
LAKESHORE 650

PRESCOTT VALLEY | ARIZONA

FAIN SIGNATURE GROUP



BrownHOMES
A Family Tradition

PLANNED AREA DEVELOPMENT AND DEVELOPMENT PLAN

SEPTEMBER 1, 2023 | DRAFT

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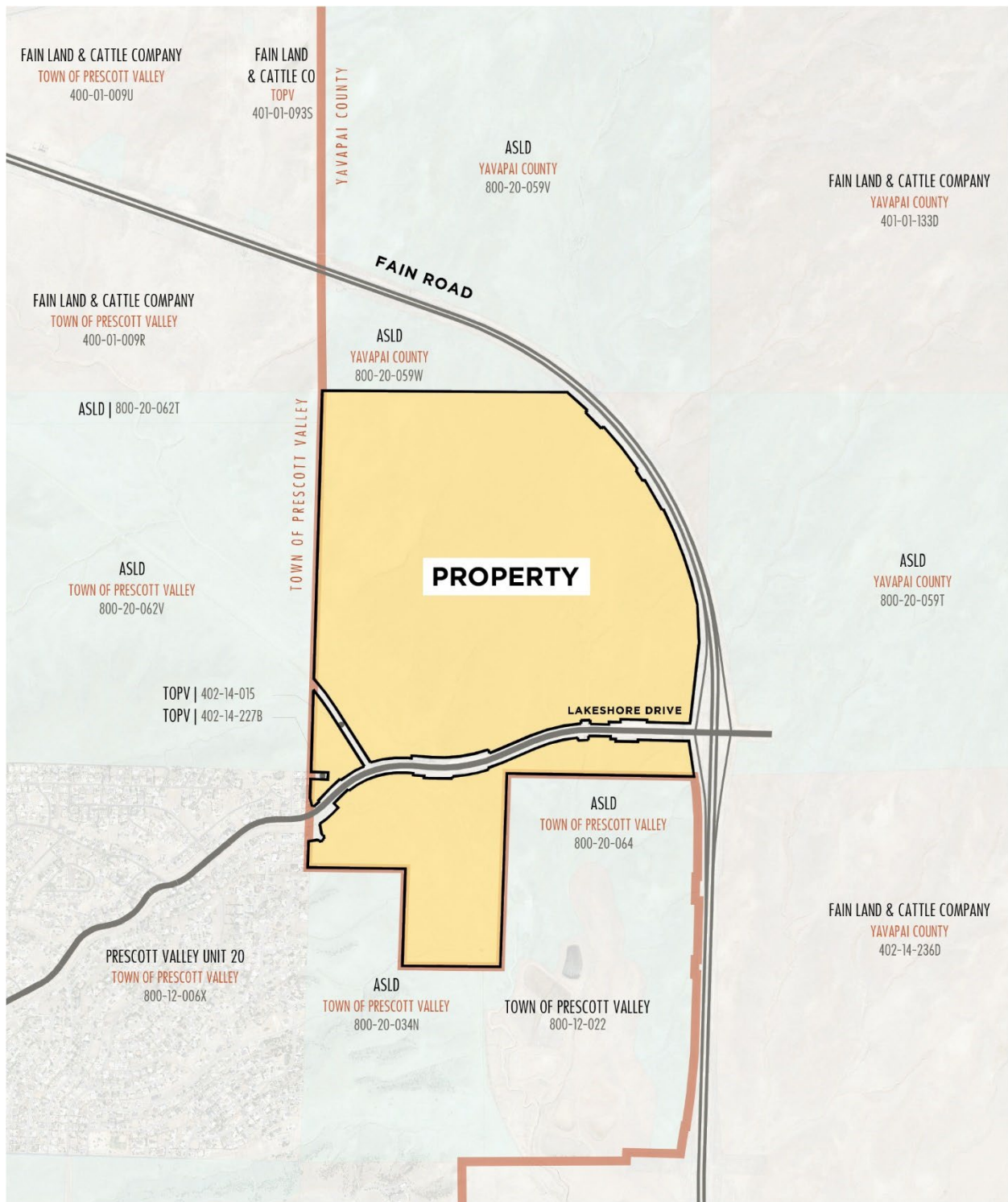
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1. PLANNED AREA DEVELOPMENT

1.1. INTRODUCTION

Fain Signature Group on behalf of the landowner (the “Owner”) owns approximately 652 acres of land west of the intersection of Lakeshore Drive and Fain Road. More specifically, the land is composed of three noncontiguous parcels of which two parcels are located north of Lakeshore Drive (a right-of-way from the Atchison Topeka & Santa Fe Railway bisects these parcels) and the other parcel is located south of Lakeshore Drive (the “Property”). Refer to *Exhibit 1.1 – Property* for a detailed description of the Property. The Owner, along with Brown Homes, a home builder with more than 40 years of experience, (the “Builder”) desires to zone the Property and apply the Planned Area Development (PAD) overlay district. The PAD in conjunction with a Master Development Plan (together, the “Lakeshore650 PAD”), will set a framework to guide the future development of Property in a thoughtful and responsible manner.

EXHIBIT 1.1 – PROPERTY



1.2. VISION

Envisioned is a community that embraces a rural character. A community that utilizes low-water use and drought tolerant plant material native to the region and adapted to the climate. A community that is composed of a variety of housing types, and a community linked through an integrated circulation system giving residents a choice to walk or bike to community amenities rather than drive.

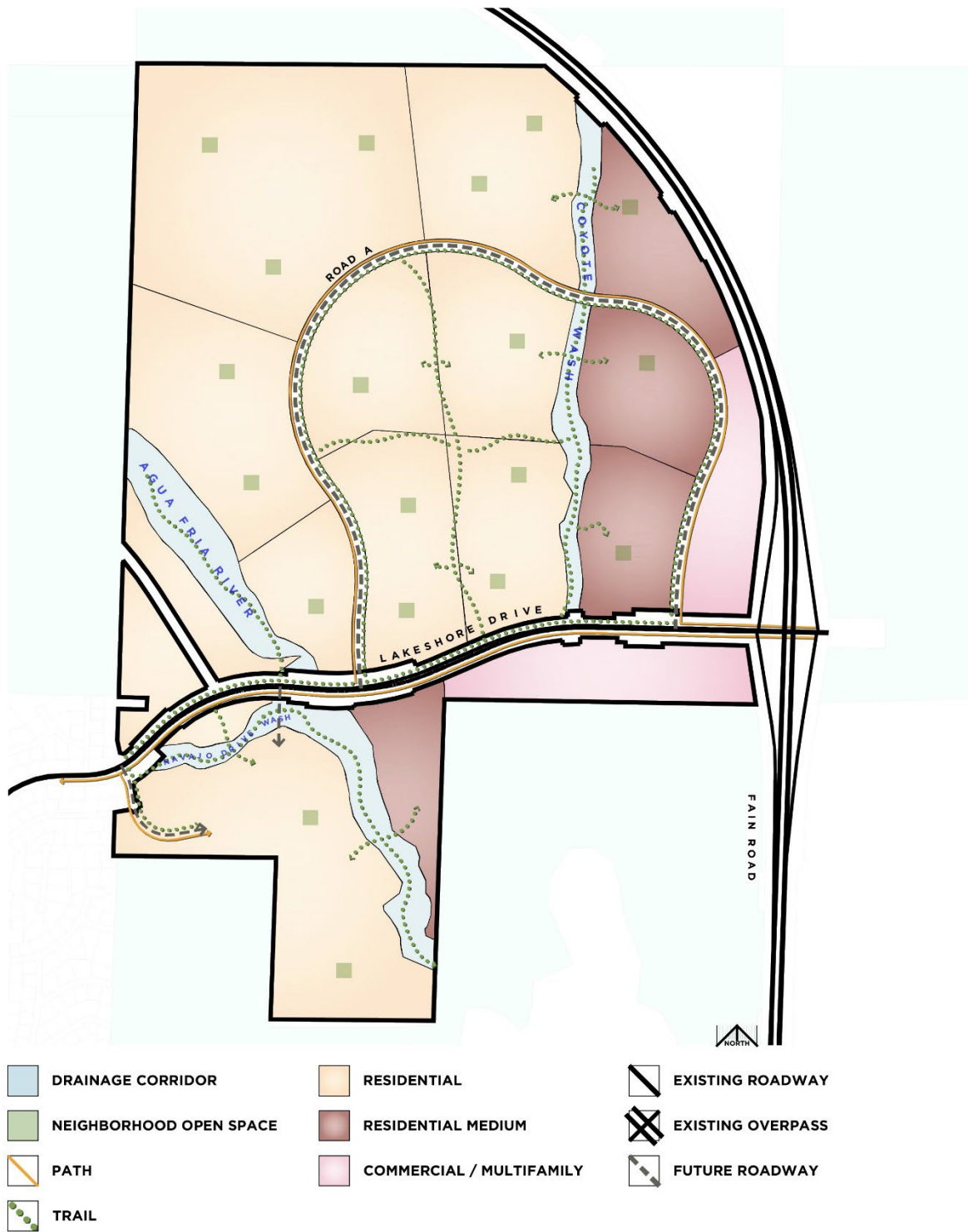
The intent of the 650 PAD is to establish a framework for open space, circulation (both vehicular and pedestrian), community amenities, and community infrastructure (water, wastewater, and drainage). It will focus on a range of residential uses, primarily low and medium density, with opportunities for pockets of medium-high density and neighborhood services. See *Exhibit .1.2 - Conceptual Land Use and Circulation*. This framework will provide both structure to ensure the necessary infrastructure and amenities to serve the future residents and flexibility to allow the community to respond appropriately to market demands.

The landforms will influence the community design. The Aqua Fria River, Coyote Wash, and Navajo Drive Wash cross through the Property. These are community assets to protect and corridors to manage drainage systems. They are also envisioned as corridors for wildlife and a pedestrian system that will connect individual neighborhoods to a community system and amenities. This system would be designed for pedestrians rather than high-speed and efficient traffic flow. This will be achieved by establishing a hierarchy for both pedestrian pathways and roadways. While roads typically accommodate both vehicles and pedestrians, here roadways prioritizing vehicles will separate pedestrian and bicycle paths from the road. In contrast, streets with a balanced approach that are not vehicular dominant, such as neighborhood cul-de-sacs, will function as shared spaces for pedestrians, cyclists, and vehicles, encapsulating the rural character of the community.

The community will offer choices for housing; different housing types to meet the needs of residents at various stages of life. Envisioned is a framework that provides flexibility to accommodate housing for those that have grown up in the community and are looking to move out of their parents' home, buying a first home, moving-up to a larger home that can accommodate a family, or moving-down to a smaller home or a home where the exterior and landscape are maintained by a homeowners association.

The intersection of Fain Road and Lakeshore Drive is an opportunity for community services and commercial uses. Commercial activities are best situated near accessible and visible intersections. This intersection possesses these attributes, making it well-suited for desired establishments like restaurants, possibly a small grocer, a dentist's office, a storage facility, or any of the small businesses that provide needed services for the region.

EXHIBIT 1.2 - CONCEPTUAL LAND USE AND CIRCULATION

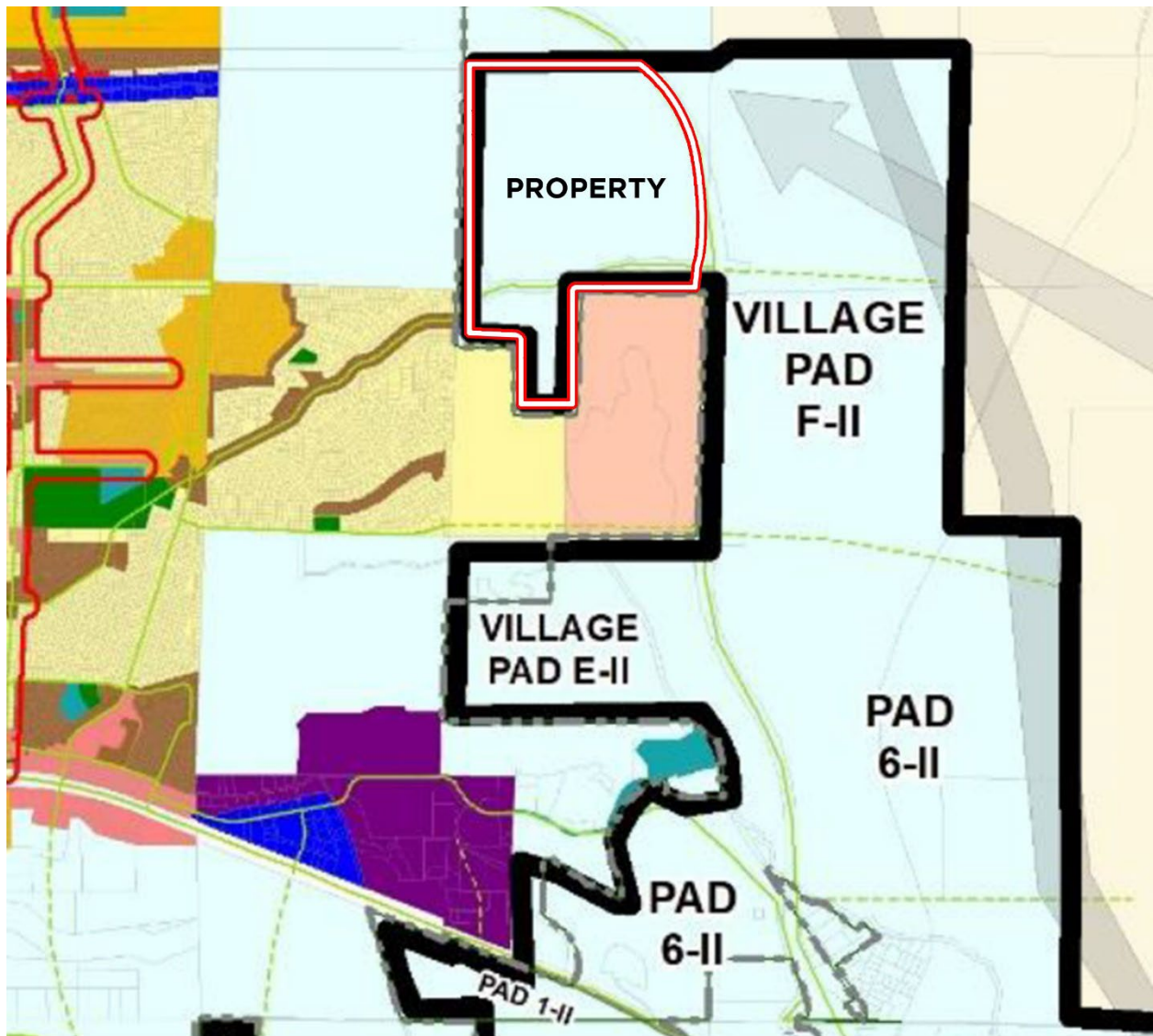


1.3. GENERAL PLAN

The Prescott Valley General Plan 2035, (the “General Plan”) was adopted by the Town of Prescott Valley (the “Town”) on May 12, 2022, and ratified on November 08, 2022. The General Plan establishes principles, goals, policies, and implementation strategies to help guide future growth within the Town. The General Plan shows the area of the Property as Village PAD F-II Land Use designation, a Tier II Growth Area. *See Exhibit 1.3 – General Plan Land Use Designations.*

As intended with this designation, the Lakeshore 650 PAD permits a diverse variety of housing options and an opportunity for neighborhood services to serve the neighborhood and surrounding communities. The Lakeshore 650 PAD ensures orderly and thorough planning and review procedures resulting in community design that encourages variety in architectural design and site planning. This permits flexibility for development to provide greater choices in the types of environments, living units, amenities, and an efficient, aesthetic, and desirable use of open space in a manner that will produce an environment in harmony with the surrounding areas. It also allows for development to adapt to social, economical, and environmental changes over time, fostering the ability to accommodate the future needs of the community. The Lakeshore 650 PAD is consistent with the General Plan and the development of the Property is a logical extension of development.

EXHIBIT 1.3 – GENERAL PLAN LAND USE DESIGNATION



- | | |
|--|--|
| ■ Regional Commercial | — Major Roadways |
| ■ Community Commercial | - - - Future Roads |
| ■ Business Park | ▭ Growth and Development Tier I |
| ■ Industrial | ▭ PAD Boundaries |
| ■ Public/Quasi | - - - Town Limits |
| ■ Open Space | ■ Town Center Plan - Sec. 6.4.6 |
| ■ Low Density | ■ Robert Road Area Plan - Sec. 6.4.2 |
| ■ Medium Density | |
| ■ Medium-High Density | |
| ■ Mixed Use | |

1.4. ZONING

The PAD District was adopted by the Town to establish procedures to provide flexibility in design, density, and development requirements while ensuring that such flexibility does not adversely affect the intent and purpose of the General Plan and that development will produce an environment of stable character in harmony with the surrounding areas and development. The purpose of a PAD is also to permit flexibility in design so that development would produce choices in the types of living environments, an efficient, aesthetic, and desirable use of open space, as well as encourage the preservation of natural character and economy of construction and maintenance of streets and utilities. Upon Town approval of the Lakeshore 650 PAD, the Property will be zoned PAD (Planned Area Development) with applicable underlying zoning districts established in the Lakeshore 650 PAD.

1.5. ANNEXATION

The Mayor and Council approved annexing the Property in 2023. At that time, prior to the approval of the Lakeshore 650 PAD, the standard, default zoning district assigned by Yavapai County, RCU-2A, was re-assigned to the Town's most closely matching zoning district; R1L-70 (Residential; Single Family Limited). See also Section 1.4 Zoning.

2. EXISTING CONDITIONS

2.1. SITE CONDITIONS

The Property is currently used for ranching. The landform generally slopes from the northeast to the southwest. Three significant drainage corridors, the Agua Fria River, Coyote Wash, and the Navajo Drive Wash cross through the Property. The Navajo Drive Wash enters the Agua Fria River south of Lakeshore Drive. The Agua Fria and Coyote Wash drainage flows pass under Lakeshore Drive through a series of box culverts. Two other drainage corridors also flow through the Property and cross under Lakeshore Drive. One is near the east boundary and begins east of Fain Road. The other is near the west boundary along the old Atchinson Topeka & Sante Fe rail right-of-way alignment.

Lakeshore Drive, a two-lane road, terminates east of the Property at the east side of the overpass at the northbound Fain Road entry/exit ramps. West of the Agua Fria River is an easement for a 69kv overhead electrical transmission line and another easement for a wastewater main. Another 69kv overhead electrical transmission line and easement are located along Badger Road at the west boundary of the Property.

