

**Amendment #1 of the  
Community Master Plan**

**For The**

**DOUGLAS RANCH**  
**Master Planned Community**

**Buckeye, Arizona**

April 15, 2009

# DOUGLAS RANCH

## COMMUNITY MASTER PLAN

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## SECTION 1 INTRODUCTION & EXECUTIVE SUMMARY

Douglas Ranch is a 35,250 acre master planned community within the Town of Buckeye. This amendment addresses 33,810 acres of the CMP and does not include the Arizona State Land parcels. The property is generally bounded by the Jomax Road alignment on the north, the Thunderbird and Cactus Road alignments on the south, the 319th to 298th Avenue alignments on the east and the 379th and 355th Avenue alignments on the west. The property is currently within the Town of Buckeye jurisdiction. The original planning effort was guided by policy and land use recommendations provided by the Maricopa County 2020 Eye to the Future Plan as adopted by the Maricopa County Board of Supervisors on October 20, 1997 and with land planning input provided by the Town of Buckeye. Based upon the anticipated future jurisdictional location of the property, a Community Master Plan was prepared subject to the policy and land use recommendations provided by the Town of Buckeye and the Community Master Plan (CMP) guidelines of the Town of Buckeye. The original CMP was approved on October 1, 2002 (Case #CMP01-45 and Ordinance #53-02).

In addition to the land use and development guidelines for Douglas Ranch property, this CMP also provides some oversight for its relationship with the 2.25 geographic sections of State Trust Lands within the Douglas Ranch limits. The three State Land parcels represent approximately 1,440 acres. Collectively, the Douglas Ranch property and the State Land parcels total approximately 35,250 gross acres. The first amendment to the Douglas Ranch CMP contains no changes to the State Land entitlements granted as part of the original CMP approval. Those original entitlements are identified in **Table 2**.

The Douglas Ranch project is designed to function as a self-sufficient community. The project will offer a broad range of housing types, retail/commercial services, employment centers, regional medical services, community college facilities and multiple public and quasi-public facilities such as schools, parks, trails and emergency response, as well as the planning for religious facilities. The plan recognizes the Hassayampa River, as well as the Daggs, Star, Jackrabbit, Coyote and Powerline washes as significant natural features and strives to preserve these areas in a natural state. Many of the proposed roadway alignments have been routed along the fringe of these significant drainage features to promote scenic corridors and to convey the exclusive desert ambiance of this project. Lower density residential and open space uses have typically been located at the periphery of the community to allow for transition to the surrounding lands, which are typically publicly held or large parcels proposed as master planned communities. Six high schools, twenty-nine elementary schools, one hundred seventy-nine parks, six fire stations, two police stations, one regional library, a community college site and a regional medical facility are expected to serve the projected population of approximately 291,000 residents. The initial location and quantity of many of these public facilities have been established as a result of input from local utility providers and government agencies.

Land uses in the general area include the Toyota Technical Center/ Proving Grounds and a residential rural community (Whispering Ranch) to the north, a number of proposed large-scale master planned communities to the south and east, and public lands to the west (Bureau of Land Management). The proposed Douglas Ranch Community will complement the ultimate development plan for the area by offering a broad array of municipal, commercial, recreational and employment services in addition to the diverse residential component. The Douglas Ranch Community Master Plan has been designed to respond to previous planning efforts related to the Trillium, Belmont, Festival Ranch, Sun Valley and Sun Valley South Master Plans. With much of the Douglas Ranch peripheral land being proposed for rural and low-density residential, land use impacts to existing adjacent properties have been properly transitioned.

Ingress and egress to Douglas Ranch will be oriented towards the south from Interstate 10, with proposed arterial connections along 323rd, 331<sup>st</sup>, and 347<sup>th</sup> Avenue alignments, as well as connections east of the Hassayampa River to Sun Valley Parkway generally along the Beardsley, Bell, Greenway and Cactus Road alignments. Discussions with the proposed Belmont development to the south have indicated that there is support for open access between the two adjacent projects. A 200' wide parkway will connect to Belmont at the 339<sup>th</sup> Avenue alignment. A proposed freeway will also connect to the south at the 339<sup>th</sup> Avenue alignment, but will angle to the west through Belmont. A minor arterial will be built along the existing Wickenburg-Hassayampa road and will exit Douglas Ranch to the south at the 355<sup>th</sup> Avenue alignment.

The development program for the phasing of Douglas Ranch anticipates participation in the development of off-site roadway infrastructure with direct improvements to the south and east. Initial phases of development will likely focus on access to the east, with connections to the Sun Valley Parkway. The proposed transportation network recognizes the hierarchy of arterial streets with both major and minor arterial facilities planned. The land use plan has been designed to work in concert with the proposed transportation facilities to promote acceptable levels of transportation service. The land use plan and circulation plan are consistent with the recently developed I-10/Hassayampa Valley Transportation Framework Study.

Douglas Ranch will be developed with an eye towards environmentally sensitive, community building practices. The result will be a series of natural open space areas, multiple golf courses and other recreational areas weaving through the community, creating residential enclaves and curvilinear street patterns. Many of the houses will be oriented to natural drainage features, golf courses and open space areas to feature these amenities. By combining a variety of unit densities, types, elevations and diversity of home design, the Douglas Ranch community will be one of the premiere housing communities in the Town of Buckeye and western Maricopa County. A comprehensive set of design guidelines and Covenants, Conditions and Restrictions will be prepared and executed to ensure consistent levels of quality throughout the community. An emphasis of the design guidelines will be placed on the preservation of the natural environment (by preserving the community drainage network), the establishment of a community theme to create community identity and the promotion of housing diversity.

Since the original approval in 2003, new ownership interests, Douglas Ranch El Dorado, LLC (the "Partnership"), has acquired the property and proposes to develop the project according to its own more specific community vision. In reliance upon the entitlements granted through the original CMP approval, the Partnership initiated planning efforts to implement this vision. While the original master plan largely encompasses that vision, a few adjustments are necessary. The Douglas Ranch Partnership's vision can be summarized as follows:

- Sustainable Development
- Education Excellence
- Robust Economic Development
- Health
- Arts and Culture

Also, several changes in the context of the Douglas Ranch property have occurred in the past 4 years which contribute to the need to update the CMP. The proposed revisions to the master plan better utilize the full potential of the land, which will be beneficial for both the Douglas Ranch

community and the Town of Buckeye. In general, the proposed refinements to the CMP are as follows:

- ✓ An update to the Douglas Ranch Circulation Plan caused by regional circulation improvements proposed by MAG and area developers, including the addition of a new freeway.
- ✓ An update to the Douglas Ranch Land Use Plan identifying a major core as the “Urban Center” and including four other minor activity centers.
- ✓ The provision of more local jobs to reduce the need to commute. This amendment proposes to utilize the improved access to and through this region by relocating the previously approved “Town Center” (now referred to as Douglas Ranch Center) to this new freeway transportation corridor and increase this Core’s emphasis on employment and residential to create a regional mixed-use urban core with integrated employment and residential uses. The proposed jobs to housing ratio of 1.47 is now consistent with the goals and policies of the Town of Buckeye in the recently adopted 2007 General Plan update of 1.3 jobs per household.
- ✓ Creating a 300 acre “Central Park” in the Core and maintain approximately 7,000 acres of various types of open space and recreation opportunities.
- ✓ Increase the park ratio from 6.14 acres/1,000 persons to 8.54 acres/1,000 persons.
- ✓ Increased the space for commercial, retail, industrial and office uses project-wide from 3,220 to 3,505 gross acres.
- ✓ Provide an increase in residential units through the community from 83,266 to 104,752 units, with the primary concentration of additional density in the core/activity centers.

The Douglas Ranch Community Master Plan represents an extensive comprehensive planning effort. This effort has been undertaken years prior to the anticipated development start to complement long term regional planning anticipated within the Hassayampa River Valley. The approval of this amendment to the Douglas Ranch Community Master Plan will offer a significant level of predictability to surrounding property owners as well as public agencies and utility providers related to the anticipated use of the 35,250-acre property. Public agencies and utility providers will be able to utilize the development intensity and density guidelines established within the Community Master Plan (CMP) in studies conducted to address anticipated growth. The Douglas Ranch Community Master Plan will contribute to a more precise understanding of future development within the region.

This document is organized into seven major sections as well as supporting appendices. These sections include:

1. Introduction and Executive Summary
2. Location and Regional Context
3. Site Analysis
4. Community Master Plan
5. Planned Community Land Use and Zoning
6. Community Master Plan Governance
7. Appendices

## SECTION 2 LOCATION AND REGIONAL CONTEXT

### 2.1 PROPERTY DESCRIPTION AND LOCATION

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The Douglas Ranch Community Master Plan represents approximately 33,810-acres of private lands and approximately 1,440-acres of public (State) lands within the Town of Buckeye. A graphic representation of the Douglas Ranch vicinity is provided on **Figure 1, Area Vicinity Map**. The property currently falls within the regulatory jurisdiction of the Town of Buckeye and is located within the Hassayampa River Valley. The property is generally bounded by the Jomax Road alignment on the north, the Thunderbird and Cactus Road alignments on the south, the 319<sup>th</sup> to 298<sup>th</sup> Avenue alignments on the east and the 379<sup>th</sup> and 355<sup>th</sup> Avenue alignments on the west.

### 2.2 PROPERTY LEGAL DESCRIPTION

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The property lies within all or portions of townships 3 north and 4 north, ranges 4 west, 5 west and 6 west and as more specifically described within **Appendix 7.1**. This Community Master Plan contains 33,810 acres of private lands and 1,440 acres of public (State) lands more or less. The property is more specifically defined within **Appendix 7.1**.

### 2.3 PROPERTY OWNERSHIP - VICINITY

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The property ownership pattern within the area is provided on **Figure 2, Property Ownership**. In general, the property to the north is controlled by the State Land Department and the Toyota Corporation, to the east by the State Land Department and a series of 40-acre privately owned parcels, to the south by Bureau of Land Management and Belmont Development Master Plan (DMP) Associates, and to the west by Bureau of Land Management. Each of these property owners has been notified of the Community Master Plan process initiated by this Application. **Appendix 7.2** provides a detailed list of ownership within the vicinity of Douglas Ranch. This list also includes public notification to Maricopa County, the Town of Wickenburg, and the Tonopah Community Council. This extended notification may promote a dialog with these agencies to determine issues or concerns related to the Douglas Ranch Community Master Plan.

### 2.4 REGIONAL FACILITIES

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The Regional Facilities Map, **Figure 3**, depicts the relationship of Douglas Ranch to the existing fire stations, water companies, school district boundaries, and other facilities on the area.

### **2.4.1 Municipal Boundaries**

Douglas Ranch currently lies within the municipal boundary of the Town of Buckeye. **Figure 4, *Municipal Boundaries***, shows the Douglas Ranch property in relation to the Hassayampa River Valley and within the Town of Buckeye jurisdictional boundaries.

### **2.4.2 Existing Land Use Plans**

The Douglas Ranch Property is located within the Town of Buckeye and is regulated by the Town of Buckeye General Plan. On January 18, 2008, the Town of Buckeye adopted the 2007 General Plan Update. This amendment was subsequently ratified by the voters in a general election on May 20, 2008. The proposed CMP is consistent with the General Plan.

### **2.4.3 Regional Transportation Planning**

Douglas Ranch is located within the MAG Interstate 10/Hassayampa Valley Transportation Framework Study area. This study identifies a north-south freeway through Douglas Ranch and several regional parkways. The Town of Buckeye *incorporated the recommendations from the Framework Study into the Town's General Plan Circulation Element*. The Douglas Ranch land use plan and circulation plan *also incorporates the intent of the framework plan and is therefore consistent with the Town's goals for transportation and circulation*.

### **2.4.4 Airports and other Land Use Impacts**

The Douglas Ranch property is not within a zone of influence from any of the significant Phoenix Metropolitan airports. The Buckeye Municipal Airport, southwest of the project site, provides prop aircraft service for Buckeye and the Southwest Valley. The Airport is located south of Interstate-10 at Palo Verde Road. Due to the distance of the project site in relation to the airport facility, there should be no significant impacts as a result of aircraft over flight. The property may occasionally experience high altitude over-flights from Luke Air Force Base aeronautical traffic, however the project is miles outside the designated influence zone for the Base. Notable land uses within proximity to the Douglas Ranch property include the Central Arizona Project and the existing power corridors. The existing land uses, within proximity to the Douglas Ranch Master Planned Community, will not impact the enjoyment of the property for the purposes being sought under this application.

### **2.4.5 School Districts**

The Douglas Ranch Master Planned Community is located within portions of the Wickenburg and Saddleback Mountain School Districts. There are no existing or current proposed educational facilities on the property with the exception of the numerous schools proposed within the Douglas Ranch Community Master Plan. The school district boundaries are included in **Figure 4, *Municipal Boundaries***.

#### **2.4.6 Water and Sewer Service Districts**

Douglas Ranch lies within the \ municipal boundaries of the Town of Buckeye, who will be the ultimate provider of water and wastewater service for Douglas Ranch. Local potential water sources may include groundwater and Central Arizona Project water, as the project needs to meet recharge and sustainable yield criteria established by the Arizona Department of Water Resources. Wastewater reclamation will occur within the boundaries of the site, with the satisfaction of certain requirements by the property owner, it then may be operated by the municipality with delivery of irrigation water and/or groundwater recharge.

#### **2.4.7 Refuse Collection Districts**

Refuse collection will be provided by the Town of Buckeye. Current practice within the Town of Buckeye requires non-residential land uses to contract refuse collection services to private haulers. The Town is currently evaluating this policy and may choose to provide non-residential municipal at some point in the future. Assuming that the current policy of the Town remains, commercial uses in Douglas Ranch will be required to establish private collection services through contracts with local refuse collection companies.

#### **2.4.8 Fire Service District**

The Town of Buckeye will be the municipal fire service provider. As the Town of Buckeye moves forward with plans to provide fire services to the Town, plans to serve the Douglas Ranch project will be adjusted accordingly. As the Douglas Ranch Planned Community development commences and matures, emergency response facilities will be programmed into the development plans to accommodate Buckeye Fire Department personnel and equipment.

#### **2.4.9 Law Enforcement Service Districts**

The Town of Buckeye will be the law enforcement provider for Douglas Ranch. The Douglas Ranch Planned Community anticipates the development of municipal police facilities as the project matures and anticipates the need to accommodate the Buckeye Police Department personnel and equipment.

**FIGURE 1: AREA VICINITY MAP**

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**FIGURE 2: PROPERTY OWNERSHIP**

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**FIGURE 3: REGIONAL FACILITIES**

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**FIGURE 4: MUNICIPAL BOUNDARIES**

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## SECTION 3 SITE ANALYSIS

### 3.1 EXISTING LAND USES

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The Douglas Ranch Property and general areas surrounding the site consist of vacant, undeveloped desert, currently and historically utilized for cattle grazing operations. **Figure 5, Existing Land Use**, depicts existing land uses within and proximate to the subject property. With the exception of existing power corridors, CAP Canal facilities and well sites, the site is predominantly undisturbed desert land. The property is currently being utilized for cattle grazing.

### 3.2 EXISTING ZONING

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The Douglas Ranch property, under the jurisdiction of the Town of Buckeye was rezoned to Planned Community (PC) in 2003. Concurrently, the Town approved a Community Master Plan (CMP) which set forth public and private land uses, densities, intensities, circulation concepts and transportation proposals, etc. and adopted the CMP as part of a Development Agreement between the Town and Developer. Together, the CMP and Development Agreement specify all provisions and regulations for the implementation of the CMP **Figure 6, Existing CMP Land Use Plan**, illustrates the original Community Master Plan approved for Douglas Ranch

### 3.3 EXISTING PREDEVELOPMENT CONDITIONS

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#### 3.3.1 Topography & Physical Features

The Douglas Ranch property is situated in an alluvial plain that generally slopes from the north to the south and southeast towards confluence with the Hassayampa River. Overall slope throughout the site averages slightly more than 1/2 of a percent in the southerly direction. General elevation variation transitions from approximately 1,630 feet above sea level within the northern segments of the property to approximately 1,320 feet adjacent to the Hassayampa River. Very little elevation relief is evident with the exception of the abutting Belmont Mountains in the southwest portion of the site. The portions of these mountains located within the subject property rise to approximately 2,000 feet above sea level, or 600 feet above the predominant adjacent site elevation. Numerous on-site washes cross the site in a southerly direction, consistent with the slope contours. The topographic character of these washes are typical of the region, with defined watercourses and distinct banks generally 2 to 10 feet in depth and flat sandy channel bottoms. Flood plain mapping and specific wash character is described in supplemental Master Drainage Report.

#### 3.3.2 Soils and Geology

The Douglas Ranch Property is located within the Hassayampa River watershed, which drains to the Hassayampa River just east of the property boundary. The soil conditions within the Douglas

Ranch boundaries are composed of alluvial fill. The composition of the soils consists of sand and gravel with some thin clay layers. The Belmont Mountains within the southwest portion of the Douglas Ranch property represents the only significant deviation in soil geology within the site.

Soils within the limits of the Douglas Ranch property were identified from the Soil Survey of Aguila-Carefree Area, parts of Maricopa and Pinal Counties, Arizona from the U.S. Soil Conservation Service and placed into common hydrologic groups. The soils classified for the Douglas Ranch property are predominantly within Groups B and subordinately within Group A. Soil Group B is defined as soils having moderate infiltration rates when thoroughly wetted, consisting chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission. Soils for Group A have a high infiltration rate (low runoff potential) when thoroughly wet and consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

### **3.3.3 Vegetation and Wildlife Habitat**

The Douglas Ranch property has a wide range of vegetation density. The heaviest concentrations of vegetation are found along the banks of the Hassayampa River. The greatest variety of vegetation is also found along the river bank and multiple on-site wash corridors and include species such as: Saguaro, Palo Verde, Creosote, Barrel and Cholla cactus, as well as other typical desert shrubs. Less dense stands of vegetation can be found at the various check dams within the northern regions of the Douglas Ranch property. Some Saguaro cacti can be found on the slopes of the Belmont Mountains within the southwest portion of the site. The base vegetation, consistent throughout the site, consists of Creosote Bushes.

Local animal populations are composed of typical Sonoran desert species, though native species populations have been reduced as a result of the introduction of cattle grazing in the area. Arizona Game and Fish has identified these populations consisting of desert tortoise, mule deer, javelina, quail and dove. Higher densities of plant and animal populations are found in proximity to wash corridors, which typically facilitate higher concentrated surface water volumes, thereby enriching species diversity and abundance. As part of the Corps of Engineers Section 404 process, an analysis of the potential for protected species on the property was conducted, with the finding of no endangered species within Douglas Ranch.

The applicant will adhere to the requirements of the Endangered Species Act and will, to the extent practical, voluntarily address the concerns raised by Arizona Game and Fish regarding state species of special concern.

### **3.3.4 Drainage**

Hydrologic drainage patterns throughout the site are characteristic of desert alluvial plains, with flows generally occurring during concentrated precipitation events, such as the summer monsoon storms. The site is composed of a dense network of ephemeral washes that convey natural flows only during significant precipitation events. Historic rainfall patterns for the region dictate episodic storm events with a majority of the precipitation occurring in the winter frontal and the

summer monsoon seasons. Based upon Maricopa County Flood Control District data, average annual rainfall for the Buckeye / Douglas Ranch areas are approximately 7 to 8 inches.

The Hassayampa River is located along the eastern boundary of the site, serves as the major north to south regional drainage corridor. A majority of the on-site washes outfall into the River generally south of the Douglas Ranch property. The Hassayampa River has been estimated to facilitate peak 100-year flows at approximately 57,900 cfs, within the established floodplain (see **Figure 7, Topography and Physical Features**). The Douglas Ranch site is traversed by several flood hazard (A and AE Zones) and floodway areas including the Hassayampa River, Dags, Star, Jackrabbit, and Powerline Washes. Coyote and Beer Bottle Washes have not been mapped to date but are discussed within the Regional Drainage Study. These zones represent significant floodplain zones as delineated by the Federal Emergency Management Agency (FEMA). A portion of the Central Arizona Project Canal crosses under the Hassayampa River outside of the eastern site boundary of the project. The Canal also crosses a number of significant internal washes including the Dags and Jackrabbit washes.

### **3.3.5 Ground Water**

A preliminary hydrogeologic evaluation/assessment was completed for the Douglas Ranch property in September of 1999 with the intent of determining potable water availability for municipal use within the proposed project and to quantify the general extent of the supply aquifer. Based on general volume projections, aquifer volume was estimated at approximately 2,928,000 acre-feet in storage.

Based on the hydrogeologic analysis, the ADWR approved an Analysis of Assured Water Supply for the first 5 phases of Douglas Ranch on May 12, 2004. Since the original analysis, Douglas Ranch, in conjunction with other land owners in the Hassayampa Basin funded the Hassayampa Basin Study that was completed in November 2006. The results of that study are the basis of an application for the Analysis of Assured Water Supply for the remaining phases of Douglas Ranch. An approval of that analysis is expected in early 2009.

Testing has also indicated that the on-site groundwater supply is potentially suitable for domestic consumption. Groundwater depths reported in 1999, ranged between 210 feet, below the surface, in the southern portion of the site to 480 feet in northern portions.

The Douglas Ranch project will use any legal water sources that may prove to be beneficial to the future planning needs of the project, including without limitation, service area rights, type two non-irrigation grand-fathered water rights, renewable supplies, annual storage and recovery credits, long term storage credits, effluent, and groundwater designated as poor quality groundwater.

Non-potable water resources are anticipated through treatment of wastewater by water reclamation plants within the Douglas Ranch project. These facilities will provide irrigation water to golf courses, parks, schools, and possible other public and quasi-public land uses.

The potable and non-potable water systems for Douglas Ranch will be consistent with the Town of Buckeye's ordinances and policies. Specific design of the water system will be determined at the time of development.

### **3.3.6 Viewshed**

The river terrace, upon which the Douglas Ranch property lies, allows distant views in four directions. To the north the Vulture Mountains can be seen, to the east are adjacent views of the White Tank Mountains, to the south are distant views of the Bend and Saucedo Mountains, and views to the south/southwest are the adjacent Belmont Mountains. A series of high voltage electrical transmission lines cross the central portion of the site running from the northwest to the southeast corners of the property. These lines provide minor interruption of mountain-oriented views but generally avoid significant impact.

Due to the Douglas Ranch's proximity to the Hassayampa River, and other significant on-site drainageways, properties located adjacent to the eastern property boundary may gain direct views of the riparian corridors. Similar views may be associated with the orientation of transportation corridors associated with the existing internal wash corridor network.

### **3.3.7 Archeology**

Several archeological surveys have been conducted within the Douglas Ranch property as well as within the immediate proximity. These studies were conducted as requisite steps for the development of the Central Arizona Project (Granite Reef) Aqueduct, the development of the 230 and 345 kilovolt power transmission corridors as well as various access roads and groundwater monitoring wells. The studies concluded minimal documentation of cultural resources. Specifically, the power transmission study documented two minor sites (typically 2 meters square) of artifact scatterings predominantly identified as "eroding fire pits". The other studies did not conclude the presence of cultural resources.

As part of the Corps of Engineers Section 404 process, an archaeological analysis was conducted on approximately 8,500 acres in the southeastern portion of Douglas Ranch. That analysis determined that there were no identified eligible archaeological sites in this area of Douglas Ranch. Further archeological studies will be conducted prior to development in accordance with Historic Preservation Act requirements with the State Historic Preservation Office as required by the 404 and 401 permitting procedures. These studies will likely be conducted on a smaller scale prior to the commencement of construction of each development phase. The applicant will, if required, have on-site surveys conducted to identify sites eligible or potentially eligible for the National Register of Historic Places. The Applicant will coordinate adherence to the National Historic Preservation Act requirements with the State Historic Preservation Office through the Section 404 application submitted to the US Army Corps of Engineers. A qualified archaeologist will conduct such surveys. To the extent practical the development will avoid sites that are deemed eligible or will conduct further testing and data recovery as appropriate. If previously undiscovered human remains or funerary objects are uncovered during on-site activity work will be halted in that area until the State Historic Preservation Office (SHPO) has been notified.

### **3.3.8 Roads, Rights-of-Way and Utilities**

#### **Roadways**

The Douglas Ranch property currently has limited vehicular access opportunities into the site. Wickenburg Road, the only currently existing developed on-site roadway, crosses the western portion of the site, running north to south. The roadway serves as a regional connector between the Town of Wickenburg, to the north, and Interstate-10 to the south. Sun Valley Parkway, an existing arterial roadway immediately east of the Hassayampa River provides additional opportunities for future access. Connector roadways from the Parkway will facilitate future traffic circulation into and out of the project site and to other planned communities east of the Hassayampa River.

A number of non-maintained dirt roads are located within the boundaries of the project. These roadways provide limited access to a majority of the site. Service roads associated with the CAP Canal and the electrical transmission corridors are confined to their respective easements and are not identified for public vehicular use.

#### **Central Arizona Project (CAP) Canal**

The CAP Canal traverses the southern portions of the site and serves as a primary water transmission facility for the Central portions of Arizona including the Phoenix and Tucson metropolitan areas. The canal utilizes a variable width right-of-way with approximately 20-foot embankments rising above the surface grade. The Douglas Ranch property does not currently contain CAP turn-out facilities such as pump or treatment stations.

#### **Electric Service**

The Western Area Power Authority (WAPA) maintains a series of high-voltage transmission lines through the Douglas Ranch property, running northwest to southeast. The transmission lines run via large metal towers, typical of major transmission corridors. The southernmost line is a dual parallel tower configuration, with both series running at 230kV within a 240-foot right-of-way. The northernmost transmission line is a single tower corridor running at 345kV within a 150-foot right-of-way.

#### **Other Facilities**

Due to the absence of development proximate to the subject property, very few utility improvements exist within the site boundaries. The site does maintain three active wells, and are equipped to withdraw water from the subsurface aquifer. These wells were monitored to gauge groundwater availability, and have historically been used to support cattle operations with a dedicated water supply. Formal electrical, sewer, natural gas and potable water distribution networks have not been established within the current project boundaries.

**FIGURE 5: EXISTING LAND USE**

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**FIGURE 6: EXISTING CMP LAND USE PLAN**

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**FIGURE 7: TOPOGRAPHY AND PHYSICAL FEATURES**

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## SECTION 4 COMMUNITY MASTER PLAN

### 4.1 PURPOSE AND INTENT

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The purpose of the Community Master Plan is to set the vision for the Development of the Douglas Ranch Planned Community. The sections within this Chapter are intended to provide policy direction for the regulatory provisions provided within **Sections 5 and 6**.

#### 4.1.1 Community Vision

The Douglas Ranch Community Master Plan represents a planned 35,520 acre master planned community located in the Town of Buckeye. This amendment addresses 33,810 acres of the CMP and does not include the Arizona State Land parcels. The Douglas Ranch project will be designed to offer a broad range of housing types, retail/commercial services and employment, with the intent of promoting the development of a self-sufficient community. Over a projected 40 year build out period, the projected population of the community will eventually approach approximately 282,830 residents, based on a projection of 2.7 persons per household. Planned community services include primary and high school education sites, and various municipal services including fire, police, library, transit, recreation and infrastructure support facilities.

The proposed land use and development pattern is cognizant of existing significant wash corridors throughout the site including the Daggs, Powerline, Star and Jackrabbit washes. These wash corridors will contribute to an open space network that will provide linkages to other portions of the community. The preservation of the drainage corridors will promote wildlife migration and the preservation of existing habitat. Scenic corridors will be created along major drainage ways and along arterial streets to convey the exclusive desert ambiance of this project.

Access to and from the Douglas Ranch property will primarily utilize roadway corridors to the south and east of the project site. **Figure 8, Douglas Ranch and Vicinity Master Plans**, provides a contextual overview of access relationships with various master planned communities already approved within the Hassayampa River Valley. The Sun Valley Parkway, three miles to the east of the site, will provide regional connectivity to the Phoenix Metropolitan Area with access to Interstate 10 to the south and Grand Avenue and the 303 Loop to the north and east. Additional regional connections to the Phoenix Metropolitan Area are proposed along the 325th, 339th, and 367th Avenue alignments, creating opportunities for future connections with Interstate 10. The proposed roadway alignments however, are subject to modification based on future traffic analysis studies. Additionally, the CMP identifies the alignment of a future freeway corridor that will provide a connection between I-10 to the south and US 60 to the east and Las Vegas to the northwest.

While the Douglas Ranch planned community has been designed to evolve into a self-contained community with the provision of an expansive range of housing, employment, retail, entertainment, recreation and the full spectrum of public facilities, a regional public transportation commuter station has been planned within the Town Center. This facility could provide the community-focus for either commuter rail or express bus service to key locations within the Metro Phoenix area for cultural events or specialty shopping. A network of major and minor arterial roadways throughout the site will provide circulation within the community as six and four lane facilities with center landscaped medians. Minor arterial roadways will be constructed within a 110-foot right-of-way section and major arterial roadways will be constructed within a

140-foot right-of-way. Some limited access urban parkways have also been proposed to manage the projected traffic volumes. The arterial street system will be supplemented by a network of major (4 lane) and minor (2 lane) collector streets.

**Figure 9, *Community Land Use Plan***, expresses the land use vision for the Douglas Ranch Planned Community. The Douglas Ranch Planned Community will include a range of housing densities from Low Density Residential having a Target density of 2.0 dwelling units per acre, to High density residential with a target density of 18.0 dwelling units per acre, although the urban core activity areas will include higher residential areas. The Low Density Residential (L) uses, located on the periphery of the community with the intent of providing a transition to surrounding public lands held in State and Federal Land Trusts, transitions to higher densities towards the activity centers throughout the community.

The land use pattern for Douglas Ranch includes a primary urban core along the future freeway, with smaller cores/activity centers located in a radial pattern away from the primary core. It is anticipated that these activity areas will be developed with urban scale intensities for both residential and non-residential uses. **Figure 10, *Urban Centers Master Plan***, depicts the core locations and the building height limits permitted in these core/activity areas. Additional height is permitted in these areas to encourage a more intense development pattern. The boundaries of the areas identified for additional height may be further refined during the Neighborhood Planning Unit Process. Modifications to the specific boundaries will be permitted as part of that process without requiring an amendment to the CMP. In addition to the flexible height limitations, a separate set of urban street sections have been developed. These sections are depicted in **Figure 18, *Streetscape Concept***, of the CMP.

While the routing and extent of future golf has not specifically been defined by the proposed Community Master Plan, the project Intensity / Density Tables presume that golf will be introduced and is an allowed use in the Residential development parcels. With the introduction of golf to these parcels, the residential density will be transferred from the golf course open space to adjacent residential development parcels. Some community golf may be incorporated within the multiple community drainage corridors.

As described in greater detail below, the implementation of the Community Master Plan will occur through the Neighborhood Planning Unit Process. The Community Master Plan alternatives are an attempt to depict the ultimate development of Douglas Ranch. However, the exact configuration of individual development parcels and the specific locations of parks, schools and collector streets will be established and the Neighborhood Planning Units are reviewed and approved.

The Douglas Ranch Master Planned Community will be developed with environmentally sensitive building practices. The result will be a series of natural open space areas and golf courses integrated throughout the community, resulting in residential enclaves and curvilinear street patterns designed to reflect the topography of the site and minimize impacts to the wash corridors. Where possible, housing will be oriented to abut natural drainage features or golf course areas to feature these amenities. By combining a variety of unit densities, types, elevations and diversity of home design, the Douglas Ranch Community will offer a balance of residential, employment, retail, recreation, entertainment and public facility uses to promote quality of life for future residents. The implementation of the Community Master Plan will strive to maintain housing diversity and cost efficient building practices to address the demands of varying life styles. A comprehensive set of design guidelines and Covenants, Conditions and Restrictions will be prepared and executed to ensure consistent levels of quality throughout the

community. The emphasis of the design guidelines will be placed on the preservation of the natural systems (by preserving the community drainage network), the establishment of a community theme promoting a community identity, housing diversity, and the establishment of the urban centers as functional centralized community social spaces.

#### **4.1.2 Conformance with Buckeye General Plan and Area Planning**

##### **North Buckeye General Development Plan**

In January 2008, the Buckeye Town Council approved the Town of Buckeye General Plan for a public vote. In May 2008, the public adopted the General Plan.. The new General Plan sought to reflect all of the Community Master Plan approvals in the Town, particularly for the area north of Interstate-10. Since this Amendment #1 to the Douglas Ranch CMP was filed prior to the preparation and adoption of the General Plan, the proposals in this CMP Amendment # 1 were incorporated into the General Plan. The proposed request for approval of the Community Master Plan for Douglas Ranch is consistent with the recently approved General Plan Update.

#### **4.1.3 Relationship with Buckeye Development Code**

The Douglas Ranch Community Master Plan has been prepared pursuant to the provisions of **Section 7-3-3, Community Master Plans, of the Town of Buckeye Development Code**. Section 7-3-3 authorizes the preparation of Community Master Plans as a means of regulating large master planned developments in the Planned Community Zoning District. Regulations and provisions for development contained within the Douglas Ranch Community Master Plan and Planned Community Overlay Zone take precedence over regulations covering land uses and property development standards in the Development Code. Administrative procedures and provisions not provided within the Douglas Ranch Community Master Plan remain applicable to the development of the Master Plan. In the event of a conflict between the provisions of the Douglas Ranch Community Master Plan and the Development Code, the provisions of the Community Master Plan shall prevail.

#### 4.1.4 Relationship with Douglas Ranch Annexation and Development Agreement

The original Douglas Ranch Community Master Plan was approved with a Development Agreement between the Town and the project Applicant in accordance with **Section 7-3-3 A.4** of the Development Code. The proposed CMP amendment will not necessitate any modifications to the existing development agreement, with the exception of recognizing the revised Land Use Plan.

## 4.2 NATURAL PLANNING DETERMINANTS

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Planning of the Douglas Ranch Master Planned Community recognized four distinct natural units within the boundaries of the subject site. They include the Riparian Corridor, Creosote Flat and Cholla Cobble Flat units. These characteristics are exhibited within **Appendix 7.7, Douglas Ranch Context**.

***Riparian Corridors:*** Vegetated corridors, along Daggs, Star, Powerline and Jackrabbit Washes. Characterized by sand, silt and cobble watercourses, as well as palo verde, bursage and chuparosa plant materials.

***Creosote Flats:*** Generally flat terrain, characterized by sparse vegetation consisting of predominantly creosote bush dispersed generally 30 feet apart.

***Belmont Slopes:*** Generally moderate to steep terrain and mountain peaks, characterized by a diversity of major plants including Foothills Palo Verde, Ironwood, Saguaro cactus, Teddy Bear Cholla cactus, Staghorn Cholla cactus, Barrel cactus, Bursage and Hedgehog.

***Rolling Cobble Plateau:*** Generally rolling terrain with multiple minor drainageways immediately west of the Hassayampa River corridor. Further characterized by moderately dense vegetation consisting of predominately jumping Cholla cactus, Creosote and Barrel cactus dispersed generally 50 feet apart within a ground cover base of medium sized cobbles generally 2 inches in diameter. This unit is also characterized by a sparse distribution of mature Saguaro cactus.

The Douglas Ranch property is very gently sloped with vertical relief generally only occurring within the drainage corridors and adjacent to the Belmont Mountains in the southwest portion of the site. Minor wash depths generally range from two to five feet with larger washes characterized by depths of 10 feet or greater. The CAP canal acts as a barrier to natural flows of many of the minor site washes. Canal intersections with larger washes have been designed with special crossings that allow natural wash flows to continue with limited impact to the CAP canal structure. With careful planning, development near these units, particularly along the riparian corridors, will benefit the residents of the community by providing opportunities to:

- Preserve natural conditions of drainageways where appropriate,
- Promote opportunities for mobility through a community trails network,
- Promote opportunities for natural habitat by promoting the preservation of extensive riparian corridors.

The development plan for the Douglas Ranch community is sensitive to the preservation of natural habitat and the recognition of species that may inhabit the Douglas Ranch Property.

Through the preservation of natural wash corridors, sensitive and ecologically diverse areas of the property will be protected through the establishment of dedicated open space tracts. Protected open space areas will also include the upper slopes of the Belmont Mountains, which have been identified as containing various animal populations. The Arizona Game and Fish Department has reported that two water sources are maintained by the agency within proximity to the western portions of Douglas Ranch and the Belmont Mountains. They have expressed concern regarding the proximity of these facilities to future human populations within Douglas Ranch. Mitigation of this condition and coordination with the Game and Fish Department will occur when the development of the western portion of Douglas Ranch threatens the identified animal populations.

The Douglas Ranch Community Master Plan proposes a cooperative posture in the strategic relocation of these facilities to mitigate the impact of human occupation of the Douglas Ranch property. This assistance and commitment however, is contingent on a process conducted by the Federal Bureau of Land Management (BLM) and the ultimate relocation of the identified two facilities is entirely at the discretion of this agency. The Arizona Game and Fish Department agrees to manage the application process with the BLM as the Applicant for the relocation of the facilities.

The Arizona Game and Fish Department has identified a concern related to the introduction of domestic sheep and goats into the area related to possible health impacts to bighorn sheep populations. To address this concern, Douglas Ranch agrees to impose domestic livestock restrictions for sheep and goats through the Community Covenants, Conditions and Restrictions (CCR's). The CCR's will prohibit the specified domestic animals within Douglas Ranch.

The applicant recognizes the importance of species preservation and protection and will adhere to the requirements of the Endangered Species Act and will follow the voluntary guidelines that the Arizona Game and Fish Department (AGFD) has provided for desert tortoise relocation. The Heritage Data Management System has identified the Douglas Ranch area as suitable habitat for the endangered Desert Tortoise, but initial investigations have failed to produce evidence of a tortoise presence within the subject property.

The overall habitat value of the Douglas Ranch property has been degraded due to decades of grazing activities and off-road vehicle use. The development plan will, to an extent that is reasonable, avoid and minimize impacts to sensitive habitat areas such as existing riparian corridors and intensified slope areas. Proposed open space areas within the Douglas Ranch property account for nearly 4,200 acres of habitat area, much of which will be protected from future degradation. In addition to wash corridors, golf courses will provide open water areas that will enhance wildlife access to permanent water sources.

### **4.3 LAND USE PLAN**

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Specific land uses and the location of these land uses within the Douglas Ranch property will be the result of several factors:

- Maximizing compatibility with the suitability of the land;
- Responsiveness to drainage constraints created by the Daggs, Star, Powerline, and Jackrabbit washes;
- Proximity to community open spaces;
- Promotion of a non-grid based plan of development;

- Placement of arterial street alignments as determined by topography and drainage constraints and regional access opportunities;
- Promotion of a Neighborhood Planning Unit (NPU) planning and organizing concept;
- Appropriate ratios and allocations of land uses;
- Appropriate distribution of parks, schools, and church facilities;
- Appropriate distribution and transition of residential densities, and
- Appropriate distribution / concentration of employment and retail services.

Overall residential densities for the Douglas Ranch property have been planned to respond to thresholds necessary to support the development and maintenance of urban infrastructure. The Douglas Ranch Community Master Plan suggests a residential density for the property at 3.1 dwelling units per gross acre. Commercial, employment, parks and public/quasi public uses have been planned to respond to the Town of Buckeye "Land Use Ratio" standards with an emphasis on the provision of "balanced" land use. The proposed Community Master Plan strives to provide this "balanced" land use condition. **Figure 9**, the *Community Land Use Plan*, illustrates the proposed land uses for the property and its relation to adjacent lands. This exhibit is intended to identify the conceptual location of land uses within the proposed Planning Units. The specific densities and intensities permitted in each Planning Unit are identified in **Table 2**. **Table 1**, *Douglas Ranch Land Use Summary*, provides a summary of proposed land uses by providing intended target densities, combined commercial and employment projected gross leasable area and a summary of the percentage distribution for each residential use within Douglas Ranch. Detailed information is contained in **Table 2**. The proposed Community Master Plan would eventually yield approximately 104,752 residential units, 11.4 million square feet of retail space, 40.4 million square feet of mixed use/employment space and a variety of public / quasi public facilities to support a resident population of approximately 283,500 people.

**TABLE 1: Douglas Ranch Land Use Summary**

Land Use	Approx. Gross Acreage	Target Density	Approx. Dwelling Units	Percent of Total Units	Target FAR	Approx. Floor Area
Low Density Residential	4,251.5 Ac.	2.00	8,504	8.12%		
Medium/Low Density Residential	6,714.4 Ac.	4.00	26,857	25.64%		
Medium Density Residential	5,010.1 Ac.	6.00	30,061	28.70%		
Medium/High Density Residential	2,421.2 Ac.	10.00	24,212	23.11%		
High Density Residential	338.4 Ac.	18.00	6,090	5.81%		
Schools	728.7 Ac.					
Parks and Open Space	7,144.4 Ac.					
Waste Water/Recharge Facility	184.8 Ac.					
Commercial/Mixed Use (1)	3,505.2 Ac.	2.58	9,028	8.62%	0.36	55,000,000
Miscellaneous/R.O.W.	3,511.3 Ac.					
	<b>33,810.0 Ac.</b>	<b>3.10</b>	<b>104,752</b>	<b>100.00%</b>		<b>55,000,000</b>

Note: All land use acreages are approximate. Summary excludes State Lands within project boundaries. A detailed breakdown of all uses is provided in Table 2 in this document.

1) Commercial and Mixed Use uses have a varying range of floor area ratios and residential densities. Target density in the Commercial/Mixed Use category is a factor of approximate dwelling units divided by approximate gross acreage. Actual densities for individual parcels will comply with the specific land use category for that parcel.

**Table 2, Douglas Ranch Intensity / Density Table**, provides projected development intensity and density for each of the proposed Planning Units. The proposed plan is organized through an emphasis in the establishment of the project density at approximately 3.1 dwelling units per gross acre. The proposed Community Master Plan therefore proposes 104,752 dwelling units for the Douglas Ranch properties exclusive of the State Land within the perimeter boundary. The proposed gross density of Douglas Ranch is comparable with the Town of Buckeye's goals and objectives and other planned communities within the Phoenix Metropolitan Area. Other land uses, proposed for the Douglas Ranch Community Master Plan, include commercial, employment, public/quasi public uses as well as a broad range of uses typically associated with large master planned developments. These uses have been planned to respond to Town of Buckeye planning and land use ratios.

### 4.3.1 Neighborhood Planning Units (NPU's)

The Douglas Ranch property represents a Community Master Plan with an extraordinary size for a property under single ownership. As a Community Master Plan proposal for 33,810 acres, Douglas Ranch represents a development at the scale of the City of Tempe. This ownership pattern offers tremendous opportunities to plan for a logical, organized community development pattern, which caters to the anticipated social fabric of the future residents. To address the development of a "sense of community" at this scale, the Community Master Plan is designed around thirty-nine "neighborhood planning units". The development units are intended to foster the integrated development of neighborhoods throughout the Douglas Ranch Community. **Figure 11, Neighborhood Planning Units**, provides the conceptual intent to develop the project under this concept.

The Neighborhood Planning Unit Concept is the cornerstone of the development process within Douglas Ranch. As established in the Douglas Ranch Development Agreement, the Community Master Plan is subject to the submission and approval of a more detailed plan for each Neighborhood Planning Unit. While **Figure 9** attempts to graphically depict the land use patterns within Douglas Ranch, and the revised master engineering studies support these plans, it is not possible to accurately identify specific locations of schools, parks, collector streets and even specific arterial street alignments until more precise engineering and planning is undertaken when the Neighborhood Planning Units are prepared. However, it is important to note that, as NPU's are developed, the mix of land uses identified in **Table 2** will be implemented.

For example, it is expected that the development of Douglas will include a number of golf courses spread throughout the community. To that end, golf courses have been included as a permissible use in various Douglas Ranch Land Use categories. However, the specific locations of golf courses are not included in the Community Master plan, with the understanding that this use can be included at the time of Neighborhood Planning Unit approval without necessitating a CMP amendment. It is the intent of this Community Master Plan to provide sufficient flexibility at the time of Neighborhood Planning Unit approval to minimize the need for any CMP amendments as long as there is compliance with the general mix of land uses identified in **Table 2**, subject to the conditions relating to CMP amendments contained in **Section 6, Community Master Plan Governance**.

**TABLE 2: Douglas Ranch Intensity / Density Table**

**NPU 1 = 1,440.9**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential	163.3 Ac.	11.33%	2.00 DU's/Ac.	326 DU's	14.92%				
ML	Medium/Low Density Residential	188.7 Ac.	13.10%	4.00 DU's/Ac.	754 DU's	34.51%				
M	Medium Density Residential	184.0 Ac.	12.77%	6.00 DU's/Ac.	1,105 DU's	50.57%				
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.1 Ac.	1.05%							
HS	High Schools	55.9 Ac.	3.88%							
P	Park	81.6 Ac.	5.66%							
G	Recreational Open Space									
OS	Open Space	457.8 Ac.	31.77%							
U/OS	Utility/Open Space	45.2 Ac.	3.14%							
WWTF	Waste Water/Recharge Facility	116.4 Ac.	8.08%							
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	20.9 Ac.	1.45%				0.20	182,080.8	350	520
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	112.0 Ac.	7.77%							
		<b>1,440.9 Ac.</b>	<b>100.00%</b>		<b>2,185 DU's</b>	<b>100.00%</b>		<b>182,080.8</b>		<b>520</b>

NPU 2 = 1,397.1

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	459.7 Ac.	32.90%	4.00 DU's/Ac.	1,839 DU's	54.02%				
M	Medium Density Residential	260.9 Ac.	18.67%	6.00 DU's/Ac.	1,565 DU's	45.98%				
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	30.2 Ac.	2.16%							
G	Recreational Open Space	221.0 Ac.	15.82%							
OS	Open Space	143.6 Ac.	10.28%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility	68.4 Ac.	4.90%							
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	59.8 Ac.	4.28%				0.20	520,977.6	350	1,489
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	153.5 Ac.	10.99%							
		<b>1,397.1 Ac.</b>	<b>100.00%</b>		<b>3,404 DU's</b>	<b>100.00%</b>		<b>520,977.6</b>		<b>1,489</b>

**NPU 3 = 344.4**

Symbol	Use	Acres	Percent	Ent. DU/Ac.	Ent. DU's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	7.1 Ac.	2.06%	4.00 DU's/Ac.	28 DU's	3.07%				
M	Medium Density Residential	87.2 Ac.	25.32%	6.00 DU's/Ac.	524 DU's	57.39%				
MH	Medium/High Density Residential	36.1 Ac.	10.48%	10.00 DU's/Ac.	361 DU's	39.54%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	21.9 Ac.	6.36%							
G	Recreational Open Space									
OS	Open Space	59.1 Ac.	17.16%							
U/OS	Utility/Open Space	5.4 Ac.	1.57%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	30.2 Ac.	8.77%				0.20	263,102.4	350	752
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	97.4 Ac.	28.28%							
		<b>344.4 Ac.</b>	<b>100.00%</b>		<b>913 DU's</b>	<b>100.00%</b>		<b>263,102.4</b>		<b>752</b>

**NPU 4 = 971.2**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential	54.7 Ac.	5.63%	10.00 DU's/Ac.	547 DU's	15.49%				
H	High Density Residential	165.9 Ac.	17.08%	18.00 DU's/Ac.	2,985 DU's	84.51%				
ES	Elementary Schools	15.1 Ac.	1.55%							
HS	High Schools									
P	Park	32.2 Ac.	3.32%							
G	Recreational Open Space									
OS	Open Space	27.3 Ac.	2.81%							
U/OS	Utility/Open Space	30.2 Ac.	3.11%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	71.4 Ac.	7.35%				0.30	933,055.2	350	2,666
CM	Commercial Medium	91.7 Ac.	9.44%				0.28	1,118,446.6	350	3,195
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial	283.7 Ac.	29.21%				0.20	2,421,816.3	500	4,844
	Miscellaneous/R.O.W.	199.0 Ac.	20.50%							
		<b>971.2 Ac.</b>	<b>100.00%</b>		<b>3,532 DU's</b>	<b>100.00%</b>		<b>4,473,318.1</b>		<b>10,705</b>

**NPU 5 = 982.5**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. DU/Ac.</b>	<b>Ent. DU's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential	21.3 Ac.	2.17%	2.00 DU's/Ac.	43 DU's	1.74%				
<b>ML</b>	Medium/Low Density Residential	93.1 Ac.	9.48%	4.00 DU's/Ac.	372 DU's	15.08%				
<b>M</b>	Medium Density Residential	198.4 Ac.	20.19%	6.00 DU's/Ac.	1,191 DU's	48.28%				
<b>MH</b>	Medium/High Density Residential	86.1 Ac.	8.76%	10.00 DU's/Ac.	861 DU's	34.90%				
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	80.7 Ac.	8.21%							
<b>HS</b>	High Schools									
<b>P</b>	Park	200.8 Ac.	20.44%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	144.5 Ac.	14.71%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low	65.0 Ac.	6.62%				0.20	566,280.0	350	1,618
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	92.6 Ac.	9.42%							
		<b>982.5 Ac.</b>	<b>100.00%</b>		<b>2,467 DU's</b>	<b>100.00%</b>		<b>566,280.0</b>		<b>1,618</b>

NPU 6 = 767.2

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential	176.9 Ac.	23.06%	10.00 DU's/Ac.	1,769 DU's	27.50%				
H	High Density Residential	100.3 Ac.	13.07%	18.00 DU's/Ac.	1,805 DU's	28.05%				
ES	Elementary Schools	15.0 Ac.	1.96%							
HS	High Schools									
P	Park	56.8 Ac.	7.40%							
G	Recreational Open Space									
OS	Open Space	61.5 Ac.	8.02%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use	96.5 Ac.	12.58%	26.50 DU's/Ac.	2,557 DU's	39.74%	0.50	2,101,770.0	350	6,005
MU/MH	Mixed-Use/Medium/High Density Residential	55.0 Ac.	7.17%	5.50 DU's/Ac.	303 DU's	4.71%	0.22	527,076.0	350	1,506
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	15.2 Ac.	1.98%				0.20	132,422.4	350	378
E	Employment	59.1 Ac.	7.70%				0.44	1,132,734.3	350	3,237
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	130.9 Ac.	17.06%							
		<b>767.2 Ac.</b>	<b>100.00%</b>		<b>6,434 DU's</b>	<b>100.00%</b>		<b>3,894,002.7</b>		<b>11,126</b>

**NPU 7 = 669.8**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. Du's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential	49.3 Ac.	7.36%	2.00 DU's/Ac.	99 DU's	6.39%				
<b>ML</b>	Medium/Low Density Residential	105.1 Ac.	15.69%	4.00 DU's/Ac.	421 DU's	27.16%				
<b>M</b>	Medium Density Residential	171.7 Ac.	25.63%	6.00 DU's/Ac.	1,030 DU's	66.45%				
<b>MH</b>	Medium/High Density Residential			10.00 DU's/Ac.						
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools									
<b>HS</b>	High Schools									
<b>P</b>	Park	15.2 Ac.	2.27%							
<b>G</b>	Recreational Open Space	192.2 Ac.	28.70%							
<b>OS</b>	Open Space	53.1 Ac.	7.93%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low	8.4 Ac.	1.25%				0.20	73,180.8	350	
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	74.8 Ac.	11.17%							
		<b>669.8 Ac.</b>	<b>100.00%</b>		<b>1,550 DU's</b>	<b>100.00%</b>		<b>73,180.8</b>		

**NPU 8 = 398.7**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. DU's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential	66.0 Ac.	16.55%	10.00 DU's/Ac.	660 DU's	22.52%				
H	High Density Residential	17.0 Ac.	4.26%	18.00 DU's/Ac.	306 DU's	10.44%				
ES	Elementary Schools									
HS	High Schools									
P	Park	30.4 Ac.	7.62%							
G	Recreational Open Space									
OS	Open Space	48.2 Ac.	12.09%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use	59.4 Ac.	14.90%	26.50 DU's/Ac.	1,574 DU's	53.70%	0.50	1,293,732.0	350	3,696
MU/MH	Mixed-Use/Medium/High Density Residential	71.2 Ac.	17.86%	5.50 DU's/Ac.	391 DU's	13.34%	0.22	682,323.8	350	1,949
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment	25.4 Ac.	6.37%				0.44	486,826.6	350	1,391
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	81.1 Ac.	20.35%							
		<b>398.7 Ac.</b>	<b>100.00%</b>		<b>2,931 DU's</b>	<b>100.00%</b>		<b>2,462,882.4</b>		<b>7,036</b>

