

Sendero Foothills



Planned Unit Development Narrative

North of Desert Peak Parkway and
Cave Creek Dam Road

Z-46-A-19

City Council District: 2

Major Amendment No. 1 (First Submittal): August 7, 2026

CITY OF PHOENIX

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**Planning & Development
Department**

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PRINCIPALS AND DEVELOPMENT TEAM (PUD Major Amendment No. 1)

Landowners

24th Street and Jomax LLC
1819 E. Morton Ave, Suite
190 Phoenix, Arizona
85020

Santero Foothills LLC
4121 East Hoot Owl Trail,
Cave Creek, AZ 85331

Helene Doris Mauzy TR
5325 S. Jericho St
Centennial, Colorado
80015

NCKS LLC
7033 W. Sack Dr.,
Glendale, Arizona
85308

Developer

Lennar Arizona, Inc.
1665 W. Alameda Drive, Suite 125, 130 & 130-A
Tempe, Arizona 85282
Project Manager: Matthew Werner, CCM
Telephone: (702) 768-6512
E-Mail: matthew.werner@lennar.com



Attorney/Applicant Representative

Earl & Curley, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
Attorney: Taylor C. Earl
Principal Planner: Ricardo Toris
Telephone: (602) 265-0094
Fax: (602) 265-2195
E-Mail: tearl@earlcurley.com
E-Mail: rtoris@earlcurley.com



Civil Engineering & Planning

Colliers Engineering & Design
4742 N. 24th Street, Suite 270
Phoenix, Arizona 85016
Contacts: Cindy Paddock
Ty Wilson
Telephone: (602) 490-0535
E-Mail: Cindy.Paddock@collierseng.com
E-Mail: Ty.Wilson@collierseng.com



Landscape Architecture

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200
Scottsdale, AZ 85251
Project Manager: Jessica Miller
Associate Project Manager: Konner Pendland, PLA
Telephone: (480) 994-0994
E-Mail: jmiller@rviplanning.com
E-Mail: kpendland@rviplanning.com



24th Street and Jomax Road LLC
1819 E Morten Ave
Suite 190
Phoenix, Arizona 85020

Applicant Representative

William E. Lally
Tiffany & Bosco, P.A.
2525 East Camelback Road,
Suite 700
Phoenix, Arizona 85016



Engineering

Nguyen Lam, PE
Hilgart Wilson, LLC 2141 E Highland Ave
Suite 250
Phoenix, Arizona 85016



Landscape Architecture/Planning

Andy Baron, ASLA LEED AP
ABLA
310 E Rio Salado Parkway Tempe, AZ 85281



PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements.

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SENDERO FOOTHILLS

PUD MINOR AMENDMENT No. 1

Approved July 9, 2026

Summary of Minor Amendment No. 1

Lennar, the residential developer for Sendero Foothills, requested approval of a Minor Planned Unit Development (PUD) Amendment to modify two Single-Family Architectural Design Standards within the approved PUD. The requested changes were intended to facilitate implementation of the project as development moves forward while maintaining the community's high-quality architectural character.

The approved minor amendment was specific to the Sendero Foothills PUD Sections 3.d.i and 3.d.v and amended two standards:

1. Relocated the window articulation requirement currently found in Section 3.d.v into the list of front elevation requirements under Section 3.d.i. This change clarified that the standard applies specifically to front elevations and improves the organization and readability of the design guidelines.
2. Revised the window articulation standard to apply to only windows wider than two (2) feet. The amended language now requires that "windows wider than two (2) feet will be recessed or popped out from the exterior building face a minimum of one (1) foot."

SENDERO FOOTHILLS

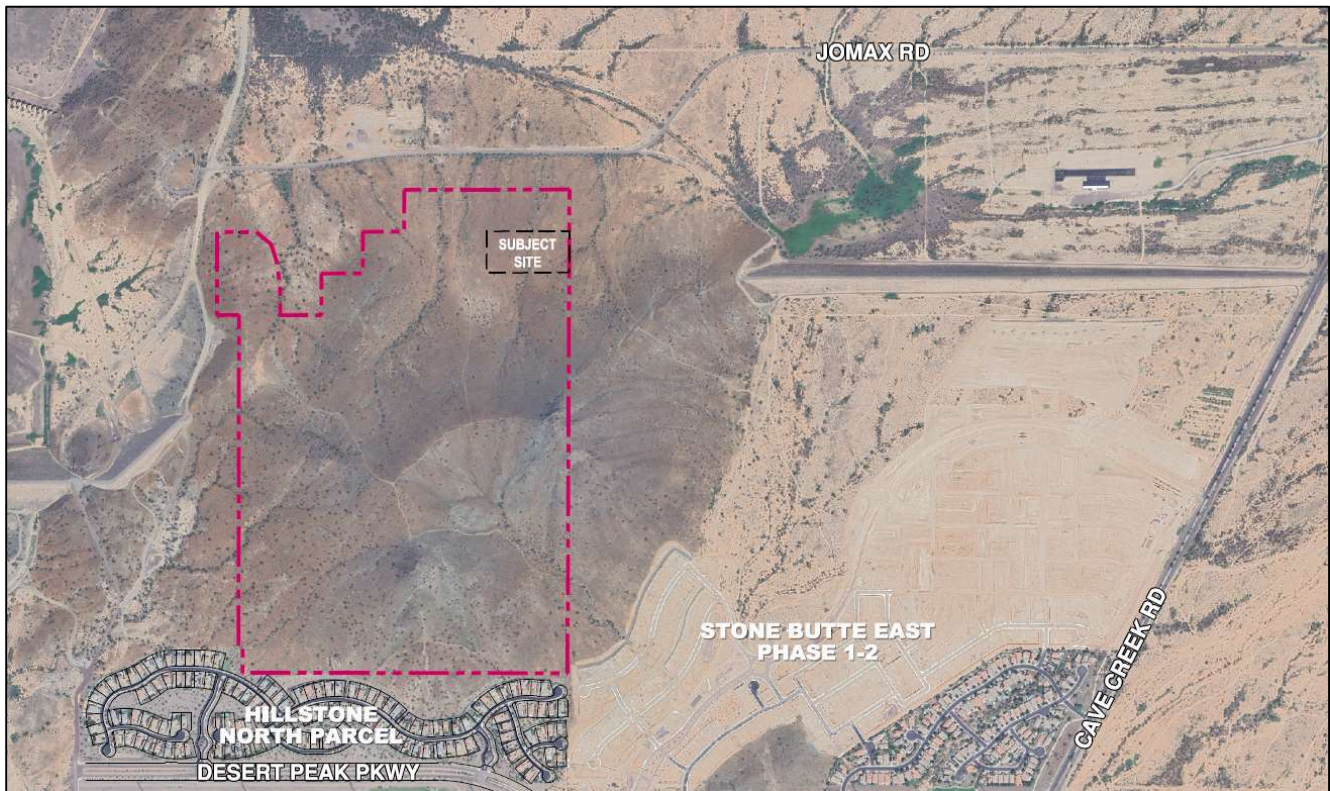
PUD MAJOR AMENDMENT No. 1

August 7, 2026

PUD Major Amendment No. 1 - Overview

On behalf of Lennar Arizona (“Lennar”), the home builder and developer, we are pleased to submit this Major PUD Amendment narrative and supporting documents for the City’s review and consideration. This application requests a Major Amendment to the approved Sendero Foothills PUD (Case No. Z-46-19).

The City Council approved the Sendero Foothills PUD through the adoption of Ordinance G-6961 on February 2, 2022. The existing Sendero Foothills PUD encompasses approximately 213.18 acres. This application proposes to amend the existing Sendero Foothills PUD by expanding its boundary to include an additional 5.03 acres, resulting in a total PUD area of approximately 218.21 acres. The requested rezoning would change these 5 acres from S-1 (“Ranch or Farm Residence District”) to PUD. In addition to the boundary expansion, the amendment includes two other modifications to the approved PUD narrative, development standards, and design guidelines, which are discussed in detail later in this document.



This PUD Amendment requests four principal modifications: 1) expand the existing 213.18 acres PUD boundary to approximately 218.21 acres by including an additional 5.03 acres, thereby rezoning the five-acre property from its current S-1 zoning to PUD. 2) Adjust the PUD’s design guidelines allowance for stucco to be consistent with City of Phoenix design standards for single-family homes.

3) Adjust the PUD's design guidelines regarding building and garage setback offset standard. 4) Adjust the lot coverage standards of the PUD to match lot coverage standards applicable to the PRD development option within R1-6, R1-8, and R1-10. Now that a developer has been identified, this Major Amendment incorporates the four previously noted changes, along with minor revisions and additional details to the narrative and exhibits. These updates are intended to more accurately reflect the developer's proposed product and provide additional clarification regarding the project, without substantially changing the overall intent of the approved development plan..

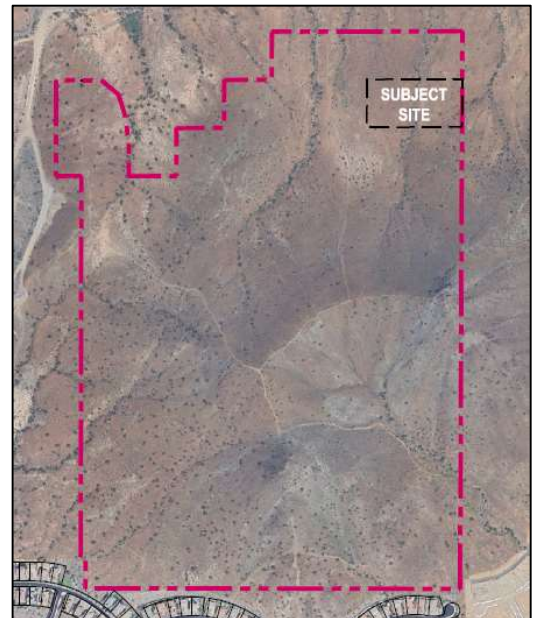
Except for the proposed amendments described above, the approved development vision, land use framework, and overall planning objectives for Sendero Foothills remain unchanged. The proposed modifications have been carefully designed to maintain consistency with the character and intent of the approved PUD while enhancing the community's overall functionality and market responsiveness.

The following sections describe each of the four proposed amendments to the PUD in detail and provide the rationale and justification supporting each requested modification.

Modification 1 – Addition of 5.02 Acres to PUD

The proposed amendment increases the approved PUD boundary from approximately 213.18 acres to 218.21 acres by incorporating an additional 5.03 acres into the existing PUD. By this inclusion, the additional five acres would be developed in accordance with the same land use plan, permitted uses, residential character, and overall planning framework established for the original PUD.

The subject five acres are shown in the map to the right, in context with the existing PUD boundary. As this map demonstrates, the five acres are a natural fit for inclusion into the boundary of the PUD. When this case was originally processed, these five acres were not available for inclusion, and the PUD boundary had to awkwardly jog around this property. Fortunately, these five acres are now available and can be included, which squares off the northeast corner of the PUD and makes for a better subdivision.



Modification 2 – Design Guidelines related to Stucco

The current language of the PUD limits *all* building façades to a maximum of 60% stucco. As worded, this standard limits the use of special stucco finishes such as Mediterranean, Spanish Lace, etc., which are attractive and quality design aesthetics that are consistent with the PUD. Our request is to remove this cap on the side and rear elevations.

Removing the maximum 60% stucco limit is not a negative. It simply allows for increased design flexibility, all without eliminating quality controls. Additionally, we are retaining the PUD's requirements for varied materials on each building façade (i.e. four-sided architecture), building

articulation, and architectural variation. These will continue to ensure that the homes within the Sendero Foothills PUD retain quality design aesthetics.

Furthermore, the requested modification is consistent with the architectural design standards of the abutting single-family communities of Stone Butte East and Hillstone, which will ensure this development fits into the fabric of the existing community.

Although we do not believe it is necessary for the reasons stated above, we are willing to retain the 60% stucco maximum on the front facades, which face the public street. Beyond those façades, our request is to bring the PUD into greater consistency with the City of Phoenix's design standards and the design standards applicable to neighboring subdivisions.

Below is the proposed wording for the design guidelines section of the PUD. As this reveals, this section remains robust and consistent with the original vision for this PUD.

Proposed wording:

- c. Special attention is to be paid to the garage presence on the streetscape. Reducing the garage dominance on the streetscape creates street scenes that are inviting and safe. Garage doors shall be recessed a minimum of 8" and shall include a minimum of two (2) of the following garage configurations.
 - i. Shallow-Recessed
 - ii. Mid-Recessed
 - iii. Deep-Recessed
 - iv. Swing-in
 - v. Tandem
 - vi. Split
 - vii. Split with casita
 - viii. Rear facing
 - ix. Three (3) car offset
 - x. Alley
 - xi. Motor court

Any and all buildings faces shall have a minimum of three (3) of the Design Elements listed below. The list of Design Elements for Four-Sided Architecture is not an exhaustive list and may include other elements that are consistent with the list below.

Design Elements for Four-Sided Architecture:

- xii. Board and batten
- xiii. Clapboard siding
- xiv. Wood/heavy timbers
- xv. Adobe
- xvi. Stone or tile veneer
- xvii. Stucco
- xviii. Shutters or other window treatments
- xix. Recessed windows
- xx. Juliette balcony
- xxi. Window pop out and embellishments
- xxii. Metal accents

- xxiii. Pitched roof elements shall be required when appropriate for the architectural style proposed
- xxiv. If flat roofs are proposed a false front parapet shall be included
- xxv. Overhang wooded eaves and exposed rafters shall be required

Modification 3 – Guideline related to Building and Garage Setback Offset

The current PUD Section E. Guidelines, section 3.b.iii standard reads: “Building and garage setbacks should ensure that each home has a different position than the next.” Unfortunately, this standard is vague. There is no specific minimum setback or positioning requirement between adjacent homes in this standard. To avoid uncertainty and inconsistent plan review interpretations when permitting, we are proposing to list one foot as the specific minimum standard for positioning homes between adjacent lots and ensuring a minimum offset. This meets the intent of the current requirement but avoids inconsistent staff application during the permitting process and gives certainty to our design team. This request includes a minimum 1’ dimensioned offset standard for front setbacks between adjacent homes.

Proposed wording:

- iii Building and garage setbacks to be offset by a minimum of one (1) foot to ensure that each home has a different position than the next.

This clarification is intended to maintain the original intent of the existing PUD standard by ensuring that each home has a different position than the home next to it, while providing a clear and measurable standard that can be consistently applied during plan review and permitting. The proposed language does not change the underlying design intent of the PUD; rather, it provides a clear and objective measurement for demonstrating compliance with the existing requirement.

Modification 4 – Lot Coverage

The current lot coverage standard under the PUD is as follows: “Primary structure, not including attached shade structures: 40%; Total: 50%.” Our request is to modify this language to align with the PRD development option of R1-6, R1-8, and R1-10, which allows a total lot coverage of 60%.

When the City amended the zoning ordinance to allow accessory dwelling units, it increased the lot coverage allowances under R1-6, R1-8, and R1-10. This modification simply brings the PUD into alignment with the lot coverage increases that resulted from that ADU text amendment.

Moreover, the proposed increase recognizes the evolving needs of homeowners and responds to the unique climatic conditions of Arizona. Given the region’s intense solar exposure and extended periods of high temperatures, shaded outdoor living spaces have become an essential component of residential design rather than simply an amenity. Residents increasingly desire covered patios and pergolas that provide relief from the sun and allow year-round use of their backyards. These features improve the livability and functionality of homes while supporting Arizona's outdoor lifestyle.

The additional lot coverage will provide greater flexibility to incorporate these design elements into the overall architecture of the home while maintaining compliance with established setbacks, building height limitations, open space requirements, and other development standards that

preserve neighborhood character. The amendment does not increase residential density, alter the approved land use, or change the overall development pattern envisioned by the PUD. Instead, it allows more efficient use of individual lots and brings the PUD into harmony with existing lot coverage standards within the City's comparable single-family zoning districts.

Modifications to PUD Exhibits

The following exhibits from the original PUD have been modified due to the inclusion of the 5-acre property referenced above:

Exhibit 1 - Legal Description

Exhibit 2 - Site Aerial Map

Exhibit 3 - Area Vicinity Map

Exhibit 4 - Context Plan

Exhibit 5 - Existing & Proposed Zoning Map

Exhibit 7 - General Plan Map (also revised to reflect the General Plan Land Use Map changes that were approved as a companion approval to the original PUD approval)

Exhibit 8 - Conceptual Land Use Plan

Exhibit 10 - Open Space Master Plan

Exhibit 17 - Wall Plan

Exhibit 18 - Wall Details

Conclusion – Major Amendment No. 1

The requested PUD Amendment represents a thoughtful and measured refinement to the approved Sendero Foothills PUD. This amendment incorporates minor and logical modifications to the original PUD. It adds five acres of property that the original PUD jogged around and that would have been included in the original request had it been available. The inclusion of this land is common sense and an improvement to the original PUD.

This amendment retains the certainty of design quality and four-sided architecture for the single-family homes but brings the stucco standard more in line with City standards and makes it consistent with the standard being applied on the homes in the adjacent subdivisions.

Finally, the amendment updates the lot coverage allowances to be consistent with those updates done by the City as part of a recent text amendment related to ADU's.

The requested amendments are consistent with the original vision and intent of the Sendero Foothills PUD and will enhance the project's flexibility, market responsiveness, and long-term success while maintaining the high-quality design standards established through the original zoning approval. Collectively, these modifications will improve compatibility between the various components of the development and ensure that the community continues to meet the goals and objectives upon which the PUD was originally approved.

SENDERO FOOTHILLS PLANNED UNIT DEVELOPMENT NARRATIVE

A. PURPOSE AND INTENT

1. PROJECT OVERVIEW

Lennar Arizona (“Lennar”), the home builder and developer, hereby requests to amend the existing Sendero Foothills PUD to expand its boundaries from approximately 213.18 acres to approximately 218.21 acres through the addition of 5.03 acres property, which will rezone the five-acre addition from S-1 to PUD. In addition to the boundary expansion, the amendment includes two other modifications, one to the PUD’s design guidelines and one to the PUD’s development standards.

The existing Sendero Foothills PUD zoning was approved by the City Council on February 2, 2022, through the adoption of Ordinance G-6961. At the time of the original zoning approval, no developer had been identified for the project. Since then, Lennar has entered into a contract to purchase the property and will serve as the master home builder and developer for the site.

The overall Sendero Foothills Community (see **Exhibit 1: Legal Description**) is located north of the northeast corner of Cave Creek Dam Road and Desert Peak Parkway. Sendero Foothills is located in the Desert View Village and Council District 2 of the City of Phoenix (the “City”) (see **Exhibit 2: Site Aerial Map** and **Exhibit 3: Area Vicinity Map**). The Property is currently vacant and includes a large hillside area that will be conveyed to the City as an addition to the Phoenix Mountain Preserve and/or for a desert park (see **Exhibit 4: Context Plan**). The hillside area conveyance agreement shall be approved prior to Final Site Plan approval.

This development narrative has been modified to include the proposed Major Amendment No. 1 request and outlines the request to add 5 acres to the PUD and to modify two other guidelines/standards. This PUD supports the development of various residential housing types (see **Exhibit 5: Existing & Proposed Zoning Map**). The Desert View Village has seen a multitude of recent developments which include a variety of housing options including, single family detached, single family attached, and multi-family. The existing PUD zoning provides sufficient diversity of lot sizes and residential housing options for the area in support of the planning concepts in the North Land Use Plan. The PUD will continue to provide development opportunities for a range of housing types.

The intent of the PUD is to provide standards for the non-hillside areas of the Project. The PUD does not provide standards for hillside property except the area be donated to the City as an addition to the Phoenix Mountain Preserve. All property within the Project will be covered by the PUD development standards or the Hillside standards, and all

Project area will be platted. Streets may be public or private. If streets are private the Project developer will dedicate the necessary easements for public ingress and egress, solid waste, emergency access, and utilities. The PUD will voluntarily restrict development to slopes of 20% or less and a maximum of 250 residential units. This results in an overall gross density of 1.14 du/ac (dwelling units per acre). Section 710 – Hillside Development, allows dwelling units permitted in the slope area to be transferred to a lower slope category. The proposed 1.14 du/ac density is within the parameters of the density allowed within the hillside development area in Section 710.C.1.a for the slope categories 10% to 14.9% and 15% to 19.9%. In further support of ensuring that the development of the Project meets and exceeds the purpose of the Hillside section, the PUD contains development standards addressing the edge treatment adjacent to the preserved hillside area, enforceable open space standards, and landscape and site design guidelines. All non-hillside property will be subject to the PUD development standards.

The Sendero Foothills PUD represents a development proposal for a quality residential neighborhood. Located at the base of a hillside, which will be donated to the City of Phoenix Parks and Recreation Department, the Community will maintain visual and physical access to the surrounding mountains and desert environment while being sensitive to them. Sensitivity to the desert environment will be demonstrated through utilizing minimally intrusive construction and excavation methods and by maintaining visual access to the mountain to the extent possible. The development concept proposes a maximum of 250 residential units resulting in an anticipated Project maximum gross density of 1.14 du/ac for the 218.21 acres. No site plan is included in this PUD request. Establishing the maximum number of dwelling units will enable the development team maximum flexibility in their product design. Nonetheless, the development shall meet all PUD development standards. The Community will be sensitive to the surrounding neighborhoods and natural environment and provide a development opportunity for a high-quality residential neighborhood with pedestrian connections to the surrounding mountain preserve.

Development will be limited to the area within the Property up to the 20% slope line. The PUD development area is located on the northern portion of the Property, along the westernmost portion and at the southwest corner. The slope analysis shall be submitted and approved prior to Preliminary Site Plan Approval however, the maximum development area is approximately 93.8 acres and the minimum conveyed land area shall be 120 acres, resulting in a minimum 55% of the gross site to be conveyed to the City as public open space for the Phoenix Mountain Preserve.

