



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: June 28, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: ITEM 171 ON THE JULY 1, 2022 PUBLIC HEARING/FORMAL AGENDA –
REZONING APPLICATION Z-62-18-2 – SOUTHWEST CORNER OF THE 24TH
STREET ALIGNMENT AND SONORAN DESERT DRIVE (ORDINANCE G-6991)

Item 171, Rezoning Application Z-62-18-2 (Verdin PUD) is a request to rezone 488.63 acres located at the southwest corner of the 24th Street alignment and Sonoran Desert Drive from S-1 DCOD, S-1, and RE-35 DCOD to PUD to allow single-family residential (Ordinance G-6991).

The North Gateway Village Planning Committee heard the case on March 10, 2022 and recommended approval, per the staff recommendation with a modification by a vote of 4-1. The Desert View Village Planning Committee heard the case on April 5, 2022 and recommended approval, per the staff recommendation with modifications and additional stipulations by a vote of 10-1.

The Planning Commission heard the case on May 5, 2022 and recommended approval per a staff memo by a vote of 7-1. One of the stipulations required the execution of a development agreement between the city and the developer within 24 months of City Council approval of this change of zone and prior to final site plan approval and issuance of any grading and drainage permits. The development agreement is to outline the requirements for initial improvements to Sonoran Desert Drive, as well as financial contributions for the ultimate buildout of Sonoran Desert Drive.

On July 1, 2022, the City Council continued this rezoning request, along with three other related cases, in order to allow additional time to finalize the site-specific development agreement and to finalize the north area Sonoran Desert Drive Funding Policy for the City Council to adopt concurrently with the site specific planning and zoning items.

After the continuance recommendation, the City of Phoenix declared a Stage 1 Water Alert and the applicant agreed to incorporate drought management commitments into the PUD Development Narrative (see the attached Verdin Drought Management Commitment). Below are the modified stipulations that will add language regarding water conservation and sustainability measures for the development.

Additionally, the representative for this rezoning request has been working with the community and is requesting to add a new stipulation and modify stipulations to address their commitment to build one-story homes along the east and north portions of the site and to increase the open space tract along the eastern boundary of the site. The stipulations below reflect the representative's commitments. The legislative edits with

CAPS and strike-throughs illustrate changes made at the village and Planning Commission levels. All added and modified stipulations, since the Planning Commission recommendation, are in bold font below.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the ~~Sendero Foothills~~ VERDIN PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped ~~November 29, 2021~~ MARCH 3, 2022, as modified by the following stipulations:
 - a. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MAXIMUM OVERALL UNIT COUNT OF 1,250 UNITS AND A MAXIMUM OVERALL DENSITY OF 2.6 UNITS PER ACRE. PAGES 6, 8, 26, AND 28: REVISE ALL REFERENCES TO THE MAXIMUM DENSITY TO 2.6 DWELLING UNITS PER ACRE.~~
 - b. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REMOVE THE SMALL LOT (SFR-3) LAND USE DISTRICT. PAGES 6, 8, 26, AND 28: REVISE ALL REFERENCES TO THE MAXIMUM NUMBER OF UNITS TO 1,250 DWELLING UNITS.~~
 - c. ~~MODIFY THE VERDIN PUD DOCUMENT AS NECESSARY TO REFLECT A MINIMUM 25-FOOT OPEN SPACE TRACT PROVIDED ALONG THE EASTERN BOUNDARY OF THE VERDIN PROPERTY TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR. THE OPEN SPACE TRACT SHALL BE CONSIDERED A CERTIFIED AREA TYPE "B" – NATURAL REVEGETATED AREA WITH PLANT MATERIALS FROM THE VERDIN PUD PLANT LIST: GREEN LIST. PAGES 23, 26, 28, 29, 35, 36, 59, 63, 75, 134, 135, AND 136: REMOVE ALL REFERENCES TO THE "SINGLE-FAMILY RESIDENTIAL – SMALL LOT (SFR-3)" LAND USE DISTRICT. UNIT COUNTS AND PERCENTAGES RELATED TO THIS REMOVAL SHALL BE UPDATED ACCORDINGLY.~~
 - d. PAGES 20, 52, 61, 102, AND 113: REVISE ALL REFERENCES TO THE WIDTH OF THE MULTI-USE TRAIL EASEMENT ALONG THE MESQUITE WASH CORRIDOR TO 30-FEET-WIDE.
 - e. PAGES 51, 71, 75, 76, 83, 86, 87, 104, 105, 106, 107, 108, 109, 110, 119, AND 121: REVISE ALL REFERENCES TO THE "APPROVED PLANT PALETTE" TO "PLANT PALETTE".
 - f. PAGES 8-22, SECTION 2. LAND USE PLAN, AND PAGES 97-123, SECTION 9. CERTIFIED OPEN SPACE DESIGN GUIDELINES: ADD LANGUAGE REGARDING CONVEYANCE OF APPROXIMATELY 16