**NPU 9 = 614.9**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	285.7 Ac.	46.46%							
G	Recreational Open Space									
OS	Open Space									
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use	251.9 Ac.	40.97%	26.50 DU's/Ac.			0.50	5,486,382.0	350	15,675
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	77.3 Ac.	12.57%							
		<b>614.9 Ac.</b>	<b>100.00%</b>					<b>5,486,382.0</b>		<b>15,675</b>

**NPU 10 = 400.3**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential	61.0 Ac.	15.24%	10.00 DU's/Ac.	610 DU's	21.29%				
H	High Density Residential	33.3 Ac.	8.32%	18.00 DU's/Ac.	599 DU's	20.91%				
ES	Elementary Schools									
HS	High Schools									
P	Park	25.5 Ac.	6.37%							
G	Recreational Open Space									
OS	Open Space	30.9 Ac.	7.72%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use	62.5 Ac.	15.61%	26.50 DU's/Ac.	1,656 DU's	57.80%	0.50	1,361,250.0	350	3,889
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	77.0 Ac.	19.24%				0.30	1,006,236.0	350	2,875
CM	Commercial Medium						0.28		350	
CL	Commercial Low	55.0 Ac.	13.74%				0.20	479,160.0	350	1,368
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	55.1 Ac.	13.76%							
		<b>400.3 Ac.</b>	<b>100.00%</b>		<b>2,865 DU's</b>	<b>100.00%</b>		<b>2,846,646.0</b>		<b>8,132</b>

**NPU 11 = 1,051.2**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. Du's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential	176.9 Ac.	16.83%	2.00 DU's/Ac.	354 DU's	9.90%				
<b>ML</b>	Medium/Low Density Residential	249.1 Ac.	23.70%	4.00 DU's/Ac.	996 DU's	27.86%				
<b>M</b>	Medium Density Residential	273.6 Ac.	26.03%	6.00 DU's/Ac.	1,642 DU's	45.93%				
<b>MH</b>	Medium/High Density Residential	58.3 Ac.	5.55%	10.00 DU's/Ac.	583 DU's	16.31%				
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	15.1 Ac.	1.44%							
<b>HS</b>	High Schools									
<b>P</b>	Park	71.9 Ac.	6.84%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	142.0 Ac.	13.51%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low						0.20		350	
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	64.3 Ac.	6.10%							
		<b>1,051.2 Ac.</b>	<b>100.00%</b>		<b>3,575 DU's</b>	<b>100.00%</b>				

NPU 12 = 750.6

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	139.7 Ac.	18.61%	4.00 DU's/Ac.	559 DU's	21.48%				
M	Medium Density Residential	34.5 Ac.	4.60%	6.00 DU's/Ac.	207 DU's	7.96%				
MH	Medium/High Density Residential	183.6 Ac.	24.46%	10.00 DU's/Ac.	1,836 DU's	70.56%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	25.1 Ac.	3.34%							
G	Recreational Open Space									
OS	Open Space	32.6 Ac.	4.34%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	112.8 Ac.	15.03%				0.30	1,474,070.4	350	4,212
CM	Commercial Medium	110.4 Ac.	14.71%				0.28	1,346,526.7	350	3,848
CL	Commercial Low						0.20		350	
E	Employment	43.2 Ac.	5.76%				0.44	827,988.5	350	2,366
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	68.7 Ac.	9.15%							
		<b>750.6 Ac.</b>	<b>100.00%</b>		<b>2,602 DU's</b>	<b>100.00%</b>		<b>3,648,585.6</b>		<b>10,426</b>

**NPU 13 = 1,345.8**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential	443.8 Ac.	32.98%	6.00 DU's/Ac.	2,663 DU's	33.19%				
MH	Medium/High Density Residential	281.3 Ac.	20.90%	10.00 DU's/Ac.	2,813 DU's	35.06%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	30.0 Ac.	2.23%							
HS	High Schools									
P	Park	64.4 Ac.	4.79%							
G	Recreational Open Space									
OS	Open Space									
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use	96.1 Ac.	7.14%	26.50 DU's/Ac.	2,547 DU's	31.75%	0.50	2,093,058.0	350	5,981
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	99.9 Ac.	7.42%				0.30	1,305,493.2	350	3,730
CM	Commercial Medium						0.28		350	
CL	Commercial Low	110.9 Ac.	8.24%				0.20	966,160.8	350	2,760
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	219.4 Ac.	16.30%							
		<b>1,345.8 Ac.</b>	<b>100.00%</b>		<b>8,023 DU's</b>	<b>100.00%</b>		<b>4,364,712.0</b>		<b>12,471</b>

**NPU 14 = 1,751.8**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. Du's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential	851.3 Ac.	48.60%	2.00 DU's/Ac.	1,701 DU's	45.46%				
<b>ML</b>	Medium/Low Density Residential	448.5 Ac.	25.60%	4.00 DU's/Ac.	1,794 DU's	47.94%				
<b>M</b>	Medium Density Residential	41.2 Ac.	2.35%	6.00 DU's/Ac.	247 DU's	6.60%				
<b>MH</b>	Medium/High Density Residential			10.00 DU's/Ac.						
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	15.0 Ac.	0.86%							
<b>HS</b>	High Schools									
<b>P</b>	Park	72.9 Ac.	4.16%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	226.8 Ac.	12.95%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low						0.20		350	
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	96.1 Ac.	5.48%							
		<b>1,751.8 Ac.</b>	<b>100.00%</b>		<b>3,742 DU's</b>	<b>100.00%</b>				

NPU 15 = 1,562.6

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential	386.9 Ac.	24.76%	2.00 DU's/Ac.	774 DU's	17.89%				
ML	Medium/Low Density Residential	211.2 Ac.	13.52%	4.00 DU's/Ac.	846 DU's	19.56%				
M	Medium Density Residential	451.0 Ac.	28.86%	6.00 DU's/Ac.	2,706 DU's	62.55%				
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	30.0 Ac.	1.92%							
HS	High Schools	47.5 Ac.	3.04%							
P	Park	124.4 Ac.	7.96%							
G	Recreational Open Space									
OS	Open Space	93.2 Ac.	5.96%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	93.6 Ac.	5.99%				0.20	815,443.2	350	2,329
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	124.8 Ac.	7.99%							
		<b>1,562.6 Ac.</b>	<b>100.00%</b>		<b>4,326 DU's</b>	<b>100.00%</b>		<b>815,443.2</b>		<b>2,329</b>

NPU 16 = 997.9

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential	293.5 Ac.	29.41%	2.00 DU's/Ac.	588 DU's	21.93%				
ML	Medium/Low Density Residential	267.1 Ac.	26.77%	4.00 DU's/Ac.	1,068 DU's	39.82%				
M	Medium Density Residential	131.8 Ac.	13.21%	6.00 DU's/Ac.	791 DU's	29.49%				
MH	Medium/High Density Residential	23.5 Ac.	2.35%	10.00 DU's/Ac.	235 DU's	8.76%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	20.3 Ac.	2.03%							
HS	High Schools									
P	Park	49.1 Ac.	4.92%							
G	Recreational Open Space									
OS	Open Space	96.9 Ac.	9.71%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	34.2 Ac.	3.43%				0.20	297,950.4	350	851
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	81.5 Ac.	8.17%							
		<b>997.9 Ac.</b>	<b>100.00%</b>		<b>2,682 DU's</b>	<b>100.00%</b>		<b>297,950.4</b>		<b>851</b>

**NPU 17 = 1,397.4**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. Du's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential	596.1 Ac.	42.66%	2.00 DU's/Ac.	1,192 DU's	29.47%				
<b>ML</b>	Medium/Low Density Residential	247.1 Ac.	17.68%	4.00 DU's/Ac.	989 DU's	24.45%				
<b>M</b>	Medium Density Residential	158.5 Ac.	11.34%	6.00 DU's/Ac.	951 DU's	23.51%				
<b>MH</b>	Medium/High Density Residential	91.3 Ac.	6.53%	10.00 DU's/Ac.	913 DU's	22.57%				
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	15.0 Ac.	1.07%							
<b>HS</b>	High Schools									
<b>P</b>	Park	57.7 Ac.	4.13%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	140.2 Ac.	10.03%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low						0.20		350	
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	91.5 Ac.	6.56%							
		<b>1,397.4 Ac.</b>	<b>100.00%</b>		<b>4,045 DU's</b>	<b>100.00%</b>				

NPU 18 = 781.4

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential	58.8 Ac.	7.52%	6.00 DU's/Ac.	353 DU's	12.90%				
MH	Medium/High Density Residential	238.4 Ac.	30.51%	10.00 DU's/Ac.	2,384 DU's	87.10%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools	38.8 Ac.	4.97%							
P	Park	70.6 Ac.	9.04%							
G	Recreational Open Space									
OS	Open Space	19.9 Ac.	2.55%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	111.4 Ac.	14.26%				0.30	1,455,775.2	350	4,159
CM	Commercial Medium	59.3 Ac.	7.59%				0.28	723,270.3	350	2,066
CL	Commercial Low	22.2 Ac.	2.84%				0.20	193,406.4	350	553
E	Employment	39.3 Ac.	5.03%				0.44	753,239.5	350	2,152
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	122.7 Ac.	15.69%							
		<b>781.4 Ac.</b>	<b>100.00%</b>		<b>2,737 DU's</b>	<b>100.00%</b>		<b>3,125,691.4</b>		<b>8,930</b>

NPU 19 = 1,094.6

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	339.7 Ac.	31.03%	4.00 DU's/Ac.	1,358 DU's	40.82%				
M	Medium Density Residential	301.3 Ac.	27.53%	6.00 DU's/Ac.	1,807 DU's	54.31%				
MH	Medium/High Density Residential	16.2 Ac.	1.48%	10.00 DU's/Ac.	162 DU's	4.87%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.0 Ac.	1.37%							
HS	High Schools									
P	Park	36.2 Ac.	3.31%							
G	Recreational Open Space									
OS	Open Space	161.0 Ac.	14.71%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	78.1 Ac.	7.14%				0.20	680,407.2	350	1,944
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	147.1 Ac.	13.43%							
		<b>1,094.6 Ac.</b>	<b>100.00%</b>		<b>3,327 DU's</b>	<b>100.00%</b>		<b>680,407.2</b>		<b>1,944</b>

NPU 20 = 676.7

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	403.1 Ac.	59.57%	4.00 DU's/Ac.	1,612 DU's	100.00%				
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.1 Ac.	2.23%							
HS	High Schools									
P	Park	31.2 Ac.	4.61%							
G	Recreational Open Space									
OS	Open Space	74.4 Ac.	10.99%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	64.5 Ac.	9.53%				0.20	561,924.0	350	1,605
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	88.4 Ac.	13.07%							
		<b>676.7 Ac.</b>	<b>100.00%</b>		<b>1,612 DU's</b>	<b>100.00%</b>		<b>561,924.0</b>		<b>1,605</b>

NPU 21 = 1,145.1

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential	227.1 Ac.	19.83%	2.00 DU's/Ac.	455 DU's	14.37%				
ML	Medium/Low Density Residential	404.2 Ac.	35.30%	4.00 DU's/Ac.	1,617 DU's	51.06%				
M	Medium Density Residential	182.5 Ac.	15.94%	6.00 DU's/Ac.	1,095 DU's	34.57%				
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	30.0 Ac.	2.62%							
HS	High Schools									
P	Park	52.5 Ac.	4.58%							
G	Recreational Open Space									
OS	Open Space	89.7 Ac.	7.83%							
U/OS	Utility/Open Space	26.5 Ac.	2.31%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	132.6 Ac.	11.59%							
		<b>1,145.1 Ac.</b>	<b>100.00%</b>		<b>3,167 DU's</b>	<b>100.00%</b>				

NPU 22 = 728.6

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	199.3 Ac.	27.35%	4.00 DU's/Ac.	798 DU's	26.45%				
M	Medium Density Residential	207.4 Ac.	28.47%	6.00 DU's/Ac.	1,244 DU's	41.23%				
MH	Medium/High Density Residential	97.5 Ac.	13.38%	10.00 DU's/Ac.	975 DU's	32.32%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.1 Ac.	2.07%							
HS	High Schools									
P	Park	44.2 Ac.	6.07%							
G	Recreational Open Space									
OS	Open Space	87.6 Ac.	12.02%							
U/OS	Utility/Open Space	21.4 Ac.	2.94%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	56.1 Ac.	7.70%							
		<b>728.6 Ac.</b>	<b>100.00%</b>		<b>3,017 DU's</b>	<b>100.00%</b>				

NPU 23 = 342.0

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential	53.3 Ac.	15.58%	6.00 DU's/Ac.	320 DU's	45.45%				
MH	Medium/High Density Residential	38.4 Ac.	11.23%	10.00 DU's/Ac.	384 DU's	54.55%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park									
G	Recreational Open Space									
OS	Open Space	103.1 Ac.	30.15%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	30.0 Ac.	8.77%				0.30	392,040.0	350	1,120
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial	78.2 Ac.	22.87%				0.20	667,557.4	500	1,336
	Miscellaneous/R.O.W.	39.0 Ac.	11.40%							
		<b>342.0 Ac.</b>	<b>100.00%</b>		<b>704 DU's</b>	<b>100.00%</b>		<b>1,059,597.4</b>		<b>2,456</b>

NPU 24 = 380.2

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	19.6 Ac.	5.16%							
G	Recreational Open Space									
OS	Open Space	93.9 Ac.	24.70%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment	166.6 Ac.	43.82%				1.40	10,159,934.4	350	29,029
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment	41.1 Ac.	10.81%				0.44	787,739.0	350	2,251
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	59.0 Ac.	15.51%							
		<b>380.2 Ac.</b>	<b>100.00%</b>					<b>10,947,673.4</b>		<b>31,280</b>

NPU 25 = 400.6

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential	122.0 Ac.	30.45%	6.00 DU's/Ac.	732 DU's	41.15%				
MH	Medium/High Density Residential	104.7 Ac.	26.14%	10.00 DU's/Ac.	1,047 DU's	58.85%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	30.7 Ac.	7.66%							
G	Recreational Open Space									
OS	Open Space	98.9 Ac.	24.69%							
U/OS	Utility/Open Space	10.8 Ac.	2.70%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	33.5 Ac.	8.36%							
		<b>400.6 Ac.</b>	<b>100.00%</b>		<b>1,779 DU's</b>	<b>100.00%</b>				

NPU 26 = 382.2

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential	79.4 Ac.	20.77%	10.00 DU's/Ac.	794 DU's	100.00%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	23.7 Ac.	6.20%							
G	Recreational Open Space									
OS	Open Space	125.4 Ac.	32.81%							
U/OS	Utility/Open Space	10.2 Ac.	2.67%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	30.0 Ac.	7.85%				0.30	392,040.0	350	1,120
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment	67.7 Ac.	17.71%				0.44	1,297,565.3	350	3,707
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	45.8 Ac.	11.99%							
		<b>382.2 Ac.</b>	<b>100.00%</b>		<b>794 DU's</b>	<b>100.00%</b>		<b>1,689,605.3</b>		<b>4,827</b>

NPU 27 = 519.1

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	160.2 Ac.	30.86%	4.00 DU's/Ac.	642 DU's	36.01%				
M	Medium Density Residential	114.6 Ac.	22.08%	6.00 DU's/Ac.	687 DU's	38.53%				
MH	Medium/High Density Residential	45.4 Ac.	8.75%	10.00 DU's/Ac.	454 DU's	25.46%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.1 Ac.	2.91%							
HS	High Schools									
P	Park	47.2 Ac.	9.09%							
G	Recreational Open Space									
OS	Open Space	63.1 Ac.	12.16%							
U/OS	Utility/Open Space	20.3 Ac.	3.91%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	53.2 Ac.	10.24%							
		<b>519.1 Ac.</b>	<b>100.00%</b>		<b>1,783 DU's</b>	<b>100.00%</b>				

**NPU 28 = 512.3**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	217.0 Ac.	42.36%	4.00 DU's/Ac.	867 DU's	64.51%				
M	Medium Density Residential	26.6 Ac.	5.19%	6.00 DU's/Ac.	160 DU's	11.90%				
MH	Medium/High Density Residential	31.7 Ac.	6.19%	10.00 DU's/Ac.	317 DU's	23.59%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.0 Ac.	2.93%							
HS	High Schools									
P	Park	50.7 Ac.	9.90%							
G	Recreational Open Space									
OS	Open Space	94.9 Ac.	18.52%							
U/OS	Utility/Open Space	22.3 Ac.	4.35%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	54.1 Ac.	10.56%							
		<b>512.3 Ac.</b>	<b>100.00%</b>		<b>1,344 DU's</b>	<b>100.00%</b>				

**NPU 29 = 1,021.3**

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	418.7 Ac.	41.00%	4.00 DU's/Ac.	1,674 DU's	52.10%				
M	Medium Density Residential	256.5 Ac.	25.12%	6.00 DU's/Ac.	1,539 DU's	47.90%				
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.0 Ac.	1.47%							
HS	High Schools									
P	Park	60.1 Ac.	5.88%							
G	Recreational Open Space									
OS	Open Space	47.8 Ac.	4.68%							
U/OS	Utility/Open Space	30.9 Ac.	3.03%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	53.5 Ac.	5.24%				0.20	466,092.0	350	1,332
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	138.8 Ac.	13.58%							
		<b>1,021.3 Ac.</b>	<b>100.00%</b>		<b>3,213 DU's</b>	<b>100.00%</b>		<b>466,092.0</b>		<b>1,332</b>

**NPU 30 = 1,015.5**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. Du's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential			2.00 DU's/Ac.						
<b>ML</b>	Medium/Low Density Residential	132.4 Ac.	13.04%	4.00 DU's/Ac.	530 DU's	13.86%				
<b>M</b>	Medium Density Residential	320.4 Ac.	31.55%	6.00 DU's/Ac.	1,923 DU's	50.29%				
<b>MH</b>	Medium/High Density Residential	137.1 Ac.	13.50%	10.00 DU's/Ac.	1,371 DU's	35.85%				
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	18.2 Ac.	1.79%							
<b>HS</b>	High Schools	54.1 Ac.	5.33%							
<b>P</b>	Park	84.7 Ac.	8.34%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	144.7 Ac.	14.25%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low	26.0 Ac.	2.56%				0.20	226,512.0	350	647
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	97.9 Ac.	9.64%							
		<b>1,015.5 Ac.</b>	<b>100.00%</b>		<b>3,824 DU's</b>	<b>100.00%</b>		<b>226,512.0</b>		<b>647</b>

**NPU 31 = 1,168.2**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. Du's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential			2.00 DU's/Ac.						
<b>ML</b>	Medium/Low Density Residential	508.8 Ac.	43.55%	4.00 DU's/Ac.	2,034 DU's	51.07%				
<b>M</b>	Medium Density Residential	276.6 Ac.	23.68%	6.00 DU's/Ac.	1,660 DU's	41.68%				
<b>MH</b>	Medium/High Density Residential	28.9 Ac.	2.47%	10.00 DU's/Ac.	289 DU's	7.25%				
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	15.0 Ac.	1.28%							
<b>HS</b>	High Schools									
<b>P</b>	Park	72.1 Ac.	6.17%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	174.3 Ac.	14.92%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low	20.0 Ac.	1.71%				0.20	174,240.0	350	498
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	72.5 Ac.	6.22%							
		<b>1,168.2 Ac.</b>	<b>100.00%</b>		<b>3,983 DU's</b>	<b>100.00%</b>		<b>174,240.0</b>		<b>498</b>

NPU 32 = 665.0

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential	160.7 Ac.	24.17%	2.00 DU's/Ac.	321 DU's	21.41%				
ML	Medium/Low Density Residential	294.7 Ac.	44.32%	4.00 DU's/Ac.	1,178 DU's	78.59%				
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.0 Ac.	2.26%							
HS	High Schools									
P	Park	45.1 Ac.	6.78%							
G	Recreational Open Space									
OS	Open Space	115.3 Ac.	17.34%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	34.2 Ac.	5.13%							
		<b>665.0 Ac.</b>	<b>100.00%</b>		<b>1,499 DU's</b>	<b>100.00%</b>				

**NPU 33 = 2,045.1**

<b>Symbol</b>	<b>Use</b>	<b>Acres</b>	<b>Percent</b>	<b>Ent. Du/Ac.</b>	<b>Ent. DU's</b>	<b>Percent</b>	<b>Ent. FAR</b>	<b>Ent. Sq.Ft.</b>	<b>Sq.Ft./Job</b>	<b>Jobs</b>
<b>L</b>	Low Density Residential	1,325.1 Ac.	64.79%	2.00 DU's/Ac.	2,651 DU's	69.07%				
<b>ML</b>	Medium/Low Density Residential	200.1 Ac.	9.78%	4.00 DU's/Ac.	801 DU's	20.87%				
<b>M</b>	Medium Density Residential			6.00 DU's/Ac.						
<b>MH</b>	Medium/High Density Residential	38.6 Ac.	1.89%	10.00 DU's/Ac.	386 DU's	10.06%				
<b>H</b>	High Density Residential			18.00 DU's/Ac.						
<b>ES</b>	Elementary Schools	15.0 Ac.	0.73%							
<b>HS</b>	High Schools									
<b>P</b>	Park	75.9 Ac.	3.71%							
<b>G</b>	Recreational Open Space									
<b>OS</b>	Open Space	285.6 Ac.	13.97%							
<b>U/OS</b>	Utility/Open Space									
<b>WWTF</b>	Waste Water/Recharge Facility									
<b>UCE</b>	Urban Center Employment						1.40		350	
<b>UCMU</b>	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
<b>MU/MH</b>	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
<b>MU</b>	Mixed-Use						0.30		350	
<b>CM</b>	Commercial Medium						0.28		350	
<b>CL</b>	Commercial Low	27.2 Ac.	1.33%				0.20	236,966.4	350	677
<b>E</b>	Employment						0.44		350	
<b>LI</b>	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	77.6 Ac.	3.80%							
		<b>2,045.1 Ac.</b>	<b>100.00%</b>		<b>3,838 DU's</b>	<b>100.00%</b>		<b>236,966.4</b>		<b>677</b>

NPU 34 = 948.4

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential	190.6 Ac.	20.10%	6.00 DU's/Ac.	1,143 DU's	40.98%				
MH	Medium/High Density Residential	164.6 Ac.	17.36%	10.00 DU's/Ac.	1,646 DU's	59.02%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	125.5 Ac.	13.23%							
G	Recreational Open Space									
OS	Open Space	69.3 Ac.	7.31%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use	91.9 Ac.	9.69%				0.30	1,200,949.2	350	3,431
CM	Commercial Medium						0.28		350	
CL	Commercial Low	40.0 Ac.	4.22%				0.20	348,480.0	350	996
E	Employment	171.4 Ac.	18.07%				0.44	3,285,121.0	350	9,386
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	95.1 Ac.	10.02%							
		<b>948.4 Ac.</b>	<b>100.00%</b>		<b>2,789 DU's</b>	<b>100.00%</b>		<b>4,834,550.2</b>		<b>13,813</b>

NPU 35 = 578.1

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	146.5 Ac.	25.34%	4.00 DU's/Ac.	586 DU's	29.38%				
M	Medium Density Residential	123.9 Ac.	21.43%	6.00 DU's/Ac.	744 DU's	37.29%				
MH	Medium/High Density Residential	66.5 Ac.	11.50%	10.00 DU's/Ac.	665 DU's	33.33%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.0 Ac.	2.59%							
HS	High Schools									
P	Park	89.3 Ac.	15.45%							
G	Recreational Open Space									
OS	Open Space	48.6 Ac.	8.41%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	28.9 Ac.	5.00%				0.20	251,776.8	350	719
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	59.4 Ac.	10.28%							
		<b>578.1 Ac.</b>	<b>100.00%</b>		<b>1,995 DU's</b>	<b>100.00%</b>		<b>251,776.8</b>		<b>719</b>

NPU 36 = 509.6

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. DU's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	176.2 Ac.	34.58%	4.00 DU's/Ac.	705 DU's	50.50%				
M	Medium Density Residential	83.1 Ac.	16.31%	6.00 DU's/Ac.	498 DU's	35.67%				
MH	Medium/High Density Residential	19.3 Ac.	3.79%	10.00 DU's/Ac.	193 DU's	13.83%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park	50.4 Ac.	9.89%							
G	Recreational Open Space									
OS	Open Space	103.8 Ac.	20.37%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	17.8 Ac.	3.49%				0.20	155,073.6	350	443
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	59.0 Ac.	11.57%							
		<b>509.6 Ac.</b>	<b>100.00%</b>		<b>1,396 DU's</b>	<b>100.00%</b>		<b>155,073.6</b>		<b>443</b>

NPU 37 = 526.3

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential			4.00 DU's/Ac.						
M	Medium Density Residential			6.00 DU's/Ac.						
MH	Medium/High Density Residential	145.3 Ac.	27.61%	10.00 DU's/Ac.	1,453 DU's	78.63%				
H	High Density Residential	21.9 Ac.	4.16%	18.00 DU's/Ac.	395 DU's	21.37%				
ES	Elementary Schools									
HS	High Schools	36.6 Ac.	6.95%							
P	Park	62.1 Ac.	11.80%							
G	Recreational Open Space									
OS	Open Space	88.2 Ac.	16.76%							
U/OS	Utility/Open Space	22.3 Ac.	4.24%							
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	59.7 Ac.	11.34%				0.20	520,106.4	350	1,486
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	90.2 Ac.	17.14%							
		<b>526.3 Ac.</b>	<b>100.00%</b>		<b>1,848 DU's</b>	<b>100.00%</b>		<b>520,106.4</b>		<b>1,486</b>

NPU 38 = 930.4

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	571.7 Ac.	61.45%	4.00 DU's/Ac.	2,287 DU's	76.01%				
M	Medium Density Residential	120.4 Ac.	12.94%	6.00 DU's/Ac.	722 DU's	23.99%				
MH	Medium/High Density Residential			10.00 DU's/Ac.						
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	30.1 Ac.	3.24%							
HS	High Schools									
P	Park	50.5 Ac.	5.43%							
G	Recreational Open Space									
OS	Open Space	71.8 Ac.	7.72%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low	20.0 Ac.	2.15%				0.20	174,240.0	350	498
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	65.9 Ac.	7.07%							
		<b>930.4 Ac.</b>	<b>100.00%</b>		<b>3,009 DU's</b>	<b>100.00%</b>		<b>174,240.0</b>		<b>498</b>

NPU 39 = 595.0

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. DU's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
L	Low Density Residential			2.00 DU's/Ac.						
ML	Medium/Low Density Residential	125.4 Ac.	21.08%	4.00 DU's/Ac.	502 DU's	27.61%				
M	Medium Density Residential	135.5 Ac.	22.77%	6.00 DU's/Ac.	812 DU's	44.67%				
MH	Medium/High Density Residential	50.4 Ac.	8.47%	10.00 DU's/Ac.	504 DU's	27.72%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.9 Ac.	2.67%							
HS	High Schools									
P	Park	46.1 Ac.	7.75%							
G	Recreational Open Space									
OS	Open Space	152.5 Ac.	25.63%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
UCE	Urban Center Employment						1.40		350	
UCMU	Urban Center Mixed-Use			26.50 DU's/Ac.			0.50		350	
MU/MH	Mixed-Use/Medium/High Density Residential			5.50 DU's/Ac.			0.22		350	
MU	Mixed-Use						0.30		350	
CM	Commercial Medium						0.28		350	
CL	Commercial Low						0.20		350	
E	Employment						0.44		350	
LI	Light Industrial						0.20		500	
	Miscellaneous/R.O.W.	69.2 Ac.	11.63%							
		<b>595.0 Ac.</b>	<b>100.00%</b>		<b>1,818 DU's</b>	<b>100.00%</b>				

STATE 01 = 641.2

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
LLR	Large Lot Residential			2.00 DU's/Ac.						
SLR	Small Lot Residential	411.0 Ac.	64.10%	4.00 DU's/Ac.	1,644 DU's	100.00%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools	15.0 Ac.	2.34%							
HS	High Schools									
P	Park	15.0 Ac.	2.34%							
G	Recreational Open Space									
OS	Open Space	72.0 Ac.	11.23%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
TC	Town Center			4.00 DU's/Ac.			0.18		350	
MU	Mixed-Use			6.00 DU's/Ac.			0.15		350	
C	Neighborhood Commercial						0.22		350	
	Miscellaneous/R.O.W.	128.2 Ac.	19.99%							
		<b>641.2 Ac.</b>	<b>100.00%</b>		<b>1,644 DU's</b>	<b>100.00%</b>				

STATE 02 = 158.9

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
LLR	Large Lot Residential			2.00 DU's/Ac.						
SLR	Small Lot Residential	129.0 Ac.	81.18%	4.00 DU's/Ac.	516 DU's	100.00%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park									
G	Recreational Open Space									
OS	Open Space									
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
TC	Town Center			4.00 DU's/Ac.			0.18		350	
MU	Mixed-Use						0.15		350	
C	Neighborhood Commercial						0.22		350	
	Miscellaneous/R.O.W.	29.9 Ac.	18.82%							
		<b>158.9 Ac.</b>	<b>100.00%</b>		<b>516 DU's</b>	<b>100.00%</b>				

STATE 03 = 639.9

Symbol	Use	Acres	Percent	Ent. Du/Ac.	Ent. Du's	Percent	Ent. FAR	Ent. Sq.Ft.	Sq.Ft./Job	Jobs
LLR	Large Lot Residential			2.00 DU's/Ac.						
SLR	Small Lot Residential	309.0 Ac.	48.29%	4.00 DU's/Ac.	1,236 DU's	100.00%				
H	High Density Residential			18.00 DU's/Ac.						
ES	Elementary Schools									
HS	High Schools									
P	Park									
G	Recreational Open Space									
OS	Open Space	175.0 Ac.	27.35%							
U/OS	Utility/Open Space									
WWTF	Waste Water/Recharge Facility									
TC	Town Center			4.00 DU's/Ac.			0.18		350	
MU	Mixed-Use			6.00 DU's/Ac.			0.15		350	
C	Neighborhood Commercial	28.0 Ac.	4.38%				0.22	268,300.0	350	
	Miscellaneous/R.O.W.	127.9 Ac.	19.98%							
		<b>639.9 Ac.</b>	<b>100.00%</b>		<b>1,236 DU's</b>	<b>100.00%</b>		<b>268,300.0</b>		

**Land Use Budget**

Use	Symbol	DU's/Ac.	FAR (*)	FA/JOB	Douglas Ranch Total Ac.	Douglas Ranch % out of 33,810.0 Ac.	Jobs Generated	Total Douglas Ranch DU	Douglas Ranch % out of 104,752 DU's	State Land Total Ac.	Total SL DU Ent.
<b>Residential</b>					<b>18,735.6 Ac.</b>	<b>55.5%</b>		<b>95,724 DU's</b>	<b>91.3%</b>	<b>849.0 Ac.</b>	<b>3,396 DU's</b>
<i>Low Density Residential</i>	L	2.00			4,251.5 Ac.	12.6%		8,504 DU's	8.1%	0.0 Ac.	0.0 Ac.
<i>Medium/Low Density Residential</i>	ML	4.00			6,714.4 Ac.	19.9%		26,857 DU's	25.6%	849.0 Ac.	3,396.0 Ac.
<i>Medium Density Residential</i>	M	6.00			5,010.1 Ac.	14.8%		30,061 DU's	28.7%		0.0 Ac.
<i>Medium/High Density Residential</i>	MH	10.00			2,421.2 Ac.	7.2%		24,212 DU's	23.1%		
<i>High Density Residential</i>	H	18.00			338.4 Ac.	1.0%		6,090 DU's	5.8%	0.0 Ac.	0.0 Ac.
<b>Elementary Schools</b>	ES				<b>495.8 Ac.</b>	<b>1.5%</b>				<b>15.0 Ac.</b>	
<b>High Schools</b>	HS				<b>232.9 Ac.</b>	<b>0.7%</b>		<b>0 DU's</b>	<b>0.0%</b>	<b>0.0 Ac.</b>	<b>0.0 Ac.</b>
<b>Parks and Open Space</b>					<b>7,144.4 Ac.</b>	<b>21.0%</b>				<b>262.0 Ac.</b>	
<i>Park</i>	P				2,414.2 Ac.	7.1%		0 DU's	0.0%	15.0 Ac.	0.0 Ac.
<i>Recreational Open Space</i>	G				413.2 Ac.	1.2%					
<i>Open Space</i>	OS				4,071.5 Ac.	12.0%		0 DU's	0.0%	247.0 Ac.	0.0 Ac.
<i>Utility/Open Space</i>	U/OS				245.5 Ac.	0.7%					
<b>Waste Water/Recharge Facility</b>	WWTF				<b>184.8 Ac.</b>	<b>0.5%</b>		<b>0 DU's</b>	<b>0.0%</b>	<b>0.0 Ac.</b>	<b>0 DU's</b>
<b>Commercial/Mixed Use</b>					<b>3,505.2 Ac.</b>	<b>10.4%</b>		<b>9,028 DU's</b>	<b>8.7%</b>	<b>28.0 Ac.</b>	<b>268,300.0 Sq.Ft. FA</b>
<i>Urban Center Employment</i>	UCE	1.40	350		166.6 Ac.	0.5%	29,028	0 DU's	0.0%	0.0 Ac.	0.0 Ac.
<i>Urban Center Mixed-Use</i>	UCMU	26.50	0.50	350	566.4 Ac.	1.7%	35,246	8,334 DU's	8.0%		
<i>Mixed-Use/Medium/High Density Residential</i>	MU/MH	5.50	0.22	350	126.2 Ac.	0.4%	3,455	694 DU's	0.7%	0.0 Ac.	0.0 Ac.
<i>Mixed-Use</i>	MU	0.30	350		624.4 Ac.	1.8%	23,313				
<i>Commercial Medium</i>	CM	0.28	350		261.4 Ac.	0.8%	9,109	0 DU's	0.0%	28.0 Ac.	268,300.0 Ac.
<i>Commercial Low</i>	CL	0.20	350		951.1 Ac.	2.8%	23,674				
<i>Employment</i>	E	0.44	350		447.2 Ac.	1.3%	24,489	0 DU's	0.0%	0.0 Ac.	0.0 Ac.
<i>Light Industrial</i>	LI	0.20	500		361.9 Ac.	1.1%	6,179				
<b>Miscellaneous/R.O.W.</b>					<b>3,511.3 Ac.</b>	<b>10.4%</b>		<b>0 DU's</b>	<b>0.0%</b>	<b>286.0 Ac.</b>	<b>0 DU's</b>
<b>Totals</b>					<b>33,810.0 Ac.</b>	<b>100.0%</b>	<b>154,493</b>	<b>104,752 DU's</b>	<b>100.0%</b>	<b>1,440.0 Ac.</b>	<b>3,396 DU's</b>

1.47 Jobs/DU      3.10 DU's/Gross Ac.

0.95 DU's/Ac.

(\*) The FAR's listed are used as a target to generate an approximate area per use. These FAR's are not intended to be used as a maximum.

Each Neighborhood Planning Unit is intended to include primary education facilities and neighborhood recreational activities. The “urban cores” are an exception to this concept, providing a high intensity/density area not conducive to elementary or high schools. This organizational pattern is designed to address the social and service needs of the "local" or neighborhood population. Typically, the neighborhood planning units are to be served by the incorporation of the following elements:

- a primary school;
- a neighborhood park;
- a residential population base of 4,000 to 4,500 people;
- a neighborhood retail center;
- a mixture of housing densities and product types; and
- supporting public facilities identified at the time of Neighborhood Planning Unit approval. These public services include police and fire stations.

The land use elements above typically provide an identity and social focus for a neighborhood or cluster of neighborhoods. Each of the thirty-nine neighborhood planning units will be designed to place a focal emphasis on one or more of the above uses. In many cases, each Neighborhood Planning Unit will include several of these uses, all designed to provide primary services to several neighborhood areas. There may be some Neighborhood Planning Units that do not conform to these basic parameters due to the size of the Planning Unit or the specific mix of uses within that Planning Unit. For example, an NPU that is targeted for active adult uses would have a different land use component than a standard residential area. The specific components of each village will be determined at the time a Neighborhood Planning Unit is approved. Additional information about the NPU process is contained in **Section 5.3**.

The neighborhood planning units will emphasize pedestrian/trail interconnectivity. Within the planning units the pedestrian connectivity will be provided between residential parcels and the neighborhood services. Each planning unit will be interconnected through a direct interface with the natural open space, trail network to promote mobility between planning units. Residential development within immediate proximity with drainage corridors will be designed to provide opportunities for public interaction with the open space. Subdivisions will be designed to provide visual or physical access to the drainage corridors at intervals that are appropriate for the lot size and parcel configuration.

The Land Use Plan for Douglas Ranch attempts to define the appropriate mix of uses and activities that help to create a viable, healthy community. However, given the large scale of Douglas Ranch, it is important to note that modifications and adjustments will be necessary over time. These adjustments are part of the typical growth process for any community. External influences will play an integral role in the development of the Douglas Ranch community. Development of the community recognizes the concerns of adjacent property owners, addressing security and impact issues that will inadvertently arise through development. In response to concerns presented by the Toyota Technical Center, located immediately north of the Douglas Ranch property, a 300-foot “no build” area will be established to buffer along the common property line with the Toyota property. This area will be retained as a common tract dedicated to the Douglas Ranch Association or as municipal open space upon acceptance by the Town of Buckeye. In addition, a restriction on multi-story residences will be established within 600 feet of the common property line between Douglas Ranch and the Toyota Technical Center. The 300-foot and 600-foot development restrictions would be imposed for the development within these

specified zones of Douglas Ranch as long as the Toyota Technical Center property is utilized solely as an automobile proving ground.

Potential influences of noise and light impacts generated by the Toyota Technical Center have been recognized by the applicant and are reflected in the designation of low-density development along the northern property boundary, including increased setbacks and larger lots. In addition, the applicant believes that light and noise producing sources on the Toyota property are adequately buffered as a result of the existing site configuration and setbacks from the subject property line. It will be necessary to notify future property owners within the Douglas Ranch Community of the nature of Toyota operations and potential impacts to private properties. While anticipated impacts of the Technical Center operations on Douglas Ranch are perceived to be minimal, formal disclosures of operational characteristics including possible high level over-flights, light and noise will be provided to prospective property owners within one mile of the northern (common) property line with Toyota. The disclosure statement will be provided within the community's Covenants, Conditions and Restrictions and recorded with the County Recorder.

The Circulation Plan for Douglas Ranch identifies conceptual road connections between Douglas Ranch and the Toyota Proving Grounds. These circulation connections are conceptual in nature and the need for these linkages will be determined at the time of Neighborhood Planning Unit approval for these areas. Additionally, these roadway connections will only be implemented if the land uses on the Toyota Proving Grounds change from a proving ground/technical center to another use.

### **4.3.2 Residential**

A variety of housing types will be provided within the Douglas Ranch community. Homes will vary in character and size to meet the diverse needs of the projected community population. Higher residential densities have been proposed in centralized locations within the community to promote adjacency with primary transportation routes and proposed employment uses and commercial services. Lower residential densities have been located at the perimeter of the community to lessen the intensity of the infrastructure in these locations and to promote land use sensitivity to natural drainage-ways in these areas.

Gross densities for single-family residential parcels range from less than 1.0 to 26.5 dwelling units per gross acre. These densities are reflected within the Low Density Residential uses (2.0 du/ac), the Medium-Low Density Residential uses (4.0 du/ac), Medium Density Residential uses (6.0 du/ac), Medium-High Density Residential uses (10.0 du/ac), HighDensity Residential uses (18.0 du/ac), Urban Center/Mixed Use uses (26.5 du/ac) and Mixed Use/Medium High uses (26.5 du/ac). The higher density residential use targeted within the Mixed Use and Town Center parcels, presume that 10% and 20% (respectively) of the parcels area is ultimately devoted to a residential use. Single-family residential development will be required to conform to the Douglas Ranch residential design guidelines, which promote community interaction, diversity of housing product, architectural embellishment, as well as promoting the interface with improved and natural open space. To the greatest extent possible, single-family residential developments should be designed to minimize the exposure of residential units to arterial street intersections through the placement of open space, retention, higher density residential, single-user commercial and/or convenience commercial uses (not to exceed five (5) gross acres) at arterial street intersections.

Single-family development shall also comply with the Town of Buckeye Residential Design Standards, as approved and amended by the Town. If there is a conflict between the Town standards and the Douglas Ranch standards, the stricter standard shall apply.

### **4.3.3 Employment**

The Master Developer(s) of the Douglas Ranch Planned Community will actively seek major employers to locate within Douglas Ranch as a primary use for the initiation and build-out of the proposed community. The proposed plan locates major employment opportunities in an “Urban Center” and four “Village Centers” as depicted in **Figure 10**. Within these centers there are over 975 acres of employment and industrial uses, as well as an additional 1,300 acres of mixed use land uses that will provide additional office and retail uses. Within the Urban Center, employment and retail uses are anticipated to consume approximately 45 percent of the area. A projected 14,5321,000 square feet of employment use can ultimately be accommodated by the acreage devoted to this use within the five development parcels. **Figure 10** is a conceptual depiction of the estimated jobs that will be located in the urban core and the activity cores.

### **4.3.4 Commercial**

Approximately 1,200 acres of commercial land uses and an additional 1,300 acres of mixed use land uses have been proposed within the neighborhood planning units and the activity cores. These commercial areas have been dispersed throughout the community to promote access (vehicular, bicycle and pedestrian) to these services. Community Commercial nodes have been located throughout the community primarily along principal arterial streets to heighten retail exposure to the public, and minimize negative traffic impacts on planned neighborhoods.

The plan proposes both community and neighborhood retail uses to serve the projected resident population of approximately 283,000 for Douglas Ranch. Neighborhood centers will focus on providing residents with day to day services including but not limited to grocery, pharmaceutical, dry cleaning, banking and video rental establishments. Community centers will be planned to serve residents throughout the Douglas Ranch Community with services beyond day-to-day needs including services such as home improvement, entertainment, office and bulk goods. All land use parcels will be linked by a system of trails and open spaces, natural and human-made, distributed throughout the Douglas Ranch Community to promote multi-modal access to the planned commercial services

### **4.3.5 Golf**

Douglas Ranch will feature golf as a community recreational and open space amenity. While the specific number and location of courses has not been determined, the proposed Community Master Plan anticipates both public and private courses with a minimum of two public courses and up to 10 private or semipublic courses. Many of the golf courses are presumed to develop within the multiple residential parcels throughout the Community and are permitted as an allowable use in the residential land use districts. This Community Master Plan permits the density transfer from future golf courses to the adjacent residential parcels. As golf is developed

within the residential development parcels, residential units allocated to the residential parcels will be shifted within the parcels while maintaining the gross residential density of the proposed Community Master Plan. Golf courses will be designed to respond to all levels and skills. The amount of turf provided will be within the allowable standards set by the Arizona Department of Water Resources. State-of-the-art, computerized irrigation systems will maintain healthy, high quality turf while at the same time accomplishing responsible water conservation. Irrigation supplied to the golf courses will be supplemented by reclaimed water upon completion of the community wastewater treatment plant(s) subject to an effluent service agreement between the Town of Buckeye and the golf course operator. The golf course open space will be designed and contoured to accommodate both stormwater flows and to accept stormwater runoff from adjacent neighborhoods and commercial properties. Stormwater runoff within basins and washes will be isolated from water reservoirs utilized to irrigate the golf courses.

The specifics of golf course designs have not been contemplated at this time. Golf course determinations and design are anticipated to be a part of the development approval process for the Neighborhood Planning Units. The refinement of the development units, the configuration of golf courses and circulation will be addressed during the refined planning process for each phase of the project. Golf course design will facilitate grade separated crossing of golf cart paths with arterial street networks.

#### **4.3.6 Schools**

The proposed Land Use Plan has identified the potential for twenty-nine primary schools, and six high school sites on approximately 730 acres within the Douglas Ranch property. The majority of Douglas Ranch is located within the Wickenburg School District jurisdiction and a portion is within the Saddle Mountain Unified School District. **Figure 4, *Municipal Boundaries*** provides a graphic depiction of the district lines. The current district boundary line is located along the section line between Township 3 North and Township 4 North (the Bell Road alignment). The development plan for Douglas Ranch has proposed to modify the Bell Road alignment within the property to add an enhanced curvilinear element to this segment. Douglas Ranch has been designed to address school planning around the existing district boundaries between the Saddle Mountain and Wickenburg School Districts. Discussions with each of the two school districts has confirmed their mutual desire to modify their jurisdictional areas in the future to respond to the final constructed alignment of Bell Road rather than the rigid section line.

Projections for Douglas Ranch school children have been based on student generation information from the Wickenburg Unified School District. The student generation numbers are contained in **Table 3, *School Children Projection Factors***. These

**TABLE 3: School Children Projection Factors**

<b>Residential Land Use Category</b>	<b>Elementary School Standards (students per household) (1)</b>	<b>High School Standards (students per household)</b>
Low Density Residential	0.25	0.17
Medium/Low Density Residential	0.45	0.16
Medium Density Residential	0.53	0.05
Medium/High Density Residential	0.256	0.064
High Density Residential	0.18	0.09
Urban Center Mixed-Use	0.18	0.09
Mixed-Use/Medium/High Density Residential	0.18	0.09
<b>Average (2)</b>	<b>0.289</b>	<b>0.14</b>

(1) Elementary school children are those attending grades Kindergarten through 8th. Student projection ratios based on information provided by the Wickenburg Unified School District.

Based on residential unit projections, proposed schools have been distributed throughout the Douglas Ranch Planned Community. **Figures 13, Schools Master Plan**, provide the appropriate distribution of schools. The proposed school locations are based on school size (student enrollment standards per school) and student projections based on **Table 3**. The school age children projections were utilized in the determination of schools needed by generally planning a primary school (K-8) for each 1000-1200 students and a high school for each 1600-1800 students. The design intent is to locate primary schools adjacent to neighborhood parks while High school sites are intended to be in close proximity to the proposed community parks. Primary schools will not be located on any street with an arterial or higher classification.

The Saddle Mountain and Wickenburg School Districts were involved in preliminary planning related to the number of projected school sites and appropriate distribution within the community at the time the original CMP amendment was approved. The amended CMP does not contemplate any significant changes. The standards used to estimate future student populations within the community are based on district input and experience. At the time of the original CMP approval, both school districts expressed initial support of the projected distribution. Input from the districts will continue to be sought in relation to future facility and land use decisions, such as the NPU and platting process. The proposed number and location of schools will be amended over time to reflect the actual needs of the school districts. At the time of NPU planning and review, direct coordination with the school districts will occur to verify the school requirements.

### **4.3.7 Parks**

Open space and recreational areas within Douglas Ranch are estimated to be close to 7,000 acres. The open space is distributed throughout the property, with an emphasis on the trail system and accessible parks. Much of this acreage is attributed to the large tracts of preserved natural open space within drainage / riparian corridors and areas devoted to “public” golf and inter-community linkages with numerous opportunities for walking, jogging, hiking and wildlife viewing. In addition to the natural open space, the proposed Community Master Plan incorporates over one hundred neighborhood parks, over sixty community parks, four large sports parks and two regional parks that are over 100 acres in size. The park sites were planned based on current Town of Buckeye Land Use Ratios and do not consider golf courses as factors in the application of

these ratios. Neighborhood and community park sites have been planned within close proximity to proposed primary school and high school sites.

One of the key additions to the Douglas Ranch CMP is a 300 acre central park located adjacent to the primary core/activity center. The vision for the park is to integrate open space with the higher intensity core area and provide a mix of active and passive recreation areas. The central park is seen as focal point for Douglas Ranch and the entire Sun Valley corridor area, creating an urban recreation setting that can be enjoyed by all residents of Buckeye.

Park sites will be designed to promote improved recreational facilities for Community residents. **Figure 14, Bicycle and Pedestrian Circulation Plan** proposes a network of community multi-use trails to enhance recreational opportunities and promote alternative means of mobility, other than the automobile, throughout the community. These trails will be designed to accommodate pedestrian and bicycle access between residential neighborhoods and commercial, school and park uses. The Douglas Ranch trail network will be re-evaluated as adjacent off-site developments are planned to ensure connectivity of trails between neighboring communities. Connectivity will focus on the Belmont community to the south and the possibility of having the Hassayampa River eventually develop as a regional park to include recreational facilities. The Town of Buckeye General Plan identifies a target of 7 acres of open space per 1,000 residents. Based on the population projections for Douglas Ranch, this equates to an overall park demand of approximately 1,981 acres of parks. The current land use plan estimates the provision of 2,414 acres of parks, not including the pocket parks contained in most residential subdivisions, which exceeds the Town standard by almost 22%. It should also be noted that this open space area does not include much of the natural open space that will be provided in wash corridors. The land use budget for Douglas Ranch estimates the acreage of wash corridors at over 4,000 acres, providing a significant enhancement to the open space opportunities with in Douglas Ranch. By combining the identified park areas and the estimate natural wash corridors, it is estimated that Douglas Ranch will provide approximately 22.69 acres of parks and open space for every 1,000 residents.

**TABLE 4: Park Planning Ratios**

<b>Park/Recreation Type</b>	<b>Size</b>	<b>Area Provided</b>
Regional Park	70.0 Ac. +	391.4 Ac.
Large Municipal/Large Sports Park	30.0 Ac. - 70.0 Ac.	287.3 Ac.
Community Park	10.0 Ac. - 30.0 Ac.	1,155.2 Ac.
Neighborhood Park	4.0 Ac. - 10.0 Ac.	580.3 Ac.
<b>Totals*</b>		<b>2,414.2 Ac.</b>
<i>Projected Residents</i>		<i>282,832</i>
<b>Service Ratio (Per 1,000 residents)</b>		<b>8.54</b>

\* Does not Include Pocket Parks that will be included in individual subdivisions.

Parks will be improved with community recreational facilities to support the recreational demands of the proposed Douglas Ranch Community. Neighborhood parks will typically incorporate basketball, tennis or volleyball, softball or baseball, multi-use space and parking facilities. Community parks will typically incorporate facilities for baseball/softball league play, community pool(s), recreational centers, picnic facilities, basketball, volleyball, soccer and multi-purpose recreational space.

The proposed open space acreage for the Douglas Ranch property exceeds current Town of Buckeye standards. Typically, the drainage corridors along Star, Daggs, Powerline and Jackrabbit Washes will function as passive open space. These open space corridors will include a recreational trails system to foster resident mobility and interaction with the natural open space.

The implementation of wash corridor preservation will be based on detailed hydrologic analysis during the subdivision plat process. In general these corridors will reflect the configuration identified on the Land Use Master Plan. However, some refinement will occur during refined hydrologic analysis and jurisdictional analysis related to the Clean Water Act permit process and the design of future adjacent residential platting. Residential setbacks from retained wash corridors will vary dependent on flood plain and habitat characteristics. Because of these restrictions, the development of structures will generally maintain average setback distances of 100 feet or more from the edge of the sandy bottom wash channel for major washes and 25 feet from minor washes, or as warranted by storm water flows.

In some cases, proposed residential lots adjacent to the washes may include a portion of the open space within the individual platted lots. However, this area will be restricted, with the placement of a preservation easement, to prohibit the disturbance of the natural characteristics on private property. The Community Covenants, Conditions and Restrictions will prohibit disturbance within the corridors, with the exception of the placement of necessary low profile, flood protection cut-off walls and similar flood control / storm water management structures.

