

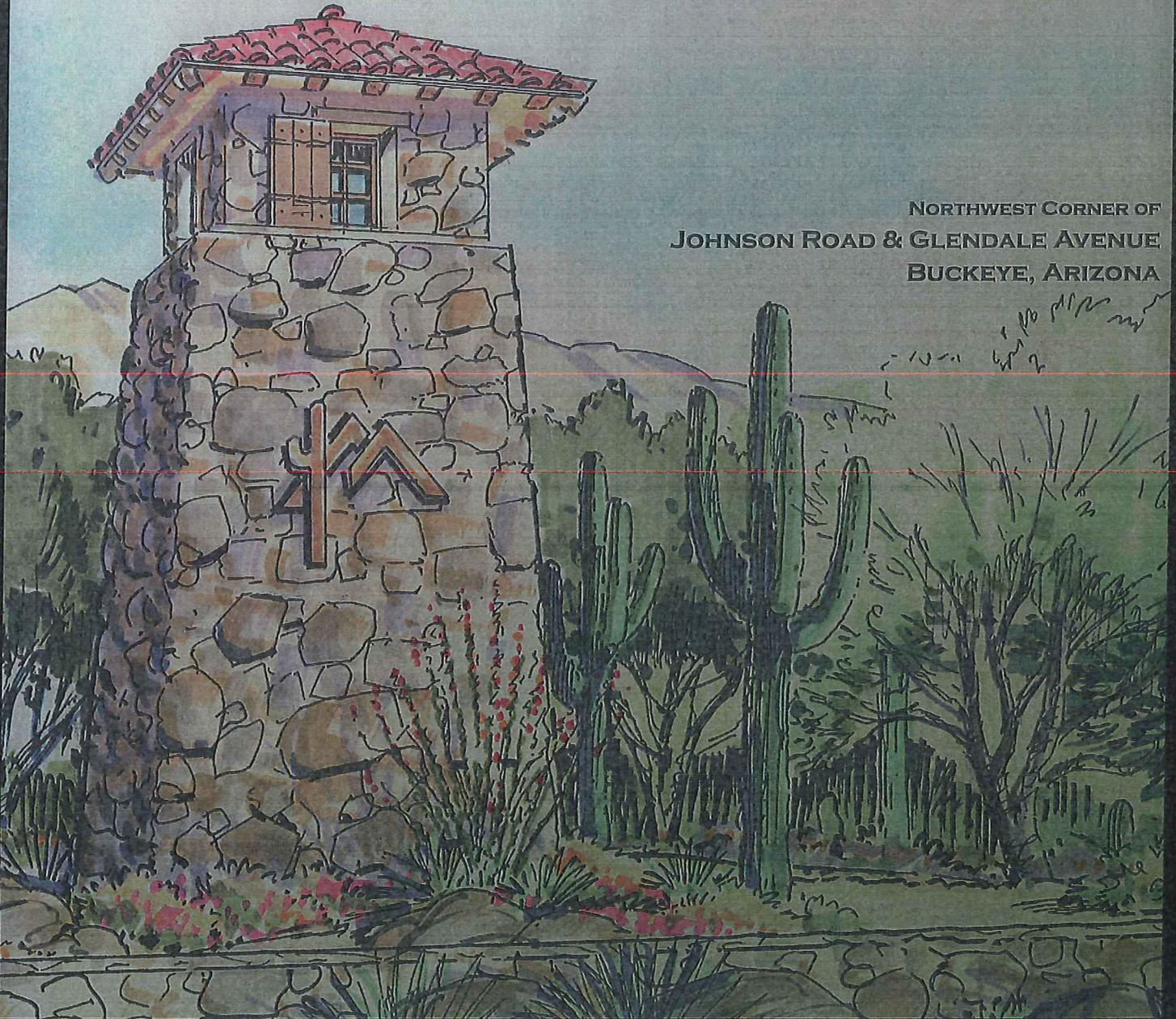
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SUBMITTAL 4: JULY | 28 | 2006

# Montiere

COMMUNITY MASTER PLAN

NORTHWEST CORNER OF  
JOHNSON ROAD & GLENDALE AVENUE  
BUCKEYE, ARIZONA



# Montiere Community Master Plan

315<sup>th</sup> Avenue and Glendale Avenue  
Buckeye, Arizona

Submittal 4 - ~~May 15, 2006~~  
July 28, 2006

## Project Submittal History

Case Number	Submittal Date	Revision Date	Approval Date
Montiere	July 18, 2005	December 6, 2005	
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		May 15, 2006	
		July 28, 2006	



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# 1. Overview / Narrative

## 1.1 Project Introduction

Montiere, comprising approximately 593 acres, is a vacant parcel of land bounded to the south by the Glendale Avenue alignment, to the north by an outparcel (not part of Montiere) south of the Northern Avenue alignment, to the east by the Johnson Road alignment, and to the west by State Land and the 315th Avenue alignment in the Town of Buckeye. This is a request to approve a Community Master Plan (CMP) for Montiere to permit the development of a residential master planned community.

The property is natural desert that has not been used for agricultural purposes. It is located just east of the Hassayampa River, approximately two miles west of Sun Valley Parkway. Due to its proximity to the river and lack of farming activity, it contains a number of natural washes that will be incorporated into the design of the project. These washes create the backbone of a community focused on recreation and integrated through a pedestrian trail system. Montiere's goal is to create a quality community of various residential opportunities in an attractive setting accented by a wide array of recreational amenities for all ages.

## 1.2 Project Proposal

Montiere proposes to create a master planned residential community, designed to provide a quality environment for its residents. Montiere is being designed to take advantage of the existing natural features and topography of the site. Existing washes are being preserved in place; the existing contours of the land are being utilized where pos-

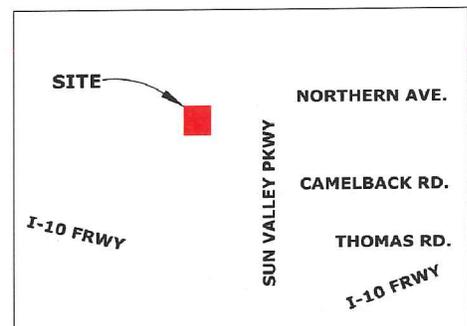
sible. This property is close to the Hassayampa River and there are elevation changes in the natural ground where water flows towards the river. Montiere has been designed to follow those same wash corridors and property contours, using them to create an open space and recreation network that will be an asset to the entire community.

The community is residential with a variety of single-family residential parcels, one Medium/High Density residential parcel, a commercial/employment parcel, an elementary school parcel, numerous parks and open spaces and supporting utility parcels. The maximum density projected for the project is 3.5 dwelling units per acre, or a Not-to-Exceed total of approximately 2,065 residential units. The development will maintain its integrity and quality through Architectural goals and Design Standards.

### 1.3 Project Location

Montiere comprises almost all of Section 1, Township 2 North, Range 5 West. It is approximately two miles west of Sun Valley Parkway and about seven miles north of the Interstate 10/Sun Valley Parkway interchange. The site is bounded to the north by an out-parcel (not part of Montiere) south of the Northern Avenue alignment, Glendale Avenue alignment to the south, and Johnson Road alignment to the east.

*Exhibit A : Vicinity Map*



Many other master planned communities are in the planning and development process in the adjacent area, including Tartesso, Elianto, and several Sun Valley South properties. Belmont Ranch lies west of Montiere and Douglas Ranch lies to the northwest, both across the Hassayampa River. In addition, the property to the west of the Montiere property is State land.

## 1.4 General Plan Conformance

The Montiere property was annexed into the town of Buckeye on July 5, 2005. As shown in the Town of Buckeye Land Use District Map, revised in January 2004, the site for the property is designated Planned Community (PC) (see **Exhibit B**, Town of Buckeye General Plan Map). A PC District “is designated 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.” The proposed use of the site as a planned community is consistent with the Town’s PC designation.

As noted, approval of this Community Master Plan (CMP) is being requested for the property. The primary purpose of a CMP is to provide a means for regulating the development of large master planned communities. A CMP establishes land use, densities, provisions for public facilities, design standards, phasing schedules, procedures for administration and other regulations to help in development of the community. The four components of a CMP are (1) consistency with the General Plan; (2) consistency with the Land Use District Map; (3) conformance with the Town Development Code; and (4) adoption of a Development Agreement inclusive of the Master Plan.

# Buckeye General Plan Map

Amended July 2005

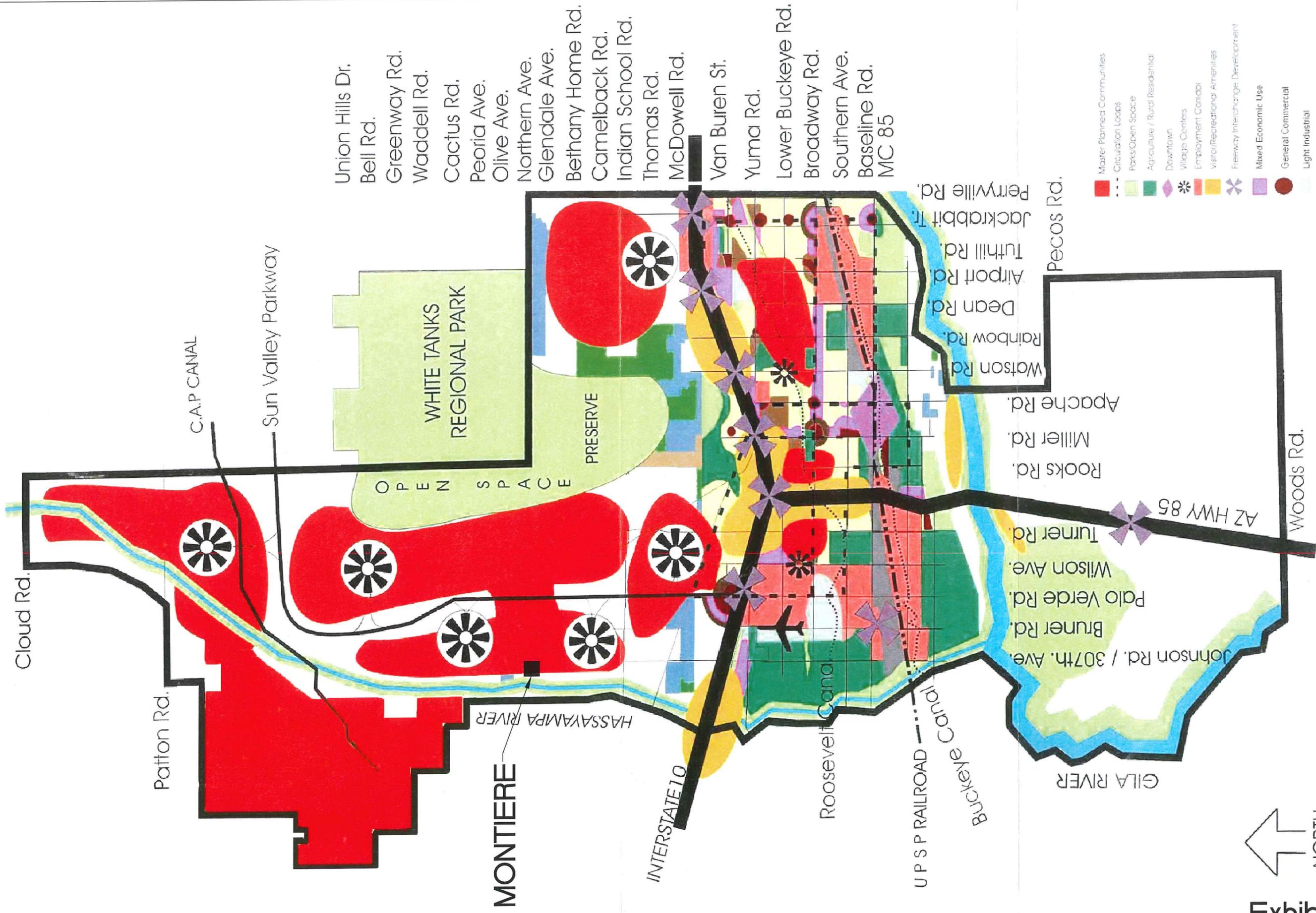


Exhibit B

Buckeye Planning

## 2. Current Site Conditions

### 2.1 Relationship to Adjacent Properties

Montiere Proposed Zoning (**Exhibit C**) shows proposed zoning adjacent to Montiere. Montiere is adjacent to other proposed master planned communities that are undergoing active planning and engineering by their proponents:

- Tartesso West Unit 4 to the south (to be developed by Stardust Development)
- Sun Valley South-southwest portion, to the east (to be developed by Communities Southwest)
- Sun Valley South-southeast portion, to the east (to be developed by Pulte Homes)
- Elianto Villages 1-3, to the southeast (to be developed by Lennar Communities Development)
- Elianto Village 4, to the southeast (to be developed by Capital Pacific Homes)

Immediately west of the property lies an undeveloped section of Arizona State Trust Land and the Hassayampa River. Belmont Ranch, a longstanding approved Development Master Plan (DMP) in Maricopa County lies directly west of Montiere across the river. To the north of the property is another undeveloped section of Arizona State Trust Land; to the northwest of that property is Trillium, an approved CMP in the Town of Buckeye, and Douglas Ranch, an approved Development Master Plan (DMP) in the County.

## 2.2 Access

Existing access to the property is provided from a dirt road extending north from McDowell Road in the middle of the site.

Proposed primary ingress and egress access to the property is from Sun Valley Parkway via Camelback Road to Johnson Road along the property's east boundary. Glendale Avenue, along the property's southern boundary, will provide secondary access. Montiere does not have direct access to Northern Avenue since the right-of-way for Northern Avenue is not owned by this property owner. This Northern Avenue access is owned by the developers of Belmont Ranch and is designed to provide access from Belmont Ranch to Sun Valley parkway. 315th Avenue, on the western boundary of the site, is not proposed for improvement due to the adjacent State Trust Land and the impact of the Hassayampa River.

## 2.3 Drainage / Topography

In its natural condition, the project site consists primarily of undeveloped desert terrain. Typically, the project site drains from east to west and occasionally north to south. The site contains a sizeable amount of relief, except for a portion of the southern area of the site. The general slope from east to west has a range of 1% to 4%. Typically, the high elevations range from 1,280 to 1,290 feet, while the low elevations bottom out around 1,200 feet. Three major natural wash systems traverse the project site. These washes enter from the eastern or northern boundaries and exit along the western or southern boundaries. Ultimately, all flows are routed to the Hassayampa River, which is located to the west of the property.

OLIVE AVE.

COUNTY  
RURAL-190

COUNTY  
RURAL-190

PLANNED  
COMMUNITY

NORTHERN ROAD

COUNTY  
RURAL-43

PLANNED  
COMMUNITY

COUNTY  
RURAL-43

**MONTIERE**  
PLANNED  
COMMUNITY  
SUN VALLEY SOUTH  
(COMMUNITIES SOUTHWEST)

GLENDALE ROAD

PLANNED  
COMMUNITY  
(TARTESSO-STARBUCK)

PLANNED  
COMMUNITY  
(TARTESSO-STARBUCK)

PLANNED  
COMMUNITY

BETHANY HOME ROAD

315 TH AVE.

JOHNSON ROAD

BRUNER ROAD



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**EXHIBIT C  
MONTIERE  
PROPOSED ZONING  
N.T.S.**

## 3. Land Use Plan

### 3.1 Project Description

Montiere is a master planned community that will be comprised of a mix of single-family residential parcels and densities, a Mixed Residential parcel, a Commercial/Employment parcel, several parks of varying sizes, an elementary school parcel, and two utility parcels – one for the water supply facilities, and one for a temporary lift station. The diversity of housing product will allow for a range of housing types and styles to meet the needs of various residents. The master plan incorporates extensive open space in numerous tracts throughout the property. The parks, washes and open spaces have been used to provide natural separations between parcels to create smaller, more personal neighborhoods within the larger community. An integrated pedestrian system has been designed within the open spaces to connect all areas within the community and provide easy access to the school and recreational amenities. A pedestrian bridge, which is part of the vehicular bridge, provides access to the school across the adjacent wash.

Development of Montiere will create a community with a balanced mix of residential uses, a commercial parcel, open space and recreational amenities, and a school. In total, the development is proposed to consist of a maximum of 2,065 dwelling units. This will result in a gross residential density of 3.5 dwelling units per acre. Approximately 514 of the residential units will be either Mixed Use or Medium-High Density Residential units and the remaining estimated 1,551 dwelling units will be single-family residential lots.

The three washes traversing the site present open space and recreational opportunities that have been used to buffer parcels and land uses to create more intimate neighborhoods. The community also

features five parks, four of which adjoin a wash. A trail system, part of which is along the washes, will knit the community together.

(Please refer to **Table 1** and **Exhibit D** for a tabular and graphic summary of the project.)

### **3.1.1 Residential**

Montiere has 14 residential parcels with three different single-family lot sizes distributed through the site. A mix of lot sizes and housing product will attract a broad range of residents to the community. The single-family lot mix consists of 50' x 115', 60' x 115', and 70' x 120'.

Parcel 3, in the northeast section of the Montiere community, has been designated Mixed Residential. Consistent with the Buckeye Development Code, this 19.45-acre ( $\pm$ ) parcel is designed to accommodate both residential and compatible commercial uses. The Mixed Residential parcel will consist of 154 high density residential units, together with a variety of commercial or employment uses. The type of commercial or employment uses will be determined by the market study. The Applicant has submitted to the Town a study named, the "Employment Land Demand Analysis for Town of Buckeye, Arizona and Montiere Community Master Plan". The analysis describes the type of retail, commercial or employment opportunities that may be viable within Montiere.

Given the fact that the community is located approximately two miles west of the Sun Valley Parkway, the amount of viable commercial opportunities that can succeed within this community are limited. With the potential market constraints, the Applicant views Parcel 3 mainly as a higher density residential parcel with an opportunity for an integration of retail and commercial to support this community. As an example, the Applicant envisions a potential for live-work uses, where residential is built above a retail or office use.

The Mixed Residential designation will allow both the Town and the Montiere community the flexibility to respond to future market opportunities while providing the Town and this community with a diverse housing product and additional employment opportunities.

#### *Residential Permitted Uses*

- Churches
- Guest houses
- Residential (all types)
- Homes occupations subject to the following:
  - Is conducted by a person on the same lot where the person resides
  - No on premise employees who do not reside at the subject dwelling
  - Is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use but can be conducted without any significantly adverse impact on the surrounding neighborhood
  - No chemical materials or equipment not normally found in a residential area
  - No heavy machinery or outdoor storage
  - No signage.

#### *Mixed Residential Uses*

All uses permitted in the Residential Land Use designation plus

- Residential (all types)
- Church and parish house
- Day care centers
- Home Occupation

- Places of public assembly
- Professional, business and administrative offices
- Residential, medium/high to high density
- Restaurants with bar
- Retail, convenience establishment
- Retail, general establishment
- Schools, public and private
- Service establishment
- Veterinary clinic
- Private Parks
- Schools, public and private
- Temporary uses including sales / marketing facilities, model home complexes, construction trailers and related accessory uses.
- Public utility building and facilities

#### Accessory Uses:

Subordinate uses of a building, other structure or the land are allowed as accessory uses when the subordinate use is:

- Clearly incidental to the use of the main building, other structure or use of land.

### **3.1.2 Commercial Land Uses and Employment**

Montiere provides commercial and employment opportunities. Parcel 1, comprising 31.40 (±) acres, is located in the northwest corner of Montiere and is designated as Commercial/Employment. This land use designation is designed to accommodate a variety of commercial, employment and office uses with the Montiere community. The Applicant shall make a good faith effort to market and sell Parcel 1 for

a Commercial Land Use. A good faith effort shall be defined as a listing the property with a commercial broker and attempting to find a prospective buyer(s) at a market value for Parcel 1. If the Applicant can demonstrate that he is unable to sell Parcel 1 as Commercial Land Use, due to lack of demand for this type of land use, in this location, then the Applicant may come back to the Town Council and request that Parcel 1 be redesignated as Medium-High Density Residential to allowed development of 50-foot wide lots.