ACRES ADDRESSED IN STIPULATION NO. 8. THERE SHALL BE A PROVISION FOR BOTH ON SITE OPEN SPACE AND THE DEDICATED 16 ACRES TO COUNT TOWARDS TOTAL OPEN SPACE.

- g. PAGE 16, OFF-SITE CONNECTIVITY: ADD LANGUAGE REGARDING PUBLIC TRAIL ACCESS EASEMENTS PROVIDED FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS, PER STIPULATION NO. 6. THE SECTION SHALL SPECIFICALLY NOTE THAT THE ACCESS EASEMENTS WILL ENSURE PERMANENT PUBLIC ACCESS AND RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS THROUGH THE RESIDENTIAL COMMUNITY TO THE SONORAN PRESERVE.
- dh. Page 23, Section 1.d.Accessory uses.(1): Revise to read, “permanent and/or temporary alcoholic beverage and/or food sales and/or consumption;”
- i. PAGE 35, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: ADD A ROW AFTER MAX. DWELLING UNIT DENSITY THAT READS “MAXIMUM UNITS: 1,250 DWELLING UNITS FOR THE ENTIRE PUD AREA”.
- j. PAGES 36-37, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: ADD A FOOTNOTE THAT REFERS TO THE DEVELOPMENT PARCEL ALLOCATION TABLE IN SECTION 4.C. (REGULATORY STANDARDS & LAND USE DISTRICTS – DEVELOPMENT STANDARDS) FOR THE MAXIMUM UNIT COUNTS FOR EACH DEVELOPMENT PARCEL.
- k. **PAGES 37, SINGLE-FAMILY LAND USE DISTRICT DEVELOPMENT STANDARDS TABLE: MODIFY FOOTNOTE 6 TO ALSO LIMIT THE BUILDING HEIGHT FOR HOMES BUILT ON THE FIRST ROW OF RESIDENTIAL LOTS ALONG THE EASTERN AND NORTHERN SITE BOUNDARIES TO ONE-STORY WITH A MAXIMUM HEIGHT OF 24- FEET MEASURED FROM THE TOP OF PARAPET OR THE TOP OF THE RIDGE ON SLOPING ROOFS.**
- kl. PAGE 41, SECTION 6.1: REVISE TO READ, “WHEN NOT PROHIBITED BY CITY CODE, SECTION 31-13, PRIMARY ORNAMENTAL ENTRIES NO HIGHER THAN 16-FEET ARE ALLOWED...”
- lm. PAGE 41, SECTION 6.3.A: ADD THE FOLLOWING SENTENCE UNDER THE EXISTING SENTENCE: “ANY WALLS OR FENCING ALONG A PRESERVE EDGE/MCFCD PROPERTY BOUNDARY, OTHER THAN WALLS OR FENCING FOR INDIVIDUAL RESIDENTIAL LOTS, SHALL BE COMPRISED OF THE BARRIER FENCING TYPE,

WHICH ARE DESIGNED WITH SUFFICIENT OPENINGS TO ALLOW THE REGULAR PASSAGE OF WILDLIFE.”

