Canyon Ridge

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<th>Amendment</th>
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<th>Approval Date</th>
<th>Approval Doc.</th>
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<td>ORD97-17</td>
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<td>Land use revision</td>
<td>PADA00-101</td>
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A PLANNED AREA DEVELOPMENT REQUEST FOR GENERAL DEVELOPMENT PLAN AND PROGRAM

CANYON RIDGE WEST

A PLANNED COMMUNITY IN SURPRISE, ARIZONA

JANUARY 7, 1997
REVISED MARCH 19, 1997
REVISED MARCH 24, 1997
REVISED MAY 7, 1997
REVISED JUNE 2, 1997
REVISED OCTOBER 13, 1997
REVISED DECEMBER 9, 1997

PREPARED FOR:
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

PREPARED BY:
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014
CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

MEETING SCHEDULE
Time: 7:00 P.M.
Date: August 28, 1997

Agenda Item #      NEW BUSINESS    XX    Consent Agenda    ____ Regular Agenda
PUBLIC HEARING
ORDINANCE NO. 97-17

Title:
An Ordinance of the Mayor and City Council of the City of Surprise, Arizona, changing the zoning of a
240-acre parcel bounded generally by Bell Road on the south, 115th Avenue on the west, Union Hills
Drive on the north, and Sun City Units 37 and 44 on the east in a portion of Section 31, Township 4
North, Range 1 East of the G&SRB&M, Maricopa, Arizona from R1-43 to Planned Area Development
(Property Owners: McRae Group of Companies and Ditz-Crane).

Name of Department/Individual:
COMMUNITY DEVELOPMENT DEPARTMENT, Shirley Berg

Action Requested:
A motion to approve an Ordinance of the Mayor and City Council of the City of Surprise, Arizona,
changing the zoning of a 240-acre parcel bounded generally by Bell Road on the south, 115th Avenue on
the west, Union Hills Drive on the north, and Sun City Units 37 and 44 on the east in a portion of Section
31, Township 4 North, Range 1 East of the G&SRB&M, Maricopa, Arizona from R1-43 to Planned Area
Development with Planning and Zoning Commission’s recommendations listed on Exhibit B to
Ordinance No. 97-17.

Comments: Ordinance No. 97-17; Staff Report; Preliminary Development Plan and Program

Fiscal Impact: _____ Budgeted    _____ Not Budgeted

City Manager’s Recommendation: _____ Approve    ____ Disapprove    ____ None

Council Action:

Motion/Second
Councilor’s Name

*********

Shafer
Villanueva
Broich
Johnson
Montoya
Anderson
Reaf leng

Vote

*********

Results: 7 Against 1
Votes: For 7, Against 1, Abstained 0
Passed X, Failed

CC: Shirley
Rick
3 copies

1st

Yes-Y, No-N, Abstain-A, Absent-X
ORDINANCE NO. 97-17

AN ORDINANCE CHANGING THE ZONING OF A PROPERTY BOUNDED GENERALLY BY BELL ROAD ON THE SOUTH, SUN CITY ON THE EAST, UNION HILLS DRIVE ON THE NORTH, AND 115TH AVENUE ON THE WEST, IN SECTION 31, T4N, R1E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA FROM R1-43 TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings have been completed; and

WHEREAS, changes have occurred in the vicinity of Bell Road on the south, Sun City on the east, Union Hills Drive on the north, and 115th Avenue on the West which require that the zoning of a parcel of land in that area be changed, and

WHEREAS, rezoning of the subject property will enhance the health, safety, and welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guides, and

WHEREAS, the Planning and Zoning Commission has recommended approval of the rezoning;

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from R1-43 to Planned Area Development "PAD" with Preliminary Development Plan.

Ordinance No. 97-17
Section 3. The Preliminary Development Plan for the property described on Exhibit A, entitled “Canyon Ridge West Development Plan, City of Surprise, Arizona”, dated June 2, 1997, as Application No. PAD 97-06, a copy of which is on file in the Community Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only as provided in the approved Preliminary Development Plan and in compliance with the Stipulations contained in Exhibit B.

PASSED AND ADOPTED 28th day of August, 1997.

[Signature]
MAYOR

ATTEST:

[Signature]
City Clerk

[Signature]
City Attorney

Yeas: Mayor Shafer, Vice-Mayor Villanueva, Councilmembers Broich, Montoya, Reafleng, Anderson & Johnson.

Nays: ___________________________

Ordinance No. 97-17
PARCEL NO. 1:

That part of PHOENIX FIG FARMS, a subdivision in Sections 19, 30 and 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, Page 35, described as follows:

That part of Lot 1, of said Section 31, more particularly described as follows:

BEGINNING at a point which is North 89 degrees 30 minutes 11 seconds East, a distance of 40.00 feet; and South 0 degrees 42 minutes 44 seconds East, a distance of 40.00 feet from the Northwest corner of said Section 31;

thence North 89 degrees 30 minutes 11 seconds East, parallel to and 40.00 feet South of the North line of said Lot 1; a distance of 1,251.83 feet, to a point which is South 89 degrees 30 minutes 11 seconds West, a distance of 180.00 feet and South 0 degrees 36 minutes 01 seconds East, a distance of 40.00 feet from the Northeast corner of said Lot 1;

thence South 0 degrees 36 minutes 01 seconds East, a distance of 275.00 feet;

thence North 89 degrees 30 minutes 11 seconds East, a distance of 180.00 feet to the East line of said Lot 1;

thence South 0 degrees 36 minutes 01 seconds East, along said East line of Lot 1, a distance of 192.38 feet to the Southeast corner of Lot 34 of said PHOENIX FIG FARMS;

thence South 89 degrees 30 minutes 30 seconds West, along the South line of said Lot 34, a distance of 751.46 feet to the Southeast corner of Lot 33 of said PHOENIX FIG FARMS;

thence North 0 degrees 39 minutes 23 seconds West, along the East line of said Lot 33, a distance of 298.60 feet to the Northeast corner of said Lot 33;

thence South 89 degrees 29 minutes 09 seconds West, along the North line of said Lot 33, a distance of 679.75 feet to a point which is 40.00 feet East of the West line of said Section 31;

thence North 0 degrees 42 minutes 44 seconds West parallel to and 40.00 feet East of the West line of said Section 31, a distance of 168.92 feet to the POINT OF BEGINNING.
No: (226-100-1022076)

PARCEL NO. 2:

BEGINNING at a point which is North 0 degrees 30 minutes 40 seconds West, a distance of 264.34 feet from the Southwest corner of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said point also being the Southeast corner of Section 36, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 42 minutes 44 seconds West, a distance of 2069.45 feet;

thence North 89 degrees 30 minutes 30 seconds East, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

thence North 0 degrees 42 minutes 44 seconds West parallel to and 40 feet East of the West line of said Section 31, a distance of 2439.44 feet to a point on the North line of Lot 31, PHOENIX FIG FARMS, a subdivision recorded in Book 18 of Maps, Page 35, records of Maricopa County, Arizona;

thence North 89 degrees 30 minutes 30 seconds East along the North line of Lots 31 and 32 of said PHOENIX FIG FARMS, a distance of 1430.92 feet to the Northeast corner of Lot 32, said point being on the East line of Lot 1 of Section 31;

thence South 0 degrees 36 minutes 01 seconds East along the East line of Lots 1, 2 and 3 of Section 31, a distance of 2439.42 feet;

thence South 89 degrees 30 minutes 30 seconds West, a distance of 1426.15 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

BEGINNING at a point which is North 0 degrees 30 minutes 40 seconds West, a distance of 264.34 feet from the Southwest corner of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said point also being the Southeast corner of Section 36, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 42 minutes 44 seconds West, a distance of 55.00 feet;

thence North 89 degrees 34 minutes 51 seconds East, a distance of 40.00 feet to the TRUE POINT OF BEGINNING, said point being on the North right-of-way line of Bell Road;

thence along the North right-of-way line of Bell Road, North 89 degrees 34 minutes 51 seconds East, a distance of 821.68 feet;

thence North 0 degrees 25 minutes 09 seconds West, a distance of 15.00 feet;

EXHIBIT - A

TO ORDINANCE NO. 97-17
thence North 89 degrees 34 minutes 51 seconds East, a distance of 199.56 feet to a point on a curve concave to the South, said curve having a radius of 2934.79 feet; and delta angle of 7 degrees 51 minutes 13 seconds along said curve an arc length of 502.28 feet to a point on the East line of Lot 4 of said Section 31;

thence North 0 degrees 36 minutes 01 seconds West along last line of said Lot 4, a distance of 2028.99 feet;

thence South 89 degrees 30 minutes 30 seconds West, a distance of 1426.15 feet to a point which is 40 feet East of the West line of said Section 31;

thence South 0 degrees 42 minutes 44 seconds East parallel to and 40 feet East of said West Section line, 2014.47 feet to the TRUE POINT OF BEGINNING;

EXCEPT BEGINNING at a point which is North 89 degrees 29 minutes 19 seconds East, a distance of 319.22 feet and North 0 degrees 30 minutes 41 seconds West, a distance of 58.23 feet from the Southwest corner of Lot 3 of said Section 31;

thence North 0 degrees 30 minutes 41 seconds West, a distance of 300.00 feet;

thence North 89 degrees 29 minutes 19 seconds East, a distance of 435.60 feet;

thence South 0 degrees 30 minutes 41 seconds East, a distance of 300.00 feet;

thence South 89 degrees 29 minutes 19 seconds West, a distance of 435.60 feet to the POINT OF BEGINNING.
PARCEL NO. 4

The East half of the Northwest quarter of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Vicki Case/mab  256-3637

EXHIBIT - A

TO ORDINANCE NO. 97-17
RECOMMENDATION: (PAD97-06)

The subject request generally follows the intent of the Surprise Comprehensive Development Guide. Furthermore, approval of this request (PAD97-06) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. Staff recommends that this request, a rezoning of 240 gross acres from R1-43 to Planned Area Development be approved subject to the following stipulations:

a) Parcel 4 shall be limited to hospitals, clinics, doctor's offices, nursing care facilities, and other medical related uses. All other uses shall require a PAD amendment;

b) Parcel 5 shall be restricted to a maximum of 15 units per acre;

c) Canyon Ridge West Parkway shall have a right-of-way width of 80' with 10' landscape tracts on either side. Six (6) foot wide, meandering, concrete sidewalks shall be constructed on either side of the Parkway in lieu of the community trail;

d) Revise Exhibit G cross section to show a five (5) foot wide meandering sidewalk along Union Hills Drive;

e) All streets shall be constructed to City standards. Revise Exhibit G to show correct pavement sections and to indicate that sidewalks are meandering on the collector and arterial streets;

f) On page 6, revise paragraph regarding Easements/Rights-of-Way; Indemnity. Clarify that the City will only grant right of entry and permits in public rights-of-way. Revised language shall be approved by the City Engineer and City Attorney;

g) Maximum number of 40' wide lots shall be 30 percent and the maximum number of 43' wide lots shall be 15 percent;

h) Developer shall create and record a set of CC&Rs establishing an association which shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way). Said CC&Rs shall be approved by the Community Development Director prior to their recordation;

EXHIBIT B
TO ORDINANCE NO. 97-17
i) Parcel 6 shall include, at a minimum, active adult recreational amenities and one tot-lot play area. Said equipment and its placement within the parcel shall be approved by the Community Development Director;

j) All landscaping plans (including trail system) and wall details (including perimeter theme wall and entry monumentation) shall be reviewed and approved by the City Engineer and Community Development Director;

k) Final Design Guidelines shall be submitted to and approved by the Community Development Director prior to issuing any building permits;

l) Variations in the location of rear yard walls at the side of the house shall be required;

m) Front yard setbacks shall vary in 3' increments with no more than two homes in a row having the same front yard setback. Minimum front yard setback shall be 18 feet;

n) The width and material for all trails/sidewalks shall be approved by the Community Development Director. Natural surface trails shall be limited to the wash area only;

o) All floor plans and elevations, other than the Ditz Crane products shown in Exhibit M, shall be required to be submitted to the Community Development Director for review and approval;

p) All lotting is shown for reference only. Approval of lot layout shall occur at the Preliminary/Final Plat stages or the Site Plan approval stage;

q) A Master Drainage Report (revised) shall be submitted to the Engineering Department for review and approval prior to Preliminary Plat approval;

r) Provide water and sewer Development Agreements with Citizens Utilities to the Community Development Director and City Engineer prior to Final Plat approval;

s) No buildings or structures shall be placed within the right-of-way (i.e. entry feature);

t) Developer shall comply with the deed restriction that created a 300 foot radius "limited use zone" around the Sun Cities Art Museum;

EXHIBIT B
TO ORDINANCE NO. 97-17
u) Residential building setbacks from all property lines which form the perimeter of the PAD or from all interior and exterior dedicated street right-of-way lines or from the paving of any private interior circulation streets shall be no less than 20 feet;

v) Submit four (4) copies of the Development Plan and Program revised as necessary to comply with these approved stipulations; and

w) Major changes to this PAD rezoning with regards to use, intensity and circulation, must be processed as a revised application with approval by the Mayor and City Council upon recommendation from the Planning and Zoning Commission. Minor changes to the PAD application may be administratively approved by the City Manager and Community Development Director.

EXHIBIT B
TO ORDINANCE NO. 97-17
LEGAL DESCRIPTION


COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE ALONG THE SOUTH LINE OF SECTION 36, NORTH 89° 24' 41" WEST, 33.44 FEET, THENCE DEPARTING SAID SECTION LINE NORTH 00° 15' 19" EAST, 55.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE WEST RIGHT-OF-WAY LINE OF 15TH AVENUE SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD NORTH 89° 24' 41" WEST 1274.05 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00° 07' 49" EAST, 5227.90 FEET; THENCE NORTH 00° 36' 31" EAST, 419.88 FEET; THENCE SOUTH 89° 52' 02" EAST, 486.61 FEET; THENCE SOUTH 88° 17' 19" EAST, 342.65 FEET; THENCE SOUTH 89° 52' 21" EAST, 446.05 FEET TO THE WEST ROW LINE OF 15TH AVENUE; THENCE SOUTH 00° 42' 38" WEST, 365.85 FEET, THENCE ALONG SAID RIGHT-OF-WAY LINE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00° 07' 38" WEST, 5228.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 164.74 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, GEORGE W. NELSON, CERTIFY THAT ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAT IS CORRECT AND ACCURATE, AND THAT THE PLAT BOUNDARY MONUMENTS SHOWN HERETO ARE IN PLACE OR WILL BE SET AND THAT THE LOT CORNERS WILL BE PERMANENTLY SET.

GEORGE W. NELSON, L.S. (ARIZ)

DATE: 5-7-93

BASIS OF BEARING

A BEARING OF NORTH 89° 24' 41" WEST WAS ASSUMED ALONG THE SOUTH LINE OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE & MERIDIAN, BETWEEN THE M.C.E.D. BRASS CUPS AT THE SOUTH-WEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION ALONG THE LINE OF BELL ROAD.
Proposed Amendment to Development Guide Plan

LAND USES:
- LDR: Low Density Residential (0-6 dwelling units per acre)
- HDR: High Density Residential (21-50 dwelling units per acre)
- CC: Community Commercial

TRANSPORTATION SYSTEM:
- Major Arterial
- Major Collector

SURPRISE Comprehensive Development Plan Amendment

SCALE: 1" = 500'

NOV. 7, 1996
REV: DEC. 24, 1996
REV: MAR. 17, 1997

EXHIBIT C
RECOMMENDATION:  (PAD97-06)

The subject request generally follows the intent of the "Surprise Comprehensive Development Guide." Furthermore, approval of this request (PAD97-06) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. Staff recommends that this request, a rezoning of 240 gross acres from R1-43 to Planned Area Development be approved subject to the following stipulations:

<table>
<thead>
<tr>
<th>RECOMMENDATION</th>
<th>CVL RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Parcel 4 shall be limited to hospitals, clinics, doctor’s offices, nursing care facilities, and other medical related uses. All other uses shall require a PAD amendment.</td>
<td>Parcel 4 will be limited to medical uses as shown in the P.A.D. as shown on Page 4.</td>
</tr>
<tr>
<td>b) Parcel 5 shall be restricted to a maximum of 15 units per acre.</td>
<td>Parcel 5 is restricted to a maximum of 15 units per acre as shown in the Density Section on Page 4.</td>
</tr>
<tr>
<td>c) Canyon Ridge West Parkway shall have a right-of-way width of 80' with 10' landscape tracts on either side. Six (6) foot wide, meandering, concrete sidewalks shall be constructed on either side of the Parkway in lieu of the community trail.</td>
<td>Canyon Ridge Parkway will be developed within 80' right-of-way with 10' landscape tracts on both sides and a 6' meandering concrete sidewalk as shown on the sections provided. Exhibit G has been revised to reflect this.</td>
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### RECOMMENDATION

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<tr>
<th>Recommendation</th>
<th>CVL RESPONSE</th>
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<tbody>
<tr>
<td>d) Revise Exhibit G cross section to show a five (5) foot wide meandering sidewalks along Union Hills Drive.</td>
<td>Exhibit G Sections and Master Street Plan have been revised to show a 5' meandering sidewalk along Union Hills Drive.</td>
</tr>
<tr>
<td>e) All streets shall be constructed to City standards. Revise Exhibit G to show correct pavement sections and to indicate that sidewalks are meandering on the collector and arterial streets.</td>
<td>Exhibit G has also been revised to show street construction to City standards.</td>
</tr>
<tr>
<td>f) On page 6, revise paragraph regarding Easements/Rights-of-way, Indemnity. Clarify that the City will only grant right of entry and permits in public rights-of-way. Revised language shall be approved by the City Engineer and City Attorney.</td>
<td>The easements/rights-of-way paragraph on Page 6 has been revised and is included with this submittal.</td>
</tr>
<tr>
<td>g) Maximum number of 40' wide lots shall be 30 percent and the maximum number of 43' wide lots shall be 15 percent.</td>
<td>The maximum number of 40' wide lots will be 30% and the maximum number of 43' lots will be 15% for Parcel 6 as shown in the Housing Product Section on Page 9.</td>
</tr>
<tr>
<td>h) Developer shall create and record a set of CC&amp;R’s establishing an association which shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way). Said CC&amp;R’s shall be approved by the Community Development Director prior to their recordation.</td>
<td>The Developer acknowledges CC&amp;R’s for this project shall be approved by the Community Development Director prior to their recordation.</td>
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### RECOMMENDATION

| i) | Parcel 6 shall include, at a minimum, active adult recreational amenities and one tot lot play area. Said equipment and its placement within the parcel shall be approved by the Community Development Director. |
| j) | All landscaping plans (including trail system) and wall details (including perimeter theme wall and entry monumentation) shall be reviewed and approved by the City Engineer and Community Development Director. |
| k) | Final Design guidelines shall be submitted to and approved by the Community Development Director prior to issuing any building permits. |
| l) | Variations in the location of rear yard walls at the side of the house shall be required. |
| m) | Front yard setbacks shall vary in 3' increments with no more than two homes in a row having the same front yard setback. Minimum front yard setback shall be 18 feet. |

### CVL RESPONSE

| i) | Parcel 6 will include recreational amenities as stipulated in the P.A.D. and shown on the preliminary plat. Exhibits D and I reflect this as well as Page 12 of the Narrative. |
| j) | All landscaping plans will be reviewed and approved by the City Engineer and Community Development Director. The Master Landscape Plan will be submitted on or about 12/19/97. |
| k) | Final Design guidelines shall be submitted to and approved by the Community Development Director prior to the issuance of any building permits. |
| l) | Variations will be provided for rear yard wall returns as shown in the P.A.D. as shown on Pages 9 and 10. |
| m) | Front yard setbacks will vary in 3' increments as shown in the P.A.D. on Exhibit J. |
CITY OF SURPRISE  
(PAD97-06)  
CANYON RIDGE WEST  
CVL JOB # 96-0042-04

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<td>n) The width and material for all trails/sidewalks shall be approved by the Community Development Director. Natural surface trails shall be limited to the wash area only.</td>
<td>Trail widths and materials shall be approved by the Community Development Director.</td>
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<td>o) All floor plans and elevations, other than the Ditz Crane products shown in Exhibit M, shall be required to be submitted to the Community Development Director for review and approval.</td>
<td>Floor plans and elevations proposed other than those provided by Ditz-Crane will be submitted to the Community Development Director for approval.</td>
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<td>p) All lotting is shown for reference only. Approval of lot layout shall occur at the Preliminary/Final Plat stages or the Site Plan approval stage.</td>
<td>Lotting approvals shall occur at the preliminary and final plat stages.</td>
</tr>
<tr>
<td>q) A Master Drainage Report (revised) shall be submitted to the Engineering Department for review and approval prior to Preliminary Plat approval.</td>
<td>A revised Master Drainage Report has been approved for this project.</td>
</tr>
<tr>
<td>r) Provide water and sewer Development Agreements with Citizens Utilities to the Community Development Director and City Engineer prior to Final Plat approval.</td>
<td>All necessary utility agreements will be provided prior to final plat approval.</td>
</tr>
<tr>
<td>s) No buildings or structures shall be placed within the right-of-way (i.e. entry feature).</td>
<td>No building or structures are proposed within the right-of-way. This will include entry features.</td>
</tr>
<tr>
<td>RECOMMENDATION</td>
<td>CVL RESPONSE</td>
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<tr>
<td>t) Developer shall comply with the deed restriction that created a 300 foot</td>
<td>The developer acknowledges the restrictions of the 300′ radius &quot;limited use zone&quot; around the Sun Cities Art Museum.</td>
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<td>radius &quot;limited use zone&quot; around the Sun Cities Art Museum.</td>
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<td>u) Residential building setbacks from all property lines which form the perimeter of the PAD or from all interior and exterior dedicated street right-of-way lines or from the paving of any private interior circulation streets shall be no less than 20 feet.</td>
<td>This note was interpreted to reflect those setbacks shown on the setback exhibit.</td>
</tr>
<tr>
<td>v) Submit four (4) copies of the Development Plan and Program revised as</td>
<td>Four (4) copies of the revised P.A.D. plan and program are provided with this submittal.</td>
</tr>
<tr>
<td>necessary to comply with these approved stipulations.</td>
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<tr>
<td>w) Major changes to this PAD rezoning with regards to use, intensity and</td>
<td>The developer acknowledges that major changes to the P.A.D. will require a revised application.</td>
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<td>circulation, must be processed as a revised application with approval by the</td>
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<tr>
<td>Mayor and City Council upon recommendation from the Planning and Zoning</td>
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<tr>
<td>Commission. Minor changes to the PAD application may be administratively</td>
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<tr>
<td>approved by the City Manager and Community Development Director.</td>
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</table>
October 14, 1997

Mr. Joe Blanton  
City of Surprise  
12425 West Bell Road, Suite D-100  
Surprise, AZ 85374

Re: Resubmittal of PAD97-06 (Canyon Ridge West)  
CVL Project No: 96-0042-04

Dear Joe:

Enclosed is our resubmittal of PAD97-06 to satisfy the City Council requirements from the hearing on August 14, 1997. Below is our response to the stipulations from that Council action.

a. Parcel 4 will be limited to medical uses as shown in the P.A.D.

b. Parcel 5 is restricted to a maximum of 15 units per acre.  
Revised: Page 4

c. Canyon Ridge Parkway will be developed within 80' right-of-way with 10' landscape tracts on both sides and a 6' meandering concrete sidewalk as shown on the sections provided.  
Revised: Street Plan

d. Exhibit G has been revised to show a 5' meandering sidewalk along Union Hills Drive.  
Revised: Street Plan

e. Exhibit G has also been revised to show street construction to City standards.  
Revised: Not Submitted

f. The easements/rights-of-way paragraph on Page 6 has been revised and is included with this submittal.  
Revised: Page 9

g. The maximum number of 40' wide lots will be 30% and the maximum number of 43' lots will be 15% for Parcel 6.  
Revised: Page 7

h. The Developer acknowledges CC&R’s for this project shall be approved by the Community Development Director prior to their recodification.  
Not Submitted

i. Parcel 6 will include recreational amenities as stipulated in the P.A.D. and shown on the preliminary plat.  
Show on Ex. D & Describe in Narrative

j. All landscaping plans will be reviewed and approved by the City Engineer and Community Development Director.  
Master Landscape Prelim. & Final Master Plan to be Submitted

k. Final Design guidelines shall be submitted to and approved by the Community Development Director prior to the issuance of any building permits.  
Not Submitted

l. Variations will be provided for rear yard wall returns as shown in the P.A.D.  
Where is it shown
City of Surprise  
Re: Resubmittal of PAD97-06 (Canyon Ridge West)  
October 13, 1997  
Page 2

m. Front yard setbacks will vary in 3' increments as shown in the P.A.D.  

n. Trail widths and materials shall be approved by the Community Development Director.  

o. Floor plans and elevations proposed other than those provided by Ditz-Crane will be submitted to the Community Development Director for approval.

p. Lotting approvals shall occur at the preliminary and final plat stages.

q. A revised Master Drainage Report has been approved for this project.

r. All necessary utility agreements will be provided prior to final plat approval.

s. No building or structures are proposed within the right-of-way. This will include entry features.

t. The developer acknowledges the restrictions of the 300' radius “limited use zone” around the Sun Cities Art Museum.

u. This note was interpreted to reflect those setbacks shown on the setback exhibit.

v. Four (4) copies of the revised P.A.D. plan and program are provided with this submittal.

w. The developer acknowledges that major changes to the P.A.D. will require a revised application.

Please do not hesitate to contact this office if you should have any questions or comments.

Sincerely,

COE & VAN LOO  
Consultants, Inc.

[Signature]
Curt Johnson  
Project Manager

CJ: sf  
enclosures
CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

Regular Meeting
Special Meeting
Workshop

MEETING SCHEDULE
Time: 7:00 P.M.
Date: August 28, 1997

Agenda Item # 1 NEW BUSINESS XX Consent Agenda ___ Regular Agenda

PUBLIC HEARING
ORDINANCE NO. 97-17

Title:
An Ordinance of the Mayor and City Council of the City of Surprise, Arizona, changing the zoning of a 240-acre parcel bounded generally by Bell Road on the south, 115th Avenue on the west, Union Hills Drive on the north, and Sun City Units 37 and 44 on the east in a portion of Section 31, Township 4 North, Range 1 East of the G&SRB&M, Maricopa, Arizona from R1-43 to Planned Area Development (Property Owners: McRae Group of Companies and Ditz-Crane).

FINAL READING

Name of Department/Individual:
COMMUNITY DEVELOPMENT DEPARTMENT, Shirley Berg

Action Requested:
A motion to approve an Ordinance of the Mayor and City Council of the City of Surprise, Arizona, changing the zoning of a 240-acre parcel bounded generally by Bell Road on the south, 115th Avenue on the west, Union Hills Drive on the north, and Sun City Units 37 and 44 on the east in a portion of Section 31, Township 4 North, Range 1 East of the G&SRB&M, Maricopa, Arizona from R1-43 to Planned Area Development with Planning and Zoning Commission's recommendations listed on Exhibit B to Ordinance No. 97-17.

Comments: Ordinance No. 97-17; Staff Report; Preliminary Development Plan and Program

Fiscal Impact: _____ Budgeted _____ Not Budgeted
Comments:

City Manager's Recommendation: ___ Approve ___ Disapprove ___ None

Council Action:

Motion/Second
Councilor's Name
********
************
Shafer
Villanueva
Broich
Johnson
Montoya
Anderson
Refief

Vote
*****

Results:
Votes: For Y Against O
Abstained____
Passed X
Failed____


(Cc: Shirley
Rick)
3 Copies

ORDINANCE NO. 97-17

AN ORDINANCE CHANGING THE ZONING OF A PROPERTY BOUNDED GENERALLY BY BELL ROAD ON THE SOUTH, SUN CITY ON THE EAST, UNION HILLS DRIVE ON THE NORTH, AND 115TH AVENUE ON THE WEST, IN SECTION 31, T4N, R1E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA FROM R1-43 TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings have been completed; and

WHEREAS, changes have occurred in the vicinity of Bell Road on the south, Sun City on the east, Union Hills Drive on the north, and 115th Avenue on the West which require that the zoning of a parcel of land in that area be changed, and

WHEREAS, rezoning of the subject property will enhance the health, safety, and welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guides, and

WHEREAS, the Planning and Zoning Commission has recommended approval of the rezoning;

NOW, THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from R1-43 to Planned Area Development "PAD" with Preliminary Development Plan.

