



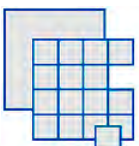
# Wales Ranches

## Planned Area Development (PAD) Narrative

Case # PZ-PD-003-19

NEC of Kenworthy Road & Combs Road  
Pinal County, AZ

October 28, 2020  
Version 5.0



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# Wales Ranches

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## 1.0 Purpose of Request

HILGARTWILSON, on behalf of Wales Ranches, LLLP, Spike H. Enterprises, LLC, and Mary Ann Wales (Owners), is seeking to rezone the previously approved Home Place Planned Area Development (“PAD”), Case PZ-PD-005-09, in order to respond to the development occurring around the site and adapt the property to reflect the current and future markets. The 639.7-acre property is located on Combs Road between Kenworthy Road and Schnepf Road (the “Property”) in Pinal County. See **Figure 1**, Aerial Vicinity Map. The request will rezone the Property from CR-1 PAD, CR-2 PAD, CR-3 PAD, CR-4 PAD, CR-5 PAD, GR PAD, and CB-1 PAD to RU-10 PAD (Rural Zone), R-7 PAD (Single Residence Zone), MD PAD (Mixed Dwelling Residence Zone), I-1 PAD (Industrial Buffer Zone) and C-3 PAD (General Commercial). See **Figure 2**, Existing Zoning Map, and **Figure 3**, Proposed Zoning Map. This request will change the PAD from a development that included residential and commercial uses to one that is residential with commercial, mixed dwelling, open space, light industrial, and multiple residential uses. The proposal envisions the Property to become a thriving master planned residential community that will offer a variety of single-family residential home opportunities coupled with mixed-uses that include medium density residential mixed multifamily dwellings and community commercial uses. Collectively, the Property will be known as Wales Ranches (the “Project”).

Since the original PAD approval in 1999, the region has experienced significant change through the development of former agricultural land. This movement began with residential development along the key transportation corridors to the west of the Property. As residential development continued to grow, retail and commercial development followed, which has culminated with recently completed regional commercial centers constructed in the vicinity. This new dynamic led to the re-evaluation of the vision of the Project and has resulted in this proposal for a master planned community. The request amends the previously proposed commercial uses to a lesser amount of neighborhood commercial and allocates the balance of the property to conventional single family and medium density residential uses.

The rezone of the Home Place PAD is being proposed by the Wales family who currently own and operate the land as an active alfalfa farm. The Wales family are all direct descendants of Leo Ellsworth who was born in Mesa, AZ in 1890 and later came to the Queen Creek area in the early 1920’s. He is noted as one of the founding members of the Queen Creek and San Tan Valley area as he owned the water company and general store located in what is today known as downtown Queen Creek on Ellsworth Road. This Property was owned by Georgia Ruth, Leo’s daughter, who operated the farm with her husband, Roy Wales. Ruth and Roy have three children: Jerry, Jim and Judy who remain as the general partners/owners of the farm today. With family history being so rich for this property, the Wales family is bringing forth a PAD that encompasses a true masterplan that the Wales family and Pinal County officials alike can be proud of.

## 2.0 Description of Proposal

### 2.1 Land Use

The existing and proposed land use summary is illustrated in **Table 1**.

Table 1 – Land Use Summary

Land Use	Existing Zoning	Approved Acreage <sup>4</sup>	Proposed Zoning	Proposed Acreage <sup>5</sup>	Proposed % of Acres
Low Density Residential	CR-1	85	-	-	-
Suburban Neighborhood	CR-2	105	R-7 PAD	481.0	75.2%
Urban Transitional	GR, CR-1, CR-5, CB-1, CR-3	203	MD PAD	41.1	6.4%
Medium High Density Residential	CR-4	15	-	-	-
High Density Residential	CR-5	35	-	-	-
Community Center <sup>2</sup>	CR-3, CB-1	77	C-3 PAD	13.2	2.1%
School <sup>1</sup>	SR	15	-	-	-
Rural Living	GR	105	RU-10 PAD <sup>3</sup>	51.5	8.0%
Employment Center	GR, CR-1, CR-2	-	I-1 PAD	52.9	8.3%
Total		640		639.7	100%

<sup>1</sup> Acreage for potential school site is included in acreage for proposed R-7 PAD.

<sup>2</sup> 4.6 gross acres of the total 13.2 gross acres of the proposed C-3 PAD is reserved as a future County donation site solely for municipal services usage.

<sup>3</sup> RU-10 covers the Queen Creek Wash area and will remain as a conservation area with limited low intensity uses such as trails, landscaping, bike paths, and similar recreational functions/uses. Residential uses will not be permitted in this area.

<sup>4</sup> Approved Acreages are depicted per the approved Home Place PAD (1999). They are intentionally shown to the nearest acre to reflect the original zoning.

<sup>5</sup> Proposed acreages are rounded to the nearest tenth acre based on legal descriptions included in the Wales Ranches Comprehensive Plan Amendment. The areas shown reflect an additional level of precision not shown in the original zoning case.

## 2.2 Residential Development Standards

### 2.2.1 RU-10 PAD Development Standards

The 51.5- acre area for the Queen Creek Wash will change to RU-10 PAD zoning. This area will not be developed in the future and this zoning classification is being used in lieu of a zoning designation for open space.

Proposed development standards for R-7 PAD and MD PAD are listed in **Tables 2 and 3**, respectively. Proposed standards that deviate from the existing standards are highlighted in **bold**.

## 2.2.2 R-7 PAD Development Standards

Table 2 – R-7 PAD Residential Development Standards

	R-7 Base	R-7 PAD Category Type A Proposed	R-7 Base	R-7 PAD Category Type B Proposed	R-7 Base	R-7 PAD Category Type C Proposed
Minimum Lot Area (sq. ft.)	7,000	<b>4,500</b>	7,000	<b>6,000</b>	7,000	7,000
Minimum Lot Width (ft.)	50	<b>45</b>	50	<b>55</b>	50	<b>65</b>
Maximum Building Height (ft.)	30	30	30	30	30	30
Maximum Lot Coverage	None	None <sup>3</sup>	None	None <sup>3</sup>	None	None <sup>3</sup>
<b>Minimum Setbacks</b>						
Front Yard (ft.)	20	<b>20/10<sup>1</sup></b>	20	<b>20/10<sup>1</sup></b>	20	<b>20/10<sup>1</sup></b>
Side Yard (ft.)	10	<b>5</b>	10	<b>5</b>	10	<b>5</b>
Street side (ft.)	--	<b>10</b>	--	<b>10</b>	--	<b>10</b>
Rear Yard (ft.)	25	<b>20<sup>2</sup></b>	25	<b>20<sup>2</sup></b>	25	<b>20<sup>2</sup></b>

<sup>1</sup> Front setback is measured from right-of-way line to front-facing garage door. Minimum driveway length is 20' from back of sidewalk, but if no sidewalk is present, the measurement is from back of curb to face of garage. Front setback to porches, livable area, and side entry garage is 10'.

<sup>2</sup> Covered patios may encroach 5' into the rear setback.

<sup>3</sup> Maximum Lot Coverage is determined by the building envelope.

### Principally Permitted Uses in R-7 PAD:

- A. One dwelling, conventional construction.
- B. Childcare (no more than five children for whom compensation is received).
- C. Church, subject to the requirements set forth in PCDSC [2.150.220](#).
- D. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- E. Group home, subject to the requirements set forth in PCDSC [2.150.200](#).
- F. Guest house/casita, subject to the requirements set forth in PCDSC [2.150.240](#).
- G. Home occupation, subject to the requirements set forth in PCDSC [2.150.260](#).
- H. Parks.
- I. Public schools.
- J. Solar energy device, subject to the requirements set forth in Chapter [2.210](#) PCDSC
- K. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function. [Ord. 011812-ZO-PZ-C-007-10 § 36].

### Specially Permitted Uses in R-7 PAD:

- A. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- B. Private school.

All additional permitted uses included in the Zoning Ordinance at the time of development shall also be applicable. All Special Uses will be required to go through the standard pre-app and Planning and Zoning Commission process.



## 2.2.3 MD PAD Development Standards

Table 3 – MD PAD Residential Development Standards

	MD Single-Family Detached Base	MD PAD Single-Family Detached Proposed	MD Single-Family Attached Base	MD PAD Single-Family Attached Proposed	MD Multi-Family Base	MD PAD Multi-Family Proposed
Minimum Lot Area	7,000 sq. ft.	<b>4,000 sq. ft.</b>	3,500 sq. ft.	3,500 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Minimum Area per Dwelling Unit	--	--	--	--	1,750 sq. ft.	1,750 sq. ft.
Minimum Lot Width	50'	<b>45'</b>	25'	25'	50'	50'
Maximum Building Height	30'	<b>40'<sup>1</sup></b>	30'	<b>40'<sup>1</sup></b>	30'	<b>40'<sup>1</sup></b>
Minimum Distance between Main Buildings	--	--	20'	<b>15'</b>	20'	20'
<b>Minimum Setbacks</b>						
Front Yard	20'	<b>20'/10'<sup>2</sup></b>	20'	<b>20'/10'<sup>2</sup></b>	20'	<b>20'/10'<sup>2</sup></b>
Side Yard	10' each	<b>5/5</b>	0' attached side/10' unattached side	<b>0' attached side/5' unattached side</b>	10' each	<b>5'/5'</b>
Rear Yard	25'	<b>20'<sup>3</sup></b>	25'	<b>15'<sup>3</sup></b>	25'	<b>10'<sup>3</sup></b>
Minimum transitional buffer between MD PAD and R-7 PAD zoning	-	<b>20'<sup>4</sup></b>	-	<b>20'<sup>4</sup></b>	-	<b>20'<sup>4</sup></b>

<sup>1</sup> Height limited to 30' maximum within 50' of Single-Family Residential zoning.

<sup>2</sup> 20' to front facing garage, 10' to porches, livable area, and side-entry garage, measured from right-of-way. Minimum 20' driveway for front facing garages, measured from back of sidewalk or back of curb if no sidewalk present.

<sup>3</sup> Covered patios may encroach 5' into the rear setback line.

<sup>4</sup> Transitional buffer shall be fully accommodated within the MD PAD zoning limits, transitional buffer is not required on the Single-Family Residential zoned land.

Development within the MD PAD zoning category is product driven. As such, a land plan will be submitted at the time of Tentative Plat pre-application for Staff approval in compliance with RSRSM, the PAD density and development standards. Ingress/egress locations have been provided to be in compliance with RSRSM within the PAD Development Plan. Upon the approval of this PAD request, the size, location and boundaries of the MD PAD parcel will be established. The exact building configuration and amenities within the MD PAD property is not known at this time. However, a Conceptual Site Plan illustrating how a Mixed Dwelling project may be configured on the MD PAD parcel is provided as **Figure 27**. The actual Site Plan for the property may be subject to change and will be finalized at a later date during the Specific Site Plan review process.

### Principally Permitted Uses in MD PAD:

- A. One dwelling, conventional construction.
- B. Single-family attached (townhouse).
- C. Duplex or triplex dwelling.
- D. Multifamily dwelling for not more than four families.
- E. Childcare (no more than five children for whom compensation is received).
- F. Church, subject to the requirements set forth in PCDSC [2.150.220](#).
- G. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- H. Group home, subject to the requirements set forth in PCDSC [2.150.200](#).

- I. Guest house/casita, subject to the requirements set forth in PCDSC [2.150.240](#).
- J. Home occupation, subject to the requirements set forth in PCDSC [2.150.260](#).
- K. Parks.
- L. Public schools.
- M. Solar energy device, subject to the requirements set forth in Chapter [2.210](#) PCDSC.

#### Specially Permitted Uses in MD PAD:

The following uses and their accessory buildings are permitted subject to obtaining approval of a Special Use Permit as set forth in PCDSC 2.151.010 and the general regulations if the title, including, but not limited to, Chapter 2.150 of PCDSC parking, signage, and lighting regulations and the development standards in this chapter. Special uses not listed are prohibited.

- A. Clubs, lodges, and assembly halls.
- B. Golf course, subject to the requirements set forth in PCDSC [2.150.230](#).
- C. Clubs, lodges, sorority/fraternal halls, senior centers and community centers.
- D. Private school.

## 2.3 Pinal County Residential Design Requirements

The R-7 PAD zoning districts in Wales Ranches will be in conformance with the residential design requirements in Section 3.35.040 of the Zoning Ordinance, as noted below.

- A. The front yard setback shall be staggered by a minimum of three feet on every third lot so that the front setback will not be the same for three consecutive homes. Covered porches that extend at least five feet closer to the street than the livable area of the dwelling shall serve to satisfy this requirement.
- B. No more than 75 percent of the homes within each recorded subdivision plat shall be two-story.
- C. No more than three lots in a row or more than 50 percent of the lots along a single side of a street from one intersection to the next shall have street-facing garages flush with or that project in front of the livable space of the dwelling. A cul-de-sac or “eyebrow” shall be considered an intersection. Where a front porch, livable space or courtyard extends five feet or more in front of a street facing garage, the garage shall not be considered to be flush or projecting. [Ord. 120606-SR § 704].

## 2.4 C-3 PAD Development Standards

The purpose of C-3 PAD zoning is to provide for a variety of retail and wholesale businesses allowing for outdoor display of merchandise that is for sale or rent. The base development standards for C-3 are listed in **Table 4**. The proposed standards match the base standards, with proposed revisions to the maximum building height standards and provide clarification for the definition of “mature” trees as represented in the bold text below. The proposal to increase the maximum building height is intended to provide for more flexibility as the C-3 PAD parcel is located at the intersection of two principal arterials. With the increase in the primary building height, a corresponding increase in the Detached Accessory Building height is also requested to help enable proper scaling of future development. Upon the approval of this PAD request, the size, location and boundaries of the C-3 PAD parcel will be established. The exact combination and arrangement of the ultimate uses on the C-3 PAD property is not known at this time. However, a Conceptual Site Plan illustrating how a commercial project may be configured on the C-3 parcel is provided as **Figure 28**. The actual Site Plan for the property may be subject to change and will be finalized at a later date during the Specific Site Plan review process.

Table 4 – C-3 PAD Development Standards

	C-3 Base	C-3 PAD Proposed (Base)
Minimum Lot Area without detached accessory dwelling	none	none
Minimum Lot Area with detached accessory dwelling	3,500 sq. ft.	3,500 sq. ft.
Minimum Lot Width	none	none
Maximum Building Height	40'	<b>50'</b>
Minimum Distance between Main Buildings	None, 14' between detached accessory dwelling and commercial	None, 14' between detached accessory dwelling and commercial
<b>Minimum Setbacks</b>		
Front Yard	20'	20'
Side Yard	None, except where the commercial use abuts rural or residential zones then 25' is required; 7' each for detached accessory dwellings	None, except where the commercial use abuts rural or residential zones then 20' is required; 7' each for detached accessory dwellings
Rear Yard	25'; 25' for detached accessory building	25'; 25' for detached accessory building
Minimum transitional buffer between commercial and residential zoning	-	25' <sup>1</sup>
<b>Detached Accessory Buildings</b>		
Permitted Coverage	40% of total area of rear and side setbacks	40% of total area of rear and side setbacks
Maximum Height	20' within the required rear setback; 35' within the buildable area	<b>40' within the buildable area</b>
Minimum Distance to Main Building	7'	7'
Minimum Distance to Front Lot Line	15'	15'
Minimum Distance to Side Lot Lines	None, except where it abuts rural or residential zones, then 15' side setback is required	None, except where it abuts rural or residential zones, then 15' side setback is required
Minimum Distance to Rear Lot Line	4'	4'
Fencing	Minimum 6' wall adjacent to rural and residential zones	Minimum 6' wall adjacent to rural and residential zones
Minimum Landscape Buffer	10' landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30' on center and with mature trees next to any existing homes.	10' landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30' on center <b>and with 24" box trees</b> next to any existing homes.

<sup>1</sup> Transitional buffer shall be fully accommodated within the commercial zoning limits, transitional buffer is not required on the Single-Family Residential zoned land.

**Principally Permitted Uses in C-3 PAD:**

- A. Indoor amusements such as billiard or pool hall, bowling alley, theatres, gymnasiums, arcade, shooting gallery, skating rink, archery range, miniature golf or practice driving range or putting range, games of skill or science, swimming pool, or tennis court
- B. Assisted living center
- C. Automotive repair
- D. Bar, cocktail lounge, night club, or tavern not within a restaurant, dance floor permitted
- E. Indoor builders' supplies including sales of lumber



- F. Childcare center
- G. Church, subject to the requirements set forth in PCDSC 2.150.220
- H. College and art, business, technical, or trade schools
- I. Community service agency, library or museum
- J. Government structures, fire district stations, sheriff's facilities, and their accessory uses
- K. Health club or fitness center
- L. Hospital, medical, or dental clinic or health care facility
- M. Hotel or motel with accessory uses, including restaurant, incidental retail sales and services, personal services and recreational facilities
- N. Offices
- O. Parks
- P. Private club or lodge, fraternal and service organizations (nonprofit)
- Q. Private schools
- R. Restaurant. This allows the following:
  - 1. Indoor food service with or without alcoholic beverage service at the table; and
  - 2. Indoor live entertainment; and
  - 3. Drive-through service for food and nonalcoholic beverages only.
- S. Restaurant, including a cocktail lounge or bar; dance floor permitted
- T. Retail sales establishments
- U. Sale, rental or display of automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes, motorcycles and accessories, agricultural supplies and machinery
- V. Self-Storage facility
  - 1. All access to the facility shall be from arterial or collector streets.
  - 2. All access lanes within the facility shall be of paved or concrete surface;
  - 3. There shall be a landscape buffer setback with a minimum six foot or maximum eight-foot decorative masonry wall;
  - 4. There shall be no razor or barbed wire;
  - 5. The light source of any outdoor security lighting shall not be visible from adjoining residential properties; and
- W. Service establishments
- X. Veterinary hospitals
- Y. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC
- Z. One dwelling unit, conventional construction, as an accessory to an established use
- AA. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental agency is performing a governmental function

**Specially Permitted Uses:**

The following uses and their accessory buildings are permitted subject to obtaining approval of a Special Use Permit as set forth in PCDSC 2.151.010 and the general regulations if the title, including, but not limited to, Chapter 2.150 of PCDSC parking, signage, and lighting regulations and the development standards in this chapter. Special uses not listed are prohibited.

- A. Heliport
- B. Light manufacturing and assembly of products from previously prepared materials
- C. Wholesale activities
- D. Wireless communications facility

## 2.5 I-1 PAD Development Standards

The purpose of this chapter is to provide for a wide range of low impact manufacturing and related uses that result in employment opportunities and serve as a buffer area where industry abuts residential property. The base development standards for I-1 are listed in **Table 5**. The proposed standards match the base standards, as represented below. However, it is important to note that all transitional buffers between industrial zoning and residential zoning shall be accommodated within the I-1 zoning limits and not impact development limits within residential zoning boundaries.

Table 5 – I-1 PAD Development Standards

	I-1 Base	I-1 PAD Proposed (Base)
Minimum Lot Area	10,000 sq. ft.	5000 sq. ft.
Minimum Lot Width	none	none
Maximum Building Height	35'	35'
<b>Minimum Setbacks</b>		
Front Yard	20'	20'
Side Yard	where the development abuts rural or residential zones: 25'; where development abuts any other district: 0'	where the development abuts rural or residential zones: 25'; where development abuts any other district: 0'
Rear Yard	25'	25
Minimum transitional buffer between Industrial zoning and Residential zoning	-	<b>25'<sup>1</sup></b>
<b>Detached Accessory Buildings</b>		
Permitted Coverage	40% of total area of rear and side setbacks	40% of total area of rear and side setbacks
Maximum Height	20' within the required rear setback; 35' within the buildable area	20' within the required rear setback; 35' within the buildable area
Minimum Distance to Main Building	7'	7'
Minimum Distance to Front Lot Line	20'	20'
Minimum Distance to Side Lot Lines	None, except 15' on street side	None, except 15' on street side
Minimum Distance to Rear Lot Line	4'	4'

<sup>1</sup> Transitional buffer shall be fully accommodated within the industrial zoning limits, transitional buffer is not required on the Single-Family Residential zoned land.

Additional development standards:

- A. All uses permitted shall be conducted wholly within an enclosed building, except a childcare center may have an outdoor playground.
- B. Required setbacks fronting on a public street shall be entirely landscaped except for necessary driveways and walkways.
- C. All loading and service bays shall not front on a public right-of-way.
- D. Parking and maneuvering areas shall not be located in any required setback fronting on a public street.
- E. Displays are prohibited in any required setbacks fronting on a public street.
- F. Outdoor storage is prohibited in any required setbacks fronting on a public street.
- G. A minimum of 80 percent of all exterior building wall surfaces that front on public streets, excluding windows and doors, shall be of masonry construction or shall be surfaced with wood, stucco or similar materials.

Principally permitted uses in I-1 PAD:

- A. Church, subject to the requirements set forth in PCDSC [2.150.220](#).
- B. Childcare center.
- C. College and arts, business, or vocational schools.
- D. Government structures, fire district stations, sheriff's facilities and their accessory uses.
- E. Light manufacturing and assembly of products from previously prepared materials.
- F. Office.
- G. Private schools.
- H. Restaurant with or without drive-through.
  - 1. No larger than 1,000 square feet total interior space;
  - 2. No more than 100 square feet exterior seating;
  - 3. No alcoholic beverage service; and
  - 4. No live entertainment.
- I. Retail sales establishments up to 10,000 gross square feet for any single use.
- J. Scientific or research laboratories.
- K. Shooting gallery or archery range.
- L. Wholesale activities.
- M. Warehouse.
- N. Wireless communication facilities, subject to the requirements set forth in Chapter [2.205](#) PCDSC.
- O. One dwelling, conventional construction, as a security/caretaker accessory to an established use in this zone.
- P. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

Specially Permitted Uses:

The following uses and their accessory buildings are permitted subject to obtaining approval of a Special Use Permit as set forth in PCDSC 2.151.010 and the general regulations if the title, including, but not limited to, Chapter 2.150 of PCDSC parking, signage, and lighting regulations and the development standards in this chapter. Special uses not listed are prohibited.

