Valle Del Río

Community Master Plan

Town of Buckeye

Approved
Development
OCT 28 2008
Board
Town of Buckeye
Planning and Zoning

Town Of Buckeye
Arizona
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APPROVED
Town Council

COPY

First Submittal: November 2007

Second Submittal: March 2008

Final Submittal: September 2008

LVA

Kimley-Horn and Associates, Inc.

LAND BARON

Request for Adoption of a Community Master Plan

for

Valle del Rio

293 Acres @ NEC Bethany Home Rd. & Bruner Rd.
Buckeye, Arizona

Applicant:
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"Valle del Rio"
Community Master Plan

Table of Contents

Page #

Project Team 4
I. Introduction 5
II Property Location and Regional Context 6
A. Property Description and Location 6
B. Property Legal Description 6
C. Surrounding Property Ownership 6
III. Existing Site Conditions 7
A. Existing Property Use (on site and surrounding property) 7
B. Topography, Site Drainage and Physical Features 7
C. General Plan Land Use Map 7
D. Existing Zoning 7
E. Transportation and Circulation 7
F. Existing and Planned Developments in the Area 8
G. Regional Facilities and Services 8
1) Water Facilities 8
2) Wastewater Facilities 8
3) Fire Protection Services 8
4) Law Enforcement Services 8
5) School District 9
6) Airports and Other Land Use Impacts 9
IV. Community Master Plan 10
A. Purpose and Intent 10
B. General Plan Conformance 10
C. Relationship to Buckeye Development Code 10
D. Development Plan Approach 10
E. Proposed Land Uses 12
1) Medium Density Residential 12
2) Medium/High Density Residential 12
3) Community Commercial 12
4) Mixed Use 12
5) Park/Open Space 13
F. Compatibility with Adjacent Developments 13
G. Transportation and Circulation 14
H. Parks and Open Space 14
I. Public Facilities 15
1) Water 16
2) Wastewater 16
3) Drainage 16
4) Waste Collection 16
5) Power 16
6) Natural Gas 16
7) Telecommunications 17
8) Schools 17
9) Fire and Police Protection 17
J. Project Phasing 17
K. Provisions for Common Area Maintenance 17

V. Project Development and Regulatory Standards 18
A. Purpose and Intent 18
B. Proposed Land Use Districts 18
1) Medium Density Residential 18
2) Medium/High Density Residential 20
3) Community Commercial 22
4) Mixed Use 24
C. Wireless Communication Facilities 24

Appendix

Exhibit A Site Location Map
Exhibit B Aerial Photo
Exhibit C ALTA Survey and Legal Description
Exhibit D On-Site and Surrounding Property Ownership
Exhibit E Topographic Map
Exhibit F Town of Buckeye General Plan Land Use Map
Exhibit G Town of Buckeye Zoning Map
Exhibit H Surrounding Projects Map
Exhibit I Land Use Master Plan

Supplemental Information (under separate cover)

- Citizen Participation Report
- Conceptual Master Drainage Report
- Conceptual Master Water Report
- Conceptual Master Wastewater Report
- Traffic Impact Analysis

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I. Introduction

This application represents a request for approval of a Community Master Plan (CMP). The proposed Valle del Rio CMP consists of approximately 293+/- gross acres, generally bounded by Glendale Avenue to the north, Bethany Home Road to the south, 295th Avenue to the east and Bruner Road to the west. The subject property is comprised of three contiguous tax parcels and is located entirely within the Town of Buckeye jurisdictional limits.

The subject property is located one-half mile west of Sun Valley Parkway, a major north/south thoroughfare serving the Buckeye region. Sun Valley Parkway offers access to Interstate 10, approximately six miles south of the subject property and continues north and east where it ties in to Bell Road. (See **Exhibit A**, *Site Location Map*).

The Valle del Rio CMP is a mixed use master plan that provides a wide range of land uses, including medium density residential, medium/high density residential, community commercial and mixed use. The plan also includes a 13 acre neighborhood park centrally located within the development, providing recreational opportunities and open spaces to the residents. Additional developed and natural open spaces will be provided within the individual development parcels as they are developed in accordance with the Parks LOS model. The commercial parcels are at the major arterial intersections of the property, providing neighborhood-scaled retail and commercial services to the residents of the community as well as to the surrounding developments. A mixed use parcel is proposed on Glendale Avenue along the eastern boundary of the property to provide a potential mix of commercial, employment, and multi-family residential, all integrated within a single development parcel. This land use will complement and provide an appropriate transition to the planned business park uses proposed immediately east of the property. The residential development parcels are proposed within the central portion of the property, with primary access coming from the two collector roads planned for the development. These collector roads will provide internal access to the residential development parcels, the exception parcel along the western edge of the property, and will provide local connections to the properties to the north, west and south.

While a school is not proposed within the development, various school sites are planned within close proximity to the development to provide for the educational needs of students generated from the development. Additional facilities and services are being coordinated with the Town and the various development projects in the immediate vicinity of the Valle del Rio CMP, ensuring a sustainable development with residential, commercial, employment, parks, open space, and public facilities and services within or in close proximity to the Valle del Rio CMP. This will ensure success of the development and a high quality of life for the future residents.

II. Property Location and Regional Context

A. Property Description and Location

The Valle del Rio Community Master Plan is approximately 293 gross acres and is comprised of three contiguous tax assessor parcels. There are three exception parcels along the eastern edge of the property which total approximately 27 acres. The property is owned by Sol Sista, L.L.C. with Land Baron Investments as the managing partner.

The subject properties are all located within the Town of Buckeye jurisdictional limits. The property is located between Glendale Avenue to the north, 295th Avenue to the east, Bethany Home Road to the south, and Bruner Road to the west. See **Exhibit A**: *Site Location Map* for the location and configuration of the property and **Exhibit B**: *Aerial Photo* for an aerial photo of the property.

B. Property Legal Description

The Valle del Rio Community Master Plan is located within the west half of Section 8, Township 2 North, Range 4 West of the Salt and Gila River Base and Meridian, Maricopa County, Arizona. See **Exhibit C**: *ALTA Survey and Legal Description* for the ALTA map and complete legal description of the property.

The property is comprised of the following Maricopa County assessor parcel numbers:

- APN 504-04-001H
- APN 504-04-001G
- APN 504-04-001J

C. Surrounding Property Ownership

The surrounding properties are all owned by private land owners with parcel sizes ranging from 3 acres to 200+ acres. Most of the properties surrounding the site are in various stages of planning and entitlement within the Town of Buckeye. A more detailed description of the surrounding development plans is discussed in **Section III.F** of this report. See **Exhibit D**: *Surrounding Property Ownership* for a graphic illustration of all properties and ownership surrounding the site.

III. Existing Site Conditions

A. Existing Property Use (on site and surrounding property)

The 293+/- acre Valle del Rio property is currently vacant and can be characterized as undeveloped native desert land. All of the properties surrounding the site are currently vacant as well, although some of the land is being planned for development as will be discussed further in **Section III.F** of this report.

B. Topography, Site Drainage and Physical Features

The site is relatively flat. Topography maps indicate a gentle slope of approximately 1% from the northeast corner to the southwest corner (See **Exhibit E**: *Topographic Map*). Numerous small washes transect the site, and a major wash crosses the southern portion of the site. These washes all flow in a southwesterly direction through the property (See **Exhibit B**: *Aerial Photo* for the location of the wash corridors). All jurisdictional 404 washes with either be left undisturbed or will comply with permitting requirements of the US Army Corp of Engineers. Vegetation consists of desert shrubbery and small Palo Verde, Mesquite and Cottonwood trees, with Sagebrush covering much of the site. There are no identifiable wells on the site, and no other physical site constraints impacting the property.

C. General Plan Land Use Map

According to the Town of Buckeye General Plan Land Use Map, the designated land use on the subject property is a combination of Mixed Use, Community Commercial, Medium Density Residential, and High Density Residential. These land uses are consistent with the Land Use Master Plan that will be discussed in **Section IV** of this document (See **Exhibit F**: *Town of Buckeye General Plan Land Use Map).*

D. Existing Zoning

The subject property is currently zoned "PC", or "Planned Community", within the Town of Buckeye (See **Exhibit G**: *Town of Buckeye Zoning Map*). According to the Town of Buckeye Development Code, the Planned Community zoning district is designed to "accommodate all land uses approved as part of a Community Master Plan, where specific uses, public services, densities, and design criteria have been identified and adopted."

E. Transportation and Circulation

While the existing roadway alignments encompassing the site are currently unimproved, the site can be accessed from a dirt road (at the approximate location of Bethany Home Road) from Sun Valley Parkway to the east. Sun Valley Parkway is a major north/south thoroughfare one-half mile east of the site, and provides access south to the I-10 freeway and north to Bell Road. Sun Valley parkway is a four lane, divided roadway providing access near the property. Additional planned roads surrounding the site include Bruner Road along the western boundary, Bethany Home Road along the southern

Boundary, and Glendale Road along the northern boundary. All three of these roads are located on the section lines and are planned as arterial roads.

F. Existing and Planned Developments in the Area

There are numerous proposed developments in the immediate vicinity of the Valle del Rio CMP. The proposed Sun Valley CMP is located adjacent to the subject property to the east. This proposed CMP consists of mixed use, office and commercial uses. The Mirielle CMP is located adjacent to the subject property to the north, west and east. This consists of high density residential, medium density residential, mixed use and commercial uses. The Elianto CMP is a residential master-planned community located immediately south of the subject property. Also, the proposed Valle del Sol CMP is located just southeast of the subject property, proposing residential and commercial uses.

G. Regional Facilities and Services

1) Water Facilities
There are no current water facilities on the site. The project will connect to the approved Mirielle development's water system for water production, treatment, storage and distribution. A well will be required to be constructed on the Valle del Rio project site. This well will provided the needed water resource for the development.

2) Wastewater Facilities
The closest wastewater facilities are located within the Tartesso West Community Master Plan south of the subject property. The project will construct a gravity sewer system to convey sanitary sewer flows to Bethany Home Road. From Bethany Home Road, the sanitary flows will be conveyed to Johnson Road to the east of the Valle del Rio project. Thence the flows will be conveyed south to the Tartesso Wastewater Reclamation Facility, located within the Tartesso Community.

Valle del Rio 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.

3) Fire Protection Services
As the subject site is located within the Town of Buckeye jurisdictional limits, the Town of Buckeye will be the fire protection service provider for the property. The closest fire station to the property is Buckeye Station #5, located approximately two miles south of the property in the Tartesso community. The Fire Chief has indicated that an additional fire station will be necessary within the vicinity of the property to provide adequate fire protection services and response times for the development.

4) Law Enforcement Services
As the subject site is located within the Town of Buckeye jurisdictional limits, the Town of Buckeye will provide law enforcement services for the

property. The closest police station to the property is located at 100 North Apache Road, approximately 10 miles south of the property.

5) School District
The property is within the Saddle Mountain Unified School District. Many of the proposed Community Master Plans in the area of the subject property have designated school sites. A proposed high school site is located near the southeast corner of Northern Avenue and Sun Valley Parkway, approximately one mile northeast of the Valle del Rio CMP. An elementary school site is proposed just one-quarter mile west of the subject property within the Mirielle CMP. Another elementary school site is proposed within the Elianto CMP, one-half mile south of the subject property.

6) Airport and Other Land Use Impacts
There are no major airport facilities within the general vicinity of the subject property. There is a major APS power line corridor approximately ½ mile east of the property, but there are no direct impacts of this power corridor to the property.

IV. Community Master Plan

A. Purpose and Intent

The Valle del Rio CMP is being requested to allow a mixed-use community master plan including a mix of employment uses, commercial and retail services, residential development of varying densities, a park and open space. The property falls within a growth area in the Town of Buckeye and is one of many master plans being planned in the area. The Valle del Rio CMP has been planned with a focus placed upon site context, regional transportation thoroughfares, consideration and conformity with the Buckeye General Plan, and the developer's vision for the property.

B. General Plan Conformance

The proposed Valle del Rio CMP is compatible with the Town of Buckeye General Plan Land Use Map. The land uses designated on the adopted Land Use Map include Mixed use, Community Commercial, High Density Residential, and Medium Density Residential in the same configuration as proposed within Valle del Rio land use plan.

C. Relationship to Buckeye Development Code

The Valle del Rio CMP has been prepared pursuant to the provisions of Section 7-3-3, Community Master Plans, of the Town of Buckeye Development Code. Under the provisions of Section 7-3-3, the Town authorizes the preparation of Community Master Plans as a means of regulating a larger master development under the Planned Community Zoning District.

D. Development Plan Approach

The Valle del Rio CMP incorporates multiple land use categories with the intent of promoting a viable and sustainable master planned community that provides compatibility and compliments the various proposed development projects within the immediate vicinity of the property. The land uses proposed for the property include Medium Density Residential, Medium/High Density Residential, Community Commercial, Mixed Use and Parks/Open Space.

The overall land use concept and configuration of the various development parcels is based on numerous planning objectives, including:

- Providing a mix of land uses and a diversity of housing types;
- Providing an employment base on site as well as taking advantage of employment opportunities adjacent to the property;
- Promoting an appropriate distribution of residential units to ensure project diversity;
- Providing a balance between residential development and active and passive open spaces to ensure opportunities for the recreational and social needs of the residents;
- Locating residential densities in a general transition from higher densities to lower densities as you move west from Sun Valley Parkway.

- Providing commercial and retail services adjacent to the major arterial intersections to promote superior visibility and access;
- Providing an internal collector circulation system that provides excellent access and circulation throughout the development, provides connections to adjoining developments, and ensures appropriate access to the remnant parcel along the eastern edge of the property;
- Creating opportunities for close proximity and easy access to commercial and employment opportunities for residents within the development;

By utilizing these planning objectives, the Valle del Rio CMP will provide a well balanced community with a mix of land uses including residential, commercial, employment and recreational open space. Furthermore, the residents will also have an opportunity to take advantage of the additional services and facilities provided by the adjacent developments as this general area is developed. **Exhibit I**: *Land Use Master Plan* provides a graphic representation of the land use and circulation plan for the property.

The following table shows the proposed land uses, acreage distributions and densities:

Parcel	Proposed Land Use	Gross Acres	Net Acres	Max. Gross DU/AC	Max. Lot Yield	Net Target DU/AC	Target Lot Yield
A	Community Commercial	13	10	-	-	-	-
B	Medium Density Residential	92	86	6.0	552	4.1	355
C	Park / Open Space	13	11	-	-	-	-
D	Medium Density Residential	70	66	6.0	420	4.4	290
E	Community Commercial	20	17	-	-	-	-
F	Mixed Use*	33	30	20.0	330	-	330
G	Medium/High Density Residential	52	46	10.0	520	10.0	460
Total		**293**	**266**				**1,435**

*Note: The Mixed Use parcel may include a combination of employment, commercial, and multi-family residential development. The target FAR assumes full build out of employment / commercial with no residential component. If residential is developed on a portion of the property, the target FAR will be reduced proportionally based on the total acreage designated for residential development. No more than 60 percent of the parcel may be developed as residential.

The land use table above demonstrates the balance of land uses, net and gross parcel acreages, target floor area ratio for the commercial and mixed use parcels, maximum densities and target unit counts for the residential parcels.

Valle Del Rio is projected to generate over one-half million square feet of retail, commercial and employment square footage. Assuming a split of approximately 375,000 square feet of commercial at a ratio of one job per 1,000 square feet and 125,000 square feet of office at a rate of one job per 225 square feet, the project could generate over 930 total jobs. Additionally, there is a substantial amount of employment/business park land use proposed immediately east of the property (as demonstrated in **Exhibit H**: *Surrounding*

Projects Map). This will add to the employment base for Valle del Rio residents as well as the numerous other residential developments planned in the area.

E. Proposed Land Uses

In the sub-sections that follow, a brief description of each land use category is defined.

1) Medium Density Residential
Total Gross Area: 162 Acres
Medium Density Residential (MDR) land use category consisting of single family detached homes with a density ranging from 3.0 to 6.0 dwelling units per acre. The MDR land uses are proposed in the central and western portion of the Valle del Rio CMP.