- mn. PAGE 42, SECTION 6.3.B: REVISE THE REFERENCE TO ‘A MAXIMUM 6-FOOT, 4-INCH HIGH FULL VIEW FENCING’ TO ‘A MAXIMUM 5-FOOT HIGH FULL VIEW FENCING’.
- no. PAGE 46, SECTION 6.6: CHANGE ‘14 FEET’ TO ‘12 FEET’.
- lop. PAGES 52-53, SECTION 2.C: ADD LANGUAGE REGARDING PUBLIC TRAIL ACCESS EASEMENTS PROVIDED FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS, PER STIPULATION NO. 6. THE SECTION SHOULD SPECIFICALLY NOTE THAT THE ACCESS EASEMENTS WILL ENSURE PERMANENT PUBLIC ACCESS AND RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS THROUGH THE RESIDENTIAL COMMUNITY TO THE SONORAN PRESERVE.
- q. **PAGE 70, SECTION 4.D: AFTER THE FIRST PARAGRAPH ADD LANGUAGE REGARDING COMMON AREA LANDSCAPING STANDARDS TO INCLUDE THE FOLLOWING:**
 - **PROHIBIT NON-FUNCTIONAL TURF AND INCLUDE AN EXPLANATION OF WHAT NON-FUNCTIONAL TURF IS.**
 - **PROHIBITING TURF WITHIN 50 FEET OF THE MESQUITE WASH CORRIDOR AND CAVE CREEK WASH EDGES.**
 - **TURF, WHERE ALLOWED, WILL NOT BE PLANNED ON SLOPES IN EXCESS OF 5%.**
 - **REGULAR WATER LEAK DETECTION AUDITS WILL TAKE PLACE FOR COMMON AREAS MANAGED AND MAINTAINED BY THE HOA.**
- r. **PAGE 75-76: ADD A SUBSECTION REGARDING REAR YARD TURF AND INCLUDE LANGUAGE RESTRICTING TURF IN THE REAR YARD TO A MAXIMUM 20%.**
- ps. PAGE 79-80, SECTION 5.A, LAST BULLET POINT: ADD THE FOLLOWING AFTER THE FIRST SENTENCE: “THE USE OF RETAINING WALLS IN EXCESS OF 4 FEET IS DISCOURAGED AND SHOULD BE LIMITED TO LOCATIONS WHERE NECESSARY TO ACCOMMODATE SPECIFIC SITE TOPOGRAPHY.”
- mq
t. PAGES 90-91, SECTION 6.H: DELETE “CHILOPSIS LINEARIS – DESERT WILLOW” TREE FROM THE GREEN LIST AND ADD IT TO THE YELLOW LIST TREES ON PAGE 91.
- nf
u. PAGES 90 AND 92, SECTION 6.H: DELETE “CELTIS RETICULATA – NETLEAF HACKBERRY” SHRUB FROM THE YELLOW LIST AND ADD IT TO THE GREEN LIST SHRUBS ON PAGE 90.

- v. **PAGE 98, NATIONAL WILDLIFE FEDERATION COLLABORATION GOALS: ADD A GOAL REGARDING SUBSTANTIAL WATER CONSERVATION AND MANAGEMENT COMMITMENTS.**
- es
w. PAGE 101, CERTIFIED AREA OPEN SPACE TYPES EXHIBIT. UPDATE THE EXHIBIT TO INCLUDE THE **MINIMUM 25-FOOT, AVERAGE 50-FOOT** OPEN SPACE TRACT THAT WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE AS A CERTIFIED AREA TYPE “B” – NATURAL REVEGETATED AREA **AND MAY INCLUDE LIMITED TRAILHEAD AND TRAIL OR PATHWAY IMPROVEMENTS, BARRIER FENCING AND RETENTION AREAS FOR THE PROJECT.**
- pt
x. PAGE 105-108, SECTION 1.D.2: ADD LANGUAGE ~~REGARDING THE~~ **STATING THAT A** MINIMUM 25-FOOT, **AVERAGE 50-FOOT** OPEN SPACE TRACT ~~THAT~~ WILL BE PROVIDED ALONG THE EASTERN BOUNDARY OF THE SITE TO PROVIDE A TRANSITION TO THE CAVE CREEK WASH CORRIDOR **AND THAT THE OPEN SPACE TRACT WILL BE COUNTED TOWARDS THE TOTAL OPEN SPACE REQUIRED FOR THE PROJECT.** EXPLAIN THAT THE AREA’S PLANT MATERIAL WILL BE FROM THE PLANT PALETTE GREEN LIST.
- qu
y. PAGES 119 AND 121, 1.E. PLANT AND WILDLIFE RELATIONSHIP MATRIX, PLANT PALETTE: GREEN LIST: REMOVE THE IMAGE AND INFORMATION REGARDING “CHILOPSIS LINEARIS – DESERT WILLOW” AND ADD TO THE PLANT PALETTE: YELLOW LIST ON PAGE 121.
- rv
z. PAGES 119 AND 122, 1.E. PLANT AND WILDLIFE RELATIONSHIP MATRIX, PLANT PALETTE: YELLOW LIST: REMOVE THE IMAGE INFORMATION REGARDING “CELTIS RETICULATA – NETLEAF HACKBERRY” AND ADD TO THE PLANT PALETTE: GREEN LIST ON PAGE 119.
- sw
aa. PAGE 123, SECTION 10.1.B: REVISE TO READ, “THE MAXIMUM HEIGHT FOR PRIMARY ORNAMENTAL ENTRY SIGN LETTERING AND COPY IS 16 FEET...”
- bb. **PAGES 125-126, SECTION 11. SUSTAINABILITY: ADD LANGUAGE REGARDING REGULAR WATER LEAK DETECTION AUDITS FOR COMMON AREAS MANAGED AND MAINTAINED BY THE HOA.**
- cc. **PAGES 125-126, SECTION 11. SUSTAINABILITY: ADD LANGUAGE TO REQUIRE EFFLUENT DELIVERY BACK TO THE CITY.**

- m. PAGES 126-127, SECTION 12. WATER: ADD LANGUAGE REGARDING PARTICIPATION IN THE CITY'S HOMEOWNERS ASSOCIATION WATER EFFICIENCY PROGRAM.**
 - ee. PAGES 126-127, SECTION 12. WATER: ADD LANGUAGE REGARDING THE EPA WATERSENSE CERTIFICATION PROGRAM AND MANDATORY REQUIREMENTS. THIS SHOULD INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING: LEAK DETECTION AUDITS; WATERSENSE LABELED TOILETS, BATHROOM FAUCETS, AND SHOWERHEADS; WATERSENSE LABELED IRRIGATION SYSTEM COMPONENTS; LANDSCAPE DESIGN COMPLETED BY A WATERSENSE DESIGN PROFESSIONAL; AND FORMAL CERTIFICATION AS A WATERSENSE HOME BY AN AUTHORIZED HOME CERTIFYING ORGANIZATION.**
- 2. The applicant shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The TIS shall provide signal warrant analysis for development access points along Sonoran Desert Drive as well as 7th Street and Dove Valley Road. The developer will be responsible for all additional dedications and/or roadway and signal improvements as identified by the approved study.
- 3. The developer shall submit Master Street Design and Phasing Plans for each Development Unit, as required by Section 636, Planned Community District (PCD), of the Phoenix Zoning Ordinance.
- 4. All designated public roadways shall meet the City of Phoenix Storm Water Design Manual Standards for wash crossings.
- 5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
- 6. ~~THE DEVELOPER SHALL WORK WITH THE CITY OF PHOENIX PARKS AND RECREATION DEPARTMENT TO PROVIDE PUBLIC TRAIL ACCESS EASEMENTS FOR THE MESQUITE WASH CORRIDOR TRAIL AND COMMUNITY PASEO PATHS THAT PROVIDE CONNECTION TO THE SONORAN PRESERVE AS DEPICTED ON EXHIBIT 6, PEDESTRIAN CIRCULATION PLAN, IN THE PUD DOCUMENT DEVELOPMENT NARRATIVE, AS MODIFIED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE PUBLIC ACCESS SHALL BE DESIGNED TO RESTRICT UNAUTHORIZED MOTOR VEHICLE ACCESS, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE LOCATION AND DESIGN OF TRAIL~~

CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF PHOENIX PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT.

7. A MINIMUM 12-FOOT-WIDE MULTI-USE TRAIL (MUT) SHALL BE CONSTRUCTED WITHIN AN AVERAGE 30-FOOT-WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG THE MESQUITE WASH IN ACCORDANCE WITH SECTION 429 OF THE CITY OF PHOENIX MAG SUPPLEMENTAL DETAIL, AS MODIFIED TO ADDRESS WASH CORRIDOR CONSTRAINTS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. THE DEVELOPER SHALL CONVEY APPROXIMATELY 16 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE SITE WITHIN THE EROSION HAZARD SETBACK AREA ALONG THE CAVE CREEK WASH CORRIDOR, AS GENERALLY SHOWN ON EXHIBIT 11 OF THE DEVELOPMENT NARRATIVE, TO THE CITY OF PHOENIX FOR INCLUSION IN THE SONORAN PRESERVE, AS MODIFIED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE FINAL ACREAGE AND CONFIGURATION OF THE PROPERTY TO BE CONVEYED, ALONG WITH TIMING OF THE CONVEYANCE, SHALL BE MUTUALLY AGREED UPON BY THE DEVELOPER, THE PARKS AND RECREATION DEPARTMENT, AND PLANNING AND DEVELOPMENT DEPARTMENT.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall
8. conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the
9. Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. In the event archaeological materials are encountered during construction, the
40. developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.
13. THE DEVELOPER SHALL NOTIFY THE FOLLOWING INDIVIDUALS BY EMAIL A MINIMUM OF 15 DAYS PRIOR TO ANY PRELIMINARY SITE PLAN REVIEW MEETINGS WITH THE PLANNING AND DEVELOPMENT

DEPARTMENT, PLANNING HEARING OFFICER REQUESTS TO MODIFY STIPULATIONS, OR ANY ZONING ADJUSTMENT REQUESTS. THE NOTICE SHALL INCLUDE THE DATE, TIME AND LOCATION OF THE MEETING/HEARING.

- A. DR. GARY KIRKILAS: GARYKIRKILAS@GMAIL.COM
 - B. MEMBERS OF THE PHOENIX SONORAN PRESERVE AND MOUNTAIN PARKS/PRESERVES COMMITTEE
 - C. VASHTI "TICE" SUPPLEE: VSUPPLEE25@GMAIL.COM
14. APPROVAL OF THE PLANNED UNIT DEVELOPMENT SHALL BE CONDITIONED UPON THE FINAL EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER WITHIN 24 MONTHS OF CITY COUNCIL APPROVAL OF THIS CHANGE OF ZONE. ADDITIONALLY, THE DEVELOPMENT AGREEMENT SHALL BE EXECUTED PRIOR TO FINAL SITE PLAN APPROVAL AND ISSUANCE OF ANY GRADING AND DRAINAGE PERMITS. THE DEVELOPMENT AGREEMENT SHALL AT A MINIMUM OUTLINE THE REQUIREMENTS FOR INITIAL IMPROVEMENTS TO SONORAN DESERT DRIVE, AS WELL AS FINANCIAL CONTRIBUTIONS FOR THE ULTIMATE BUILDOUT OF SONORAN DESERT DRIVE, AS MODIFIED AND APPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS.

Enclosures:

Verdin Drought Management Commitment

Approved:



Alan Stephenson

Deputy City Manager/Planning and Development Director

In June 2022, the City of Phoenix declared a **Stage 1 Water Alert**, which sets in motion an intensive public education and information program centered around water conservation, sustainability and management. A Stage 2 Water Warning is expected to be declared yet this year and will provide authority for the City to impose water use reduction regulations.

Taylor Morrison's proposed Verdin master planned community in North Phoenix has been designed around a framework that makes Verdin a natural partner and model for the City with regard to sustainable water conservation practices. As the City navigates a path to facilitate and support much needed housing while also advancing the City's drought management and water conservation goals, Taylor Morrison's Verdin community will establish a new standard for **'water forward'** development in North Phoenix.

Taylor Morrison has committed to the following water conservation and sustainability measures for Verdin that will be regulated through the Verdin Planned Unit Development ("PUD") and private governance documents.

- 1. EPA WaterSense Certification.** All homes within the Verdin community will be designed and certified through the EPA WaterSense Certification program. Homes within Verdin will meet the mandatory requirements for WaterSense labeling, including:
 - Leak detection audits
 - WaterSense labeled toilets, bathroom faucets and showerheads
 - WaterSense labeled irrigation system components
 - Landscape design completed by a WaterSense design professional
 - Formal certification as a WaterSense home by an authorized Home Certifying Organization
- 2. City of Phoenix Homeowners Association Water Efficiency Program.** The homeowner's association for Verdin will participate in the City's Homeowners Association Water Efficiency Program.
- 3. National Wildlife Federation Certification.** The Verdin community has been designed, from the ground up, to achieve National Wildlife Federation ("NWF") Certification for the community, including that community common areas and open spaces will achieve Certified Wildlife Habitat status. The NWF Certification, naturally, includes substantial water conservation and management commitments that are embedded in the Verdin PUD zoning regulations.
- 4. Native Drought Tolerant Vegetation/Xeriscape Plans.** The Verdin PUD contains a curated, localized water-wise Sonoran Desert Plant Palette for use throughout the entire community, created in partnership with local stakeholders and the National Wildlife Federation.
 - Ultimately, more than 100 acres of preserved and revegetated common area open spaces (21% of the project land area) will be protected habitats with native vegetation.

- Landscaping in the front yards of all homes will be required to utilize the drought tolerant, NWF Certified Verdin plant palette.

5. Irrigation Restrictions. The Verdin PUD includes design guidelines for undisturbed and revegetated open space areas that call for restrictions on irrigation, limited maintenance, prohibition on pesticides or herbicides, and restrictions on pruning. Over the long term, 75% of the Verdin community common areas will be prohibited from having irrigation.

- Designated Preserved Open Areas (39.8 acres) will be preserved in a natural state with an absolute prohibition on irrigation.
- Designated Revegetated Open Space Areas (63.3 acres) will be minimally irrigated to establish revegetated plants, but then cut off from irrigation once plant materials are established.

6. Irrigation and Use of Smart Controllers.

- Community common areas that are irrigated will be required to utilize smart irrigation controllers that can be controlled remotely to promote water conservation.
- Automatic drip irrigation systems are required for all front yard landscaping.
- Automatic irrigation systems designed by a landscape architect or other similar certified designer shall be required for all planting areas in front yards and common areas. Fixed risers in such areas are prohibited.
- Areas requiring overhead spray shall be limited to turf areas and flower beds. All other areas must use drip irrigation.
- Large overhead and drip irrigation systems should be zoned for exposure, topography and varying water requirements of the plant material.

7. Water Leak Detection. Verdin common areas managed and maintained by the homeowner's association will undergo regular water leak detection audits to ensure the integrity and efficiency of the irrigation system is maintained.

8. Turf Restrictions. The Verdin PUD contains turf restriction prohibitions that advance water conservation goals and are a required element of the NWF Partnership.

- Turf is prohibited in all medians and public rights of way.
- Turf is prohibited within common areas adjacent to the Sonoran Preserve, community edges and along wash corridors.
- Turf is prohibited within the front yards of all homes within Verdin. This restriction will be enforced through the community design guidelines and CC&Rs.
- "Non-functional" turf is not allowed within the Verdin community.
- Turf within rear yards of all homes will be restricted such that no more than 20% of a private lot rear yard could contain natural turf.
- Turf, where allowed, will not be planted on slopes in excess of 5%.

8. Effluent Reuse. All effluent generated from Verdin will be delivered back to the City for City use through the Water Services Department sewer system.