In order for the developer to have maximum flexibility in the design of the Community while meeting the PUD goals, this PUD draws from both the R1-8 and R-3 development standards, similar to the Fireside at Norterra, the Fireside at Desert Ridge, and the Northview at Stone Butte developments in the nearby area. Multiple housing types are available in the Community and specific development standards are provided for each of them. Traditional single family detached development standards are based on the R1-8 district regulations. Single family attached development standards are also based on the R1-8 district regulations. Multi-family development standards are based on the R-3 district regulations. The PUD proposes to amend the development standards for this unique location by decreasing density, increasing setbacks, and the addition of

a minimum 50' building setback for areas directly adjacent to the preserve area. The PUD allows the developer to build any of the different types of residential units within the development area, (see **Exhibit 6: Comparative Zoning Table**).

2. PROJECT GOALS

The request for a PUD zoning district will allow the flexibility to develop a high-quality residential community. The PUD standards will be similar to the R1-8 district for a traditional single-family detached product, various types of neo-traditional single-family attached homes (includes auto court, cluster, alley loaded), and similar to the R-3 district for multifamily development.

It is important to note that the rezoning development options are designed to allow for the development of standard single-family detached homes in the R1-8 category that include a variety of lot sizes. The development options also allow for various types of housing products that could support cluster and alley access garages, and smaller front setbacks to promote a more pedestrian oriented community.

The PUD tool lays out specific development standards tailored only to develop a residential development. No other uses besides residential development will be allowed on the site, ensuring compatibility and protection for the surrounding areas for years to come.

3. CONFORMANCE WITH THE GENERAL PLAN 2015

On February 2, 2022, the City Council adopted Resolution 21991 approving General Plan Amendment Case No. GPA-DSTV-1-19-2, which amended the 2015 General Plan Land Use Map for the 213.18-acre property. The amendment changed the property's Land Use designations **from** Future Parks/Open Space or 1 dwelling unit per acre (du/ac), Parks/Open Space–Publicly Owned, and Residential 0–5 du/ac **to** Future Parks/Open Space or 1 du/ac, Residential 2–3.5 du/ac, and Residential 5–10 du/ac, thereby establishing the land use framework for the approved Planned Unit Development.

4. CONFORMANCE WITH THE NORTH LAND USE PLAN

The Property is located within the City of Phoenix's North Land Use Plan area and the Sonoran Preserve Master Plan's North Study Area. The Project's compatibility with the general intent of each land use plan is detailed below.

The Property is located within the City of Phoenix's North Land Use Plan area. The North Land Use Plan extends from just west of Cave Creek Wash east to Scottsdale Road, and from Carefree Highway south to Pinnacle Peak Road. As shown on the North Land Use Map, the Property is situated in an area designated Residential 2–5 du/ac. The proposed density of the PUD is lower than the designation and thus still compatible with the North Land Use Map designation approved by City Council in June 1996. Moreover, the PUD's density is lower than the Tatum Ranch and Tatum Highland subdivisions noted in the Land Use Plan where densities average 3.3 du/ac. The proposed density

will not determinately alter the surrounding area and is consistent with the overall intention of the North Land Use Plan. Note that by retaining the maximum unit count at 250 and by increasing the gross acreage of the property by five acres with Major Amendment No. 1, the PUD's proposed density slightly decreased from 1.17 to 1.14.

According to the North Land Use Plan, staff concluded densities as low as one dwelling unit per acre significantly increased the per unit cost of infrastructure, ultimately making housing less affordable. Subsequently, in an effort to address the development dilemma and neighborhood concerns, staff crafted six planning concepts. The six planning concepts include: 1) Plan for Strategic Land Uses; 2) Preserve Cave Creek Wash as Ecological Spine of Desert; 3) Recognize Washes as a Development Constraint; 4) Seek Cost Effective Infrastructure; 5) Maintain Established Character; and 6) Recognize Existing Rights.

This PUD satisfies multiple planning concepts by allowing for strategic land uses and by permitting a multitude of development standards. The development standards will ensure an attractive product is produced which will help preserve the surrounding desert and will present opportunities to develop employment centers throughout the North Land Use Plan area. This PUD will preserve Cave Creek Wash's natural flow and will not disturb critical wildlife linkages. Moreover, this PUD acknowledges the washes located within the North Land Use Area are a development constraint that must be respected and intends to develop strategically by maintaining existing washes where feasible and incorporate them into the Project, see Section 4.g and 4.i for further details. To address the concept of housing affordability the development team has conducted numerous studies to generally analyze the most cost-effective infrastructure location and type. The PUD is consistent with the character of the North Land Use Plan and supports the established character of the area.

In short, this PUD is consistent with the North Land Use Plan because it enables strategic land uses, preserves the Cave Creek Wash, recognizes washes as a development constraint, seeks cost effective infrastructure, and maintains the already established character of the area.

The Project lies within the North Study Area of the Sonoran Preserve Master Plan. The Sonoran Preserve Master Plan ("Master Plan") was approved by the City in 1998 with the goal of accommodating quality growth and preserving the Sonoran Desert. Based on extensive research and analysis, the Master Plan formulated goals designed to balance aesthetic, social, economic, and ecological concerns:

- a. Connect significant public open spaces, utility corridors, canals, freeways, and recreation areas already owned or proposed by city, county, state, or federal agencies
- b. Preserve wildlife corridors and significant desert ecosystems along drainageways by preserving the natural desert wash characteristics such as low velocity, sedimentation, and dispersed flows
- c. Provide passive recreational opportunities for wildlife viewing, nature study, picnicking, outdoor interpretation, and education
- d. Provide alternative transportation corridors for walking, commuter and recreational bicycling, and horseback riding

- e. Preserve significant views, cultural resources, and visual landmarks such as large tree bosques, rock outcroppings, historic features, and archaeological sites
- f. Establish management, maintenance, acquisition, and funding guidelines that respond directly to these increased open space standards and encourage public/private partnerships
- g. Encourage, to the greatest extent possible, the inclusion of land and specific sites that allow access for people of all abilities to appreciate and enjoy the Sonoran Desert

The PUD supports a number of these goals and embodies the purpose of the Master Plan to allow for quality development while preserving natural desert open space for incorporation into the Phoenix Mountain Preserve or as a desert park:

- a. Through the donation of the hillside property the PUD will provide recreational connectivity to the Cave Buttes Recreation Area and the surrounding Mountain Preserve and desert park properties. Its development will also extend public vehicular access to adjacent property and recreational areas.
- b. The PUD will preserve significant wash corridors and natural drainage systems. The wash corridors will be integrated into the Project and protected through site design, construction methods and development standards.
- c. Passive recreational opportunities will be offered within the Project through the provision of trails for access to the natural desert open space, seating areas that offer wildlife viewing and enjoyment of the abutting hillside area.
- e. The Project will be designed to maximize views of the surrounding desert through site design and landscape elements that enhance view corridors and promote visually accessible open space.
- f. In support of preservation of natural desert in the North Study Area the PUD will voluntarily restrict development to slopes of 20% or less and a maximum of 250 residential units, and donate the natural desert land exceeding the 20% slope to the City as an addition to the Phoenix Mountain Preserve and/or for a desert park.
- g. Access sites from the Project to the preserved hillside will be developed and maintained by the Project.

5. OVERALL DESIGN CONCEPT

This PUD creates development standards and design guidelines that will result in a high-quality Community connected to the surrounding desert open space, trails, and services provided by the Sonoran Preserve and Desert View Village. The proposed plan consists of a maximum of 250 dwelling units over the entire 218.21 acres for an anticipated overall blended density of 1.14 du/ac; however, because the hillside will be conveyed to the City for the Mountain Preserve or desert park, the project will only develop on a maximum of approximately 93.8 acres. The development areas are located north, west and southwest of the hillside.

The vision for Sendero Foothills includes the creation of diverse and connected residential enclaves with focused sensitivity to the natural desert environment. The Sendero Foothills residents will have unparalleled proximity and access to significant desert amenities such as the Sonoran Preserve. Through sensitivity to the surrounding views and native desert landscaping, the development will be buffered from adjacent

communities by a combination of open space and landscape setbacks provided along the Property's perimeter. The proposed pedestrian network will provide residents access to the vast mountain preserves to the south of the development and connectivity to outdoor gathering places and recreation areas within the community. The Project's landscaping and site development will be integrated with the character of the surrounding desert. The overall design concept will provide for a high-quality living environment that reflects the desert hillside and surrounding neighborhoods while providing access for hiking and biking to and within the mountain preserves. In an effort to minimize any disturbance to the hillside area the development standards have been created to cluster the housing development. Trails and pedestrian access will incorporate the mountain as an amenity to the community.

B. LAND USE PLAN

As previously mentioned, only approximately 93.8 acres of the approximately 218.21 gross acre site will be developable, see Table 1 below and **Exhibit 8: Conceptual Land Use Plan**. A variety of residential land uses will be permitted within the development area, including single family detached, single family attached, and multifamily products.

Land Use Site Data

Table 1

Land Use	Gross Acres	Proposed Development
Development Area	93.8	Single-family attached/detached or Multi-family
Preserved Open Space	124.4	N/A
Total	218.21	

C. LIST OF USES

1. PERMITTED USES

- a. Single-family residential detached
- b. Single-family residential attached
- c. Multifamily residential
- d. Residential Model Home Complex and Sales Office
- e. Community Garden in accordance with Section 608 of the Phoenix Zoning Ordinance.

2. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

3. ACCESSORY USES

Accessory uses shall be subject to Section 706 of the Phoenix Zoning Ordinance, and Accessory Dwelling Units shall be allowed as an accessory use per Section 608 of the Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

1. DEVELOPMENT STANDARDS

Inclusion of Development Standards within the Sendero Foothills PUD protects not only the adjacent property owners but creates standards reflective of a residential development sensitive to the surrounding area and its unique location. These standards permit greater flexibility enabling the development of a higher quality living environment, as well as benefit public health, safety, and the general welfare of the citizens of the City of Phoenix. They also promote an appropriate transition to, and compatible land use relationships with, the adjacent properties.

The PUD development standards are split into three separate tables: Traditional Single Family Detached, Single Family Attached, and Multifamily. These development standards shall apply to all non-hillside areas of the PUD. The PUD is subject to all Hillside Development Standards, including but not limited to density restrictions, which may require deviations from the included exhibits that have not been reviewed for Hillside compliance. All Hillside Standards and Requirements shall override all zoning standards, including conflicts with any of the PUD Standards. The PUD Development Standards are as follows:

Maximum dwelling units for the overall PUD area: 250. Development will be restricted to slopes of 20% or less.

Single Family Detached

Table 2

Minimum Lot Width	45'
Min. Lot Depth	110'
Dwelling unit density (Maximum)	3.0 du/ac
Perimeter Setbacks (Minimum)	
Perimeter building setbacks	Public or Private Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common Landscaped setback adjacent to public or private perimeter streets	20' average, 15' minimum (does not apply to lots fronting onto perimeter streets)

Min. building setback adjacent to future and existing/dedicated preserve areas	50'
Interior Building Setbacks (Minimum) ¹	
Front	10'
Non-Street Side	5' interior lots
Street Side (Public or Private Street)	10'
Rear	5'
Common Areas (Min.)	5% of gross area
Max. Building Height	2 stories and 30'
Max. Lot Coverage	60%

¹ Setbacks apply to all lots unless specified

Single Family Attached

Table 3

Minimum Lot Width	30'
Min. Lot Depth	90'
Dwelling unit density (Maximum)	3.0 du/ac
Perimeter Setbacks (Minimum)	
Perimeter building setbacks	20' adjacent to a public or private street; this area is to be in common ownership unless lots front on the perimeter street – public or private; 15' adjacent to property line
Common landscaped setback adjacent to public or private perimeter streets	20' average, 15' minimum (does not apply to lots fronting onto perimeter streets)
Min. building setback adjacent to future and existing/dedicated preserve areas	50'
Building Setbacks (Minimum) ¹	
Front	10'
Non-Street Side	5' interior 0' for attached dwelling units (established by Building Code)
Street Side (Public or Private Street)	10'
Rear	5'

Common Areas (Min.)	5% of gross area
Max. Building Height	2 stories and 30'
Max. Lot Coverage	100%

¹Setbacks apply to all dwelling units unless specified

Multifamily Development Standards

Table 4

Minimum Lot Width	None
Min. Lot Depth	None
Dwelling unit density (Maximum)	6.0 du/ac
Perimeter Setbacks (Minimum)	
Perimeter building setbacks	20' adjacent to a public or private street; this area is to be in common ownership unless lots front on the perimeter street; 15' adjacent to property line
Common landscaped setback adjacent to public or private perimeter streets	20' average, 15' minimum (does not apply to lots/dwelling units fronting onto perimeter streets)
Min. building setback adjacent to future and existing/dedicated preserve areas	50'
Interior Building Setbacks (Minimum) ¹	
Front	20'
Non-Street Side	0' for attached dwelling units (established by Building Code)
Street Side (Public or Private Street)	10'
Rear	None (established by Building Code)
Min. Building Separation	10'
Common Areas (Min.)	5% of gross area
Max. Building Height	2 stories and 30'
Max. Lot Coverage	50%

¹ Setbacks apply to all dwelling units unless specified

2. LANDSCAPE STANDARDS

Landscape development standards shall apply to all of the PUD development area, (see **Exhibit 11: Comparative Landscape Standards Table**) and Table 5 below.

Landscape Standards

Table 5

Single Family Detached & Single Family Attached Landscape Standards	
	PUD
Streetscape	1) A landscaped setback shall be established and maintained along all public or private street frontages: ▪ Fifteen-foot (15') average and ten-foot (10') minimum 2) Planting Quantity: ▪ One (1) tree for every twenty (20) feet of street frontage. ▪ Five (5) shrubs shall be planted for each tree. 3) Planting Size: ▪ Trees shall have a two-inch (2") caliper, 4) Additional requirements for landscaping located within the rights-of-way: ▪ Turf is prohibited. Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.
Onsite Landscape	1) A minimum of seventy-five percent (75%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf. 2) Turf area shall be limited to a maximum of thirty percent (30%) on all streetscapes. 3) All private pedestrian pathways and public sidewalks shall be shaded to fifty percent (50%).
Sidewalks	Sidewalks shall be a minimum of five feet wide and shall be separated from the curb by a minimum five-foot-wide landscape area. The landscape area shall be planted with groundcover at a rate of 5 (five) five-gallon shrubs per five hundred (500) square feet of landscape area.
Multifamily Landscape Standards	
	PUD

Streetscape	1) A landscaped setback shall be established and maintained along all public or private street frontages: ▪ Fifteen-foot (15') average and ten-foot (10') minimum 2) Planting Quantity: ▪ One (1) tree for every twenty feet (20') of street frontage. ▪ Five (5) shrubs shall be planted for each tree. 3) Planting Size: ▪ Trees shall have a 2-inch (2") caliper; 4) Additional Requirements for Landscaping Located within the rights-of-way: ▪ Turf is prohibited. Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.
Onsite Landscape	1) A minimum of seventy-five percent (75%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf. 2) Turf area shall be limited to a maximum of thirty percent (30%) on all streetscapes. 3) All private pedestrian pathways and public sidewalks shall be shaded to 50 percent (50%)
Parking Lot	1) Five percent (5%) of the surface parking lot shall be landscaped. Landscaping shall be dispersed throughout the parking area. 2) All parking areas shall be screened from view from adjacent streets and lots to a minimum height of three (3) feet above the nearest adjacent paving grade by means of a combination of walls, undulating berms and landscaping consisting of minimum five-gallon shrubs. Shrubs used for screening shall be of an evergreen variety. 3) Landscape Planters: ▪ At ends of each row of parking and for every ten (10) parking spaces. ▪ Each landscape island shall contain one (1) tree two-inch (2") caliper and five (5) shrubs five (5) gallon.
Sidewalks	Sidewalks shall be a minimum of five feet wide, and shall be separated from the curb by a minimum five foot wide landscape strip. The landscape strip shall be planted with a minimum of groundcover at a rate of 5 (five) five-gallon shrubs per five hundred (500) square feet of landscape area.

i.	All plant material shall be in compliance with the Department of Water Resources low water use plant list as approved by the City of Phoenix Planning and Development Department.
ii.	All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto streets, sidewalks or parking areas.
iii.	Landscape irrigation and domestic water services shall be metered separately.
iv.	A minimum of seventy five percent (75%) coverage shall be maintained in all landscape areas at maturity with living trees, shrubs, accent plantings, and vegetated ground cover.
v.	Dust control products, such as decomposed granite, river rock, and ground cover, will be installed at a minimum of two-inches thick in all landscape areas.

3. PARKING

The parking for this PUD shall comply with Section 702 of the City of Phoenix Zoning Ordinance.

4. AMENITIES

- a. Open space shall be exclusive of street tracts, lots, and landscape setbacks.
- b. Pedestrian access to mountain preserves from Project pedestrian network. A maximum of three (3) access sites to the desert park or mountain preserve area shall be identified and delineated on the Final Site Plan.
- c. Amenities throughout Sendero Foothills open spaces shall include at a minimum six (6) of the items listed below. Amenities will be equitably located throughout the development area. An amenity shall be located within one thousand three hundred twenty feet (1,320') of a dwelling unit, equivalent to a five (5) minute walk. Additional amenity details are provided in Section E.4.e below.
 - a. Community trails
 - b. Ramada with trellises
 - c. Seating areas
 - d. Turf
 - e. Gathering space
 - f. BBQ's
 - g. Picnic Benches
 - h. Playground
- d. Required open space may be used for storm water retention and shall comply with 507 Tab A – II.A.2.

5. LIGHTING PLAN

The Sendero Foothills PUD shall comply with lighting standards as defined within the Environmental Performance Standards and the Guidelines for Design Review Section of the Phoenix Zoning Ordinance.

Outdoor lighting fixtures shall incorporate light cut off shielding as necessary to direct light downward and away from any residential use existing as of the date of this PUD approval. Lighting may need to be controlled and mitigated through the use of mature landscape buffers or other shielding techniques as approved by the Planning and Development Department.

The maximum height for all landscape and site lighting within the developable area will be fifteen feet (15') and the value of the light foot candles at the property lines shall not exceed one foot candle. Photometric plans shall be submitted with the site plan review and final light fixture selections shall be provided at the time of final design. All lighting will reflect the character of the surrounding environment and be consistent with the City's dark sky and lighting provisions.

E. DESIGN GUIDELINES

1. Purpose & Intent

The design guidelines for any single family detached development, single family attached development, or condominium/multifamily development will adhere to the City's general design review guidelines specified by Section 507 Tab A of the City's Zoning Ordinance. Namely, the development will minimize the removal of existing healthy Sonoran Desert vegetation and will maintain the natural washes, hillside, and vegetation whenever possible. A slope analysis shall be submitted and approved prior to Preliminary Site Plan Approval and limits of disturbance shall be determined at final design to determine the amount of natural area that may be disturbed. Landscape inventory and salvage plans shall be provided at site plan review to determine natural landscape material that can be used in the development of the community.

2. Site Design

The objective of the site design for the project is to minimize the visual impact of the Site as well as integrate it seamlessly into the surrounding environment. This is done through orientation, placement, vegetation, and open space, see Section 4.g, 4.h and 4.i for further details. The site design shall include the following elements and shall comply with the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review):

- a. Orient developments to take advantage of the proximity to the Sonoran Preserve and existing hiking trails.
- b. Main entrances shall utilize vegetation, trees, and signage that will be designed with desert-sensitive materials and colors, and accent landscaping that enhances

and creates an aesthetically pleasing “entrance” into the development.

- c. Pedestrian connectivity will be provided to all trails, open space, and community gathering places.
- d. Pedestrian “way finding” signage will be provided and will be very clear and direct.
- e. The development will include decorative signage and decorative site lighting to enhance the native landscaping and architecture.
- f. The front face of homes shall be parallel to the street frontage (or tangential to the street frontage in the case of a curved street, knuckle, or cul-de-sac) regardless of the shape of the lot.
- g. Individual residences are encouraged to emphasize diversity and scale along the street, minimizing visual monotony.
- h. Windows and balconies will be oriented towards open spaces where possible.
- i. Any site trash enclosure shall provide screening designed to be 8’ high and will fully screen the containers within. The enclosure will be composed of CMU with an exterior finish that matches the exterior of the main building. The access gates are to be fully obscured with solid metal panels and painted to match one of the building colors.
- j. Walkways and trails shall be wide enough, five-foot minimum, to accommodate both pedestrians and bicycle users.

3. Architectural Design

Single Family

- a. Color Palette

Colors will be as illustrated on **Exhibit 9: Color and Materials Palette**.

- b. Materials

The design of the community will strive for integration into the existing surrounding community while establishing a significant presence in the neighborhood. High-quality building elevations require the use of a variety of materials, particularly in the details of the façade design. All buildings shall exhibit four-sided architecture and shall conform to the following Architectural Subdivision Design Standards.

Architectural Subdivision Design Standards:

- i. No two identical elevations or floorplans shall be placed side-by-side or directly across from one another
- ii. Three (3) different elevations are required on each side of the street
- iii. Building and garage setbacks to be offset by a minimum of one (1) foot to ensure that each home has a different position than the next.
- iv. Varied front yard setbacks for porches, living spaces, and garages should be utilized to provide breaks in the street scene making it more visually interesting

- v. Minimize the visual impact of garage doors through setbacks, colors and styles
- c. Special attention is to be paid to the garage presence on the streetscape. Reducing the garage dominance on the streetscape creates street scenes that are inviting and safe. Garage doors shall be recessed a minimum of 8" and shall include a minimum of two (2) of the following garage configurations.
 - i. Shallow-Recessed
 - ii. Mid-Recessed
 - iii. Deep-Recessed
 - iv. Swing-in
 - v. Tandem
 - vi. Split
 - vii. Split with casita
 - viii. Rear facing
 - ix. Three (3) car offset
 - x. Alley
 - xi. Motor court

Any and all buildings faces shall have a minimum of three (3) of the Design Elements listed below. The list of Design Elements for Four-Sided Architecture is not an exhaustive list and may include other elements that are consistent with the list below.