Ordinance No. 97-17
Section 3. The Preliminary Development Plan for the property described on Exhibit A, entitled “Canyon Ridge West Development Plan, City of Surprise, Arizona “, dated June 2, 1997, as Application No. PAD 97-06, a copy of which is on file in the Community Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only as provided in the approved Preliminary Development Plan and in compliance with the Stipulations contained in Exhibit B.

PASSED AND ADOPTED 28th day of August, 1997.

[Signature]
MAYOR

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

Yea: Mayor Shafer, Vice-Mayor Villanueva, Councilmembers Broich, Montoya, Reaf leng, Anderson & Johnson.

Nays: ____________________________

Ordinance No. 97-17
PARCEL NO. 1:

That part of PHOENIX FIG FARMS, a subdivision in Sections 19, 30 and 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, Page 35, described as follows:

That part of Lot 1, of said Section 31, more particularly described as follows:

BEGINNING at a point which is North 89 degrees 30 minutes 11 seconds East, a distance of 40.00 feet; and South 0 degrees 42 minutes 44 seconds East, a distance of 40.00 feet from the Northwest corner of said Section 31;

thence North 89 degrees 30 minutes 11 seconds East, parallel to and 40.00 feet South of the North line of said Lot 1, a distance of 1,251.83 feet, to a point which is South 89 degrees 30 minutes 11 seconds West, a distance of 180.00 feet and South 0 degrees 36 minutes 01 seconds East, a distance of 40.00 feet from the Northeast corner of said Lot 1;

thence South 0 degrees 36 minutes 01 seconds East, a distance of 275.00 feet;

thence North 89 degrees 30 minutes 11 seconds East, a distance of 180.00 feet to the East line of said Lot 1;

thence South 0 degrees 36 minutes 01 seconds East, along said East line of Lot 1, a distance of 192.38 feet to the Southeast corner of Lot 34 of said PHOENIX FIG FARMS;

thence South 89 degrees 30 minutes 30 seconds West, along the South line of said Lot 34, a distance of 751.46 feet to the Southeast corner of Lot 33 of said PHOENIX FIG FARMS;

thence North 0 degrees 39 minutes 23 seconds West, along the East line of said Lot 33, a distance of 298.60 feet to the Northeast corner of said Lot 33;

thence South 89 degrees 29 minutes 09 seconds West, along the North line of said Lot 33, a distance of 679.75 feet to a point which is 40.00 feet East of the West line of said Section 31;

thence North 0 degrees 42 minutes 44 seconds West parallel to and 40.00 feet East of the West line of said Section 31, a distance of 168.92 feet to the POINT OF BEGINNING.

EXHIBIT - A

TO ORDINANCE NO. 97-17
PARCEL NO. 2:

BEGINNING at a point which is North 0 degrees 30 minutes 40 seconds West, a distance of 264.34 feet from the Southwest corner of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said point also being the Southeast corner of Section 36, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 42 minutes 44 seconds West, a distance of 2069.45 feet;

thence North 89 degrees 30 minutes 30 seconds East, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

thence North 0 degrees 42 minutes 44 seconds West parallel to and 40 feet East of the West line of said Section 31, a distance of 2439.44 feet to a point on the North line of Lot 31, PHOENIX FIG FARMS, a subdivision recorded in Book 18 of Maps, Page 35, records of Maricopa County, Arizona;

thence North 89 degrees 30 minutes 30 seconds East along the North line of Lots 31 and 32 of said PHOENIX FIG FARMS, a distance of 1430.92 feet to the Northeast corner of Lot 32, said point being on the East line of Lot 1 of Section 31;

thence South 0 degrees 36 minutes 01 seconds East along the East line of Lots 1, 2 and 3 of Section 31, a distance of 2439.42 feet;

thence South 89 degrees 30 minutes 30 seconds West, a distance of 1426.15 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

BEGINNING at a point which is North 0 degrees 30 minutes 40 seconds West, a distance of 264.34 feet from the Southwest corner of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said point also being the Southeast corner of Section 36, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 42 minutes 44 seconds West, a distance of 55.00 feet;

thence North 89 degrees 34 minutes 51 seconds East, a distance of 40.00 feet to the TRUE POINT OF BEGINNING, said point being on the North right-of-way line of Bell Road;

thence along the North right-of-way line of Bell Road, North 89 degrees 34 minutes 51 seconds East, a distance of 821.68 feet;

thence North 0 degrees 25 minutes 09 seconds West, a distance of 15.00 feet;

EXHIBIT - A

TO ORDINANCE NO. 97-17
thence North 89 degrees 34 minutes 51 seconds East, a distance of 199.56 feet to a point on a curve concave to the South, said curve having a radius of 2934.79 feet; and delta angle of 7 degrees 51 minutes 13 seconds along said curve an arc length of 502.28 feet to a point on the East line of Lot 4 of said Section 31;

thence North 0 degrees 36 minutes 01 seconds West along last line of said Lot 4, a distance of 2028.99 feet;

thence South 89 degrees 30 minutes 30 seconds West, a distance of 1426.15 feet to a point which is 40 feet East of the West line of said Section 31;

thence South 0 degrees 42 minutes 44 seconds East parallel to and 40 feet East of said West Section line, 2014.47 feet to the TRUE POINT OF BEGINNING;

EXCEPT BEGINNING at a point which is North 89 degrees 29 minutes 19 seconds East, a distance of 319.22 feet and North 0 degrees 30 minutes 41 seconds West, a distance of 58.23 feet from the Southwest corner of Lot 3 of said Section 31;

thence North 0 degrees 30 minutes 41 seconds West, a distance of 300.00 feet;

thence North 89 degrees 29 minutes 19 seconds East, a distance of 435.60 feet;

thence South 0 degrees 30 minutes 41 seconds East, a distance of 300.00 feet;

thence South 89 degrees 29 minutes 19 seconds West, a distance of 435.60 feet to the POINT OF BEGINNING.

EXHIBIT - A

TO ORDINANCE NO. 97-17
PARCEL NO. 4

The East half of the Northwest quarter of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Vicki Case/mab 256-3687

EXHIBIT - A
TO ORDINANCE NO. 97-17
RECOMMENDATION: (PAD97-06)

The subject request generally follows the intent of the Surprise Comprehensive Development Guide. Furthermore, approval of this request (PAD97-06) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. Staff recommends that this request, a rezoning of 240 gross acres from R1-43 to Planned Area Development be approved subject to the following stipulations:

a) Parcel 4 shall be limited to hospitals, clinics, doctor's offices, nursing care facilities, and other medical related uses. All other uses shall require a PAD amendment;

b) Parcel 5 shall be restricted to a maximum of 15 units per acre;

c) Canyon Ridge West Parkway shall have a right-of-way width of 80' with 10' landscape tracts on either side. Six (6) foot wide, meandering, concrete sidewalks shall be constructed on either side of the Parkway in lieu of the community trail;

d) Revise Exhibit G cross section to show a five (5) foot wide meandering sidewalk along Union Hills Drive;

e) All streets shall be constructed to City standards. Revise Exhibit G to show correct pavement sections and to indicate that sidewalks are meandering on the collector and arterial streets;

f) On page 6, revise paragraph regarding Easements/Rights-of-Way; Indemnity. Clarify that the City will only grant right of entry and permits in public rights-of-way. Revised language shall be approved by the City Engineer and City Attorney;

g) Maximum number of 40' wide lots shall be 30 percent and the maximum number of 43' wide lots shall be 15 percent;

h) Developer shall create and record a set of CC&Rs establishing an association which shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way). Said CC&Rs shall be approved by the Community Development Director prior to their recordation;

EXHIBIT B
TO ORDINANCE NO. 97-17
i) Parcel 6 shall include, at a minimum, active adult recreational amenities and one
tot-lot play area. Said equipment and its placement within the parcel shall be
approved by the Community Development Director;

j) All landscaping plans (including trail system) and wall details (including
perimeter theme wall and entry monumentation) shall be reviewed and approved
by the City Engineer and Community Development Director;

k) Final Design Guidelines shall be submitted to and approved by the Community
Development Director prior to issuing any building permits;

l) Variations in the location of rear yard walls at the side of the house shall be
required;

m) Front yard setbacks shall vary in 3' increments with no more than two homes in a
row having the same front yard setback. Minimum front yard setback shall be 18
feet;

n) The width and material for all trails/sidewalks shall be approved by the
Community Development Director. Natural surface trails shall be limited to the
wash area only;

o) All floor plans and elevations, other than the Ditz Crane products shown in
Exhibit M, shall be required to be submitted to the Community Development
Director for review and approval;

p) All lotting is shown for reference only. Approval of lot layout shall occur at the
Preliminary/Final Plat stages or the Site Plan approval stage;

q) A Master Drainage Report (revised) shall be submitted to the Engineering
Department for review and approval prior to Preliminary Plat approval;

r) Provide water and sewer Development Agreements with Citizens Utilities to the
Community Development Director and City Engineer prior to Final Plat approval;

s) No buildings or structures shall be placed within the right-of-way (i.e. entry
feature);

t) Developer shall comply with the deed restriction that created a 300 foot radius
"limited use zone" around the Sun Cities Art Museum;

EXHIBIT B
TO ORDINANCE NO. 97-17
u) Residential building setbacks from all property lines which form the perimeter of the PAD or from all interior and exterior dedicated street right-of-way lines or from the paving of any private interior circulation streets shall be no less than 20 feet;

v) Submit four (4) copies of the Development Plan and Program revised as necessary to comply with these approved stipulations; and

w) Major changes to this PAD rezoning with regards to use, intensity and circulation, must be processed as a revised application with approval by the Mayor and City Council upon recommendation from the Planning and Zoning Commission. Minor changes to the PAD application may be administratively approved by the City Manager and Community Development Director.

EXHIBIT B
TO ORDINANCE NO. 97-17
LEGAL DESCRIPTION


COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE ALONG THE SOUTH LINE OF SECTION 36, NORTH 89° 24' 11" WEST, 33.44 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 00° 15' 19" EAST, 55.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD AND THE WEST RIGHT-OF-WAY LINE OF 115TH AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD NORTH 89° 24' 11" WEST, 1274.05 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00° 07' 29" EAST, 5227.90 FEET; THENCE NORTH 09° 36' 31" EAST, 419.68 FEET; THENCE SOUTH 89° 52' 02" EAST, 408.81 FEET; THENCE SOUTH 23° 17' 19" EAST, 342.65 FEET; THENCE SOUTH 89° 52' 21" EAST, 448.95 FEET TO THE WEST ROW LINE OF 115TH AVENUE; THENCE SOUTH 00° 07' 39" WEST, 388.85 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 00° 07' 39" WEST, 5228.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 164.74 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, GEORGE W. NELSON, CERTIFY THAT ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAT IS CORRECT AND ACCURATE, AND THAT THE PLAT BOUNDARY MONUMENTS SHOWN HEREIN ARE IN PLACE OR WILL BE SET AND THAT THE LOT CORNERS WILL BE PERMANENTLY SET.

GEORGE W. NELSON, L.S. (05260)

5-7-73

DATE

BASIS OF BEARING

A BEARING OF NORTH 89° 24' 11" WEST WAS ASSUMED ALONG THE SOUTH LINE OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, BETWEEN THE M.C.E.D. BRASS CAPS AT THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION ALONG THE LINE OF BELL ROAD.

NOTES:
1. PLAT BOUNDARY CONTAINS 164.74 ACRES
2. 423 TOTAL LOTS

LEGEND
- INDICATES MONUMENT FOUND
- INDICATES MONUMENT TO BE SET
O INDICATES PUBLIC UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT

DEVELOPER
LAKE POINT DEVELOPMENT CORPORATION
15014 NORTH 68TH LANE
PEORIA, ARIZONA 85383

ENGINEER
ANDERSON—NELSON, INC.
4441 EAST MCDOWELL ROAD
PHOENIX, ARIZONA 85008
(602) 273-1859
**CITY OF SURPRISE**
**(PAD97-06)**

**CANYON RIDGE WEST**
**CVL JOB # 96-0042-04**

**RECOMMENDATION:**  
**(PAD97-06)**

The subject request generally follows the intent of the "Surprise Comprehensive Development Guide." Furthermore, approval of this request (PAD97-06) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. **Staff recommends** that this request, a rezoning of 240 gross acres from R1-43 to Planned Area Development be **approved** subject to the following stipulations:

<table>
<thead>
<tr>
<th>RECOMMENDATION</th>
<th>CVL RESPONSE</th>
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<tbody>
<tr>
<td>a) Parcel 4 shall be limited to hospitals, clinics, doctor's offices, nursing care facilities, and other medical related uses. All other uses shall require a PAD amendment.</td>
<td>Parcel 4 will be limited to medical uses as shown in the P.A.D. as shown on Page 4.</td>
</tr>
<tr>
<td>b) Parcel 5 shall be restricted to a maximum of 15 units per acre.</td>
<td>Parcel 5 is restricted to a maximum of 15 units per acre as shown in the Density Section on Page 4.</td>
</tr>
<tr>
<td>c) Canyon Ridge West Parkway shall have a right-of-way width of 80' with 10' landscape tracts on either side. Six (6) foot wide, meandering, concrete sidewalks shall be constructed on either side of the Parkway in lieu of the community trail.</td>
<td>Canyon Ridge Parkway will be developed within 80' right-of-way with 10' landscape tracts on both sides and a 6' meandering concrete sidewalk as shown on the sections provided. Exhibit G has been revised to reflect this.</td>
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<td>RECOMMENDATION</td>
<td>CVL RESPONSE</td>
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<tr>
<td>d) Revise Exhibit G cross section to show a five (5) foot wide meandering sidewalks along Union Hills Drive.</td>
<td>Exhibit G Sections and Master Street Plan have been revised to show a 5' meandering sidewalk along Union Hills Drive.</td>
</tr>
<tr>
<td>e) All streets shall be constructed to City standards. Revise Exhibit G to show correct pavement sections and to indicate that sidewalks are meandering on the collector and arterial streets.</td>
<td>Exhibit G has also been revised to show street construction to City standards.</td>
</tr>
<tr>
<td>f) On page 6, revise paragraph regarding Easements/Rights-of-way, Indemnity. Clarify that the City will only grant right of entry and permits in public rights-of-way. Revised language shall be approved by the City Engineer and City Attorney.</td>
<td>The easements/rights-of-way paragraph on Page 6 has been revised and is included with this submittal.</td>
</tr>
<tr>
<td>g) Maximum number of 40' wide lots shall be 30 percent and the maximum number of 43' wide lots shall be 15 percent.</td>
<td>The maximum number of 40' wide lots will be 30% and the maximum number of 43' lots will be 15% for Parcel 6 as shown in the Housing Product Section on Page 9.</td>
</tr>
<tr>
<td>h) Developer shall create and record a set of CC&amp;R's establishing an association which shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way). Said CC&amp;R's shall be approved by the Community Development Director prior to their recordation.</td>
<td>The Developer acknowledges CC&amp;R's for this project shall be approved by the Community Development Director prior to their recordation.</td>
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<td>i)   Parcel 6 shall include, at a minimum, active adult recreational amenities and one tot lot play area. Said equipment and its placement within the parcel shall be approved by the Community Development Director.</td>
<td>Parcel 6 will include recreational amenities as stipulated in the P.A.D. and shown on the preliminary plat. Exhibits D and I reflect this as well as Page 12 of the Narrative.</td>
</tr>
<tr>
<td>j)   All landscaping plans (including trail system) and wall details (including perimeter theme wall and entry monumentation) shall be reviewed and approved by the City Engineer and Community Development Director.</td>
<td>All landscaping plans will be reviewed and approved by the City Engineer and Community Development Director. The Master Landscape Plan will be submitted on or about 12/19/97.</td>
</tr>
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<td>k)   Final Design guidelines shall be submitted to and approved by the Community Development Director prior to issuing any building permits.</td>
<td>Final Design guidelines shall be submitted to and approved by the Community Development Director prior to the issuance of any building permits.</td>
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<td>l)   Variations in the location of rear yard walls at the side of the house shall be required.</td>
<td>Variations will be provided for rear yard wall returns as shown in the P.A.D. as shown on Pages 9 and 10.</td>
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<td>m)   Front yard setbacks shall vary in 3' increments with no more than two homes in a row having the same front yard setback. Minimum front yard setback shall be 18 feet.</td>
<td>Front yard setbacks will vary in 3' increments as shown in the P.A.D. on Exhibit J.</td>
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<td>the wash area only.</td>
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<td>Floor plans and elevations proposed other than those provided by Ditz-Crane will be submitted</td>
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<td>Exhibit M, shall be required to be submitted to the Community Development</td>
<td>to the Community Development Director for review and approval.</td>
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<tr>
<td>Director for review and approval.</td>
<td></td>
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<td>p) All lotting is shown for reference only. Approval of lot layout shall occur</td>
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<td>at the Preliminary/Final Plat stages or the Site Plan approval stage.</td>
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<td>q) A Master Drainage Report (revised) shall be submitted to the Engineering</td>
<td>A revised Master Drainage Report has been approved for this project.</td>
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<td>Department for review and approval prior to Preliminary Plat approval.</td>
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<td>r) Provide water and sewer Development Agreements with Citizens Utilities to</td>
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<td>the Community Development Director and City Engineer prior to Final Plat</td>
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<td>approval.</td>
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<td>s) No buildings or structures shall be placed within the right-of-way (i.e.</td>
<td>No building or structures are proposed within the right-of-way. This will include entry features.</td>
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<td>entry feature).</td>
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<td>t) Developer shall comply with the deed restriction that created a 300 foot</td>
<td>The developer acknowledges the restrictions of the 300' radius &quot;limited use</td>
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<td>&quot;limited use zone&quot; around the Sun Cities Art Museum.</td>
<td>zone&quot; around the Sun Cities Art Museum.</td>
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<td>u) Residential building setbacks from all property lines which form the</td>
<td>This note was interpreted to reflect those setbacks shown on the setback</td>
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<td>perimeter of the PAD or from all interior and exterior dedicated street</td>
<td>exhibit.</td>
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<td>right-of-way lines or from the paving of any private interior circulation</td>
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<td>streets shall be no less than 20 feet.</td>
<td></td>
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<td>v) Submit four (4) copies of the Development Plan and Program revised as</td>
<td>Four (4) copies of the revised P.A.D. plan and program are provided with this</td>
</tr>
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<td>necessary to comply with these approved stipulations.</td>
<td>submittal.</td>
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<td>w) Major changes to this PAD rezoning with regards to use, intensity and</td>
<td>The developer acknowledges that major changes to the P.A.D. will require a</td>
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<td>circulation, must be processed as a revised application with approval by the</td>
<td>revised application.</td>
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<tr>
<td>Mayor and City Council upon recommendation from the Planning and Zoning</td>
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<tr>
<td>Commission. Minor changes to the PAD application may be administratively</td>
<td></td>
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<td>approved by the City Manager and Community Development Director.</td>
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</tr>
</tbody>
</table>
October 14, 1997

Mr. Joe Blanton
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, AZ 85374

Re: Resubmittal of PAD97-06 (Canyon Ridge West)
CVL Project No: 96-0042-04

Dear Joe:

Enclosed is our resubmittal of PAD97-06 to satisfy the City Council requirements from the hearing on August 14, 1997. Below is our response to the stipulations from that Council action.

OK a. Parcel 4 will be limited to medical uses as shown in the P.A.D.

b. Parcel 5 is restricted to a maximum of 15 units per acre.

c. Canyon Ridge Parkway will be developed within 80’ right-of-way with 10’ landscape tracts on both sides and a 6’ meandering concrete sidewalk as shown on the sections provided.

d. Exhibit G has been revised to show a 5’ meandering sidewalk along Union Hills Drive.

e. Exhibit G has also been revised to show street construction to City standards.

OK f. The easements/rights-of-way paragraph on Page 6 has been revised and is included with this submittal.

g. The maximum number of 40’ wide lots will be 30% and the maximum number of 43’ lots will be 15% for Parcel 6.

h. The Developer acknowledges CC&R’s for this project shall be approved by the Community Development Director prior to their recordation.

i. Parcel 6 will include recreational amenities as stipulated in the P.A.D. and shown on the preliminary plat.

j. All landscaping plans will be reviewed and approved by the City Engineer and Community Development Director.

k. Final Design guidelines shall be submitted to and approved by the Community Development Director prior to the issuance of any building permits.

l. Variations will be provided for rear yard wall returns as shown in the P.A.D.
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m. Front yard setbacks will vary in 3' increments as shown in the P.A.D.  

n. Trail widths and materials shall be approved by the Community Development Director.  

o. Floor plans and elevations proposed other than those provided by Ditz-Crane will be submitted to the Community Development Director for approval.  

p. Lotting approvals shall occur at the preliminary and final plat stages.  

q. A revised Master Drainage Report has been approved for this project.  

r. All necessary utility agreements will be provided prior to final plat approval.  

s. No building or structures are proposed within the right-of-way. This will include entry features.  

t. The developer acknowledges the restrictions of the 300' radius "limited use zone" around the Sun Cities Art Museum.  

u. This note was interpreted to reflect those setbacks shown on the setback exhibit.  

v. Four (4) copies of the revised P.A.D. plan and program are provided with this submittal  

w. The developer acknowledges that major changes to the P.A.D. will require a revised application.  

Please do not hesitate to contact this office if you should have any questions or comments.  

Sincerely,  

COE & VAN LOO  
Consultants, Inc.  

\[Signature\]  
Curt Johnson  
Project Manager  

\[Signature\]  
CJ sf  
enclosures
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CANYON RIDGE WEST

I. INTRODUCTION & OVERVIEW.

Ditz-Crane Builders and The McRae Group of Companies are requesting a change in zoning that will allow them to develop a quality mixed use development within the City of Surprise. Canyon Ridge West is located at the Northeast corner of Bell Road and 115th Avenue, encompassing approximately 240 gross acres (see Exhibit A for the Location Map). The land uses existing and proposed are shown in Exhibits B and C and discussed in Section II.B. below. The zoning requested is a change from R1-43 to Planned Area Development (PAD). The purpose for the change is to provide a high quality development with better controls for maintaining a sense of community far into the future. This General Development Plan and Program is being submitted in accordance with Title 17, Sections 17.28.110 and 17.36.060 of the Surprise Municipal Code. The Developers are proposing a high-quality, mixed-use community of single-family residential housing; townhouses, apartments, a cultural center that includes the Sun Cities Art Museum and other cultural facilities, a medical campus, and retail/commercial uses. Strictly enforced design standards and CC&R’s will help enhance the overall quality of the project and insure the quality of the community in the future.

As seen on the Preliminary Development Plan (Exhibit D), portions of the residential communities will be gate-guarded for added privacy, security and a sense of neighborhood. In addition, by restricting ingress and egress, an even greater level of privacy, security and neighborhood closeness will be achieved. The Canyon Ridge West streets that are gated will be private, built to City standards, and maintained by a homeowners’ association.

The philosophy of the Developers of Canyon Ridge West is summarized in this statement:

"Canyon Ridge West was designed to be essentially a self-contained, planned community. The concept is to provide future Canyon Ridge West residents with shopping, restaurants, churches, medical services, cultural activities, and recreation facilities all within their own community and all accessible by a system of walking, bike, and golf cart paths."

II. EXISTING CONDITIONS.

A. The Area. Canyon Ridge West is bordered to the south by Bell Road. The land to the South of Bell Road is vacant. To the north, Canyon Ridge West is bordered by Union Hills Drive and vacant land. Canyon Ridge West borders Coyote Lakes to the west and Sun City to the east. The area northeast of Canyon Ridge West is within the City of Peoria.
B. **Current Land Use & Zoning.** The entire 240 acres of Canyon Ridge West is currently zoned R1-43. The current land use designation is Low Density Residential. A General Plan Amendment has been filed for this project and is currently being processed by the City of Surprise. The proposed amendment is for a mix of Low Density Residential, High Density Residential, and Community Commercial. Exhibits B and C show the existing and proposed land uses. The approval of this PAD request will allow for the development of a high-quality, mixed-use community.

C. **Physical Features.** The 240 acres that comprise the Canyon Ridge West Development is an infill site that was once a part of the Agua Fria River flood plain. When the river was channelized, this land was removed from the flood plain. It currently receives significant storm water runoff from the area north of the property and from Sun City on the east. The drainage issues will be dealt with more thoroughly in the Preliminary Drainage Report provided with the preliminary plat. However, it is important to point out that Developers have agreed to maintain the wash created by the runoff from Sun City in its natural state. Although no determination of ecological significance has been made as to the development of the wash, a great deal of care will be given toward retaining the entirety of the wash, natural trees, and plant growth as well as the wildlife habitat areas. The wash will only be augmented by certain natural trails, as discussed in Section IV.B.

Two high-voltage, power line easements mar the appearance of the site. They run north and south along the western border of the property and along the eastern edge of the southern part of the property and through the single-family residential portion of the property on the north part of the project.

In addition to the power lines, there is a high-pressure, gas line easement and a force sewer main line that runs north and south through the property.

The physical limitations created by the storm water runoff, the power lines, and the various other easements created major challenges for the Land Planners. A plan has evolved that offers future residents, as well as commercial and medical users, a community where all of the many varied uses can function harmoniously together and which take advantage of the open spaces created by the existence of the established easements.

D. **Sun Cities Art Museum.** The Sun Cities Art Museum is located within the boundaries of the Canyon Ridge West Community, thereby creating a cultural hub within the community for the benefit of all citizens within the area. A proposed Cultural Center Site Plan is included for review (Exhibit E). The developers of Canyon Ridge West are currently marketing this cultural center to other compatible users. Any revisions to the site plan would require city approval.
E. **Topography and Floodways.** The land is currently undeveloped desert land that is generally sloping to the southwest. A wash cuts through the property as described in II C above. An escarpment runs north and south through the north half of the property. The entire 240-acre site presently consists primarily of sparsely vegetated desert with a natural slope to the south and southwest. All of the property is out of the designated floodways. A conceptual drainage plan is included as Exhibit F in the Appendix.

III. DEVELOPMENT MASTER PLAN.

A. **Proposed Land Use & Zoning.** The Developers are pleased to have the opportunity to develop a quality, mixed-use development within the City of Surprise. The zoning requested is a change from R1-43 to Planned Area Development (PAD). The purpose for the change is to provide a higher quality development with better controls. This Planned Area Development Request is being submitted in accordance with Title 17, Sections 17.28.110 and 17.36.060 of the Surprise Municipal Code.

An interconnecting system of trails throughout the community will enable residents to walk, jog, ride bikes or drive golf carts to all of the facilities without having to travel on a major road such as Bell Road. An open space buffer is being proposed along the western edge of the site. It will be approximately 200 feet wide and include the power line easements, retention, landscaping, passive recreation uses, and perimeter trail connections. Trails will interconnect where shown on the trails plan and provide users with various destinations throughout the community. Section IV.B of this report discusses those trails in greater detail.

Parcels 1 and 8 consist of approximately 16.23 acres and 10.07 acres, respectively. Located at the southern entrance of the property at Bell Road, both Parcels are Community Commercial and will be utilized by retail outlets. Parcel 1 will have a minimum of 4.25 acres of open space located on the parcel’s west side. No open space is proposed for Parcel 8 with this submittal. Parcel 8 open space will be provided at a later date in conjunction with the site plan review of this parcel.

