



HAVEN AT DESTINATION

Planned Area Development Narrative



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1. INTRODUCTION

Haven at Destination is a proposed single-family residential community located at the northwest corner of north Meridian Road and Arizona State Route 24 (referred to as the “Site”) within the City of Mesa (the “City”). The Site features single-family detached residential units and provide a well-planned neighborhood with access to nearby roadways, surrounding residential communities, and future growth areas.

The approximately 28.57 gross acre (27.53 net acre) Site presents an opportunity to introduce a new residential neighborhood in an area transition from industrial and rural uses to residential development. This Planned Area Development (“PAD”) establishes the zoning and Development Standards (“Standards”) necessary to support the proposed use and ensure alignment with the City’s long-term planning objectives. Refer to **Exhibit 1: Vicinity Map** showing the Site’s location and surrounding context.

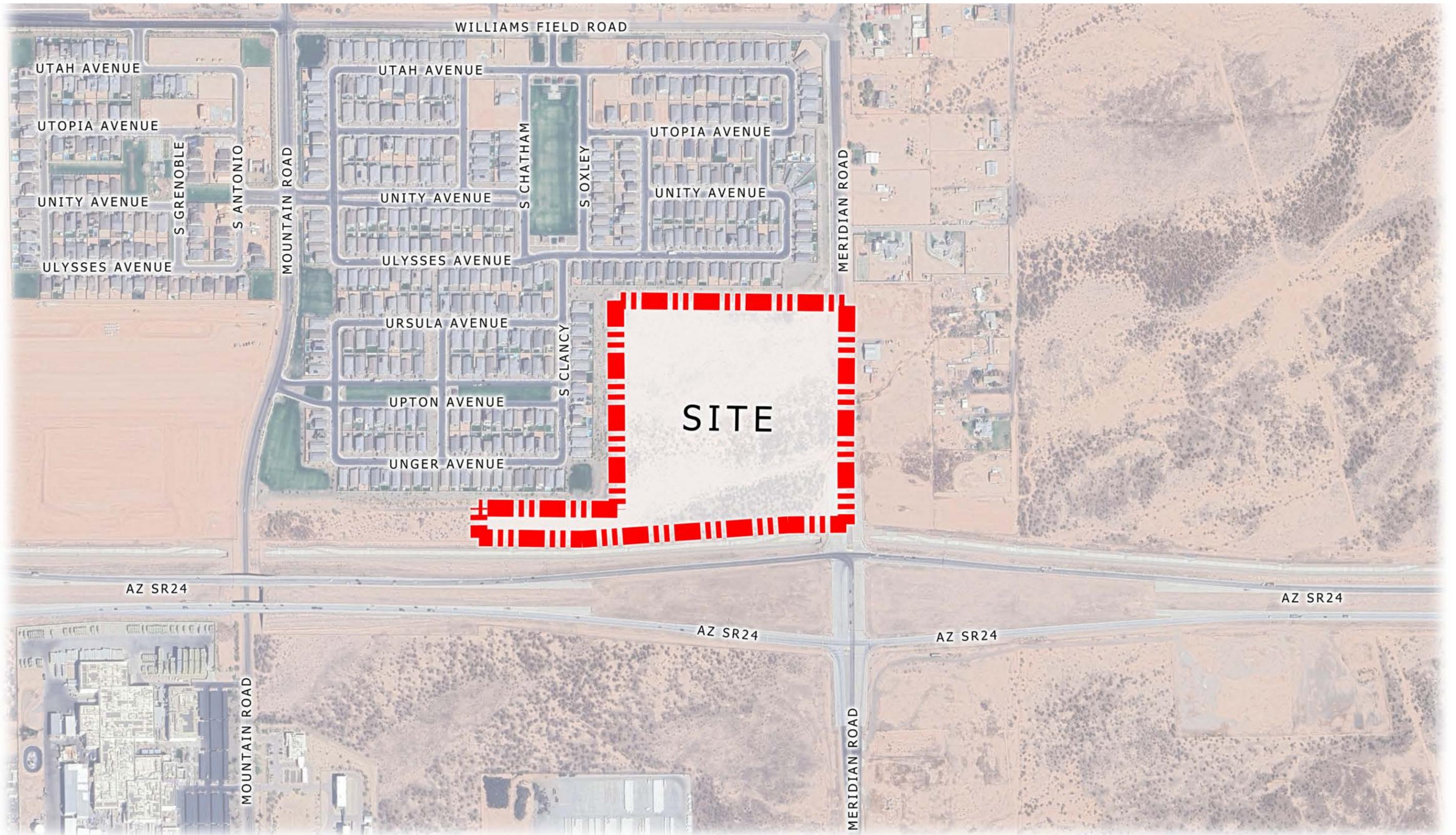
This rezoning request is adopted in conjunction with a rezone and Major General Plan Amendment (“MGPA”) to the Site (APN# 304-34-057F).

1.1 PURPOSE OF REQUEST

The purpose of this request is to rezone the Site from General Industrial (GI) to Small Lot Single Residence (RSL-2.5) with a PAD overlay to support the development of a high-quality residential community consisting of approximately one hundred fifty-five (155) single-family detached residential units, consistent with the City of Mesa’s 2050 General Plan (“General Plan”).

1.2 AUTHORITY

This narrative is part of a rezone submittal for a PAD Overlay District, enacted pursuant to the City of Mesa Zoning Ordinance (“Ordinance”) and in conformance with the General Plan. All references to the Ordinance hereafter shall refer to the City of Mesa Zoning Ordinance, as amended. The RSL-2.5 PAD will establish site-specific Standards that supersede the underlying zoning regulations, except where specifically referenced. These Standards will guide all Subdivision Plats, Development Plans, and improvements within the Site.



2. SITE CONDITIONS AND LOCATION

The Site is currently undeveloped land and is zoned General Industrial (GI) within the City. The Site is designated as Urban Center under the General Plan. The proposed MGPA to change the land use designation to Mixed Residential (RSL-2.5) will support the development of approximately one hundred fifty-five (155) single-family detached residential units on lots measuring 39' x 80' and 50' x 80', with an overall gross density of 5.43 dwelling units per acre (du/ac).

The surrounding context includes a mix of residential and industrial uses, with established single-family neighborhoods to the north and west, and rural residential uses to the east in Pinal County.

Table 2: Relationship with Surrounding Properties summarizes the existing land use, zoning, and use of adjacent properties.

TABLE 2: RELATIONSHIP WITH SURROUNDING PROPERTIES			
Direction	Existing City General Plan Land Use Category	Existing Zoning	Existing Use
Site	Urban Center	General Industrial (GI)	Undeveloped
North	Mixed Residential	Single Residence (RS-6)	Single-Family Residential
South	Industrial	General Industrial (GI)	Industrial/ Outdoor storage areas
East	Mixed-Use Residential Focused per Pinal County	General Rural Zoning District (GR) per Pinal County	Single-Family Residential
West	Mixed Residential	Single Residence (RS-6)	Single-Family Residential

The Site is planned to be rezoned to RSL-2.5 PAD to allow for the proposed residential development. Refer to **Exhibit 2A: Existing and Proposed Land Use** for additional information on the MGPA and **Exhibit 2B: Existing and Proposed Zoning** for the proposed zoning and **Exhibit 2C: Conceptual Site Plan** for Site layout details.



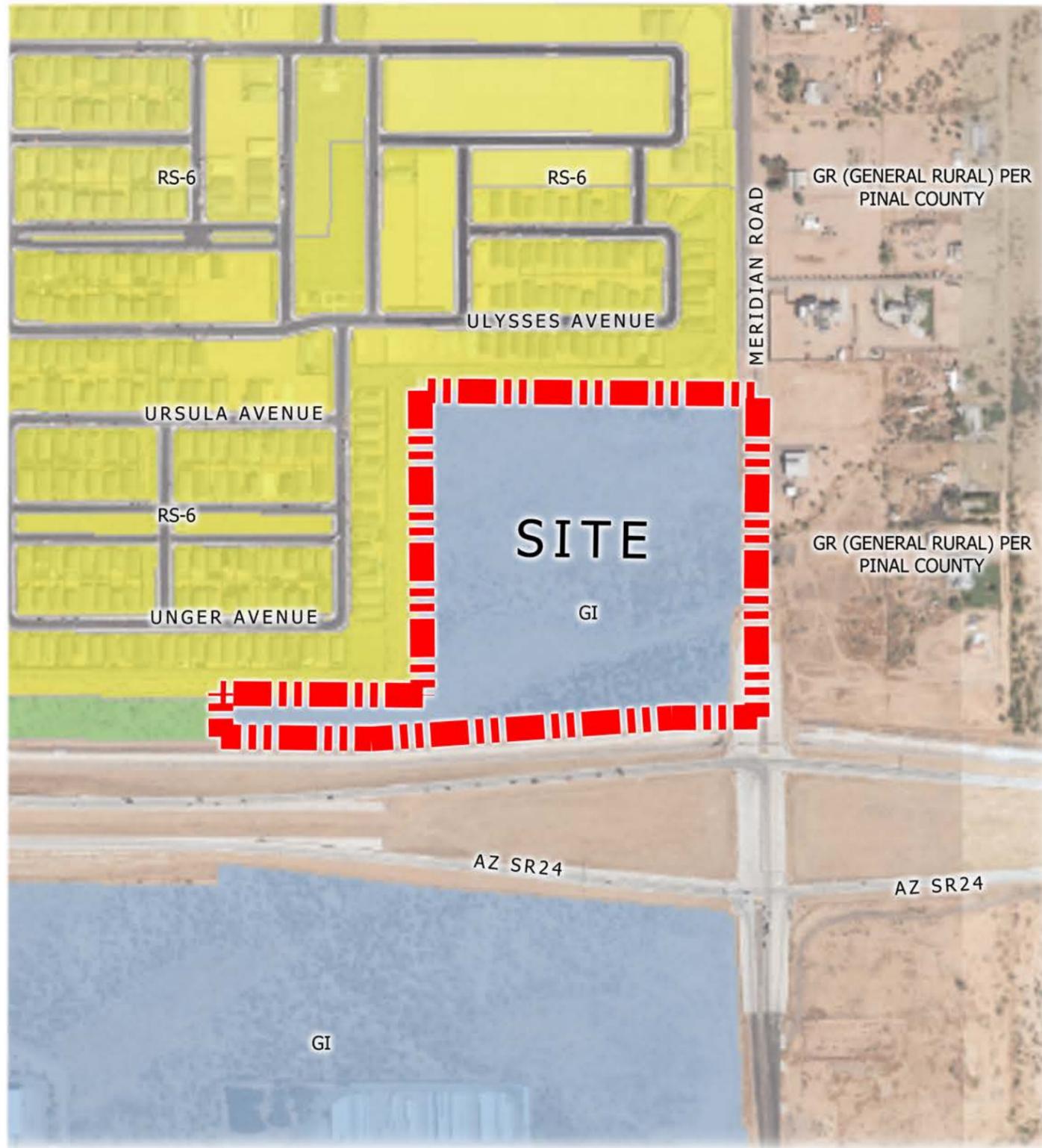
EXISTING GENERAL PLAN LAND USE

■ URBAN CENTER



PROPOSED GENERAL PLAN LAND USE

■ MIXED RESIDENTIAL



EXISTING ZONING

GI GENERAL INDUSTRIAL



PROPOSED ZONING

RSL-2.5 PAD SMALL LOT SINGLE RESIDENCE PLANNED AREA DEVELOPMENT



SITE DATA		
GROSS AREA	28.57 AC	5.43 DU/AC
NET AREA	27.53 AC	5.63 DU/AC
AMENITY	1.21 AC	
POCKET PARK	0.90 AC	
DRAINAGE CHANNEL	2.81 AC	
OPEN SPACE	4.19 AC	
TOTAL OPEN SPACE	9.11 AC	33.1%
UNIT	QTY	MIX %
39' x 80'	113 DU	72.90%
50' x 80'	42 DU	27.10%
TOTAL	155 DU	

LEGEND

-  PROPOSED HEADWALL
-  OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

- NOTE:**
1. PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED SECOND-STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO THE PRELIMINARY PLAT.
 2. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

3. INFRASTRUCTURE AND UTILITIES

3.1 DRAINAGE

Stormwater runoff from the Site will be managed on-site through a system of retention basins and a drainage channel located along the eastern and southern boundaries. The drainage system will be designed in accordance with the City of Mesa's Engineering and Design Standards ("EDS") and will accommodate both on-site flows and regional drainage requirements as applicable.