Design Elements for Four-Sided Architecture:

- xii. Board and batten
 - xiii. Clapboard siding
 - xiv. Wood/heavy timbers
 - xv. Adobe
 - xvi. Stone or tile veneer
 - xvii. Stucco
 - xviii. Shutters or other window treatments
 - xix. Recessed windows
 - xx. Juliette balcony
 - xxi. Window pop out and embellishments
 - xxii. Metal accents
 - xxiii. Pitched roof elements shall be required when appropriate for the architectural style proposed
 - xxiv. If flat roofs are proposed a false front parapet shall be included
 - xxv. Overhang wooded eaves and exposed rafters shall be required
- d. Elevations
 - i. Front elevations shall incorporate all of the following:
 - A variety of distinct roof styles is encouraged
 - Architectural detailing appropriate to the style of the home
 - Accent colors and materials
 - Outdoor living spaces such as covered front porch, patio, entry courtyard, or second story balcony

- A focal entry point such as detailed window treatment and articulation, or unique accent materials
 - No two identical elevations or floorplans shall be placed side-by-side or directly across from one another;
 - Windows wider than two (2) feet will be recessed or popped out from the exterior building face a minimum of one (1) foot.
- ii. Colors and materials:
- A minimum of six (6) color schemes are required for each builder product series for each neighborhood. The following criteria should be considered:
 - Colors should be chosen to enhance the overall character of the neighborhood
 - Colors should contribute to distinguishing the architectural character of the home
 - Diversity of color is encouraged
 - Colors and materials should elevate architectural interest
 - Material change must occur at logical break points
 - Materials and colors must be varied to add texture and depth to the overall character of the neighborhood
 - Columns, towers elements, and pilaster must be wrapped to logical break points as appropriate
 - Material breaks at garage corners should end on an internal corner
 - White garage doors are discouraged unless appropriate for the proposed architectural style
 - Use durable roofing and siding materials to reduce the need for replacement (metal roofing and shingled roofs are permitted when architecturally appropriate.)
- iii. Rear elevations will incorporate the following:
- Variation in roof forms, building planes, and/or massing
 - Pop-outs appropriate to the style of the home
 - If a covered patio is provided, it will include a roof treatment consistent with the main portion of the home
- iv. Private outdoor open space shall be required for the home and shall conform to the list below:
- Porches shall be a minimum of six (6) feet deep. The lengths of the porch shall vary depending on the appropriate architectural selection
 - Patios shall be a minimum of six (6) feet deep. The lengths of the patio shall vary depending on the appropriate architectural selection
 - Internal courtyards may be used when architecturally appropriate. When used, all courtyards shall be a minimum of sixty (60) square feet in area
 - When used, and excluding juliette balconies, private balconies shall be a minimum of sixty (60) square feet.
- v. Trim will be provided on all window and door openings

Multi-Family

- a. Buildings shall incorporate human-scale elements at the ground level to create an appealing and inviting street scene. The building elevations shall have a sense of uniformity and complement each other without being repetitive. Building materials and colors shall be kept simple and consistent throughout the Property. Proposed development shall be compatible with surrounding neighborhoods with respect to building scale, mass, and articulation. Building design and configuration shall include a variety of architectural design elements and provide a complimentary character to established architecture within the Property. The following items shall be considered within multi-family developments:
 - i. Primary building façades shall include architectural features and/or details which create articulation along the building plane to create an interesting and attractive street edge, while maintaining minimum required setbacks.
 - ii. All exterior building exit and entrances for condominium or multifamily shall provide weather protection that are a minimum of six (6) feet in width and four (4) feet in depth
 - iii. Where the interior program limits the placement of windows, building facades shall include changes in materials through the use of style appropriate architectural details and features or other aesthetic treatments.
 - iv. Building design shall be consistent in scale and character without being repetitious or monotonous. A variety and distinctiveness in design is desirable. A minimum of three (3) items from the following criteria of architectural elements shall be provided as a part of the building design:
 - The use of projections including private balconies, building wall recesses and pop-outs, varied wall planes, dormers, decorative window treatments, brick or stone veneers, or other architectural elements.
 - The use of landscape as a design element to reduce building mass.
 - Window and door materials, types, shapes, and proportion to complete the architectural style of a building.
 - Architectural features such as decorative moldings, awnings, windows, shutters, dormers, chimneys, balconies and railings.
 - Fenestrations and recessed planes.
 - Bays or alcoves at pedestrian level.
 - Bay windows or deep recessed windows.
 - Projected or recessed patios or balconies.
 - Avoid massive straight rooflines.
 - Roof height, pitch, ridgelines, and roof materials shall be varied to visually break up a large structure.
 - Broad roof overhangs.
 - v. Building placement, scale, and mass shall be considered adjacent to lower intensity residential uses. Transitions shall be provided to maintain the privacy of rear yards, patios, and private outdoor spaces.
 - vi. Buildings shall be oriented based on their intended use. Parking areas shall be located to provide for convenient access by the building patrons.

- vii. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened, and designed to appear as integral part of the building excluding electrical or other service components which have regulatory requirements for access, maintenance or other requirements prescribed by the service provider.
- viii. Where pedestrian circulation is planned, setbacks between buildings shall be a minimum of twenty-five (25') feet so that the area provided allows for comfortable pedestrian movement.
- ix. Where detached garages are proposed, the design shall be complimentary to the primary structures.
- x. Where parking canopies are proposed, they shall be conveniently located near the primary structures and shall utilize complimentary colors and materials to the primary structures.
- xi. Colors and materials shall be appropriate and complementary to the architectural style and complement the surrounding neighborhood setting.
- xii. Amenity programming shall be included in the site design to provide for a variety of program for residents. Recreation features may include shade structures, benches, tables, pool area or other indoor or exterior recreation area which supports the lifestyle needs of the future residents.

4. Open Space & Landscape

The Property's open space and landscape design concepts include elements that enhance view corridors, provide focal elements and natural environments, promote visually and/or physically usable open spaces that are accessible and safe. (see **Exhibit 10: Open Space Master Plan**).

a. Landscape Character

The Property's landscape character is comprised of an indigenous Sonoran Desert palette with transitional ornamental materials. The composition of the landscape will blend native style planting along the perimeter and natural edges of the property where existing native landscaping occurs, with more ornamental or structured planting in focal areas. Landscape materials will be designed to limit visual obstructions; this can be accomplished through appropriate plant palettes, plant sizes, and regular maintenance. Playing off the existing character of the area, authentic and natural materials, along with a patterned landscape will be utilized.

The overall design approach for the Property is based on highlighting the natural desert features and preserving significant topography. The hillsides, trails, and recreation features located throughout the Property create numerous health and wellness opportunities.

b. Entry Planting Concept

Entry areas shall include a focal landscape area intended to reinforce a sense of arrival. These areas will be the most heavily planted and will include plant massing that features plants with an emphasis on texture and color. The following will be considered at all entries:

- i. Trees shall be located and grouped to maximize pedestrian shading
 - ii. Where appropriate, additional trees shall be included in an entry median where design permits
 - iii. Shrub and groundcover material shall provide a minimum of 50% live coverage of the landscape areas
 - iv. Landscape lighting may be provided for all trees located at entries
 - v. Turf is prohibited
- c. Street Tree Program
- i. A street tree program is encouraged but not required as part of the Project design. It may occur within the front yard building setback. Where a street tree program is implemented, residential streets should have street trees planted approximately twenty-five feet (25') on center, except where driveways, sidewalks, or easements restrict planting. The minimum tree size shall be 2" caliper. The trees should be planted between four (4) feet and eight (8) feet behind the sidewalk, or curb if no sidewalk exists, or between curb and sidewalk. Landscaped areas along local streets shall not be planted with any plant material that will impede or injure pedestrians or block sight lines of automobiles.
- d. Open Space
- The property consists of and is bordered by a significant amount of undeveloped land, primarily mountain hillside. The Property benefits from the abutting hillside and adjacent natural open space areas. Open spaces, both natural and developed, are integral to creating a healthy, sustainable, and inviting community. In addition to a significant amount of the Property being donated to the City for inclusion in the Phoenix Mountain Preserve a minimum 5% of the Project development area will be provided as common open space. The common open space shall include natural open space, usable open space - passive and active, and landscaped areas. Sidewalks and trails shall be provided throughout the Community to provide connectivity to the common open space and the natural preserved hillside area open space. Refer to Table 6, Open Space Site Data Table below.

Table 6

COMMON OPEN SPACE SITE DATA TABLE		
Gross Development Area	93.8 Ac.*	
	Percentage	Acreage
Common Open Space	5%	4.6 Ac.
* The maximum development area shall be 93.25 acres, or the Gross Area minus the hillside land conveyed to the City of Phoenix for use as a City of Phoenix desert		

park and/or mountain preserve.

e. Amenity Areas

- i. The amenity areas (“Amenity Areas” or “Pocket Park” or “Pocket Parks”) shall include program features as specified below to provide for recreational uses. The Pocket Parks focus on health and wellness experiences within the outdoor environment. All Pocket Parks are to be centrally located within the developable areas to provide equitable access for all residents to use. A minimum of two (2) Amenity Areas shall be provided within the PUD development area. Each Pocket Park shall include a minimum of three (3) of the program features described below. Refer to **Exhibit 12: Conceptual Pocket Park 1** and **Exhibit 13: Conceptual Pocket Park 2**.
- i. Program features (the list provided is not exhaustive and may include other programs that are consistent with the list below):
 - a. Benches
 - b. Gas fire pits
 - c. Pet waste stations
 - d. Cactus/specialty garden
 - e. Seating nodes
 - f. Play equipment
 - g. Exercise and stretching stations
 - h. Themed signage/trail markers;
 - i. Open play turf areas
 - j. Outdoor games and communal lawn games
 - k. Shaded tree grove
 - l. Shade structure (min. 100 sf)

Pocket Parks should become a focal element within the community and meet the recreation needs of the residents. The materials and finishes shall be consistent with the design of the community.

f. Landscape Lighting

The use of landscape lighting in common areas shall be encouraged to promote community aesthetics and a safe pedestrian environment. Thoughtful use of lighting shall be encouraged in areas of higher activity and discouraged in low activity areas to reinforce the goals of the City’s dark sky provisions.

- i. Lighting that causes glare, discomfort, or disruption of the visual environment of neighboring homes or development is prohibited
- ii. Shrubs will be used to conceal landscape light fixtures
- iii. Lighting controls will not be visible from the street
- iv. Landscape lighting will blend into the landscape
- v. Security lighting will be designed and installed in a manner that promotes the safety of pedestrian and vehicular movements

- vi. Lighting in amenity areas will be shielded to reduce lighting impacts on adjacent lots or developments
- g. Edge Conditions

The Sendero Foothills community is located at the base of a mountain that it surrounds on three sides. This mountain will be an attractive amenity for the community. By developing criteria for edge treatment conditions, the goal will be to enhance the interaction between the natural environment while offering development opportunities for the Project, which is anticipated to ultimately benefit the residents of the community. Steeper sloped areas of the mountain will be donated to the City of Phoenix to be incorporated into the overall Phoenix Mountain Preserve and will serve as a public asset by protecting native desert lands. Sensitivity to the natural desert environment is a key design element of the Project and consideration has been given to the interface between the community and the hillside to ensure appropriate and sensitive transitions between them.

Edge Treatment Design Guidelines

The purpose and intent of the Edge Treatment design guidelines is to create a community that respects the hillside and sensitive desert environment. The edge treatment design guidelines apply to the “Property Perimeter” (Property Perimeter consists of all property adjacent to the proposed preserve land boundary) and are as follows:

Site Design

- The hillside is an amenity. Where development occurs near the hillside, development will be permitted on the areas below the 20% slope line, to maintain a visual amenity for the region and establish opportunities for connectivity between the hillside and the Sendero Foothills development.
- Maintain access to the natural preserve area from developed edges of the community.
- Focus site layout and design on the proximity of the hillside. Project perimeters shall be designed to include open areas and view corridors that provide visual and physical access to the hillside and natural desert environment.
- Provide community controlled pedestrian access points to the hillside.
- Manage stormwater via the natural wash system to the extent possible.
- Preserve significant washes such that they serve multi-purposes, including drainage, recreation, wildlife habitat/corridors and amenities.
- Lots that back up or side to the Property Perimeter shall accommodate drainage, utilities and necessary maintenance access on private land below the 20% slope line.

- Create standards or parameters for the transitional edge between the developed area and the preservation area. This transition area will be “organic” and flexible to maintain a free flowing natural appearance, not a fixed dimension, or harsh demarcation.
 - 1) All native landscaped areas disturbed by construction will have a minimum of 25 feet (25') and a maximum of 50 feet (50') of revegetated landscape area beyond the disturbed areas as needed to maintain a natural appearance. The intent is to preserve native landscaped areas to the extent practical and limit the revegetated landscape area, and blend revegetation with the native edges. All improvements shall be a minimum of 25 feet (25') away from the 20% slope line to provide adequate transition and revegetation. Where improvements are proposed below the 20% slope line, a minimum of 25 feet (25') and a maximum of 50 feet (50') of revegetated landscape area shall be provided, measured from the back of the improvement.
 - 2) Revegetation shall include the following:
 - Scarification of existing ground plane
 - Shaping of earthen slopes to daylight in organic forms to blend with existing conditions
 - Application of hydroseed based on City-approved the seed mix
- Where immediately adjacent to the preserve land a minimum 50% of the total developed area shall consist of Open Edge Treatment. Open Edge Treatment includes:
 - 1) A cul-de-sac design that provides community open space abutting to desert landscaped areas. An open space connection between the cul-de-sac and adjoining preserve edge shall be provided.
 - 2) A public or private street along the preserve edge.
 - 3) Private improved and/or undisturbed open space where the minimum depth is 50 feet (50') or where the open space is located between the preserve edge or common open space and an adjacent street.
 - 4) Wash corridors a minimum of 35 feet (35') in width that penetrate the preserve land edge shall be considered open edge treatment.

5) Retention or detention basin, graded to blend with adjacent terrain.

6) An equivalent alternative, as approved by the City.

- Residential lots with 2 or more sides abutting undisturbed open space shall be designed with obtuse angles, rather than right angles or acute angles, to avoid sharp corners or sudden narrowing of connecting open space.
- Adequate access for public use shall be provided to the preserve land and natural environment via public open space or private common open space or common area. A maximum of three (3) access sites to the desert park or mountain preserve area shall be identified and delineated on the Final Site Plan. Additional points of access may be developed as appropriate in coordination with the City.
- Street patterns and lot design must allow direct access to washes or open space areas for maintenance of annual and non-native vegetation to prevent fire hazards and allow Fire Department access in case of fire. Design methods may include a combination of single loaded streets, common open space, or common area between lots.
- During construction, all lot grading adjacent to the Property Perimeter shall be protected by roping, a chain link fence, orange net, or equivalent approved by the City to minimize impact during construction. A sign shall be posted on the fence/roping to make all parties involved in construction aware of the fence/rope and the reason for it. Construction fence/roping is to remain intact until completion of construction.
- Building and wall colors (for exterior facing surfaces) shall be muted and blend with the surrounding natural environment. Accent colors may be appropriate, but shall be used judiciously and with restraint. Reflective materials shall not be used.
- Walls and fences shall be designed to blend into the desert environment by addressing the color, materials and alignment of the structure.

Landscape

- Preserve natural open space and native vegetation in lieu of revegetation where reasonably feasible.
- Replace salvaged plants as close as possible to their original location and orientation.
- Pedestrian corridors shall provide relief from the sun.

- Create a consistent visual theme and pedestrian network to help foster a sense of community within the Property.
- Plants within common areas and publicly visible areas shall be drought tolerant and typical desert species. Palm trees shall not be allowed at trailheads, open spaces or landscape setbacks adjacent to the preserve area. The use of native desert vegetation for landscaping to maintain low-water use and compatibility with the abutting natural areas is required and shall be in compliance with the Department of Water Resources low water use plant list as approved by the City of Phoenix Planning and Development Department.
- Minimize the use and impact of non-native and invasive plant species.
- Salvaged plant and landscape material shall be repurposed onsite to the maximum extent that can be achieved, including revegetation of common area, public right-of-way and residential landscaping on individual lots. It must be demonstrated to the City that excess plant material exists; otherwise, relocation within Sendero Foothills is presumed.
- Native Sonoran Desert vegetation shall not be pruned or removed from areas identified as permanent undisturbed open space unless demonstrated to the City that a health, safety, or welfare issue exists. This includes removal of unhealthy, dying, or dead trees or cacti.
- Within areas identified as preserve land or permanent undisturbed open space, no grading or other disturbance shall occur except grading for trails, roadways and utility easements approved by the City. Restoration of the disturbed area is mandatory and shall follow guidelines and techniques approved by the City.
- Turf areas shall be a minimum 25 feet (25') from the preserve area boundary. The use of common Bermuda grass shall be prohibited in favor of hybrid Bermuda varieties.
- If an area designated as permanent undisturbed open space is damaged during development or construction, it shall be restored to blend with the immediately adjacent desert area. Such area may be supplemented only with indigenous plants from the Department of Water Resources low water use plant list as approved by the City of Phoenix Planning and Development Department.

Open Space

- Edge areas and abutting existing natural open space areas shall be planted with plant species to minimize visual conflicts and establish aesthetic

buffering.

- Maintain significant view corridors to abutting hillside where feasible. View sheds to be planned and protected.
- Maintain 'openness' to the preserve area by establishing criteria through tools to ensure appropriate transitions between the developed area and the hillside such as utilizing view fencing in lieu of solid walls, provide visual connectivity between the community and the preserve area (common open spaces, cul-de-sacs, streets), landscaping material, and wash preservation.
- Minimize the visual impact of development by choosing colors that blend with the desert, utilizing brighter colors as accents.

h. Hillside

The Site includes native hillside topography that provide for dramatic views of the city as well as natural open space and preservation areas. The location of the Site is convenient to other natural open space areas and trails networks. With a large quantity of natural open space, it allows for indigenous habitat areas for local wildlife and native vegetation. This is a key feature of the Property, bringing residents in touch with preserved areas and connecting their daily lives to nature. Where adjacent to natural preserve area indigenous Sonoran Desert plant species, as well as plants that may have been historically present, will be used to revegetate and blend where needed (see **Exhibit 14: Hillside Edge Condition**).

i. Wash Corridors

Natural features, such as wash corridors, will be integrated into the overall planning of the Site. These washes create opportunities to provide residents with a connection to preserved native areas. The Project proposes development of homes in proximity to wash edges so residents can live in a natural and native environment, while preserving the inherent value of the land. A conceptual wash edge condition is depicted in **Exhibit 15: Wash Edge Condition**.

- 1) Where native landscape is impacted due to construction activities, the following shall apply:
 - Impact shall be limited to a 10 foot (10') horizontal area where possible.
 - Where impacts exceed a 10 foot (10') horizontal area, the entire area will be revegetated.
- 2) Revegetation shall include the following:
 - Scarification of existing ground plane
 - Shaping of earthen slopes to daylight in organic forms to blend with existing conditions
 - Application of hydroseed based on the City-approved seed mix

j. Street Edge

Edge conditions adjacent to a street are depicted in **Exhibit 16: Street Edge Condition**. Five-foot (5') detached sidewalks will be provided with a 5-foot (5') landscaped area located between back of curb and sidewalk to allow for mature trees. All native landscaped areas disturbed by construction will have a minimum of ten feet (10') of revegetated landscape area beyond the disturbed areas. The intent is to preserve and blend revegetation with the native edges.

5. Shade

Utilizing a mixture of fabricated and natural shade features promotes a healthy lifestyle focused on the outdoor environment.

Table 7

Shade Standards		
	Single-Family Detached & Single-Family Attached	Multifamily
Public Realm (Sidewalk) Shading	* Minimum 50%, Shading within open space areas shall conform to the on-site landscape standards	** Minimum 50%
Amenity Areas (Sidewalk)	* Minimum 50%, Shading within open space areas shall conform to the on-site landscape standards	*** Minimum 50% of usable area

* Minimum shade coverage exclusive of driveways, ramps, utilities, maintenance paths, or other features or fixtures that interrupts the sidewalk.

** Unless existing easements or utilities prohibit installation of trees and/or physical shading structures.

*** Excluding pool surface and deck area (within Pool fence enclosure), as well as inaccessible elements (raised planters, fountains, etc.)

6. Walls & Fences

Fence and wall requirements shall comply with Section 703 of the Phoenix Zoning Ordinance except as described below.

Walls will be designed to reflect the quality and character of the community while aesthetically complementing adjacent developments and existing forms found in the natural desert environment. Finished wall treatments shall blend into the natural backdrop of the Property and include decorative elements (columns, caps, and veneers), variation in wall colors and materials, and textured surfaces compatible with the surrounding structures and environment (see **Exhibit 17: Wall Plan** and **Exhibit 18: Wall Details**). View Fencing (6'-0" tall metal fence) and Partial View Fencing (6'-0" tall combination of masonry and metal fencing) shall be used to provide visibility to Open Space areas throughout the property. Wall lengths exceeding three hundred feet (300') shall be articulated with

material changes or columns and accent panels or contain substantial landscaping to break up the continuous wall surface and create varying shade patterns.

a. Retaining Walls

Retaining wall standards promote increased natural open space area preservation while balancing the need for usable open space and private yards for homeowners.