#### **4.3.8 Public/Quasi Public Facilities**

##### **Wastewater Treatment and Recharge Facility**

One site is identified in the Master Wastewater Plan for the possible accommodation of the wastewater reclamation facilities (WRF). A second site has been identified as the location for the Douglas Ranch recharge facility. These facilities have been appropriately placed in locations with the lowest elevation within the project area while working with constraints created by the regional drainage patterns. The WRF will treat wastewater from the Douglas Ranch Community for reuse as open space irrigation and possible groundwater recharge. The recharge facility will be the location of the point of recharge.

Preliminary projections for sewer flow quantities have been prepared to determine the land area necessary to serve the facility. These calculations have determined that the community, at build-out, will generate the need for approximately 40.9 million gallons of Average Daily Flow capacity. Equipment to accommodate this flow will be sized accordingly. Upon completion, the Wastewater Reclamation and Recharge facilities will be prepared for acceptance by the Town of Buckeye to be owned and operated subject to the transfer of warranties, as built drawings and specifications and operation manuals.

##### **Fire / Emergency Response**

The potential fire station locations within the Douglas Ranch Planned Community are identified in **Figure 15**. Each of the proposed sites has been conceptually located to provide efficient access to individual service areas within the community. General siting policy within urbanized areas is based on planning for a response time under four-minutes. The Douglas Ranch Plan will accommodate a four-minute response from the facility locations. All proposed sites are planned

with direct access to arterial or collector roadways to facilitate access to higher speed transportation corridors. **Figure 15, *Emergency Response Plan***, depicts proposed station locations and approximated response contours based on the four-minute response standard and by utilizing a simple radial method. The graphic illustrates that the entire community can adequately be served by the proposed facilities. The construction schedule for these facilities will be dependent on population growth and negotiations with the Town of Buckeye as the service provider. Compliance with the Town's requirements for Police and Fire Services and specific locations for the facilities will be determined during Neighborhood Planning Unit approval. Any areas outside of a four-minute response time shall be built in accordance to the Town of Buckeye Fire Department and Building Code Standards.

Police services are anticipated to function from a municipal service site being planned within the Douglas Ranch Town Center. A 5-acre Town Center site will be reserved and dedicated for the development of a Law Enforcement facility at the discretion of the Town of Buckeye.

The timing of the development of the facility will be based on agreements with the Town during the Neighborhood Planning Unit Master Planning process. Initial service may be provided from the existing Town facilities at the discretion of the Town's Police Chief. Refinements to the ultimate station location and configuration within the community will be evaluated at the commencement of each of the Neighborhood Planning Unit Master Plan processes. Coordination with the Town will need to occur related to the appropriate timing of the development of the initial law enforcement facility within the Douglas Ranch Community. This decision will balance community service levels with collected revenues to support the operational characteristics of the facility. The Douglas Ranch Annexation and Development Agreements require the preparation of service agreements regarding the provision of such essential services.

### **Churches**

The proposed Master Land Use Plan anticipates the need to provide the Douglas Ranch Community residents with religious facilities. The plan anticipates the development of fourteen possible sites, which could range in scale from five to twenty acres. These quasi-public facilities are anticipated throughout the community to promote accessibility to Community residents and are allowable uses in the residential and commercial districts. The plan does not mandate any of the sites or preclude additional church sites if future demand warrants an increase in church sites throughout the community.

### **Public Transportation**

The Douglas Ranch Community Master Plan proposes a vision for a public transportation facility within the Urban Center to address future transportation needs internally within the Douglas Ranch Community and externally to possible future links with Phoenix and surrounding communities. Depending on future public funding initiatives for public transportation, the Douglas Ranch Community Master Plan promotes the opportunity for a regional connection facility. Should funding for public transportation not be realized during the build-out timeframe for the Douglas Ranch Community, then the facility could provide local service to residents depending on local opinion for the provision of taxation thereby providing financial support for such a facility. The determination, related to the provision of this service, should be evaluated at approximately fifty-percent (141,500 people) of the Community build-out.

### **Public Library**

Based on the standards for persons residing within the service area (.5 square feet of library space per resident), it has been determined that the Douglas Ranch Community would generate the need for approximately 141,400 square feet of library space. The Douglas Ranch Community Master Plan therefore anticipates the development of a "regional" library within the Town Center. The CMP presumes the reservation and dedication of seven acres to support the facility.

Development of the facility should be evaluated at a threshold of 10,000 residential units by evaluating the demand for such as services with determined or projected operational revenue resources at that time. Upon the Town's commitment to provide operational services to the facility, the Master Developer will arrange for the construction of the facility with completion of the facility scheduled within three (3) years of the execution of a service agreement with the Town. The Town shall have the responsibility to fund maintenance and operational expenses affiliated with the management of the library facility.

The Douglas Ranch Community Master Plan anticipates the provision of library space at the regional and community scale. Library facilities have not been contemplated at the neighborhood scale to maximize the value of the facility to the community as a whole. Demand for neighborhood-scale facilities will be initially offset through enhancements to primary education sites and on-line accessibility to general catalog information and typical library/community services. This type of shared use has been exercised in many developing communities that lack sufficient funding to develop separate school and library services. Access to these facilities may be more limited due to scheduling conflicts on the part of schools but mutually agreeable compromises can be made to offset any inconveniences. The Douglas Ranch Plan could accommodate the projected library space demand primarily within the Town Center and secondarily within the mixed-use development parcels within the northeast quadrant of the proposed community. Library financing is anticipated to be private for facilities development, and public for facilities operational characteristics.

### **Association Seat / Municipal Services**

The Douglas Ranch Community Master Plan represents a planned community, which may eventually reach the scale and land use diversity of some Valley cities or one of the "urban villages" defined by the Phoenix General Plan. In comparison, locally in the case of comparable cities both the City of Scottsdale and City of Tempe represent the land area and population consistent with that projected for Douglas Ranch and in the case of an "urban village" the Paradise Valley Village of Phoenix provides representation. The Community Master Plan therefore contemplates the probability of the evolution of a significant Community Association to oversee the implementation of the Master Plan and ongoing local governance. It will be necessary for the Community Association to create a public/private partnership relationship with the Town of Buckeye. To this end, a portion of the Town Center parcel should be reserved and dedicated for Community Association purposes. Additional public facilities such as courts, social services and community centers are factored into the overall public facilities plan and will be designated as more specific planning occurs. Initial evaluation of these uses indicate that appropriate locations for such facilities will develop within the context of the Town Center and areas of increased intensity.

## 4.4 CIRCULATION

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

### 4.4.1 Vehicular

A Master Traffic Impact Study for Douglas Ranch has been prepared by Kimley-Horn and Associates and is attached as **Appendix 7.5**. The report analyzes the impacts of the proposed land use plan and provides recommendations related to off-site transportation improvements and street capacity.

Currently, there are limited existing roads in or near the study area with the exception of the Wickenburg Highway which transverses the site in a northerly/southerly direction within the western portion of the property. This roadway is currently constructed as a County Highway with one lane of pavement in each direction and wet crossings of significant drainage corridors.

The Maricopa Association of Governments recently completed the Interstate-10/Hassayampa Valley Transportation Framework Study, which included the Douglas Ranch area. This study identified the location of north-south freeway alignment with connections to US 60 to the east and Las Vegas to the north. Also included in the framework study were Parkway connections that are intended to serve as regional transportation connections at a level between freeways and major arterial streets. These Parkways include a north/south parkway east of the Freeway corridor, and east/west Parkway connections on the Cactus and Greenway alignments. Although the typical Parkway section is designed to prohibit direct left turns, the Greenway Parkway will include full turning movements at the 323rd avenue intersection. The land use plan and circulation system for Douglas Ranch incorporates these features.

The proposed circulation plan proposes a network of limited access parkways, major arterial streets and minor arterial streets. Future defined collector streets and local streets will supplement this defined network to provide local services within the Neighborhood Planning Units. A limited access parkway, which will be designed to carry significant traffic volumes, has been provided in the north/south direction with the intent of discouraging direct access from individual driveways or local street connections. The major and minor arterial streets are intended to promote a high level of services with limited restrictions for access from adjacent uses. The proposed section for major arterial streets within the community includes four- to six-through lanes, raised medians, and public sidewalks all within 140 feet of right-of-way. The proposed section for minor arterial streets (within the community) includes four through lanes, raised medians, and public sidewalks all within 110 feet of right-of-way. Sidewalk alignments will be supported by dedicated sidewalk easements.

**Figure 16**, *Planned Regional Arterial Roadway Network*, reflects the proposed limited access parkway, major arterial and minor arterial street alignments within the Hassayampa River Region. **Figure 17** identifies the Community Circulation Plan for Douglas Ranch and includes the freeway, parkway and arterial street designations. The designated arterial street locations will be supported by a collector street system design at the time of the Neighborhood Planning Unit approval. The arterial roadway alignments proposed within Douglas Ranch reflect logical

extensions of roadway alignments established by the approval of the Belmont, Festival Ranch and Sun Valley Master Planned Communities within the Hassayampa River Region. Additional roadway alignment determinants include area topography and drainage constraints, as well as the demand implications related to the proposed land use. The proposed regional transportation network responds to projected demands, while promoting connectivity with other planned communities and regional transportation conduits.

Initial access to the Douglas Ranch Planned Community will likely be oriented towards the east with connections to the Sun Valley Parkway. Future off-site roadway connections will focus connections to the south through the Belmont community. A refinement to precise improvements will be determined during the review process for Neighborhood Planning Unit Master Plans for all or portions of the Douglas Ranch property.

An important component to the access plan for Douglas Ranch will be to ensure all-weather and alternative access points to all parcels within the community. A combination of at-grade and bridge crossing will be constructed along arterial, collector and local roadways facilitating a successful circulation pattern internally and to regional transportation facilities. Analysis of existing offsite access facilities will be analyzed to assess future improvements or construction of circulation elements. Improvements to connections with the Sun Valley Parkway will be studied as updated/revised traffic impact analyses are completed for specific phases of the Douglas Ranch Development.

The Douglas Ranch Community is dedicated to sponsoring a proportionate share of offsite improvements in conjunction with initial development activity. The developer will work with the Town of Buckeye and adjacent property owners to coordinate a series of development agreements that will outline specific segments for improvement and construction timing, and enable a mechanism for future infrastructure reimbursements as additional development occurs proximate to the Douglas Ranch property.

Internal Circulation is an important component of the Douglas Ranch community. Initial traffic circulation studies have estimated that 74.3% of generated traffic trips within Douglas Ranch will be captured internally at buildout. This rate will vary as the project development is phased, in that each phase will produce variations to the overall circulation pattern. As specific phases of the project are developed, separate trip assignments will be prepared for the phased traffic study. Many of the specific circulation issues will be addressed as specific phases are developed. These issues include the ultimate local and collector roadway network, accessibility to commercial and residential areas and line of site distances. Additionally, with the development of each phase and future request(s) for development approval, the correlated traffic impact analysis will address modifications made to regional traffic modeling within the area and modifications to the developed roadway network at that point in time. The traffic impact analysis for each phase will recommend applicable transportation improvements to address the analysis and will provide the basis for the preparation of Development Agreement(s) with the Town of Buckeye.

One of the primary objectives of the Douglas Ranch Circulation Plan will be to promote opportunities for alternative transportation modes and relieve arterials from the exclusive burden of commercial access. Commercial properties in Douglas Ranch will be designed so as to encourage direct access from adjacent neighborhoods via collector and local roadways and community trails. The same trail corridors that unify Douglas Ranch communities to one another and to public facilities will include linkages to community and neighborhood commercial parcels throughout the project. Additionally, a Transportation Management Authority (TMA) may be

formed at the time the community reaches a "critical mass" to warrant and financially support such a function.

Maricopa County has designated Wickenburg Road as a scenic corridor and has applied the scenic corridor/recreational overlay district to entire alignment from Interstate 10 to Wickenburg. The Douglas Ranch community will seek to preserve the general character of the corridor by maintaining existing view corridors and delineating landscape tracts along the Wickenburg Road alignment. Scenic setbacks will be designated in conformance with the existing land characteristics.

#### **4.4.2 Bicycle**

**Figure 14, *Bicycle and Pedestrian Circulation Plan***, identifies alternative modes of circulation within the Douglas Ranch Planned Community to support vehicular mobility. Bicycle lanes located within all minor arterial street sections and off-street adjacent to all major arterials, will primarily manage commuter bicycle circulation. Meandering concrete paths, detached from vehicular traffic circulation, eight feet in width, will accommodate recreational bicycle circulation. Additionally, recreation mountain bicycle circulation may utilize the commuter network or the network of natural surface paths along drainage corridors. These routes will generally be eight feet in width, will meander to maximize access to adjacent land uses, and will share the use of grade separated crossings typically doubling as drainage structures at principal and minor arterial street crossings.

The Master Bicycle and Pedestrian Circulation Plan seeks to provide a very generalized circulation configuration and does not address specific access points into individual parcels.

Future planning of neighborhoods within the Douglas Ranch Community will require the integration of bicycle and pedestrian linkages and circulation facilities to ensure adequate internal access throughout the community. Designated bicycle routes will be striped and signed and will be located within the pavement area of designated roadways, adjacent to either curb.

#### **4.4.3 Pedestrian**

**Figure 14, *Master Bicycle and Pedestrian Circulation Plan***, also identifies planned pedestrian circulation within the Douglas Ranch Planned Community. The proposed network, identified above for bicycle circulation, will be designed to also accommodate pedestrian circulation throughout the drainage corridors and along major and minor arterial routes. Street routes will be designed to allow for the combined bicycle and pedestrian circulation on one side of the street (within an eight-foot wide path) and exclusively pedestrian circulation on the opposite side of the street (within a 6-foot wide path). In all cases, at least three feet for meandering alignments and five feet for straight alignments will separate pedestrian paths from the back of the street curb. While direct interaction between bicycle and pedestrian movement is not encouraged, there will inevitably be shared use between facilities. The Douglas Ranch Development Team recognizes this and has enhanced the design of trails and sidewalks to ensure joint-use compatibility when it occurs. Pedestrian trails will avoid being signed for bicycle or shared use trails to alleviate the interaction of these uses.

## 4.5 DRAINAGE

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A Master Drainage Study has been prepared by Wood/Patel and Associates, Inc. for the Douglas Ranch property and is included as **Appendix 7.6**. This drainage study provides a summary of existing drainage impacts, which major drainage ways impose on the site. The study also includes proposed design concepts to be utilized in accordance with the guidelines established by the Flood Control District of Maricopa County. These design concepts are summarized as follows:

### 4.5.1 Drainage Concept

Douglas Ranch will be planned as an environmentally sensitive development. The current Land Use Plan provides for generous open space areas, which correspond to the major watercourses as well as green belts along the arterial roadways.

The drainage design criteria, proposed for the master drainage planning of Douglas Ranch were obtained primarily from the Drainage Design Manual for Maricopa County, Arizona (Volumes I, II, and III). Key design criteria are reiterated below.

1. Natural drainage patterns will be maintained for all major watercourses. Offsite flows will enter and depart the site in substantially the same manner as pre-developed conditions. Drainage tracts encompassing the area required to convey the 100-year base flood, will be provided over drainage ways capable of conveying flows of 500 cfs, or more, during any event. These tracts will be dedicated to the Town upon final platting of the planning units. Or, if not accepted, these tracts shall be maintained by a Community Association. To the extent of the defined channel banks, washes within the drainage tracts will be preserved in their natural state. Diversions of other natural washes or changes in the channel profile will be minimized. Future culverts will be placed less than 0.5 foot below the natural wash invert to minimize deviation from the existing channel conveyance characteristics. Erosion analysis will be conducted to determine appropriate corridor setbacks from natural watercourses and will be evaluated for incorporation into the dedicated drainage tracts.
2. Future drainage structures under the major arterial roadways should be sized to convey the 100-year event without overtopping the roadway. Drainage structures for minor arterial and major collector roadways, should be sized to convey the 50-year storm without overtopping the roadway and a maximum depth over roadway of 6 inches for the 100-year storm.
3. At-grade crossings of major washes by arterial and major collector roadways will not be allowed. However, minor collector roadways or roadways of smaller designation may find it feasible to utilize low flow or at-grade crossings within individual planning units, provided: a) secondary all weather access is available and b) proper signage and safety measures are utilized in roadway design. At-grade crossings will require the approval of the town engineer. A maximum depth of flow over the roadway shall be 6 inches for the 25-year storm and 12 inches for the 100-year storm.

4. All pipe culverts proposed within the future right-of-ways should be specified and designed on future improvement plans. Proposed drainage facilities shall be designed as concrete structures and may be specified as ADOT standard structures or individually engineered and designed or as approved by the Town Engineer.
5. All inlets and outlets for drainage structures shall be specified as headwalls per MAG Standards. They should be protected from erosion with natural rock and concrete and shall be color treated to match the natural desert surroundings.
6. Onsite detention facilities will be designed in accordance with Maricopa County's Drainage design manual. Future storm water basins for storing runoff shall be provided to reduce post development flows such that they are equal to or less than existing peak flows. The 100-year, 2-hour event will not be used as the detention standard, however offsite flows will not exceed predevelopment flow rates at the project out-fall. Detention basins should be provided for the "development area". These basins shall be designed and constructed as necessary with the development of individual planning units. It is not the intent of the project to provide retention of the 100 year-2 hour storm, however, the project will be designed to meet the Town's and Maricopa County's standards such that post development flows do not exceed predevelopment flows or create an increased threat of flooding to downstream properties.
7. The development area is defined as the area within the site on which human made changes will occur, including filling, grading, paving, construction activities, and excavation.
8. Basins will be designed as multipurpose facilities where possible. Basins may be deeper than the 3 foot standard and should be utilized for open space and recreational amenities. Special safety considerations will be evaluated where basin depths exceed 3 feet. Side slopes of basins shall not exceed 4:1 on reconstructed slopes or as approved by the Town Engineer.
9. Future stormwater storage basins will provide for dissipation of the entire storage volume within 36 hours following the storm event using gravity drainage structures, drywells, or other Town of Buckeye approved methods. Drain times shall not be less than 24 hours, to ensure effectiveness of the basins. Stormwater storage basin designs will also include provisions for safe emergency overflows.
10. Due to the proximity and direct connectivity to the Hassayampa River, no retention or reduction in peak flows is required for properties located east of the Daggs Wash Watershed. The resulting peak flow in the Hassayampa River will not be increased since the discharge hydrograph for Douglas Ranch will occur several hours prior to the peak discharge generated by the upstream watershed. Maricopa County Flood Control District has reviewed this direct discharge concept and did not make any negative comments regarding this strategy.
11. Major offsite washes will not be routed through onsite storm water storage basins but should be routed through the site and released at the natural point of out-fall.
12. Finished Floors (lowest floors) of future dwellings, and other public and private structures shall be constructed a minimum of one foot above the regulatory flood elevation as required by the Floodplain Regulations of Maricopa County. Detailed analysis of individual watercourses will be prepared during the design and construction of individual planning units.

13. Construction will conform to the Town of Buckeye standards enforced at the time of construction of units.
14. Currently, the Drainage Design Manual for Maricopa County, Arizona, Volume I- Hydrology, calls for the design precipitation values to be obtained from NOAA Atlas 2. It is anticipated the FCDMC will formally adopt NOAA Atlas 14 rainfall data in the near future. When the NOAA Atlas 14 rainfall values are adopted, current and future hydrology models will use this rainfall data for future drainage reports and design.

In addition to the requirements of the Flood Control District of Maricopa County, impacts to natural wash areas will be stipulated through attainment of a US Army Corps of Engineers 404 Permit in accordance with the Clean Water Act. Development within the Douglas Ranch community will seek to avoid significant impact to jurisdictional waters and will seek approval from the Corps prior to disturbance of these areas, as required. The intent of the Douglas Ranch community is to preserve existing natural drainage corridors throughout the site and utilize these areas for conservation and passive recreational open space. Special provisions will limit impacts within and immediately adjacent to sensitive riparian corridors by offsetting recreational facilities an appropriate distance from the ephemeral wash area. The use of motorized vehicles in these areas will be avoided. The applicant will continue to work in conjunction with the US Army Corps of Engineers to establish guidelines for future development within proximity to the drainage corridors.

The Douglas Ranch Applicant recognizes that clear water discharges are linked primarily to in-stream detention practices that cause sediment to settle within the detention pond. As the water is released it then has a sediment carrying capacity that must be satisfied primarily related to energy balance, leading to potential downstream channel degradation. While not designed with the Master Drainage Study supporting the Douglas Ranch CMP, it is envisioned that a combination of retention/detention facilities will be located primarily out of the watercourses, thus limiting the impacts of clean water discharge to the natural drainage corridors. In the event that in-stream basins are required, these minor impacts should be relatively localized, and clearly would be contained within the master plan community. Coordination with the Central Arizona Project operating authority will occur to determine design criteria of drainage facilities along the Granite Reef Aqueduct. These issues will be addressed in further detail in future drainage studies prepared to support specific development.

Existing check dams and stock tanks located within or upstream of the Douglas Ranch property will be assessed for impact potential on the community in the event of a structural failure resulting in a release of water. A majority of these structures are located proximate to natural drainage corridors where they are able to collect natural runoff. Due to the relative volume capacity of the internal wash corridors, the Douglas Ranch development would be minimally impacted by a sudden release of water from any of the local check dams or stock tanks.

Due to the relative scope of the project and the scale of drainage constraints associated with the Douglas Ranch property, the applicant, the Flood Control District of Maricopa County and the Town of Buckeye will continue to engage in coordination meetings to discuss comprehensive and specific drainage issues. Future detailed drainage studies will be prepared with the development of individual planning units addressing site-specific hydrology, hydraulics, retention and design recommendations. Potential impacts due to increases in runoff volume on the Central Arizona Project canal will also be addressed at this time. Hydrologic engineers will study the effects of direct stormwater discharge into the Hassayampa River floodway from the Douglas Ranch property as an option for the management of on-site runoff. Project meetings will continue

throughout all phases of development within the community. The applicant will also coordinate with the Central Arizona Project (CAP) operating authority prior to development activities concerning future planning issues.

## **4.6 STREETSCAPE**

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### **4.6.1 Streetscape Concepts and Plant Materials**

The Douglas Ranch Planned Community will be designed and developed under the guidance of a unified streetscape theme. This theme will set the standard for the treatment of the street environment within the public right-of-way. Design guidelines for Douglas Ranch, will incorporate provisions for landscape treatments on private property, as well as within the public right-of-way. **Figure 18, Streetscape Concepts**, provides the basic streetscape concepts that will guide the development or the design guidelines and initial infrastructure development for the project. The Douglas Ranch Homeowners Association will be responsible for improvements and maintenance to the landscaped areas within the public rights-of-way. The maintenance component of landscaping within the public right-of-way is addressed within the Development Agreement between the Town of Buckeye and the Applicant.

The landscape environment of the roadways through Douglas Ranch will reflect the character of the Sonoran Desert environment with a goal of using low water and drought tolerant plant materials. Plant material and density will be selected and installed, subject to Town approval, to reflect existing conditions within the Douglas Ranch context. Landscaping within the public right-of-way will conform to the State of Arizona Native Plant Laws as enforced by the State of Arizona Department of Agriculture. **Appendix 7.7, Douglas Ranch Context**, provides an overview of the Douglas Ranch/Hassayampa River Regional context, with photographs taken in mid March of 2000. These photos demonstrate existing drainage and vegetation conditions.

### **4.6.2 Entry Monuments and Signs**

A Comprehensive Sign Plan will be prepared and approved by the Town of Buckeye prior to the request for the first sign permit within Douglas Ranch. The Comprehensive Sign Plan may be amended from time to time. The sign plan will include standards for community signage and standards for individual parcels. The intent of the sign plan will be to create a consistent thematic sign plan for Douglas Ranch.

## **4.7 UTILITIES AND SERVICES**

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The Douglas Ranch Community Master Plan intends to encourage the use of innovative and advanced technology as a means of providing a high level of communications services to future residents. Advancements in technology are ongoing and in recent years these advancements have occurred at a very rapid pace. With the development of each of the Neighborhood Planning Units, the Developer(s) will be encouraged to evaluate, for possible incorporation, the latest technologies for energy and communications services. These services are described below.

#### **4.7.1 Water**

As indicated by the Master Water Study, this project will include the development of supply and delivery systems. It is anticipated that the Town of Buckeye, upon fulfillment of certain conditions, will own and operate the system.

Water sources may include, depending on best use, groundwater pumped pursuant to withdrawal authority, direct uses of renewable supplies, e.g., treated effluent and CAP water, and/orrecharged CAP water.

Groundwater sources will be utilized to supply the domestic and emergency water demands of the Study Area. Current water resources have been evaluated in the reports entitles “Physical Availability Demonstration – Douglas Ranch – Hassayampa Plain Maricopa County, Arizona”, prepared by Southwest Ground Water Consultants in September of 2003, and “Lower Hassayampa Sub-Basin Hydrologic Study and Computer Model”, prepared by Brown and Caldwell, dated November 15, 2006. The reports address the projected water demand for Douglas Ranch and surrounding developments, the available water resources and the projected impact to the regional aquifer that will result from the development of these areas.

Participation in the Central Arizona Groundwater Replenishment District is likely. The maximum calculated 100-year depth to water occurs at a simulated pumping well location near the center of the Douglas Ranch property.

The use of Central Arizona Project (CAP) water is not anticipated, although the proximity of Douglas Ranch to the aqueduct facility makes CAP water an accessible source if the purchase of a water allocation were to be successful in the future. Current allocation of CAP water is not an alternative for private developments and is generally reserved for agricultural and municipal use. The Town of Buckeye may consider the creation of a water resource acquisition fee in the future as a possible source of revenue to the planning and procurement of resources as necessary to respond to projected demands. Also, in the future, as actual development begins, alternative sources of domestic water supply will be considered, weighing regulatory and economic conditions prevailing at the time. The project will use any legal water source that may prove to be beneficial to the future planning needs for the project including without limitation, service area rights, type two non-irrigation grand-fathered groundwater rights, renewable supplies, annual storage and recovery credits, long term storage credits, effluent, and groundwater designated as poor quality groundwater.

#### **4.7.2 Wastewater**

In conjunction with water service as described above, the Town of Buckeye will be owner/operator of the wastewater collection and reclamation facilities. Currently no entity holds a CC&N for this area, and Douglas Ranch lies within the Hassayampa River Region for which several private water providers have expressed an interest and intent to serve. The development of the Douglas Ranch Planned Community will include the development of one wastewater reclamation plant and one sewer collection system. A wastewater reclamation plant has been planned within the Village 2 development to respond to slope and drainage constraints related to the Douglas Ranch property. This site typically, will involve the reservation of 68.4 acres to

support treatment facilities typically designed to manage 40.2 MGD. At full development of the Douglas Ranch Planned Community, the wastewater reclamation plant is anticipated to accept wastewater as follows:

**TABLE 5: Wastewater Treatment Projections**

<b>Wastewater Reclamation Plant</b>	<b>Treatment Quantity (MGD)</b>
South Plant	40.2 Average Daily Flow

*Source: Kimley-Horn Preliminary Wastewater Master Plan, June 2001.*

Effluent from the reclamation plant will be delivered to the golf courses, neighborhood and community parks, and schools for use to irrigate these public / semi-public recreational spaces based on understandings defined by the Annexation and Development Agreement. Additionally, during the winter and spring seasons, some groundwater recharge will also occur to replenish the Hassayampa River Valley Aquifer.

Preliminary wastewater analysis of the Douglas Ranch Community indicates that the entire community will be serviced by regional wastewater network and water reclamation facilities, therefore discouraging the option of allowing septic disposal for rural residential properties. The development will consider alternative methods of wastewater treatment (if recharge credits are available) including constructed wetlands and possible discharge of treated effluent to the Hassayampa River. The final decision will be based on site logistics, regulatory restrictions, as well as construction and operation efficiencies. The plan incorporates intended locations for water reclamation plants to treat wastewater generated by the Douglas Ranch residents. It also anticipates that this treated wastewater will be utilized to irrigate common open spaces, utilized for groundwater recharge during winter months and possibly utilized to supplement the riparian corridors. At the time of development, Douglas Ranch and the Town of Buckeye will jointly review the wastewater generation standards to ensure that the treatment facility and sewer lines are sized appropriately to handle the expected capacity, yet are not overbuilt beyond reasonable expectations of demand.

### **4.7.3 Electric**

There are two major overhead power line corridors (managed by the Western Area Power Authority) that cross the site in a northwest to southeast direction. While this project is located within the Arizona Public Service (APS) CC&N boundaries, no existing service facilities are located within the project area. The nearest substation is located north of the site and serves the Toyota Proving Grounds. Future APS planning will be based on the specific demands anticipated from the land uses approved by the Community Master Plan.

Future electrical demand is anticipated to be similar to cities of comparable density and intensity. Early assumptions presume that through advanced planning efforts and coordination with service providers, adequate electrical supply will be available to the community as the region develops. An adequate timeframe will be afforded to the future service provider(s) to enhance or develop the necessary infrastructure to provide a reliable power source to community residents.

#### **4.7.4 Telephone**

Douglas Ranch is located within the Accipiter Systems service area, although it is anticipated that several telephone options will exist in Douglas Ranch.. There are currently no communications services near this project and additional coordination will be required to expand existing facilities near Douglas Ranch. Telephone service agreements will be negotiated with the appropriate service provider at the time of platting and development.

#### **4.7.5 Cable Television**

Although Douglas Ranch lies within the Cox Communications service area, there are currently no cable television facilities in the area. However, with the relatively low associated costs, it is anticipated that satellite programming will be a viable alternative to cable.

#### **4.7.6 Natural Gas**

Douglas Ranch is located within the Southwest Gas certified service area. There are currently no gas facilities serving the site and additional coordination will be required to expand existing facilities in order to serve the Douglas Ranch site. Natural Gas service agreements will be negotiated with the appropriate service provider at the time of platting and development.

#### **4.7.7 Fiber Optic**

It is likely that, as Douglas Ranch develops, the installation of fiber optic lines in the roadways and public utility easements will occur. The use of a fiber optic system has the potential to support existing services and introduce new technologies that will allow Douglas Ranch to continue as an innovative leader in technology.

**FIGURE 8: DOUGLAS RANCH AND VICINITY MASTER PLANS**

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**FIGURE 9: COMMUNITY LAND USE PLAN**

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**FIGURE 10: URBAN CENTERS MASTER PLAN**

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**FIGURE 11: NEIGHBORHOOD PLANNING UNITS**

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**FIGURE 12: COMMERCIAL SERVICE AREAS**

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**FIGURE 13: SCHOOLS MASTER PLAN**

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**FIGURE 14: BICYCLE AND PEDESTRIAN CIRCULATION PLAN**

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**FIGURE 15: EMERGENCY RESPONSE PLAN**

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**FIGURE 16: PLANNED REGIONAL ARTERIAL ROADWAY NETWORK**

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**FIGURE 17: COMMUNITY CIRCULATION PLAN**

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**FIGURE 18A: STREETScape CONCEPT**

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**FIGURE 18B: STREETScape CONCEPT**

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**FIGURE 18C: STREETScape CONCEPT**

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**FIGURE 18D: STREETScape CONCEPT**

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**FIGURE 18E: STREETScape CONCEPT**

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**FIGURE 18F: STREETScape CONCEPT**

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**FIGURE 18G: STREETScape CONCEPT**

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**FIGURE 18H: STREETScape CONCEPT**

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**TABLE 6: Street Design Standards**

	Limited Access Parkway	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Collector	Local (Public)	Local (Private) (9)
<b>Right-of-Way Width (Minimum) (1)(2)</b>	200'	140'	110'	90'	80'	50'	50'	30'
<b>Traffic Lane Configuration (10)</b>	3-1-3	3-1-3	2-1-2	2-1-2	1-1-1	1-1	1-1	1-1
<b>Pavement Width (BOC) (2)</b>	88'	88'	64'	64'	52'	36'	32'	24'
<b>Median Width (minimum) (2)</b>	60'	16'	16'	16'	16'			
<b>Max. Design Volume (ADT)</b>	80,000	55,000	35,000	30,000	15,000	5,000	1,000	1,000
<b>Sidewalk Width</b>	10'	6'	6'	6'	6'	6'		
<b>Sidewalk Alignment (3)</b>	D/M	D/M	D/M	D/M	D/M	D or A	D or A	O
<b>Bicycle Lane Widths (BOC)</b>	6'	6'	6'	6'	6'	6'		
<b>Curbing (4)</b>	V	V	V	V	V/R/Ri	V/R/Ri	V/R/Ri	V/R/Ri
<b>Cul-de-sac R/W Radius (5)</b>							50'	45'/AT
<b>Round-About Radius (6)</b>	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<b>Cul-de-sac Length (11)</b>							600'	600'
<b>Street Grade</b>	.35-4%	.35-4%	.35-4%	.35-5%	.35-7%	.35-7%	.35-12%	.35-15%
<b>Access Control (7)</b>	Full Control	Partial Control	Partial Control	Partial Control	Partial Control	No Control	No Control	No Control
<b>On Street Parking (8)</b>	No	No	No	No	No	May be Prohibited	Yes	May be Prohibited

(1) Minimum right-of-way width contemplates the provision of sidewalk easements to accommodate the sidewalk alignment.

(2) Auxiliary turn lanes may be required at intersections with additional ROW requirements.

(3) Sidewalk Designations: Detached (D) / Attached (A) – Meandering (M) – Optional (O)

(4) Curbing Designations: Vertical (V) – Roll (R) – Ribbon (Ri)

(5) Cul-de-sac radius standards. (AT) – Alternative turn around standards acceptable with drainage or slope constraints.

(6) Round-About radius to be defined on a case-by-case basis after evaluation of traffic lanes and number of access points.

(7) Partial access control as determined by raised median cut intervals for full turn movements while accommodating turn pockets.

(8) Parking may be limited or prohibited on private streets if defined pavement width is utilized.

\* May or may not include raised median. If no raised median a continuous turn lane will be provided.

(9) Local (Private) streets will provide a tract to cover the roadway network which will include the dedication of a private accessway easement, a refuse collection easement, an emergency response easement, and any other easement determined as necessary by the Town of Buckeye to protect the public health, safety and welfare.

(10) Acceleration or deceleration lanes to be appended onto defined street section and right-of-way section modified to overlay the lanes, if determined by the Town to be appropriate to protect the public safety.

(11) Cul-de-sacs on private streets longer than 600' are subject to approval by the fire department.

## **SECTION 5 PLANNED COMMUNITY LAND USE AND ZONING**

### **5.1 PURPOSE AND INTENT**

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This section is intended to provide the regulatory zoning provisions designed to guide the implementation for the community "vision" through the plan review and development permit processes. The provisions provided below shall apply to all property intended for development under the Douglas Ranch Community Master Plan and Planned Community overlay as defined by **Section 2.2** (Douglas Ranch land area legal description) of this Regulatory Plan. The zoning and development provisions provided below are intended to supercede the provisions provided by the Town of Buckeye Development Code (as adopted August 19, 1996 as periodically amended). In the event of conflict between a development standard, a defined development procedure or a defined term between the Town of Buckeye Development Code and the Douglas Ranch Community Master Plan and Planned Community District Regulatory Plan, the Douglas Ranch Community Master Plan shall prevail.

The Douglas Ranch Plan is the synthesis of numerous concepts, procedures, goals and regulations affecting all aspects of development of Douglas Ranch. As such, it is this document, which will legally guide, control and regulate development of this very important project within the Town of Buckeye. Douglas Ranch represents an opportunity to create a truly unique desert living environment clustered around the stability of neighborhood planning. Douglas Ranch will strive to set a standard of development sensitivity and quality that will serve as a model for the surrounding community for many years to come.

### **5.2 DEFINITIONS**

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#### **5.2.1 Rules of Construction**

For the purposes of carrying out the intent of this Community Master Plan, certain terms or words used herein shall be interpreted or defined as follows:

- Words used in the present tense include future, words used in the singular include plural and words used in the plural include the singular.
- The word "shall" is mandatory.
- The word "dwelling" includes the word residence; the word lot includes the words plot or parcel.
- The word "person" includes an individual firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, or any other group or combination acting as a singular entity, including the federal and state government, another City, county, or school district, except as exempted by law.
- The term "Town" shall mean the collective Departments mandated to act in favor of protecting the public health, safety and welfare of residents within the Town of Buckeye; the term "Council" shall mean the Town Council of the Town of Buckeye; the term "Commission" shall mean the Development Board acting on legislative matters on behalf of the Town of Buckeye; and the term "Board" shall mean the Development Board acting on judicial matters on behalf of the Town of Buckeye.
- Terms not herein defined shall have the meanings customarily assigned thereto.

## 5.2.2 Definitions

**Abandonment by Plat** means the procedure whereby the owner of land may abandon an easement or temporary easement(s) and landscape easements by including the easement(s) on a subdivision plat. Such easements are abandoned, removing interest therein, upon approval by the Town Council and recording of the plat in the Office of the County Recorder.

**Abutting** means the condition of two adjoining properties having a common property line or boundary, including cases where two or more lots adjoin only a corner or corners, but not including cases where adjoining lots are separated by a street or alley.

**Access or Access way** means the place, means or way by which pedestrians and vehicles shall have adequate and usable ingress and egress to a property or use as required by this Community Master Plan.

**Accessory Building** means a detached building whose use is customarily incidental to that of a principal use of the main building or premises.

**Accessory Use** means a subordinate use of a building or land customarily incidental to and conducted on the same lot with the principal use which does not alter the character of the principal use or adversely affects other properties within the district.

**Acreage, Gross** means the acreage within the perimeter of a development tract, plus one-half (1/2) the right-of-way of all adjoining streets and alleys.

**Adjoining, Adjacent** means the condition of being near to or close to but not necessarily having a common dividing line, i.e., two properties, which are separated only by a street or alley shall be considered as adjoining one another.

**Alley** means a private tract or dedicated public way affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

**Alteration** means any architectural, mechanical, or structural change to a building, which requires a permit under the Building Code of the Town.

**Applicant** means a development entity seeking the approval of zoning, site plans, subdivision plats, zoning adjustment or construction documents as necessary to authorize the development of the Douglas Ranch Community Master Plan.

**Application** means the submittal of conceptual development plans or construction documents as necessary to obtain the approval of zoning, site plans, subdivision plats, zoning adjustment or construction documents in accordance with the provisions of the Douglas Ranch Community Master Plan.

**Attached Building** means a building which has any part of its exterior or bearing wall in common with another building or which is structurally integrated with the main building and is responsive to fire code provisions.

**Autocourt Cluster Housing** means a single-family detached development pattern, which focuses lots around a shared access drive between single-family detached lots. The lotting configuration for this development pattern shall generally not exceed six lots with only one point of access

unless approved by the Community Development Director under the intent to protect the public health, safety and welfare.

**Block** means a piece or parcel of land or group of lots entirely surrounded by public streets, streams, railroads, or parks, or combination thereof.

**Board** means the Town of Buckeye Development Board acting on behalf of the Town on judicial matters.

**Building** means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind, including, but not limited to, tents, awnings, carports, ramadas, or vehicles situated on private property and used for purposes of a building.

**Building, Principal** means a building, or where the context so indicates, a group of buildings, within which is conducted the principal use of the lot on which the building is situated.

**Building, Accessory** means a subordinate building on the same lot with a principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered as part of the principal building for purposes of setback and yard regulations.

**Building Codes** means the various codes of the Town which regulate construction and require building permits, electrical permits, mechanical permits, plumbing permits, and other permits to do work and pertaining to National building regulations.

**Building Coverage** means that portion of a lot or building site, which is occupied by any building or structure, regardless of whether such building or structure is intended for human occupancy.

**Building Height** means the vertical distance measured from the higher of natural grade level of finished grade level as established by the Town Engineer, to the highest point of the roof for flat roofs, to the deck line of a mansard roof or to the average elevation between eaves and ridges for gable, hip or gambrel roof.

**Building Permit** means an authorization to construct a structure as issued by Town and as authorized by the Design Review Board (DRB). The Douglas Ranch DRB shall render an approval of each proposed development (plat or site plan) prior to an action by the Town.

**Certificate of Correction or Change** means the procedure for amending recorded plats that are administrative and do not change any real property description.

**Church, Synagogue or Temple** means a permanently affixed building, where one of the principal uses is for religious worship.

**Code Enforcement Officer** means the municipal official appointed by the Town Manager and assigned the duties and responsibilities of the Office of Zoning Inspector as hereinafter provided.

**Commission** means the Town of Buckeye Development Board acting on behalf of legislative matters for the Town.

**Community Development Director** means the person designated by the Town Manager as having the primary responsibility for administering and enforcing the requirements and conditions of the CMP with respects to the public health, safety and welfare.

**Community Master Plan (CMP)** means a preliminary master plan, which upon approval by the Town Council, grants zoning and entitlements for the development of large multi-phased projects, the platting and development of which is expected to occur in progressive stages.

**Conditional Approval** means an affirmative action by the Town indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.

**Conditional Use** means a use permitted in zoning district regulations, subject to a finding that all criteria imposed pursuant to this Community Master Plan will be met.

**Condominium** means a building or group of buildings in which the air space of units are owned individually as defined by a horizontal regime, and the structure, common areas and facilities are proportionally owned by all the owners on an undivided basis. Condominiums may be residential, commercial or industrial in nature.

**Construction Yard** means an area on or immediately adjacent to a major construction site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction offices and shops.

**Council** means the Town Council of the Town of Buckeye.

**Cut** means the land surface that is shaped through the removal of soil, rock or other materials.

**Density, Gross** means the gross acreage divided into the number of dwelling units, lots, or spaces.

**Density, Net** means the net acreage, excluding streets, alleys, and other rights-of-way divided into the number of dwelling units, lots, or spaces.

**Design Review Committee (DRC)** means a development advisory and code enforcement committee established and empowered by the Douglas Ranch Covenants, Conditions and Restrictions to oversee the incremental development of the Douglas Ranch Community through the review of development site plans, subdivision plats and constructions documents as necessary to implement the Douglas Ranch CCRs.

**Disturbed Area** means that area of natural ground that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

**Disturbed Area, Reclaimed** means disturbed areas may be reclaimed if they are restored to their natural contours, vegetation and colors to the satisfaction of the Town.

**Drive Access** means that area between the curb of a street, or edge of the traveled portion of a street when no curb exists, and the right-of-way/property line over, which the Town will permit vehicular travel from the traveled portion of a street to an individual property, or off-street

parking space(s). A physical break or cut of a curb (curb cut) may be necessary to create a Drive Access.

**Dwelling Unit (DU)** means a building, or portion thereof, designed as a unit for occupancy by one family for cooking, living and sleeping purposes.

**Dwelling, single-family, attached** means a building containing dwelling units attached by common walls and contained on individual platted lots or as divided by horizontal regime. The term *attached single-family dwelling* is intended primarily to apply to such dwelling types as townhouses or condominium developments with non-vertically stacked units, and other buildings which contain dwelling units with primary ground floor access.

**Dwelling, single-family, detached** means a building containing not more than one dwelling unit entirely surrounded by open space on one lot.

**Dwelling, multi-family** means a building or buildings attached to each other and containing three or more dwelling units on one lot or a condominium development with vertically stacked units. The term *multi-family dwelling* is intended primarily to apply to such dwelling types as triplexes, four-plexes, condominiums, apartments, and buildings where any dwellings have their primary access to a common internal hallway or external corridor and/or common stair.

**Easement** means a grant of rights by the owner of property to the public, a corporation, an association or persons for a specified use or uses as so designated for a defined area.

**Effective Date** means the date upon which this Community Master Plan or any amendment hereto becomes effective.

**Erected** means built, constructed, altered, reconstructed, moved upon; any physical operations on a premises which are required construction, excavation, fill, drainage and the like, shall be considered part of an erection.

**Essential Service** means the erection, construction, alteration or maintenance of basic public safety services including water, wastewater, fire and police services under the jurisdiction of a political subdivision of this State (the Town of Buckeye) organized as a special taxing district.

**Excavation** means any breaking of ground, except agricultural soil tilling and grounds care.

**Fill** means the deposit of soil, rock or other materials placed by humankind.

**Finished Grade** means the final grade or elevation of the ground surface after grading is complete.

**Flood Plain** means the 100-year flood plain established by the Federal Emergency Management Agency (FEMA) or other town floodplain management approved area adjoining a channel or a water course, or areas where drainage is, or may be, restricted by natural or human made structures, which may have been or may be covered partially or wholly by floodwater from a base flood.

**Floor Area, Gross** means the total of all floors of a building measured from the centerline of all exterior walls, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

**Floor Area, Net** means the total of all floors of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

**Floor Area Ratio** means the ratio of gross floor area to the total gross area of the parcel expressed as a percent or decimal. Any area included within a basement where the floor level is at least five (5) feet below the adjoining finished grade shall be subtracted prior to calculation of the floor area ratio. Where rounding of numbers is necessary to determine floor area ratio, the nearest one hundredth (.00) shall be used.

**General Development Plan, Town of Buckeye** means a comprehensive plan, or parts thereof, providing for the future growth and improvement of the Town of Buckeye and for the general location and coordination of streets and highways, schools and recreation areas, public building sites, specific neighborhood elements; and other physical development, which shall have been duly adopted by the Town Council (sometimes referred to as "general plan").

**Grade** means the average level of the finished ground surfaces surrounding a building or structure, within a distance of twenty (20) feet.

**Grading** means any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

**Gross Area** means the area of a lot or parcel including all dedicated streets, alleys, private accessways, roadway and or alley easements, and canal rights-of-way. Gross areas shall extend to the center of the existing abutting street or alley right-of-way.

**Guest House** means an attached or detached accessory building used to house guests of the occupants of the principal building, and which is never rented or offered for rent. A guest house within the DRD-35 and DRD-24 Districts may provide cooking facilities.

**Heliport** means any helistop, which also includes all necessary passenger and cargo facilities; helicopter maintenance and overhaul, fueling service, storage, tie-down areas, hangars, and other necessary buildings and open spaces. Heliports include any of the uses of helistops.

**Hillside Development Area** means development within a site slope of fifteen percent (15%) or greater, measured as a vertical rise of fifteen (15) feet in a horizontal distance of one hundred (100) feet by a manual or electronic slope analysis.

**Hospital** means a building or group of buildings in which sick or injured persons are given medical or surgical treatment, examination or care, including overnight residence, together with related facilities, e.g., laboratories, training facilities, staff residences, out-patient department and similar facilities which are an integral part of the principal use.

**Hotel/Motel** means a building, which provides six (6) or more guest rooms for the lodging of travelers and other temporary residents, and may include customarily incidental uses such as meeting rooms, restaurants, and cocktail lounges.

**Land Split (Lot Split)** means the division of improved or unimproved land whose area is two and one half (2 1/2) acres or less into two (2) or three (3) tracts or parcels of land for the purpose of sale or lease.

**Living Area** means the occupied portion of a residence, including interior areas, exterior porches and partially enclosed areas, not including garage.

**Lot** means a lot or parcel of land separated from every other piece or parcel by description, in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use.

**Lot, Corner** means a lot abutting on two or more intersecting streets having an interior angle of intersection not exceeding one hundred thirty-five degrees.

**Lot, Double Frontage** means a lot abutting on two or more or less parallel streets.

**Lot, Interior** means a lot having only one side abutting on a street.

**Lot, Key** means an interior lot, one side of which abuts the rear lot line of a corner lot, or is separated therefrom by an alley.

**Lot Area, Gross** means the total area of a lot within the lot lines as measured on a horizontal plane to all lot corners and half the adjacent right-of-way.

**Lot Area, Net** means the total area of a lot within the lot lines as measured on a horizontal plane to all lot corners and exclusive of any adjacent rights-of-way.

**Lot Coverage** means the part or percentage of a lot occupied by a principal and any accessory buildings determined by dividing the total gross floor area by the net lot area.

**Lot Depth** means the shortest horizontal distance between the front and rear lot lines.

**Lot Line** means a line bounding a lot; synonymous with street right-of-way line when a lot line coincides with a right-of-way line of an abutting street.

**Lot Line, Front** means for interior lots, the lot line abutting on a street; for corner lots, the shorter lot line abutting on a street. When a corner lot has nearly equal frontage on two streets, designation of the front line shall be at the discretion of the property owner.

**Lot Line, Rear** means the lot line opposite and farthest from the front lot line. For an irregular lot other than rectangular, the rear lot line shall be determined by extending a line perpendicular to the mid-point of the front property line thereby extending to define the rear property line. Where such rear property line is not otherwise obvious, the rear lot line will be determined by the Community Development Director.

**Lot Line, Side** means any lot line other than a front or rear lot line; in the case of a corner lot, the lot line abutting the side street is termed an exterior side lot line; all other side lot lines are termed interior side lot lines.

**Lot Width** means in the case of a rectangular lot or a lot abutting on the outside of a street curve, the distance between side lot lines measured at the minimum front setback line on a line parallel to the street or street chord; in the case of a lot abutting on the inside of a street curve, the distance between side lot lines measured at the rear line of the dwelling, or where there is no dwelling, thirty (30) feet behind the minimum front setback line, parallel to the street or street chord.

**Map of Dedication** means a form of subdivision plat that dedicates rights-of-way, and/or easements.

**Natural Grade** means the grade and elevation of the ground surface in its natural undisturbed state.

**Neighborhood Association** means an incorporated or unincorporated group of individuals comprising a homeowner's association, merchant's association, community association or other group of individuals with similar interests due to their residence in a defined area and typically charged with the responsibility for common area maintenance and the enforcement of Covenants, Conditions and Restrictions.

**Neighborhood Planning Unit** means a parcel or parcel(s) of land, which may contain a mixture of land uses and land use densities, and which serves as a localized neighborhood within the broader Douglas Ranch CMP project boundaries. Neighborhood Planning Units may vary in size and composition and may be developed in phases as the project progresses but generally are planned around the nucleus of a planned elementary school and park.

**Net area** means the area of a lot or parcel excluding all dedicated streets or alleys and roadway or alley easements.

**Off-street** means land, which is not within any dedicated rights-of-way.

**Open Space** means an area that is intended to provide light and air and is designed for either environmental, scenic, stormwater management and/or recreational purposes. Open space may include, but is not limited to turf areas, desert planting areas, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and /or water courses.

**Parking Lot** means an area other than for single-family dwellings used for the off-street parking of more than two motor vehicles, including parking spaces, as well as access and maneuvering aisles.

**Parking Space, Off-street** means a space designated for the temporary parking of a motor vehicle not on the right-of-way or alley but accessible from a street or alley.

**Paved Parking Space or Surface** means an area covered by an impervious dust free surface of asphalt or concrete designed to Town or MAG specifications.

**Plat** means a map for the subdivision of land.

**Plat, Final** means a map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared by a registered Arizona land surveyor or civil engineer in accordance with the provisions of the Douglas Ranch CMP.

**Plat, Preliminary** means a preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with the provisions of the Douglas Ranch CMP.

**Plat, Recorded** means a final plat bearing all of the certificates of approval as required by the Douglas Ranch CMP and common law and duly recorded in the Maricopa County Recorder's office.

**Principal Use** means the main or primary use on any lot or parcel which establishes the basic land use characteristics of the property, as opposed to an accessory use. In some instances, a property may have more than one (1) principal use.

**Private Access Way** means any private street or private way of access to one or more lots, which is owned and maintained by an individual or group of individuals and has been improved in accordance with approved standards for private access ways and plans approved by the Town of Buckeye. A private access way is intended to apply where its use is logically consistent with a desire for neighborhood identification and control of access, and where special design concepts may be involved, such as within planned area developments and hillside areas.

**Public Utility** means any person, firm, corporation, city or special taxing district authorized under State Statute or city charter or code to provide to the public electricity, natural gas, steam, water, drainage, flood control, irrigation, or wastewater collection and treatment. The provision of telecommunications services by any provider of a public utility or by any person, firm, corporation or special taxing district is not a "Public Utility."

**Project** means one (1) or more uses, buildings, or tenant spaces designed to function as an integral unit through shared parking and driveways, even though there may be separate ownership's and parcels.

**Residential Accessory Structure** means an attached or detached accessory building used to house guests of the occupants of the principal building, and which is never offered for rent. A residential accessory structure may not provide cooking facilities.

