VALLÉ DEL SOL

COMMUNITY MASTER PLAN

Town Of Buckeye
Arizona
NOV 4 1996
APPROVED

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VALLÉ DEL SOL COMMUNITY MASTER PLAN

Prepared for the
Town of Buckeye, Arizona

Initial Submittal: October 2007
1st Revised Submittal: March 2008
Final Submittal: July 2008

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1.0 INTRODUCTION

1.1 Overview

Reflecting the urbanizing development patterns in Buckeye's new Town Center, 311 LLC seeks Town approval for Community Master Plan (CMP) for the Vallé Del Sol mixed-use community located on the west side of Sun Valley Parkway between Camelback Road and Bethany Home Road (see **Figure 1**, *Vicinity Map*). The CMP proposes of a variety of single family and multi-family dwellings with commercial and workplace development on 311± acres.

Vallé Del Sol provides entitlements for the undeveloped acreage between Elianto (west) development and Sun Valley Parkway. The Vallé Del Sol Community Master Plan creates a quality, neighborhood–oriented, pedestrian friendly, integrated community complementing the adjoining proposed developer-created Town Center.

1.2 Project Proposal

311 LLC proposes four land use classifications. Approximately 92± acres (30%) are proposed for commercial and workplace development, 77± acres (25%) for High Density residential development, 136± acres (44%) for Medium Density Residential, and a 6± acres neighborhood park.

1.3 Project Location

The property is located immediately south of what will become the Buckeye Town Center, between Camelback Road and Bethany Home Road on the west side of the Sun Valley Parkway at approximately 27500 West from 5000 to 6000 North. It is the east half of Section 17, Township 2 North, Range 4 West.

1.4 Surrounding Land Use

Undeveloped lands within the Planned Community land use classification of the Town of Buckeye General Plan surround the subject property. Development of such property requires approval of a Community Master Plan.

To the west of the subject property is the Elianto Community Master Plan, an approved multi-use development. Vallé del Sol and Elianto will share a road on the northwest edge of the proposed project. To the north is the Buckeye Town Center portion of the Sun Valley South Community Master Plan. To the east is another component of Elianto and to the south is a series of fragmented property ownerships. See ***Figure 2***: *Surrounding Projects Map* for the location of all adjacent proposed developments.

1.5 Current Setting

Access

The only existing roadway adjacent to the property is Sun Valley Parkway, currently a divided, limited access four-lane road with shoulders. In the future, Sun Valley Parkway will be developed as a limited access parkway with indirect left turns at major intersections, including the future Camelback Parkway and Bethany Home Road bordering the property.

Drainage and Topology

The property drains southwesterly with an average slope of less than two percent. There are no identifiable wells on the subject property, although a well site is identified in Elianto about one-eighth of a mile to the west along the proposed Camelback Road alignment. On the subject property, there are numerous minor and three major washes. Various washes are proposed for protection, while some will be modified and/or channelized to improve parcel efficiency at the time of development. All jurisdictional 404 washes will be protected or will comply with US Army Corp of Engineering permit requirements. The drainage plan for Vallé del Sol is coordinated with Elianto to the west.

Natural, enhanced, and designed channels will be developed as part of final construction plans to convey the 100-year runoff with a minimum freeboard of one foot between the water surface elevations and the adjacent finish floors. The runoff concentrating at the southwest corner of Camelback Road and Elianto will either be released in its historic, sheet flow fashion, or be coordinated with planned downstream drainage systems. Some off-site storm surge may be retained on the east side of the site in the undevelopable open space easement under the APS power lines.

Wildlife and Vegetation

The site is populated with scattered saguaro, barrel cactus, and cholla. Palo verde, mesquite, and stunted cottonwood trees follow the major washes. The balance of the site is heavily covered with sagebrush. The largest of the three significant washes running through the center of the site is heavily vegetated with shrubs.

1.6 Public Facilities and Services

There is currently no public infrastructure on the project site. Below is a brief summary of the required infrastructure planned for the property.

1) Water

There are no existing water facilities on the property. There is a planned water plant adjacent to the property within the Elianto Village 4, Unit A development that will provide for water production, treatment, storage and distribution.

2) Wastewater

There are no existing wastewater facilities on the property. The closest wastewater facility is the Tartesso Wastewater Reclamation Facility located within the Tartesso West Community Master Plan south of the subject property. This Facility will ultimately serve the entire area, including the Valle del Sol property.

1.7 Existing General Plan and Zoning

The Town of Buckeye General Plan designates specific land uses on the subject site. These uses, adopted within the General Plan Land Use Map, include Regional Commercial, Medium Density Residential, Urban Density Residential, and Community Commercial in a configuration consistent with the proposed Valle del Sol land use plan. The General Plan is fully consistent with the proposed CMP. See **Figure 3**, *General Plan Land Use Map.*

The existing zoning on the property is Planned Community. The Planned Community zoning district is designed to accommodate all land uses approved as part of a Community Master Plan as defined within the Town of Buckeye Development Code. *See* **Figure 4,** *Existing Zoning* for zoning on the property and surrounding areas.

1.8 Employment Opportunities

The Community Master Plan for Vallé del Sol includes both commercial and mixed use land use components, both of which will provide employment opportunities within the CMP. The mixed use component along Camelback Road in particular will provide excellent opportunities for quality employment services within the development. Additionally, Vallé del Sol is located within one-half mile of a developer-created Town Center, which will offer numerous employment opportunities for this project and many other developments in the area. Within the regional context, this community adjoins the proposed Town Center. There are numerous master planned communities proposed in the area, many of which have a substantial amount of employment land uses, including some that are almost entirely employment (see **Figure 2**, *Surrounding Projects Map* for location of proposed employment land uses). We understand the importance of ensuring that new residential developments have access to quality employment opportunities within close proximity. Due to the land uses and employment opportunities designated within this CMP as well as the substantial amount of employment opportunities within the immediate vicinity of Vallé del Sol, we are confident the intent of employment needs have been met for this project.

2.0 LAND USE

2.1 General Description

Vallé Del Sol will be developed with builder parcels being offered to the market. Land use is divided between Commercial, Medium Density Residential, High Density Residential, Mixed Use and Park (Open Space) land use classifications (See **Figure 5**, *Conceptual Development Plan)*. The Land Use Plan defines the density and intensity of each of the use categories and the scope of potential development occurring over the life of the project. Entitlements for dwelling units within the MDR land use category are proposed with a maximum density of six units per acre, but an average of about four units per gross acre. For the HDR and Mixed Use parcels, the maximum density is proposed at 15 units per acre.

Valle del Sol Land Use Table

Parcel	Land Use	Gross Acreage	Net Acreage	Maximum Density (du/ac)	Maximum Lot Yield	Target Net Density	Target Lot Yield	Target FAR (3)	Target Sq. Ft. (3)
A	Commercial	19	15	-	-	-	-	0.25	163,350
B	Commercial	47	35	-	-	-	-	0.25	381,150
C	Mixed Use (1)	26	21	15	390	-	-	0.30	274,428
D	High Density Residential	53	35	15	795	7.5	260	-	-
E	High Density Residential	24	17	15	360	20	336	-	-
F	Medium Density Residential	136	108	6	816	4.3	462	-	-
G	Park / Open Space (2)	6	5	-	-	-	-	-	-
Total		**311**	**236**				**1,058**		**818,928**

(1) The mixed use parcel may include a combination of commercial, employment and residential development. For purposes of this table, it is assumed the parcel will develop entirely as commercial and employment. If residential is developed on all or a portion of the property, the non-residential FAR will be adjusted proportionally based on the total acreage designated for residential.
(2) Does not include active open space to be included in the individual plats and/or neighborhood areas.
(3) Target Floor Area Ratio (FAR) and Square Footage is used to determine infrastructure requirements for the CMP. It does not indicate maximum allowable FAR. If a higher FAR is proposed at the time of development, revision to applicable engineering studies, including water, sewer and/or traffic may be needed to address the additional demand if requested by Town staff.

