

ARTICLE 5 – MASTER PLAN DEVELOPMENT and PLANNED AREA DEVELOPMENT

SEC. 5.0 GENERAL PROVISIONS.

- A.** The purpose of the Master Plan Development (MPD) is to allow for the design and development of a community or other large or complicated land area, the platting of which is expected in phased or progressive stages. The design, platting and construction of the backbone infrastructure serving the M.P.D. is accomplished with the initial phase while the individual parcel planning and development is deferred for future project development. The minimum size for any development utilizing the M.P.D. process shall be three hundred-twenty (320) acres. Any rezoning necessary for the development of a M.P.D. shall be processed prior to consideration of a preliminary plat.
- B.** The purpose of the Planned Area Development (P.A.D.) is to provide for the orderly development of land while permitting flexibility in the design and development of residential, commercial, and/or industrial environments of a quality which could not be achieved by traditional lot by lot development under conventional subdivision design. The minimum size for any development utilizing the P.A.D. process shall be forty (40) acres. Any rezoning necessary for the development of a P.A.D. shall be processed prior to consideration of a preliminary plat.
- C.** At a minimum a M.P.D. shall provide twenty-five (25%) percent of the net acreage preserved as open space and a PAD shall provide twenty (20%) percent. Not more than fifty (50) percent of the required open space in either a MPD or a PAD shall be attributed to golf course use or ancillary golf uses. Net acres shall be defined as the total acres exclusive of the area required for arterial or collector street right-of-way dedications and school/public site reservations.
- D.** Applications for either a M.P.D. and/or a P.A.D. development shall abide by the Zoning Ordinance and the “Subdivision Design Standards” outlined in Chapter 6 of this Ordinance unless otherwise modified by the City Council at the time of zoning approval.
- E.** As a prerequisite to the Commission hearing for any M.P.D., or P.A.D. a neighborhood meeting may be required to be conducted by the applicant; if determined by the Zoning Administrator to be necessary. The purpose of the meeting is to provide information to the adjacent property owners and citizens. The applicant shall notify all landowners, adjoining or adjacent to, the boundaries of the proposed development, the City of Eloy, and any Neighborhood Associations on record with the City by first class mail no less than 30 days prior to the scheduled Commission meeting. The applicant shall submit documentation of the attendees and minutes of the meeting(s) to the City Planning Department. All meeting(s) shall be held within the City of Eloy corporate limits

SEC. 5.1 MASTER PLAN DEVELOPMENT.

- A.** An application for a M.P.D. shall be made on forms provided by the Planning Department. Any application for a M.P.D. shall submit the following information:

 1. “Master Street Plan” (arterial and collector system).



2. "Traffic Impact Analysis" using trip generation information from the Institute of Transportation Engineers (ITE).
3. "Master Drainage Plan".
4. "Master Wastewater and Sewer Plan".
5. "Master Water Plan".
6. "Master Phasing Plan".
7. "Master Parcel Plan" and "Public Facility Plan".
8. "Map of Dedication" for arterial and collector street system (backbone system).
9. "Map of Dedication" for drainage easements identified in the Master Drainage Plan.
10. Documentation that a site records check, for potential cultural resources, has been conducted in conjunction with the State Historic Preservation Office Cultural resource check.

B. The "Master Plan - Design Guidelines" with both narrative and graphics that explain the character, site planning, community architecture and amenities, signage and landscaping that can be expected from the development shall be provided at the time of application submittal.

C. Additional information may be necessary as requested by the Planning Department to adequately review the project.

SEC. 5.2 PLANNED AREA DEVELOPMENT.

A. An application for a P.A.D. shall be made on forms provided by the Planning Department. Any application for a P.A.D. shall submit the following information:

1. All material outlined in the Planned Area Development Overlay District - Sec. 10.7 of the Zoning Ordinance.
2. A preliminary water report and water layout plan.
3. A preliminary sewer report and sewer layout plan.
4. A "Preliminary Drainage Report" that at a minimum indicates or delineates: the boundaries of on-site and off-site drainage areas; the proposed drainage patterns of the development and the pre-existing patterns; run-off factor and run-off data; retention volume and location of drainage easements. The City Engineer may request other data necessary to review the proposed development.
5. A preliminary traffic study, prepared by a Registered Professional Traffic Engineer or Civil Engineer, that at a minimum addresses on-site and off-site traffic flows, project impacts and mitigation measures, anticipated trip generations, and level of service. The City Engineer may request other data necessary to review the proposed



- development.
6. A phasing plan/schedule. If the project is to be developed in phases each phase shall contain a mix of residential densities, product designs and be self-sufficient meeting the requirements, standards and conditions applicable to the project as a whole. Additionally, each phase of the project shall be self sufficient in regard to facilities, utilities, and services.
 7. Additional information may be necessary as requested by the Planning Department to adequately review the project.
- B.** The development progression, for review and approval, of the subdivision of land utilizing a P.A.D. follows the same progressive stages (Stages I-V) as outlined in Chapter 4 of this Ordinance.