**Resort Hotel** means a building or group of buildings containing guest rooms providing a variety of outdoor recreation activities such as golf, tennis, horseback riding, or swimming for guests. A resort may provide services customarily furnished by a hotel including restaurant, gift shop, bar, and convention facilities. A resort may contain dwelling units in conjunction with guests' rooms. Dwelling unit density is not regulated within a resort use.

**Restaurant** means any food service establishment such as but not limited to; coffee shops, cafeterias, short-order cafes, luncheonettes, sandwich stands, drugstores, and soda fountains serving food, and all other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food.

**Retaining Wall** means an engineered structure constructed and/or erected between land of differing elevation to protect structures and/or prevent erosion.

**Rights-of-Way** means a public way established or dedicated exclusively for public purposes by a duly recorded plat, deed, grant, governmental authority or by operation of the law.

**School** means a public place of general instruction including public, private and charter facilities, including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes, providing primary or secondary instruction, certified by and meeting all of the compulsory education laws of the State of Arizona and the State Board for Charter Schools where applicable. Such facilities may include lodging and services for students or faculty but shall not include day care centers, business, trade or vocational schools or instructional schools as defined herein.

**Screen Wall** means a masonry wall, or wood fence so constructed as to completely block at least eighty-five percent (85%) of the view of enclosed activities or uses from adjacent real property that is approximately the same elevation as the activity or use. A wood fence does not include any manufactured material, including but not limited to plywood, pressboard, particle board, chip board or masonite.

**Setback** means the required distance between the property line and the closest point of any building or structure.

**Site Plan** means a development plan depicting the plan view of the intended development for a defined development site and providing the necessary information as defined by the Douglas Ranch CMP to determine development compliance with the development standards provided by the CMP.

**Slope** means the vertical rise in feet measured over a horizontal distance of one hundred (100) feet, expressed as a percentage, measured generally at right angles to contour lines but which shall not extend across significant changes in grade. A portion of the one hundred (100) foot line shall extend across property lines if necessary to obtain the one hundred (100) foot measurement at a property line so long as not more than fifty (50) feet shall so extend.

**Spill** means to cause or allow earth or other material to fall, flow or run down a slope, thereby creating a change in the natural appearance and topography.

**Storage Shed** means a one story, detached accessory building used for tools and storage, playhouse, or similar use with a projected roof area of less than one hundred twenty (120) square feet.

**Story** means a space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above; then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five (5) feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.

**Street** means a right-of-way, other than an alley, dedicated or otherwise legally established for public use, usually affording the principal means of access to abutting property.

**Street, Arterial** means a street with access control typically with four (minor arterial) to six (major arterial) lanes devoted to traffic circulation, street center turning lanes or facilities, signals at warranted intersections, stop signs on the side streets and restricted parking designed primarily to collect and distribute traffic to and from collector streets.

**Street, collector** means a street, which carries (collects) traffic from local streets for distribution and connectivity to controlled access points at minor or major arterial streets.

**Street, local** means a street designed to provide vehicular access to abutting properties and to discourage through traffic.

**Street, public** means any street, which has been dedicated or is otherwise publicly managed by the Town. Any local street, not in compliance with the criteria to establish a public local street, shall be deemed a private street for management by an Association.

**Street Line** means a right-of-way line of a street, which abuts a lot line.

**Structure** means that which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and attached to the ground.

**Subdivision** means improved or unimproved land or lands divided for the purpose of sale or lease, whether immediate or future, into four or more lots, tracts or parcels of land, or if a new street is involved, any such property which is divided into two or more lots, tracts or parcels of land, or, any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts.

**Temporary Office or Construction Trailer** means a temporary portable unit for office use, which is designed to be transported, after fabrication, on its own wheels, or on a flatbed, other trailer, or have detachable wheels.

**Traffic Management Authority (TMA)** – A commercial and employment property association formed to promote the use of multiple transportation modes and to provide incentives to reduce the reliance on single occupant vehicles. A TMA Program might include ride share programs, public transit rider subsidies, bicycle parking facilities as commercial and employment facilities, management of park and ride facilities, and the funding and operations of jitney services.

**Town** means the Town of Buckeye.

**Townhouse** means a single dwelling unit attached side by side with other such units in a manner to provide primarily ground floor access with ownership independent from all other such units by means of a recorded plat thereby defining property ownership. An Association shall be charged with the ownership and management of all common tracts within a townhouse project.

**Usable Floor Area** means the aggregate area of a building measured to the centerline of exterior walls on the first story, and including the floor area, similarly measured, of each additional story which is connected to the floor area or all accessory buildings, measured similarly, but excluding that part of any floor area which is occupied by heating, ventilating or other permanently installed equipment required for the operation of the building and by unenclosed porches, light shafts, public corridors and public restrooms.

**Use** means the purpose for which a building is arranged, designed or intended, or for which land or a building is or may be occupied.

**Use, Principal** means the main use to which the premises are devoted and the main purpose for which the premises exist.

**Use, Accessory** means a subordinate use to the principal use on a lot and used for purposes clearly incidental to those of the principal use.

**Utilities** means the installation of facilities, underground or overhead, furnishing for the use of the public electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, owned and operated by any person, firm, corporation, municipal department, or board, duly authorized by state or municipal regulations. Utility or utilities as used herein; may also refer to such persons, firms, corporations, departments, or boards, as applicable herein.

**Variance** means a modification of the literal provisions of the development regulations contained within the Douglas Ranch CMP as granted by the Board upon a finding that strict enforcement of

the regulation would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted.

**Wireless Communication Facility** – A facility for a commercial communications system designed and operated for the transmission and reception of signals to and from multiple transmitter locations to multiple reception locations. A typical system includes, but is not limited to, cellular telephone, personal communication service (PCS), paging services, and wireless broadband/internet services.

A Wireless Communication Facility may be, but is not limited to:

1. A freestanding structure designed solely for the use of wireless communication antennae, such as a monopole or lattice tower, and support equipment such as base stations and microwave dishes for transmission and reception.
2. Antennae attached to existing vertical elements, such as: buildings, utility poles and other structures.
3. New features designed as stealth antennae supports, including, but not limited to, church steeples, building elements, faux cacti or palm trees and flagpoles.

**Yard** means an open space located between any portion of a building and the nearest lot line, or the nearest adjacent building or group of buildings, as the context indicates, unoccupied and unobstructed from the ground upward, except as otherwise provided for in this chapter.

**Yard, Front** means a yard extending across the full width of the lot and having a depth equal to the horizontal distance between the nearest point of the principal building and the front lot line, measured at right angles to the front lot line.

**Yard, Rear** means a yard extending across the full width of a lot, and having a depth equal to the horizontal distance between the nearest point of the principal building and the rear lot line, measured at right angles to the rear lot line.

**Yard, Required** means a yard having the minimum dimensions required herein.

**Yard, Side** means a yard extending from the front yard to the rear yard between a side lot line and the principal building, and having a width equal to the horizontal distance between the nearest point of the principal building and the side lot line, measured at right angles to the side lot line.

### **5.3 NEIGHBORHOOD PLANNING UNIT - PLANS**

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As noted in **Section 4.3.1**, the traditional planning model for neighborhood planning is the primary organizing element of the Douglas Ranch Community Master Plan. Each of the thirty-nine Neighborhood Planning Units (NPU's) retains a "neighborhood scale" which is intended to respond to the community demands for primary educational facilities affiliated with projected school age children. Each NPU will be distinct, with the mix of uses identified in **Table 2**. However, the majority of the NPUs will contain an elementary school and neighborhood park as

the social and physical nucleus of the neighborhood. Combined, these two public facilities will occupy approximately 25 acres at an accessible location in the planning unit. The final selection of the school and park site should promote and prioritize vehicular, pedestrian and bicycle accessibility to the facilities from each of the proposed development parcels within the NPU. The Neighborhood Planning Units are also generally characterized by the following elements, even though each NPU may not contain all of these characteristics:

- population of 4000 - 4500 residents
- primary school age children population of approximately 800-1200
- neighborhood retail services (approximately 15 acres / 150,000 square feet minimum)
- neighborhood pedestrian and bicycle circulation system
- planned common retention facilities
- a mix of residential housing densities to respond to all lifestyles
- common identifiable theme and neighborhood character elements

The Neighborhood Planning Unit will serve to refine the precise development entitlements for the Douglas Ranch Community Master Plan. Each of the 39 Neighborhood Planning Units will require the preparation of Neighborhood Planning Unit Plan (NPUP), which is intended to implement the entitlements identified in **Table 2** and to define the precise land use, street development, stormwater management strategy, landscape/streetscape theme as well as pedestrian, bicycle and trails circulation. The preparation, review and approval of the NPUP constitutes an administrative act. The development of the NPUP, as defined below, will be guided by **Table 2**, Douglas Ranch Intensity/Density Table. **Table 2** provides the regulatory development limits for each of the 39 Neighborhood Planning Units through the defined dwelling units and non-residential square feet.

These regulatory limits permit the reallocation of density and intensity between Neighborhood Planning Units in accordance with the following standards:

- Any reallocation of residential units shall not exceed a 20% increase or decrease within in any one Neighborhood Planning Unit.
- Any reallocation of commercial/mixed use square footage shall not exceed a 10% increase of decrease within in any one Neighborhood Planning Unit.
- This CMP is also subject to Town of Buckeye Ordinance No. 92-06 regarding CMP Amendments.

The development of the NPU Plans for each of the Neighborhood Planning Units may however, be designed by utilizing the programmed intensity bonus systems as defined by **Sections 5.5.6 and 5.6.5** of this regulatory plan.

To demonstrate the intent of the development of the NPU Plans, the section below provides a description and representative sample of the five NPU Plans for Neighborhood Planning Unit Twenty. The NPU Plans are designed to respond to the density and intensity limits set by **Table 2** and the public facilities defined by the Development Master Plan. These plans should be used as a guide in the preparation of each of the sets of NPU Plans intended to define the precise development entitlements for each of the 39 Neighborhood Planning Units.

### **5.3.1 Land Use Neighborhood Planning Unit Plan**

The Land Use NPUP will define the intended configuration of land uses, the mix of intended residential densities, the placement of public facilities, schools and neighborhood retail and services. In many of the Neighborhood Planning Units, the mix of residential densities within the Planning Unit may span the full range of density from low-density single family to multifamily use as defined within **Section 5.4**. The NPUP will target the assigned residential units and non-residential square footage. **(Figure 19)**

### **5.3.2 Street and Circulation Neighborhood Planning Unit Plan**

The Street and Circulation NPUP Plan identify the location of all major and minor arterial streets as well as the proposed collector street system intended to serve the Neighborhood Planning Unit Plan and the periphery. The plan shall include basic roadway geometrics, rights-of-way widths, paving widths, and traffic signal locations. This plan will also include information related to turn lane requirements and street lighting standards. **(Figure 20)**

### **5.3.3 Pedestrian, Trails and Bicycle Circulation Neighborhood Planning Unit Plan**

The Pedestrian and Bicycle Circulation NPUP will elaborate on the bicycle and pedestrian plans conceptually depicted on **Figure 14, *Bicycle and Pedestrian Circulation Plan***. The plan may not identify exact locations of these facilities in all cases, but rather will set general locations and intended connections throughout the neighborhood. This plan should promote accessibility to the neighborhood primary school and park while promoting connectivity to the Douglas Ranch trails system as a whole. **(Figure 21)**

### **5.3.4 Drainage Neighborhood Planning Unit Plan**

The Drainage NPUP will address the proximity with existing washes and/or drainageways with consideration of maintaining the natural conditions; will address the channelization of storm water runoff and storm drain facilities to be constructed and will address the provision of flood control and retention facilities. **(Figure 22)**

### **5.3.5 Landscape / Streetscape Neighborhood Planning Unit Plan**

The Landscape / Streetscape NPUP will elaborate on the thematic plant palette identified for the Douglas Ranch Community and will set the theme for the planning unit. This plan is intended to establish the landscape character for the community and will be tied to the Covenants, Conditions and Restrictions (CCRs) for the Douglas Ranch community. The Plan may set additional theme elements such as entry monuments, signage, theme walls, view fencing standards, hardscape standards and/or details and lighting themes. **(Figures 23 and 24)**

### **5.3.6 Water and Wastewater Neighborhood Planning Unit Plan**

The Water and Wastewater NPUP will refine the Master Water and Wastewater Plans by providing routes for programmed “trunk” water and wastewater lines. The Plan will indicate the water supply facilities including wells, water treatment facilities, water capacity and demand calculations as well as provide wastewater outfall from the NPU to the programmed regional reclamation facility. This Plan will be supplemented and supported by a service agreement with the Town of Buckeye as defined within the Pre-Annexation and Development Agreement. **(Figure 25)**

Once prepared and submitted, each of the Neighborhood Planning Units will be approved by the Community Development Director. The signatures by the Community Development Director and the Master Developer shall demonstrate the acknowledgement of compliance with the intent and development provisions of the Community Master Plan and to demonstrate development intent respectively. The preparation, review and permitting of site plan development or subdivision platting shall be in conformance with the approved Neighborhood Planning Unit Plans.

**FIGURE 19: NEIGHBORHOOD PLANNING UNIT 20 - LAND USE NPU PLAN**

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**FIGURE 20: NEIGHBORHOOD PLANNING UNIT 20 - STREET AND CIRCULATION NPU  
PLAN**

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**FIGURE 21: NEIGHBORHOOD PLANNING UNIT 20 - PEDESTRIAN, TRAILS AND BICYCLE  
CIRCULATION NPU PLAN**

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**FIGURE 22: NEIGHBORHOOD PLANNING UNIT 20 - DRAINAGE NPU PLAN**

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**FIGURE 23: NEIGHBORHOOD PLANNING UNIT 20 - LANDSCAPE /STREETScape NPU  
PLAN**

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Sheet One

**FIGURE 24: NEIGHBORHOOD PLANNING UNIT 20 - LANDSCAPE /STREETSCAPE NPU  
PLAN**

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Sheet Two

**FIGURE 25: NEIGHBORHOOD PLANNING UNIT 20 – WATER AND WASTEWATER NPU  
PLAN**

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## 5.4 BASE LAND USE DISTRICTS

The base land use districts for the Douglas Ranch Master Planned Community includes districts specifically drafted for the proprietary and exclusive use within Douglas Ranch. These districts are defined as follows:

**TABLE 7: Base Land Use Districts**

<u>District</u>	<u>District Description</u>	<u>Minimum Area Per DU</u>
LDR-35	Low Density Detached Housing	35,000
LDR-24	Low Density Detached Housing	24,000
MLDR-18	Medium Low Density Detached Housing	18,000
MLDR-12	Medium Low Density Detached Housing	12,000
MDR-10	Medium Density Detached Housing	10,000
MDR-8	Medium Density Detached Housing	8,000
MHDR-6	Medium High Density Detached Housing	6,000
MHDR-5	Medium High Density Detached Cluster Housing	5,000
HDR-4	High Density Detached Cluster Housing	4,000
HDRA-4	High Density Attached Townhomes & Cluster	4,000
HDRA-3	High Density Attached Multi-Family	3,000
HDRA-2	High Density Attached Multi-Family	2,000
HDRA-1	High Density Attached Multi-Family	1,000
MU-MHDR	Mixed Use – Medium High Density Residential	-
MU	Mixed Use	-
CL	Commercial Low	-
CM	Commercial Medium	-
UC-MU	Urban Center – Mixed Use	-
E	Employment	-
UC-E	Urban Center Employment	-
LI	Light Industrial	-

The base Land Use districts have been designed to respond to the vision for the Douglas Ranch Community Master Plan as defined within this Plan. The residential districts provide for diverse housing characteristics intended to respond to a wide array of community resident life styles. The residential districts range from large lot to multifamily residential in support of the planned vision for the Neighborhood Planning Units. The commercial and employment districts are tailored to support the demand for services to respond primarily to the local Douglas Ranch resident population and secondarily to that of the provision of jobs and services for the greater Hassayampa River Valley region.

These districts are intended to provide the developer(s) of the Douglas Ranch property with a palette of land use to be utilized with the detailed planning of the Neighborhood Planning Units (NPU). Prior to development within any NPU the developer must prepare the NPUP to demonstrate the development intent for the planning unit. This Plan will incorporate the intended land use for the planning unit from the menu above. The NPUP must be designed to respond to the density and intensity limits set by the Douglas Ranch Intensity / Density Table except as provided by the Intensity Bonus Systems. Once approved by the Town, the Land Use Neighborhood Planning Unit Plan shall vest the specific development entitlements for the Planning Unit.

## 5.5 RESIDENTIAL LAND USE DISTRICTS

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### 5.5.1 Purpose and Intent

The residential districts established within the Douglas Ranch Community Master Plan document are designed to be combined with the Planned Community (PC) Zoning District and provide for the establishment of a diverse residential base within the Douglas Ranch Master Planned Community. These districts are intended to support and promote a broad range of residential lifestyles and housing choices. District standards are established to promote the creation of stable, functional and diverse neighborhoods within the community.

### 5.5.2 Single-Family Residential Districts

The intent of the residential districts is to provide for a range of single-family lot sizes and establish minimum property development standards directly related to such lot sizes. Each district is restricted to the same principal, accessory and conditional uses and affords each residential property a uniform degree of protection from encroachment and adverse influence, regardless of its price class or lot size. Regulations are designed to stabilize and protect the single-family character of the districts, to promote and encourage creation of a favorable environment for family life where most families include children and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards that assure their compatibility with the character of the district. The residential districts are defined in greater detail below.

**LDR-35:** *Low Density Residential Detached – 35,000 Square-Foot per Dwelling Unit.* The DRD-35 designation is intended to support the development of low density single-family residences designed to maintain, protect and preserve a character of development typical for developments containing an average of thirty-five thousand (35,000) square feet of gross land area per Dwelling Unit. This district is intended to incorporate “building envelope” development therefore promoting the conservation of the surrounding desert character. The DRD-35 designation shall permit not more than one (1) primary dwelling unit and normal and customary accessory buildings and uses upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district. This district permits a detached guesthouse as an accessory use of the property.

**LDR-24:** *Low Density Residential Detached – 24,000 Square Feet per Dwelling Unit.* The DRD-24 district designation is intended to support the development of single-family residences designed to maintain, protect and preserve a character of development typical for developments containing an average of twenty-four thousand (24,000) square feet of gross land area per dwelling unit. This district is intended to incorporate “building envelope” development therefore promoting the conservation of the surrounding desert character. The DRD-24 designation shall permit not more than one (1) primary dwelling unit and normal and customary accessory buildings and uses upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district. This district permits a detached guesthouse as an accessory use of the property.

**MLDR-18:** *Medium Low Density Residential Detached – 18,000 Square Feet per Dwelling Unit.* The DRD-18 district designation is intended to support the development of single-family residences designed to maintain, protect and preserve a character of development typical for

developments containing an average of eighteen thousand (18,000) square feet of gross land area per dwelling unit. The DRD-18 designation shall permit not more than one (1) primary dwelling unit and normal and customary accessory buildings and uses upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district.

**MLDR-12:** *Medium Low Density Residential Detached – 12,000 Square Feet per Dwelling Unit.* The DRD-12 district designation is intended to support the development of single-family residences designed to maintain, protect and preserve a character of development typical for developments containing an average of twelve thousand (12,000) square feet of gross land area per dwelling unit. The DRD-12 designation shall permit not more than one (1) primary dwelling unit and normal and customary accessory buildings upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district.

**MDR-10:** *Medium Density Residential Detached – 10,000 Square Feet per Dwelling Unit.* The DRD-10 district designation is intended to provide for the development of single-family residences designed to maintain, protect and preserve a character of development typical for developments containing an average of ten thousand (10,000) square feet of gross land area per dwelling unit. The DRD-10 designation shall permit not more than one (1) primary single-family dwelling unit and normal and customary accessory buildings and uses upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district.

**MDR-8:** *Medium Density Residential Detached – 8,000 Square Feet per Dwelling Unit.* The DRD-8 district designation is intended to provide for the development of residences designed to maintain a character of development typical for developments containing an average of eight thousand (8,000) square feet of gross land area per dwelling unit. The DRD-8 designation shall not permit more than one (1) primary dwelling unit and normal and customary accessory buildings and uses upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district.

**MHDR-6:** *Medium High Density Residential Detached – 6,000 Square Feet per Dwelling Unit.* The DRD-6 district designation is intended to provide for the development of residences designed to maintain a character of development typical for developments containing an average of six thousand (6,000) square feet of gross land area per dwelling unit. The DRD-6 designation shall not permit more than one (1) primary dwelling unit and normal and customary accessory buildings and uses upon a single lot. Provisions have been established within the district regulations to allow for alternative housing types within the density limits established by the district.

**MHDR-5:** *Medium High Density Residential Detached – 5,000 Square Feet per Dwelling Unit.* The DRD-5 district designation is intended to provide for the development of residences designed to maintain a character of development typical for developments containing an average of five thousand (5,000) square feet of land per dwelling unit. The DRD-5 designation shall not permit more than one (1) primary dwelling unit and normal and customary accessory building and uses upon a single lot. Provision have been established within the district regulations to allow for alternative housing types within the density limits established by the district.

**HDR-4:** *High Density Residential Detached – 4,000 Square Feet per Dwelling Unit.* The DRD-4 district designation is intended to provide for the development of single-family dwelling units having not less than four thousand (4,000) square feet of gross land area per dwelling unit. The DRD-4 designation shall not permit more than one (1) primary dwelling unit and normal and customary accessory buildings and uses upon a single lot. This district would allow for the development of an autocourt cluster housing or detached patio-home housing product.

### **5.5.3 Multi-Family Residential Districts**

The intent of multi-family districts will provide residents of the Douglas Ranch Master Planned Community with a variety of housing opportunities and a range of affordability. Multi-family development generally develops at greater land use densities than detached single-family housing, thus accommodating a demographic segment of the resident population that does not require or does not desire a single-family detached housing product. These districts are further defined by the following:

**HDRA-4:** *High Density Residential Attached – 4,000 Square Feet per Dwelling Unit.* The DRA-4 district designation is intended to provide for the development of attached dwelling units having a gross lot area of not less than four thousand (4,000) gross square feet per dwelling unit. Development products may include townhouse or condominium style developments with units sharing one or more common walls. The maximum density permitted within this district is 10.9 dwelling units per gross acre (not including consideration of the Density Bonus System).

**HDRA-3:** *High Density Residential Attached – 3,000 Square Feet per Dwelling Unit.* The DRA-3 district designation is intended to provide for the development of attached dwelling units having a gross lot area of not less than three thousand (3,000) gross square feet per dwelling unit. Development products may include attached owner occupied townhouses and/or leased garden style apartment developments with units sharing one or more common walls. The maximum density permitted within this district is 14.5 dwelling units per gross acre (not including consideration of the Density Bonus System).

**HDRA-2:** *High Density Residential Attached – 2,000 Square Feet per Dwelling Unit.* The DRA-2 district designation is intended to provide the development of attached dwelling units having a gross lot area of not less than two thousand (2,000) gross square feet per dwelling unit. Development products typically include multiple level leased garden style apartment developments with units sharing one or more common walls. The maximum density permitted within this district is 21.8 dwelling units per gross acre (not including consideration of the Density Bonus System). The minimum lot area required for projects within this district shall be ten (10) gross acres.

**HDRA-1:** *High Density Residential Attached – 1,000 Square Feet per Dwelling Unit.* The DRA-1 district designation is intended to provide for high-density, multi-family residential developments having a gross lot area of not less than one thousand (1,000) gross square feet per dwelling unit. Development products typically include multiple level garden style developments with units sharing one or more common walls. The maximum density permitted within this district is 43.5 dwelling units per gross acre (not including consideration of the Density Bonus System) and the consideration of structured parking. The minimum lot area required for individual projects within this district shall be ten (10) gross acres.

### 5.5.4 Permitted Uses

The following table provides the list of permitted, conditional and accessory uses intended for the residential land use districts. The list provides a quick guide to those uses that are a permitted principal (P), conditional (C) or accessory uses (A) for each of the residential districts. The list is not intended to anticipate every possible variation of possible uses, which could be contemplated through the development life of the Douglas Ranch Master Planned Community, but provides a list of most representative uses intended to guide the intent for possible uses within each district. On occasion, the Douglas Ranch Design Review Committee (DRC) and/or the Community Development Director will need to interpret the intent of the list below to determine if a proposed use is analogous to use listed within the Table. The Committee should resolve issues arising from an interpretation of intended uses.

**TABLE 8: Residential Districts Uses**

Use or Analogous Use	LDR	MLDR	MDR	MHDR	HDR
Churches, or similar places of worship and related facilities, provided such facilities have direct vehicular access to an arterial or collector street	P	P	P	P	P
Churches, or similar places of worship, and related facilities; not having direct vehicular access from an abutting arterial street	C	C	C	C	C
Colleges or universities with no on-site housing and which have direct vehicular access to an arterial street. Facilities for the dedicated repair or storage of vehicles and equipment shall be prohibited	C	C	C	C	C
Day Care with five (5) or more children, upon a finding by the Development Board, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general, as evidenced by being developed in accordance with the conditions listed below.	C	C	C	C	C
Day Care with four (4) or less children	P	P	P	C	C
Educational institutions (elementary and secondary), public and private provided that the facility shall have access directly from a collector street and the storage and repair of vehicles and equipment shall be prohibited	P	P	P	P	P
Golf Courses and related facilities, including retail sales with a combined gross leasable area of 25,000 square feet or less	P	P	P	P	C
Golf courses, including clubhouses, when developed in accordance with the conditions listed below.	C	C	C	C	C
Group Care Facility, when developed in accordance with the conditions listed below.	C	C	C	C	C
Multi-Family Attached Housing	-	-	P	P	C

Use or Analogous Use	LDR	MLDR	MDR	MHDR	HDR
Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street.	C	C	C	C	C
Parks, private and public	P	P	P	P	P
Public buildings providing cultural, educational, administrative, or other governmental services to community residents; provided that all vehicular access shall be restricted to public streets	C	C	C	C	C
Public safety buildings having direct access onto an arterial or collector street and having no on-site vehicular maintenance or repair facilities	P	P	P	P	P
Public utility buildings including water pump/well facilities, water storage tanks and electric substations wherein service to community residents requires location within the community; provided that repair or storage facilities in connection therewith are expressly prohibited	C	C	C	C	C
Public utility buildings, provided that such facilities are required to provide service to district residents; are adequately screened from public view' have adequate vehicular from an arterial or collector street, where vehicular traffic is expected, as determined by the Town of Buckeye	P	P	P	P	P
Resorts	-	C	C	P	C
Single-Family Attached Housing	-	-	P	P	P
Single-Family Detached Housing	P	P	P	P	C
Solar Power Generating Facilities	C	C	C	C	C
Wireless Communication Facilities, in accordance with the standards in <b>Section 5.7. II.</b>	P	P	P	P	P

### **Conditional Use Requirement**

The following development standards are applied to the Conditional Uses identified above:

- Golf courses, including clubhouses, when:
  - a. All direct vehicular access is not provided from an abutting arterial or collector streets;
  - b. All principal and accessory buildings do not maintain a distance of not less than fifty (50) feet from any property line adjoining any single-family residential lot;
  - c. Any accessory restaurant or bar is not designed as an integral part of a principal building, the design maintains public access from within the building, and the facility maintains no exterior display or advertising of the activity.
  - d. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall maintain a distance of not less than twenty-five (25) feet from any property line.
- Day Care with five (5) or more children, upon a finding by the Development Board, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general, as evidenced by being in substantial conformance with, and meeting the general intent of, the following provisions:

- a. Evidence has been provided of certification by the Arizona Department of Health Services;
  - b. No identification from a public street by signage, graphics, display, or other visual means;
  - c. Compliance with all applicable building, noise, and fire safety regulations;
  - d. A six (6) foot high solid (opaque) fence or wall has been provided between all outdoor play areas and adjacent properties;
  - e. Adequate spacing is provided to avoid over concentration of Day Care in a particular neighborhood as would impair the residential character of the Day Care itself, or of the neighborhood the applicant proposes location. The spacing shall be evidenced by:
    - i. A separation between such Day Care of six hundred (600) feet measured along the right-of-way line on either street frontage, and;
    - ii. Day Cares shall not be contiguous to each other, or;
    - iii. By the presence of significant intervening physical features between an existing Day Care and the proposed Day Care such as arterial streets, canals, parks, or similar buffering features or developments.
  - f. The Development Board may waive the requirements of Subsection e. if good cause is shown, by the applicant that the use would not be unduly disruptive of the peace and quiet of the area;
  - g. The Development Board may require additional conditions as determined to be appropriate;
  - h. Property owners within three hundred (300) ft. of the perimeter of the lot containing the proposed Day Care shall be notified 10 days prior to the Development Board's review of the Conditional Use Permit;
  - i. Where any condition of a conditional use permit issued pursuant to this ordinance has been violated, the Zoning Inspector shall file a request with the Development Board to revoke the conditional use permit. The Development Board, after a public hearing, shall determine whether the permit shall be revoked.
- Group Care Facility subject to the following conditions:
    - a. No identification from a public street by signage, graphics, display or other visual means;
    - b. All vehicular access to the facility shall be from arterial or collector streets;
    - c. Compliance with the standards of this Chapter, and all building and fire codes.
    - d. A six (6) foot high solid (opaque) fence or wall is provided between all outdoor recreation areas and adjacent properties;
    - e. No such facility is located on a lot with a property line within One Thousand, Three Hundred Twenty (1,320) feet, measured in a straight line in any direction, of the lot line of another facility or group home;
    - f. In the event that the appropriate State licensing agency revokes or terminates an Applicant's license, the conditional use permit issued by the Town shall be deemed to be revoked as of the date of the license revocation or termination.

### **Permitted Accessory Uses**

Any of the following uses may be permitted as an accessory use within all residential development districts only if incidental and subordinate to the permitted principal uses within those districts:

- Any accessory use customarily incidental to a permitted principal use;
- Private garage or shade structure for storage or parking of vehicles;

- Garden house, tool shed, ramada, indoor/outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests;
- Off-street storage or parking of primary or recreational vehicles and utility trailers, on a paved surface, in accordance with the Parking Regulations contained within the Douglas Ranch Community Master Plan document;
- Detached guest house or servants quarters with cooking facilities; only permitted in DRD-35 and DRD-24 Districts;
- Residential Accessory Structure;
- Home occupation, provided that such use is in accordance with provisions contained within the Douglas Ranch Community Master Plan document as provided within **Section 5.7.7**.

### **5.5.5 Development Standards**

The following Table establishes development standards for single-family and multifamily residential uses.

**TABLE 9: Douglas Ranch Residential District Standards**

District	Minimum Area per Dwelling Unit (1)	Min. Width (2)	Maximum Base Density (per Gross Ac.) (3)	Common Area Open Space (5)	Minimum Yard Setbacks							Street Side (7)	Max. Structure Height	Max. Lot Coverage (11)
					Front (5)			Rear (10)	Side (9)					
					Living Area	Front Garage	Side Entry Garage		Min.	Total				
<b>Single-Family Detached Housing</b>														
LDR-35	35,000 Sq.Ft.	120'	1.1 Du/Ac.	0%	12'	30'	20'	25'	10'	30'	15'	2/30'	40%	
LDR-24	24,000 Sq.Ft.	100'	1.4 Du/Ac.	0%	12'	25'	15'	25'	10'	25'	15'	2/30'	40%	
MLDR-18	18,000 Sq.Ft.	85'	1.7 Du/Ac.	2%	12'	25'	15'	20'	10'	25'	10'	2/30'	40%	
MLDR-12	12,000 Sq.Ft.	70'	2.5 Du/Ac.	5%	12'	25'	15'	20'	10'	20'	10'	2/30'	40%	
MDR-10	10,000 Sq.Ft.	65'	3.0 Du/Ac.	5%	12'	20'	10'	20'	5'	13'	10'	2/30'	45%	
MDR-8	8,000 Sq.Ft.	60'	3.8 Du/Ac.	5%	12'	20'	10'	20'	5'	13'	10'	2/30'	45%	
MHDR-6	6,000 Sq.Ft.	50'	4.6 Du/Ac.	5%	12'	20'	10'	20'	5'	12'	10'	2/30'	50%	
MHDR-5	5,000 Sq.Ft.	45'	5.4 Du/Ac.	5%	12'	18'	10'	15'	5'	10' (7)	10'	2/30'	55%	
HDR-4	4,000 Sq.Ft.	40'	7.6 Du/Ac.	5%	10' (6)	10' (6)	10' (6)	10'	0'	5' (7)	10'	2/30'	55%	
<b>Multi-Family Attached Housing</b>														
HDRA-4	4,000 Sq.Ft./Unit	40'	9.0 Du/Ac.	7%	10' (6)	10' (6)	10' (6)	10'	0	0	10'	2/30'	50%	
HDRA-3	3,000 Sq.Ft./Unit		15.0 Du/Ac.	8%						20' (8)	20'	2/30'	55%	
HDRA-2	2,000 Sq.Ft./Unit		22.0 Du/Ac.	9%						15' (8)	20'	3/36'	60%	
HDRA-1	1,000 Sq.Ft./Unit		43.0 Du/Ac.	10%						10' (8)	20'	4/48'	70%	

(1) Minimum area per dwelling unit within district, as determined by dividing the gross parcel square footage by the total number of proposed units.

(2) Minimum lot width as provided by definition.

(3) Maximum base density standard may be exceeded when density bonus system provisions are applied.

(4) Common Area Open Space required as a percentage of the gross plat area; 75% of the required area may be designed to retain and manage stormwater. The plat open space requirement may be satisfied through the incorporation of adjacent drainageways when the area is improved with a public community trail.

(5) Within multi-family residential districts (HDRA-4, HDRA-3, HDRA-2 and HDRA-1) a minimum 15-foot wide perimeter landscape setback and a minimum 20-foot wide street landscape setback shall be provided.

(6) Front setback may be reduced to 3' when driveway is oriented to a private lane or autocourt.

(7) Additional street side setback may be satisfied either on the parcel or by an adjacent tract dedicated to an Association.

(8) The HDRA-3, HDRA-2 and HDRA-1 districts are not intended for subdivision; therefore, setbacks from internal property lines are not applicable; however, a standard pertaining to distance between buildings on the same site is applicable; therefore, provided herein.

(9) A maximum 2' projection will be allowed into the side setbacks for bay windows, fireplaces, overhangs, etc.

(10) At grade patios are allowed to encroach into the rear yard setback to within 15' of rear property line.

(11) uncovered patios and pools are exempt from lot coverage restrictions.

(12) Lots that are less than 50' in width are intended for a non-conventional housing product, including but not limited to: row houses, cluster, alley loaded, Z-lots, auto court, detached garage product, etc. In all cases, the garage door shall be integrated into the architecture of the home. Conventional single family detached product may be permitted by the approval of the Community Development Director.

(13) Front entry garages shall not comprise more than 50% of the lineal feet of the front façade. In all cases, the garage door shall be integrated into the architecture of the home.

### 5.5.6 Density Bonus System

The CMP may utilize any density bonus system available in the Town Development Code in use at the time of development. There shall be no 'grandfathering' of such density bonus systems.

## 5.6 COMMERCIAL & EMPLOYMENT LAND USE DISTRICTS

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### 5.6.1 Purpose and Intent

The commercial and employment districts listed below are designed to respond to a broad range of planned commercial and employment opportunities within the Douglas Ranch Planned Community. The districts are intended to promote the provision of goods, services and employment opportunities within the Douglas Ranch community for the benefit of the residents while maintaining land use compatibility with residential land uses throughout the Community. The defined uses and standards are designed to respond to land use compatibility opportunities and constraints through the recognition of the varying degrees of intensity and density. These districts are intended to promote design and development flexibility for commercial and employment uses but address limits to maintain a sense of Community order and land use compatibility. The non-residential districts are defined in greater detail below.

### 5.6.2 Commercial and Employment Land Use Districts

**CL: *Commercial Low.*** The Commercial Low district is intended to provide opportunities for the establishment of single user and small-scale commercial service centers and retail sales establishments throughout the Community. The uses will be designed to be compatible with each other and nearby residential uses. The intended capture areas for the uses in the CL district are generally scaled to support an intended market area within a one-mile radius from the proposed center. This district focuses on the provision of basic goods and services to Community residents while typically being accessible to motorists, bicyclists or pedestrians. These commercial centers will typically be anchored by neighborhood grocery stores and supported by neighborhood support uses. The scale of each of these centers is defined by the Douglas Ranch Community Master Plan and Land Use Intensity/Density Tables.

**CM: *Commercial Medium.*** The Commercial Medium district is intended to provide a broad range of opportunities for the establishment of more intensive, community and regional scaled commercial and retail service establishments, generally scaled to support an intended market area within a two to five-mile radius of the proposed center. This district focuses on the intended provision of basic and specialty goods and services to Community residents while typically catering to accessibility by predominantly motorists. These commercial centers will typically be anchored by home improvement, apparel, and general goods superstores and supported by community scaled support uses. The scale of each of these centers is defined by the Douglas Ranch Community Master Plan and Land Use Intensity/Density Tables.

**MU: *Mixed-Use.*** The Mixed-Use district is intended to provide opportunities for the development of either residential, retail, or employment users, or a combination of these uses within the Douglas Ranch Planned Community. The MU zoning district is designed to respond to the full spectrum of envisioned community uses as well as their intensity and scale. This

district anticipates accommodating a large single-use user as well as multiple users and multiple-use users. The mixed use land uses have been distributed within the activity cores as a transition to less intense uses to reduce land use conflicts with other uses while providing a reasonable distribution throughout the Community and promoting proximity to regional transportation facilities. The scale of each of these centers is defined by the Douglas Ranch Community Master Plan and Land Use Intensity/Density Tables.

**E: *Employment.*** The Employment district is intended to provide opportunities for the development of employment centers within the Douglas Ranch Planned Community. The E zoning district is designed to respond to the full spectrum of envisioned employment type uses intensity and scale. This district anticipates accommodating large single user employers as well as multiple tenant office and/or manufacturing users. The scale of each of these centers is defined by the Douglas Ranch Community Master Plan and Land Use Intensity/Density Tables.

**UC-MU: *Urban Center Mixed-Use.*** The Urban Center Mixed-Use District is intended to provide the opportunity for the establishment of a residential, employment, commercial and entertainment focal point for the Douglas Ranch community by concentrating a broad range of uses and services at generally higher intensities within an “urban core” development area. The Urban Center is intended to be the “heart” of the Community by promoting the greatest flexibility of uses represented by an expectation for regional commercial, employment, and community service uses as well as the incorporation of high density and loft residential uses. The Urban Center is further intended to provide a focal point for the community by promoting opportunities for the placement of community facilities such as a Community cultural or entertainment facilities, a regional hospital, community college, community library, satellite Town of Buckeye offices, and/or the seat of the Douglas Ranch Community Association. This district promotes the greatest building height and land use intensity within the Douglas Ranch Community.

**UC-E: *Urban Center Employment.*** The Urban Center Employment District is intended to provide the opportunity for the establishment of an employment, and commercial focal point for the Douglas Ranch community by concentrating a broad range of services at generally higher intensities within an “urban core” development area. The Urban Center is intended to be the “heart” of the Community by promoting the greatest intensity of uses represented by an expectation for regional employment, and community service uses. The Urban Center is further intended to provide a focal point for the community by promoting opportunities for the placement of community facilities such as a Community cultural or entertainment facilities, a regional hospital, community college, community library, satellite Town of Buckeye offices, and/or the seat of the Douglas Ranch Community Association. This district promotes the greatest building height and land use intensity within the Douglas Ranch Community.

**LI: *Light Industrial.*** The Light Industrial district is intended to provide opportunities for the development of employment and manufacturing centers within the Douglas Ranch Planned Community. The LI zoning district is designed to respond to the full spectrum of envisioned employment and manufacturing type uses intensity and scale. This district anticipates accommodating large single user manufacturer and distributor as well as multiple tenant warehouse or distribution users. The scale of each of these centers is defined by the Douglas Ranch Community Master Plan and Land Use Intensity/Density Tables.

### 5.6.3 Permitted Uses

The following table provides the list of permitted, conditional and accessory uses intended for the Commercial Low (CL), Commercial Medium (CM), Mixed Use (MU), Employment (E), Urban Center-Mixed Use (UC-MU), Urban Center-Employment (UC-E), and Light Industrial (LI) districts. The list provides a quick guide to those uses that are a permitted principal (P), conditional (C) or accessory uses (A) for each of the four non-residential districts. The list is not intended to anticipate every possible variation of possible uses, which could be contemplated through the development life of the Douglas Ranch Master Planned Community but provides a list of most representative uses intended to guide the intent for possible uses within each district. On occasion, the Douglas Ranch Design Review Committee (DRC) and/or the Community Development Director will need to interpret the intent of the list below to determine if a proposed use is analogous to use listed within the Table. The Committee should resolve issues arising from an interpretation of intended uses.

**TABLE 10: Commercial and Employment District Uses**

Use or Analogous Use	CL	CM	MU	E	UC-MU	UC-E	LI
Amusement/Recreation Centers	-	P	P	P	P	P	P
Automobile, Body Shop	-	C	P	P	C	C	P
Automobile, Rental	-	P	P	P	C	C	P
Automobile, Sales – New	-	P	P	P	C	C	P
Automobile, Sales – Used	-	C	C	A	C	C	P
Automobile, Service Shop	P	P	P	-	C	C	P
Banks, Savings and Loans	P	P	P	-	P	P	P
Barber and Beauty Shops	P	P	P	P	P	P	P
Business, Technical and Vocational Schools	-	P	P	P	P	P	P
Car Wash	P	P	P	P	C	C	P
Child Care Facilities	P	P	P	P	P	P	A
Churches	P	P	P	P	P	P	P
Community College	-	-	P	P	P	P	P
Convenience Food Restaurant w/ Drive-Thru Services	P	P	P	P	C	C	P
Credit Unions	P	P	P	P	P	P	P
Educational Institutions	-	-	P	P	P	P	P
Gas Service – Self Serve	P	P	P	P	C	C	P
General Retail Sales of Merchandise Within Enclosed Building: <5,000 Square Feet	P	P	P	P	P	P	P
General Retail Sales of Merchandise Within Enclosed Building: 5,000-9,999 Square Feet (each retail establishment)	P	P	P	P	P	P	P
General Retail Sales of Merchandise Within Enclosed Building: 10,000-24,999 Square Feet (each retail establishment)	P	P	P	P	P	P	P

Use or Analogous Use	CL	CM	MU	E	UC-MU	UC-E	LI
General Retail Sales of Merchandise Within Enclosed Building: 25,000-49,999 Square Feet (each retail establishment)	P	P	P	P	P	P	P
General Retail Sales of Merchandise Within Enclosed Building: 50,000-99,999 Square Feet (each retail establishment)	P	P	P	C	P	P	P
General Retail Sales of Merchandise Within Enclosed Building: >100,000 Square Feet (each retail establishment)	-	P	P	C	P	P	P
Golf Courses and related facilities, including retail sales	P	P	P	P	-	-	P
Health and Exercise Center	P	P	P	P	P	P	P
Helistop	-	C	C	C	P	P	P
Hospital	-	-	P	P	P	P	P
Hotels and Motels	-	P	P	P	P	P	P
Manufacturing*	-	-	P	P	C	C	P
Medical and Dental Offices	P	P	P	P	P	P	P
Mini Storage Facilities	-	P	P	P	C	C	P
Mortuary	-	C	P	P	C	C	P
Motion Picture Production	-	-	P	P	P	P	P
Multi-Family Housing (HDRA-2 and HDRA-1 standards)	C	C	P	P	P	P	-
Night Clubs, Bars and Lounges	-	P	P	P	P	P	P
Offices, Professional and Service	P	P	P	P	P	P	P
Plant Nursery and Sales	C	P	P	P	-	-	P
Printing and Publishing	P	P	P	P	P	P	P
Public Utility Buildings, Structures	P	P	P	P	P	P	P
Repair Services **	P	P	P	P	P	P	P
Restaurants	P	P	P	P	P	P	P
Restaurants – Drive-In	P	P	P	P	C	C	C
Restaurants – Drive – Through	C***	C***	C***	C***	C***	C***	C***
Research Laboratories for Scientific Research and Testing	-	C	P	P	P	P	P
Skating Arena	-	C	P	P	P	P	P
Solar Power Generating Facilities	P	P	P	P	A	A	P
Theaters (Indoor)	-	P	P	C	P	P	P
Veterinarian Offices and Clinics	P	P	P	P	C	C	P
Water Treatment Facilities	-	-	P	C	-	-	P
Wholesale Sale of Finished Goods	-	P	P	P	P	P	P
Wireless Communication Facilities	C†	C†	C†	C†	C†	C†	C†

P = Permitted Principal Use C = Permitted Conditional Use A = Permitted Accessory Use

\* Manufacturing or assembly of finished products or sub-assemblies within enclosed buildings.

\*\* Repair services for watches, jewelry, shoes, locksmith and appliances.

\*\*\* Drive through use permitted if proposed drive thru window is located more than 300 feet from an established residential district.

† Wireless Communication Facilities, in accordance with the standards in **Section 5.7.12**.

#### **5.6.4 Development Standards**

To protect surrounding neighborhoods and preserve the public health, safety and welfare, standards are herein established for yard, height, bulk and area and to promote an appropriate transition between commercial/employment uses and adjacent residential uses. In recognition of the goals of the Buckeye General Development Plan and the Douglas Ranch Community Master Plan, these standards promote greater intensity uses within the Town Center and the Mixed Use centers. Community and Neighborhood Commercial centers are intended for immediate proximity to residential uses to promote maximum convenience and accessibility to such intended uses. The Commercial and Employment District development standards are shown on **Table 11** as follows:

**TABLE 11: Douglas Ranch Commercial and Employment District Standards**

**CL: Commercial Low**

Building Setbacks to Adjacent Land Use District								
Proposed Development Building Height	LDR-35 to HDR-4 and HDRA-4		HDRA-3 to HDRA-1		All Commercial, Employment and Urban Center Districts		Street R.O.W. Setback	Coverage Standard (3)
	Side	Rear	Side	Rear	Side	Rear		
1-Story or 25'	30'	30'	30'	30'	0'	20'	20'	40%
2-Story or 36'	60'	60'	30'	30'	20'	35'	25'	
3-Story or 45'	80'	80'	45'	45'	35'	35'	25'	
4-6 Stories or 76' (4)	100'	100'	50'	50'	35'	35'	35'	
Avg. Landscape Setback (2)	10'	10'	10'	10'	0'	10'	20' (1)	

- (1) Minimum setback allowed is 5' less than the average that is listed.
- (2) Landscape setback coincident with required building setback.
- (3) Lot Coverage determined by dividing ground floor project square footage by net parcel area.
- (4) This height is only allowed in the urban center areas that are depicted on the Urban Centers Master Plan.

**CM: Commercial Medium**

Building Setbacks to Adjacent Land Use District								
Proposed Development Building Height	LDR-35 to HDR-4 and HDRA-4		HDRA-3 to HDRA-1		All Commercial, Employment and Urban Center Districts		Street R.O.W. Setback	Coverage Standard (3)
	Side	Rear	Side	Rear	Side	Rear		
1-Story or 25'	40'	40'	35'	35'	0'	20'	20'	40%
2-Story or 36'	60'	60'	35'	35'	20'	35'	25'	
3-Story or 45' (4)	80'	80'	45'	45'	35'	35'	25'	
4-6 Stories or 76' (4)	100'	100'	50'	50'	35'	35'	35'	
Avg. Landscape Setback (2)	20'	20'	15'	15'	0'	10'	20' (1)	

- (1) Minimum setback allowed is 5' less than the average that is listed.
- (2) Landscape setback coincident with required building setback.
- (3) Lot Coverage determined by dividing ground floor project square footage by net parcel area.
- (4) This height is only allowed in the urban center areas that are depicted on the Urban Centers Master Plan.

**E: Employment, LI: Light Industrial and WWTF: Waste Water Treatment Facility**

Building Setbacks to Adjacent Land Use District								
Proposed Development Building Height	LDR-35 to HDR-4 and HDRA-4		HDRA-3 to HDRA-1 (5)		All Commercial, Employment and Urban Center Districts (5)		Street R.O.W. Setback (4)	Coverage Standard (3)
	Side	Rear	Side	Rear	Side	Rear		
1-Story or 25'	40'	40'	35'	35'	0'	20'	20'	50%
2-Story or 36'	60'	60'	35'	35'	20'	35'	25'	
3-Story or 45'	80'	80'	45'	45'	35'	35'	25'	
4-6 Stories or 76'	100'	100'	50'	50'	35'	35'	35'	
7-10 Stories or 126'	140'	140'	50'	50'	35'	35'	35'	
Avg. Landscape Setback (2)	20'	10'	15'	15'	10'	10'	30' (1)	

- (1) Minimum setback allowed is 5' less than the average that is listed.
- (2) Landscape setback coincident with required building setback.
- (3) Lot Coverage determined by dividing ground floor project square footage by net parcel area.
- (4) Setback may be reduced by 10 feet (with a minimum setback of 20 feet) by providing special features such as public open space, structured parking, mixed uses, etc.

**MU: Mixed Use, MU/MH: Mixed Use/Medium-High Res., UC-E: Urban Center - Employment and UC-MU: Urban Center - Mixed Use**

Building Setbacks to Adjacent Land Use District								
Proposed Development Building Height	LDR-35 to HDR-4 and HDRA-4		HDRA-3 to HDRA-1 (5)		All Commercial, Employment and Urban Center Districts (5)		Street R.O.W. Setback (4)	Coverage Standard (3)
	Side	Rear	Side	Rear	Side	Rear		
1-2 Stories or 36'	40'	40'	35'	35'	0'	20'	0'	Unrestricted
3-8 Stories or 98'	140'	140'	35'	35'	25'	25'	0'	
9-12 Stories or 146'	190'	190'	45'	45'	35'	35'	0'	
13-16 Stories or 194'	240'	240'	45'	45'	35'	35'	0'	
17-25 Stories or 300'	240'	240'	45'	45'	35'	35'	0'	
Avg. Landscape Setback (2)	20'	10'	20'	10'	10'	10'	30' (1)	

- (1) Minimum setback allowed is 5' less than the average that is listed.
- (2) Landscape setback coincident with required building setback.
- (3) Lot Coverage determined by dividing ground floor project square footage by net parcel area.
- (4) Setback may be reduced by 10 feet (with a minimum setback of 20 feet) by providing special features such as public open space, structured parking, mixed uses, etc.
- (\*) Adjacent refers to land use districts that share a common property line.

### 5.6.5 Intensity Bonus System

The intensity bonus system is designed as an incentive to promote community amenities within commercial or employment development projects. The system is designed to reward a developer with additional project intensity for project enhancements and provides higher credits for the provision or support to alternative transportation modes other than accommodating individually driven automobiles. This system therefore, directly responds to the intensity limitations primarily set by the Traffic Impact Analysis prepared in evaluation and support of the Community Master Plan. The system provided below may need to be periodically adjusted to reflect the goals and objectives of the Douglas Ranch residents. The awarding of an intensity bonus shall be at the initial discretion of the Douglas Ranch DRC and subject to the DRC interpretation of the intent of the System and the Douglas Ranch CMP as a whole and then subject to approval by the Town of Buckeye Development Board through Site Plan approval actions. The awarding of intensity bonus may consider the waiver of building height and coverage standards as defined within **Table 9, Commercial and Employment District Standards**. Building height and/or coverage waivers will be reviewed by the Development Board and may be granted upon finding that the request appropriately implements the Community desired amenity and that the request is not detrimental to the public health, safety or welfare. The maximum Density Bonus per development shall be 15%.