- If a single retaining wall exceeds nine (9) feet, then terracing shall be provided;
- For lots adjacent to retention areas and natural open space, the lot side privacy wall shall not exceed six (6) feet in height. On the open space side, the total combined privacy wall/terracing shall not exceed twenty-five (25) feet as measured to the required two (2) foot shelf at the base of the wall. The first-tier wall shall not exceed nine (9) feet in height.
- The maximum allowed combined retaining wall height shall be twenty-five (25) feet including all tiers/terracing. This height does not include any privacy wall (walls, view fence, partial view fence) at the top of terracing, or required freeboard;
- Retaining tiers may be less than one-to-one, if determined to be structurally sound by a registered structural and/or geotechnical engineer, but shall contain no less than four (4) feet of separation between face of each tier and back of each tier.
- When terracing walls, the first wall at grade level shall not exceed nine (9) feet or be less than five (5) feet in height.

7. LIGHTING PLAN

Lighting within the Property will be designed to minimize glare and invasive overflow, to conserve energy, and highlight architectural and landscape features. Exterior lighting will be low-scale and directed downward, recessed, or shielded so that the light source is not visible from surrounding properties or public viewpoints. These design and construction techniques will blend in terms of scale, form, and visual character into the natural landform.

The maximum height for all lighting will be fifteen feet (15') and the value of the light foot candles at the property lines shall not exceed one foot candle. Photometric plans shall be submitted with the site plan review and final light fixture selections shall be provided at the time of final design. All lighting will reflect the character of the surrounding environment and be consistent with the City's dark sky and lighting provisions.

8. SIGNS

All signage will comply with the standards of Section 705 of the Zoning Ordinance. All permanent signs will be compatible with the design of buildings and sites, reflecting the

architectural style, building materials, textures, colors, and landscape elements of the project.

a. Monumentation

Entry monuments are designed to be the first element to welcome residents and visitors to the community. The entry monuments provide an opportunity to establish scale, character, and impact all in one location. The landscape planned at the entry monuments shall compliment the built structure using indigenous Sonoran Desert species blended with transitional ornamental materials. This allows for the visual impact of color to be introduced, in mass, in the foreground of the entry monuments. The Primary and Secondary Entry Monuments shall include a minimum of 150 sf. of enhanced landscape planting, one (1) 4 inch caliper tree and eight (8) five (5) gallon shrubs. In addition to the above standards, a minimum of two (2) of the design elements as listed below shall be included in monument sign design. Conceptual entries are shown on **Exhibit 19: Primary Entry Monument** and **Exhibit 20: Secondary Entry Monument**.

- i. Design elements (the list provided is not exhaustive and may include other program that is consistent with the list below):
 - a. Stone/tile veneer;
 - b. Texture/finish changes;
 - c. Color changes;
 - d. Metal accents;
 - e. Accent lighting;
 - f. Raised Planters; and
 - g. Layered walls

F. SUSTAINABILITY

Sendero Foothills will incorporate a number of voluntary standards where practical. The concept of sustainability recognizes that projects should seek to integrate within and conform to the character of the surrounding area. Fundamental principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality will be considered for the development. Developer and City enforced standards will help ensure the proposed development is sustainable. The standards delineated below incorporate the City's sustainability principles and help encourage the development of a sustainable project.

1. Developer Enforced Standards Include:

- a. Utilize LED type light fixtures for common area lighting. LED lighting will be soft white light, not cool blue.
- b. Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques.

- c. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
- d. Design for effective use of energy efficient appliances and HVAC systems by demonstrating deductions in on-going power consumption of building designs.
- e. Permeable pavers will be used wherever possible to allow water to access vegetation and to reduce storm water runoff.

2. City Enforced Standards Include:

- a. Recycling collection areas will be identified on the site plan when the site plan is submitted for site plan review.
- b. Community managed vegetation will utilize a drip irrigation system to minimize water waste.
- c. The Site, where appropriate, will include native revegetation by using drought-tolerant plants.
- d. Shaded open space areas and public spaces with vegetation, building design and overhangs.
- e. Shaded parking lots with vegetation.

G. INFRASTRUCTURE

1. WATER AND SEWER

Water and wastewater service will be provided by City. The infrastructure requirements will be determined at the time of the Preliminary Site Plan when the final land use and design of the Project have been clearly identified and proposed water demands, wastewater generation and infrastructure locations have been clearly established.

Both water and wastewater services are planned to be accessed from existing mains at the intersection of Cave Buttes Dam Road and Desert Peak Parkway. The improvements required to serve the Project contemplate extension of an existing water main in Desert Peak Parkway and extended along the Cave Buttes Dam Road alignment north into the property. From that point, distribution will be provided via a booster pump station in combination with water storage with looped water mains.

Due to the unique topographic challenges of the Sendero Foothills location, including significant elevation variations across the northern half of the project, the proposed wastewater system will consist of a combination of a public gravity main along Cave Buttes Dam together with private lines, private lift stations, and/or private individual pressure sewer systems (E/One systems) serving individual lots in order to connect to

the City's sewer infrastructure and provide wastewater service. Water and wastewater reports will be prepared at the time of Preliminary Site Plan submittal to document the improvements required to serve the site. The improvements will be designed and constructed in accordance with City Code requirements and the Water Services Department Design Standards and Policies.

2. CIRCULATION

The Sendero Foothills PUD represents a development proposal for a quality residential neighborhood. The development concept proposes a maximum of 250 residential units. No site plan is included in this PUD request so establishing the maximum number of dwelling units will enable the development team maximum flexibility in their product design. At a targeted buildout of 239 homes, the proposed development has the potential to generate 2,416 trips over the course of a typical weekday, with 179 trips (45 in/134 out) during the AM peak hour and 239 trips (151 in/88 out) during the PM peak hour. Streets may be public or private. If streets are private the Project developer will dedicate the necessary easements for public ingress and egress, solid waste, emergency access, and utilities.

Since the westerly extension of Jomax Road as a paved public street is not anticipated in the foreseeable future due in large part to Flood Control District of Maricopa County (FCDMC) concerns about flooding during large storm events, access to the development will be provided via the extension of Cave Creek Dam Road north of Desert Peak Parkway, both of which are currently under construction to their intersection by others. Cave Creek Dam Road will be constructed north of Desert Peak Parkway as a public street to provide access to the proposed Sendero Foothills development area. It is expected that Cave Creek Dam Road would terminate in a cul-de-sac north of the Project and that gates on the Site will limit access into Sendero Foothills to residents and authorized guests/visitors.

Due to Cave Creek Dam Road/22nd Street being classified as a minor collector road providing just a single lane in each direction, its passing through established residential neighborhoods, its passing by an elementary school, and its low posted speed limit, CivTech expects that a sizable majority of Sendero Foothills residents will find Desert Peak Parkway, a major arterial, a more convenient route to and from the development, particularly after Desert Peak Parkway is continued to the west to tie into Happy Valley Road near 7th Street.

The speed limit on Cave Creek Dam Road is expected to be less than 35 mph and the right turn volumes are not expected to meet the warranting criterion of 300 vehicles per hour into the development. Therefore, no right turn lanes are warranted at any of the entrances to the development along Cave Creek Dam Road.

Cave Creek Dam Road will be extended north (from its terminus constructed with the Stone Butte community) by Sendero Foothills as a two-lane local roadway to serve the development areas which have access to Cave Creek Dam Road. Cave Creek Dam Road

will be extended north to terminate in a cul-de-sac. Gates on the Site will limit access to residents and authorized guests/visitors. Until Jomax Road is extended, Project access will be limited to Cave Creek Dam Road and Desert Peak Parkway. A 32-foot-wide local road (Cross Section H) will be provided north of its approach to Desert Peak Parkway.

The extension of Cave Creek Dam Road will traverse Maricopa County Flood Control District property and will require necessary permits and easements. The Project Team has been engaged with the District for this road extension and work is underway to secure the necessary approvals. This work includes the application and approval of an Army Corps of Engineers Section 408 permit, which has been supported by the District. The timing for approval of the necessary permits is planned to coincide with Preliminary Site Plan approval.

The Project includes an extensive pedestrian network of walking and bicycle paths, and trails for resident's use. Pedestrian circulation and connectivity are integral to creating a healthy, sustainable, and inviting community. Combinations of trails, sidewalks and paths connect residents to internal and external open space. Walkways and trails shall be wide enough, five (5) foot minimum, to accommodate both pedestrians and bicycle users.

EXHIBIT 1

**Sendero Foothills
LEGAL DESCRIPTION**

A Parcel of land situate in a portion of Section 3 and the Northeast Quarter of Section 10, Township 4 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 3, monumented by a stone;

Thence South 00°13'28" West along the easterly line of said Section 3, a distance of 2671.30 feet to the Southeast Corner of said Section 3, monumented by a 3-inch Maricopa County brass cap flush, stamped T6N, R3E, S2, S3, S10, S11, RLS 33307, dated 2003 as the Basis of Bearings;

Thence South 00°08'39" West along the easterly line of the Northeast Quarter of said Section 10, a distance of 200.00 feet to the southerly line of Parcel No. 1 as described in the Deed in Lieu of Foreclosure, recorded at Instrument Number 2010-0056715 Maricopa County Recorder's Office, Maricopa County, Arizona ;

Thence North 89°54'59" West along the southerly line of said Parcel No. 1 parallel with and 200.00 feet southerly of the northerly line of the Northeast Quarter of said Section 10, a distance of 2600.00 feet;

Thence North 00°08'39" East along the westerly line of said Parcel No. 1, a distance of 200.00 feet to the southerly line of said Section 3;

Thence North 89°54'59" West along said southerly line, 33.14 feet to the South Quarter Corner of said Section 3, monumented by a stone with a chiseled "X" on top and "Z" on the side with tag, RLS 19854;

Thence North 00°04'13" East along the North-South Mid-Section line of said Section 3, a distance of 2658.61 feet to the Center of said Section 3, monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence South 89°48'22" West along the southerly line of the Northwest Quarter of said Section 3, a distance of 175.00 feet to the westerly line of Parcel

No. 5 as described in the Deed in Lieu of Foreclosure, recorded at Instrument Number 2010-0056715 Maricopa County Recorder's Office, Maricopa County, Arizona;

Thence North 00°03'52" East along said westerly line of Parcel No. 5, a distance of 665.83 feet to the northerly line of said Parcel No. 5;

Thence North 89°44'53" East along said northerly line, 175.00 feet to a point on the North-South Mid-Section line of said Section 3;

Thence South 00°03'52" West along the North-South Mid-Section line of said Section 3, a distance of 2.44 feet to the northerly line of Parcel No. 3 as described in the Deed in Lieu of Foreclosure, recorded at Instrument Number 2010-0056715 Maricopa County Recorder's Office, Maricopa County, Arizona;

Thence North 89°46'42" East along the easterly line of said Parcel No. 3, a distance of 140.32 feet to a Maricopa County Flood Control aluminum cap, dated 2009;

Thence South 50°08'49" East along said easterly line, 151.76 feet to a Maricopa County Flood Control aluminum cap, dated 2009;

Thence South 17°34'07" East along said easterly line, 159.41 feet to a Maricopa County Flood Control aluminum cap, dated 2009;

Thence South 07°36'24" East along said easterly line, 186.68 feet, to a point on the easterly line of the West Half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 3, monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence South 00°05'21" West along said easterly line, 228.75 feet to the East-West Mid-Section line of said Section 3, monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 89°48'31" East, 330.04 feet along said East-West Mid-Section line to the Southeast Corner of Parcel No. 2 as described in the Deed in Lieu of Foreclosure, recorded at Instrument Number 2010-0056715 Maricopa

County Recorder's Office, Maricopa County, Arizona monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 00°06'50" East along the westerly line of said Parcel No. 2, a distance of 331.96 feet to the northerly line of said Parcel No. 2, monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 89°47'36" East along said northerly line, 330.19 feet to the westerly line of Parcel No. 6 as described in the Deed in Lieu of Foreclosure, recorded at Instrument Number 2010-0056715 Maricopa County Recorder's Office, Maricopa County, Arizona monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 00°08'18" East along said westerly line, 332.05 feet to the northerly line of said Parcel No. 6, monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 89°46'42" East along said northerly line, 330.33 feet to the Southwest Corner of a parcel of land described as the South Half of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter in the Special Warranty Deed, Recorded at Instrument Number 2004-0634130, Maricopa County Recorder's Office, Maricopa County, Arizona monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 00°09'47" East along said parcel line, 332.14 feet to the northerly line of the South Half of the Southeast Quarter of the Northeast Quarter, monumented by a Maricopa County Flood Control aluminum cap, dated 2009;

Thence North 89°46'04" East along said northerly Parcel line, 660.95 feet to the Northwest Corner of a parcel of land described as the South Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter in the Deed of Trust, Recorded at Instrument Number 2998-0752581, Maricopa County Recorder's Office, Maricopa County, Arizona monumented by a rebar with cap, RLS 19344;

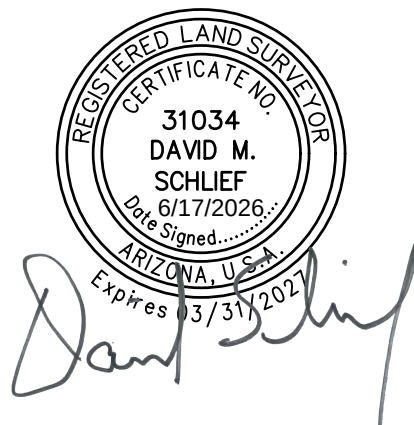
Thence North 89°45'30" East continuing on said northerly Parcel line, 660.95 feet to the easterly line of the Northeast Quarter of said Section 3, monumented by a Maricopa County Flood Control aluminum cap, dated 2009

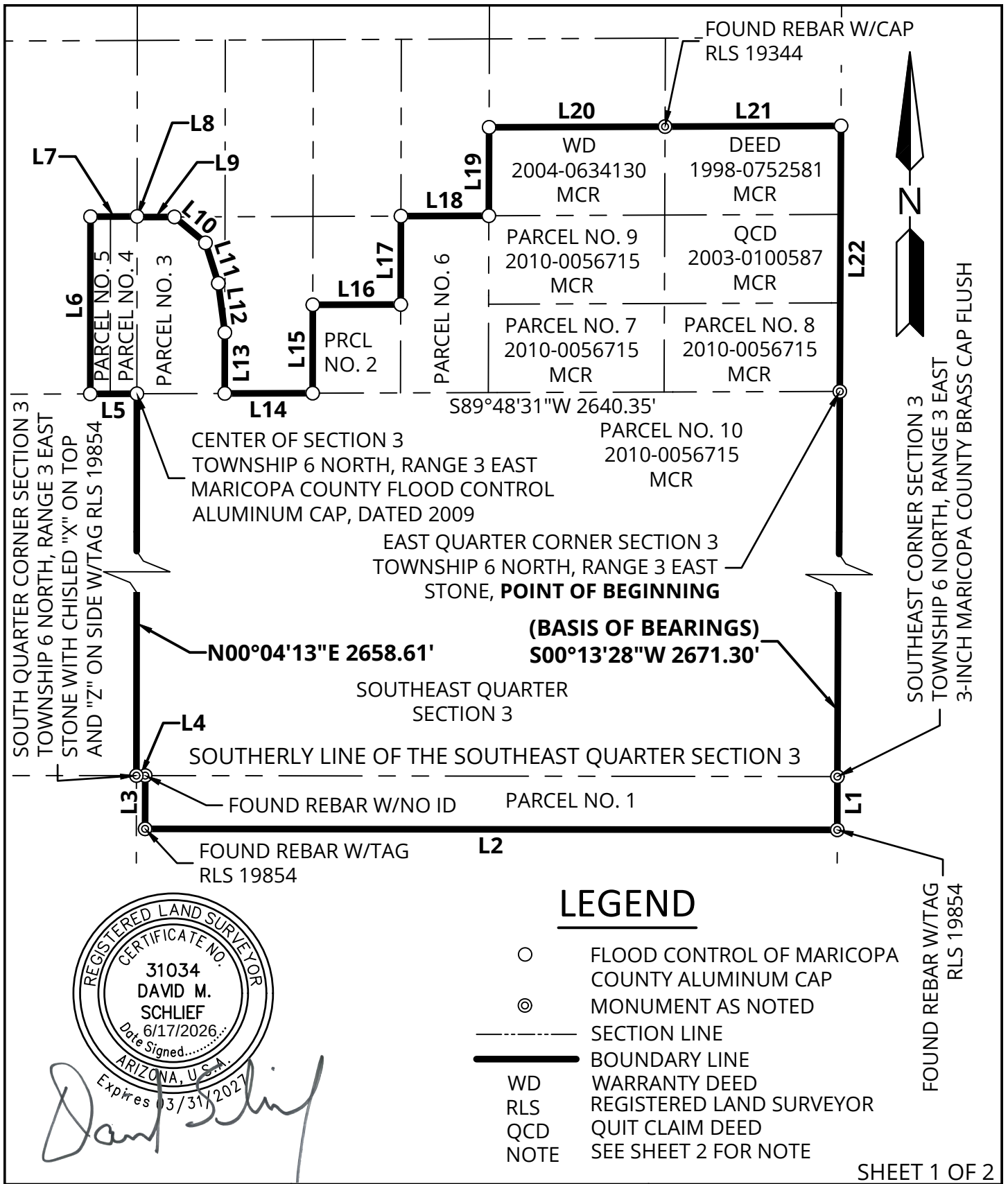
Thence South 00°15'41" West along said easterly line of said Northeast Quarter, 997.47 feet to the **POINT OF BEGINNING**.

The above described Parcel of land contains an area of 9,505,575 square feet or 218.2179 acres more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: Colliers Engineering and Design
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No. 1819
Date June 09, 2026

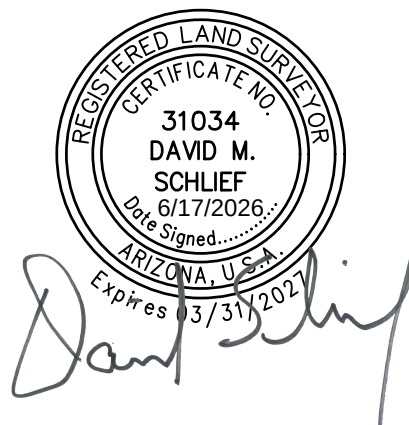




PROJ.NO.: 1819	SENDERO FOOTHILLS SEC.3, T6N, R3E PHOENIX, ARIZONA ZONING	Colliers Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JUNE 2026		
SCALE: 1" = 500'		
DRAWN BY: BMG		
CHECKED BY: DMS		

PARCEL ANNOTATION ON SHEET 1 ARE SHOWN IN A DEED IN LIEU OF
FORECLOSURE RECORDED AT INSTRUMENT NUMBER 2010-0056715 MARICOPA
COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA.

