

EXHIBIT 4.1 – PLANNING UNITS



4.2. LAND USE BUDGET

Table 4.1 – Land Use Budget sets forth the maximum number of residential dwelling units and the minimum required open space for the Property. Open space can be provided in the form of an easement, common ownership (e.g., a common area tract, association tract, municipal ownership), or any other form of dedication to achieve the intended result. The assignment/designation shall be tracked with a Land Use Budget Tracker (the “Budget Tracker”) submitted to the Town with each final development plan.

TABLE 4.1 – LAND USE BUDGET

RESIDENTIAL ¹ dwelling units (maximum)	COMMERCIAL square feet (maximum)	OPEN SPACE acres (minimum)
3,491	not limited	130.4

¹ The maximum number of dwelling units is dependent on the capacity of water, wastewater, and on-site circulation systems.

4.3. PERMITTED UNDERLYING ZONING DISTRICTS

The permitted use districts and density districts, jointly referred to as underlying zoning districts, and the permitted development standards of the underlying zoning districts are described below. *Table 4:2 Permitted Underlying Zoning Districts* identifies the underlying zoning districts permitted in each Planning Unit.

TABLE 4:2 PERMITTED UNDERLYING ZONING DISTRICTS

PLANNING UNIT	R1L	RS	C2
A	P	P	P
B	P	P	P
C	P	P	P
D	P	P	P
E	P	P	P
F	P	P	P
G	P	P	P
H	P	P	P
I	P	P	P
J	P	P	P
K	P	P	P
L	P	P	P
M	P	P	P
N	P	P	P
O	P	P	P

Notes:

1. P = Permitted
2. R1L = Residential Single Family Limited
3. RS = Residential and Services
4. C2 = Commercial, General Sales and Services

The underlying zoning districts will allow for the development of diverse housing types, including low density and medium density neighborhoods as well as neighborhoods that have a mix of lot sizes, home sizes, and housing types. Regional serving commercial uses and employment nodes should be located near the intersection of major roadways where access and visibility can contribute to the success of a commercial use. The following underlying zoning districts are permitted.

A. R1L (RESIDENTIAL; SINGLE FAMILY LIMITED)

1. Purpose

As described per the R1L District of Article 13-06-010 and R1M District of Article 13-07-010 of the Town Code.

1. Use Regulations

As permitted per Section 4.4, Permitted Uses.

2. Density Regulations and Development Standards

Table 4:3a – R1L Density District Development Standards describes the development standards for each density district permitted in an R1L zoning district.

3. Off-Street Parking

As described per the R1L District of Article 13-06-040 of the Town Code as may be amended.

4. Signs

As described per the R1L District of Article 13-06-050 of the Town Code except as amended by the Governing Requirements.

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6. OPEN SPACE AND PARKS

The open space systems within the Property are essential community elements providing important gathering spots for both active and passive recreational uses for residents. The open space system is characterized by three (3) types of open spaces that are anticipated as being both public and private for the residents of the community. These are:

- open space corridors, often in the form of a wildlife corridor, landscape buffer, linear park, or greenway following a drainage corridor, roadway, utility corridor, or neighboring properties,
- neighborhood parks and open space areas, generally between one-quarter (1/4) to one and three-quarter (1 3/4) acre in size, dispersed throughout the community providing a local gathering node and/or landscape area, and
- a recreation core, a centrally located amenity, that may include a community center, trailhead and parking, and/or community-oriented services.



6.1. OPEN SPACE CORRIDORS

Open space corridors are generally linear in form. An open space corridor may be provided in a variety of forms that among others, may include a wildlife corridor, a perimeter buffer, a drainage way, a utility line corridor, landscape alongside a roadway, landscape within a right-of-way, or a building envelope/easement that defines an area for enhanced improvements.

6.2. PERIMETER BUFFER

A Perimeter Buffer is an open space corridor along the boundary of the Property as generally depicted in *Exhibit 6.1A - Perimeter Buffer*. Perimeter Buffer open space shall be a minimum of 100 feet wide and shall be provided at the time land abutting Perimeter Buffer, or a portion thereof, is developed. Grading, drainage, utilities, access, passive recreation, trailhead parking, and similar improvements are permitted within a Perimeter Buffer as generally depicted in *Exhibit 6.1B - Perimeter Buffer Illustrated Diagram*. Active recreational improvements, including but not limited to ballfields, ballfield lighting, and activities with similar noise and lighting are not permitted within a Perimeter Buffer. Any development within a Perimeter Buffer shall be limited to a height not to exceed thirty (30) feet. A Perimeter Buffer may be part of a lot when the lot is at least one-half (1/2) acre or larger. In such case, no building shall be located within a Perimeter Buffer. The landscape within a Perimeter Buffer should be native in character.