The proposed land use plan provides an appropriate balance between residential, commercial and employment land uses with open space per the required Parks Department Level of Service ratios (see footnote below land use table regarding open space). The commercial and mixed use areas provide opportunities for both community commercial and workplace uses. The ability to accommodate employees and employers (jobs–housing balance) within the project has great benefits for the Town of Buckeye fiscally, as well as for its traffic management, and air quality by reducing the distance traveled and vehicle trips in the project area. As discussed in the previous section, there is also a substantial amount of additional employment opportunities within very close proximity to this development as identified in **Figure 2**, *Surrounding Projects Map.*

2.2 Proposed Land Uses

2.2.1 Medium Density Residential

Medium Density Residential (MDR) land use category consists of single family detached homes with a density range of 3.0 to 6.0 dwelling units per gross acre. The MDR land use category is proposed in the western portion of Vallé Del Sol CMP.

Although there will be a mix of lot widths, the minimum lot width is 50 feet and the minimum lot depth is 100 feet. The proposed average minimum lot size is 5,000 square feet.

2.2.2 High Density Residential

High Density Residential (HDR) land use category consists of single family detached or attached homes, and multi-family residential with a maximum density of 15 dwelling units per gross acre. Development may include attached or detached housing established for individual ownership, such as condominium development, townhomes, cluster product or single family detached residential. It may also include traditional rental apartments.

2.2.3 Commercial

The two commercial parcels are located at the corners of Sun Valley Parkway and the two east-west arterials (Camelback Parkway and Bethany Home Road). The parcels are sized to accommodate neighborhood-scaled commercial uses at Camelback Parkway and community-scaled uses and services at Bethany Home Road. The two commercial parcels will provide needed retail and commercial service to residents of the Valle del Sol community as well as residents within the immediate vicinity of the property.

2.2.4 Mixed Use

The Mixed Use land use category is intended to include a variety of office, retail, commercial services and high density residential designed in a master planned, integrated manner. This land use will provide opportunities for a mix of uses while providing a compatible transition from the residential development to the south and west and the more intense regional commercial development to the east. Actual uses will be determined at the time of development.

2.2.5 Park

The Park land use category will provide for a neighborhood park strategically located in the center of the project to provide recreational opportunities to the residents within the Valle del Sol community. The neighborhood park will include both passive and active recreational uses and may include amenities such as gazebo, picnic shelter, turf/field area, trail, tot lot, playground, sand volleyball, sport court, par course and/or other amenities. It should also be noted that in addition to the 6 acre neighborhood park designated on the Conceptual Development Plan, there will be at least 12.6 acres of additional active and passive recreational open space within the individual development parcels to be located, sized and designed at the time of site plan or

subdivision plan. This additional open space will be provided to ensure compliance with the Parks Department recreation open space LOS guidelines as discussed further in **Section 3.4** of this document.

2.3 Phasing and Improvement Schedules

The project will be developed in multiple phases with current anticipation that the single family residential parcels will develop first. Multi-family and commercial parcels will be developed in response to market demand. Based on the continuously changing market conditions, the phasing is subject to change without requiring an amendment to the CMP so long as the infrastructure and traffic reports are adjusted to ensure appropriate infrastructure requirements and capacity are met within each phase of development. Some or all of the Master Parcels may be sold to different builders, however all development is governed by the approved Community Master Plan.

3.0 PARKS, TRAILS, RECREATION, AND OPEN SPACE

3.1 Preservation of Natural Features

Natural landscape will be retained where practical. Saguaro cacti will be protected, unless deemed absolutely necessary to relocate or remove them. Appropriate permit requirements will be followed for any changes. Riparian vegetation within the Section 404 delineation boundaries will be retained to the extent possible. All development shall adhere to Town of Buckeye native plant requirements as established at time of Final Plat.

3.2 Landscaping and Theme Walls

All new non-single family residential construction shall require landscaping installed prior to issuance of a certificate of occupancy. Landscaping shall generally comply with the Arizona Department of Water Resources Low Water Use Plant List with the exception of occasional turf areas within parks, recreational open space areas, and select key visual open spaces, such as community or subdivision entry areas. Decorative theme walls and community entry monuments will be provided at select locations to be determined at the time of plat to provide a consistent theme for the community. See **Figure 6**: *Conceptual Entry and Wallscape Plan* for design of walls and entry monumentation.

3.3 Pedestrian and Trails Plan

Landscaping and open space development will be thematic for the entire project. Homes adjoining Camelback Parkway, Bethany Home Road, and 293rd Avenue will have a minimum ten foot landscape buffer between property lines and the edge of the right-of-way. Additional trails for pedestrian access along the collector roadways and within the subdivisions will be determined at the time of preliminary plat.

3.4 Passive and Active Open Space

Open space for passive and active utilization shall be provided at a proportion of seven acres per 1,000 persons of population. Based on the project's estimated population of 2,651 persons[1], using the Parks, *Trails, and Open Space Plan*[2] envisioned multiplier, the Vallé del Sol is required to provide 18.6± acres of usable open space.[3] Final design of landscape and park areas will be submitted with preliminary plat maps. Defensible space design standards shall be incorporated into all park facilities and linear park trail systems. A neighborhood park of 6± acres is proposed as part of the Master Plan, the additional required 12.6 acres will be a result of parks, trails, linear corridors, and other active and passive open space within master parcels, and plat maps shall show additional parks and open spaces as each area is developed.

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[1] Formula based on 2020 MAG persons/household (pph) projections: 2.9 pph for MDR and 2.2 pph for HDR.

[2] Adopted December, 2005.

[3] The Buckeye *Parks, Trails, and Open Space Plan* does not explicitly define 'usable open space." The implied definition is one encompassing all active park facilities and passive open spaces.

4.0 DESIGN

The Architectural Design Guidelines for the Vallé Del Sol community create and maintain the overall community theme of a cohesive, unified residential, commercial, and workplace community. The design criteria support construction of quality homes, maintain aesthetic harmony in the community and promote Vallé Del Sol as a positive neighbor to the surrounding communities.

The following section establishes the development standards and design elements for home product design. Final Plans will need to be processed, by every builder, through the Town of Buckeye permitting process.

4.1 Sense of Design for Cohesive Community Character

The Architectural Design Guidelines have been established to incorporate the distinctive setting of the Sonoran Desert into the construction of both residential and commercial structures. Avoiding repetitious design, the regional characteristics are to be reflected in a varied series of consistent architectural styles within Vallé Del Sol. Consistent architecture themes characteristic of a particular historic period or forward-looking architectural design are encouraged to maintain architectural continuity within the community as a whole. The themes, while diverse, need to be connected with the colors and the essence of the desert setting.

Diversity of quality design is encouraged. Dynamic, forward-looking, and creative design approaches are encouraged, contributing to the continuity of the community as a whole. The design guidelines explain architectural features and finishes portraying the community character objectives:

- Design reflecting the cultural and environmental influences of the area
- Regional architectural styles, including: Territorial, Mission, Spanish Colonial, Prairie, Santa Fe, Ranch, or others
- Proportional, articulated massing
- Strong entry presence and front elevation statement relating to the street
- Floor plan and elevation diversity
- Design and level of detail consistent with the architectural style
- Specific design consideration and continuation of façade treatments on side and/or rear elevations to homes on corners or backing to arterial roads, open space, or improved recreational space
- Use of varying textures and finishes on building facades
- Diverse color palette is encouraged and required

4.2 Single-Family Residential Design Guidelines - Home Product Requirements

- Each single family neighborhood shall feature a minimum of three (3) distinct elevations;
- Horizontal bands, wainscots, columns or pilaster, or any other architectural element and decorative materials applied to the building-front elevation must wrap around corners of the structure onto adjoining walls to a visually appropriate terminating point;

- Rear covered patio should integrates architecturally with the home;
- Window / door treatment shall be provided on rear of homes also.

Lot Standards

- Site plans utilizing "side-entry" garage plans shall be paired with a second side entry home style on an adjacent lot designed with garages either facing each other or the houses facing each other. Side entry garage doors shall not face the bedrooms of an adjoining dwelling. Corner lots may be exempt.

Homebuilders are encouraged to include the following as part of all Home Product collections, but shall not be required to incorporate these features:

Plans

- The same elevations in the same orientation should not be located on adjoining lots.
- Siting and home design is encouraged to consider solar orientation, as well as climatic and environmental conditions.
- Repetitious home design along the same street is discouraged. Visually interesting design with varied building form, volume, massing, heights, roof styles, and site orientation is encouraged.

Elevations

- Architectural details and building form are encouraged to be consistent for all elevations of a home to achieve continuity of design.
- The rear and side of homes are encouraged to be architecturally detailed to be comparable to and consistent with the architectural character of the front elevation.

Exterior Materials and Colors

- In general, the type of exterior materials used is encouraged to be consistent with the architectural type of the housing product.
- Varied roof and façade treatment colors are encouraged, provided the variations maintain visual harmony and consistency with the community.
- Reflected heat and glare reducing colors, compatible with the community environment are encouraged. An LRV of less than or equal to 30 will be encouraged.
- Accent color at entryways and special architectural features are encouraged.
- Home facades (base, trim, pop-outs, etc.) are to be of varied colors.

Windows and Doors

- Windows above the first floor should generally have a similar design to that of the first floor to unify the façade of the home.
- Window and doors should be sufficiently recessed to create façade patterns that add variety and visual interest to the design of the home.

Functional Elements

Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the adjacent surface, unless being used expressly as a trim or accent element.

4.3 Non-Residential Design Guidelines

All workplace and commercial uses shall be designed and constructed to maintain a complimentary architectural character with the residential uses within the project. Building/roofing materials and colors shall blend harmoniously with the predominant residential uses within Vallé Del Sol. The roof elements of the commercial development shall be designed with a variety of roof slopes and heights. Roof top mechanical equipment must be appropriately screened from view by any adjacent residential use through the use of parapet walls and other concealment techniques. Commercial / retail buildings shall incorporate varied facades to help create a diverse scale.

Building heights in the non-residential parcels are permitted up to 36' within the commercial land use and 45' within the mixed use land use; however, portions of a building designed for architectural interest, such as a bell tower or cupola, may be approved by the Town to a height exceeding the maximum height allowed within the district', but cannot be used for human occupancy.

Commercial centers should be designed to minimize massing of large buildings by utilizing architectural articulation, variation of building massing and planes, and variety of materials and colors so as not to create a "big box" appearance.

Pedestrian promenades and shaded courtyards shall be integrated into the parcels, where appropriate, linking retail and workplace uses to the adjacent open space system and residential neighborhoods. A pedestrian connection shall be made between the residential parcels and the commercial parcels providing connectivity to the entire community. Large, attractive open space areas shall be emphasized and an effort will be made to orient some of the commercial buildings to the adjacent residential neighborhoods so that not all of the buildings back up to the residential areas.

5.0 STREETS AND CIRCULATION

5.1 Existing Circulation and Access

Vallé Del Sol has one mile of frontage on Sun Valley Parkway, a parkway with a proposed 200-foot right-of-way. Access to the subdivision is derived from two existing and one proposed intersection from the Parkway. Additional limited turning movements may be provided as the individual development parcels are platted and designed in accordance with the requirements for Parkway design standards. The project is also served with a proposed 200-foot parkway right-of-way for Camelback Road along the southern boundary of the site. Along the north boundary of the site, Bethany Home Road is classified as a major arterial roadway.

5.2 Proposed Streets and Circulation

The commercial parcels will be accessible from Bethany Home Road and Camelback Parkway. Additionally, the southern commercial parcel will include at least one right turn in/right turn out on Sun Valley Parkway. The residential component of the project will be connected between Bethany Home and Camelback Roads with 293rd Avenue, a collector road internal to the project. The 80' right-of-way will also include a traffic circle to ease congestion at the 3-way intersection near the ½ mile location on the property. Local roads will be public, built to the Town of Buckeye standards with 50 foot of rights-of-way and detached sidewalks.

5.3 Circulation and Access

Vallé del Sol will provide major access from Camelback Parkway, Bethany Home Road, and Missouri Avenue into the community. A new north-south major collector is being constructed as part of the adjoining portion of Elianto to the west. A new north-south collector, 293rd Avenue, will be constructed as the backbone for the community. Additional right-in, right-out movements will be allowed directly onto Sun Valley Parkway and Camelback Parkway to provide access into the development. In addition, some potential left-in turning movements may be provided into the development along Sun Valley Parkway and Camelback Parkway at median breaks as determined by the Town of Buckeye related to the ultimate design of the Parkway street sections.

5.4 Pedestrian and Trail Access

In addition to traditional sidewalks, Vallé del Sol will have a trail system interconnecting the residential and commercial neighborhoods within the project. Two of the open space corridors include potential connection to the Town's identified open space corridor along these two washes.

5.5 Traffic Calming

The new 293rd Avenue is essentially a minor collector serving only the Vallé del Sol community. From its inception, traffic calming shall be incorporated into the design—particularly at the linear park trail crossing points—in order to ensure pedestrian safety for those using the trails. All traffic calming shall conform to the approved Fire Department Standards and must be approved by the Fire Department prior to implementation.

6.0 PUBLIC FACILITIES PLAN

6.1 Proposed Public Facilities Plan

6.1.1 Water

The Valle Del Sol community will be developed as a master planned community sharing water delivery services through interconnection to the Elianto Village 4 Water Plant #3 to the west, which will provide a complete system for water production, treatment, storage and distribution. There are sufficient well sites to handle both Elianto Village 4 and Valle del Sol developments; however; Water Plant #3 does not have sufficient storage or booster capacity per the data provided in the Elianto Water Master Plan. These limitations will need to be addressed in order to handle both the Elianto Village 4 and Valle del Sol developments. The Developer will work with Elianto Village 4 to coordinate and provide excess water capacity to the property. If an agreement cannot be reached with Elianto for the excess water capacity, then a separate well(s) will be provided within the Valle del Sol property to provide domestic water to the site. Infrastructure will be funded by the developer for all required improvements. See Conceptual Water Master Plan under separate cover for more details on the water production, storage and distribution system planned for the property.

6.1.2 Wastewater

It is anticipated that the Valle del Sol CMP will be accommodated by an extension of the existing wastewater infrastructure within the Tartesso West CMP. The project will construct a gravity sewer system to convey sanitary sewer flows to Camelback Road. From Camelback Road, the sanitary flows will be conveyed to Johnson Road to the west of the Valle del Sol project. Thence the flows will be conveyed south to the Tartesso Wastewater Reclamation Facility, located within the Tartesso Community.

Valle del Sol will be constructed in conjunction with Phase 2 of the Tartesso Wastewater Reclamation Facility (WRF). Land Baron Investments, LLC. is one of several parties to participate in a Joint Development, Cost Sharing, Escrow and Spring In Agreement for the Phase 2 portion of the WRF. See Conceptual Wastewater Master Plan under separate cover for a more detailed description of the wastewater system proposed for the project.