**TABLE 12: Intensity Bonus System Table**

<b>Desired Amenity</b>	<b>Density/Intensity Bonus</b>
Sub-Grade Structured Parking	10% increase in permitted Gross Leaseable Area (GLA)
Structurally Integrated Residential Housing	10% increase in permitted GLA
Above Grade Structured Parking	5% increase in permitted GLA
Formation of a Transportation Management Organization to promote the use of alternative modes of transportation, promote ride share programs, promote alternative transportation use incentives and provide annual reporting of results	5% increase in permitted GLA, subject to an implementation plan and performance agreement with the Town of Buckeye
Establishment of Ground Floor Retail Space; at 50% of ground floor GLA	5% increase in permitted GLA
Provision of on-site day care facilities and the provision of 20% rate discounts to employees within the project	5% increase in permitted GLA
Additional 5% On-Site Landscaping	2% increase in permitted GLA
Use of solar panels	3% increase in GLA
Placement of Public Art on Development Site as approved by the DRB	2% increase in permitted GLA
Substantial Covered Pedestrian Ways	2% increase in permitted GLA
Leed certified building	10% increase in GLA
Use of non-impervious parking surfaces	5% increase in GLA

GLA = Gross Leaseable Area as expressed by a calculation of 85% of gross building area

## 5.7 DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

The purpose of the following standards is to provide standards applicable to all land use districts. The standards are designed to produce creative design and land use solutions that will promote

enhanced aesthetic qualities, promote the preservation of property values, limit land use incompatibilities and promote the general public health, safety and general welfare.

The following supplementary provisions shall apply to all land use designations and districts within the Douglas Ranch Community Master Plan.

### **5.7.1 Setbacks and Projection Exceptions**

- Projections into Required Yards – Residential Districts

Projections into required yards for structural and ornamental elements such as, but not limited to, bay windows, balconies, cornices, eaves, fireplaces, chimneys, mechanical equipment, air conditioners and entertainment/seating niches may extend three (3) feet into any required yard within any district provided that a minimum three (3) foot setback is maintained between the projection and the property line.

- Open, unenclosed porches, with or without a roof, may project up to six (6) feet into any required front yard and twelve (12) feet into any required rear yard. Unenclosed porches located within the rear yard shall maintain a minimum ten (10) foot setback from the rear property line.

### **5.7.2 Height Exceptions**

- Height limitation shall not apply to church spires, belfries, cupolas, domes not for human occupancy, penthouses, equipment houses, chimneys, ventilation equipment, skylights, water tanks, communications towers, and similar features and necessary equipment appurtenances usually carried out above the roof line.
- Height limitation shall not restrict the placement of parapet walls, cornices or decorative façade treatments above the building height limit. Such features may extend up to ten (10) feet above the building height limit.
- Wireless Communication Facility sites identified as Primary Sites in **Section 5.7.11** will be allowed to a height of 120 feet (a 110 feet monopole, and 10 feet of EMS antennas for the Town) in all Development Options without setback requirements.

### **5.7.3 Walls, Fences and Screening**

- Walls and Fences
  - a. In all residential districts, walls within the front yard shall not exceed a height of three (3) feet except that walls or fences within a topographically constrained area and required for structural or retention purposes may exceed three (3) feet in height. No fence or wall within or bounding the side or rear yard shall exceed a height of six (6) feet eight (8) inches, unless abutting a collector or arterial street

or parkway or commercial use, in which case the fence or wall may be constructed to a maximum height of eight (8) feet.

- b. Walls or fences within a residential, commercial or industrial district may exceed the maximum height established in **Section a** above, upon a finding and approval by the Town Engineer that noise mitigation is warranted. An applicant seeking such approval shall provide a report providing information showing that the proposed height of the wall or fence would result in the reduction of unwanted or unnecessary noise levels to a level below 65 LDN.
- c. The use of barbed or razor wire shall be prohibited in all districts.

- Screening

- All roof mounted mechanical equipment shall be fully screened from view.
- The following uses and activities shall be screened as indicated:

**TABLE 13: Screening Standards**

Accessory Use	Minimum Height of Screening	Method of Screening
Outdoor Storage of Materials and Equipment	6'	Masonry Wall or Wood Fence
Parking Areas	3'	Masonry wall or landscaped berm
Trash Enclosures	5'	Masonry wall
Loading and Delivery Bays	8'	Masonry wall

### 5.7.4 Lighting

All lighting utilized for the external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and streets, shall be designed not to exceed one (1) candle foot at the property line, and shall be designed to minimize glare. A photometric plan may be required by the Community Development Director to determine compliance with the noted standard.

### 5.7.5 Swimming Pools

- All outdoor swimming pools, whether public, private or commercial shall not be located within any required front yard and shall be located a minimum of three (3) feet from any property line.
- Unless otherwise more restrictive by the International Building Code (IBC) or the Town of Buckeye, swimming pools shall be entirely enclosed by a protective fence or solid wall of not less than five (5) feet in height. The fence or wall shall be constructed such that a minimum of fifty-four (54) inches of the wall or fence height does not contain any toeholds. All gates or pool access points shall have self-closing hardware fixtures.

### **5.7.6 Accessory Uses and Structures**

All accessory uses and structures shall meet the following requirements:

- Accessory structures shall not exceed the height of the principle structure and may only be located within a side or rear yard.
- All accessory buildings or structures except storage sheds less than six (6) feet in height shall be setback from the property line a minimum of three (3) feet. Accessory buildings or structures exceeding six (6) feet in height shall be setback one (1) additional foot for each additional foot of height.
- Storage sheds shall not exceed six (6) feet in height and may not be visible from a public street. Storage sheds may not be located within a required front yard setback.

### **5.7.7 Home Occupations**

Home occupations shall be a permitted principal use when it complies with the following conditions:

- No exterior modifications to the structure or exterior storage related to the home occupation use shall be permitted;
- External activity resulting from the home occupation shall be limited to the hours between 7:00am and 10:00pm;
- No unusual amounts of pedestrian or vehicular traffic, including parking and delivery activities shall be permitted;
- The home occupation shall not result in an increase in the normal emission of noise, light, dust, vibration, odor or smoke.

Home occupation uses, which do not meet that above noted conditions, shall only be permitted upon approval of a conditional use permit by the Town of Buckeye.

### **5.7.8 Drainage and Wash Preservation**

All development within the Douglas Ranch Master Planned Community shall provide to the Town at the time of Preliminary Plat or Site Plan application, a Wash Corridor Protection Plan documenting the location of all significant washes on the site. The Plan shall show the relationship between existing wash corridor conditions and the proposed development activity. The Plan shall document and show all wash protection measures, road crossings and pedestrian and recreational amenities planned along the wash corridors. All Wash Corridor Protection Plans shall establish a minimum setback of thirty-five (35) feet on each side of the wash sandy bottom fringe. Residential setbacks from retained wash corridors will vary dependent on flood plain and habitat characteristics. Development of structures will generally maintain setback distances of

one hundred (100) feet or more from the edge of the sandy bottom wash channel for major washes and 25 feet from minor washes or as warranted by stormwater flows. In some cases, proposed residential lots adjacent to the washes may include a portion of the open space within the individual platted lots. However, this area will be restricted, with the placement of a preservation easement, to prohibit the disturbance of the natural characteristics on private property.

### **5.7.9 Floodplain Management**

The Maricopa County Flood Control District (MCFCD) is responsible for all floodplain management activities within the corporate limits of the Town. The MCFCD is authorized to exercise the powers and duties set forth in Title 45, Chapter 10, Article 4, Arizona Revised Statutes.

### **5.7.10 Landscaping Standards**

**Table 14** provides required landscape quantity, plant material size and plant spacing standards for the Douglas Ranch Community:

**TABLE 14: Landscape Standards**

<b>On-Site Improvements - General Quantity</b>			
<b>Use Type</b>	<b>Density</b>	<b>Units Governing Density</b>	<b>Additional Requirements or Exceptions</b>
<b>Single Family - Common Areas</b> (LDR-35 & 24, MLDR-18 & 12, MDR-10 & 8, MHDR-6 & 5, HDR-4, HDRA-4)	1 Tree 5 Shrubs	per 1000 square feet of common area per 1000 square feet of common area	
<b>Multi-Family</b> (HDRA-3 to HDRA-1)	1 Tree 2 Shrubs	per Dwelling Unit per Dwelling Unit	-If over 4-stories, 75% of trees to be 24-inch box or larger*
<b>Commercial</b> (CL, CM)	1 Tree 2 Shrubs	per 10 Parking Stalls per 10 Parking Stalls	-If over 3-stories, 50% of trees to be 24-inch box or larger*
<b>Mixed Use &amp; Employment</b> (MU, UC-MU, E, UC-E, LI)	1 Tree 3 Shrubs	per 7 Parking Stalls per 7 Parking Stalls	-If over 2-stories, 25% of trees to be 24-inch box or larger*

\* Standard inclusive of all types defined by the Table

<b>Landscape Buffer - Additional Quantity (To be located around perimeter of property)</b>			
<b>Use Type</b>	<b>Density</b>	<b>Units Governing Density</b>	<b>Additional Requirements or Exceptions</b>
<b>Multi-Family</b>	1 Tree 4 Shrubs	Each 25 linear feet Each 25 linear feet	-If over 4-stories, 75% of trees to be 24-inch box or larger*
<b>Commercial</b>	1 Tree 3 Shrubs	Each 20 linear feet Each 20 linear feet	-If over 3-stories, 50% of trees to be 24-inch box or larger*
<b>Mixed Use</b>	1 Tree 3 Shrubs	Each 15 linear feet Each 15 linear feet	-If over 2-stories, 25% of trees to be 24-inch box or larger*

\* Standard inclusive of all types defined by the Table

<b>Plant Material Standards</b>	
<b>Minimum Tree Size</b>	70% of Plant Quantity - Minimum of 15 Gallon 20% of Plant Quantity - Minimum of 24-inch Box 10% of Plant Quantity - Minimum of 36-inch Box
<b>Minimum Shrub Size</b>	75% of Plant Quantity - 5 Gallon Minimum 25% of Plant Quantity - 1 Gallon Minimum
<b>Turf Limitation</b>	40% Maximum of Gross Parcel Area for Multifamily Residential Uses* 25% Maximum of Gross Parcel Area for Mixed Use and Employment Uses* 10% Maximum of Gross Lot Area for Commercial Uses*

\* In no case shall turf be used in public right-of-way; Limitations may be waived for these projects that require greater amounts of turf.

### 5.7.11 Wireless Communication Facilities

The Douglas Ranch CMP is designed to create a sustainable community. In order to have an environment that utilizes current and future wireless technology, the Douglas Ranch CMP includes provisions for the design, development and operation of wireless communication facilities that will serve the needs of the current and future residents and businesses.

Wireless Communication Facility standards are divided into two sections, one for Wireless Communication Facilities that will be approved as part of the approval of the CMP Amendment (Primary Sites') and one for Wireless Communication Facilities that will be developed in the future ("Secondary Sites").

For a Primary Site, in order to expedite the development of a wireless infrastructure, sites has been selected and identified as a primary location for a Wireless Communication Facility. These locations will be approved as part of the CMP Amendment. The Primary Sites are identified in the attached **Figure 26**. Specific location and design information on the Primary Sites shall be submitted to the Community Development Director for review and approval. A site plan shall also be reviewed and approved by the Community Planning & Development Board.

As Douglas Ranch and the surrounding areas develop, Secondary Sites for Wireless Communication Facilities will be needed to add capacity for increased usage.

Wireless Communication Facilities that are located within the Douglas Ranch CMP will be developed in accordance with the approved development standards contained in this section.

General Development Standards for all Wireless Communication Facilities:

- All wireless communications companies shall be required to locate on the Primary Site in the Douglas Ranch CMP unless an approved, independent RF (radio frequency) study confirms the need for Secondary Sites, or the Primary Site has been determined to be structurally full.
- All freestanding structures, over 40 feet, shall be designed to accommodate a minimum of two wireless communications companies. Stealth sites, wherever possible, shall have preference and shall be designed to accommodate a minimum of two communications companies.
- All freestanding structures shall be designed to accommodate interior cabling for the communications companies that locate on the freestanding structures.
- Accessory equipment located on the ground shall be screened behind a solid masonry wall that will match other buildings on the site, including any painting and texturing. The wall shall be of sufficient height to screen the accessory equipment, but shall not exceed a maximum height of eight (8) feet.
  - Accessory equipment approved by the Town that is to be located within public right-of-way may be exempt from the masonry screen wall requirement if the wall will impact traffic visibility or if there is not sufficient area for the screen wall. In this case, an alternate screening plan shall be provided by the Landowner to the Community Development Director for review and approval

- Accessory equipment located on the ground shall meet the setbacks requirements of the underlying district, unless the equipment is located within public right-of-way or within a walled compound. The location of the equipment in public right-of-way shall be subject to review and approval by the Community Development Director.
- Antennae mounted to the roof of a structure shall not extend above the highest point of the building.
- Antennae mounted to the sides of a building shall be painted to match the wall surface to which they are attached.
- Antennae mounted to the sides of a building shall not extend from the wall of the building more than fifteen inches.
- Antennae mounted to the sides of a building shall not extend above the top of the roofline.
- Antennae mounted to other vertical elements shall be painted to match the structure.
- Any exterior lighting at the site shall be fully shielded.
- Wireless Communication Facilities will be prohibited on lots where the primary use is single-family dwelling.

The following Wireless Communication Facilities shall be subject to administrative approval by the Community Development Director:

- Roof mounted antennae:
  - a. The top of the antennae and support structure shall not extend above the highest point of the building.
  - b. The antennae and support structure shall be enclosed as a stealth element that is compatible with the part of the building to which they are attached, as approved by the Community Development Director.
  - c. Any roof-mounted equipment, exclusive of the antennae, shall be screened in a manner that is architecturally compatible with the building.
  - d. Roof mounted antennae shall only be allowed on structures that have a flat roof element in the roof design, such as a flat roof with parapets or a mansard design to screen the flat portion of the roof.
- Wall mounted antennae, including antennae attached to equipment penthouses:
  - a. Shall be painted to match the color of the building to which they are attached.

- b. Shall not extend from the wall of the building more than fifteen inches.
  - c. Shall not extend above the top of the roofline.
- Antennae attached to existing or replacement utility poles, either within or outside of public right-of-way:
  - a. A replacement pole shall not be extended in height by more than ten feet to accommodate a Wireless Communication Facility.
  - b. The height of the extension shall be no greater than maximum needed to accommodate the size of the antenna panels and the spacing required by the affected utility company.
  - c. For replacement poles, cabling shall be placed within the pole.
  - d. When an existing pole is utilized, cabling shall be placed within the pole unless the pole cannot practically accommodate interior cables. Any exterior cables shall be painted to match the pole or be enclosed within a shroud that is painted to match the pole.
  - e. The antenna array shall be limited to a single panel per sector.
  - f. Antennae may only be attached to 69Kv or higher poles.
- Antennae attached to major power line transmission towers:
  - a. The antenna array and any related equipment on a major utility transmission tower or pole shall be located below the power lines.
  - b. Antenna and cabling shall be painted to match the existing structure.
  - c. Ground equipment shall be vaulted in designated open space areas.
- Stealth designed facilities that disguise the antenna array:
  - a. Church steeples
  - b. Flagpoles
  - c. Monopalms (not to exceed 40'; If higher, see Site Plans below)
  - d. Faux saguaro cacti(not to exceed 40'; If higher, see Site Plans below)
  - e. Other similar stealth designs that, in the opinion of the Community Development Director, meet the intent of the stealth provisions of the Wireless Communication Facility standards.
- Antennae attached to other existing vertical elements, including structures, ball field lights or other pole-like features:

- a. Exterior cabling shall be painted to match the structure on which they are located or enclosed within a shroud that is painted to match the structure on which they are located.
  - b. The maximum width of the antenna array shall not exceed four feet from center to center of antenna panels.
- Co-location on an existing Wireless Communication Facility.

The following Wireless Communication Facilities shall be subject to the Site Plan Review procedures in accordance with the Town of Buckeye Development Code, requiring Development Board approval:

- A new freestanding monopole or lattice tower. Freestanding structures shall only be allowed if the applicant has used commercially reasonable efforts and has determined that there is no ability to co-locate on an existing utility pole or to locate on an existing building.
  - a. The required setback shall be equal to the height of the tower (1:1) from residential property lines.
  - b. The required setback in commercial and mixed use zones shall follow the established guidelines in the CMP.
  - c. The freestanding structure shall not exceed 100 feet tall.
  - d. The array of antennae shall not exceed any more than 4' on any one side. Refer to Exhibit M-2 for clarification.

**FIGURE 26: WIRELESS COMMUNICATIONS FACILITIES**

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## 5.8 HILLSIDE DEVELOPMENT STANDARDS

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### 5.8.1 Purpose and Intent

It is the purpose of this Section to establish regulations, which recognize that development of land in mountainous areas involves special considerations that result from the slope of the land. These considerations include but are not limited to increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites. In general, the more steeply the land slopes, the greater the hazard and development limitation. It is intended through these regulations to preserve the visual integrity of hillside areas while allowing reasonable development that is both safe and functional.

The Hillside Development Standards are intended to apply to all land wherever the natural terrain of any lot or parcel or any portion thereof has a slope of fifteen percent (15%) or greater as determined by an electronic slope analysis method. The Hillside Development Standards will apply to all portions of a lot or parcel having a slope of fifteen percent (15%) or greater.

### 5.8.2 Density

The maximum number of residential lots or units permitted within Hillside Development Areas shall be the sum of the number of lots allowed by the zoning district, or the sum of the number of lots allowed in each slope category of land as shown by the following table, whichever is the lesser number.

**TABLE 15: Hillside Density Table**

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<b>Slope of Land</b>	<b>Maximum Number of Lots Per Gross Acre</b>
15% to 20%	2.00 (1)
20% to 25%	1.50 (1)
25% to 30%	0.75
30% to 35%	0.50
35% to 40%	0.30
40% & Over	0.20

- (1) The allowable density within the 15-20% and 20-25% slope categories may exceed the Maximum Number of Lots Per Gross Acre shown above when density is transferred from a higher slope category.
- (2) There shall be no more lots created than permitted by the slope category, except that lots not placed in a slope category may be placed in a lower slope category so long as the total number of lots in the Hillside Development Area does not exceed the sum of the lots permitted in each slope category.

Lots within a Hillside Development area may be transferred to land outside of the Hillside Development Area. When all of the allowable dwelling units are transferred from a Hillside Development Area above the fifteen percent (15%) slope line to a non-hillside development area,

the density transfer from the Hillside Development Area to the non-hillside development area may occur at a rate of 1:1.25 allowable dwelling units.

Approvals of a density transfer shall be made only upon a finding by the Town that the proposed transfer will not be detrimental to the intent of the Hillside Development Standards and upon a finding that the transfer will advance the Town's interests in protecting a Hillside Development Area.

### **5.8.3 Slope Determination**

To determine the location and extent of slope categories, carry out the following procedures:

- **Manual Slope Determination Method:**
  - On a topographic map at a scale of one hundred (100) feet or less to the inch and with contours shown at two (2) foot intervals the Hillside Development Area shall commence at the midpoint of the one hundred (100) foot horizontal dimensions used to determine the slope. Hillside Development Areas containing grades in excess of twenty percent (20%) may utilize five (5) foot topographic map contour intervals.
  - Connect the midpoints of each series of one hundred (100) foot lines of the same slope category to establish the limits of that slope category.
- **Computer Generated Slope Analysis:**
  - Computer generated slope analyses shall utilize digital topographic information with contours shown at a maximum of two (2) foot intervals, except as otherwise established herein. Areas known or shown to contain slopes of more than twenty (20) percent may utilize digital topographic information with contours shown at five (5) foot intervals.
  - Computer generated slope analyses shall utilize a grid evaluation methodology. The grid shall be established at fifty (50) foot grid intervals.
  - Utilizing the resulting slope map and data, the applicant shall manually draw slope category lines approximating the generalized slope conditions of the property. The resulting slope line determinations shall be input into a digital computer file to determine the area of each slope category. The resulting slope areas shall be adjusted as necessary to provide for a slope category variation of less than five (5) percent from the slope areas determined by the original computer generated slope analysis. The resulting slope category map shall then be utilized as the official project slope map.

#### 5.8.4 Minimum Area

- No residential lot or parcel within a Hillside Development Area having slope in excess of twenty five percent (25%) shall be subdivided or split to provide less than one (1) acre. No residential lot or parcel within a Hillside Development Area having slope areas above fifteen percent (15%) shall be subdivided or split to provide more density than is permitted in the Hillside Density Table, where no density transfer has occurred. In those situations where a density transfer is being utilized, the increased density permitted by the Hillside Density Table shall only be permitted in an amount equal to the number of lots being transferred.
- In those situations where density has been transferred from a higher slope category to a lower slope category within the fifteen to twenty percent (15-20%) slope category, no residential lot shall be subdivided or split to provide less than ten thousand (10,000) square feet. In those situations where density has been transferred from a higher slope category to a lower slope category within the twenty to twenty-five percent (20-25%) slope category, no residential lot shall be subdivided or split to provide less than twenty-four thousand (24,000) square feet.

#### 5.8.5 Development Standards

- Building setbacks shall be as required by the land use district.
- Maximum lot coverage by the main building and all accessory buildings shall not occupy more than that permitted by the land use district or **Table 11**, whichever is the lesser area.
- No building shall exceed a height of thirty (30) feet above the natural grade of the land at any section through the structure.
- All Hillside lots shall conform to **Table 15** and **Section 5.8.4** (minimum area), and shall be identified on the final plat prior to its recording.
- All Hillside lots or parcels, which abut a dedicated public open space or preserve areas, shall provide a one-foot (1') vehicular non-access easement along the common property line.
- Building materials used for exterior surfaces of all structures shall blend in color, hue and tone with the surrounding natural setting to avoid high contrasts as approved by the Douglas Ranch DRB.
- Structures, walls, roofs and fences shall blend with the surrounding terrain as approved by the Douglas Ranch DRB.
- Mirror surfaces, or any treatment that changes ordinary glass into a mirror surface is prohibited. Bright untarnished copper or other metallic surfaces shall be treated so they are non-reflective.
- All electrical service equipment and sub-panels and all mechanical equipment including, but not limited to, air conditioning, pool equipment, and antennas shall not be visible

from the front of the lot. Restrictions on visibility of mechanical equipment may be modified if they are integrated into the overall site design.

- Fences, or walls on lots within a hillside development area above the twenty percent (20%) slope line shall be restricted to privacy walls attached to or directly screening a portion of the main residence, and/or walls or fences required by other sections of the Town Code. Within the twenty to twenty-five percent (20-25%) slope category, exceptions to the limitations on fences or walls may be permitted. In those instances where an exception is desired, applicants shall submit a detailed Wall Plan to the Town Planning Department for review and approval. Wall Plans shall indicate the proposed locations of perimeter walls or fences, the proposed materials, colors and design of any wall or fence, and fence construction and disturbance mitigation measures. A narrative explaining the reasons shall accompany such plans to demonstrate a rationale as to why an exception should be made. All Wall Plans shall be reviewed by staff and approved by the Town Community Development Director or their designee and shall conform to all applicable codes and regulations of the Town of Buckeye.
- All buildings, structures and roads shall, to the fullest extent practicable, utilize the natural contours of the land so as to minimize the disturbed area.

#### **5.8.6 General Provisions for Construction on a Hillside Lot**

In addition to drawings, plans, specifications and details necessary to obtain a building permit, the following documentary requirements and certifications shall be provided for staff review:

- A topographic map at an appropriate scale on a 24" x 36" sheet presenting the total lot and a twenty (20) foot area beyond the property line shall be submitted with the application. This map shall show existing and proposed finished contours at two (2) foot intervals within a twenty (20) foot perimeter from any proposed building, five (5) foot intervals elsewhere. Existing contours shall be shown with dashed lines. This map shall show limits of excavation and fill, slope of cut and fill, and the total cubic yards of excavation and fill. The map shall also show the location and area of the sewage disposal systems, if public sewers are determined to be impractical and are therefore not provided.
- Site and landscape plans at an appropriate scale shall be submitted with each application and will include grade and slope in percent within all disturbed areas. Site and landscape plans shall show the dimensions and calculations of all cut and fill area for the building site, roads, drives, swimming pools, sewer systems as well as the method of concealment for each area of fill or exposed cut. Plans shall also include the dimensions for the length and height of all retaining walls and fences and the location and grade of all drainage channels, swales, drain pipes, etc. The amount and degree of surface disturbance, destruction or removal of natural vegetation shall be identified. Protected desert vegetation shall be preserved in an appropriate manner.
- Cross sections at 1:1 scale, in two (2) or more locations perpendicular to the contours through the building site. Location of the cross-sections shall be clearly shown on the topographic map.

- An overall excavation, grading and drainage plan shall be prepared in accordance with sound professional engineering practices and to address minimum standards adopted by the Town. Said plans shall be prepared and certified by a professional engineer registered in the State of Arizona. If any drainage structures or culverts are involved, it will be necessary to include calculations for peak flows for the 100-year frequency storm to establish appropriate drainage facilities, cross-sections and details.
- Where possible and appropriate the combining of the above maps into one drawing may be acceptable.

### 5.8.7 Disturbed Area

- Lots within the Hillside Development Area shall be developed to minimize the amount of ground disturbance during the time of construction so as to prevent rockslides and erosion. At final construction, disturbed areas shall be hidden or supported by retaining walls, buildings, finished surfaces or restored and landscaped to its original natural condition to the maximum extent possible.
- The maximum heights of cut, or fill slopes used to establish a building site or a driveway shall not exceed fifteen (15) feet. The maximum heights of any cut or fill used to establish a road or roadway shall not exceed thirty (30) feet. All roadway cuts shall be re-vegetated and all roadway fills shall utilize retaining walls to minimize spill areas. All spill slope areas shall be re-vegetated and all retaining walls shall be designed to minimize the visual impact of any required retaining wall.
- The limits of construction and proposed disturbed areas shall be clearly designated on the property prior to and during construction with visible roping and shall conform to the approved site plan or plat. No disturbance outside the designated area shall take place.
- All surplus excavated material shall be removed from the lot.
- The total disturbed area, including driveway and accessory use areas, shall not exceed the combined disturbed area and lot coverage as set forth in the Hillside Disturbance Table.

**TABLE 16: Hillside Disturbance**

<b>Building Site Slope Category</b>	<b>Maximum Disturbed Area</b>	<b>Maximum Lot Coverage</b>
15% to 20%	25%	30% <sup>(1)</sup>
20% to 25%	20%	25%
25% to 30%	20%	20%
30% to 35%	15%	15%
35% to 40%	12%	10%
40% to Over	10%	7.5%

(1) The Maximum Lot Coverage in the fifteen to twenty percent (15-20%) slope category may be increased up to a maximum of forty percent (40%) when density has been transferred from a higher slope category.

- The Maximum Disturbed Area for each individual lot or parcel shall be the sum of the amount of disturbance allowed within each of the individual slope categories found on the lot or parcel. Permitted disturbed area from a higher slope category may be transferred to the fifteen to twenty percent (15-20%) slope category only with the sum of the transferable disturbed area and the permitted disturbed area comprising the new Maximum Disturbed Area figure.
- Within the fifteen to twenty percent (15-20%) slope area only, the amount of disturbed area being transferred may exceed one hundred percent. In no case shall excess permitted disturbed area be transferred to lots or portions of a lot above the twenty percent (20%) slope line. In those cases where an increase in the maximum lot coverage is desired due to a transfer of density, the maximum lot coverage shall only be increased on the lots receiving density transferred from a higher slope area. In those cases where all of the density has been transferred from a higher slope category to the fifteen to twenty percent (15-20%) slope area, all lots within the fifteen to twenty percent (15-20%) slope category may utilize the increased lot coverage allowance.
- An additional 5 percent of any hillside lot may be graded when the development plans demonstrate that restoration of the additional area will conform to the following conditions:
  - The restored area will be re-contoured to match pre-existing contours.
  - The restored area will be re-vegetated utilizing native plant types arranged and placed at a density similar to the surrounding native desert.
  - The restoration plan and process has been prepared by a registered engineer or landscape architect and has been approved prior to issuance of a building permit.

### **5.8.8 Roadways and Driveways**

The roadway standards provided within the Douglas Ranch CMP promote roadway development, which is conducive to the purpose and intent of the Hillside Development Standards. The roadway standards include narrow street sections, alternative street termination standards and pedestrian circulation alternatives to minimize the impacts of roadway disturbance within hillside development areas. Roadway development within hillside development areas is further defined by the following:

- Street grades shall conform to the natural topography to the greatest extent possible, but may not exceed fifteen (15%) percent.
- Street grades exceeding twelve (12%) percent shall have a maximum length of nine hundred (900) feet.
- Upon review and approval of the Town Engineer, horizontal alignments may include curves with less than one hundred (100) foot centerline radius.

- Upon review and approval of the Town Engineer, various designs for turning and backing type street terminus details may be substituted for circular, cul-de-sac turnarounds.

The driveway standards provided within the Douglas Ranch CMP promote residential access to each lot while balancing the purpose and intent of the Hillside Development Standards. The driveway standards recognize the unique development conditions within hillside development areas by providing for the following:

- If any portion of a driveway grade is more than twenty percent (20%), the entire residence and all accessory buildings over one hundred twenty (120) square feet of roof area shall be protected with an approved fire sprinkling system.
- Driveways with turning radii of less than forty (40) feet may be used provided all structures are protected with an approved fire sprinkling system.
- To reduce the visual impact of driveways the following is intended to be an incentive to preserve the natural mountain vistas. Driveways surfaced with paving bricks, colored concrete or with exposed aggregate, colored to blend with existing native color of the site, shall only be included in disturbed area calculations at 50% of their total area.
- Any driveway cut greater than eight (8) feet in depth shall not have a length greater than one hundred (100) feet; and the maximum height of any cut or fill used to establish a driveway shall not exceed fifteen (15) feet.
- Private driveway easements or accessways may be permitted to one or more lots in lieu of the standard local street frontage when natural topographic or drainage conditions warrant consideration of this design solution. Each private access way serving one lot shall be a minimum of twenty (20) feet wide with a minimum paved surface of twelve (12) feet in width. Each private access way serving more than one lot shall have a minimum easement width and paved surface width of twenty-four (24) feet.

### **5.8.9 Retaining Walls and Spill Slopes**

- Raw spill slopes are prohibited. All exposed disturbed fill area shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.
- Retaining walls shall not exceed six (6) feet in height; if additional height is needed, the wall shall be offset at a minimum of four (4) feet or one (1) foot per one (1) foot of height. Retaining walls must be designed and professionally sealed by a registered structural engineer.
- Privacy walls shall not be erected on a retaining wall and shall be offset a minimum of four (4) feet when utilized.

### **5.8.10 Lighting and Utilities**

- All outdoor lighting, fixture types, lamps and wattage shall be indicated on the site plan.
- Private, individual lot, sewer systems are discouraged and will only be approved by the Town of Buckeye if the Town Engineer determines the a private system is the most acceptable system after the consideration of public health and safety provisions and system maintenance considerations. If a private system is proposed it shall be designed by a registered engineer.
- All on-site utilities shall be placed underground.

### **5.8.11 Appeals**

Decisions of the Town arising from the administration of the requirements contained in this Section may be appealed to the Development Board and Town Council.

## **SECTION 6 COMMUNITY MASTER PLAN GOVERNANCE**

### **6.1 PURPOSE AND INTENT**

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This Section is dedicated to the identification of roles and responsibilities affiliated with the development of the Douglas Ranch Community as well as the intent for the maintenance of public facilities and infrastructure within the Community as identified within this Community Master Plan. It is anticipated that the great majority of the services necessary to serve the project will be initially provided by the developers of various areas of the property and maintained privately through various property owner associations or improvement districts. As the property will be developed in multiple phases, there are unique opportunities to structure an efficient and rational system for the provision and maintenance of urban services. The determination of a final development strategy, with consideration of the multiple Development Master Plans (for each Neighborhood Planning Unit) within the area, will occur over time and with many influencing factors. The applicant is committed to continuing to communicate and work with the other projects within the area to attempt to reach agreement(s) and consensus toward developing a rational and efficient network of regional infrastructure and urban services.

### **6.2 COMMUNITY ASSOCIATION RESPONSIBILITY**

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A master community homeowners association (Master Association) will be created to manage all common open space and common facilities owned by the Community. The Association will govern the affairs of the community residents through a formal governance structure to be established in the Master Associations bylaws. In addition to common tracts owned by the Master Association, the Master Association will assume the maintenance responsibility for median landscaping and landscaping within the public right-of-way adjacent to all principal arterial and minor arterial roadways throughout the community. The purchasers of property within the Douglas Ranch Community will be mandated to join membership of the Master Association and will be required to pay dues for the operation and maintenance of community facilities. All facilities constructed by the Master Developer will be dedicated to the Master Association for acceptance upon completion.

The dedication and acceptance process will coincide with the public approval of the facilities through the regulatory development review process. Once accepted, it will become the Board of Trustees responsibility to manage and maintain the facilities under the purview of the bylaws.

Community facilities managed by the Homeowners Association will include, but not be limited to, the following:

- Street right-of-way landscaping including medians, parkway strips, sidewalk, trails;
- Common tracts adjacent to public rights-of-way;
- Some Drainage facilities and natural drainage corridors;
- Pocket Parks (generally between one (1) and ten (10) acres)
- Community Parks (generally less than 25 acres) that have not been accepted by the Town

Community facilities managed by the Homeowners Association will not include the following but will be managed by the Town of Buckeye upon acceptance by the Town:

- Ongoing maintenance of arterial, collector and local street paving, curb and gutter and street lighting (unless street lighting is upgraded);
- Select Community (50+/- acres), and large sports parks (50+ acres) and facilities<sup>1</sup>;
- Water productions and distribution systems;
- Wastewater treatment, reuse and distribution systems;
- Some Drainage facilities and natural drainage corridors;
- Emergency response facilities (through agreement with Buckeye Fire Services);
- Law enforcement facilities (through agreement with Buckeye Police Protection Services);
- Library facilities (through agreement with Buckeye Library District);
- Solid waste disposal (through contract with Buckeye Waste Management);

### **6.3 LOCAL ASSOCIATION RESPONSIBILITY**

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Local neighborhood associations (Local Association) may be created to manage and maintain small tracts and/or private street networks within individual subdivisions if warranted by subdivision design. Local Associations however, will not have the responsibility to maintain regional or community facilities that are immediately adjacent to the subdivision. Resident participation in a Local Association will not negate their mandatory participation in the Master Association.

### **6.4 DESIGN GUIDELINES AND ARCHITECTURAL REVIEW BOARD**

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Design Guidelines will be created to provide an overall framework and comprehensive set of standards and procedures that will guide the Douglas Ranch Planned Community development in an orderly and cohesive manner. Guiding principles and objectives for the development of the guidelines include:

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

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<sup>1</sup> If the Town formally accepts a park or other community facility, it shall be the Town's obligation for maintenance and financial support, and the public shall have access. Parks owned and maintained by a Homeowners Association shall retain complete control of public access to the facilities within the park.

- Maintain a consistent Sonoran Desert plant palette throughout the multiple phases of development.
  - Place limitations on the use of turf in public areas and along rights-of-way.
  - Encourage the use of local (Southwest) building materials and desert hues.
2. Strive for a distinctive sense of place for the Douglas Ranch Planned Community, while promoting diversity in design and development.
    - Create a community identity through the use of consistent materials, a community logo, custom design of informational signs for way finding along public streets and the community trails system.
    - Development standards for the site planning and architectural treatment for intersections adjacent to commercial centers to encourage attention to the urban design of the intersection.
    - Encourage form, material and color diversity in building design.
  3. Recognition of climatic conditions in the Southwest through attention to solar orientation and other appropriate climatic responses within the built and planted environment.
    - Promote the consideration of solar angles with the placement of structures and plant materials to lessen the impacts of summer solar heat gain.
    - Encourage the use of energy efficient design and building materials.
    - Encourage the use of photovoltaic systems for power.
  4. Maximize opportunities for public exposure to common community spaces and visual access to view corridors and vicinity physical features.
    - Promote subdivision design that maximizes public exposure to natural open space by extending local street interface with this space.
    - Encourage subdivision and commercial center design that provides view corridors, which terminate on open space or topographic features.
  5. Promote opportunities for mobility throughout the community for residents of all ages.
    - Provide a community trails system that considers the movement of community residents between neighborhoods, community commercial uses and the community open spaces.
    - Provide opportunities for school age children to commute as pedestrians or bicyclists between schools, parks and neighborhoods.
    - Emphasize the trails network through the use of comprehensive trails directional markers and maps.

6. Promote opportunities for community and neighbor social interaction.

- Locate common open spaces within neighborhoods in a central location to promote accessibility to residents.
- Promote subdivision and housing design which recognizes the public street as having a potential for social interaction in addition to traffic movement by providing opportunities for residents to interact with this space through visual or physical interaction.
- Discourage garage dominant residential streetscapes.
- Promote the use of open fencing along natural open spaces, golf courses and community parks.

To achieve the design principles stated above, a Design Review Committee (DRC) is to be created to privately review, implement and enforce the design guidelines. The design guidelines are to be prepared concurrently with the master infrastructure plan documents.

The guidelines will not be imposed, administered or enforced by any public agencies. Douglas Ranch Community Covenants, Conditions and Restrictions (CCR's) will establish the review authority of the DRC. Preferably, DRC approval of each development proposal will occur prior to submittal to the Town of Buckeye. Any development submittal to the Town shall be accompanied by an approval letter from the DRC. Membership on the DRC shall be established by the CCR's and may include representatives from the Master Developer, homebuilders, design consultants and/or community residents. It is anticipated that participation on the DRC will evolve over time as property ownership transitions from the Master Developer to the community homeowners association.

## **6.5 NEIGHBORHOOD PLANNING UNIT MASTER PLANS GOVERNANCE AND AMENDMENTS**

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Prior to the development of the initial Neighborhood Planning Unit and all subsequent Planning Units within Douglas Ranch, the Master Developer shall prepare a set of Neighborhood Planning Unit documents to guide the phased construction of the Planning Unit as defined by **Section 5.3** (*Neighborhood Planning Unit Plans*). The Town of Buckeye will have the authority to review and comment on the plans for conformance with development standards and administrative procedures. The master plans are not fully detailed construction documents of all infrastructure within Douglas Ranch, but rather represent conceptual master plans reflecting the intent of conformance to the set standards over the construction period of the Planning Unit and the Community as a whole.

## **6.6 CMP AMENDMENT PROCEDURES**

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The following provisions are intended to provide additional criteria for major and minor amendments to the CMP for the Douglas Ranch Community Master Plan.

### **6.6.1 Formal Amendments (Community Master Plan)**

Formal amendments to the Community Master Plan as represented by the development data in **Table 2, Douglas Ranch Intensity/Density Table**, or the supportive narrative and graphics contained within the Community Master Plan for Douglas Ranch may become necessary from time to time for various reasons to respond to changing market or financing conditions, to update the CMP to reflect new development conditions and/or to respond to the requirements of potential users or builders on the property. Amendments to the approved CMP may be requested by the applicant or its successors and may be limited to one or more neighborhood planning units. Unless otherwise requested in the application, any proposed change will not affect development units not included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the Community Director, Town Development Board and Town Council.

Comprehensive Master Plan amendments shall comply with the Town of Buckeye ordinance relating to CMP amendments, with the following clarifications:

- If a Comprehensive Master Plan amendment affects only one of the Neighborhood Planning Units, then a CMP amendment may be filed for that NPU only.
- If a CMP amendment affects only one NPU, the fee for the amendment will be based upon the acreage of the affected NPU.

Upon the approval of any proposed amendment to the Community Master Plan (CMP), the amendment shall be attached to the CMP as an addendum and shall become a part thereof.

### **6.6.2 Interpretations**

On occasion, it may be necessary to request formal or informal interpretation from the Town of Buckeye Community Director related to the implementation and/or interpretation of the Community Master Plan related to the Douglas Ranch CMP. These circumstances may relate to interpretation of project intent, use, development standards related to provisions of the Town of Buckeye Development Code or to interpretation of intent of narrative contained in this application. It is anticipated that interpretation to these provisions may be made in oral or written form upon the request of the property owner.

### **6.6.3 Development Schedule**

Seven development phases are proposed for the build-out of the Douglas Ranch Planned Community. The extension of development infrastructure to each of the phases and the development units is discussed below. Land use and infrastructure phasing is illustrated by **Figure 27, Development Phasing Plan**. The anticipated development schedule for the development of the Douglas Ranch Planned Community is defined within the Pre-Annexation and Development Agreement and is projected as follows:

- Phase 1 - 2011 through 2016 (5 years)
- Phase 2 - 2016 through 2021 (5 years)
- Phase 3 - 2021 through 2026 (5 years)
- Phase 4 - 2026 through 2031 (5 years)
- Phase 5 - 2031 through 2036 (5 years)
- Phase 6 - 2036 through 2041 (5 years)
- Phase 7 – 2041 through 2051 (5 years)
- Phase 8 - 2046 through 2011 (5 years)
- Phase 9 – 2051 through 2056 (5 years)

**It is estimated that total development build-out will take approximately 40 to 45 years. This estimate of course, depends on the health of the economy and housing market demands.**

**The development schedule is based on an average annual housing absorption rate of approximately 1,700 dwelling units distributed evenly within three single-family market sectors.**

**FIGURE 27: DEVELOPMENT PHASING PLAN**

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## **SECTION 7 APPENDICES**

**7.1 DOUGLAS RANCH PROPERTY LEGAL DESCRIPTION AND  
BOUNDARY MAP**

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**7.2 PUBLIC NOTIFICATION LIST**

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**7.3 MASTER WATER STUDY (SEPARATE DOCUMENT)**

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**7.4 MASTER WASTEWATER STUDY (SEPARATE DOCUMENT)**

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**7.5 TRAFFIC IMPACT STUDY (SEPARATE DOCUMENT)**

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**7.6 REGIONAL DRAINAGE REPORT (SEPARATE DOCUMENT)**

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**7.7 DOUGLAS RANCH CONTEXT PHOTOS**

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**7.8 TOWN COUNCIL CONDITIONS OF COMMUNITY MASTER PLAN  
APPROVAL**

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**FIGURE 28: LEGAL EXHIBIT**

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# Douglas Ranch Property Legal Description For Zoning

## LEGAL DESCRIPTION FOR PROPOSED DOUGLAS RANCH REZONING

### DOUGLAS RANCH

The following is land situated in Maricopa County, Arizona:

Township Four (4) North, Range Four (4) West, GSRB&M:

Section 7, All,

Section 18, All,

Township Three (3) North, Range Five (5) West, GSRB&M:

Section 2, All;

Section 3, All;

Section 4, All;

Section 5, All;

Section 6, All;

Section 7, All;

Section 8, All;

Section 9, All;

Section 10, All;

Section 11, West Half,

Section 14, West Half of Southwest Quarter,

Section 15, All;

Section 16, All;

Section 23, North Half,

Township Three (3) North, Range Six (6) West, GSRB&M:

Section 1, All;

Section 2, All;

Section 3, East Half,

Section 11, East Half,

Section 12, All;

Township Four (4) North, Range Six (6) West, GSRB&M:

Section 25, Northeast Quarter, Northeast Quarter of Northwest Quarter, South Half of Northwest Quarter, South Half,

Section 26, All;

Section 27, East Half,

Section 34, East Half;

Section 35, All;

Section 36, North Half, Southeast Quarter;

Township Four (4) North, Range Five (5) West, GSRB&M:

Section 1, All;

Section 3, All;

Section 4, All;

Section 5, All;

Section 6, All;

Section 7, All;

Section 8, All;

Section 9, All;

Section 10, All;

Section 11, All;  
Section 12, All;  
Section 13, All;  
Section 14, All;  
Section 15, All;  
Section 17, All;  
Section 18, All;  
Section 19, All;  
Section 20, All;  
Section 21, All;  
Section 22, All;  
Section 23, All;  
Section 24, All;  
Section 25, West Half, West Half of Northeast Quarter;  
Section 26, All;  
Section 27, All;  
Section 28, All;  
Section 29, All;  
Section 30, All;  
Section 31, All;  
Section 32, All;  
Section 34, All;  
Section 35, All;

EXCEPT all minerals in said lands, as reserved by the United States of America and the State of Arizona, in Patent recorded September 3, 1959, in Docket 2983, page 219, and Deeds shown therein; and

EXCEPT all right, title and interest of the United States of America in and to that certain range enclosure plate located in the Southwest quarter of said Section 3, Township 3 North, Range 5 West, as set forth Patent recorded September 3, 1959, in Docket 2983, page 219.

EXCEPTING there from all those portions of the Central Arizona Project Canal as described in the Declaration of Taking (CIV-78-75-PHX-CAM) recorded March 29, 1978, in Docket 12802, at pages 507-520, Records of Maricopa County, Arizona more particularly described as follows:

Beginning at the Northwest corner of Section 16, Township 3 North, Range 5 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; thence N89°29'51"E, 99.30 Feet; thence N73°46'40"E, 1625.82 Feet; Thence N59°50'00"E, 1968.34 Feet; thence N28°01'15"E, 1098.46 Feet; thence N51°51'54"E, 1810.39'; thence N51°51'54"E, 2531.16 Feet; thence N51°51'54"E, 171.46 Feet; thence N51°51'54"E, 2393.22 Feet; thence N08°55'24"W, 999.02 Feet; thence N40°16'25"E, 916.20 Feet; thence S57°13'44"E, 1024.54 Feet to the West Quarter corner of Section 2, Township 3 North, Range 5 West; thence N63°46'50"E, 5913.25 Feet to the Northeast corner of Section 2, Township 3 North, Range 5 West; thence S00°22'51"W, 734.78 Feet; thence S52°48'34"W, 3193.76 Feet: thence S37°11'26"E, 25.00 Feet; thence S52°48'34"W, 1129.77 Feet; thence S79°35'32"W, 1412.89 Feet; thence S64°29'02"W, 547.56 Feet; thence S64°29'02"W, 94.83 Feet; thence S49°22'32"W, 609.31 Feet; thence N40°37'28"W, 25.00 Feet; thence S49°22'32"W, 1472.35 Feet; thence S49°22'32"W, 1196.32 Feet; thence S49°22'32"W, 3578.29 Feet; thence S49°22'32"W, 652.73 Feet; thence N40°37'28"W, 50.00 Feet; thence S49°22'32"W, 1559.79 Feet; thence S73°46'40"W, 1403.21 Feet; thence S59°44'27"W, 309.22 Feet; thence S73°46'40"W, 494.61 Feet; thence S73°46'40"W, 1555.16 Feet; thence N00°30'43"E, 447.54 Feet to the Point of Beginning.