Parcel 2 is planned as a "cultural center complex." Plans for the center include the existing Sun Cities Museum and a proposed 300-seat Unitarian church. The complex is scheduled to have a proposed visual hub which by design will convey an individual identity and character to the center. This identity and character will be achieved through the use of artwork displayed at the center of the hub. This artwork will be determined by the museum. It will be joined by a minimum of 2.06 acres of open recreational space on the west side of the property.
Parcels 3, 5, and 7 have approximately 9.19, 42.12, and 10.20 total acres, respectively. These parcels are scheduled for Multi-Family, with buildings not to exceed three stories (or 35 feet) in height. Parcel 3 (apartments) will have a minimum of 1.69 acres of recreational open space. Parcel 5 (townhomes) will have a minimum of 7.86 acres of recreational open space. Open space is not proposed for Parcel 7 with this submittal. Any future open space proposed will be done through a separate site plan review. Parcel 7 is proposed to develop as an apartment site. A site plan will be submitted for city approval to establish the final design.

Parcel 4 is a 23.27-acre parcel designated as Community Commercial, which will include a Medical Campus. The users envisioned within this project are hospitals, clinics, doctor’s offices, nursing care facilities, and other medical-related uses. These types of facilities are in total harmony with the overall Canyon Ridge West concept, which will encourage the residents to walk or drive their golf carts to their doctor, dentist, beautician, grocer, or pastor. In addition, residents can visit the museum or any of the other cultural facilities without leaving the community. Parcel 4 will have a recreational open space minimum of 4.97 acres on the west side. With over 700 new residential units and the future apartment units planned for Canyon Ridge West, plus the thousands of existing homes and apartments nearby, strong demand for these medical facilities is anticipated. The developers have spoken with a number of health care providers who have expressed enthusiasm for locating here because of the central proximity to all three Sun Cities and the many other new housing projects being built in and around Surprise.

Parcel 6 consists of approximately 112 acres of Single-Family homes with gated entries. The parcel will encompass a minimum of 36 acres of open space, containing a large undisturbed natural wash with existing vegetation. Proposed total lot yield for this parcel is 374 lots, which is less than the maximum allotted yield of 449.52 for PAD R1-5 zoning.

B. **Density.** The Single Family Residential portion of the Preliminary Development Plan for Canyon Ridge West has an overall density of less than 6 unit per gross acre. Each lot will have a minimum of 4,400 net square feet and an average of 5,200 net square feet or more. The densities proposed are in accordance with the proposed General Plan Amendment. The proposed plan calls for a mix of product, with the largest percentage being medium-density housing and the remainder being lower-density housing adjacent to Sun City. The Developer shall assure through CC&R’s that no lot will ever allow for more than one home per lot. Parcel 5 will be a Multi-Family townhome project, and will be restricted to 15 units/acre as a maximum. Parcels 3 and 7 are also Multi-Family and are proposed to be developed as apartments within a range of 9-22 units/acre.

Permitted uses for the Community Commercial Parcels 1 and 8 will be those shown in Title 17, Section 17.24.030 of the Surprise Municipal Code. Any churches proposed
within Canyon Ridge West will require a conditional use permit if located within a residential zone.

IV. CIRCULATION.

A. Road Improvements.

1. **Bell Road.** The Developer shall construct (or cause to be constructed), at its sole cost and expense, any additional improvements, required for Bell Road including curbs, gutters, sidewalks, and landscaping. See Exhibit G for the Bell Road cross-section.

   The main entry way to Canyon Ridge West will be where the existing traffic light is at the intersection of Bell Road and 114th Avenue. The entry way will be built in accordance with the rendering shown in the Appendix as Exhibit H, with landscaping and entry monumentation that will welcome visitors and residents alike to Canyon Ridge West. Any amenities in the Public Right-of-way will require City approval. As a part of Phase One, the Developer shall cover the concrete drainage ditch that runs along Bell Road. The Developers are sensitive to the fact that Canyon Ridge West is the Gateway Community to the City of Surprise. Therefore, extra effort will be exercised to insure that a positive first impression is conveyed to visitors of Surprise.

2. **Canyon Ridge West Parkway (114th Avenue).** This will be the main entry road and will have a right-of-way width of 80’ with 10’ landscape tracts on each side. This section will provide for two lanes of traffic in either direction, a 12 foot landscape median in the center of the parkway and 6’ meandering sidewalks through the 10’ landscape buffer on either side of the Parkway. The Parkway will have mature palm trees lining both sides of the street. Refer to the Street Plan in the Appendix (Exhibit G). 114th Avenue will be renamed to Canyon Ridge West Parkway or another mutually agreeable name. There will be an arch over the main entry to Canyon Ridge West, as shown in the Appendix in Exhibit H.

3. **115th Avenue.** The Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of paving, curbs, gutters, sidewalks and landscaping per the City of Surprise’ standards. Portions of 115th Avenue will be constructed in Phase II, and will be realigned so northbound traffic will enter through the main entryway, travel north, then west to the present alignment of 115th Avenue. Southbound traffic on 115th Avenue will continue to be allowed access to Union Hills Drive and, if desired, exit onto Bell Road headed west as they currently do. Eastbound heavy truck traffic movements onto Union Hills Drive from southbound 115th Avenue will continue to be prohibited. Heavy truck traffic will be discouraged through Canyon
Ridge West on Canyon Ridge West Parkway between Bell Road and 115th Avenue by the use of weight restrictions, signage, and the main entry arches.

The existing 115th Avenue roadway is separated from the Canyon Ridge West Development by the 80' power line easement and serves no significant needs of the Canyon Ridge West Project. A special section for 115th Avenue is provided with the street cross sections.

We propose that 115th Avenue from Canyon Ridge West Parkway to Union Hills Drive be downgraded to a primary collector street. Refer to Circulation Exhibit contained herein.

4. **Union Hills Drive.** The Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of paving, curbs, gutters, sidewalks and landscaping per the City of Surprise’ standards. Union Hills Drive will be constructed in Phase 1 at the time of Parcel 6 development.

5. **Residential Streets.** The Developer shall construct all roads to City standards (or cause to be constructed), at its sole cost and expense, the improvements comprising the internal roads within the Property, including Canyon Ridge West Parkway from Bell Road to Union Hills Road. Interior streets within the gated private communities of Parcels 5 and 6 will be built to the City’s standards and will be private streets, owned and operated by the Homeowners’ Association. The City will have no obligation to maintain any private streets.

6. **Easements/Rights-of-Way; Indemnity.** It shall be a precondition to the obligation of the Developer to construct any of the infrastructure improvements described above and secure all necessary easements on real property other than the Developer's Property, that the City of Surprise will only grant to the Developer right of entry and permits in public right-of-way, through or under which will be installed all or any portion of the infrastructure improvements described herein. The Developer shall indemnify and hold harmless the City for any claims, actions, damages, liability or expense (including mechanics' liens and reasonable attorneys' fees) arising from the Developer's entry upon said properties.

Following approvals, the Developer shall construct or cause to be constructed all right-of-way improvements described above in Section IV., 1-5, in accordance with approved specifications. Upon completion and acceptance by the City for street improvements within dedicated public rights-of-way, the Canyon Ridge West Homeowners’ Association will assume responsibility for maintenance. The Developer shall provide a 1 year warranty on all infrastructure improvements from the date of City acceptance.
7. **Traffic Circulation.** As seen on the Street Plan (see Exhibit G), circulation is designed to discourage outside traffic from going through the community, yet, gives the residents easy access to Bell Road on the south and Union Hills Drive on the north. Guards and/or guard houses at the entrance to the Residential Communities will further discourage unnecessary traffic within the residential neighborhoods.

As stated previously, the archway at the Bell Road entrance of the Canyon Ridge West Community, will discourage heavy truck traffic, unnecessary through traffic or speeding through the Community.

All internal residential streets will be private streets, owned and maintained by the Homeowners’ Association. The City will have no obligation to maintain any internal private streets.

B. **Pedestrian Trails.** A system of interconnecting walking and jogging trails will be developed throughout the community (see Conceptual Open Space/Path/Sidewalk Plan in Exhibit I). These trails will be as natural as possible with stabilized decomposed granite as the surface where approved, and will be maintained by the Homeowners’ Association.

Two types of trails are proposed for this project. The first is a neighborhood trail found mainly within the residential portions of Canyon Ridge West. The second type of trail is a community trail which is intended to provide circulation throughout all of Canyon Ridge and located along Canyon Ridge West Parkway.

V. **DEVELOPMENT STANDARDS.**

A. **Proposed Amended Development Standards.** See Exhibit J for ordinance requirements and proposed amendments for all parcels within Canyon Ridge West.

B. **Covenants, Conditions and Restrictions.** In order to effectively control and insure the quality of the development in the residential area, the following restrictions will be recorded against the property through City approved CC&R’s:

1. **Architectural Control.** Architectural control will be maintained by causing lot owners to submit their new home plans and any future redevelopment plans to the Architectural Control Committee.

2. **Animals.** Only a reasonable number of generally recognized small house or yard pets will be allowed.
3. **Temporary Occupancy and Temporary Buildings.** No temporary buildings shall be used for residence.

4. **Maintenance of Landscaping and Driveways.** Each owner is responsible for the proper maintenance of their property provided, however, that the Builders may elect to install and maintain, through the Homeowners’ Association, certain portions of the front yards within the community within 30 to 60 days.

5. **Repair of Building.** No building may be permitted to fall into disrepair.

6. **Carports.** No carports shall be allowed.

7. **Restrictions on Further Subdivision.** No lot shall be further subdivided or separated.

8. **Recreational Vehicles and Boats.** Recreational vehicles and boats will not be allowed to be stored within the neighborhoods except in an enclosed garage or walled-in backyard.

C. **Homeowners’ Association.** A homeowners’ association will be established to provide for common area, property maintenance and CC & R compliance issues. The Developer will provide management until such time as 70% of the total number of lots have been sold at which time the management will be turned over to the homeowners.

D. **Architecture.**

1. **Exterior Variations.** In order to create a sense of whole community, the residential Builders will be encouraged to develop as much variety in design as possible within the neighborhoods. They will be encouraged to offer at least eight floor plans, some of which may be built in a model complex, each offering two or more distinct elevations and six color variations.

2. **Building Heights.** Building height for single family homes shall be restricted to 30 feet or less, and two stories or less. Basements are also acceptable so long as they meet the City drainage code.

3. **Parking.** Parking for a minimum of four (4) standard-sized vehicles shall be provided for on all single family lots. (e.g., two in garage, two in the driveway). Overnight parking on the streets will be discouraged through enforcement of the CC&R’s.

4. **Roofs.** All roofs will be in accordance with the City of Surprise standards and with adequate insulation and tile roofs designed for the Arizona heat. At least three tile colors will be submitted for approval by the City. Air conditioning units, evaporative coolers,
antenna or other apparatus or objects may not be placed on the roof of a dwelling unit.
Ground-mounted air conditioning units, evaporative coolers, etc. will be allowed.

E. Housing Product, Lot Sizes, and Setbacks.

1. Single Family. The conceptual residential elevations and floor plans proposed for Canyon Ridge West are included with this submittal. The average lot size within the single-family component of the development will be 5,291 square feet (net) with no lots less than 4,400 net square feet. The proposed lot sizes for this PAD are 40' x 110', 43' x 110', and 55' x 110'. The proposed mix is approximately 30% of the 40' x 110', 15% of the 43' x 110', and 55% of the 55' x 110'. These percentages may vary as market conditions dictate and will require an amendment. The homes should range in size from 1,061 min. sq. ft. to 2,990 sq. ft. of livable area. It is anticipated that this range of product will provide the opportunity for the first-time home buyer, the move-down (empty-nester), and the move-up buyers to live in this unique community. These quality homes will feature pitched roofs, two and three-car garages, and distinctive architectural character. Setbacks are proposed to be 20' for the rear, 5' and 5' for the interior side of 40' lots, 5' and 8' for the interior side of 43' and 55' lots, and a minimum 13' for corner lot setbacks. Alternating front yard setbacks (3' min. stagger) are suggested on all lots between 18' and 23', with no more than two homes with the same front setback. Variations in the locations of rear yard wall returns at the side of the house will be required. These variations will be based on where wall placement will be most beneficial for sideyard open spaces as well as privacy for the homeowner.

2. Multi Family. The Multi-Family Component of Parcels 3, 5, and 7 will also be supplied prior to beginning development. These homes will be an attached product ranging in size from 800 to 2,200 sq. ft., with elevations and floor plans to be approved by the City.

Storage Sheds - Metal or other backyard storage sheds detached from the house will be allowed when they are either lower than the home's surrounding back wall or are compatible with the home itself.

All permanent additions to a home, including patio covers and buildings, must be submitted to the Architectural Control Committee for approval and approved prior to construction. Appropriate City approvals and permits must also be obtained for new construction.

Antennas - Antennas or other devices, including microwave dish apparatus, for the transmission and/or reception of television or radio signals, will be allowed provided they are ground-mounted and screened from view with plant materials or compatible structures.
Mechanical Equipment - Roof mounted antennas, evaporative coolers, and air conditioning units shall not be allowed.

Solar Equipment - Solar energy will be encouraged and equipment may be installed with the approval of the Architectural Control Committee. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is parallel with the roof surface, with no appurtenances more than 8" above the roof line. Solar panels should be located on the rear roof of a home or may be ground mounted and should be an integral color with adjacent materials.

F. Landscaping. Landscaping as represented on page 14 within this document will be provided by the Developer. See Exhibit K for the proposed conceptual landscaping elements.

All right-of-way landscaping shall utilize low-water-use plant material whenever feasible with a view towards ease of maintenance. Developer will attempt to save all large native plants and use them to landscape other areas of the project.

Developer shall assure, through CC&R's, that any landscaping tracts within or adjacent to the rights-of-way on local, collector and arterial streets shall be maintained by the Homeowners Association.

The CC&R's and Design Guidelines will describe acceptable plant materials with an emphasis on low water use landscape themes. Whenever possible, native landscaping materials will be used, with the landscape plan to be approved by the City.

G. Signage. Project identification, monumentation and signage will be designed for the main entrances to the Property in conjunction with the existing City sign code and any future amendments. In addition, temporary directional on-site signage will be used to direct potential home buyers to specific lot locations. An overall signage plan shall be submitted to the City for approval at the time of development.

H. Walls. The developer will install or cause to be installed block walls around the perimeter of the project with decorative block or rock at the major entrances to the community. Wrought iron (view) fencing is proposed as an option adjacent to Natural Area and/or open space areas, with all final walls to be approved by the City. Wall details will be submitted at the time of individual parcel review. Side yard walls should be staggered where possible to provide for open spaces between houses, but still provide privacy and security for the homeowner.
I. **Street Lighting.** Developer will install or cause to be installed street lighting at each of the intersections and at the end of each cul-de-sac per City requirements. The types of lighting will conform to the standards set by the City of Surprise, with placement to be approved by the City. A street light improvement district will be formed prior to final plat approval to establish lighting design and construction for this development.

J. **Grading and Drainage Concept.** All drainage facilities will be designed based on generally accepted engineering practices and in accordance with the City of Surprise requirements. Exhibit F - Conceptual Drainage Plan is provided in the Appendix.

The grading and drainage concept for this project consists of providing both detention and retention for the subject site, as well as interception and conveyance of off-site flows. Detention/retention will be provided for the 100-year, 2-hour storm event. Conveyance of off-site flows will be designed for the 100-year, 6-hour storm event.

Detention/retention will be provided under the linear open space corridors created by the high tension power lines which cross the site in two separate north/south locations. Two off-site flows will be intercepted and conveyed through the site and outletted at the site's southwest corner. The detention/retention basins will be designed with side slopes no steeper than 4:1. The maximum depth of water to be detained/retained will be 3 feet; however, the depth of the basins and channels will exceed 3 feet in order to construct culverts under road crossings. In order to create an aesthetically pleasing open space, landscape treatment is anticipated for the basins. Further details of the drainage design are presented in the Master Drainage Report for Canyon Ridge West by Coe & Van Loo Consultants, Inc.

One of the off-site drainage interception points is located along the site's easterly boundary, approximately 2,000 feet South of Union Hills Drive. This storm water, which becomes concentrated as it exits Sun City, has created a riparian habitat approximately 1,200 feet in length. The project proposes to preserve this habitat, treating it as a project amenity. The developer and CVL have met with federal authorities and have circulated the required documentation to the State Historical Preservation Office as well as the State Fish and Game Department informing them of the developer's plans and willingness to follow standard permitting procedures.

The streets will be designed per the City of Surprise criteria in order to convey storm water runoff to the outfall areas. All drainage facilities will be designed as per generally accepted engineering practices and in accordance with the City of Surprise requirements.
K. Open Space Amenities

In addition to the community trails and tot lot shown in Exhibit I, a par course system will be provided. It is the Health Trail Systems HT-12-S, twelve station par course. The Health-Trail exercise system combines a series of 12 scientific and medically designed exercise stations located along a one (1) to two (2) mile jogging trail. Each section is equipped with a detailed exercise instruction sign designed for every physical level whether the participant is a beginner, intermediate, or expert. Depending upon the physical level, the participant is instructed to walk, jog, or run to proceeding stations, many of which are also equipped with exercise equipment.

The participant proceeds through the Health-Trail course, performing the exercise repetitions indicated at each station. The first few exercise stations are designed to loosen muscles and warm up the cardiovascular system. Intermediate stations are for development of major muscle groups and flexibility. Final stations help to stretch muscles and cool down the cardiovascular system. This concept of aerobic exercising develops cardiovascular conditioning, muscle tone, and flexibility resulting in the ultimate fitness heartbeat target rate by using the Pulse Monitor Check chart located at strategic exercise stations throughout the course.

The Health-Trail Concept of total fitness is a recommended activity by the President’s Council on Physical Fitness and sports.

VI. UTILITIES & SERVICES.

A. Sewer. Citizens Utilities sewer facilities serving the project consist of an 8-inch (8") stub located at the Coyote Lakes sewer lift station, which is located approximately 500 feet north of the project’s southwest corner and adjacent to the existing 115th Avenue westerly right-of-way.

By agreement with Citizens Utilities, the existing Coyote Lakes lift station will be upgraded to serve its final construction phases and can be upgraded to serve this development as well. Additionally, the sewer force/main proposed to serve the construction of the final Coyote Lakes phases will also be upgraded to accommodate this project. All construction costs will be shared fairly between the projects as administered by Citizens Utilities. Negotiations are currently underway and a Development Agreement will be entered into with Citizens Utilities.

Finally, sewer mains will be constructed throughout the balance of the project to serve all phases of development. All facilities will be constructed to Citizens Utilities requirements and to the satisfaction of the City of Surprise (see Exhibit L).
B. **Water.** Citizens Utilities will serve the domestic water requirements for the project. Twelve-inch (12") water mains exist both in Union Hills Drive as well as Bell Road. A 12" main in the north/south collector road will connect the two existing sources, bisecting the project site. Eight-inch (8") stubs will then be provided to each development parcel at road and/or other central locations for future connections (see Exhibit L).

In order to further serve the needs of this project, an existing but dormant well site at the project’s northeast corner will be reactivated. Agreements with Citizens Utilities will be created in order to assure private funding of all additional required construction. All facilities will be constructed to Citizens Utilities requirements and to the satisfaction of the City of Surprise. (The water quality of the existing well site is good, but because the water is turbid (suspended air bubbles), it will be pumped to a well site in order to eliminate the turbidity.)

C. **Dry Utilities.** Telephone, electric, cable television and gas services are referred to herein as dry utilities. Electric, telephone and, to the extent that it is practical, cable television services will be made available for the residences of each of these parcels. Gas, if available, will be extended through the community. Suppliers for these utilities who are currently active in the area are as follows:

- **Electricity:** Arizona Public Service (APS)
- **Telephone:** U.S. West
- **Gas:** Southwest Gas
- **Cable Television:** Cox Communications

All Public utility easements created as part of this development shall include a restriction on uses.

D. **Police, Fire, Library.** The City of Surprise Police Department will provide the necessary police protection. Private Security Forces will provide Gate Guard Security for Parcels 5 and 6. The City of Surprise will provide ongoing fire protection and library privileges for the community. Citizens Utilities will provide adequate water pressure to meet Fire Code requirements. The cul-de-sacs have been sized to provide space for fire trucks to turn around. Gate Guards will be instructed to provide unrestricted access for all emergency vehicles.

E. **Refuse Collection.** A private service will provide refuse collection services to the gated communities in Parcels 5 and 6. Private service will be provided for the remaining parcels within Canyon Ridge West.
VII. DESIGN GUIDELINES.

A. Residential.

1. Introduction. Canyon Ridge West was designed to meet the growing demand for reasonably priced housing within a Private, Gate-Guarded Community. The land plan provides for restricted access, limited to a north and a south entry and exit to the community. This design encourages a greater sense of neighborhood while discouraging high-speed, cut through traffic and crime.

Canyon Ridge West has been carefully planned to become a part of a highly unique environment. The highlight of the Canyon Ridge West proposal is the emphasis on a lifestyle within a planned community environment. Unlike the many other Planned Communities, Canyon Ridge West will offer a suburban setting coupled with the recreational benefits of a cultural center, while still providing the many urban conveniences within their own community. Homeowners will be able to walk, bike, or safely use golf carts to access the grocery store, beauty shops, restaurants and the theater.

Extensive effort will be made to establish and maintain a unique character for the community. Homeowners will be encouraged to develop and maintain a sense of community pride. In order to ensure that the high quality envisioned will be upheld for years to come, a Declaration of Covenants, Conditions and Restrictions (CC&R’s) will be approved by the City and recorded. Each homeowner will buy their property subject to the CC&R’s. An Architectural Control Committee will be formed to ensure that development, property use and construction will meet the standards. The committee will review matters that will preserve and enhance the attractiveness and functional utility of the community.

2. General Principles. Proposed construction will need to meet the criteria compatible with the design characteristics of the property itself, as well as other projects within the City of Surprise. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

3. Building Architecture. Exterior additions or alterations to an existing residence shall be compatible with the design character of the original structure. Additions should be enhancements to the existing structure and approved by the Architectural Control Committee. See Exhibit M for the various exterior design element options.

Exterior Variations. In order to create a sense of whole community, each Builder will be encouraged to develop as much variety in design as possible within the neighborhood. They will be encouraged to offer at least eight floor plans, some of
which may be built in a model complex, each offering two or more distinct elevations, three tile colors, and six exterior color variations.

**Building Materials.** It is anticipated that all homes will be constructed with traditional Arizona building materials including block and frame with a stucco exterior. All construction will conform to the standards set by the City of Surprise.

4. **Landscaping.** The Association will not review or approve rear yards landscaping plans for individual single family lots. Each homeowner is responsible for keeping their front and rear yards neatly trimmed, properly cultivated and free of trash, weeds and other unsightly material, provided, however, that the Builder may elect to install and maintain (under the HOA) the front yard landscaping. Prior to final plat approval, a master landscape plan will be submitted for review and approval. The landscape design will be based on the City of Glendale Landscape requirements, as found in Section 7.200 and Chapter 19 of the Glendale City Code.

It is suggested that homeowners attempt to use low water usage landscaping and to blend their landscape design with landscaping installed in common areas and along right-of-way. Natural, high-desert landscaping will also be encouraged with plant palettes supplied to home buyers.

Front yard landscaping will either be installed by the Builder or shall be promptly installed by homeowner within a maximum of 60 days after move in, and shall conform to a standard landscape package. This includes the installation of turf, ground cover, plants or decomposed granite. If decomposed granite is used, it should be of a natural "earth tone" color.

**Ornamentation** - The utilization of non-living objects as ornaments in the landscape is permitted provided such objects are not offensive to neighbors and are compatible with the lifestyle. Such ornamentation includes driftwood, wagons, wagon wheels and sculpture (deer, etc.). The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible so long as it does not detract from this goal.

**Water Conservation** - In the landscaping of home sites, occupants are urged to utilize plant material, irrigation systems, and maintenance practices that conserve water.

**Maintenance** - All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal or weeds and noxious grasses and removal of trash.
5. Miscellaneous Items.

- An Architectural Control Committee shall be established by the Developer to review and approve residential plans.

- The Design Guidelines shall encourage the use of low-water-use plumbing and normal energy-conserving features for all residential units.

- Whenever applicable, perimeter fencing shall be installed by the Developer. Perimeter fencing will be completed in phases designed to be compatible with the phasing of the development with the style and placement subject to City approval.

- The Developer will include provisions in the Design Guidelines (that will be submitted to the City for review) to address architectural standards, maintenance standards, landscaping, fences, building materials and colors.

- The Property will be developed in a phased manner pursuant to the conceptual development phasing plan attached.

Other common design and landscaping modifications that impact neighboring properties and the overall image of Canyon Ridge West are discussed in this section of the Guidelines.

Swimming Pools - In most cases, residents will be advised to install their pool when the home is constructed or, if later, enter through the side-yard fence.

Pools may not be backwashed into drainage ways or streets.

Changes in Lot Grading - Homeowners should check with their home builder or the H.O.A. to assure that any planned regrading of their lot, either major or minor, will not affect the flow of runoff water. Most lots are designed to drain from the back yard to the front and any raising of the grade may cause water to collect and pond thereby causing damage to a residence or overflow into the streets.

Single Family Residential - Canyon Ridge West is a mixed use development with a portion intended as a neighborhood of single-family dwellings with not more than one (1) dwelling with customary accessory buildings upon one (1) lot.

B. Commercial.

1. Introduction. Canyon Ridge West was designed to meet the commercial needs of the neighborhood, with the entire Canyon Ridge West philosophy embodied by the
descriptive words, "Convenience, Compatibility, and Harmony." Prior to the
development of the first commercial PAD, a Comprehensive Development Guidelines
Package will be submitted and approved by the Community Development Director.
Future Commercial Development will take into consideration its impact on the existing
Art Museum. Attempts should be made to provide a certain amount of visibility
between the Art Museum and Bell Road.

Parcels 1 and 8 are at the southern entrance to the Property fronting Bell Road and
Canyon Ridge West Parkway. Both Parcels are Community Commercial and will be
utilized by retail outlets.

Parcel 4 is designated as a Medical Campus. The users within this project shall be
hospitals, clinics, doctors' offices, nursing care facilities, and other medical-related
businesses.

2. **General Principles.** Proposed construction will be required to meet the criteria
compatible with the design characteristics of the Property itself, as well as other
projects within the City of Surprise. Compatibility is defined as harmony in style,
scale, materials, color, and construction details.

3. **Building Architecture.** All exterior additions or alterations to existing structures shall
be compatible with the design character of the overall complex. New buildings and
additions should be enhancements to the existing structure and approved by the
Architectural Control Committee.

4. **Landscaping.** It is suggested that owners attempt to use low water-usage landscaping,
as well as blend their landscape designs with landscaping installed in common areas
and along rights-of-way. Natural, high-desert landscaping will be encouraged with
plant palettes supplied to owners and builders.

In regards to Property ornamentation, the utilization of non-living objects as landscape
ornaments will be permitted, provided that such objects are not considered offensive
to neighbors and are compatible with the lifestyle.

During site landscaping, occupants are urged to utilize plant material, irrigation
systems, and maintenance practices that conserve water. All landscaping shall be
maintained in a neat and attractive manner. Minimum maintenance requirements
include watering, mowing, edging, pruning, removal and replacement of dead and/or
dying plants, removal of weeds and noxious grasses, and removal of trash.
5. Miscellaneous.

- The Design Guidelines shall encourage the use of low water-use plumbing and normal energy-conserving features for all retail units.
- The Developer will include provisions in the Design Guidelines (to be submitted to the City for review) that address architectural standards, maintenance standards, landscaping, fences, building materials, and colors.
- The Property will be developed in a phased manner pursuant to the Conceptual Development Phasing Plan attached. Actual phasing may change and will be driven by general market conditions.