Refer to the Preliminary Drainage Report submitted with this rezoning request for additional details regarding the proposed drainage design.

3.2 GRADING AND EARTHWORK

The grading and earthwork for Haven at Destination will adhere to the EDS, ensuring Site stability and proper drainage. The Site's natural slope will be incorporated into the grading design to maintain existing drainage patterns, as described in **Section 3.1: Drainage**.

The grading plan will minimize excessive cut and fill operations, aligning with the natural topography. Where necessary, slopes will be stabilized using retaining walls and native landscape to prevent erosion. All disturbed areas will be properly stabilized through finished surfaces, structures, or landscape to ensure long-term site stability.

During construction, the best management practices for erosion and sediment control will be implemented in accordance with the City's environmental requirements. Dust control measures will be employed to comply with local air quality standards. Clearly marking the limits of construction will prevent unintended disturbances to surrounding areas. These measures will comply with the Haven at Destination Master Drainage Report and the City's grading standards.

3.3 WATER

The Site will connect to the City's water system. An internal distribution network will be designed to provide adequate flow and pressure in accordance with City standards. Fire hydrant spacing will comply with applicable fire code requirements. No booster stations or pressure-reducing valves are required to serve the development.

The internal water system will be designed to support the maximum number of proposed units and will adhere to the City's EDS. Any necessary off-site improvements to the water infrastructure will be identified and addressed during the City's review and approval process. For more information, refer to the Master Technical Reports submitted with this rezoning request

3.4 WASTEWATER

The Site will connect to the City's wastewater system through an internal network of gravity sewer mains. The system will be designed to meet the City's capacity and treatment requirements. Additionally, the development is anticipated to operate efficiently without the need for lift stations, pump stations, or pressure-reducing valves

A detailed utility plan and basis of design sewer report will be submitted during later planning and permitting stages. The sewer service will comply with the City's Terms and Conditions for the Sale of Utilities. The City code requires public sewer mains to be installed across all frontages, sized in accordance with the City's master plans, design standards, and the needs of the development.

Depending on the timing of adjacent improvements, off-site connections may be required to tie into the existing sewer system. Public sewer lines will be located in accordance with City standards and designed to avoid placement under buildings, parking areas, and retention basins unless otherwise approved through engineering analysis.

For more information, refer to the Master Technical Reports submitted with this rezoning request.

4. CONFORMANCE WITH THE GENERAL PLAN

The Haven at Destination RSL-2.5 PAD supports the goals and policies of the General Plan and is consistent with the vision for responsible and well-planned growth. While the Site is currently designated Urban Center in the General Plan, the proposed MGPA to re-designate the Site to Mixed Residential will allow the planned single-family detached neighborhood. The proposed development contributes to the creation of complete communities, expands housing choice, and aligns with key goals under the General Plan's thematic chapters.

Due to the fact that the policies in the General Plan can relate to and fulfill more than one (1) goal, this application will address the policies being met:

- A. **N1:** Promote complete communities in both existing and new neighborhoods.
 - 1. Response: Haven at Destination contributes to a complete neighborhood by introducing a walkable residential environment with on-site open space, an amenity, and direct access to major transportation corridors. Refer to **Exhibit 2C: Conceptual Site Plan** and **Exhibit 6.1: Conceptual Open Space Plan** for additional information on the Site's amenities and layout.
- B. **N4:** Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
 - 1. Response: The RSL-2.5 PAD provides a regulatory framework tailored to the Site's context, including custom landscape, wall, and architectural guidelines to guide the neighborhood's future identity.
- C. **N5:** Improve street and open space network connectivity within neighborhoods and to local amenities.
 - 1. Response: The Site includes a clearly defined internal street and path system with direct access to the amenity area, sidewalks throughout, and half-street improvements along Meridian Road to support future local and regional connectivity. Refer to **Exhibit 6.3: Conceptual Circulation Plan** and **Exhibit 7A: Master Transportation Plan** for additional information.
- D. **H1:** Create more opportunities for housing options.
 - 1. Response: The development will provide approximately one hundred fifty-five (155) single-family homes, on 39' x 80' and 50' x 80' lots, to increase housing diversity and expand Mesa's inventory of for-sale housing in a growing area. Refer to **Exhibit 2C: Conceptual Site Plan** for additional information on the Site's layout.
- E. **H2:** Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
 - 1. Response: The Site provides traditionally scaled single-family lots that may appeal to a broad range of household types seeking new housing options in southeast Mesa.

F. **CM1:** Design an integrated transportation network that safely and efficiently moves people and goods.

1. Response: The internal street system provides public right-of-way designed to accommodate all modes of transportation, including emergency access and pedestrian movement, and connects to Meridian Road. The Site's proximity to SR24 enhances regional mobility and supports access to employment centers, services, and future growth areas in southeast Mesa. Refer to **Exhibit 7A: Master Transportation Plan** for additional information.

G. **CM2:** Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.

1. Response: The development includes ADA-accessible concrete sidewalks throughout the Site, connecting residents to open space and streets.

H. **PO1:** Provide a diverse range of neighborhood, community, and regional parks within one-half (1/2) mile of all residential areas.

1. Response: The open space network includes 7.00 acres of combined open space and drainage areas, as well as a 1.21-acre amenity located near the community entrance and a 0.90-acre Pocket Park located on the southwest corner of the Site. The amenities are within one-quarter (1/4) mile of all homes, providing accessible recreational opportunities for all residents. Refer to **Exhibit 6.1: Conceptual Open Space Plan** for additional information.

I. **PO2:** Integrate bicycle and pedestrian pathways into the City's parks and open space system.

1. Response: Pedestrian connectivity within the Site is supported by attached sidewalks throughout the community and three (3) centrally located paseos. These paseos provide direct pedestrian access from the southern portion of the Site to the amenity at the northern entry, supporting walkable access for all residents. The paseos are integrated into the community's open space and circulation framework and contribute to a connected, pedestrian-friendly neighborhood. Refer to **Exhibit 6.3: Conceptual Circulation Plan** for additional details.

J. **PO3:** Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.

1. Response: The community amenity is designed to support multi-generational use and features shaded play areas, seating, turf, and recreation courts accessible to all residents. Refer to **Exhibit 6.2: Conceptual Amenity Plan** for additional information.

K. **LU1:** Promote a balance of land uses to enhance the quality of life for current and future generations.

1. Response: The RSL-2.5 PAD replaces underutilized industrial zoning with single-family residential uses that align with surrounding development trends and planned infrastructure investments. The land use supports a more balanced and cohesive land use pattern by introducing housing in proximity to nearby employment areas, freeway access, and existing residential neighborhoods. This transition enhances quality of life by creating opportunities for new residents to live near where they work, shop, and recreate, while also contributing to the City's long-term vision for managed and sustainable growth. Refer to **Exhibit 2C: Conceptual Site Plan** for additional information on the Site's layout and location.

L. **LU2:** Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.

1. Response: Streetscape design, wall treatments, landscape elements, and signage will work together to establish a unified community identity consistent with placemaking principles.

M. **ED1:** Attract businesses and employers that create jobs with wages at or above the regional average.

1. Response: The development supports nearby job centers and SR24 freeway infrastructure by introducing additional housing to meet workforce demands and balance job-housing relationships in southeast Mesa.

N. **PF3:** Provide sustainable energy, water, sewer, solid waste, and storm sewer services to residents.

1. Response: The Site will connect to existing City utilities and be developed in compliance with EDS, including requirements for sustainable infrastructure.

5. REGULATORY FRAMEWORK

5.1 PERMITTED USES

5.1.1 Residential Uses

The Site Plan provides detailed lotting for single-family detached residential units. All residential uses within the Site shall comply with the permitted uses set forth in the Ordinance.

5.1.2 Development Standards

The Standards established in this RSL-2.5 PAD define lot sizes, setbacks, building heights, lot coverage, building placement, garage configuration, and other dimensional criteria applicable to development within the Site. All development shall comply with the applicable sections of the Ordinance and the City design guidelines, except where expressly modified by this rezoning request. The modified Standards proposed herein are intended to permit flexibility in site planning and building placement while maintaining an overall density, scale, and development pattern consistent with the Mixed Residential land use designation.

Where deviations from the base zoning standards are proposed, such deviations are balanced by the provision of enhanced architectural design, increased open space and strategically located open space, and a high-quality integrated community design that exceeds standards while ensuring compatibility with surrounding development and consistency with the intent of the Ordinance.

The Standards further support a pedestrian-oriented streetscape, consistent building rhythm along public streets, and appropriate transitions between private lots and common open space areas. Collectively, these provisions establish a regulatory framework that supports the long-term functionality, compatibility, and visual quality of the community.

Table 5.1.2: RSL-2.5 PAD Development Standards summarizes the specific lot and development regulations applicable to the Site.

TABLE 5.1.2: RSL-2.5 PAD DEVELOPMENT STANDARDS

Development Standard	RSL-2.5 Required	Proposed PAD
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Garage Standards		
Aggregate Width of garage doors	50%	56%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5'
Interior Side: Minimum aggregate of 2 sides	8	10'
Rear	15	8
Rear Patio	10	5
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120
Minimum Dimension Required for Open Space per unit	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area.	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and eight (8) feet as a courtyard or lawn area.

Note:

1. Courtyard walls are permitted to encroach into required side yard setbacks.

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

6. OPEN SPACE, PARKS, AND TRAILS

Haven at Destination features a thoughtfully designed network of open spaces, sidewalks, and pedestrian paths that provide recreational opportunities, enhance community character, and promote walkability. The Site includes approximately 9.11 acres of total open space (33.1% of the gross area), consisting of a 1.21-acre programmed amenity area, a 0.90 acre Pocket Park, 2.81 acres of drainage channel, and 4.19 acres of retention and landscape-based open space.

6.1 OPEN SPACE

The open space framework integrates passive recreation, active amenities, and drainage features to support a cohesive and accessible community environment. All open space areas will be privately owned and maintained by the community's homeowner's association ("HOA") and will comply with the City's open space requirements for residential developments.

Open space areas are distributed throughout the Site and all residential units are located within a one-quarter (1/4) mile walk of the amenity. The open space network will include shaded gathering areas, seating, and pedestrian-scale landscape to support comfortable outdoor use. Refer to **Exhibit 6.1: Conceptual Open Space Plan** for the general layout and distribution of open space within the Site.



OPEN SPACE DATA		
GROSS AREA	28.57 AC	
NET AREA	27.53 AC	
AMENITY	1.21 AC	4.4%
POCKET PARK	0.90 AC	3.3%
DRAINAGE CHANNEL	2.81 AC	10.2%
OPEN SPACE	4.19 AC	15.2%
TOTAL OPEN SPACE	9.11 AC	33.1%

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

6.2 PARKS

The Site included two (2) recreational spaces, the amenity and pocket park, that contribute to the overall open space network and provide residents with a range of recreational opportunities and contribute to the overall character and usability of the community open space network.

The 1.21-acre amenity, located near the entry to the community, serves as the primary recreational space for residents and is designed to accommodate a variety of active and passive features to support a range of ages and interests. The prominent placement near the entrance creates a welcoming arrival experience and ensures high visibility for residents and visitors alike. The amenity is located within one-quarter ($\frac{1}{4}$) mile of all homes, providing convenient access from throughout the community.

A smaller pocket park is also planned in the southwest corner of the Site to provide additional informal recreation space. This area primarily consists of open play turf and is intended to support passive use, flexible play, and casual community activities.

The locations of the amenity and pocket park, along with other open space areas, are shown in **Exhibit 6.1: Conceptual Open Space Plan**. For additional detail on the amenity design and features, refer to **Exhibit 6.2A: Conceptual Amenity Plan**; for the Pocket Park, refer to **Exhibit 6.2B: Conceptual Pocket Park**.

While final park designs will be determined through the ongoing Preliminary Plat process, the amenities may include a variety of active and passive recreation features, such as:

- A. Shaded gathering areas with seating and ramadas;
- B. Open play turf areas for informal play and community events;
- C. Play structures designed to accommodate children of various ages;
- D. Sports courts such as pickleball and bocce ball; and,
- E. Bag toss and decorative hardscape to enhance ambiance and usability.

Parks and open spaces will be designed to meet community needs while maintaining flexibility for adjustments during future development phases. They parks and open spaces incorporate native and regionally appropriate landscape to enhance aesthetics and ensure long-term sustainability.



LEGEND

- ① SIDEWALK
- ② OPEN PLAY TURF
- ③ SEATING AREA
- ④ RETAINING WALLS
- ⑤ BAG TOSS ON ARTIFICIAL TURF
- ⑥ AGES 2-5 PLAY EQUIPMENT
- ⑦ AGES 5-12 PLAY EQUIPMENT
- ⑧ SHADE SAILS
- ⑨ GROUP RAMADA
- ⑩ RAMADA
- ⑪ PICKLEBALL COURTS
- ⑫ BENCH

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.



LEGEND

- ① SIDEWALK
- ② OPEN PLAY TURF
- ③ SWAY BENCH
- ④ STABLIZED DECOMPOSED GRANITE
- ⑤ RETENTION / DRAINAGE CHANNEL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.



6.3 PATHS

Pedestrian connectivity within Haven at Destination is supported by a system of attached concrete sidewalks along all local streets, providing safe and direct access from each home to the community's amenity and surrounding open space. Centrally located paseos provide additional north-south pedestrian connections through the heart of the community, linking residential areas, particularly the southern portion of the Site to the amenity at the northern entry. A concrete path within the amenity provides internal circulation, passive recreation opportunities, and access to programmed park features.

All sidewalks and paths will be constructed to ADA accessibility standards and may include pedestrian-scale lighting for safety and usability during evening hours. This framework contributes to overall walkability and supports active lifestyles within the community.

Refer to **Exhibit 6.3: Conceptual Circulation Plan** for the planned pedestrian connectivity throughout the Site.



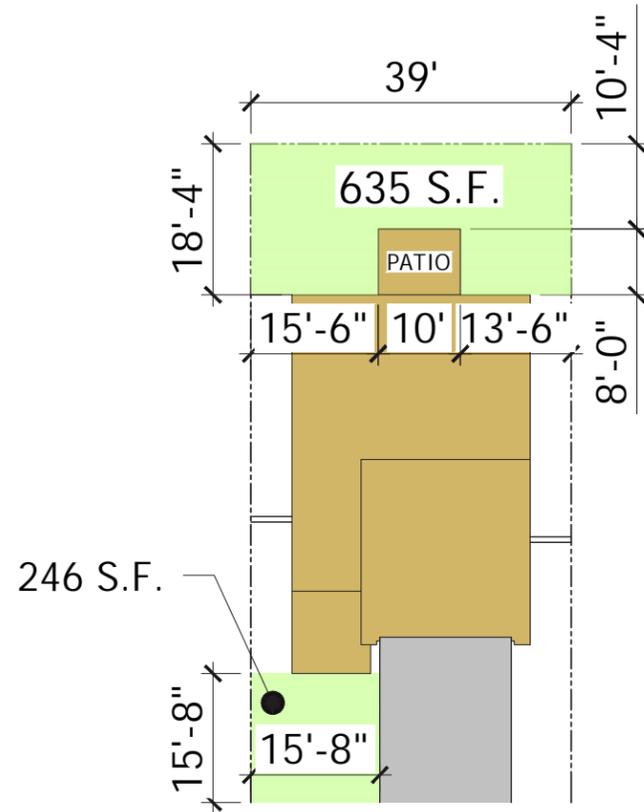
6.4 PRIVATE OPEN SPACE

In addition to shared parks and open space, each residential lot will include private open space in the form of rear and/or front yards, providing residents with individual outdoor areas for relaxation, recreation, and personal use. These private open spaces enhance overall livability and support outdoor lifestyles within the community.

Private open space will be defined and maintained by the homeowner and is not included in the community's common area open space calculations. The size and configuration of private open space areas will be informed by the building setbacks identified in **Table 5.1.2: RSL-2.5 PAD Development Standards**, which help define the typical buildable envelope and outdoor area on each lot.

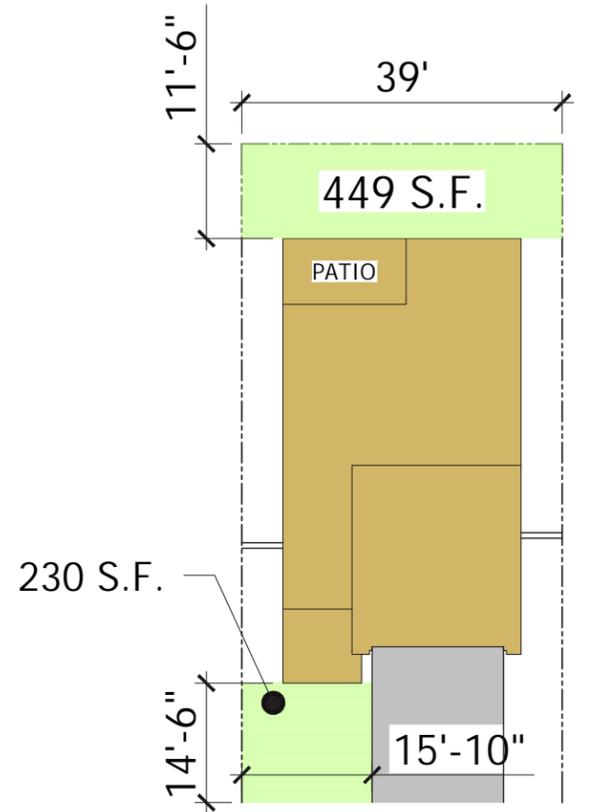
Refer to **Exhibit 6.4A: Private Open Space Diagram – 39' x 80'** and **Exhibit 6.4B: Private Open Space Diagram – 50' x 80'** for a visual illustration of typical open space areas on individual lots by product type.

OPTIONAL PRIVATE
OPEN SPACE: 881 S.F.



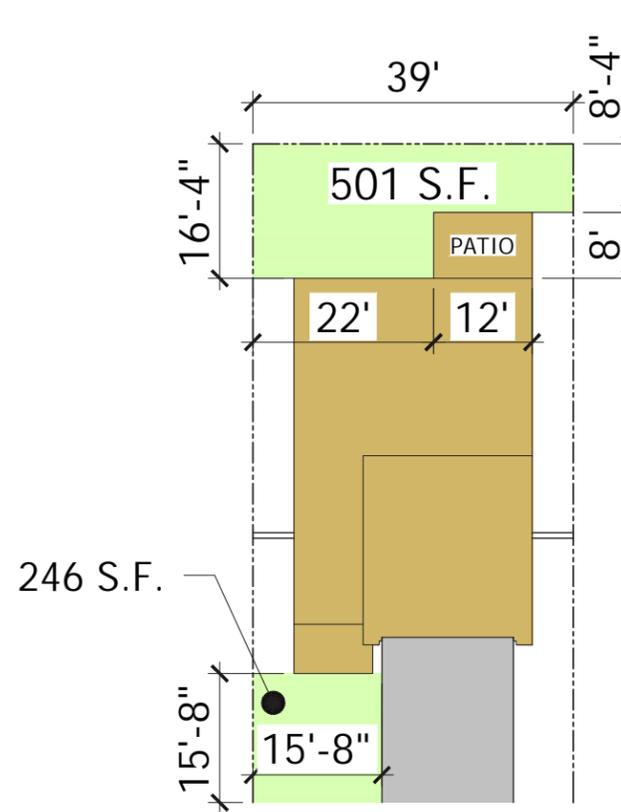
39' X 80' LOT FIT
2940 FLOOR PLAN

OPTIONAL PRIVATE
OPEN SPACE: 679 S.F.



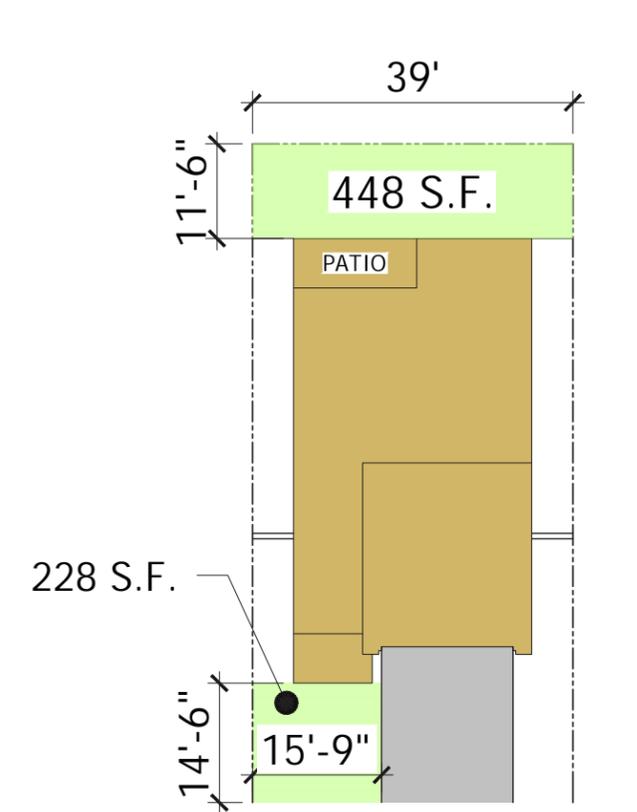
39' X 80' LOT FIT
2950 FLOOR PLAN

OPTIONAL PRIVATE
OPEN SPACE: 747 S.F.



39' X 80' LOT FIT
2960 FLOOR PLAN

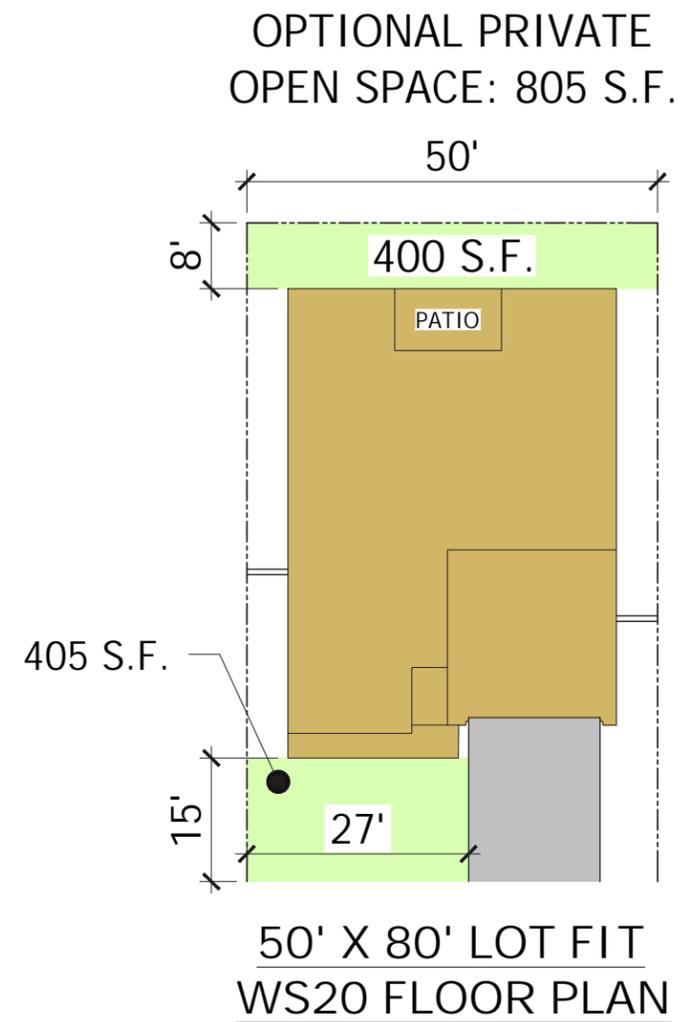
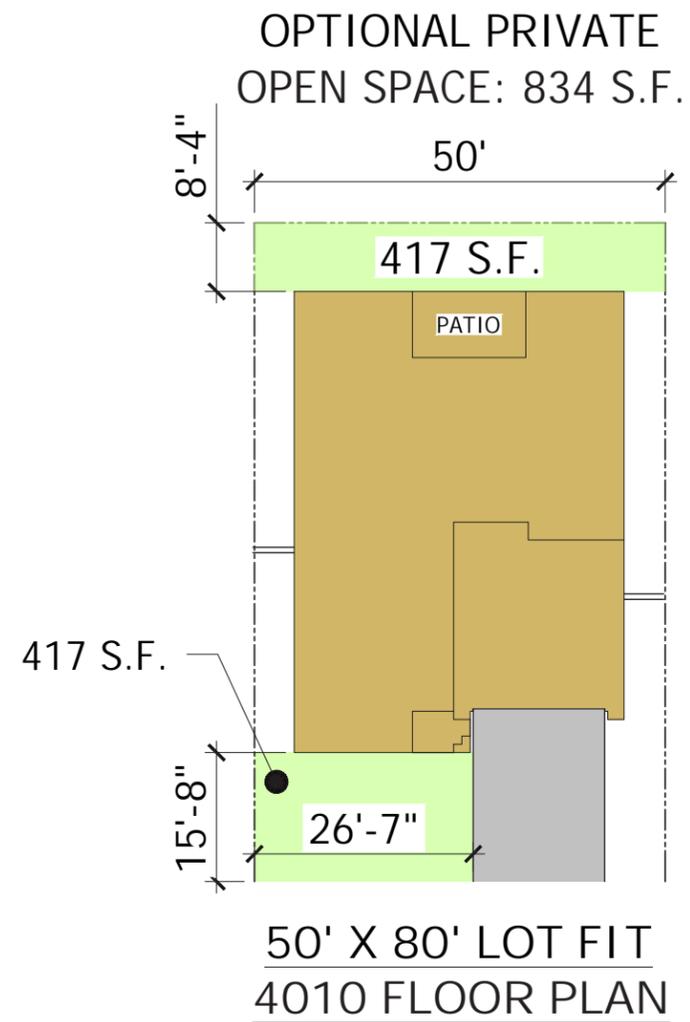
OPTIONAL PRIVATE
OPEN SPACE: 676 S.F.



39' X 80' LOT FIT
2970 FLOOR PLAN

MINIMUM REQUIRED PRIVATE OPEN SPACE PER LOT: 280 S.F.

OPTIONAL PRIVATE OPEN SPACE SUBJECT TO REFINEMENT THROUGH PRELIMINARY
PLAT AND SITE PLAN REVIEW; MINIMUM REQUIREMENTS WILL BE MET.



MINIMUM REQUIRED PRIVATE OPEN SPACE PER LOT: 280 S.F.

OPTIONAL PRIVATE OPEN SPACE SUBJECT TO REFINEMENT THROUGH PRELIMINARY
PLAT AND SITE PLAN REVIEW; MINIMUM REQUIREMENTS WILL BE MET.

7. STREETS

The street network within the Site is designed to provide safe and efficient mobility for vehicles and pedestrians while maintaining compatibility with the surrounding transportation infrastructure. Streets will be designed in accordance with City standards except as modified by this rezoning request to promote internal connectivity and circulation. Refer to **Exhibit 7A: Master Transportation Plan** for additional details on the overall street layout.

A. Street Network

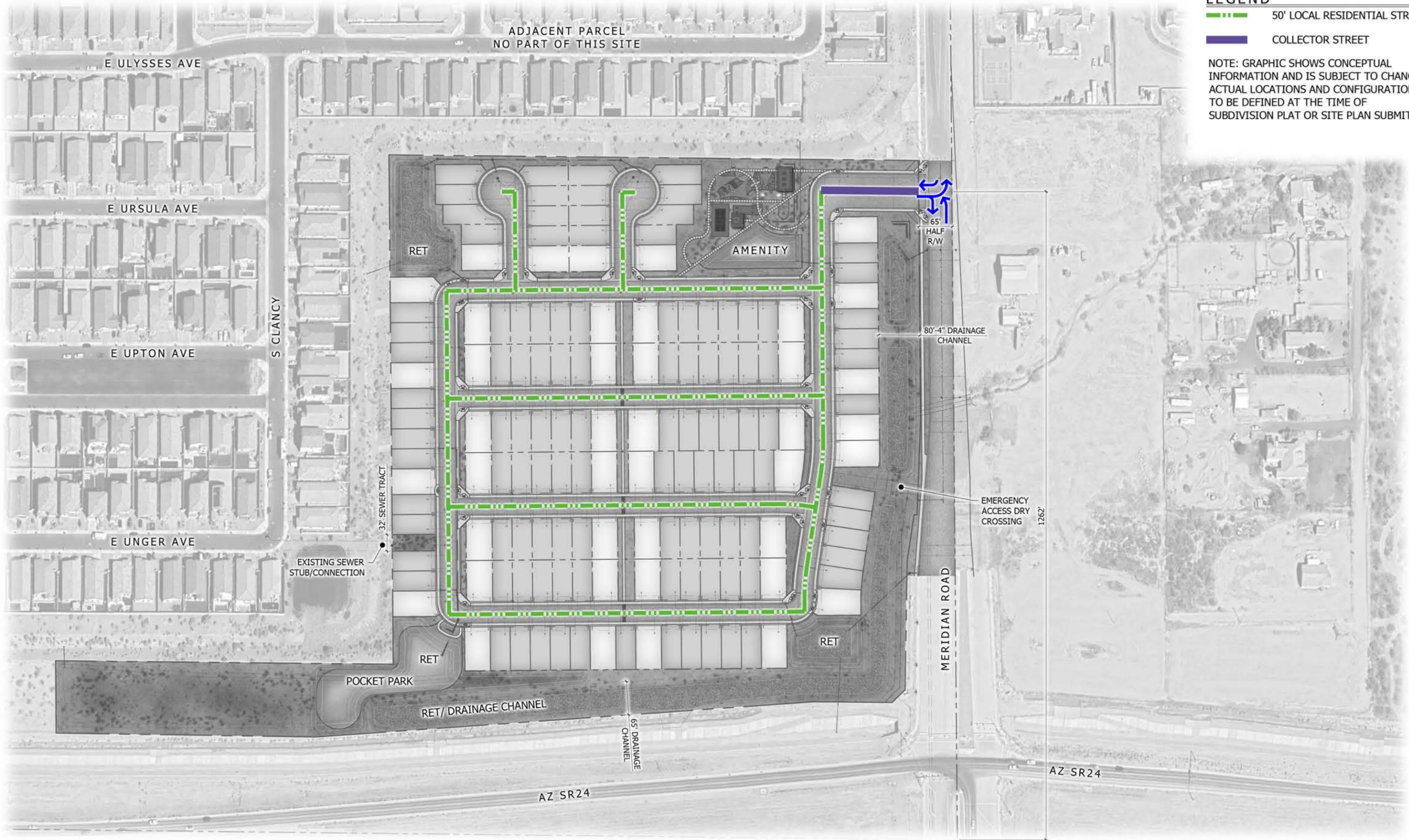
1. Arterial Road – Meridian Road is classified as an arterial roadway and will provide regional connectivity and accommodate higher traffic volumes.
2. Local Streets (Public)- Internal public streets with a fifty (50) foot right-of-way (ROW) will serve the residential neighborhood, prioritizing low-speed vehicular travel, pedestrian safety, and access to homes. Refer to **Exhibit 7B: Street Sections** for more information on design and cross sections.

B. Connectivity and Safety

1. The Site promotes a walkable and well-connected community by providing sidewalks along all public streets and a network of concrete pedestrian paths. These facilities offer convenient and ADA-accessible access to the amenity area and perimeter streets, enhancing circulation and connectivity within the Site.

C. Access and Parking

1. The development includes one (1) primary access point on Meridian Road, providing full turning movements into and out of the Site. An emergency access dry crossing will also be provided along Meridian Road to ensure additional safety and emergency response capability. Half-street improvements along Meridian Road will be constructed as part of the project to support safe and efficient access. The intersection is anticipated to operate effectively without the need for traffic signals or dedicated turn lanes.
2. Local Streets will be designed to accommodate emergency vehicles and service trucks, ensuring safe and efficient movement throughout the community.
3. On-street parking will be provided along Local Streets to support residents and visitors. Refer to **Exhibit 7C: Conceptual Parking Plan** for on-street parking locations.



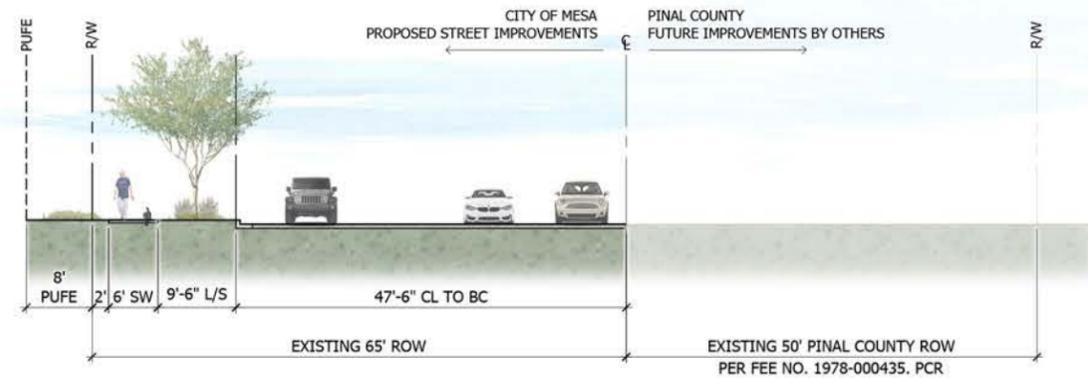
LEGEND

--- 50' LOCAL RESIDENTIAL STREET

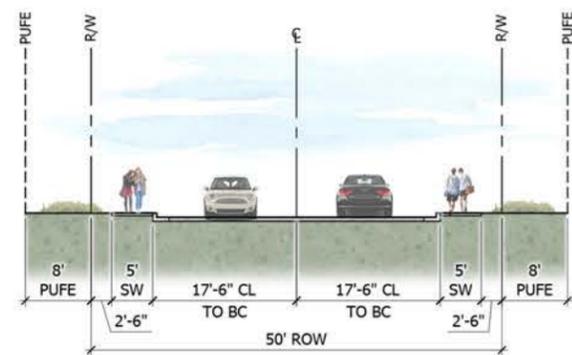
— COLLECTOR STREET

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

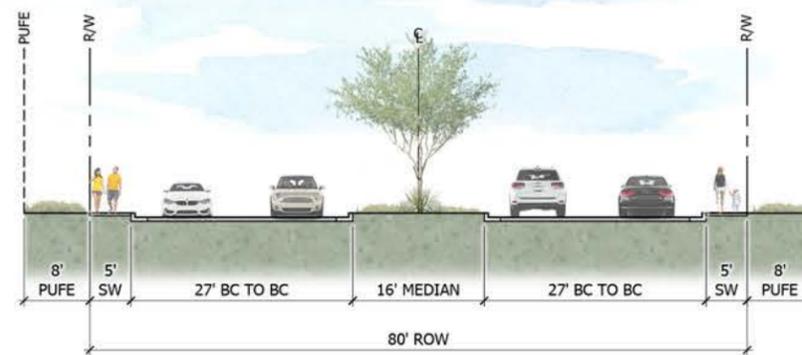




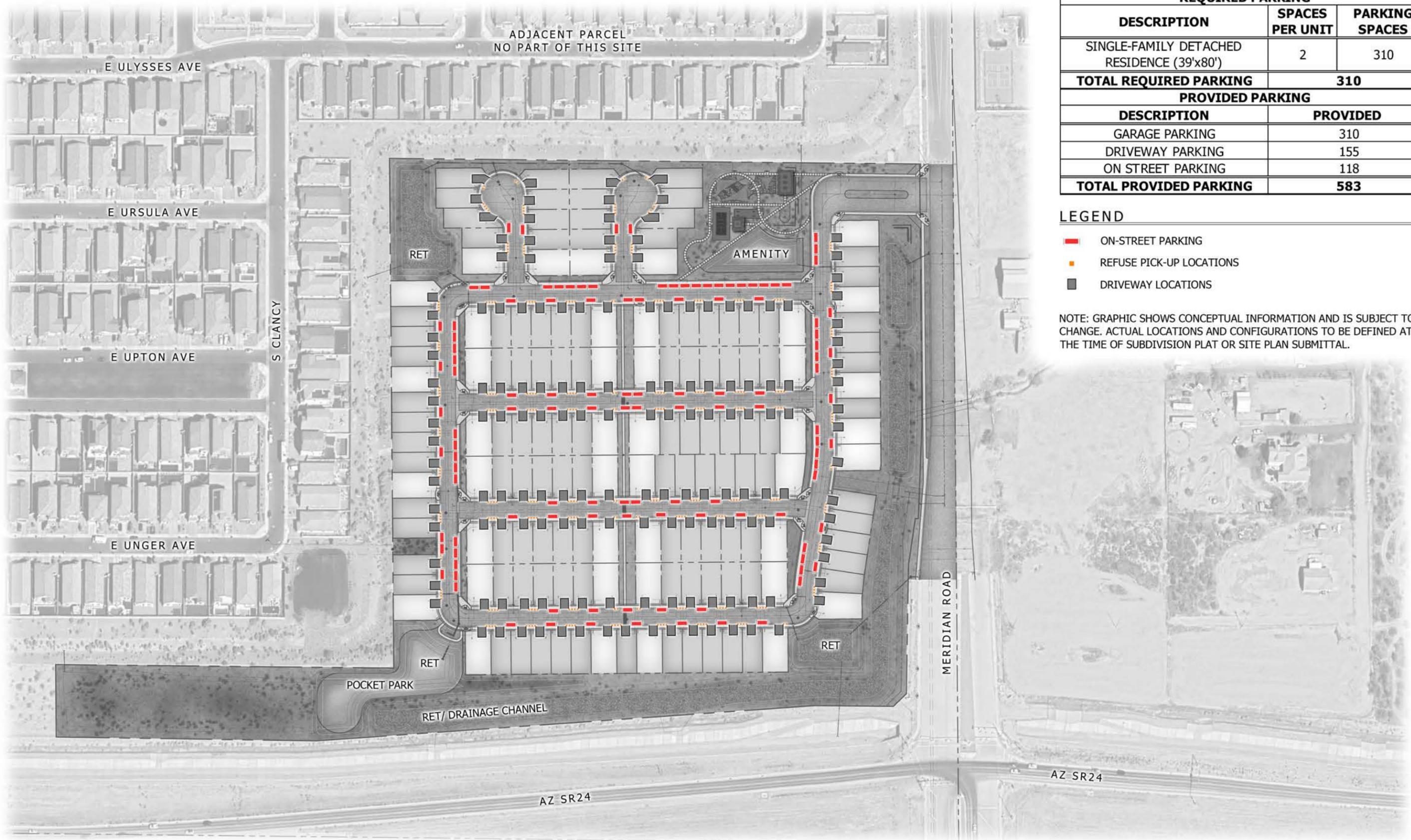
Arterial Street - Meridian Road Half of Right-of-Way
SCALE: 1"=10'-0"



50' Local Residential Street
SCALE: 1"=10'-0"



Collector Street
SCALE: 1"=10'-0"



REQUIRED PARKING		
DESCRIPTION	SPACES PER UNIT	PARKING SPACES
SINGLE-FAMILY DETACHED RESIDENCE (39'x80')	2	310
TOTAL REQUIRED PARKING		310
PROVIDED PARKING		
DESCRIPTION	PROVIDED	
GARAGE PARKING	310	
DRIVEWAY PARKING	155	
ON STREET PARKING	118	
TOTAL PROVIDED PARKING	583	

LEGEND

- - - ON-STREET PARKING
- REFUSE PICK-UP LOCATIONS
- DRIVEWAY LOCATIONS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

8. WALLS

Walls are provided throughout the Site to define property boundaries, provide privacy, and establish a cohesive community character. All walls shall comply with the Ordinance and the City design guidelines, except where modified by this rezoning request.

The Site includes solid perimeter walls along major roadways and adjacent land uses to provide privacy, buffering, and visual continuity. Wall design, materials, and finishes of all walls are intended to align with the architectural character of the community and coordinate with adjacent residential lots, open space areas, and streetscape elements to maintain a unified appearance.

Per Section 11-5-3.B.1.b.ii of the City Ordinance, perimeter walls along arterial or collector roads exceeding forty (40) linear feet must incorporate articulation through vertical or horizontal modulation, columns, or recesses and projections, with posts or columns extending a minimum of six (6) inches.

This RSL-2.5 PAD establishes an alternative articulation approach for perimeter walls along Meridian Road and Arizona State Route 24. Rather than using isolated articulation features, wall variation occurs at intervals aligned with the residential lot pattern, generally at every other lot line or at spacing consistent with the overall site design. This approach supports consistent rhythm and scale along public frontages and meets the intent of the City's articulation requirements.

Acceptable methods of articulation may include but are not limited to:

- A. The incorporation of columns or pilasters;
- B. Transitions in material type, color, or texture;
- C. Recessed or projected wall segments;
- D. Inclusion of landscape pockets or decorative niches.

These features shall be designed to reinforce the neighborhood character and contribute to a visually engaging and contextually appropriate streetscape. Transparent fencing is not required to meet these requirements.

Conceptual wall locations are shown in **Exhibit 8A: Conceptual Wall Master Plan**, with representative design imagery included in **Exhibit 8B: Conceptual Wall Details**. Final wall design and placement shall be reviewed during the Preliminary Plat process in accordance with City standards and the intent of this RSL-2.5 PAD.



LEGEND

- - - THEME WALL
- DOOLEY WALL
- THEME COLUMN
- THEME PILASTER
- CORNER ACCENT PILASTER
- DOOLEY WALL RETURN
- ✱ PRIMARY ENTRY MONUMENT

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.





IMAGE FOR DESIGN INTENT
PAINTED CMU BLOCK
MANUFACTURER: SUPERLITE
COLOR: PEWTER PATTERN - DET627
OR APPROVED EQUAL



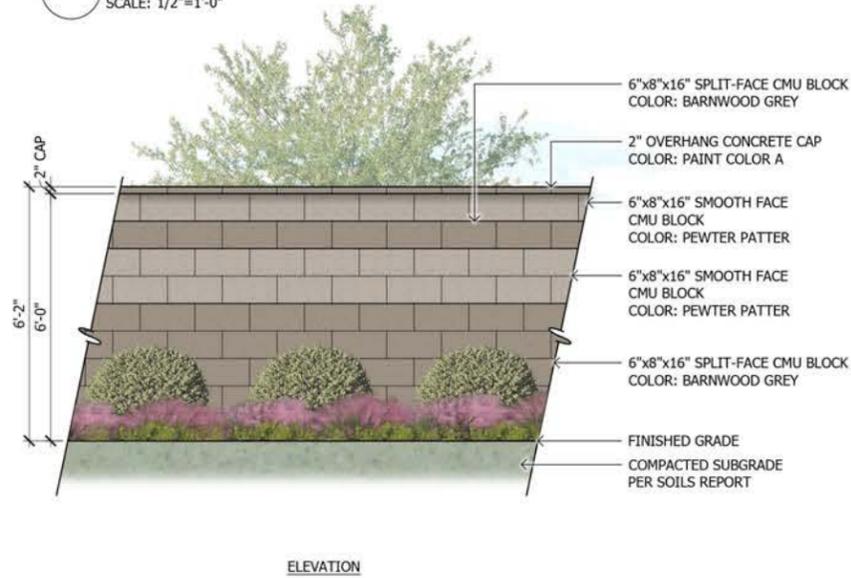
IMAGE FOR DESIGN INTENT
CONCRETE CAP - PAINT COLOR A
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL



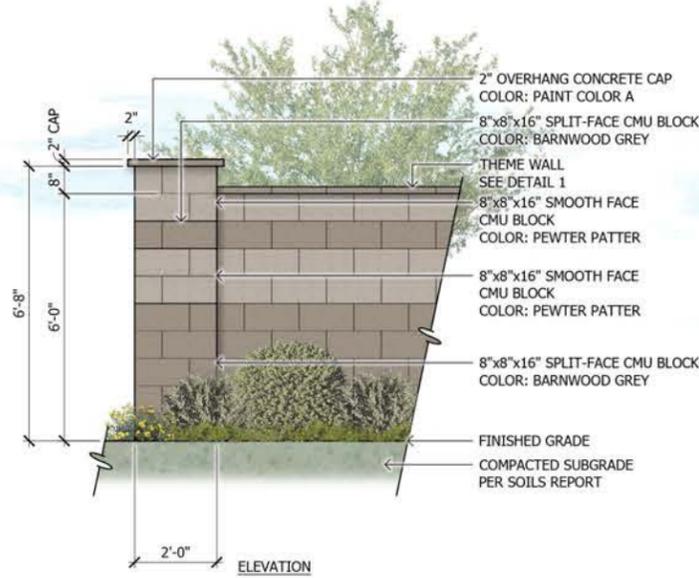
IMAGE FOR DESIGN INTENT
PAINTED CMU BLOCK
MANUFACTURER: DUNN-EDWARDS
COLOR: BARNWOOD GREY OR
APPROVED EQUAL

Colors and Materials

SCALE: 1/2"=1'-0"



1 Theme Wall
SCALE: 1/2"=1'-0"



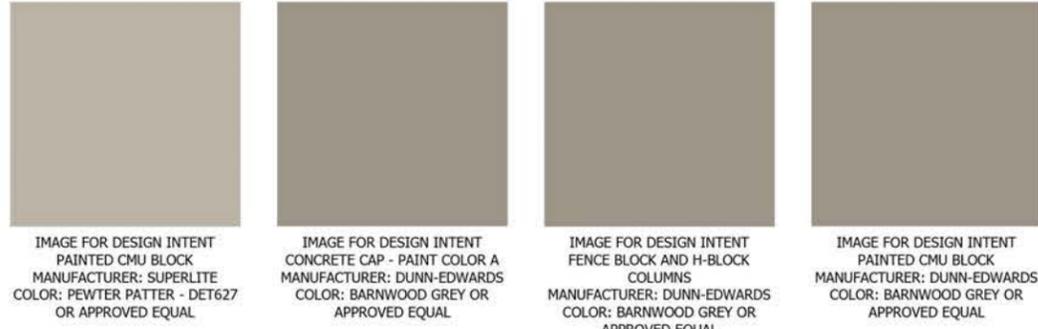
2 Theme Column
SCALE: 1/2"=1'-0"



3 Screen Wall Condition A
SCALE: 1/2"=1'-0"



4 Screen Wall Condition B
SCALE: 1/2"=1'-0"



Colors and Materials

SCALE: 1/2"=1'-0"



5 Dooley Wall

SCALE: 1/2"=1'-0"



6 Corner Accent Pilaster

SCALE: 1/2"=1'-0"



7 Theme Pilaster

SCALE: 1/2"=1'-0"

9. MONUMENTATION

Entry monumentation plays an important role in establishing the character and identity of Haven at Destination. The entry monumentation has been thoughtfully designed to reflect the architectural style, materials, and branding of the development while providing a clear and welcoming entry statement.

Per Table 11-43-3-A of the City Ordinance, detached signs in residential zoning districts are generally limited to one (1) sign per lot or parcel, with a maximum area of four (4) square feet, a maximum height of four (4) feet, and no illumination. Detached signs up to thirty-two (32) square feet are typically reserved for non-residential uses.

This RSL-2.5 PAD modifies those sign standards to permit detached monument signage at the community's primary entries, with a maximum sign area of forty-five (45) square feet. The expanded size is intended to reflect the scale of the community and ensure appropriate visibility while remaining compatible with the surrounding residential environment.

All monument signs will be designed as integrated architectural features and will utilize materials, colors, and design elements that reflect the overall character of the community. If illumination is provided, it will be low-profile, shielded, and designed to limit off-site impacts in compliance with City requirements.

Conceptual monument sign scale and character are illustrated in **Exhibit 9: Conceptual Monumentation**, general entry sign location(s) are shown in **Exhibit 8A: Conceptual Wall Master Plan**. Final design, placement, and construction details will be reviewed and finalized during the Preliminary Plat process in accordance with City standards and the intent of this RSL-2.5 PAD.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



IMAGE FOR DESIGN INTENT
PAINT COLOR
MANUFACTURER: DUNN-EDWARDS
COLOR: PEWTER PATTER - DET627
OR APPROVED EQUAL



IMAGE FOR DESIGN INTENT
POWDER COAT COLOR
COLOR: BLACK
OR APPROVED EQUAL

Colors and Materials

SCALE: 1/2"=1'-0"



1 Primary Entry Monument

SCALE: 1/2"=1'-0"

10. LANDSCAPE

All landscape improvements shall comply with the Ordinance and the City design guidelines, except where modified by this rezoning request. This includes requirements for street frontage landscape, plant material selection, irrigation standards, and landscape buffers.

Haven at Destination features a cohesive and regionally appropriate plant palette that incorporates native and low-water-use species. Street trees, accent plantings, and groundcovers are selected for their durability, shade potential, and visual compatibility with the community's architectural style.

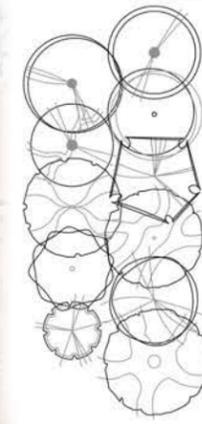
Landscape is integrated throughout the Site, including along public streets, pedestrian paths, open space areas, and within retention basins. Shade trees and other plant materials enhance walkability, define gathering spaces, and contribute to a consistent and unified neighborhood identity.

In addition to aesthetic and functional roles, the landscape buffers the residential edges from adjacent uses and reinforce the open space framework. Irrigation will be provided through a water-efficient system designed to support plant health while minimizing water use.

Refer to **Exhibit 10: Conceptual Landscape Plan** for an overview of the planned landscape framework and general planting areas. Final landscape designs and plant material selections will be refined at the Preliminary Plat process, ensuring consistency with the overall vision of Haven at Destination and City standards.



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty	Canopy Shade (s.f.)
Acacia aneura				15 gal	3	
Mulga Acacia	0.75-1.25	5.0-7.0	2.0-3.0	24"	4	177
Chilopsis linearis				15 gal	14	315
Desert Willow	1.0-1.5	5.0-7.0	3.0-4.0	15 gal	14	
Chitalpa tashkentensis				15 gal	19	315
Chitalpa	1.0-1.5	5.0-7.0	3.0-4.0	24"		
Ebenopsis ebano				15 gal	8	177
Texas Ebony	1.0-1.5	5.0-7.0	3.0-4.0	15 gal		
Olneya tesota				15 gal	41	490
Desert Ironwood	Multi	4.0-6.0	2.5-3.5	15 gal	10	
Parkinsonia praecox				15 gal	25	707
Palo Brea	1.0-1.5	5.0-7.0	3.0-4.0	24"		
Pistacia chinensis				15 gal	11	
Chinese Pistache	1.0-1.5	7.0-9.0	2.5-3.5	24"	9	962
Prosopis hybrid				15 gal	28	707
Thornless Mesquite	1.25-1.5	5.0-8.0	6.0-7.0	15 gal	22	
Quercus virginiana 'Cathedral'				15 gal	8	1,964
Cathedral Live Oak	1.0-1.5	7.0-9.0	3.0-4.0	24"		
Sophora secundiflora				15 gal	7	50
Texas Mountain Laurel	0.75-1.0	3.0-4.0	2.0-3.0	24"	23	
Ulmus parvifolia 'Allee'				15 gal	8	1,590
Allee Elm	1.0-1.5	7.0-9.0	3.0-4.0	24"		

Extra Large Shrubs	Size	Small Shrubs	Size
Caesalpinia gilliesii	5 gal.	Callistemon viminalis 'Little John'	5 gal.
Yellow Bird of Paradise	5 gal.	Little John Bottle Brush	5 gal.
Caesalpinia mexicana	5 gal.	Russelia equisetiformis	5 gal.
Mexican Bird of Paradise	5 gal.	Coral Fountain	5 gal.
Caesalpinia pulcherrima	5 gal.	Teucrium chamaedrys	1 gal.
Red Bird of Paradise	5 gal.	Germander	1 gal.
Cordia parvifolia	5 gal.	Groundcovers	Size
Little Leaf Cordia	5 gal.	Chrysactinia mexicana	1 gal.
Dodonaea viscosa	5 gal.	Damianita	1 gal.
Green Hopseed Bush	5 gal.	Eremophila prostrata	1 gal.
Tecoma alata 'Orange Jubilee'	15 gal.	Outback Sunrise Eremophila	1 gal.
Orange Jubilee	15 gal.	Lantana montevidensis	1 gal.
Tecoma Stans	15 gal.	Purple Trailing Lantana	1 gal.
Yellow Bells	15 gal.	Lantana sp.	1 gal.
Tecoma x 'Bells of Fire'	5 gal.	'New Gold' Lantana	1 gal.
Bells of Fire	5 gal.	Rosmarinus officinalis 'Prostratus'	1 gal.
Vauquelinia californica	15 gal.	Trailing Rosemary	1 gal.
Arizona Rosewood	15 gal.	Ruellia 'Katie'	1 gal.
Large Shrubs	Size	Dwarf Ruellia 'Katie'	1 gal.
Cassia artemisioides 'Silver'	5 gal.	Teucrium chamaedrys 'prostratum'	1 gal.
Silver Cassia	5 gal.	Prostrate Germander	1 gal.
Larrea tridentata	5 gal.	Cacti/ Accents	Size
Creosote	5 gal.	Aloe hyb. 'Blue Elf'	5 gal.
Leucophyllum frutescens 'Green Clo'	5 gal.	Blue Elf Aloe	5 gal.
Green Cloud Sage	5 gal.	Bouteloua gracilis	1 gal.
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	Blonde Ambition	1 gal.
Lynn's Legacy Sage	5 gal.	Hesperaloe funifera	5 gal.
Simmondsia Chinensis	15 gal.	Giant Hesperaloe	5 gal.
Jojoba	15 gal.	Hesperaloe sp. Pink Parade	3 gal.
Medium Shrubs	Size	Pink Parade Hesperaloe	3 gal.
Eremophila glabra spp. carmosa	5 gal.	Hesperaloe parviflora 'Brakelights'	3 gal.
Winter Blaze	5 gal.	Brakelights Red Yucca	3 gal.
Eremophila hygrophana Blue Bells	5 gal.	Hesperaloe parviflora 'Yellow'	5 gal.
Blue Bells	5 gal.	Yellow Yucca	5 gal.
Justicia spicigera	5 gal.	Muhlenbergia capillaris	5 gal.
Mexican Honeysuckle	5 gal.	'Regal Mist'	5 gal.
Leucophyllum frutescens 'Compacta'	5 gal.	Muhlenbergia lindheimeri	5 gal.
Compact Texas Sage	5 gal.	'Autumn Glow'	5 gal.
Leucophyllum zygophyllum	5 gal.	Muhlenbergia rigens	1 gal.
Cimarron Sage	5 gal.	Deer Grass	1 gal.
Teucrium fruticans	5 gal.	Muhlenbergia rigida 'Nashville'	1 gal.
Bush Germander	5 gal.	Purple Muhly	1 gal.
Rosmarinus officinalis	5 gal.	Opuntia santa rita	5 gal.
Rosemary	5 gal.	Purple Prickly Pear	5 gal.
Ruellia peninsularis	5 gal.	Opuntia sp. Kelly's Choice	5 gal.
Desert Ruellia	5 gal.	Kelly's Choice Prickly Pear	5 gal.
Simmondsia Chinensis 'Vista'	5 gal.	Yucca pallida	5 gal.
Compact Jojoba	5 gal.	Pale Leaf Yucca	5 gal.

- Decomposed Granite
- Stabilized DG
- Midiron Sod
- Wood Fiber
- Artificial Turf
- Cobble

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11. ARCHITECTURE

The development consists of single-family detached homes designed within a cohesive architectural framework that includes Spanish, Craftsman, and Farmhouse styles. The architectural framework establishes a unified community character while allowing for variation in building form, massing, roof types, and façade composition to promote visual interest and long-term neighborhood quality.

Architectural diversity is achieved through varied elevation treatments, articulated building forms, and the use of pop-outs, recesses, and enhanced rooflines. These design elements are incorporated throughout the community to reduce visual monotony and to ensure that building placement and massing result in a compatible and well-composed streetscape consistent with the development standards established by this RSL-2.5 PAD.

Garages are architecturally de-emphasized through the use of recessed garage doors, articulated garage walls, window detailing, and integrated porch and entry features. Front-facing façades provide deeper porches, increased column dimensions, enhanced soffit treatments, and clearly defined pedestrian entries, which collectively establish a pedestrian-oriented streetscape and reinforce residential character along public streets.

Homes within the development provide enhanced architectural treatment on all publicly visible façades, including rear and side elevations adjacent to arterial roadways, open space tracts, and common areas. These elevations include additional windows, varied materials, articulated wall planes, and enhanced detailing to ensure that all building façades contribute positively to the overall appearance of the community and avoid blank or utilitarian building edges.

Architectural detailing reinforces the character of each style and provides depth and visual richness throughout the neighborhood. Spanish-style residences incorporate traditional elements such as arches and articulated porch and garage openings. Craftsman and Farmhouse styles utilize increased column sizes, expressive roof forms, accent materials, and decorative features including corbels, shutters, and wainscot treatments.

Building performance and long-term sustainability features are integrated into the architectural design of all residences. Elements such as tankless water heaters, increased window placement, and window detailing support energy efficiency, livability, and architectural quality, while contributing to the cohesiveness of the built environment.

Collectively, the architectural standards established by this RSL-2.5 PAD ensure that the modified Development Standards are supported by enhanced building design, thoughtful massing, and high-quality streetscape composition throughout the community. The architectural program provides a consistent public benefit through improved visual character, durable design, and a cohesive neighborhood identity.

Refer to **Exhibit 11: Architectural Character Images** for representative examples of potential home styles.

EAGLE FLAT ROOF TILE
(HILLSBOROUGH BLEND 4883)

PRIMARY BODY COLOR
(WARM STONE SW7032)

STUCCO POPOUTS
(INCREDIBLE WHITE SW7028)

FRONT DOOR
(INCREDIBLE WHITE SW7028)

STUCCO COLUMN
(INCREDIBLE WHITE SW7028)

STONE VENEER
(HURON)

WOOD HORIZONTAL SIDING
(ANEW GRAY SW7030)

WOOD SHUTTERS
(INCREDIBLE WHITE SW7028)

COACH LIGHT

GARAGE DOOR
(ANEW GRAY SW7030)



Front



Rear (Enhanced)



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE FLAT ROOF TILE
(SIERRA MADRE 4503)

PRIMARY BODY COLOR
(CITY SCAPE SW7067)

STUCCO POPOUTS
(EXTRA WHITE SW7006)

FRONT DOOR
(EXTRA WHITE SW7006)

6X6 WOOD POST
(EXTRA WHITE SW7006)

BOARD & BATTEN
(ARGOS SW7065)

COACH LIGHT

GARAGE DOOR
(EXTRA WHITE SW7006)



Front



Rear (Enhanced)



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE S- ROOF TILE
(ARCADIA CANYON BROWN 3581)

PRIMARY BODY COLOR
(REALIST BEIGE SW6078)

STUCCO POPOUTS
(SABLE SW6083)

FRONT DOOR
(SABLE SW6083)

STUCCO COURTYARD
WALL W/ROWLOCK
(REALIST BEIGE SW6078)

COACH LIGHT

GARAGE DOOR
(UTTERLY BEIGE SW6080)



Front



Rear (Enhanced)



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE FLAT ROOF TILE
(CONCORD BLEND 4602)

PRIMARY BODY COLOR
(CLASSIC FRENCH GREY SW0077)

STUCCO POPOUTS
(ALABASTER SW7008)

FRONT DOOR
(ALABASTER SW7008)

STUCCO COLUMN
(ALABASTER SW7008)

STONE VENEER
(CATHEDRAL GREY)

WOOD HORIZONTAL SIDING
(ARGOS SW7065)

COACH LIGHT

GARAGE DOOR
(ARGOS SW7065)



Front



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE FLAT ROOF TILE
(CONCORD BLEND 4602)

PRIMARY BODY COLOR
(TONY TAUPE SW7038)

STUCCO POPOUTS
(EXTRA WHITE SW7006)

FRONT DOOR
(IRON ORE SW7069)

6x6 WOOD POST
(EXTRA WHITE SW7006)

BOARD & BATTEN
(VIRTURAL TAUPE SW7039)

COACH LIGHT

GARAGE DOOR
(EXTRA WHITE SW7006)



Front



Rear (Enhanced)



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE S-ROOF TILE
(BROWN RANGE 3689)

PRIMARY BODY COLOR
(ACCESSIBLE BEIGE SW7036)

STUCCO POPOUTS
(SANDERLING SW7513)

FRONT DOOR
(BLACK FOX SW7020)

STUCCO COURTYARD
WALL W/ ROWLOCK
(ACCESSIBLE BEIGE SW7036)

COACH LIGHT
(BLACK FOX SW7020)

GARAGE DOOR
(BLACK FOX SW7020)



Front



Rear (Enhanced)



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE FLAT ROOF TILE
(BROWN GRAY RANGE 5687)

PRIMARY BODY COLOR
(ROYCROFT PEWTER SW2848)

STUCCO POPOUTS
(FROSTY WHITE SW6196)

FRONT DOOR
(FROSTY WHITE SW6196)

STUCCO COLUMN
(FROSTY WHITE SW6196)

STONE VENEER
(PROVO CANYON GREY)

WOOD HORIZONTAL SIDING
(CLASSIC FRENCH GRAY SW0077)

STUCCO WAINSCOT
(FROSTY WHITE SW6196)

COACH LIGHT

GARAGE DOOR
(CLASSIC FRENCH GRAY SW0077)



Front



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE FLAT ROOF TILE
(SIERRA MADRE 4503)

PRIMARY BODY COLOR
(CITY SCAPE SW7067)

STUCCO POPOUTS
(EXTRA WHITE SW7006)

FRONT DOOR
(EXTRA WHITE SW7006)

6X6 WOOD POST
(EXTRA WHITE SW7006)

BOARD & BATTEN
(ARGOS SW7065)

STUCCO CORBEL
(EXTRA WHITE SW7006)

COACH LIGHT

GARAGE DOOR
(EXTRA WHITE SW7006)



Front



Rear (Enhanced)



Rear



Left



Right

NOTE: THE ARCHITECTURAL CHARACTER IMAGERY PROVIDED HERE SERVES AS EXAMPLES TO ILLUSTRATE THE STYLE, LEVEL OF QUALITY, AND FINISH FOR ARCHITECTURAL DESIGN. THESE IMAGES ARE NOT EXACT REPRESENTATIONS OF COLOR, EMBELLISHMENTS, MATERIALS, FIXTURES, MASSING, ARTICULATION, AND FLOOR PLAN CONFIGURATIONS. FINAL ARCHITECTURAL DESIGN MAY VARY FROM WHAT IS SHOWN.

EAGLE S- ROOF TILE
(ARCADIA CANYON BROWN 3581)

PRIMARY BODY COLOR
(ALABASTER SW7006)

STUCCO POPOUTS
(DARK CLOVE SW9183)

FRONT DOOR
(DARK CLOVE SW9183)

STUCCO COURTYARD
WALL W/ROWLOCK
(ALABASTER SW7006)

STUCCO CORBEL
(DARK CLOVE SW9183)

COACH LIGHT

GARAGE DOOR
(DARK CLOVE SW9183)



Front



Rear (Enhanced)



Rear



Left



Right

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EAGLE FLAT ROOF TILE
(HILLSBOROUGH BLEND 4883)

WOOD SHUTTER
(INCREDIBLE WHITE SW7028)

PRIMARY BODY COLOR
(WARM STONE SW7032)

STUCCO POPOUTS
(INCREDIBLE WHITE SW7028)

FRONT DOOR
(INCREDIBLE WHITE SW7028)

STUCCO COLUMN
(INCREDIBLE WHITE SW7028)

STONE VENEER
(HURON)

WOOD HORIZONTAL SIDING
(ANEW GRAY SW7030)

STUCCO WAINSCOT
(INCREDIBLE WHITE SW7028)

COACH LIGHT

GARAGE DOOR
(ANEW GRAY SW7030)



Front



Rear (Enhanced)



Rear



Left



Right

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EAGLE FLAT ROOF TILE
(SIERRA MADRE 4503)

PRIMARY BODY COLOR
(REPOSE GRAY SW7015)

STUCCO POPOUTS
(IRON ORE SW7069)

FRONT DOOR
(IRON ORE SW7069)

6X6 WOOD POST
(IRON ORE SW7069)

BOARD & BATTEN
(DORIAN GRAY SW7017)

STUCCO CORBEL
(IRON ORE SW7069)

COACH LIGHT

GARAGE DOOR
(IRON ORE SW7069)



Front



Rear (Enhanced)



Rear



Left



Right

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EAGLE S- ROOF TILE
(ARCADIA CANYON BROWN 3581)

PRIMARY BODY COLOR
(REALIST BEIGE SW6078)

STUCCO POPOUTS
(SABLE SW6083)

FRONT DOOR
(SABLE SW6083)

STUCCO COURTYARD
WALL W/ROWLOCK
(REALIST BEIGE SW6078)

STUCCO CORBEL
(SABLE SW6083)

COACH LIGHT

GARAGE DOOR
(UTTERLY BEIGE SW6080)



Front



Rear (Enhanced)



Rear

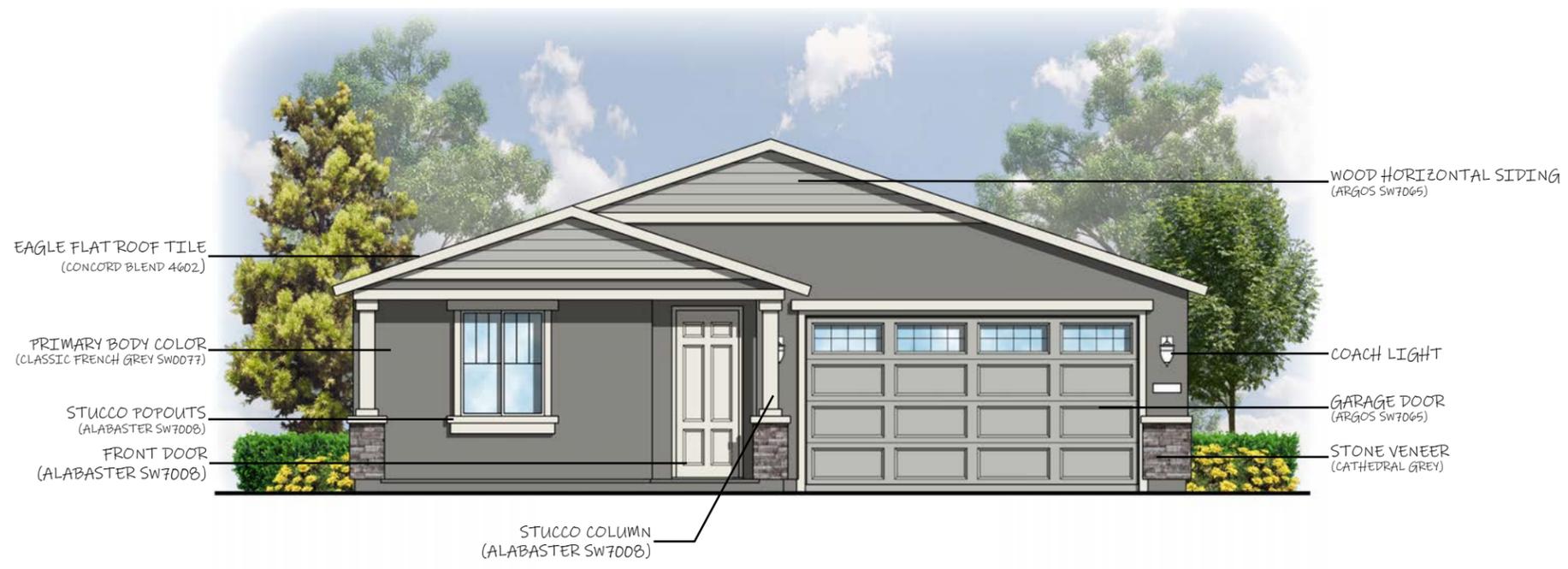


Left



Right

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Front



Rear (Enhanced)



Rear



Left



Left Corner Condition



Right

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Front



Rear (Enhanced)



Rear



Left



Left Corner Condition



Right

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Front



Rear



Left



Left Corner Condition



Right

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Front



Rear (Enhanced)



Rear



Left

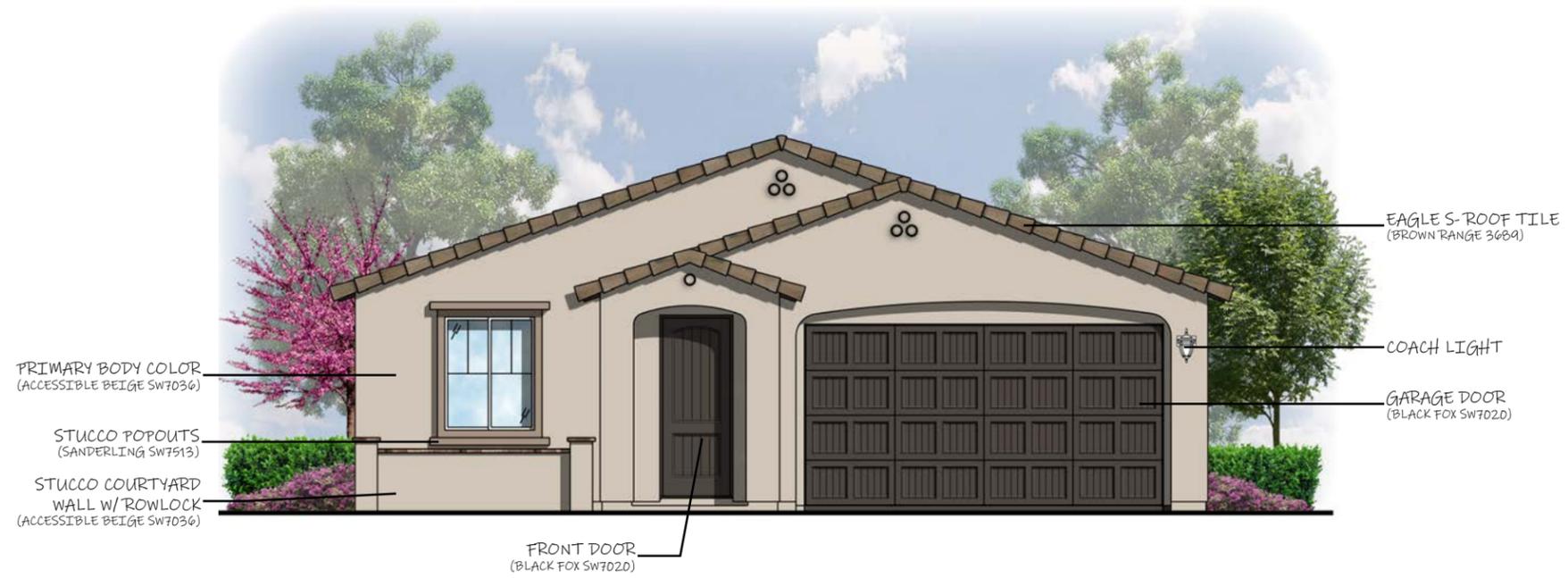


Left Corner Condition



Right

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Front



Rear (Enhanced)



Rear



Left

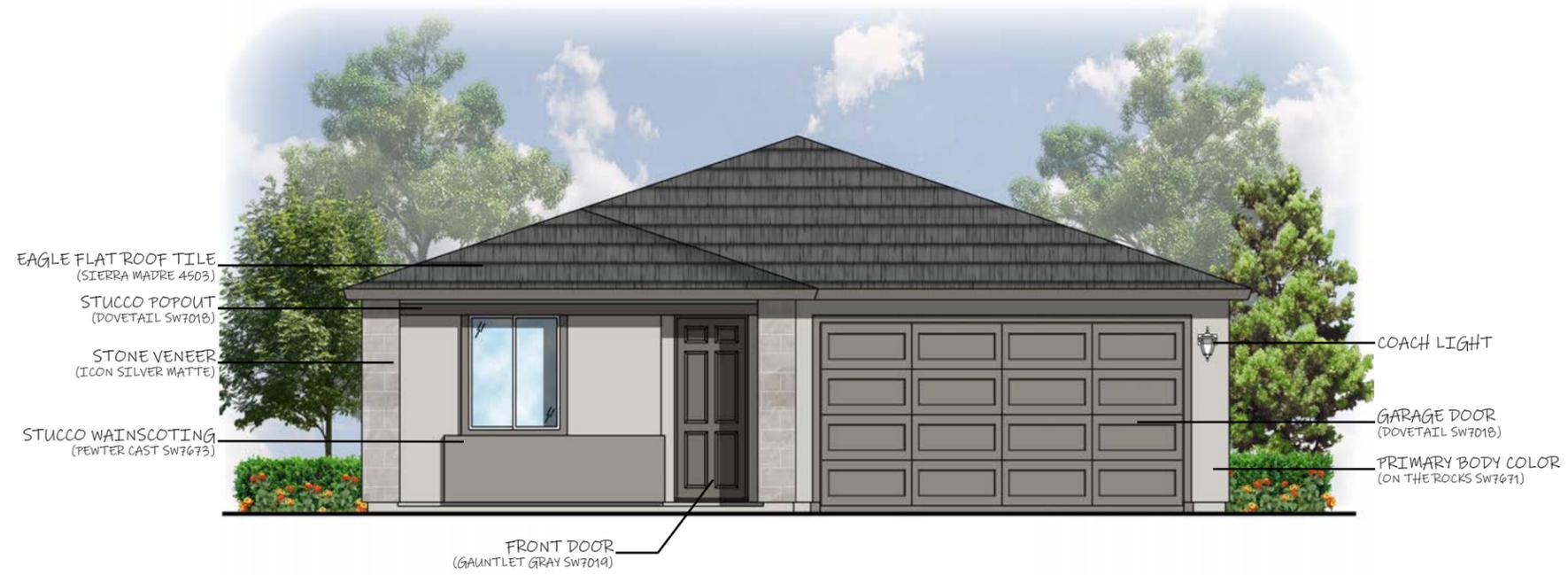


Left Corner Condition



Right

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Front



Rear



Left



Left Corner Condition



Right

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12. LIGHTING STANDARDS

All lighting shall comply with the requirements of Article 4, Chapter 30, Section 11-30-5 of the Ordinance. Lighting will be designed to ensure adequate visibility and safety for vehicles and pedestrians while minimizing glare and light spillover onto adjacent properties.

Site and street lighting may include pedestrian-scale fixtures, bollard lighting, or integrated low-level lighting in amenity and path areas to support nighttime visibility and promote walkability. Lighting will be coordinated with the overall landscape and streetscape design to enhance community character and provide consistent illumination throughout the development.

13. CONCLUSION

Haven at Destination establishes the framework for a thoughtfully designed single-family residential community that aligns with the City's long-term vision for quality development. This RSL-2.5 PAD supports the rezoning of the Site from General Industrial (GI) to RSL-2.5 PAD and introduces approximately one hundred fifty-five (155) single-family detached residential units on 39' x 80' and 50' x 80' lots, supported by an integrated system of open space, sidewalks, pedestrian paths, and infrastructure improvements.

The Site includes approximately 9.11 acres of open space, including an amenity with a range of recreational features. Infrastructure improvements, such as half-street improvements along Meridian Road, internal public streets, and connections to City utilities, will ensure safe and efficient circulation and service throughout the community.

Through this RSL-2.5 PAD, Haven at Destination will provide a connected, visually cohesive, and well-maintained residential environment that contributes to the City's broader goals for growth, housing diversity, and neighborhood character.

Haven at Destination – PAD Justification Table

Development Standard	RSL 2.5 Required	Proposed PAD	Justification
Garage Standard – Aggregate Width of Garage Doors	50%	56%	<p>The front porches have increased in size to exceed The City’s minimum design requirements and to further enhance the streetscape and reduce the garage dominance.</p> <p>A courtyard wall has been added to all Spanish elevations</p> <p>Bases and mid-section columns have been increased on the Craftsman elevation.</p> <p>Additional wood posts have been added to the Farmhouse elevation.</p> <p>The heel heights on the Craftsman & Farmhouse porches have been increased to ____</p> <p>Lighting, pavers, and exterior door details further enhance the design and reduce the garage dominance of the homes.</p> <p>Garage doors have been recessed a minimum 11”</p>
Minimum Yards (ft.) Front – Garage	20’	18’	<p>Open Space Provided 33%, Open Space required 18%</p> <p>On street parking is available on public streets.</p>
Minimum Yards (ft.) Rear	15’	8’ for rear building setback and 5’ for rear patio setback	<p>The amenity area provides active community space to enhance the livability of the community.</p> <p>A minimum of 400 square feet of usable open space is provided for every unit which exceeds the required 280 square feet of usable open space in the RSL 2.5 District.</p>