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S00°08'39"W	200.00'	L12	S07°36'24"E	186.68'
L2	N89°54'59"W	2600.00'	L13	S00°05'21"W	228.75'
L3	N00°08'39"E	200.00'	L14	N89°48'31"E	330.04'
L4	N89°54'59"W	33.14'	L15	N00°06'50"E	331.96'
L5	S89°48'22"W	175.00'	L16	N89°47'36"E	330.19'
L6	N00°03'52"E	665.83'	L17	N00°08'18"E	332.05'
L7	N89°44'53"E	175.00'	L18	N89°46'42"E	330.33'
L8	S00°03'52"W	2.44'	L19	N00°09'47"E	332.14'
L9	N89°46'42"E	140.32'	L20	N89°46'04"E	660.95'
L10	S50°08'49"E	151.76'	L21	N89°45'30"E	660.95'
L11	S17°34'07"E	159.41'	L22	S00°15'41"W	997.47'



SHEET 2 OF 2

PROJ.NO.: 1819	SENDERO FOOTHILLS SEC.3, T6N, R3E PHOENIX, ARIZONA	 Engineering & Design 4742 N 24th Street, Suite 270 PHOENIX, AZ 85016 P: 602 490 0535 / F: 602 368 2436
DATE: JUNE 2026		
SCALE: 1" = 500'		
DRAWN BY: BMG	ZONING	
CHECKED BY: DMS		

EXHIBIT 2

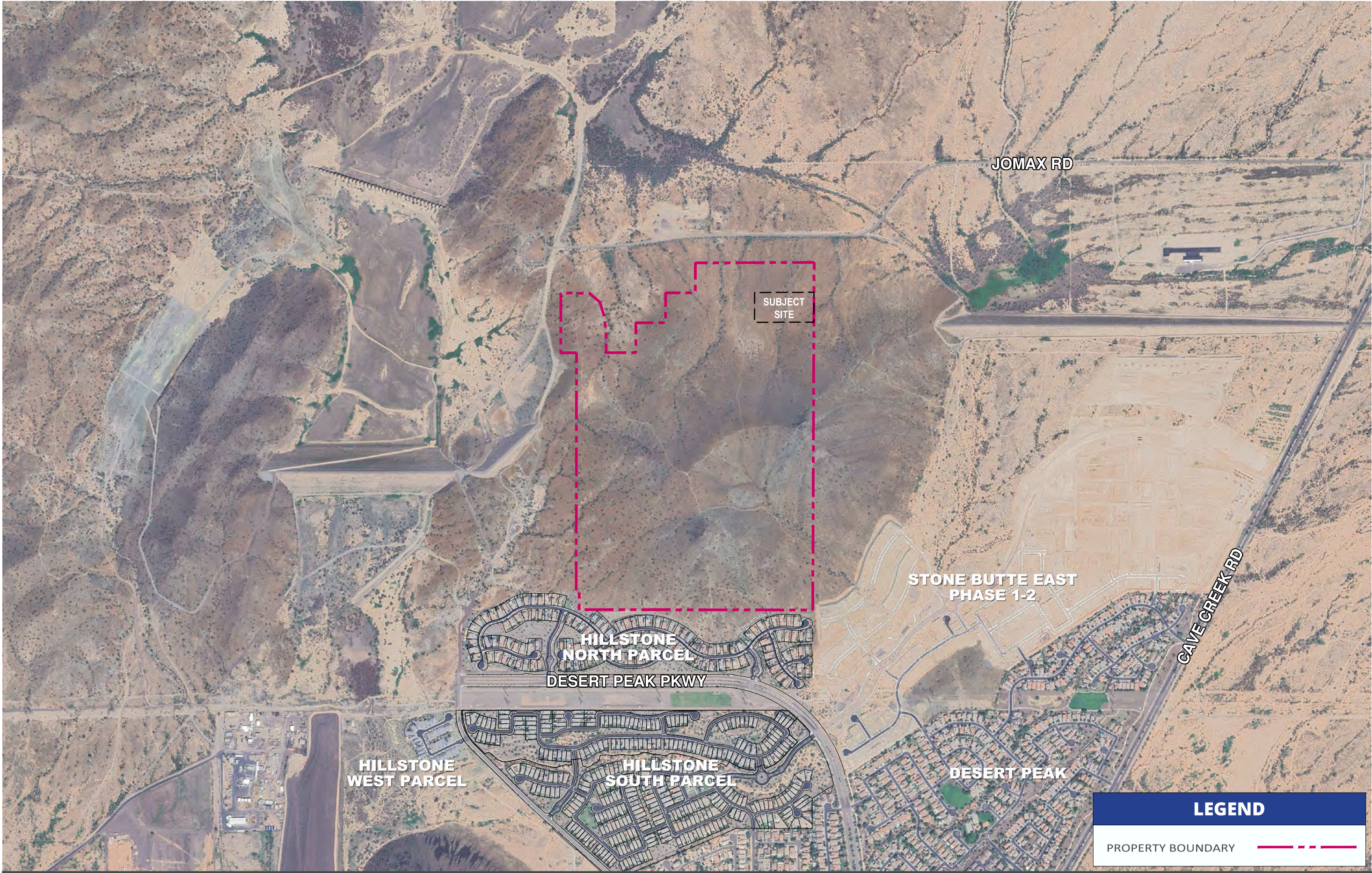


EXHIBIT 2

AERIAL MAP

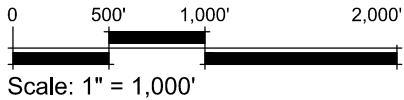


EXHIBIT 3



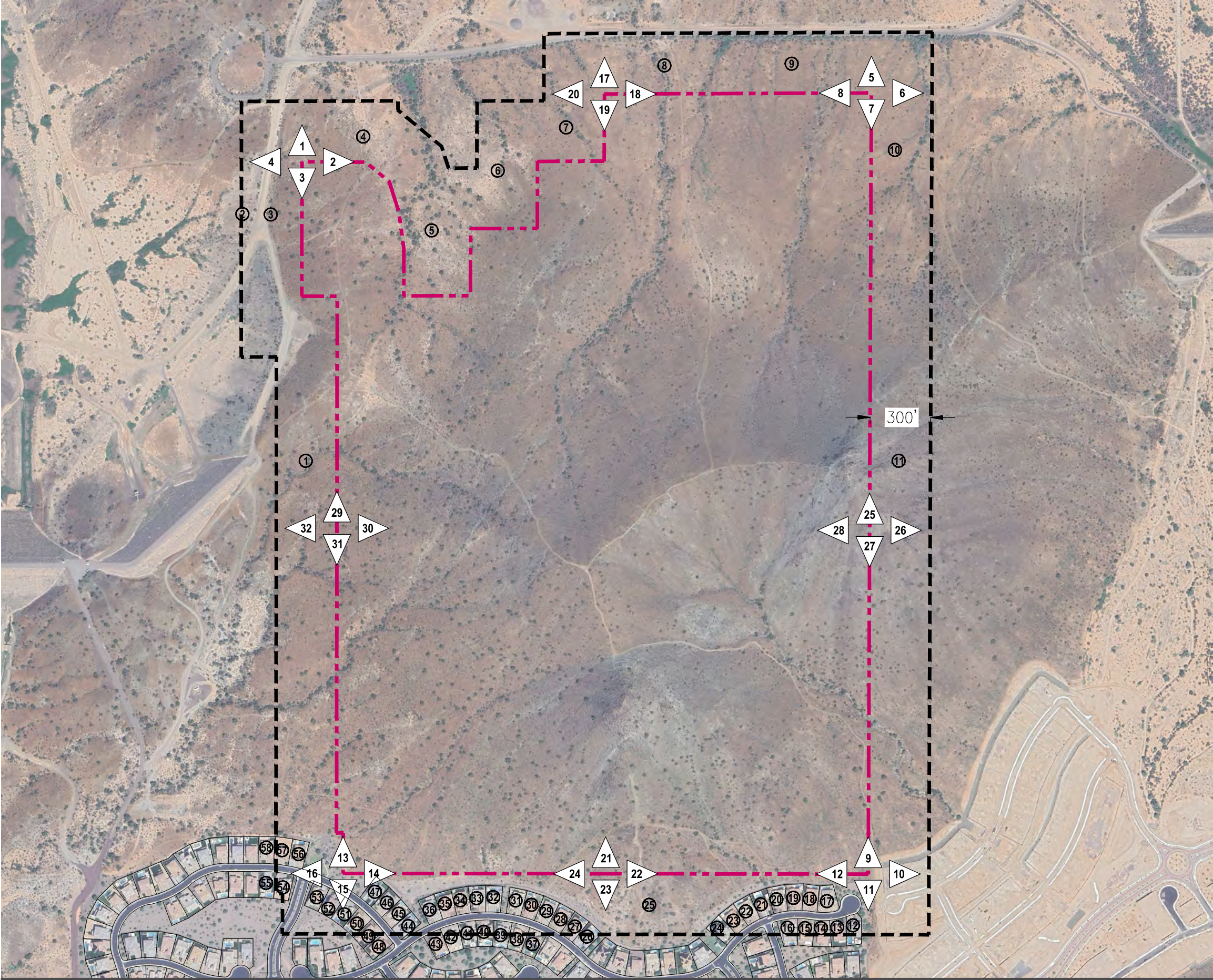
EXHIBIT 3

VICINITY MAP



NOT TO SCALE

EXHIBIT 4



ADJACENT PROPERTY INFORMATION			
No.	APN	ADDRESS	LAND USE
1	212-16-018	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
2	212-16-003B	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
3	212-16-003C	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
4	212-16-002F	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
5	212-16-004C	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
6	212-16-001N	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
7	212-16-005C	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
8	212-16-009	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
9	212-16-013	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
10	212-26-001	2801 W DURANGO ST PHOENIX AZ 85009	VACANT
11	212-44-346	2221 E LAMAR BLVD 790 ARLINGTON TX 76006	VACANT
12	212-15-787	2339 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
13	212-15-786	2335 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
14	212-15-785	2331 E FALLEN LEAF LN PHOENIX AZ 85024	SINGLE FAM. RES.
15	212-15-784	2327 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
16	212-15-783	2323 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
17	212-15-788	2334 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
18	212-15-789	2330 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
19	212-15-790	2326 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
20	212-15-791	2322 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
21	212-15-792	2318 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
22	212-15-793	2314 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
23	212-15-794	2310 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
24	212-15-795	2306 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
25	212-15-872	4645 E COTTON GIN LOOP PHOENIX AZ 85040	OPEN SPACE
26	212-15-803	2134 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
27	212-15-804	2130 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
28	212-15-805	2126 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
29	212-15-806	2122 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
30	212-15-807	2118 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
31	212-15-808	2114 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
32	212-15-809	2110 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
33	212-15-810	2106 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
34	212-15-811	2046 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
35	212-15-812	2042 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
36	212-15-813	2038 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
37	212-15-758	2123 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
38	212-15-757	2115 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
39	212-15-756	2111 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
40	212-15-755	2107 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
41	212-15-754	2045 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
42	212-15-753	2041 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
43	212-15-752	2037 E FALLEN LEAF LN PHOENIX 85024	SINGLE FAM. RES.
44	212-15-814	2022 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
45	212-15-815	2018 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
46	212-15-816	2014 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
47	212-15-817	2010 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
48	212-15-823	2019 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
49	212-15-822	2015 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
50	212-15-821	2011 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
51	212-15-820	2007 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
52	212-15-819	1945 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
53	212-15-818	1941 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
54	212-15-843	1929 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
55	212-15-842	1925 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
56	212-15-844	1932 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
57	212-15-845	1928 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.
58	212-15-846	1924 E VILLA LINDA DR PHOENIX 85024	SINGLE FAM. RES.

LEGEND

PROPERTY BOUNDARY

EXHIBIT 4

CONTEXT PLAN

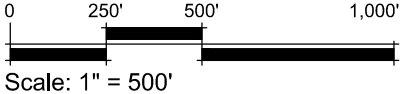




EXHIBIT 4
CONTEXT PLAN

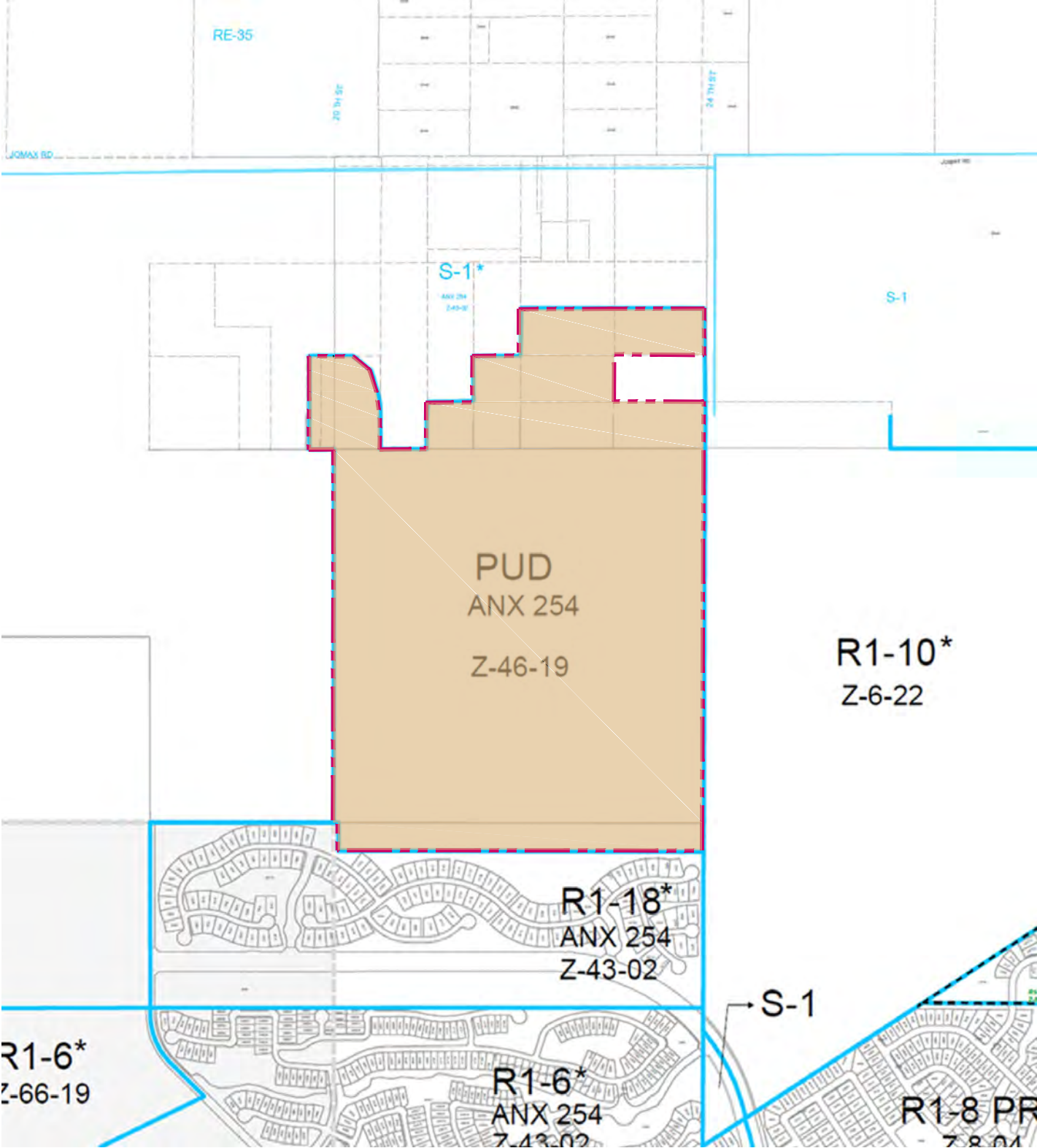


EXHIBIT 4
CONTEXT PLAN

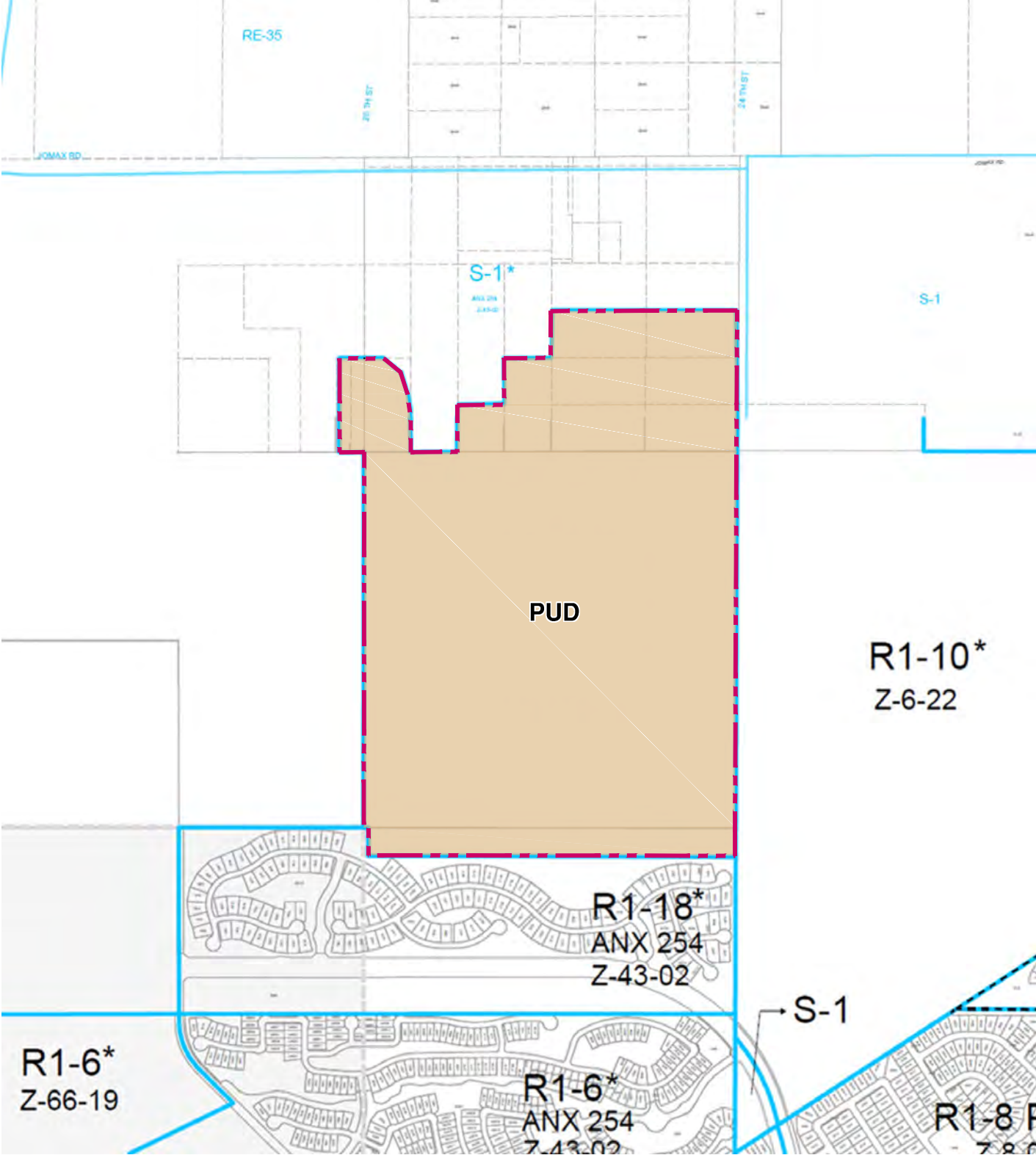


EXHIBIT 4
CONTEXT PLAN

EXHIBIT 5



EXISTING ZONING



PROPOSED ZONING

LEGEND

PROPERTY BOUNDARY

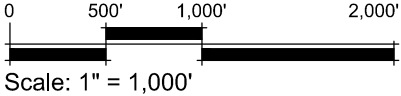


EXHIBIT 6

Exhibit 6: Comparative Zoning Table

Single Family Detached

	R1-8 PRD Table A from Zoning Ordinance	PUD
Minimum Lot Width	45'	45'
Min. Lot Depth	None; except 110' adjacent to freeway or arterial	110'
Dwelling unit density	4.5; 5.5 w/ bonus	3.0 du/ac
Common Landscaped setback adjacent to perimeter streets	15' average, 10' minimum	20' average, 15' minimum
Min. setback adjacent to future preserve areas.	N/A	50'
Setbacks		
Front	10'	10'
Side	None (established by building code)	5'; 10' for dwelling units along the perimeter
Street Side	10'	10'
Rear	None (established by building code)	5'
Common Areas (Min.)	5% of gross area	5% of gross area
Max. Building Height	2 stories and 30'	2 stories and 30'
Max. Lot Coverage	Primary structure, not including attached shade structures: 40%; Total: 50%.	Primary structure, not including attached shade structures: 40%; Total: 50%.

Single Family Attached

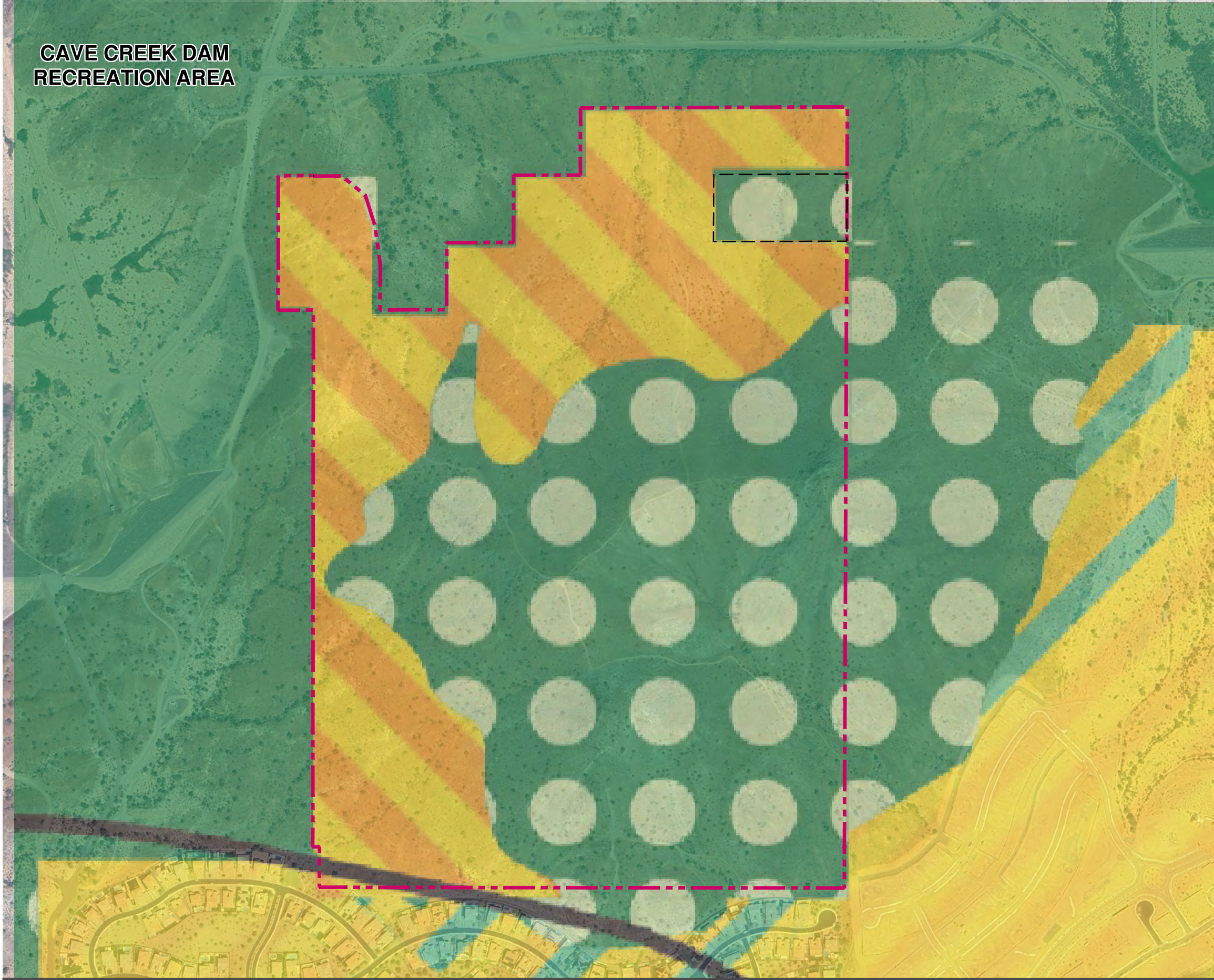
	R1-8 PRD Table B from Zoning Ordinance	PUD
Minimum Lot Width	None	45'
Min. Lot Depth	None	110'
Dwelling unit density	4.52; 5.16 with bonus	3
Perimeter Standards	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line	20' average, 15' minimum
Min. setback adjacent to future preserve areas.	N/A	50'
Setbacks		
Front	10'	10'
Side	N/A	5'; 10' for buildings along the perimeter; 0' for attached dwelling units
Street Side	N/A	10'
Rear	N/A	5'
Common Areas (Min.)	5% of gross area	5% of gross area
Max. Building Height	2 stories and 30' for first 150'; 1' in 5' increase up to 48' high and 4 stories	2 stories and 30'
Max. Lot Coverage	Primary structure, not including attached shade structures: 40%; Total: 45%.	Primary structure, not including attached shade structures: 40%; Total: 50%.