C. Multi-Family.

1. Introduction. The Multi-Family parcels of Canyon Ridge West were designed to meet the growing need for housing in both a public and private gated community.

Parcel 3 is proposed as a future apartment site, which will be situated between the Cultural Center and the Medical Campus.

Parcel 5 is proposed as a townhome community as shown in the Preliminary Development Plan.

Parcel 7 is proposed as an apartment community and is situated as a buffer between the commercial property to the south and the residential property to the north.

2. General Principles. Proposed construction will be required to meet the criteria compatible with the design characteristics of the Property itself, as well as other projects within the City of Surprise. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

3. Building Architecture. All exterior additions or alterations to existing structures shall be compatible with the design character of the overall complex. New buildings and additions should be enhancements to the existing structure and approved by the Architectural Control Committee. Buildings over three stories high (or 35 feet) will not be allowed.

4. Landscaping. It is suggested that owners attempt to use low water-usage landscaping, as well as blend their landscape designs with landscaping installed in common areas and along rights-of-way. Natural, high-desert landscaping will be encouraged with plant palettes supplied to owners and builders.

In regards to Property ornamentation, the utilization of non-living objects as landscape ornaments will be permitted, provided that such objects are not considered offensive to neighbors and are compatible with the lifestyle.
During site landscaping, occupants are urged to utilize plant material, irrigation systems, and maintenance practices that conserve water. All landscaping shall be maintained in a neat and attractive manner. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead and/or dying plants, removal of weeds and noxious grasses, and removal of trash.

5. Miscellaneous.

- The Design Guidelines shall encourage the use of low water-use plumbing and normal energy-conserving features for all Multi-Family units.
- The Developer will include provisions in the Design Guidelines (to be submitted to the City for review) that address architectural standards, maintenance standards, landscaping, fences, building materials, and colors.
- The Property will be developed in a phased manner pursuant to the Conceptual Development Phasing Plan attached. Actual phasing may change and will be driven by general market conditions.

VIII. PHASING.

Phase One shall consist of Parcel 6, a Single-Family residential development, the main entryway, Canyon Ridge West Parkway, 115th Avenue, and that portion of Union Hills Road adjacent to Parcel 6. The installation will consist of water facilities, sewer facilities, and dry utilities, along with the major infrastructure improvements and those off site street improvements as needed for the efficient flow of traffic and effective marketing to future residents. (see attached Exhibit N, Phasing Map)

Phase Two shall consist of Parcel 2, which houses the existing Sun City Museum, with plans for a cultural center.

Phase Three consists of Parcel 5, which will be the townhome residential, with buildings not to exceed three stories (or 35 feet) in height.

Phase Four will consist of Parcels 1, 3, 4, 7, and 8. Parcels 3 and 7 shall consist of Multi-Family residential. Parcels 1 and 8 will consist of retail shops suited for the area. Parcel 4 will be comprised of a medical campus.

IX. APPENDIX.

See attached exhibits.
Proposed Amendment to Development Guide Plan

LAND USES:
- LDR: Low Density Residential
- HDR: High Density Residential
- CC: Community Commercial

TRANSPORTATION SYSTEM:
- Major Arterial
- Major Collector

SURPRISE Comprehensive Development Plan Amendment

SCALE: 1" = 500'
NOV. 7, 1996
REV: DEC. 24, 1996
REV: MAR. 17, 1997

EXHIBIT C
The Summit
Model 1537.3

Elevation A
The Royal
Model 1300.3

Elevation A

Elevation B
The Newport
Model 2107

Elevation A

Elevation B

Elevation C
The Monterey
Model 2990

Elevation A

Elevation B

Elevation C
CONCEPTUAL SUBDIVISION ENTRY SIGN
for
CANYON RIDGE WEST

LOW WATER USE
PLANT MATERIAL

CANYON RIDGE WEST

EXHIBIT H

DATE: 5-30-97
CVL #96-0042-01

SUBDIVISION ENTRY SIGN FOR: CANYON RIDGE WEST
PROPOSED DUAL GATED ENTRY FEATURE
FOR SINGLE AND MULTI-FAMILY PARCELS

MINOR ENTRY
FOR SINGLE FAMILY PARCELS
ENTRY STUDY

CANYON RIDGE WEST

PREPARED FOR: DITZ CRANE

SCULPTURE OR FOCAL ELEMENT
NOT TO EXCEED 35' IN HEIGHT

LOW WATER USE PLANTING MATERIAL (TYPICAL)

SCALE 1" = 10'

EXHIBIT H
### CANYON RIDGE WEST
**SURPRISE, ARIZONA**

**AMENDED DEVELOPMENT STANDARDS**
FOR SINGLE FAMILY RESIDENTIAL

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>PROPOSED ZONING</th>
<th>MINIMUM LOT AREA</th>
<th>MINIMUM LOT WIDTH</th>
<th>MINIMUM SETBACK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>5500</td>
<td>4400</td>
<td>50' 40' &amp; 43' 20' 18' 20' 10' 5' 20' 13'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5500</td>
<td>6050</td>
<td>50' 55' 20' 18' 20' 10' 5' &amp; 8' 20' 13'</td>
</tr>
</tbody>
</table>

*VARY FRONT YARD SETBACKS 18' TO 23' WITH 3' MINIMUM OFFSET AND NO MORE THAN TWO UNITS WITH SAME SETBACK*

### AMENDED DEVELOPMENT STANDARDS
FOR MULTI FAMILY RESIDENTIAL

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>PROPOSED ZONING</th>
<th>MINIMUM AREA PER UNIT</th>
<th>MINIMUM LOT WIDTH</th>
<th>MINIMUM SETBACK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>PAD R-2</td>
<td>3000</td>
<td>800</td>
<td>70'-80' 60'-70' 20' 20' 20' 10' 10' 20' 20'</td>
</tr>
<tr>
<td>3 AND 7</td>
<td>PAD R-3</td>
<td>2000</td>
<td>800</td>
<td>90' 90' 20' 20' 20' 10' 10' 20' 20'</td>
</tr>
</tbody>
</table>

### AMENDED DEVELOPMENT STANDARDS
FOR COMMERCIAL PARCELS

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>PROPOSED ZONING</th>
<th>MINIMUM LOT AREA</th>
<th>MINIMUM LOT WIDTH</th>
<th>MINIMUM SETBACK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1, 2, 4, AND 8</td>
<td>PAD C-2</td>
<td>*</td>
<td>*</td>
<td>100' 100' 35' 35' 15' 15' 15' 25' 25'</td>
</tr>
</tbody>
</table>

*TO BE DETERMINED BY BUILDING AREA AND PARKING REQUIREMENTS*

### EXHIBIT J
17.28.110 Planned area development zone--P.A.D.

A. Purpose.

1. As an alternative to conventional zoning and development approaches and processes, the planned area development (P.A.D.) procedures and regulations are set forth in order that the public health, safety and general welfare be furthered in an era of increasing urbanization; to encourage innovations in residential, commercial and industrial development so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Surprise; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property, and to provide a compatible and stable environment, in harmony with that of the surrounding area.

2. The P.A.D. may include any development having one or more principal uses or structures on a single parcel or contiguous parcels. The P.A.D. shall consist of a harmonious selection of uses and groupings of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient urban area.

B. General Requirements and Standards.

1. Ownership. The tract shall be a development of land under unified control at the time of application and planned and scheduled to be developed as a whole.

2. Conformance with Comprehensive Development Guide. The land uses and design of the proposed P.A.D. shall be consistent with the city comprehensive development guide.

3. P.A.D. Regulations.

a. The minimum total P.A.D. shall be no less than five acres unless the applicant can show that the minimum P.A.D. requirements should be waived because the waiver would be in the public interest and that one or both of the following conditions exist:

i. Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the residential districts would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

ii. The property is adjacent to or across the street from property which has been developed under the
provisions of this section and will contribute to the amen-
nities of the neighborhood.

4. Uses in a P.A.D. Any use may be allowed in a
P.A.D., provided it is consistent with the Comprehensive
Development Guide.

5. Residential Density in P.A.D.s.
   a. Residential development in a P.A.D. may pro-
provide for a variety of housing types allowed in any one of
the basic residential zoning districts. In addition, the
number of dwelling units allowed may be flexible relative
to the number of dwelling units per acre that would other-
wise be permitted by the zoning regulations applicable to
the site. However, the total number of dwelling units and
the resulting density allowed in a P.A.D. shall be consis-
tent with the land use plan of the city's comprehensive
development guide.

   b. In determining the reasonableness of the
densities in a P.A.D., the planning and zoning commission
and city council shall consider increased efficiency in the
provision of public facilities and services based, in part,
upon:
      i. The location, amount and proposed use of
         common open space;
      ii. The location, design and type of dwell-
ine units;
      iii. The physical characteristics of the
         site;
      iv. Particular distinctiveness and excel-
ine in siting, design and landscaping.

6. Front, Rear and Side Yard Building Setback
Regulations.
   a. Front and rear yard setbacks shall be estab-
lished by the city council at the time of approval of the
final subdivision plat and shall be clearly identified on
the final subdivision plat.

   b. Unless a common wall or zero lot line is ap-
proved by the city council, there shall be a minimum sepa-
ratio between structures on adjoining residential lots of
ten feet.

   c. There shall be a side yard setback of not
less than twenty feet from the curb line on any lot which
adjoins a public or private street.

   d. Commercial building setbacks shall be a
minimum of thirty-five feet or such greater distance as may
be equal to the maximum height of the building.

7. More than One Building per Lot. More than one
building may be placed on one platted or recorded lot in
any P.A.D. Areas for single-family detached dwellings or
other housing types providing privately owned lots must
comply with the city's subdivision ordinance in all re-
spects not specifically noted in this section as appropri-
ate variances or waivers.

184-53 (Surprise 11/94)
9. Architectural Style, Appearance. Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations during P.A.D. review by the planning and zoning commission and council.

   a. Any P.A.D. plan proposed to be constructed in phases shall include full details relating thereto, and the city council may approve or modify where necessary any such proposals.
   b. The phasing shall include the time for beginning and completion of each phase. Such timing may be modified by the city on the showing of good cause by the developer.
   c. The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such financial guarantees as may be determined by the city to be reasonably required to assure performance in accordance with the plan and to protect the public.

11. Streets, Utilities, Services and Public Facilities. The uniqueness of each proposal for a P.A.D. may allow specifications and standards for streets, utilities and services to be subject to minor modifications of the specifications and standards established in this and other city ordinances governing their construction. The city may, therefore, waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the P.A.D. or the city. The plans and profiles of all streets, utilities and services shall be reviewed, modified if necessary, and approved by the city prior to the final approval of the P.A.D. All P.A.D.s shall be served by public or community water and sewer systems.

12. Open Space Provision. At least seven percent of the total P.A.D. area shall be set aside for public and/or private open space and recreational use. The city shall determine what portion of the seven percent shall be private and what shall be public.

13. Operating and Maintenance Requirements for Planned Area Development Common Facilities. In the event that certain land areas or structures are provided within the P.A.D. for private recreational use or as service facilities, the owner of such land and buildings shall establish an arrangement to assure the city of a continued stan-
standard of maintenance. These common areas may be placed
under the ownership of one of the following, depending
which is more appropriate:
   a. Dedicated to public where a communitywide
use would be anticipated;
   b. Landlord control;
   c. Landowners association, provided all of the
following conditions are met:
      i. The landowners association must be estab-
lished prior to any sale.
      ii. Membership must be mandatory for each
owner and any successive buyer.
      iii. The open space restrictions must be
permanent or tied to a long-term agreement (e.g., ninety-
nine years).
      iv. The association must be responsible for
liability insurance and the maintenance of recreational,
service and other facilities as deemed necessary by the
city.
      v. Landowners must pay their pro rata share
of the cost and the assessment levied by the association
can become a lien on the property in accordance with Arizo-
na statutes.
      vi. The association must be required to
adjust its assessment to meet changing needs.
      vii. The association must be required to, at
minimum, adjust its assessment on an annual basis by a
percentage not less than the previous year's increase in
the consumer price index.

14. Building Height and Setbacks. Maximum build-
ing height: thirty-five feet; provided, however, that a
building may exceed thirty-five feet in height if the en-
tire portion of the building which exceeds thirty-five feet
is so constructed that it cannot be used or occupied by
humans for any purpose, and if the planning and zoning
commission approves the extension above thirty-five feet
prior to the commencement of construction. In determining
whether to approve a height extension, the planning and
zoning commission shall consider whether the proposed ex-
tension will pose an unreasonable risk of injury to persons
or property in light of the city's fire fighting equipment
and capabilities. In general, a building's setback from
property adjacent to the P.A.D. site shall approximate its
height.

15. Landscaping. Landscaping and/or fencing shall
be provided according to a plan approved by the city and
shall include a detailed planting list with sizes indicat-
ed.

16. Utilities. All utilities, including electric-
ity and telephone, shall be installed underground. (Ord.
94-5 §5, 1994; Ord. 91-7, 1991; Ord. 86-6 §7-711, 1986)
17.28.040 Single-family residential zone (R1-5). A. Purpose. The purpose of the R1-5 single-family residential zone is to provide for the development of single-family detached dwellings and directly related complementary uses at a moderate density. The zone is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions.

1. Required lot area:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling units</td>
<td>5,500 square feet*</td>
</tr>
<tr>
<td>Other permitted uses</td>
<td>Minimum area to be determined by building area, parking requirements and required setbacks.</td>
</tr>
</tbody>
</table>

2. Required lot dimensions:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling units</td>
<td>50 feet</td>
<td>100 feet</td>
</tr>
<tr>
<td>Other permitted uses</td>
<td>Lot dimensions to be determined by building area, parking requirements and required setbacks.</td>
<td></td>
</tr>
</tbody>
</table>

* This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than five thousand two hundred square feet in size and not more than ten percent of the lots are less than five thousand five hundred square feet in size.
3. Density: There shall not be more than one single-family dwelling unit on any one lot.

F. Setbacks, Yards and Heights.

1. Minimum setbacks from property line:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front</th>
<th>Interior Side</th>
<th>Corner Side</th>
<th>Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling</td>
<td>20'</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Schools, civic, cultural and religious institutions (including their accessory use structures)</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>Structures accessory to single-family residences</td>
<td>20'</td>
<td>3'</td>
<td>20'</td>
<td>3'</td>
</tr>
<tr>
<td>Structures for all other principal, conditional or accessory uses</td>
<td>20'</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
</tr>
</tbody>
</table>

Zero lot line development may be permitted which may result in the creation of a two-family residential structure.

* At least one side yard shall be ten feet; the setback for the remaining side may be less than ten providing principal building separations are at least ten feet and that in the case of detached units, the other side yard is at least three feet.


G. Encroachment into Required Front and Side Yard Setbacks. See Section 17.28.010G.

H. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship to Overlay Zones. Any property located in the R1-5 zone as well as in the F-1 or F-2 overlay zones must comply with the regulations of the overlay zone. (Ord. 86-6 §7-704, 1986)

(Surprise 11/94)
17.28.050 Multifamily residential zone (R-2). A. Purpose. The purpose of the R-2 multifamily residential zone is to provide for medium density housing in multiple-family structures and directly related complementary uses. The R-2 zone is designed to allow economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions. In determining minimum lot area and minimum lot dimensions, the following table should be used:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Area per Unit</th>
<th>Minimum Lot Dimensions</th>
<th>Outdoor Living Area**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-family dwelling</td>
<td>3,000 sq. ft.</td>
<td>Width: 70'</td>
<td>600 sq. ft./dwelling unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Depth: 90'</td>
<td></td>
</tr>
</tbody>
</table>

* These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

** Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than twenty feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than twenty feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.
F. Schedule of Allowances. The minimum areas per unit in subsection E of this section may be adjusted according to the following, except allowance shall not be made for two-family or three-family dwellings.

1. For each parking stall in or under the residence, or otherwise completely underground, subtract four hundred square feet from the total minimum lot area.

2. For each unit with a balcony or patio greater than forty square feet, subtract one hundred square feet from the outdoor living area.

G. Setbacks, Yards, and Heights.

1. Minimum setbacks from property line:

<table>
<thead>
<tr>
<th>Use</th>
<th>Front</th>
<th>Side</th>
<th>Corner</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-family dwelling structure</td>
<td>20'</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Three-family dwelling structure</td>
<td>20'</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Four-family dwelling structure</td>
<td>20'</td>
<td>15'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Townhouse cluster structure</td>
<td>20'</td>
<td>15'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Schools, civic, cultural and religious institutions (including their accessory use structures)</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>Structures accessory to two-family dwelling structures</td>
<td>20'</td>
<td>3'</td>
<td>20'</td>
<td>3'</td>
</tr>
<tr>
<td>Structures for all other principal or conditional uses</td>
<td>20'</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
</tr>
</tbody>
</table>

*** May be calculated as average lot size per unit per structure.

(Surprise 11/94)
2. For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.


H. Multifamily Accessory Buildings.

1. Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence buildings may be located to within five feet of the rear or interior side property line. The city council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten feet.

2. Exteriors of accessory buildings shall have an exterior finish compatible to the main structure. Compatibility shall be determined by the city based on type and use of building materials.

I. Distance Between Buildings. When two or more principal buildings are located on one lot, the minimum separation between any two adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty feet, whichever is greater when developed as a planned area development. For major and minor site plans, building separation shall be the sum of two interior side yard setbacks.

J. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

K. Relationship to Overlay Zones. Any property located in the R-2 zone as well as in the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 86-6 §7-705, 1986)
17.28.060 Multifamily residential zone (R-3). A. Purpose. The purpose of the R-3 multifamily residential zone is to provide for high density housing in multifamily structures and directly related complementary uses. The R-3 zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions. In determining minimum lot area and minimum lot dimensions, the following table should be used:

184-39 (Surprise 11/94)

EXHIBIT R
<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Area per Unit</th>
<th>Minimum Lot Dimensions</th>
<th>Outdoor Living Area**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily structure</td>
<td>2,000 sq. ft./unit</td>
<td>Width: 90'</td>
<td>300 sq. ft./unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Depth: 90'</td>
<td></td>
</tr>
<tr>
<td>Townhouse cluster</td>
<td>2,000 sq.*** ft./unit</td>
<td>Width: 90'</td>
<td>400 sq. ft./unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Depth: 90'</td>
<td></td>
</tr>
<tr>
<td>Other permitted uses</td>
<td></td>
<td>Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.</td>
<td></td>
</tr>
</tbody>
</table>

F. Schedule of Allowances. The minimum areas per unit in subsection E of this section may be adjusted in accordance with Section 17.28.050F.

G. Setbacks, Yards, and Heights.
   1. Minimum setbacks from property line:

<table>
<thead>
<tr>
<th>Use</th>
<th>Interior</th>
<th>Corner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front</td>
<td>Side</td>
</tr>
<tr>
<td>Multifamily structure</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Townhouse cluster</td>
<td>20'</td>
<td>15'</td>
</tr>
<tr>
<td>Schools, civic, cultural and religious institutions (including their accessory use structures)</td>
<td>50'</td>
<td>50'</td>
</tr>
</tbody>
</table>

* These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

** Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple-residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than twenty feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than twenty feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

*** May be calculated as average lot size per unit per structure.

184-40 (Surprise 11/94)
<table>
<thead>
<tr>
<th>Use</th>
<th>Front</th>
<th>Side</th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structures accessory to</td>
<td>20'</td>
<td>3'</td>
<td>20'</td>
<td>3'</td>
</tr>
<tr>
<td>multifamily residences</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structures for all other</td>
<td>20'</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>principal or conditional uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.


H. Accessory Buildings. See Section 17.28.050H of this chapter.

I. Distance Between Buildings. See Section 17.28.050I of this chapter.

J. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

K. Relationship to Overlay Zones. Any property located in the R-3 zone as well as in the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 86-6 §7-706, 1985)
17.28.080 Community commercial zone (C-2). A. Purpose. The purpose of the C-2 community commercial zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended, or which render a nonconsumer oriented service which does not materially increase vehicular traffic or other pollution, and which does not decrease the suitability of the surrounding area for residential or general commercial purposes. Except as set forth above, the uses allowed in this district are intended to provide goods and services on a community market scale, located in areas which are served by arterial street facilities.

B. Principally Permitted Uses. See Section 17.24.030A.

C. Conditionally Permitted Uses.

1. Automobile service stations:
   a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.
   b. The total site area shall not be less than twelve thousand square feet.
   c. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any nonstreet property line and not less than seventy-five feet from any residential zone boundary.
   d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.
   e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.
   f. No automobile service station on a site contiguous to any residential zone shall be operated between the hours of eleven p.m. and seven a.m. of the following day.

2. Automobile washing establishments:
   a. Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (b), (c), (e) and (f) of this section.
   b. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.
c. All wastewater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.

3. Convenience food restaurants: Convenience food restaurants shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (e) and (f) of this section for Automobile Service Stations.

4. Day care center:
   a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per child shall be provided. Fenced in, outdoor, play space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for children’s play space.
   b. At least two hundred fifty square feet of lot area per child shall be provided.

5. Model homes, temporary.

6. Recreational vehicle park and overnight campground.
   a. Recreational vehicle park shall be screened from view of any residential development, as approved by the planning and zoning commission.
   b. Internal circulation roads shall be paved with a dust-free surface.
   c. Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least one thousand five hundred square feet in size.
   d. Individual recreational vehicle parking pads shall be set back at least thirty feet from the perimeter of the park and thirty feet from any public street right-of-way.
   e. Approved trash disposal and toilet facilities shall be provided for use of overnight campers.
   f. Park plans, certified approved by Maricopa department of health services shall be submitted.

7. Video arcades.

8. Laboratories or facilities for monitoring or analyzing substances or materials provided that no materials or substances shall be permitted in such zone if they constitute an increased risk of fire, disease of damage to the public health of persons in the vicinity thereof and further provided that any such facilities shall be so constructed, or screened, as to ensure that the visual impact of such use is in keeping with the principally permitted uses of this zone.

9. Temporary facilities for sale of automobiles, recreational vehicles, boats, mobile or manufactured homes provided that there shall be no on-site facilities for servicing or repair thereof. For purposes of this section temporary means a period of time not to exceed six calendar months.
10. Automobile retail sales:
   a. The primary business of an automobile sales establishment must be the retail sale of new automobiles.
   b. On-site servicing and repair of automobiles is not permitted.
   c. No retail automobile sales establishment shall be operated between the hours of eleven p.m. and seven a.m.
   d. Site improvements such as buildings or structures (temporary or permanent) shall be separated from every residential zone by a minimum of fifty feet.

D. Permitted Accessory Uses.
   1. Those accessory uses permitted under Section 17.28.070D.

E. Access.
   1. Access to commercial activities shall be allowed only on arterial streets or a street specifically designed for such development.
   2. Access points shall be located at least one hundred fifty feet from any street intersection.
   3. Access points on the same street shall not be spaced closer than one hundred feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

4. Commercial developments which may not be able to meet the requirements of subsections (E)(2) and (3) of this section, and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:
   a. Traffic volumes;
   b. Turning movements;
   c. Traffic controls;
   d. Site design;
   e. Site distances;
   f. Location and alignment of other access points.

Based upon the above data, the city engineer shall determine whether a deviation from the requirement standards is justified and, if so, what alternative requirements will be necessary.

F. Setbacks and Height.
   1. The minimum building setback from any lot line or public street right-of-way shall be as set forth below:
Setbacks

a. Building setbacks:
   i. Front,
      Feet
   ii. Interior side and rear,
      15
   iii. Corner side,
      25
   iv. Residential zone boundary,
      45

b. Parking lots:
   i. Front,
      4
   ii. Interior side and rear,
      3
   iii. Corner side,
      4
   iv. Residential zone boundary,
      3

2. Maximum building height: thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the planning and zoning commission approves the extension above thirty-five feet prior to the commencement of construction. In determining whether to approve a height extension, the planning and zoning commission shall consider whether the proposed extension will pose an unreasonable risk of injury to persons or property in light of the city's fire fighting equipment and capabilities.

G. Lot Width and Lot Area.
   1. The minimum lot width shall be one hundred feet except that corner lots shall have a minimum width of one hundred fifty feet.
   2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship to Overlay Zones. Any property located in the C-2 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 94-5 §2, 1994; Ord. 94-1 §2, 1994; Ord. 90-9 §1, 1990; Ord. 88-5 §§1, 2, 1988; Ord. 86-6 §7-708, 1986)
December 2, 1997

Mr. Ric Toris
City Planner
City of Surprise - Community Development
12425 West Bell Road, Suite D-100
Surprise, AZ 85374

Re: Minor P.A.D. Amendment for Canyon Ridge West
CVL Project No: 96-0042-04

Dear Joe:

On Sheet 9 of the P.A.D. Narrative under “E. Housing Product... #1 Single Family,” we would like to add the line “Exceptions to side setbacks to be bay windows and fireplaces which can encroach a maximum of 2.5’ into side setback (except on 5’ sides) in accordance with the Uniform Building Code.”

Should this addition pass review, please let me know and we will update the P.A.D.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Curt Johnson
Project Manager

CJ: sf

c: Shirley Berg, Community Development Director
City of Surprise Engineer

 Administrative Approval
Minor P.A.D. Amendment

<table>
<thead>
<tr>
<th>City Manager</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<table>
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<th>Community Development Dir.</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>
Canyon Ridge West
Parcel 5
Request for
PAD Amendment
&
Design Guideline
Variance

December 1, 2000
Revised: February 1, 2001
Revised: June 25, 2001

Prepared for:
Dietz-Crane Homes
3612 W. Dunlap Avenue, Suite L
Phoenix, AZ 85051

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014
June 26, 2001

Desmond McGeough,
Planner II
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, AZ 85374-9002

Re: Canyon Ridge West 5
CVL Project No.: 96-0042-20

Dear Desmond:

Since our Planning and Zoning hearing on the Canyon Ridge West 5 PAD Amendment, we have been analyzing the development options for the site. It was our understanding that the Board of Adjustments had approved our request for minimum lot sizes of 40 feet wide. As you will recall, the Planning & Zoning Board turned down our request for 154 lots with 64-55 foot wide lots and 90-40 foot wide lots. The Board had indicated that the lots were too small and that 48 feet wide is their smallest lot size.

We went back to the drawing board and came up with a plan that reduced the number of 55 foot lots and created a plan with a mixture of lots with minimum lot sizes of 43, 45, 48 and 55 feet wide. This plan (Exhibit “I”) retains the same number of lots as previously requested, which was 154. We believe this plan would retain the diversity of lot size mix while still allowing for the same density of the project.

In addition to the Revised Plan, (Exhibit “I”), we prepared an analysis and plan (Exhibit “J”) which created lots with a minimum of 48 feet wide. This plan has fewer lots, 152, than our original proposal. However, we believe it meets the intent of the Planning & Zoning Board. This plan also has 26 lots that are a minimum 55 feet wide.

Please accept these two plans, Exhibit “I & J”, for reconsideration by the Planning & Zoning Board. Obviously, we would prefer approval of Exhibit “I” with 154 lots. However, we would like consideration of Exhibit “J” if the Planning & Zoning Board feels that 48 feet is the absolute minimum.

Additionally, we would request that a stipulation be included with the revision to the PAD which states:

“The underlying zoning (multi-family) will remain unchanged and the new PAD zoning will not vest until approval of the final plat.”
CANYON RIDGE WEST
PARCEL 5
AMENDMENT AND VARIANCE REQUEST

Exhibits

Exhibit A: PAD Amendment Narrative
Exhibit B: Single Family Design Guideline Variance Narrative
Exhibit C: Amended Development Plan
Exhibit D: Open Space Exhibit
Exhibit E: Representative Site Photographs of Canyon Ridge West Parcel 6
Exhibit F: Residential Product Elevations
Exhibit G: Neighborhood Meeting Support Data
Exhibit H: Parcel 5 Legal Description
Exhibit I: Site Plan Option A
Exhibit J: Site Plan Option B
June 26, 2001

Desmond McGeough,
Planner II
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, AZ 85374-9002

Re: Canyon Ridge West 5
CVL Project No.: 96-0042-20

Dear Desmond:

Since our Planning and Zoning hearing on the Canyon Ridge West 5 PAD Amendment, we have been analyzing the development options for the site. It was our understanding that the Board of Adjustments had approved our request for minimum lot sizes of 40 feet wide. As you will recall, the Planning & Zoning Board turned down our request for 154 lots with 64-55 foot wide lots and 90-40 foot wide lots. The Board had indicated that the lots were too small and that 48 feet wide is their smallest lot size.