## **ARIZONA STATE LAND PARCELS**

The following is land situated in Maricopa County, Arizona:

Township Four (4) North, Range Six (6) West, GSRB&M:

Southwest Quarter Section 36

Township Four (4) North, Range Five (5) West, GSRB&M:

Sections 16 and 33

**Douglas Ranch Public Notification List**  
**PUBLIC NOTIFICATION LIST TO**  
**SURROUNDING OWNERS**

(References Figure 2)

**TOYOTA MOTOR MANUFACTURING NORTH AMERICA INC.**

25 ATLANTIC AVENUE

ERLANGER KY, 48105

(503-68-019A) (503-68-019B) (503-68-020A) (503-68-020B) (503-68-022A) (503-68-022B)

(503-94-022A) (503-94-022B) (503-94-023A) (503-94-023B) (503-94-024A) (503-94-024B)

**SONORAN WEST PROPERTIES, LLC**

2400 E. ARIZONA BILTMORE CIR #2, STE 1270

PHOENIX, AZ 85016

(503-84-001)

**ACAEL, LLC**

10170 CHURCH RANCH WAY, STE 200

WESTMINSTER, CO 80021

(503-84-003) (503-84-004) (503-84-005) (503-84-006)

**VOYAGER & WIS SUN VALLEY INVESTORS, LLC**

6900 E. SECOND ST., STE 1000

SCOTTSDALE, AZ 85251

(503-84-009) (503-85-001A)

**FIRST AMERICAN TITLE INSURANCE COMPANY**

1121 W. WARNER RD., STE 109

TEMPE, AZ 85284

(503-84-035) (503-84-037) (503-84-038) (503-84-042) (503-84-056) (503-84-060)

**TEN THOUSAND WEST, LLC**

8777 N. GAINNEY CENTER DR., STE 205

SCOTTSDALE, AZ 85258

(503-84-045)

**BRUNING, ROBERT W. JR. & JOAN C.**

233 FLINTRIDGE DR.

GAHANNA, OH 43230

(503-90-937)

**MTL HOLDINGS, LLC**

3225 W GIBBONS RD.

NEW RIVER, AZ 85087

(503-90-938) (503-90-944)

**HOLLAND, JEFFREY L. & JOAN**

30114 W JOMAX RD

WITTMANN, AZ 85361

(503-90-943)

**SURMA, RICHARD I.**  
10 GROW LN.  
STREAMWOOD, IL 601030000  
(503-90-945)

**LIBERATORE, KENNETH J.**  
1728 YELLOW WOOD CT.  
NASHVILLE, TN 37221  
(503-90-946)

**RUIZ, OLIVAS ABRAHAM I. & FIGUEROA RUIZ IRAIS**  
6015 W MARYLAND  
GLENDALE, AZ 85301  
(503-90-947)

**JOHNSON, MARK A.**  
15407 N 45TH WY.  
PHOENIX, AZ 85032  
(503-90-948)

**PEN, GREGORY & LAVERNE L.**  
12104 W DAHILA DR.  
EL MIRAGE, AZ 85335  
(503-90-949)

**PARDI, HANNIBAL A. & VICTORIA M.**  
5748 KING JAMES AVE.  
LEESBURG, FL 34748  
(503-90-950)

**MARTINEZ, ISRAEL & GLORIA G.**  
30540 N PATTON RD.  
WHITMAN, AZ 85361  
(503-90-951)

**GIANNANTONIO, ADOLPH M. & CORA TR**  
10026 CLAIR DR.  
SUN CITY, AZ 85351  
(503-90-952)

**STINE, TERRY J.**  
15432 N 69TH AVE.  
PEORIA, AZ 853450000  
(503-90-953)

**RUNYAN, ROY E.**  
P. O. BOX 905  
ESTACADA, OR 97023  
(503-90-956)

**HIGGINS, RODNEY FULTON/DANA ALVIN/ALBERT ROSS**  
18247 CEDARHURST RD.  
ORLANDO, FL 32820  
(503-90-959)

**YINGLING, JIMMY R. & MARILYN J.**  
14207 N 180TH AVE.  
SURPRISE, AZ 85379  
(503-90-963)

**TW PURCHASE, LLC**  
426 N 44TH ST. NO 100  
PHOENIX, AZ 85008  
(504-01-066D)

**UNITED STATES OF AMERICA**  
SUITE 2200 VALLEY CENTER  
PHOENIX, AZ 85023  
(504-68-002B) (504-69-004B) (504-69-004E) (504-71-002C)

**BELMONT LKY 20K LP/ETAL**  
5040 E SHEA BLVD, STE 254  
SCOTTSDALE, AZ 85254  
(504-68-003) (504-68-006) (504-68-007)

**MARICOPA COUNTY**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
501 N. 44TH STREET, SUITE 200  
PHOENIX AZ 85008

**TONOPAH COMMUNITY COUNCIL**  
PO BOX 117  
TONOPAH, AZ

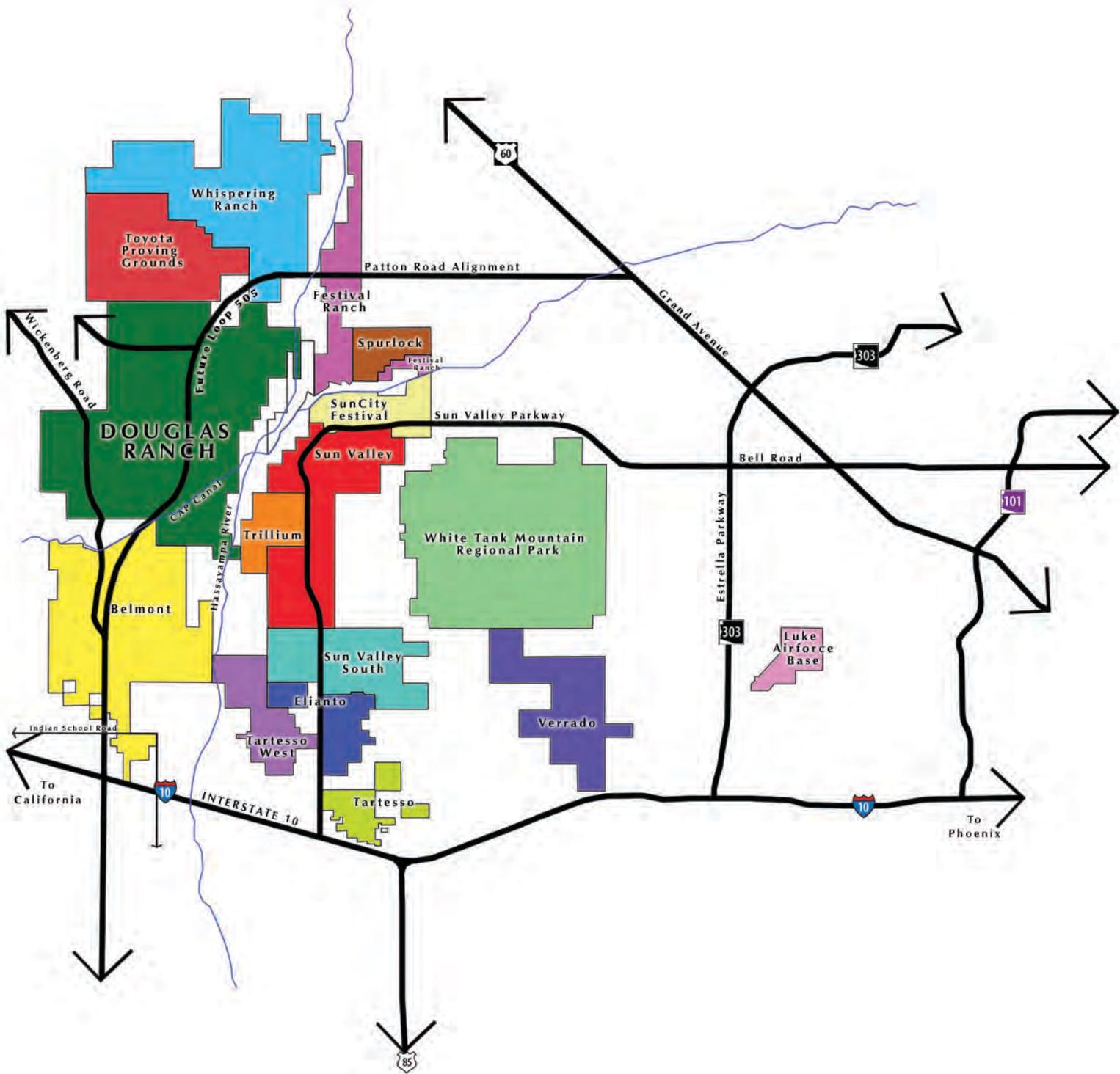
**TOWN OF WICKENBURG**  
155 N. TEGNER STREET, SUITE A  
WICKENBURG, AZ 85390

**ARIZONA STATE LAND DEPARTMENT**  
ATTN: GORDON TAYLOR  
1616 WEST ADAMS  
PHOENIX, AZ 85007

**FIGURE 29: DOUGLAS RANCH CONTEXT PLAN AND PHOTOS**

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December 10, 2008



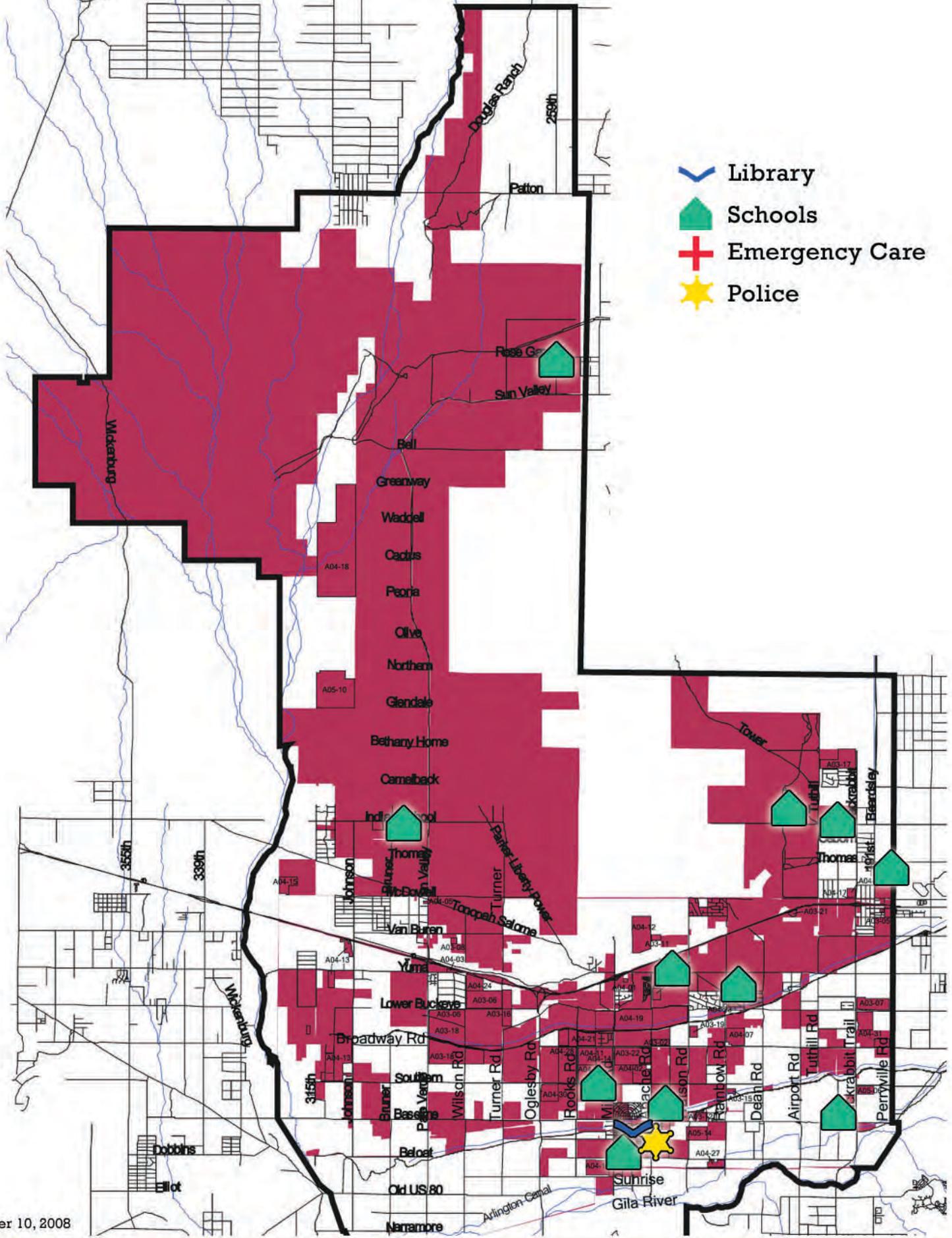
**Douglas Ranch** Area Vicinity Map  
Figure 1

# Douglas Ranch

BUCKEYE, ARIZONA

## Property Ownership Figure 2

894	892	867	837
893	891	866	836
892	890	865	835
891	889	864	834
890	888	863	833
889	887	862	832
888	886	861	831
887	885	860	830
886	884	859	829
885	883	858	828
884	882	857	827
883	881	856	826
882	880	855	825
881	879	854	824
880	878	853	823
879	877	852	822
878	876	851	821
877	875	850	820
876	874	849	819
875	873	848	818
874	872	847	817
873	871	846	816
872	870	845	815
871	869	844	814
870	868	843	813
869	867	842	812
868	866	841	811
867	865	840	810
866	864	839	809
865	863	838	808
864	862	837	807
863	861	836	806
862	860	835	805
861	859	834	804
860	858	833	803
859	857	832	802
858	856	831	801
857	855	830	800
856	854	829	799
855	853	828	798
854	852	827	797
853	851	826	796
852	850	825	795
851	849	824	794
850	848	823	793
849	847	822	792
848	846	821	791
847	845	820	790
846	844	819	789
845	843	818	788
844	842	817	787
843	841	816	786
842	840	815	785
841	839	814	784
840	838	813	783
839	837	812	782
838	836	811	781
837	835	810	780
836	834	809	779
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833	831	806	776
832	830	805	775
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830	828	803	773
829	827	802	772
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826	824	799	769
825	823	798	768
824	822	797	767
823	821	796	766
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December 10, 2008

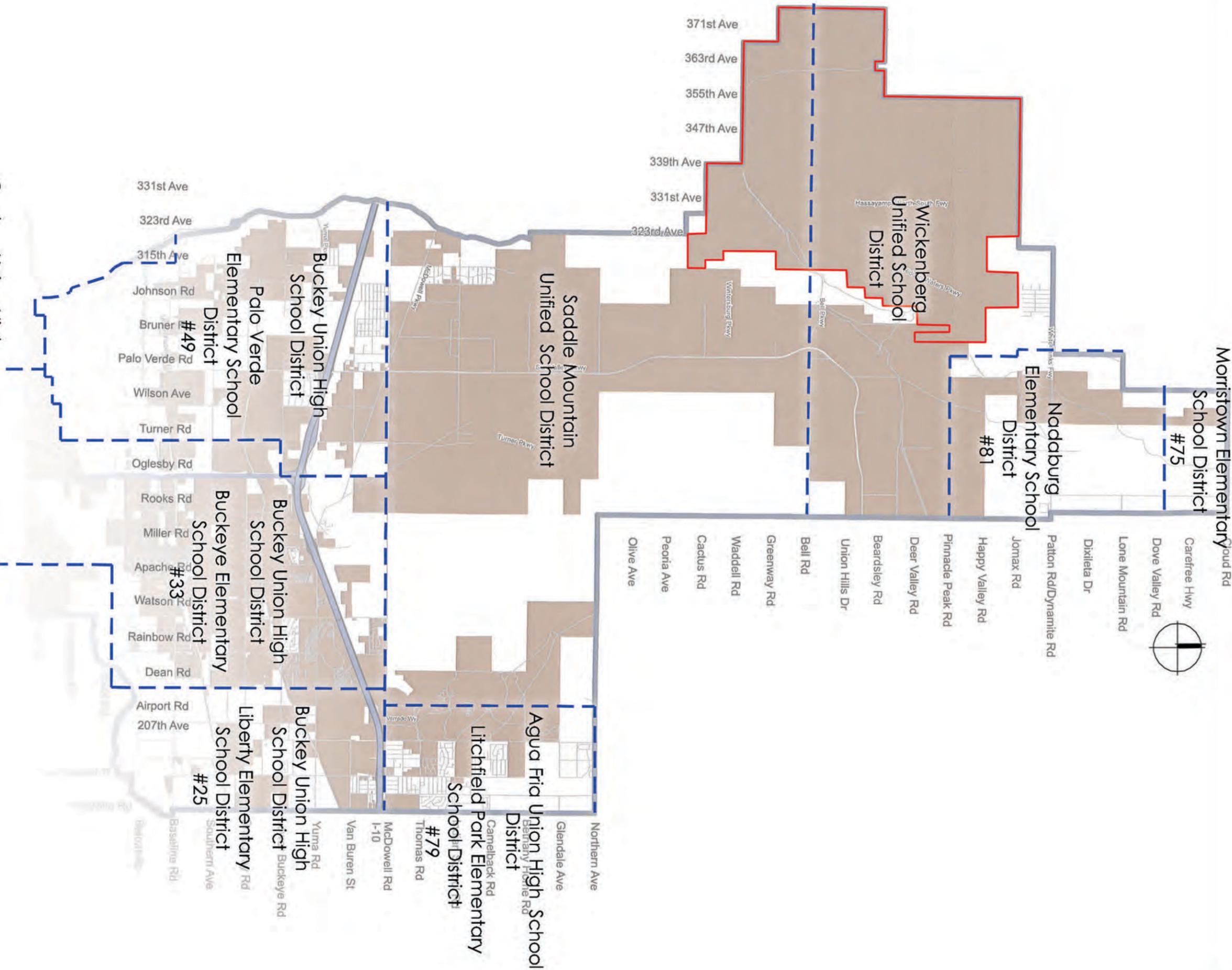


Douglas Ranch Regional Facilities Figure 3

# Douglas Ranch

BUCKEYE, ARIZONA

## Municipal Boundaries Figure 4



**Legend**

- School Boundaries
- Planning Boundary
- Douglas Ranch Boundary
- Annexation (Buckeye)
- Maricopa County

DOUGLAS RANCH  
EL DORADO L.L.C.

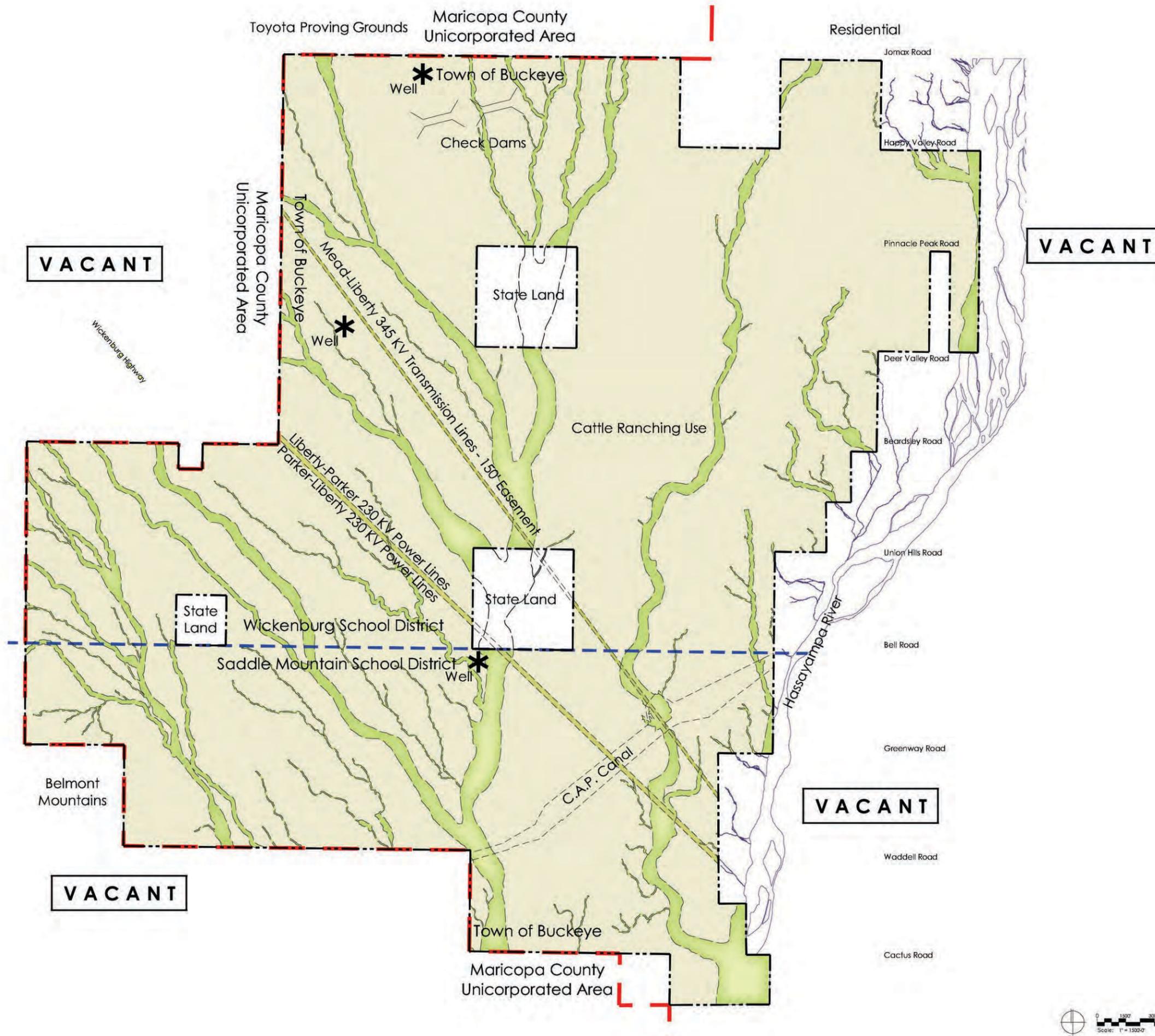
GREEY PICKETT  
landscape architecture | community design

December 10, 2008

# Douglas Ranch

BUCKEYE, ARIZONA

## Existing Land Use Figure 5



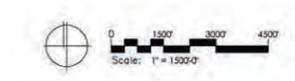
### Legend

- Well Sites
- Dams
- Municipal Planning Area (MPA) Boundary
- School District Boundary

DOUGLAS RANCH  
EL DORADO L.L.C.

GREY | PICKETT  
landscape architecture | community design

April 6, 2009



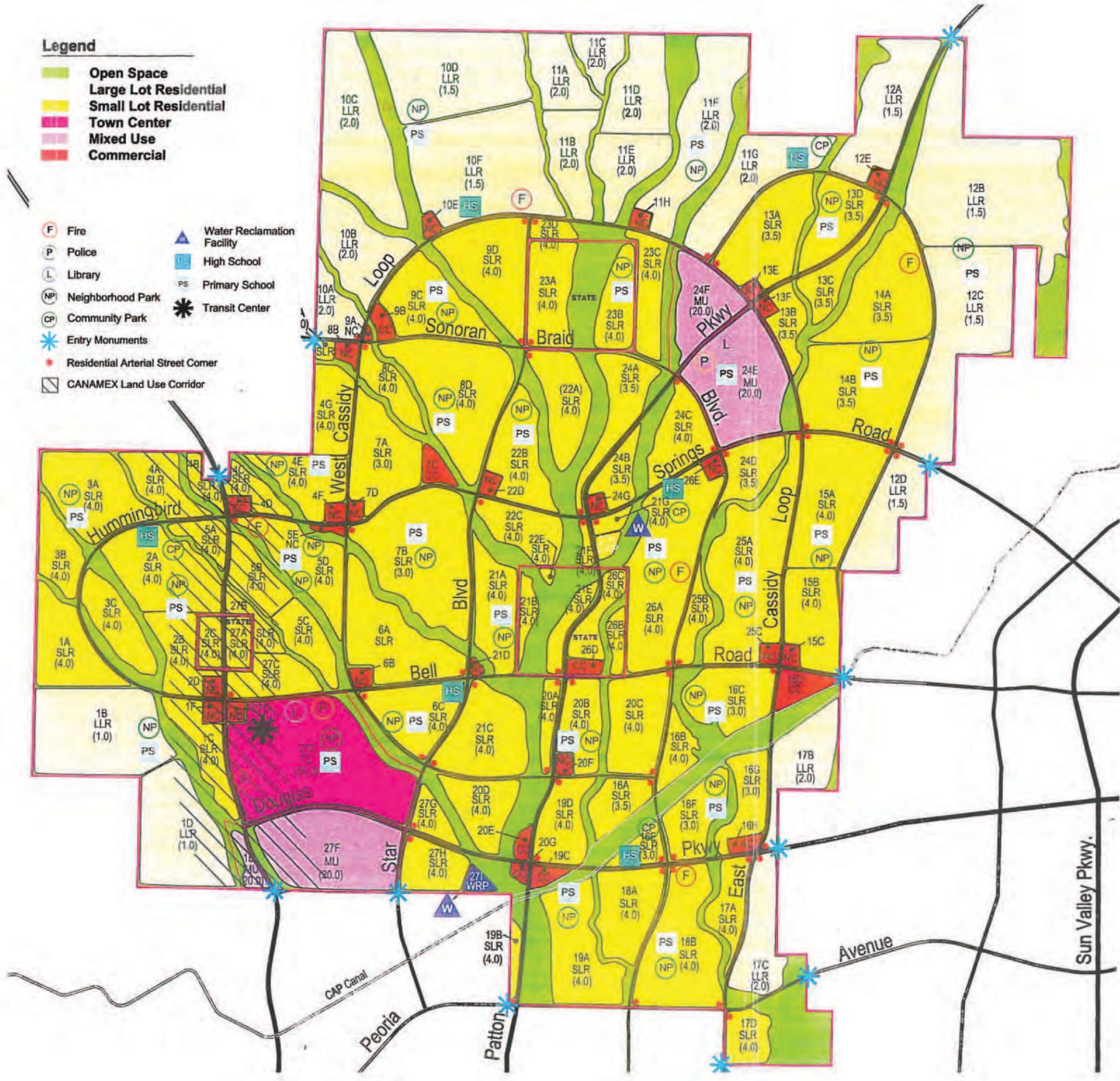
# Douglas Ranch

BUCKEYE, ARIZONA

Existing CMP  
Land Use Plan  
Figure 6

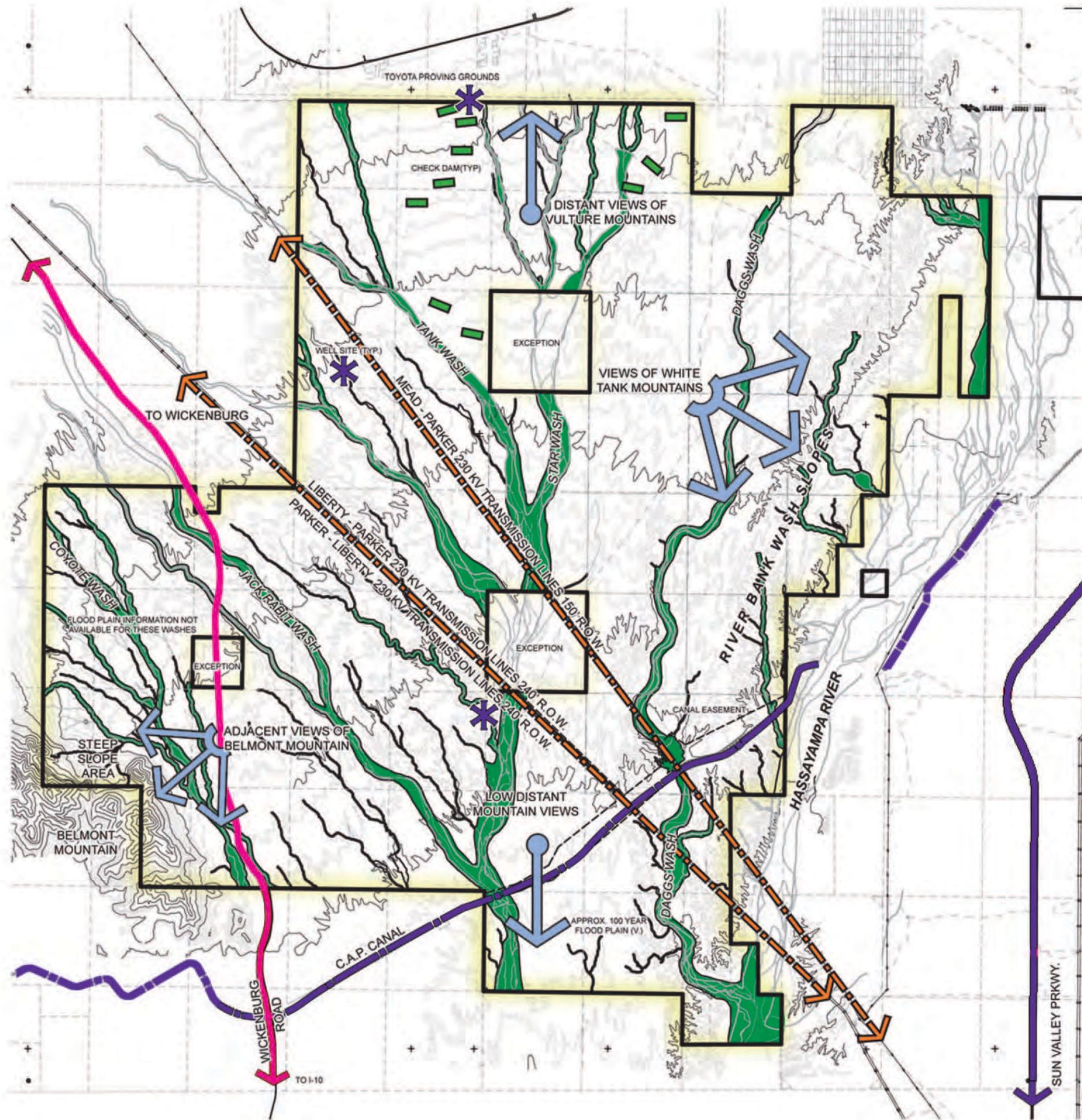
- Legend**
- Open Space
  - Large Lot Residential
  - Small Lot Residential
  - Town Center
  - Mixed Use
  - Commercial

- F Fire
- P Police
- L Library
- NP Neighborhood Park
- CP Community Park
- \* Entry Monuments
- \* Residential Arterial Street Corner
- CANAMEX Land Use Corridor
- ▲ Water Reclamation Facility
- HS High School
- PS Primary School
- ✱ Transit Center



DOUGLAS RANCH  
EL DORADO L.L.C.

December 1, 2008



# Douglas Ranch

BUCKEYE, ARIZONA

Topography & Physical Features  
Figure 7

- Legend**
- Well Sites
  - Dams
  - Views
  - Washes
  - Transmission Lines
  - Sun Valley Parkway
  - Wickenburg Road
  - CAP Canal

DOUGLAS RANCH  
EL DORADO L.L.C.

GREY PICKETT  
landscape architecture | community design

December 1, 2008



# Douglas Ranch

BUCKEYE, ARIZONA

Vicinity Master Plans  
Figure 8

DOUGLAS RANCH  
EL DORADO L.L.C.

GREBY | PICKETT  
landscape architecture | community design

December 9, 2008



# Douglas Ranch

BUCKEYE, ARIZONA

## Community Land Use Plan Figure 9

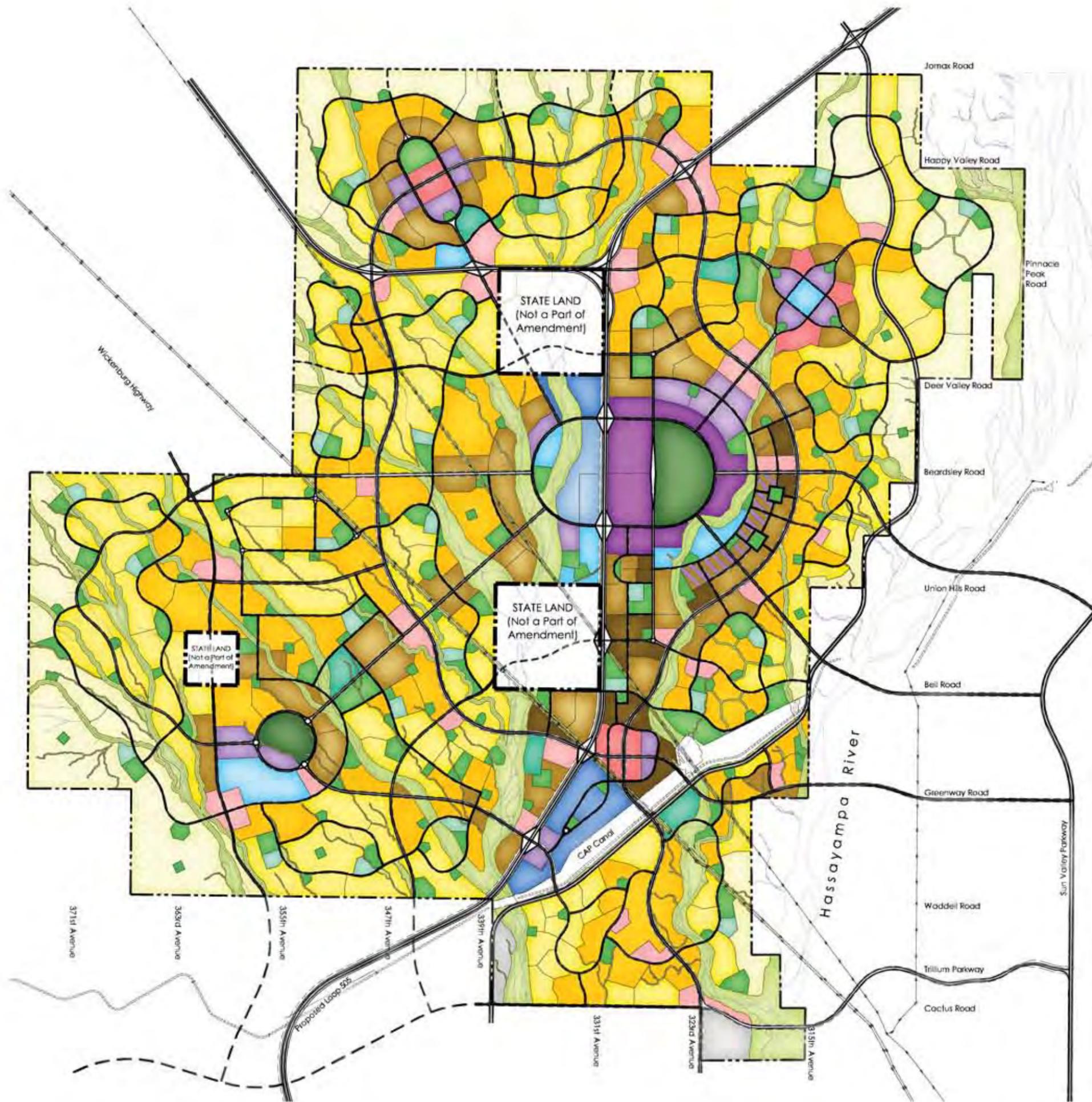
### Legend

- Low Density Residential
- Medium/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Elementary Schools
- High Schools
- Park
- Open Space
- Utility/Open Space
- Waste Water/Recharge Facility
- Urban Center Employment
- Urban Center Mixed-Use
- Mixed-Use/MH Density Residential
- Mixed-Use
- Commercial Medium
- Commercial Low
- Employment
- Light Industrial

DOUGLAS RANCH  
EL DORADO L.L.C.

GREEBY PICKETT  
landscape architecture | community design

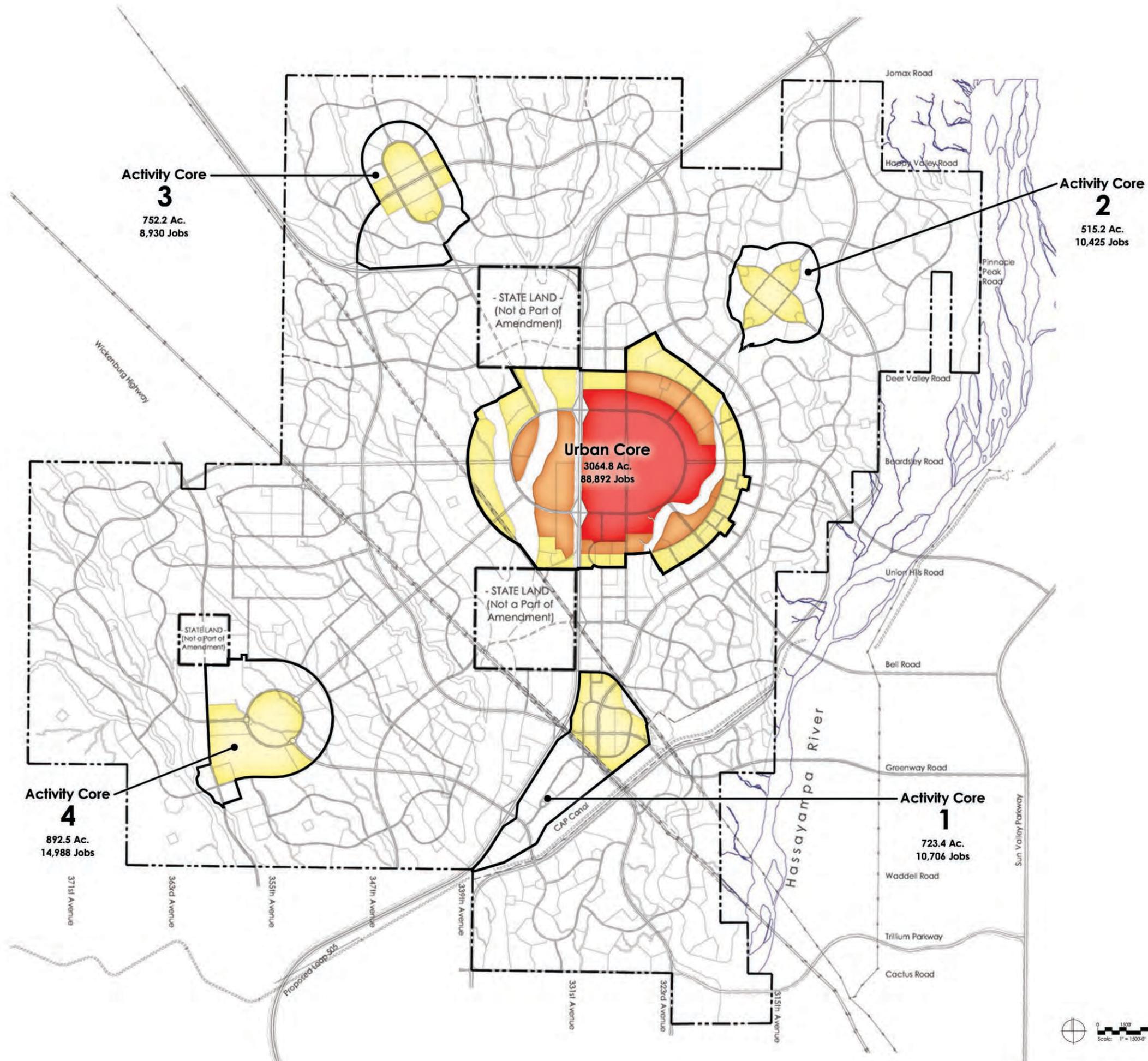
April 21, 2009



# Douglas Ranch

BUCKEYE, ARIZONA

## Urban Centers Master Plan Figure 10



### Legend

- 6 Stories Permitted
- 10 Stories Permitted
- 25 Stories Permitted

DOUGLAS RANCH  
EL DORADO L.L.C.

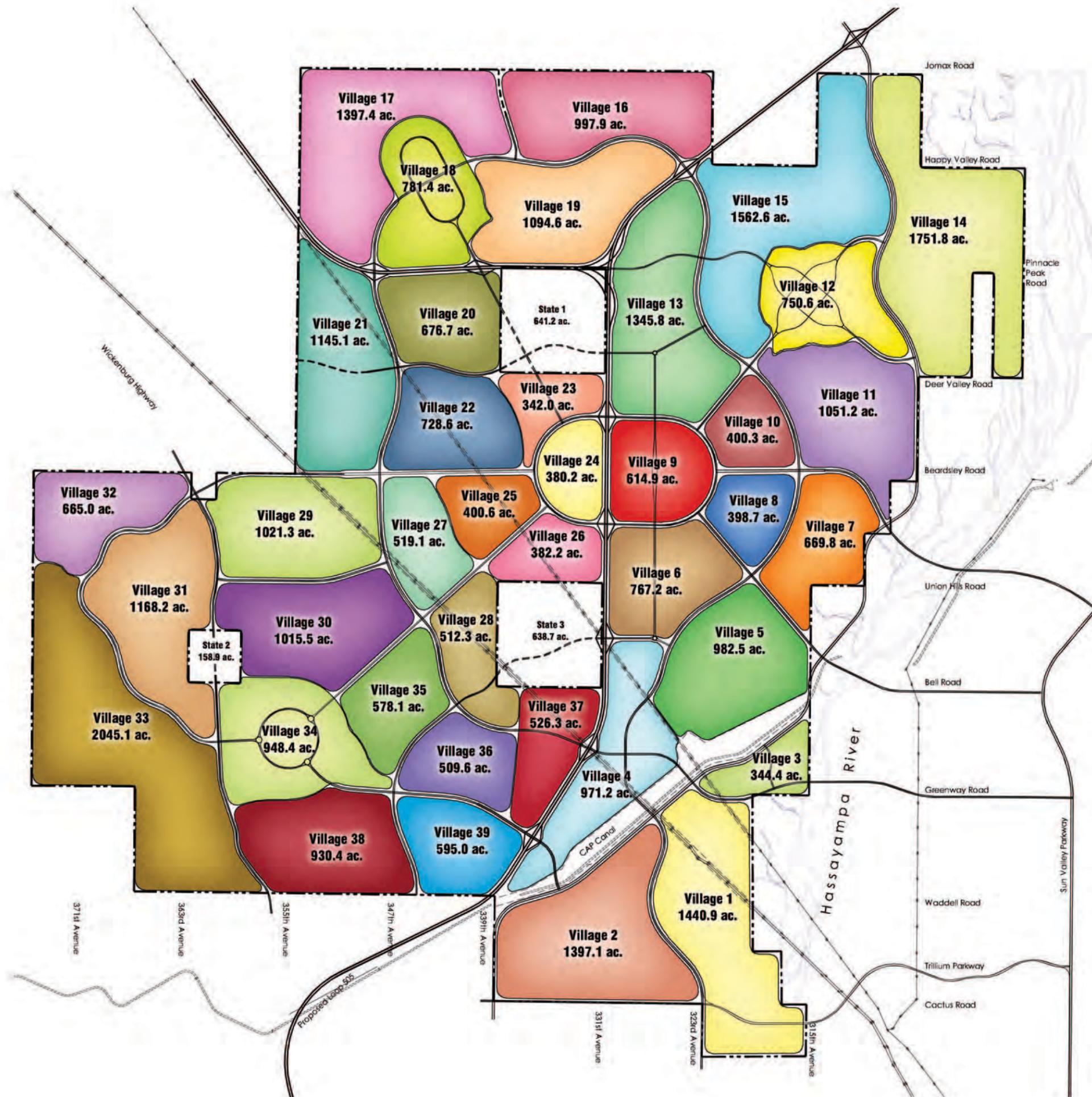
GREEY PICKETT  
landscape architecture | community design

April 7, 2009

# Douglas Ranch

BUCKEYE, ARIZONA

## Neighborhood Planning Units Figure 11



DOUGLAS RANCH  
EL DORADO L.L.C.

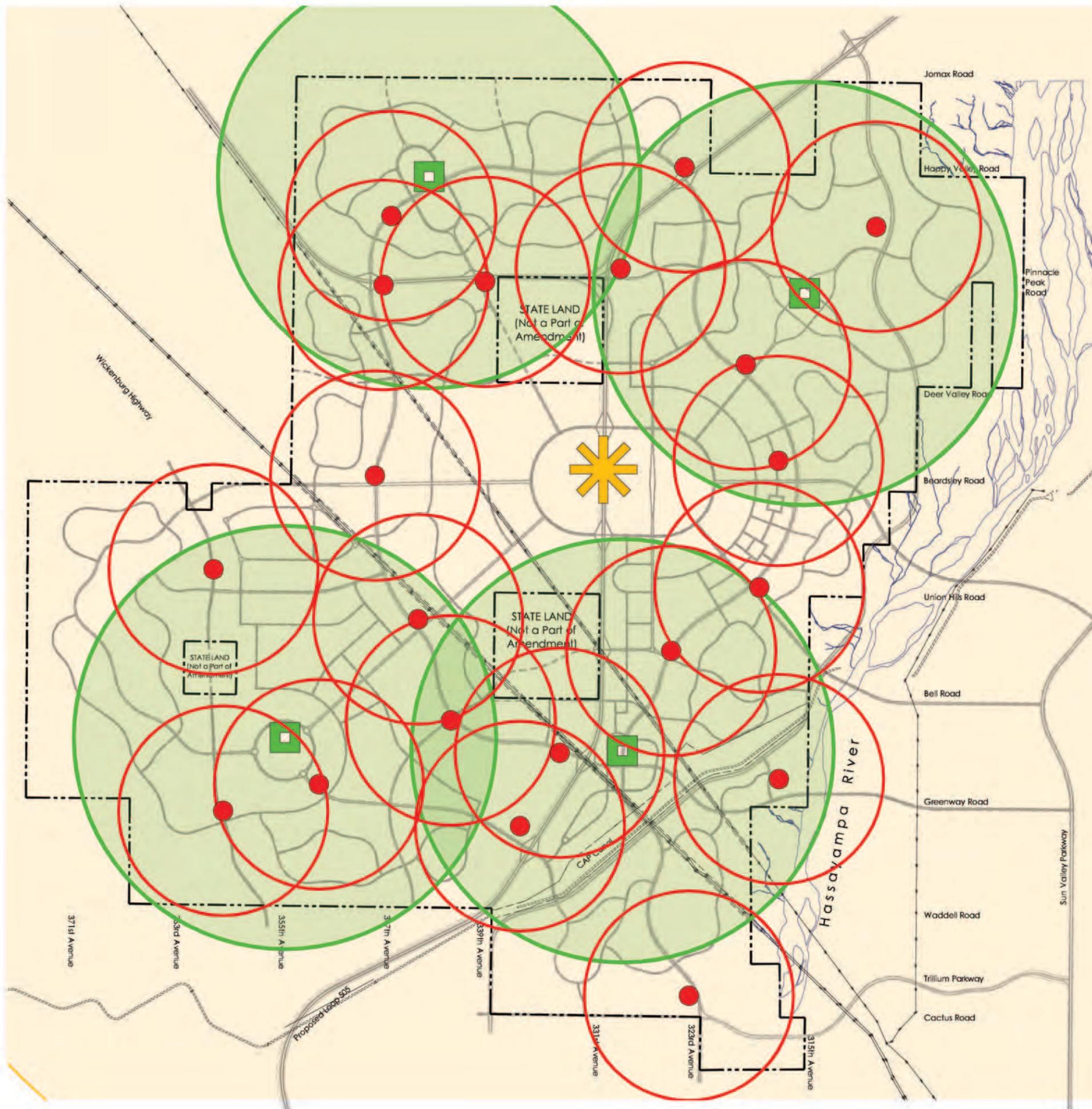
GREY/PICKETT  
landscape architecture/community design

December 1, 2008

# Douglas Ranch

BUCKEYE, ARIZONA

## Commercial Service Areas Figure 12



### Legend

-  Urban Center - 8 Mile Radius
-  Village Center - 2 Mile Radius
-  Neighborhood Center - 1 Mile Radius

DOUGLAS RANCH  
EL DORADO L.L.C.

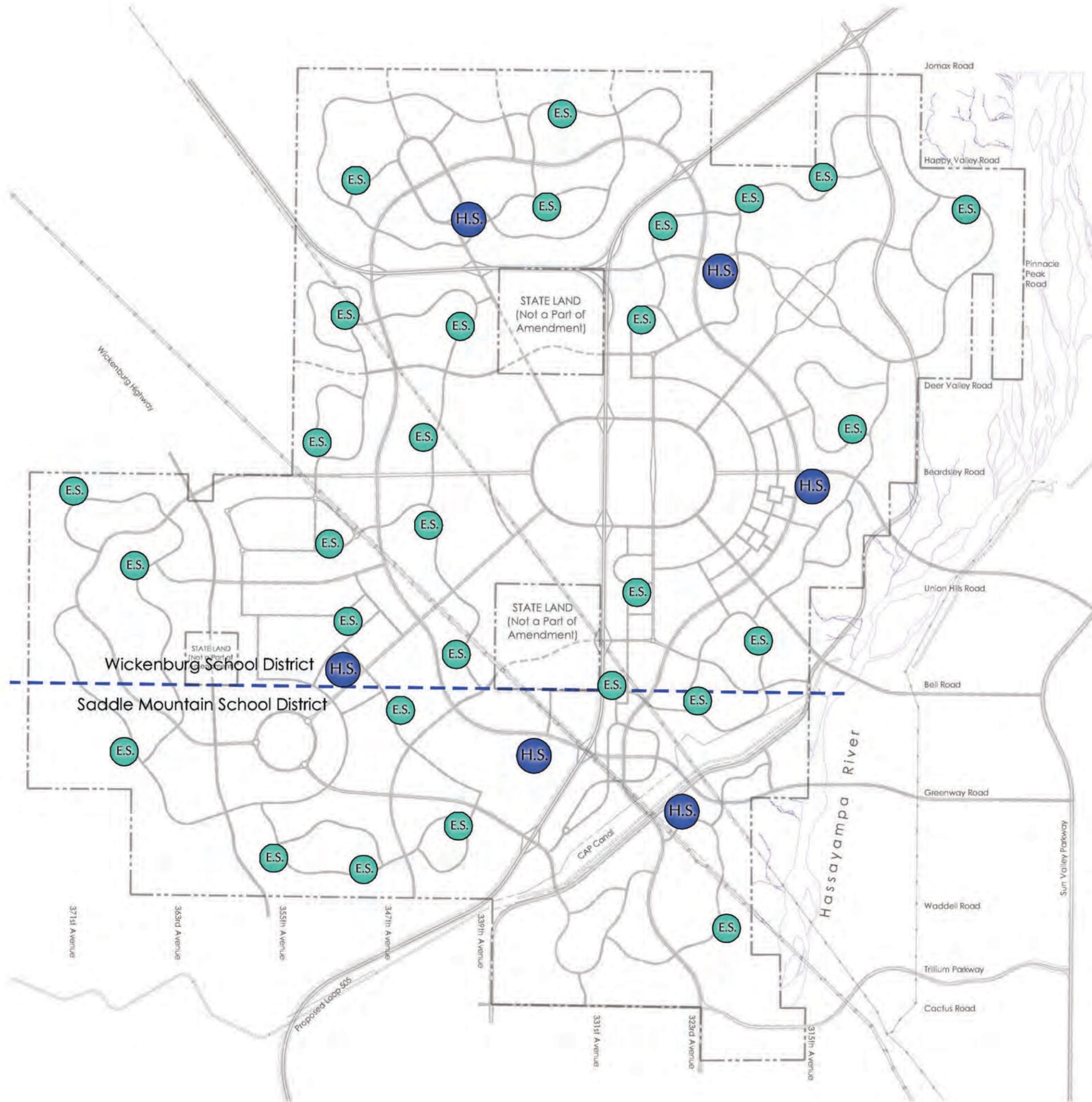
GREEY PICKETT  
landscape architecture | community design

December 1, 2008

# Douglas Ranch

BUCKEYE, ARIZONA

## School Master Plan Figure 13



### Legend

-  High Schools
-  Elementary Schools

DOUGLAS RANCH  
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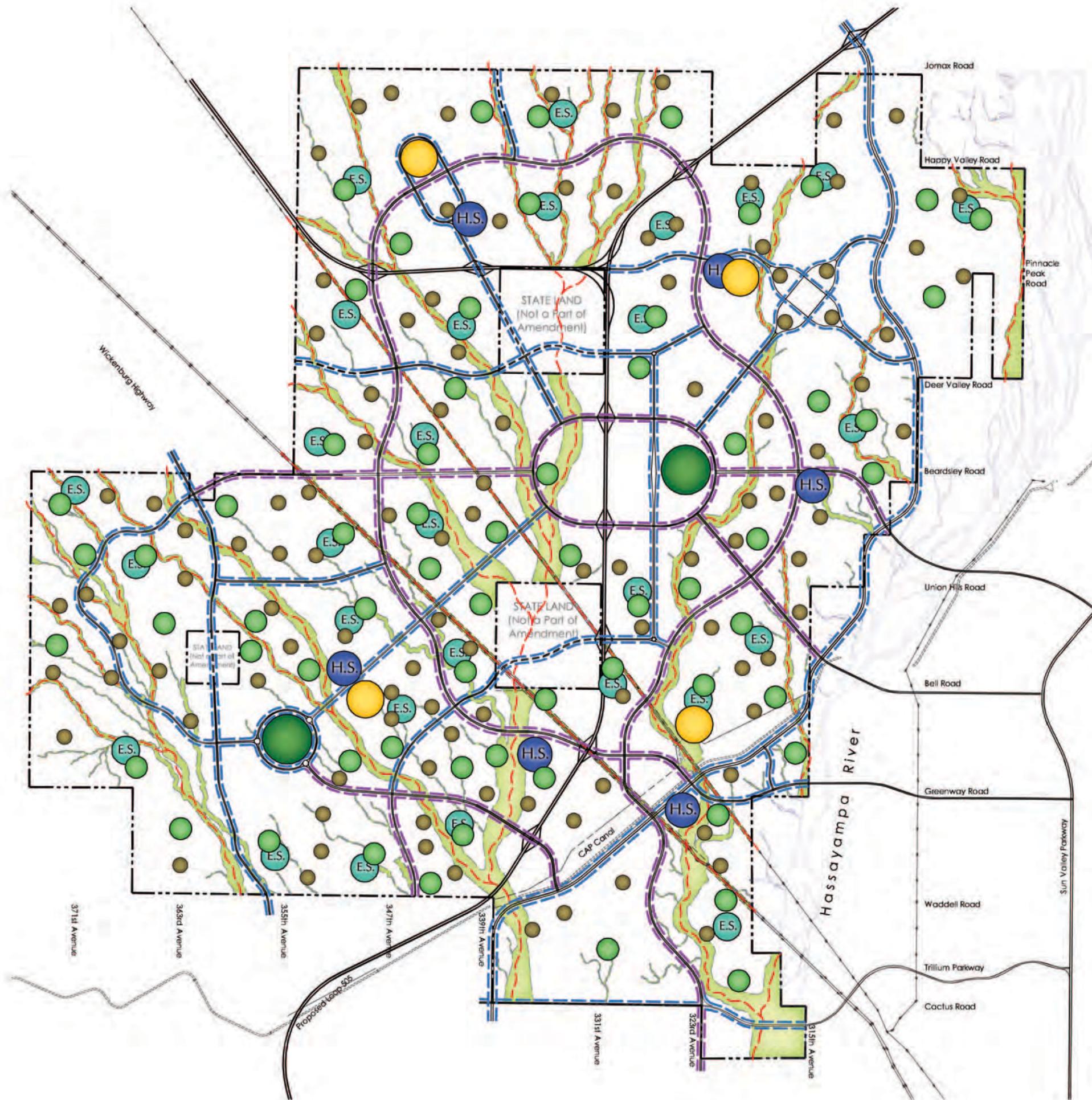
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landscape architecture | community design

December 1, 2008

# Douglas Ranch

BUCKEYE, ARIZONA

## Bicycle & Pedestrian Circulation Plan Figure 14



### Legend

- Pedestrian Pathway & On-Street Bike Pathway
- Pedestrian & Bike Pathways Adjacent to Street
- Recreational Trails

- Regional Park (70+ acres)
- Large Sports Park (30-70 acres)
- Community Park (10-30 acres)
- Neighborhood Park (4-10 acres)
- Elementary Schools
- High Schools

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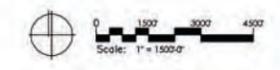
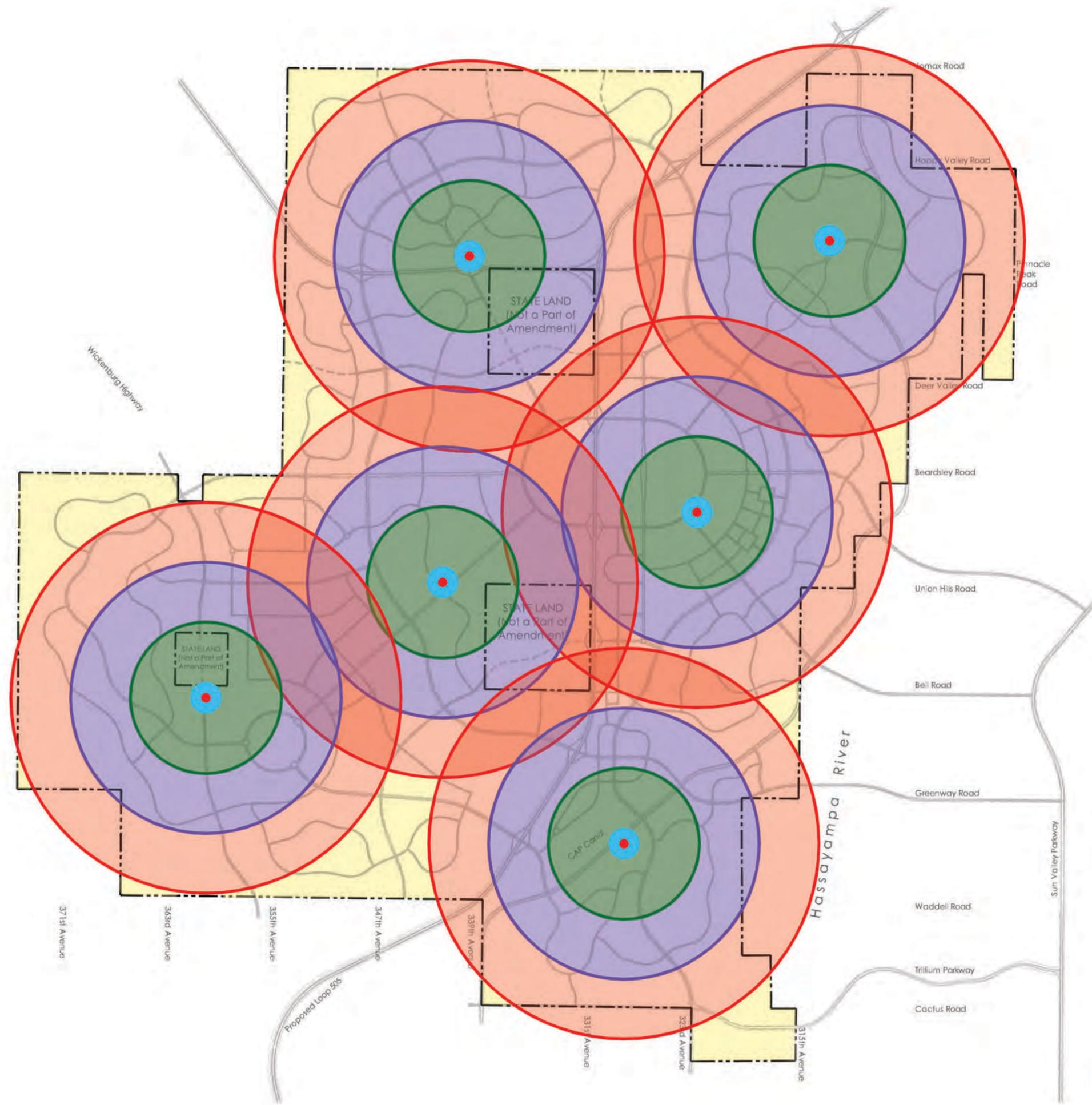
December 10, 2008

# Douglas Ranch

BUCKEYE, ARIZONA

## Emergency Response Plan Figure 15

### Legend



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EL DORADO L.L.C.