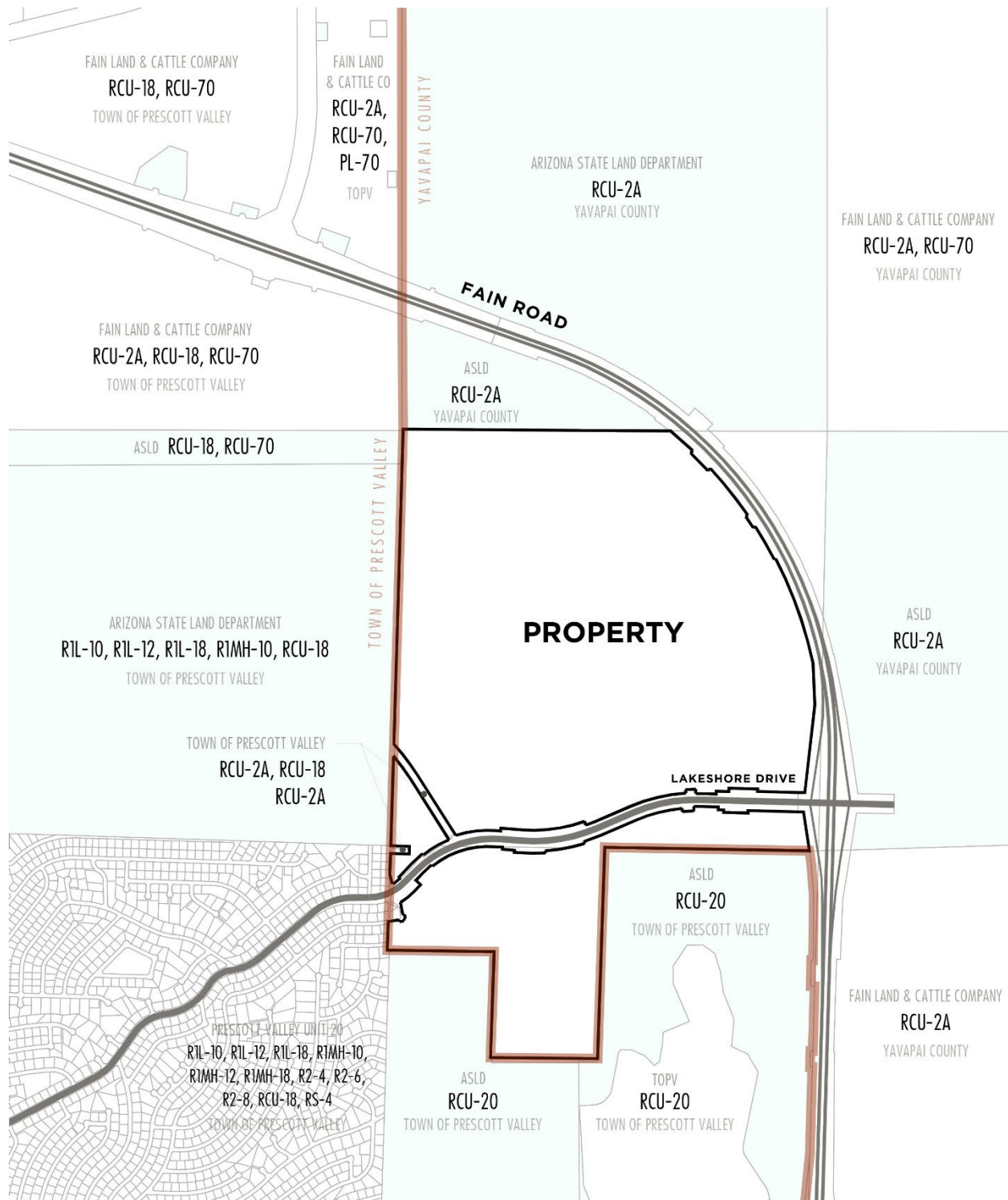
2.2. RELATIONSHIP TO SURROUNDING PROPERTIES

Table 2.1: Relationship to Surrounding Properties lists the neighboring communities or landowners, as well as the uses, zoning, and jurisdiction. See also *Exhibit 2.1 – Surrounding Properties*.

TABLE 2.1: RELATIONSHIP TO SURROUNDING PROPERTIES

North	Arizona State Land Department (Yavapai County)	RCU-2A (Residential; Rural); ranching, undeveloped
East	Fain Land & Cattle Co (Yavapai County)	RCU-2A (Residential; Rural); ranching, undeveloped
	Arizona State Land Department (Yavapai County)	RCU-2A (Residential; Rural); ranching, undeveloped
South	Arizona State Land Department (Town of Prescott Valley)	RCU-20 (Residential; Rural); ranching, undeveloped
	Town of Prescott Valley (Town of Prescott Valley)	RCU-20 (Residential; Rural); wastewater facilities
West	Prescott Valley Unit 20 (Town of Prescott Valley)	R1L-10 (Residential; Single Family Limited), R1L-12 (Residential; Single Family Limited), R1L-18 (Residential; Single Family Limited), R1MH-10 (Residential; Single Family Mobile/Manufactured Homes), R1MH-12 (Residential; Single Family Mobile/Manufactured Homes), R1MH-18 (Residential; Single Family Mobile/Manufactured Homes), R2-4 (Residential; Multiple Dwelling Units), R2-6 (Residential; Multiple Dwelling Units), R2-8 (Residential; Multiple Dwelling Units), RCU-18 (Residential; Single Family Rural), RS-4 (Residential and Services); residential subdivisions
	Town of Prescott Valley (Town of Prescott Valley)	RCU-2A (Residential; Single Family Rural), RCU-18 (Residential; Single Family Rural); old rail alignment, undeveloped
	Arizona State Land Department (Town of Prescott Valley)	R1L-10 (Residential; Single Family Limited), R1L-12 (Residential; Single Family Limited), R1L-18 (Residential Single Family Limited), R1MH-10 (Residential; Single Family Mobile/Manufactured Homes), RCU-18 (Residential; Single Family Rural); ranching, undeveloped
	Arizona State Land Department (Town of Prescott Valley)	RCU-18 (Residential; Single Family Rural), RCU-70 (Residential; Single Family Rural), ranching, undeveloped
	Fain Land & Cattle Co (Town of Prescott Valley)	RCU-2A (Residential; Single Family Rural), RCU-18 (Residential; Single Family Rural), RCU-70 (Residential; Single Family Rural), ranching, undeveloped

EXHIBIT 2.1 - SURROUNDING PROPERTIES



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3. DEVELOPMENT PLAN

3.1. PURPOSE

The Development Plan serves as a framework to guide and create a vibrant, primarily residential community that can grow to accommodate a variety of neighborhood types. It establishes the planning process that identifies the parameters for the various phases of development in a manner that is logical and appropriate for the time and place. The General Development Standards provide a menu of land uses, development standards, and infrastructure standards permitted (and/or required). These standards will guide the character and quality of the built environment while allowing for a range of acceptable uses to occur without sacrificing livability, connectivity, and the vision of the General Plan. Market forces and other conditions may direct the timing for the development of individual components within the Property, yet the Development Plan ensures an environment of stable character that is in harmony with the surrounding areas and developments.

3.2. DEVELOPMENT PLAN FRAMEWORK

This Development Plan establishes a framework for the development of the Property in a manner that is logical and appropriate for the time and place. The Lakeshore 650 PAD is the primary zoning regulation, and its provisions shall be applied in their entirety to the development of the Property. The Lakeshore 650 PAD serves as the Master Development Plan for the Property as required by the Town of Prescott Valley Town Code (the “Town Code”) for a development of one hundred (100) or more acres consisting of a mixture of residential zoning districts and optional neighborhood commercial districts.

The general development standards described in Sections 4-15 included in the Lakeshore 650 PAD, as may be amended, (the “General Development Standards”) are intended to provide for the integration of a variety of public and private uses in relatively close proximity to each other and will guide development in a manner that achieves the overall vision for the Property. The existing Town rules, regulations, policies, development standards and other development guidelines apply to the development of

the Property (collectively, the “Rules”). Notwithstanding the foregoing, if and to the extent that this Lakeshore 650 PAD varies from the Rules, then the provisions of this Lakeshore 650 PAD control and will replace and modify the conflicting or varied Rules. This Development Plan, as the implementation tool of the PAD District, is in conformance with the General Plan, therefore site plan and subdivision applications to the Town shall be reviewed for conformance with the Lakeshore 650 PAD and applicable Rules. The following outlines the sequence and hierarchy of planning.

3.3. PRELIMINARY DEVELOPMENT PLAN / MASTER DEVELOPMENT PLAN

This Preliminary Development Plan is the first level of planning and also serves as the Master Development Plan for the Property. It sets forth the primary framework for development and provides context for individual site plans and subdivision plats within a particular area. It establishes an allowable Land Use Budget and General Development Standards that shall apply to each site plan and subdivision plat. These development plans serve as a guide for development. Actual development will be based on Final Development Plans.

A. INFRASTRUCTURE MASTER REPORTS

As part of the Master Development Plan, by reference, master reports for water, wastewater, drainage, and transportation infrastructure will be submitted to the Town for review and approval (individually a “Master Report” and collectively the “Master Reports”). The Master Reports provide an overview concept of the infrastructure planning for the Property to assure that the development, the demands, and intensities proposed can be reasonably accommodated in an orderly fashion. Ultimate improvements will be based on actual subdivision plats and development plans.

Updates to a Master Report may be required by the Public Works Director to the extent reasonably necessary to address significant changes made to the land use and infrastructure assumptions originally approved in a Master Report. A site-specific infrastructure report is not required when a subdivision or development plan is equally or less intense than that assumed in the Master Report. This does not preclude the need to provide a basis of design report for water, sewer, or drainage with a final development plan. Because these reports may be updated throughout the development of the project, they will be reviewed and approved by the Town separately.

3.4. FINAL DEVELOPMENT PLAN

The most detailed level of planning and development review occurs with the approval of a final development plan, often for infrastructure improvements, a neighborhood subdivision, neighborhood site plan, or a commercial/amenity site. This level of planning provides site specific details of individual parcels and related infrastructure improvements to ensure the compatibility of future development within the Property, to ensure appropriate transitions between different developments, to ensure that development will not overburden the infrastructure systems and to facilitate the Master Development Plan. A final development plan, typically in the form of a plat or site plan, will be prepared, submitted, and approved by the Town before development occurs on a particular portion of the Property. At the time of a final development plan submittal, a specific underlying zoning district shall be selected, the number of residential units (if any) shall be assigned, and the area of open space provided as required by the Land Use Budget shall be identified.

A. SITE PLAN REVIEW

The provisions of this section apply to all new buildings and uses, and to all additions to existing buildings and uses which are larger than twenty-five (25) percent of the existing building or use in all zoning districts. New uses and additions to existing uses mean any new or expanded use of an existing building or premises that requires the addition of parking spaces, pursuant to the applicable off-street parking requirements in an amount equal to or greater than twenty-five percent (25%) of the required parking for the previous occupancy.

1. Site Plan Review Process

Prior to issuance of a building permit, a site plan drawn in detail to reflect compliance with the applicable standards shall be submitted for Town Staff review. When the Town Staff determines that the site plan complies with the applicable development standards the site plan shall be approved.

Prior to issuance of an occupancy permit, all site development standards for screening, parking, loading, and driveway areas, and on-site and off-site landscaping with automatic irrigation systems (as required), shall be installed in accordance with the approved Site Plan. In lieu of such installation, where weather conditions warrant a delay [but for no more than six (6) months], a cash deposit or

bond or letter of credit from an approved bank, naming the Town as beneficiary, in an amount which guarantees the complete installation of such site development standards, shall be filed with the Town.

B. SUBDIVISION REVIEW

An application for a subdivision shall be processed in accordance with the applicable platting procedures and requirements of Town Code Article 14-02 Platting Procedures and Requirements.

3.5. AMENDMENTS

The Owner or his successors in interest may file a request for an amendment with the Community Development Department. The following procedures shall be followed.

A. MAJOR AMENDMENTS

An amendment is considered major if it involves any one (1) of the following:

1. An increase in the approved totals of dwelling units or gross leasable area
2. A significant change in zoning boundaries from those approved in the PAD as determined by the Community Development Director.
3. Any change which could have a significant impact on areas adjoining the PAD as determined by the Community Development Director.
4. Any change which could have a significant traffic impact on roadways adjacent to the PAD as determined by the Community Development Director.

The Community Development Department will bring the major amendment before the Planning and Zoning Commission and Town Council and will submit background material relevant to the request.

B. MINOR AMENDMENTS

Any amendment not deemed major is considered minor. A minor amendment will be processed as follows.

1. The request will be routed by the Community Development Department to any affected Town departments or other agencies for comment.
2. Upon receipt of comments or no later than ten (10) working days, the Community Development Director will determine whether to approve or deny the requested change.

3. A response to the request will be mailed to the applicant. If the request is approved, a letter of approval signed by the Town Manager will be mailed to the applicant with a copy filed for public record.

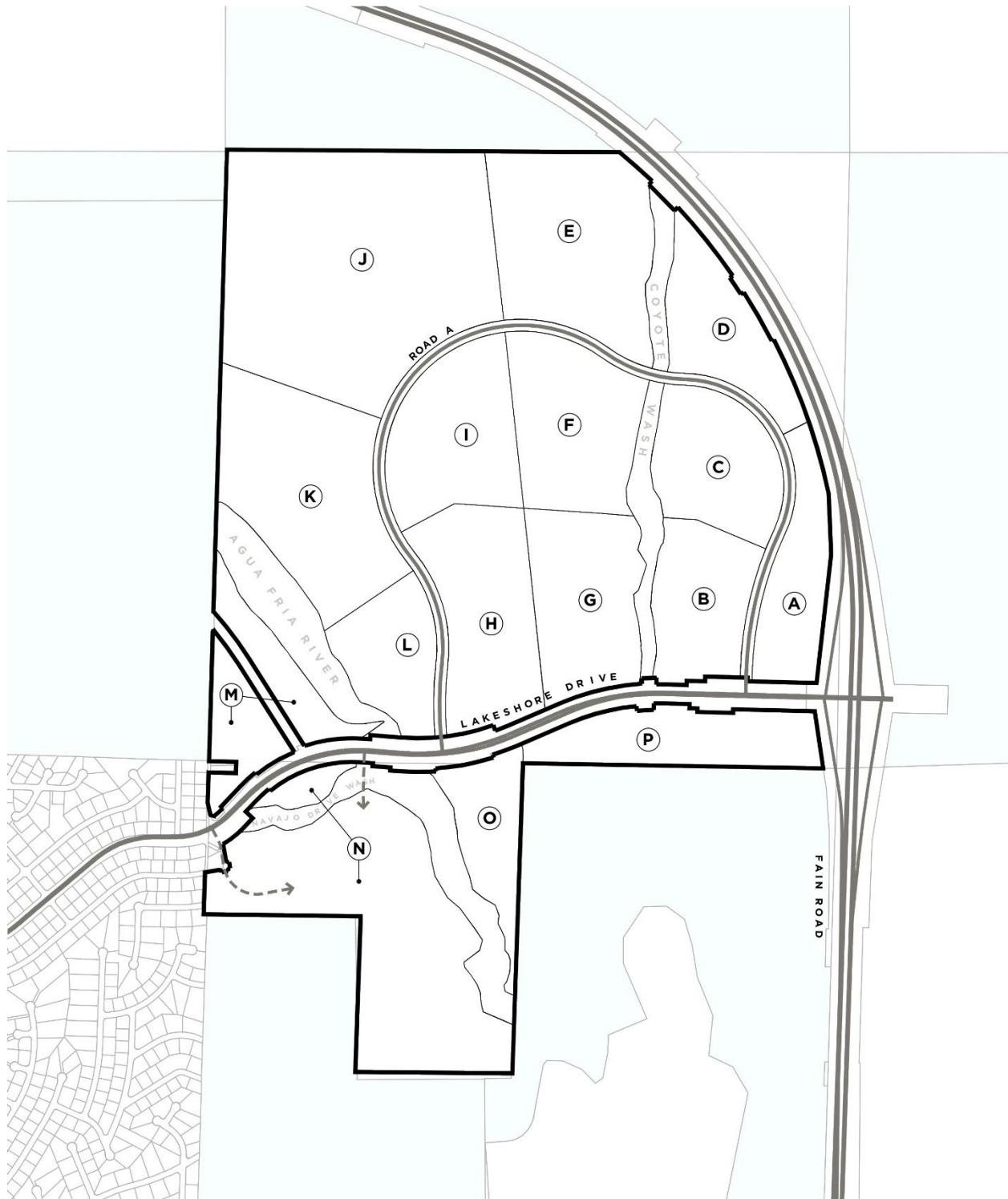
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4. GENERAL DEVELOPMENT STANDARDS

4.1. PLANNING UNITS

The Property is divided into planning units (the “Planning Units”). See *Exhibit 4.1 – Planning Units*. The Planning Units are conceptual in nature and do not necessarily define a development parcel boundary, but rather identify permitted underlying or base zoning districts. A Planning Unit may permit more than one (1) underlying zoning district. A Planning Unit boundary, or portion thereof, may be reasonably adjusted to follow a lot line, tract boundary or roadway as ultimately platted or constructed.

EXHIBIT 4.1 – PLANNING UNITS



4.2. LAND USE BUDGET

Table 4:1 – Land Use Budget sets forth the maximum number of residential dwelling units and the minimum required open space for the Property. Open space can be provided in the form of an easement, common ownership (i.e., a common area tract, association tract, municipal ownership), or a other form of dedication to achieve the intended result. The assignment/designation shall be tracked with a Land Use Budget Tracker (the “Budget Tracker”) submitted to the Town with each final development plan.

TABLE 4:1 – LAND USE BUDGET

RESIDENTIAL ¹	COMMERCIAL	OPEN SPACE
dwelling units (maximum)	square feet (maximum)	Acres (approximately)
3,491	not limited	130.4

1. The maximum number of dwelling units is dependent on the capacity of water, wastewater, and on-site circulation systems

4.3. PERMITTED UNDERLYING ZONING DISTRICTS

The permitted use districts and density districts, jointly referred to as zoning districts, and the permitted development standards of the zoning districts are described below. *Table 4:3 Permitted Underlying Zoning Districts* identifies the zoning districts permitted in each Planning Unit.

TABLE 4:3 PERMITTED UNDERLYING ZONING DISTRICTS

PLANNING UNIT	R1L	RS	C2
A	P	P	P
B	P	P	P
C	P	P	P
D	P	P	P
E	P		
F	P		
G	P	P	
H	P	P	
I	P		
J	P		
K	P		
L	P	P	P
M	P		
N	P	P	
O	P	P	P
P	P	P	P

Notes:

1. P = Permitted
2. R1L = Residential Single Family Limited
3. RS = Residential and Services
4. C2 = Commercial; General Sales and Services

The underlying zoning districts will allow for the development of diverse housing types, including low density and medium density neighborhoods as well as neighborhoods that have a mix of lot sizes, home sizes, and housing types. Neighborhoods serving commercial uses may be located near the intersection of major roadways where access and visibility can contribute to the success of a commercial use. The following underlying zoning districts are permitted.