- A. Laboratories.
- B. Manufactured home and recreational vehicle sales.
- C. Open storage area for commercial storage of personal property such as boats and recreational vehicles.

## 3.0 Relationship to Surrounding Properties

### 3.1 Existing Site Conditions/Topography

The Property is currently being used as an alfalfa farm, except for approximately 51.5 acres on the northern end, along the alignment of the Queen Creek Wash. This reach of Queen Creek Wash has been excavated and channelized. Directly southwest of the Queen Creek Wash exists a large gravel pit on the western boundary of the project that is no longer commercially in use. A New Magma Irrigation District ("NMID") open air ditch running from the eastern to western extents of the Property virtually bisects the Project into a northern and southern half.

Both the northern and southern halves are relatively flat, generally sloping northeast to southwest at less than 1%. The existing elevation at the northeast corner of the site is approximately 1538' and



the existing elevation at the southwest corner of the site near the Kenworthy Road and Combs Road intersection is approximately 1510’.

## 3.2 Surrounding Land Use & Zoning

**Table 6** illustrates the surrounding land uses and existing zoning.

Table 6 – Surrounding Uses

Direction	Comprehensive Plan Land Use	Existing Zoning	Existing Use
North	Moderate Low Density Residential (1-3.5 du/ac)	SR	Single Family Residential
East	Moderate Low Density Residential (1-3.5 du/ac)	CI-2, CR-3 PAD, R-7 PAD	Vacant & Single Family Residential (Laredo Ranch)
South	Moderate Low Density Residential (1-3.5 du/ac)	CR-3, R-7 PAD, C-1 PAD, CI-2	Vacant (Ware Farms)
West	Moderate Low Density Residential (1-3.5 du/ac)	SR, CR-3 PAD	Single Family Residential (Pecan Creek)

## 4.0 Schools

The Project includes a reserved 12.0-acre proposed school site to be located conveniently adjacent to the main collector road of the Community on its northern and eastern boundaries. This will allow for sufficient ingress and egress for parental drop off and pick up, as well as, bus drop off and teacher parking. The school site is also accessible by the Project’s internal trail system providing students in the Project with a safe path to ride their bike and/or walk to school.

The Property is located within the boundaries of the J.O. Combs School District. The J.O. Combs School District is updating their demand studies along with the population of their current schools, taking into account the new charter schools in the area, to verify if a school site is indeed required within the Community. At this time, no formal school agreement has been reached; however, should the J.O. Combs demand model verify that a school is required, then either a formal agreement will be executed with the J.O. Combs School District or a state authorized charter school. If a school site is deemed not necessary, an agreement will be executed with the J.O. School District to pay the applicable school fees per home at time of permit.

## 5.0 Public Services

### 5.1 Fire Protection

It is anticipated that fire protection and emergency services will be provided by Rural Metro. The developer will work with Rural Metro to reach a service agreement for the Community. Rural Metro’s nearest station is located 1.5 miles to the southwest at 36251 N Gantzel Road in San Tan Valley. Rural Metro’s Will Serve letter is included in this application.

### 5.2 Police/Public Safety

The Pinal County Sheriff’s Department will provide law enforcement and protection services for the Community. The Pinal County Sherriff’s office is located 3 miles to the northwest at 40815 N Ironwood Road in San Tan Valley.

### 5.3 Solid Waste Disposal

At this time, a solid waste provider has not been selected; however, both, Right Away Disposal and Waste Management have provided will serve letters are provided with this application.

## 6.0 Community Services

The development of any new residential community will generate additional need for community services such as churches, libraries, museums, or community centers. While the future Wales Ranches residents will seek out some of these services, the size of the development does not warrant providing them internally.

Nearby community services include: the new Banner Ironwood Hospital and Medical Center located 1-mile to the west, the Queen Creek Library is approximately 5-miles to the west, and multiple churches are located within a 10-mile radius.

As part of this application, approximately 4.6 gross acres located just west of the southeast corner of the Property (within the C-3 PAD zoning district) will be donated to the County for purposes of building a municipal services facility when warranted based upon population growth in the area. This piece of land fronts onto E. Combs Road.

## 7.0 Location & Accessibility

The Property is located north of Combs Road between Kenworthy Road and Schnepf Road, approximately two miles east of Rittenhouse Road and the Town of Queen Creek boundary, in the San Tan Valley area of unincorporated Pinal County. The Phoenix-Mesa Gateway airport is located 9 miles northwest of the Property.

The Community will be planned for a variety of uses, with the vast majority planned as a single-family residential community providing additional housing in this quickly developing area. Primary access points to the Community will be provided via Combs Road and Schnepf Road, both designated as Regionally Significant Routes (RSR), with secondary access points provided via Kenworthy Road, also designated as an RSR.

## 8.0 Compliance with RSRS

The Project is bounded by Combs Road, Schnepf Road, and Kenworthy Road, all of which are designated as arterials under the Regionally Significant Routes plan as established by the 2017 Map Update to the Regionally Significant Routes for Safety and Mobility, Access Management Manual ("RSRS"), October 2008. Access to the site is planned to be located along these three roads but will be limited to the number of access points in consideration of anticipated traffic flow patterns. The circulation for the Project will be planned to be in conformance with the Pinal County RSRS. See **Figure 4**, Street Hierarchy.

The development will be planned and designed to accommodate Combs Road with 75' half-street right-of-way for a principal arterial roadway. The development will be planned in order to accommodate a Schnepf Road with 55' half-street right-of-way for a minor arterial roadway. This was decided after discussions with County staff to match the 55' half-street Schnepf Road dedication of Laredo Ranch directly to the east and recently approved Ware Farms to the south. Kenworthy Road

will be planned and designed as a minor arterial with 55' half-street right-of-way. A connection for Kenworthy Road crossing the Queen Creek Wash will not be provided.

The internal major collector road will be developed with a 13.5' travel lane and 6.5' bike lane in each direction, separated by a 16' landscaped median. Each side of the road will provide a 6' detached sidewalk with 12' landscape tract between the sidewalk and road. See **Figure 5** for Major Collector and Local Road street sections and **Figure 6** for Minor Arterial and Principal Arterial street sections. All local and arterial street improvements will be constructed per the Pinal County Subdivision and Infrastructure Design Manual ("PCSIDM"). All accesses into Wales Ranches are in accordance with the TIA Guidelines, Regionally Significant Routes Access, and the Access Management Manual. Per the Access Management Manual, full breaks are allowed at approximate ¼ mile (1,320') spacing and partial access are allowed at approximate 1/8 mile (660') spacing. Each phase will meet the requirements for ingress/egress points of access.

## 9.0 Utilities and Services

Proposed utility providers are described in **Table 7**.

Table 7 – Utilities

Service	Provider	Contact Name	Contact Number	Contact Email
Water	Town of Queen Creek	Darren Farar	480-358-3450	<a href="mailto:Darren.farar@queencreek.org">Darren.farar@queencreek.org</a>
Wastewater	Johnson Utilities	Katherine Nierva	480-998-3300	<a href="mailto:Knierva@azvision.net">Knierva@azvision.net</a>
Electric	Salt River Project	Tony Alvarado	602-236-2373	<a href="mailto:Tony.Alvarado@srpnet.com">Tony.Alvarado@srpnet.com</a>
Natural Gas	City of Mesa	Lori Bonilla	480-644-2652	<a href="mailto:Lori.Bonilla@mesaaz.gov">Lori.Bonilla@mesaaz.gov</a>
Telecom	CenturyLink	Dan Constance	520-838-3016	<a href="mailto:Daniel.constance@centurylink.com">Daniel.constance@centurylink.com</a>
Telecom	Cox	Wayne Doran	623-328-3807	<a href="mailto:Wayne.doran@cox.com">Wayne.doran@cox.com</a>
Police	Pinal County Sheriff's Department	Public Information Officer	520-866-5208	
Fire	Rural Metro	Luther Moorhead	480-606-3398	<a href="mailto:Luther.moorhead@ruralmetrofire.com">Luther.moorhead@ruralmetrofire.com</a>
Schools	Combs Unified School District	Karla Slovitsky	480-987-5302	<a href="mailto:kslovitsky@jocombs.org">kslovitsky@jocombs.org</a>
Solid Waste	Right Away Disposal	Larry Williams	480-983-9100	<a href="mailto:Larry@rightawaydisposal.com">Larry@rightawaydisposal.com</a>

### 9.1 Water

The water provider for the Project is the Town of Queen Creek. An assured water supply analysis has been completed and approved by the Arizona Department of Water Resources for the community reserving 1473.52-acre feet on an annual basis. The submittal for the 100-Year Assured Water Certificate will be made once the Tentative Plat is approved by Pinal County.



## 9.2 Wastewater

The wastewater provider for the Project is Johnson Utilities (“JU”). The Pecan Plant will be utilized to serve the Project. The Pecan Plant is currently a 3 million gallon per day (“MGD”) plant. The Arizona Corporation Commission voted unanimously on June 22, 2020 to fund and construct the additional 1 MGD expansion providing a 4 MGD capacity at the Pecan Plant. Given the status of JU, EPCOR Utilities (“EPCOR”) was appointed by the ACC as the interim manager for JU for a three-year term. EPCOR has initiated efforts to properly account for the service area with the Pecan Plant expansion. Sewer gravity lines from the Project to the Pecan Plant to serve the Property will be facilitated with the development through agreements with JU/EPCOR.

## 9.3 Electric

The electric provider for Wales Ranches is Salt River Project (“SRP”). There is sufficient capacity within the area and a will serve letter will be provided at formal submittal.

## 9.4 Natural Gas

If natural gas is chosen to be provided within the Community, the City of Mesa Gas is the utility provider within this area.

## 9.5 Telecom/Communication

The telecom providers within the area are Cox Communications and Centurylink.

# 10.0 Ownership & Control

All roadways associated with Wales Ranches will be dedicated to Pinal County for ownership and maintenance upon approval from the Pinal County Public Works Department. There are no private streets proposed for the Project. All water improvements will be owned and maintained by the Queen Creek, while wastewater improvements will be owned and operated by JU. All dry utility improvements such as electric, natural gas, and telecom will be owned and maintained by the providers of those services identified in **Table 7**. Wales Ranches Homeowners Association will be formed and will own and maintain all the open spaces and recreational amenities within the Project.

# 11.0 Phasing Schedule

The overall Project will be developed in multiple phases commensurate with demand and market conditions. Development will be phased in a manner that meets all infrastructure access and looping requirements and will stand alone from a development perspective. At the time of final plat for each sub phase, bonding will be provided for recreational amenities within the boundary of that plat. This will permit vertical construction of homes to commence. With the rezone entitlement efforts continuing in early 2020, the first phase of the Project is anticipated to start construction in 2021. The first phase encompasses 178.0 acres, has a maximum density yield of 712 units or 4.0 du/ac but is anticipated to deliver 710 units and will include the development of the amenities contained within the Community Park, a portion of the active amenity within the NMID easement area which bifurcates the masterplan, one neighborhood park and several pocket parks with the appropriate level of amenity service associated with the park classifications. Phase 2 encompasses 155.2 acres, is anticipated to deliver 582 units or 3.8 du/ac and will include one Neighborhood Park, a portion of the active amenity within the NMID easement area and several Pocket Parks with the

appropriate level of amenity service associated with the park classifications. Phase 3 encompasses 161.0 acres, is anticipated to deliver 642 units or 4.0 du/ac and will include one Neighborhood and several Pocket Parks. As is the case in the other phases, the amenities contained within the Phase 3 parks will be appropriate to the park classification. The proposed density allocation may transfer between parcels and phases within the same zoning category as long as the overall density remains at or below the overall maximum density established for that zoning category.

Table 8 – Proposed Phasing Schedule

Phase	Proposed Buildout Year	Zoning	Proposed # of Dwellings	Acreage	Density* (du/ac)
1	2025	R-7 PAD	710	178.0	4.0
2	2030	R-7 PAD C-3 PAD	582	155.2	3.8
3	2035	R-7 PAD	642	161.0	4.0
4	2038	I-1 PAD	-	52.9	-
5	2040	MD PAD RU-10 PAD	328	92.6	3.6
Grand Total			2,262	639.7	3.5

As it relates to the infrastructure allocations for the Phases, the north half street Combs Road improvements along the Phase 1 frontage, the NMID ditch improvements as dictated by NMID along the eastern and northern boundary of Phase 1, the east half street Kenworthy Road improvements and the north/south Major Collector from the Phase 1 entrance, and the east/west Major Collector from the central roundabout to the Phase 2 Neighborhood Park will be constructed with Phase 1. The north half street Combs Road improvements along the Phase 2 frontage, the north/south Major Collector from the Phase 2 Neighborhood Park to the NMID and west half street Schnepf Road frontage improvements will be constructed with Phase 2. The remainder of the west half street Schnepf Road improvements along its frontage will be constructed with Phase 3. Phase 4 encompasses 52.9 acres of proposed I-1 zoned land and the Kenworthy east half street Road improvements along the frontage will be constructed at the time this Phase is developed. Lastly Phase 5 encompasses 41.1 acres of proposed MD PAD zoning and 51.5 acres of proposed RU-10 PAD zoning limited to recreational open space only for the Queen Creek Wash area. The MD PAD zoning area and is anticipated to deliver 328 units or 8 du/ac and will construct the remainder of the Schnepf west half street improvements along its frontage.

A Phasing Map providing anticipated number of housing units, density calculations and amenities per phase is included as **Figure 7**. This map is conceptual in nature and is subject to change. At the time of final plat for each sub phase, bonding will be provided for recreational amenities within the boundary of that plat. This will permit vertical construction of homes to commence.

## 12.0 Conformance with San Tan Valley Special Area Plan

Wales Ranches is located within the boundary of the San Tan Valley Special Area Plan (“STVSAP”), approved in 2018. The purpose of a Special Area Plan is to expand on the specific elements of a Comprehensive Plan to be more closely associated with community goals and actions that are specific to a defined area. It effectively acts as a link between implementing the broad policies of a Comprehensive Plan and providing further guidance to individual development in a particular location. The STVSAP explicitly examines the unique issues, concerns, and needs of the San Tan Valley area in order to establish public policy and guidance for future growth in this distinctive portion of Pinal County.

The SVTSAP has designated Wales Ranches as Rural Living and Suburban Neighborhood, as shown in **Figure 8**. The Rural Living Place Type applies to the area of the Queen Creek Wash. This place type provides a rural setting that is distinctly separate from more developed areas. The natural character of the area is preserved by leaving the Queen Creek wash as existing open space with the addition of recreational amenities to embrace and utilize the preserved open space corridor. **Table 1** – Land Use Summary footnote 2 limits the use in this conservation area to recreational amenities and open space; no residential uses are permitted. This area within the wash itself will remain as is and will not be developed.

The remainder of Wales Ranches is designated Suburban Neighborhood which is distinguished by its traditional suburban neighborhoods of single-family detached and limited single-family attached houses, neighborhood-scaled shopping facilities, and civic uses (such as parks, places of worship, recreation facilities, or schools), which are most often placed within large scale planned area developments with full access to urban services. Intensity of development is defined by 1-4 du/ac for single-family detached dwellings, 4-8 du/ac for single-family attached dwellings, and 0.35 FAR for non-residential development.

A Comprehensive Plan Amendment has been filed in conjunction with this PAD which requests the following amendments to the San Tan Valley Special Area Plan (STVSAP), a Special Area Plan that implements specific elements of the Pinal County Comprehensive Area Plan:

- a. A non-major Comprehensive Plan amendment on 44.5 acres of Suburban Neighborhood and 8.4 acres of Rural Living to Employment Center (EC). The Employment Center Place Type provides for a wide range of small to large office, industrial, manufacturing, and warehousing uses, including those not desirable in other place types due to their objectionable impacts or appearance.
- b. A non-major Comprehensive Plan amendment on 13.2 acres from Suburban Neighborhood to Community Center (CC). The Community Center Place Type incorporates every day and special shopping, eating or entertainment needs, serving several neighborhoods. Development within Community Center Place Type may also contain offices or large footprint uses that are regional draws.
- c. A non-major Comprehensive Plan amendment on 33.6 acres from Rural Living to Suburban Neighborhood.
- d. A non-major Comprehensive Plan Amendment of 10.1 acres from Rural Living and 31.0 acres of Suburban Neighborhood to Urban Transitional

See **Table 9**, Minor Comprehensive Plan Amendment Acreage Allocation, for a breakdown of the open space.

Table 9 – Minor Comprehensive Plan Amendment Acreage Allocation

Current Category	Proposed Category	Acreage
Rural Living	Urban Transitional	10.1
Suburban Neighborhood	Urban Transitional	31
	<b>Sub Total</b>	<b>41.1</b>
Rural Living	Suburban Neighborhood	33.6
	<b>Sub Total</b>	<b>33.6</b>
Suburban Neighborhood	Community Center	13.2
	<b>Sub Total</b>	<b>13.2</b>
Suburban Neighborhood	Employment Center	44.5
Rural Living	Employment Center	8.4
	<b>Sub Total</b>	<b>52.9</b>
	<b>Total</b>	<b>140.8</b>

### Goals and Strategies

Wales Ranches intends to implement several of the goals and strategies outlined in the STVSAP. Goals and provide general direction to guide efforts in achieving the principle themes of the plan. Strategies indicate administrative or development actions that support implementation of each goal.

### Strengthen the Community

Goal 1.1 – Preserve and enhance existing neighborhood character.

#### Strategies

- Encourage residential development that creates harmonious, but distinguishable streetscape character (e.g. varied front yard setbacks, alternative garage placement, front porches, etc.)
- Minimize land use conflicts through the application of appropriate buffers, landscaping, and site/building design elements.

*Wales Ranches will require that a minimum of three (3) floor plans are provided for each neighborhood and that three (3) different architectural designs are available per each floor plan. Further, homebuilders will be encouraged to provide front porches and other architectural details to increase variety on the street. Appropriate buffers are being maintained between residential and commercial uses. A landscaped buffer is being provided between residential uses and the surrounding arterial streets.*

*Further, Wales Ranches is providing distinguishable streetscape character with three different street sections: Major Arterial, Minor Arterial, Major Collector, and Local streets. See **Figure 4**, Street Hierarchy and **Figures 5 and 6**, Street Sections.*

Goal 1.2 – Foster more housing diversity.

#### Strategies

- Encourage appropriately designed small lot and multi-family housing to enable San Tan Valley to support various income levels, lifestyles, and age groups.

- Support conversion of commercial land use to other appropriate uses such as multi-family residential in areas where retail use is no longer viable.

*With Schnepf Road as a Route of Regional Significance, we have increased density with MD PAD at the northeast corner and C-3 PAD at the southeast corner of the Community, increasing the development's ability to support "various income levels, lifestyles, and age groups". The northeast corner is anticipated to be one of the last parcels to develop, which will come at a time when Schnepf is operating at a higher capacity as a route of regional significance, and a potential freeway in the vicinity may be underway, likely increasing the demand for higher density product in the area. The C-3 PAD zoning will provide an opportunity for greater diversity in the products and services that would be available for residents of Wales Ranches and the surrounding communities. In addition, the R-7 zoning category under the PAD offers a diversity in lots sizing by providing 4 different lot sizes. This differential in its own autonomy will provide diversity naturally.*

### *Improve Transportation Systems*

Goal 3.1 – Provide a full, viable range of multi-modal transportation alternatives.

#### *Strategies*

- Promote internal and external connectivity between mobility modes and create an integrated transportation system that benefits San Tan Valley and the region.
- Incorporate "complete streets" concepts to encourage multi-modal opportunities on San Tan Valley's existing and planned arterial streets.

*Wales Ranches promotes internal and external connectivity between mobility modes by providing multi-use trails that allow residents easy access to all the parks within the project and connection to the arterial streets directly adjacent to the Project. The internal trail system will ultimately connect Phases 1, 2 and 3. These trails also provide access to the trails in Laredo Ranch and Pecan Creek.*

*The northern portion of the Project is part of the Queen Creek Wash which is part of the proposed CAP trail per the Pinal County Open Space and Trails Master Plan. This trail also provides a direct connection between Schnepf Road and Kenworthy Road. See **Figure 10**.*

### *Live Healthy*

Goal 4.1 – Connect destinations and open space through a multimodal network of trails and streetscapes.

#### *Strategies*

- Ensure walls surrounding developments include appropriately placed gaps to promote public walking and biking connectivity between neighborhoods and desired destinations.
- Create a coordinated network of safe pedestrian and bike routes to nearby destinations such as schools, the San Tan Regional Park, community centers, hospitals, retail centers, and the Central Arizona College campus.
- Integrate Safe Routes to Schools design principles (comfort, convenience, safety, and access).

*Wales Ranches was designed to foster connectivity, not only within the Project, but also with neighboring communities and commercial areas by including openings in*

*the exterior community walls that will allow for pedestrian access. Trails within the Community will provide children with safe and easy access to the school. See **Figure 10**. In addition, it is the intent to provide biking loops further discussed within Section 13.*

## 13.0 Recreational Amenities

An Open Space and Recreation Plan (“OSRP”) has been developed for Wales Ranches based on the requirements and recommendations afforded within the Pinal County Open Space and Recreation Area Guidelines Manual (“OSRAM”). The OSRAM designates this community as “family-oriented”. Family-oriented communities are typically characterized by having lots less than 1/2 acre in size, slopes less than six percent, and are not characterized as an Adult Community.

156 acres of open space are being provided (24.4% or 17.4% usable) which exceeds the 18% required by PCDSC 2.176.130 with no more than 7% allocated to non-usable open space. As the currently designed parcels achieve 17.4% usable open space, a minimum of 2 additional acres of usable open space shall also be designated within the MD PAD and I-1 PAD zones. This allocation of usable open space will increase the total usable open space to a minimum of 115.2 ac (18%) and total open space to a minimum of 160 acres (25%). Open space includes active and passive recreation areas and multi-use paths and trails. See **Table 10** for a breakdown of the open space.