Multifamily Development Standards

	R-3 PRD Table B from Zoning Ordinance	PUD
Minimum Lot Width	None	None
Min. Lot Depth	None	None
Dwelling unit density	15.23; 17.40 with bonus	6
Perimeter Standards	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line	20' average, 15' minimum
Min. setback adjacent to future preserve areas.	N/A	50'
Setbacks		
Front	10'	20'
Side	N/A	10' for buildings along the perimeter
Street Side	N/A	10'
Rear	N/A	None (established by Building Code)
Min. Building Separation	None	10'

Common Areas (Min.)	5% of gross area	5% of gross area
Max. Building Height	2 stories and 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum	2 stories and 30'
Max. Lot Coverage	45%	50%.

EXHIBIT 7



CAVE CREEK DAM
RECREATION AREA

GENERAL PLAN USE LEGEND

0 - 1 DU/AC - LARGE LOT	
1 - 2 DU/AC - LARGE LOT	
2 - 3.5 DU/AC - TRADITIONAL LOT	
3.5 - 5 DU/AC - TRADITIONAL LOT	
5 - 10 DU/AC - TRADITIONAL LOT	
PARKS/OPEN SPACE - PUBLICLY OWNED	
FUTURE PARK/OPEN SAPCE OR 1 DU/AC	

LEGEND

PROPERTY BOUNDARY	
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EXHIBIT 7

GENERAL PLAN MAP

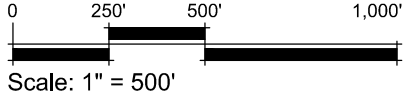
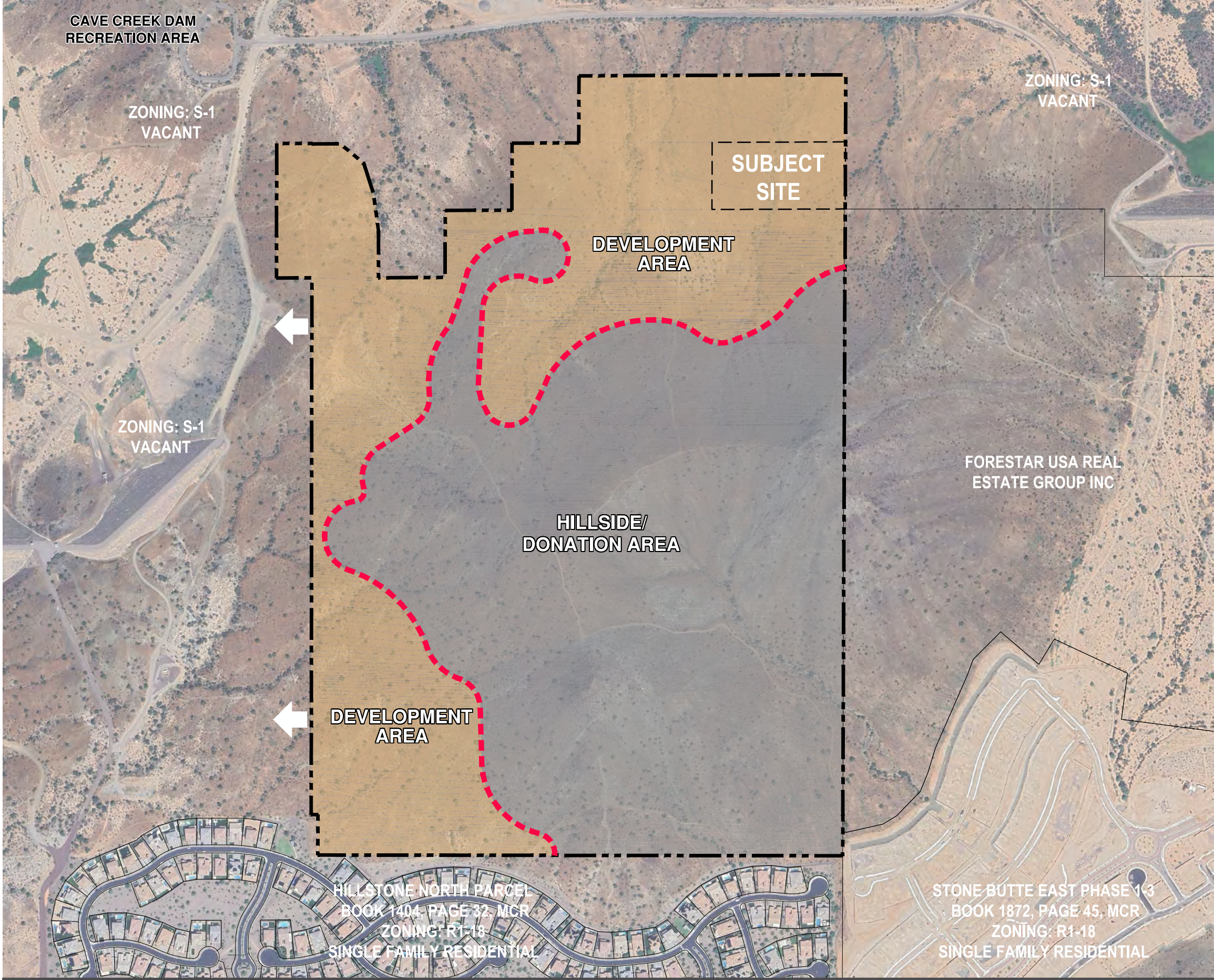


EXHIBIT 8



SITE DATA TABLE	
LAND USE	GROSS AREA (AC)
DEVELOPMENT AREA	93.8
HILLSIDE/DONATION AREA	124.4
TOTAL	218.2

LEGEND	
PROPERTY BOUNDARY	— — — — —
20% SLOPE LINE	- - - - -

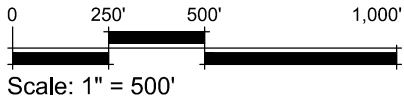


EXHIBIT 9



SPLITFACE CMU WALL COLOR



SMOOTH FACE CMU CAP COLOR



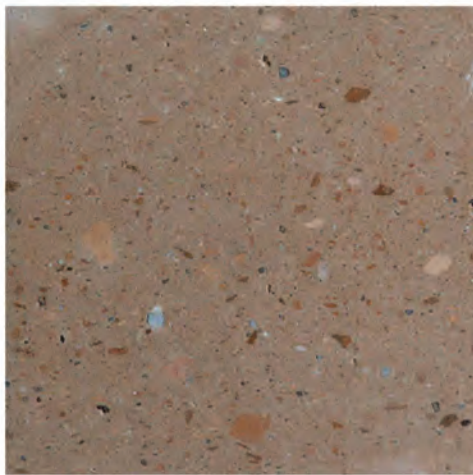
STONE VENEER PILASTER:
ARIZONA STONE



WEATHERED ACCENT PANEL



STUCCO SITE WALL COLOR



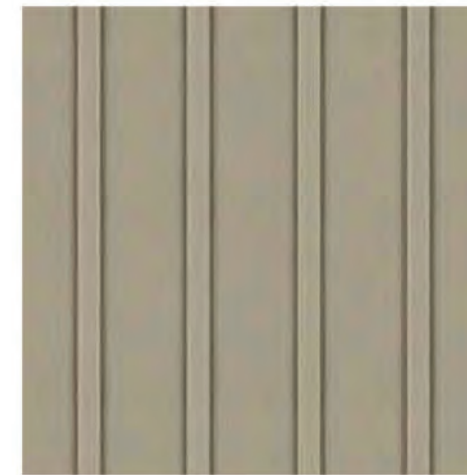
CANTERRA TILE



EXTERIOR ARCHITECTURAL STONE VENEER



METAL COLOR



BOARD AND BATTEN



STUCCO BUILDING COLOR

EXHIBIT 10

LEGEND



DEVELOPMENT AREA AMENITY LOCATION A



DEVELOPMENT AREA AMENITY LOCATION B

*** LOCATIONS SHOWN ARE GENERAL AND SUBJECT TO FINAL SITE DESIGN ENGINEERING

OPEN SPACE SITE DATA TABLE			
GROSS DEVELOPMENT AREA	93.8 *	PERCENTAGE	ACREAGE
COMMON OPEN SPACE	5%		4.6 AC

*THE MAXIMUM DEVELOPMENT AREA SHALL BE 93.8 ACRES, OR THE GROSS AREA MINUS THE HILLSIDE LAND CONVEYED TO THE CITY OF PHOENIX FOR USE AS A CITY PHOENIX DESERT PARK AND/OR MOUNTAIN PRESERVE.

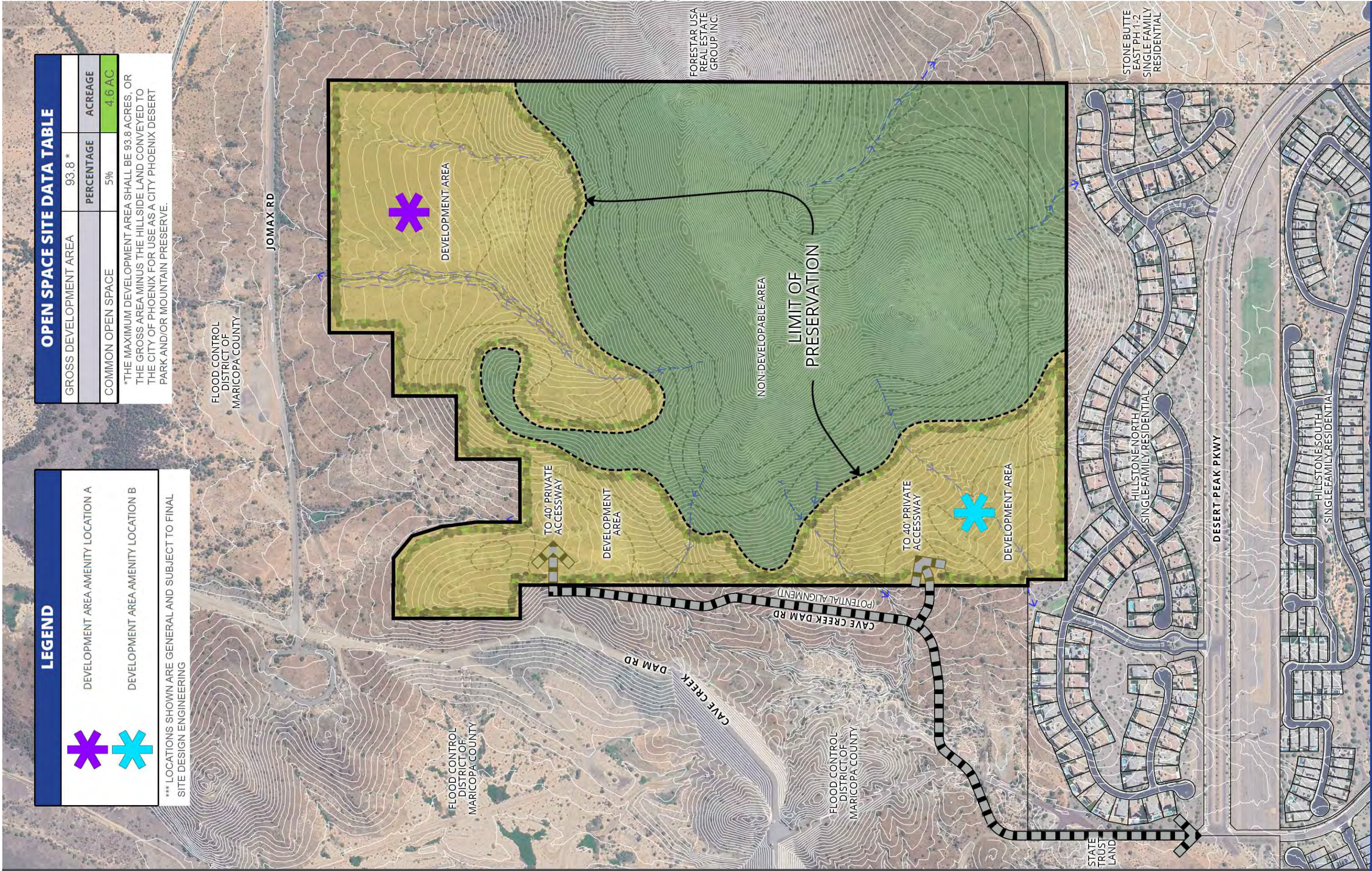


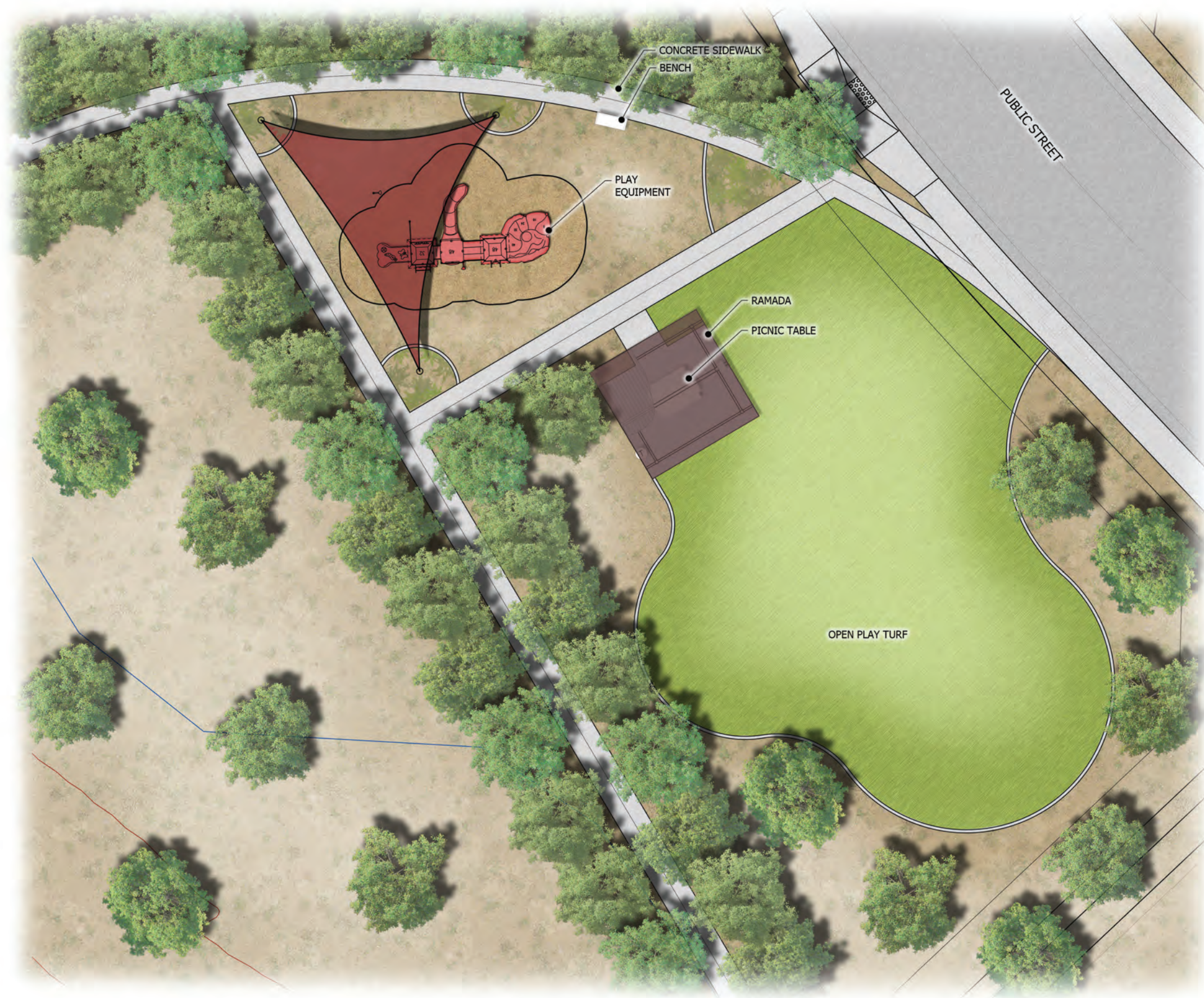
EXHIBIT 11

Single Family Detached & Single Family Attached Landscape Standards		
	PUD	R1-8
Streetscape	1) A landscaped setback shall be established and maintained along all street frontages: •Fifteen-foot (15') average and ten-foot (10') minimum 2) Planting Quantity: •One (1) tree for every twenty (20) feet of street frontage. •Five (5) shrubs shall be planted for each tree. 3) Planting Size: •Trees shall have a two-inch (2") caliper, 4) Additional requirements for landscaping located within the rights-of-way: •Turf is prohibited. Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.	1) 20' adjacent to public streets; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line 2) Planting Quantity: •One (1) shade tree space twenty (20) to thirty (30) feet on center (based on species) or equivalent groupings. •Minimum five (5) 5-gallon shrubs per tree 3) Planting size: •Minimum 60% 2" caliper and 40% 1" caliper
Onsite Landscape	1) A minimum of seventy-five percent (75%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf. 2) Turf area shall be limited to a maximum of thirty percent (30%) on all streetscapes. 3) All private pedestrian pathways and public sidewalks shall be shaded to fifty percent (50%).	1) Minimum 50% living vegetation shall be provided 2) All private pedestrian pathways and public sidewalks shall be shaded to 50 percent
Sidewalks	Sidewalks shall be a minimum of five feet wide and shall be separated from the curb by a minimum five-foot-wide landscape area. The landscape area shall be planted with groundcover at a rate of 5 (five) five-gallon shrubs per five hundred (500) square feet of landscape area.	N/A

Multifamily Landscape Standards		
	PUD	R-3
Streetscape	1) A landscaped setback shall be established and maintained along all street frontages: •Fifteen-foot (15') average and ten-foot (10') minimum 2) Planting Quantity: •One (1) tree for every twenty feet (20') of street frontage. •Five (5) shrubs shall be planted for each tree. 3) Planting Size: •Trees shall have a 2-inch (2") caliper; 4) Additional Requirements for Landscaping Located within the rights-of-way: •Turf is prohibited. Plant materials utilized must be included on the most recent edition of the Phoenix Active Management Area Low Water Using Plant List.	1) 20' adjacent to public streets; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line 2) Planting Quantity: •One (1) shade tree space twenty (20) to thirty (30) feet on center (based on species) or equivalent groupings. •Minimum five (5) 5-gallon shrubs per tree 3) Planting size: •Minimum 60% 2" caliper and 40% 1" caliper
	Management Area Low Water Using Plant List	
Onsite Landscape	1) A minimum of seventy-five percent (75%) of all landscape areas at maturity shall be planted with living shrubs, vegetated ground cover, and/or turf. 2) Turf area shall be limited to a maximum of thirty percent (30%) on all streetscapes. 3) All private pedestrian pathways and public sidewalks shall be shaded to 50 percent (50%)	1) Minimum 50% living vegetation shall be provided 2) All private pedestrian pathways and public sidewalks shall be shaded to 50 percent
Parking Lot	1) Five percent (5%) of the surface parking lot shall be landscaped. Landscaping shall be dispersed throughout the parking area. 2) All parking areas shall be screened from view from adjacent streets and lots to a minimum height of three (3) feet above the nearest adjacent paving grade by means of a combination of walls, undulating berms and landscaping consisting of minimum five-gallon shrubs. Shrubs used for screening shall be of an evergreen variety. 3) Landscape Planters: •At ends of each row of parking and for every ten (10) parking spaces. •Each landscape island shall contain one (1) tree two-inch (2") caliper and five (5) shrubs five (5) gallon.	1) 5% of the surface parking lot, exclusive of perimeter landscape setbacks, must be landscaped. 2) A minimum of one (1) 15 gallon canopy shade tree for every 10 vehicle parking spaces shall be planted in a landscape island. Islands and planters shall be a minimum of 5' wide with a depth equal to that of the parking space.
Sidewalks	Sidewalks shall be a minimum of five feet wide, and shall be separated from the curb by a minimum five foot wide landscape strip. The landscape strip shall be planted with a minimum of groundcover at a rate of 5 (five) five-gallon shrubs per five hundred (500) square feet of landscape area.	N/A

- i. All plant material shall be in compliance with the Department of Water Resources low water use plant list as approved by the City of Phoenix Planning and Development Department.
- ii. All irrigation systems shall be designed, constructed and maintained to promote water conservation and prevent water overflow or spray onto streets, sidewalks or parking areas.
- iii. Landscape irrigation and domestic water services shall be metered separately.
- iv. A minimum of fifty percent (50%) coverage shall be maintained in all landscape areas at maturity with living trees, shrubs, accent plantings, and vegetated ground cover.
- v. Dust control products, such as decomposed granite, river rock, and ground cover, will be installed at a minimum of two-inches thick in all landscape areas.