A. R1L (RESIDENTIAL; SINGLE FAMILY LIMITED)

1. Purpose

As described per the R1L District of Article 13-06-010 of the Town Code.

1. Use Regulations

As permitted per Section 4.4. Permitted Uses.

2. Density Regulations and Development Standards

Table 4:3a – R1L Density District Development Standards describes the development standards for each density district permitted in a R1L zoning district.

3. Off-Street Parking

As described per the R1L District of Article 13-06-040 of the Town Code.

4. Signs

As described per the R1L District of Article 13-06-050 of the Town Code.

TABLE 4:3A – R1L DENSITY DISTRICT DEVELOPMENT STANDARDS

Density District	18	10	8	5	3
Development Parcel Area (min.)	N/A	2 acres	2 acres	2 acres	2 acres
Lot Area (min.)	18,000 sf	10,000 sf	8,000 sf	5,000 sf	3,000 sf
Lot Width (min.)	90 ft	65 ft	55 ft	45 ft	35 ft
Lot Depth (min.)	100 ft	70 ft	60 ft	45 ft	35 ft
Lot Coverage (max.)	N/A	N/A	N/A	N/A	N/A
Livable Area (min.)	N/A	N/A	N/A	N/A	N/A
Under Roof (min.)	N/A	N/A	N/A	N/A	N/A
Front/Street Setback (min.)	25 ft	15 ft	12 ft	12 ft	12 ft
Side Setback (min.)	15 ft	10 ft	5 or 10 ft combined	0 or 10 ft combined	0 or 10 ft combined
Rear Setback (min.)	20 ft	20 ft	15 ft	10 ft	10 ft
Face of Garage Setback (min.)	25 ft	20 ft	20 ft	18 ft	18 ft
Building Height (max.)	35 ft	35 ft	35 ft	35 ft	35 ft

Notes:

5. Minimum building separation measured per IRC/IBC; yard encroachment permitted per the Town Code.
6. Front/Street Setback shall be applied on a side street only when a lot boundary is the same as a right-of-way.
- 7.
8. Face of Garage Setback is measured from back of curb, or from back of sidewalk/trail when present.
9. Face of Garage Setback may be five (5) feet or less, or eighteen (18) feet or greater along an alley or shared drive.
10. Face of Garage Setback does not apply when a garage is rotated 90 degrees to a street (i.e., side-loaded garage)
- 11.
12. Building Height is measured from first level finished floor to the top of a parapet or to the mean between the height of the plate and the roof peak.
13. Building Height excludes spires, chimneys, towers, etc.

B. RS (RESIDENTIAL AND SERVICES)

2. Purpose

As described per the RS District of Article 13-11-010 of the Town Code.

1. Use Regulations

As permitted per Section 4.4. Permitted Uses.

2. Density Regulations and Development Standards

Table 4:3d – RS Density District Development Standards describes the development standards for each density districts permitted in a RS zoning district.

3. Off-Street Parking

As described per the RS District of Article 13-11-040 of the Town Code, except as amended by the Lakeshore 650 PAD.

4. Signs

As described per the RS District of Article 13-11-050 of the Town Code.

TABLE 4:3D – RS DENSITY DISTRICT DEVELOPMENT STANDARDS

Density District	4	3	2	1	Site Plan
Development Parcel Area (min.)	2 acres	2 acres	2 acres	2 acres	2 acres
Density (max.)	10 du/ac	15 du/ac	15 du/ac	15 du/ac	25 du/ac
Development Parcel Open Space (min.)	10%	10%	10%	15%	15%
Development Parcel Perimeter Building Setback (min.)	20 ft	20 ft	20 ft	20 ft	20 ft
Lot Area (min.)	3,500 sf	2,400 sf	2,000 sf	1,000 sf	N/A sf
Lot Width (min.)	35 ft	30 ft	20 ft	20 ft	N/A ft
Lot Depth (min.)	35 ft	30 ft	20 ft	20 ft	N/A ft
Lot Coverage (max.)	N/A	N/A	N/A	N/A	N/A
Livable Area (min.)	N/A	N/A	N/A	N/A	N/A
Under Roof (min.)	N/A	N/A	N/A	N/A	N/A
Front/Street Setback (min.)	12 ft	8 ft	8 ft	8 ft	N/A ft
Side Setback (min.)	0 ft or 10 ft combined	0 ft or 10 ft combined	0 ft or 10 ft combined	0 ft or 10 ft combined	N/A ft
Rear Setback (min.)	0 ft or 10 ft combined	0 ft or 10 ft combined	0 ft or 10 ft combined	0 ft or 10 ft combined	N/A ft
Face of Garage Setback (min.)	18 ft	18 ft	18 ft	18 ft	18 ft
Building Height (max.)	35 ft	35 ft	35 ft	35 ft	35 ft

Notes:

1. Minimum building separation measured per IRC/IBC; yard encroachment permitted per the Town Code.
- 2.
3. Front/Street Setback shall be applied on a side street only when a lot boundary is the same as a right-of-way.
4. Face of Garage Setback is measured from back of curb, or from back of sidewalk/trail when present.
5. Face of Garage Setback may be five (5) feet or less, or eighteen (18) feet or greater along an alley or shared drive.
6. Face of Garage Setback does not apply when a garage is rotated 90 degrees to a street (i.e., side-loaded garage)
7. Building Height is measured from first level finished floor to the top of a parapet or to the mean between the height of the plate and the roof peak.
8. Building Height excludes spires, chimneys, towers, etc.
9. Development Parcel Open Space may include open space adjacent to the parcel (i.e. a drainage corridor, landscape corridor, community park, or community amenity)
10. A perimeter setback may be reduced or eliminated when complementary site planning occurs on multiple parcels as determined by the Town Development Director.

C. C2 (COMMERCIAL; GENERAL SALES AND SERVICES)

1. Purpose

As described per the C1 District of Article 13-14-010 of the Town Code.

2. Use Regulations

As permitted per Section 4.4. Permitted Uses.

3. Density Regulations

Property with the C2 zoning district designation is not assigned a Density District. The density regulations are as described per the C2 District of Article 13-14-030 of the Town Code.

4. Off-Street Parking

As described per the C2 District of Article 13-14-050 of the Town Code, except as amended by the Lakeshore 650 PAD.

5. Signs

As described per the C2 District of Article 13-14-060 of the Town Code.

4.4. PERMITTED USES

Table 4.4: Permitted Uses lists the uses allowed within each Zoning District. The uses are defined under major headings including R1L, RS, and C1. The uses are divided into categories, permitted, permitted with conditions, and temporary use permit. The following describes each designation:

1. The permitted use category is designated with a “P” within *Table 4.4: Permitted Uses*. Permitted uses are allowed by right within the designated Zoning District and require either a site plan approval or subdivision plat approval and are not subject to the Use Standards set forth in *Section 4.9 Use Standard*. Permitted uses are subject to full compliance with other site plan requirements related to the use, such as parking, landscaping, noise attenuating construction, and similar design related criteria.
2. The permitted with use standards category is designated with a “C” within *Table 4.4: Permitted Uses*. Permitted with use standards uses are allowed by right within the designated Zoning District, require either a site plan approval or subdivision plat approval, and are subject to the Use Standards set forth in *Section 4.9 Use Standards*. The required Use Standards that apply are numbered after the “C” in the table and are located in *Section 4.9 Use Standards*. Permitted with use standards uses are subject to full compliance with other site plan requirements related to the use, such as parking, landscaping, noise attenuating construction, and similar design related criteria.
3. The temporary use category is designated with a “T” within *Table 4.4: Permitted Uses*. Temporary uses shall be time limited at the time of site plan approval and are subject to the Use Standards set forth in *Section 4.9 Use Standards*. The required Use Standards (if any) that apply are numbered after the “T” in the table and are located in *Section 4.99 Use Standards*. Time limit extensions may be approved if demonstrated that the time limit extension will not be detrimental to the allowed uses of the applicable site plan or subdivision plat approvals. Temporary uses shall be considered by the Community Development Director and may have additional criteria added as deemed appropriate by the Community Development Director at the time of site plan approval.
4. Uses not allowed are designated with a blank cell (one without a “P”, “U”, “C”, “S”, or “T”) within *Table 4.4: Permitted Uses*, which indicates that a use is not allowed in the respective Zoning District. Uses not listed may be allowed in accordance with the Town Code similar use interpretation provision.

4.5. USE STANDARDS ALTERNATIVES

The Use Standards, listed in *Section 4.9 Use Standards*, are applicable as noted above. If a superior design alternative is proposed to any of the Use Standards, the Community

Development Director may waive some or all of the Use Standards applicable to the use.

4.6. APPROVAL

All uses shall require site plan approval as designated within *Section 4* of the Lakeshore 650 PAD and/or require a subdivision plat approval depending on the specific use. The buildings and facilities for any use listed in *Table 4.4: Permitted Uses* shall be developed consistent with the design character set forth herein. The design character of the buildings and structures includes the massing, scale, height, colors and materials used on the buildings and structures. The design character shall adhere to the General Development Standards. The use must be allowed as set forth in the Budget and should take into consideration the surrounding context. If federal, state or county standards or requirements are applicable to the use, these standards should be identified on the site plan for reference.

4.7. CHANGE OF USE

Once a site plan and building design are approved and constructed, and a certificate of occupancy is issued for the use of the building, the range of activities permitted within the building are limited to those land uses identified on the approved site plan, as required by *Section 4.4. – Permitted Uses*, unless a change of use is authorized in writing by the Community Development Director. Changes of use shall be considered and authorized based upon evidence being provided that the requested change complies with all conditions applicable to that use as listed in *Table 4.4: Permitted Uses* and in *Section 4.5. Use Standards*.

4.8. RANCHING OPERATIONS

The Owner may continue agricultural and ranching operations. Agricultural and ranching operations may include, but not be limited to, grazing, agricultural activities, and other operations ancillary to agricultural and ranching operations. The continued operations of the Owner as they are currently conducted shall not be the basis for a claim of noncompliance with the Lakeshore 650 PAD.

TABLE 4.4 - PERMITTED USES

TO BE DETERMINED

4.9. Use STANDARDS

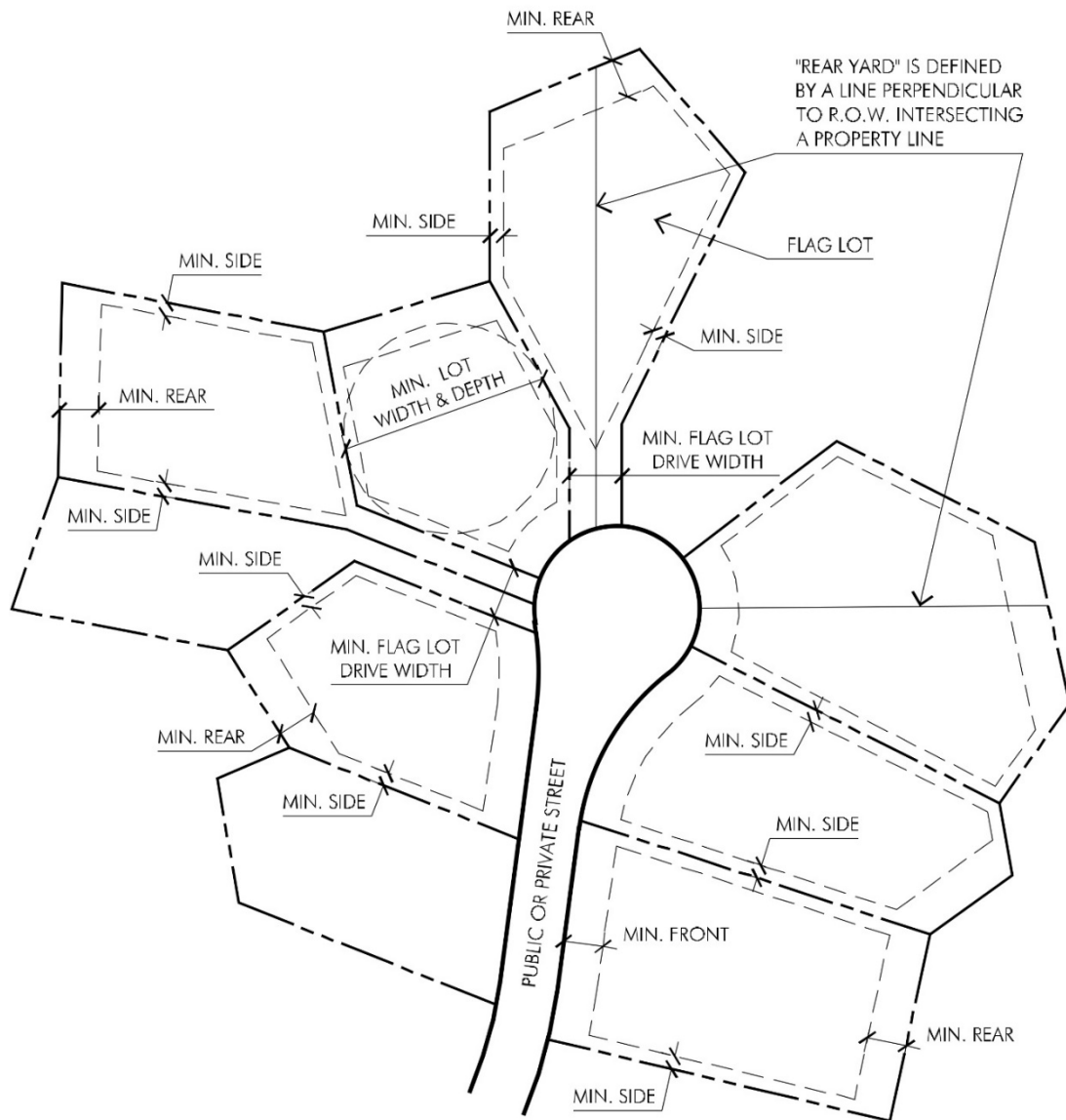
TO BE DETERMINED

4.10.LOT PLANNING

Lot width, depth, and area shall comply with the minimum requirements of the Lakeshore 650 PAD. In some areas the orientation of a lot may be set to optimize the view from a home, to create more privacy, or to work well with the landform. To do this, lot lines are not required to be perpendicular or radial to a street, and flag lots, stub streets, and irregular shaped cul-de-sacs may be utilized.

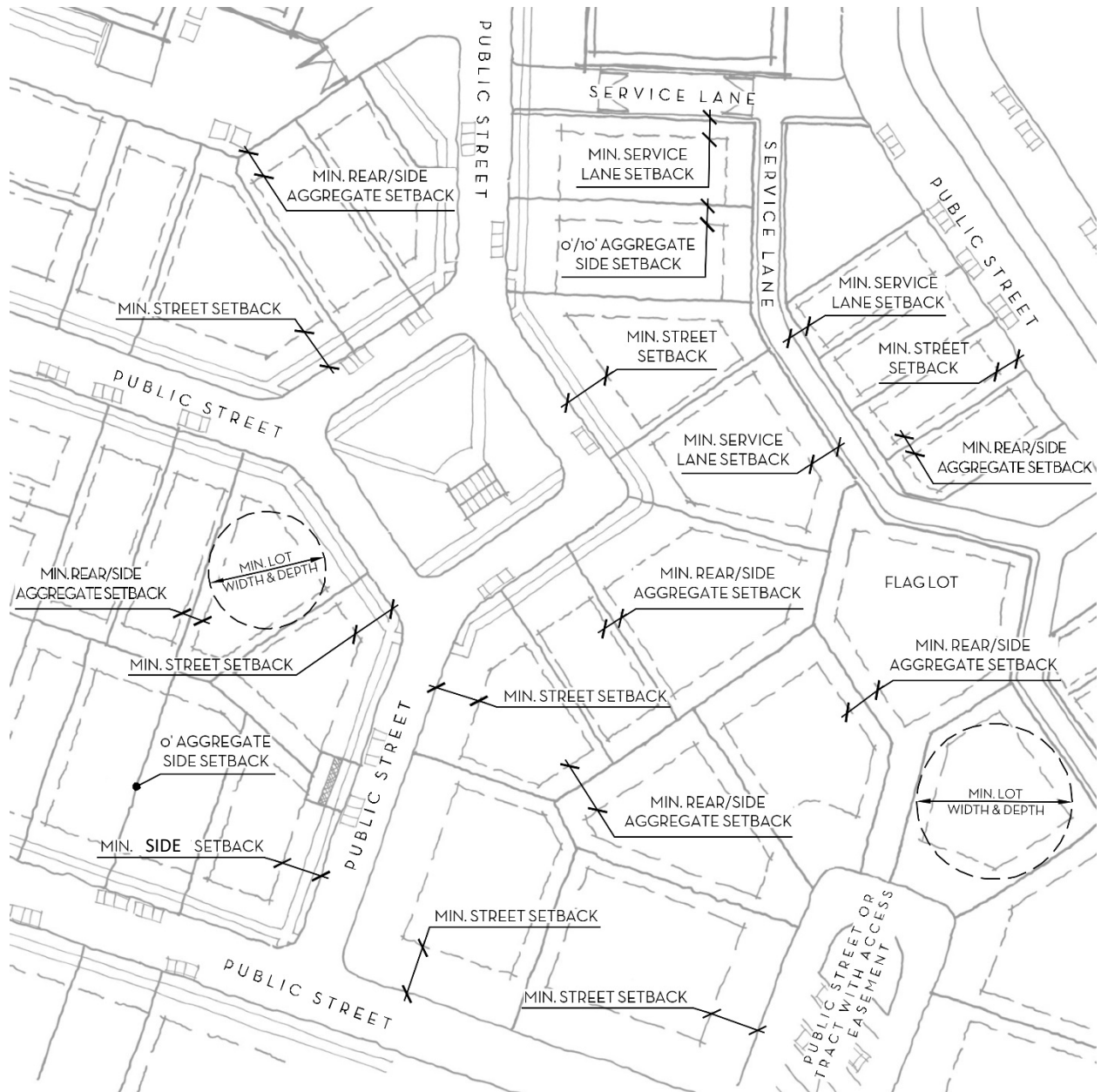
The method of measurement for lots and setbacks is depicted on *Exhibit 4.6 - Lot Configuration Diagrams*. Easement(s) for public utilities are required where utilities are provided. The width of a public utility easement(s) may be reduced where meters, pedestal, valves, and other similar fixtures are not necessary.