Permitted uses allowed include:

- Amusement facility
- Bar, lounge, or tavern
- Bed and breakfast
- Boarding house
- Building material sales (outdoor)
- Cellular/radio tower
- Cemetery
- Clinic/health care facility
- Club, private nonprofit
- Convenience storage
- Day care center
- Equipment and tool rental
- Funeral home
- Group home
- Guest room
- Home occupation
- Hospital
- Hotel/motel
- Liquor store

- Machine shop
- Machinery and equipment storage
- Machinery sales and service
- Manufactured home park
- Manufacturing, custom
- Manufacturing, general
- Multiple family dwelling
- Museum
- Nursing home
- Office building
- Places of public assembly
- Places of worship
- Plant nurseries, retail
- Plant nurseries, wholesale
- Quarters for caretaker
- Recreational vehicle park
- Residential (all types)
- Retail, convenience establishment
- Retail, general establishment
- Satellite earth station
- Schools, public and private
- Service establishment
- Shopping center/plaza mall
- Single family dwelling
- Vehicle and RV sales/service
- Vehicle storage
- Veterinary clinic

- Veterinary hospital
- Warehousing, retail
- Warehousing, wholesale

Parcel 3, located in the northeast corner of the project and comprising 19.45 acres, is designated Mixed Residential, which is a zoning district designed to accommodate residential and compatible commercial land uses. In addition to higher density residential units to provide Montiere residents with a diversity of housing choices, this parcel may also accommodate a range of non-residential uses such as commercial or office uses.

### **3.1.3 School**

A 13.5-acre elementary school site is centrally located in the community. The 13.5-acre site is sufficient acreage to accommodate the elementary school prototype layout which includes play areas and ball fields for the school's use. This central location is accessible from both the internal road system as well as the pedestrian network of trails, sidewalks and bicycle paths. A pedestrian path adjacent to the road across the wash will connect the southern edge of the school site to a large park on the south side of the wash. This pedestrian bridge, which is part of the vehicular bridge, will provide additional access to the school and adjoining recreation facilities.

### **3.1.4 Parks, Recreation, and Open Space**

Due to the existing site conditions, parks and open space areas are distributed throughout the community. These open space areas comprise at least 15 percent of the gross area of Montiere. Five common space parks ranging in size from approximately three acres to nine and one half acres are distributed throughout the community to provide easy access from any residential area and a variety of recreational choices to residents. Additional recreation facilities may be located within individual neighborhoods and the Medium-High Density Residential parcel. The parks are generally focused on the

existing wash areas and serve as both connecting points between neighborhoods and the community at large, as well as providing boundaries between differing parcels. Four of the five parks are adjacent to washes and capitalize on the open space opportunities they provide. A multi-use pedestrian system winds through the community along the washes, through the parks and via the sidewalks, connecting the residents with the various recreation facilities, the school, and each other. Interconnectivity fosters community spirit as residents are integrated within a larger community and see others besides their immediate neighbors.

The siting of residential lots will increase safety and personal security. Lots will front and side onto the open space and recreation properties as well as back to it. View corridors and visual access to the open space will be provided where feasible. Please note that the landscape plan, presented in **Exhibits F** through **Ae** will be updated to reflect the revisions to the land use and circulation plan agreed to by the Town in July 2006 and shown on **Exhibit D**, Montiere Land Use Plan. Despite these changes, the landscape concepts remain unaffected.

### **Neighborhood Park**

Located adjacent to the existing wash and via a pedestrian bridge to the elementary school site, the Neighborhood Park offers a selection of amenities including a Pony League baseball field, Junior High soccer field, multi-age group Tot Lot, four half-court basketball courts (Collegiate Level), and passive play areas. The basketball courts and baseball field will not be lighted to reduce potential negative impacts on adjacent residents and preserve the high desert ambiance of the area.

The park also includes two ramadas. The first offers seating areas that are both covered and open (trellis), anchored by a fireplace in the center. Amenities here include picnic tables and benches along with barbeque stations. The second ramada provides a generous covered

seating area with picnic tables and benches along with barbeque stations.

A parking lot/drop-off zone with thirteen parking stalls plus one handicap stall is centrally located at the park site. Pedestrian walkways link access to all amenities. An Amphitheater at the south end of the park takes advantage of the site's topography providing a grand viewing area.

The planting palette will emphasize the use of native plant material that can be easily maintained, provides shade, and is sensitive to waterweeds.

### **Pocket Parks**

Neighborhoods within Montiere will benefit from their proximity to the four smaller pocket parks. The community has been designed so that a park is generally located within one-quarter mile of any residential area. The integrated pedestrian system makes the parks accessible without a vehicle.

**Pocket Park 'C'**. Tucked away in the northern portion of the project, this pocket park is directly across the street from the proposed school site. The park also borders the existing wash and opens to the adjoining residential parcel.

Framed by subtle turf berming, this pocket park offers a sand volleyball court and tot lot. A ramada provides covered seating with picnic tables and benches as well as barbeque stations for the surrounding neighborhoods. Large expanses of turf allow for passive play. The proposed landscape palette provides large canopy shade trees as well as vertical accent and evergreen trees. The transition from park to existing wash is captured with a blend of desert landscape materials.

A direct link to the multi-use trail system on the south side of the wash provides connectivity to other parks and surrounding neighborhoods.

**Pocket Park 'B'**. Serving as a buffer between several residential neighborhoods and an open space wash in the eastern central portion of the project, this pocket park offers various amenities. They include a Junior High soccer field, a baseball field, tot lot, passive play areas and trail connectivity. The ramada has both covered and open trellis seating areas, fireplace, and barbeque stations with adjoining picnic tables and benches.

A parking lot/drop-off zone is situated at the south end of the park and provides four parking stalls.

The homes adjacent to the park are screened with random tree groupings that blend with the native landscape. Focal accent trees dot the landscape and tree massings are concentrated around the tot lot and ramada for shade.

**Pocket 'A'**. Located in the southwestern portion of the site, this pocket park offers various recreational amenities to adjacent residents and others in the community. These amenities include a full basketball court (collegiate level), tot lot, and turf areas for passive activities. A single ramada provides a generous covered seating area with picnic tables and benches along with barbeque stations.

A circular walkway system provides a pleasant tree lined walking path around the facilities. This landscape treatment delineates the various spaces while also providing shade to those using them. Random tree groupings along the park's edge soften the impact on the nearby residences and provide a transition to the surrounding native landscape.

The park amenities are centrally located and easily accessible from bordering streets and walkways. Pedestrian walks provide connectivity to the trail system.

**Pocket Park 'D'**. Located in the southeast corner of the Montiere community, this pocket park provides an interface with an existing

wash and provides connectivity to both Johnson Road and Glendale Avenue through the multi-use trail and public sidewalks.

The surrounding neighborhoods can enjoy a sizable tot lot with a ramada and picnic facilities, as well as turf areas for more passive recreation or unstructured play space.

### **3.1.5 Identifiable Community Center**

Montiere's community focal point is the center of the development formed by two major neighborhood parks, the school site, and connection to multi-use trails, trail head kiosks with benches and adjacent washes and open space areas. Such a community center, appropriate for a project of this size, promotes collective social activity and recreational opportunities by providing various outdoor recreational activities, community gatherings at park ramadas, and a place to post notices. The two major neighborhood parks contain two baseball fields each, two soccer fields each, basketball courts, park ramadas for barbeques and gatherings, basketball courts, tot lots and connectivity to the school, pedestrian trails, and passive open space areas.

Further, the focal point has multiple vehicular and non-vehicular linkages to the Commercial/Employment parcel (Parcel 1) and to the Mixed Residential parcel (Parcel 3), which, in addition to higher density residential units, may also include commercial or employment options. In addition to driving to the commercial parcel from the community focal point, residents can walk or bicycle on sidewalks and bicycle paths adjoining collector roads or use one of the many trails crisscrossing Montiere (see **Exhibit G**, Master Trials Plan).

At build-out, the community center will contain a mix of recreational activities, social opportunities, residential and non-residential uses in the Mixed Residential, Parcel 3.

**Table 1: Land Use**

## LAND USE ALLOCATION BY PARCEL

Parcel	Net		Lot Size		Lot Size (Sq. Ft.)
	Acres	Units	Width	Length	
1	31.40	n/a	n/a	n/a	Com'l/Employ.
1 (a)	n/a	360	n/a	n/a	Med. High Density
2	25.40	101	60	115	6,900
3	19.45	154	n/a	n/a	Mixed Residential
4	24.13	106	50	115	5,750
5	37.18	124	70	120	8,400
6	3.08	n/a	n/a	n/a	Park
7	13.50	n/a	n/a	n/a	School
8	8.00	n/a	n/a	n/a	Park
9	30.77	94	70	120	8,400
10	38.32	151	60	115	6,900
11	28.45	110	60	115	6,900
12	5.25	n/a	n/a	n/a	Park
13	22.36	107	50	115	5,750
14	24.17	92	70	120	8,400
15	28.01	133	50	115	5,750
16	3.33	n/a	n/a	n/a	Park
17	27.36	114	60	115	6,900
18	29.56	103	70	120	8,400
19	31.83	136	60	115	6,900
20	5.43	n/a	n/a	n/a	Park
21	36.29	180	50	115	5,750
22	0.50	n/a	n/a	n/a	Lift Station
23	2.50	n/a	n/a	n/a	Water Supply
<b>Totals</b>	476.27	2,065			

## LOT MIX

Mixed Res.	514	25%
50 x 115	526	25%
60 x 115	612	30%
70 x 120	413	20%
	2,065	100.00%

## LAND USE ALLOCATION BY ACREAGE

Land Use	Acreage
Gross Area	593.11
Gross Residential density (DU/Ac) (b)	3.50
Road landscape	
tracts	6.15
parks	24.93
washes	56.15
Total open space	87.23
Gross residential area	424.38
School	12.00
Roads	33.60
Utility infrastructure	3.00
Commercial/Employment	31.40

**Notes**

- (a) If Parcel 1 reverts to Medium High Density, then no fewer than 360 units are allowed for this parcel.
- (b) Gross Residential area includes local roads and parcel landscape tracts.

**Table 2: Montiere Site Development Standards**

Land Use Classification:	Single Family Residential		
Lot Development Standards	50' x 115'	60' x 115'	70' x 120'
Minimum lot area (Sq. Ft.)	5,750	6,900	8,400
Front setback – Garage front entry <sup>(3)</sup>	Min. 18'	Min. 18'	Min. 18'
Front setback – Garage side entry or Liveable Space <sup>(3)</sup>	Min. 12'	Min. 12'	Min. 12'
Front setback – Home <sup>(3)</sup>	18'	18'	18'
Side Setback – Minimum <sup>(2)</sup>	5'/8'	5'/8'	5'/8'
Side Setback – Corner <sup>(1)</sup>	13'	13'	13'
Rear Setback – General <sup>(4)</sup>	20'	20'	20'
Rear Setback – Abutting arterial <sup>(4)</sup>	30'	30'	30'
Minimum distance between buildings	13'	13'	13'
Maximum building height (primary)	30'	30'	30'
Maximum building height (accessory)	12'	12'	12'
Maximum lot coverage (primary structure)	45%	45%	45%
Maximum lot coverage (primary/shade)	50%	50%	50%

<sup>1</sup> Corner side street setback is 13' for local streets and 20' for collector and arterial streets unless there is an adjacent tract which requires a total minimum 13' setback from road R/W to residential building.

<sup>2</sup> Minimum side yard setback will be 5'. The total of two side yards on one lot shall be 13'. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach not more than 3' into side yard setback with a minimum 5' setback from the property line. Adjoining lots require a least a 3' variation in setback depths from property lines.

<sup>3</sup> All structures (except side entry garages) shall maintain a minimum front yard setback of 18' from the property line. Front yard setbacks will be staggered a minimum of 2' with no more than 2 adjacent lots having the same setback. Vertical opening garages shall maintain a 20' setback, measured from the back of sidewalk. For side entry garages, the minimum front yard setback will be 12' measured from the property line for garage or livable space.

<sup>4</sup> Minimum rear yard setback is 20'. Minimum 30' rear setback required adjacent to arterial streets, electrical transmission easements and commercial districts unless a minimum 10' landscape tract is provided, which requires a minimum 20' rear setback.

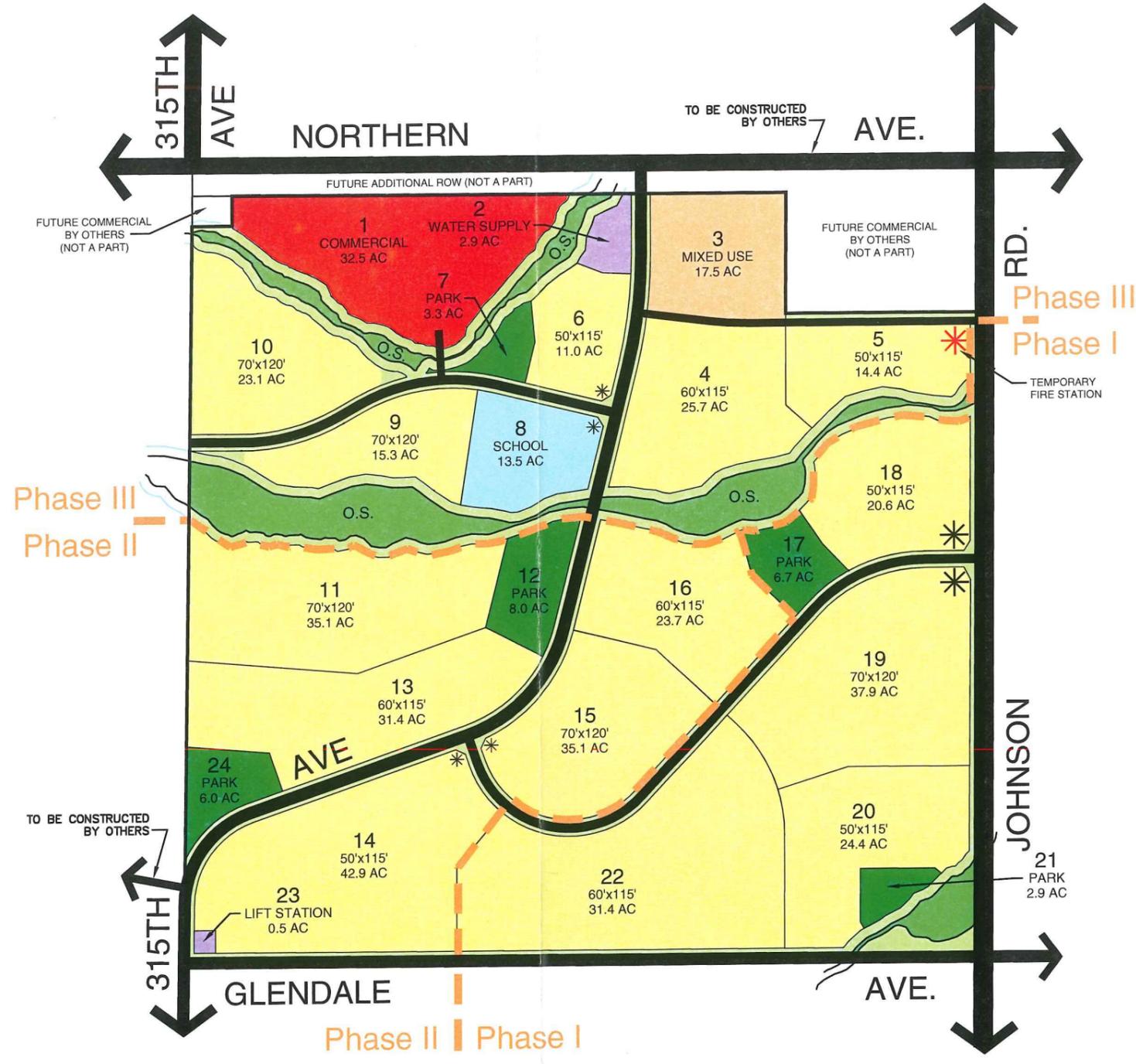
**PROPOSED SETBACKS**

- CORNER SIDE STREET SETBACK IS 13' FOR LOCAL STREETS AND 20' FOR COLLECTOR AND ARTERIAL STREETS UNLESS THERE IS AN ADJACENT TRACT WITH A MINIMUM OF 5' WIDTH WHICH REQUIRES A MINIMUM 8' SETBACK.
- MINIMUM SIDE YARD SETBACK WILL BE 5'. THE TOTAL OF TWO SIDE YARDS ON ONE LOT SHALL BE 13'. NON-STRUCTURAL ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAY WINDOWS AND POP-OUTS MAY ENCROACH NOT MORE THAN 3' INTO SIDE YARD SETBACK WITH A MIN. 5' SETBACK FROM THE PROPERTY LINE.
- ALL STRUCTURES (EXCEPT SIDE ENTRY GARAGES) SHALL MAINTAIN A MINIMUM FRONT YARD SETBACK OF 18' FROM THE PROPERTY LINE. FRONT YARD SETBACKS WILL BE STAGGERED A MINIMUM OF 3' WITH NO MORE THAN 2 ADJACENT LOTS HAVING THE SAME SETBACK. VERTICAL OPENING GARAGES SHALL MAINTAIN A 20' SETBACK, MEASURED FROM THE BACK OF CURB. FOR SIDE ENTRY GARAGES, THE MINIMUM FRONT YARD SETBACK WILL BE 12' MEASURED FROM THE PROPERTY LINE.
- MINIMUM REAR YARD SETBACK IS 20'. MINIMUM 30' REAR SETBACK REQUIRED ADJACENT TO ARTERIAL STREETS, ELECTRICAL TRANSMISSION EASEMENTS AND COMMERCIAL DISTRICTS UNLESS A MINIMUM 10' LANDSCAPE TRACT IS PROVIDED, WHICH WOULD STILL REQUIRE A 20' REAR SETBACK.

**NOTE:**  
PATIO COVERS MAY ENCROACH UP TO 10' FROM REAR PROPERTY LINE. THE MAXIMUM WIDTH FOR THE PATIO ENCROACHMENT IS 50% OF LOT WIDTH.

**LEGEND**

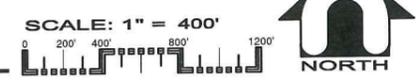
- 3 PARCEL NUMBER
- \* MAJOR ENTRY FEATURE
- \* MINOR ENTRY FEATURE
- PHASE LINE
- SINGLE FAMILY RES.
- MIXED USE
- SCHOOL
- COMMERCIAL / EMPLOYMENT
- PARK
- UTILITY INFRASTRUCTURE
- OPEN SPACE
- WASH



LAND USE ALLOCATION BY ACREAGE		Acres
Gross Area		593.05
Gross Residential density (DU/Ac) (a)		3.50
Open space	tracts	6.15
	parks	25.43
	washes	56.15
Total open space		87.73
Gross residential area		424.38
School		13.00
Roads		33.60
Utility infrastructure		3.40
Commercial/Employment		32.50

**Notes**  
(a) If Parcel 1 reverts to Medium High Density, then no fewer than 360 units are allowed for this parcel.  
(b) Gross Residential area includes local roads and parcel landscape tracts.

**EXHIBIT D  
MONTIERE  
LAND USE PLAN (REVISED)**



**DAVID EVANS AND ASSOCIATES, INC.**  
2141 East Highland Avenue Suite 200 Phoenix, Arizona. 85016  
(602) 678-5151  
(FAX) 678-5155  
DATE: 07-18-06  
PROJECT NO.: WESP0001



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## 4. Access and Circulation

Montiere is bounded by an outparcel (not part of Montiere) south of the Northern Avenue alignment to the north, proposed Johnson Road to the east, and proposed Glendale Avenue to the south. 315th Avenue will provide access at Montiere's southwestern corner.