We went back to the drawing board and came up with a plan that reduced the number of 55 foot lots and created a plan with a mixture of lots with minimum lot sizes of 43, 45, 48 and 55 feet wide. This plan (Exhibit “I”) retains the same number of lots as previously requested, which was 154. We believe this plan would retain the diversity of lot size mix while still allowing for the same density of the project.

In addition to the Revised Plan, (Exhibit “I”), we prepared an analysis and plan (Exhibit “J”) which created lots with a minimum of 48 feet wide. This plan has fewer lots, 152, than our original proposal. However, we believe it meets the intent of the Planning & Zoning Board. This plan also has 26 lots that are a minimum 55 feet wide.

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Additionally, we would request that a stipulation be included with the revision to the PAD which states:

“The underlying zoning (multi-family) will remain unchanged and the new PAD zoning will not vest until approval of the final plat.”
Thank you for your indulgence in this matter. If you have any questions, please call.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Joe Walsh
Project Manager

Enclosure

JW:pk
## Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>PAD Amendment Narrative</td>
</tr>
<tr>
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<td>Single Family Design Guideline Variance Narrative</td>
</tr>
<tr>
<td>C</td>
<td>Amended Development Plan</td>
</tr>
<tr>
<td>D</td>
<td>Open Space Exhibit</td>
</tr>
<tr>
<td>E</td>
<td>Representative Site Photographs of Canyon Ridge West Parcel 6</td>
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<tr>
<td>F</td>
<td>Residential Product Elevations</td>
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<td>G</td>
<td>Neighborhood Meeting Support Data</td>
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<td>Parcel 5 Legal Description</td>
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<tr>
<td>I</td>
<td>Site Plan Option A</td>
</tr>
<tr>
<td>J</td>
<td>Site Plan Option B</td>
</tr>
</tbody>
</table>
CANYON RIDGE WEST PARCEL 5
PAD AMENDMENT FOR DENSITY REDUCTION
IN AN R-2 DISTRICT

PROJECT NARRATIVE
December 1, 2000
Revised: February 1, 2001

The purpose of this request is for the approval of a Planned Area Development Amendment to the Canyon Ridge West Planned Area Development (P.A.D.). Canyon Ridge West is an approved 240 acre P.A.D. located between Bell Road and Union Hills Drive along 115th Avenue (see vicinity map). Parcel 5 encompasses 43.77 acres and will accommodate approximately 154 dwelling units instead of the potential 607 dwelling units under its current designation giving Parcel 5 a total density of 3.52 du/ac. The impact on the site is a reduction of 75% of the total possible dwelling units or a net decrease of 453 units. The open space proposed with the 607 unit plan was 7.86 acres (as per PAD 97-06 final draft and preliminary development plan dated December 9, 1997) and the open space proposed with this amendment is approximately 13.82 acres or a net increase of approximately 80% in proposed open space compared to a 75% decrease in the ultimate density for this parcel. The result of this request is to remove a high density multi-family use and to replace that with a compatible single family residential use between two existing single family residential uses. (Canyon Ridge West 6 and Coyote Lakes) With this amendment, Canyon Ridge West will encompass almost 156 acres with 528 dwelling units dedicated to single family housing giving the development a single family density of 3.4 du/ac and a total open space of 49.82 ac or 32%.

SUBDIVISION FACILITIES

Water
Canyon Ridge West Parcel 5 is located within the Citizens Utilities service area. Domestic water will be supplied from a water main located in the Avenue of the Arts.

Waste Water
Waste Water service to this neighborhood is provided by Citizens Utilities. The existing sewer services will be extended to serve this site.

Drainage
Retention for Parcel 5 has been provided for in the existing retention basin located along 115th Avenue as defined in the Canyon Ridge West Master Drainage Report.

Phasing
Canyon Ridge West Parcel 5 will be constructed in a single phase.
OPEN SPACE CONCEPTS

Passive Residential Open Space - Single Family residential neighborhoods
The open space provided for Canyon Ridge West Parcel 5 is intended for the exclusive use and
ever use for the single family gated communities. This configuration of the open space will
provide the communities with a quiet and safe amenity that also protects the integrity of the
quieter residential area. The open space provided in the single family community will have a
passive use as the residents of this area deserve a comfort level and sense of security for their
children. Open space tracts will be located at the entrance to the project and along the boulevard
which provides access to the single family lots in Parcel 5 to provide for a more open feeling.
Date palms will be provided in the entry island to Canyon Ridge West 5 which would relate the
existing entrance to Canyon Ridge West 6. The amended Parcel 5 will provide approximately
13.82 acres of open space giving Canyon Ridge West a total open space of approximately 49.82
 acres in the single family developments. The landscape theme that is already in place for the rest
of Canyon Ridge West will be mirrored in Parcel 5.

The Landscape Plans for Canyon Ridge West 6, included hydoseeding within the APS easements
that cross the property. Prior to construction, the developer was denied the use of hydoseeding
the easements by APS. This lead to the natural desert landscaping that currently exists today.
Canyon Ridge West 5 will continue the natural desert landscaping within the APS easements, if
APS has not changed their position. The open space areas outside of the easements will be
grassed and landscaped. Additionally, the drainage buffer area contains storm water runoff
velocities that would remove any hydoseed vegetation within that area. Silt build up is also a
concern within the drainage buffer area.

Active Community Open Space
The proposed open space to be located within Parcel 5 and Parcel 6 will be central to the
neighborhoods and will include a par course, shade structures, a sports court and tot lots. This
will provide the residents of Canyon Ridge West with open space that offers the potential for
diverse recreational opportunities. This open space is intended to offer a diversity of use that will
appeal to a wide range of people of all ages. The par course use was chosen to allow for a
broader range of activities for all people to enjoy. A basketball court, which may appeal to one
particular gender or age group, will be added to Canyon Ridge West 5. (See Exhibit D) The open
space intended for the higher density uses within Canyon Ridge West and has been placed
outside of the single family neighborhoods so as not to place an undue burden of noise, traffic
and perhaps security within the neighborhoods.
CANYON RIDGE WEST PARCEL 5
SINGLE FAMILY DESIGN GUIDELINE VARIANCE
PROJECT NARRATIVE
DECEMBER 1, 2000

PURPOSE

This request is to reduce the density of Parcel 5 at Canyon Ridge West from 15 du/ac with an option to build 607 apartment/multi-family units to 3.52 du/ac with 154 single-family detached units. This is a reduction of approximately 453 units and will consist of a mix of 40' and 55' wide lots, as was constructed in Parcel 6 which is adjacent to this parcel. In conjunction with this request a PAD Amendment will also be submitted. In order to reduce the density, the Development Plan proposes lot sizes which are consistent to and match the adjacent neighborhood in Parcel 6. This request compares the guidelines from the December 9, 1997 Canyon Ridge West PAD to the newly drafted Single-Family Residential Design Guidelines dated July 13, 2000. We request that the minimum lot width for “A” category lots per the new guidelines be reduced by 8 feet and that the minimum square footage also be reduced by 880 sq. ft.. We further request that the total percentage of lots allowed in Categories “A” and “B” be adjusted to reflect previous approvals within the overall PAD. The housing product proposed for this proposal is an extension of what has already been approved and constructed to the east in Parcel 6.

Article II, Section 17.28.190 states that the Single Family Residential Design Guidelines are flexible for enacting certain standards. Five standards are listed and are as follows, with a brief response;

1. Regulate population density, the size and use of lots, and building and land use intensity.

   This submittal seeks the flexibility to vary from the lot size requirement as defined in Table 1 of Section 17.28.260. This would allow for construction of the existing product without major changes to be made.

2. Improve housing quality and variety.

   The housing quality and variety will be maintained in the same manner which has been so successful in Parcel 6 which is adjacent to the east of Parcel 5. The variety of elevations, materials and roof configuration available in Parcel 6 has established diversity within the existing Canyon Ridge West.
3. Provide for adequate housing sites which meet the needs of all segments of the community.

*The success of Parcel 6 demonstrates the need for this request.*

4. Provide for the use of land for housing, recreation, and open space and regulate the extent of such uses.

*Substantial open space and recreational opportunities are provided with this request as shown on the open space plan. The total open space available in Canyon Ridge West for the single family development is 32%.*

5. Provide access to incident solar energy.

*This is accomplished through the open space described above.*

In summary, flexibility is requested for the lot size, and that is only to be compatible with the existing neighborhood to the east.

LOCATION AND DESCRIPTION

Canyon Ridge West Parcel 5 is located east of 115th Avenue, between Union Hills Drive and Avenue of the Arts. It encompasses 43.77 acres.

HISTORICAL DATA

Canyon Ridge West Parcel 5 was originally zoned as part of the Canyon Ridge West PAD in late 1997 under the R-2 zoning category with 15 du/ac possible, allowing for a maximum of 607 units. From the original approval of this PAD in late 1997 to now, an unanticipated demand for single-family dwellings has been realized, resulting in this request to lower the density of this parcel to approximately 3.52 du/ac. The existing multi-family land use designation would allow approximately 453 more units on a 43.77 acre area that is surrounded by single family residences. The existing neighborhoods overwhelmingly supports the proposed single family development as shown with over 400 letters in support of this proposal. A power line easement exists on the west side of the property providing a challenge when designing the proposed single family development. Currently there is an additional 19 acres within Canyon Ridge West that is zoned multi-family allowing for a diversity of housing options. Reducing the density of this site from multi-family to Single Family is not only logical, but preferred by the surrounding neighbors. However, adhering to all of the design guidelines that were not in place at the time of the original approval of Canyon Ridge West is difficult. The relatively small size of the site, along with the power line easement, provide a challenge in meeting the diversity guidelines. Providing for seven different lot sizes, as the lot mix requires, would produce an average of 22 lots per category. This
would place an undo burden on the builder to develop seven models for such a small number of lots in each category.

Compounding the challenge of this site is the presence of an existing APS easement along 115th Avenue and drainage ways along 115th Avenue and Union Hills Drive. These constraints total approximately 9.8 acres or 22% of the site. This leaves approximately 34 acres for development. Even with the two lot sizes proposed, the density on this site is just over 3.5 units per acre.

This proposal should be viewed as an in-fill project and that strict adherence to the Design Guidelines may not be appropriate. The site has also been identified as multi-family since the original approval in 1997 without a project built to date. Converting this site to single family would still leave two smaller multi-family sites remaining in Canyon Ridge West.
SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINE VARIANCE REQUEST

STATEMENT OF REASON

The following statement of reason addresses each section of Article II with a narrative response. A revised Table 1 is provided at the beginning of the Justification section for reference. As proposed, Parcel 5 does not meet the existing criteria listed within the new guidelines. The existing standards along with an analysis of this project have been provided in order to better envision the scope of this proposal. This request does not comply with all points in design list A due to the limitations imposed by the power line easement. The lot size and minimum lot size proposed do not comply with design list A, however, the project meets many elements established in design list B, C and D.
ARTICLE II
SECTION 17.28.260 Table 1

Minimum lot width for Category “A” lots is 48'.

*We are requesting a 40' wide lot width for a portion of Parcel 5 to be compatible with the existing neighborhood to the east. In addition to that we have prepared “Revised Table 1” to delineate the differences for both of our lot categories and the points achieved based on the elements of this proposal. It should be noted that the proposed minimum lot width for category B lots exceeds the minimum required by 2 feet.*

17.28.260 Table 1

Minimum lot sq. ft. required in Category “A” is 5280 sq. ft.

*We are requesting 4400 sq. ft. lot size minimum to be consistent with the minimum lot width request. The minimum lot square footage proposed for category B lots exceeds the minimum required by 220 square feet.*

17.28.280-A.

Front Setbacks: The front setback to any part of the house or other structure other than a garage shall be 12 feet, as measured from the property line. The front setback for a front entry garage shall be not less than 18 feet to the face of garage door, measured from property line. The front setback to a garage in which the garage door is angled at 45 degrees or greater in relation to the street shall be not less than 12 feet, as measured from the property line, plus two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from back of curb.

*Front setbacks are already established in the original PAD of 18' and 22'.*

17.28.280-B.

Minimum side yard setbacks allowed are 5' and 8'.

*It is requested that the side yard setbacks be 5' and 5' so that the same housing product will fit on the lot as was approved in Parcel 6.*

Minimum side yard setbacks allowed for multi-story houses are 7' and 8'.

*This request is for 5' and 5' due to product placement issues.*
17.28.280-C.

Corner Side Setbacks: The setback on a side abutting a street for a house or other structure located on a corner lot shall be not less than 13 feet as measured from the property line for a single story house or structure, and not less than 20 feet as measured from the property line for a multi-story house or structure.

Corner sideyard setbacks are set at 13’ in the original PAD. Canyon Ridge West 5 will contain one story units on corner lots.

17.28.280-D.

Rear Setbacks: The rear setback to any part of a home or other structure which does not back up to an arterial street shall be 15 feet as measured from the property line. A non-structural architectural feature such as a fireplace, bay window, pop-out, or patio cover may encroach into the rear setbacks, provided however, that a patio cover may not encroach more than 10 feet from the street.

The Original PAD states a rear yard setback of 20’.

17.28.280-E.

Setback for a House or Other Structure Which Abuts an Arterial Street:

No lots abut an Arterial in Canyon Ridge West Parcel 5.

17.28.280-F.

Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

Canyon Ridge West Parcel 5 will incorporate similar signage and elements that are already present in Canyon Ridge West Parcel 6. (See Exhibit E) There is also an existing entry feature located at the Bell Road project entrance.
17.28.280-G.

Staggered Perimeter Wall: The Developer of a Residential Development Project shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

_The Developer will comply._

17.28.280-H.

Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color schemes as those houses or structures located immediately to either side or directly across the street.

_The Developer will comply._

17.28.280-I.

Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevation of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.

_Even though the houses are buffered by open space of approximately 130' in width along Union Hills Drive, the developer will comply._

17.28.280-J.1.

The percentage of total number of lots allowed in the Residential Development Project which falls within Lot Category “A”, “B”, “C”, and “D” in Table 1 shall not exceed 30 percent in any one of such Lot Categories.

_We propose 58% of the “A” Lot Category and 42% of the “B” Lot Category so as to be more compatible with the adjacent existing neighborhood. We have made every effort to achieve as many points as possible to offset the increased percentage of these two lot categories._

17.28.280-K

Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.
This product will consist of 7 model options for each lot size. Each model option will have 3 elevation options to choose from. Each elevation will consist of eight color variations for the exterior paint and 4 color variations in two different roof tile options. Front porch options are currently available.

17.28.280-L

Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential development Project shall be open space, and not less than 5 percent of such Gross Acreage shall be open space which meet the requirements of Subsection 2 below.

Canyon Ridge West Parcel 5 contains approximately 31.57% open space. Exceeding the required open space by 9.4 acres.

17.28.280-M

Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) the garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door, 2) the space required by 1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc. and must be accessible for the parking of automobiles; and 3) the back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.

The garages proposed with this submittal are approximately 19 feet x 20 feet matching those in Parcel 6. We request to deviate from this requirement.

JUSTIFICATION

Below is Table 1 which shows the requirements for lot Categories A and B and the proposed revisions for each category. The points achieved from each design list is also shown in the proposed column.
<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Frontage Required</td>
<td>A 48'</td>
<td>B 53'</td>
</tr>
<tr>
<td></td>
<td>A 40'</td>
<td>B 55'</td>
</tr>
<tr>
<td>Minimum Side Yard Setbacks</td>
<td>5'/8'</td>
<td>5'/8'</td>
</tr>
<tr>
<td></td>
<td>5'/5'</td>
<td>5'/5'</td>
</tr>
<tr>
<td>Maximum House Width Permitted on minimum lot</td>
<td>35'</td>
<td>40'</td>
</tr>
<tr>
<td></td>
<td>30'</td>
<td>30'</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5,280</td>
<td>5,380</td>
<td>4,400</td>
</tr>
<tr>
<td>Additional Subdivision standards required if percentage of lots exceeds percentage above List B</td>
<td>40</td>
<td>36</td>
</tr>
<tr>
<td>Additional Home Standards required if percentage of lots exceeds percentage above List C</td>
<td>16</td>
<td>14</td>
</tr>
<tr>
<td>Additional amenities required if percentage of lots exceeds percentage above List D</td>
<td>20</td>
<td>18</td>
</tr>
<tr>
<td>Minimum Required number of points if percentage of lots exceeds percentage above</td>
<td>76</td>
<td>68</td>
</tr>
</tbody>
</table>
POINTS
17.28.290 Design List B

Below is the design criteria we have addressed with this proposal. Following each criteria is our response in italics with the points awarded per criteria.

A. For each 40 Gross Acres included in a Residential Development Project provide at least three cul-de-sacs (or other street feature such as a knuckle or single-loaded street) with a diversity feature such as a landscaped island, access to common open space, etc, (1 Pt.)

Canyon Ridge West Parcel 5 has exceeded that requirement by providing 4 cul-de-sacs and all have a landscaped island and access to open space. (1 point)

B. Option Two: On all corner lots, construct an 8 foot wide landscaped tract between the property line of the lot and the abutting street right-of-way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and the adjacent rights-of-way to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts.)

A 10' landscaped tract is proposed between all corner lots and the street. (2 points)

E. Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3 feet, so that the front setbacks vary among 18 feet, 21 feet, and 24 feet. Garage setbacks must comply with the requirements of Design List A. (2 Pts.)

This will be provided. (2 points)

F. Design and construct storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to construction of a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tract and common areas maintained by the homeowners association. (4 Pts.)

The storm water retention facility is adjacent to the north and west boundary of this project which the Homeowners Association will maintain. (4 points)

G. Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tract and common areas maintained by the homeowners associations. (2 Pts.)
Open spaces are visible from Union Hills Road, 115th Avenue and Avenue of the Arts. These will be maintained by the Homeowners Association. (2 points)

H. Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right-of-way. If the Residential Development Project does not abut the right-of-way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association. (3 Pts.)

Open space of approximately 130' in width is located along the entire frontage of the arterial street (Union Hills Road). (3 points)

K. Design the Residential Development Project so that, at T intersections, no Residential Development Building lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one of a combination of the following: 1) a landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or 2) the side yard boundary between two Residential Building Lots; or 3) the back of a Residential Building Lots, buffered from the street by an eight foot wide landscaped area installed by the Developer, and require a homeowners association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)

This site has been designed so that no lots are centered at T intersections. (4 points)

M. Install traffic calming devices such as traffic circles, decorative raised paving, landscaped diverters, traffic chokers and other landscaping devices. (2 Pts. For every three devices: Maximum 6 Pts.)

The cul-de-sacs have a center island feature (4). (2 points)

N. Design and construct paths and trails, separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development. (6 Pts.)

This project contains numerous pedestrian circulation opportunities as shown on the open space plan. (6 points)
Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project. (1-4 Pts.)

Canyon Ridge West Parcel 5 provides over 25%, a total of approximately 13.82 acres, open space improving the aesthetic environment, extensive buffers along 115th Avenue and Union Hills Road, and a substantial decrease in density for the area and its adjacent neighborhoods. The street design provides for direct openings to open space and the majority of lots are located adjacent to open space. (4 points)

30 Points from Design List B
17.28.300 Design List C

Below is the design criteria we have addressed with this proposal. Following each criteria is our response in italics with the points awarded per criteria.

A. Prohibit the same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from an arterial street. (2 Pts.)

This will be provided. (2 points)

C. Utilize a minimum of three floor plans that incorporate, in at least two elevations, design features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc. (3 Pts.)

The Category “A” lots have six different floor plans with three elevations each. Four elevations include covered front entries, and all elevations include enhanced door and window details. The Category “B” lots have seven different floor plans with three elevations each. Five of the elevations include covered front entries and all elevations include enhanced door and window details. (3 points)

D. Install at least three distinct roofing types, including colors, textures, and component shapes, e.g. barrel tile and flat concrete tile. (1 Pt.)

A total of eight different roofing types are available in the form of 4 color variations in two different tile shapes. (1 point)

F. For all houses on lots backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes, visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street. (2 Pts.)

No houses will directly back onto an arterial. They will be buffered by a minimum of 130’ open space. (2 points)

G. Extend all front architectural treatments, including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less. (2 Pts.)

Front elevation stucco fascia treatments extend around the perimeter of the house. (2 points)

H. On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively,
recess all garage doors so that they are at least six feet farther from the street than the front of the house. (2 Pts.)

The garage door percentages are shown below. It should be noted that all of the product fall well below the allowable percentages except for one. That is Plan 2179.4 which is only 2% above the maximum. The 1300.3 plan falls 20% below the requirement. (2 points)

<table>
<thead>
<tr>
<th>Product Width</th>
<th>Percentage</th>
<th>Plan Number</th>
<th>Model Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>30'</td>
<td>25%</td>
<td>1300.3</td>
<td>The Royal</td>
</tr>
<tr>
<td>30'</td>
<td>40%</td>
<td>1537.4</td>
<td>The Summit</td>
</tr>
<tr>
<td>30'</td>
<td>41%</td>
<td>1601.3</td>
<td>The Noble</td>
</tr>
<tr>
<td>30'</td>
<td>47%</td>
<td>2179.4</td>
<td>The Carefree</td>
</tr>
<tr>
<td>30'</td>
<td>35%</td>
<td>1948.4</td>
<td>The Crown</td>
</tr>
<tr>
<td>30'</td>
<td>28%</td>
<td>2410.4</td>
<td>The Papago</td>
</tr>
<tr>
<td>35'</td>
<td>37%</td>
<td>1519.3</td>
<td>The Mesquite</td>
</tr>
<tr>
<td>35'</td>
<td>30%</td>
<td>1310.3</td>
<td>The Payson</td>
</tr>
<tr>
<td>35'</td>
<td>23%</td>
<td>1532.3</td>
<td>The Sedona</td>
</tr>
<tr>
<td>38'</td>
<td>30%</td>
<td>2187.3</td>
<td>The Ocotillo</td>
</tr>
<tr>
<td>40'</td>
<td>31%</td>
<td>1934.3</td>
<td>The Ironwood</td>
</tr>
<tr>
<td>42'</td>
<td>33%</td>
<td>2441.3</td>
<td>The Ajo</td>
</tr>
<tr>
<td>42'</td>
<td>26%</td>
<td>1722.3</td>
<td>The Cholla</td>
</tr>
</tbody>
</table>

I. Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses, structural pop-outs, gabled roof features over windows, etc.. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side. (3 Pts.)

*Embellishments are achieved by enhancing the elevations with different window options and shapes. Pop-outs will also be utilized. (3 points)*
J. Install front yard landscaping on all Lots in Lot Categories A, B and C in Table 1. Provide a variety of landscaping choices (desert, turf, and etc.). No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Development Director. Points will not be awarded for landscaping installed by a home buyer. (2 Pts.)

*Front yard landscaping will be provided by the builder. (2 Pts.)*

K. Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete, or bomanite on at least 25 percent of all lots. (2 Pts.)

*Salt finish driveways will be offered as an option. (2 points)*

O. Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project. (1-4 Pts.)

*Eight different color packages will be offered. Optional covered patios and walk decks are provided for certain modules. Garage doors are solid as a standard but two options are available which incorporate windows. (4 points)*

23 points from Design List C

Note: The Carefree Model will be revised to include pop-out features to break-up blank walls.
17.28.310 Design List D

Below is the design criteria we have addressed with this proposal. Following each criteria is our response in italics with the points awarded per criteria.

A. Provide a trail system that connects all open space areas within the Residential Development Project and creates pedestrian linkages with surrounding residential and commercial developments. Along the trail system, construct res areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 persons and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require a homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

*See the open space exhibit that accompanies this submittal.* (4 points)

C. Construct and convey to a homeowners association active outdoor recreational facilities for adults, such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require the homeowners association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

*Those tracts will be set aside and dedicated to the H.O.A.* (4 points)

E. Construct and convey to a homeowners association a large open space corridor, with a minimum 75 feet, and an average width of 100 feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City’s approved plant list, and must provide view corridors and a trail system. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the City’s ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

*Several large open space corridors can be utilized for pedestrian circulation as shown on the open space plan.* (4 points)

H. Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association. (2 Pts. For each full 1 percent of the Gross Acreage of the Residential
Development Project which is provided as open space in addition to the required 10 percent up to a maximum of 10 Pts.)

This development provides 25% open space in the form of buffers, entry features and useable areas for neighborhood use. Total open space equals 13.82 acres a 74% increase from the open space required in the original PAD (7.86 acres). (10 points)

J. Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the City of Surprise or the Residential Development Project. (3 Pts.)

This neighborhood has been designed to incorporate many existing conditions from off-site drainage issues to power lines and utility easements. Two separate and sustainable neighborhoods are the result of this effort. The inclusion of this residential component with what is already existing in Parcel 6 provides for a cohesive and connected residential community. (3 points)

25 points from Design List D
SUMMARY

This proposal, based on the entitlements of the 1997 approval of the PAD, meets 46 points of the new single-family residential design guidelines. Every effort has been made to meet the intent of the original PAD, ensure that this proposed use is as compatible as possible to the existing neighborhood, and meet as many of the new Single-Family Residential Design Guidelines as possible.

The benefits to the existing neighborhoods of lowered density and compatible uses more than make up for any shortfall in a direct comparison between the 1997 PAD and the new Single-Family Residential Design Guidelines. This property is also zoned R-2 and as such does not fall under Ordinance number 00-01 guidelines per section 17.28.140-B of those guidelines. It is the primary intent of this request to maintain the sustainability and harmony of this area by proposing the expansion of a use that has already been accepted in this area. A neighborhood meeting was conducted on November 13, 2000 and approximately 60 residents were in attendance. There was general support for this proposal with some members of the audience providing letters of support. A follow-up meeting was held on November 15, 2000 with the Homeowners Association for Coyote Lakes and their support was consistent with the November 13, 2000 meeting.
Examples of Open Space
Streetscape
Examples of Open Space
Examples of Pedestrian Circulation
FEATURE ADVANTAGES INCLUDED FOR ANTIQUA AT CANYON RIDGE

CUSTOM DESIGNED EXTERIOR FEATURES

- Low Maintenance Stuccoed Exterior With STUCCO FASCIA
- Copper Plumbing
- Copper Wiring 110 v Outlets
- CHOICE OF 3 CONCRETE TILE ROOFS
- Masonry Block Fence Enclosing Rear Yard
- Wrought Iron Gate With Cedar Slats
- Sectional Roll Up Garage Door
- Finished Double Garage With Pre-Wire Door Opener
- Conveniently Located Hose Faucets in Front and Rear

UPON ENTERING

- No-Wax Vinyl In Kitchen, Laundry Room (Where Applicable) and Bathrooms
- Plush Wall To Wall Carpeting Throughout (Except Noted Areas)
- Convenient Laundry Room (where applicable)
- DESIGNER LIGHTING PACKAGE
- GFCI Outlets In Kitchen, Bathrooms, Garage and Patio
- Security Dead Bolts
- Smoke Detectors
- White Decora Rocker Switches
- Conveniently Prewired for Two Fans, Two Phones and Two Televisions
- WASHABLE ACRYLIC FLAT PAINT

ON TO THE GOURMET KITCHEN

- Outstanding Kitchen Design
- Spacious Pantry
- Oak Cabinets With Choice Of Finish
- Multi-Cycle Dishwasher
- Laminated Countertops
- Sound Insulated Garbage Disposal
- Ice Maker Line
- Electric Range and Oven
- MICROWAVE PREWIRE
- Stainless Steel Sink

ON TO THE GLAMOROUS BATHS

- Natural Oak Vanity Cabinets With Choice Of Finish
- GFCI's Conveniently Situated For Safety
- Designer Light Bars For Maximum Visibility
- Expansive Plate Glass Mirrors

YOUR HOMES ENERGY SAVING FEATURES

- ULTRA HIGH EFFICIENCY GROUND MOUNTED 10 SEER RATED A/C UNIT
- PREWIRED FOR 2 CEILING FAN OUTLETS
- Dual Pane Windows and Sliding Glass Doors With Designer White Frames
- Weather Stripping Around All Exterior Openings
- R-30 Ceiling Insulation
- R-19 Composite Exterior Wall Insulation
- APS Southwest Living Program
- Water Conserving Plumbing Fixtures

OPTIONAL FEATURES

- Upgraded Flooring
- Soft Water Loop
- Garage Service Door
- Bay Windows
- Mirrored Closet Doors
- Security - Prewire and Full Systems
- Patio Covers
- Vaulted Ceilings
- Rounded Corners
- SEE SALES ASSOCIATE FOR ADDITIONAL ITEMS

Note: Dietz-Crane Homes reserves the right to change feature sheet without prior notice. Please see sales associate for latest information.
NEIGHBORHOOD MEETING SUMMARY

Presentation by Phil Polich

- Explained PAD Amendment and Design Guideline variance
- Existing entitlements for Parcel 5 are 600 apartment units
- Proposal is for 154 single family units
- This would be an extension of Canyon Ridge West Parcel 6 with the same lot sizes and product.
- A petition for support will be available for signature

Response by neighbors in attendance.