6.1.3 Drainage

The Valle del Sol CMP will be designed to facilitate historical off-site storm water flows through the project by planning future development around the wash corridors that traverse the property. See the Master Drainage Study prepared by David Evans and Associates for a detailed analysis of the existing and proposed drainage conditions of the project. The study analyzes the off-site storm water flows that enter and exit the site as well as the proposed flows and conditions of the proposed uses.

Drainage structures will be constructed at wash corridor/collector roadway crossings to allow all-weather access to all portions of the site.

6.1.4 Waste Management

Waste management will be handled by a City-approved collection service.

6.1.5 Power

Power is to be provided by Arizona Public Service

6.1.6 Natural Gas

Natural gas is not available in the area. If a natural gas provider brings facilities to the community area, it may be included in the project development.

6.1.7 Telecommunications

Telecommunications will be provided by Qwest and other providers interested in serving the area.

6.1.8 Parks, Open Space, Landscaping

All parks, open space, and landscaping will be maintained and managed by the Vallé del Sol Home Owner's Association.

6.1.9 Schools

Valle del Sol is within the Saddle Mountain Unified School District. The ultimate development of Vallé del Sol will include reimbursement or compensation to the District as may be required by its Board of Trustees.

For purposes of determining the number of students generated by the residential parcels, the following assumptions were made:

- K-8 – 0.32 students per household
- High School – 0.1 students per household

Based on these projections and target unit count of 1,058, a maximum of 338 elementary school students and 106 high school students will be generated by this project. It should also be noted that over 50% of the residential development proposed is high density residential. Typically, high density residential development generates fewer students than single family residential development does. It is very likely that the student generation will be substantially less that the above projection, however, this would be a worst case scenario.

It should also be noted that there are numerous schools planned within the immediate vicinity of this development to adequately serve the project.

6.1.10 Public Safety

The Town of Buckeye will provide fire, police, and emergency response services for the property. The Town's Police Department has raised issues related to individual neighborhood design based on accepted defensible space

design standards. These are incorporated into the Community Master Plan by reference. All neighborhoods and complexes shall have two points of access for residents and emergency vehicles unless an exception is approved by the Public Safety Department. Any exception authorized by the Public Safety Department will be considered an exception, not a rule.

6.2 Provisions for Common Area Maintenance

6.2.1 Master Homeowner Association

All community-wide tracts, neighborhood parks, tot lots, and parks and open space serving the community-at-large shall be maintained by the Vallé del Sol Community Home Owner Association (CHOA). The CHOA will be guided by incorporation documents and a combination of master covenants, conditions, and restrictions (CC&Rs) for the community as a whole. Assessments and fees shall be mandatory and collected as part of escrow impounds or other mandatory collection system.

7.0 PROJECT DEVELOPMENT AND REGULATORY STANDARDS

7.1 Purpose and Intent

This section is intended to provide the regulatory zoning provisions designed to guide the implementation of the CMP through the plan review and permitting process. The provisions provided below are broken down by each land use category proposed within the CMP. These standards shall apply to all development within the Valle del Sol CMP. The provisions provide below are intended to supersede the development standards outlined in the Town of Buckeye Development Code. If the CMP does not specifically address a development standard, the Town of Buckeye Development Code shall apply.

7.2 Proposed Land Use Districts

Below is a list of the land use districts proposed within the Valle del Sol CMP and the development standards associated with each.

7.2.1 Medium Density Residential

The Medium Density Residential (MDR) land use district is intended to provide for single family detached homes and other accessory buildings and uses with a density ranging from 3.01 to 6.0 dwelling units per acre.

Permitted Land Uses

- Single family dwelling;
- Accessory buildings equal to or not greater than ten percent of the gross floor area of the primary dwelling supporting uses normally associated with a single-family dwelling;
- Parks and open space
- Public utility structures and facilities, including substations;
- Model homes and home sales offices complex;

Conditional Land Uses

- Day care center, of up to a maximum of 12 children, including those of the caregiver
- Satellite earth reception dishes 30" or greater in diameter

Accessory Uses

- Daycare center of six or fewer children, including caregiver's children
- Detached workshop or studio not to exceed a footprint of 400 square feet
- Elder care center of five or fewer clients
- Garage, attached; carport; recreation vehicle parking area with opaque gates and walls
- Home business not requiring in-home customer traffic, signs, or deliveries not in scale to the typical single family dwelling for its economic success
- Small satellite earth reception dishes not exceeding 30" in diameter

- Swimming pool

Temporary Uses

- Contractor equipment or storage yard during construction of dwelling units within the project neighborhood, the facility shall be fully fenced and secured
- Contractor mobile office during construction of dwelling units within the project neighborhood
- Parking of a recreation vehicle, as defined by Arizona Vehicle Code, in a driveway for a period not to exceed seven days within any calendar month

Medium Density Residential Development Standards

Minimum Lot Width (1)	50'
Minimum Lot Depth (1)	100'
Minimum Lot Area (1)	5,000 sf
Maximum Building Height	30'
Building Setbacks • Front – Front Facing Garage (2)(3) • Front – Residential dwelling or side entry garage (2) • Side – Minimum setbacks (4) • Side – Minimum setbacks on a corner lot (5) • Rear – General rear setback • Rear – When abutting an Arterial Street • Rear Accessory buildings of 120 SF or less	 18' 12' 5'/13' Total 5'/13' Total 15' 20' 3'
Minimum distance between buildings – same or adjoining lots	13'
Maximum lot coverage – Primary structure	50%
Maximum lot coverage – Primary structure w/patio shade structures	60%

Footnotes:

(1) Up to 10% of the lots can provide a reduction in minimum lot width, lot depth, and/or lot area by up to 10% of the minimum standard as defined in the table above to allow for irregular shaped lots around roadway curves, cul-de-sacs and elbows.

(2) Front yard setbacks shall be staggered by at least three feet such that no more that two adjacent lots shall have the same front yard setback.

(3) Face of garage door shall be a minimum of 20' from back of sidewalk.

(4) Side yard setbacks shall be a minimum of 5' on either side with a minimum of 13' for both sides.

(5) If a minimum 8' tract is provided between the right-of-way and the side yard adjacent to the street side of a corner lot, then side yard setback can be reduced to 5' on both sides (10' total).

7.2.2 High Density Residential

The High Density Residential (HDR) land use district is intended to provide for single family detached or attached homes, and multi-family residential with a maximum density of 15.0 dwelling units per gross acre.

Permitted Land Uses and Structures

- Attached or detached residential housing;
- Multi-family residential housing;
- Place of worship;
- Parks and open space;
- School, public or private, requiring 20 or fewer acres of land area;
- Accessory buildings normally appurtenant to attached residential housing such as a clubhouse, storage of equipment used in onsite landscaping and building maintenance, tenant carports or garages;
- Public utility structures and facilities, including substations;
- Model homes and sales office complex.

Conditional Land Uses

- Daycare center (stand-alone) ;
- Eldercare center (stand-alone);
- Social service facility (stand-alone).

Accessory uses

- Garage, carport, as part of the original neighborhood design and limited to tenant use only;
- Community swimming pool;
- Community center or community building for residents of the neighborhood;
- Home business not requiring in-home customer traffic, signs, or deliveries not in scale to the typical multi-family dwelling for its economic success;;
- Small earth station satellite reception dish not exceeding 24 inches in diameter.

Temporary uses

- Contractor equipment or storage yard during construction of dwelling units within the project neighborhood, the facility shall be fully fenced and secured;
- Contractor mobile office during construction of dwelling units within the project neighborhood.

High Density Residential Development Standards

Minimum Lot Width	None
Minimum Lot Depth	None
Average Lot Size per dwelling unit	2,500 s.f.
Maximum Building Height	36' / 3-story
Perimeter Building Setbacks for Multi-Family Product	
Front Yard	25'
Side Yard adjacent to a street	25'
Side Yard adjacent to interior property line	20'
Rear Yard adjacent to a street	25'
Rear Yard adjacent to a property line	20'
Building Setbacks for Single Family Product	
• Front – Residential Unit or Side Entry Garage (1)	12'
• Front – Front Facing Garage (1) (2)	18'
• Side – Minimum Setbacks (3)	5'/13' Total
• Side – Minimum Setbacks on a Corner Lot (4)	5'/13' Total
• Rear – Minimum Setback	15'
• Rear – When Abutting an Arterial Street	20'
Minimum distance between buildings – same or adjoining lots	13'
Maximum lot coverage – Primary structure(s)	60%
Maximum lot coverage – Primary structure(s) w/patio shade structures	70%

Footnotes:
(1) Front yard setbacks for single family residential shall be staggered by at least three feet such that no more that two adjacent lots shall have the same front yard setback.
(2) Face of garage door shall be a minimum of 20' from back of sidewalk.
(3) Side yard setbacks shall be a minimum of 5' on either side with a minimum of 13' for both sides.
(4) If a minimum 8' tract is provided between the right-of-way and the side yard adjacent to the street side of a corner lot, then the side yard setback can be reduced to 5' on both sides (10' total).

7.2.3 Commercial

The Commercial land use district is intended for neighborhood and community commercial development and will allow for a variety of retail and commercial services for residents within the Valle del Sol community as well as residents within the immediate vicinity of the property.

Permitted Land Uses

- Automotive service and repair, no outdoor storage
- Bowling alley
- Health, medical, pharmacy
- Club, private, non-profit
- Garden shop, nursery
- Medical clinic, offices, laboratories, urgent care, emergency room, hospital
- Motel
- Liquor store
- Museum
- Professional offices
- Retail, convenience establishment
- Retail, general
- Retail, food, grocery, drug store

- Service commercial
- Shopping center, plaza, mall
- Veterinary clinic, hospital
- Model homes and sales complex

Conditional Land Uses

- Tool rental, party supply rental
- School
- Wireless communication facilities in accordance with Section 7.3 of this CMP.

Accessory uses

- Uses and facilities normally appurtenant to established primary permitted and conditional land uses

Temporary uses

- Contractor equipment or storage yard during construction of commercial structures within the parcel, the facility shall be fully fenced and secured.
- Contractor mobile office during construction of commercial structures within the parcel.
- Sidewalk sales, tent sales, and other outdoor display of merchandise not to exceed five days per calendar quarter.

Commercial Development Standards

Maximum Building Height	*45'*
Perimeter Building Setbacks	
Front Yard	20'
Side Yard adjacent to street or non-residential use	20'
Side Yard adjacent to residential use	30'
Rear Yard adjacent to street or non-residential use	20'
Rear yard adjacent to residential use	30'
Minimum distance between buildings	20'
Maximum Lot Coverage	None

7.2.4 Mixed Use

The Mixed Use land use category is intended to include a variety of office, retail, commercial services and high density residential designed in a master planned, integrated manner. This land use will provide a compatible transition from the residential development to the south and west and the more intense regional commercial development to the east. Actual uses will be determined at the time of development.

Permitted Land Uses

- Banks and financial institutions;
- Club, private, non-profit;
- Convenience storage (enclosed building);
- Day care center (stand-alone buildings);
- Health, medical, pharmacy;
- Health or fitness center;
- Medical clinic, offices, laboratories, urgent care, emergency room, hospital;
- Hotel or Motel;
- Library;
- Museum;
- Outdoor dining;
- Place of worship;
- Professional offices;
- Public buildings;
- Residential (Multi-Family)
- Retail, convenience establishment;
- Retail, general;
- Retail, food, grocery, drug store;
- School, public or private;
- Service commercial;
- Shopping center, plaza, mall;
- Veterinary clinic, hospital;
- Restaurants and drive thrus;
- Office for professional, administrative, business and similar uses;
- Brewpubs, taverns, and cocktail lounges, excluding adult live entertainment;
- Business services including, but not limited to, copy centers, travel agencies, ticket sales, and employment agencies (excluding day labor);
- Conference, banquet, and event centers, etc.

Conditional Land Uses

- Wireless communication facilities in accordance with Section 7.3 of this CMP.

Accessory Uses

- Uses and facilities normally appurtenant to established primary permitted and conditional land uses

Temporary Uses

- Contractor equipment or storage yard during construction of commercial structures within the parcel, the facility shall be fully fenced and secured.
- Contractor mobile office during construction of commercial structures within the parcel.

- Sidewalk sales, tent sales, and other outdoor display of merchandise not to exceed five days per calendar quarter.

All development standards for Mixed Use development not specifically defined within this section shall comply with Article Five of the Town of Buckeye Development Code for commercial and/or office development as applicable, and the Town of Buckeye Commercial and Industrial Design Standards.

Mixed Use Development Standards

Maximum Building Height	***45'***
Perimeter Building Setbacks	
Front Yard	20'
Side Yard adjacent to street or non-residential use	20'
Side Yard adjacent to residential use	30'
Rear Yard adjacent to street or non-residential use	25'
Rear Yard adjacent to residential use	30'
Minimum distance between buildings	20'
Maximum Lot Coverage	None

Residential development within the mixed use development parcel shall use the development standards within Section 7.2.2, High Density Residential Development Standards Table.

7.3 Wireless Communication Facilities

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

7.3.1 General Development Standards for all Wireless Communication facilities:

1. 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.

2. All freestanding structures shall be designed to accommodate interior cabling for the communications companies that locate on the freestanding structures.

3. 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.

    a. 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 of 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.

4. Accessory equipment located on the ground shall meet the setbacks requirements of the underlying district, unless the equipment is located with 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.

5. Antennae mounted to the roof of a structure shall not extend above the highest point of the building.

6. Antennae mounted to the sides of a building shall be painted to match the wall surface to which they are attached.

7. Antennae mounted to the sides of a building shall not extend from the wall of the building more than fifteen inches.

8. Antennae mounted to the sides of a building shall not extend above the top of the roofline.

9. Antennae mounted to other vertical elements shall be painted to match the structure.

10. Any exterior lighting at the site shall be fully shielded.

11. Wireless Communication facilities will be prohibited on lots where the primary use is single-family dwelling.

7.3.2 The following Wireless Communication facilities shall be classified as a Minor Use and shall follow the procedures in accordance with the Town of Buckeye Development Code:

1. 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 department.

   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.

2. 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 form the wall of the building more than fifteen inches.

   c. Shall not extend above the top of the roofline.

3. 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 the 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.

4. 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 area.

5. Stealth designed facilities that disguise the antenna array:

   a. Church steeples.

b. Flagpoles.

c. Monopalms (not to exceed 40'; if higher, see Section 7.3.3)

d. Faux saguaro cacti (not to exceed 40'; if higher, see Section 7.3.3)

e. Other similar stealth designs that, in the opinion of the Community Development Director, meet the intent of the stealth provisions of the Wireless Communications Facility standards.

6. 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.

7. Co-location on an existing Wireless Communication Facility.

7.3.3 The following Wireless Communication Facilities shall be classified as a Conditional Use and shall follow the procedures in accordance with the Town of Buckeye Development Code:

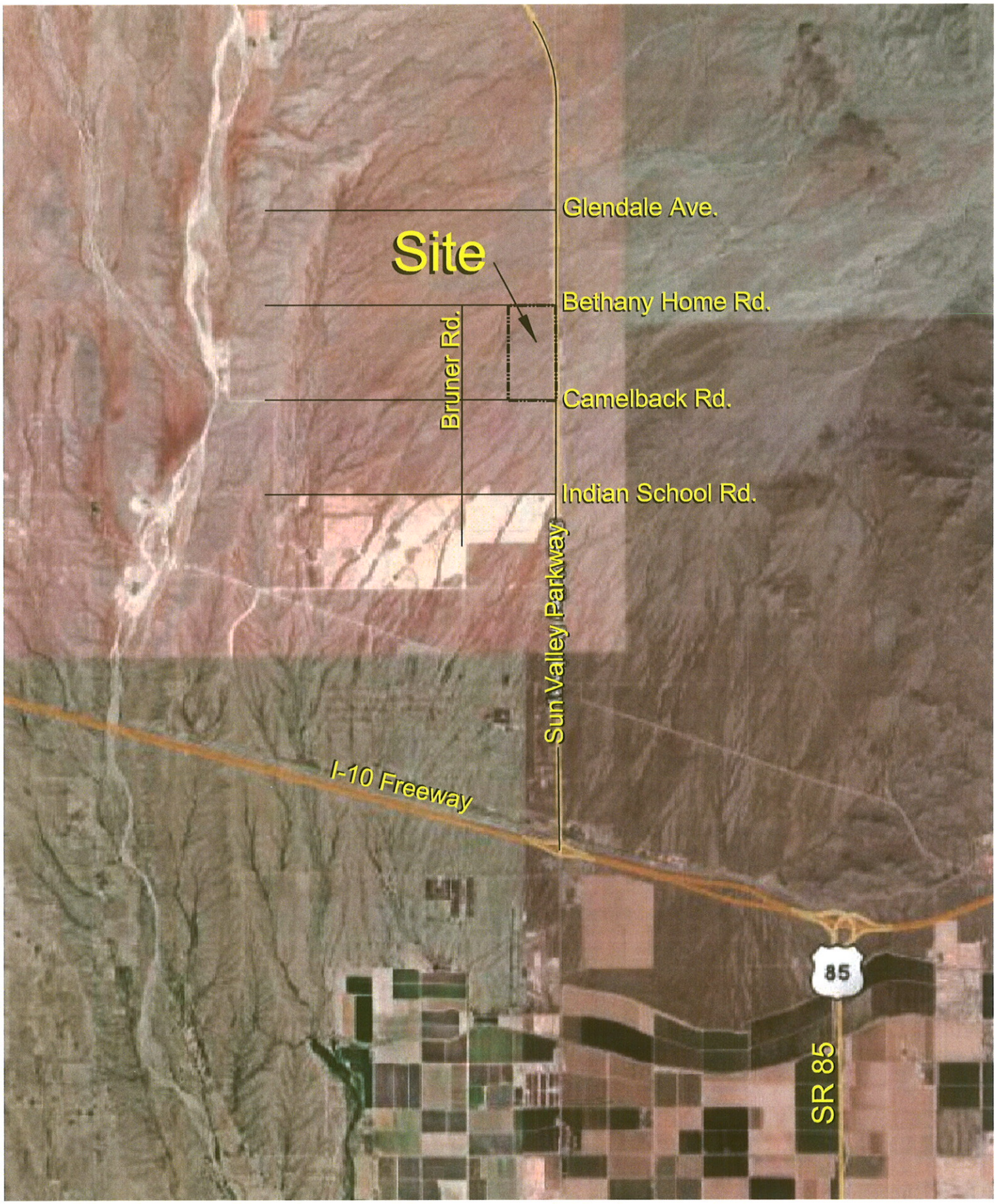
1. A new freestanding monopole or lattice tower. Freestanding structures shall only be allowed if the applicant has used commercially reasonable efforts and has determined that there is no ability to co-locate on an existing utility pole or to locate on an existing building.

   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 that 4' on any one side.



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Valle Del Sol

Figure 1: Vicinity Map

Community Master Plan
Town of Buckeye

NOT TO SCALE

NORTH

Date: 3-11-08
Job No: 0729
Drawn: PR
Revised: 07-21-08

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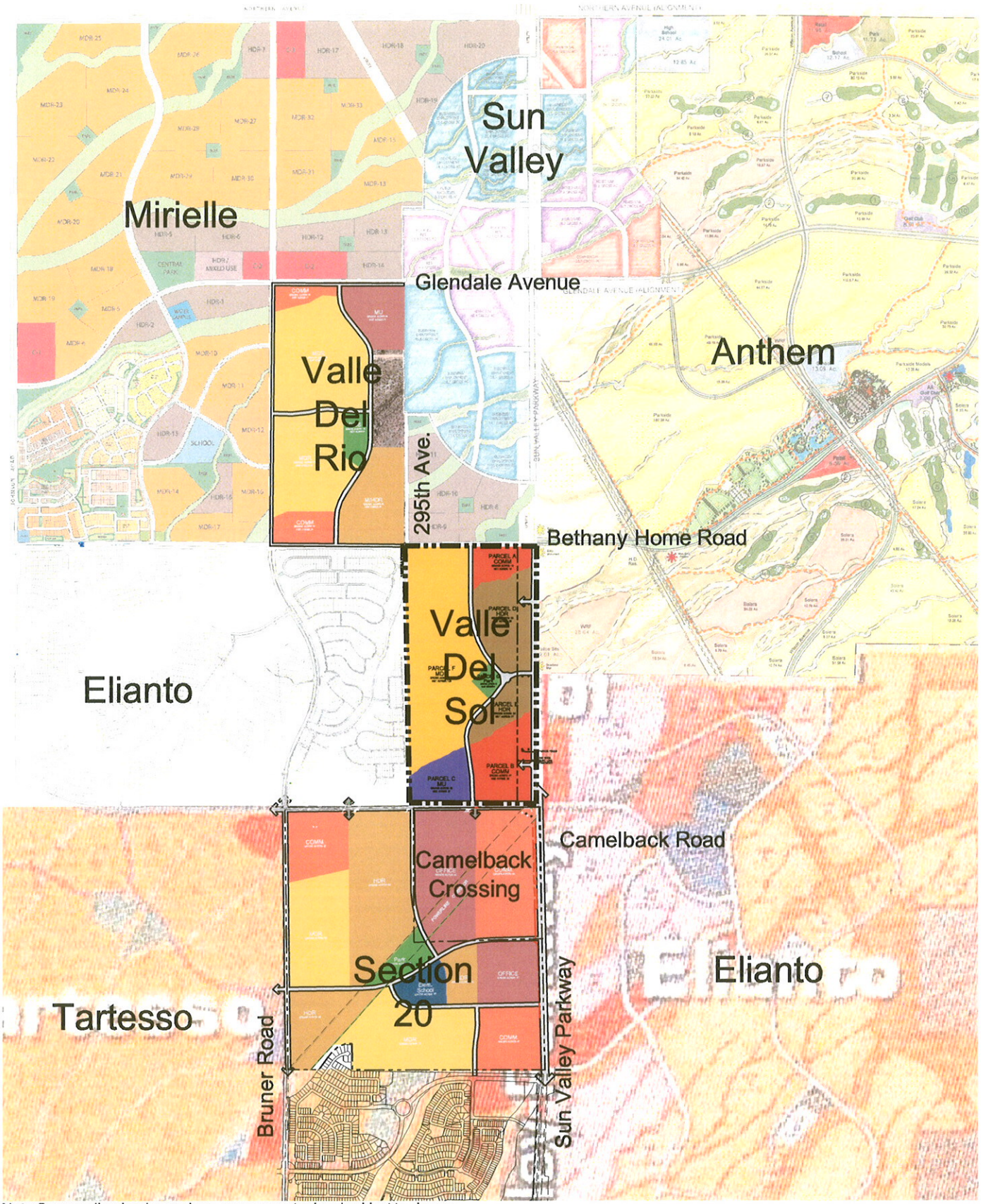

Note:Surrounding land use plans are conceptual and subject to change.