### 4.1 Roadways and Circulation – Existing Conditions

Currently, there is not major street access to the proposed site. The only existing roadway is the four-lane divided Sun Valley Parkway which is accessible from the property using an unpaved road in the middle of the property, extending north from McDowell Road.

### 4.2 Future Circulation System

Montiere is not directly adjacent to any existing or soon to be built roads. The area is currently undeveloped land with no roadway access, but there are plans for several developments in the area in the near future. The main arterials planned to serve the site are Johnson Road, Northern Avenue, Glendale Avenue, Bethany Home Road, and Camelback Road. Based on the Sun Valley Area Plan circulation system, review with Town staff and plans proposed by adjoining property owners, vehicular access to the project is proposed as follows:

**Glendale Avenue.** As currently envisioned by the Town, Glendale Avenue will continue across the Communities Southwest property rather than angling south toward Johnson Road as shown in the Sun Valley Area Plan. Glendale Avenue may continue west of the project and cross the Hassayampa River.

As part of this project, Glendale Avenue will be constructed along the southern boundary of Montiere with an eighty foot right-of-way to Johnson Road. This is consistent with the Tartesso Unit 4 project located on the south side of Glendale Avenue.

**Johnson Road.** Johnson Road will be built with this project to intersect with Bethany Home Road, approximately one mile to the south. Bethany Home Road will connect with Sun Valley Parkway. This will result in Montiere constructing Johnson Road across property owned by several other landowners and requires their agreement. The agreement of Tartesso is necessary to extend Johnson Road from the southeast corner of Montiere to Bethany Home Road; from that point onward, agreement is necessary from Elianto Villages and from Communities Southwest. The right-of-way for Johnson Road will be 130 feet. A planned sewer trunk main will also be installed in Johnson Road when it is built.

**Northern Avenue.** Northern Avenue right-of-way, which lies on the northern boundary of Montiere, is not a part of this project and will be constructed in the future by others. Its future construction would provide additional access to the Sun Valley Parkway.

**315th Avenue.** 315th Avenue will provide access to Montiere at the project's southwest corner and will be re-aligned through the project as depicted in **Exhibit E**, Vehicular Circulation Plan.

### 4.3 Project Roadway Improvements

Two internal collectors provide three access points to Montiere at Northern Avenue, Johnson Road, and at 315th Avenue, as shown in **Exhibit E**, Vehicular Circulation Plan. A third collector provides east-west access to the northwest quadrant of the project. Collector roads will have a 70-foot right-of-way. Local streets within the community will have a 50-foot right-of-way. The roads located adjacent to the

outparcel at Johnson Road and Northern Avenue will be located entirely within the Montiere project.

All streets and roads within Montiere will be public and built to Town of Buckeye standards. Roads will be phased with the development of adjacent property. Emergency access will be maintained to developed property as required by the Town. All sidewalks will be detached from the curb where feasible.

#### **4.4 Traffic Impact Analysis**

The Montiere Traffic Impact Study, prepared by Task Engineering, analyzes the impacts of the proposed Montiere project. The site is bounded to the south by the Glendale Avenue alignment, by an out-parcel (not part of Montiere) south of the Northern Avenue alignment on the north, to the east by the Johnson Road alignment and the west by the 315th Avenue alignment and State Land.

Currently there is not major street access to the project site. The only existing roadway is Sun Valley parkway. Assumptions have been made in order to account for future demands from adjacent land based on current zoning and plans of those properties.

The purpose of the study is:

1. to analyze the ingress and egress needed to serve the site;
2. to evaluate the traffic impacts of the site on the area arterial network; and
3. to meet a requirement of the Town of Buckeye for a traffic impact study.

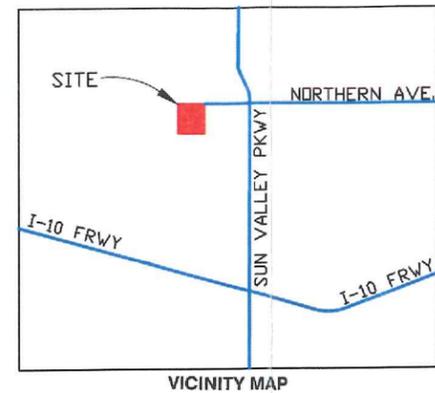
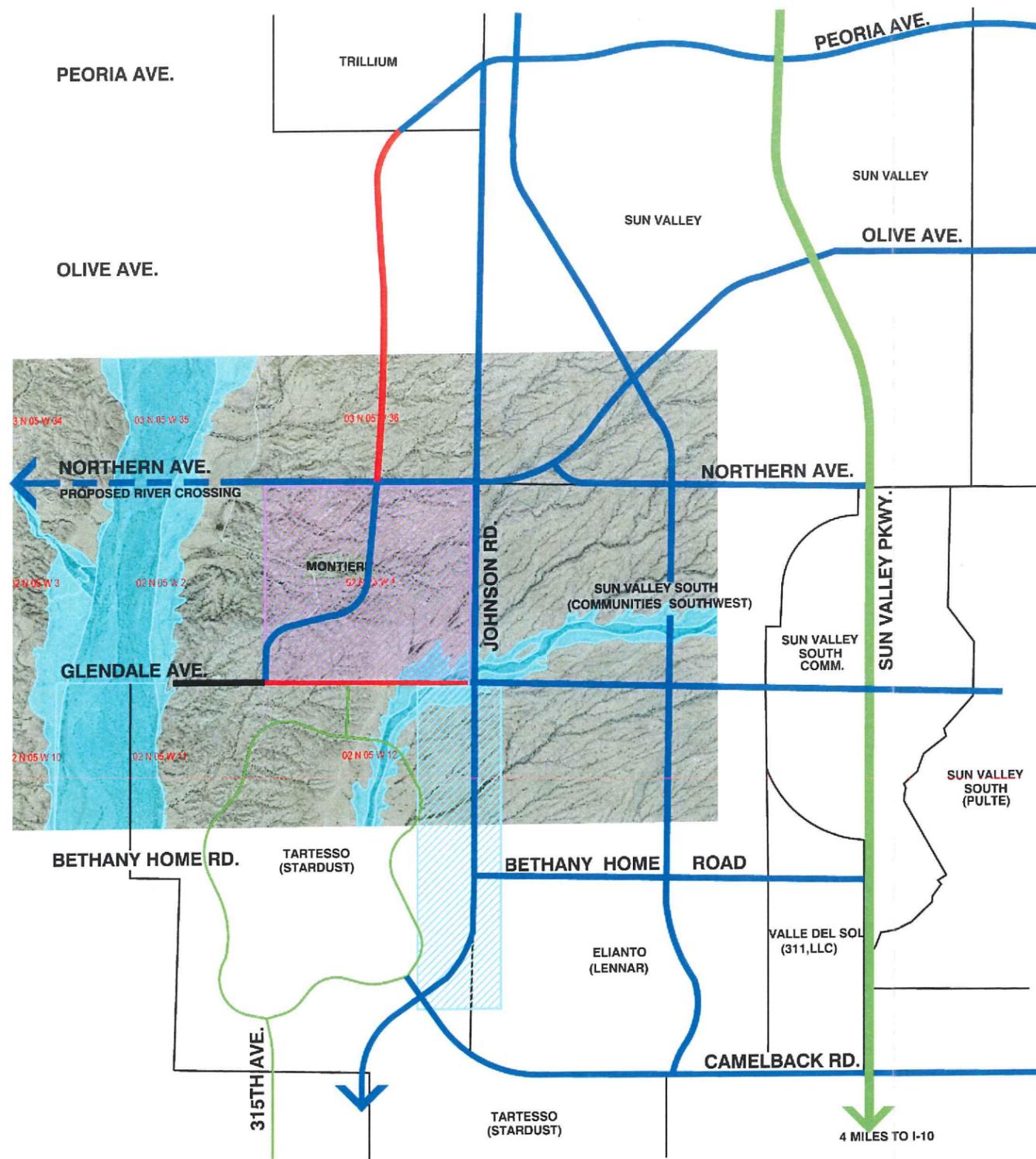
Traffic conditions were analyzed for background traffic plus all site development at major intersections providing access to the site when

the project is built out, which is assumed Year 2010 and the horizon year, which is assumed as Year 2030. All major intersections within the site have been included in the analysis. For the Year 2030 conditions, an estimate of future development near the project has been incorporated into the analysis.

The main arterials planned to serve the site are Johnson Road, Northern Avenue, Glendale Avenue and Camelback Road. Northern Avenue will continue west of the site over the Hassayampa River and should be classified as a major arterial. Glendale Avenue west of the site will not continue across the Hassayampa River and should be built with an 80-foot right-of-way adjacent to the project. Four internal roadways will serve the site and other various local roads to distribute the site traffic from individual parcels, the collectors and then to the arterial network.

The recommendations of the Traffic Impact Study are outlined in the Montiere Traffic Impact Study, dated July 11, 2005. The results of the study are that the traffic disperses in such a way that it can be accommodated on the internal and connecting arterial system with certain roadway improvements. Since the roadway system in the study area has not been built the recommendations apply to the roadway network in general for many developments in the study area and are not primarily related to traffic from just this project.

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**LEGEND**

-  EXISTING PARKWAY (6 LANES WITH RAISED MEDIAN)
-  PROPOSED PRINCIPAL ARTERIAL (6 LANES WITH RAISED MEDIAN)
-  PROPOSED TARTESSO COLLECTOR ROAD
-  JOHNSON PROPERTY PROPOSED ALIGNMENT
-  MINOR ARTERIAL / MAJOR COLLECTOR (4 LANES)
-  PROPOSED MAJOR ARTERIAL (4 LANES)
-  EXISTING PROJECT BOUNDARIES
-  PROPOSED PROJECT BOUNDARY
-  JOHNSON ROAD SEGMENT PROPOSED TO BE CONSTRUCTED BY JOHNSON PROPERTY (CAMELBACK ASSUMED TO BE BUILT BY OTHERS)

NOTE: PROPOSED PRIMARY AND SECONDARY ACCESS: SUN VALLEY PARKWAY TO CAMELBACK ROAD TO JOHNSON ROAD TO SITE AS WELL AS GLENDALE AVE. TO SITE.

**CONCEPT PLAN REGIONAL CIRCULATION**



**DAVID EVANS AND ASSOCIATES, INC.**  
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 (602) 678-5151  
 (FAX) 678-5155

DATE: 07-18-06

WESP0000001



**EXHIBIT E**

## 5. Public Facilities Plan

Montiere is located in an area that is presently not served by existing utilities. This will require the developer of Montiere to construct the necessary utility infrastructure to serve the site concurrent with the development of the project unless utilities are available at that point in time. All utility services will be public.

### 5.1 Sewer

As outlined in the Conceptual Off-Site Wastewater Trunk Line System and Treatment Capacity memorandum, prepared by David Evans and Associates and dated July 12, 2005, the proposed development is located to the north of Unit 4 of the Tartesso master planned community and is within the Tartesso Water Reclamation Facility's Service Area (TWRFSAs). The planned wastewater trunk line system and lift stations within Unit 4 of Tartesso have been sized to convey the Johnson property wastewater flows. Based on the planned wastewater system planned in the area, the developer of Montiere will construct the proposed sewer trunk lines planned to be located within the Johnson Road right-of-way Johnson Road is constructed. The developer will also construct a temporary lift station in the southwest corner of the project. The lift station would discharge east through an 8-inch temporary force main that would discharge into a proposed gravity sewer trunk line at the intersection of Glendale Avenue and Johnson Road. This Johnson Road sewer trunk line is not of a temporary nature and is presently indicated in the TWRFSAs design to serve properties to the east. This lift station will be in use until the planned permanent trunk line is constructed in the Tartesso Unit 4 project. This is a temporary sewer solution Montiere. Once the Tartesso infrastructure is in place, the lift station can be taken out of service and the property can be served as originally intended in the Tartesso master plan using two trunk routes. The only temporary aspect of this solu-

tion is the proposed lift station within the Johnson property. Once complete, the lift station will be dedicated to the Town. The initial three years of operation will be funded by the developer of Montiere through the Homeowners Association. If the Town elects to make the Temporary Lift Station permanent, the Town will assume responsibility for permanent operation and maintenance of the lift station. If the lift station is abandoned, the underlying property reverts to the Homeowners Association as open space. The Homeowners Association will pay to remove the lift station facilities.

From the Camelback and Johnson intersection, the development's combined flows will flow through the Johnson Road sewer trunk and through Tartesso Units 2 and 3 to the Tartesso Unit 1 sewer trunk. This configuration is consistent with the original master plan. It is presumed that the project will connect to the Tartesso wastewater treatment plant. The developer is working with the Town to ensure the necessary plant capacity is available to serve the project when it is needed. The capacity of the first phase of the WRF has been allotted to the developers that are funding its construction. The Town of Buckeye currently does not expect to have the CIP budget available in 2007 or 2008 to construct the second phase of the plant. With this in mind, Montiere may have to initially fund the cost of the second phase on its own or with surrounding properties.

## 5.2 Water

Montiere will be required to provide the water supply facilities necessary to serve the project. It is anticipated that two wells and a treatment facility will be constructed onsite. A parcel for these facilities has been located in the north portion of the community for central distribution. All facilities constructed will be dedicated to the Town of Buckeye.

### **5.3 Natural Gas**

Southwest Gas will provide natural gas service from future lines to be installed.

### **5.4 Electric Services**

Arizona Public Service (APS) will provide electric services.

### **5.5 Solid Waste**

The Town of Buckeye will provide solid waste service.

### **5.6 Telephone**

Qwest will provide telephone service.

### **5.7 Cable Television**

Cox Communications will provide cable television service.

### **5.8 Safety (Police and Fire)**

Based on conversations with the Town of Buckeye Police and Fire Departments, emergency services for the Montiere Community will be provided by a new permanent police and fire facility to be located south and east of the Montiere Community. The permanent police and fire facility may be located in either the north portion of the Tartesso Master Plan Community or in the west portion of the Community Southwest property (this master plan is currently being processed through the Town).

If the permanent station is not in place prior to the time the first residents move into the Montiere community, then the residents of

Montiere may be served by a temporary station that located in either the Tartesso Master Plan Community or in the Trillium Master Plan Community.

## 5.9 Schools

Montiere lies within the Saddle Mountain Unified School District boundaries. The Montiere Master Plan contains one elementary school. Based on conversations with the Saddle Mountain Unified School District, it is anticipated that future students in Montiere will attend a high school in either the Trillium Master Plan Community or a high school in the Tartesso Master Plan Community.

## 6. Recreation, Open Space, and Landscaping Plan

The Montiere image includes neighborhoods nestled within sculptural Saguaro stands, while mature Ironwoods, Mesquites and Palo Verde trees dot the landscape and interweave amongst the existing washes with the mountain range as a backdrop.

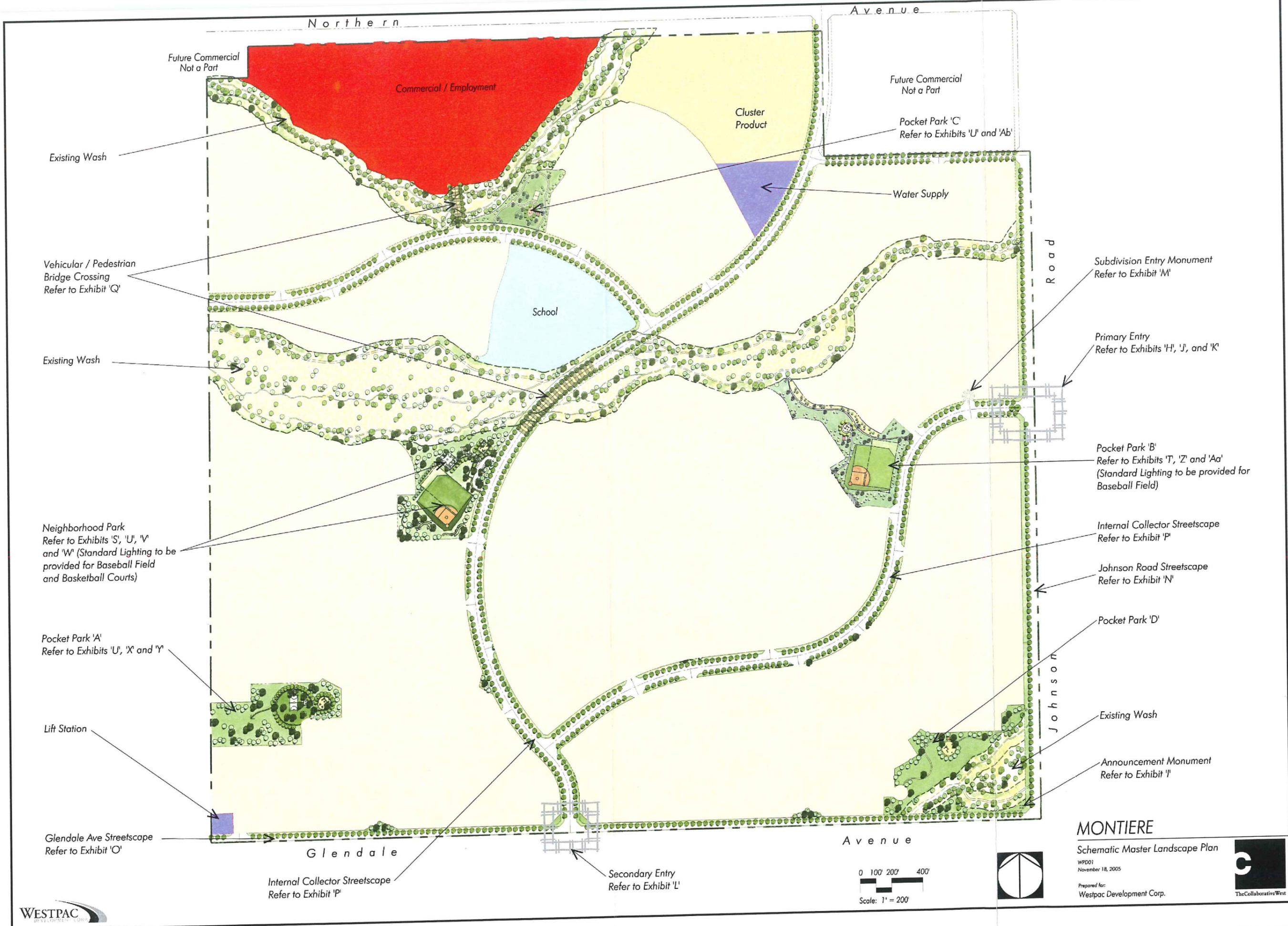
Montiere will be announced with a stone tower monument located at the primary entry with a loggia sequence creating a strong sense of arrival. Mature specimen trees and native landscape materials are informally located at major collectors and entries to replicate the desert landscape. Interior collector roads will incorporate a formalized street tree layout with random shrub and groundcover massings, and curb separated sidewalks.

All plant material has been selected from the ADWR Low Water Use plant list, consistent with the Town of Buckeye requirements. Four landscape zones have been created that utilize overlapping palettes to address streetscapes, parks, open space/existing washes and residential parcels. Each palette consists of unique plant material to provide diversity while maintaining the project's overall character.

Open space planning creates recreational opportunities and takes advantage of existing washes and the site's varied topography. Residential parcels allow for community pathways, which provide pedestrian links to all neighborhood and pocket parks, schools, open space tracts and existing wash trails. A 6-foot wide central community walkway system provides pedestrian circulation through the major open space with connections to residential parcels. This walkway may be concrete or decomposed granite, depending on its location. The open space areas allow for both active and passive recreational activities while providing drainage and retention for the community.