- Limit product along 115th Avenue to one-story.
  (It was discussed that a 130' wide buffer would be provided to mitigate any two-story units adjacent to 115th Avenue. It was also discussed that all the apartment buildings would have been two-story.)

- Is there a current proposal for apartments on that site?  
  (None that we are aware of.)

- Does signing the petition mean we agree with the variance request?  
  (Yes, the PAD Amendment and the variance request need to be considered together for this proposal to proceed.)

- Are there any plans for other commercial or high density projects in Canyon Ridge West?  
  (None that we are aware of.)

- What is the development schedule?  
  (We would like to start construction in one year.)

- Please inform us about public meetings regarding the approval of this project.  
  (We will send out hearing notices.)

- Coyote Lakes can also be informed through their web page: www.coyotelakes.com.

- Dennis Ranaldi, President of the Coyote Lakes Homeowners Association, invited the applicant to make a presentation to their board members. The applicant agreed to do so.

- There is general support for this proposal.
Supporting data was provided with the submittal to the City of Surprise on December 1, 2000 which included the following:

1. Neighborhood meeting sign-in sheet
2. Neighborhood meeting petition
3. All support letters and petitions received by the applicant as of the date of this submittal
4. Returned letters from the post office
LEGAL DESCRIPTION FOR
CANYON RIDGE WEST
PARCEL 5 ZONING

That part of the Northwest Quarter of Section 31, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, and a portion of "Canyon Ridge West Parcel 6", as recorded in Book 508 of Maps, Page 30, Maricopa County Records, more particularly described as follows:

Beginning at the Northwest Corner of said Section 31;

Thence North 89°30'19" East, along the North line of the Northwest Quarter of said Section 31, a distance of 890.67 feet to a point on a 1,756.90 foot radius non-tangent curve, whose center bears South 87°15'23" East;

Thence Southerly, along said curve, through a central angle of 01°18'21", a distance of 40.05 feet to the Northwest corner of said "Canyon Ridge West Parcel 6".

Thence, along the boundary line of said "Canyon Ridge West Parcel 6", the following courses:

Thence Southerly, continuing along said curve, through a central angle of 07°53'51", a distance of 242.16 feet;

Thence South 05°41'39" East, a distance of 761.49 feet to the beginning of a tangent curve of 285.00 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of 05°35'47", a distance of 27.84 feet;

Thence South 00°05'52" East, a distance of 19.06 feet to the beginning of a tangent curve of 815.00 foot radius, concave Easterly;

Thence Southerly, along said curve, through a central angle of 09°12'53", a distance of 131.07 feet;

Thence South 09°18'45" East, a distance of 127.50 feet to the beginning of a tangent curve of 465.00 foot radius, concave Northeasterly;

Thence Southeasterly, along said curve, through a central angle of 13°36'08", a distance of 110.39 feet;

Thence South 22°54'53" East, a distance of 49.80 feet to the beginning of a tangent curve of 285.00 foot radius, concave Southwesterly;

Thence Southeasterly, along said curve, through a central angle of 21°27'56", a distance of 106.78 feet;
Legal Description for
Canyon Ridge West
Parcel 5 Zoning
February 9, 2001

Thence South 01°26'57" East, a distance of 320.27 feet to a point on a 91.00 foot radius non-tangent curve, whose center bears North 04°57'02" East;

Thence Northwesterly, along said curve, through a central angle of 02°42'42", a distance of 4.31 feet to the beginning of a tangent reverse curve of 59.42 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 34°45'29", a distance of 36.05 feet to the beginning of a tangent compound curve of 470.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 19°32'38", a distance of 160.32 feet;

Thence South 43°21'37" West, a distance of 67.37 feet;

Thence continuing South 43°21'37" West, and departing said boundary line, a distance of 61.33 feet to the monument line of "Avenue of the Arts" as shown on said "Canyon Ridge West Parcel 6", being a 785.00 foot radius non-tangent curve, whose center bears South 40°04'27" West;

Thence Northwesterly, along said curve, through a central angle of 40°47'11", a distance of 558.81 feet;

Thence South 89°17'16" West, a distance of 254.30 to the boundary of said "Canyon Ridge West Parcel 6";

Thence, continuing South 89°17'16" West, a distance of 40.00 feet to a point on the West line of the Northwest Quarter of said Section 31;

Thence North 00°42'44" West, along said West line, a distance of 1,924.94 feet to the Point of Beginning.

Containing 43.780 Acres, more or less.

[Signature]

[Stamp]
CANYON RIDGE WEST

P.A.D. AMENDMENT FOR
PARCEL 4 AND PORTIONS OF PARCELS 2 AND 3

A PLANNED COMMUNITY
IN SURPRISE, ARIZONA

Revised January 7, 1997
Revised March 19, 1997
Revised March 24, 1997
Revised May 7, 1997
Revised June 2, 1997
Revised October 13, 1997
Revised December 9, 1997
Revised June 25, 2001
Revised January 25, 2005
Revised May 5, 2005

Prepared for:
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, AZ 85374

Prepared by:
Burch & Cracchiolo, P.A.
P.O. Box 16882
Phoenix, Arizona 85011

RECEIVED
MAY 17 2005
COMMUNITY DEVELOPMENT
A PLANNED AREA DEVELOPMENT REQUEST FOR GENERAL DEVELOPMENT PLAN AND PROGRAM

CANYON RIDGE WEST

P.A.D. AMENDMENT FOR PARCEL 4 AND PORTIONS OF PARCELS 2 AND 3

A PLANNED COMMUNITY IN SURPRISE, ARIZONA

Revised January 7, 1997
Revised March 19, 1997
Revised March 24, 1997
Revised May 7, 1997
Revised June 2, 1997
Revised October 13, 1997
Revised December 9, 1997
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Prepared for:
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12425 West Bell Road, Suite D-100
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Prepared by:
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I. **INTRODUCTION & OVERVIEW.**

MDC Richmond is requesting a change in zoning that will allow them to develop the undeveloped parcel within Canyon Ridge West in Surprise, Arizona. The Canyon Ridge West master-planned community is located at the northeast corner of Bell Road and 115th Avenue, encompassing approximately 240 gross acres. A Location Map and a Vicinity Map are included as Exhibit A to this P.A.D. Booklet. The master developer intended to construct a mixed use development that provided: (i.) community commercial/retail uses along Bell Road on Parcels 1, 2 and 8; (ii.) a cultural center and High Density Residential (HDR) uses on Parcels 3 and 7; (iii.) a planned medical campus on Parcel 4; (iv.) residential development in the medium to high range of density planned for Parcel 5 and (v.) low density residential uses on Parcel 6.

Since the original approval of the P.A.D. in 1997, the land uses within the P.A.D. have evolved. Parcels 5, 6 and 7 and a portion of Parcel 3 are already developed. Parcels 5 and 6 have been developed or are developing as single family residential neighborhoods at medium and low density (MDR and LDR). Parcel 7 is the location of Canyon Ridge Apartments, a multi-housing rental property. The east one-half of Parcel 3 has been developed with a cultural center and a small community church. Commercial development is beginning to take place on Bell Road. The current land use designations for each parcel within Canyon Ridge West are shown on the Existing Development Plan included as Exhibit B to this P.A.D. Booklet.

In light of the lower densities that have been developed in the northern portion of Canyon Ridge West, the designations of Community Commercial and High Density Residential on Parcel 4 and portions of Parcels 2 and 3, are no longer the best transitions. A better transition is needed from the retail uses along Bell Road to medium density residential at the northern end of the community. The uses planned in the original P.A.D. for the subject property, comprised of all of Parcel 4, a portion of Parcel 2 and the west one-half of Parcel 3 (west of the church and cultural center site) need to be revisited in light of the evolution of the master plan. MDC Richmond American is proposing to amend the P.A.D. to allow for the development of 185 quality, single-family detached, for-sale residences. A copy of the Conceptual Site Plan for The Village at Canyon Ridge West, the parcel that is the subject of this proposed P.A.D. Amendment and a copy of the Proposed Development Plan which depicts The Village at Canyon Ridge West, within the context of Canyon Ridge West is included with this P.A.D. Booklet as Exhibit C.

II. **EXISTING CONDITIONS.**

A. **The Area.** Canyon Ridge West is bordered to the south by Bell Road and on the north by Union Hills Drive. To the west is the Coyote Lakes Subdivision and to the east is the Willow Creek community. Improvements along 115th Avenue include one-half street with curb and gutter along the west side. The remaining improvements required for the east one-half of 115th Avenue are being installed by Ditz-Crane in conjunction with their development of Parcel 5. Avenue of the Arts has been paved, including curb, gutter and sidewalk to just past the intersection of North 113th Avenue. The drainage channel that runs parallel to the west Canyon
Ridge property line has been excavated to carry offsite flows to 115th Avenue and Bell Road to a box culvert under Coyote Lakes Boulevard and on to the Agua Fria River. Power lines run through the drainage channel along the west boundary of Canyon Ridge West.

B. **Current Land Use and Zoning within The P.A.D.** As noted, some individual Parcel development has taken place within Canyon Ridge West since the P.A.D. was approved in 1997. The development has taken place at the northern end of Canyon Ridge West, closest to Union Hills Road. Parcel 6 is now a completed single-family residential subdivision. Parcel 5, which previously contemplated high density residential development, was modified in 2001 to allow for the development of single family residences. Development is underway on Parcel 5. Immediately south, Parcel 4 is designated Community Commercial (CC) and remains vacant. The east one-half of Parcel 3, designated High Density Residential (HDR), has been developed with a small community church. The west one-half of Parcel 3 remains vacant. The commercial parcels along Bell Road, Parcels 1, 8 and a portion of Parcel 2, remain vacant. The Sun Cities Cultural Center has been completed on the east portion of Parcel 2. Parcel 7, designated High Density Residential (HDR), is also vacant. (See Existing Development Plan at Exhibit B.)

C. **Physical Features.** The 240-acres that comprise the Canyon Ridge West development is an in-fill site that was once part of the Agua Fria River floodplain. When the river was channelized, this land was removed from the floodplain. It currently receives significant storm water run off from the area north of the property and from Sun City on the east. It is important to note that the master developer agreed to maintain the wash created by the runoff from Sun City in its natural state. Care has been given toward retaining the wash, natural trees and plant growth as well as the wildlife habitat areas by the developers of the Parcels affected by the wash. The wash is augmented by certain natural trails provided by developers of the Parcels within Canyon Ridge West that are adjacent to the wash.

Two high voltage power lines exist within Canyon Ridge West. They run north and south along the western border and along the eastern edge of the southern quadrant of Canyon Ridge West and on the northern part of the project through the single family residential neighborhood. In addition, a high pressure gas line easements and a force main sewer line run north and south through the P.A.D. property. In summary, the presence of the power lines, storm water run-off and other easements create development challenges. The original planned uses within the P.A.D. have evolved to accommodate these physical features as well as market forces and land use pattern transitions.

D. **Sun Cities Art Museum.** The Sun Cities Art Museum is located within the boundaries of Canyon Ridge West, thereby creating a cultural hub within the community for the benefit of all citizens within the area. A proposed Cultural Center Site Plan is included for review as Exhibit E. The master developers of Canyon Ridge West are currently marketing this cultural center to other compatible users. Any revisions to the site plan would require city approval.
E. **Topography and Floodways.** The land is currently partially developed desert land that is generally sloping to the southwest. A wash cuts through the property as described in Section II(C) above. An escarpment runs north and south through the north one-half of the property. The undeveloped portions of Canyon Ridge West presently consists primarily of sparsely vegetated desert with a natural slope to the south and southwest. All of the property is out of the designated floodways. The drainage issues are dealt with in the Conceptual Drainage Plan for Canyon Ridge West and the Grading and Drainage Plan for The Village at Canyon Ridge West, both of which are included as Exhibit F.

III. **DEVELOPMENT MASTER PLAN-AMENDMENT TO THE PLANNED AREA DEVELOPMENT FOR PARCEL 4 AND PORTIONS OF PARCELS 2 AND 3**

A. **Existing Land Use and Zoning.** The purpose of this request is for the approval of a Planned Area Development Amendment to the Canyon Ridge West Planned Area Development (P.A.D.). Canyon Ridge West is an approved 240 acre P.A.D. located between Bell Road and Union Hills Drive along 115' Avenue (see Location Map and Vicinity Map attached as Exhibit A). Parcel 4 and portions of Parcels 2 and 3 encompass 30.84 gross acres (21.69 net acres). See The Village at Canyon Ridge West Conceptual Site Plan attached as Exhibit C to this P.A.D. Booklet. The Site is currently planned for 23.27 acres of hospital and related medical development and approximately 114 dwelling units at a density from 9-22 d.u. per acre (15 d.u./ac maximum). With the reduction in density on Parcel 5 that occurred to allow for single-family residences north of this Site, it became important to revisit the uses that were planned for Parcel 4 and portions of Parcels 2 and 3. A better transition is necessary to retain the neighborhood character of this northern half of the Canyon Ridge Development Plan to more intense commercial and multi-housing uses to the southern half of Canyon Ridge West. This request is for approval of a single-family residential community of village homes with a density of 6 d.u. per acre (gross) and 8.53 d.u. per acre (net). The impact on the Site is a significant reduction in intensity of the uses that are directly opposite of single family residences.

The Conceptual Site Plan provides for the development of 2-story and 3-story single family detach homes which face verdant paseos. The homes will share common driveways that separate pedestrian and vehicular traffic. These high quality, for-sale homes will provide another home ownership opportunity within an established and growing single-family community. The open space proposed with the site plan unit plan is generous, with 14.21 acres of open space or 46.1% of the site. One large centralized area with an active amenity in addition to three smaller open areas suitable for smaller neighborhood gatherings and play. At the main entryway to the Village a resident or visitor enters with a vista of the centralized open space. Individual homes surround the open space with their front doors directed to the large landscaped areas providing a pleasant entry to The Village at Canyon Ridge West community. Sample elevations, floor plans and a typical product mix are included at Exhibit D provide a sense of the diversity in style and presentation offered by the Village Concept.
IV. SUBDIVISION FACILITIES

A. **Water.** Canyon Ridge West, including Parcels 2, 3 and 4, is located within the Arizona American service area. Domestic water will be supplied from a water main located in the Avenue of the Arts. See copy of the “Arizona American Water Co. “Will Serve” letter is included with the Preliminary Plat submittal package.

B. **Waste Water.** Waste Water service to this neighborhood is provided by Arizona American. The existing sewer services will be supplied from a sewer main located in the Avenue of the Arts.

C. **Drainage.** Retention for Parcels 2, 3 and 4 has been provided on-site as shown in the Grading and Drainage Plan for the Village at Canyon Ridge West included as Exhibit F to this P.A.D. Booklet.

D. **Phasing.** The Village at Canyon Ridge West (Parcel 4 and portions of Parcels 2 and 3) will be platted in a single phase with the construction being completed in phases. Infrastructure improvements for the main loop road and amenities will be constructed with the first construction phase. The remaining construction phases will be set so that either one or two clusters of homes can be built concurrently.

E. **Open Space Concepts.** The open space provided for The Village at Canyon Ridge West is intended for the exclusive use and enjoyment of the village home neighborhood. This configuration of the open space will provide the communities with a quiet and safe amenity that also protects the integrity of the quieter residential area. The open space provided in the village home community will have both active and passive uses. The largest open space area is located at the central point in the community will have a swimming pool, ramada and play equipment. The smaller open space areas located at northern, southern and westernmost points will provide landscaping and open play areas for smaller gatherings. Location of the largest open space area at the entrance to The Village and along the boulevard which provides access to the neighborhood, provide for a more open feeling. Desert Museum Palo Verde trees will be provided with the entry monument to The Village. The landscape theme that is already in place for the rest of Canyon Ridge West will be mirrored in The Village. The Open Space Plan for The Village at Canyon Ridge West are included as Exhibit I to this P.A.D. Booklet. The prohibition against hydroseeding in the vicinity of the APS electric facilities led to the natural desert landscaping that currently exists today. The Village at Canyon Ridge West will continue the natural desert landscaping within Canyon Ridge West.

V. CIRCULATION.

A. **Road Improvements.**

1. **Bell Road.** The Master Developer will construct (or cause to be constructed), at its sole cost and expense, any additional improvements,
required for Bell Road including curbs, gutters, sidewalks and landscaping. Exhibit G to the Planned Area Development Booklet provides details.

2. **Avenue of the Arts (f.k.a. Canyon Ridge West Parkway/114th Avenue).** This is the main entry road to the development and is the road from which The Village at Canyon Ridge West will have access. Two connection points will be provided from The Village to Avenue of the Arts. Avenue of the Arts has been paved with installation of curb and gutter as part of the infrastructure construction, to just past the intersection of 113th Avenue.

3. **115th Avenue.** The Master Developer shall construct (or cause to be constructed), at its sole cost and expense, certain improvements, consisting of paving curbs, gutters, sidewalks and landscaping per the City of Surprise standards. 115th Avenue is paved for two lanes with curb and gutter on the west side of the street. Any additional improvements that are required for 115th Avenue and for the Avenue for the Arts in connection with this site will be done as a part of the master development by others.

4. **Union Hills Drive.** The Master Developer will construct (or cause to be constructed) at its sole cost and expense, certain improvements consisting of paving, curbs, gutters, sidewalks and landscaping per the City of Surprise standards. Union Hills Drive is being constructed in conjunction with Parcel 6 development by Ditz-Crane.

5. **Residential Streets.** All roads shall be constructed to City standards (or cause to be constructed), at the developer's sole cost and expense, including the internal roads within the Property. Interior streets within gated private communities will be private streets, owned and operated by the Homeowners Association. The City will have no obligation to maintain any private streets. The Village at Canyon Ridge will have private streets that will be maintained by the Homeowners Association, however, it is not intended to be a gated community.

6. **Easements/Rights-of-Way; Indemnity.** It shall be a precondition to the obligation of the Developer to construct any of the infrastructure improvements described above and secure all necessary easements on real property other than the Developer’s property, that the City of Surprise will only grant to the Developer right of entry and permits in public right-of-way, through or under which will be installed all or any portion of the infrastructure improvements described herein. The Developer shall indemnify and hold harmless the City for any claims, actions, damages,
liability or expense (including mechanics’ liens and reasonable attorneys fees) arising from the Developer’s entry upon said properties.

Following approvals, the Developer shall construct or cause to be constructed all right-of-way improvements described above in Section IV in accordance with approved specifications. Upon completion and acceptance by the City for street improvements within dedicated public rights-of-way, the Canyon Ridge West Homeowners Association will assume responsibility for maintenance of landscaping within said rights-of-way. The Master Developer shall provide a one-year warranty on all infrastructure improvements from the date of City acceptance.

7. **Traffic Circulation.** As seen on the Street Plan attached as Exhibit G to the P.A.D. Booklet, the master circulation is designed to discourage outside traffic from going through the community, yet gives the residents easy access to Bell Road on the south and Union Hills Drive on the north. Guards and/or guard houses where present at the entrance to the residential communities will further discourage unnecessary traffic within the residential neighborhoods. The proposed on-site streets within The Village at Canyon Ridge West will be private streets maintained by the Homeowners Association. There is a main loop road that will provide access to the entry points. Private shared driveways will provide access from each home and garage to the main loop road. The Village will not be a gated community, using curvilinear design and short street-lengths to discourage speed or cut-through traffic.

B. **Pedestrian Trails.** A system of interconnecting walking and jogging trails will be developed throughout the community (see Conceptual Open Space/Path/Sidewalk Plan in Exhibit I). These trails will be as natural as possible with stabilized decomposed granite as the surface where approved, and will be maintained by the Homeowners' Association. Two types of trails are proposed for this project. The first is a neighborhood trail found mainly within the residential portions of Canyon Ridge West. The second type of trail is a community trail which is intended to provide circulation throughout all of Canyon Ridge and located along Canyon Ridge West Parkway.

VI. **PROPOSED DEVELOPMENT STANDARDS FOR PARCEL 4 AND PORTIONS OF PARCELS 2 AND 3**

A. **Proposed Amended Development Standards.** The Development Standards for all parcels within Canyon Ridge West, including the amended standards for Parcel 4 and portions of Parcels 2 and 3 are included as Exhibit J to this P.A.D. Booklet.
B. **Covenants, Conditions and Restrictions.** In order to effectively control and ensure the quality of development in the residential area, restrictions have been recorded against the property through City-approved CC&Rs.

C. **Homeowners Association.** A homeowners association has been established to provide for common area, property maintenance and CC&R compliance issues. The Master Developer provides management until such time as 70% of the total number of lots have been sold, at which time the management will be turned over to the homeowners.

D. **Architecture.**

1. **Exterior Variations.** In order to create a sense of whole community, the residential Builders will be encouraged to develop as much variety in design as possible within the neighborhoods. They will be encouraged to offer at least eight floor plans, some of which may be built in a model complex, each offering two or more distinct elevations and six color variations.

2. **Building Heights.** Building height for the Village and single family homes shall be restricted to 30 feet or less and two or three stories. Cluster and multi-housing may include up to three stories in height. Basements are also acceptable so long as they meet the City drainage code.

3. **Parking.** Parking for a minimum of four (4) standard-sized vehicles shall be provided for on all single family lots. (e.g., two in garage, two in the driveway). Parking for a minimum of two (2) standard-sized vehicles shall be provided for on all overnight parking on the streets will be discouraged through enforcement of the CC&R’s.

4. **Roofs.** All roofs will be in accordance with the City of Surprise standards and with adequate insulation and tile roofs designed for the Arizona heat. At least three tile colors will be submitted for approval by the City. Air conditioning units, evaporative coolers, antenna or other apparatus or objects may not be placed on the roof of a dwelling unit. Ground-mounted air conditioning units, evaporative coolers, etc. will be allowed.

E. **Housing Product, Lot Sizes, and Setbacks.**

1. **Single Family.** Conceptual residential elevations and floor plans proposed for The Village at Canyon Ridge West are included at Exhibit D. The average lot size within the single-family component of the development will be 5,291 square feet (net) with no lots less than 4,400 net square feet.
The proposed lot sizes for this PAD Amendment are 40' x 110', 43' x 110', and 55' x 110'. The proposed mix is approximately 30% of the 40' x 110', 15% of the 43' x 110', and 55% of the 55' x 110'. These percentages may vary as market conditions dictate and will require an amendment. The homes should range in size from 1,061 min. sq. ft. to 2,990 sq. ft. of livable area. It is anticipated that this range of product will provide the opportunity for the first-time home buyer, the move-down (empty-nester), and the move-up buyers to live in this unique community. These quality homes will feature pitched roofs, two and three-car garages, and distinctive architectural character. Setbacks are proposed to be 20' for the rear, 5' and 5' for the interior side of 40' lots, 5' and 8' for the interior side of 43 and 55' lots, and a minimum 13' for corner side lots. Alternating front yard setbacks (3' min. stagger) are suggested on all lots between 18' and 23', with no more than two homes with the same front setback. Variations in the locations of rear yard wall returns at the side of the house will be required. These variations will be based on where wall placement will be most beneficial for sideyard open spaces as well as privacy for the homeowner.

2. **Multi Family and Cluster**: The Multi-Family Component of Parcel 7 will be supplied prior to beginning development. These homes will be an attached product ranging in size from 800 to 2,200 sq. ft., with elevations and floor plans to be approved by the City.

The conceptual cluster home residential elevations and floor plans proposed for The Village at Canyon Ridge West are included with this submittal. The range of lot size within the cluster home component of the development will be 2,528 square feet (net) to 3,950 square feet (net). The proposed lot sizes for this PAD are 32' x 79', 37' x 79', and 50' x 79'. The proposed mix is approximately 20% of the 37' x 79', 22.7% of the 50' x 79', and 57.3% of the 32' x 79'. These percentages may vary as market conditions dictate and may require an amendment. The homes will range in size from 1,564 sq. ft. to 1,849 sq. ft. of livable area. It is anticipated that this range of product will provide the opportunity for the first-time home buyer, the move-down (empty-nester), and the move-up buyers to live in this unique community. These quality homes will feature pitched roofs, two-car garages, and distinctive architectural character. In order to maintain diversity within the neighborhood, the builder will pre-determine the exterior elevation and the one, two or three-story components in advance. Clusters of homes will face one another on a park-like greenbelt with garages at the rear of the residences on shared, private driveways. The setting evokes neighborhoods of an earlier time. Setbacks are proposed to be 20' for the rear, 5' and 5' for the interior side and a minimum 15' for corner side lots. Fifteen foot front yard setbacks are
suggested on all lots, with the elevations pre-selected by the builder to maximize diverse design. Renderings of the Village Concept including the Loop Road, Pedestrian Corridor and Private Residential Access Drive Perspective are included at Exhibit H.

3. **Storage Sheds.** Metal or other backyard storage sheds detached from the house will be allowed when they are either lower than the home's surrounding back wall or are compatible with the home itself.

4. **Alterations.** All permanent additions to a home, including patio covers and buildings, must be submitted to the Architectural Control Committee for approval and approved prior to construction. Appropriate City approvals and permits must also be obtained for new construction.

5. **Antennas.** Antennas or other devices, including microwave dish apparatus, for the transmission and/or reception of television or radio signals, will be allowed provided they are ground-mounted and screened from view with plant materials or compatible structures.

6. **Mechanical Equipment.** Roof mounted antennas, evaporative coolers, and air conditioning units shall not be allowed.

7. **Solar Equipment.** Solar energy will be encouraged and equipment may be installed with the approval of the Architectural Control Committee. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is parallel with the roof surface, with no appurtenances more than 8” above the roof line. Solar panels should be located on the rear roof of a home or may be ground mounted and should be an integral color with adjacent materials.

F. **Landscaping.** Landscaping as represented on the Conceptual Site Plan for The Village at Canyon Ridge West included as Exhibit C to this P.A.D. Booklet will be provided by Richmond American. For the larger master-planned area see Exhibit K to the P.A.D. Booklet for the proposed conceptual landscaping elements. All right-of-way landscaping shall utilize low-water-use plant material whenever feasible with a view towards ease of maintenance. Developer will attempt to save all large native plants and use them to landscape other areas of the project.