2) Medium/High Density Residential
Total Gross Area: 52 Acres
Medium / High Density Residential (M/HDR) land use category consists of single family detached or attached homes and multi-family residential with a density range of 6.0 to 10 dwelling units per acre. The M/HDR development parcel is located along the southeast corner of the site, adjacent to proposed high density residential development planned immediately to the east of the property. Development within this land use category will include owner-occupied residential development, ranging from single family attached or detached housing, auto-court cluster development, condominiums or town house-style development.

3) Community Commercial
Total Gross Area: 33 Acres
The two community commercial parcels are sized for neighborhood-scaled commercial development and will allow for a variety of retail and commercial services to residents of the Valle del Rio community as well as residents within the immediate vicinity of the property. The two Community Commercial land use parcels are located at the intersection of two major arterial roads (corner of Bethany Home Road and Bruner Road, and corner of Glendale Avenue and Bruner Road) for superior access and visibility.

4) Mixed Use
Total Gross Area: 33 Acres
The Mixed Use parcel is intended to allow a mix of office, retail, commercial, and/or multi-family residential development in a master planned, integrated manner. This district will be designed to support the residential uses within and adjacent to the Valle del Rio CMP. Actual uses will be determined at the time of development, but no more than 60% (or 20 acres) of the property shall be developed as residential. Pedestrian access points will be defined at the time of site planning to provide safe and convenient pedestrian movements and encourage alternative modes of access to the property.

5) Park / Open Space

Total Gross Area: 13 Acres (does not include open space within each development parcel)

Open space land uses include both passive and active development and may include uses such as gazebos, picnic shelters, ball fields, turf areas, trails and tot lots. The neighborhood park is centrally located within the development to allow close and easy access from throughout the development. This park will integrate usable, active open space adjacent to the convergence of two washes transecting the site. Trails will be provided along the fringe of the wash corridors to provide pedestrian and multi-modal transportation opportunities through the property and to the open space amenities. Additionally, the CMP design anticipates the development of additional open spaces to be designed as needed to convey and retain storm water. These open spaces will also contribute to the visual and recreational amenities within the development. The total amount of open space will be based on the Parks Department Level of Service (LOS) model regarding open space requirements. The LOS model is a tool to evaluate appropriate parks and open spaces acreage within a development, and the Valle del Rio CMP will comply with the intent of the model as development occurs. Applied to the maximum entitlement on the Valle del Rio CMP, the formula is as follows:

- 1,345 maximum units X 2.94 avg. household size = 3,954 residents
- 3,954 residents / 1,000 = 3.945 X 7 acres / 1,000 residents = 27.7 ac
- 27.7 maximum total acres of parks and open space required based on maximum entitlement

It should be noted that the 27.7 acres is the maximum amount of parks and open space acres based on target build out of residential units. As the property is developed, if the residential unit count is below the target lot yield as defined within the table above, the parks and open space numbers will be adjusted as applicable while ensuring compliance with the LOS formula defined above.

F. Compatibility with Adjacent Developments

There are numerous other development projects within the immediate vicinity of the Valle del Rio CMP that will provide additional opportunities, resources and services to Valle del Rio residents. **Exhibit H**: *Surrounding Projects Map,* provides a look at the various proposed development projects adjacent to the Valle del Rio CMP. This exhibit also demonstrates the coordination and compatibility efforts proposed within the Valle del Rio Land Use Plan and Circulation Plan as it related to the surrounding properties. As an example, the Mixed Use parcel is proposed along the northeast corner of the site, adjacent to proposed business park and high density residential land uses. The Medium/High density residential along the southeast corner of the site is adjacent to High Density residential immediately to the east, providing a density transition as you move west from Sun Valley Parkway. Community Commercial is proposed along the two major arterial to arterial intersections, providing excellent visual and access opportunities for commercial and retail services. The central portion of the site is planned for Medium Density Residential, providing a density transition from the business park and high

density residential from the east to the lower residential densities further to the west. It should also be noted that the collector road network within the site will provide opportunities for connections from adjacent developments by locating the arterial connection points at the half-mile or quarter mile points along the adjoining arterial roadways.

G. Transportation and Circulation

The property is bounded by three major arterial streets along the north, west and south edges of the property (Glendale Avenue, Bruner Road, and Bethany Home Road, respectively). The development will provide half-street improvements to all three of these arterial roads as the property develops on a phased basis. Internal to the site, three collector roads are proposed to provide access to the individual development parcels. This includes a north/south collector road through the middle of the property on the 297th Avenue alignment This road connects Bethany Home Road to Glendale Avenue and also provides access and frontage to the remnant property along the eastern boundary of the site. The second collector road is 295th Avenue located on the ½ mile section alignment connecting to Bethany Home Road and providing additional access to the east side of the MHDR parcel and the adjacent property to the east. It is the intent that this road will either terminate at the north edge of Parcel G or will veer to the east and connect to the future adjacent developments (See **Exhibit H**: *Surrounding Projects Map).* The third collector road is an east/west connection at the half-mile point providing access from Bruner Road to the north/south collector. This collector road "T's" together at a neighborhood park, providing a strong focal point and neighborhood gathering place for the community. It will also provide an opportunity to extend further east (if necessary) as the remnant parcel develops in the future. The collector roads are planned with an 80 foot full width right-of-way or 40' half width right-of-way.

Primary regional access to the property will be provided from Sun Valley Parkway approximately ½-mile to the east and the Interstate-10 Freeway approximately 6 miles south of the property. Additionally, the Maricopa Association of Governments is in the process of completing the I-10/Hassayampa Valley Transportation Framework Study. This study has evaluated a large regional area of the west valley for future transportation improvements. The Valley del Rio property falls right in the middle of the study area. While not formally accepted yet, the recommended plan calls for two major east/west Parkway corridors within 1 mile of the property; Camelback Road one mile to the south, and Northern Avenue one mile to the north. These parkway corridors will provide additional regional access to and from the property in the future.

All street cross-sections shall conform to the current Development Code requirements.

H. Parks and Open Space

1) Passive and Active Open Space

The Valle del Rio CMP will provide a 13 gross acre neighborhood park centrally located within the development. The Park is location at the intersection of two collector roads, providing excellent visibility and

access to residents within the community. Amenities within the park facility may include ball fields, turf areas, ramadas, tot lots, seating areas, and trails. The specific design and amenities of the park will be determined at the time the property is developed through the platting and/or site plan process. In addition to the neighborhood park as identified on the Master Land Use Plan, various additional active and passive open spaces will be provided throughout the individual development parcels as they are developed. The Valle del Rio CMP will comply with the Town of Buckeye's *Parks, Trails, and Open Space Master Plan* as it related to total open space acreage. The acreage calculation based on maximum build-out of the Valle del Rio CMP includes 27.7 acres of active and passive open space areas, however this number may fluctuate depending on the actual unit count developed within each development parcel.

2) Pedestrian and Trails Plan
All roadways within and adjacent to the property will include sidewalks for pedestrian circulation. In addition, various trails will be provided within the open space areas as the property develops to allow for additional pedestrian movement and access throughout the property. The precise location of these trails will be determined at the time each individual development parcel is designed through the site planning or platting process.

3) Natural Open Space
Some of the wash corridors dissecting site will be maintained in a natural state with the exception of roadway crossings and minor encroachments where necessary. Other washes may require relocation and/or channelization in order provide better efficiencies and reasonable development configurations within specific development parcels. All applicable local, state and federal requirements related to native plant protection will be adhered to. Appropriate permit requirements through the Army Corp of Engineers will be applied for related to any disturbance to jurisdictional washes as applicable. Additionally, all local drainage regulations will be met for the project.

4) Landscaping
Landscaping, wall treatment and open space development will be thematic for the entire project. Residential development adjacent to Bethany Home Road, Bruner Road and Glendale Avenue will implement a minimum ten foot landscape buffer between property lines and the edge of the right-of-way. All non-single family residential construction will provide landscaping installed prior to issuance of a certificate of occupancy. Landscaping shall generally follow the Arizona Department of Water Resources (ADWR) 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.

I. Public Facilities

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
The Valle Del Rio community will be developed as a master planned community sharing water delivery and wastewater collection services through interconnection to the Tartesso West system to the south and the Mirielle Development to the west. Water will be provided from wells, treatment, storage, and delivery systems shared by the Mirielle Development and Valle del Rio. Infrastructure will be funded by the developer and operating costs paid by property owners within the project. See Conceptual Water Master Plan under separate cover for more details on the water production, storage and distribution system planned for the property.

2) Wastewater
It is anticipated that the Valle del Rio CMP will be accommodated by an extension of the existing wastewater infrastructure within the Tartesso West CMP. See Conceptual Wastewater Master Plan under separate cover for a more detailed description of the wastewater system proposed for the project.

3) Drainage
The Valle del Rio CMP will be designed to facilitate historical off-site storm water flows through the project by planning future develop around the wash corridors that traverse the property. See the Master Drainage Study prepared by Kimley-Horn and Associates, Inc. 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. A portion of Valle del Rio currently resides within the unstable active conditions of Alluvial Fan 14 per the *Flood Insurance Study, Approximate Zone A Delineation White Tank Mountain Foothills Alluvial Fan 39* (The Study) prepared by CMX, LLC, dated August, 2006 prepared for the Maricopa County Flood Control District (MCFCD). Appropriate measures will be taken to stabilize the portion of the wash that resides within the unstable alluvial fan in accordance with MCFCD and the Town of Buckeye.

4) Waste Collection
Residential waste collection will be provided by the Town of Buckeye. Non-residential waste collector will be provided by a private waste collection service provider.

5) Power
Electric power will be provided by Arizona Public Service.

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

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

8) Schools
Schools will be part of the Saddle Mountain Unified School District and Palo Verde Elementary School District. The ultimate development of Valle del Rio 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 within the Valle del Rio CMP, the following assumptions were made:

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

Based on these assumptions, a maximum of 430 elementary school students and 135 high school students will be generated by the project. If the project develops below the projected target unit count for residential units, the school generation numbers will be reduced. Currently, the applicant is engaging in discussions with the Palo Verde School District Superintendent to verify student projections from this development and determine availability of existing and planned schools in the area.

9) Fire and Police Protection
The Town of Buckeye will provide fire and police protection services for the property. The Town's Police Department has been proactive in promoting crime prevention through environmental design (CPTED) principles for new development projects. The applicant and developer will continue to work with the Police Department through the design and development of the Valle del Rio CMP to ensure these principles are incorporated into the overall development plan. In addition, the developer will continue to work with the Fire Department to ensure access requirements and appropriate emergency response times are met for the project. An additional future fire station will be necessary to adequately serve the property. According to the Fire Chief, a proposed fire station is being planned on the east side of Sun Valley Parkway that would adequately serve the property. If Valle Del Rio is developed prior to that fire station being operational a temporary station may be required to provide interim service to the property.

J. Project Phasing

The project will be developed in multiple phases with single family residential lands developing first. Multi-family, commercial and mixed use parcels will be developed in response to market demand. Some or all of the development parcels may be sold to various builders or developers, but all development will be governed by the approved Valle del Rio Community Master Plan.

K. Provisions for Common Area Maintenance

All community-wide tracts and parks will be maintained by the Valle del Rio 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 to ensure the maintenance and upkeep of the community.

V. Project Development and Regulatory Standards

A. 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 Rio 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.

B. Proposed Land Use Districts

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

1. Medium Density Residential District

The Medium Density Residential land use district is intended to provide for single family detached homes and other accessory buildings and uses with a density ranging from 3.0 to 6.0 dwelling units per acre.

Permitted Land Uses
- Single family dwellings
- Accessory buildings equal to or less 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, well sites, etc.
- Model homes and home sales office complexes

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.

Density and Parcel Size

Medium Density Residential provides a range of 3.01 dwelling units per acre to 6.0 dwelling units per acre. Although there will be a mix of lot sizes, the minimum lot width is 50 feet and the minimum lot depth is 100 feet. The average minimum lot size is 5,000 square feet.

Site 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 the side yard setback can be reduced to 5' on both sides (10' total).

All development standards for Medium Density Residential development not specifically defined within this section shall comply with Article Five of the Town of Buckeye Development Code for single family development.

2. Medium/High Density Residential District

Medium / High Density Residential (M/HDR) land use category consists of single family detached or attached homes and multi-family residential with a density range of 6.0 to 10 dwelling units per acre.

Permitted Land Uses and Structures

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

Conditional Land Uses

- Daycare center (stand-alone buildings)
- Eldercare center (stand-alone buildings)
- Social service facility (stand-alone buildings)

Accessory uses

- Garage, carport, as part of the original neighborhood design and limited to tenant and guest 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 30 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

Density

A maximum density of ten (10) units per gross acre. Development will consist of attached or detached single-family or multi-family owner-occupied housing.

Development Standards

Minimum Lot Width	None
Minimum Lot Depth	None
Average Lot Size per dwelling unit	2,500 s.f.
Maximum Building Height	36'
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 setbacks can be reduced to 5' on both sides (total of 10').

All development standards for Medium/High Density Residential development not specifically defined within this section shall comply with Article Five of the Town of Buckeye Development Code for multi-family development.

3. Community Commercial District

The community commercial parcels are intended for neighborhood and community commercial development and will allow for a variety of retail and commercial services for residents of the Valle del Rio community as well as residents within the immediate vicinity of the property.

Permitted Land Uses

- Automotive service and repair, no outdoor storage
- Banks and financial institutions
- Bowling alley
- Health, medical, pharmacy
- Club, private, non-profit
- Garden shop, nursery
- Health or fitness center

- Medical clinic, offices, laboratories, urgent care, emergency room, hospital
- Motel
- Liquor store
- Museum
- Outdoor dining
- Place of worship
- Professional offices
- Restaurant with or without drive thru
- 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, public or private
- Wireless communication facilities in accordance with **Section V.C** 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.

Development Standards

Maximum Building Height	45'
Perimeter Building Setbacks	
• Front	0'
• Side adjacent to street or non-residential use	0'
• Side adjacent to residential use	30'
• Rear adjacent to street or non-residential use	20'
• Rear adjacent to residential use	30'
Minimum distance between buildings	20'
Maximum Lot Coverage	None

All development standards for Community Commercial development not specifically defined within this section shall comply with Article Five of the Town of Buckeye Development Code for commercial development and the Town of Buckeye Commercial and Industrial Design Standards.

4. Mixed Use District

The Mixed Use district is intended to allow for a combination of office/employment, commercial, and multi-family residential land uses designed in a master planned, integrated manner. This district will provide a compatible transition from the residential development to the south and west and the more intense regional commercial/business park development to the east.

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)
- Restaurant without drive thru
- Retail, convenience establishment
- Retail, general
- Retail, food, grocery, drug store
- School, public or private
- Service commercial
- Shopping center, plaza, mall
- Veterinary clinic, hospital
- Model homes and sales complex

Conditional Land Uses

- Wireless communication facilities in accordance with **Section V.C** 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.

Development Standards

Maximum Building Height	45'
Perimeter Building Setbacks	
• Front	0'
• Side adjacent to street or non-residential use	0'
• Side adjacent to residential use	30'
• Rear adjacent to street or non-residential use	25'
• Rear adjacent to residential use	30'
Minimum distance between buildings	20'
Maximum Lot Coverage	None

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 the applicable land use category, and the Town of Buckeye Commercial and Industrial Design Standards as applicable.

C. 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.

1. General Development Standards for all Wireless Communication facilities.

a. 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.

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

c. 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.

1. 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.

d. 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.

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

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

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

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

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

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

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

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.

a. Roof mounted antennae:

1. The top of the antennae and support structure shall not extend above the highest point of the building.

2. 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.

3. Any roof-mounted equipment, exclusive of the antennae, shall be screened in a manner that is architecturally compatible with the building.
4. 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.

b. Wall mounted antennae, including antennae attached to equipment penthouses:

1. Shall be painted to match the color of the building to which they are attached.

2. Shall not extend form the wall of the building more than fifteen inches.

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

c. Antennae attached to existing or replacement utility poles, either within or outside of public right-of-way:

1. A replacement pole shall not be extended in height by more than ten feet to accommodate a Wireless Communication Facility.

2. 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.

3. For replacement poles, cabling shall be placed within the pole.

4. 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.

5. The antenna array shall be limited to a single panel per sector.

6. Antennae may only be attached to 69Kv or higher poles.

d. Antennae attached to major power line transmission towers:

1. The antenna array and any related equipment on a major utility transmission tower or pole shall be located below the power lines.

2. Antenna and cabling shall be painted to match the existing structure.

3. Ground equipment shall be vaulted in designated open space area.

e. Stealth designed facilities that disguise the antenna array:

1. Church steeples.

2. Flagpoles.

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

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

5. 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.

f. Antennae attached to other existing vertical elements, including structures, ball field lights or other pole-like features:

1. 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.

2. The maximum width of the antenna array shall not exceed four feet from center to center of antenna panels.

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

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.

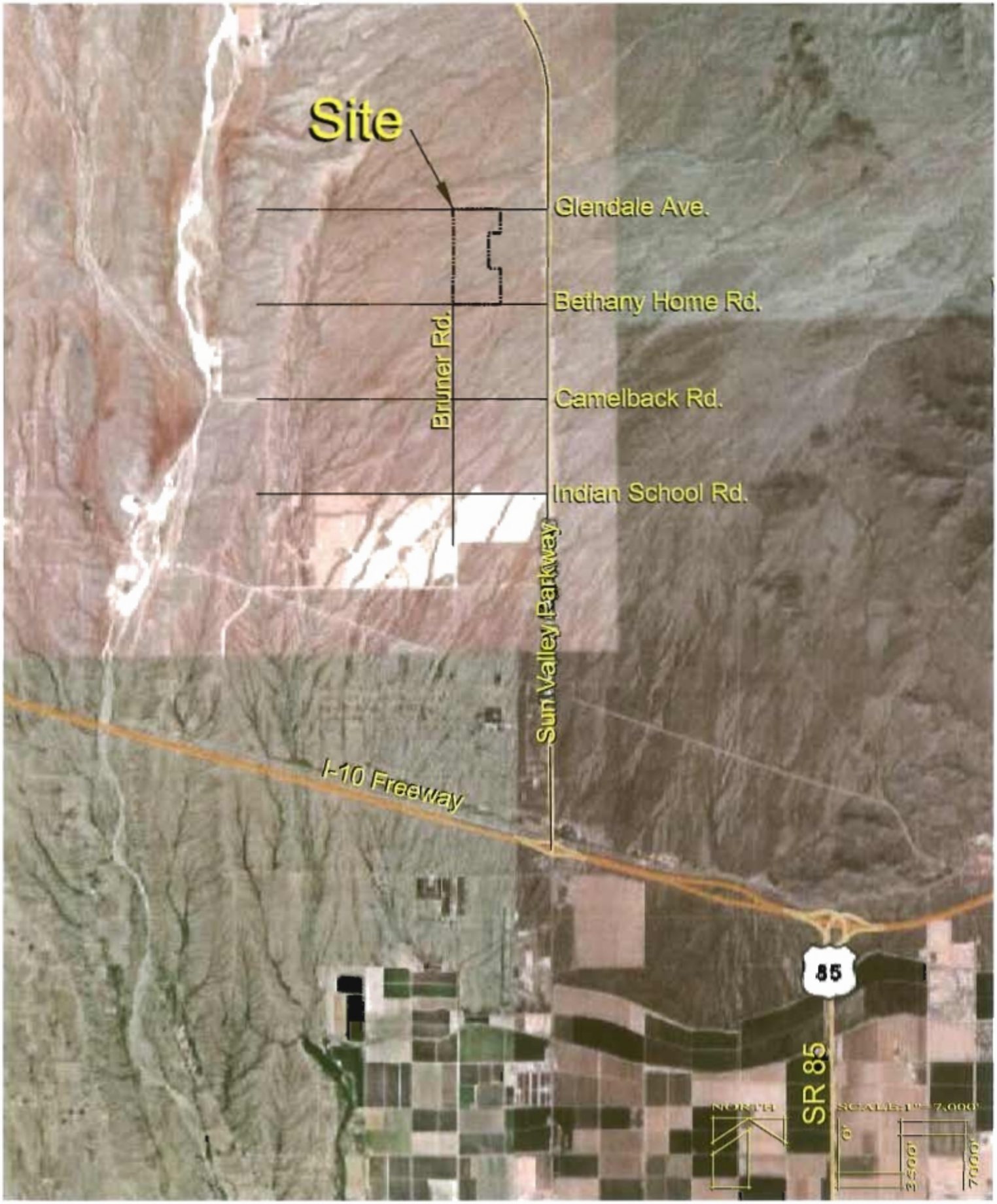
a. A new freestanding monopole or lattice tower. Freestanding structures shall only be allowed if the applicant has used commercially reasonable efforts and has determined that there is no ability to co-locate on an existing utility pole or to locate on an existing building.

1. The required setback shall be equal to the height of the tower (1:1) from residential property lines.

2. The required setback in commercial and mixed use zones shall follow the established guidelines in the CMP.

3. The freestanding structure shall not exceed 100 feet tall.

4. The array of antennae shall not exceed any more that 4' on any one side.



Valle Del Rio

Exhibit A - Site Location Map

LVA

Valle Del Rio

Exhibit B - Aerial Photo

LVA
LANDVARON

Valle Del Río

Exhibit C - ALTA Survey Map and Legal Description

Sheet 1 of 2

LVA

VALLE DEL RIO
LEGAL DESCRIPTION

THAT PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE NORTH 00°23'24" EAST, 2638.61 FEET;

THENCE NORTH 00°28'14" EAST, 2647.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8;

THENCE SOUTH 89°43'31 EAST, 2649.20 FEET;

THENCE SOUTH 00°04'16" WEST, 1323.06 FEET;

THENCE NORTH 89°44'20 WEST, 664.61 FEET;

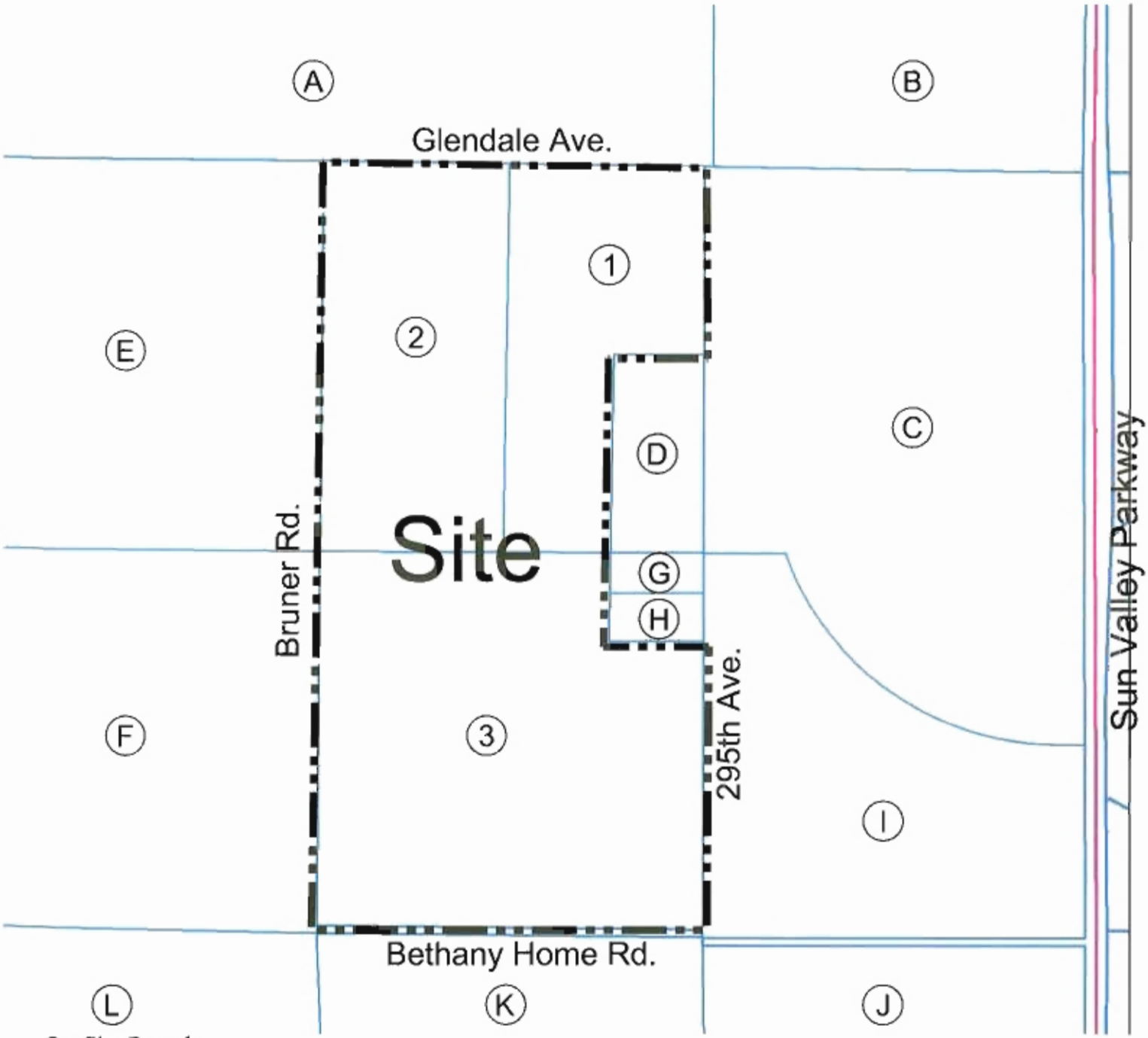
THENCE SOUTH 00°10'15" WEST, 1323.21 FEET;

THENCE SOUTH 00°09'01" WEST, 663.42 FEET;

THENCE SOUTH 89°38'39" EAST, 667.84 FEET;

THENCE SOUTH 00°04'16" WEST, 1994.04 FEET;

THENCE NORTH 89°19'21" WEST, 2682.49 FEET TO THE POINT OF BEGINNING.

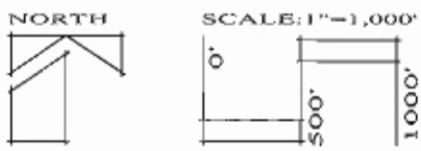


On-Site Parcels

1. 504-04-001H SOL SISTA LLC
2. 504-04-001G SOL SISTA LLC
3. 504-04-001J SOL SISTA LLC

Surrounding Property Owners

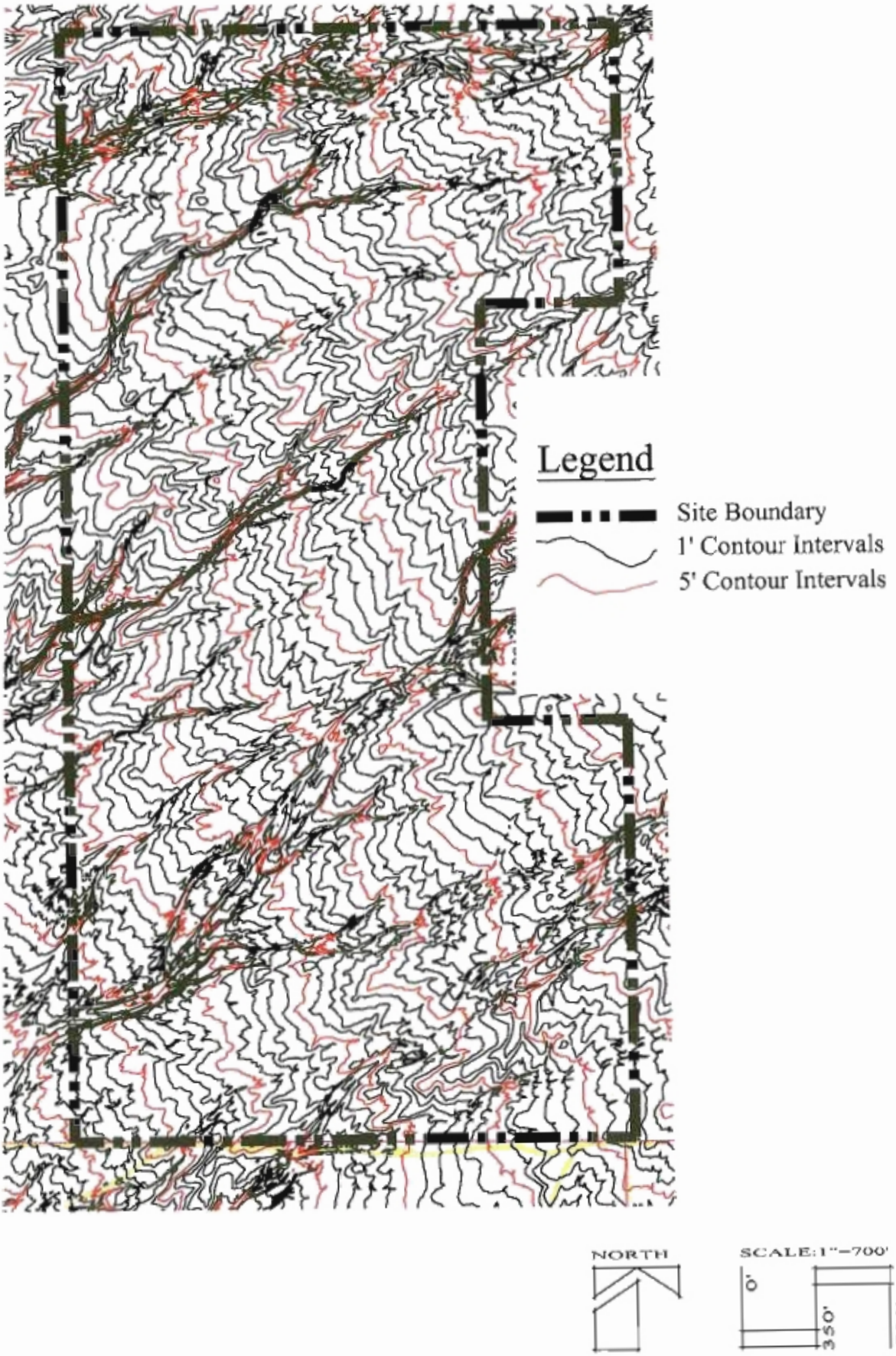
A. 504-73-005A CSW SUN VALLEY SOUTH HOLDINGS LLC
B. 504-73-005B SUN VALLEY ASSEMBLAGE LLC
C. 504-04-013D SUN VALLEY ASSEMBLAGE LLC
D. 504-04-001E DORIS AUSTIN / EXIEL MAXFIELD
E. 504-04-015 CSW SUN VALLEY SOUTH HOLDINGS LLC
F. 504-04-012A CSW SUN VALLEY SOUTH HOLDINGS LLC
G. 504-04-001D LEON HUNTER / MAE LILLY
H. 504-04-001A DORIS AUSTIN / EXIEL MAXFIELD
I. 504-04-013C CSW SUN VALLEY SOUTH HOLDINGS LLC
J. 504-04-002C 311 LLC (VALLE DEL SOL)
K. 504-04-003A CPH ELIANTO WEST LLC
L.504-04-014B CPH ELIANTO WEST LLC



Valle Del Rio

Exhibit D - On-Site and Surrounding Property Ownership

LVA



Valle Del Río

Exhibit E - Topographic Map

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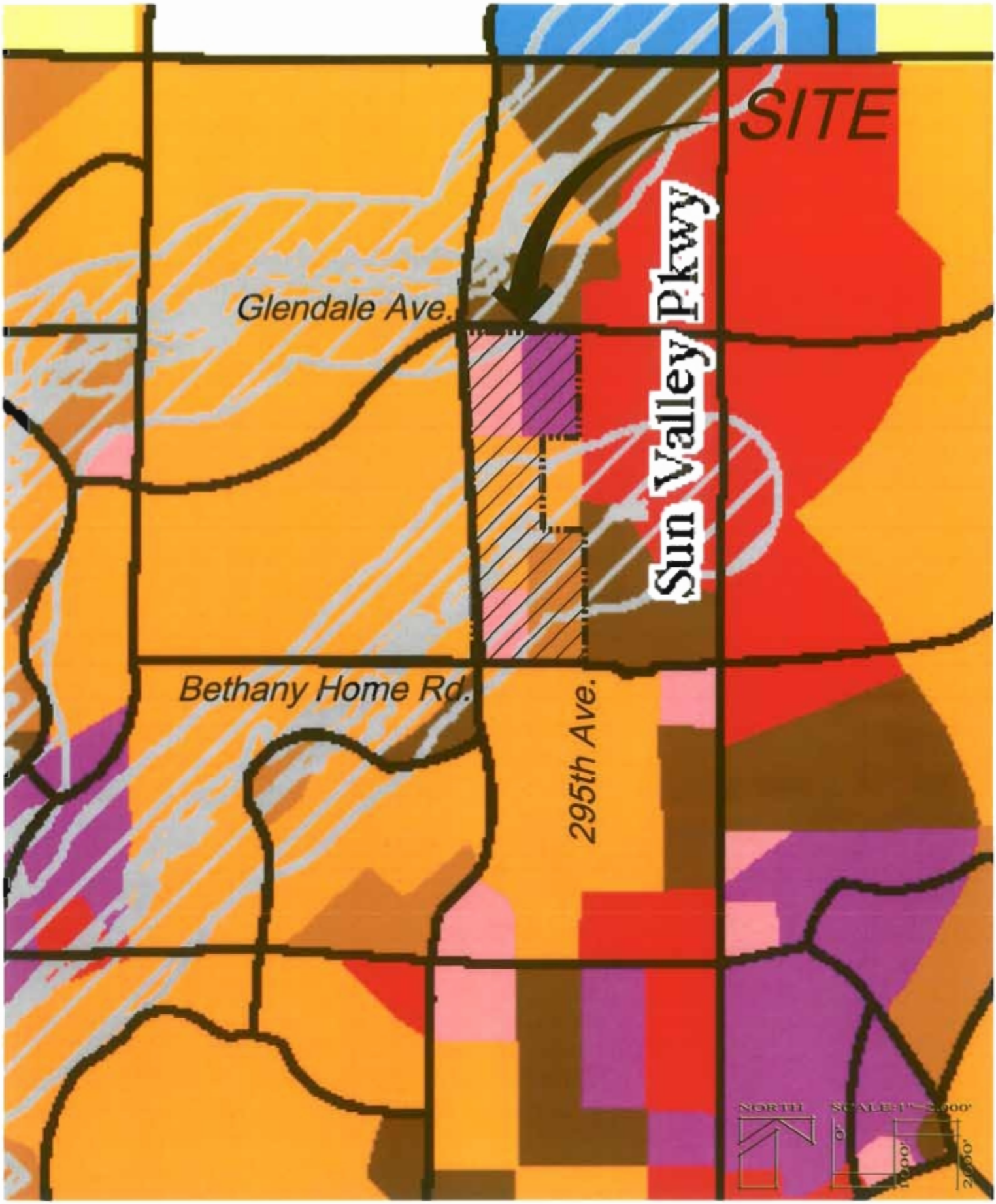
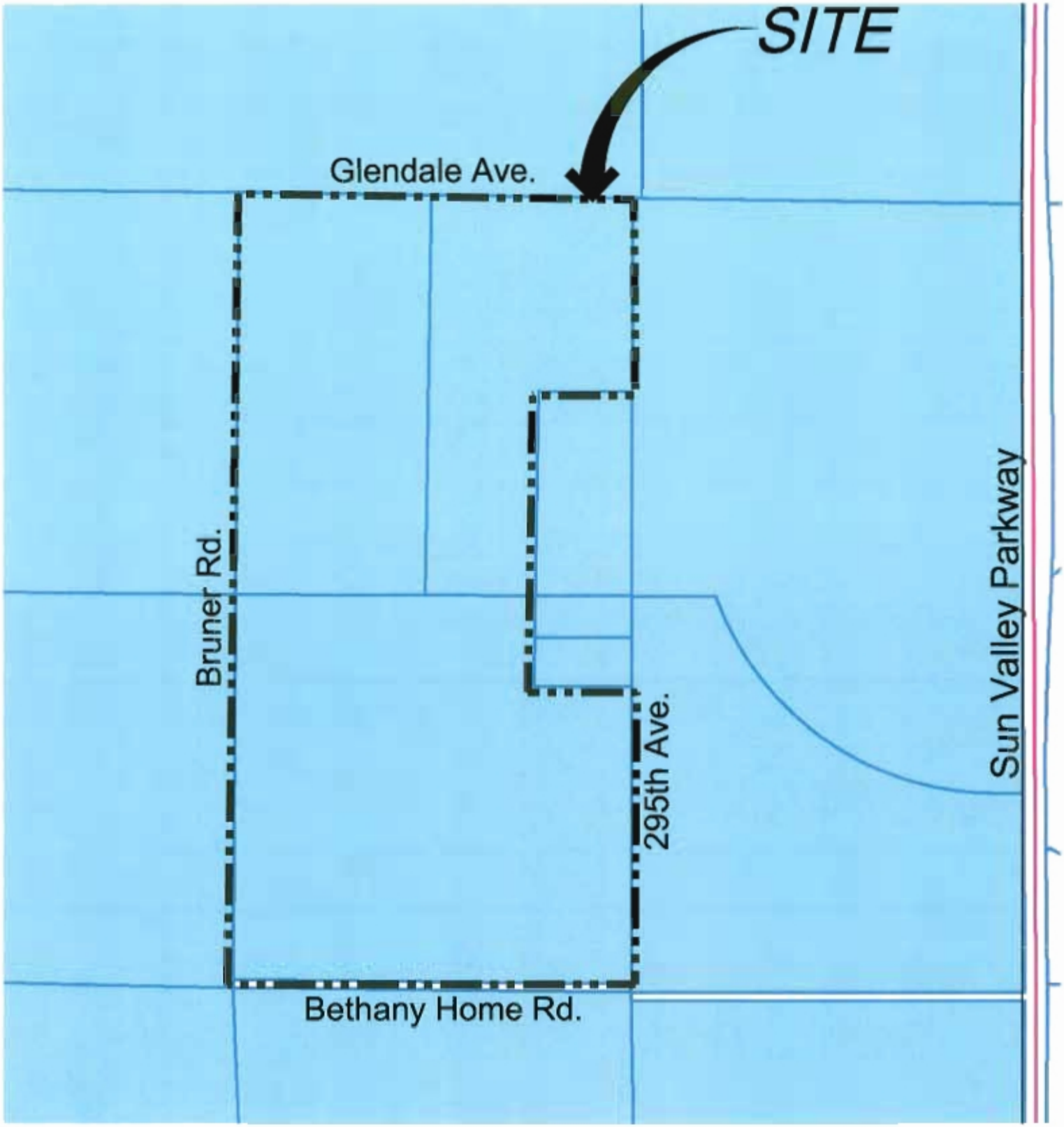


Valle Del Rio

Exhibit F - Town of Buckeye General Plan Land Use Map

LVA



Planned Community

NORTH

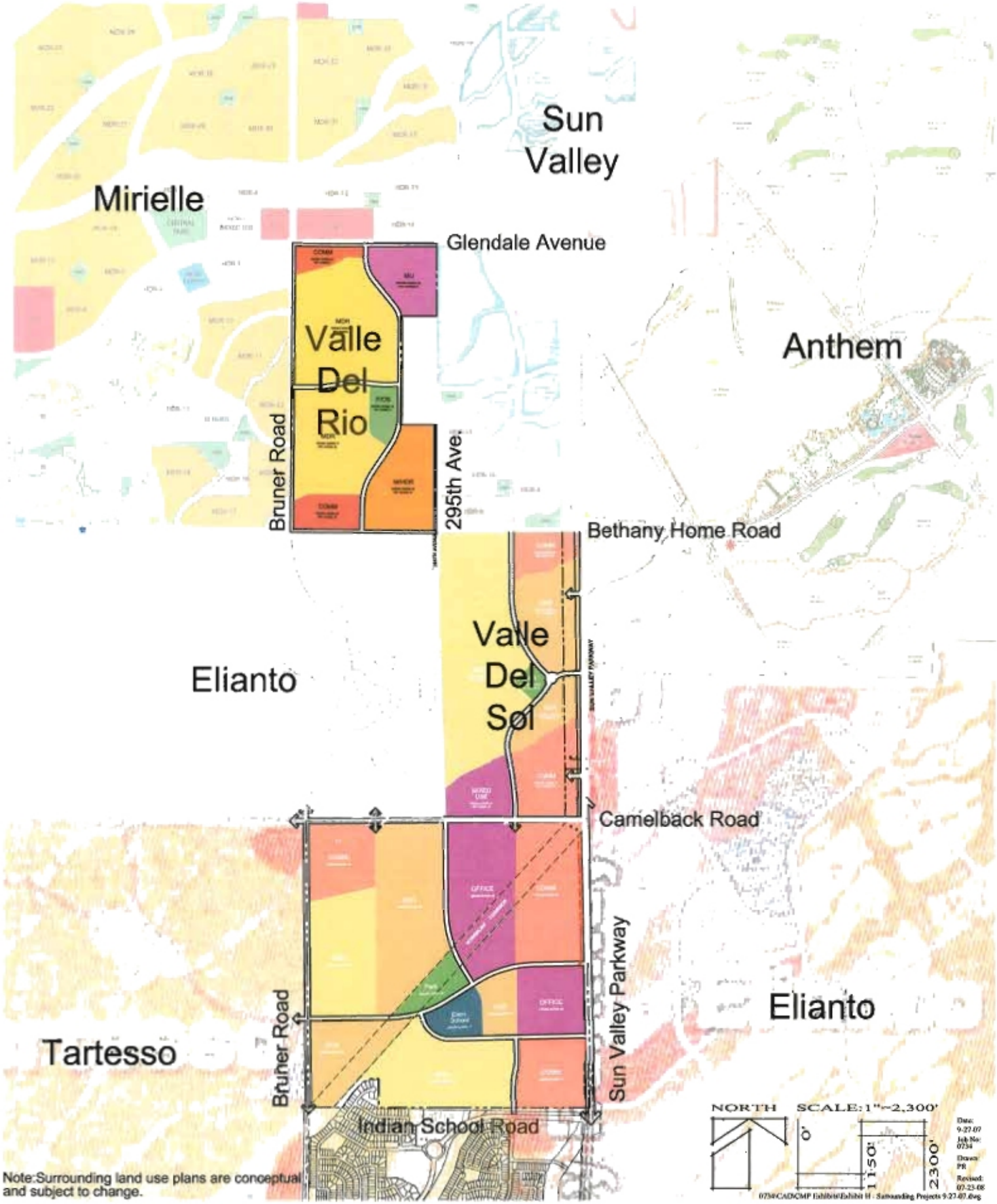
SCALE: 1"=900'

0' 450' 900'

Valle Del Rio

Exhibit G - Town of Buckeye Zoning Map

LVA

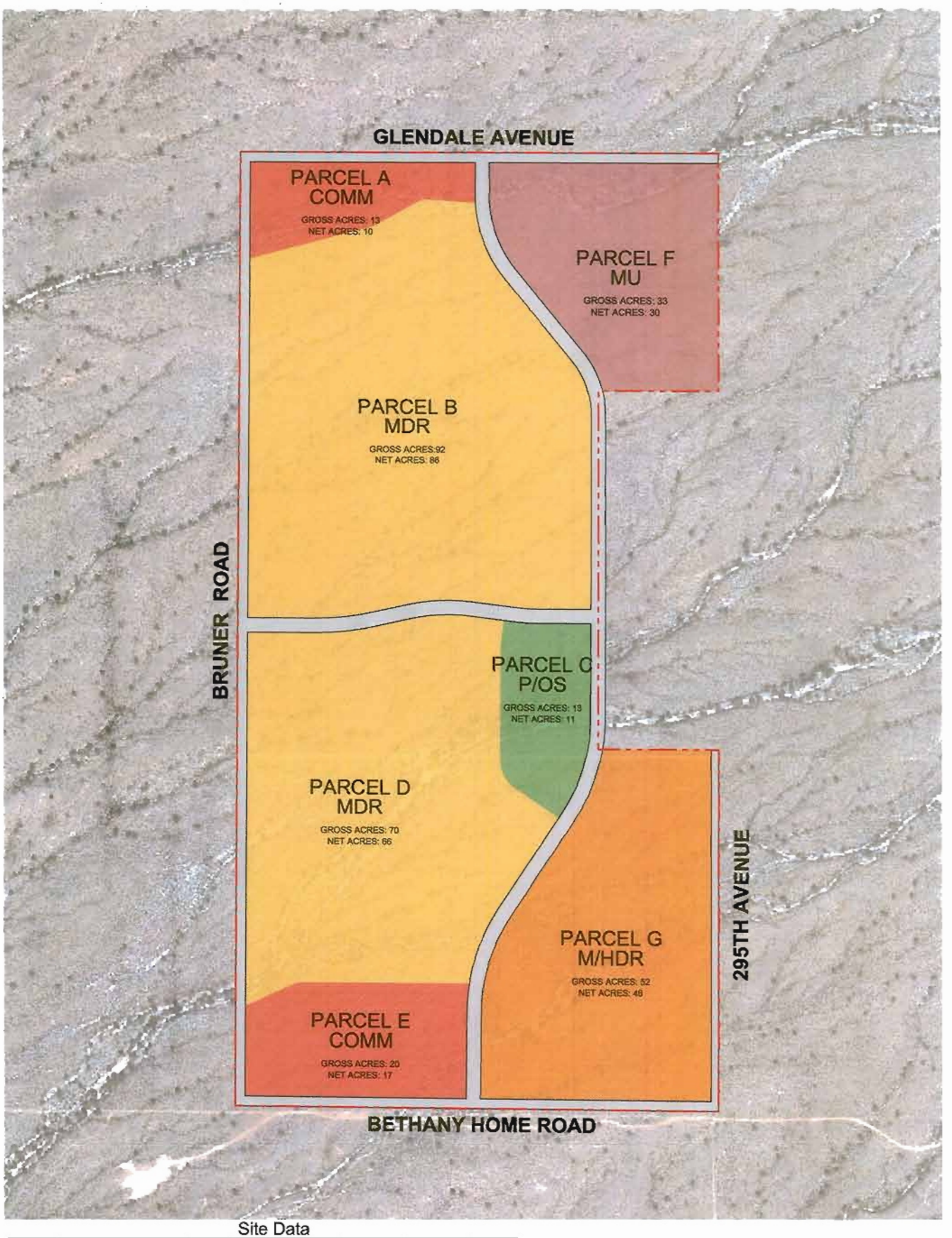


Note: Surrounding land use plans are conceptual and subject to change.

Valle Del Rio

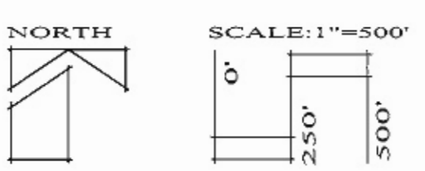
Exhibit H - Surrounding Projects

LVA



Site Data

Parcel	Proposed Land Use	Gross Acres	Net Acres	Max. Gross DU/AC	Max. Lot Yield	Net Target DU/AC	Target Lot Yield
A	Community Commercial	13	10	-	-	-	-
B	Medium Density Residential	92	86	6.0	552	4.1	355
C	Park / Open Space	13	11	-	-	-	-
D	Medium Density Residential	70	66	6.0	420	4.4	290
E	Community Commercial	20	17	-	-	-	-
F	Mixed Use*	33	30	20.0	330	-	330
G	Medium/High Density	52	46	10.0	520	10.0	460
Total		293	266				1,435



Valle Del Rio

Exhibit 1 - Land Use Master Plan

LVA
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