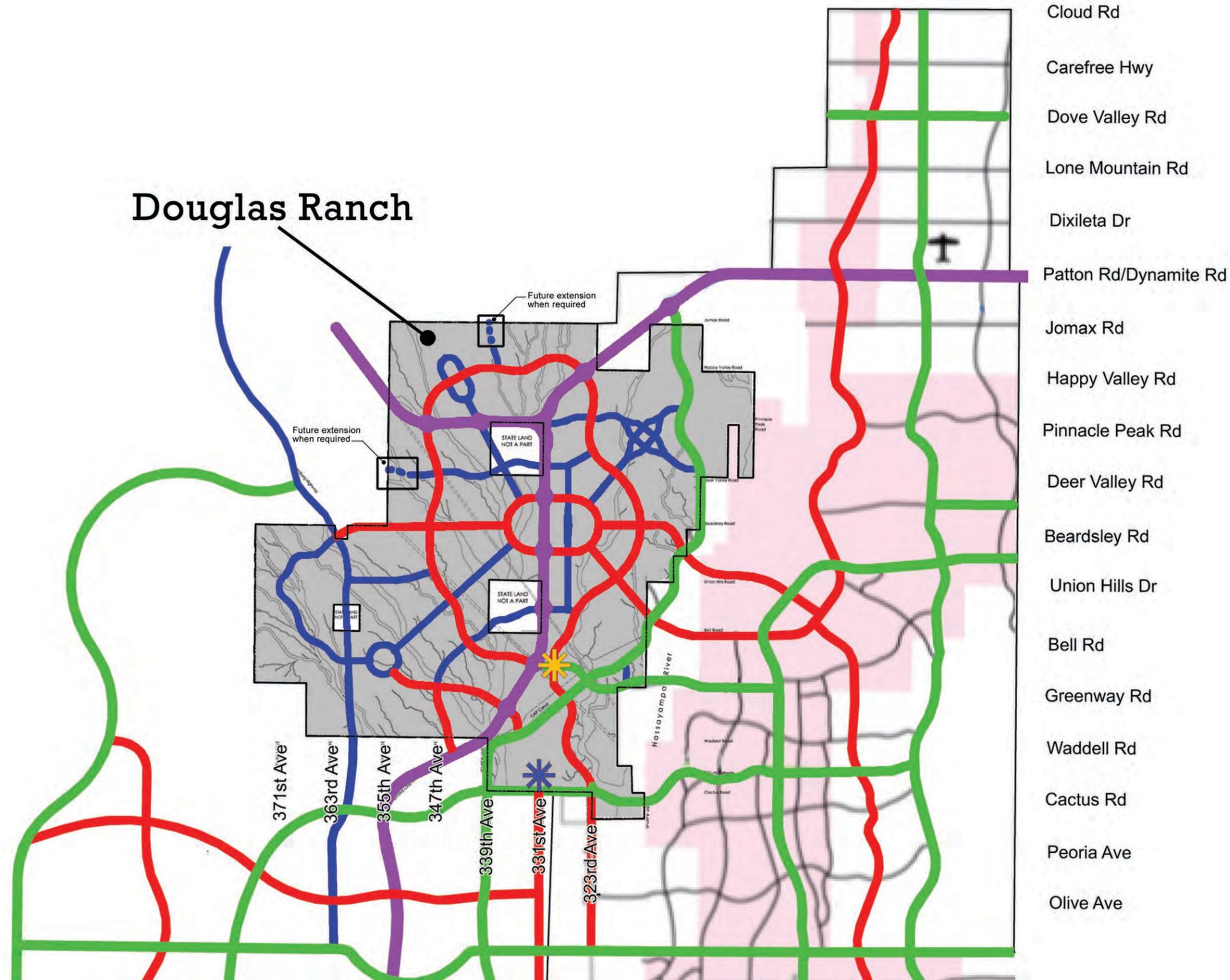
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# Douglas Ranch

BUCKEYE, ARIZONA

## Planned Regional Arterial Roadway Network Figure 16



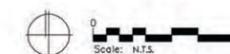
### Legend

- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- 331st Ave connects to North to the north via the collector street system
- Full turn movement permitted at Parkway/Arterial intersection

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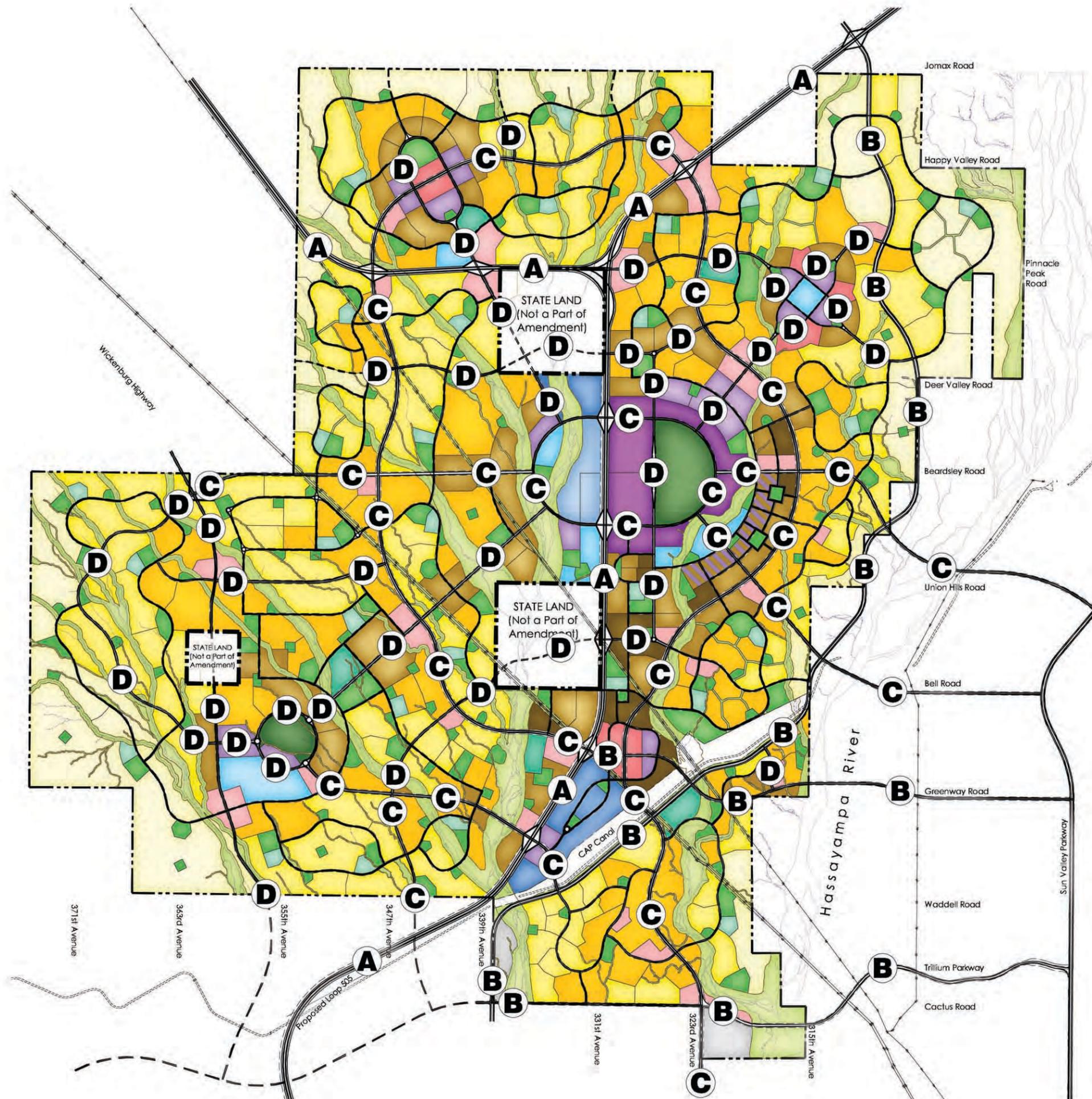
December 10, 2008



# Douglas Ranch

BUCKEYE, ARIZONA

## Community Circulation Plan Figure 17



### Legend

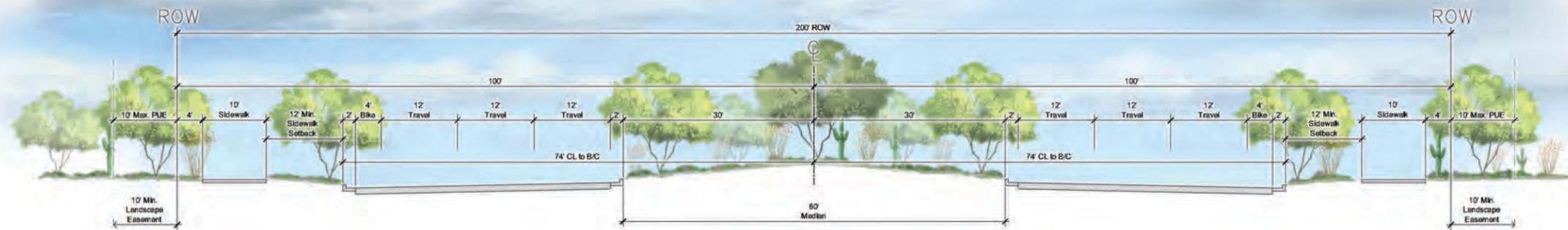
- A** Freeway
- B** Parkway
- C** Major Arterial
- D** Minor Arterial

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EL DORADO L.L.C.

GREY PICKETT  
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April 6, 2009

## Streetscape Concepts Figure 18a Parkway



### **Parkway Minimum Requirements**

#### Notes:

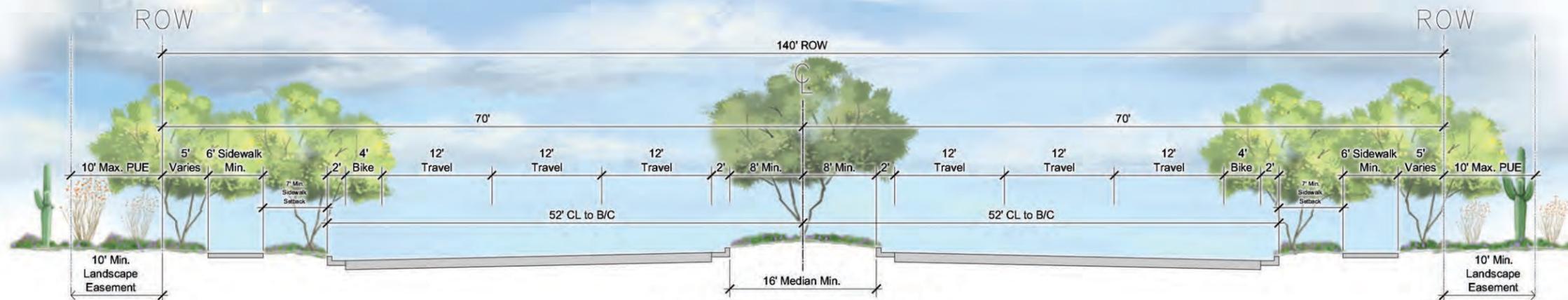
- Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- The identified median width is the minimum median width required. Additional median width is permitted.
- A landscape tract with an average depth of 15' must be provided adjacent to single family residential developments. The minimum depth allowed is 10'.
- PUE may contain sidewalks, street lights, fire hydrants, roadway signs, etc.
- Street lights, where possible, will be located in medians of roadways.
- Street lights and fire hydrants are typically located 6' from back of curb.
- Minor changes to the street sections can be made by the Town of Buckeye so long as the right-of-way width does not change.
- Minimum sidewalk setback required when sidewalk is parallel to back of curb. Meandering sidewalk may be designed to encroach within minimum setback.



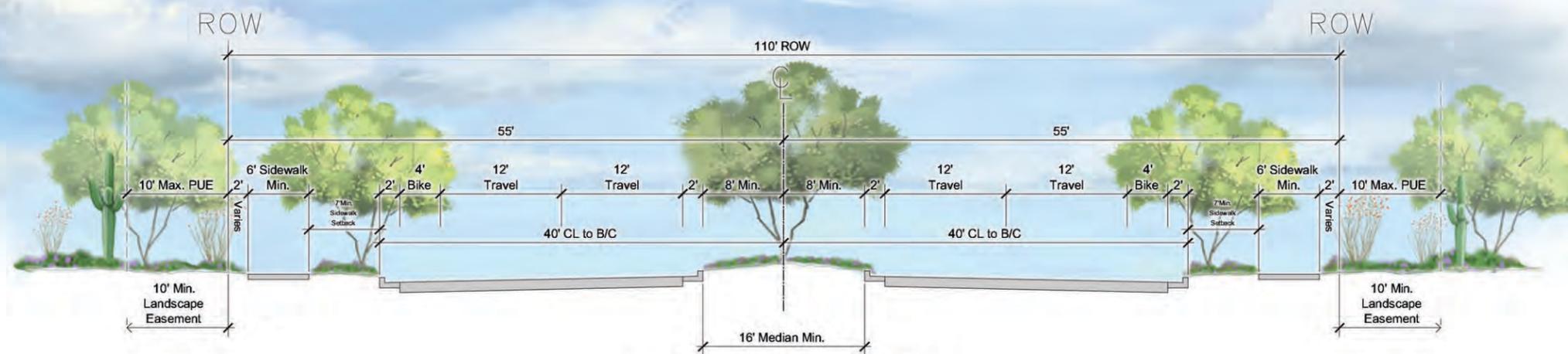
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*landscape architecture | community design*

August 05, 2008



**Major Arterial  
Minimum Requirements**

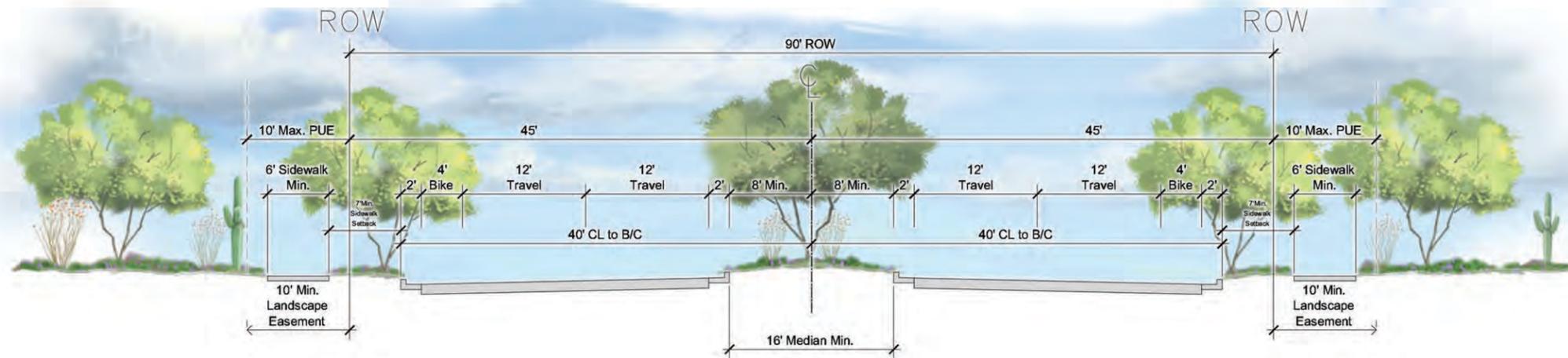


**Minor Arterial  
Minimum Requirements**

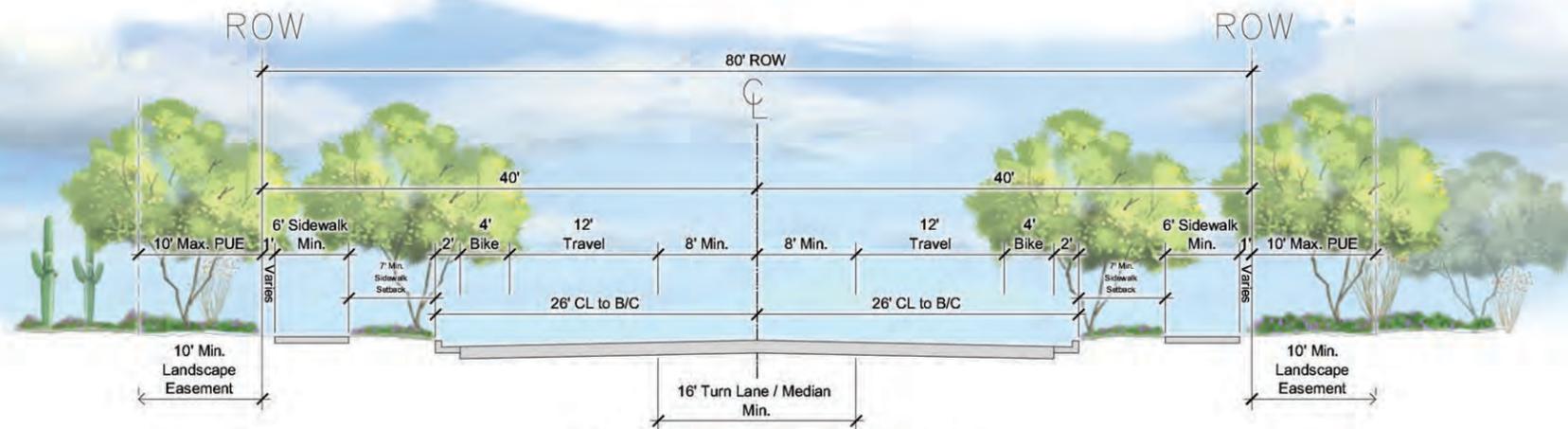
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- b.) The identified median width is the minimum median width required. Additional median width is permitted.
- c.) When arterial streets are adjacent to single family development, the subdivision plat shall contain a landscape buffer with an average depth of twenty (20) feet with a minimum depth of ten (10) feet.
- d.) PUE may contain sidewalks, street lights, fire hydrants, roadway signs, etc.
- e.) Street lights, where possible, will be located in medians of roadways.
- f.) Street lights and fire hydrants are typically located 6' from back of curb.
- g.) Minor changes to the street sections can be made by the Town of Buckeye so long as the right-of-way width does not change.
- h.) Minimum sidewalk setback required when sidewalk is parallel to back of curb. Meandering sidewalk may be designed to encroach within minimum setback.
- i.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.





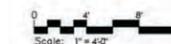
**Major Collector  
Minimum Requirements**

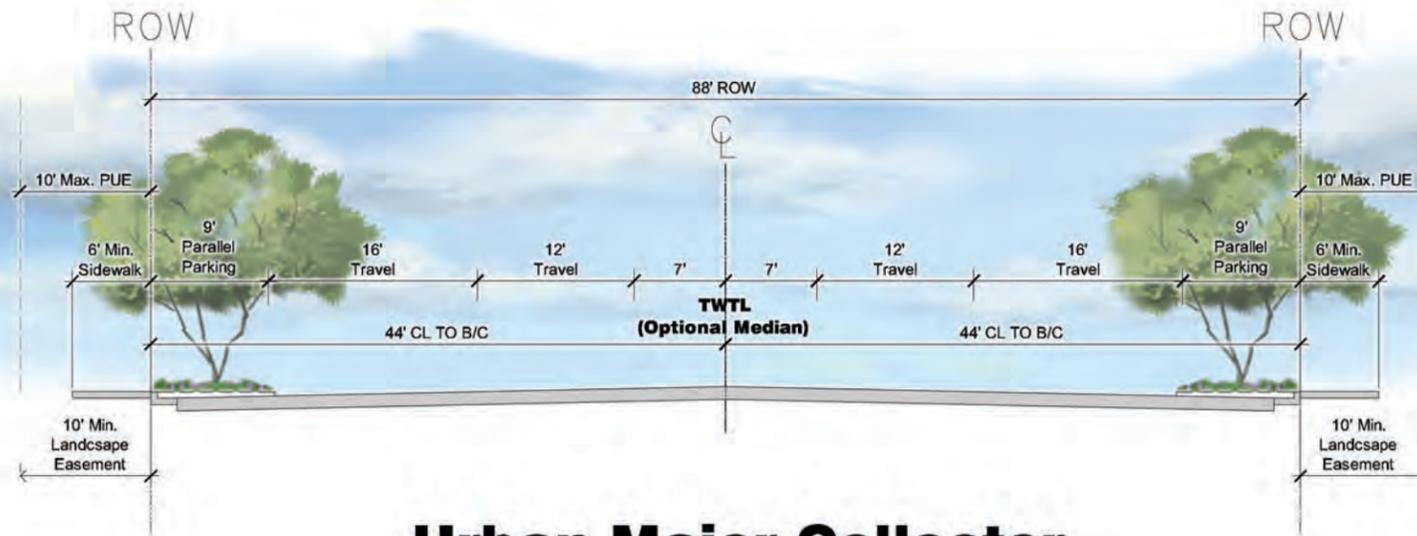


**Minor Collector  
Minimum Requirements**

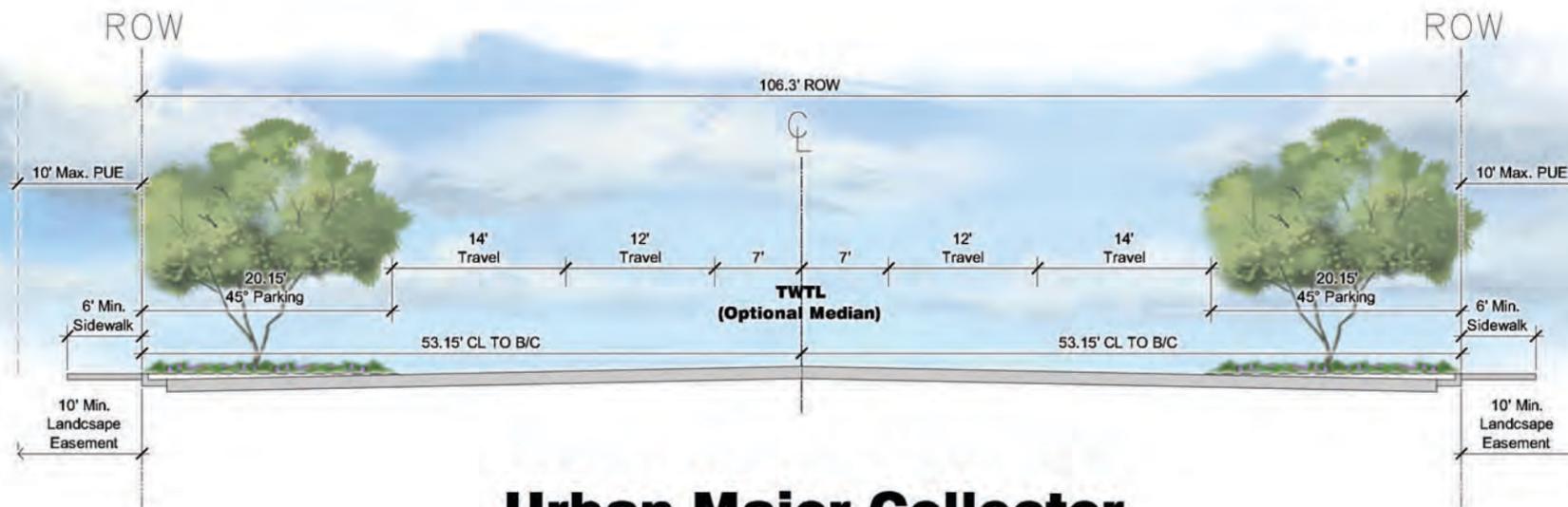
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- b.) The identified median width is the minimum median width required. Additional median width is permitted.
- c.) PUE may contain sidewalks, street lights, fire hydrants, roadway signs, etc.
- d.) Street lights, where possible, will be located in medians of roadways.
- e.) Street lights and fire hydrants are typically located 6' from back of curb.
- f.) Minor changes to the street sections can be made by the Town of Buckeye so long as the right-of-way width does not change.
- g.) Minimum sidewalk setback required when sidewalk is parallel to back of curb. Meandering sidewalk may be designed to encroach within minimum setback.
- h.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.
- i.) When a major collector street is adjacent to single family development, the subdivision plat shall contain a landscape buffer with an average depth of twenty (20) feet with a minimum depth of ten (10) feet.





**Urban Major Collector  
(Parallel Parking)**

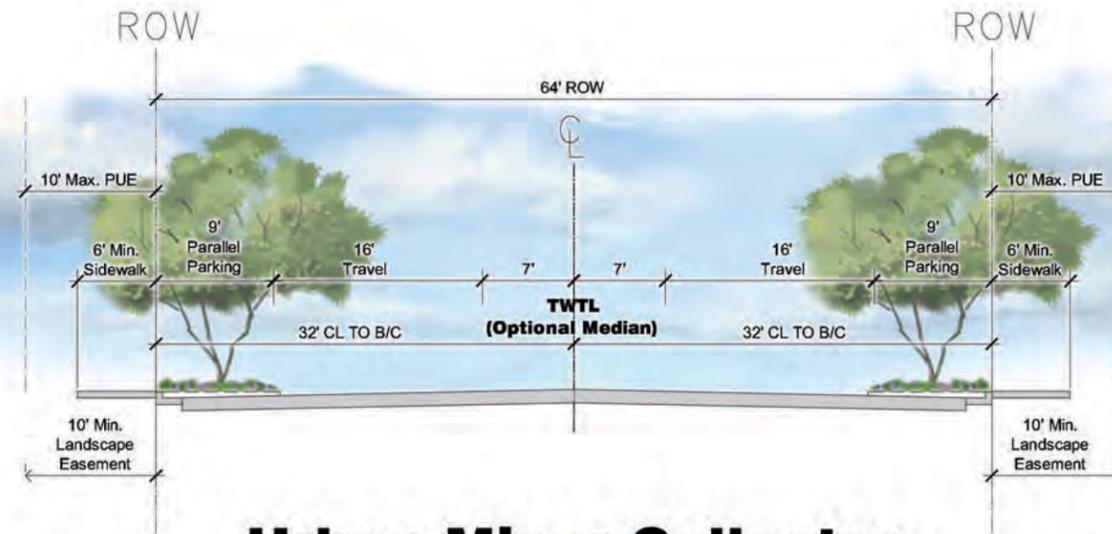


**Urban Major Collector  
(Angled Parking)**

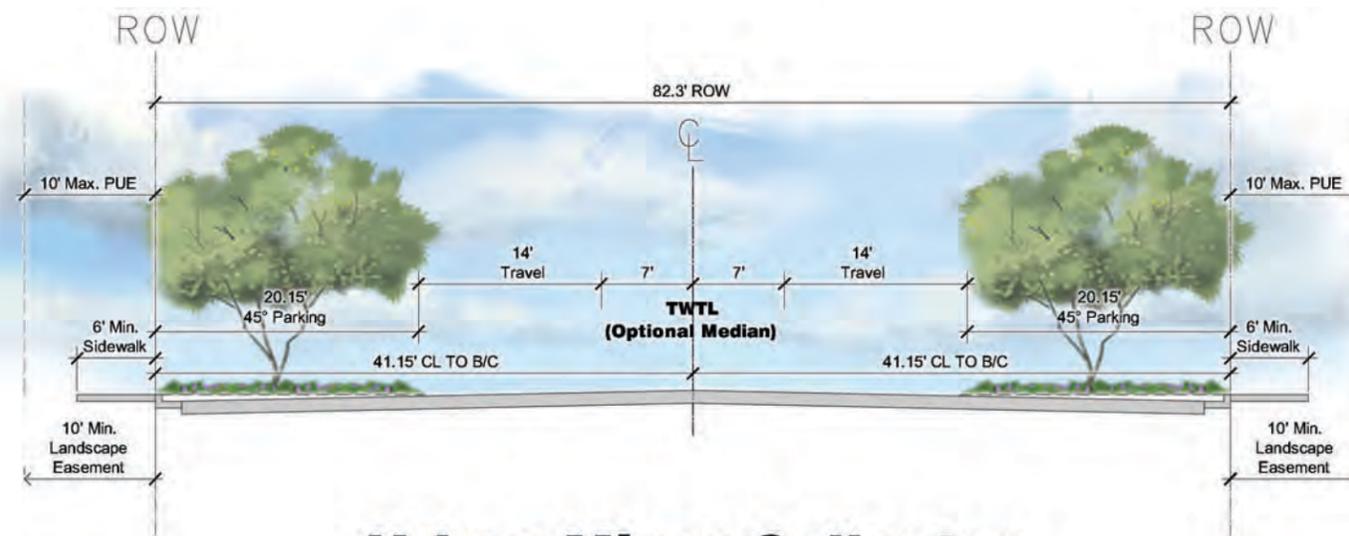
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- b.) The identified median width is the minimum median width required. Additional median width is permitted.
- c.) PUE may contain sidewalks, street lights, fire hydrants, roadway signs, etc.
- d.) Street lights, where possible, will be located in medians of roadways.
- e.) Street lights and fire hydrants are typically located 6' from back of curb.
- f.) Minor changes to the street sections can be made by the Town of Buckeye so long as the right-of-way width does not change.
- g.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.
- h.) Adequate site visibility must be provided at intersections where angled parking is allowed.





**Urban Minor Collector  
(Parallel Parking)**

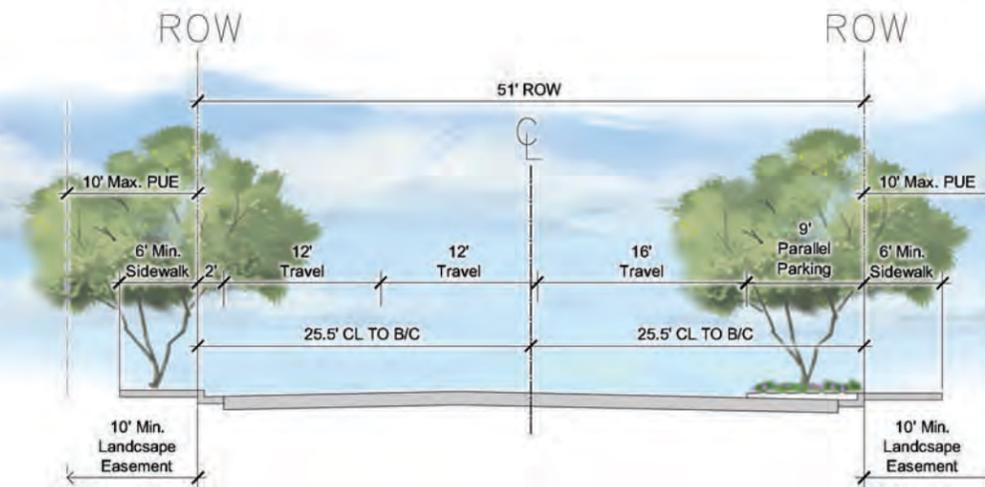


**Urban Minor Collector  
(Angled Parking)**

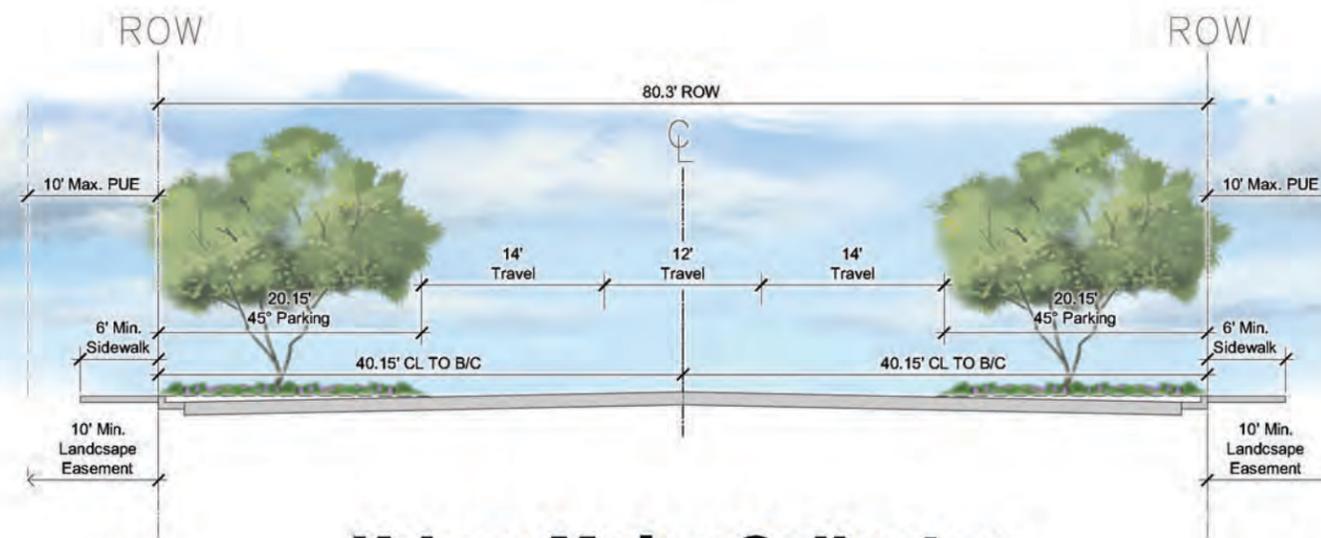
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- b.) The identified median width is the minimum median width required. Additional median width is permitted.
- c.) PUE may contain sidewalks, street lights, fire hydrants, roadway signs, etc.
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- g.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.
- h.) Adequate site visibility must be provided at intersections where angled parking is allowed.





**Urban Major Collector  
One-Way  
(Parallel Parking)**

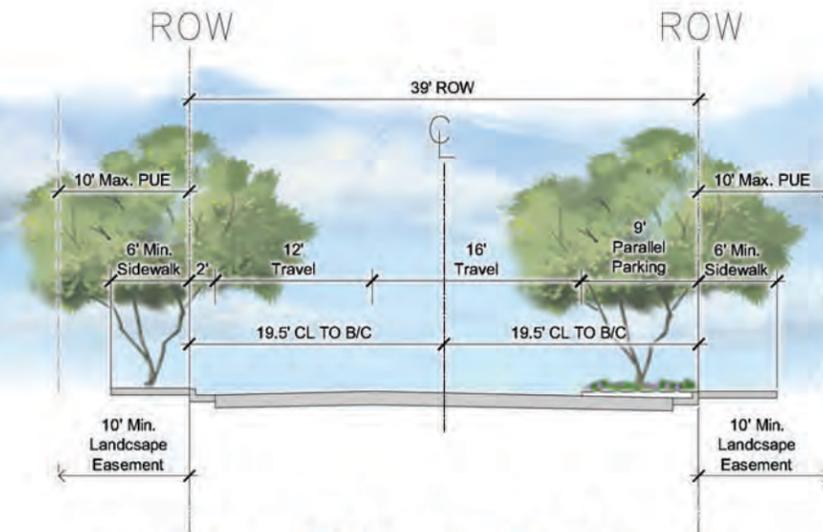


**Urban Major Collector  
One-Way  
(Angled Parking)**

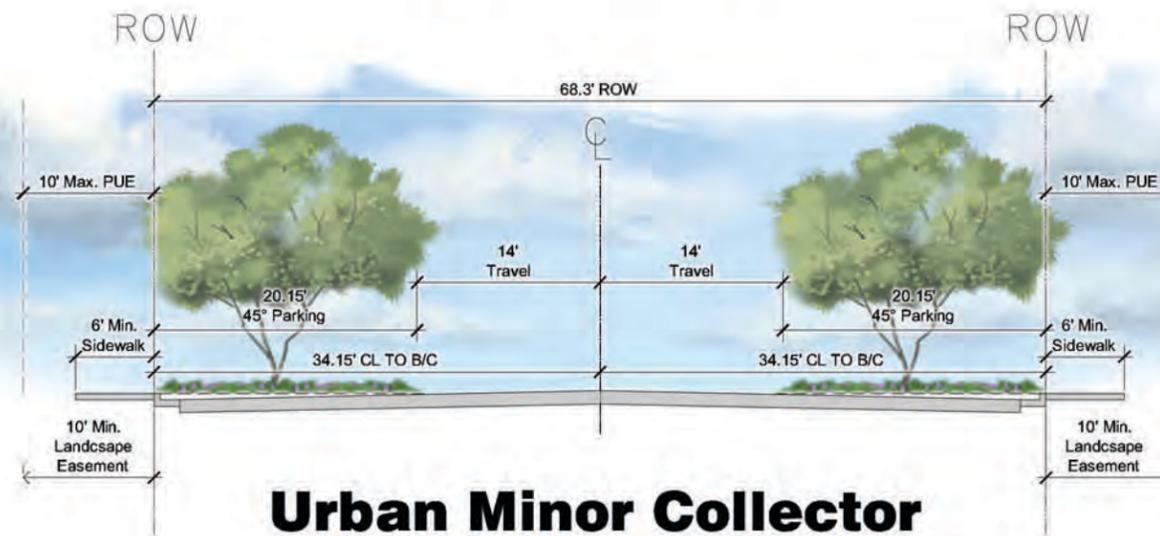
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- b.) The identified median width is the minimum median width required. Additional median width is permitted.
- c.) PUE may contain sidewalks, street lights, fire hydrants, roadway signs, etc.
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- e.) Street lights and fire hydrants are typically located 6' from back of curb.
- f.) Minor changes to the street sections can be made by the Town of Buckeye so long as the right-of-way width does not change.
- g.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.
- h.) Adequate site visibility must be provided at intersections where angled parking is allowed.





**Urban Minor Collector  
One-Way  
(Parallel Parking)**

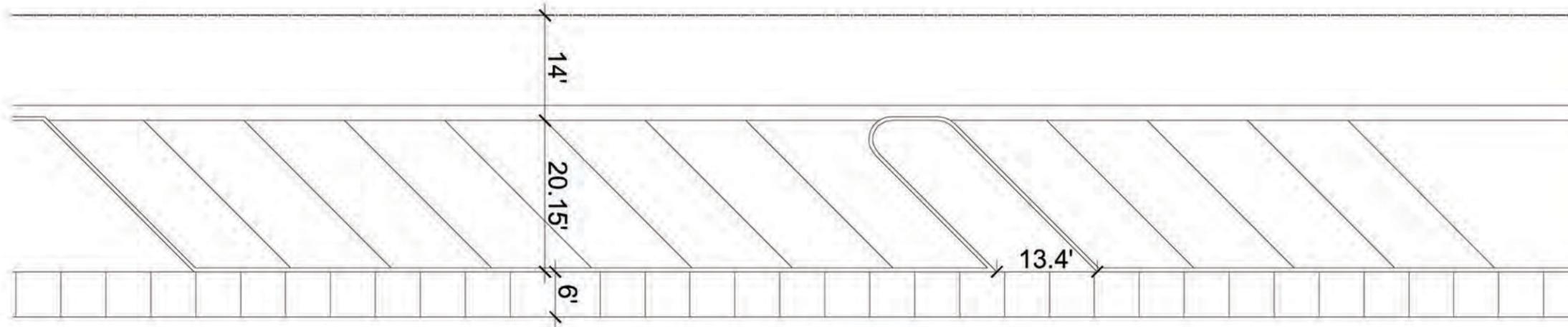


**Urban Minor Collector  
One-Way  
(Angled Parking)**

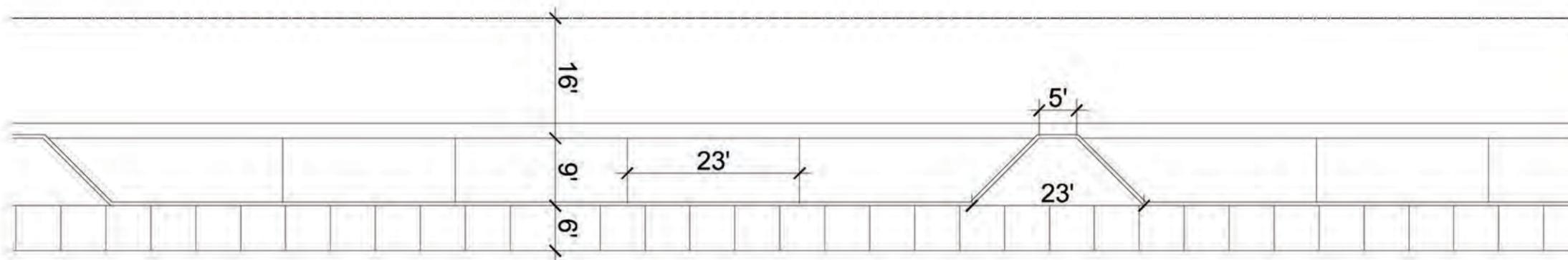
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- b.) The identified median width is the minimum median width required. Additional median width is permitted.
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- g.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.
- h.) Adequate site visibility must be provided at intersections where angled parking is allowed.





**45° Angled Parking**



**Parallel Parking**

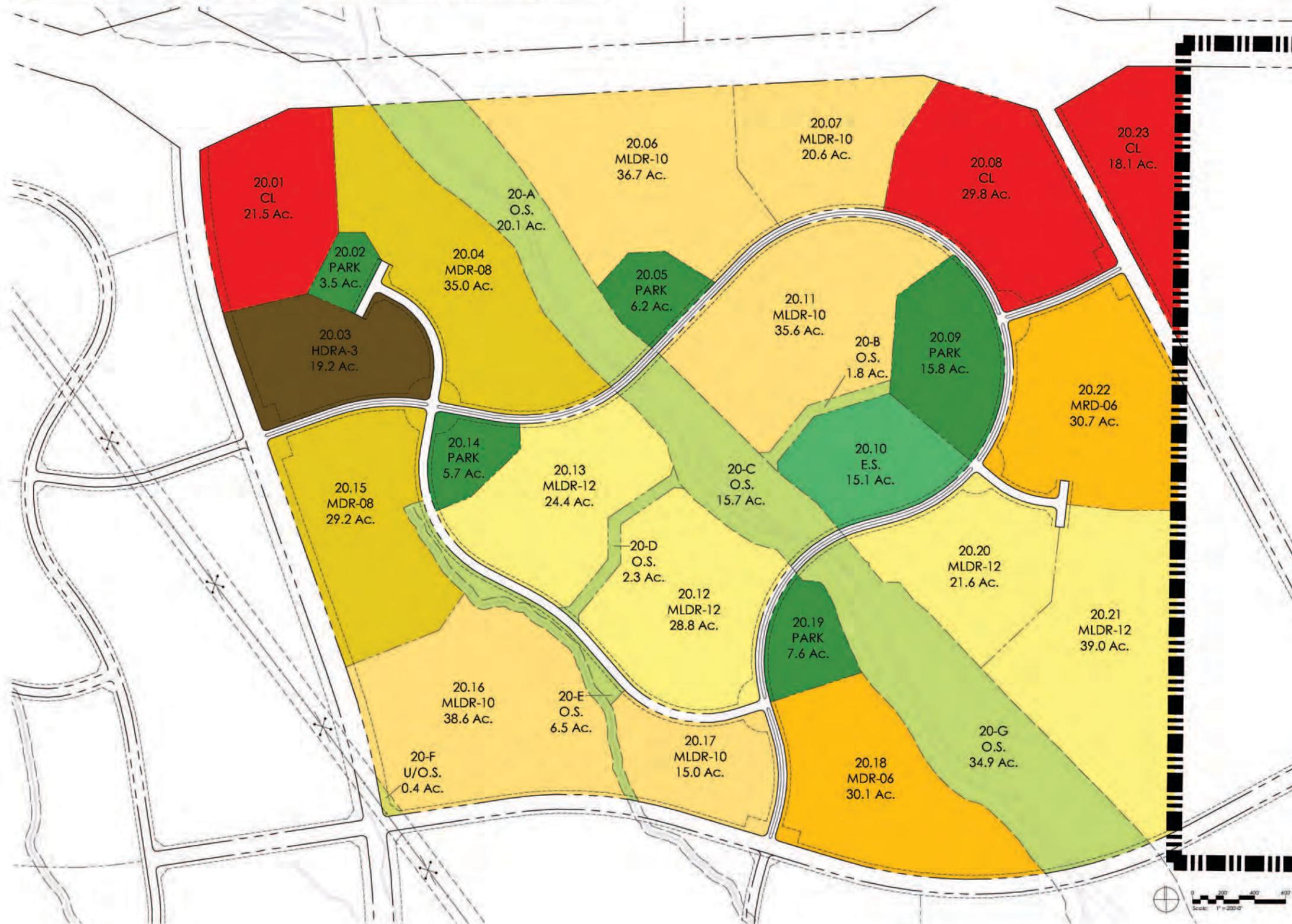
**Notes:**

- a.) Auxiliary turn lanes may be required at intersections with additional ROW requirements.
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- g.) Landscape/sidewalk easement must be of minimum width to accommodate sidewalk.
- h.) Adequate site visibility must be provided at intersections where angled parking is allowed.



Land Use Budget

Use	Total Ac.	Percentage out of 676.7 Ac.	Total DU Ent.	Percentage out of 1,282 DU's
<b>Residential</b>	<b>404.5 Ac.</b>	<b>59.8%</b>	<b>1,282 DU's</b>	<b>100.0%</b>
MLDR-12 (Medium/Low Density Residential)	113.8 Ac.	16.9%	285 DU's	22.2%
MLDR-10 (Medium/Low Density Residential)	146.5 Ac.	21.6%	440 DU's	34.3%
MDR-8 (Medium Density Residential)	64.2 Ac.	9.5%	0 DU's	0.0%
MDR-6 (Medium Density Residential)	60.8 Ac.	9.0%	279 DU's	21.8%
HDRA-3 (High Density Residential)	19.2 Ac.	2.8%	278 DU's	21.7%
<b>Elementary Schools</b>	<b>15.1 Ac.</b>	<b>2.2%</b>		
<b>High Schools</b>	<b>0.0 Ac.</b>	<b>0.0%</b>		
<b>Parks and Open Space</b>	<b>120.5 Ac.</b>	<b>17.8%</b>		
<b>Commercial/Mixed Use</b>	<b>69.4 Ac.</b>	<b>10.3%</b>	<b>0 DU's</b>	<b>0.0%</b>
Employment	0.0 Ac.	0.0%		
CL (Commercial Low)	69.4 Ac.	10.3%		
<b>Miscellaneous/R.O.W.</b>	<b>67.2 Ac.</b>	<b>9.9%</b>		
<b>Totals</b>	<b>676.7 Ac.</b>	<b>100.0%</b>	<b>1,282 DU's</b>	<b>100.0%</b>



# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Land Use Plan Figure 19

### Legend

- HDRA-3
- MHDR-6
- MDR-8
- MDR-10
- MLDR-12
- CL (Commercial Low)
- Parks
- Elementary School
- Open Space
- Utility/Open Space

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December 1, 2008

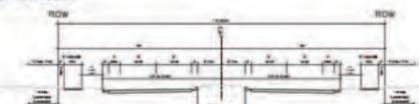


**A**

Major Arterial with Median

**B**

Minor Arterial with Median

**C**

Local Collector with Median

**D**

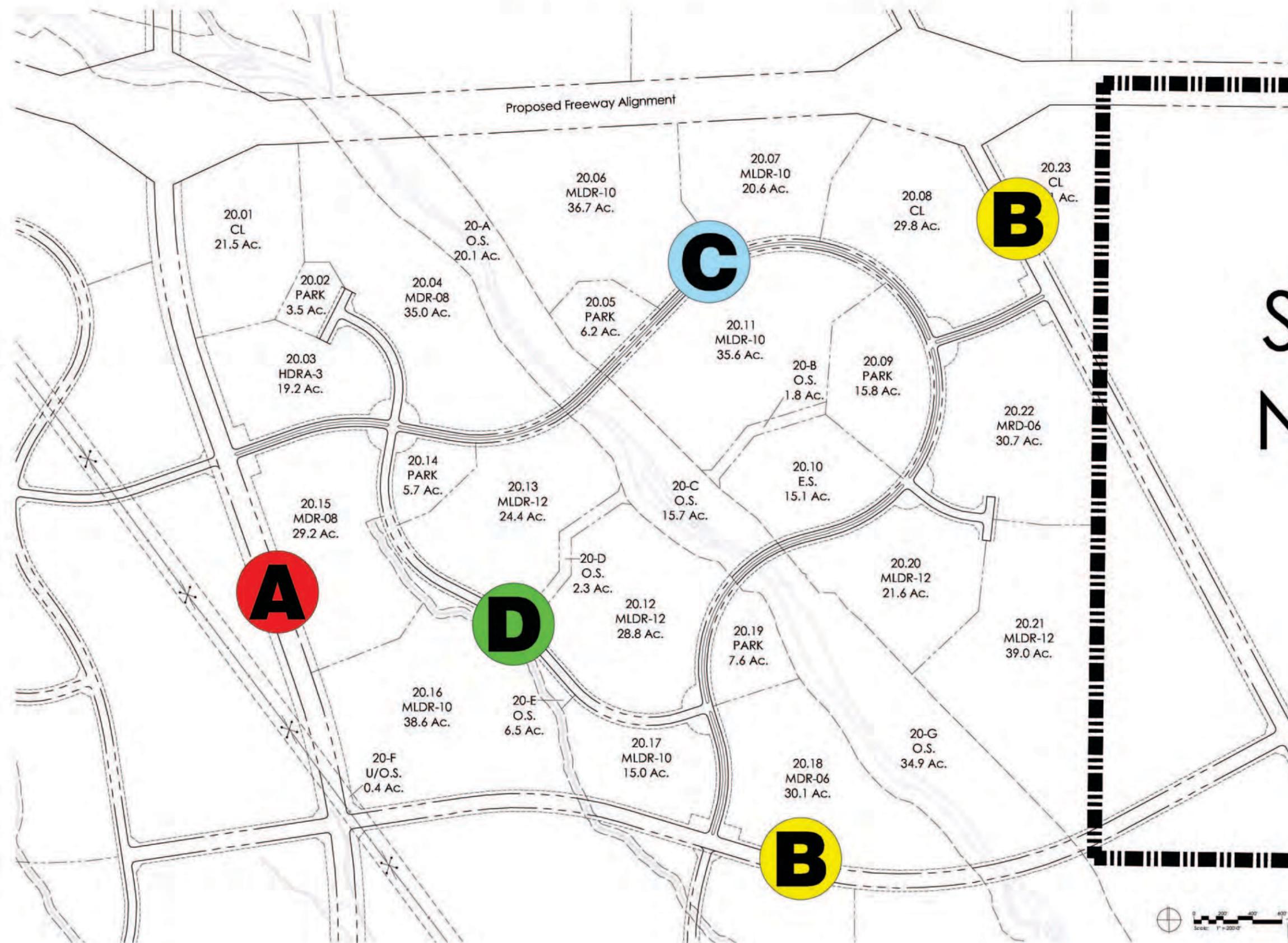
Local Collector without Median



# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Street & Circulation Plan Figure 20



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# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Bicycle & Pedestrian Circulation Plan Figure 21

### Legend

- Native Trails (Natural Surface)
- Pedestrian Pathway (6' Paved)
- Mixed-Use Pathway (8' Paved)
- Bicycle Pathway (Bike Lane)
- Parks
- Elementary School
- Open Space
- Utility/Open Space



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# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Drainage Plan Figure 22

### Legend

-  Retention Areas
-  Drainage Flows
-  Parks
-  Elementary School
-  Open Space
-  Utility/Open Space



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December 1, 2008



**Plant List**

TREES	SUCCULENTS/CACTUS	
Acacia constricta	White Thorn Acacia	Agave species
Acacia greggii	Catalaw Acacia	Agave
Carotia holocantha	Crocofinon Thorn	Camegeia gigantea
Celtis reticulata	Hackberry	Dasylirion wheeleri
Cercidium floridum	Blue Palo Verde	Echinocereus species
Cercidium microphyllum	Foothills Palo Verde	Ferocactus species
Chilopsis linearis	Desert Willow	Fouquieria splendens
Olneya tesota	Ironwood	Mammillaria species
Prosopis species	Mesquite	Opuntia species
		Yucca species
ANNUALS/PERENNIALS		
Abronia villosa	Sand Verbena	Ambrosia deltoidea
Aster species	Desert Aster	Calliandra eriophylla
Baileya multiradiata	Desert Mangold	Cassia covessi
Castilleja angustifolia	Indian Paintbrush	Celtis pallida
Cucurbita digitata	Coyote Gourd	Dodonaea species
Eschscholzia californica	California Poppy	Encelia farinosa
Eschscholzia mexicana	Mexican Gold Poppy	Ephedra species
Lupinus densiflorus	Lupine	Erigeron species
Orthocarpus purpurascens	Owl's Clover	Happelopappus lanifolia
Phacelia crenulata	Scorpionweed	Hyptis emoryi
Proboscidea altheaefolia	Devil's Claw	Justicia californica
Psilostrophe cooperi	Paper Flower	Larrea tridentata
Sphaeralcea species	Globemallow	Simmondsia chinensis
		Vauquelinia species
		Viguiera deltoidea
		Ziziphus obtusifolia
		Agave
		Saguaro
		Desert Spoon
		Hedgehog Cactus
		Barrel
		Ocotillo
		Mammillaria
		Cholla, Pricklypear
		Yucca
		Triangle Leaf Bursage
		Fairy Duster
		Desert Senna
		Desert Hackberry
		Hopbush
		Brittlebush
		Mormon Tea
		Buckwheat
		Turpentine Bush
		Desert Lavender
		Chuparosa
		Creosote Bush
		Jojoba
		Rosewood
		Goldeneye
		Greythorn



**INTENT:**  
The intent of the Douglas Ranch Landscape Master Plan is to address the landscape design characteristics of the arterial roadways, collector roadways and public linkages within the community. The Plan prescribes a consistent vegetative theme throughout the community that supports the development of the property while focusing on character elements of the surrounding Sonoran Desert. Through the preservation of sensitive habitat area through a series of wash corridors and dedicated open space tracts, residents of the community will enhance the presence of the Sonoran Desert's unique natural setting within an urban environment.