Developer shall assure, through CC&R’s, that any landscaping tracts within or adjacent to the rights-of-way on local, collector and arterial streets shall be maintained by the Homeowners Association.
The CC&R’s and Design Guidelines will describe acceptable plant materials with an emphasis on low water use landscape themes. Whenever possible, native landscaping materials will be used, with the landscape plan to be approved by the City.

G. **Signage.** Project identification, monuments and signs will be designed for the main entrances to the Property in conjunction with the existing City sign code and any future amendments. In addition, temporary directional on-site signage will be used to direct potential home buyers to specific lot locations. An overall signage plan shall be submitted to the City for approval at the time of development.

H. **Walls.** The developer will install or cause to be installed block walls around the perimeter of the project with decorative block or rock at the major entrances to the community. Wrought iron (view) fencing is proposed as an option adjacent to Natural Area and/or open space areas, with all final walls to be approved by the City. Wall details will be submitted at the time of individual parcel review. Side yard walls should be staggered where possible to provide for open spaces between houses, but still provide privacy and security for the homeowner.

I. **Street Lighting.** Developer will install or cause to be installed street lighting at each of the intersections and at the end of each cul-de-sac per City requirements. The types of lighting will conform to the standards set by the City of Surprise, with placement to be approved by the City. A street light improvement district will be formed prior to final plat approval to establish lighting design and construction for this development.

J. **Grading and Drainage Concept.** All drainage facilities will be designed based on generally accepted engineering practices and in accordance with the City of Surprise requirements. Exhibit F - Conceptual Drainage Plan is provided in the P.A.D. Booklet. The specific Grading and Drainage Plan is also included with as Exhibit F. The grading and drainage concept for this project consists of providing both detention and retention for the subject site, as well as interception and conveyance of off-site flows. Detention/retention will be provided for the 100-year, 2-hour storm event. Conveyance of off-site flows will be designed for the 100-year, 6-hour storm event.

Detention/retention will be provided under the linear open space corridors created by the high tension power lines which cross the site in two separate north/south locations. Two off-site flows will be intercepted and conveyed through the site with the outlet at the site’s southwest corner. The detention/retention basins will be designed with side slopes no steeper than 4:1. The maximum depth of water to be detained/retained will be 3 feet; however, the depth of the basins and channels will exceed 3 feet in order to construct culverts under road crossings. In order to create an aesthetically pleasing open space, landscape treatment is anticipated for
the basins. Further details of the drainage design are presented in the Master Drainage Report for Canyon Ridge West by Coe & Van Loo Consultants, Inc. on file with the City of Surprise and in the Preliminary Drainage Report for The Village at Canyon Ridge West by M2 Group included with the Preliminary Plat submittal package.

One of the off-site drainage interception points is located along the site's easterly boundary, approximately 2,000 feet South of Union Hills Drive. This storm water, which becomes concentrated as it exits Sun City, has created a riparian habitat approximately 1,200 feet in length. The project proposes to preserve this habitat, treating it as a project amenity. The master developer and CVL met with federal authorities and circulated the required documentation to the State Historical Preservation Office as well as the State Fish and Game Department informing them of the master developer's plans and willingness to follow standard permitting procedures. The riparian habitat does not affect Parcel 4 and portions of Parcels 2 and 3 that are the subject of this PAD Amendment.

The streets will be designed per the City of Surprise criteria in order to convey storm water runoff to the outfall areas. All drainage facilities will be designed as per generally accepted engineering practices and in accordance with the City of Surprise requirements.

VI. SUMMARY

This PAD Amendment recognizes the changes that have already taken place in the market and within Canyon Ridge West. It replaces intense commercial uses and high density multi-housing designation with the Village Concept of high quality, single family detached homes. It will provide a good transition between the existing and developing single family neighborhoods to the north and the more intense retail and multi-housing to the south, towards Bell Road. MDC Richmond American is looking forward to bringing one of its newest and most dynamic residential products to Surprise and providing another choice for home buyers within Canyon Ridge West.
Typical Product Mix
Elevations - Plan 2

Plan 2 - Ranch

Plan 2 - Spanish

Plan 2 - Monterey
TYPICAL SECTION - MAJOR COLLECTOR

UNION HILLS DRIVE

EXISTING

PROPOSED

2" OVERLAY ON EXISTING PAVEMENT
W/FABRIC ON SOUTH BOUND LANE ONLY

SPECIAL SECTION - MAJOR COLLECTOR

115TH AVENUE
LOOKING NORTH

EXHIBIT G

DATE: 5-12-97
REV: 9-4-97
CVL *96-0042-01

STREET CROSS SECTIONS FOR: CANYON RIDGE WEST
CANYON RIDGE WEST
SURPRISE, ARIZONA
AMENDED DEVELOPMENT STANDARDS
FOR SINGLE FAMILY RESIDENTIAL

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>PROPOSED ZONING</th>
<th>MINIMUM LOT AREA</th>
<th>MINIMUM LOT WIDTH</th>
<th>MINIMUM SETBACK REQUIREMENTS</th>
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<td></td>
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<td>Front</td>
<td>Rear</td>
</tr>
<tr>
<td>6</td>
<td>PAD R1-5</td>
<td>5500</td>
<td>440</td>
<td>50'</td>
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<td></td>
<td></td>
<td>5500</td>
<td>6050</td>
<td>50'</td>
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VARY FRONT YARD SETBACKS 18' TO 23' WITH 3' MINIMUM OFFSET AND NO MORE THAN TWO UNITS WITH SAME SETBACK

AMENDED DEVELOPMENT STANDARDS
FOR MULTI FAMILY RESIDENTIAL

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>PROPOSED ZONING</th>
<th>MINIMUM LOT AREA</th>
<th>MINIMUM LOT WIDTH</th>
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<td>Front</td>
<td>Rear</td>
</tr>
<tr>
<td>5</td>
<td>PAD R-2</td>
<td>3000</td>
<td>800</td>
<td>70'-80'</td>
</tr>
<tr>
<td>3 AND 4</td>
<td>PAD R-3 (RC)</td>
<td>2000</td>
<td>2000</td>
<td>90'</td>
</tr>
</tbody>
</table>

*3' OFF OF BACK OF CURB OF PRIVATE DRIVE
CANYON RIDGE WEST
SURPRISE, ARIZONA

AMENDED DEVELOPMENT STANDARDS
FOR COMMERCIAL PARCELS

<table>
<thead>
<tr>
<th>PARCEL NUMBER</th>
<th>PROPOSED ZONING</th>
<th>MINIMUM LOT AREA</th>
<th>MINIMUM LOT WIDTH</th>
<th>MINIMUM SETBACK REQUIREMENTS</th>
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<td>ORD.</td>
<td>PRO.</td>
<td>ORD.</td>
</tr>
<tr>
<td>1, 2, AND 8</td>
<td>PAD C-2</td>
<td>**</td>
<td>**</td>
<td>100'</td>
</tr>
</tbody>
</table>

** TO BE DETERMINED BY BUILDING AREA AND PARKING REQUIREMENTS
May 5, 2005

Claire Abel
Burch & Cracchiolo, PA
702 E. Osborn Road, #200
Phoenix, AZ 85014

FAX to: 602-240-3823

RE: City Council Approval for PADA04-349 Canyon Ridge West Pad Amendment

Dear Applicant:

On April 28, 2005, the City Council approved the application referenced above with stipulations a - f.

In order to finalize the approval, please submit two (2) copies of the Stipulations Response package within fifteen (15) days of this notice. This package must include the following items:

1. Written response to all stipulations; and,
2. Six (6) copies of the PAD or PADA including exhibits (as applicable)

The revised stipulations have been provided as approved by the Planning and Zoning Commission. Once you are prepared to proceed to the next step, please contact the Planning Office for a copy of the Preliminary Plat Process Guide & Application Packet or the document may be downloaded from www.surpriseaz.com.

If you require further information or assistance, please do not hesitate to contact the office at 623-875-4337.

Sincerely,

_______________________________
City of Surprise
Community Development Department
Planning and Zoning Division

enc

*We are committed to guiding the community by Planning Wisely, Marketing Effectively, Regulating Consistently, and Assisting Professionally.*
CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

Meeting Type: Regular Meeting
Submitting Department: CDD
District: ___1____

Consent [ ] Regular [ ] Public Hearing [ ]
Internal: __________________________

Council Meeting Date: April 28, 2005
Contact Person: Andy Jochums for Robert Millspaw

Agenda Wording:
Discussion, consideration, and action on Ordinance 05-16, an Ordinance of the Mayor and City Council of the City of Surprise, Arizona, approving an amendment, PADA04-349, to the Planned Area Development zoning for the project known as Canyon Ridge West, consisting of approximately 240 acres. Subject site is bounded by Union Hills Drive to the north, Sun City to the east, Bell Road to the south, and the 115th Avenue to the west.

Motion:
I move to approve Ordinance 05-16.

Background:
On March 15, 2005, P&Z Commission, with 4 members present, by a 4 to 0 vote, moved this application forward without a recommendation. This action was following a motion to approve that failed on a 2 to 2 vote.

Financial Impact Statement:
All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the City and the region.

Attachments:

Signatures of Submitting Officers:

Mayor: [Signature]
Budget Authorization

Council: [Signature]

Department Head/Designee: [Signature]

City Manager/Designee: [Signature]

Legal Review: [Signature]

Human Resources (If Applicable): [Signature]

City Clerk’s Office Only:
Council Action: Motion/Second

Shafer [ ] Elkins [ ] Bails [ ] Sullivan [ ]
Arismendez [ ] Johnson [ ] Allen [ ]
For [ ] Against [ ] Passed [ ] Failed [ ]
Continue [ ] Tabled [ ] Absent [ ]

Distribution After Council Meeting:

City Clerk’s Office - agenda

- Shelley H.
- Original - Rosa
Meeting Requirements:

- [ ] Powerpoint
- [x] Overhead (Elmo)
- [ ] Flip Chart
- [ ] White Board
- [ ] Easel

Presentation Speaker Names (spelling and titles for TV captions):

ANDY JOCHUMS, PLANNER II
ORDINANCE #05-16

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDMENT, PADA04-349, TO THE PLANNED AREA DEVELOPMENT ZONING FOR THE PROJECT KNOWN AS CANYON RIDGE WEST, CONSISTING OF APPROXIMATELY 240 ACRES. SUBJECT SITE IS BOUNDED BY UNION HILLS DRIVE TO THE NORTH, SUN CITY TO THE EAST, BELL ROAD TO THE SOUTH, AND THE 115TH AVENUE TO THE WEST.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, changes have occurred in the vicinity of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will not depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, that:

Section 1. The property described in Exhibit A is currently zoned Planned Area Development (PAD), and shall remain zoned Planned Area Development (PAD) with an amended development plan.

Section 2. The development plan for the property, attached hereto as Exhibit B, entitled “Canyon Ridge West PAD Amendment for Parcel 4 and Portions of Parcels 2 and 3,” dated January 25, 2005, as application PADA04-349, a copy of which is on file in the Community Development Department, is approved.

Section 3. All present and future owners of the property described on Exhibit A shall develop the property only in accordance with the requirements and exhibits found in the Canyon Ridge West PAD, and in compliance with the Stipulations contained in Exhibit C.

Section 4. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not
occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 5. This Ordinance #05-16 shall become effective thirty-one (31) days after formal passage by the Mayor and Council.

Section 6. This Ordinance #05-16 shall not be codified.

PASSED AND ADOPTED this 28 day of April, 2005.

Joan Shafer, Mayor

ATTEST:

Sherry Aguilar, City Clerk.

APPROVED AS TO FORM:

Carla Basljen, Deputy City Attorney


NAYS: ________________________________
PARCEL DESCRIPTION
Canyon Ridge West
Proposed Boundary

A portion of the west half of Section 31, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the southwest corner of said section 31;

THENCE North 00°30'51" West, a distance of 263.98 feet to the southeast corner of Section 36, Township 4 North, Range 1 West, said corner being a point on the centerline of Bell Road;
THENCE North 00°42'44" West, a distance of 51.81 feet;
THENCE North 89°17'16" East, a distance of 40.00 feet to a point on the east right-of-way line of 115th Avenue;
THENCE North 00°42'44" West along said east right-of-way line of 115th Avenue, a distance of 1371.54 feet to the POINT OF BEGINNING;
THENCE continuing North 00°42'44" West along said east right-of-way line, a distance of 1603.90 feet;
THENCE leaving said east right-of-way line, North 44°17'16" East, a distance of 29.69 feet to a point on the south right-of-way line of Avenue of the Arts;
THENCE North 89°17'16" East along said right-of-way, a distance of 230.30 feet to the beginning of a tangent curve concave to the southwest with a radius of 745.00 feet;
THENCE Southeasterly along said curve, a distance of 970.47 feet, through a central angle of 74°38'09";
THENCE South 16°04'35" East, a distance of 119.70 feet to the beginning of a tangent curve concave to the west with a radius of 960.00 feet;
THENCE Southerly along said curve, a distance of 408.76 feet, through a central angle of 24°23'45";
THENCE South 08°19'10" West, a distance of 146.15 feet;
THENCE South 89°29'07" West, a distance of 432.37 feet;
THENCE South 00°30'53" East, a distance of 415.93 feet;
THENCE South 89°29'07" West, a distance of 570.05 feet to the POINT OF BEGINNING;

Containing 1,343,180 square feet or 30.835 acres, more or less.

Subject to existing rights-of-way and easements.

M2 Group, Inc. - 4852 E. Baseline Rd., Suite 107 - Mesa, AZ 85206
Phone: (480) 539-7497 - Fax: (480) 539-2810

EXHIBIT "A" TO

[Signature]
CANYON RIDGE WEST

A PLANNED COMMUNITY
SURPRISE, ARIZONA

Prepared for

City of Surprise
P.O. Box 860
Surprise, AZ 85387

EXHIBIT AD
RECOMMENDATIONS: (PADA04-349)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Mayor and City Council approve the Amendment to the Planned Area Development Zoning (P.A.D.) for Canyon Ridge West (PADA04-349) subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;

b) The applicant shall submit a Written Response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of final City Council approval;

c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and

d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

SPECIAL STIPULATIONS:

e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated; and

f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan.

Exhibit C to
Ordinance #05-16
Mr. James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon St.  
Luke AFB AZ 85309-1629

Ms. Shelley Hohman  
City of Surprise Planning Department  
12425 West Bell Road  
Surprise AZ 85374

Re: Case #PADA04-349 and PP04-350 Canyon Ridge West/Village at Canyon Ridge West

Dear Ms. Hohman

Thank you for the opportunity to provide comments on the PAD Amendment for Canyon Ridge West and the Preliminary Plat Application for The Village at Canyon Ridge West. This development is located on 30.84 gross acres north of the northeast corner of Bell Road and 115th Avenue. The request is to rezone from community commercial/retail and high density residential to low density residential with 185 residential dwelling units (du) at 6.0 du/acre. This only affects Parcel 4 and half of Parcel 3. The remaining development is built in accordance with the original PAD. It is approximately 2 1/2 miles outside the 1988 JPLUS 65 Ldn, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/4 mile, a maximum of 4 du/acre from 1/4 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of Parcels 3 and 4, at 6 du/acre, falls within these guidelines.

Since Parcels 3 and 4 will be located within the “territory in the vicinity of a military airport,” they will be subjected to approximately 170 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations. A sample notification letter can be found on the Luke AFB website at www.luke.af.mil/urbandevelopment. We strongly encourage use of this letter.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsky at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc: Colonel Peter A. Costello III, Vice Commander, 56th Fighter Wing
PLANNING & SUPPORT

Wednesday, September 15, 2004

Shelley Hohman  
City of Surprise Development Services  
12425 W. Bell Road, Ste. B-205  
Surprise, AZ 85374  
Fax: 623-583-6108

Re: The Villages at Canyon Ridge West

Dear Ms Shelley Hohman,

After reviewing the proposal from The Villages at Canyon Ridge West, we have no objections to the proposed project; provided we receive a development agreement from the developer.

As we understand it, the project is to be built at the North/North East corner of N 115th Ave and W Bell Rd. This project has an estimated 187 proposed housing units. Our current capture rates are 0.5 K-8 students and 0.2 high school students per unit. Based on these projections, the project would add 94 K-8 and 38 high school students to the Dysart Unified School District. While this project is not large, we do not have school sites in this area and it will have an impact on the District's operations.

Enclosed is a copy of the District's position paper on development within the District. This document outlines the proposed development agreement of $1,000 per single family unit. The Villages at Canyon Ridge West, may contact Mr. Don Peters at (602) 248-2900 and Mr. Peters will be happy to draft an agreement to formalize this transaction.

Thank you for your continued cooperation with the Dysart Unified School District. We appreciate the value you place upon public schools in your planned community. We hope that we can continue working together to build attractive communities.

Sincerely,

Vern Wolfley  
Senior Planning Specialist

Attachments

CC: Scott Thompson – Executive Director of Business Services  
    Michael LlesCremieux – Land Acquisition/Entitlements Richmond American Homes
Andy Jochums, Planner  
City of Surprise  
Community and Economic Development Department  
12425 West Bell Road  
Suite D-100  
Surprise, AZ  
85374  

March 15, 2005  

RE: Canyon Ridge West  

Dear Mr. Jochums,  

The Peoria Unified School District has been informed that the public hearing for the preliminary plat of Canyon Ridge West is on the Planning and Zoning Commission Agenda for March 15, 2005. This letter is to inform the City of our support for this case.  

As you may know, the northern portion of this development would fall within the Parkridge Elementary service area. In recent years, the Peoria Unified School District has experienced tremendous growth north of Bell Road, and we continue to rely on cooperation from developers in the area to assist us in adequately providing public education to new and existing residents. The District has been in contact with a representative of Richmond American Homes, Michael IlesCremieux, about this subdivision. He seemed to understand our position and requested a copy of our Developer Assistance Agreement for review.  

Although no formal, signed agreement has yet been finalized, Mr. IlesCremieux has given a verbal promise to enter into a Developer Assistance Agreement for the number of homes that will fall within our district boundaries. Because of this promise of collaboration, the Peoria Unified School District offers our support for the preliminary plat application for Canyon Ridge West. We look forward to partnering with the developer to provide education to the future residents.  

Sincerely,  

Caroline L. Ruiz  
Office of Research, Planning, and Assessment  
6330 W. Thunderbird Road · Glendale, AZ. 85306  
P.O. Box 39 · Peoria, Arizona 85380-0039  
623.486.6000 · www.peoriaud.k12.az.us
ROBERT C. LEWIS
17200 W. Bell Rd.#992
Surprise, Az 85374
Traveler02@earthlink.net

Surprise City Hall
12425 W. Bell Rd.
Building D-100
Surprise, Az 85374

Dear Sirs:

I am writing this letter in reference to PUBLIC NOTICE PP04-350
The Village @ Canyon Ridge.

I am concerned about the intersection at 115 Ave & Bell Rd. Going east on
Bell Rd. from my address I always use Avenue of Stars Road to get up to
Union Hills Rd., to bypass Bell Rd., when traveling further east.

Since the housing population is on the increase along 115 Ave., and more
cars, I would like to see 115 Ave and Bell Rd intersection turn into a full
T intersection instead of a half intersection, like it is now. Ave Of Stars Rd.
could be closed completely where it enters Bell, but realigned to connect
with 115 Ave. The existing traffic light at Ave. Of Stars & Bell should move
to the new intersection at 115th.

In addition, the developer of The Village @ Canyon Ridge homes should
finance this project for street alignment and intersection. After all, he is the
one responsible for the projected changes. I also hope he has found a way to
protect the people that will live in his houses from the EMF radiation from
the overhead power lines.

Thank you for letting me have an input to this hearing.

Robert C. Lewis
CITY OF SURPRISE

PLANNING AND ZONING COMMISION

Regular Meeting  Time: 6:00 PM
Public Hearing  Date: March 15, 2005

Agenda Item:

TITLE: PADA04-349

CANYON RIDGE WEST PAD AMENDMENT - Planned Area Development Amendment - SEC 115th Avenue and Avenue of the Arts

Comments:

COMMISSION ACTION: Approved a motion to forward the Amendment to The Canyon Ridge West Planned Area Development to the City Council with no recommendation.

- Application: PADA04-349

Commissioner  Motion/Second/Vote/Absent

Ken Senft  M
Tony Segarra  S
Dan Morris  Y
Bob Gonzalez  Y
Jan Blair  X
Randy Nachtigall  X
Skip Hall  X

Voting Results:

<table>
<thead>
<tr>
<th>FOR</th>
<th>4</th>
<th>AGAINST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ABSTAINED</td>
<td>NAME</td>
<td></td>
</tr>
<tr>
<td>PASSED</td>
<td>FAILED</td>
<td></td>
</tr>
<tr>
<td>ABSENT</td>
<td>3</td>
<td>VACANCY</td>
</tr>
</tbody>
</table>

• Item #3: PADA04-349 – Canyon Ridge West – Consideration and Action –
  Major Amendment to the Canyon Ridge West PAD.

Planner Jochums gave a brief presentation on the proposal, stating that staff
recommended approval of a major amendment to The Villages at Canyon Ridge West
Planned Area Development, subject to stipulations ‘a’ through ‘f’.

Commissioner Gonzalez had questions concerning density of the project.

Michael Elsonhugh, a project applicant, stated that the project was designed to retain as
much open space as possible, so that the density of the project was designed to be
vertical. The residences may be 3-stories in height.

Commissioner Gonzales asked about the number of revisions made to the PAD, noting
the 1997 and 2001 plan revisions. He questioned why the master plans were changed
so many times and suggested staff take a look at applicants having the ability to modify
master plans.

Planner Jochums stated that zoning ordinances are designed to be living documents,
and they are modified to meet changes in the market. He added that the project
proposed complies with Council-approved medium density requirements.

Dave Maldonado, a project architect, stated that the revisions have been due to the
changing product demands of the market, as well as City efforts to realign and
reconfigure the major arterials in the area. He provided a brief presentation on the
uniqueness of project and the architecture style of the residences.

Clare Abel, 702 E. Osborn Rd, Suite 200, Phoenix AZ; the project proponent, explained
that the original PAD approved showed a portion of this site for development into a
hospital and related medical uses. Their efforts to site a hospital here have not met with
success. They also realized that a hospital on this site would not be a very compatible
land use, since emergency operations associated with hospitals are inherently noisy.
She noted that the product proposed would provide a buffer between the commercial
land uses to the south and low-density residential land uses to the north.

Commissioner Segarra asked about the drainage problem on 115th Avenue. Planner
Jochums explained that improvements are currently being made by the developer and
that improvements will continue.

Commissioner Morris questioned the traffic on 115th Avenue and traffic impacts to the
area. Planner Jochums stated that the impact of this project on traffic on Bell Road has
been considered. He noted that a commercial site of the same size would produce more
traffic than if the site were downzoned to the residential land uses proposed.

Commissioner Segarra opined that he is uncomfortable with permitting more houses in
this area until the Bell Road problems are solved. Planner Jochums offered potential
solutions to access Bell Road from the project site.

The Commission discussed provisions for guest parking, ADA compliance and the
location for trash cans. Mr. Maldonado responded to the Commission’s concerns
regarding the placement of trash cans, stating that they would be screened from view.
Commissioner Gonzales questioned the potential for EMF radiation to harm residents that come from nearby high voltage power lines. Mr. Eisonhugh stated that studies to date have found that this is not an issue.

Chairman Senft opened the meeting to receive public comment.

Paula Forrester, 16333 W. Escondido Ct, Surprise, AZ, pointed out to commission this was the opportunity not to change C to R, stating that rezoning to residential will only bring more people and traffic to the area. She stated that 185 new homes will bring 370 new vehicles to the area, and that number might be higher if there are a lot of teenagers. She expressed doubt that a hospital would be interested in locating next to high voltage power lines because of interference with medical equipment. She stated she would like to see a study of EMF radiation prepared by someone other than the home builders. She commented that schools are currently not being able to keep up with the number of new students. She requested that the Commission not rezone the property.

Hearing no further comments, Chairman Senft closed the public hearing.

Commissioner Morris made a motion to recommend approval of the Amendment to the Canyon Ridge West PAD, subject to stipulations a through f. Commissioner Gonzales seconded the motion. The motion failed on a tie vote, with Commissioners Morris and Gonzales voting in favor of the motion to approve, and Commissioner Segarra and Chairman Senft voting in opposition to the motion.

Chairman Senft made a motion to forward the Amendment to the Canyon Ridge West PAD to the City Council with no recommendation from the Planning Commission. Commissioner Segarra seconded the motion. The motion passed unanimously (Commissioners Blair, Hall and Nachtigall were absent).

- Item #4: PP04-350 – Consideration and Action to approve Preliminary Plat of The Villages at Canyon Ridge.

Planner Jochums gave a brief presentation on the proposal, stating that staff recommended approval of the Preliminary Plat of The Villages at Canyon Ridge, subject to stipulations 'a' through 'f'. He stated that many of the issues discussed under Item #3 also pertain to this item.

Chairman Senft opened the meeting to receive public comment.

Paula Forrester, 16333 W. Escondido Ct, Surprise, AZ, reiterated what was said during the discussion on Item #3.

Hearing no further comments, Chairman Senft closed the public hearing.

Chairman Senft made a motion to forward the Preliminary Plat of The Villages at Canyon Ridge to the Council with no recommendation from the Planning Commission. Commissioner Segarra seconded the motion. The motion passed unanimously (Commissioners Blair, Hall and Nachtigall were absent).
REPORT TO THE PLANNING AND ZONING COMMISSION
AND THE CITY COUNCIL
PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

CASE NO.: PADA04-349
STIPULATIONS: a – f
PREPARED BY: Andy Jochums, Planner II (623) 875-4245

Planning & Zoning Commission Hearing Date: March 15, 2005
City Council Hearing Date: April 14, 2005

APPLICANT: Clare H. Abel
Burch & Cracchiolo, P.A.
702, E. Osborn Rd. Suite 200
Phoenix, AZ 85014

PROPERTY OWNER: 115th and Bell LLC
8800 N. Gainey Center Drive
Scottsdale, AZ 85258

REQUEST: Approval of a major amendment to the Canyon Ridge West Planned Area Development (P.A.D.) Zoning.

SITE LOCATION: Subject site is located north of Bell Road and east of 115th Avenue, in section 31, Township 4 North, Range 1 east, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SITE SIZE: 31 acres of an overall 240 acre PAD.

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: This Planned Area Development is consistent with the General Plan 2020 Land Use Map and designation of Low Density Residential.

DEVELOPMENT PLAN: This application, an amendment to the Canyon Ridge West Planned Area Development Zoning incorporates the proposed development plan.

COMMENTING JURISDICTIONS:

Town of Buckeye: No comments were received.
City of El Mirage: No comments were received.
City of Peoria: No comments were received.
Maricopa County: No comments were received.
School District: See comments below.
Maricopa Water District: No comments were received.
ADOT See attached.

DEPARTMENTAL REVIEW:

The Engineering Department has reviewed this application and has recommended that the project be moved forward.

The Fire Department has reviewed this application and has recommended that the project be moved forward.

The Public Works Department has reviewed this application and has recommended that the project be moved forward.

The Water Services Department has reviewed this application and has recommended that the project be moved forward.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend that the Mayor and City Council approve the amendment to the Planned Area Development zoning for Canyon Ridge West, (PADA04-349), subject to the stipulations listed under "Recommendations."