Table 10 – Open Space

	Usage	Area (ac)	% of Total Area
Usable Open Space	Community, Neighborhood, and Pocket parks which include community garden, ramadas, tot lots, bocce ball courts, seating/benches/tables, dog parks, open play/turf and paths/trails with par courses. See Table 2 of the Wales Ranches OSRP for other proposed usages.	111.2 ac	17.4%
Allocated Usable Open Space <sup>1</sup>		4.0 ac	0.6%
Total Usable Open Space		115.2 ac	18.0%
Unusable Open Space	Queen Creek Wash stormwater conveyance, passive open space	44.8 ac	7.0%
Total Open Space		160 ac	25.0%

<sup>1</sup> A minimum of 2 acres of usable open space shall be required for MD PAD & I-1 PAD zones each to provide 115.2 acres (18%) total usable open space and 160.0 acres (25.0%) total open space.

Wales Ranches has been envisioned to be an all-encompassing community for the families that reside within that includes elements for an agrarian theme to harken it back to landowner’s previous use. These theming elements will come using specific plant selections, building materials and planting arrangements, which will be more formal and structured as opposed to natural. The Project is planned to have a mixture of both grass and landscape areas throughout to provide for open space that is both usable and aesthetically pleasing. The Project has been designed to include a trail system that connects the school, the neighborhoods and the community parks. The Community collector road system has been designed to be linear with traffic circles positioned at the end of each transition to allow for both the ease of vehicular navigation and provide for a focal point, in either direction, for establishing view corridors throughout. The collector road landscaping will include



portions that are tree lined, trees planted in small groves, formal planting areas and the use of grass to provide a wide variety of planting textures for residents to enjoy as they traverse through their community. These same concepts will be applied to the Community Parks, Neighborhood Parks, Pocket Parks, and open space.

Open space within Wales Ranches is broken down into different intensity classifications: Community Parks, Neighborhood Parks, Pocket Parks, and Multi-Use Trails. See **Figure 10**, Proposed Open Space, Parks, & Trails Connectivity Plan.

### 13.1 General Design Guidelines

The following general design guidelines will be implemented in the OSRP for Wales Ranches and are consistent with the requirements of the OSRAM.

- Open space will be located and designed as a community amenity and will be provided in all areas of the community.
- Open space will be highly visible to encourage community use and awareness.
- The lot layout and design of the proposed development will be designed around the open space areas to ensure close proximity to all residents.
- Fragmentation of open spaces has been avoided to the greatest extent possible.
- Recreation areas within the community will be connected through a multi-use path or trail system.
- Tot lots and other active play equipment will be covered with a shade structure.

### 13.2 Developed Open Space

Open spaces and recreational amenities are to be developed as required in OSRAM Section 4.2. At the time of final plat for each sub phase, bonding will be provided for recreational amenities within the boundary of that plat. This will permit vertical construction of homes to commence. See **Figure 11**, Open Space & Amenity Phasing Plan.

The following activities and land uses shall be counted as part of the required open space:

1. Recreation areas;
2. Multi-use trails;
3. Retention/detention areas; and
4. Entryways and streetscapes.

The flagship Community Park is the largest and most significant developed open space in the Project and will be constructed with Phase 1. As a result, each of the above criterion will be achieved with the developmental phasing as proposed. At the time of final plat for each sub phase, bonding will be provided for recreational amenities within the boundary of that plat. This will permit vertical construction of homes to commence.

All developed open space areas will be owned and maintained by the Wales Ranches Homeowners Association.

### 13.3 Conservation Open Space

The vast majority of the Property has been utilized for agricultural purposes for decades and those areas do not have an open space that would necessitate a conservation effort. However, the Property does have a large area that resides within the Queen Creek Wash. Although this area of the Queen Creek Wash has experienced recent drainage modifications, there will be no landscape

improvements made within the wash. The intent is to allow this area to remain in its current natural state, conserving it entirely. Connectivity to the Queen Creek Wash will be provided in a variety of ways. Homesites backing up to the wash may have view fencing to enjoy views of the open space, road segments may side up to the wash where residents can enjoy the views while traversing the neighborhood, and pedestrians can enjoy the entire length of the wash via the planned trail along the southern boundary of the wash with connectivity to the residential neighborhoods. There is planned seating areas provided as a terminus at the Queen Creek Wash acting as a scenic location to sit and enjoy the views. In addition to the preservation of this scenic 51.5-acre corridor, a 6' multi-use trail will meander along the corridor with the natural grades of the wash, inclusive of the Green Bike Loop with racks strategically placed east to west. **Figure 12**, Queen Creek Wash Conservation Area Plan illustrates this concept in relation to the Pinal County Open Space and Trails Master Plan.

### 13.4 Recreation Area Design

Wales Ranches is a family-oriented community as defined in the OSRAM and the Project's recreational amenities have been designed with the end users in mind. Wales Ranches provides three large Community Parks and several smaller Neighborhood Park and Pocket Parks that are connected by a series of multi-use paths and trails. One Community Park with each phase

All residences will be within 1,000' of a recreation area or multi-use path or trail allowing residents easy access to all of the amenities in the Project. The intent of the proposed amenities is to not only meet but exceed the Suggested Minimum Facilities for Recreation Areas as set forth in Table 1 of the OSRAM by customizing the amenity selections to more modern and relevant uses within the Project.

### 13.5 Community Parks

The 5-acre Community Park will be the focal point of the Wales Ranches neighborhood and will include the highly desirable amenities sought after in communities today. See **Figure 13**, Phase 1 Proposed Community Park and **Figure 14**, Phase 1 Proposed Community Park Rendering. The location of this park not only provides for easy access being located at the terminus of the Project collector but will also be the literal focal point as you enter the project from Combs Road. Development of the Community Park will include several active amenities in accordance with the OSRAM suggestions which could include a lake utilizing recovered treated effluent provided by the Town of Queen Creek. This lake is contingent upon the establishment of an agreement with the Town of Queen Creek, of which discussions are currently underway. In addition, the proposed Project amenities could include basketball court, large turf area, outdoor shade pavilion, community garden, youth interactive apparatuses, ramadas, bike loops throughout the community, parcours or other equivalent amenities to be determined. Lighting will be provided for in accordance with the OSRAM guidelines and Dark Sky Ordinance as appropriate. This park will also provide for storm water retention while maintaining a minimum of 25% of the area elevated above the high-water elevation. See Phase 1 Proposed Community Park and Rendering, **Figures 14** and **15**, respectively.

### 13.6 Neighborhood Parks

The two large Neighborhood Parks each located in separate phases have been intently designed to be located at the end of the collector road system. This not only provides for a beautiful landscape back drop when entering the Project, it also provides for convenient access to the residents. These parks are designed for small to large gatherings within the Project and encourage the social aspect of the community all while having active and passive components to them. These parks will also provide for storm water retention while maintain a minimum of 25% of the area elevated above the high-water line. These Neighborhood Parks will include children's play structures, turf areas, ramada

and seating areas, at minimum. Open space lighting will also be provided for in accordance with the OSRAM. See Phase 2 Proposed Neighborhood Park and Rendering, **Figures 15 and 16**, respectively, and Phase 3 Proposed Neighborhood Park, **Figure 17**.

### 13.7 Pocket Parks

Pocket parks are scattered throughout Wales Ranches. These are small areas tucked within the residential neighborhoods for smaller or individual gatherings that will include small scale amenities for more passive intended usage. Some will also include bicycle racks and Bike Loop directional signs. It is envisioned that these parks would be a good place for the neighborhood kids to meet up and play or serve to meet more contemplative needs.

### 13.8 Multi-Use Trails

In addition to Neighborhood and Community parks, a network of multi-use trails, sidewalks, color associated bike loops and open space paths constructed of DG will be provided to achieve true community connectivity, outdoor community activities and a healthy lifestyle for residents. These trails will connect the neighborhoods, Community Park, the Neighborhood Parks, the Pocket Parks, Queen Creek Wash, and the school site. The NMID easement that runs through the middle of the project will serve as the major east and west trail through the community and home to the ParCourse system including multiple stops. The ParCourse equipment include: stretching stations, stepping posts, chin-up and climbing bars, and exercise and balance stations. The ParCourse will be developed in two Phases to be developed with Phase 1 and Phase 2 independently but ultimately collectively provide the course. The course will also include additional bicycle racks and serve as one of the Bike Loops. This will allow for the neighborhood trails to intersect with the NMID trail and provide direct access to both the school site and the Community Park. The typical trail section internal to the site will be a minimum of 25' wide with a meandering 6' sidewalk. See Proposed Trail Sections, **Figure 18**. Primary and Secondary trails will be mixed throughout the Project consisting of 6' concrete or 1" minus compacted decomposed granite ("DG") bordered with metal edging or equivalent means of providing structural stability to maintain long-term trail integrity. Amenity trails will be 6' wide concrete trails adjacent to the collector roads. Benches and shaded seating areas may be provided at appropriate locations throughout the trail system. The vision for the ParCourse and Bike Loop will provide the Association a mechanism for healthy community events. See Proposed Paseo Design, **Figure 19**.

## 14.0 Fences, Walls & Screening

Community walls along the collector roads is contemplated to use a mixture of wall types to provide variation in materials, colors and textures. Following along with the agrarian history, the wall types being contemplated are a combination of painted slump and masonry block. See **Figure 20**, Proposed Wall Details and **Figure 20A**, Proposed Wall Plan. Small elements of stone and or board form concrete may be introduced to enhance the overall community theme. Exterior community walls will include appropriately placed openings to promote walking and bicycle connectivity between neighborhoods.

## 15.0 Total Number of Dwelling Units

Wales Ranches is proposing five different single-family residential lot sizes. **Table 11** illustrates the proposed number of dwelling units per sub-phase of development with a total of 2,262. See **Figure 21**, Proposed Land Use Plan.

Table 11 – Proposed Dwelling Units

Phase	Lot Size	Zoning Category Type <sup>1</sup>	Proposed # of Dwellings	Acreage	Density (du/ac)
<b>Phase 1</b>					
1.1	45' x 115'/120'	R-7 PAD – Type A	216	60	3.60
1.2	45' x 115'/120'	R-7 PAD – Type A	38	10.4	3.65
1.2	50' x 95'/100'	R-7 PAD – Type A	91	18.6	4.89
1.3	50' x 120'	R-7 PAD – Type A	104	26.5	3.92
1.4	55' x 125'	R-7 PAD – Type B	99	25.5	3.88
1.5	50' x 120'	R-7 PAD – Type A	83	19.2	4.32
1.6	50' x 120'	R-7 PAD – Type A	79	17.8	4.44
Subtotal			710	178.0	3.99
<b>Phase 2</b>					
2.1	50' x 120'	R-7 PAD – Type A	75	19.7	3.81
2.2	45' x 120'	R-7 PAD – Type A	235	50.5	4.65
2.3	50' x 120'/135'	R-7 PAD – Type A	150	37.8	3.97
2.4	55' x 125'/140'	R-7 PAD – Type C	122	34.0	3.59
2.5	-	C-3 PAD	-	8.6	-
2.6 <sup>2</sup>	-	C-3 PAD	-	4.6	-
Subtotal			582	155.2	3.75
<b>Phase 3</b>					
3.1	50' x 120'	R-7 PAD – Type A	64	18.7	3.44
3.2	50' x 120'	R-7 PAD – Type A	69	16.6	4.16
3.3	55' x 120'	R-7 PAD – Type B	85	25.1	3.39
3.4	50' x 120'	R-7 PAD – Type A	108	23.5	3.04
3.5	50' x 90'	R-7 PAD – Type A	111	22.4	4.95
3.6	45' x 120'	R-7 PAD – Type A	99	20.7	4.78
3.7	45' x 120'	R-7 PAD – Type A	106	22.0	4.82
School	-	R-7 PAD	-	12.0	-
Subtotal			642	161.0	3.99
<b>Phase 4</b>					
4.1	-	I-1 PAD	-	52.9	-
Subtotal			-	52.9	-
<b>Phase 5</b>					
5.1	-	MD PAD	328	41.1	8.00
QC Wash	-	RU-10 PAD	--	51.5	-
Subtotal			328	94.6	3.59
<b>Grand Total</b>			<b>2,262</b>	<b>639.7</b>	<b>3.54</b>

<sup>1</sup> See Table 2 for Zoning Category Types

<sup>2</sup> 4.6 gross acres (Phase 2.6) of the total 13.2 gross acres of the proposed C-3 PAD (Phases 2.5 & 2.6) is reserved as future County donation site solely for municipal services usage.

## 16.0 Maximum Residential Density

Based upon the guidelines in the STVSAP, the Suburban Neighborhood portion of the Project will have a maximum residential density of 4.0 du/ac for single-family detached units and 8.0 du/ac for single-family attached units. The Mixed Dwellings portion of the Project (MD PAD zoning) will have a maximum residential density of 8 du/ac. As the Property develops, market conditions will dictate the location of each housing product type at the time of Tentative Plat. While the dwelling unit count per sub-phase represented in **Table 11** may vary, the total unit count for Wales Ranches will not exceed 2,262.

## 17.0 Total Number of Parking Spaces for Recreational Facilities

All the recreational areas and facilities proposed within the Community are within walking distance of the Community's residential lots. The proposed trail system that links the entire community together will decrease the need for designated parking areas at the recreational facilities as families will be able to access them on foot or by bike; however, off-street parking will be provided at the Community Parks and some Neighborhood Parks.

Table 12 – Parking

Park Type	Parking
Community Park	50 spaces (10 spaces/acre) & adjacent on-street parking
Neighborhood Park	Adjacent on-street parking
Pocket Parks	No parking
Trails	No parking

## 18.0 Landscaping

The landscaping theme for Wales Ranches has been designed to provide for year-round color and evergreen trees in order to provide year-round, low maintenance, aesthetic appeal for the residents. The landscaping palate will consist of plants and trees that are similar throughout Pinal County and the Town of Queen Creek and will utilize the low water use/drought tolerant plant list when reclaimed water is not in use. The success of the community will also be found in its use of turf throughout the community. Turf will be found in the high impact areas of the parks and high traffic areas to provide for both expansive areas for outdoor use and high visual impacts from the roadways. The visual interest will come in the formal planting arrangements for both the trees and the plants, meant to feel like groves to harken to the property's agrarian history, all along the community collector and throughout the neighborhoods. **Table 13** below depicts the minimum criteria for planting through the Community. See **Figure 22**, Proposed Landscape Plan.

Table 13 – Planting Criteria

Location	Minimum Criteria
Collector and Arterial Street Frontages/ROWs	1 tree (24-in box min.), 5 shrubs (5-gal min.) per 30 LF
Paseo/Retention Areas	1 tree (24-in box min.), 5 shrubs (5-gal min.) per 5,000 SF
Commercial areas	1 tree (24-in box min.) per 1,000 SF
Industrial areas	1 tree (24-in box min.) per 1,000 SF

The primary community entry, located on Combs Road, will include a strong sense of arrival by allowing for a large open space area of turf and plantings all surrounded with a grove of trees and entry monumentation. See **Figure 23** and **24**, Main Community Entry and Rendering, respectively. This entry will have a variety of plant types to provide for a variety of colors and evergreen trees for nearly year-round impact. The use of colored slump block walls, painted masonry walls and some accented use of board form concrete will create diversity among the masonry components of the community. The grove of evergreen trees found at the entry also carry on throughout the collector road within the entire masterplan. See **Figure 25**, Typical Collector Road Concept. Decorative and utilitarian roundabouts are planned in three locations within the Community as illustrated in **Figure 26**, Proposed Community Roundabout. These enhancements provide for a high visual impact drive throughout the community, along with a buffer to the adjacent homes. The grove will also provide for a natural transition zone from Combs Road to the Project acting as a decompression and softening zone from arterial roadways to a green and vibrant community.

The overall Landscaping theme consists of drought tolerant ornamental and canopy trees mixed with drought tolerant shrubs and groundcover. Accent plants with color will be provided at all high impact areas such as along the community collector, neighborhood entrances and throughout the community parks. Similar plant palettes will be utilized throughout the Community and the commercial and industrial zoned areas to provide cohesiveness and an overall sense of community. Front yard landscaping and street trees will be left up to the discretion of the builder. See **Appendix A** Master Community Plant Palettes for the residential and the commercial/industrial plant and tree lists.

## 19.0 Preliminary Hydrologic Data

The region surrounding the Project generally drains westward. The dominant drainage feature in the Project's vicinity is the floodplain associated with Queen Creek Wash, which passes along the northern boundary of the site. The reach of Queen Creek Wash adjacent to the Project has been excavated and channelized. The extents of the floodplain are contained within this excavated corridor.

Most of the site is currently in agricultural production that has been graded to generally drain southward. The Project is predominantly located within Zone X, with only the northern edge of the property located with Special Flood Hazard Area (SFHA) Zone A, as shown on the FEMA Flood Insurance Rate Map (FIRM) 04021C0475E dated December 4, 2007 and indicated by a Letter of Map Revision (LOMR) that became effective on August 23, 2017 (Case No. 16-09-2973P). This LOMR served to revise the Zone A floodplain located between the Central Arizona Project Canal and Vineyard Road, specifically addressing the changes that occurred as a result of the aforementioned channelization improvements that were made.

FEMA defines Zone X as:

The flood insurance rate zone that corresponds to areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. No base flood elevations or depths are shown within this zone.

FEMA defines Zone A as:

The flood insurance rate zone that corresponds to the 100-year floodplains as determined in the Flood Insurance Study by detailed methods. Base flood elevations have not been determined.

Aside from the floodplain along the northern boundary of the Project, minimal offsite flow is anticipated to impact the Project.

In accordance with Pinal County storm water guidelines, the Project will be designed so that onsite rainfall runoff from the site will be routed via street flow and/or storm drains to retention basins located throughout the property. The proposed drainage improvements for the Project will be designed in accordance with all applicable Pinal County drainage design standards.



# FIGURES



# WALES RANCHES

PINAL COUNTY, ARIZONA

## AERIAL VICINITY MAP

FIGURE 1



— Pinal County Municipal Boundary



WALES RANCHES

PINAL COUNTY, ARIZONA

EXISTING ZONING MAP

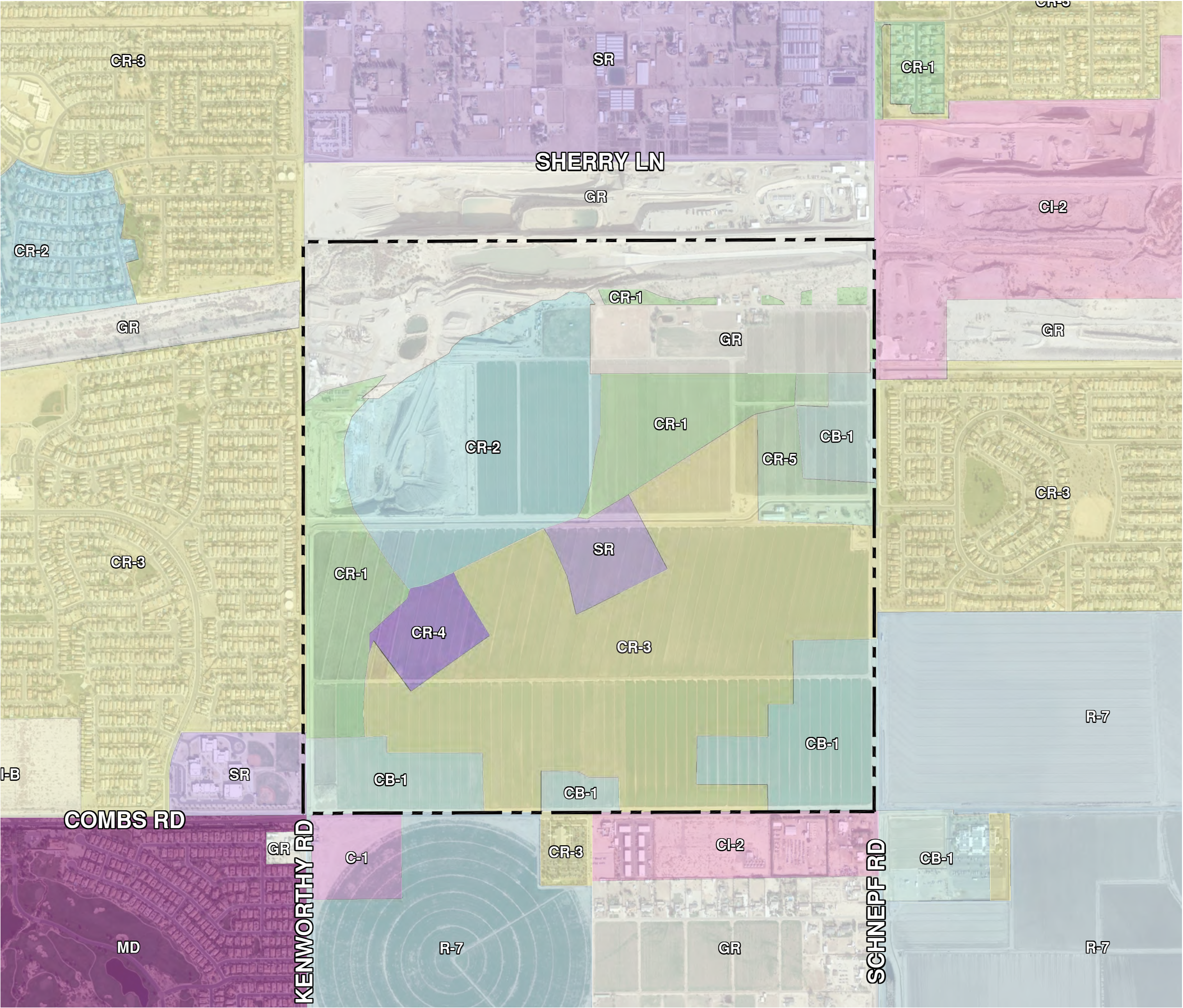
FIGURE 2

PROJECT SITE

- Project Site
- GR - General Rural Zoning District
  - SR - Suburban Ranch Zoning District
  - CR-1 - Single Residence Zoning District
  - CR-2 - Single Residence Zoning District
  - CR-3 - Single Residence Zoning District
  - CR-4 - Multiple Residence Zoning District
  - CR-5 - Multiple Residence Zoning District
  - CB-1 - Local Business Zone