**PALETTE:**  
A salvage program will be conducted during the development process to provide the community with a portion of the vegetation inventory and reproduce existing site characteristics. Through this effort, the landscape character will utilize indigenous or drought tolerant species, thereby reducing the overall irrigation burden. All landscaping in landscaped tracts, street right-of-way and wash corridors will be maintained by the Douglas Ranch Homeowners Association.

The intent of the Douglas Ranch Vegetative Palette is to identify plant materials that are indigenous to the Sonoran Desert or are drought tolerant. Only plants identified on the list shall be utilized within landscaped areas - including all public right-of-way and contiguous landscape tracts.

**THEME:**  
The Douglas Ranch Planned Community will emphasize a Sonoran Desert Theme throughout the community through utilization of indigenous plant materials, local building materials, contextual building forms and the local environment color palette. Right-of-way landscape themes will be based on the random use of Palo Verde, Mesquite and Ironwood trees as well as Palo Brea and cactus as accent material along the arterial, collector and local roadway hierarchy of corridors. This theme is intended to establish a "diverse" streetscape throughout the community rather than specification of a single tree theme per street.

**WASH CORRIDORS:**  
Natural wash corridors are an integral element of the Douglas Ranch Community. These washes are the dominant natural features throughout the community and provide recreational and passive open space areas for residents. Improvements to natural wash corridors will generally be limited to trail facilities and landscape enhancement. Vegetation enhancement will be required for disturbed areas using salvaged materials as available. While limited improvements will be permitted within the corridor area, improvements to natural washes (defined as the sandy bottom areas and all adjacent riparian habitat) will not be permitted. Corridor widths will vary throughout the community and will generally adhere to the boundaries of the 100-year flood plain as may be modified by the NPU #2 Drainage Report and/or plan.

- Notes:**
1. A minimum of 50 percent live groundcover will be provided in all landscape and retention areas.
  2. Plant material from the Arizona Department of Water Resources Plant List for right-of-way and Town required planting (perimeter, parking lot) will be utilized. The Master Developer is aware of State regulations related to landscape materials within public rights-of-way and will comply with the approved plant list.
  3. No new turf will be installed in the public right-of-way. Use of turf will be restricted from use in residential and commercial front yards. Turf usage for park and school sites will be limited to areas of recreational use and areas that will accommodate high numbers of people for outside gatherings. Small turf areas will be permitted in areas of commercial and employment-related development only for areas utilized for outside gatherings. There shall be no turf use within wash corridors, but may be permitted where stormwater runoff is required to be filtered prior to release into natural wash corridors.
  4. The Douglas Ranch Homeowners Association shall have the responsibility of maintaining landscaping within all common tracts and public rights-of-way except that landscaping along local streets adjacent to private residential properties.
  5. Restrictions on improvements to natural wash corridors as dictated by the U.S. Army Corps of Engineers in the 404 Permit, will prevent modification of wash banks for stabilization purposes. Improvements will be made adjacent to the identified preservation areas to protect development areas from periodic flood events. Impacted areas within or directly adjacent to natural wash corridors will be required to restore natural areas to pre-development conditions utilizing salvaged materials when available.

# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Landscape & Streetscape Plan Figure 23

### Legend/Landscape Palette

- Themed Arterial Parkway
- Community Arterial
- Oasis
- Enhanced Desert
- Transitional Desert
- Native Desert
- Primary Planning Unit Entry
- Secondary Planning Unit Entry
- Community Core Monumentation

## DOUGLAS RANCH EL DORADO L.L.C.

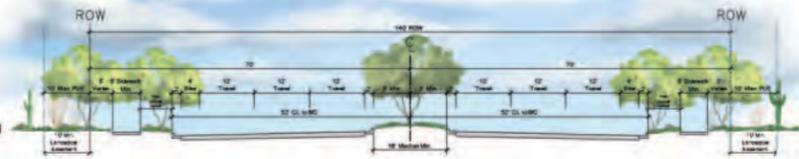
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landscape architecture | community design

December 1, 2008



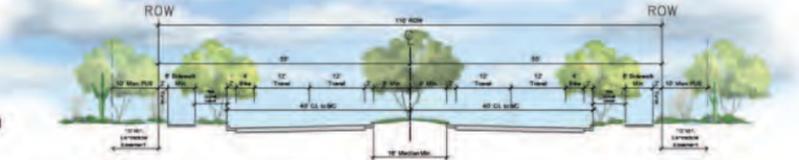
**A**

Major Arterial with Median



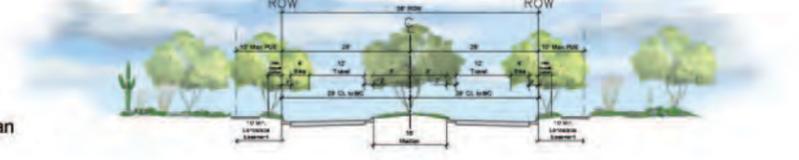
**B**

Minor Arterial with Median



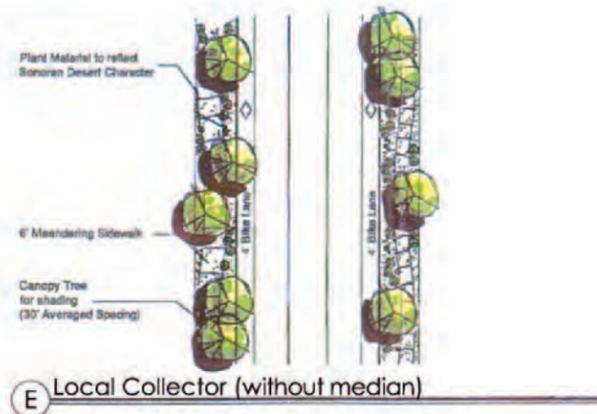
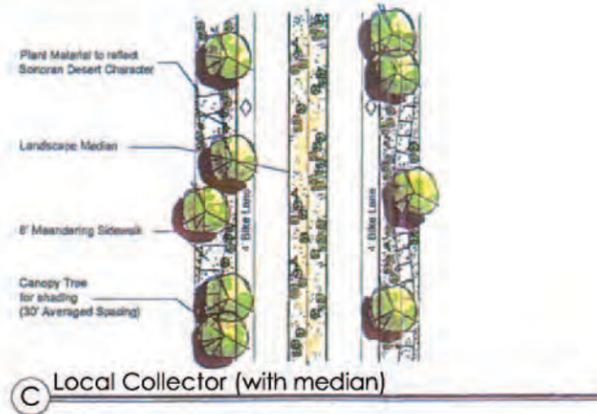
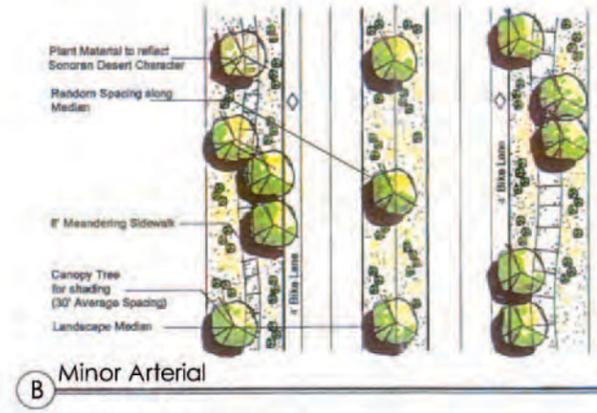
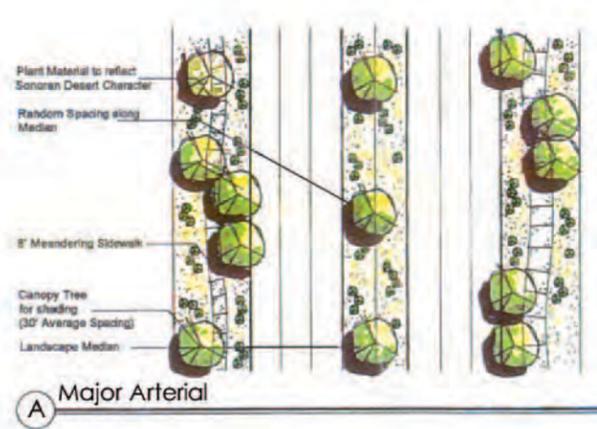
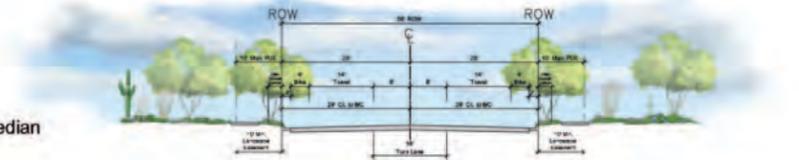
**C**

Local Collector with Median



**D**

Local Collector without Median



**F** Typical Wash Corridor (N.T.S.)

# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Landscape & Streetscape Plan Figure 24

DOUGLAS RANCH  
EL DORADO L.L.C.

GREEY PICKETT  
landscape architecture | community design

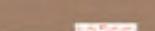
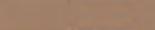
December 1, 2008

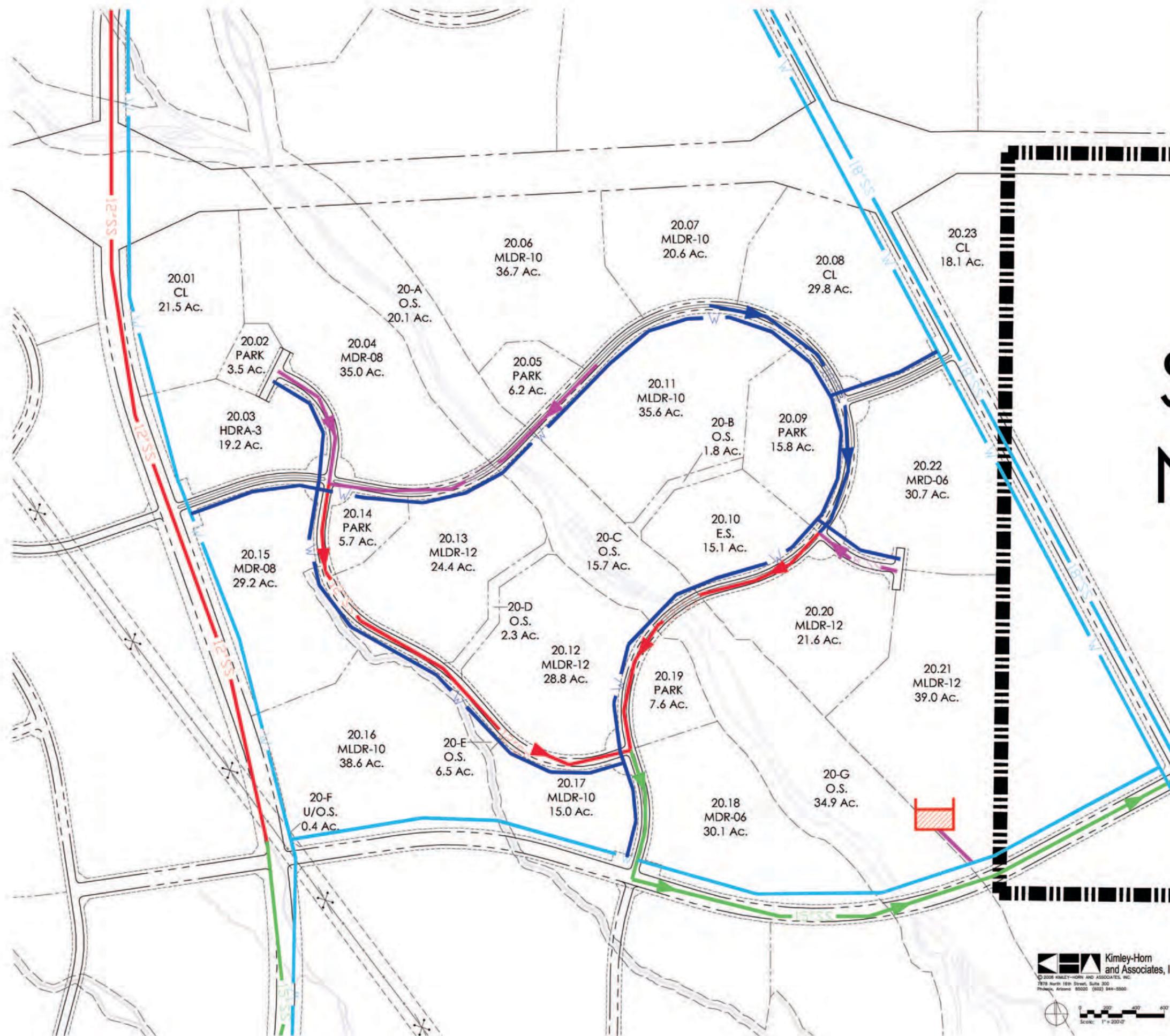
# Douglas Ranch

BUCKEYE, ARIZONA

## NPU-20 Water & Wastewater Plan Figure 25

### Legend

	8-INCH GRAVITY SEWER
	10-INCH GRAVITY SEWER
	12-INCH GRAVITY SEWER
	15-INCH GRAVITY SEWER
	18-INCH GRAVITY SEWER
	21-INCH GRAVITY SEWER
	10-INCH DISTRIBUTION MAIN
	12-INCH TRANSMISSION MAIN
	18-INCH TRANSMISSION MAIN
	POTENTIAL TANK/BOOSTER STATION LOCATION



DOUGLAS RANCH  
EL DORADO L.L.C.

GREY PICKETT  
landscape architecture community design

December 1, 2008

Kimley-Horn  
and Associates, Inc.

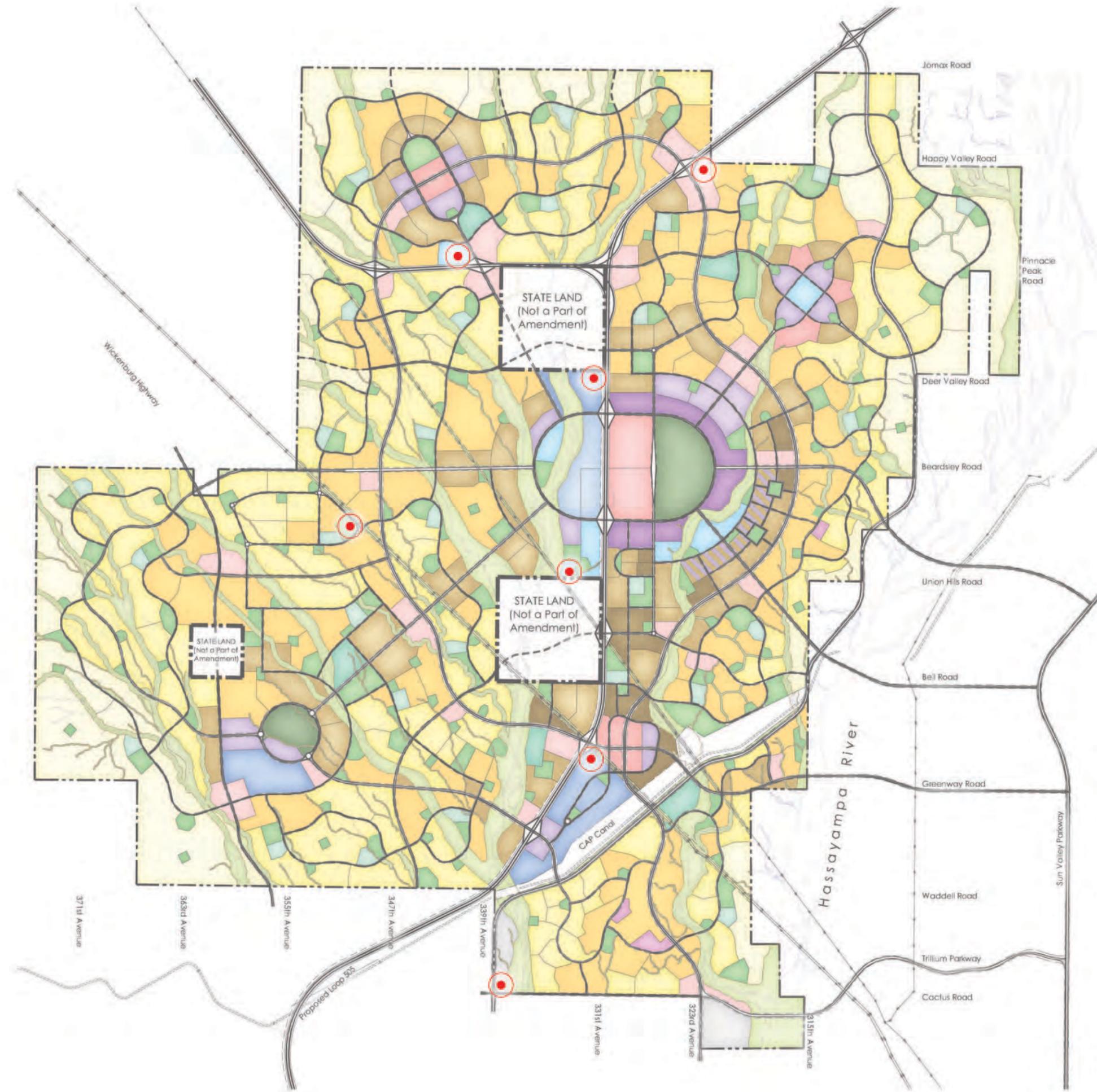
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7878 North 18th Street, Suite 200  
Phoenix, Arizona 85020 (602) 944-8800



# Douglas Ranch

BUCKEYE, ARIZONA

## Wireless Communications Facilities Figure 26



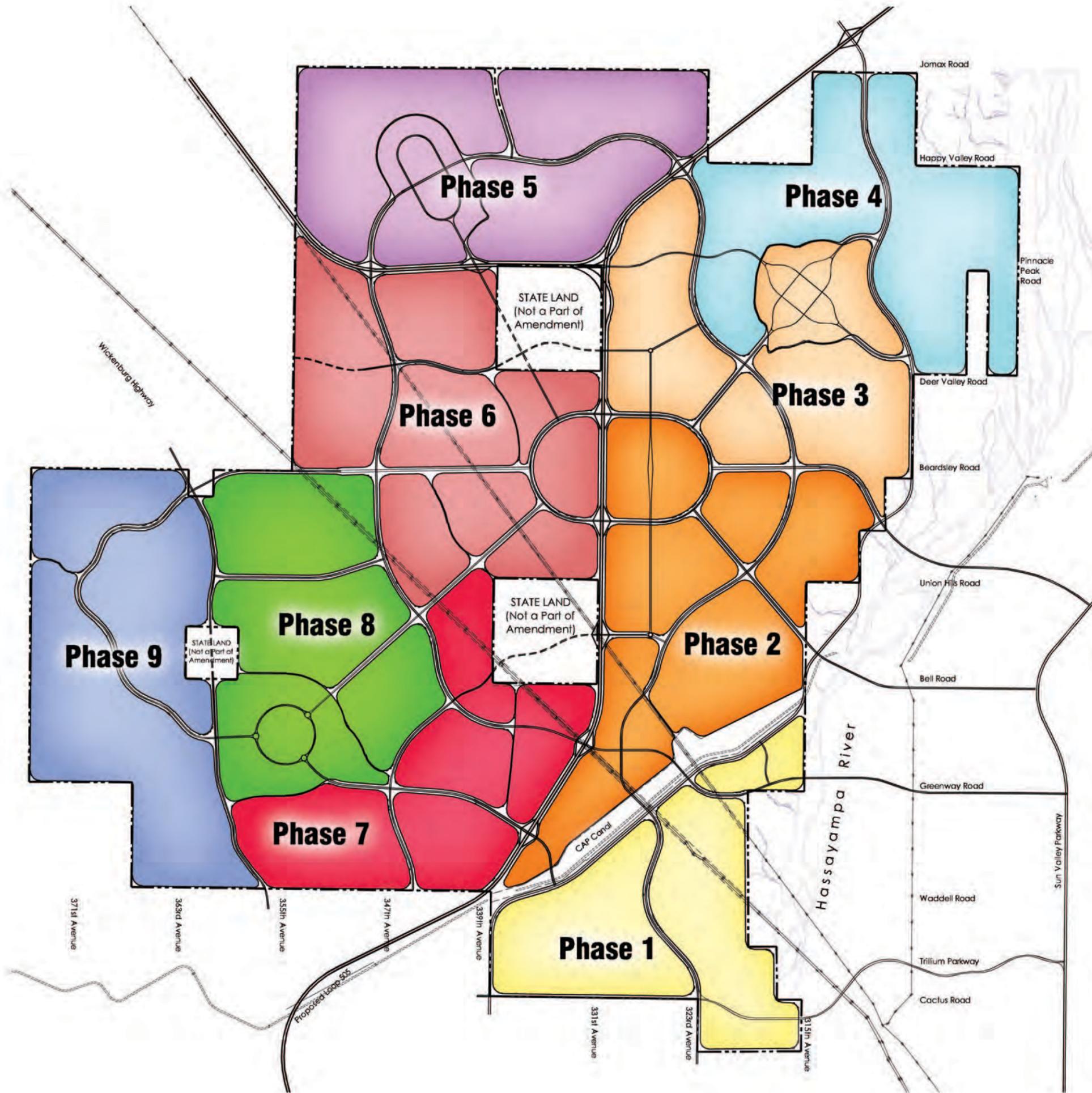
### Legend

-  Primary Wireless Communications Site

DOUGLAS RANCH  
EL DORADO L.L.C.

GREY PICKETT  
landscape architecture | community design

October 13, 2008



**Douglas Ranch**  
 BUCKEYE, ARIZONA

Development Phasing Plan  
 Figure 27

DOUGLAS RANCH  
 EL DORADO L.L.C.

GREY PICKETT  
 landscape architecture | community design

December 1, 2008

# Douglas Ranch

BUCKEYE, ARIZONA

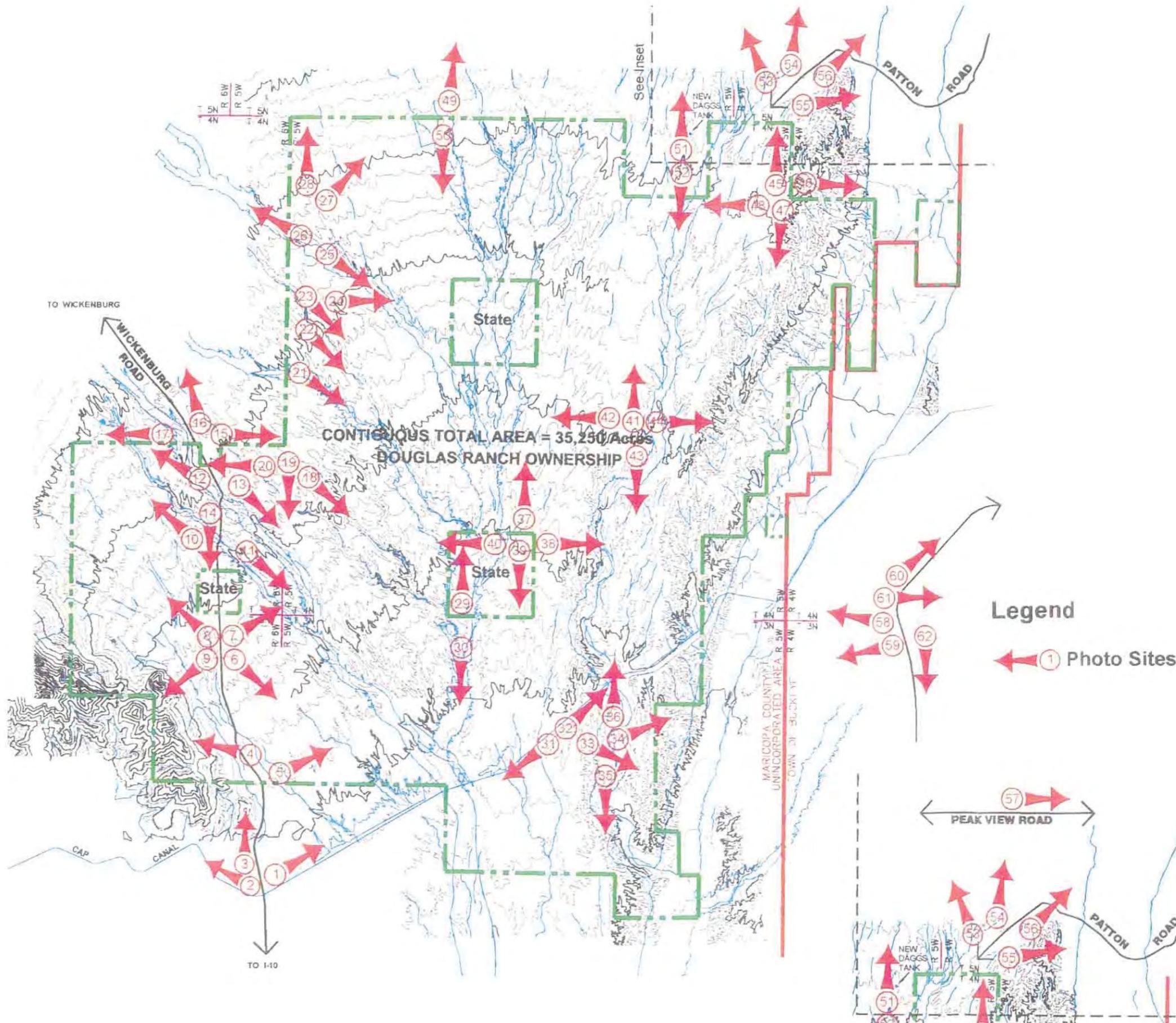
## Legal Exhibit Figure 28

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891	889	864	834
890	888	863	833
889	887	862	832
888	886	861	831
887	885	860	830
886	884	859	829
885	883	858	828
884	882	857	827
883	881	856	826
882	880	855	825
881	879	854	824
880	878	853	823
879	877	852	822
878	876	851	821
877	875	850	820
876	874	849	819
875	873	848	818
874	872	847	817
873	871	846	816
872	870	845	815
871	869	844	814
870	868	843	813
869	867	842	812
868	866	841	811
867	865	840	810
866	864	839	809
865	863	838	808
864	862	837	807
863	861	836	806
862	860	835	805
861	859	834	804
860	858	833	803
859	857	832	802
858	856	831	801
857	855	830	800
856	854	829	799
855	853	828	798
854	852	827	797
853	851	826	796
852	850	825	795
851	849	824	794
850	848	823	793
849	847	822	792
848	846	821	791
847	845	820	790
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844	842	817	787
843	841	816	786
842	840	815	785
841	839	814	784
840	838	813	783
839	837	812	782
838	836	811	781
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836	834	809	779
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832	830	805	775
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830	828	803	773
829	827	802	772
828	826	801	771
827	825	800	770
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819	817	792	762
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817	815	790	760
816	814	789	759
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813	811	786	756
812	810	785	755
811	809	784	754
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809	807	782	752
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805	803	778	748
804	802	777	747
803	801	776	746
802	800	775	745
801	799	774	744
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799	797	772	742
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797	795	770	740
796	794	769	739
795	793	768	738
794	792	767	737
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777	775	750	720
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725	723	698	668
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571	569	544	514
570	568	543	513
569	567	542	512
568	566	541	511
567	565	540	510
566	564	539	509
565	563	538	508
564	562	537	507</

# Douglas Ranch

BUCKEYE, ARIZONA

Context Photos Map  
Figure 29



DOUGLAS RANCH  
EL DORADO L.L.C.

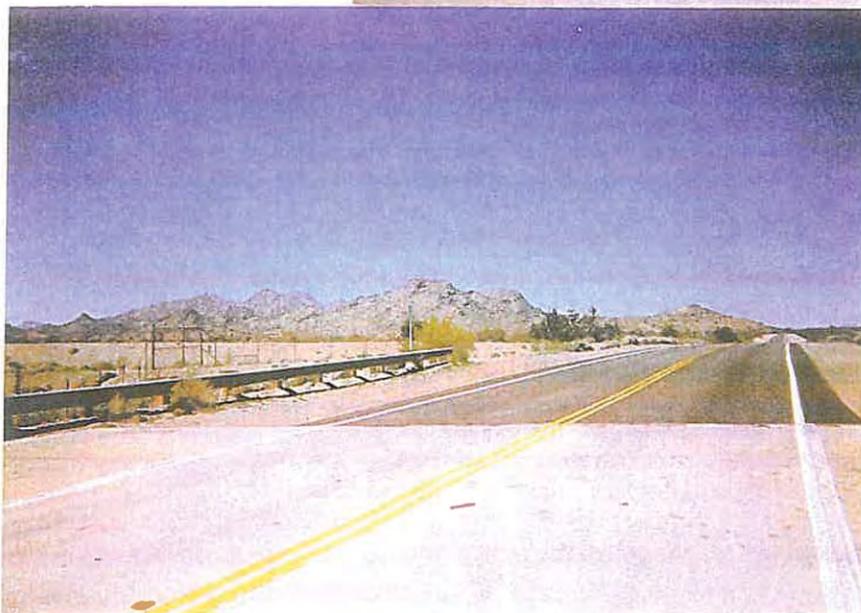
August 20, 2008

# Douglas Ranch Context Photos



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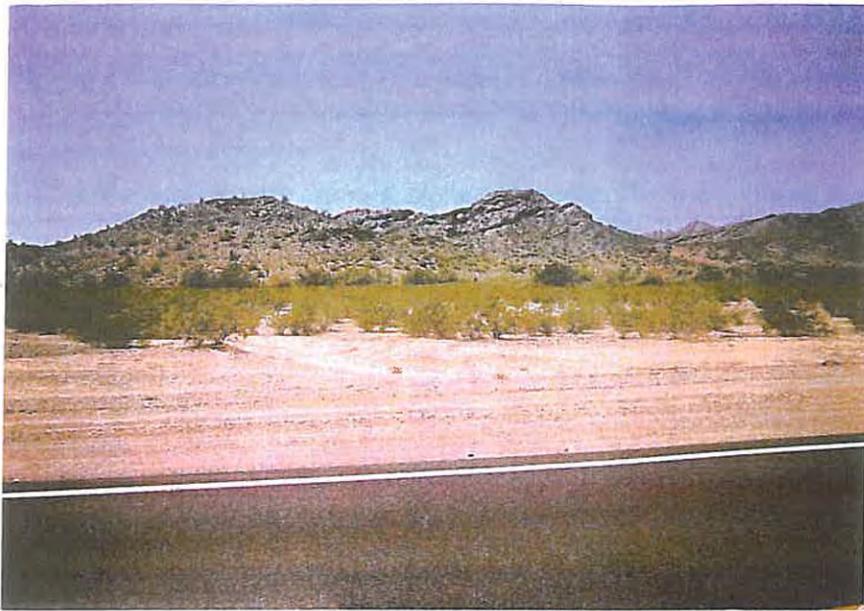
Photograph 2



Photograph 3

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 4

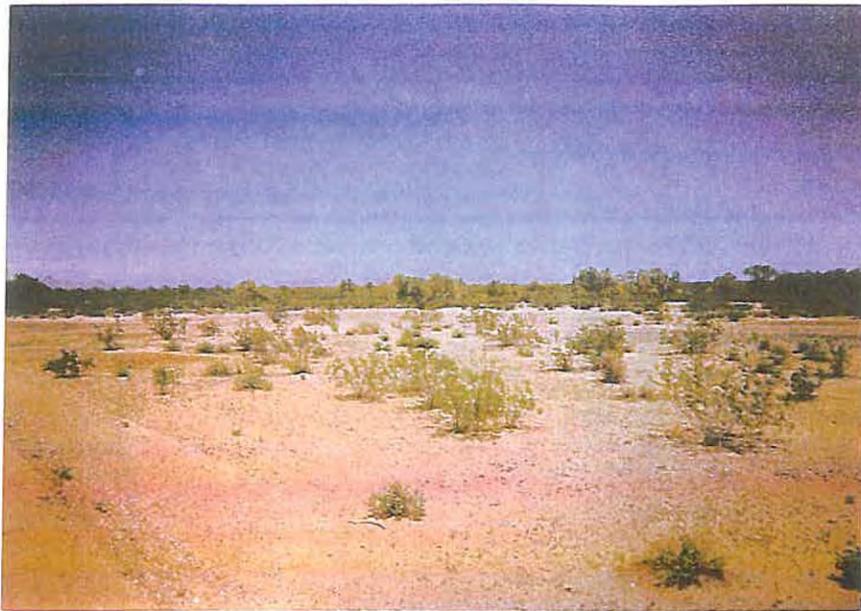
Photograph 5



Photograph 6

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 7



Photograph 8



Photograph 9

Photos Taken  
April 10, 2000

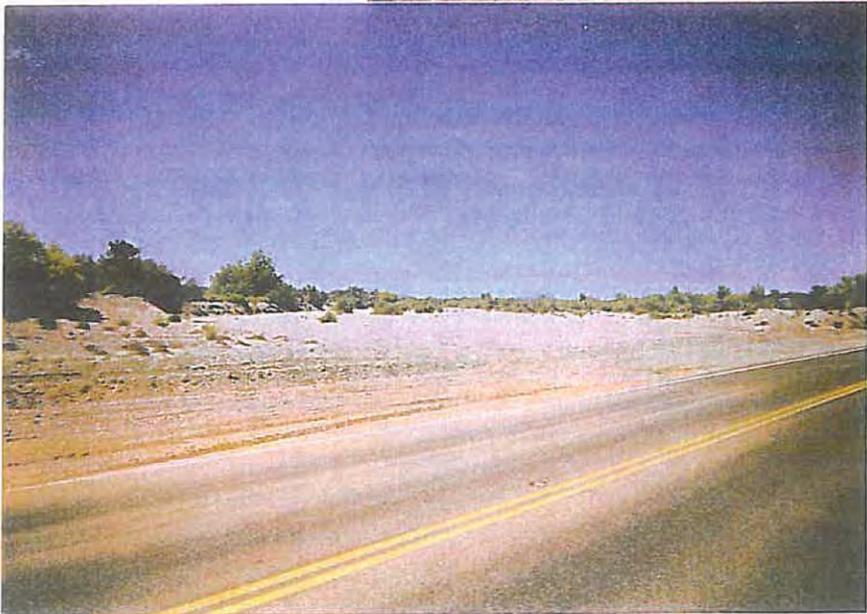
# Douglas Ranch Context Photos



Photograph 10



Photograph 11



Photograph 12

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 13



Photograph 14



Photograph 15

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 16

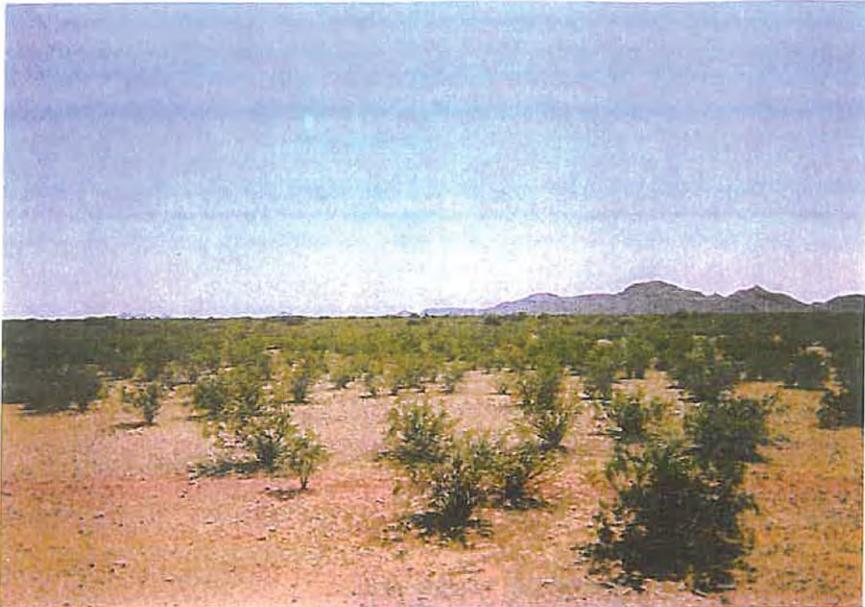
Photograph 17



Photograph 18

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 19



Photograph 20



Photograph 21

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 22



Photograph 23



Photograph 24

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 25

Photograph 26



Photograph 27

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 28

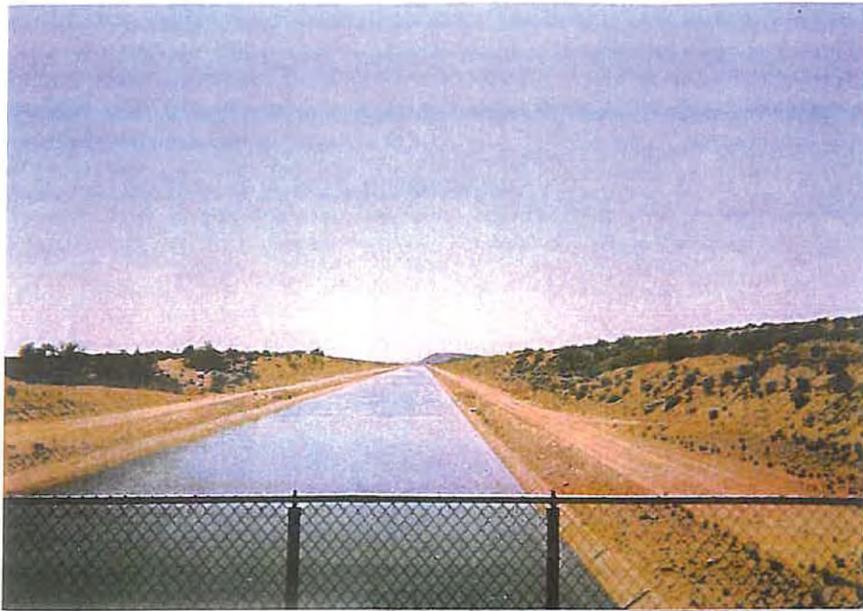
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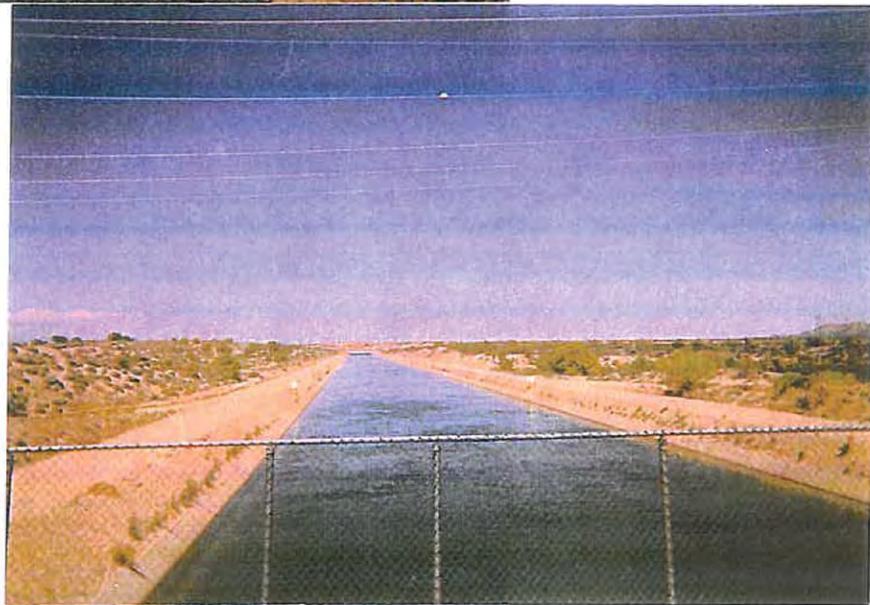
Photograph 30

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 31



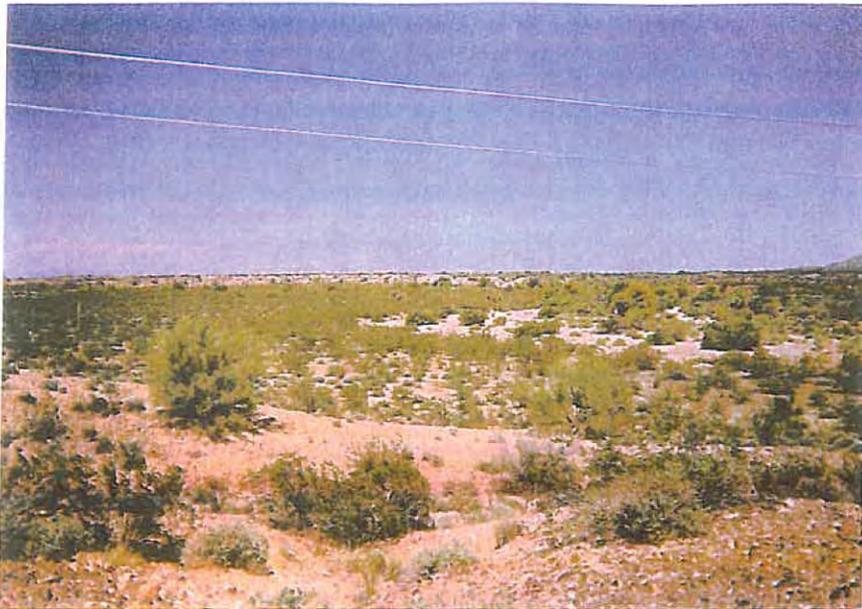
Photograph 32



Photograph 33

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 34

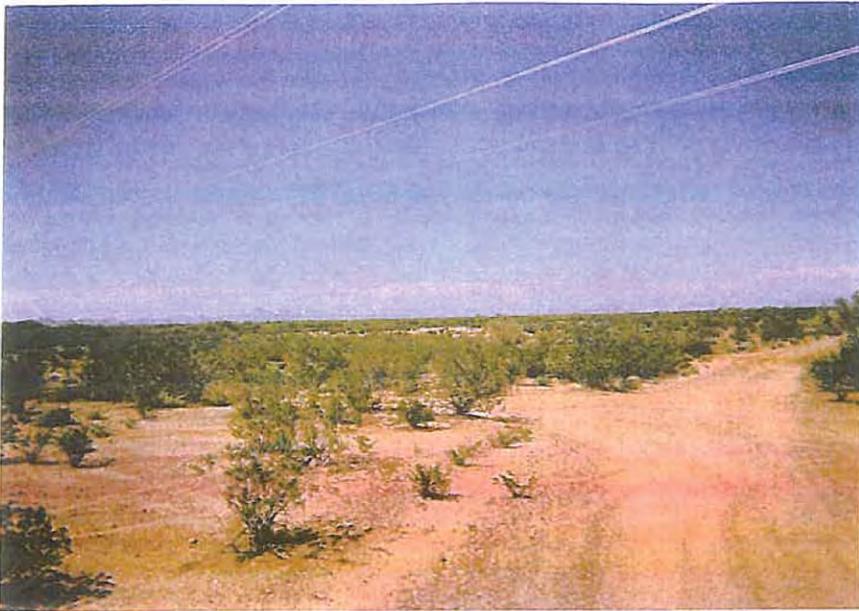
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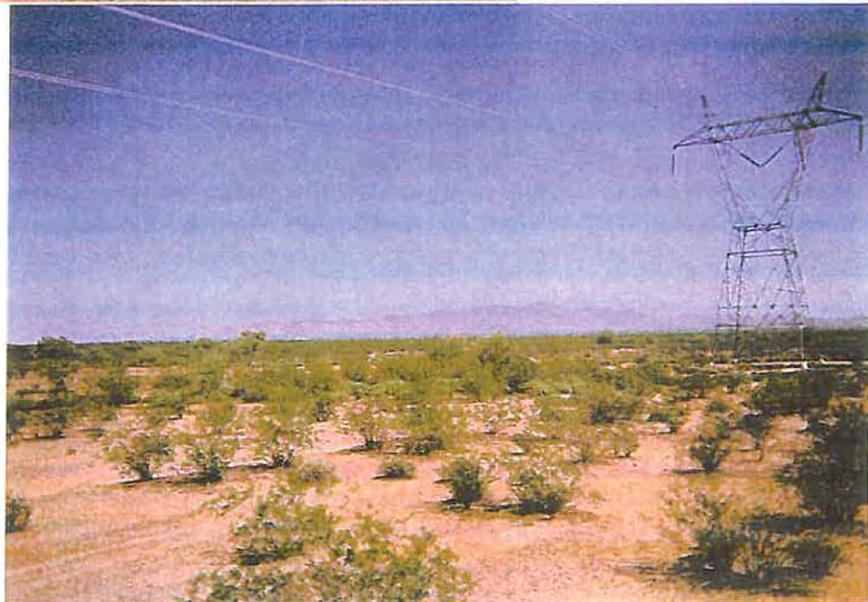
Photograph 36

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 37



Photograph 38



Photograph 39

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 40

Photograph 41



Photograph 42

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 43

Photograph 44



Photograph 45

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 46

Photograph 47



Photograph 48

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 49

Photograph 50



Photograph 51

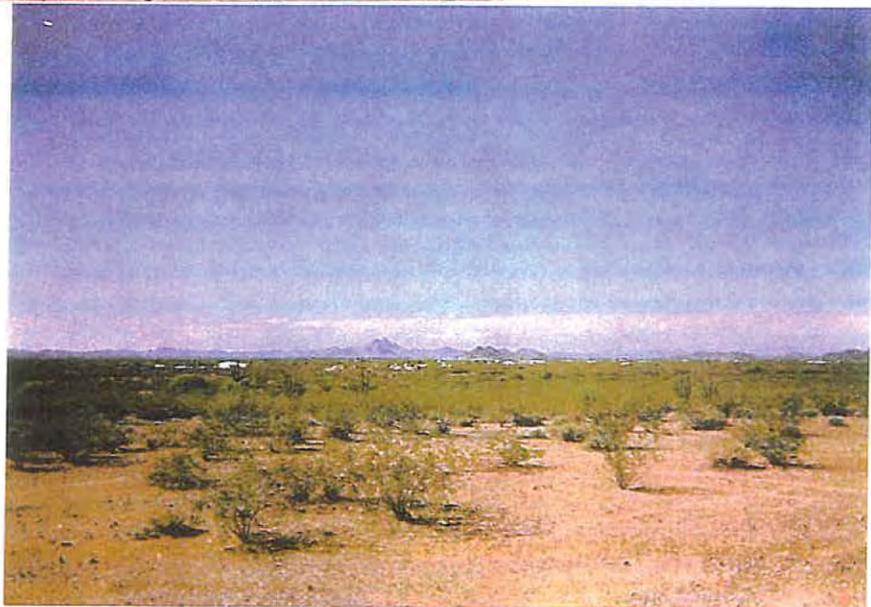
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# Douglas Ranch Context Photos



Photograph 52

Photograph 53



Photograph 54

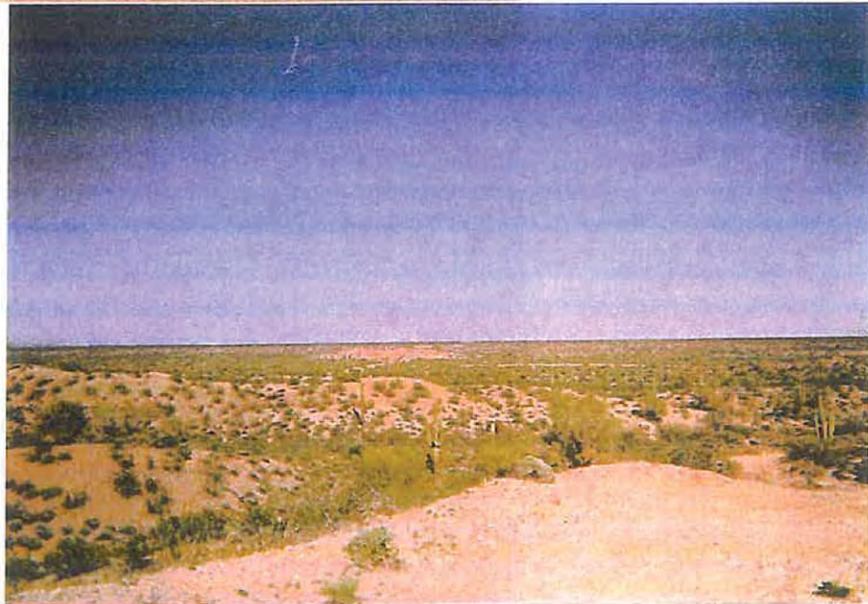
Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 55

Photograph 56



Photograph 57

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 58

Photograph 59



Photograph 60

Photos Taken  
April 10, 2000

# Douglas Ranch Context Photos



Photograph 61

Photograph 62



Photos Taken  
April 10, 2000