Montiere will provide community facilities that will be owned and maintained by the Homeowners Association: one (1) neighborhood park and four (4) pocket parks within the community. All parks are strategically located to take advantage of the site's topography and surrounding views, while providing connectivity to adjacent schools, existing washes, trails, and residential parcels.

Please refer to Section 3.1.4 for park descriptions and **Exhibits F** through **Ae** for park details and delineation.



Future Commercial  
Not a Part

Commercial / Employment

Cluster  
Product

Future Commercial  
Not a Part

Pocket Park 'C'  
Refer to Exhibits 'U' and 'Ab'

Existing Wash

Water Supply

Vehicular / Pedestrian  
Bridge Crossing  
Refer to Exhibit 'Q'

School

Subdivision Entry Monument  
Refer to Exhibit 'M'

Existing Wash

Primary Entry  
Refer to Exhibits 'H', 'J', and 'K'

Neighborhood Park  
Refer to Exhibits 'S', 'U', 'V'  
and 'W' (Standard Lighting to be  
provided for Baseball Field  
and Basketball Courts)

Pocket Park 'B'  
Refer to Exhibits 'T', 'Z' and 'Aa'  
(Standard Lighting to be provided for  
Baseball Field)

Pocket Park 'A'  
Refer to Exhibits 'U', 'X' and 'Y'

Internal Collector Streetscape  
Refer to Exhibit 'P'

Johnson Road Streetscape  
Refer to Exhibit 'N'

Lift Station

Pocket Park 'D'

Existing Wash

Announcement Monument  
Refer to Exhibit 'I'

Glendale Ave Streetscape  
Refer to Exhibit 'O'

Glendale

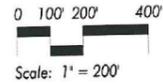
Avenue

Road

Johnson

Internal Collector Streetscape  
Refer to Exhibit 'P'

Secondary Entry  
Refer to Exhibit 'L'



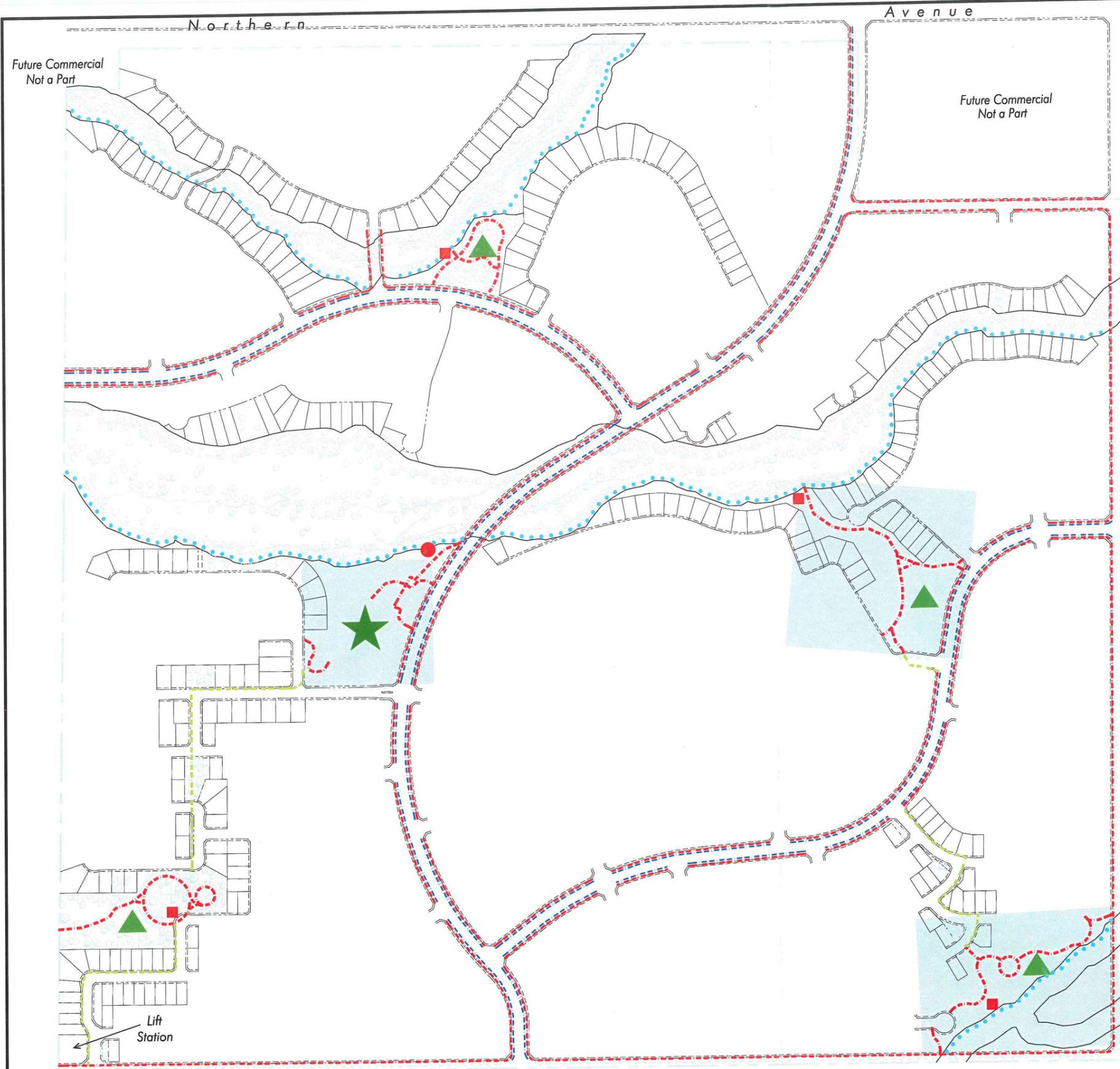
**MONTIERE**

Schematic Master Landscape Plan

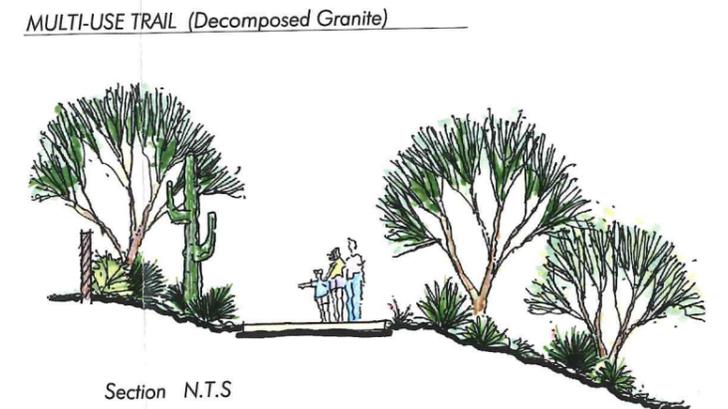
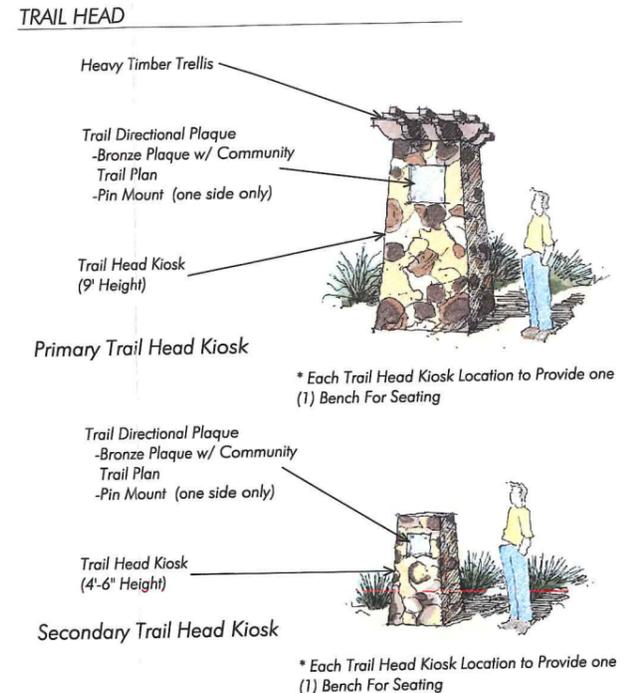
WPD01  
November 18, 2005

Prepared for:  
Westpac Development Corp.



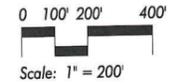


- LEGEND**
-  8' Multi-Use Trail (Decomposed Granite - Trail Accessibility Meets ADA Compliance)
  -  6' Public Sidewalk (Within Subdivisions)
  -  6' Public Sidewalk
  -  6' Public Bike Path
  -  Neighborhood Park
  -  Pocket Park
  -  Primary Trail Head Kiosk
  -  Secondary Trail Head Kiosk



Glendale

Avenue



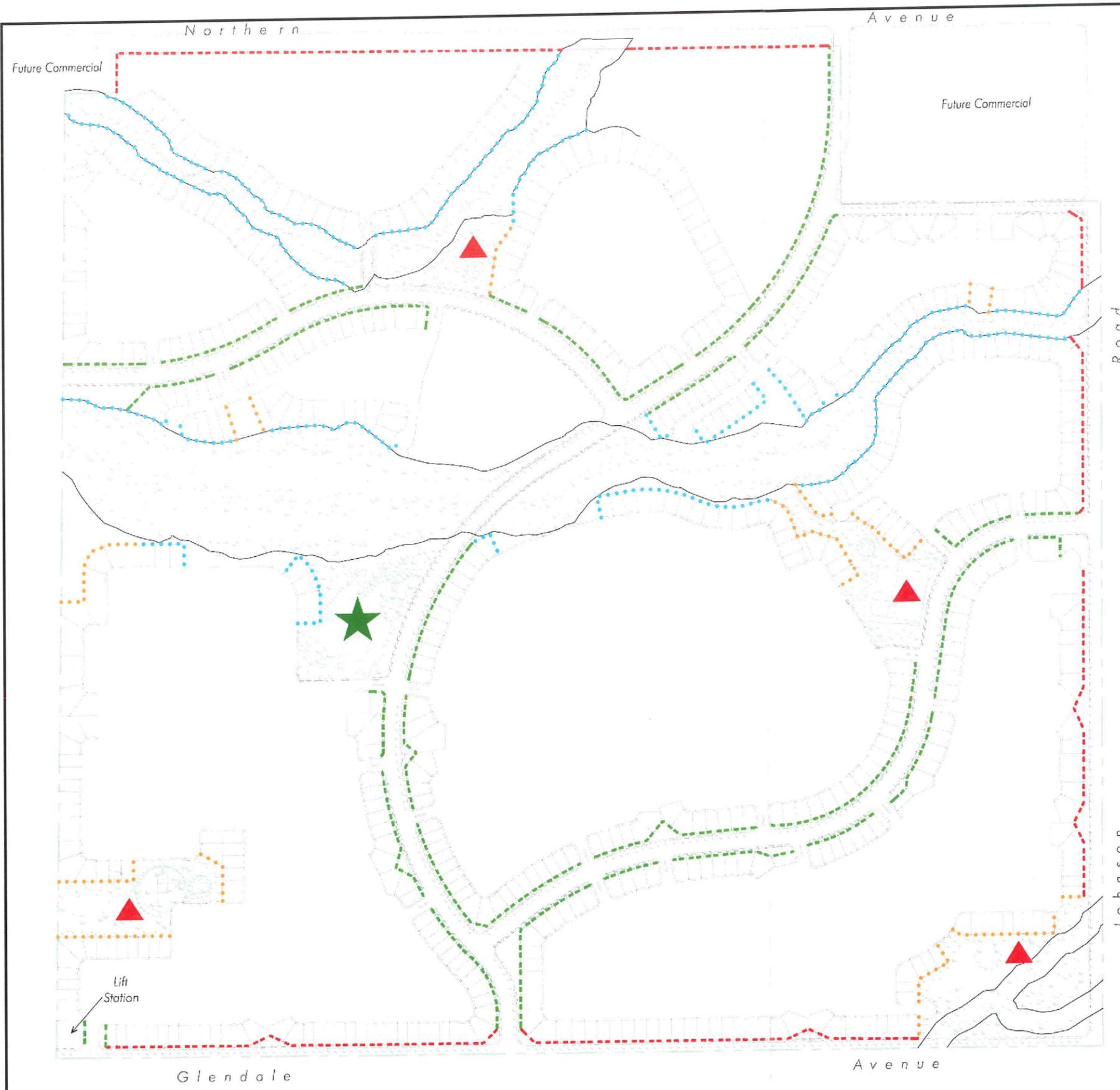
**MONTIERE**

Master Trails Plan

WPD01  
November 18, 2005

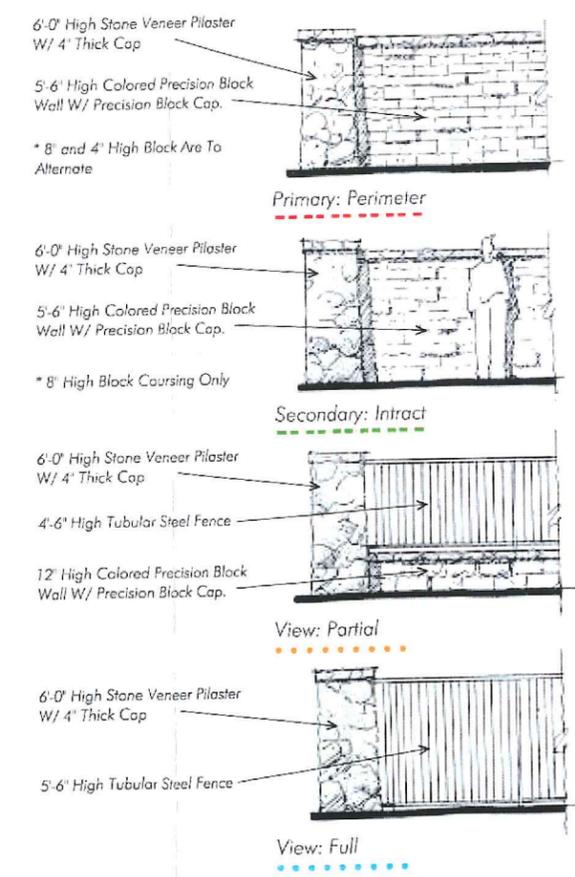
Prepared for:  
Westpac Development Corp.



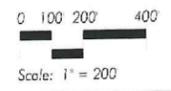


- LEGEND**
-  12' Low Wall w/ View Fence
  -  5'-6' View Fence
  -  Primary Community Wall: Perimeter
  -  Secondary Community Wall: Intract
  -  Neighborhood Park
  -  Pocket Park

**Fence and Wall Options**

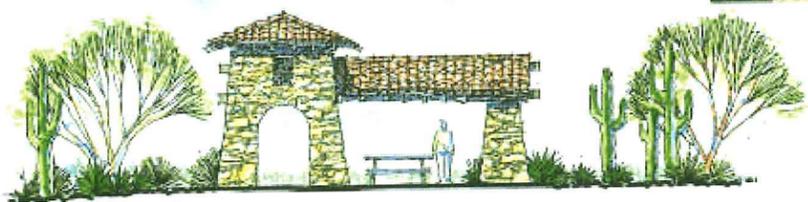
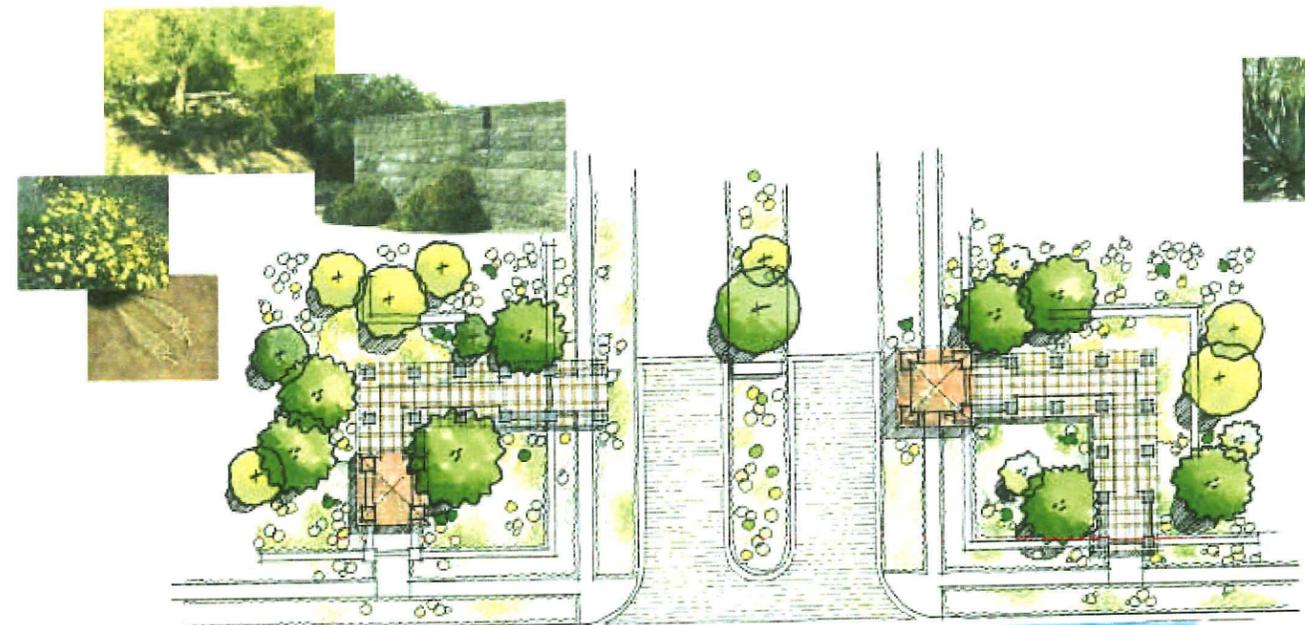


**Perimeter Walls will be staggered every other lot; staggering the break to match with lot corners.**



**MONTIERE**  
 Master Fence and Wall Plan  
 WF001  
 November 18, 2005  
 Prepared for:  
 Westpac Development Corp.



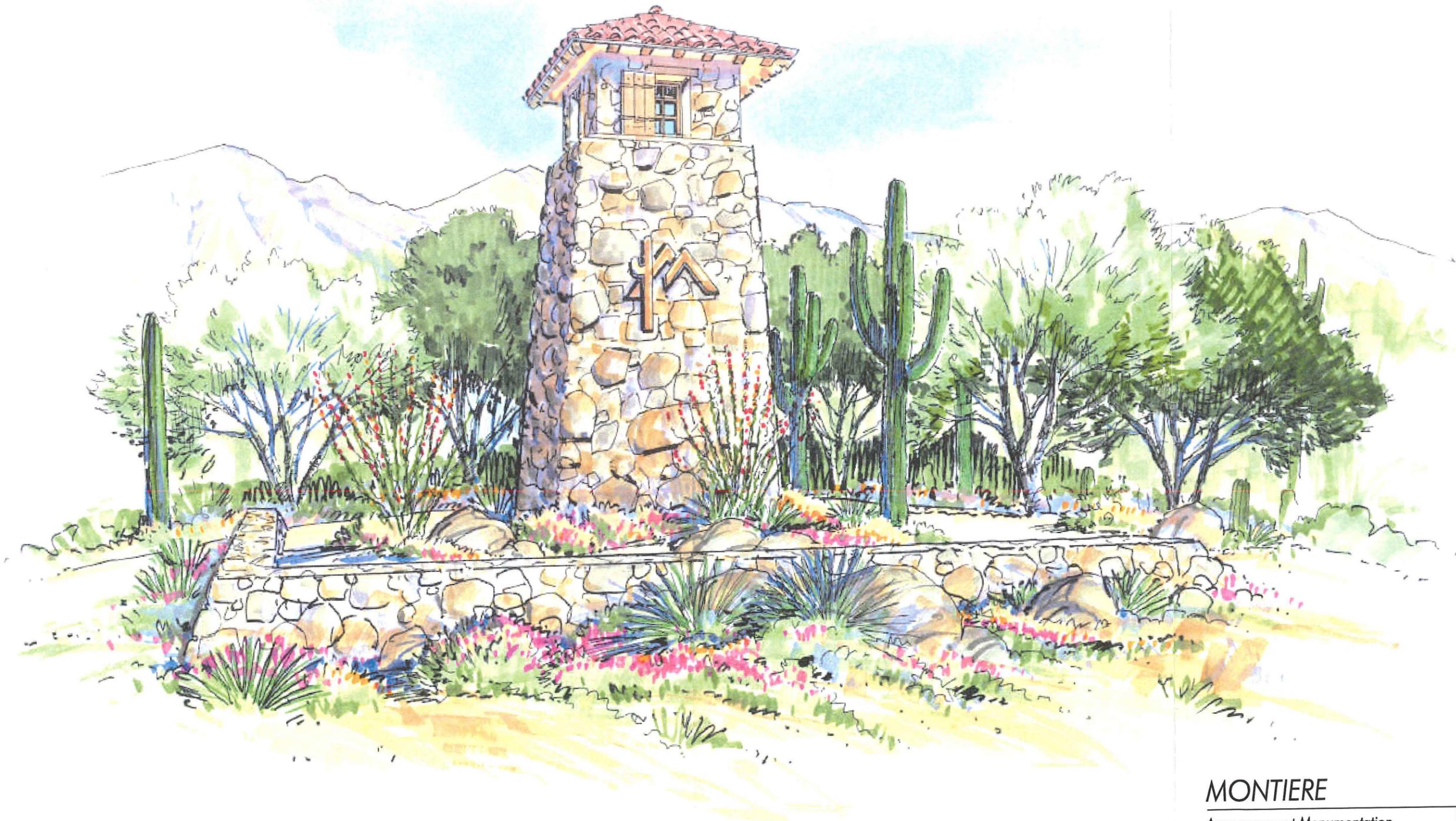


# MONTIERE

Entry Monumentation &  
Community Elements

WP001  
November 18, 2005

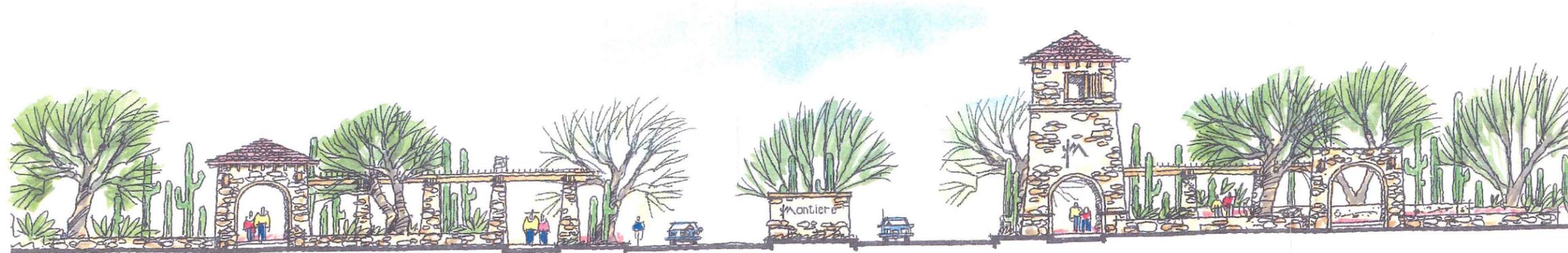
Prepared for:  
Westpac Development Corp.



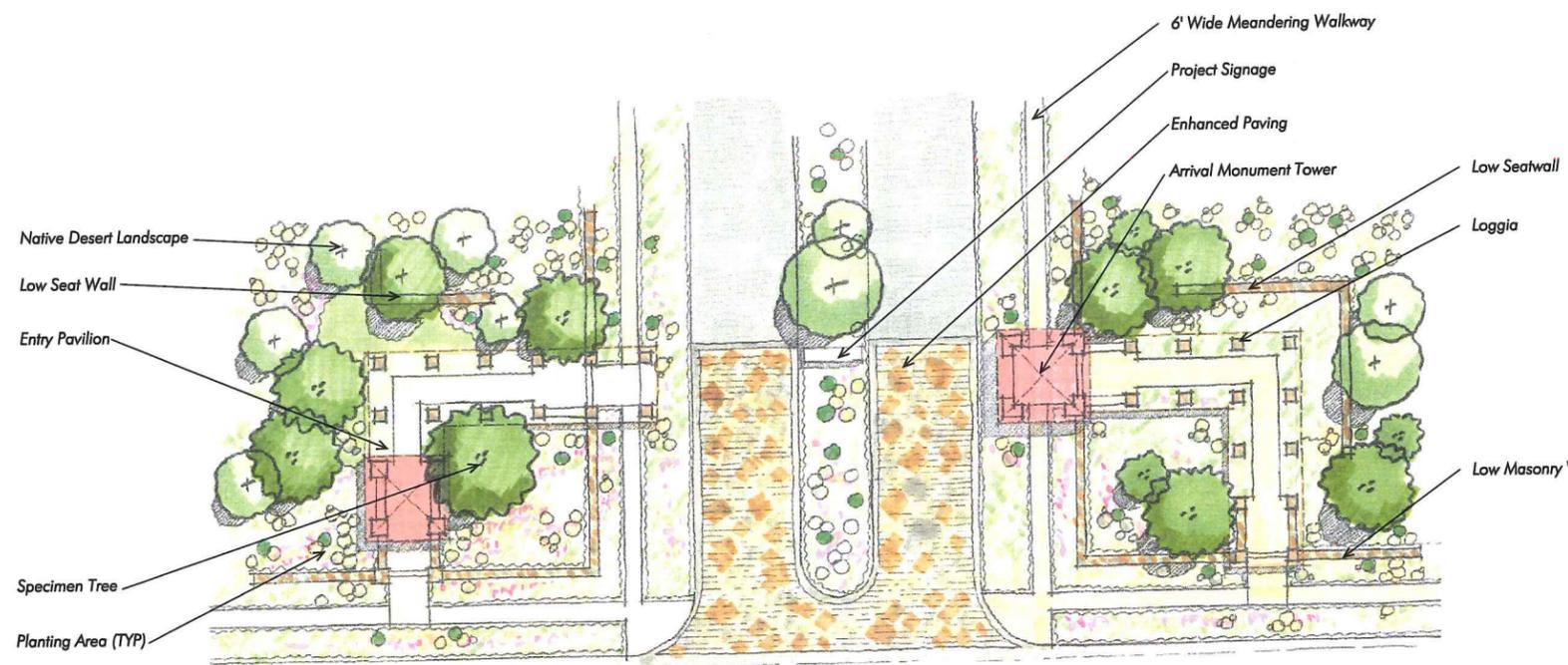
## MONTIERE

Announcement Monumentation

WP001  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



Primary Entry Monumentation - Elevation



Primary Entry Monumentation - Plan

Scale 1/16" = 1'-0"



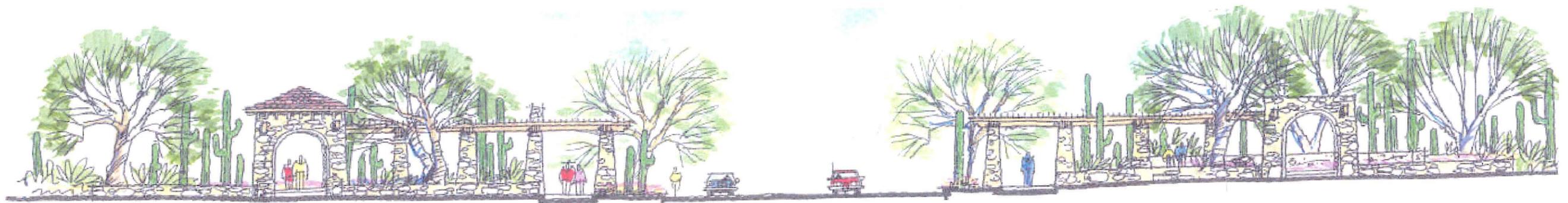
Annoucement Monumentation



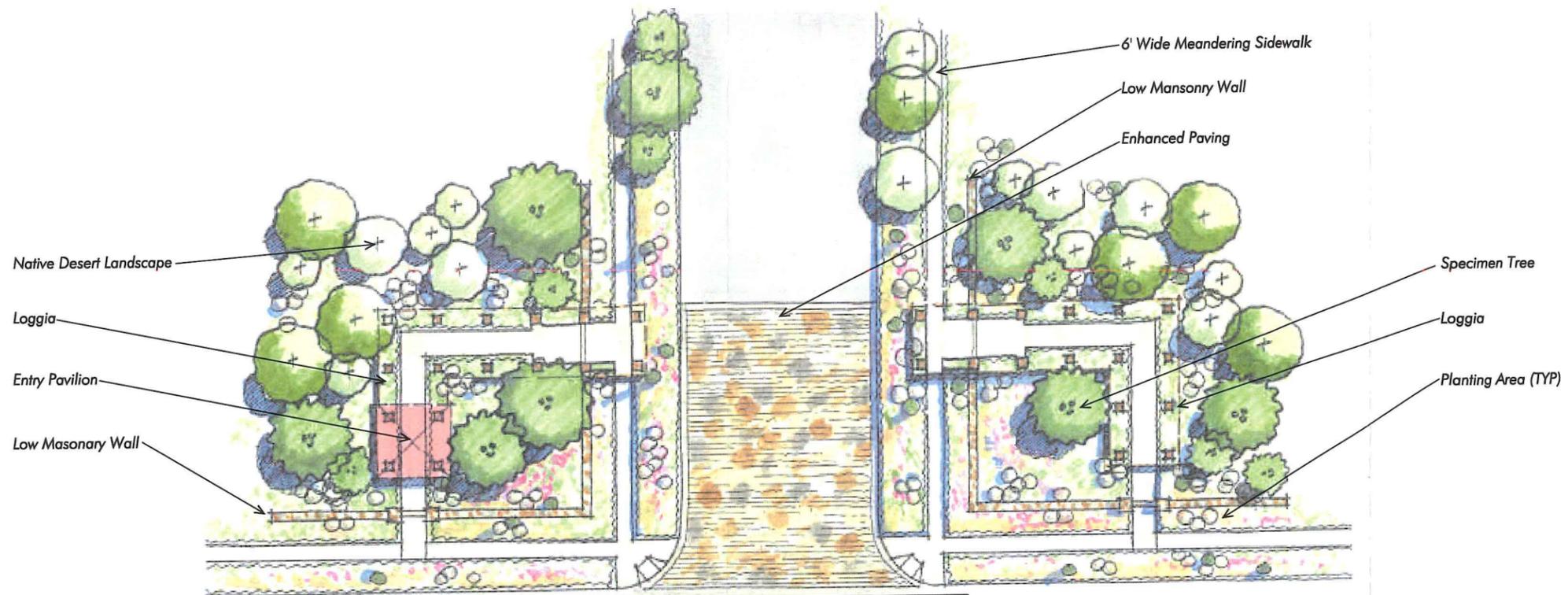
## MONTIERE

Primary Entry Perspective

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



**ELEVATION**  
Scale 1/8"=1'-0"



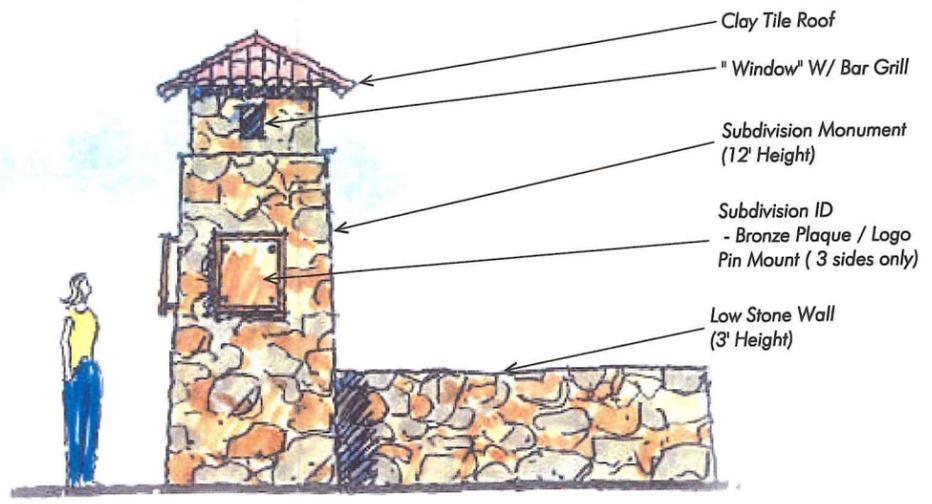
**PLAN VIEW**  
Scale 1/16"=1'-0"

## MONTIERE

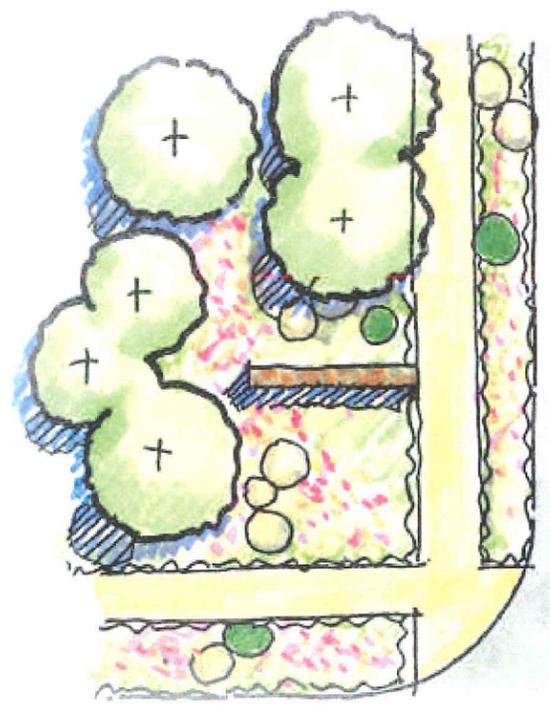
Secondary Entry Monumentation

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.

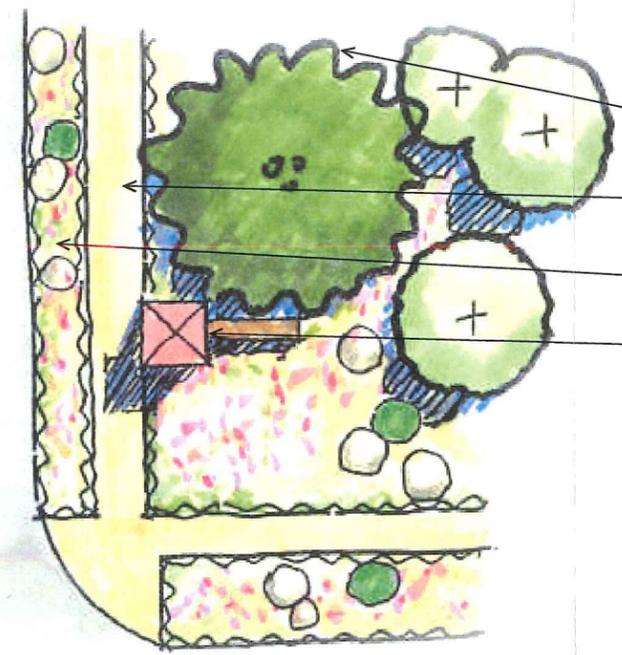




**ELEVATION**  
Scale 1/8"=1'-0"



**PLAN VIEW**  
Scale 1/8"=1'-0"

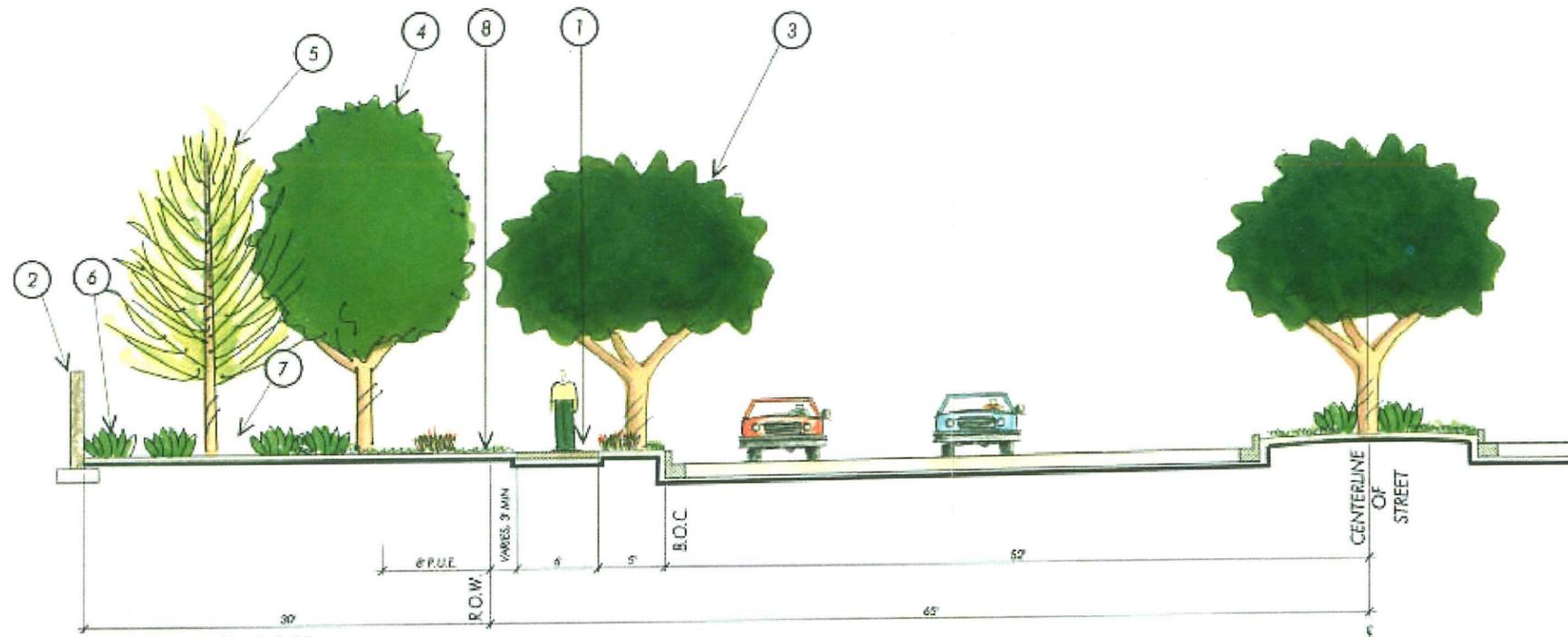


**MONTIERE**

Subdivision Entry Monumentation

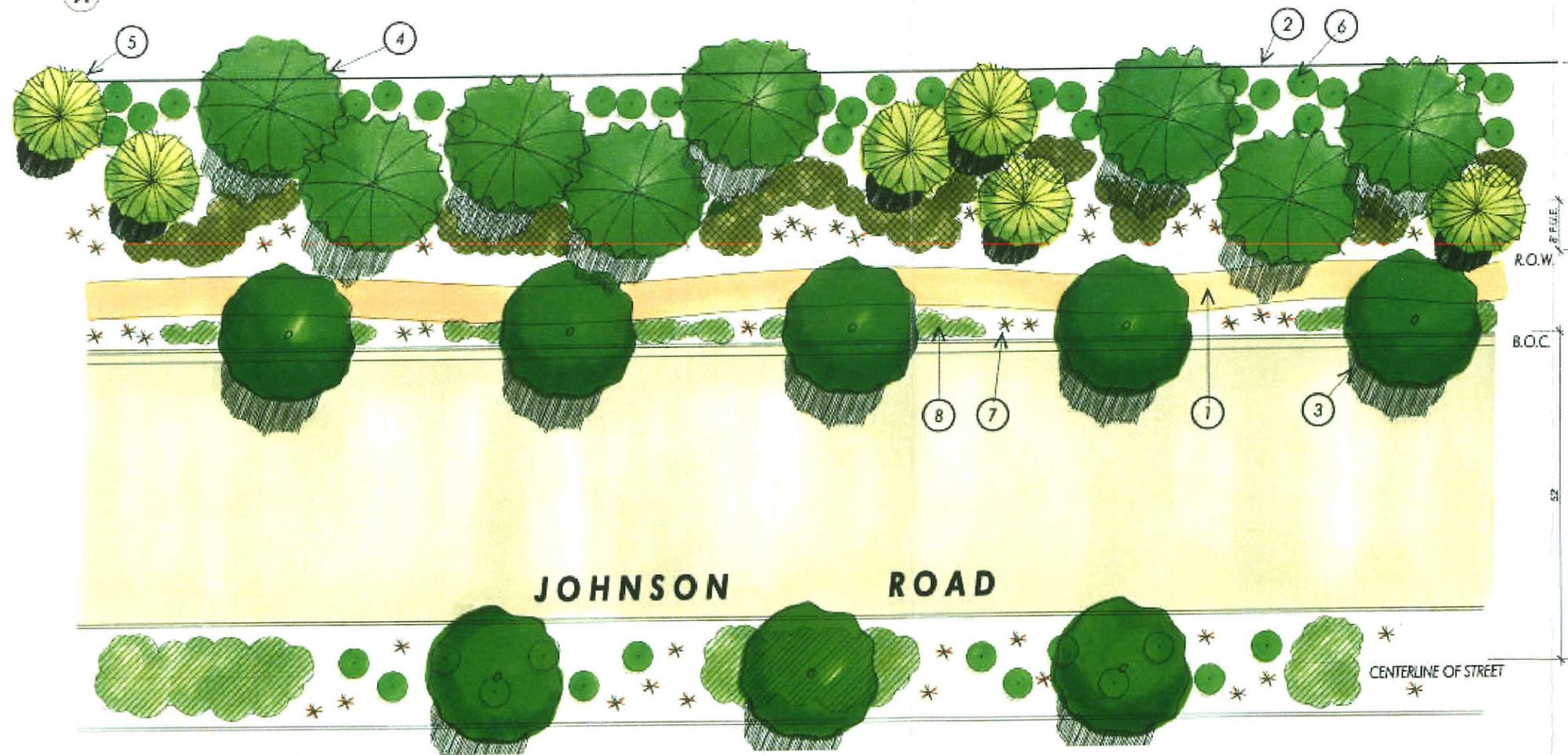
WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.





**A SECTION- JOHNSON ROAD**

Scale: 3/16" = 1'-0"



**B PLAN- JOHNSON ROAD**

Scale: 1" = 10'

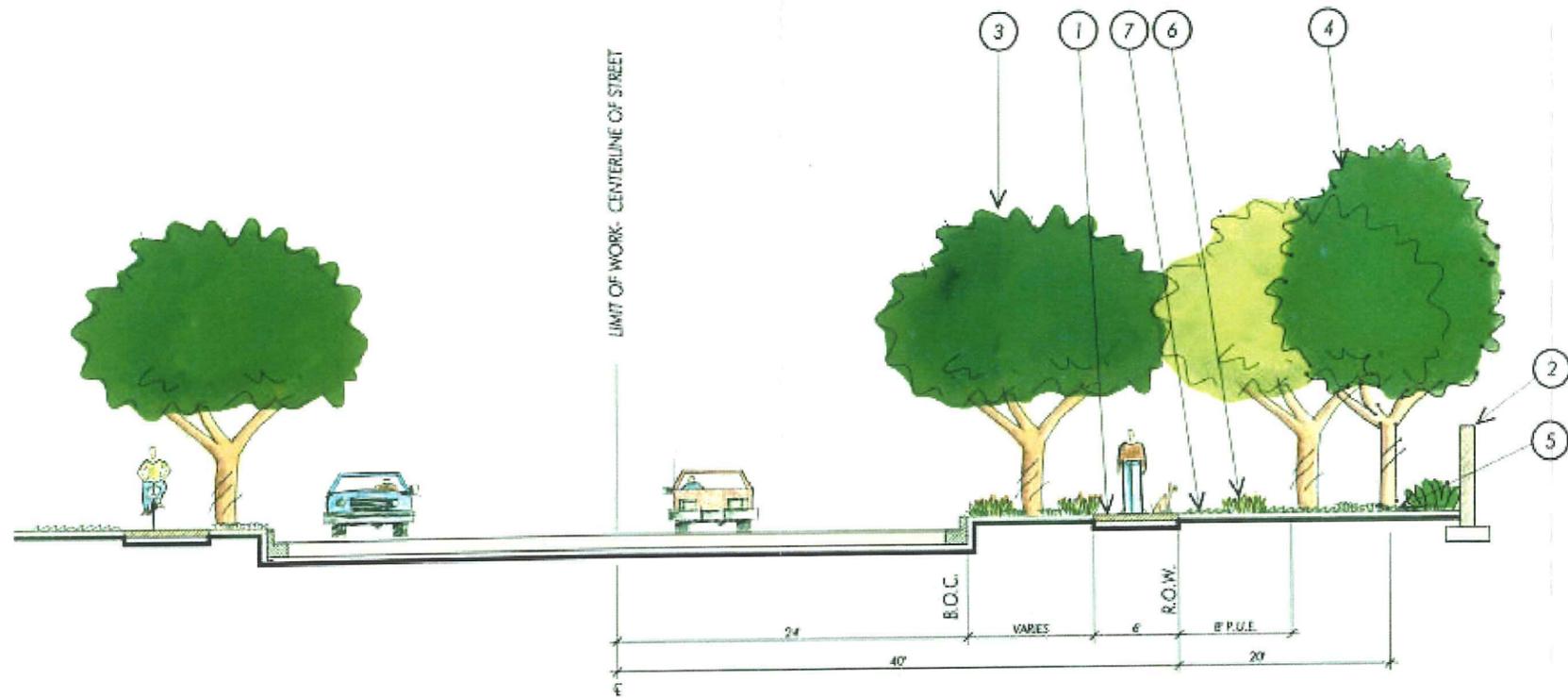
**LEGEND**

- 1. Meandering Sidewalk
- 2. Tract Perimeter Wall
- 3. Street Tree
- 4. Theme Tree
- 5. Accent Tree
- 6. Shrub/Shrub Mass
- 7. Accent Shrub
- 8. Groundcover/Low Shrub

**MONTIERE**

Johnson Road  
Typical Street & Section

WPC01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.

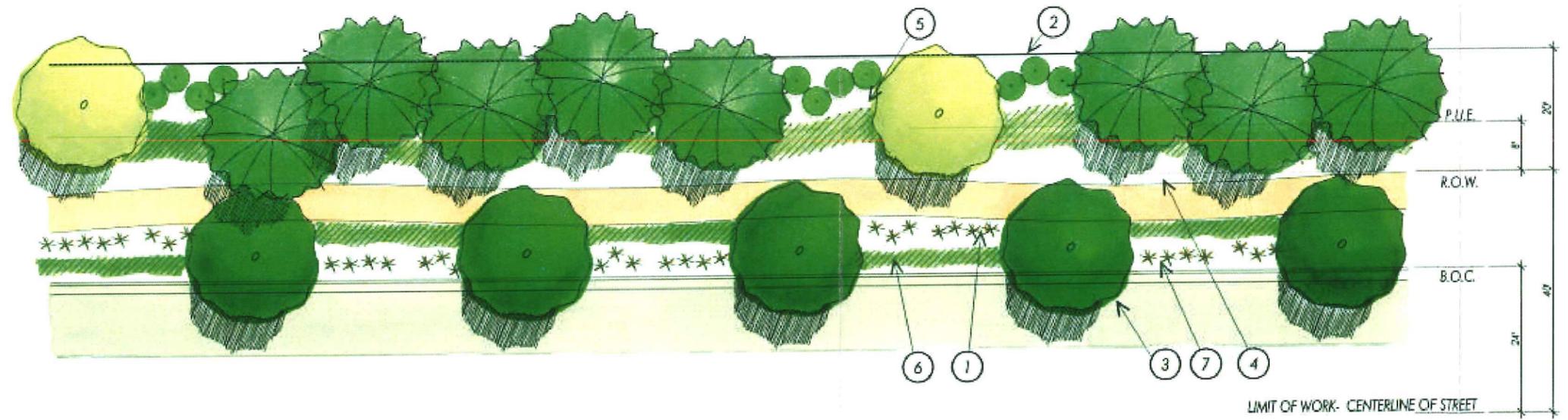


**LEGEND**

- 1. Meandering Sidewalk
- 2. Tract Perimeter Wall
- 3. Street Tree
- 4. Theme Tree
- 5. Shrub/Shrub Mass
- 6. Accent Shrub
- 7. Groundcover/Low Shrub

**A SECTION- GLENDALE AVENUE**

Scale: 3/16" = 1'-0"



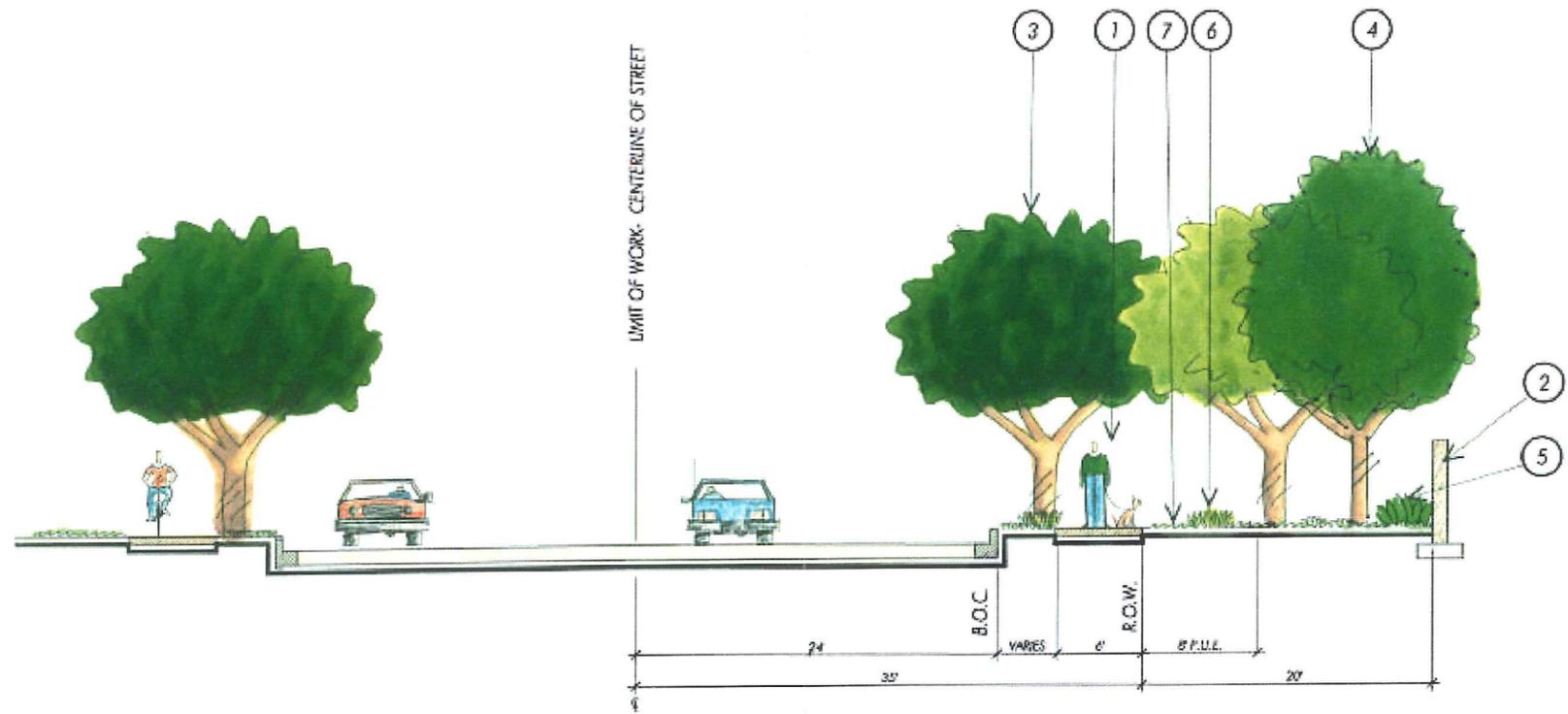
**GLENDALE AVENUE**

**B PLAN- GLENDALE AVENUE**

Scale: 1" = 10'

**MONTIERE**

Glendale Avenue  
 Typical Street & Section  
 WP001  
 November 18, 2005  
 Prepared for:  
 Westpac Development Corp.

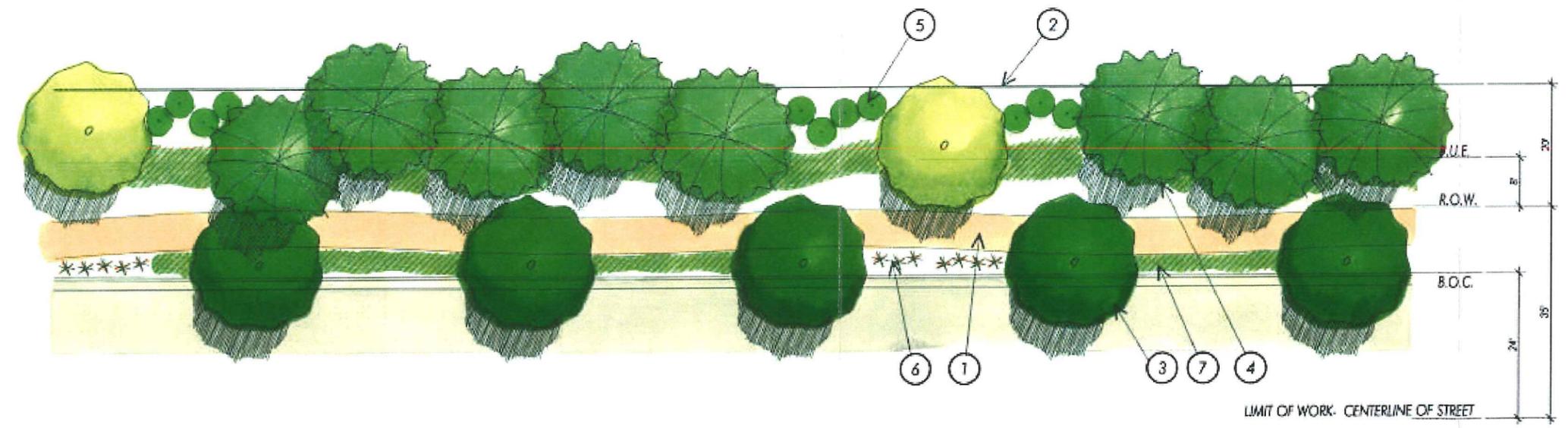


**LEGEND**

- 1. Meandering Sidewalk
- 2. Tract Perimeter Wall
- 3. Street Tree
- 4. Theme Tree
- 5. Shrub/Shrub Mass
- 6. Accent Shrub
- 7. Groundcover/Low Shrub

**A SECTION- INTERNAL COLLECTOR STREETS TYP.**

Scale: 3/16" = 1'-0"



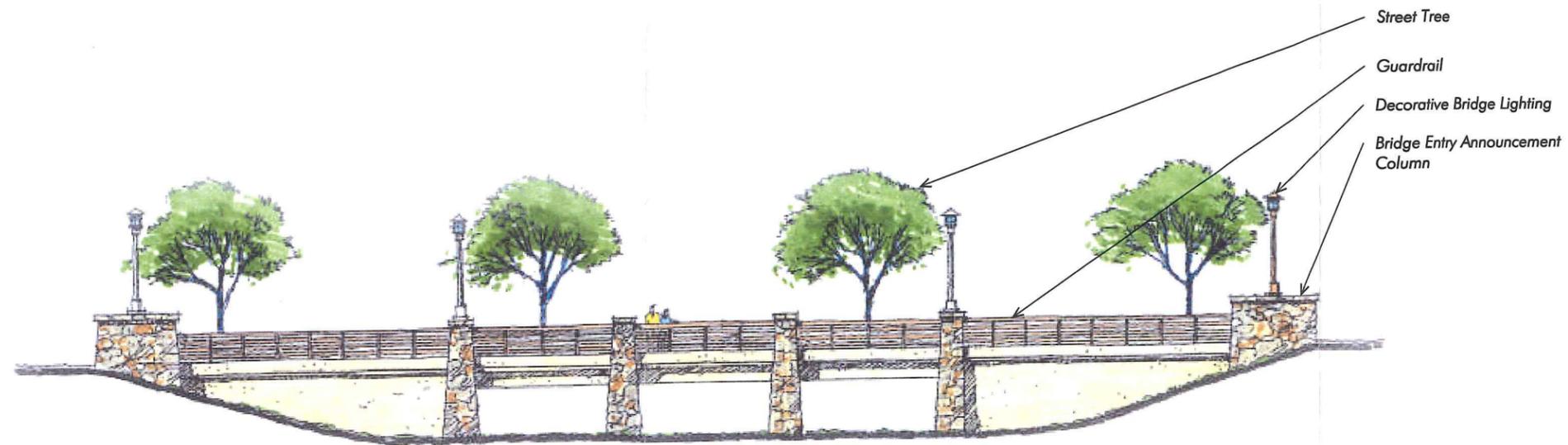
**INTERNAL STREETS**

**B PLAN- INTERNAL COLLECTOR STREETS TYP.**

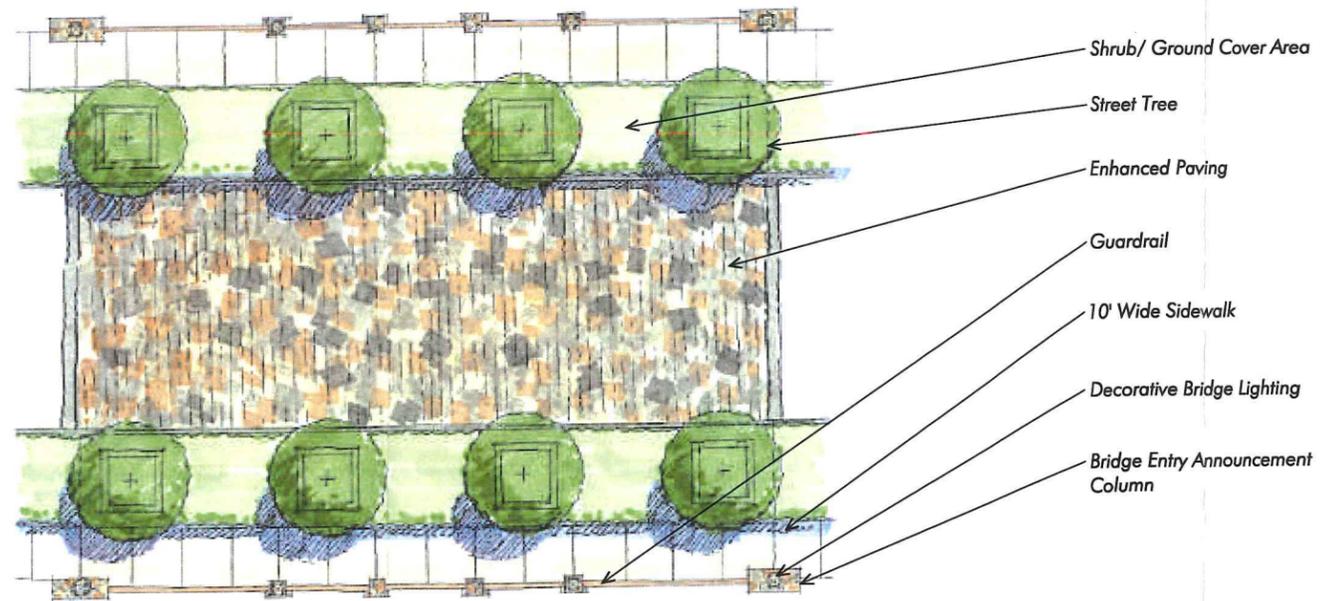
Scale: 1" = 10'

**MONTIERE**

Internal Collector  
 Typical Street & Section  
 WPD01  
 November 18, 2005  
 Prepared for  
 Westpac Development Corp.



**ELEVATION**  
 Scale 1/8"=1'-0"



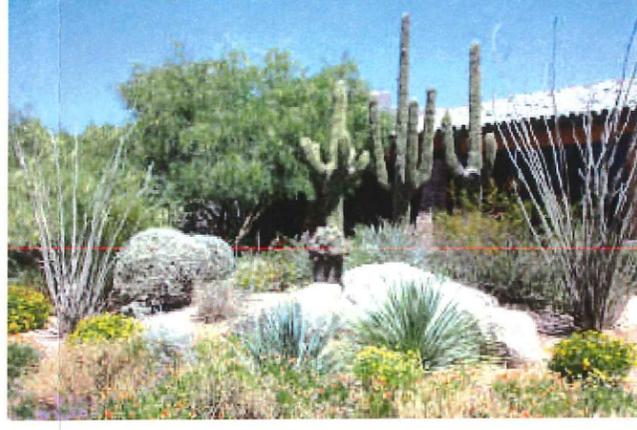
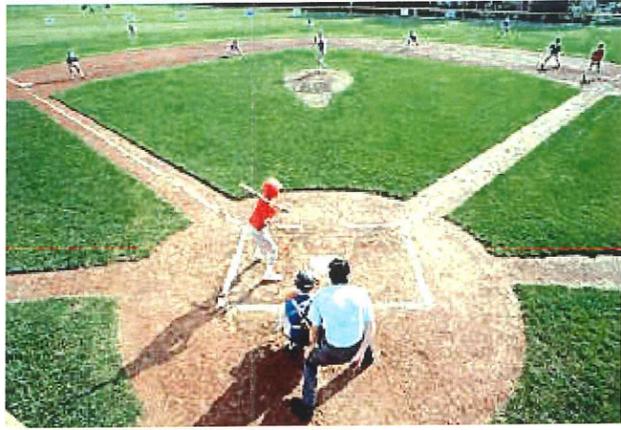
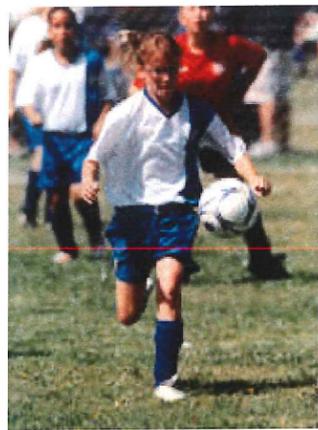
**PLAN VIEW**  
 Scale 1/16"=1'-0"

# MONTIERE

Vehicular / Pedestrian Bridge Crossing

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 November 18, 2005  
 Prepared for:  
 Westpac Development Corp.





# MONTIERE

Amenities & Materials

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November 18, 2005  
Prepared for:  
Westpac Development Corp.



# MONTIERE

Park Ramada Design 1

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



## MONTIERE

Park Ramada Design 2

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



# MONTIERE

Park Ramada Design 3

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



Junior High Soccer  
(165' x 300')

Baseball Field  
(Pony League). Standard  
Lighting to be Provided

Pedestrian Access

Park Ramada (Design #3)

Amphitheater

Vehicular / Pedestrian  
Bridge

Street Tree

Existing Wash

65' Buffer Line

Tot Lot (55' x 65')

Park Ramada (Design #1)

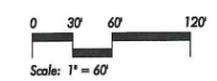
(4) 1/2 Court Basketball  
Collegiate (50' x 94'). Standard  
Lighting to be Provided

Parking Lot / Drop Off Zone  
(13 Stalls + (1) Handicap)

Viewing Area

# MONTIERE

## Neighborhood Park



WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.





## MONTIERE

Neighborhood Park Perspective

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.





## MONTIERE

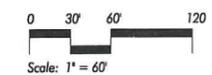
Pocket Park 'A' Perspective

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



# MONTIERE

## Pocket Park 'B'



WPD01  
 November 18, 2005  
 Prepared for:  
 Westpac Development Corp.





## MONTIERE

Pocket Park 'B' Perspective

WPD01  
November 18, 2005  
Prepared for:  
Westpac Development Corp.



8' Meandering Sidewalk

Multi-Use Trail Link

65' Buffer Edge

Vehicular / Pedestrian Bridge

Focal Accent Tree

Passive Play Area (Turf Typ.)

Vertical Screen Tree

Sand Volleyball Court

Vertical Accent Tree

Tot Lot

Park Ramada (Design 3)

Turf Berm (Typ.)

Street Tree

## PLANT PALETTE

### TREES

<i>Acacia salicina</i>	Willow Acacia
<i>Acacia smallii</i>	Sweet Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Bauhinia congesta</i> 'Lunariodes'	Orchid Tree
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Carnegiea gigantea</i>	Saguaro
<i>Cercidium</i> 'Desert Museum'	Hybrid Palo Verde
<i>Cercidium praecox</i>	Palo Brea
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Foothill Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa tashkentensis</i> hybrid	Chitalpa
<i>Dalbergia sissoo</i>	Sissoo Tree
<i>Eucalyptus</i> spp.	Eucalyptus
<i>Fraxinus</i> spp.	Ash spp.
<i>Lysiloma microphylla</i> v. <i>thomberi</i>	Desert Fern
<i>Olneya tesota</i>	Ironwood
<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Populus</i> spp.	Cottonwood
<i>Prosopis alba</i>	Argentine Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prosopis glandulosa</i>	Texas Honey Mesquite
<i>Prosopis velutina</i>	Velvet Mesquite
<i>Quercus virginiana</i>	Southern Live Oak
<i>Sophora secundiflora</i> 'Silver Peso'	Texas Mountain Laurel
<i>Thevetia peruviana</i>	Tipu Tree
<i>Tipuana tipu</i>	Yellow Oleander
<i>Vitex angus-castus</i>	Chaste Tree

### SHRUBS

<i>Abutilon palmeri</i>	Indian Mallow
<i>Acacia craspedocarpa</i>	Leather Leaf Acacia
<i>Caesalpinia gilliesii</i>	Desert Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Red Fairy Duster
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Cassia artemisioides</i>	Feathery Cassia
<i>Cassia phyllodenia</i>	Silver-leaf Cassia
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Cordia parvifolia</i>	Small Leaf Cordia
<i>Dalea</i> spp.	Indigo Bush
<i>Dodonea viscosa</i> 'Purpurea'	Purple Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Justicia ovata</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Lantana camara</i>	Bush Lantana
<i>Larrea tridentata</i>	Creosote Bush
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Sage
<i>Leucophyllum hybrid</i> 'Rain Cloud'	Rain Cloud Sage
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage
<i>Nerium oleander</i> 'Petite Pink'	Oleander
<i>Plumbago scandens</i> 'Summer Snow'	Summer Snow Plumbago
<i>Rosmarinus</i> o. 'Tuscan Blue'	Tuscan Blue
<i>Ruellia brittoniana</i>	Ruellia
<i>Ruellia peninsularis</i>	Shrub Ruellia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Simmondsia chinensis</i>	Jojoba
<i>Sophora arizonica</i>	Arizona sophora
<i>Tecoma stans</i>	Yellow Bells
<i>Tecomaria capensis</i> 'Red'	Cape Honeysuckle

### CACTI / ACCENTS

<i>Agave deserti</i>	Desert Agave
<i>Agave geminiflora</i>	Twin-flowered Agave
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Agave desmettiana</i>	Agave
<i>Agave species</i>	Agave
<i>Agave toumeyana</i>	Toumey's Agave
<i>Aloe</i> spp.	Aloe
<i>Asclepias subulata</i>	Desert Milkweed
<i>Carnegiea gigantea</i>	Saguaro
<i>Dasyliirion acrotiche</i>	Green Desert Spoon
<i>Dasyliirion longissimum</i>	Mexican Grass Tree
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Euphorbia rigida</i>	Gopher Plant
<i>Fouquieria splendens</i>	Ocotillo
<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe
<i>Hesperaloe parviflora</i>	Red Hesperaloe
<i>Hesperaloe parviflora</i> (yellow)	Yellow Hesperaloe
<i>Nolina bigelovii</i>	Beargrass
<i>Nolina microcarpa</i>	Beargrass
<i>Opuntia</i> spp.	Prickly Pear
<i>Pedilanthus macrocarpus</i>	Lady's Slipper
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca recurvifolia</i>	Curveleaf Yucca

### VINES

<i>Antigonon leptopus</i>	Queen's Wreath
<i>Bougainvillea</i> 'Barbara Karst'	Bougainvillea
<i>Bougainvillea</i> 'Jamaica White'	White Bougainvillea
<i>Bougainvillea</i> 'San Diego Red'	Bougainvillea
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Hardenbergia comptoniana</i>	Lilac Vine
<i>Mascagnia lilacina</i>	Lilac Orchid Vine
<i>Mascagnia macroptera</i>	Yellow Orchid Vine
<i>Maurandya antirrhiniflora</i>	Snapdragon Vine
<i>Rosa banksiae</i> 'alba plena'	Lady Bank's Rose
<i>Solanum jasminoides</i>	Potato Vine
<i>Vigna caraccalla</i>	Snail Vine

### GROUNDCOVERS

<i>Acacia redolens</i>	Prostrate Acacia
<i>Baccharis</i> 'Pilularis	Coyote Brush
<i>Bougainvillea</i> Spp.	Bougainvillea
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Dalea greggii</i>	Trailing Indigo Bush
<i>Gazania rigens</i> 'Sun Gold'	Gazania
<i>Lantana montevidensis</i>	Lantana
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Muhley
<i>Muhlenbergia emersleyi</i> 'El Toro'	Bull Grass
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhley
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Oenothera barlandieri</i>	Mexican Evening Primrose
<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Penstemon superbus</i>	Superb Penstemon
<i>Psilostrophe cooperi</i>	Paperflower
<i>Santolina virens</i>	Green Santolina
<i>Verbena peruviana</i>	Peruvian Verbena
<i>Verbena tenera</i>	Moss Verbena
<i>Verbena rigida</i>	Sandpaper Verbena
<i>Zinnia acerosa</i>	Desert Zinnia

## 7. Phasing

The Montiere project is proposed to be developed in three phases, as shown in Exhibit Ad, Montiere Conceptual Phasing Plan. Necessary utility service and emergency access will be maintained to each parcel as the project develops.

**Phase I.** Since access is initially limited to Johnson Road, Phase I will comprise the southeast quadrant of the project. Phase I is proposed to consist of six residential parcels with approximately 650 residential units, two parks, various open space parcels, and the roads necessary to service them. The utility facilities required to serve Phase 1 will also be constructed concurrent with the rest of the development. Off-site Johnson Road, and Camelback Road if necessary, will also be constructed as part of Phase I.

**Phase II.** The second phase comprises the southwest quadrant. It consists of four residential parcels with approximately 600 residential units, two parks, open space parcels, and the roads necessary to service them.

**Phase III.** The final phase comprises four residential parcels (three single-family and one medium-density parcel) with approximately 485 residential units, a Commercial/Employment parcel, an elementary school site, a park, open space parcels, and the roads necessary to service them. If the School District determines that the school facility is needed prior to this phase, then the developer will work with them to provide the school parcel in an earlier phase.



## 8. Definitions

Definitions provided in the Development Code shall be utilized when interpreting the CMP unless an alternative definition is provided below or elsewhere in the CMP, in which case the definitions contained in the CMP shall apply. In the event of a conflict between the definitions provided in the CMP and those provided in the Development Code, the definitions in the CMP shall prevail. In the event of a conflict between the design guidelines/standards of the Town and the design guidelines/standards proposed in the CMP, the stricter shall prevail.

**Building Height:** The vertical distance of a building as measured from finished grade to the highest point of the roof.

**Cut:** The land surface which is shaped through the removal of soil, rock or other materials.

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

**Fill:** The deposit of soil, rock or other materials placed by man.

**Finished Grade:** The final grade and elevation of the ground surface after grading is completed.

**Floor to Area Ratio (F.A.R.):** The floor area ratio shall be the ratio of the gross floor area of the building(s) (including stand-alone parking structures and hotels, lodges and resorts) to the gross land area of the site.

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

**Gross Area:** The area included within lot or parcel lines plus the adjacent dedicated right-of-way to the centerline of the roadway.

**Guest House:** An attached or detached building to be used for dwelling purposes situated on the same lot as a primary residence but may not be rented separately from the primary residences.

**Lot Coverage:** The total structural coverage provided on a lot or site inclusive of all roofed areas or structures capable of supporting a roof divided by the net area of the lot or parcel. The first three feet of roof overhang or projection shall not be included in the lot coverage.

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

**Net Area:** The area included within lot or parcel lines after all right-of-way dedications have been made.

**Open Space Area:** Natural area open space, floodways, drainageways, arroyos, paths and trails, golf courses, active and passive parks, view corridors and other private and public recreation areas.

**Community Development Director:** Person designated by the Town Manager as having the primary responsibility for administering and enforcing the CMP.

**Retaining Wall:** A wall used solely to retain more than twenty-four (24) inches of material but not to support or to provide a foundation or wall for a building.

**Setback:** Shortest distance from building or structure measured from property line,

**Signature Architecture:** Buildings of architectural significance via their purpose or location in the community such as municipal use buildings, recreational facilities, religious facilities, educational facilities, resort facilities, etc. In addition, signature architecture includes icon buildings that may be other than previously listed such as, but not limited to, residential and commercial uses that are to be focal accents due to their location at intersections or at the axial alignment of transportation corridors. Due to their prominence, these facilities may have unique architectural elements, distinctive color or overall form that celebrate their prominence and significance in the community.

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

## **9. Architectural Design Guidelines and Covenants, Conditions and Restrictions**

### **9.1 General Design Criteria**

The Architectural Design Guidelines established for Montiere are intended to encourage the creation and maintenance of the overall community theme and the consistency necessary for the development of a cohesive, unified residential community. The design criteria will support high quality homes, which maintain harmony with the community and are a positive influence on adjacent communities. In the event of a conflict between the design standards/guidelines of the Town of Buckeye and the CMP, the stricter shall prevail.

### **9.2 Architectural Design Guidelines**

The focus for architectural design is encouraged to be the construction of an architectural type of building or residence consistent with the architecture of the region. A regional, yet varied series of architectural themes are encouraged for all dwelling within Montiere. High quality “theme” architecture that is characteristic of a particular historic period or forward-looking architectural trend is encouraged to maintain architectural continuity within the community. This serves to create a particular character for the project. In the event of a conflict between the design standards/guidelines of the Town of Buckeye and the CMP, the stricter shall prevail.

These design guidelines present some of the architectural features and finishes that portray these objectives:

- Designs reflecting the cultural and environmental influences of the area
- Regional architectural styles, including: Territorial, Mission, Tuscany, Spanish Colonial, Monterey, Colonial Revival, Prairie, Santa Fe, and/or Ranch
- 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 and authentic to interpretation of architectural style of home
- Diversity of materials, colors, and textures within each neighborhood, supporting the design themes
- Specific design consideration and continuation of façade treatments on rear elevations, to homes on corners and/or backing to arterial roads, open space, and improved recreational space.

### **9.3 Generally Recommended Design Guidelines**

Homebuilders are encouraged to include the following as part of all Home Product Collections.

#### **9.3.1 Plans**

A wide variety of plan options are encouraged including, but not limited to basement plans, split-level plans, cluster, court and zero lot-line plans.

- Homes with the main pedestrian entry on the side of the building, non-visible from the street, are strongly discouraged.
- Siting and home design is encouraged to consider solar orientation, as well as climatic and environmental conditions.
- “Cookie-cutter” home design is discouraged. Visually interesting design with varied building form, volume, massing, heights, roof styles, and site orientation is encouraged.

### 9.3.2 Elevations

- Monotonous building elevations are discouraged. Provide significant architectural difference in the choice of elevations for each floor plan through:
  - Variety of exterior colors
  - Encouraging the use of architectural forms, proportions, materials, colors and other features that recall the rural context of Montiere (covered porches, trellises, brick or stone partial veneer, double hung window, etc.)
  - Long, uninterrupted exterior wall shall be avoided on all structures. The goal is to achieve varied textures, relief, and design accents on building walls to soften the exterior elevation.
- Home façades are encouraged to relate to the streetscape, contributing to the neighborhood and community character and reflecting the design intent of the community.
- 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.
- Home façades should include features such as recessed entryways and windows, window groupings, horizontal and vertical offsets and reveals, and three-dimensional detail between surface planes, to create shadow lines and break up long continuous flat wall areas.

### **9.3.3 Roofs**

The intent is to encourage variety in roof forms while maintaining harmony among housing products within subdivision projects.

- Varied roof design for new residential is encouraged, in particular, from immediately adjacent homes, through the use of color and form. Maintain the prevailing character and scale of the neighborhood.
- A variety of simple roof forms, appropriate to the architectural style of the home, are encouraged, including gable, shed and hip, used alone or in combination.

### **9.3.4 Building Materials and Colors**

- Diversity of quality design is encouraged.
- Type of exterior materials used is encouraged to be consistent with the architectural type of the housing product
- Exterior material changes are encouraged to be made at plane changes of the structure and not on the same building plane
- Homebuilders are encouraged to wrap applied materials onto adjoining walls of the structure to a visually appropriate ter-

minating point for a finished appearance and continuity of design

- Varied roof and façade treatment colors are encouraged, provided that the variations maintain harmony and consistency with the community
- Reflected heat and glare reducing colors, compatible with the community are encouraged
- Accent color at entryways and special architectural features are encouraged

### **9.3.5 Windows and Doors**

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

### **9.3.6 Garages**

- De-emphasize garage fronts as the most prominent architectural feature of the dwelling front by encouraging:
  - Incorporation of side access garages, “in line” garages, L-shape floor plans, etc. are encouraged.
  - Varied garage door designs on elevations
- Paving enhancement options (i.e., Hollywood (California) drive, exposed aggregate, salt, stained or acid finish, decorative

pavers, patterned concrete, stone and/or natural flagstone) are encouraged for driveways and on-lot sidewalks.

### 9.3.7 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.
- Mechanical appurtenances (air conditioning/heating units, etc.) are encouraged to be ground mounted behind a screen wall with the same materials, finish, and color as the house and not visible from the street or other primary views, i.e., open space.
- Stack pipes and mechanical vents are encouraged to be located on the rear side of the roof or a location out of view.

## 9.4 Landscaping

Montiere is being master planned as a traditional community with a unique sense of place. Thoughtful planning, architectural control, landscape design and recreational opportunities will celebrate the intimate character of this development. Smaller parcels with generous exposure into open space will optimize the relationships throughout the site (see **Exhibit G** - Master Trails Plan).

Community monumentation (see **Exhibit H** – Entry Monumentation and Community Elements) will incorporate rich materials and colors and distinguish the community with recognizable character.

The landscape will respond to the gentle sloping character of the land and incorporate specific principles that will become a signature of this project. Major entries and collector roads will incorporate formalized tree and shrub layouts. Arterial roads and open space tracts will have

a more naturalized impression with alternating drifts of complementary plant varieties. Residential parcels will incorporate a neighborhood street tree program along with curb separated sidewalks (see **Exhibit P** - Internal Collector – Typical Street and Section).

All plant material has been selected from an ADWR Low Water Use plant list consistent with the Town of Buckeye requirements (see **Exhibit Ac** – Conceptual Plant Palette). Three landscape zones have been identified that utilize overlapping palettes to address streetscapes, parks, open space, and residential parcels. Each palette consists of unique plant material to provide diverse character while maintaining an overall community theme. Trees adjacent to sidewalks on all streets shall not be required to be larger than 24-inch box size.

## 9.5 Project Governance

### 9.5.1 Project Governance

The purpose of the Montiere project governance structure is to provide a workable and enforceable mechanism in place to ensure that the vision for Montiere is implemented. The governance structure combines a sense of stewardship with workable enforcement techniques. The governance structure can be used by the Developer as well as by the future Homeowners Association after the Developer passes the powers of governance to property owners within Montiere. The Montiere CMP framework is broad enough to allow refinement to occur to meet changing needs as the property is developed.

Apart from the applicable Town codes, rules, guidelines and official policies, project governance contemplates five (5) elements:

1. Governance Entities

The creation of appropriate entities empowered with creation and administration of private governance processes, empowered by recorded covenants, conditions and restrictions (the “CC&Rs”) which

bind all present and future owners within Montiere and provide for the perpetual support and maintenance of the Montiere governance entities and processes.

## 2. Design Standards

Enforceable architectural and landscape design standards shall be applicable to all development within the Property.

## 3. Common Area Management

The creation of a framework for ownership and management that is responsible for the common areas throughout the Property.

## 4. Development Agreement

The CMP shall be adopted as part of a Development Agreement between the Town and the Applicant in accordance with Section 7-8-4 of the Development Code.

## Appendices and Exhibits

Each Appendix and Exhibit referenced in the CMP is incorporated by this reference as if fully set forth herein.

## 10. Development Procedures

This section contains the procedural aspects that concern the Community Master Plan (CMP). This section sets forth: (i) the processes by which amendments to the CMP will be reviewed; (ii) the relationship of the development standards contained in this CMP to the Town of Buckeye Development Code; (iii) standards and the process(es) for the subdivision; and (iv) lot splitting of property including the review and approval of infrastructure plans and the provision of public improvements.

### 10.1 Amendments to the Community Master Plan

Amendments to the CMP may be necessary from time to time to reflect changes in market conditions and development financing, and/or to meet new requirements of one or more of the potential users or builders of any part of the Property. As changes or adjustments become necessary, such changes shall, unless otherwise required by applicable law, be effectuated as a minor change to the CMP through the administrative approval of the Town's Planning and Development Director (the "Community Development Director") which, after approval, shall be attached to the CMP as an addendum and become a part hereof. Minor changes shall not require notice or public hearings. Major changes shall be reviewed by the Development Board and approved by the Town Council subject to applicable notice and hearing requirements.

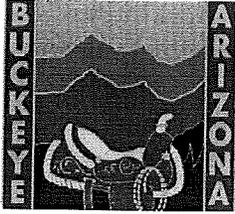
The following shall be considered major changes:

- Substantial alterations to the list of permitted uses of the Property set forth in this CMP, as deemed to be substantial by the Community Development Director.

- An overall increase in density in the respective Villages or the addition of non-residential uses where not contemplated by the Plan.

The following are examples of minor changes:

- A change in the types of residential uses within provided the density does not increase.
- Minor alterations to the list of permitted uses of the Property set forth in this CMP, as deemed to be minor by the Community Development Director.



**Town of Buckeye**  
**Community Development Department**  
**Planning Division**

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**Report to the Town Council**

Meeting Date – August 15, 2006

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**Subject:** CMP05-03 Montiere Community Master Plan

**Request:** To implement a Community Master Plan generally between Northern Road and Glendale Road and between Johnson Road and 315<sup>th</sup> Avenue totaling 593± acres.

**Key items for consideration:**

- Conformance to Development Code
- Impact to the Community
- Balance of housing and employment

**Owner:** Johnson Family Trust  
Charles N. Johnson  
8400 N. Golf Drive  
Paradise Valley, AZ 85253

**Applicant:** Gammage and Burnham  
Manjula Vaz  
Two North Central Avenue  
18<sup>th</sup> Floor  
Phoenix, AZ 85004  
602.256.0566

**Developer:** Westpac Development Corporation  
Phil Miller  
8501 N. Scottsdale Road  
Suite 260  
Scottsdale, Arizona 85253  
480.889.6900

**Background: General Plan:**

The Town of Buckeye General Plan 1989-2000, and as amended in 2001, shows this property as intended to be Master Planned Community. Adjacent to the property is also intended to be Master Planned Community.

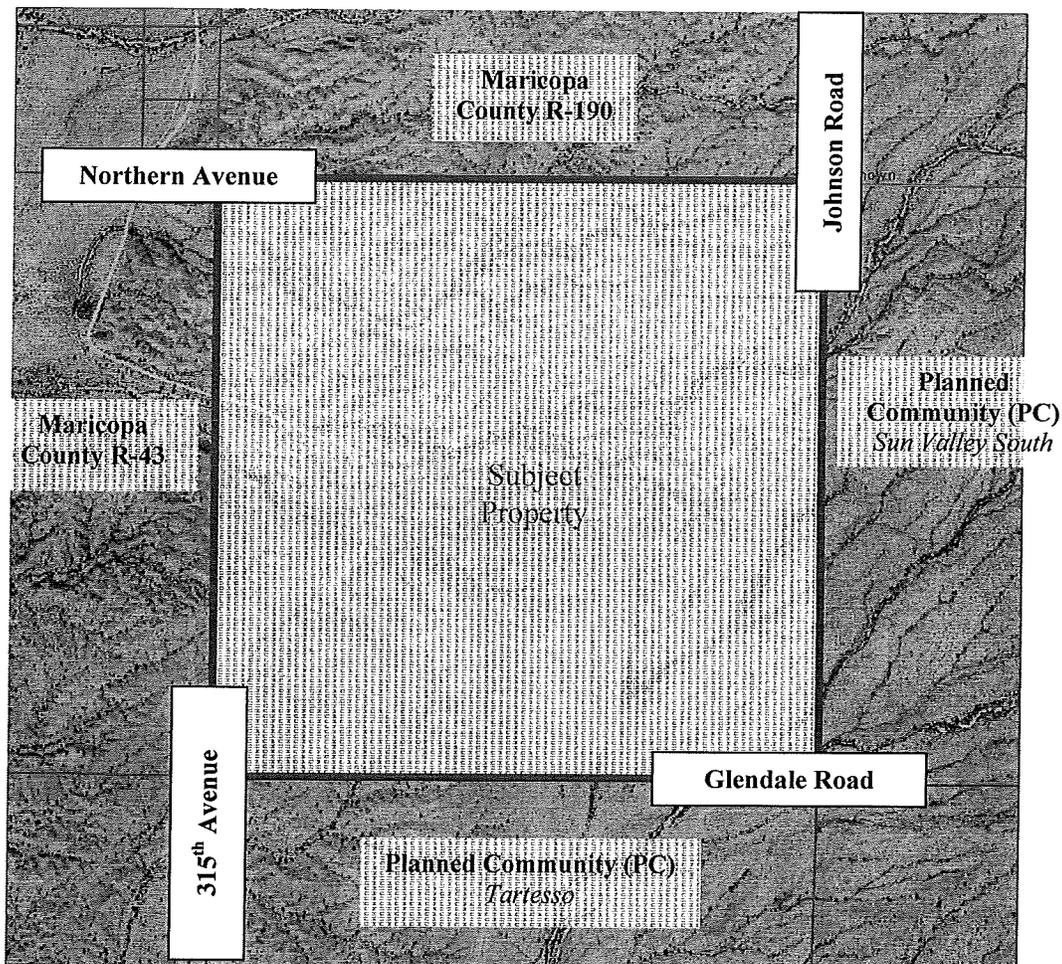
**Zoning:**

The property is zoned Planned Community (PC). The property is currently vacant desert. Under the Planned Community zoning, it is possible to have multiple zoning districts and land uses. A zoning exhibit and a land use exhibit have been included in the Community Master Plan.

**Context:**

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Other</b>
<b>On Site</b>	Undeveloped Desert	Master Planned Community	Planned Community (PC)	Montiere
<b>North</b>	Undeveloped Desert	Master Planned Community	Maricopa County R-190	State Land
<b>South</b>	Undeveloped Desert	Master Planned Community	Planned Community (PC)	Tartesso (Stardust)
<b>East</b>	Undeveloped Desert	Master Planned Community	Planned Community (PC)	Sun Valley South (Communities Southwest)
<b>West</b>	Undeveloped Desert	N/A	Maricopa County R-43	State Land

**Vicinity Map:**



**Proposal:** Montiere is going to be a Single-Family Residential development on 593± acres 2 miles west of Sun Valley Parkway. It is envisioned that the property will attain a density of 3.5 dwelling units per acre, or a total not to exceed 2065 residential units. The site will include one parcel of Medium/High Density Residential, an Elementary School, a Community Center, a Commercial/Employment Parcel, and a Mixed-Use Parcel.

**Development Information:**

- Existing use:..... Undeveloped Desert
- Parcel size:..... 593± acres
- Density allowed:..... 3.5 du/acre
- Building height:..... 30 feet
- Street widths:..... 32' BOC
- Setbacks:..... 18' to garage, 12' to livable  
5<sup>7</sup>/<sub>8</sub>' side setbacks  
20' rear setback
- % Open space proposed:..... 15%

**Impact Analysis:**

**Land Use:**

Although the CMP allows the applicant to differentiate from the code, the applicant has met the lot width requirements currently outlined in the Development Code. All of the Development Standards for the development are outlined in Table 1 and Table 2 under Tab 3 of the Community Master Plan.

**Circulation:**

Access to the site will be provided by Glendale Avenue which will carry traffic west from the Sun Valley Parkway. Johnson Road will provide the north-south roadway circulation and will connect Northern Avenue to Johnson Road. Interior Collector Roads will move traffic through the development. Major roads affected by this project include:

- **Johnson Road:** Currently this road does not exist. However, it is planned to be a major arterial with a 130 foot right-of-way including 4-6 travel lanes. There will be a common turn lane median, bike lanes, meandering sidewalks, curbs and gutters.
- **Glendale Road:** Currently this road does not exist. However, it is planned to be a minor arterial with a 110 foot right-of-way including 4-6 travel lanes. There will be a common turn lane median, bike lanes, meandering sidewalks, curbs and gutters
- **315<sup>th</sup> Avenue:** Currently this road does not exist. However, it is planned to be a major arterial with a 130 foot right-of-way including 4-6 travel lanes. There will be a common turn lane median, bike lanes, meandering sidewalks, curbs and gutters
- **Northern Avenue:** Currently this road does not exist. This project does not actually border Northern Avenue and it will be constructed by others in the future. However, it is planned to be a major arterial with a 130 foot right-of-way including 4-6 travel lanes. There will be a common turn lane median, bike lanes, meandering sidewalks, curbs and gutters.

**Water:**

It is anticipated that a well and treatment facility will be constructed onsite. A parcel for these facilities is located in the north portion of the community. All facilities will be dedicated to the Town of Buckeye to be operated by the Public Works Department.

**Sewer:**

The proposed development is within the Tartesso Water Reclamation Facility's Service Area. The developer will construct the sewer trunk lines planned to be located within the Johnson Road right-of-way. The Community Master Plan contains a full explanation of how the Montiere system will tie into the Tartesso facility.

**Police Protection:**

A permanent Police and Fire Department Facility is planned to be located South and East of Montiere (Tartesso or Community Southwest). If a permanent station is not in place when residents start moving to Montiere, a temporary station in either Trillium or Tartesso will serve the project.

**Fire Protection:**

A permanent Police and Fire Department Facility is planned to be located South and East of Montiere (Tartesso or Community Southwest). If a permanent station is not in place when residents start moving to Montiere, a temporary station in either Trillium or Tartesso will serve the project.

**School District:**

Montiere is within the Saddle Mountain Unified School District. An elementary school has been located on the site, and students will be able to attend high school in either Tartesso or Trillium.

**Open Space:**

The applicant is proposing approximately 15% open space that will be divided between 4 pocket parks and one Neighborhood Park. The Home Owners Association will be responsible for the care of the parks and trails.

**Trails/Recreational Amenities:**

A trail network has been proposed to connect the parks and other open space to a main trail system that will run along the east-west wash.

**Community Involvement:**

In preparation for this meeting, the applicant has completed the following requirements:

1. Site posted with public hearing information.....May 24, 2006
2. Mailing to nearby property owners.....July 13, 2006
3. Published in the Buckeye Valley News.....July 6, 2006
4. Citizen Participation Plan submitted.....Yes

**Staff Analysis and Recommendation:**

When the project was first submitted, there was some concern about the lack of commercial/employment provided in the project. Staff met with the applicant and together were able to develop a plan to provide commercial in the project. Staff also encouraged the applicant to provide standards in the CMP that would enhance the architecture and negate the

dominance of garage fronts on the homes, to which we are happy to report the applicant agreed with. The Development Board made a favorable recommendation to the Town Council on June 13, 2006, and the Community Development Department recommends approval subject to the following stipulations:

1. Any proposed future appendices or reports submitted under separate cover in pursuit to application CMP05-03, shall comply with the Montiere Community Master Plan including those stipulations as stated below;
2. Glendale Avenue shall be a minor arterial with a total right-of-way width of 110 feet and a back-of-curb dimension of 80 feet. This Developer shall construct the north half of Glendale Avenue along the frontage of this site.
3. The water system serving this project shall be master planned by the Developer to include adjacent private property and State Land that is not already included in another Community Master Plan. The water master plan shall include interconnection with adjacent systems that are within the same pressure zones.
4. All streets shall be designed in accordance with the Town's standards
5. All development must be in accordance with the Town of Buckeye Development Code, as amended, and its approved amendments.
6. No structures may be built on slopes of 15% or greater.
7. All tot lots will be lighted with security lighting.
8. Prior to Final Plat recordation, the CC&R's for a homeowner's association will be submitted to and approved by the Community Development Director. This review shall insure compliance with all town requirements.
9. All streets (local, collector and arterial), sidewalks and other common areas, as determined by the Town Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The Town Engineer shall approve all lighting improvements.
10. All street names shall be subject to final approval by the Town of Buckeye.
11. The Buckeye Fire Chief shall determine the precise location, number, and types of all fire hydrants.
12. Pavement sections for all streets shall be determined in accordance with a Town Engineer-approved Geotechnical analysis, but shall not be less than the Town's minimum requirements.
13. The applicant will submit a CAD file for all the street layers in the development.
14. All irrigation ditches to remain on the site shall be installed underground. Irrigation pipe crossings of the streets shall be constructed to the Town's standards.

15. The paved portion of all cul-de-sacs shall have a minimum radius of 43 feet.
16. Approval of this Community Master Plan (Application No. CMP05-03) is contingent upon the execution of a Development Agreement between the Town of Buckeye and the Developer;
17. Development shall be in accordance with the Montiere Community Master Plan, dated May 15, 2006 and all appendices and addendums, including all changes necessary to comply with these approved stipulations;
18. Provisions of the Buckeye Development Code, and as amended, not covered by the Development Agreement of the Montiere Community Master Plan remain applicable to the development of the property;
19. A comprehensive sign and wall package shall be submitted to the Community Development Department for approval prior to the approval of the first final plat;
20. A financial guarantee for public infrastructure improvements shall be required and approved by the Town Council as detailed in the Montiere Community Master Plan;
21. All developers and builders within Montiere Community Master Plan are subject to Single-Family Architecture requirements as outlined in Section 7-7-6, F, of the Town of Buckeye Development Code;
22. The Developer shall create and record a set of Covenants, Conditions & Restrictions (CC&Rs) establishing an association which shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way). Said CC&Rs shall be reviewed and approved by the Community Development Director prior to being recorded;
23. Developer shall provide a letter from the appropriate school district (s) which certifies the Developer and school district(s) have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner. Agreements with the school district(s) shall specifically address proposed joint use of school sites for storm water retention;
24. All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground;
25. Phasing of the public infrastructure shall be subject to a phasing plan as approved by the Community Development Director and Town Engineer;
26. Along with the first preliminary plat submitted to the Town, the Developer shall provide a current ALTA survey for review;
27. All existing irrigation facilities located on the site shall be abandoned, relocated off the property or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended by at least five feet. Any additional right-of-way for District-owned facilities (not to exceed 5 feet) can be deducted from the depth of the perimeter landscape tracts;

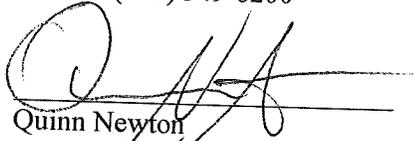
28. The Developer, not the Town, shall be responsible for providing water during construction;
29. Collector streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided;
30. Along with the first preliminary plat, the Developer shall submit a traffic impact study meeting the Town's minimum requirements;
31. Along with first preliminary plat submitted to the Town, the Developer shall provide an amendment to the Traffic Report which includes intersection analyses. Any traffic signals which are required due to the traffic from this project shall be installed by the Developer when warranted;
32. Prior to closing the last ten (10) percent of the houses within the project, or as otherwise approved by staff, the Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of cost: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost of \$200,000 each
33. If this property is within the vicinity of agricultural or farm land uses, each homebuyer in this development shall receive notice of their proximity to such uses with a disclosure notice to be included in the CC&Rs of the development. The language for this notice is available at the Community Development Department.
34. If this property is within the vicinity of an equestrian facility, each homebuyer in this development shall receive notice of their proximity to such land use with a disclosure notice to be included in the CC&Rs of the development. The language for this notice is available at the Community Development Department.
35. To the extent allowed by law, all Type I, Type II and Irrigation Grandfathered Water Rights appurtenant to the property shall be properly extinguished and the resulting Assured Water Supply credits pledged to the Town of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits. The developer shall allocate any surface rights to the Town of Buckeye prior to the issuance of any building permits. The developer shall abandon any existing registered or unregistered wells using the Arizona Department of Water Resources well abandonment rules prior to the issuance of any building permits.
36. If after 90% of the completion of Final Plat for Phases 1, 2, and 3 of the Montiere Community (phasing as shown in the CMP), Applicant can demonstrate that he is unable to sell Parcel 1 as Commercial Land Use due to lack of demand for this type of land use in this location, then the Applicant may come back to the Development Board and Town Council and request that Parcel 1 be re-designated a Medium/High Density Residential (Multi-Family) Parcel. Applicant shall make a good faith effort to market and sell Parcel 1 for a Commercial Land Use. A good faith effort shall be defined as listing the property

with a commercial broker and attempting to find a prospective buyer(s) at a market value for Parcel 1.

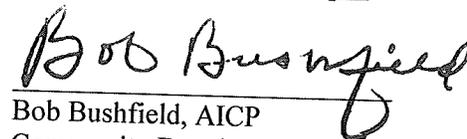
37. Developer shall be required to complete the roadway improvements for the east half of 315<sup>th</sup> Avenue to the Town's Standards. At no time shall the developer hinder access to properties to the north either prior to, during or after construction of any phase of the development.

**Responsible Department:** Town of Buckeye Community Development Department  
90 N. Apache Road  
Buckeye, AZ 85326  
Phone: (623) 349-6200

**Staff Contact:**

  
Quinn Newton  
Associate Planner  
Phone: (623) 349-6214  
[azalikowski@buckeyeaz.gov](mailto:azalikowski@buckeyeaz.gov)

**Approved by:**

  
Bob Bushfield, AICP  
Community Development Director  
Phone: (623) 349-6202  
[bbushfield@buckeyeaz.gov](mailto:bbushfield@buckeyeaz.gov)

**Attachments:**

Community Master Plan Book