EXISTING AND SURROUNDING ZONING:

1. ON-SITE: Canyon Ridge West PAD (Commercial and MFR)
   NORTH: Canyon Ridge West PAD (Residential)
   EAST: Canyon Ridge West PAD (Residential)
   SOUTH: Canyon Ridge West PAD (Commercial)
   WEST: Coyote Lakes PAD (Residential)

EXISTING AND SURROUNDING LAND USE:

2. ON-SITE: Vacant Land
   NORTH: Existing Residential
   EAST: Existing Residential
   SOUTH: Developing Commercial
   WEST: Existing Residential
ADJACENT ROAD STATUS:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Right-of-Way</th>
<th>Pavement Width</th>
<th>Landscaping</th>
<th># of Lanes in each direction</th>
<th>Sidewalks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bell Road</td>
<td>130 feet</td>
<td>78 feet</td>
<td>Sides, median</td>
<td>3 lanes</td>
<td>north side</td>
</tr>
<tr>
<td>Avenue of the Arts</td>
<td>80 feet</td>
<td>68 feet</td>
<td>Sides</td>
<td>2 lanes</td>
<td>6' both sides</td>
</tr>
<tr>
<td>115th Ave</td>
<td>68 feet</td>
<td>50 feet</td>
<td>Sides</td>
<td>1 Lane</td>
<td>East side</td>
</tr>
</tbody>
</table>

EXISTING UTILITIES AND SERVICES STATUS:

4. WATER
   Arizona American

5. SEWER
   Arizona American

6. FIRE PROTECTION
   The Surprise Fire Department currently has fire stations located at: 15616 N. Hollyhock Street, 18600 N. Reems Road, 22443 N. 163rd Avenue and 15440 N. Cotton Lane.

7. POLICE PROTECTION
   The Surprise Police Department currently has a station located at 12425 W. Bell Road and a substation located at 18600 Reems Road.

100 YEAR ASSURED WATER SUPPLY CERTIFICATION:

8. To be required upon final platting process.

FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:

9. To be required upon final platting process.

SCHOOL DISTRICT POSITION:

10. The northern portion of the PAD falls within the Peoria School District and the southern portion falls within the Dysart School District. Staff has received no objections letters from both Districts.

STREET LIGHT IMPROVEMENT DISTRICT:

11. To be required as part of the platting process.
PLAN ANALYSIS:

PROPOSAL

12. The applicant has submitted a zoning document, with this application, entitled "Canyon Ridge West," dated January 25, 2005. The document includes several sections setting forth the development standards, guidelines, and general characteristics to be proposed within this master planned community.

13. On August 28, 1997, the Mayor and Council approved a rezoning to Planned Area Development for the subject property (Ordinance 97-17). The project approved under this Ordinance, consisted of a maximum of 1731 dwelling units on an overall 240 acre site and had an overall gross density of 7.21 dwelling units to the acre. The details of that plan generally break out as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>113 (48%)</td>
<td>6 DU per Acre</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>63 (27%)</td>
<td>17 DU per Acre</td>
</tr>
<tr>
<td>Commercial</td>
<td>62 (26%)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

14. Currently, all but approximately 4 acres of the residential parcels within the Canyon Ridge West PAD have been developed. Since the original zoning was approved in 1997, a portion of one of the multi-family parcels was developed with a church and the other multi-family parcel was developed with single family residential at a reduced density of only 3.61 dwelling units per acre. Currently in the Canyon Ridge West PAD, there are 711 existing dwelling units, with potential for 88 additional new high density units, for a grand total of 799 units on the overall 240 acres for an overall gross density of 3.33 dwelling units to the acre. The details break out as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>156 (65%)</td>
<td>3 DU per Acre</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>14 (6%)</td>
<td>20 DU per Acre</td>
</tr>
<tr>
<td>Commercial</td>
<td>66 (29%)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

15. Currently, the owner of the remaining portion of parcel 3, which is designated high density residential at up to 22 units per acre, and parcel 4, which is currently
designated for commercial medical, would like to have the property re-designated to medium density residential for the purpose of developing the site with a unique cluster single family housing product.

The majority of the subject site (parcel 4) has been designated for medical offices and/or a hospital. Without direct visibility off of Bell Road, interest in developing the property with commercial land uses has been limited. As such, the applicant is seeking to develop the parcel with medium density residential to complement the existing low and high density residential and developing commercial in the immediate area. The applicant is proposing 185 single family lots on a total of 30.84 acres which yields a gross density of 6 dwelling units per acre.

The overall PAD as submitted with this amendment, if approved, would allow for a total of 896 dwelling units in the 240 acre Canyon Ridge West PAD, yielding an overall density of 3.73 dwelling units per acre. The details generally break out as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acreage</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>156 (65%)</td>
<td>3 DU per Acre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>31 (13%)</td>
<td>6 DU per Acre</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>10 (4%)</td>
<td>19 DU per Acre</td>
</tr>
<tr>
<td>Commercial</td>
<td>43 (18%)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

16. In summary, the existing Canyon Ridge West PAD zoning as developed consists of an overall dwelling count of 711 units with a residential gross density of 3.33 dwelling units per acre. The proposed PAD zoning amendment, if approved, removes some commercial and high density residential designated property and re-designates those parcels for medium density residential, as a maximum of 6 dwelling units per acre. This change would have the effect of raising the overall residential density of the Canyon Ridge West PAD from 3.33 to 3.73 dwelling units per acre.

This proposed amendment would take 4± acres of land currently designated for high density residential development, which would allow for approximately 85 dwelling units, and convert it into medium density residential. By also re-designating 26± acres of commercial property to medium density residential, as proposed under this amendment, the result would increase the number of residential dwelling units from 85 to 185. The overall impact of this amendment would slightly increase the number of dwelling units per gross acre from 3.33 to 3.73. Even with this slight increase, the project meets the density requirements specified in the Surprise General Plan. If approved, the amendment proposed removes some high density multi-family designated property and some commercial medical designated property from the PAD as it was originally presented and would provide for a unique single family residential subdivision that
would appear to complement the surrounding existing commercial and residential development.

**GENERAL PLAN 2020 COMPLIANCE**

17. The General Plan designates the property as "Low Density Residential," which allows for an overall density range of 3 to 5 dwelling units per acre. With an planned overall density of 3.73 dwelling units to the acre, the Canyon Ridge West project complies with the appropriate designation.

**LUKE AFB COMPATABILITY**

18. The subject property falls within the Luke Air Force Base Graduated Density Concept, under the 0 to 6 dwelling unit per acre band. Luke AFB has indicated that the overall densities proposed in the PAD, at 3.73 du/acre and more specifically proposed medium density residential, at 6 du/acre parcels comply with the densities allowed by the GDC. As such, Luke AFB has submitted a letter of no objection.

**COMMUNITY OUTREACH**

19. On January 19, 2005, the applicant held a community outreach meeting regarding the proposed PAD zoning amendment and preliminary plat. Two members of the public were in attendance, however neither resided in the adjacent area, but they were supportive of the project.

20. Staff is in receipt of a letter from Robert Lewis who resides in the Happy Trails community at 17200 W. Bell Road. This entire letter is attached for your reference, but in summary, Mr. Lewis discusses the accesses off of Bell Road for 115th Avenue and Avenue of the Arts (Avenue of Stars Road). Improvements to those intersections are currently underway by the Engineering Department.

**NOISE**

21. This property is not located within the noise contours of the 1997-revised AICUZ as adopted by the City of Surprise in March of 1998, nor is the subject property within any noise contours as defined by the 1988 MAG JLUS. However, this property is subject to over-flights from Luke Air Force Base, therefore appropriate noise attenuation will be required in the homes and businesses as they are constructed.

**CONCLUSION:**

22. This proposal complies with the General Plan 2020 Land Use Map and would appear to not adversely affect the public health, safety or welfare. Additionally, the applicant will make all necessary infrastructure improvements in order to accommodate the proposed development on site.
RECOMMENDATIONS: (PADA04-349)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Mayor and City Council approve the Amendment to the Planned Area Development Zoning (P.A.D.) for Canyon Ridge West (PADA04-349) subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;

b) The applicant shall submit a Written Response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) days of final City Council approval;

c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and

d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

SPECIAL STIPULATIONS:

e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated; and

f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan.
Canyon Ridge West PAD Amendment

Zoning Case No. PADA07-118

Northeast Corner of 115th Avenue & Bell Road
Surprise, Arizona

Prepared for the
City of Surprise, Arizona

October 2, 2007
Canyon Ridge West PAD Amendment

I. INTRODUCTION & OVERVIEW

American Property Development (APD) is requesting an amendment to the Canyon Ridge West Planned Area Development (PAD) to allow for the development of Parcel 1 (Lot 2) as high density residential. The property encompasses 16.12 gross acres. The multi-family project is proposed to be called The Seasons at Surprise Apartments.

The Canyon Ridge West PAD is located at the northeast corner of 115th Avenue and Bell Road, encompassing approximately 240 gross acres. A Vicinity Map and area land use map are included in Tab A. The Canyon Ridge West master developer intended to construct a mixed use development that provided: (i.) community commercial/retail uses along Bell Road on Parcels 1, 2 and 8; (ii.) a cultural center and high density residential (HDR) uses on Parcels 3 and 7; (iii.) a planned medical campus on Parcel 4; (iv.) residential development in the medium to high density range for Parcel 5 and (v.) low density residential uses on Parcel 6.

Since the original approval of the PAD in 1997, the land uses within the PAD have evolved and been amended. Parcels 4, 5, 6 and portions of Parcels 2 and 3 have been developed or are developing as single-family residential neighborhoods at medium and low densities. Parcel 7 is the location of Canyon Ridge Apartments and the eastern portions of Parcels 2 and 3 have been developed as the West Valley Art Museum and a community church. Parcel 8 is currently being developed as community commercial. See Tab B for the original, current and proposed land uses. The southeast portion of Parcel 1 is developed with a QuickTrip convenience store.

In light of the lower densities that have been developed or are developing in the PAD, APD is proposing to amend the PAD for Parcel 1 (Lot 2) to high density residential. The master developer originally planned high density uses for Parcels 3 and 7 and medium to high density uses for Parcel 5. Parcels 3 and 5 have been developed or are developing as medium to low density, single-family residential. The amendment will support the original densities envisioned for the Canyon Ridge West PAD and provide a proper transition from Bell Road to the single-family residential to the north. The limited access to the site from Bell Road also limits the feasibility of utilizing the site for commercial.
II. EXISTING CONDITIONS

A. The Area. The property is bounded on the north by the West Valley Art Museum property, on the south by Bell Road, on the west by 115th Avenue and on the east by Avenue of the Arts. Richmond American is developing The Village at Canyon Ridge West, a single-family residential housing community, north of the West Valley Art Museum. QuickTrip also borders the southeastern portion of the property.

B. Current Land Use and Zoning within the PAD. As noted, the land uses within the PAD have evolved since its approval in 1997. Parcels 5 and 6 are now completed single-family residential communities. Parcel 4 and portions of Parcels 2 and 3 are currently in development as single-family residential communities. The east one-half of Parcel 3 is the location of a small community church and the east one-half of Parcel 2 is the location of the West Valley Art Museum. Parcel 7 is the location of the Canyon Ridge Apartments. Parcel 8 is currently being developed as community commercial. Lot 1 of Parcel 1 is the location of the QuickTrip convenience store. Lot 2 of Parcel 1 is currently vacant and the subject property of this amendment.

C. Physical Features. The proposed project site consists of an undeveloped, open 16.12-acre lot at the northeast corner of 115th Avenue and Bell Road. The site is relatively flat with a slight increase of about 4 feet in the northeast corner. Site vegetation includes sagebrush, bushes and other small ground cover.

The western portion of the property includes a 224-foot electrical easement and 173-foot drainage easement that run to the north along the property. The southern portion of the property includes a 100-foot drainage easement. The drainage channel will remain unobstructed for upstream runoff.

D. Hydrology and Site Location Relative to Known FEMA Flood Hazard Zones. The Maricopa County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) number 04013C1170G, revised July 19, 2001 (Tab C) shows the site is located within Zone X. Zone X is defined as:

Areas of 500-yr flood areas with average 100-yr flood depths below one foot or with drainage areas less than one square mile, and areas protected by 100-yr floods by levees.

Hydrology and drainage considerations have been provided for this site as retention basins have been constructed in Phase I of the Canyon Ridge West master planned development. The retention basins provide for the entire development's retention requirements. The Conceptual Drainage Plan for Canyon Ridge West is included in Tab D.
III. AMENDMENT TO THE PLANNED AREA DEVELOPMENT FOR PARCEL 1 (LOT 2)

A. Existing Land Use and Zoning. The purpose of this request is for approval to amend the Canyon Ridge West PAD to allow multi-family development on the remaining vacant area of Parcel 1 that is currently designated for community commercial. The proposed multi-family residential site plan is included in Tab. E. The remaining area of Parcel 1 encompasses 16.12 gross acres. With the evolution of the PAD to single-family residential for Parcels 4, 5, 6 and portions of Parcels 2 and 3, it has become important to revisit the planned use for the remainder of Parcel 1.

The drainage channel bordering the western portion of the property limits site access to Avenue of the Arts and a shared driveway with the QuickTrip property to the south. The traffic impact analysis report completed for the proposed development confirms that retail development of the property will create a greater traffic trip generation in comparison to development as multi-family. Retail development would create an estimated 162 and 172 trips during AM and PM peak hours, respectively. Multi-family development would create an estimated 80 and 96 trips during AM and PM peak hours, respectively.

Parcel 8 is currently being developed as community commercial with retail shops, office space, restaurants and a bank. If Parcel 1 (Lot 2) is developed as retail, the traffic would compete directly with the traffic from Parcel 8. By developing the land as multi-family, the traffic movements will be more compatible with the traffic generated from the commercial development on Parcel 8 since peak demand times vary between the uses.

B. Proposed Land Use and Zoning. An amendment to the PAD from community commercial to multi-family will allow for the best land use of Parcel 1 (Lot 2). The development of multi-family residences will support the intent of the original PAD and allow for a better transition from Bell Road to the single-family residences and low impact uses north of the property. This PAD amendment is being submitted in accordance with Title 17, Section 17.28.060 of the Surprise Municipal Code.

C. Current and Proposed Density within the PAD. The original Canyon Ridge West PAD would have allowed a maximum total of 1,432 residential units for an overall density of 5.97 du/ac. The current number of approved units for the PAD area is 896 units. The proposed project includes 200 units which would result in an overall total of 1,096 residential units for the 240-acre Canyon Ridge West PAD. The gross acreage includes a 13-acre
power line easement. After deducting the power line easement area, the overall proposed density for the PAD will be 4.57 du/ac.

The City of Surprise 2020 General Plan designates the subject property and the entire Canyon Ridge West PAD area as Low Density Residential, which allows a maximum density of five du/ac. The proposed residential density of 4.57 du/ac is within the allowable density for the Low Density Residential General Plan designation. See Tab F for the density matrix.

IV. PUBLIC FACILITIES AND SERVICES

Water: The property falls within the jurisdiction of Arizona American Water Company.

Sewer: Transport of waste water is to be provided by Arizona American Water. Treatment of waste water is to be provided by the City of Tolleson.

Power: Arizona Public Service

Gas: Southwest Gas

Solid Waste: Third party solid waste pick-up service required for multi-family developments.

Schools: Dysart Unified School District #89. The Dysart School District maps are included in Tab G and the Dysart School District approval letter is included in Tab L.

Police: City of Surprise

Fire: City of Surprise. Station 301 is shown within the 2-mile vicinity map in Tab H.

Parks: A 2-mile vicinity map of the adjacent parks and recreation centers is provided in Tab H.

V. CIRCULATION

A. Traffic Circulation.

a. Vehicular Access. Access to the property will be provided from Avenue of the Arts, which intersects with Bell Road at a signaled interchange. The development will include one main ingress / egress drive and two egress only drives onto Avenue of the Arts. The
community will be gated to restrict outside access and allow for added privacy and security.

b. **Main Drive.** The drive will be constructed in accordance with the City of Surprise standards. The drive will loop through the entire property and will connect to Avenue of the Arts at the three points described above.

B. **Pedestrian Circulation.** Internal sidewalks will provide connection to each of the buildings, open space and amenities within the development. Internal sidewalks will also connect to external sidewalks to allow residents access to the commercial development east of the property and the West Valley Art Museum north of the property.

VI. PROPOSED DEVELOPMENT STANDARDS FOR PARCEL 1

A. **Proposed Amended Development Standards.** Modifications to Title 17, Section 17.28.060 of the Surprise Municipal Code are being requested as part of the amendment to the PAD.

a. **Building Height.** Section 17.28.060 limits the R-3 building height to 35 feet. APD is requesting a change in height allowance to accommodate the development of 3-story apartment buildings not to exceed 44 feet in height.

b. **Distance Between Buildings.** Section 17.28.060 calls for buildings to be setback between each other a distance equal to the taller of the two buildings. As an alternate to satisfying the separation requirement, the buildings will be constructed with the necessary fire rating assemblies to provide the required protection for setbacks less than the required separation. The minimum separation between buildings over 30 feet will be 35 feet.

B. **Architecture.**

a. **Exterior Variations.** The buildings will be designed to create a visually interesting community. The building styles, forms, colors, materials and roof treatments will take into consideration the development character of the PAD. APD recognizes that the PAD is located at the gateway to the City and special consideration will be provided to reflect the City of Surprise’s character and image. See Tab 1 for the proposed building elevations.

b. **Building Heights.** A change in the maximum building height has been requested to allow for the development of 3-story apartment buildings.
The buildings will have pitched roofs and distinctive architectural character.

c. **Roofs.** All roofs will be designed in accordance with the City of Surprise standards with adequate insulation and tile roofs designed for the Arizona heat. All roof mounted mechanical equipment, antenna or other apparatus will be concealed from view by parapet walls.

d. **Sound Attenuation Standards.** The property is located within the vicinity of Luke Air Force Base. The sound attenuation standards and specifications as defined in A.R.S. 28-8482 shall be incorporated into the building designs. The Luke Air Force Base project approval letter is included in Tab K.

C. **Apartment Product.** The development will offer Class “A” one and two bedroom apartment units. The units will range in size from 906 square feet to 1,194 square feet. Each unit will include a private patio or balcony. Attached and detached garages will also be offered.

D. **Amenities.** For resident use, the development will include a tot lot, barbeque areas, gazebos, clubhouse, fitness center, swimming pool and hot tub.

E. **Landscaping.** The landscaping theme that is already in place for Canyon Ridge West will be carried throughout the proposed development. The landscaping will be designed to promote water conservation through the use of drought-tolerant plant materials. The planting of a greater number of mature trees, shrubbery, accent plants and other vegetation will provide an established landscaping appearance and character upon opening of the development.

The streetscape along Avenue of the Arts will be designed to create an urban approach to the development. The sidewalk will be a minimum of 10’ in width and will include tree grates and planters. A 20’ landscape buffer will be provided at the northern and southern boundaries of the property. See Tab J for the proposed conceptual landscaping plan.

F. **Signage.** Project signage will be designed per Title 15, Section 24 of the Surprise Municipal Code. The colors and materials will reflect the character of the project and overall PAD development.

G. **Grading and Drainage Concept.** Detention/retention will be provided in the drainage channel that runs north/south along the western boundary of the property. Detention/retention will be provided for the 100-year, 2-hour storm event. Conveyance of off-site flows will be designed for the 100-year, 6-hour storm event. Refer to Tab D for the original drainage plan that covers the entire Canyon Ridge West PAD.
VII. DEVELOPMENT PHASING SCHEDULE

Construction will be completed in a single phase.

VIII. SUMMARY

This PAD amendment will allow APD to develop a luxury, resort-style apartment community that will support the growth and development of the City of Surprise. As the City continues to develop at an accelerated pace, the demand for premium multi-family housing will continue to rise. APD’s proposed amendment will help to support the City’s development and the intent of the original PAD to create a high quality, mixed use, urban community.
**Canyon Ridge West PAD Residential Matrix**

<table>
<thead>
<tr>
<th></th>
<th>Units Approved</th>
<th>Overall PAD Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original PAD Approval</td>
<td>1,432</td>
<td>5.97 (6.31 du/ac minus power line esmt)</td>
</tr>
<tr>
<td>Lots/Units Platted/Approved to date</td>
<td>896</td>
<td></td>
</tr>
<tr>
<td>The Seasons at Surprise PAD Amendment</td>
<td>200 proposed</td>
<td>4.57 (4.81 du/ac minus power line esmt)</td>
</tr>
<tr>
<td>Total Lots/Units Proposed</td>
<td>1,096</td>
<td></td>
</tr>
</tbody>
</table>

* Based on discussions and correspondence with staff, the density includes the entire PAD area, which would include commercial areas, power line easements, etc. Per staff's latest review comment, the power line easement was removed from the area of the density calculation for reference.
Mr. James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Ms. Cindy Coen  
City of Surprise Planning Department  
12425 West Bell Road  
Surprise AZ 85374

Re: Case #PA06-0081 Canyon Ridge West Multi-Family Project  

Dear Ms. Coen,

I would like to take this opportunity to provide additional comments on the General Plan, Planned Area Development Amendment and Major Site Plan Preliminary Plan Application for Canyon Ridge West Parcel 1, Lot 2 Multi-Family Project. The Project is located on 15.9523 gross acres at the northeast corner of 115th Avenue and Bell Road. The request is to amend the existing PAD to allow for the development of Parcel 1 Lot 2 within the Canyon Ridge West PAD as high density residential. The plan is to develop 224 residential apartment units with a density of 14 dwelling units (du)/acre. The Project is approximately 2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Initial evaluation was that Parcel 1, at 14 du/acre, did not meet the guidelines of the Graduated Density Concept (GDC). As a result, the initial letter stated that Parcel 1 will have a negative impact on the flying operations at Luke AFB. Upon further review of the entire 240-acre Canyon Ridge PAD, it was determined that the maximum build out would be 1,120 dwelling units with a density of 4.67 du/acre. This density meets the guidelines of the GDC. Since Canyon Ridge will be located inside the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights per day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at [http://www.luke.af.mil](http://www.luke.af.mil), Community Interests and Community Initiatives links, for further information.
If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

[Signature]

JAMES R. MITCHELL

cc:
Colonel David L. Orr, Vice Commander, 56th Fighter Wing
Thursday, June 28, 2007

Carol Dager
Planning Department
City of Surprise
12425 West Bell Road
Surprise AZ 85374-9002

RE: Seasons at Surprise

Dear Mrs. Dager,

Thank you for your continued cooperation with the Dysart Unified School District. The District has reviewed, discussed and met with representatives of the Seasons at Surprise development in reference to their planned project in the City of Surprise and the Dysart Unified School District.

The project has included provisions to accommodate new students that will attend the Dysart Unified School District. These students will have an impact on district operations, and as communities grow, developers have a social responsibility to assist in providing the services needed for the community’s success. The result of these discussions with the developer has provided the District with a development agreement that is satisfactory to the District.

We appreciate the value you and the City place upon the public schools in your planned communities. We anticipate continuing to work together to build attractive communities that met the educational needs of the residents.

Sincerely,

Scott W. Thompson
Executive Director for Business Services

cc: Don Peters – Miller, LaSota & Peters
Amber Eggert – American Property Development Southwest
Scott Chesney – City of Surprise
STANDARD STIPULATIONS:

a. Major changes to this Planned Area Development Amendment with regard to use and intensity must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the Preliminary Plat may be administratively approved by the Community Development Director, City Engineer, Fire Marshall, and Water Services Director;

b. The applicant shall submit 2 revised copies of the PADA to the Community Development Department following the City Council approval with the stipulations attached;

c. All public notice signs shall be removed from the site immediately following a final decision by the City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package;

d. If the U.S. Postal Service requires "gang"-type boxes, applicant shall install adequate lighting over said postal receptacles;

SPECIAL STIPULATIONS:

e. All future landscape plan submittals shall comply with the Planning and Design Guidelines Manual. Any changes to the Design Guidelines shall either meet or exceed the standards;

f. All future plats and site plans shall be designed to compliment the surrounding typography and character;

g. All of the existing landscape along Avenue of the Arts shall be preserved and re-planted on site;

h. The applicant shall use enhanced landscape features around the connection to the museum site to the north;

i. The applicant agrees to fund the construction of a block & stucco monument sign for the adjacent West Valley Art Museum not to exceed 5' high by 15' wide. The sign design will comply with the Surprise Municipal Code at the time of permit submission. The West Valley Art Museum will provide the applicant with a complete design for bidding purposes;

j. The applicant agrees to help with the visibility of the museum site and limit, but creatively design, landscaping on the northeast corner of the site;

k. All transformer boxes shall be screened from public view and be painted to blend with the surrounding area;

l. A minimum of two access points shall be provided for each development prior to the issuance of any building permit. Fire access roads leading to and within the development shall be a minimum width of 20 feet and capable of supporting 75,000 pounds in all weather conditions.
   - It is the responsibility of the builder to provide and maintain Fire Access roads.
   - The fire inspector will inspect the roadway leading to the development as part of the required fire access inspection for the project.
ORDINANCE #07-41

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT AMENDMENT, (PADA07-118) FOR A PROJECT KNOWN AS “CANYON RIDGE WEST" FOR PARCEL 5 (LOT 2), CHANGING THE EXISTING LAND USE CLASSIFICATION FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL. THE SUBJECT SITE IS LOCATED GENERALLY ON THE NORTHWEST CORNER OF BELL ROAD AND AVENUE OF THE ARTS.

WHEREAS, the Canyon Ridge West Planned Area Development was approved by the Mayor and Council in 1997; and

WHEREAS, the Canyon Ridge Planned Area Development was amended in March 2005; and

WHEREAS; the original Planned Area Development had an overall density of 5.97 dwelling units to the acre, and;

WHEREAS; the proposed Planned Area Development Amendment calculates a total of 4.57 dwelling units to the acre at total build out;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Surprise, as follows:

Section 1. That this request, a Planned Area Development Amendment to Canyon Ridge West (PADA07-118), be approved subject to stipulations A through L in the attached Report to the City Council.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]
PASSED AND ADOPTED this _____ day of ____________________, 2007.

________________________________________
Joan H. Shafer, Mayor

ATTEST:

Sherry A. Aguilar, City Clerk

APPROVED AS TO FORM:

______________________________
Michael D. Bailey, City Attorney

Yeas: ______________________________________________________

Nays: _____________________________________________________
<table>
<thead>
<tr>
<th>Signature Block</th>
<th>Signature</th>
<th>Date</th>
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<tr>
<td>Community Development Director</td>
<td>Billingsley 2.7.08</td>
<td>2/7/08</td>
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<tr>
<td>Water Services Director</td>
<td>Billingsley 2.7.08</td>
<td>2/7/08</td>
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<tr>
<td>City Engineer</td>
<td>D. Annanga 3.6.08</td>
<td>3/6/08</td>
</tr>
<tr>
<td>Fire Marshall</td>
<td>B. McCoy 3.11.08</td>
<td>3/11/08</td>
</tr>
</tbody>
</table>

**Bell Mar Surprise**

PAD 61-030, BELL MAR - CANYON RIDGE
11294 - 11340 W. BELL ROAD
SURPRISE, AZ. 85374
City of Surprise
1555 S. Maloney Ave., Suite 101
Surprise, AZ 85374

P:\Proposed Amendment - MAP 91-BIG

BELL MAR – Canyon Ridge
T12N - R71W - 2nd Road

Fluoresco Lighting & Signs has been instructed by Arizona Property Management, LLC ("Owner") to apply for an Amendment to the approved Planned Area Development.

This application has been approved by the owner and Fluoresco Lighting & Signs, an agent for the owner, and requires the approval of two (2) structures. Both of these structures were part of the original Bell Mar Planned Area Development and were dependent on the above-stated Amendment.

In accordance with the Amendment, the colors and specifications of the architectural elements are as follows:

- **Type:** Architectural elements which include fixtures of the structure, designed retail, owning and professional offices and signs.
- **Construction:** Retains existing elements with retail and restaurant windows, with internally illuminated cabinets with channel letters for major branches.
- **Illumination:** Fluorescent lamps; all electrical to be UL labeled.
- **Material:** Aluminum textured flat structures and cabinets, polished stainless.
- **Color:** All components painted Matthews Satin Aluminum.

Please contact Linda Riber with Fluoresco Lighting & Signs at 602.323.6552 with any questions.

Sincerely,

[Signature]

Linda Riber

[Fluoresco Lighting & Signs logo]