EXHIBIT 6.1A -
PERIMETER BUFFER

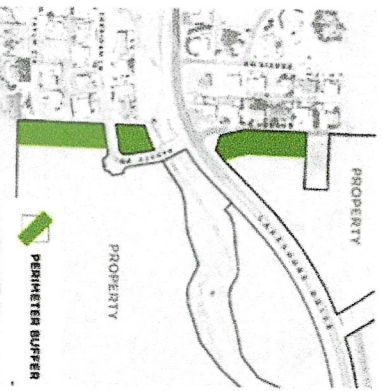


EXHIBIT 6.1B - PERIMETER BUFFER ILLUSTRATED DIAGRAM



Note: This conceptual illustration is intended to be representative of a character and is not intended to express specific designs, details, colors or materials.

6.3. WILDLIFE AND DRAINAGE CORRIDOR OPEN SPACE

Three significant drainage corridors, the Agua Fria River, Coyote Wash, and the Navajo Drive Wash cross through the Property. These drainage corridors will be preserved within the Property. The Agua Fria River is also a corridor for wildlife. Approximately fifty (50) acres of wildlife corridor must be provided as open space. *Exhibit 6.2 – Wildlife Corridor* depicts the conceptual location of the wildlife corridor.

Wildlife and drainage corridor open space shall be provided at the time land abutting a wildlife and/or drainage corridor, or a portion thereof, is developed. The width of a corridor may vary. The width of a wildlife corridor should not be less than 150 feet. Stormwater flows in these corridors pass under Lakeshore Drive through a series of box culverts. Grading, drainage, utilities, passive recreation, including, but not limited to paths and trails, and similar improvements are permitted within these corridors.

EXHIBIT 6.2 – WILDLIFE CORRIDOR



Note: Wildlife corridor shown is conceptual. Actual location and alignment may vary and will be determined with a final Development Plan.

6.4. NEIGHBORHOOD PARKS AND OTHER OPEN SPACE AREAS

Neighborhood parks and open space areas, generally between one-quarter ($\frac{1}{4}$) to one and three-quarter ($1\frac{3}{4}$) acre in size, will be dispersed throughout the community providing a local gathering node and/or landscape area. The location, shape, and size of a neighborhood park or open space area is determined with a site-specific development plan. These areas may be formal or informal and should relate to the neighborhood type and setting. As neighborhood social gathering spaces, neighborhood parks may include turf. The area of turf should be sized to accommodate play. Small areas of turf for ornamental purposes should be avoided. **Exhibit 6.3 - Neighborhoods Parks Diagram A, B, C, and D** illustrate neighborhood park concepts and landscape character permitted. See also **Section 7 - Landscaping and Screening** for planting requirements.

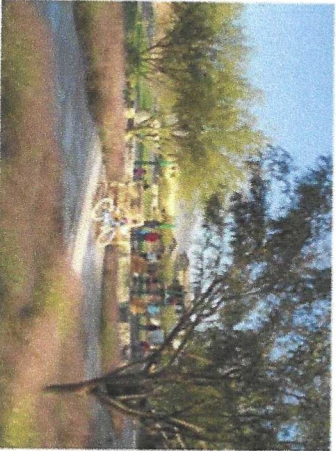
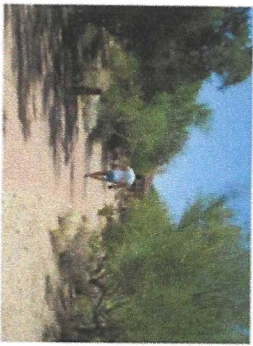


EXHIBIT 6.3 - NEIGHBORHOOD PARKS DIAGRAM A | FORMAL PARK



Note: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

EXHIBIT 6.3 - NEIGHBORHOOD PARKS
DIAGRAM B | EXPANDED CUL-DE-SAC PARK



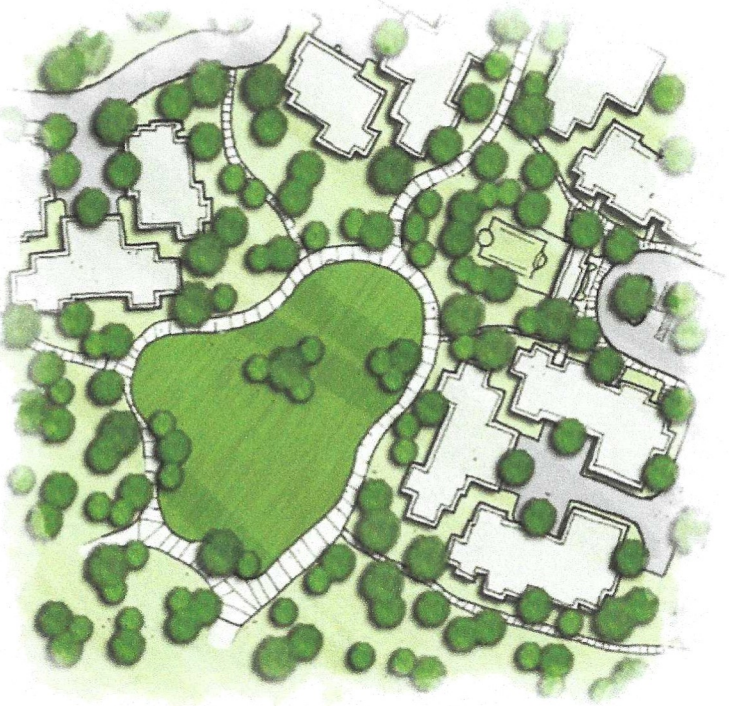
Notes: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

EXHIBIT 6.3 - NEIGHBORHOOD PARKS
DIAGRAM C | CORRIDOR PARK



Notes: Illustrations are intended to be representative of potential park character and are not intended to express specific design, details, colors, or materials.

EXHIBIT 6.3 - NEIGHBORHOOD PARKS DIAGRAM D | INFORMAL PARK



Note: Illustrations are intended to be representative of potential park character and are not intended to express specific designs, details, colors, or materials.

6.5. RECREATION CORE

A recreation core is envisioned north of Lakeshore Drive and east of the Aqua Fina River, along Road A, providing a social hub for the community, a place to gather for community events, movies on the lawn, to play sports, or simply a place other than home go hang out with friends. A core may include multi-purpose facilities providing opportunities for recreational, social, and educational spaces including a community living room, an event hall, an event lawn, pools, firepits, patio seating, playground equipment, dog park, pickleball, tennis, basketball, volleyball, and other similar community amenities. *Exhibit 6.4 - Conceptual Community Center* illustrates a conceptual idea for a recreation core.



EXHIBIT 6.4 – CONCEPTUAL COMMUNITY CENTER



Note: Illustrations are intended to be representative of potential community center character and are not intended to express specific designs, details, colors, or materials.

6.6. PATHS AND TRAILS

A system of community paths (paved/concrete surfaces) and trails (unpaved surfaces) will provide connectivity to major amenities. The system includes street-oriented and open space-oriented routes. Street-oriented routes are associated with collector and arterial street alignments (Lakeshore Drive and Road A). Open space-oriented routes are typically associated with a drainage corridor, utility corridor, or weave in and around neighborhoods and community amenities. Community paths or trails may meander in width and alignment to complement the landscape character and must be located within a ROW, tract, or easement. *Exhibit 6.5 – Community Path and Trail System* depicts street-oriented and open space-oriented community path and trail conceptual alignments.

A secondary network of paths and trails is required to provide connectivity from neighborhoods and amenities to the community system as conceptually depicted in *Exhibit 6.6 – Typical Pedestrian and Bicycle Routes*. These paths and trails may be attached at back of curb, detached from back of curb, or incorporated with architecture (e.g., a colonnade), and in some cases it may be appropriate and desirable to have no path or trail. In native character areas, a trail may be more appropriate than a path. A neighborhood system may rely on another neighborhood system, or a series of neighborhood systems to ultimately connect with the community and regional system.

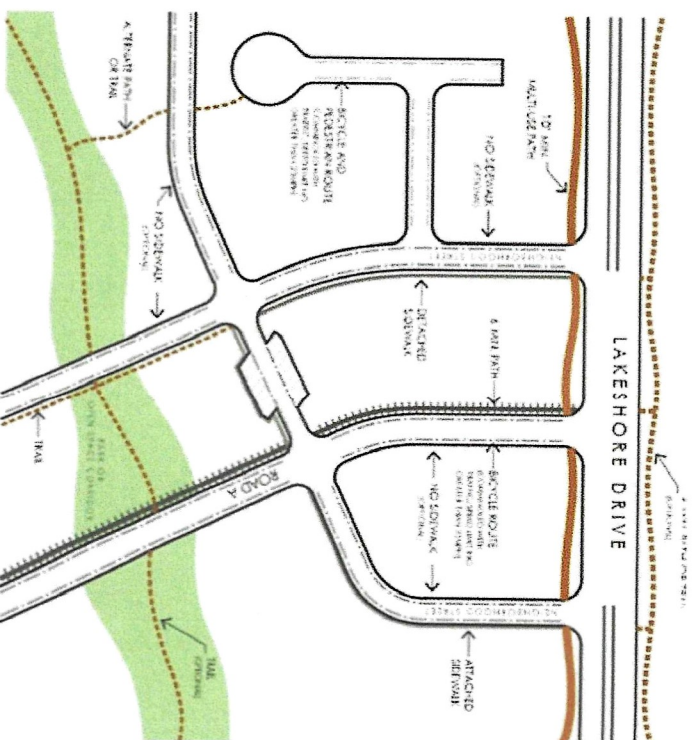


EXHIBIT 6.5 – COMMUNITY PATH AND TRAIL SYSTEM



Note: Street-oriented and open space-oriented path and trail alignments shown are conceptual. Actual locations, alignments, materials, and designs may vary and will be determined with a final development plan.

EXHIBIT 6.6 – TYPICAL PEDESTRIAN AND BICYCLE ROUTES



A. STREET-ORIENTED ROUTES

Street-oriented routes will be provided along Lakeshore Drive and Road A. A street-oriented route is required along a neighborhood through street when access to an alternate path or trail is not provided (e.g., a rear yard path or trail). A street-oriented path or trail is not required along a neighborhood cul-de-sac street, within a shared auto-court, or within a development enclave where vehicular traffic is limited primarily to those who live in the enclave.

1. Lakeshore Drive is required to have a minimum ten (10) foot wide multi-use path along the south side of the road and a minimum six (6) foot wide path or trail along the north side of the road. A minimum eight (8) foot wide path is required along Lakeshore Drive within a commercial district.
2. A Neighborhood Collector Street is required to have a minimum six (6) foot wide path along one (1) side of the road.
3. When required, a path along a neighborhood street shall be a minimum of five (5) feet in width along at least one (1) side of the street.
4. A path or trail is not required along an alley or service lane.

B. OPEN SPACE-ORIENTED ROUTES

An open space-oriented regional trail shall generally be a minimum of six (6) feet wide and may narrow in response to site conditions. The trail may meander in width and alignment to complement the character of the landscape. An open space-oriented community trail shall generally be a minimum of four (4) feet wide and may narrow in response to site conditions. An earth trail is permitted in native character landscape areas. A trail in a parking lot area should be composed of decomposed granite or other similar material.

7. LANDSCAPING

The purpose of requiring landscaping is to provide provisions to guide the placement and design of landscaping features for the Property. These standards are intended to provide minimum standards that complement the natural environment, the built environment, and integrate open space and landscaped areas into the community.

7.1. LANDSCAPING DEFINED

1. The combination of living plants, trees, shrubs, vines, and groundcovers used to create an attractive appearance;
2. Inorganic ground covers, such as riverrock, pavers, walkways, and decorative stone, used in combination with plants, trees, shrubs, and ground covers to create an attractive appearance; and/or
3. Plazas, patios, courtyards, and other areas reserved for pedestrian use, water features, and/or public art.

7.2. LANDSCAPING REQUIREMENTS

1. Installation of automatic irrigation systems of sufficient size and type as necessary to support and maintain all living landscaping materials, except when alternative irrigation methods, natural or otherwise, are considered satisfactory.
2. Automatic irrigation systems are not required for undisturbed areas of native grasses and vegetation or disturbed areas landscaped with native plant material, hydroseed, and/or vegetation intended to emulate a native landscape character; temporary irrigation may be required to establish landscaping in native character areas.
3. Alternative designs modifying the landscaping standards in a manner that helps to achieve the vision for the community may be approved by the Community Development Director during the site plan and subdivision plat review process.
4. All landscape areas abutting a public roadway shall meet the applicable jurisdictional requirements for sight distance and sight visibility.