EXHIBIT 12



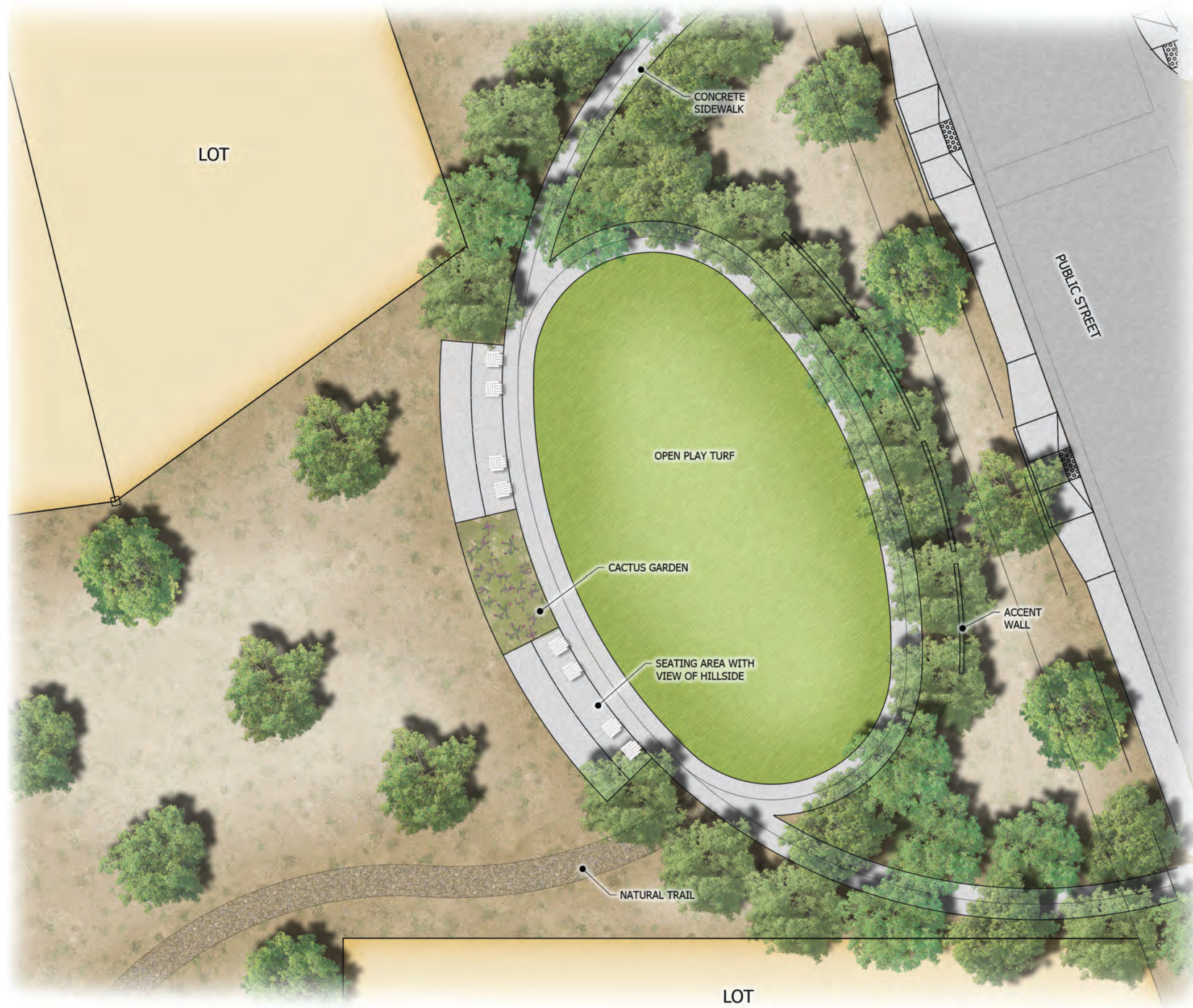
OPEN PLAY TURF AT AMENITY AREA
DESIGN INTENT IMAGE



RAMADA
DESIGN INTENT IMAGE

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO
CHANGE BASED ON FINAL DESIGN AND ENGINEERING.

EXHIBIT 13



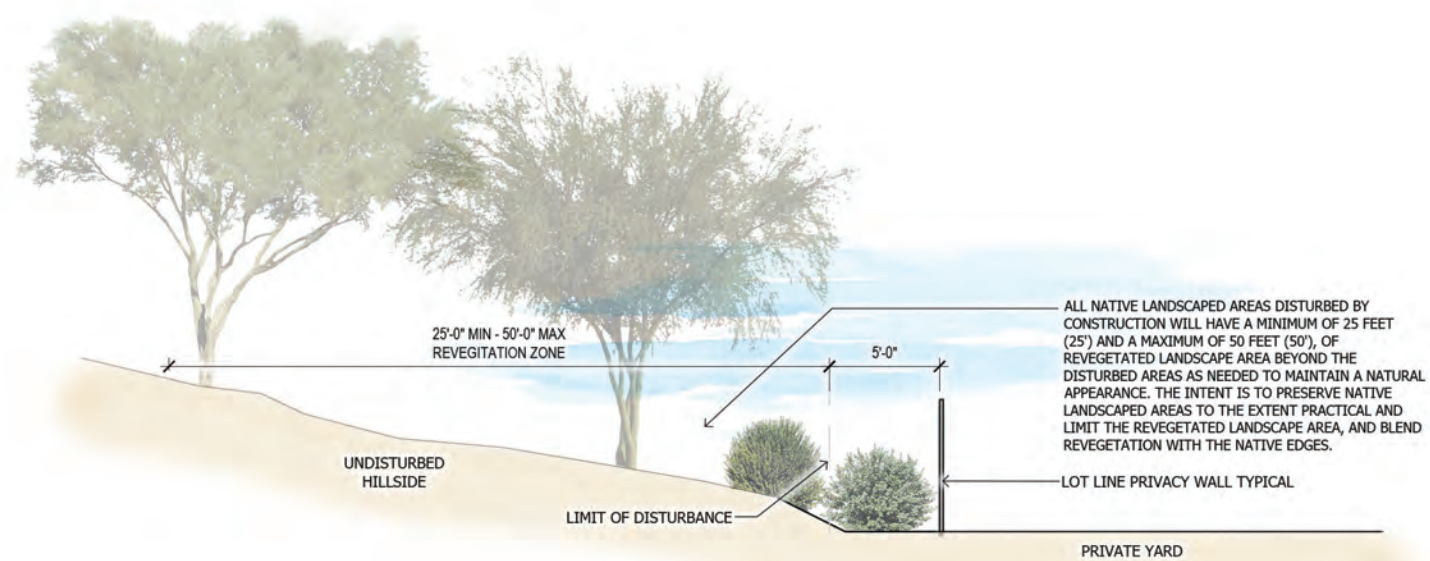
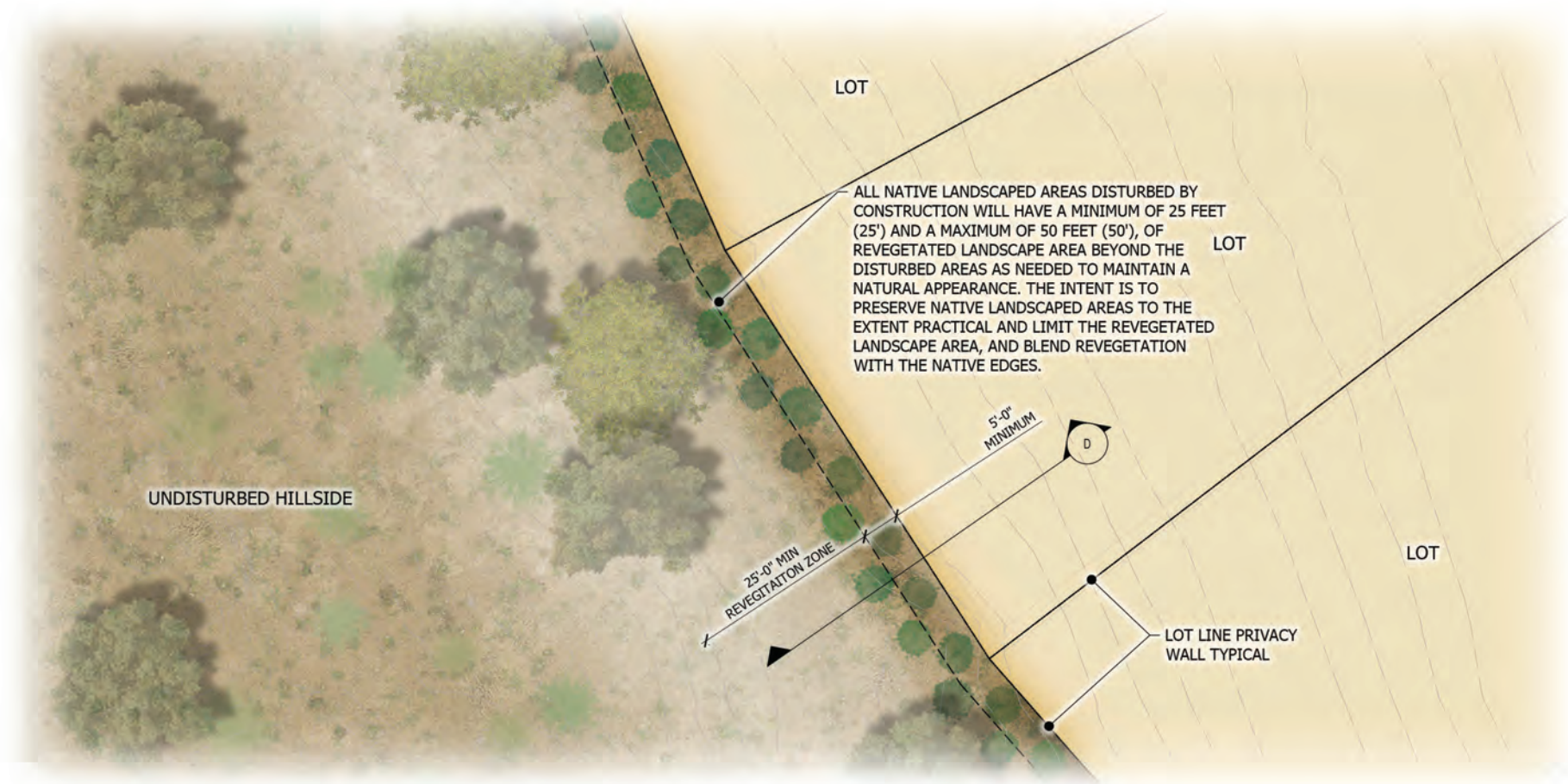
CACTUS GARDEN
DESIGN INTENT IMAGE



TURF AT DESERT
DESIGN INTENT IMAGE

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO
CHANGE BASED ON FINAL DESIGN AND ENGINEERING.

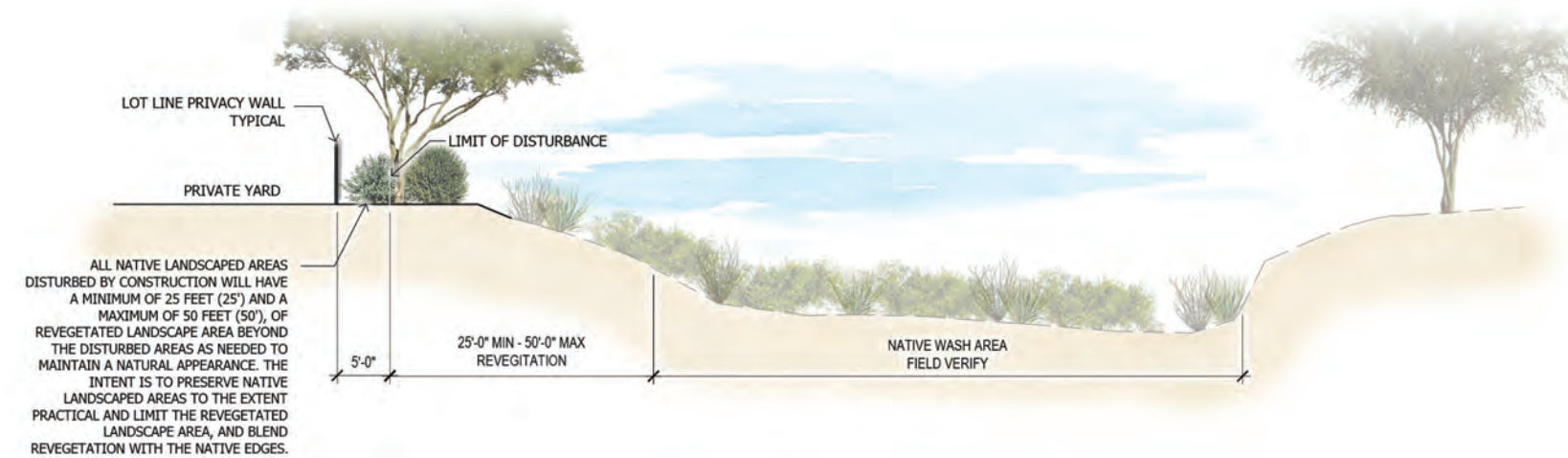
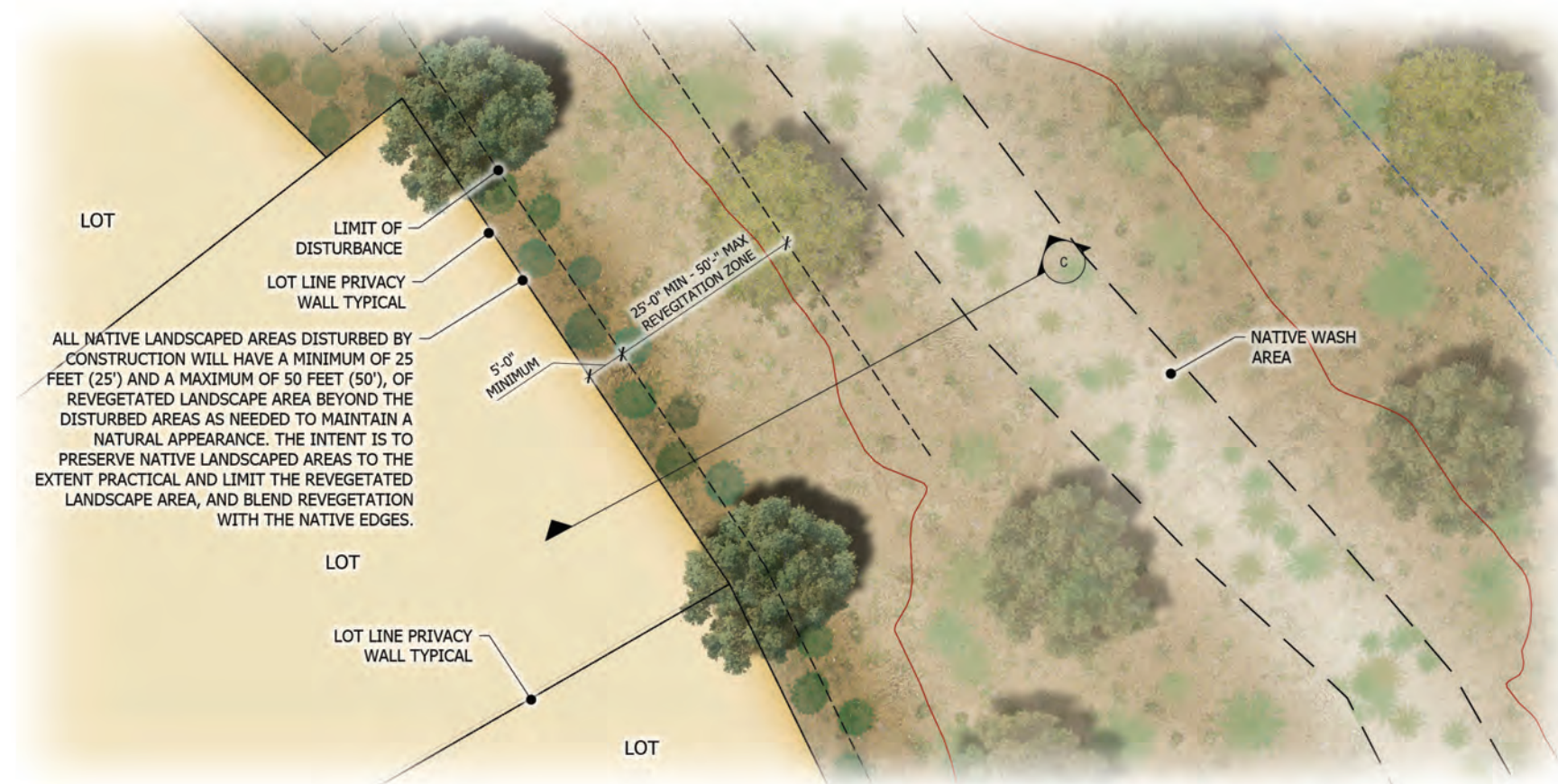
EXHIBIT 14



D Hillside Edge Condition Cross Section
SCALE: 3"=1'-0"

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING.

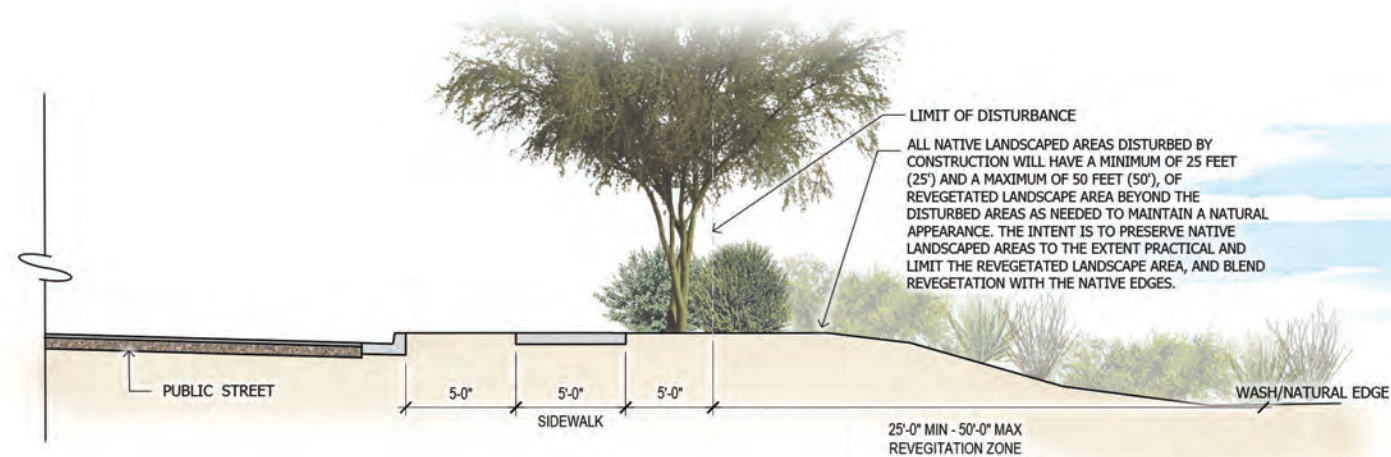
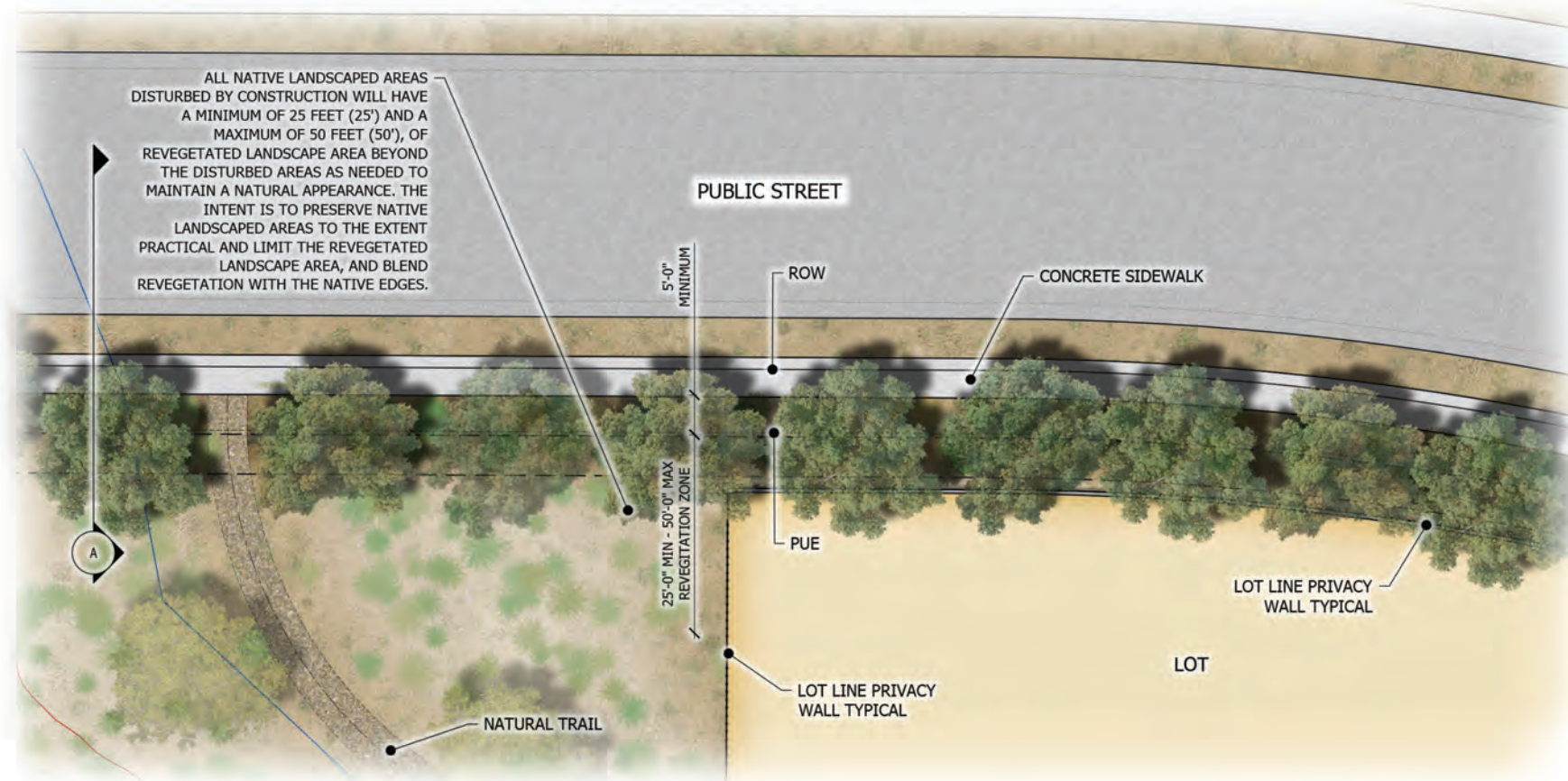
EXHIBIT 15



C Wash Edge Condition Cross Section
SCALE: 1-1/2"=1'-0"

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING.

EXHIBIT 16



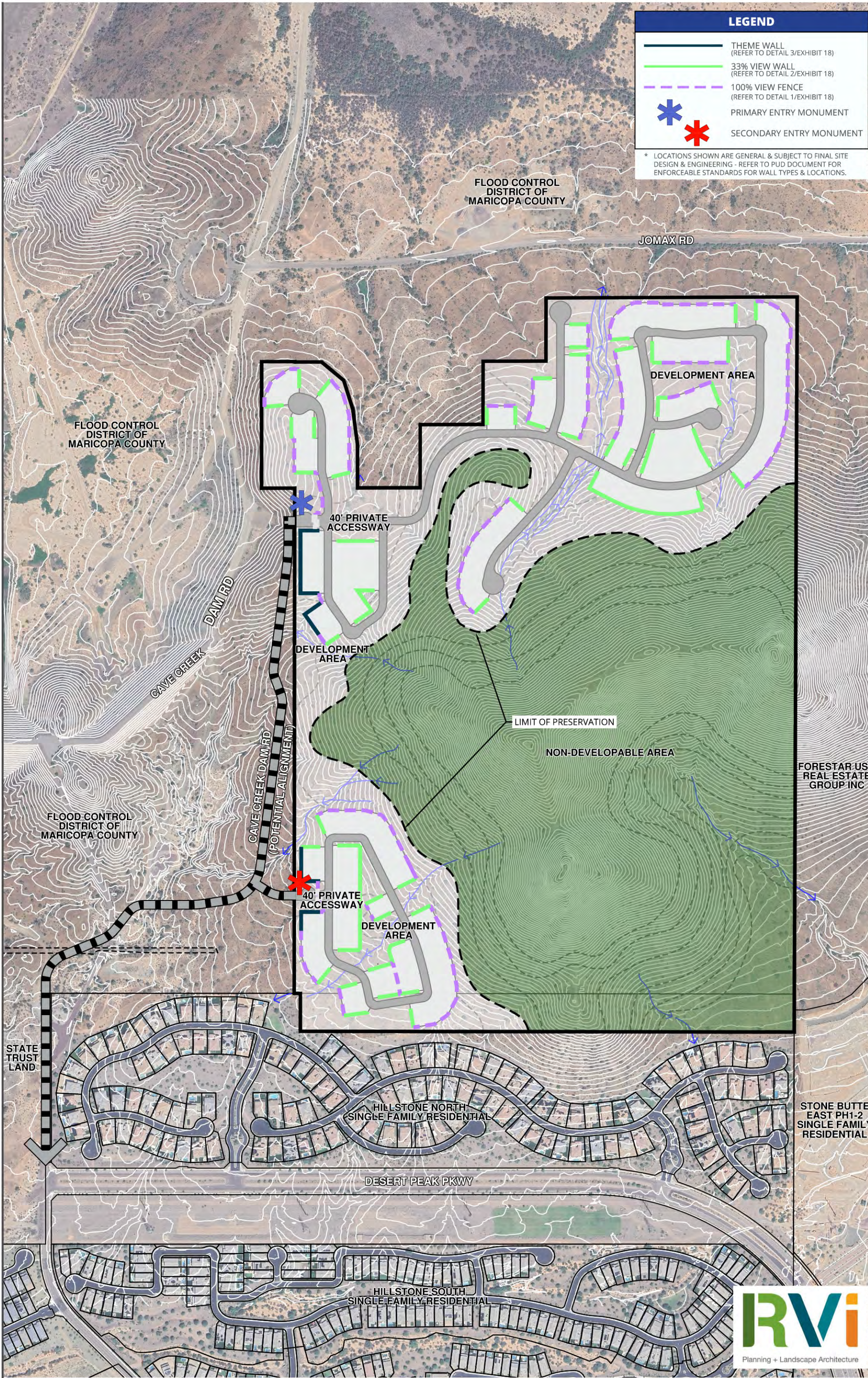
A Street Edge Condition Cross Section
SCALE: 3"=1'-0"

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING.

EXHIBIT 17

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U:\1800\1819\1819.04 - Lemna\PLANNING\TITLE\LEMENT\AOR PUD AMENDMENT\EXHIBIT\1819 - FIG17 - WALL PLAN.dwg 9/20/25 9:20:26 AM



Engineering
& Design

4742 N. 24th ST., STE. 270
PHOENIX, AZ 85016
P: 602.490.0535
F: 602.368.2436
Formerly **HILGARTWILSON**

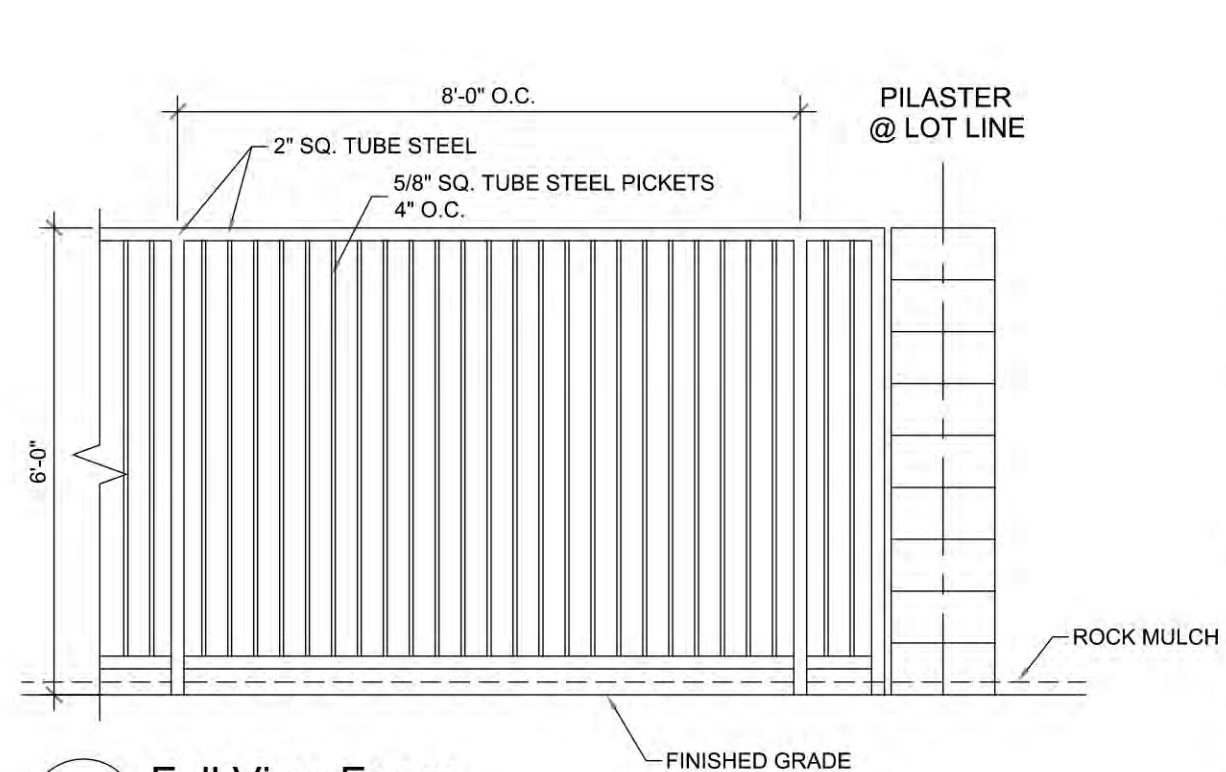
PROJECT MANAGER:
C. PADDOCK, AICP
PROJECT NUMBER: 1819
AUGUST 2026



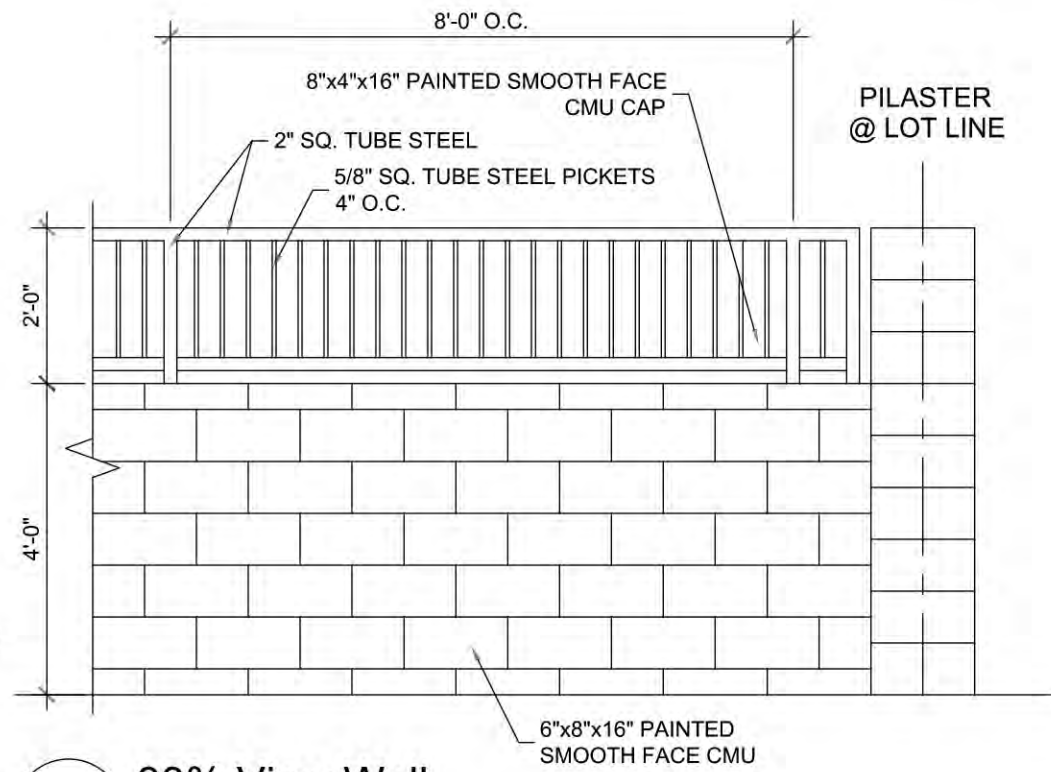
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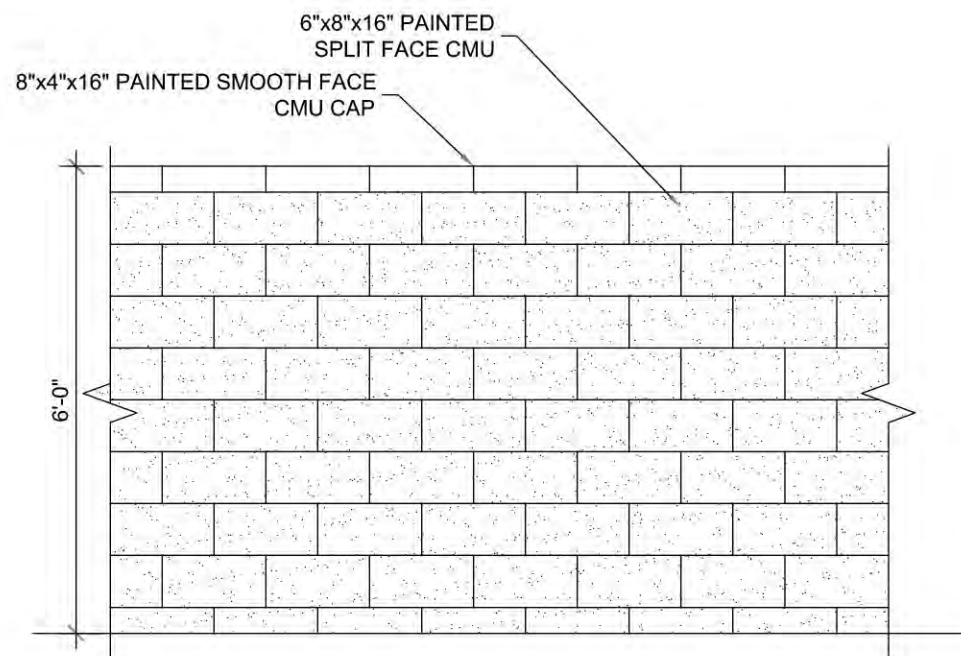
EXHIBIT 18



1 Full View Fence



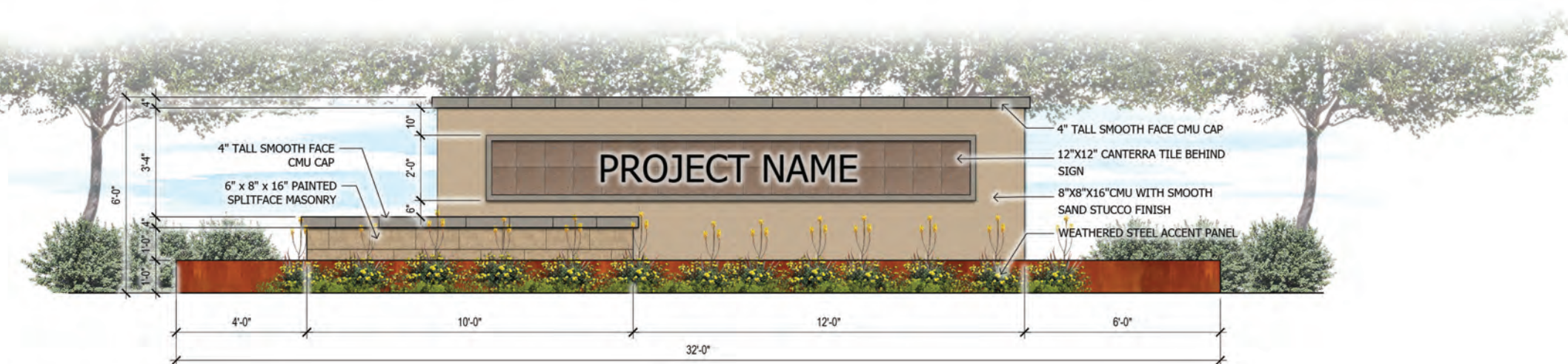
2 33% View Wall



3 Theme Wall

EXHIBIT 18
WALL DETAILS

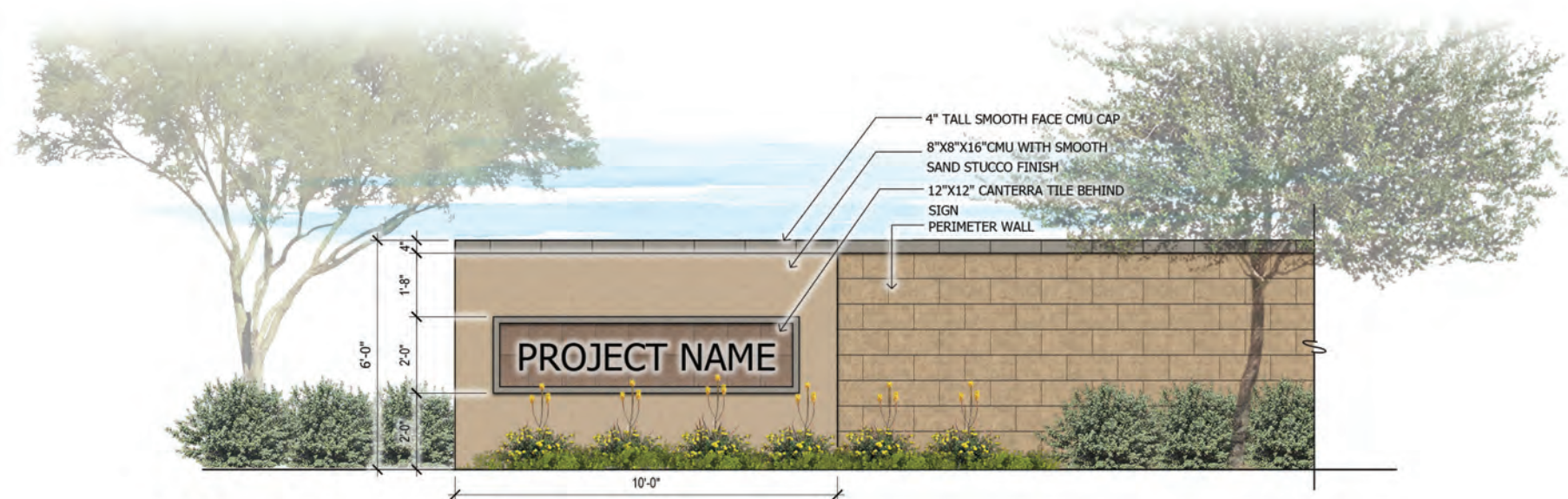
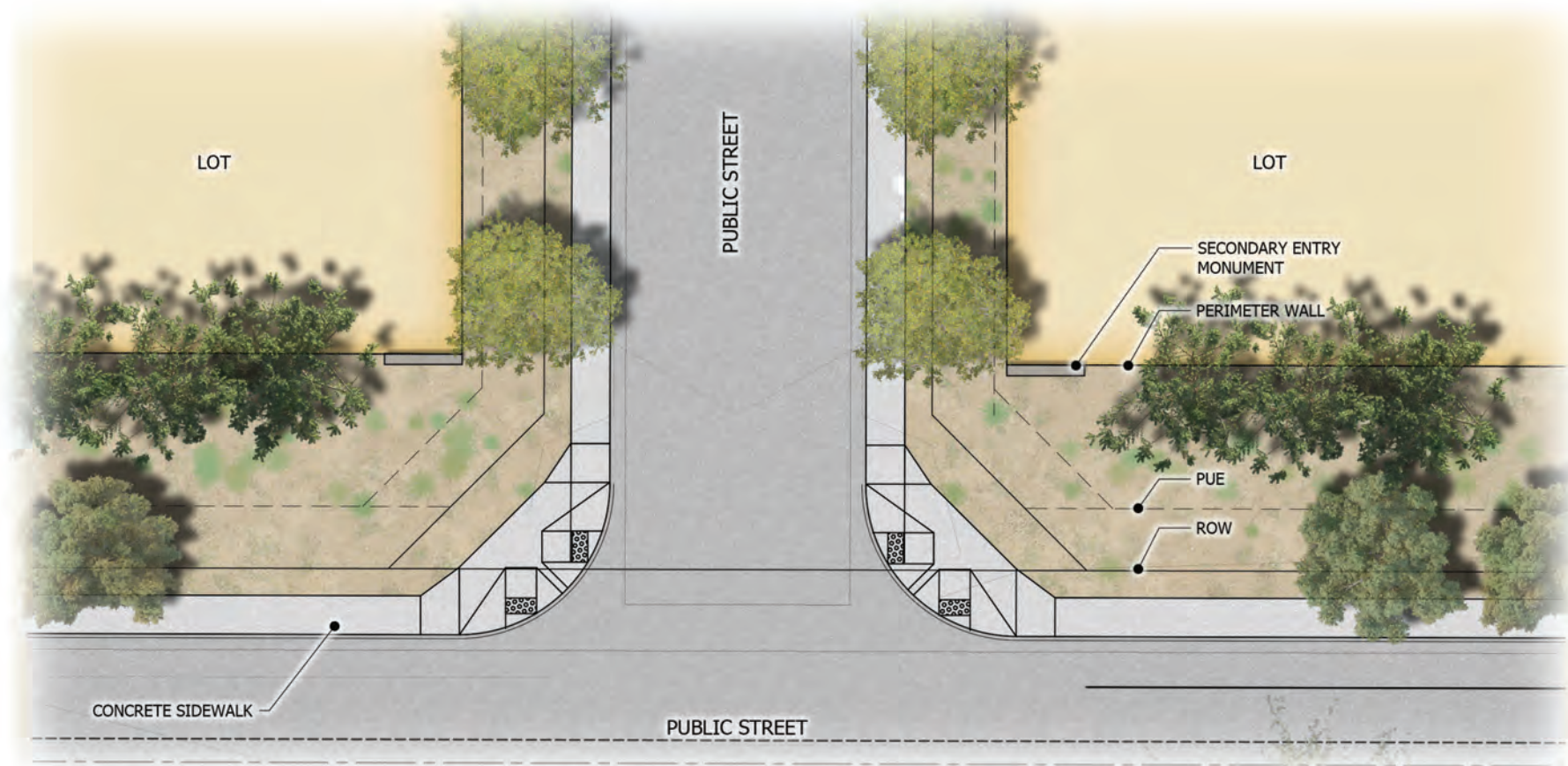
EXHIBIT 19



1 Primary Entry Monument
SCALE: 1/2"=1'-0"

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO
CHANGE BASED ON FINAL DESIGN AND ENGINEERING.

EXHIBIT 20



1 Secondary Entry Monument
SCALE: 1/2"=1'-0"

* DESIGN IS CONCEPTUAL IN NATURE. SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING.