



Site Summary

Neighborhood Planning Areas (NPA)

Area	Planning Area	Type	Acres	Overall Density	Units
1	Residential	100.33	4.5	451	
2	Residential	82.5	4.5	371	
3	Residential	81.32	5.5	448	
4	Residential	118.94	5.5	655	
5	Residential	159.34	5.5	876	
6	Residential	108.61	4.5	489	
7	Residential	143.27	4.5	645	
8	Residential	116.66	2.89	337	
9	Residential	127.9	1.92	246	
10	Residential	96.20	2.88	277	
11	Residential	5.95	3.36	20	
12	Residential	106.45	4.5	479	
13	Residential	149.99	4.5	691	
14	Residential	136.37	4.5	614	
15	Residential	92.86	5.5	511	
16	Residential	83.79	5.5	491	
17	Residential	120.69	5.25	634	
18	Residential	156.15	4.5	703	

Parcels Outside of Development Agreement Boundary

Area	Land Use/Owner	Acres	Density	Units
A	White Hills Subdivision	47.45	2.42	115
B	Cook Parcels	12.93	TBD	TBD
C	White Hills Country Estates	60.52	0.17	11
D	MMN, LLC	4.8	TBD	TBD
E	White Parcels	14.28	TBD	TBD
F	ZB Investments, LLC	48.14	TBD	TBD
G	Jody B Brown Trust	10.02	TBD	TBD
H	Bowles Property	83.61	TBD	TBD
I	Cheslerboard Properties	197.36	TBD	TBD
J	Highway Right-of-Way	18.02	n/a	n/a

Total Acres

Inside Development Agreement	2,622.54
Outside Development Agreement	592.73
Total Annexation Area Acres	3,215.27

Commercial Planning Areas (CPA)

Area	CPA	Type	Acres	Density	Units
1	Commercial	79.45	9.83	781	
2	Commercial	5.57	n/a	n/a	
3	Commercial	13.4	n/a	n/a	
4	Commercial	63.18	n/a	n/a	
5	Commercial	28.25	n/a	n/a	

General Plan Key

Area	Description	General Plan Designation
Residential (NPA)	Mixed-Use Residential	
Residential	Residential	
Residential	Rural Residential	
Commercial (CPA)	Mixed-Use Commercial	
Commercial	Commercial	
Industrial (IPA)	Industrial	
Industrial	Industrial	

Industrial Planning Areas (IPA)

Area	IPA	Type	Acres	Density	Units
1	Industrial	159.9	n/a	n/a	
2	Industrial	142.04	n/a	n/a	
3	Industrial	57.09	n/a	n/a	
4	Industrial	92.33	n/a	n/a	

Total Dev Agreement Acres 2,622.54
Total Residential Units 9,659
Gross Density 3.68

* Note: In NPA 11, all lots shall be a min 10,000 Sq Ft. In NPA 1 & 3, a street with min 10,000 Sq Ft lots on both sides shall abut the existing White Hills Subdivision

Planning Goals

- Maintain Rural/Country Atmosphere
- Maintain Quiet, Friendly, Safe Neighborhoods
- Prioritize Trails & Parks & Open Space
- Create Active Lifestyle Communities
- Provide Access to Recreation Areas
- Plan for Quality / Managed Growth
- Provide Needed Infrastructure
- Create Local Jobs & Tax Base
- Contribute to Valley-wide Amenities
- Emphasize Area's Incredible Views
- Plan CC&R's and Design Guidelines to Encourage Conservation & Eco-friendly development
- Emphasize Area's Natural Environment
- Protect/Maintain Green Space & Open Space

Plan Key

- Planning Area Boundary
- ★ Proposed Schools
- ✳ Proposed Public Safety Facility
- Potential Church Site

Project Road Classifications

- == Arterial Road Corridors
- == Major Collector Road Corridors
- Industrial Collector Road Corridors
- Minor Collector Road Corridors
- Local Street

Boundary Classifications

- Annexation Boundary
- Development Agreement Boundary
- Master Plan Area

Land Use Element Exhibit 2