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Valle Del Sol

Figure 2: Surrounding Projects Map

Community Master Plan
Town of Buckeye

SCALE: 1"=1/2 Mile NORTH
0 1/2 Mile
0729/CAD/Exhibits/Fig 2- Surrounding Projects Revised.dwg

Date: 3-11-08
Job No: 0729
Drawn: PR
Revised: 08-21-08

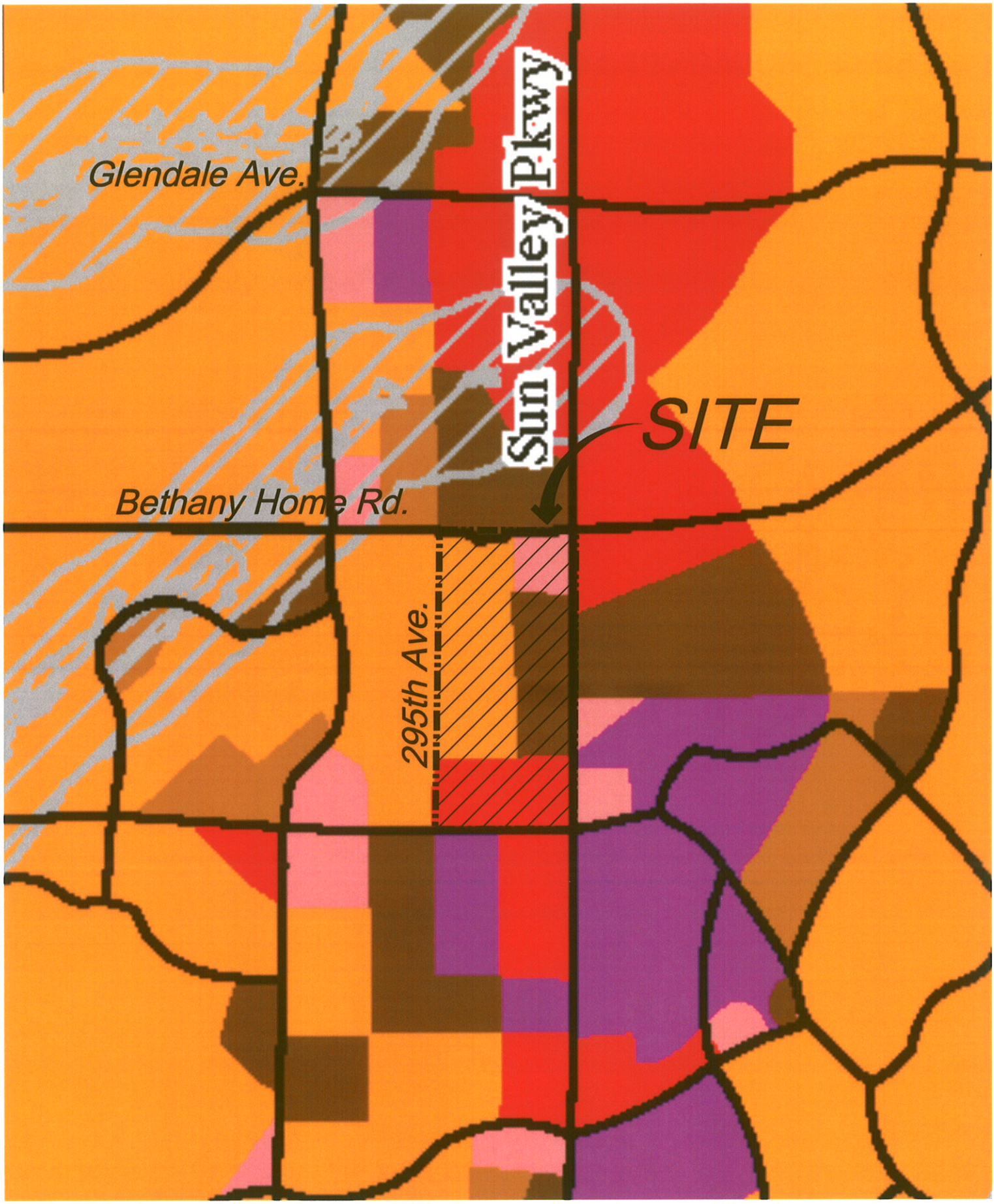

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Figure 3: General Plan Land Use Map

Community Master Plan
Town of Buckeye

SCALE: 1"=2000' NORTH
0' 500' 1,000' 2,000'

Date: 3-11-08
Job No: 0729
Drawn: PR
Revised: 07-21-08

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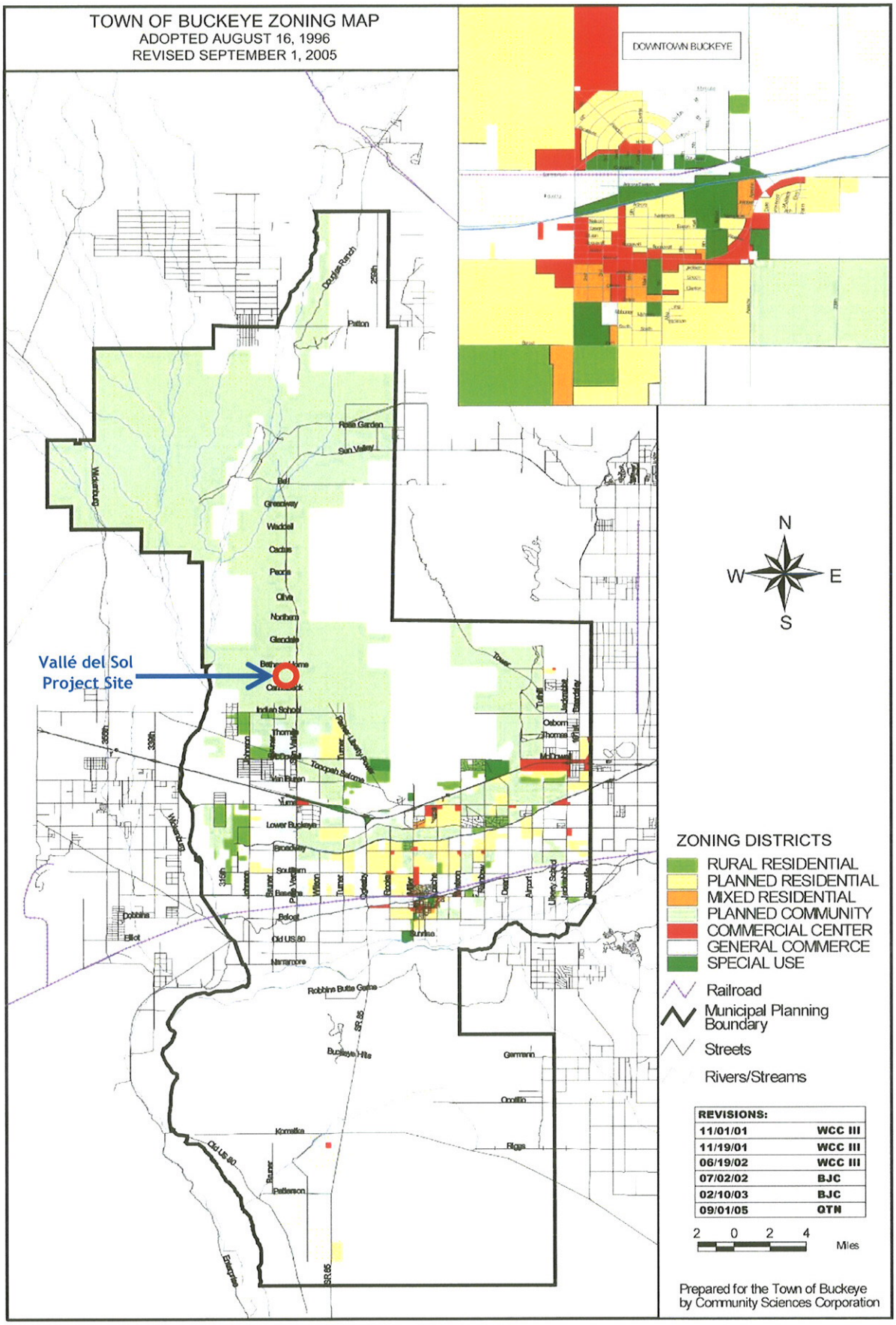

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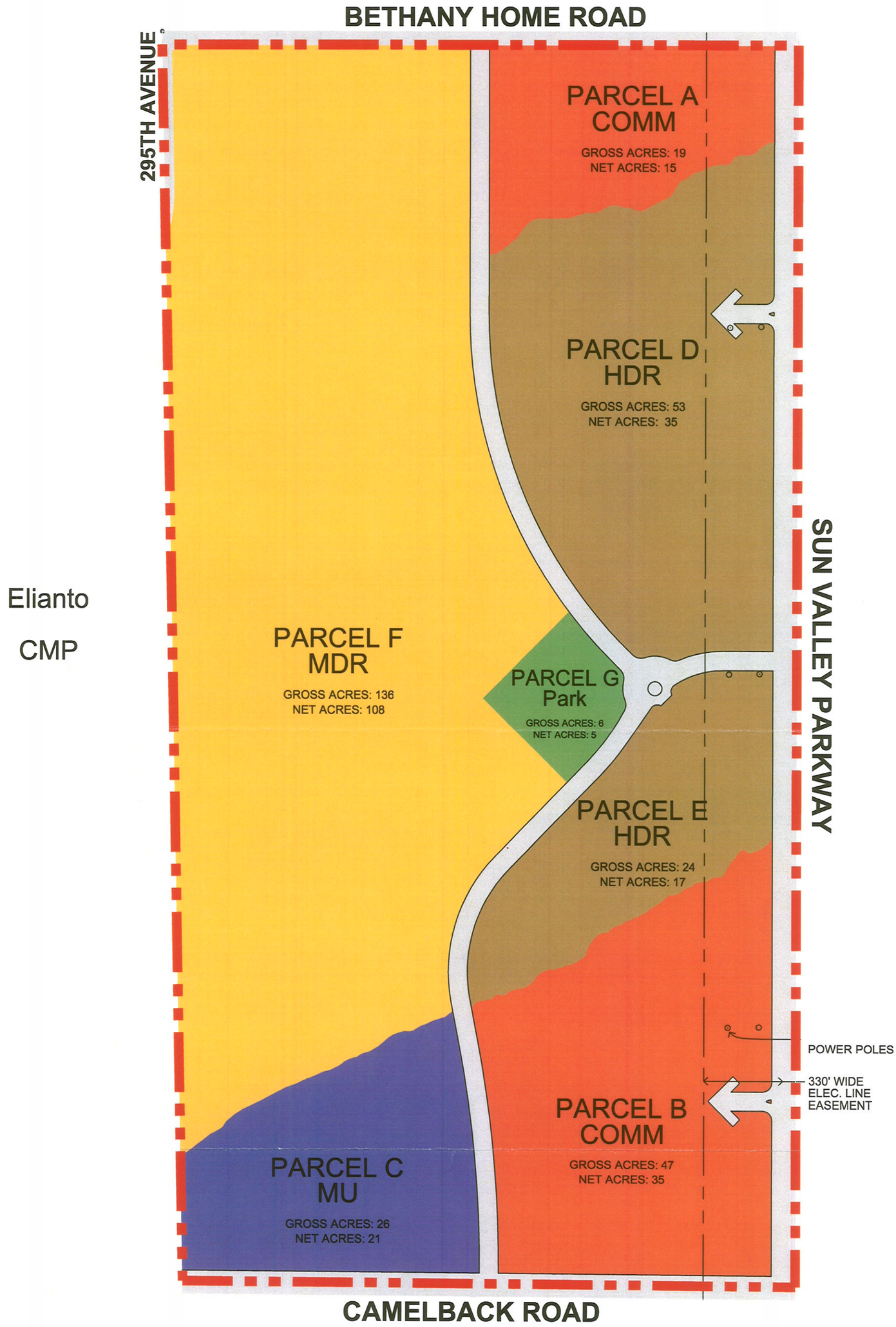
Figure 4: Existing Zoning Map

Community Master Plan
Town of Buckeye

SCALE: 1"=8 MI NORTH

Date: 3-11-08
Job No: 0729
Drawn: PR



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Community Master Plan

Figure 5: Conceptual Development Plan

Town of Buckeye

SCALE: 1"=400'

0' 100' 200' 400'

NORTH

Date: 02-26-08
Job No.: 0729
Drawn: LVA
Revised: 07-17-08

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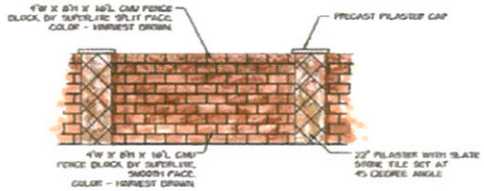
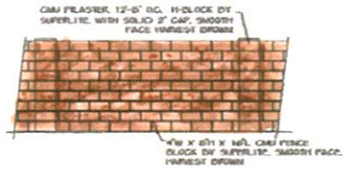
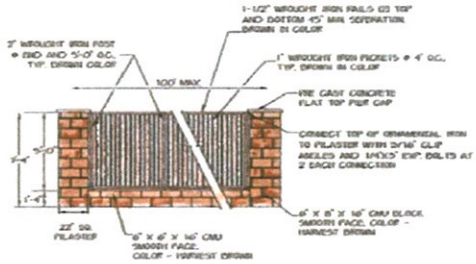


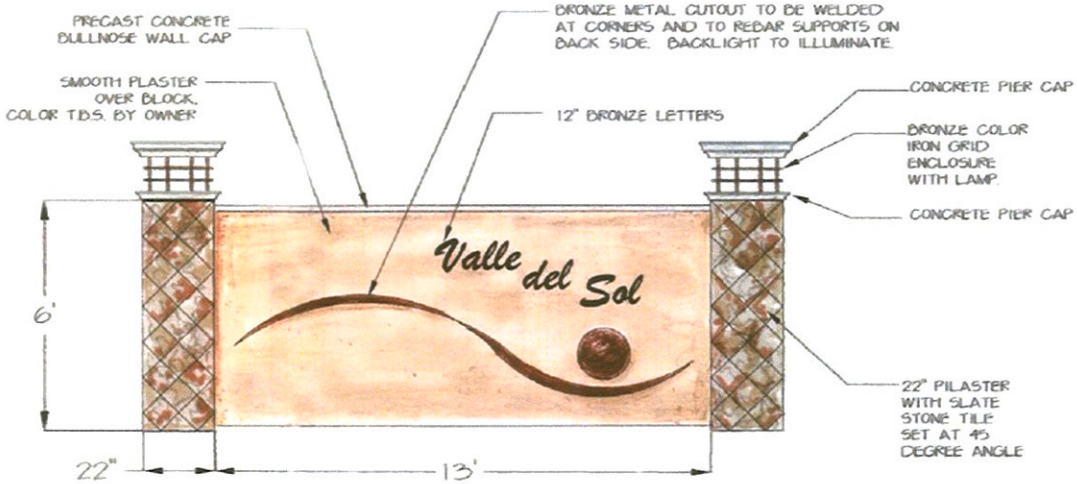
Community Theme Wall



Neighborhood Wall



View Wall



Entry Monument Sign

Date: 03-11-08
Job No.: 0729
Drawn: LVA
Revised:

SCALE: NTS

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Valle Del Sol

Community Master Plan

Town of Buckeye

Figure 6: Conceptual Entry and Wall Plan

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