EXHIBIT 4.6 - LOT CONFIGURATION DIAGRAMS DIAGRAM A



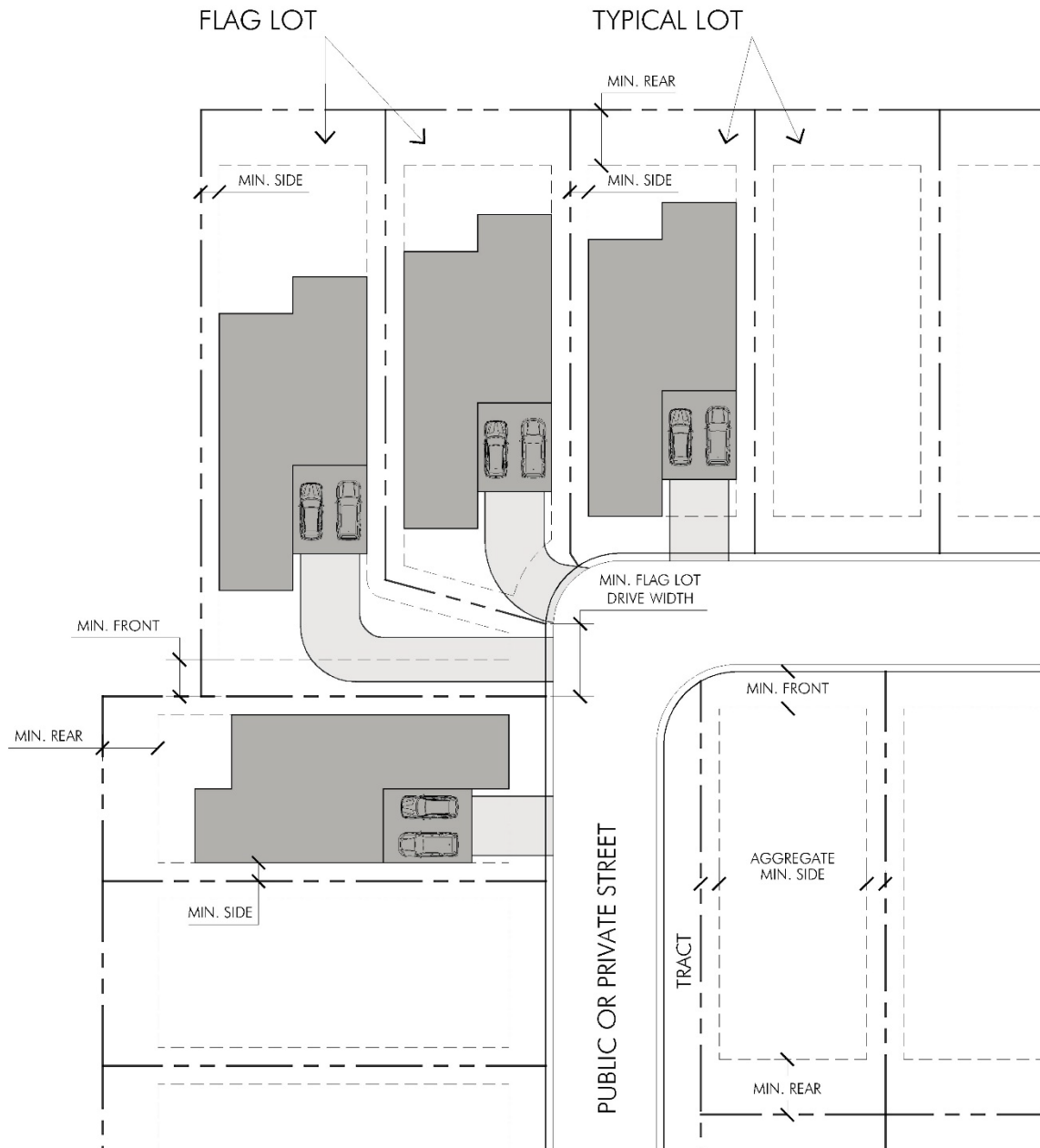
Note: Lot lines are not required to be perpendicular or radial to a street.

EXHIBIT 4.6 - LOT CONFIGURATION DIAGRAMS DIAGRAM B



Note: Lot lines are not required to be perpendicular or radial to a street.

EXHIBIT 4.6 - LOT CONFIGURATION DIAGRAMS DIAGRAM C

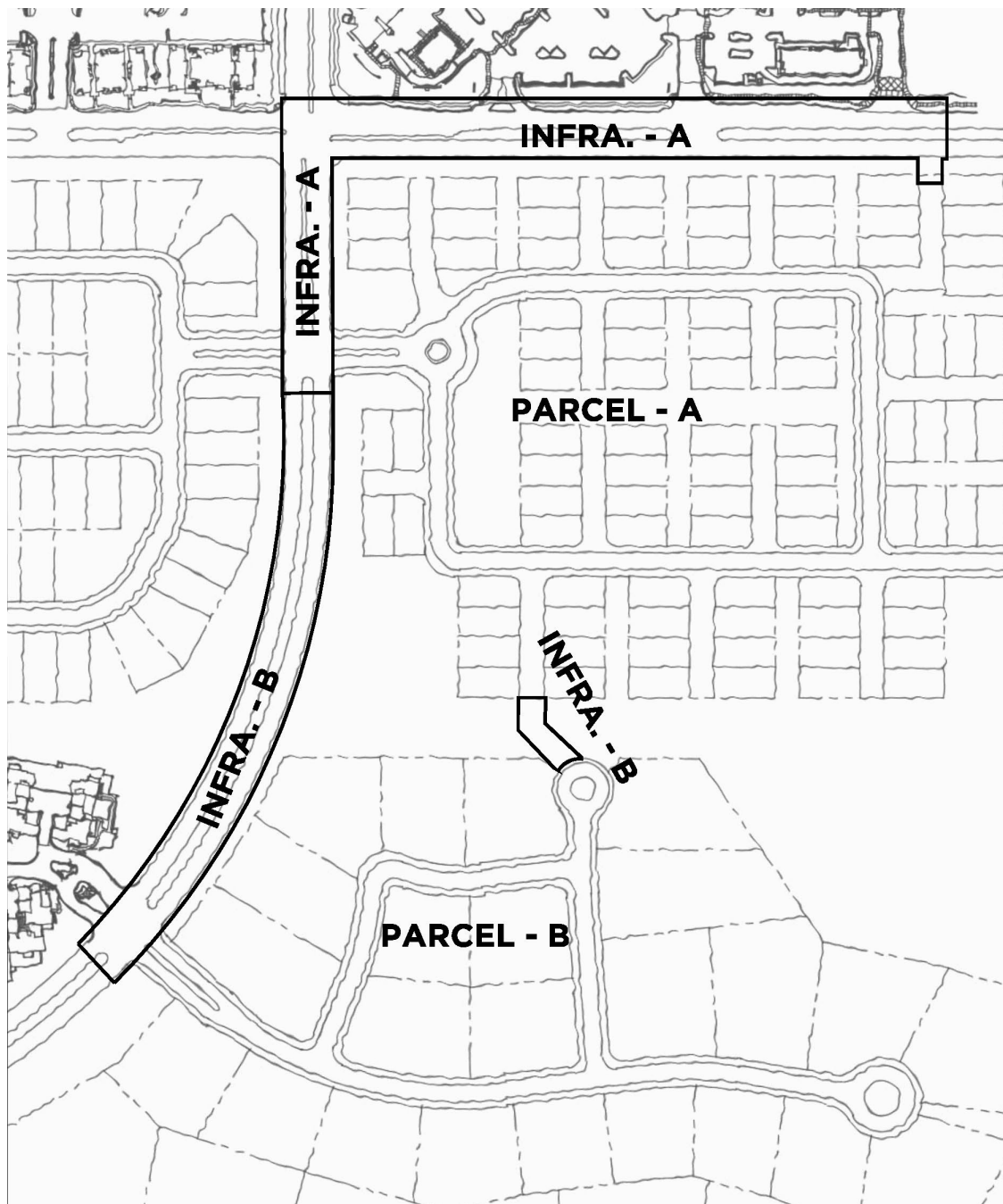


Note: Lot lines are not required to be perpendicular or radial to a street.

4.11. PHASING

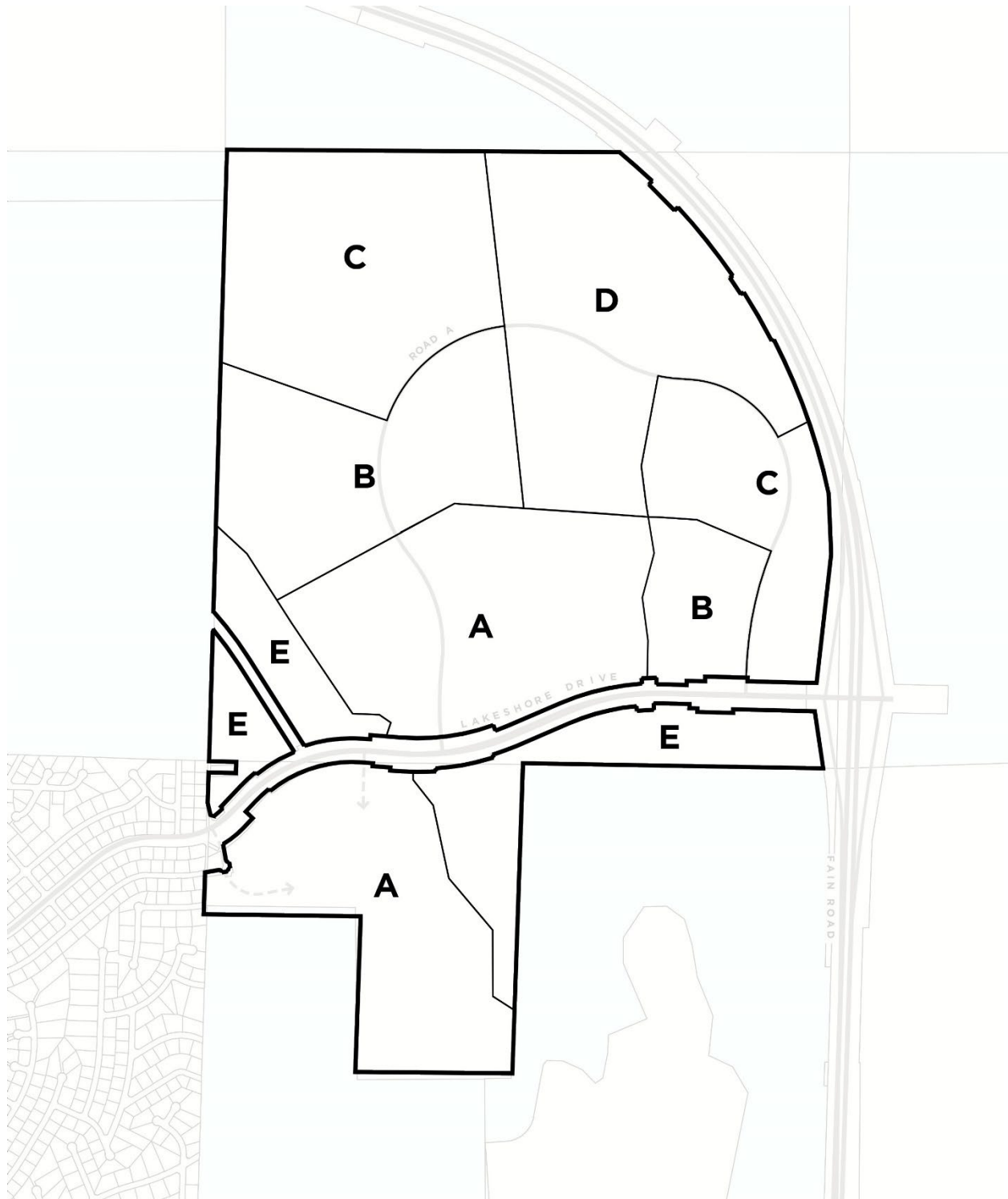
The Property will be developed in multiple phases influenced by construction logistics and as market conditions warrant. Improvement plans for each phase will be submitted to the Town to ensure proper and orderly development. The infrastructure, public facilities, and community amenities will be built in phases, and in many cases, will be constructed concurrently with the parcels being served. Infrastructure improvements will be designed and sized to accommodate planned improvements with each phase of development and may be expanded with the initial installation, or in the future, to accommodate additional development. The sizing of infrastructure shall be designed to provide adequate service. Unnecessary oversizing of infrastructure should be avoided.

Ultimate improvements will be based on final development plans approved by the Town. Interim roadway sections or temporary improvements that meet the needs of the parcel may be provided with the development of the parcel. Ultimate or permanent improvements may be provided by future parcels when demand warrants the improvements. Infrastructure improvements not needed to directly support the development of a parcel is not required. Phases of development may run independently from one another. Actual phasing will be determined with a final development plan. *Exhibit 4.1 - Improvement Phasing* depicts the infrastructure required to serve each parcel (beyond the boundary of the parcel) to be installed with or before the parcel improvements. *Exhibit 4.2 – Conceptual Phasing* depicts a potential phasing plan for the Property.

EXHIBIT 4.1 – IMPROVEMENT PHASING

Parcel A will need to complete a portion of the adjacent infrastructure required to serve Parcel A (Infra A). This may be limited to half street improvements when more than two (2) lanes are required in the ultimate condition. For portions of the infrastructure adjacent to Parcel A, but not required to serve Parcel A (Infra B), easements, rights-of-way, or land reservations must be made such that the land is available to Parcel B for future development. Parcel B must develop all infrastructure needed to serve Parcel B (Infra B). If Infra A has not yet been developed and is required to support Parcel B, it must be developed with Parcel B.

EXHIBIT 4.2 - CONCEPTUAL PHASING



5. DESIGN GUIDELINES

These design guidelines are intended to result in a community that will endure and evolve over time as an asset within the Town. All buildings and uses of land should demonstrate substantial conformance with the Design Guidelines as deemed appropriate for the use and location. These guidelines apply to development within the Property and supersede design guidelines that may be implemented by the Town in the future.

5.1. PURPOSE

The Design Guidelines are intended to establish a quality framework for design parameters, establish generalized parameters and baseline conditions for site planning and building design, and provide flexibility for developments that require identity while not compromising quality and the intent of the Design Guidelines.

5.2. CHARACTER THEMES

A character theme area, or district, within the community may be created. Each district may have a unique role and character for the community. As more detailed planning occurs, the character and design theme may be further articulated and expanded. A district does not need to have finite boundaries but may rather be an area that influences the design of the buildings and landscape within a district. An individual site may be influenced by multiple character themes and may choose to represent one of them or provide a natural design transition between them.

For example, residential neighborhoods may take on a variety of characters. This may include a rural character where roads wind through the landscape, passing by a pocket park and where homes incorporate deeper earth tones and are nestled within native character planting. Conversely, homes within a core area, concentrated around a neighborhood or a community amenity, may be located closer together. In this district, home designs may be more contemporary, complementing, and embrace lighter color tones. Landscape may transition from a rural character around the outside edges and

along natural drainage courses to more formal planting patterns within the neighborhood.

5.3. COMMUNITY QUALITY AND CHARACTER

1. Social gathering should be encouraged with the creation of attractive, unique, and aesthetically pleasing gathering spaces.
2. Community accents at intersections, neighborhood gathering locations, or in neighborhood parks such as statues, animal feeders, or baths, artistic variations on street furniture elements, water features, or place markers are encouraged.
3. Street widths should relate to the pedestrian experience and be sized to slow vehicular traffic while providing adequate space for vehicular maneuvers.
4. Landscaping should complement the setting and architecture within which it is located and should be used to visually break up large expanses of blank walls, shade pedestrians, and mitigate the appearance of large parking areas.
5. Walls exposed to public view should consider incorporating colors, materials, textures, or design elements that complement the building or landscape.
6. Walls adjacent to a path or trail should include elements of articulation or enhanced detailing (i.e. offset runs, openings, landscape screening, variation in height or material, columns, gates, caps, decorative material patterns).
7. Buildings and site planning should consider the character of the surrounding development and allow for the evolving context over time.
8. Buildings should consider massing, balance, rhythm, relief, and appropriate detailing to provide interest and variety.
9. Grading should appear natural or related to building forms.
10. Refuse collection areas that generate noise and odors should be located to minimize disturbance to existing or future adjacent occupants.
11. Refuse pads, location plaques or other techniques should be used to indicate refuse container placement for collection when service is restricted or requires a unique placement for pick-up.
12. Signage by nature of the craftsmanship of its construction, its appeal as a cultural element, or its integral artistic expression that exceeds its existence as mere commercial expression shall be exempt from any signage limitations of Town Code.

5.4. NEIGHBORHOOD DESIGN

The street patterning will influence the character of individual neighborhoods and the relationships of buildings, walls, and landscape to streets, paths, and trails. The community will embrace and celebrate a native character setting with paths and trails interconnecting neighborhoods and amenities. This concept lends itself to two patterns of development, formal and informal. Informal typically includes cul-de-sac streets breaking vehicular through routes while maintaining pedestrian routes that lead to pocket parks tucked into the landscape. Conversely, a formal neighborhood pattern typically is arranged around a central park surrounded by through roads. The images below illustrate concepts envisioned in the community.



Informal neighborhood pattern example



Formal neighborhood pattern example

5.5. ARCHITECTURAL CHARACTER

The architectural character of homes and buildings in the community is expected to change over time. The images below depict concepts envisioned in the initial phases of development of the community.



Note: Illustrations are intended to be representative of potential architectural character and are not intended to express specific design, details, colors, or materials.



Note: Illustrations are intended to be representative of potential architectural character and are not intended to express specific design, details, colors, or materials.

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6. OPEN SPACE AND PARKS

The open space systems within the Property are essential community elements providing important gathering spots for both active and passive recreational uses for residents. The open space system is characterized by three (3) types of open spaces that are anticipated as being private and for the residents of the community. These are:

- an open space corridor, often in the form of a landscape buffer, linear park, or greenway following a drainage corridor, roadway, utility corridor or neighboring properties,
- neighborhood parks and open space areas, generally between one-quarter (1/4) to one and three-quarter (1³/₄) acre in size, dispersed throughout the community providing a local gathering node and/or landscape area, and
- a recreation core, a centrally located amenity, that may include a community center, trailhead and parking, and/or community-oriented services.



6.1. OPEN SPACE CORRIDORS

Open space corridors are generally linear in form. An open space corridor may include a perimeter buffer, drainageway, utility line, or landscape alongside a roadway.

6.2. PERIMETER BUFFER

A Perimeter Buffer is an open space corridor along the boundary of the Property as generally depicted in *Exhibit 6.1A – Perimeter Buffer*. Perimeter Buffer open space shall be a minimum of fifty (50) feet wide and shall be provided at the time land adjacent to a Perimeter Buffer, or a portion thereof, is developed. Grading, drainage, utilities, access, passive recreation, and similar improvements are permitted within a Perimeter Buffer as generally depicted in *Exhibit 6.1b - Conceptual Perimeter Buffer*. Active recreational improvements, including but not limited to ballfields, ballfield lighting, and activities with similar noise and lighting are not permitted within a Perimeter Buffer. Any development within a Perimeter Buffer shall be limited to a height not to exceed thirty (30) feet. A Perimeter Buffer may be part of a lot when the lot is at least one-half (1/2) acre or larger. In such case, no building shall be located within a Perimeter Buffer. The landscape within a Perimeter Buffer should be native in character.

EXHIBIT 6.1A – PERIMETER BUFFER



EXHIBIT 6.1B - CONCEPTUAL PERIMETER BUFFER

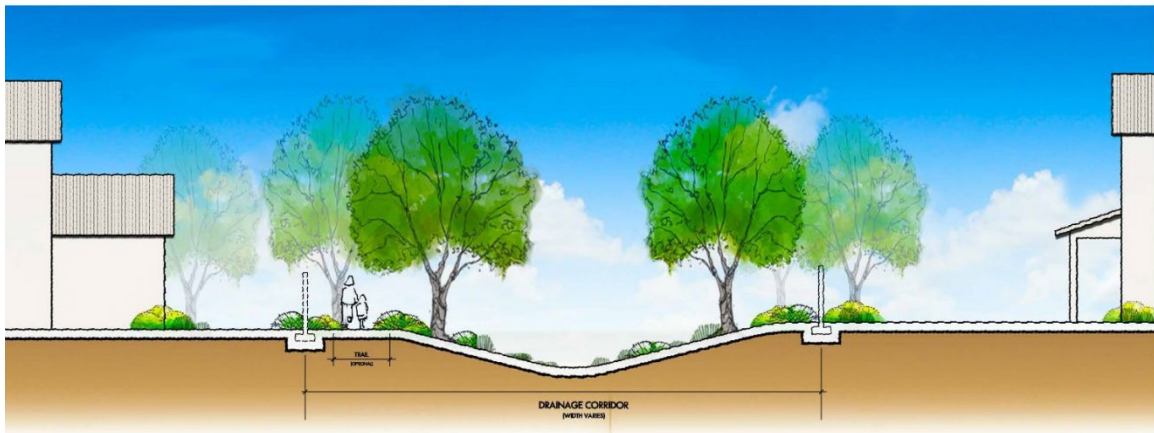


Note: This conceptual illustration is intended to be representative of a character and is not intended to express specific design, details, colors or materials.

6.3. DRAINAGE CORRIDOR OPEN SPACE

Three significant drainage corridors, the Agua Fria River, Coyote Wash, and the Navajo Drive Wash cross through the Property (the “Drainage Corridors”). Refer to *Exhibit 1.2 – Conceptual Land Use and Circulation*. Stormwater flows in these drainage corridors pass under Lakeshore Drive through a series of box culverts. These drainage corridors will be preserved within the Property. Approximately fifty (50) acres of the Drainage Corridors must be provided as open space. Drainage Corridor open space shall be provided at the time land adjacent a Drainage Corridor, or portion thereof, is developed. Grading, drainage, utilities, passive recreation, and similar improvements are permitted within a Drainage Corridor. The width of a drainage corridor may vary. A path or trail may generally follow alongside a drainage corridor as depicted in *Exhibit 6.2 – Conceptual Drainage Corridor Section*, and, at times, be within or cross a drainage corridor.

EXHIBIT 6.2 - CONCEPTUAL DRAINAGE CORRIDOR SECTION



Note: This illustration is intended to be representative of a type of drainage corridor character and is not intended to express specific design details, colors or materials.

6.4. NEIGHBORHOOD PARKS AND OTHER OPEN SPACE AREAS

Neighborhood parks and open space areas, generally between one-quarter ($\frac{1}{4}$) to one and three-quarter ($1\frac{3}{4}$) acre in size, will be dispersed throughout the community providing a local gathering node and/or landscape area. The location, shape and size of a neighborhood park or open space area is determined with a site-specific development plan. These areas may be formal or informal and should relate to the neighborhood type and setting. As neighborhood social gathering spaces, neighborhood parks may include turf. The area of turf should be sized to accommodate play. Small areas of turf for ornamental purposes should be avoided. *Exhibit 6.3 - Neighborhoods Parks Diagrams* illustrates neighborhood park concepts and landscape character permitted within the Property. See also Section 7 – Landscaping and Screening, and Section 8 - Circulation for additional pedestrian circulation and planting requirements.



EXHIBIT 6.3 – NEIGHBORHOOD PARKS DIAGRAMS
DIAGRAM A | FORMAL PARK



Note: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

EXHIBIT 6.3 – NEIGHBORHOOD PARKS DIAGRAMS
DIAGRAM A | EXPANDED CUL-DE-SAC PARK



Note: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

**EXHIBIT 6.3 – NEIGHBORHOOD PARKS DIAGRAMS
DIAGRAM A | CORRIDOR PARK**



Note: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

**EXHIBIT 6.3 – NEIGHBORHOOD PARKS DIAGRAMS
DIAGRAM A | INFORMAL PARK**



Note: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

6.5. RECREATION CORE

A recreation core is envisioned north of Lakeshore Drive and east of the Aqua Fria River providing a social hub for the community; a place to gather for community events, movies on the lawn, to play sports, or simply a place other than home go hang out with friends. A core may include multi-purpose facilities providing opportunities for recreational, social, and educational spaces including a community living room, an event hall, event lawn, pools, firepits, patio seating, playground equipment, dog park, pickleball, tennis, basketball, volleyball, and other similar community amenities. *Exhibit 6.4 - Conceptual Community Center* illustrates a conceptual idea for a recreation core.



EXHIBIT 6.4 – CONCEPTUAL COMMUNITY CENTER



Note: Illustrations are intended to be representative of potential community center character and are not intended to express specific design, details, colors, or materials.

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7. LANDSCAPING AND SCREENING

The purpose of requiring landscaping is to provide minimum provisions to guide the placement and design of landscaping features for the Property. These standards are intended to provide minimum standards complementing the built environment and integrating open space and landscaped areas into the community.

7.1. LANDSCAPING DEFINED

1. The combination of living plants, trees, shrubs, vines, and ground covers used for creating an attractive appearance;
2. Inorganic ground covers, such as river rock, pavers, walkways, and decorative stone, used in combination with plants, trees, shrubs, and ground covers to create an attractive appearance; and/or
3. Plazas, patios, courtyards, and other areas reserved for pedestrian use, water features, and/or public art.

7.2. LANDSCAPING REQUIREMENTS

1. Installation of automatic irrigation systems of sufficient size and type as necessary to support and maintain all living landscaping materials, except when alternative irrigation methods, natural or otherwise, are considered satisfactory.
2. Automatic irrigation systems are not required for undisturbed areas of native grasses and vegetation or disturbed areas landscaped with native plant material, hydroseed, and/or vegetation intended to emulate a native landscape character; temporary irrigation may be required to establish landscaping in native character areas.
3. Alternative designs modifying the landscaping standards in a manner that helps to achieve the vision for the community may be approved by the Community Development Director during the site plan and subdivision plat review process.
4. All landscape areas adjacent to a public roadway shall meet Town Code sight distance and sight visibility requirements.
5. Areas that remain undisturbed by community development do not require additional landscaping and are excluded from required planting calculations.
6. See Appendix # - Plant Palette for acceptable planting materials.

7.3. LANDSCAPING STANDARDS ALONG STREET FRONTAGES

The character of a place is often defined by the streetscape and landscape. While the layout of streets and structures delineate a space, it is the landscape that creates an impact on the quality of the human experience. The landscape character in a streetscape zone should relate to the surrounding context. In certain instances, the landscape may be formerly arranged, include more colorful plant material, and be arranged in relation to architectural forms while in other areas the landscape character may be influenced by the native landscape character of the site and region appearing more natural in plant palette and planting arrangement. Pockets of accents in formalized or non-native elements may add interest. Native character trees, high-desert grasses, hydro-seed, and native earth are appropriate, encouraged, and should be used instead of decomposed granite or mulch when possible.

A. STREET LANDSCAPE AREA

1. There shall be at least a ten (10) foot wide landscaped area along each street (the "Street Landscape Area"). The Street Landscape Area may be reduced to match the applicable Density Regulations and Development Standards setbacks. The Street Landscape Area may be required to be greater to match the applicable street section. Street Landscape Area along a street is measured from back of curb or edge of pavement when no curb exists.
 - a. Street Landscape Area along Lakeshore Drive, Road A, and Badger Road must be native in character. The character of the landscape may transition to an enhanced native character to signal an arrival to a focal location, a community entry, or a commercial entry.
 - b. Street Landscape Area may be interrupted by, but not limited to, driveways, intersections, crossings, and drainage ditches. These areas are exempt from Landscape Area planting requirements.
2. Circulations systems including, but not limited to, pathways and trails, paved or unpaved, are permitted in the Street Landscape Area. These areas are exempt from Street Landscape Area planting requirements.
3. Stormwater systems including, but not limited to, micro-swales, detention/retention basins, and/or drainage swales/ditches may be located within the Street Landscape Area. Areas required to achieve stormwater storage volumes are exempt from tree and shrub requirements, however sufficient ground cover materials are required to mitigate erosion and dust.
4. Example concepts of the landscape character in a Street Landscape Area are illustrated in *Exhibit 7.1 – Streetscape Character*. The examples are intended to be

representative of potential character and are not intended to express all specific design, details, colors, or materials.

EXHIBIT 7.1 – STREETScape CHARACTER



B. STREET LANDSCAPE AREA REQUIREMENTS

1. At least one (1) tree of minimum 15-gallon size for every fifty (50) lineal feet of all adjacent street frontage where a home is present, and
 - a. Clustering of trees and shrubs within the Landscape area is encouraged to create an attractive appearance and to allow portions of the built environment to be visible, however, the distance between trees should not exceed fifty (50) feet. Trees located adjacent to the Landscape Area that visually integrate with the Landscape Area qualify as a required tree.
 - b. Trees are not required when a building is located ten (10) feet or less from the back of curb or edge of asphalt when a curb is not present.
 - c. In effort to preserve the rural character of the land and lower water consumption, trees spacing may exceed fifty (50) feet, to achieve a look and density similar to the surrounding ranch lands in areas where homes are not fronting a street. Trees spacing of 200 feet or greater is acceptable, when trees are clustered and relate to the rural context of the setting.
2. At least one (1) 5-gallon shrub and four (4) one-gallon shrubs for every 100 square feet of total required landscape area, and
 - a. Five (5) one-gallon shrubs may be substituted for a single 5-gallon shrub for up to one-third of the number of 5-gallon shrubs required herein.
 - b. The maximum distance between shrubs may exceed ten (10) feet to achieve a native landscape character.
 - c. Shrubs are not required when hardscape is provided between the road and a building that is located ten (10) feet or less from the back of curb or edge of asphalt when a curb is not present.
3. Sufficient inorganic or organic ground cover materials (in addition to shrub requirements) to mitigate erosion and dust.
 - a. Undisturbed native grasses or re-seeded native grasses qualify as ground cover material.
 - b. In native landscape character areas native grasses or re-seeded native grasses satisfy shrub and tree requirements.
4. Walls within the Landscape Area shall comply with Section 10 - Walls.
5. Disturbed areas in all districts (except single-family residential districts and approved storage or yard areas) beyond the Landscape Area that are not improved shall be maintained free of weeds or have sufficient ground cover materials to mitigate erosion and dust.

C. COMMERCIAL DISTRICT LANDSCAPING REQUIREMENTS

The disturbed area between the Street Landscape Area and the building frontage or parking lot shall include:

1. At least one (1) tree per 2,500 square feet of area, excluding hardscape areas, and
2. At least one (1) 5-gallon shrub per 100 square feet, excluding hardscape areas, and
 - a. Three (3) one-gallon shrubs may be substituted for a 5-gallon shrub for up to one-half of the 5-gallon shrub requirement.
3. Sufficient inorganic or organic ground cover materials (in addition to shrub requirements) to mitigate erosion and dust.
 - a. Undisturbed native grasses or re-seeded native grasses shall qualify as ground cover material.
 - b. In native landscape character areas native grasses or re-seeded native grasses satisfy shrub and tree requirements.

D. MULTI-FAMILY USES, MOBILE/MANUFACTURED HOME PARKS, AND RECREATIONAL VEHICLE PARKS LANDSCAPING REQUIREMENTS

The following landscaping is required in common areas of multiple-family developments, manufactured home developments, and recreational vehicle parks:

1. At least one (1) 15-gallon tree per 2,500 square feet of common area, excluding hardscape areas, and
2. 2At least two (2) 5-gallon shrubs per 100 square feet of common area, excluding hardscape areas, and,
3. Sufficient inorganic or organic ground cover materials (in addition to shrub requirements) to mitigate erosion and dust.
 - a. Undisturbed native grasses or re-seeded native grasses shall qualify as ground cover material.
 - b. In native landscape character areas native grasses or re-seeded native grasses satisfy shrub and tree requirements.
4. Manufactured home parks and recreation vehicles parks designed in a manner similar to a single-family neighborhood shall adhere to single-family neighborhood landscaping standards.

E. OFF-STREET SURFACE PARKING LANDSCAPING REQUIREMENTS

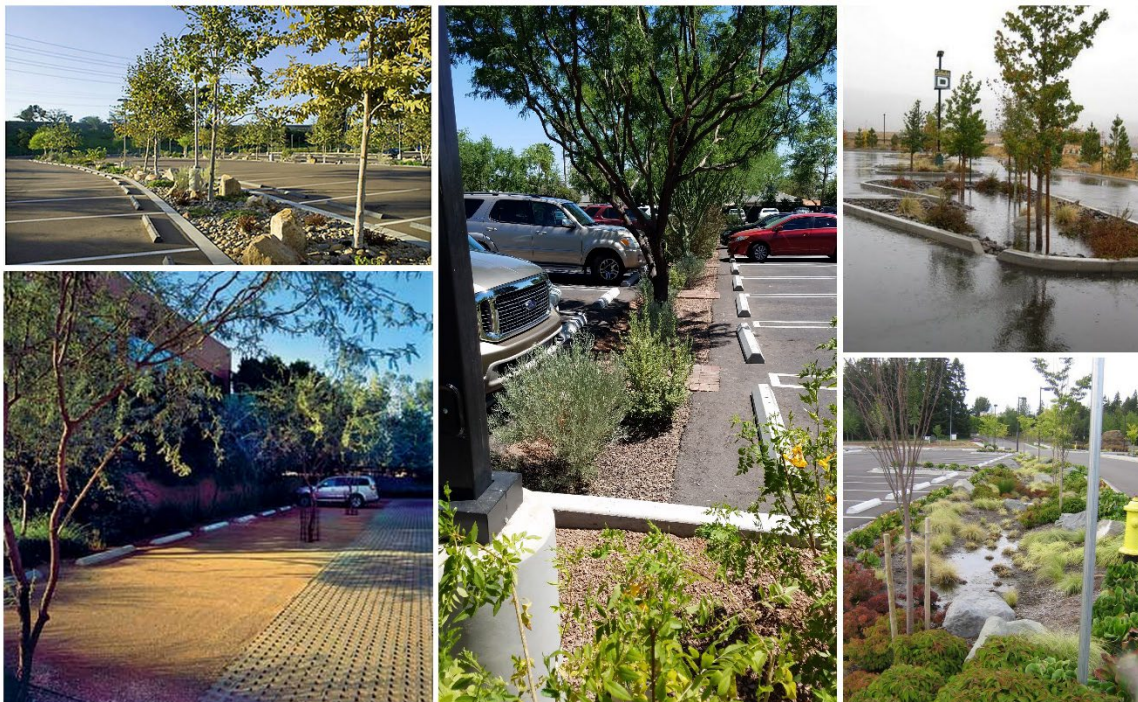
The landscaping requirements for off-street surface parking areas apply to off-street automotive vehicle parking lots containing twenty (20) or more parking spaces. They

do not apply to vehicle/equipment storage lots, storage unit drive aisles, structured parking areas, or covered parking areas.

1. Landscape Islands

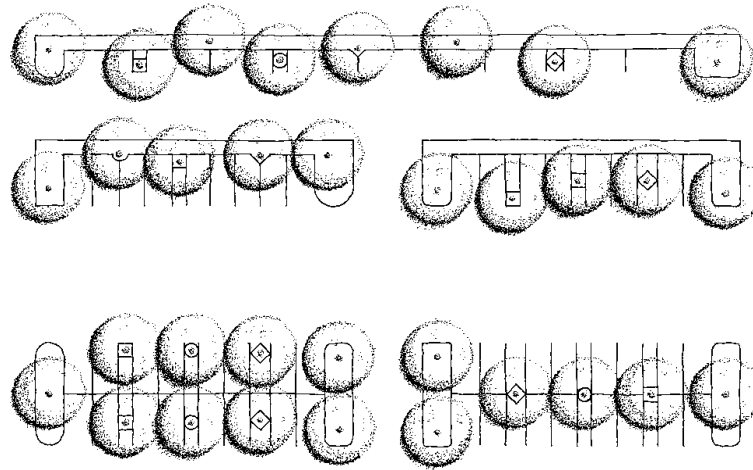
- a. A landscape island, median, planting area, or tree grate shall be installed at the end of each internal row of parking and within rows of parking stalls so that there are no more than eleven (11) contiguous parking spaces in a row. Parking lots with over 100 parking spaces may include no more than fifteen (15) contiguous parking spaces in a row. *Exhibit 7.2 - Off-street Surface Parking Area Landscape Character* illustrates permitted parking area concepts.
- b. Required landscape islands, medians, planting areas, or tree grates shall be a minimum of four (4) feet in diameter, as measured by a circle inscribed with the landscape area. The minimum landscape area shall be exclusive of curb or hardscape. Landscape areas may include hardscape elements so long as the minimum landscape area is met exclusive of these elements. *Exhibit 7.3 - Tree and Landscape Placement* depicts permitted methods of tree placement within off-street surface parking areas.

EXHIBIT 7.2 - PARKING LOT LANDSCAPE CHARACTER



Note: photos are intended to be representative of the types of interior parking lot landscape permitted, and are not intended to express specific design details, colors, or materials.

EXHIBIT 7.3 - OFF-STREET TREE AND LANDSCAPE PLACEMENT



Note: Tree density, planter size, tree size and parking lot landscape areas are shown for reference only and do not reflect required or intended planting densities.

2. Parking Lot Planting Requirements

- a. A minimum of one (1) 15-gallon tree is required per 2,300 square feet of parking lot area, and
- b. A minimum of two (2) 5-gallon shrubs (which shall be kept trimmed so as to not exceed thirty-six (36) inches in height) are required per 100 square feet of landscape area, and
- c. Sufficient inorganic or organic ground cover materials (in addition to shrub requirements) to mitigate erosion and dust.
 - (i) Undisturbed native grasses or re-seeded native grasses shall qualify as ground cover material.
 - (ii) In native landscape character areas native grasses or re-seeded native grasses satisfy shrub and tree requirements.
 - (iii) A landscaping area may substitute for a parking island where parking spaces abut it.
- d. Vehicle Overhang Landscaping
 - (i) Where the front end of parking spaces abut a landscaped area, wheel stops or concrete curbs may be required to limit vehicle overhang of the

landscaped area to no more than thirty (30) inches when adjacent to a pedestrian area.

- (ii) Ground cover shall be installed within the overhang area when the overhang area is not paved or hardscaped.

3. Visibility within off-street parking

- a. Trees in parking areas near driveways shall be pruned, when necessary, to allow visibility to intersecting travel lanes.
- b. Wide-base spreading evergreens are prohibited where they may interfere with traffic visibility.

F. BUFFERING OF OFF-STREET PARKING AREAS

1. Off-street parking areas with more than twenty (20) parking spaces shall be buffered from public street view by at least one of the following:
 - a. A Landscape Wall utilizing materials and finishes complementary with the architecture or landscape context of the site.
 - (i) Where screening is provided by a solid wall, the wall may be located three (3) feet into a Landscape Area, measured to the centerline of the wall, to allow for vehicle overhangs and door swing area.
 - b. Dense landscaping of such size and quantity to obscure views of off-street parking areas.
 - (i) The minimum height of dense landscaping plant material shall be at least eighteen (18) inches in height within two (2) years after planting.
 - (ii) The species shall be selected from those specified in Appendix # - Plant Palette.
 - c. Earthen berms with a maximum slope of 2:1 and entirely covered with plant material, including ground covers and shrubs.
2. Required off-street parking lot buffering shall be of a minimum height of three (3) feet above the finished grade of the parking area or roadway, whichever is higher.

G. RIGHT-OF-WAY LANDSCAPING REQUIREMENTS

The area between a property line and the back of curb or shoulder of a roadway shall be landscaped continuously, except that such landscaped area may be interrupted by, but not limited to, driveways, intersections, crossings, and drainage ditches. Circulation systems including, but not limited to, pathways and trails, paved or unpaved, are permitted in the right-of-way landscape area. Drainage ditches shall be kept free of weeds, litter and other debris. Structures within a right-of-way are subject to approval by the Public Works Director.

1. Landscape Material
 - a. Ground cover, of organic or inorganic materials, or in combination as previously specified in Section #.#., in sufficient quantity to completely control erosion and dust within the area.
 - (i) Undisturbed native vegetation including, but not limited to, grasses, shrubs, and trees may fulfill these off-site landscaping requirements; but
 - (ii) Trees, large shrubs, and hedges are not permitted, except in areas where maximum street construction widths are established by the Town Engineer, or as deemed appropriate for the temporary storage, maintenance, and preservation of transplanted and relocated trees and shrubs

H. EXEMPTIONS

1. Street frontage building design (e.g. "Main Street"), or other innovative designs, may modify the landscaping border requirements set forth herein when such landscaping is incorporated into a design package and approved in conjunction with a Final Development Plan.
2. Approved screened-in storage areas for industrial districts and areas inside approved fenced yards for multi-family districts are exempt from all ground cover planting requirements; however, such districts shall comply with applicable dust control requirements.
3. On-site areas approved for future development are exempt from the landscaping requirements of this section but shall comply with the ground cover requirements to control erosion and dust.

7.4. SCREENING STANDARDS

The purpose of screening standards is to separate incompatible uses, conceal objectionable areas, and buffer intense activities.

A. SCREENING DEFINITIONS

1. "Screening Walls and Devices", generally, are any structures intended to fully or partially conceal activities, storage, refuse, loading, parking areas, and mechanical equipment from view, or to separate incompatible uses. They include structures constructed of masonry units, wood, stone, earthen berms, and landscaping. However, wood fences and walls do not include structures constructed of plywood, pressboard, particleboard, chipboard, masonite or other similar manufactured materials.
2. "Solid Screen Wall" is a screening wall that obscures 100 percent of the enclosed activities or uses.

3. "85% Screen Wall", is a screening wall that obscures at least eighty-five (85) percent of the view of enclosed activities or uses from adjacent property that is approximately at the same elevation as the activity or use.

7.5. SCREENING REQUIREMENTS

A. OPENINGS

1. Openings in screening walls and buffer landscaping for the facilitation of pedestrian and bicyclist traffic are required where appropriate.

B. REFUSE, STORAGE, LOADING DOCKS, AND MECHANICAL EQUIPMENT

1. Refuse Collection Areas
 - a. Refuse collection areas and equipment shall be screened on three (3) sides by solid, one hundred percent (100%) obscuring screening walls, six (6) feet in height; and
 - b. Where the front of a refuse collection area faces a street or entry way into a site, such refuse collection area front shall be enclosed by opaque gates attached to the screening walls required above.
2. Outdoor Storage Areas
 - a. Outdoor storage of materials, equipment, vehicles or trailers shall be screened by walls of at least six (6) feet in height; and
 - b. Stacking of materials or equipment above the height of the screening walls is prohibited, except that vehicles greater in height than eight (8) feet may protrude above the screening wall.
3. Loading and Delivery Service Areas
 - a. Loading and delivery service areas shall be oriented away from public streets or be screened by at least a six (6) foot tall screening devices;
 - b. Loading and delivery service areas oriented towards a residential district shall be screened by at least a six (6) foot tall screening device.
4. Outdoor Mechanical Equipment
 - a. Ground-mounted mechanical equipment shall be screened from street view by screening devices that are a height equal to or greater than the mechanical equipment.
 - b. Roof-mounted mechanical equipment shall be concealed on all sides by screening devices, equal to or greater in height than the mechanical equipment.

- (i) Screening devices shall be, or appear to be, an integral part of the building upon which they are mounted;
- c. Meters, pedestals, conduits, and junction boxes for public utilities are excluded from the above screening requirements but should be colored or painted to reduce the aesthetic impact.

C. SATELLITE RECEIVING DISHES AND HEATING FUEL TANKS SCREENING

Refer to the Town Code.

D. OUTDOOR DISPLAY AND VENDING EQUIPMENT SCREENING

Refer to the Town Code.

E. SCREENING FOR THE PROTECTION OF ADJACENT PROPERTIES

The screening provisions listed below shall apply to non-residential uses, multiple-family uses, mobile/manufactured home parks, or recreational vehicle parks adjacent to the boundary of the Property.

1. A Solid Screen Wall shall be installed at a minimum height of six (6) feet above the grade of the contiguous portions of the property abutting the following uses:
 - a. Commercial and non-residential uses, when such uses are contiguous to any R1 residential district or any residential use in an RS district [except where such uses are contiguous to undeveloped property in RCU districts]; and
 - b. In the case of multiple-family residential uses comprised of three (3) or more units and contiguous to an R1 district or single-family use in an RS district, or,
 - c. Multiple-family residential uses with five (5) or more units or one (1) acre in size being contiguous to any R1 district and/or adjacent to multiple-family use in the R2 or RS district with less than five (5) units.
 - d. Mobile/manufactured home parks or recreational vehicle parks when such uses are contiguous to any R1 or RS district or residential use.
2. Screening trees shall be installed in addition to Solid Screen Walls, and are only required when a Solid Screen Wall is required) for the following uses and shall include 15-gallon trees planted fifteen (15) feet on center, running the full length of common property lines, inside the screen wall and such screening trees shall be of an evergreen (non-deciduous) type.
 - a. Commercial and multiple-family residential uses where the lots are over one (1) acre in size and when such uses are contiguous to any R1 residential district or any residential use in an RS district [except where such uses are contiguous to undeveloped property in RCU district, or when a wholistic plan addresses the protection of adjacent properties].

7.6. NUISANCE AND HAZARDS PROVISIONS

Refer to the Town Code.

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8. CIRCULATION

The circulation system for the Property is composed of vehicular, bicycle, and pedestrian components. Together, the system is intended to provide connectivity and encourage more than one mode of transportation while providing an appropriately sized street system that will maintain adequate requirements for vehicle access and pedestrian friendly relationships. To accomplish this goal this section intends to provide the necessary regulations to shape and direct the design of roadways for vehicles, streets for neighborhoods, and paths and trails for pedestrians while connecting to existing circulation infrastructure in a logical manner.

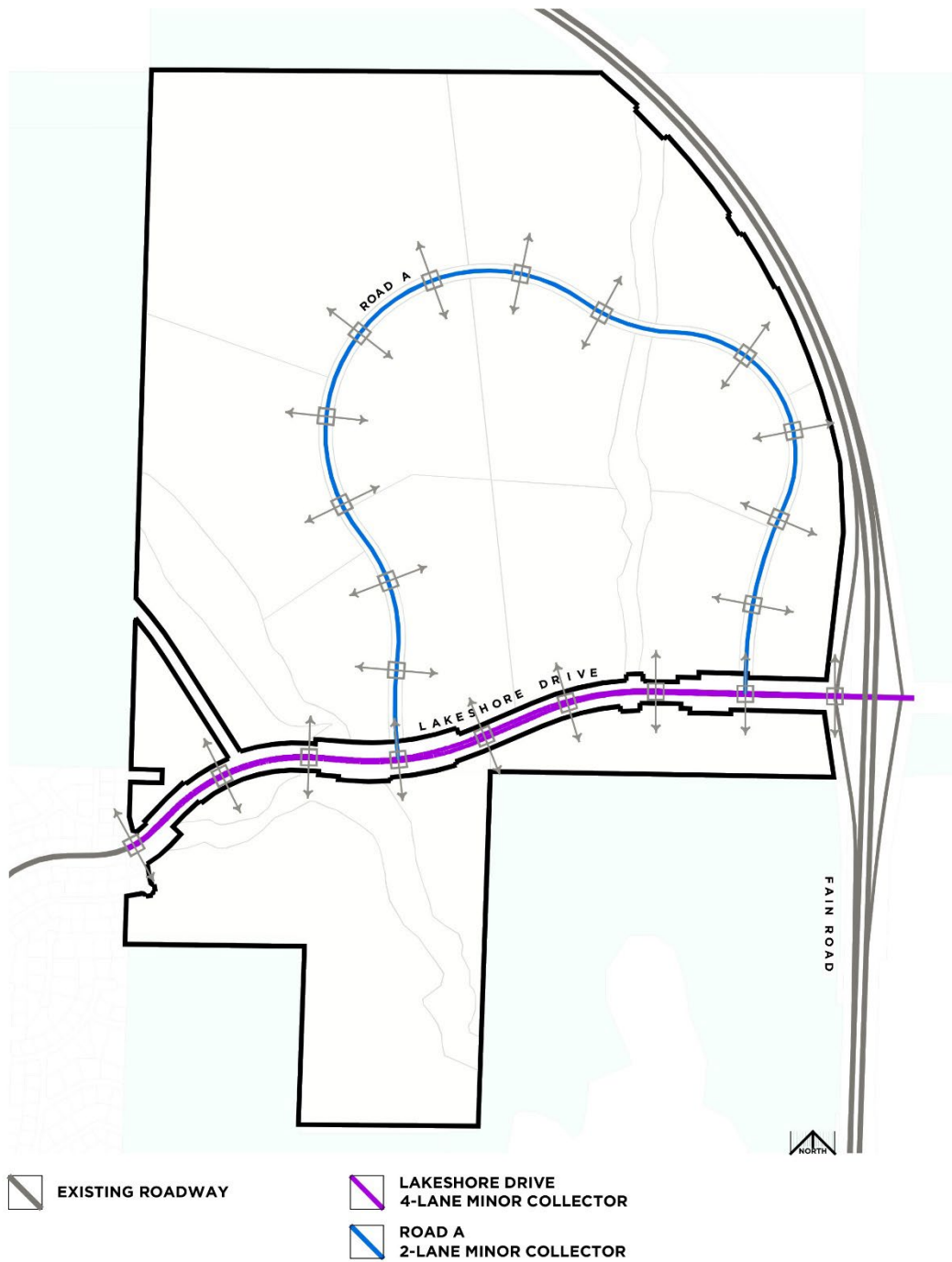
Based on their location within the community and surrounding character, streets within the community should be designed, as appropriate, with the following key characteristics:

- Narrow streets, often made visually narrower with naturally blended landscape, street trees, or buildings close to the street lowering traffic speed
- Pathways separated from vehicular traffic or the street is also a pathway when streets serve limited local neighborhood traffic
- Neighborhoods designed to enhance the pedestrian experience; cul-de-sacs break vehicular connections, but pedestrian connectivity continues unbroken
- Dark sky preservation

8.1. ROADWAY HIERARCHY

The street layout shall provide for the continuation of the area roadway network as generally depicted on *Exhibit 8.1 – Roadway Hierarchy*. The layout of other streets should be designed to create great neighborhoods and relate to the neighborhood character. Streets should be appropriately sized to reduce posted speeds on roadways to match the intention of lowering the actual travel speed. Streets and alleys may be designed with altered design speeds, geometry, sections, and interim conditions or phases. The permitted modification should meet, at a minimum, nationally recognized standards (i.e. the American Association of State Highway and Transportation Officials [AASHTO] guidelines). The deviations from the Town's street design standards, as approved as part of the Lakeshore PAD, are permitted. Street standards are further described in *Appendix # - Street Standards*.

EXHIBIT 8.1 – ROADWAY HIERARCHY



Note: Roadway locations and laneage are conceptual. Actual locations may vary and will be determined with a Final Site Plan for an applicable development parcel.

The proposed roadway system is depicted in *Exhibit 8.1 – Roadway Hierarchy*. Lakeshore Drive is proposed as a 5-lane ultimate road section. Controlled access intersections are anticipated. Road A is anticipated as a 3-lane roadway with stop controls anticipated for neighborhood streets accessing the loop road. The layout of neighborhood street systems will be submitted for review as part of a final development plan. Neighborhood streets should be appropriately sized to reduce posted speeds on roadways to match the intention of lowering the actual travel speed.

8.2. RIGHTS-OF-WAY

1. Rights of way (“ROW”) within the Property are intended to be public or private streets utilized by pedestrians, bicycles, and vehicles to provide access to parcels, lots, and open spaces. Streets shall be provided such that the arrangement, character, width, and grade are in general conformance with the Lakeshore PAD. Bicycle lanes are not required within a street but may be added along the edge of a travel lane. Right-of-way located at back of curb is permitted.
2. Rights-of-way are not required along mid-section lines or section lines.

8.3. INTERSECTION

Except when a roundabout or traffic circle is provided, roads intersecting with Lakeshore Drive and Road A shall be as nearly at right angles as possible. Neighborhood roadway intersections should be as nearly at right angles as possible but are permitted to vary from a ninety (90) degree angle by no more than fifteen (15) degrees.

8.4. ON-STREET PARKING

1. On-street parking is permitted within a ROW, a tract, or an easement. Private on-street parking (private parking immediately accessible from the roadway with the roadway acting as a parking drive aisle) may be adjacent to a ROW with a ribbon curb or valley gutter defining the edge of the ROW.
2. Public or private parking spaces may be used to accommodate the required parking of adjacent properties.
3. Parking is allowed only on “paved” parking surfaces (except temporary parking). A paved parking surface may be concrete, asphalt, decomposed granite, a porous material, or other material approved by the Public Works Director. Where decomposed granite or similar porous pavement is used in a public setting, it shall conform to ADA guidelines.

4. All parking spaces may be marked or denoted, and the paved area shall be properly drained or appropriately designed to handle stormwater storage. Changes in paving type, texture, color, curb design, tree placement, painted stripes or similar elements may be used to denote parking stalls. Parallel parking stalls along streets, a street, service lane, or alley do not require striping for individual parking stalls.
5. Parking may overhang landscape or hardscape by two (2) feet. Parking may likewise overhang a required path by two (2) feet when the minimum required path width is maintained exclusive of the overhang. In either case, the length of a parking stall may be reduced by the overhang length when an overhang is provided.
6. Parking areas may include a structure(s) for shade including, but not limited to, canopies, trellises, shade sails, and, solar cells. Shade structures shall not impede the flow of traffic.
7. Head-in parking stalls located adjacent to a parking lot median shall include wheels stops, curbing, or other similar element when pedestrian and plant protection is necessary. Openings to allow pedestrian connections and drainage are permitted and encouraged for rainwater harvesting.

8.5. PAVING

Roadways may include specialty paving (including but not limited to pavers, concrete, brick or stone pavers). When included, a band to delineate the start and stop of the specialty paving may be required.

8.6. FIRE AND SERVICES

While it is the intent of the fire department to establish requirements based on nationally recognized practices for safeguarding life and property from hazards of fire, the Fire Chief may approve development standards that deviate from nationally recognized practices. This may be done so long as at least one (1) 100-year design storm event all-weather access route is provided, and minimum fire flows are delivered to serve related improvements. In order to create a character that is unique to Prescott Valley and enhance the daily quality of life without jeopardizing the ability of the fire department and Town services to perform their duties, the amended development standards approved as part of the Lakeshore 650 PAD are deemed acceptable and permitted with the development of the Property.

8.7. ENTRY DRIVES

An entry drive, either gated or not, generally consistent with a concept described in Appendix # – Entry Drive Concepts is permitted. Due to the short nature of an entry drive, the back of curb to back of curb (or edge of pavement when a curb does not exist) shall be considered an acceptable fire apparatus access road.

8.8. DEAD-END STREETS

The vehicular circulation patterns in a rural character neighborhood setting often make cul-de-sacs and hammerheads a practical solution. Cul-de-sacs and hammerheads shall generally be limited to neighborhood streets, service lanes, motor courts, or when a through route is not practical or detracts from the built form. Cul-de-sacs, hammerheads and other approved turnarounds shall be generally consistent with the concepts described in Appendix # - Roadway Standards are permitted.

A. DWELLING UNITS ON A DEAD-END STREET

No more than ten (10) dwelling units shall be permitted on a single dead-end cul-de-sac, shared drive, alley, or service lane unless an approved turn-around is provided. Fire suppression systems shall be installed when more than thirty (30) dwelling units are accessed by a dead-end street with an approved turn-around and a secondary emergency access route is not provided.

8.9. KNUCKLES

Knuckles are areas on the roadway expanded to provide a turn-around and additional access or lot frontage on local streets. Knuckles are not required at intersections where changes in alignment are present and a centerline curve is not provided. See *Exhibit 8.2 - Lot Configuration Diagram C*.

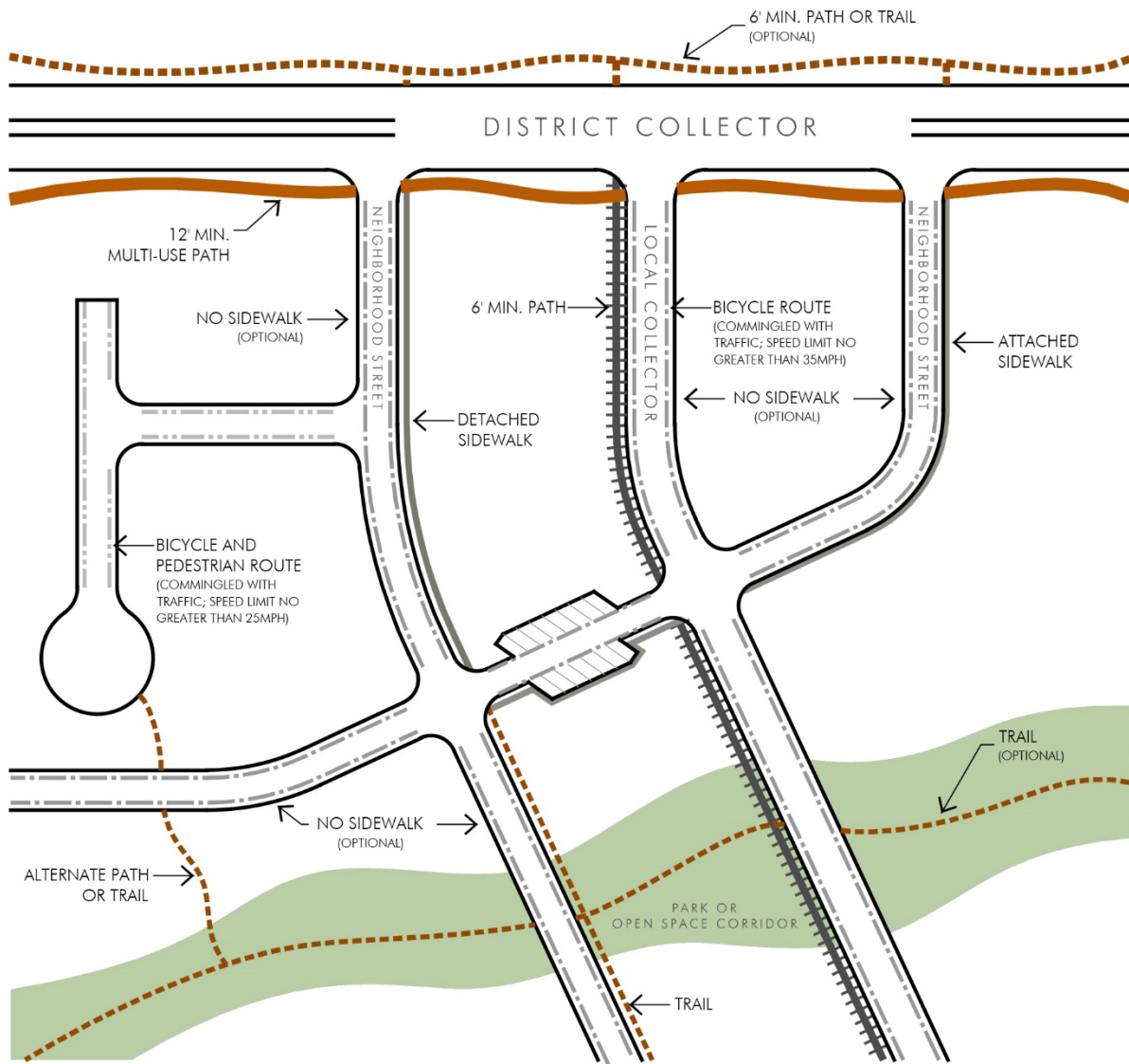
8.10. PATHS AND TRAILS

A system of community paths and trails will provide connectivity to major amenities. The system includes street-oriented and open space-oriented routes. Street oriented routes are associated with collector and arterial street alignments (Lakeshore Drive and Road A). Open space-oriented routes are typically associated with a drainage corridor, utility corridor, or weave in and around neighborhoods and community amenities. Community paths or trails may meander in width and alignment to complement a natural character landscape and must be located within a ROW, tract, or an easement.

A secondary network of paths and trails, in a variety of forms, is required to provide connectivity from neighborhoods and amenities to the community system as conceptually depicted on *Exhibit 8.3 – Typical Pedestrian and Bicycle Routes*. These paths and trails may be attached at back of curb, detached from back of curb, incorporated with architecture (i.e. a colonnade), and in some cases it may be appropriate and desirable to have no path or trail. In rural character areas a trail may be more appropriate than a path. A neighborhood system may rely on another neighborhood system, or a series of neighborhood systems to ultimately connect with the regional system.



EXHIBIT 8.3 - TYPICAL PEDESTRIAN AND BICYCLE ROUTES



A. STREET-ORIENTED ROUTES

Street oriented routes will be provided along Lakeshore Drive and Road A. Refer Appendix # - Street Sections for path and trail requirements. A street-oriented route is required along a neighborhood through street when access to an alternate path or trail is not provided (i.e., a rear yard path or trail). A street-oriented path or trail is not required along a neighborhood cul-de-sac street, within a shared auto-court, or within a development enclave where vehicular traffic is limited primarily to those that live in the enclave.

1. A District Collector Road is required to have a minimum ten (10) foot wide path is along at least one (1) side of road.
2. A Neighborhood Collector Street is required to have a minimum six (6) foot wide path along one (1) side of road.
3. When required, a path along a neighborhood street shall be a minimum five (5) feet along at least one (1) side of the street.
4. A path or trail is not required along an alley or service lanes.

B. OPEN SPACE-ORIENTED ROUTES

An open space oriented regional trail shall generally be a minimum six (6) feet wide and may narrow in response to site conditions. The trail may meander in width and alignment to complement a rural or natural character landscape. An open space oriented community trail shall generally be a minimum four (4) feet wide and may narrow in response to site conditions. An earth trail is permitted in a rural or natural character landscape areas. A trail in a parking lot area should be composed of decomposed granite or other similar material.

9. GRADING AND DRAINAGE

9.1. GRADING STANDARDS

1. Grading, in terms of cut or fill, is subject to soil stability analysis and scarring mitigation. The length of a cut or fill slope shall not be restricted but it is encouraged to have a naturalistic appearance when not hidden by other improvements.
2. Cut and fill slopes must return to natural grade along the boundary of the Property but may extend beyond the limits of the Property with the permission of the impacted owner(s).
3. Cut and fill slopes may extend beyond the limits of a parcel within the Property with the permission of the impacted owner(s).
4. The top of cut slopes shall be located a minimum of five (5) feet inside the boundary of the Property, and may be located less than five (5) feet inside the boundary or exceed a boundary with the permission of the impacted owner(s). The location of the top of a cut slope other than around boundary of the Property is subject to a soil stability analysis.
5. The toe of a fill slope shall not extend into public right-of-way, adjacent property, or easements unless it is part of a holistic grading and drainage plan (i.e. a toe of slope related to a roadway located within a parcel).

9.2. DRAINAGE

A system of storm drains, culverts, roadside ditches, channels, street drainage, and/or spillways will be utilized to manage stormwater and detention within the Property. The system will be designed and implemented to mitigate runoff increase from the Property related to development. More detailed analysis of proposed onsite detention, offsite drainage flows and conveyance, and other drainage design considerations will be submitted to the Town in a Master Drainage Report. Drainage system designs for proposed development will be submitted to the Town for review and approval as part of a final development plan and will be reviewed for consistency with the approved Master Report.

A. DRAINAGE STANDARDS

1. Watercourses that are determined to have 404 designations will be maintained in historic locations.

2. Drainage courses within the Property may be modified with the necessary approval(s) of the Town, and county, state and/or federal agencies when required.
3. Culverts and Bridges
 - a. At-grade crossings are permitted as a second point of ingress/egress. See also Appendix # - Ingress and Egress.
 - b. Acceptable materials for culverts include reinforced concrete pipe (RCP), concrete box culvert, designed span crossing, corrugated metal pipe (CMP), and high density polyethylene (HDPE).
4. Street Drainage
 - a. The stormwater conveyance of a 100-year design storm may exceed the ROW of a roadway. Runoff, including 100-year event design flow may exceed the ROW under controlled conditions with reasonable protection of flooding for structures adjacent to the ROW. Should these limits not fit within ROW, drainage easements will be provided outside of public ROW to permit the Town to maintain these areas.
 - b. The stormwater conveyance of a 100-year design storm may exceed the ROW of a neighborhood roadway. A roadway with rolled or vertical curb must contain runoff from a 25-year design storm between the curbs of the street. Runoff, including 100-year event design flow, may exceed the ROW under controlled conditions with reasonable protection of flooding for structures adjacent to the ROW.
 - c. Tracts, easements or additional ROW may be used in place of or in addition to a subsurface system when flows, including excess flows, are captured and removed from a street surface (i.e. bioswale).
5. Storm Drains
 - a. Acceptable materials for storm drains include reinforced concrete pipe (RCP), corrugated metal pipe (CMP) and high density polyethylene (HDPE).
6. Stormwater detention/retention
 - a. Off-site flows may be routed through on-site detention when part of part of a holistic grading and drainage plan. Should this approach be used, the design team will provide supporting documentation during final plan development to demonstrate acceptable treatment of water quality and conveyance.
 - b. The Property will be developed in phases. A stormwater management plan is required for each phase of development rather than the entire development. Changes to any phase may require an update of another phase to ensure all phases remain coordinated. The stormwater management plan may be implemented in phases that correspond with development including phasing stormwater storage within a phase of development.

- c. Both decentralized basins (numerous smaller basins that overall meet stormwater storage requirements) and centralized basins (generally a single basin or series of larger basins that overall meet stormwater storage requirements often for a group of parcels) are permitted.
- d. A “first flush” treatment system that is part of a coordinated system may provide treatment for a parcel(s) while a stormwater storage basin that meets the standard stormwater storage requirement may be located elsewhere within the Property. First flushes can be incorporated into a detention basin.
- e. A centralized “first flush” treatment may be provided for the entire Property, or portions of the Property rather than on a parcel by parcel basis.
- f. Bioswales, commonly small basins along roadways, in parking lots and in parks, are encouraged and permitted.
- g. Stormwater storage basins may include active and passive recreational uses provided safety concerns are addressed. Security barriers around a basin may be required by the Public Works Director where water depth is greater than three (3) feet and side slopes or steeper than three (3) feet horizontal to one (1) foot vertical. The location of a security barrier may be thirty (30) inches below the 100-year event water elevation. Security barriers are not required when at least one (1) side slope of four (4) feet horizontal to one (1) foot vertical or flatter is provided.

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10. WALLS

10.1. WALLS AND FENCES

Walls are regulated by wall type. There are six (6) wall types: Common Wall, Landscape Wall, Privacy Wall, Retaining Wall, Community Wall, and Commercial Screen Wall. These wall types are not independent of one another. A wall can be both retaining and landscape for example. The type of wall will determine its alignment, finish, and height.

A. COMMERCIAL SCREEN WALL

A six (6) foot tall screen wall or fence is required where a commercial use is adjoining single-family detached lots; however, a screen wall or fence is not required when development is holistically planned with complementary adjoining uses. As an example, single-family lots that are around the perimeter of a recreation center (classified as commercial) will not require a six (6) foot tall wall between the two.

B. COMMON WALL

A Common Wall is a wall, typically for privacy, built on a property line shared by adjacent lots. A Common Wall is centered on the common property line. These walls must follow the guidelines established for Privacy Wall and shall be lower than the top of an adjacent Community or Privacy Wall that it ties to.

C. COMMUNITY WALL

A Community Wall is a wall constructed with a common design character throughout the community. A Community Wall is commonly built on the property line adjacent to a community open space or tract. A Community Wall may also be considered a Privacy Wall when it provides a similar type screening from public view. The top of a wall that ties into a Community Wall must be lower than the Community Wall.

D. LANDSCAPE WALL

A Landscape Wall is a low wall often used to define an outdoor room, screen off-street parking, utilities, and mechanical equipment, or emphasize a focal point in the

landscape. These walls are intentionally low and inviting while providing a distinct separation of uses or an accent in the landscape.

1. A Landscape Wall can be within a front setback but must be set back a minimum of four (4) feet from back of curb and two (2) feet from a public use sidewalk.
2. A Landscape Wall is limited to forty-two (42) inches in height as measured from the finish grade on the inside of the wall; the enclosed space.
3. A Landscape Wall may incorporate a view fence element on top of the wall to extend the height of the enclosure (up to six (6) feet tall together) without dramatically affecting the visual openness.
4. A Landscape Wall may incorporate a gate or arbor; this may exceed six (6) feet but should not be out of scale with the context of the setting.

E. PRIVACY WALL

A Privacy Wall is a wall that is generally more than fifty (50) percent solid used to enclose “private” areas. A Privacy Wall is often adjacent to an open space tract or common area or is the segment of wall from the home to a Common Wall. A Privacy Wall is not allowed within the front setback. A Privacy Wall is limited to six (6) feet in height, except when built in combination with a Retaining Wall for a maximum combined height of fourteen (14) feet.

F. RETAINING WALL

A Retaining Wall is used to transition grade and hold back earth. This wall type is generally limited to four (4) feet of height as measured by the difference in grade on each side of the wall but may be as tall as eight (8) feet. A Retaining Wall must be designed and installed to resist water damage which may include waterproofing, weep holes, and foundation drainage.

Other wall types may be constructed on top of a Retaining Wall. These walls must be set back from the street a distance equal to their height. For example, a three (3) foot landscape wall on top of a three (3) foot retaining wall must be set back six (6) feet from the street.

G. FIELD AND COURT FENCING

Field and court fencing includes intentionally tall fence, wall, or combinations thereof, often used to define and enclose an outdoor field or court to provide a distinct separation or screening of space. This includes, and is not limited to, fencing around

ball fields, tennis courts, pickle ball courts, basketball courts, auto courts, and delivery/utility courts. The height of fencing should not exceed twelve (12) feet.

10.2. WALL HEIGHT

Walls and fences exceeding the height criteria are permitted around schools, other public or quasi-public facilities when necessary for the safety or restraint of the occupants thereof, as part of community infrastructure (where taller walls will result in less disturbance to adjacent land), around recreation fields and courts (i.e., a fence around a tennis court), and when otherwise approved by the Town.

10.3. WALL AND FENCE MATERIALS

Walls and fences should be built of materials and with colors that relate to the architecture or landscape. Changes in materials or color should be made at inside corners. Acceptable wall and fence materials include:

- Split rail fence
- Ornamental iron fences
- Fencing that is black, rusted, bronze, or painted in accent colors that complements the architecture or landscape
- Aluminum, tube steel, and flat bar metal fencing
- Plain, painted, integral colored, or stuccoed concrete block
- Honed, etched, stained, and sandblasted exposed concrete block
- Split faced block
- Brick, stone, adobe, or slump block
- Colored and textured poured in place concrete walls
- Chain link fencing and wood panel fencing are typically not acceptable, except when the use is related to sports courts, fields, special aesthetic features, hidden from public view, or a temporary application

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11. WATER AND WASTEWATER

Within the Property, the water distribution system will be a looped system and the wastewater system will include a gravity flow system. A more detailed analysis of proposed water infrastructure, including anticipated well and water storage siting, pipe sizing and distribution layouts, anticipated pressure zones, and coordination with existing improvements will be submitted to the Town in a Master Water Report for review and approval. A more detailed analysis of the proposed wastewater infrastructure, including proposed collection system alignment and sizing, ultimate outfall locations, adjacent project tie-ins and, if required, any additional treatment site location and details. Improvements will also be submitted to the Town in a Master Wastewater Report for review and approval. As development of the Property advances, a basis of design report/memo will be prepared to justify required infrastructure development in relation to the approved Master Reports.

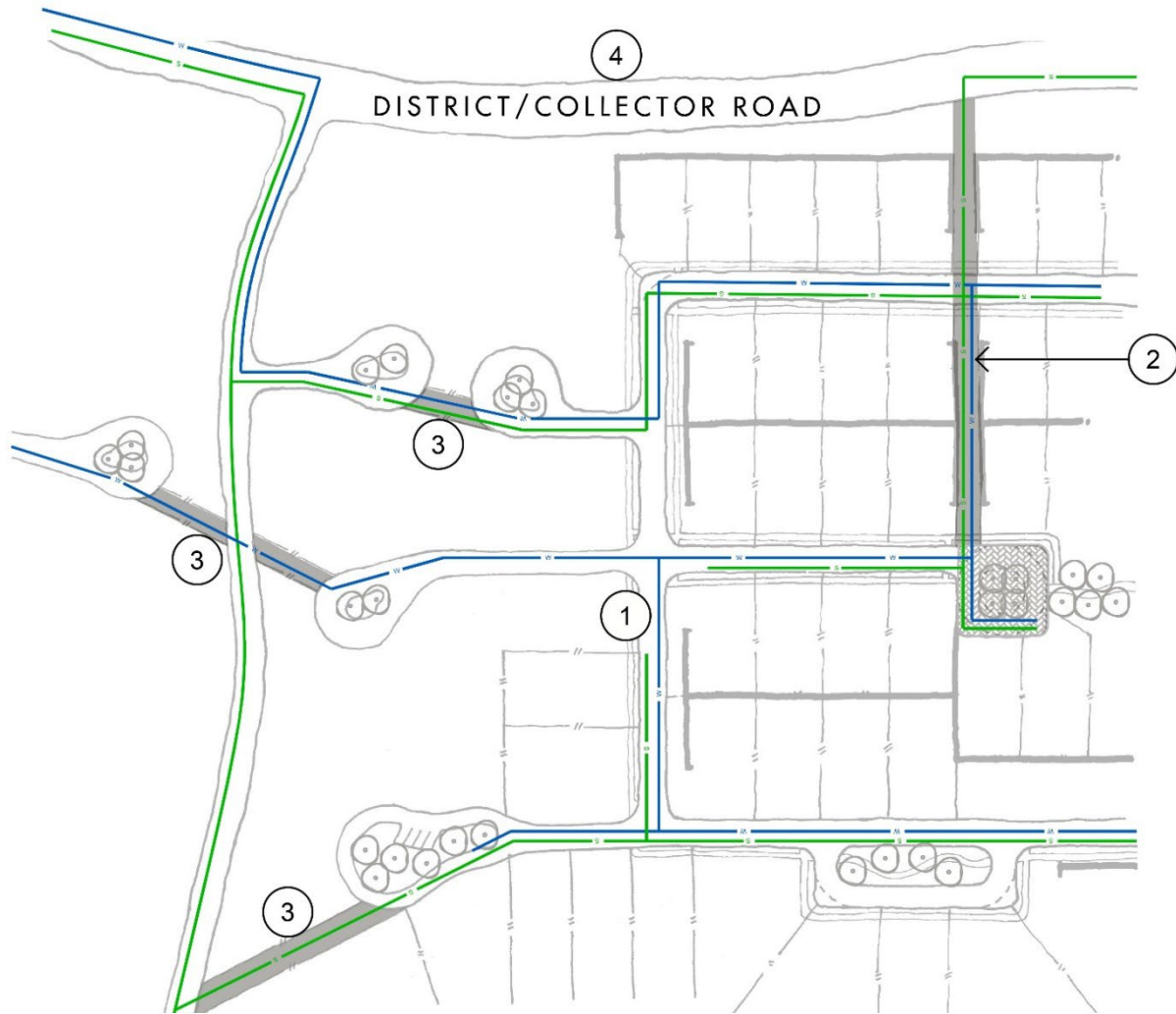
11.1. WATER AND WASTEWATER DEVELOPMENT STANDARDS

1. Water and wastewater mains are permitted beneath streets, although not specifically required beneath all streets, and shall accommodate required system redundancy.
2. Water and wastewater lines are permitted through a tract or easement when not within a right-of-way. *Exhibit 11.1 - Conceptual Water and Wastewater Alignments* depicts concepts of permitted alignments.
3. The horizontal location of water mains shall generally be parallel to the centerline of a road and may cross and re-cross the centerline when roads are not on a gridded alignment.
4. Meters, meter boxes, blow-off, valves, and similar devices may be located within private tracts or easements and are not required to be located within a right-of-way.

11.2. WATER SUPPLY

Prior to the approval of a final development plan, proof of available water to support development must be provided to the Town.

EXHIBIT 11.1 - CONCEPTUAL WATER AND WASTEWATER ALIGNMENTS



Notes:

- 1. Water and sewer in neighborhood streets as necessary
- 2. Water and/or sewer line connection permitted in tract between lots
- 3. Easement or tract
- 4. Water and/or sewer in District and Collector streets not required

11.3. WATER CONSERVATION

A. LOWERING WATER USE

The wise use of water is important. The Lakeshore 650 PAD includes provisions that will preserve large tracts of native open space requiring no irrigation, requires low water use plants in common area landscape tracts, and allows the incorporation of bioswales directing stormwater to plant material as part of stormwater management. The installation of low-flow indoor water fixtures has become an industry standard for many homebuilders. With the continued improvements of fixture design and functionality it is anticipated that homes within the community will incorporate EPA labeled “WaterSense” fixtures (low-flow toilets, faucets, and showerheads), energy efficient appliances, high-efficiency tankless or tank water heaters with hot water recirculation pump, and drip irrigation systems.

In addition to rainwater harvesting techniques permitted by the PAD, individual homeowners may choose to incorporate their own rainwater harvesting features to assist in the irrigation of their landscape.

B. WASTEWATER RECLAMATION

Water used to irrigate common area landscape may include the use of reclaimed effluent generated by a wastewater reclamation facility.

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12. OUTDOOR LIGHTING

Rather than provide a uniform blanket of nighttime illumination across the Property, the goal is to create character with illumination varying across the community and emphasizing the individual character of the neighborhoods after dark, maintaining the rural character and feel.

12.1. OUTDOOR LIGHTING VISION

The vision for lighting within the Property includes:

- dark sky preservation
- alternative light details and light level intensities related to the context of the site and setting
- custom fixtures appropriately sized to complement the character of the community and setting
- lighting of landscape and buildings promoting quality light design; visual accents and points of interest
- variety of light color and mounting methods (i.e. pole, wire strung, building mounted)
- artistic lighting for dramatic effect
- lighting for community recreation uses
- sustainable solar powered lighting where practical

12.2. OUTDOOR LIGHTING STANDARDS

The lighting standards are intended to ensure proper illumination is achieved across the community. Outdoor lighting requirements will comply with the Town Code, except:

1. continuous street lighting discouraged, and
2. along Lakeshore Drive, Road A, and collector roadways street lighting is required only at intersections; a requirement may be waived by the Public Works Director, and
3. within a neighborhood, continuous street lighting is not required, and

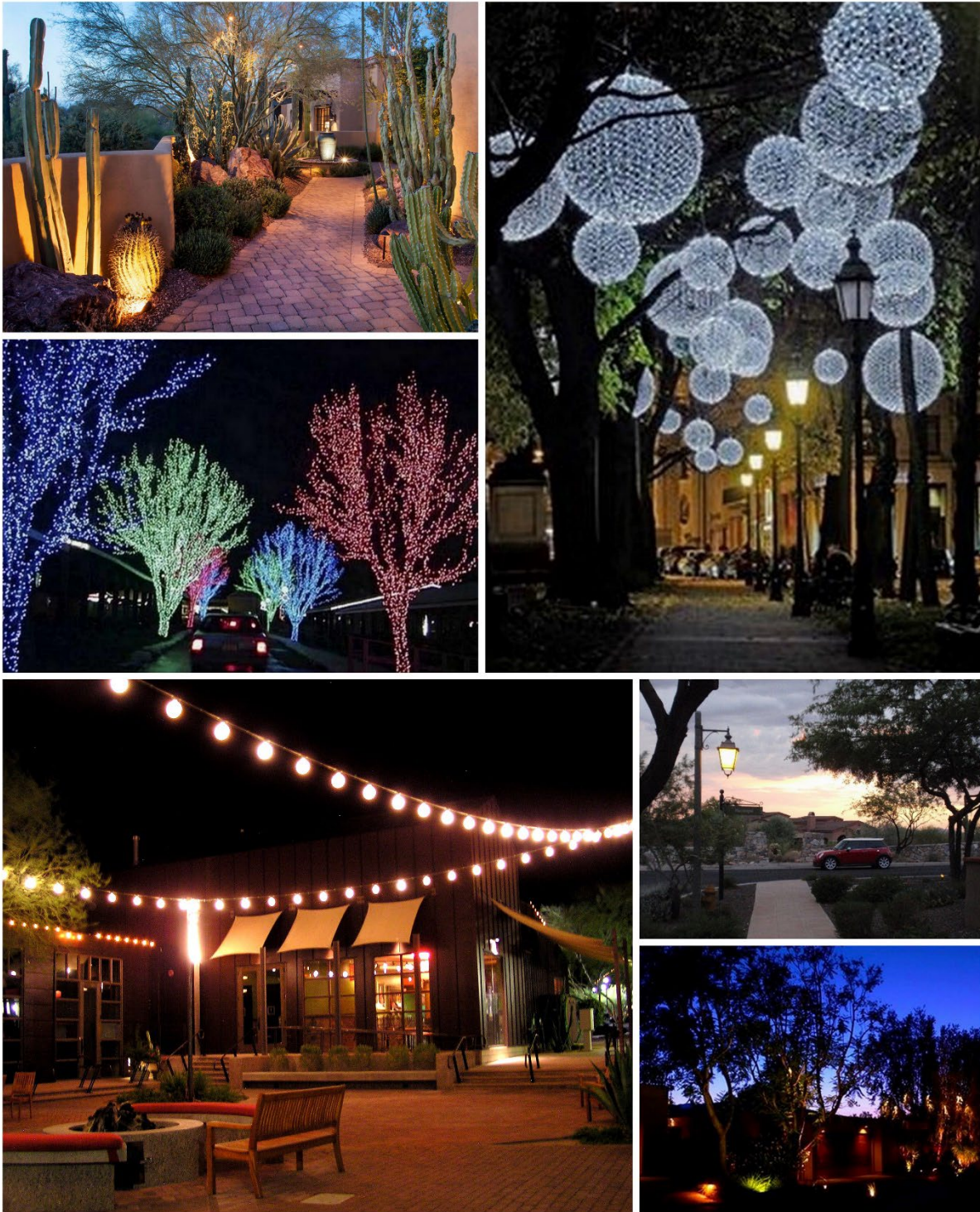
4. in order to encourage a mix of uses and efficient use of land, lighting standards, including lighting trespass standards, may waived by the Community Development Director when lighting is designed as part of a wholistic plan, and
5. signage lighting installed to illuminate outdoor signage shall comply with sign standards, and
6. a comprehensive lighting plan may be submitted for a district or individual site per section 12.4. Comprehensive Lighting Plan

12.3. OUTDOOR LIGHTING CHARACTER

The community lighting may vary from charming, mutely lit neighborhood settings to activating retail areas. *Exhibit 12.1 - Outdoor Lighting Character* depicts conceptual lighting ideas appropriate for the community. To create character with illumination the following is permitted:

1. thematic poles and fixtures may be used that complement the architecture, landscape or district design and height may vary depending on context (detail about thematic character for street furniture may be provided and approved as part a final development plan;
2. the lighting of tensile fabric or similar structures (such lighting may be up-lighting, and may use the canopy, fabric or structure to achieve the shielding requirements;
3. cable mounted lighting strung over streets, patios, paths or other outdoor areas for ambient effect (lighting strung over public right-of-way requires approval by the Public Works Director;
4. parking lot lighting should be designed to provide lighting appropriate to the context, pedestrian use, and building entrance per Illuminating Engineering Society ("IES") recommendations;
5. active recreation and sport court lighting may be installed in various forms subject to the following conditions:
 - a. sport court and field lights shall be located at a minimum of the mounting height distance away from single-family residential homes;
 - b. sport court and field lighting systems shall be designed to minimize glare and spillover where possible; and
 - c. sport court and field lighting may be mounted on adjacent structures;
6. passive recreation areas may be illuminated if intended for nighttime use;
7. retention areas and/or open space not intended for nighttime use shall not require illumination.

EXHIBIT 12.1 – OUTDOOR LIGHTING CHARACTER



Note: Illustrations are intended to be representative of potential lighting character and are not intended to express specific design, details, colors, or materials

12.4. COMPREHENSIVE LIGHTING PLAN

The purpose of a comprehensive lighting plan is to provide for the establishment of lighting criteria that are tailored to a specific development or location within the community (i.e. a commercial center, a focal community amenity, or other similar feature for which lighting character is promoted) and which may vary from specific provisions. The intent is to provide for flexible lighting criteria that promote superior lighting design through architectural and landscape integration of the site, buildings and signs. A comprehensive lighting plan containing elements that exceed the permitted height, illumination level, color, spill, trespass, glare, type, and hours of operation of lights specified in Town Code may be approved when a comprehensive lighting plan is approved by the Town. A comprehensive lighting plan application may include some or all of the following elements, as required by the Community Development Director, depending on site conditions, character of the setting, and location: light type, size, height, location, orientation, color, and material.

13. SIGNAGE

Signage is a major component of the streetscape. Its presence can be an artful, playful, elegant, vibrant, or iconic addition. Permanent on-site and temporary signs, including, but not limited to wayfinding, placemaking and expressing the character of community life are an integral part of how the community expresses its connectivity and place within the larger region. The following signage is permitted within the Property.

13.1. ENTRY MONUMENTATION

Community monument signs will be nestled into the site with complementary landscape and lighting. Entry monument signage to announce the arrival to the community is anticipated along roadways entering the community and are permitted where generally depicted on *Exhibit 13.1 - Entry Monument Locations*. Up to 200 square feet of text area is permitted on a community entry monument. Each neighborhood may have a neighborhood monument or monument sign. Neighborhood monument signs should include characteristics of a community monument, but at a scale proportional with the location and entrance into a neighborhood.

13.2. COMMUNITY DIRECTIONAL SIGNS

Community directional signs, both permanent on-site freestanding and temporary signs, are permitted along roadways to help with wayfinding. Community directional signs should be located for viewing prior to arriving to an intersection and may vary in scale with larger signs typically located along arterial and collector roadways. These signs are permitted within rights-of-way and are typically located as close to back of curb as possible and in landscaped medians. These signs may not be located within a sight visibility triangle unless specifically approved by the Public Works Director. Community directional signs are permitted up to 100 square feet of sign area and may not exceed sixteen (16) feet in height, unless otherwise approved by the Community Development Director. Each element for which direction is being displayed, often referred to as a sign blade, may not be more than twenty-four (24) square feet of signage area.

EXHIBIT 13.1 - ENTRY MONUMENT LOCATIONS



Note: Entry monument locations are conceptual. Actual locations may vary and will be based on improvement plans.

13.3. BUILDER DIRECTIONAL SIGNS

Builder directional signs, temporary signs that may be in place through the sellout of a builder neighborhood, are permitted along roadways to help with wayfinding. Builder directional signs should be located for viewing prior to arriving at an intersection and may vary in scale with larger signs typically located along arterial and collector roadways. These signs are permitted within rights-of-way and are typically located as close to back of curb as possible and in landscaped medians. Builder directional signs are permitted up to 100 square feet of sign area and may not exceed sixteen (16) feet in height, unless otherwise approved. Each element for which direction is being displayed, often referred to as a sign blade, may not be more than twenty-four (24) square feet of signage area.

13.4. STREET SIGNS AND FIXTURES

Signing along streets may include custom modifications that may include non-standard shape, size, color, backing material, or post(s). Stop signs are not required at neighborhood street to neighborhood street intersections. Stop signs are not required on Service Lanes. Custom fixtures may be used for street signs, streetlight poles, traffic light poles, equipment cabinets, and other similar fixtures. Specific details and locations will be approved during the final development plan process.

13.5. AMENITY SIGNS

Amenity signs, permanent on-site freestanding signs, are permitted along roadways and within the amenity setting. Amenity signs are often located when a roadway intersects, arrives to or passes a park, plaza or greenway. Amenity signs may vary in scale with larger signs typically located along arterial and collector roadways. These signs are permitted with rights-of-way and may be located as close to back of curb as possible. Park Identification Signs are permitted up to twenty-four (24) square feet of sign area and may not exceed twelve (12) feet in height, unless otherwise approved.

13.6. CONSTRUCTION SCREENING

Construction screening may include graphic displays of lifestyle, events, and future development that express the character of the community. The screens can advertise individual tenants, products, contractors or builders, community events, and lifestyle in

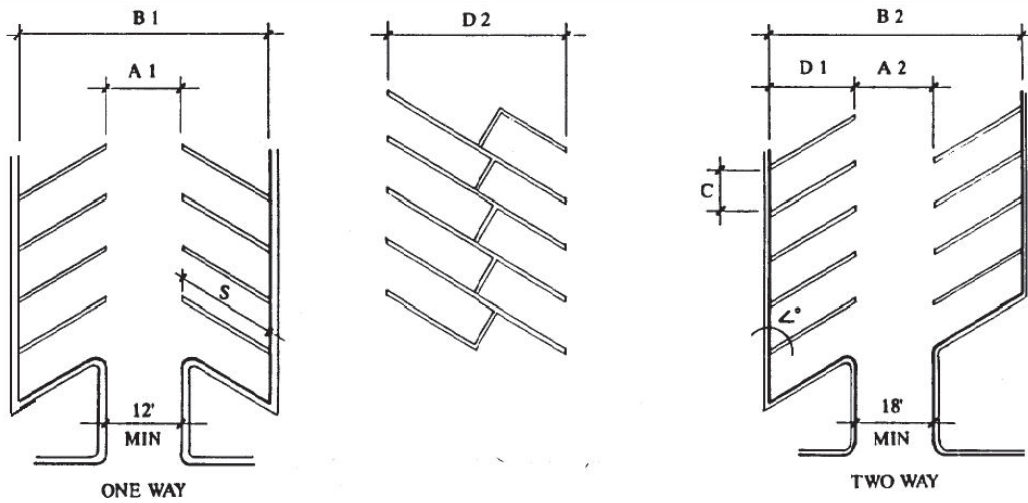
the community. The use of the community, district, developer name, and logo shall be limited to one instance per 120 linear feet of street frontage, unless otherwise approved.

14. OFF-STREET PARKING

The off-street parking requirements described in Article 13-24 Off-street Parking Requirements of the Town Code apply except:

1. Required off-street parking may be provided on another property when a parking agreement is in place.
2. Off-street parking on Town streets is permitted for required parking when developed in conjunction with a final development plan.
3. Tandem parking is permitted.
4. Required parking spaces may be located in the required front yard setback or street side yard setback.
5. Additional parking is not required for accessory uses. Accessory uses are excluded from required parking calculations.
6. The minimum number and minimum size of accessible parking spaces shall conform to ADA requirements. Refer to the Federal ADA code.
7. Minimum Parking Dimensions
 - a. Motor vehicle parking spaces shall measure eight (8) feet six (6) inches wide by eighteen (18) feet long or by sixteen (16) feet long, with not more than a two (2) foot overhang when allowed.
 - (i) Compact parking spaces are permitted but shall not constitute more than five (5) percent of the required parking spaces. Multi-family projects may use compact parking spaces for no more than ten (10) percent of required parking spaces. The minimum dimensions are eight (8) feet by sixteen (16) feet.
 - b. Parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet.
 - c. End spaces for motor vehicles shall provide a three (3) foot maneuvering area.
 - d. Parking areas shall conform to *Exhibit 14.1 Parking Area Layout*, except as may be modified with the incorporation of compact parking spaces.

EXHIBIT 14.1 - PARKING AREA LAYOUT



PARKING AREA LAYOUT									
STANDARD SPACE	PARKING ANGLE $< \alpha$	CURB LENGTH C	STALL DEPTH		AISLE WIDTH		BAY WIDTH		STRIPE LENGTH S
			SINGLE D1	DOUBLE D2	ONE WAY A1	TWO WAY A2	ONE WAY B1	TWO WAY B2	
			90°	8'-6"	18'	36'	23'	23'	
60°	10'	20'	40'	17'	18'	57'	58'	23'	
45°	12'	18'-6"	37'	13'	18'	50'	55'	26'-6"	
30°	17'	16'-6"	33'	12'	18'	45'	51'	32'-8"	
0°	22'	8'-6"	17'	12'	18'	29'	35'	8'-6"	

15. OPERATIONS AND MAINTENANCE

15.1. COMMUNITY ASSOCIATIONS

One or more property associations may be set up to manage common area maintenance for the community. Separate associations are anticipated for residential and commercial properties so that the different needs of each can be served. Common area tracts may be transferred from the developer to the property association upon property association acceptance, or a common area may include an easement granting the property association rights to access and maintain it.

15.2. PUBLIC RIGHTS-OF-WAY

Public rights-of-way will be granted to the Town, or other appropriate jurisdiction (i.e. ADOT, if improvements related to Fain Road are necessary). Public right-of-way maintenance is the responsibility of grantee unless otherwise agreed upon. Generally, infrastructure located within the limits of the rights-of-way will be the responsibility of the Town. The Town and a property association may enter into a maintenance agreement for improvements that are within a ROW or Town owned property. Additionally, any upgraded paving (stamped asphalt/pavers), specialized signs or streetlights, or other unique features within the community located in the ROW may be maintained by a property association as agreed to in a future maintenance agreement with the Town.

15.3. MAINTENANCE OF SITE DEVELOPMENT

1. "Maintenance" is ongoing repair, replacement, painting, trimming, mowing, pruning, weeding, watering, and other activities for the consistent upkeep of an attractive appearance.
2. All screening, lighting, on-site landscaping, and off-site landscaping shall be maintained by the owner, an owners' association, or the lessee of the site.
3. Approved and installed landscaped areas shall be maintained and shall not be used for vehicle parking, storage, or display of merchandise.
4. Areas designated for on-site detention of drainage water shall be maintained.

5. Dead plants, trees, shrubs, or ground covers; and damaged landscaping, irrigation devices, or screening walls, shall be replaced in accordance with the approved Site Plan.
6. All of the site and land between the property line and the right of way shall be kept free of litter, weeds, and trash.
7. Failure to maintain site development standards shall constitute a violation of this section and shall be subject to the penalties prescribed in Article 13-31 of the Town Code.

16. DEFINITION OF TERMS

Terms in the Lakeshore 650 PAD not defined herein are as defined in the Town Code.

14.1. BUDGET

means as described in section 3.1. Land Use Budget.

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APPENDIX

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APPENDIX – PLANT PALETTE

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APPENDIX - STREET SECTIONS

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APPENDIX – PEDESTRIAN CROSSINGS

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