SURROUNDING

- GR - General Rural Zoning District
- SR - Suburban Ranch Zoning District
- CR-1 - Single Residence Zoning District
- CR-2 - Single Residence Zoning District
- CR-3 - Single Residence Zoning District
- R-7 - Single Residence Zoning District
- MD - Mixed Dwelling Zoning District
- CB-1 - Local Business Zone
- CI-B - Industrial Buffer Zone
- C-1 - Neighborhood Commercial Zoning District
- CI-2 - Industrial Zone



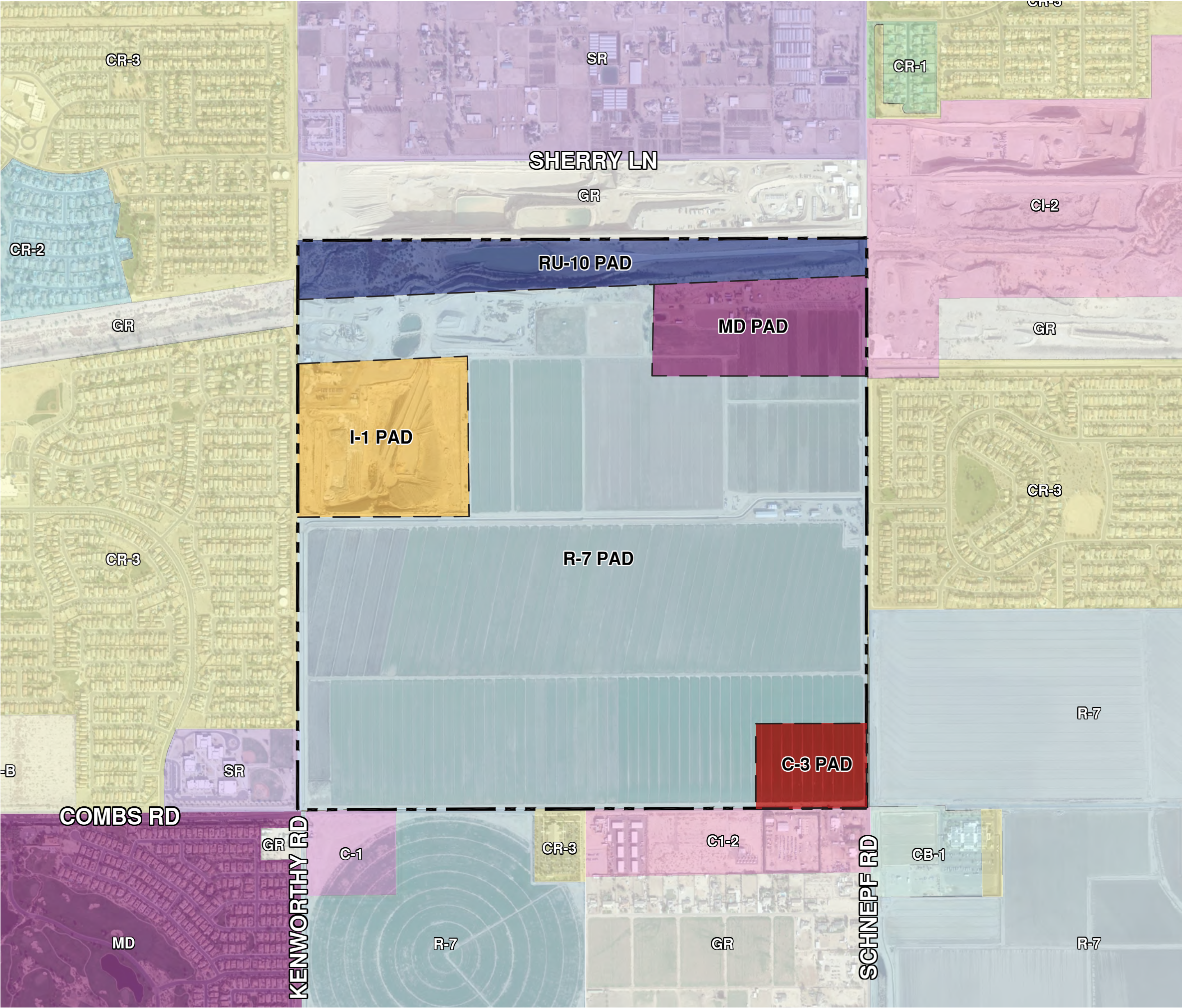


WALES RANCHES

PINAL COUNTY, ARIZONA

PROPOSED ZONING MAP

FIGURE 3



PROJECT SITE PROPOSED ZONING

- Project Site
- Project Zoning Boundary
- I-1 PAD - Industrial Buffer Zone
- C-3 PAD - General Commercial Zoning District
- MD PAD - Mixed Dwelling Zoning District
- RU-10 PAD - Rural Zoning District
- R-7 PAD - Single Residence Zoning District

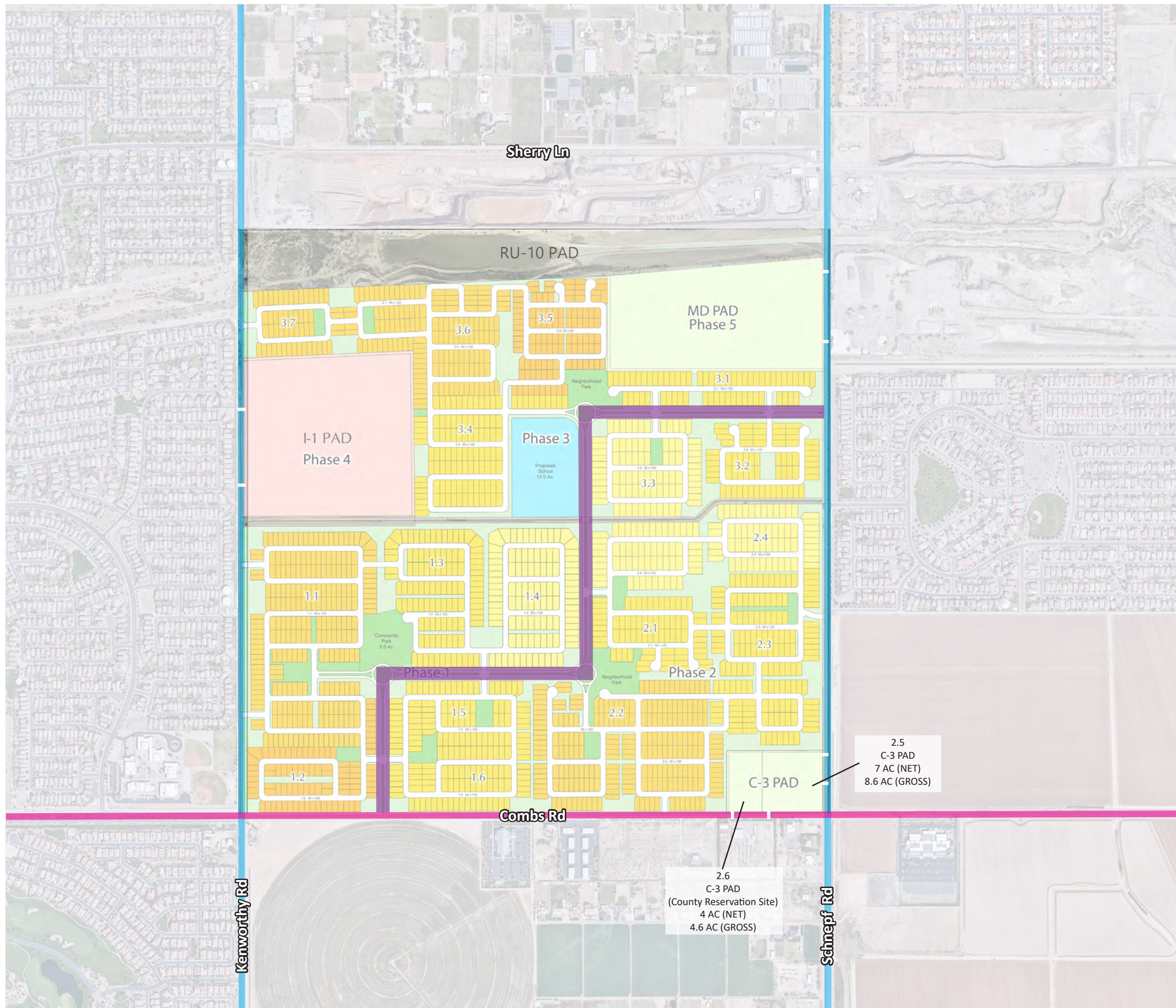
SURROUNDING ZONING

- GR - General Rural Zoning District
- SR - Suburban Ranch Zoning District
- CR-1 - Single Residence Zoning District
- CR-2 - Single Residence Zoning District
- CR-3 - Single Residence Zoning District
- CR-5 - Multiple Residence Zoning District
- R-7 - Single Residence Zoning District
- CB-1 - Local Business Zoning District
- CI-B - Industrial Buffer Zoning District
- CI-2 - Industrial Zoning District
- C-1 - Neighborhood Commercial Zoning District
- MD - Mixed Dwelling Zoning District



STREET HIERARCHY

FIGURE 4

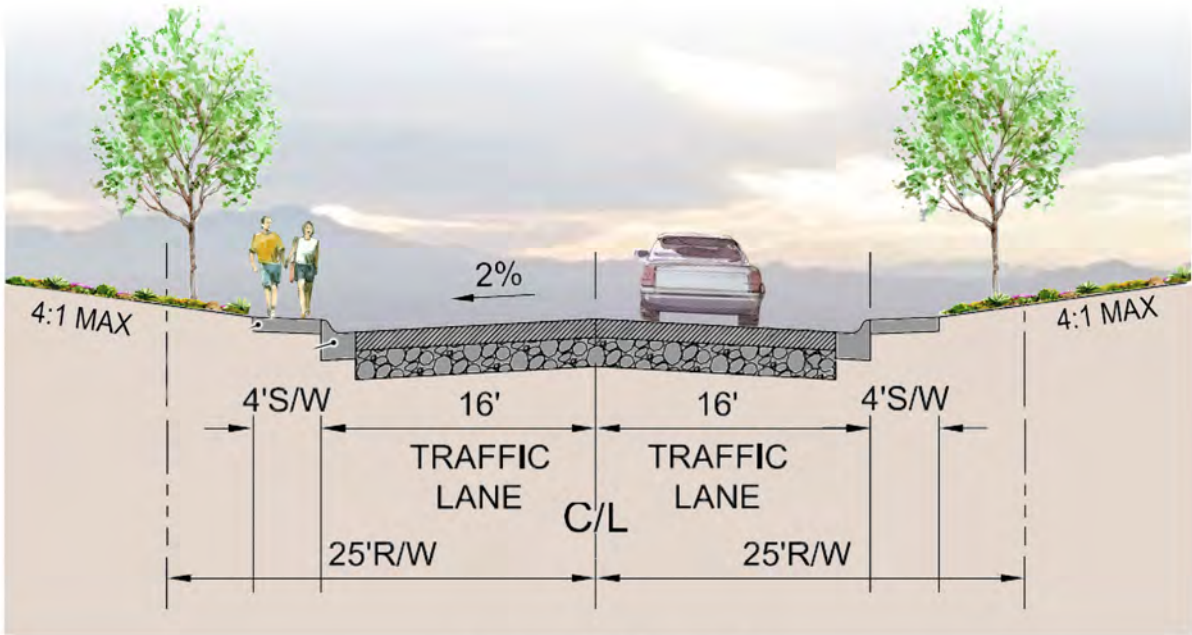


- Principal Arterial (75' Half-street ROW)
- Minor Arterial (55' Half-street ROW)
- Major Collector (80' Full ROW)
- Local Street (50' Full ROW)

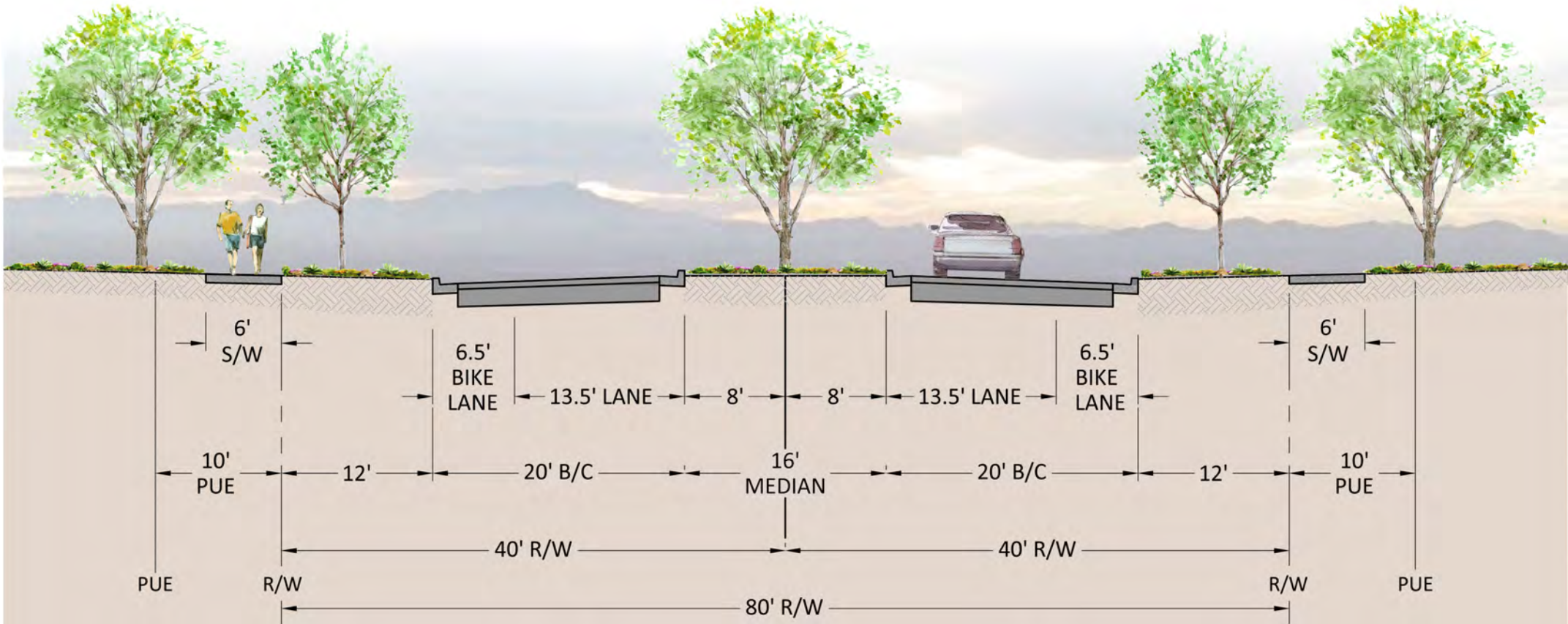


STREET SECTIONS

FIGURE 5



Local Road

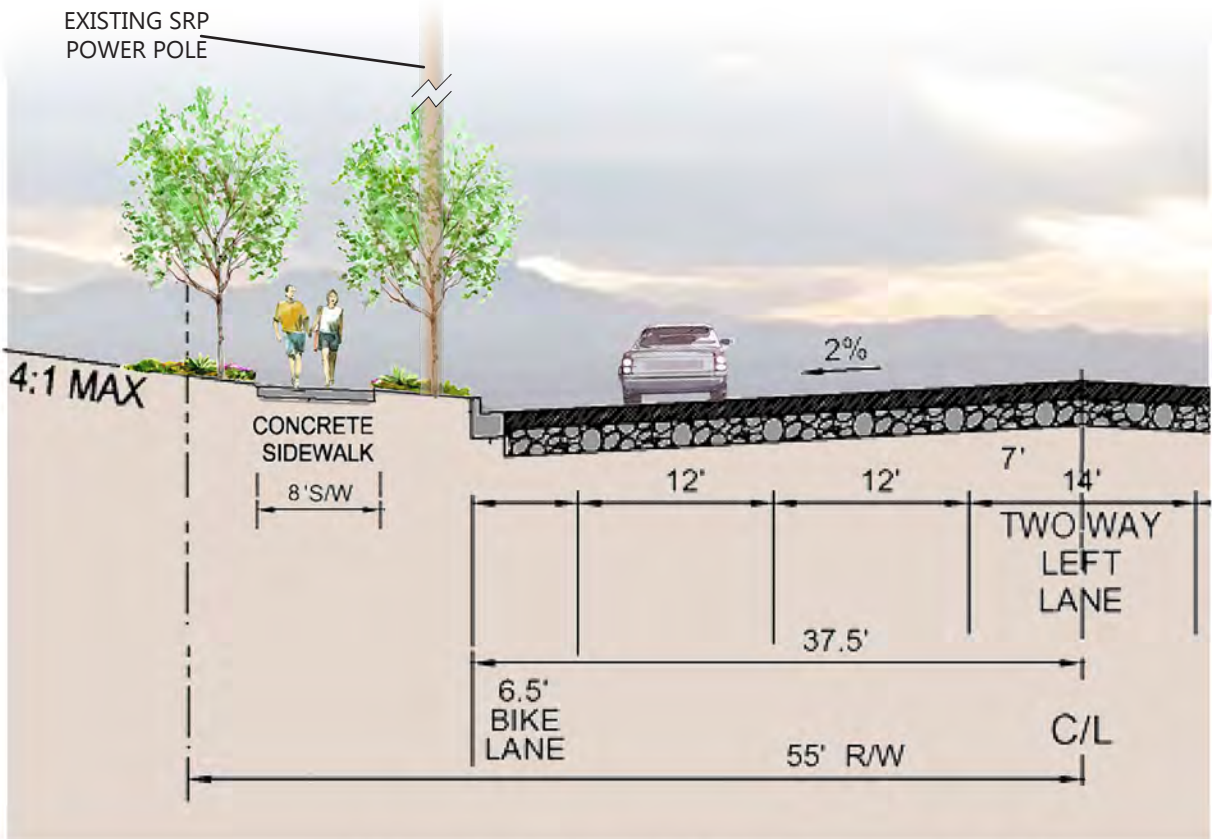


Major Collector

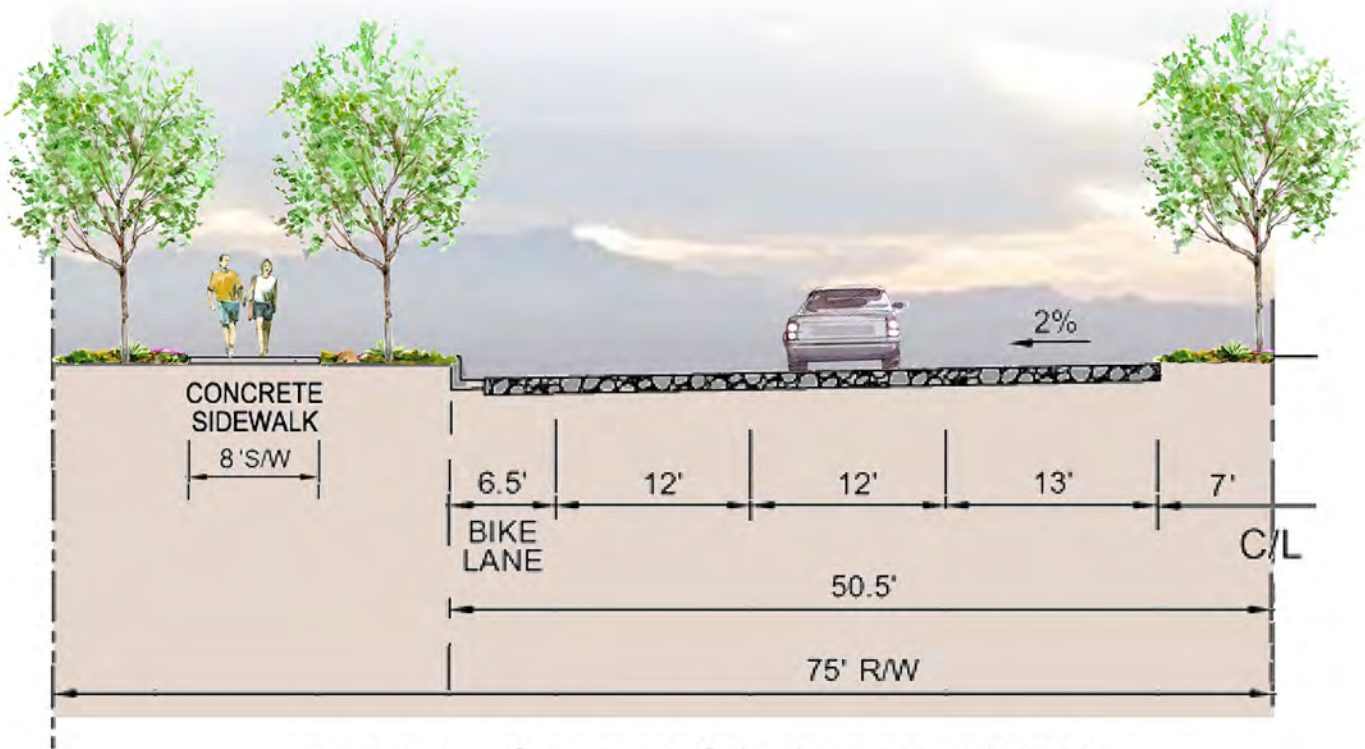


ARTERIAL CROSS SECTION

FIGURE 6



Minor Arterial (1/2 Street) 55'  
Schnepf & Kenworthy Roads



Principal Arterial (1/2 Street) 75'  
Combs Roads

Note: Schnepf Road travel and turn lane widths may require modification to properly locate SRP power poles between back of curb and sidewalk, subject to the approval of Pinal County Public Works Department.



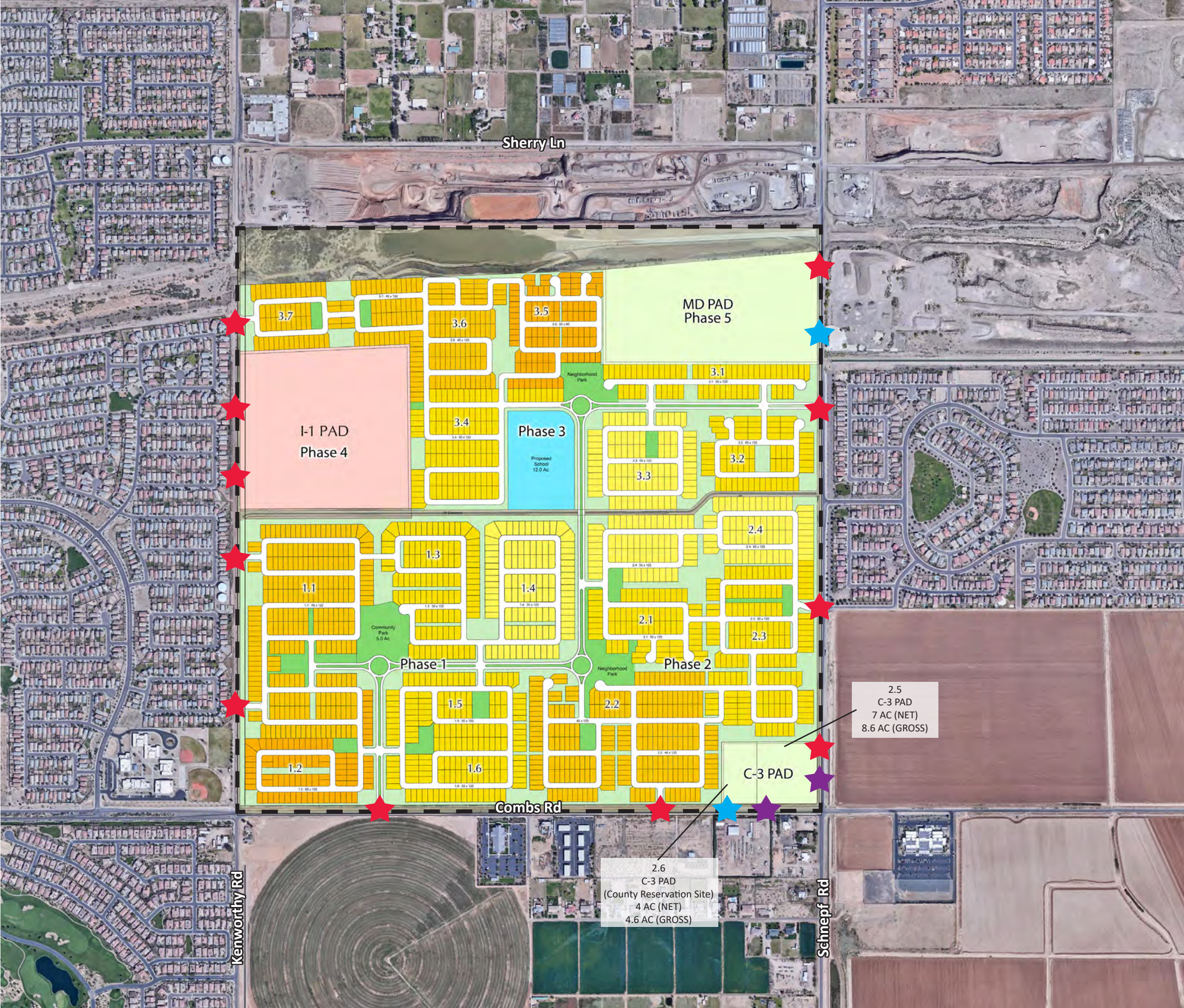
PHASING MAP

FIGURE 7

- Project Site
- Phasing Line
- Full Access Points
- Right In / Right Out / Left In Access Points
- Right In / Right Out Access

Phase	Proposed Buildout Year	Zoning	Proposed # of Dwellings	Acreage	*Density (du/ac)
1	2025	R-7 PAD	710	178.0	4.0
2	2030	R-7 PAD C-3 PAD	582	155.2	3.8
3	2035	R-7 PAD	642	161.0	4.0
4	2038	I-1 PAD	-	52.9	-
5	2040	MD PAD RU-10 PAD	328	92.6	3.6
Grand Total			2,262	639.7	3.5

\* Proposed density allocation can transfer within zoning category





# WALES RANCHES

PINAL COUNTY, ARIZONA

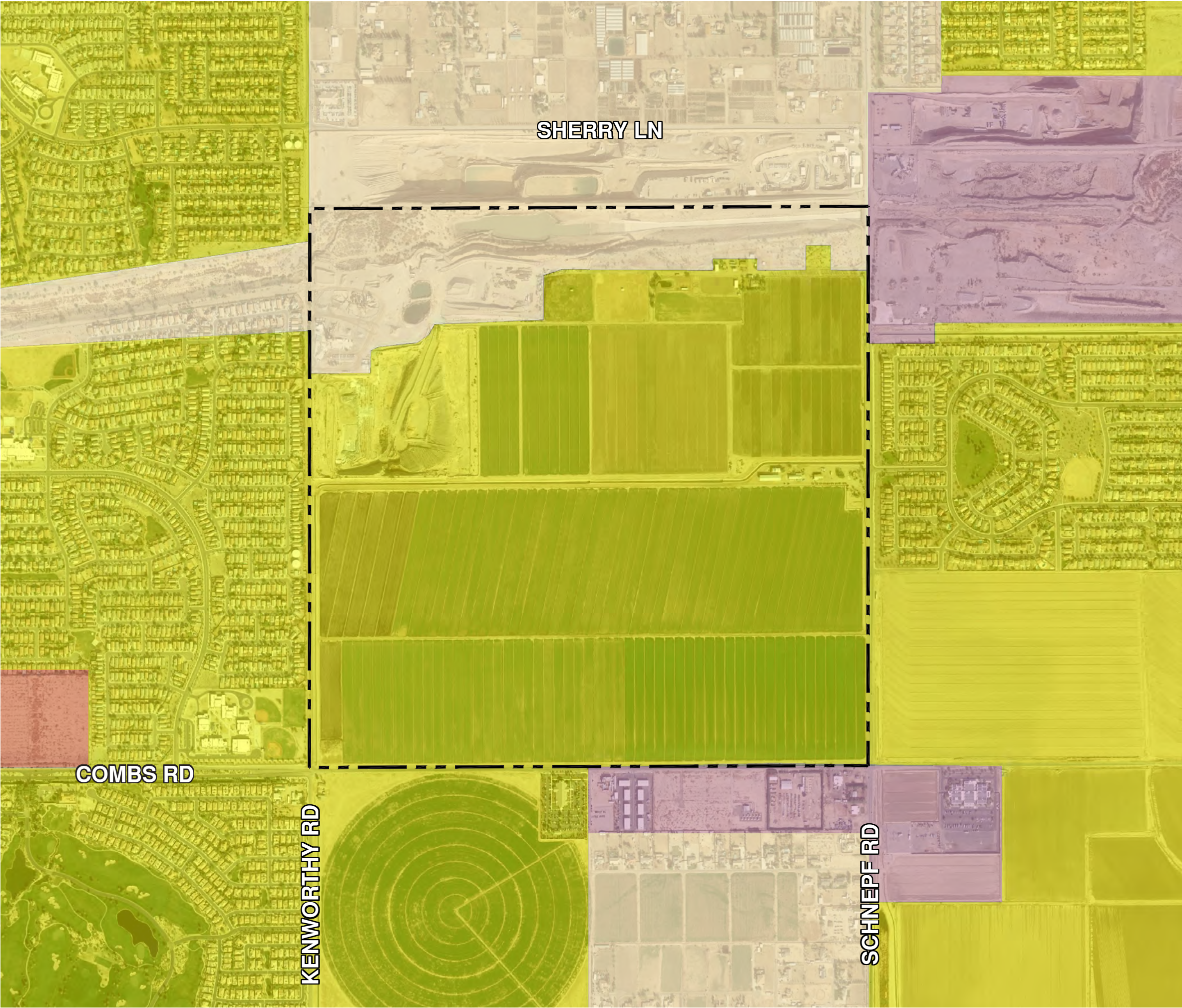
## EXISTING SAN TAN VALLEY SPECIAL AREA PLAN LAND USE MAP

FIGURE 8

Project Site

### San Tan Valley Special Area Plan Legend

- Rural Living
- Suburban Neighborhood
- Community Center
- Employment Center





# WALES RANCHES

PINAL COUNTY, ARIZONA

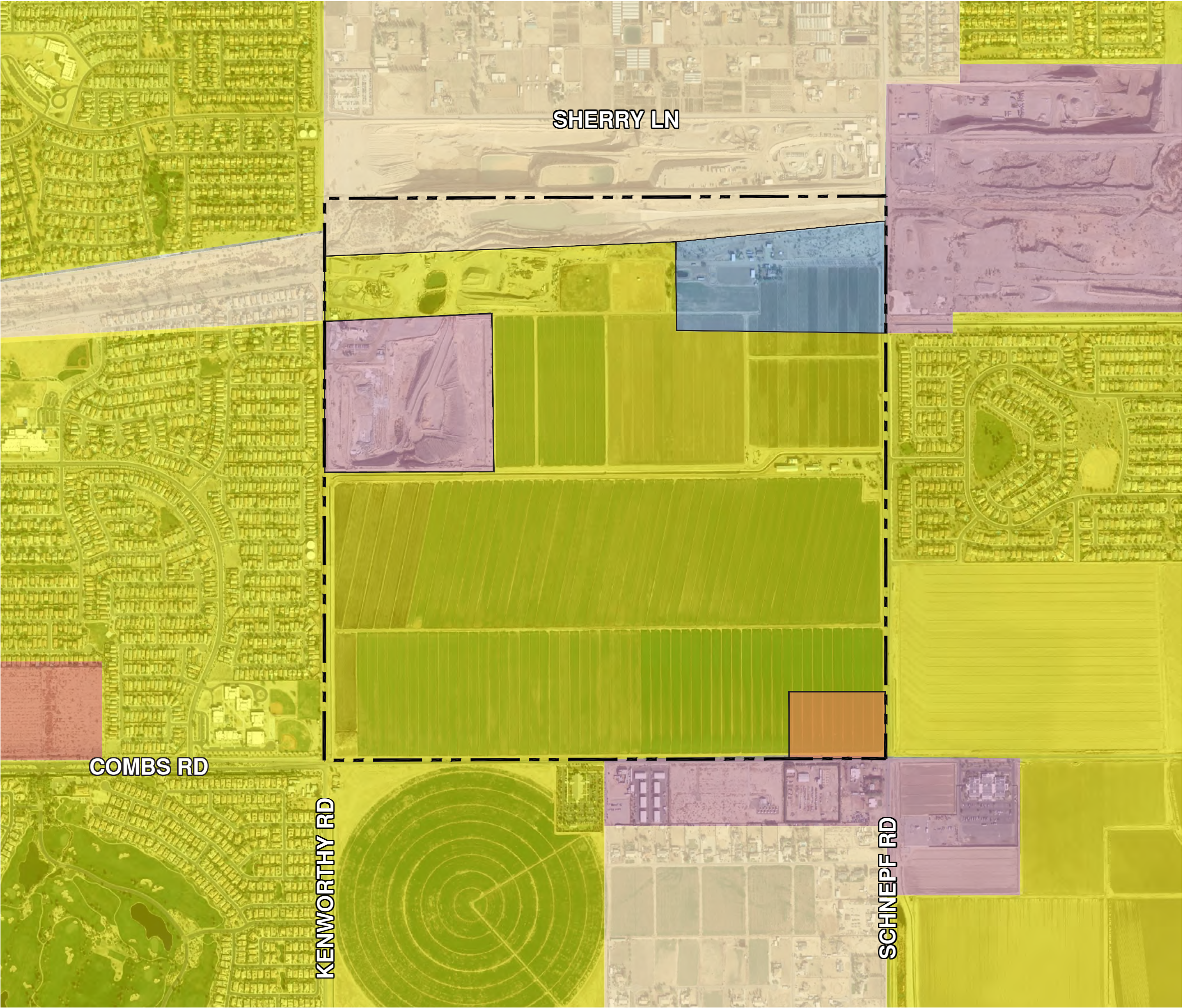
## PROPOSED SAN TAN VALLEY SPECIAL AREA PLAN LAND USE MAP

FIGURE 9

Project Site

### San Tan Valley Special Area Plan Legend

- Rural Living
- Suburban Neighborhood
- Community Center
- Employment Center
- Urban Transitional





# WALES RANCHES

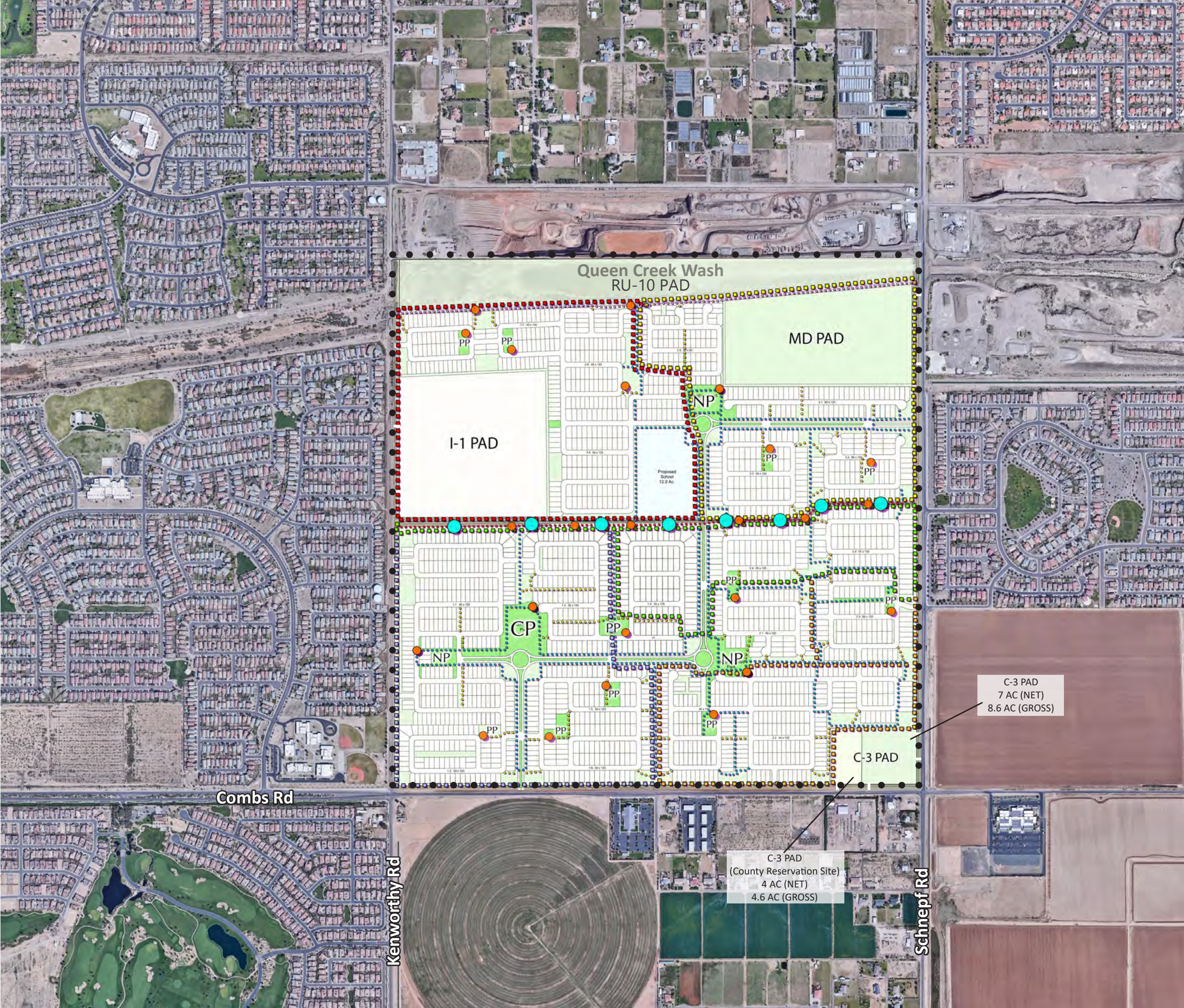
PINAL COUNTY, ARIZONA

## PROPOSED OPEN SPACE, PARKS & TRAILS CONNECTIVITY PLAN

FIGURE 10

### WALES RANCHES PARKS, TRAILS, & OPEN SPACE PLAN LEGEND

- ..... Project Site
- CP Community Park
- NP Neighborhood Park
- PP Pocket Park
- Community Paseo
- Parcourse Trail
- Multi-Use Trail
- Tertiary Trail
- Queen Creek Wash Trail
- Bike Loops (5)
- Parcourse Stations (8)
- Bike Rack (24)



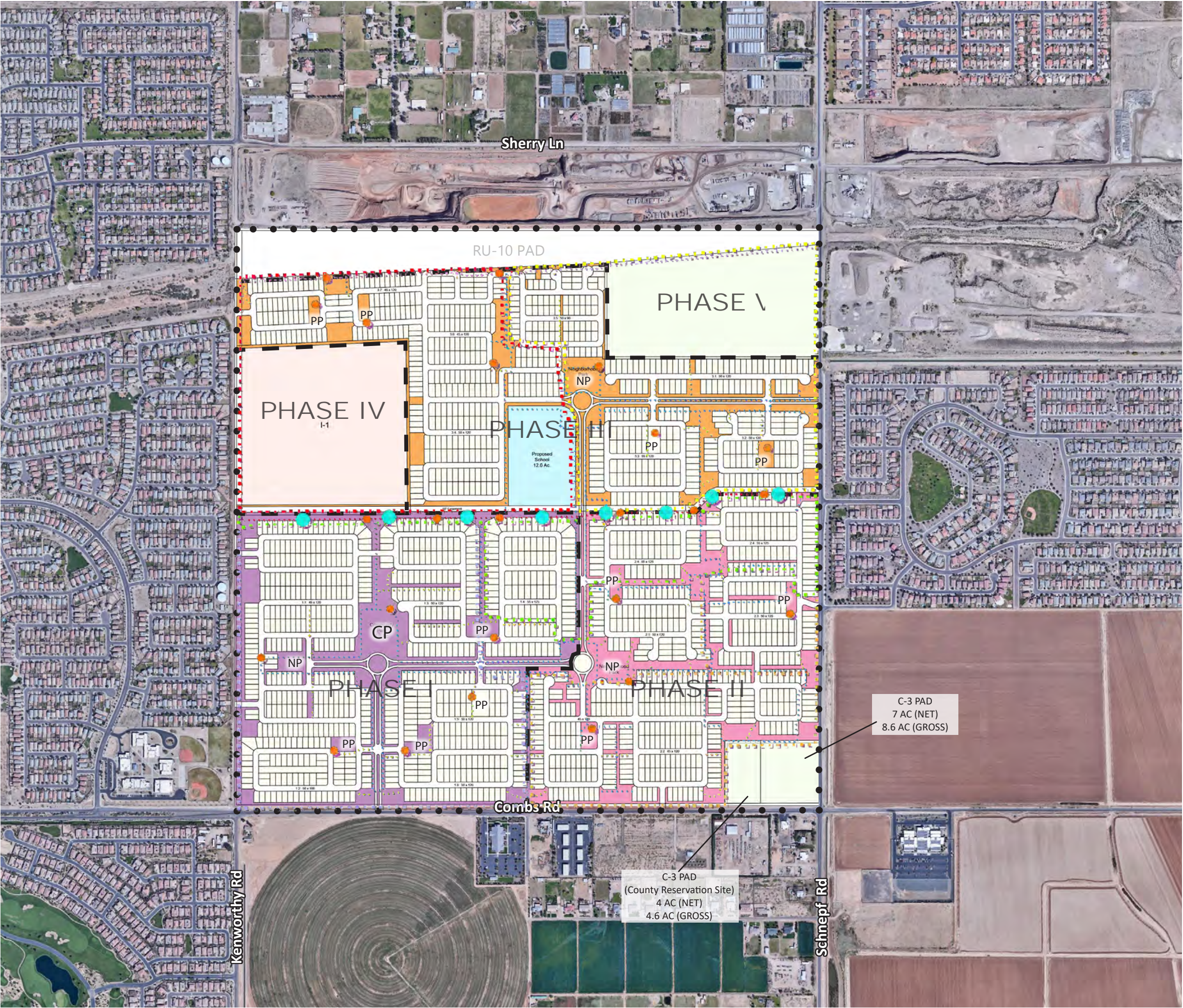


# WALES RANCHES

PINAL COUNTY, ARIZONA

## OPEN SPACE & AMENITY PHASING PLAN

FIGURE 1.1



- ● ● Project Site
- ■ ■ Phasing Line
- Phase 1 Open Space/Amenity Areas
- Phase 2 Open Space/Amenity Areas
- Phase 3 Open Space/Amenity Areas
- CP Community Park
- NP Neighborhood Park
- PP Pocket Park
- ● ● ● Parcourse Trail
- ● ● ● Multi-Use Trail
- ● ● ● Tertiary Trail
- ● ● ● Queen Creek Wash Trail
- ■ ■ ■ ■ Bike Loops (5)
- ● ● ● Parcourse Stations (8)
- ● ● ● Bike Rack (24)

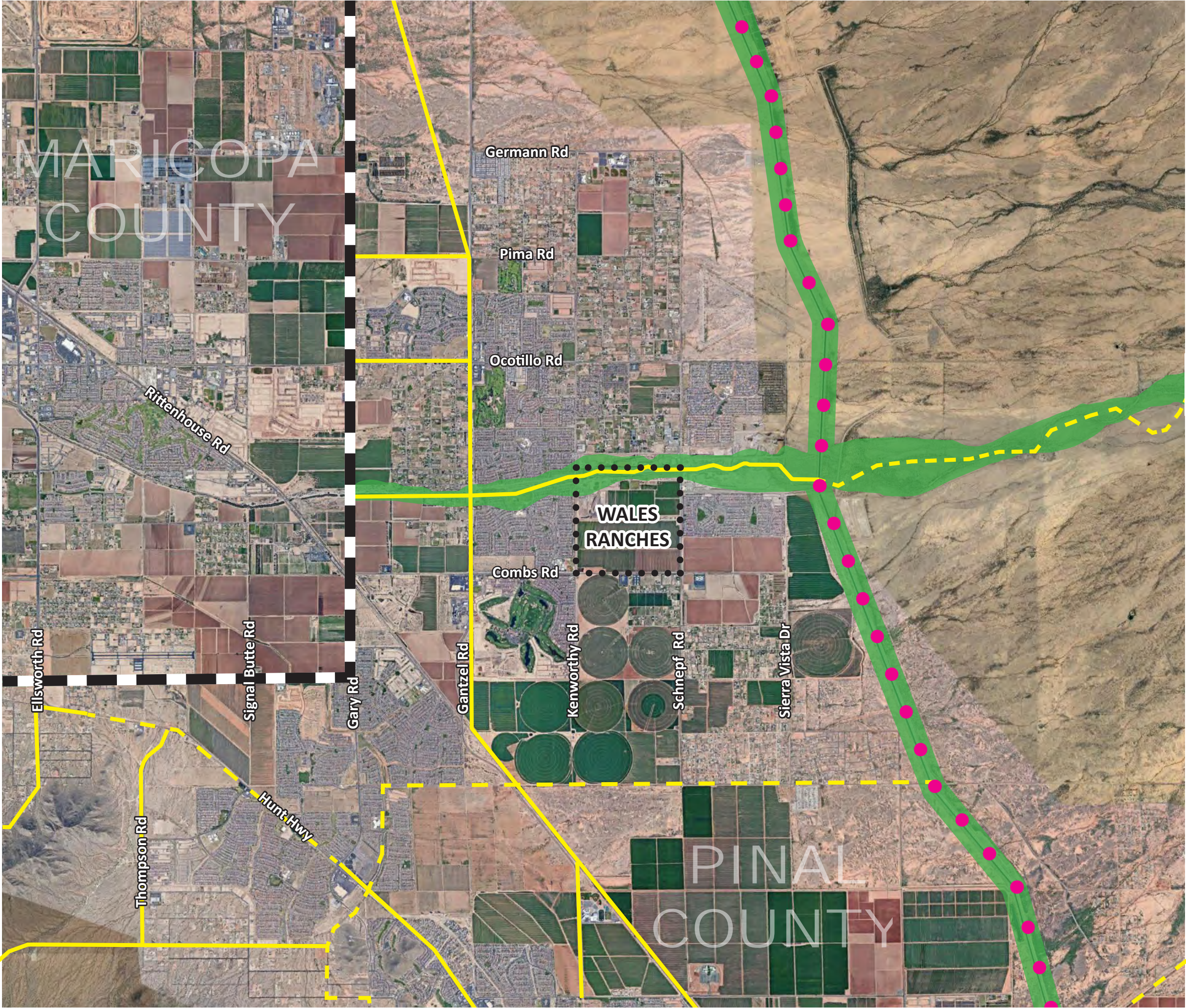


# WALES RANCHES

PINAL COUNTY, ARIZONA

## SAN TAN VALLEY SPECIAL AREA PLAN TRAILS AND OPEN SPACE PLAN

FIGURE 12



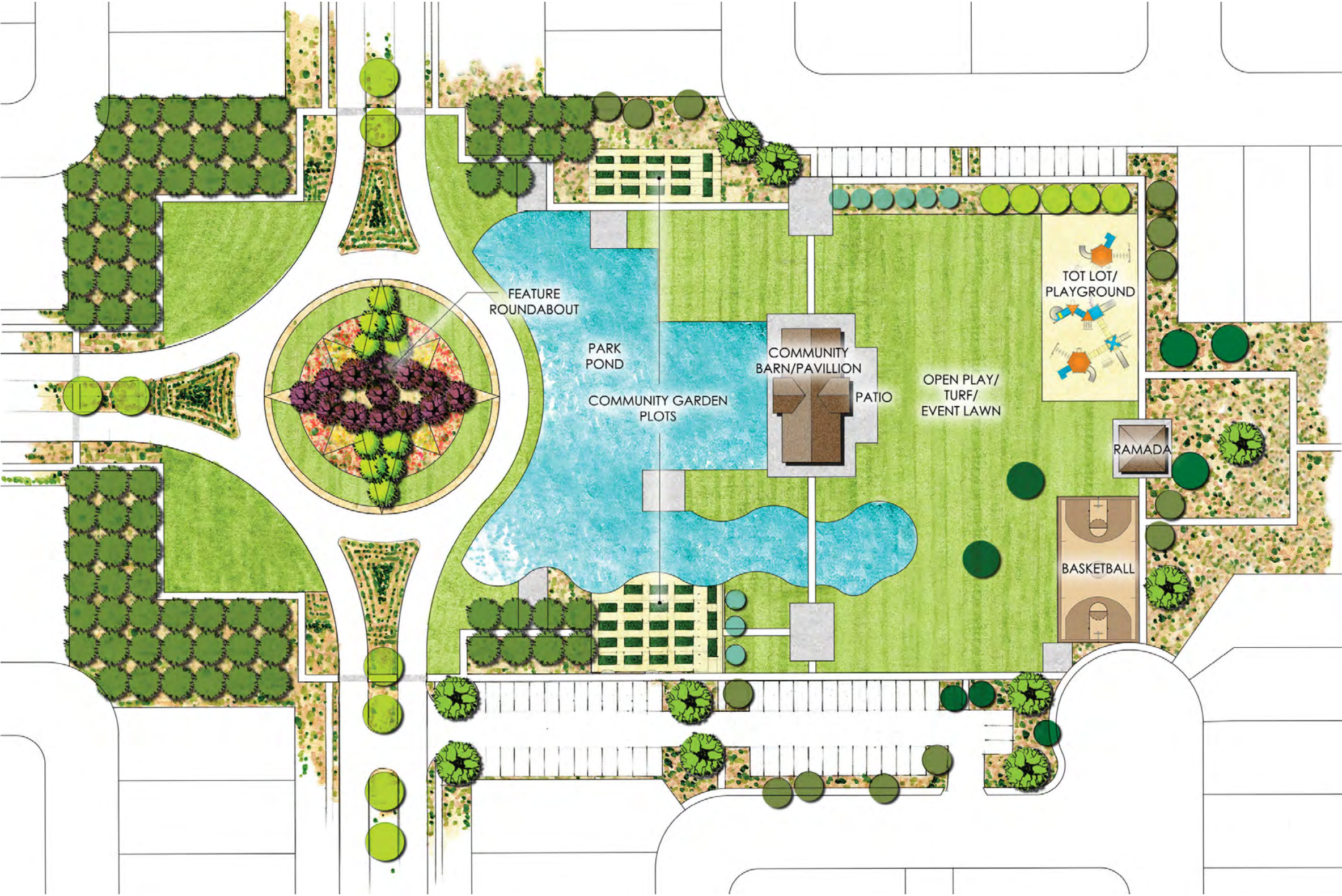
- ● ● ● Project Site
- Adopted County Trail Corridor
- Existing/Planned Multi-Use Trail Corridor
- Proposed Multi-Use Trail Corridor
- Proposed Open Space
- Pinal County Municipal Boundary

Note: Trails and open space data gathered from Figure 7.1, Trails and Open Space Plan, of the San Tan Valley Special Area Plan (August 2018).



PHASE 1 PROPOSED  
COMMUNITY PARK

FIGURE 13





# WALES RANCHES

PINAL COUNTY, ARIZONA

## PHASE 1 PROPOSED COMMUNITY PARK RENDERING

FIGURE 14





PHASE 2 PROPOSED  
NEIGHBORHOOD PARK

FIGURE 15





# WALES RANCHES

PINAL COUNTY, ARIZONA

PHASE 2 PROPOSED  
NEIGHBORHOOD PARK RENDERING

FIGURE 16





PHASE 3 PROPOSED  
NEIGHBORHOOD PARK

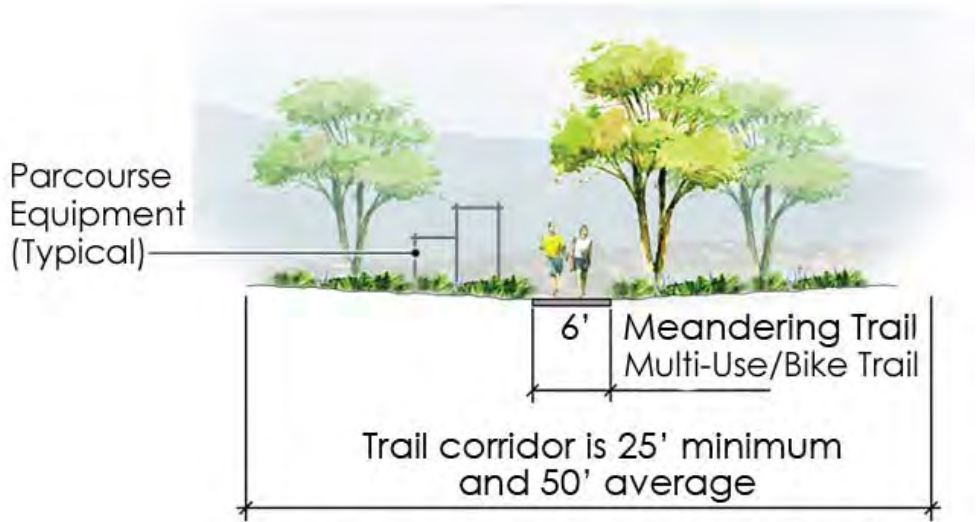
FIGURE 17



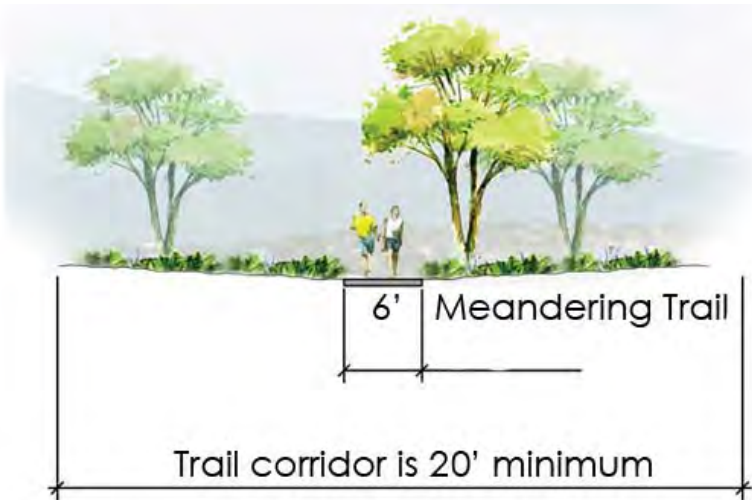


PROPOSED TRAIL SECTIONS

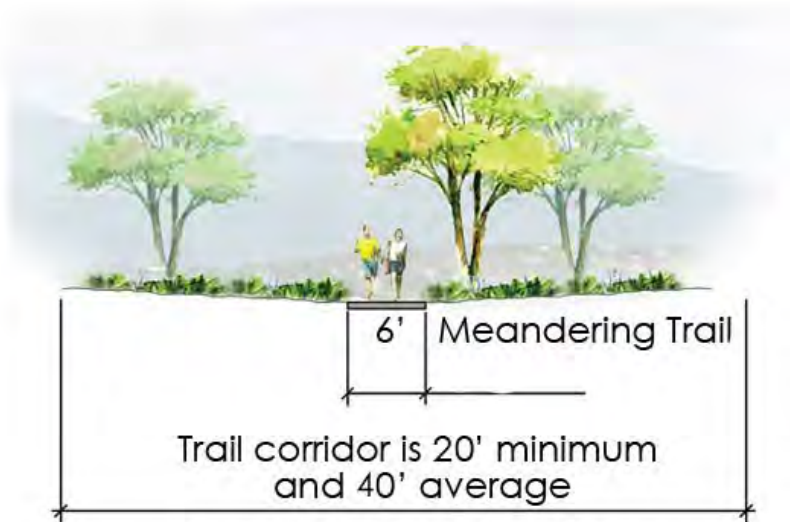
FIGURE 18



Parcourse/NMID Trail



Tertiary Trail



Multi-Use/Bike Trail

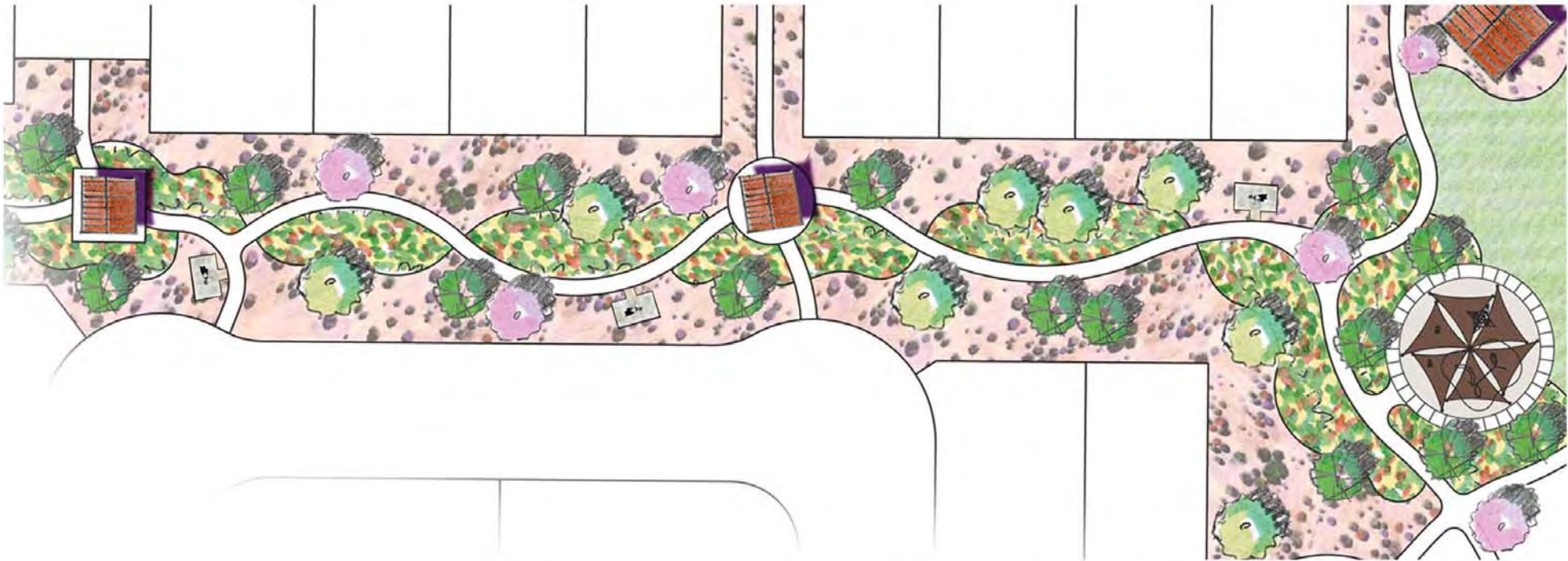


Queen Creek Trail



PROPOSED COMMUNITY  
PASEO DESIGN

FIGURE 19



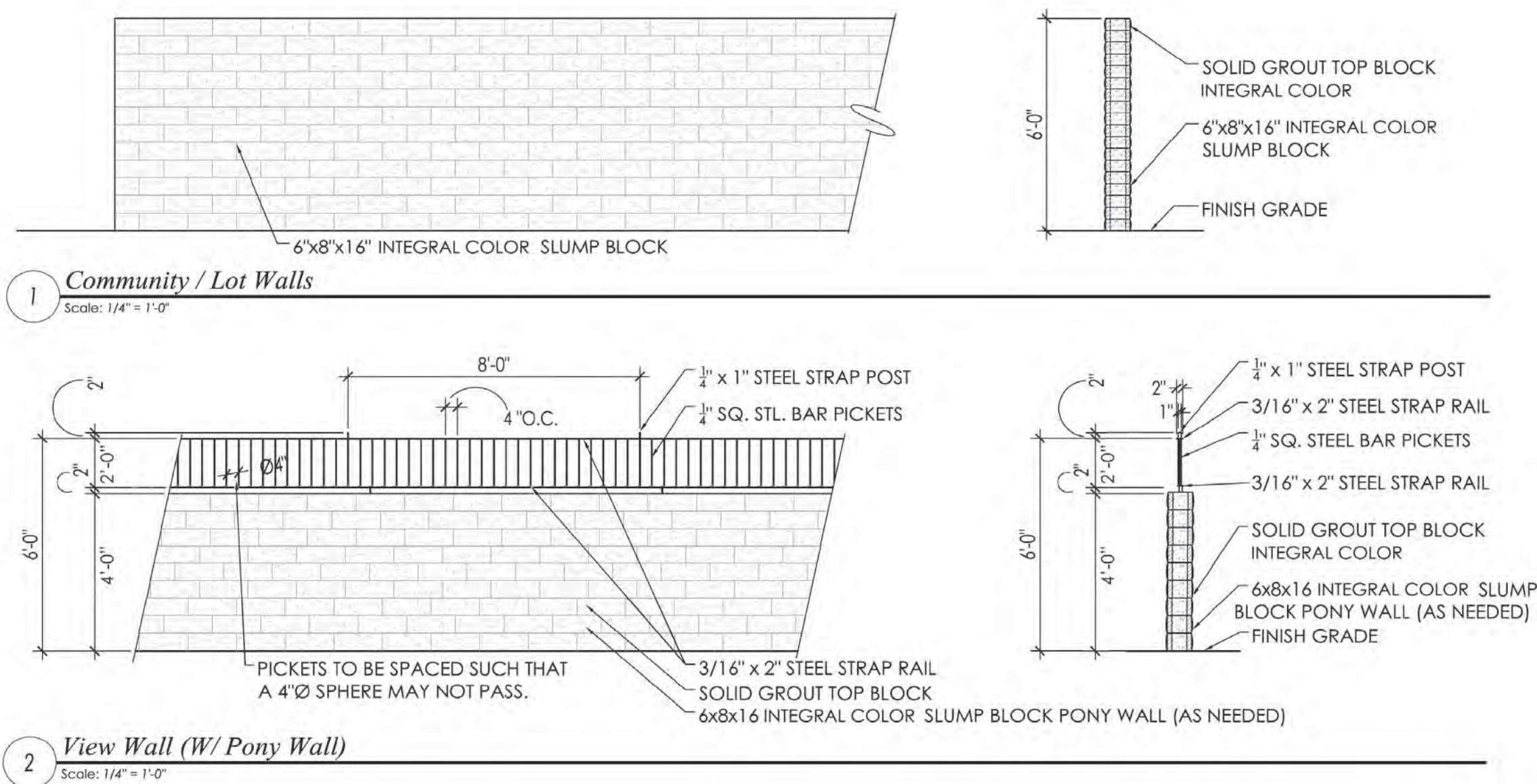
COMMUNITY PASEO DESIGN





PROPOSED WALL DETAILS

FIGURE 20



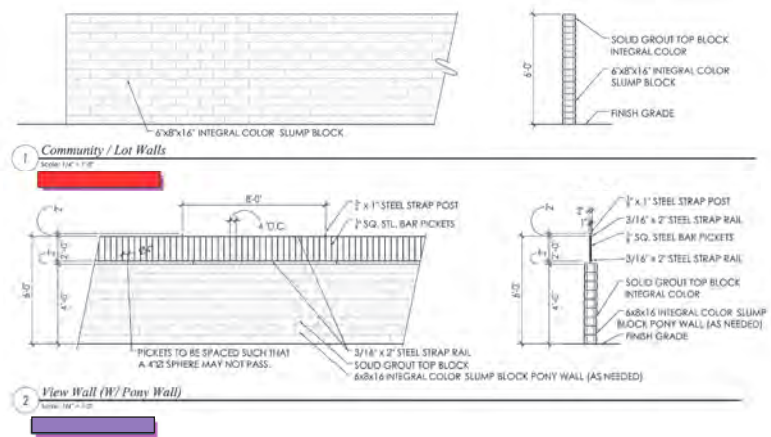
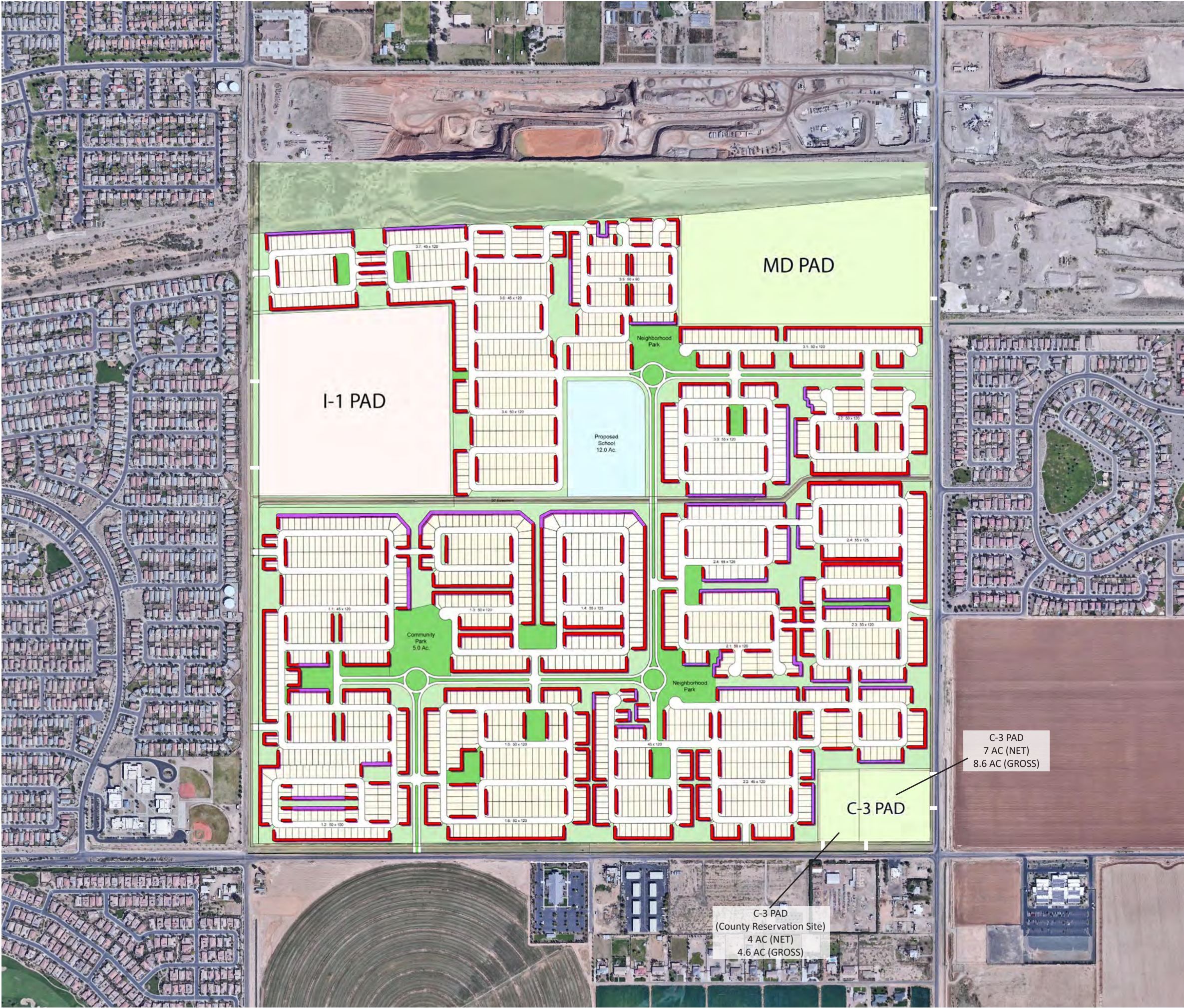


WALES RANCHES

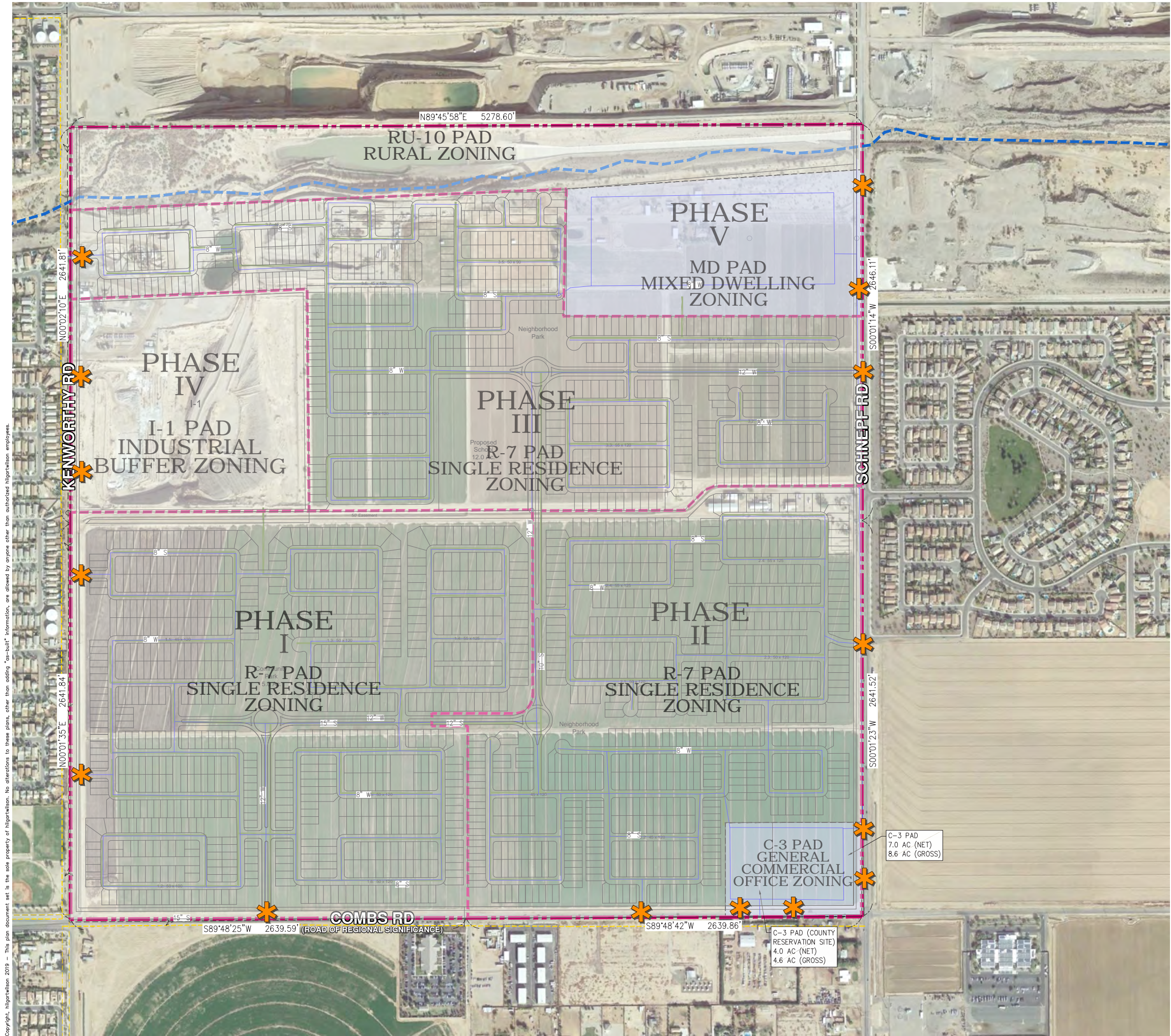
PINAL COUNTY, ARIZONA

PROPOSED WALL PLAN

FIGURE 20A







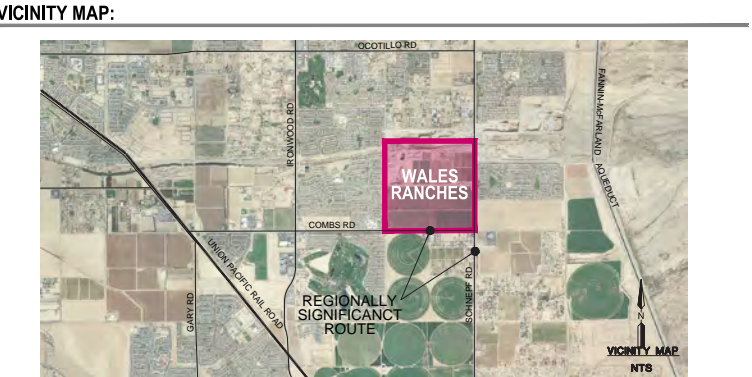
# WALES RANCHES

## PLANNED AREA DEVELOPMENT

### PINAL COUNTY, ARIZONA

## FIGURE 21

### PROPOSED ZONING PLAN



**PROJECT LOCATION:**  
1 MILE SOUTH OF OCOTILLO RD AND 1 MILE EAST OF THE IRONWOOD RD.

**ENGINEER/AGENT:**  
HILGARTWILSON  
2141 E HIGHLAND AVE., SUITE 250  
PHOENIX, AZ 85016  
PH: (602) 490-0535  
CONTACT: TYLER WILSON, P.E.

**LANDOWNER/APPLICANT:**  
WALES RANCHES, LLLP  
SPIKE H. ENTERPRISES, LLC  
& MARY ANN WALES  
4713 S AILERON LN.  
MESA, AZ 85212  
PH: (602) 723-5137  
CONTACT: LEVI SHILL

**PLANNER/AGENT:**  
HILGARTWILSON  
2141 E HIGHLAND AVE., SUITE 250  
PHOENIX, AZ 85016  
PH: (602) 490-0535  
CONTACT: ROBERT GUBSER, AICP

**LEGEND:**

- PAD BOUNDARY
- PHASING LINE
- POINT OF INGRESS/EGRESS
- EXISTING/PLANNED TRAIL CORRIDOR
- WATER LINE
- SEWER LINE

**SITE SUMMARY TABLE:**

Proposed Land Use	Proposed Zoning	Proposed Acreage <sup>1</sup>	Proposed % of Acres	
Suburban Neighborhood	R-7 PAD	481.0	75.2%	
Urban Transitional	MD PAD	41.1	6.4%	
Community Center <sup>1</sup>	C-3 PAD	13.2	2.1%	
Rural Living	RU-10 PAD <sup>2</sup>	51.5	8.0%	
Employment Center	I-1 PAD	52.9	8.3%	
Total		639.7	100%	

<sup>1</sup> 4.6 gross acres of the total 13.2 gross acres of the proposed C-3 PAD is reserved as a future County donation site solely for municipal services usage.  
<sup>2</sup> RU-10 covers the Queen Creek Wash area and will remain as a conservation area with limited low intensity uses such as trails, landscaping, bike paths, and similar recreational functions/uses. Residential uses will not be permitted in this area.  
<sup>3</sup> Proposed acreages are rounded to the nearest tenth acre based on legal descriptions included in the Wales Ranches comprehensive plan amendment. The areas shown reflect an additional level of precision not shown in the original zoning case.

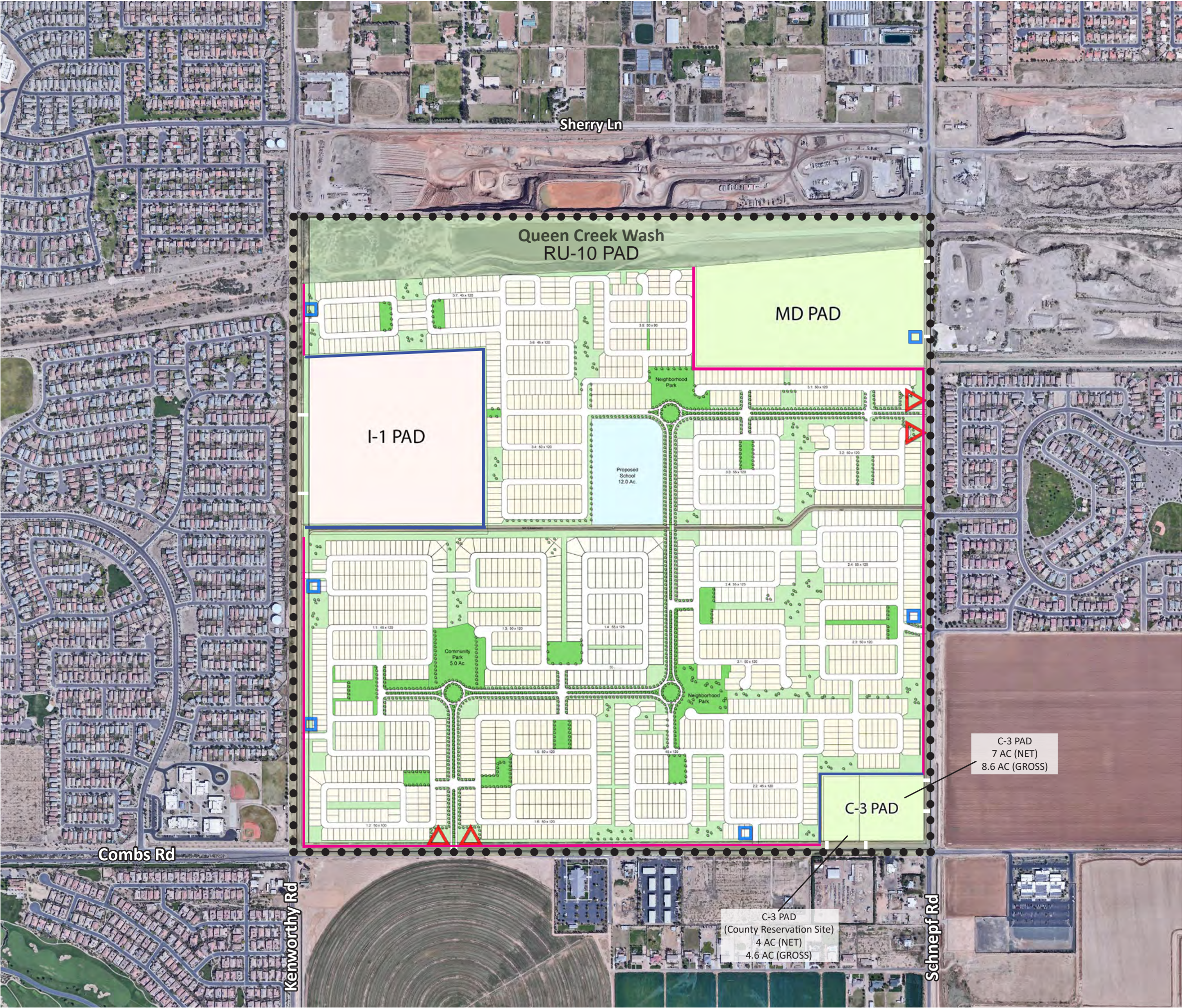
**DRAINAGE:**  
The region surrounding the Project generally drains westward. The largest drainage feature that impacts the property is the floodplain associated with Queen Creek Wash, which passes along the northern boundary of the Project. Due to erosion concerns at the Schnepf Road bridge crossing Queen Creek Wash, a concrete chute was constructed on the downstream end of the bridge. This concrete chute serves to direct flow west to a large settling basin. Once the capacity of this basin is exceeded, flow continues west in the Queen Creek Wash away from the Project. The extents of the floodplain are contained within this Queen Creek Wash corridor.

**DESIGNATED FLOOD ZONE:**  
The site is predominantly located within Zone X, with the northern portion of the property located with Special Flood Hazard Area (SFHA) Zone A, as shown on the FEMA Flood Insurance Rate Map (FIRM) 04021C0475E dated December 4, 2007, and indicated by a Letter of Map Revision (LOMR) that became effective on August 23, 2017 (Case No. 16-09-2973P). This LOMR served to revise the Zone A floodplain located between the Central Arizona Project Canal and Vineyard Road, specifically addressing the changes that occurred as a result of the aforementioned downstream bridge improvements that were made.

FEMA defines Zone X as:  
The flood insurance rate zone that corresponds to areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. No base flood elevations or depths are shown within this zone.

FEMA defines Zone A as:  
The flood insurance rate zone that corresponds to the 100-year floodplains as determined in the Flood Insurance Study by detailed methods. Base flood elevations have not been determined.





# WALES RANCHES

PINAL COUNTY, ARIZONA

## PROPOSED LANDSCAPE PLAN

FIGURE 22

- • • • Project Site
- △ △ Main Community Entry
- □ Secondary Community Entry
- Minimum 20' Landscape Buffer
- Minimum 25' Landscape Buffer

Tree	
Botanical Name	Common Name
<i>Acacia aneura</i>	Mulga Acacia
<i>Eucalyptus obliqua</i>	Eucalyptus
<i>Fraxinus velutina</i> 'Rio Grande'	Fantex Ash
<i>Lagerstroemia</i>	Crape Myrtle
<i>Pistacia chinensis</i>	Red Push
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus virginiana</i>	Southern Live Oak
<i>Tipuana tipu</i>	Tipu Tree
<i>Vitex agnus-castus</i>	Vitex Tree



PROPOSED MAIN  
COMMUNITY ENTRY

FIGURE 23





# WALES RANCHES

PINAL COUNTY, ARIZONA

## PROPOSED MAIN COMMUNITY ENTRY RENDERING

FIGURE 24





TYPICAL COLLECTOR ROAD  
CONCEPT RENDERING

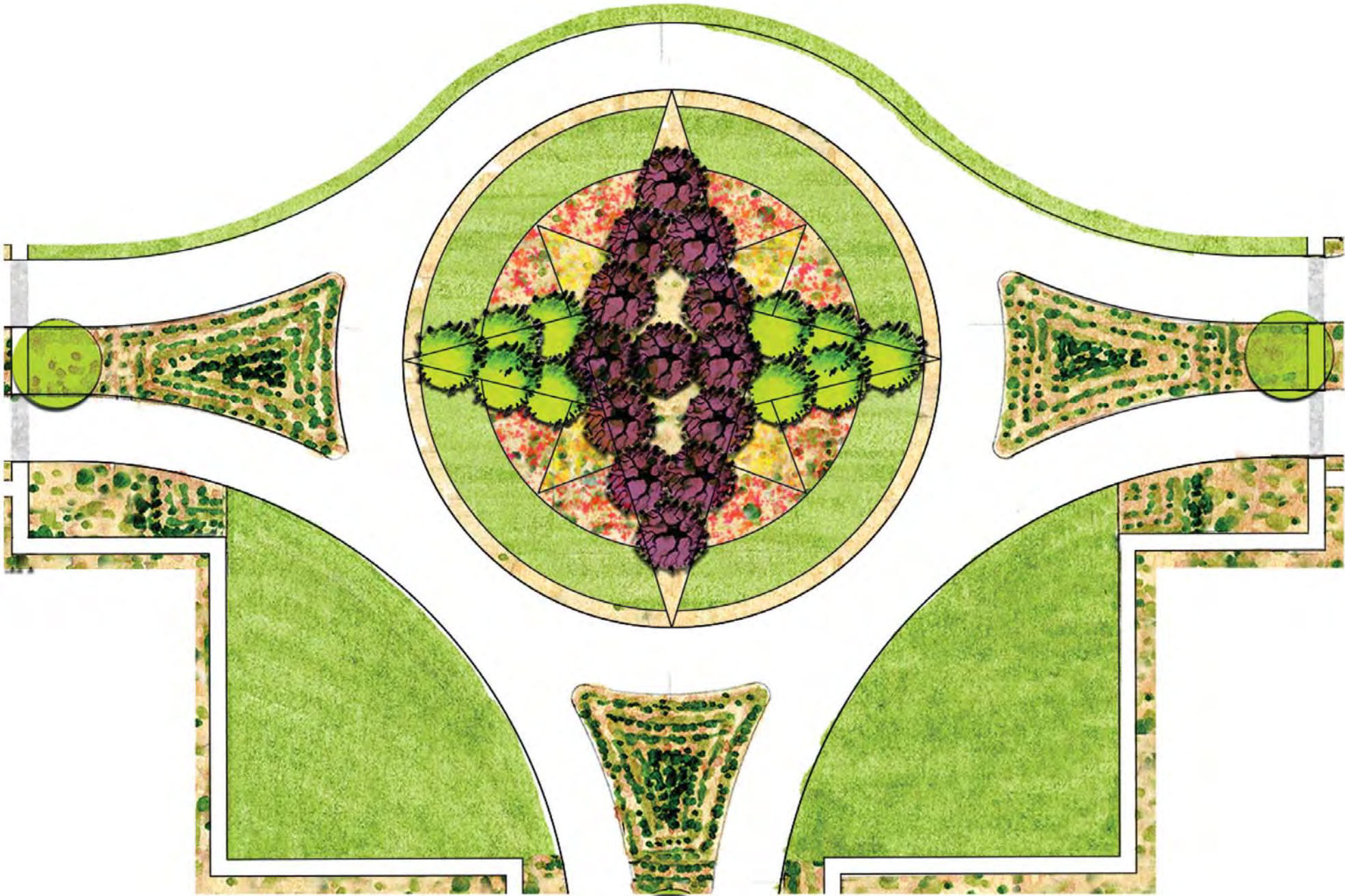
FIGURE 25





PROPOSED COMMUNITY  
ROUNABOUT

FIGURE 26



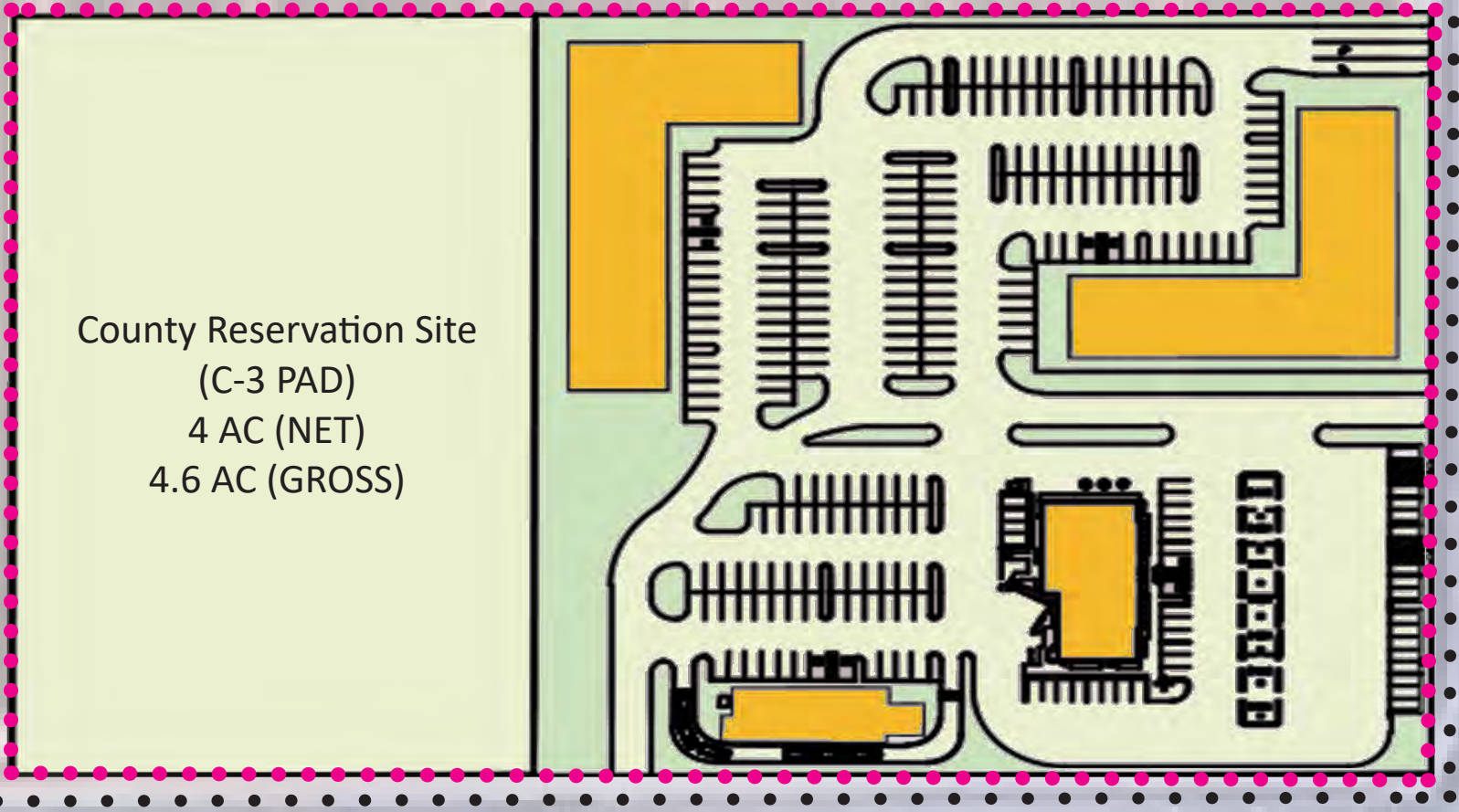


C-3 PAD CONCEPTUAL SITE PLAN

FIGURE 27

- • • • Project Site
- • • • C-3 PAD Zoning Boundary

C-3 PAD Zoning Area = 13.2 Acres

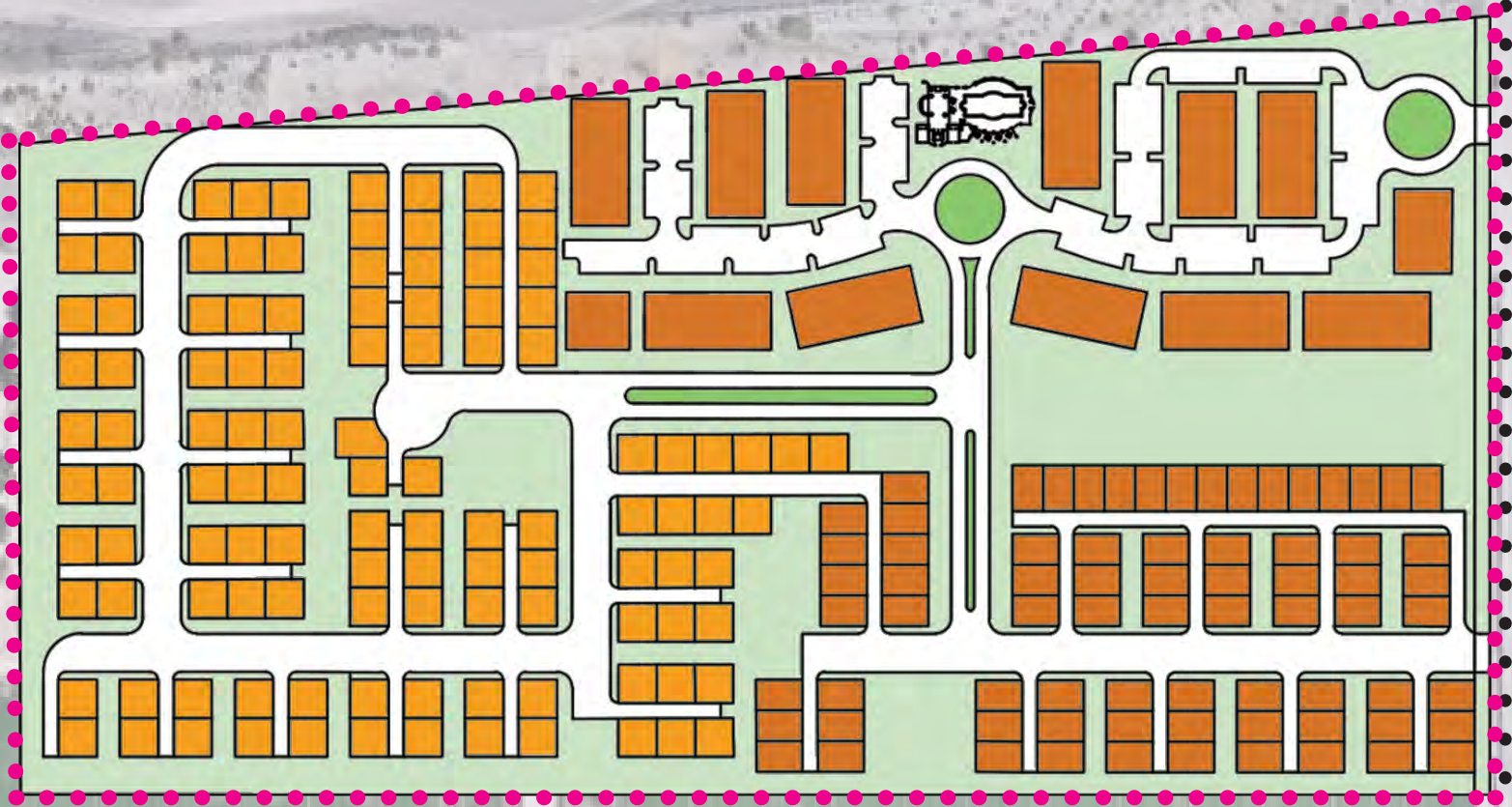


This Draft Site Plan is for illustrative purposes only and is intended to depict how a commercial project may be configured on this property. The actual site plan for the property may be subject to change, and will be finalized at a later date during the Specific Site Plan review process.

MD PAD CONCEPTUAL SITE PLAN

FIGURE 28

- • • • Project Site
  - • • • MD PAD Zoning Boundary
- MD PAD Zoning Area = 41.1 Acres



Schnepf Rd

This Draft Site Plan is for illustrative purposes only and is intended to depict how a Mixed Dwelling project may be configured on this property. The actual site plan for the property may be subject to change, and will be finalized at a later date during the Specific Site Plan review process.





# APPENDIX A



## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<b>Tree</b>	
<i>Acacia aneura</i>	Mulga Acacia
<i>Acacia craspedocarpus</i>	Leather Leaf Acacia
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia smallii</i>	Desert Sweet Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Bauhinia congesta</i>	Anacacho Orchid Tree
<i>Chamerops humillis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Fraxinus velutina</i> 'Rio Grande'	Fantex Ash
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lysiloma thornberi</i>	Desert Fern
<i>Olneya tesota</i>	Ironwood
<i>Parkinsonia floridum</i>	Blue Palo Verde
<i>Parkinsonia hybrid</i> 'Desert Museum'	Desert Museum Palo Verde
<i>Parkinsonia microphyllum</i>	Foothills Palo Verde
<i>Parkinsonia praecox</i>	Palo Brea
<i>Phoenix dactylifera</i>	Date Palm
<i>Phoenix roebelenii</i>	Pygmy Date Palm
<i>Pinus elderica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<b>Tree (cont.)</b>	
<i>Pistacia chinensis</i>	Red Push
<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Pithecellobium mexicana</i> (Ebenopsis)	Mexican Ebony
<i>Pithecellobium pallens</i>	Tenaza
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Prosopis velutina</i>	Velvet Mesquite
<i>Prosopis glandulosa</i>	Texas Honey Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prosopis alba</i>	Argentine Mesquite
<i>Prunus cerasifera</i> 'Atropurpurea'	Purple Leaf Plum



## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Sophora secundiflora</i> 'Silver Peso'	Silver Peso
<i>Tipuana tipu</i>	Tipu Tree
<i>Ulmus parvifolia</i> 'Allee'	Evergreen Elm
<i>Washingtonia filifera</i>	California Fan Palm

### Shrub

<i>Abutilon palmeri</i>	Superstition Mallow
<i>Alyogyne huegii</i>	Blue Hibiscus
<b>Shrub (cont.)</b>	
<i>Ambrosia deltoidea</i>	Triangleleaf Bursage
<i>Anisacanthus quadrifidus-brevilobus</i>	Mountain Flame
<i>Anisacanthus quadrifidus-wrightii</i>	Mexican Flame
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Asclepias subulata</i>	Desert Milkweed
<i>Baccharis centennial</i>	Desert Broom
<i>Bauhinia lunarioides</i>	Anacacho
<i>Bougainvillea</i> 'Barbara Karst'	Barbara Karst Bougainvillea
<i>Bougainvillea</i> 'La Jolla'	La Jolla Bougainvillea
<i>Bougainvillea</i> 'San Diego Red'	Sand Diego Red Bougainvillea
<i>Bougainvillea spectabilis</i>	Great Bougainvillea
<i>Buddleia marrubifolia</i>	Yellow Primrose
<i>Buxus mycophylla</i>	Japanese Boxwood
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Calliandra eriophylla</i>	Pink Fairy Duster
<i>Callistemon viminalis</i> 'Little John'	Little John Bottlebrush
<i>Carissa grandiflora</i>	Natal Plum



## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia boissieri</i>	Anacahuita
<b>Shrub (cont.)</b>	
<i>Cordia parvifolia</i>	Little-leaf Cordia
<i>Cottoneaster glaucophylla</i>	Bright Bead Cottoneaster
<i>Dicliptera suberecta</i>	Hummingbird Plant
<i>Dietes vegeta</i>	Fortnight Lily
<i>Dodonaea viscosa</i>	Hopbush
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Eremophila glabra</i> spp. <i>Carnosa</i>	Winter Blaze Emu
<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells
<i>Eremophila</i> 'Valentine'	Valentine Bush
<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Feijo sellowiana</i>	Pineapple Guava
<i>Gaura lindheimeri</i>	Pink Gaura
<i>Jasminum sambac</i>	Arabian Jasmine
<i>Justicia californica</i>	Red Chuperosa
<i>Justicia candicans</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Larrea tridentata</i>	Creosote
<i>Leucophyllum candidum</i> 'Thunder Cloud' <sup>TM</sup>	Thunder Cloud TX Ranger
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Ranger
<i>Leucophyllum frutescens</i> 'Green Cloud' <sup>TM</sup>	Green Cloud Sage
<i>Leucophyllum frutescens</i> 'White Cloud' <sup>TM</sup>	White Cloud Sage
<b>Shrub (cont.)</b>	
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Ranger
<i>Leucophyllum pruinsum</i> 'Sierra Bouquet'	Sierra Bouquet <sup>TM</sup>
<i>Leucophyllum revolutum</i>	Sierra Magic <sup>TM</sup> Mix
<i>Leucophyllum x Rain Cloud</i>	Rain Cloud Sage
<i>Leucophyllum zygophyllum</i> 'Cimmaron' <sup>TM</sup>	Cimmaron Sage
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa



## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle
<i>Nerium oleander</i> 'Little Red' <i>TM</i>	Little Red' <i>TM</i> Oleander
<i>Nerium oleander</i> 'Petite Pink' <i>TM</i>	Petite Pink' <i>TM</i> Oleander
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary
<i>Ruellia brittonia</i>	Ruellia
<i>Ruellia penninsularis</i>	Ruellia
<i>Senna artemisioides</i> (Cassia )	Feathery Cassia
<i>Senna artemisioides</i> ssp <i>oligophylla</i>	Limestone Cassia
<i>Senna nemophila</i> (Cassia )	Green Cassia
<i>Senna phyllodinea</i>	Silvery Cassia
<i>Senna wislizenii</i>	Shrubby Senna
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Tagetes lemmonii</i>	Mountain Marigold
<b>Shrub (cont.)</b>	
<i>Tecoma hybrid</i> 'Orange Jubilee'	Orange Jubilee
<i>Tecoma stans</i>	Yellow Bells
<i>Tecoma x Bells of Fire</i>	Bells of Fire Tecoma
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Golden Eye

## Ground Cover

<i>Aptenia cordifolia</i>	Ice Plant
<i>Bulbine frutescens</i>	Stalked Bulbine
<i>Drosanthemum speciosum</i>	Iceplant
<i>Eremophila prostrata</i>	Outback Sunrise' Emu Bush
<i>Euphorbia myrsinites</i>	Euphorbia
<i>Rosa banksiae</i> v. 'alba plena	Lady Bank's Rose White

## Accent

<i>Carnegiea gigantea</i>	Saguaro
<i>Dasyllirion acotriche</i>	Green Desert Spoon
<i>Dasyllirion longissimum</i>	Toothless Desert Spoon



## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Euphorbia antisiphilitica</i>	Candelilla
<i>Euphorbia rigida (biglandulosa)</i>	Gopher Plant
<i>Fouquieria splendens</i>	Ocotillo

### Accent (cont.)

<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Hesperaloe parviflora</i>	Red Hesperaloe Yucca
<i>Hesperaloe parviflora</i>	Yellow Hesperaloe Yucca
<i>Muhlenbergia emersleyi</i>	El Toro
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	Autumn Glow Deer Grass
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Nolina bigelovii</i>	Bear Grass
<i>Nolina microcarpa</i>	Bear Grass
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca recurvifolia</i>	Yucca

### Annuals

<i>Dyssodia pentachaeta (Thymophylla)</i>	Golden Dyssodia
<i>Erigeron divergens</i>	Native Fleabane
<i>Erigeron 'Profusion'</i>	Profusion Fleabane Daisy
<i>Melampodium leucanthum</i>	Blackfoot Daisy

### Vines

<i>Antigonon leptopus</i>	Queen's Wreath
<i>Hardenbergia comptoniana</i>	Lilac Vine
<i>Podranea ricasoleana</i>	Pink Trumpet Vine
<i>Trachelospermum jasminoides</i>	Star Jasmine

### Prohibited Plant List

Botanical Name	Common Name
<i>Acacia redolens 'Desert Carpet'</i>	Trailing Acacia
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanicus</i>	Bush Morning Glory
<i>Dalbergia Sissoo</i>	Sissoo Tree
<i>Dalea capitata 'Sierra Gold'™</i>	Sierra Gold Dalea



## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Dalea frutescens</i> Sierra Negra	Black Dalea
<i>Dalea greggii</i>	Prostrate Indigo Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Dietes bicolor</i>	African Iris
<i>Fraxinus oxycarpa</i>	Raywood Ash
<i>Gazania rigens</i> 'Sun Gold'	Sun Gold Gazania
<i>Lantana species</i>	Lantana
<i>Lonicera japonica</i>	Hall's Honeysuckle
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Deer Grass
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Plumbago scandens</i>	Plumbago
<i>Populus spp.</i>	Cottonwood
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Salvia chamaedryoides</i>	Blue Salvia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage



## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<b>Tree</b>	
<i>Acacia aneura</i>	Mulga Acacia
<i>Acacia craspedocarpus</i>	Leather Leaf Acacia
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia smallii</i>	Desert Sweet Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Bauhinia congesta</i>	Anacacho Orchid Tree
<i>Chamerops humilis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Fraxinus velutina</i> 'Rio Grande'	Fantex Ash
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lysiloma thornberi</i>	Desert Fern
<i>Olneya tesota</i>	Ironwood
<i>Parkinsonia floridum</i>	Blue Palo Verde
<i>Parkinsonia hybrid</i> 'Desert Museum'	Desert Museum Palo Verde
<i>Parkinsonia microphyllum</i>	Foothills Palo Verde
<i>Parkinsonia praecox</i>	Palo Brea
<i>Phoenix dactylifera</i>	Date Palm
<i>Phoenix roebelenii</i>	Pygmy Date Palm
<i>Pinus elderica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<b>Tree (cont.)</b>	
<i>Pistacia chinensis</i>	Red Push
<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Pithecellobium mexicana</i> (Ebenopsis)	Mexican Ebony
<i>Pithecellobium pallens</i>	Tenaza
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Prosopis velutina</i>	Velvet Mesquite
<i>Prosopis glandulosa</i>	Texas Honey Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prosopis alba</i>	Argentine Mesquite
<i>Prunus cerasifera</i> 'Atropurpurea'	Purple Leaf Plum



## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Sophora secundiflora</i> 'Silver Peso'	Silver Peso
<i>Tipuana tipu</i>	Tipu Tree
<i>Ulmus parvifolia</i> 'Allee'	Evergreen Elm
<i>Washingtonia filifera</i>	California Fan Palm

### Shrub

<i>Abutilon palmeri</i>	Superstition Mallow
<i>Alyogyne huegii</i>	Blue Hibiscus
<b>Shrub (cont.)</b>	
<i>Ambrosia deltoidea</i>	Triangleleaf Bursage
<i>Anisacanthus quadrifidus-brevilobus</i>	Mountain Flame
<i>Anisacanthus quadrifidus-wrightii</i>	Mexican Flame
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Asclepias subulata</i>	Desert Milkweed
<i>Baccharis centennial</i>	Desert Broom
<i>Bauhinia lunarioides</i>	Anacacho
<i>Bougainvillea</i> 'Barbara Karst'	Barbara Karst Bougainvillea
<i>Bougainvillea</i> 'La Jolla'	La Jolla Bougainvillea
<i>Bougainvillea</i> 'San Diego Red'	Sand Diego Red Bougainvillea
<i>Bougainvillea spectabilis</i>	Great Bougainvillea
<i>Buddleia marrubifolia</i>	Yellow Primrose
<i>Buxus mycophylla</i>	Japanese Boxwood
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Calliandra eriophylla</i>	Pink Fairy Duster
<i>Callistemon viminalis</i> 'Little John'	Little John Bottlebrush
<i>Carissa grandiflora</i>	Natal Plum



## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia boissieri</i>	Anacahuita
<b>Shrub (cont.)</b>	
<i>Cordia parvifolia</i>	Little-leaf Cordia
<i>Cottoneaster glaucophylla</i>	Bright Bead Cottoneaster
<i>Dicliptera suberecta</i>	Hummingbird Plant
<i>Dietes vegeta</i>	Fortnight Lily
<i>Dodonaea viscosa</i>	Hopbush
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Eremophila glabra</i> spp. <i>Carnosa</i>	Winter Blaze Emu
<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells
<i>Eremophila 'Valentine'</i>	Valentine Bush
<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Feijo sellowiana</i>	Pineapple Guava
<i>Gaura lindheimeri</i>	Pink Gaura
<i>Jasminum sambac</i>	Arabian Jasmine
<i>Justicia californica</i>	Red Chuperosa
<i>Justicia candicans</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Larrea tridentata</i>	Creosote
<i>Leucophyllum candidum 'Thunder Cloud'™</i>	Thunder Cloud TX Ranger
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Ranger
<i>Leucophyllum frutescens 'Green Cloud'™</i>	Green Cloud Sage
<i>Leucophyllum frutescens 'White Cloud'™</i>	White Cloud Sage
<b>Shrub (cont.)</b>	
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langamaniae 'Lynn's Legacy'</i>	Lynn's Legacy Sage
<i>Leucophyllum langamaniae 'Rio Bravo'</i>	Rio Bravo Ranger
<i>Leucophyllum pruinsum 'Sierra Bouquet'™</i>	Sierra Bouquet™TM
<i>Leucophyllum revolutum</i>	Sierra Magic™TM Mix
<i>Leucophyllum x Rain Cloud</i>	Rain Cloud Sage
<i>Leucophyllum zygophyllum 'Cimmaron'™</i>	Cimmaron Sage
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa



## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle
<i>Nerium oleander</i> 'Little Red' <i>TM</i>	Little Red' <i>TM</i> Oleander
<i>Nerium oleander</i> 'Petite Pink' <i>TM</i>	Petite Pink' <i>TM</i> Oleander
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary
<i>Ruellia brittonia</i>	Ruellia
<i>Ruellia penninsularis</i>	Ruellia
<i>Senna artemisioides</i> (Cassia )	Feathery Cassia
<i>Senna artemisioides</i> ssp <i>oligophylla</i>	Limestone Cassia
<i>Senna nemophila</i> (Cassia )	Green Cassia
<i>Senna phyllodinea</i>	Silvery Cassia
<i>Senna wislizenii</i>	Shrubby Senna
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Tagetes lemmonii</i>	Mountain Marigold
<b>Shrub (cont.)</b>	
<i>Tecoma hybrid</i> 'Orange Jubilee'	Orange Jubilee
<i>Tecoma stans</i>	Yellow Bells
<i>Tecoma x Bells of Fire</i>	Bells of Fire Tecoma
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Golden Eye

### Ground Cover

<i>Aptenia cordifolia</i>	Ice Plant
<i>Bulbine frutescens</i>	Stalked Bulbine
<i>Drosanthemum speciosum</i>	Iceplant
<i>Eremophila prostrata</i>	Outback Sunrise' Emu Bush
<i>Euphorbia myrsinites</i>	Euphorbia
<i>Rosa banksiae</i> v. 'alba plena	Lady Bank's Rose White

### Accent

<i>Carnegiea gigantea</i>	Saguaro
<i>Dasyllirion acotriche</i>	Green Desert Spoon
<i>Dasyllirion longissimum</i>	Toothless Desert Spoon



## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Euphorbia antisiphilitica</i>	Candelilla
<i>Euphorbia rigida (biglandulosa)</i>	Gopher Plant
<i>Fouquieria splendens</i>	Ocotillo

### Accent (cont.)

<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Hesperaloe parviflora</i>	Red Hesperaloe Yucca
<i>Hesperaloe parviflora</i>	Yellow Hesperaloe Yucca
<i>Muhlenbergia emersleyi</i>	El Toro
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	Autumn Glow Deer Grass
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Nolina bigelovii</i>	Bear Grass
<i>Nolina microcarpa</i>	Bear Grass
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca recurvifolia</i>	Yucca

### Annuals

<i>Dyssodia pentachaeta (Thymophylla)</i>	Golden Dyssodia
<i>Erigeron divergens</i>	Native Fleabane
<i>Erigeron 'Profusion'</i>	Profusion Fleabane Daisy
<i>Melampodium leucanthum</i>	Blackfoot Daisy

### Vines

<i>Antigonon leptopus</i>	Queen's Wreath
<i>Hardenbergia comptoniana</i>	Lilac Vine
<i>Podranea ricasoleana</i>	Pink Trumpet Vine
<i>Trachelosperum jasminoides</i>	Star Jasmine

### Prohibited Plant List

Botanical Name	Common Name
<i>Acacia redolens 'Desert Carpet'</i>	Trailing Acacia
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanicus</i>	Bush Morning Glory
<i>Dalbergia Sissoo</i>	Sissoo Tree
<i>Dalea capitata 'Sierra Gold'™</i>	Sierra Gold Dalea



## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Dalea frutescens</i> Sierra Negra	Black Dalea
<i>Dalea greggii</i>	Prostrate Indigo Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Dietes bicolor</i>	African Iris
<i>Fraxinus oxycarpa</i>	Raywood Ash
<i>Gazania rigens</i> 'Sun Gold'	Sun Gold Gazania
<i>Lantana species</i>	Lantana
<i>Lonicera japonica</i>	Hall's Honeysuckle
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Deer Grass
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Plumbago scandens</i>	Plumbago
<i>Populus spp.</i>	Cottonwood
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Salvia chamaedryoides</i>	Blue Salvia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage