## Greer Ranch

<table>
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<tr>
<th>Amendment</th>
<th>Case Number</th>
<th>Approval Date</th>
<th>Approval Doc.</th>
<th>Page</th>
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<tr>
<td>Original PAD</td>
<td>PAD01-117</td>
<td>3/19/02</td>
<td>ORD02-14</td>
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<tr>
<td>Land Use Revision</td>
<td>PADA02-212</td>
<td>12/12/02</td>
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<td>Setback Revision</td>
<td>PADA06-001</td>
<td>3/9/06</td>
<td></td>
<td>56</td>
</tr>
</tbody>
</table>
GREER RANCH
A Planned Area Development
586.2 Acre Parcel at
Cactus Road, Reems Road,
Peoria Avenue and Sarival Avenue

Prepared for
City of Surprise, Arizona

February 2002
GREER RANCH
Development Team

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GREER RANCH PAD NARRATIVE

Introduction

Greer Ranch is a 586.2 acre master planned community that includes: a mixture of single-family residential densities, neighborhood shopping centers, public neighborhood park, private homeowners association parks, elementary school site, regional flood control drainage channel, and a myriad of interlinking common open spaces and trails within the context of a common design theme. The Planned Area Development (PAD) zoning includes the R1-8, R1-5 and C-2 underlying base zoning districts.

The property encompasses an entire square mile located within the boundaries of Cactus Road to the north, Reems Road to the east, Peoria Avenue to the south and Sarival Avenue to the west (see Exhibit A). All of the existing adjacent arterials are improved two lane-paved streets. There are existing overhead electric power lines along the south side of Cactus Road, along the east side of Reems Road, and along the west side of Sarival Avenue. The site is currently in general agricultural use with an existing barn, farm equipment storage building, main farmhouse, and five trailer homes for farm workers. The property is relatively flat with a slight slope from northwest to southeast, and includes open ditches used to irrigate the existing flower and cotton fields.

Adjacent land uses include a citrus orchard to the north, agricultural fields to the east, agricultural fields to the south, and agricultural fields to the west. The property to the east was annexed into the City of Surprise as part of the master plan PAD rezoning approval for Rancho Gabriel (see Exhibit B). The 1988 and 1995 Luke AFB AICUZ 65-Ldn contours are located approximately one-half mile southeast of the Reems Road and Peoria Avenue intersection (see Exhibit C). The alignment of Freeway Loop 303 is located one-half mile west between Sarival Avenue and Cotton Lane. The site is along the southern boundary of the City of Surprise City limits. An annexation application for the entire subject property is submitted as a companion document to this rezoning request.

General Plan

The City of Surprise General Plan 2020 identifies the north one-half of the Greer Ranch site to be developed with residential uses at a density of 1-3 units per acre. The General Plan also identifies two neighborhood parks within the Greer Ranch square mile. The General Plan identifies the south one-half of the Greer Ranch site to be developed with residential uses at a density of 0-1 units per acre. A minor General Plan amendment for the residential density designation on the south one-half of the Greer Ranch is submitted as
a companion to this rezoning request. The amendment is to change the designation from 0-1 to 1-3 units per acre (see Exhibit D).

The minor General Plan amendment is needed because the 0-1 residential designation on the south one-half of Greer Ranch is isolated from any other planned rural lot designations, and planned land uses with urban densities and land uses surround the area.

The General Plan’s Community Design Plan identifies all of the Greer Ranch site to be developed with an Urban Character which is typical of areas to be developed with medium to high density residential, commercial, and employment land uses. The square mile of land east of Greer Ranch is planned as a master planned community at a density of 3.2 units per acre, neighborhood shopping centers, and industrial employment uses. The square mile south of Greer Ranch is planned for industrial employment uses within the Luke AFB AICUZ 65 Ldn noise contour. The square mile of land west of Greer Ranch is planned as a Mixed Use Gateway within the Loop 303 Growth Area. The Growth Area is planned for employment and high density residential uses between Freeway Loop 303 to Sarival Avenue. The square mile to the northwest is planned for residential uses at a density of 5-8 units per acre. The square mile to the north is planned for residential uses at a density of 3-5 units per acre. Review of all of the planned land uses surrounding the south one-half of Greer Ranch shows planned urban residential densities with significant employment uses that are neither compatible with the planned rural density or rural lifestyle.

The planned Mixed Use Gateway and Loop 303 Growth Area requires significant infrastructure for its implementation including: arterial road improvements to handle traffic volumes; and larger sewer and water lines to accommodate the planned intensity of development adjacent to Greer Ranch. Some of these infrastructure improvements need to cross the southern edge of Greer Ranch. When developed, Greer Ranch will have to absorb the costs of arterial street, water line and sewer line improvements needed to serve the planned Loop 303 Growth Area. The planned 0-1 residential designation along the south one-half of Greer Ranch makes the absorption costs of those improvements impractical. The needed infrastructure for the surrounding area and the planned 0-1 unit per acre designation are financially inconsistent and are not feasible to build. Accordingly, the minor General Plan amendment to increase the density to 1-3 units per acre is generated by conflicts in land use relationships, design characters, infrastructure demands and infrastructure costs.

The Maricopa County Flood Control District (MCFCD) has plans for a regional storm water drainage channel along the west side of Reems Road. This drainage channel is approximately 120-feet wide. The Greer Ranch PAD includes this drainage channel in its design with the use of turf instead of concrete or rip-rap to ensure a natural appearance. The cost of this channel is an additional infrastructure cost that will need to be absorbed into the cost of the developing the south half of Greer Ranch.
Greer Ranch is located within Special Planning Area 1 (SPA 1). This area is recognized as the developing portion of the City, and is expected to develop first. The General Plan recognizes Freeway Loop 303 in SPA 1 as having tremendous economic development opportunities. It also recognizes that a higher target population is likely due to the development potential near Loop 303. The General Plan notes that the land uses in SPA 1 will be able to support the projected population even if it develops above the mid-range density scenario. It is also noted that the planned employment-to-population ratio is .45 which is below the City’s .5 target ratio, and that the addition of commercial activities associated with new development will help meet the .5 target ratio. It is apparent that the planned Greer Ranch PAD residential, commercial, park, and school land uses are consistent with SPA 1 Plan Overview. Greer Ranch will contribute to increasing the employment-to-population ratio due to its inclusion of three neighborhood shopping centers and an elementary school which where not originally calculated in the employment projections.

**PAD Development Plan**

Greer Ranch was zoned Rural– 43 in unincorporated Maricopa County prior to the site’s annexation into the City of Surprise. The proposed PAD zoning intends to provide a fully integrated master planned community that encompasses 586.2 acres on an entire square mile section of land.

**Residential Land Uses**

Greer Ranch proposes a mix of residential densities, neighborhood shopping centers, public open space, private open space, and an elementary school site (see Exhibit E). The residential component of Greer Ranch includes approximately 1,664 single-family residential lots. The single-family lots vary from approximately 6,000 to 10,000 square feet in size. The overall residential density is 2.95 units per gross acre. The plan creates a series of 17 residential neighborhoods that are internally linked with collector streets, local streets, linear private open spaces and a multi-use trail system. The linear open spaces and trail system connect neighborhoods to each other, private parks, the public park, and the elementary school.

The distribution of lot widths, depths, and sizes vary throughout the master plan with slightly smaller lots planned along Sarival Avenue near the northwest corner of the Ranch and slightly larger lots planned along Reems Road near the southeast corner of the Ranch. The slightly smaller lot sizes are located along Sarival Avenue as a density transition to the planned higher intensity Mixed-Use Gateway and Growth Area land uses on the west side of Sarival Avenue. The slightly larger lot sizes are located closer to the intersection of Peoria Avenue and Reems Road to respect the lower density transition desired as land uses get closer to the Luke AFB AICUZ noise contours. These lower
densities are coupled with the MCFCD drainage channel along Reems Road and the placement of landscaped storm water retention areas near the intersection.

**Commercial Land Uses**

The commercial component includes three neighborhood shopping centers. The centers are located on the southwest corner of Cactus and Reems Roads, Cactus Road and Sarival Avenue, and Peoria and Sarival Avenues. Each center will be designed under a master plan prior to the construction of the first retail use. This will allow proper planning of circulation, entry locations, landscape and architectural themes. The centers are designed to serve neighborhood level retail services that may include uses such as: grocery stores, pharmacies, gas stations, restaurants, and personal service businesses. The three centers combine for a total of 37.6 acres. These neighborhood centers can be expected to provide for the daily shopping needs for local area residents. The shopping centers will add approximately 515 jobs to the local job market that will help achieve the desired .5 employment-to-population ratio.

All three centers are located at the intersection of two arterial streets. The centers are located within walking distance of the internal trails that lead into the adjacent residential neighborhoods. Residents can use a combination of sidewalks and trails to walk or ride bikes to the centers.

**Parks and Open Spaces**

The parks and open space component comprises 74.9-acres or 13.7 percent of the site. The open space component includes: a 5-acre centrally located public park on the northwest corner of the central collector streets, and a second 5-acre public park that is adjacent to a 15-acre public elementary school site with a 5-acre playground, private HOA maintained pocket parks, and approximately 12,500 lineal feet (2.4 miles) of pedestrian/bike trails.

The two 5-acre public parks are designed to be contiguous to the open spaces provided by the elementary school’s playground that is located near the center of the Ranch. This park-school arrangement allows potential reciprocal use of the park by the school district during school hours and neighborhood use of the school playground during non-school hours. The residents of Surprise are the beneficiaries of this land use arrangement.

The public parks will include sport fields, tot-lot, and other amenities (see Exhibit F). The private pocket parks are integrated into the lineal open space trail system and are designed for active recreation. These parks are located in each of the three quadrants of the Ranch that do not include the public neighborhood park. Each pocket park will
include a tot-lot play-station, Ramada with barbecue grill, and pedestrian/bike trail connections (see Exhibit G).

The pedestrian and bike trails connect to all residential points in the Ranch. The trails connect residential neighborhoods to each other, to the public park, private parks, elementary school, and the three commercial centers (see Exhibit H). This trail system allows residents to walk, jog, skateboard or bike to the public parks, school, or commercial centers without crossing an arterial street.

**Single-Family Design Guidelines**

The Greer Ranch PAD meets the Single-Family Design Guidelines for all parcels within the R1-8 and R1-5 base zoning districts. The PAD does not exceed the “Base Permitted Density” of 3.0 dwelling units per acre established by the Design Guidelines ordinance. The ordinance’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Greer Ranch falls under Category C, because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the permitted 15% mix for that lot size. None of the proposed lot size categories exceed the 30% criteria. The 58-foot wide lots account for 18.2% of the lots in Greer Ranch. According to the Permitted Densities in Table 2 under Category C at a base density of 3.0 units per acre, Greer Ranch is required to obtain a total of 58 design points to comply with the Single-Family Design Guidelines ordinance.

The Ordinance requires Greer Ranch to meet all design guidelines in Design List A, and compile 28 points from Design List B, 16 points from Design List C and 14 points from Design List D. The PAD complies with the required point totals identified in Design lists A, B, C and D in the following manner:
**Standard Design Requirement List Compliance**

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<tr>
<th>List #</th>
<th>City Requirement</th>
<th>Greer Ranch Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>If lots are less than 70’ wide or 7,700 s.f. the PAD must comply with items A1, A2, and A3.</td>
<td>There are lots less than 70’ wide and 7,700 s.f. are in the PAD</td>
</tr>
<tr>
<td>A1</td>
<td>No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.</td>
<td>No category contains more than 30% of lots; category D contains the highest percentage at 28.4%</td>
</tr>
<tr>
<td>A2</td>
<td>The percentage of lots within categories E, F, and G cannot be less than 30% combined.</td>
<td>Item A3 reduces this requirement; the PAD complies with item A3.</td>
</tr>
<tr>
<td>A3</td>
<td>If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%.</td>
<td>We have 11.6% of our lots in categories F and G; and 28.9% in categories E, F, and G; the PAD complies</td>
</tr>
<tr>
<td>B</td>
<td>No less than 10% of gross acreage of open space; and no less than 5% is a tract maintained by HOA.</td>
<td>Total open space including school and park is 74.9 acres or 12.8% of gross acreage; the PAD complies</td>
</tr>
<tr>
<td>C</td>
<td>Provide entry monuments at all entries from arterial streets.</td>
<td>The PAD complies. Landscape tracts, landscaped medians and project signage is located at each major entry off of each arterial</td>
</tr>
<tr>
<td>D</td>
<td>Provide staggered perimeter walls.</td>
<td>The PAD complies. Perimeter walls in subdivisions must be staggered.</td>
</tr>
<tr>
<td>E</td>
<td>Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan; and each floor plan must have a front porch option.</td>
<td>The PAD complies. A subdivision in the PAD must include a minimum of 3 different floors with 3 different elevations for each floor and at least one floor plan with optional front porch.</td>
</tr>
<tr>
<td>F</td>
<td>No house will have the same elevation or color scheme as a house</td>
<td>The PAD complies. In each subdivision no adjacent lot or</td>
</tr>
<tr>
<td></td>
<td>adjacent to or across the street.</td>
<td>lot across the street shall have the same elevation.</td>
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<td>--------------------------------------------------</td>
</tr>
<tr>
<td>G</td>
<td>No more than 2 adjacent houses backing on an arterial can have the same roofline.</td>
<td>The PAD complies. In each subdivision, no more than 2 adjacent houses backing to an arterial can have the same rear roofline.</td>
</tr>
<tr>
<td>H</td>
<td>The garage must be a min. of 20' x 20', free of obstructions such as water heaters, and the back or one side must contain additional work/storage space at least 4' wide.</td>
<td>Garages are required to be a minimum of 20' x 20' free of obstructions, and include at least 4' to side or rear for work or storage area.</td>
</tr>
<tr>
<td>I</td>
<td>Need 2 parking spaces in driveways outside of garage; and no driveway less than 22' deep from back of sidewalk.</td>
<td>Driveways shall provide 2 parking spaces outside the garage, and the driveway shall be not less than 22' deep from back of sidewalk or its equivalent in the case of a side loaded garage.</td>
</tr>
<tr>
<td>J</td>
<td>Lot width and housing product width.</td>
<td>Each subdivision in the PAD shall comply with permitted lot size matrix approved as Exhibit A of Ordinance No. 00-01 that regulates required lot width, house width and lot size standards</td>
</tr>
<tr>
<td>K</td>
<td>Setback requirements.</td>
<td>The PAD setbacks meet this guideline and are listed in the Development Standard Table in this narrative</td>
</tr>
</tbody>
</table>
## Design Option List 1 Compliance

<table>
<thead>
<tr>
<th>List #</th>
<th>City Requirement</th>
<th>Greer Ranch Compliance</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>For each 40 acres, provide 3 cul-de-sacs with a diversity feature such as island or access to open space.</td>
<td>Not Selected.</td>
<td>0</td>
</tr>
<tr>
<td>B</td>
<td>Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>C</td>
<td>On no less than 20% of the lots in category A, B, C and D provide a mix of driveway orientations.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>D</td>
<td>Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>Stagger front setbacks in lot categories A, B, C, D and E in 3' increments (18', 21', 24' setbacks).</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>F</td>
<td>Design lineal open space greenbelt through project.</td>
<td>Selected. There are approximately 12,500 lineal feet of internal greenbelt in the total PAD</td>
<td>4</td>
</tr>
<tr>
<td>G</td>
<td>Provide open space that is visible from both residential and arterial streets.</td>
<td>Selected. There are predetermined view windows off of collector and arterial streets where the planned open spaces intersect with the planned street system. Additionally, local streets added during the subdivision plat process will include some alignments adjacent to open spaces to make the open spaces more visible to the public.</td>
<td>2</td>
</tr>
<tr>
<td>H</td>
<td>Provide at least 600' of open space per mile along arterial streets.</td>
<td>Not Selected.</td>
<td>0</td>
</tr>
<tr>
<td>I1</td>
<td>Provide 6' of separation between curb and 8’ sidewalk on arterial</td>
<td>Selected. Sarival, Cactus and Reems have 6’ separation with 8’</td>
<td>2</td>
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</tbody>
</table>
and collectors. sidewalks. Peoria Avenue has 6’ separation with 6’ sidewalks to match City of Glendale street cross section on the southern half. The collectors have 2’ separation with 6’ sidewalks and bike lanes on both sides of street. Additionally, some treatment will be provided along the north side of Peoria Avenue to meander the depths of the landscape tracts and to provide a “rural theme” with an undulating landscaped berm that reflects a rural character.

<table>
<thead>
<tr>
<th></th>
<th>Install a raised median in collectors and arterials to be maintained by HOA.</th>
<th>Selected. Raised landscape medians shall be placed on Sarival, Cactus and Reems. No landscape median on Peoria to match City of Glendale cross-section and to be consistent with rural theme. Raised landscape medians shall be placed at collector entrances off of arterials and in collectors adjacent to the public park areas and the school site.</th>
<th>1</th>
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<td>12</td>
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<table>
<thead>
<tr>
<th></th>
<th>Plant enhanced landscaping along arterials and collectors with 24” box trees every 50’.</th>
<th>Not Selected</th>
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<tbody>
<tr>
<td>13</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Double points can be obtained if developer provides 11, 12, 13 on both side of street.</th>
<th>Not Selected</th>
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<td>14</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Design view corridors of mountain views.</th>
<th>Selected. The location of the PAD collector streets with landscaped detached sidewalks provide view corridors to the White Tank Mountains to the west, Estrella Mountains to the south, and the mountains near Lake Pleasant to the north. Subdivisions shall provide view fenced open space vistas along the arterials when the vistas can be incorporated into the</th>
<th>4</th>
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<tbody>
<tr>
<td>J</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>local street or open space design</td>
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<td></td>
</tr>
<tr>
<td>K</td>
<td>Design lots so that no lot is located at the end of a “T” intersection.</td>
<td>Not Selected</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Provide pedestrian and bike access to non-residential sites.</td>
<td>Selected. Trail access connections from the internal residential open space areas to the commercial centers shall be provided by either local streets to arterials along one side of each center with landscaped sidewalks or by providing a landscaped trail extension to the arterial street along one side of each center.</td>
<td>6</td>
</tr>
<tr>
<td>M</td>
<td>Design traffic calming devices, decorative paving, etc.</td>
<td>Not Selected</td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>Design trails that connect open spaces.</td>
<td>Selected. Trails in the PAD shall be designed connect open spaces</td>
<td></td>
</tr>
<tr>
<td>O</td>
<td>Construct decorative hardscape features at entrances and pedestrian crossings.</td>
<td>Not Selected</td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>Donate land for municipal purposes.</td>
<td>Not Selected</td>
<td></td>
</tr>
<tr>
<td>Q</td>
<td>Provide berms, enhanced landscaping on perimeter walls.</td>
<td>Not Selected</td>
<td></td>
</tr>
<tr>
<td>R</td>
<td>Utilize neo-traditional planning such as detached garages, internal commercial.</td>
<td>Not Selected</td>
<td></td>
</tr>
<tr>
<td>S</td>
<td>Propose unique design elements.</td>
<td>Selected. A 120-feet wide landscaped open space is provided along the entire west side of Reems Road to accommodate a planned drainage way for the Maricopa County Flood Control District.</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total Required</strong></td>
<td>Based on Category C</td>
<td>Points Required</td>
<td></td>
</tr>
<tr>
<td><strong>Total Selected</strong></td>
<td>Based on Category C</td>
<td>Points Selected</td>
<td></td>
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## Design Option List 2 Compliance

<table>
<thead>
<tr>
<th>List #</th>
<th>City Requirement</th>
<th>Greer Ranch Compliance</th>
<th>Points</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>Prohibit same front elevation on adjacent homes and same rear elevation on two consecutive homes visible from arterial.</td>
<td>Selected. Subdivisions prohibit the same front elevation on adjacent homes and same rear elevation on two consecutive homes visible from arterials.</td>
<td>2</td>
</tr>
<tr>
<td>B</td>
<td>De-emphasize garage fronts, provide side-entry garages and L-shape floor plans</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>C</td>
<td>Three floor plans with at least 2 elevations which have covered front entries, front porches, enhanced door and window details, roof overhangs, etc.</td>
<td>Not Selected.</td>
<td>0</td>
</tr>
<tr>
<td>D</td>
<td>Three distinct roofing types.</td>
<td>Selected. Each subdivision shall provide three distinct roofing types by the use of materials, colors or shape of tile</td>
<td>1</td>
</tr>
<tr>
<td>E</td>
<td>On every elevation of every floor plan, incorporate a variety of durable finishes such as brick, masonry, tile inlays, etc.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>F</td>
<td>Design lots backing on arterials to avoid roof-lines parallel to or all perpendicular to the arterial street.</td>
<td>Selected. In subdivisions, lots backing to arterials shall avoid repetitive roof-lines that are either all parallel or all perpendicular to the arterial street</td>
<td>2</td>
</tr>
<tr>
<td>G</td>
<td>Extend all front architectural treatments along the side of the house for 6’ or to the side fence return.</td>
<td>Selected. In subdivisions, architectural treatments on the front elevations shall be extended to the sides of the houses to the return wall</td>
<td>2</td>
</tr>
<tr>
<td>H</td>
<td>On homes 40’ or less, limit width of garage doors.</td>
<td>Selected. On homes less than 40’ wide, garages will be no more than 20’ wide along the front elevation.</td>
<td>2</td>
</tr>
<tr>
<td>I</td>
<td>Embellish window treatments on the front and rear of all homes and sides of homes which side on an arterial.</td>
<td>Selected. Window treatment pop outs shall be provided on all windows visible from an arterial street when no other window</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Selection</td>
<td>Points</td>
</tr>
<tr>
<td>---</td>
<td>-----------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>J</td>
<td>Developer install front yard landscaping in lots in category A, B, and C.</td>
<td>Selected. Developers shall install front yard landscaping on lots in categories A, B and C</td>
<td>2</td>
</tr>
<tr>
<td>K</td>
<td>Install decorative pavement such as salt finish on at least 25% of lots.</td>
<td>Selected. At least 25% of the lots in each subdivision shall provide decorative pavement treatment that can be easily maintained and repaired by the homeowners.</td>
<td>2</td>
</tr>
<tr>
<td>L</td>
<td>Construct entry walls with walkways from the street to the front entry on 50% of all lots.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>M</td>
<td>Construct second story on 2-story homes with a 6’ offset between 1st and 2nd floors.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>N</td>
<td>Unique design features.</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Required</strong></td>
<td>Based on Category C</td>
<td>Points Required</td>
<td><strong>16</strong></td>
</tr>
<tr>
<td><strong>Total Selected</strong></td>
<td>Based on Category C</td>
<td>Points Selected</td>
<td><strong>16</strong></td>
</tr>
</tbody>
</table>
## Design Option List 3 Compliance

<table>
<thead>
<tr>
<th>List #</th>
<th>City Requirement</th>
<th>Greer Ranch Compliance</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Provide trail system connecting open space areas to residential and non-residential developments.</td>
<td>Selected. Trail access connections from the internal residential open space areas to the commercial centers by providing either local streets to arterials along the sides of the centers with landscaped sidewalks or by providing a landscaped trail extension to the arterial street along the side of the centers.</td>
<td>4</td>
</tr>
<tr>
<td>B</td>
<td>Provide a clubhouse with outdoor recreation amenities which is maintained by a HOA.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>C</td>
<td>Provide an active recreational facility to be maintained by HOA.</td>
<td>Selected. Greer Ranch shall provide active pocket parks with recreational equipment and linear trials in open spaces per the PAD plan</td>
<td>4</td>
</tr>
<tr>
<td>D</td>
<td>Provide swimming pool maintained by HOA.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>E</td>
<td>Provide a large open space corridor with a minimum width of 75’ and an average of 100’ to be maintained by HOA.</td>
<td>Selected. The PAD open spaces widen out to provide larger areas for active sports fields. The open spaces are to be maintained by the HOA and the City.</td>
<td>4</td>
</tr>
<tr>
<td>F</td>
<td>Provide common area lakes or wetlands.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>G</td>
<td>Provide golf course.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>H</td>
<td>Provide open space in excess of the 10% minimum. 2 points for each 1% over 10%.</td>
<td>Selected. The PAD provides 74.9-acres or 13.7% open space including the public parks and an elementary school site.</td>
<td>4</td>
</tr>
<tr>
<td>I</td>
<td>Neighborhood amenity which encourages meetings/interaction such as amphitheaters.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>J</td>
<td>Unique design element.</td>
<td>Not Selected</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>Based on Category C</td>
<td>Points Required</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>Based on Category C</td>
<td>Points Selected</td>
<td>16</td>
</tr>
</tbody>
</table>
Development Standards

Each parcel in Greer Ranch individually designated with a land use and a corresponding Base Zoning District. The land uses identified in the Greer Ranch Land Use Plan are to be developed under the permitted principal use lists, accessory use lists, and development standards identified in the corresponding R1-8, R1-5, and C-2 Zoning Districts identified in Chapter 17.28 of the Surprise Municipal Code Title 17 Zoning, and in accordance with the following table:

**Greer Ranch Development Standards Table**

<table>
<thead>
<tr>
<th>Parcel #</th>
<th>2</th>
<th>3,10,21</th>
<th>4,6,11,18,20</th>
<th>7,12,19</th>
<th>5,13,15</th>
<th>8,14</th>
<th>1,9,22</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Descripion</strong></td>
<td>Res Lots Category B</td>
<td>Res Lots Category C</td>
<td>Res Lots Category D</td>
<td>Res Lots Category E</td>
<td>Res Lots Category F</td>
<td>Res Lots Category G</td>
<td>Commercial Shopping Center</td>
</tr>
<tr>
<td><strong>Min Area</strong></td>
<td>5,830 sf</td>
<td>6,380 sf</td>
<td>6,930 sf</td>
<td>7,480 sf</td>
<td>8,250 sf</td>
<td>9,130 sf</td>
<td>10-acres</td>
</tr>
<tr>
<td><strong>Max House Width</strong></td>
<td>40’</td>
<td>45’</td>
<td>50’</td>
<td>55’</td>
<td>60’</td>
<td>65’</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Min Width</strong></td>
<td>53’</td>
<td>58’</td>
<td>63’</td>
<td>68’</td>
<td>75’</td>
<td>83’</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Min Depth</strong></td>
<td>110’</td>
<td>110’</td>
<td>110’</td>
<td>110’</td>
<td>110’</td>
<td>110’</td>
<td>NA</td>
</tr>
<tr>
<td><strong>Front</strong></td>
<td>12’ for Living Area or Side Load Garage 18’ for Front Load Garage</td>
<td>12’ for Living Area or Side Load Garage 18’ for Front Load Garage</td>
<td>12’ for Living Area or Side Load Garage 18’ for Front Load Garage</td>
<td>12’ for Living Area or Side Load Garage 18’ for Front Load Garage</td>
<td>12’ for Living Area or Side Load Garage 18’ for Front Load Garage</td>
<td>12’ for Living Area or Side Load Garage 18’ for Front Load Garage</td>
<td>35’</td>
</tr>
<tr>
<td><strong>Side</strong></td>
<td>5’/8’ for Single Story 7’/8’ for Two Stories</td>
<td>5’/8’ for Single Story 7’/8’ for Two Stories</td>
<td>5’/8’ for Single Story 7’/8’ for Two Stories</td>
<td>5’/10’ for Single Story 7’/10’ for Two Stories</td>
<td>5’/10’ for Single Story 7’/10’ for Two Stories</td>
<td>15’</td>
<td></td>
</tr>
<tr>
<td><strong>Street Side</strong></td>
<td>13***</td>
<td>13***</td>
<td>13***</td>
<td>13***</td>
<td>20**</td>
<td>20**</td>
<td>25***</td>
</tr>
<tr>
<td><strong>Rear</strong></td>
<td>15**</td>
<td>15**</td>
<td>15**</td>
<td>15**</td>
<td>15**</td>
<td>20**</td>
<td>15’</td>
</tr>
<tr>
<td><strong>Rear Adjacent to Arterial Street</strong></td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback.

** Setback includes adjacent tract.

## Circulation

The four arterial streets bordering the site provide regional access to Greer Ranch. The cross sections for Peoria Avenue, Sarival Avenue, and Cactus Road include 34-feet half street paving width, a detached 6-foot wide sidewalk within a 55-foot half-width right-of-way, and a minimum 20-foot wide landscape tract outside of the 55-foot half width right-of-way. The cross section for Reems Road includes 34-feet half street paving width, a detached 6-foot wide sidewalk within a 65-foot half width right-of-way, and 120-feet of turf-lined MCFCSD drainage channel outside of the 65-foot right-of-way (see Exhibit 1).

Greer Ranch includes four major street entrances with one entrance off of each of the bordering arterial streets. The north-south curvilinear collector-street, in the middle of the site, provides the circulation spine for Greer Ranch from Peoria Avenue to Cactus Road. Two offset east-west collector streets provide vehicular circulation from Reems Road and Sarival Avenue to the north-south spine collector-street. Each of the four-collector street entrances off the arterials are located near the one-half mile intersection points so these future intersections can be regulated by traffic signals.

The collector streets provide direct access to the neighborhood-park, elementary school site and to individual neighborhoods through connecting local streets. The collector street entrances off of each arterial includes a landscape median, paving for travel lanes, bike lanes, attached sidewalks, and landscape tracts on each side within a 70-foot right-of-way. The collector streets adjacent to the public parks, and the 15-acre elementary school also include landscape medians to control pedestrian crossings and vehicle turning movements. The internal collector street cross sections include one travel lane each direction, a center turn lane, bike lanes, detached sidewalks, and landscape tracts on each side within a 60-foot right-of-way. Local street cross sections include two travel lanes, curb, gutter, and attached or detached sidewalks within a 50-foot right-of-way.
The circulation for Greer Ranch also includes over 12,500 lineal feet of 8-foot wide concrete pedestrian and bike trails within designated open spaces. The arterial and collector streets provide 6-foot wide concrete sidewalks along the edges and through the center of the ranch. Future transit stops are also planned at the mile and half-mile street intersections so no transit rider need walk more than a quarter mile to catch a ride on public transit.

**Landscape and Design Theme**

There is an integrated landscaping and wall theme for Greer Ranch. The Conceptual Landscape Plan establishes the landscape theme for Greer Ranch (see Exhibit J). Plant materials shall be selected from the final plant palette approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The perimeter trail system will be a 5-foot wide, surfaced with concrete. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

**Wall Theme**

The PAD plan provides: 6-foot high decorative theme walls along arterials and collectors next to planned residential parcels; 5'-4" high decorative view walls along open spaces next to planned residential parcels; 8-foot high subdivision walls between planned residential and planned commercial parcels; and 3-foot high decorative screen walls along arterials next to planned parking areas within commercial parcels.

The design of the 6-foot high theme walls incorporate single-scored smooth face block with single-scored split-face block accents supported with cultured stone veneer columns that repeat every 200-feet. The 5'-4" high view walls include a 3'-2" single-scored smooth block base with a 2'-2" wrought iron top and cultured stone veneer columns. The 3-foot high screen walls will provide single-scored smooth block with cultured stone veneer columns. The entry signage will incorporate the 6-foot high theme wall with the name GREER RANCH mounted in individual channeled letters on a smooth background with a cultured veneer stone planter wall in front of the sign (see Exhibit K).
Architecture

Residential

The proposed homes include one and two story plans that exhibit high quality materials and architectural features. Each residential parcel utilizes a common architectural style. The architectural styles between different parcels may differ, however each parcel will meet the City’s Residential Design Guidelines. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the plat process for each parcel. The intent of the Greer Ranch PAD is to provide diversity in the architectural elevations and floor plans offered throughout the project.

Each home shall include the following:

1.  Stucco or block exterior with optional stone, brick or wood accents.
2.  Optional covered rear patio designed to match the home.
3.  Ground mounted Air Conditioning and Heating unit.
4.  Concrete tile roof.
5.  Accents and window treatments on all elevations per (see Guideline I of Design Option List 2).
6.  Two-car garage with three-car garage option (see Guideline H of Design Option List 2 for house products 40’ or less).
7.  Painted stucco or block decorative return walls to match the houses.
8.  Dual pane windows. Window frames and mullions finished with either baked enamel paint or anodized.
9.  Roof vents painted to match tile roof color.
11. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
12. Boxed fireplace chimneys to avoid exposed metal flumes if buyers include a fireplace as an option or if a fireplace is added at a later date.
13. The garages will be a minimum of 20’ x 20’, free of obstructions with 4 square feet of storage or workspace.

14. Two parking spaces in driveways outside of the garage.

15. Developer installed front yard landscaping for houses in lot size categories B and C.

House products within subdivisions will include the following:

16. Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan, and at least one of the 3 floor plans will include an optional front porch.

17. No house will have the same elevation or color scheme as the adjacent house or the house directly across the street.

18. Prohibit the same rear elevation on two consecutive houses visible from an arterial.

19. Some house products may include side-entry garages or L-shaped floor plans.

20. Consecutive houses backing to an arterial will avoid rooflines that are all parallel or all perpendicular to the arterial street.

Commercial

The proposed neighborhood shopping centers will use architecture that is compatible with the theme and character established for the residential neighborhoods within Greer Ranch. Each shopping center will have a common architectural and signage theme for all stores and retail pads. The architecture for each center will differ, however the quality of the centers will meet all City ordinances and design expectations. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the design review process for each center. The intent of the Greer Ranch PAD is to provide diversity in the architecture of the centers to create interest but remain consistent with the overall theme of the Ranch.

Each shopping center will include the following:

1. Master plan of entire center prior to construction of first building
2. High quality, durable materials
3. Architectural features that enhance energy conservation
4. Freestanding buildings to conform to or complement the main buildings in color, materials, architecture and scale
5. Articulation of wall planes, and variation in roof heights
6. Trim all doors and windows, painting or anodize exposed metal finishes
7. Screen mechanical equipment from view
8. Architectural details on sides exposed to public streets
9. Screen wall and landscaping adjacent to residential properties
10. Screen parking areas along streets will walls and/or landscaping

Grading and Drainage

Greer Ranch slopes from northwest to southeast. The plan includes a regional flood control channel along the West Side of Reems Road. This regional channel is designed to carry off site storm water from areas north of the property to an outfall south of the property. All on-site drainage is accommodated by a series of retention areas integrated into the linear open spaces. Drainage is designed to accommodate storm water retention for each of the two project phases (see Exhibit L).

Public Utilities and Services

The applicant intends to donate two 5-acre public park sites, and a 15-acre school site near the center of the project. The applicant is entering into an agreement with the Dysart School District for the site donation and other contributions on a per unit basis. The applicant is entering into a Development Agreement with the City on the park site donations. The applicant will improve the park site across the collector street from the school prior to donation to the city.

The existing 42" sewer main located at the intersection of Bullard Road and Peoria Avenue will be extended per Development Agreement between the applicant and the City of Surprise. The developer will construct water lines as needed in Peoria Avenue, Cactus Road, and Sarival Road (See Development Agreement and Water / Sewer Feasibility Study). A 12" water line will be constructed in a north-south direction through the middle of the project. The developer will construct two wells with a raw water line connecting between the wells with a booster station (see Water and Sewer Feasibility Study under separate cover).

All adjacent arterials (Reems Road, Sarival Avenue, Cactus Road, and Peoria Avenue) will either be constructed with paving, curb, gutter, sidewalk, street lighting and
landscaping for half-width rights-of-way in accordance with street cross-sections (see Exhibit I) or the developer will provide in-lieu arrangements consistent with a Development Agreement between the applicant and the City of Surprise. Reems Road includes an additional 120-feet for a Flood Control District regional drainage channel along the west side of the road.

Sewer ................................................................. City of Surprise
Water ................................................................. Citizen’s Utilities
Electricity............................................................. Arizona Public Service
Telephone ............................................................ Qwest Communications
Cable TV ............................................................... Cox Communications
Gas................................................................. Southwest Gas Company
Refuse ................................................................. City of Surprise
Fire and Emergency ............................................. City of Surprise
Police ................................................................. City of Surprise
Schools.............................................................. Dysart Unified District #89

Phasing

Greer Ranch may be developed in two phases (see Exhibit M). The northern half and the southern half may be developed as separate phases or both halves may begin development at the same time depending on market conditions. The necessary road, water, sewer, on-site and off-site storm water retention, and open spaces will be constructed as part of each phase of development.
Greer Ranch
Luke AFB 1995 Noise Contours

Legend
- Clear Zone
- Accident Potential Zone I
- Accident Potential Zone II

Sources
(1) Bureau of the Census TIGER/Line Data - 1990
(2) NOISEMAP Version 6.4
Greer Ranch
Neighborhood Park Exhibit
Local Street Cross Section

Alternate Local Street Cross Section

Collector Street Cross Section

Interim Collector Street w/Median

Collector Entrance Cross Section

Greer Ranch

Typical Street Cross Sections
Master Landscape Exhibit

Greer Ranch

Prepared For:
Metropolitan Land
2340 E. Camelback Rd.
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Phoenix, Arizona 85016
Phone: 602-795-0604
Fax: 602-795-0756
Contact: Brian Birch

Prepared By:
Arizona Land Design
5022 East Oakland Hwy
Scottsdale, Arizona 85254
Phone: 480-456-6410
Fax: 480-335-9448
Contact: Christine Toroscan, RLA.

Trees Shrubs Groundcovers/Accents

Entry Feature
6' Sidewalk adjacent to R.O.I both sides of collector

6' Meandering sidewalk within R.O.I.

6' Bike lane within R.O.I.

Both sides of collector

2 Single Family

5 Single Family

8 Single Family

12 Single Family

20 Single Family

19 Single Family

15 Single Family

14 Single Family

13 Single Family

18 Single Family

22 Single Family

Entry Feature

Pocket Park/Minor Pedestrian Nodal Area

Pocket Park Turf areas for passive recreation Soccer Field

Pocket Park Turf areas for passive recreation Soccer Field

Pocket Park Turf areas for passive recreation Soccer Field

Pocket Park Turf areas for passive recreation Soccer Field

Street Improvements - both sides of collector

Street Improvements - both sides of collector

Street Improvements - both sides of collector

Street Improvements - both sides of collector

Drainageway

Neighborhood Park

Playground

Turf areas for passive recreation Soccer Field

Varying landscape theme with a banding utilized to create a rural landscape theme along Peoria Avenue
Greer Ranch

Typical Wall Elevations/Entry Monument Exhibit
GREER RANCH

PAD Amendment No.1

88 Acre Parcel at NWC
Reems Road & Peoria Avenue

Prepared for
City of Surprise, Arizona

August, 2002
Revised September 2002
GREER RANCH
PAD AMENDMENT

Developer/Applicant:
Aranda Properties, Inc.
7201 E. Camelback Rd., #305
Scottsdale, AZ 85251 (480) 874-2389

Engineer:
David Evans & Associates
7878 N. 16th St. #250
Phoenix, AZ 85020 (602) 678-5151

Planner/Landscape Architect:
Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254 (480) 951-6410
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LIST OF EXHIBITS

Exhibit

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Proposed Land Use Plan ................................................. D
Approved & Proposed Land Use Plans ......................... E
Trails Plan ........................................................................... F
Landscape Plan ................................................................. G
Master Signage & Wall ..................................................... H
Master Drainage Exhibit ................................................ I
Introduction

The Greer Ranch Planned Area Development (PAD) was approved on June 13, 2002. It is the square mile of property located between Cactus Road and Peoria Avenue, Reems Road to Sarival Avenue. Greer Ranch is a 586.2 acre master planned community that includes a mixture of single-family residential densities, parcels containing neighborhood shopping uses, public and private parks, an elementary school site, a drainage channel for regional flood control and an interlinking system of trails and open spaces, all bound by a common design theme. The approved PAD zoning has lot sizes of 53' x 115', 58' x 115', 63' x 115', 68' x 115', 75' x 120' and 83' x 140' with underlying zoning districts of R1-18, R1-5 and C-2. This proposed amendment to the PAD has an underlying zoning of C-2.

This PAD amendment proposes to change the land use on Parcel 13, located at the southeast corner of the project, from single-family residential (R1-18) to commercial (C-2). Parcel 14 is also a single-family residential parcel (R1-18) with an approved density of one (1) dwelling unit per acre. The area in the adjacent parcel, Parcel 14, will be increased from 45.1 acres to 49.2 acres, but the 1 du/acre density and 83' x 140' lot size will not be changed. The adjacent open space is reconfigured, but the total open space in the project remains the same. Increasing the size of Parcel 14 and changing the land use of Parcel 13 to C-2 will result in a decrease of residential units approved for the Greer Ranch PAD from 1596 to 1555, a reduction of 41 units. Commercial acreage in the community will increase from 37.6 acres to 78.6 acres. Changing the designated land use on Parcel 13 from residential to commercial has the added benefit of buffering the Greer Ranch community from the 65-Ldn noise contour located to the south.

General Plan

The updated Surprise 2020 General Plan designates Greer Ranch as Suburban Residential with densities ranging from one (1) to three (3) dwelling units per acre. A General Plan Amendment is being processed concurrently with this PAD amendment to designate Parcel 13 as a commercial area greater than 25 acres.

The proposed commercial land use is compatible with the surrounding land uses. The Rancho Gabriela PAD is adjacent on the east and the property to the south in Maricopa County is planned for industrial and employment uses since it is within the 65-Ldn noise contour for Luke Air Force Base (AFB) AICUZ. The property west of Greer Ranch is planned as a Mixed Use Gateway within the Loop 303 (Estrella Freeway Corridor) Growth Area.
A regional storm water drainage channel for the Maricopa County Flood Control District (MCFCD) is located on the west side of Reems Road within the Greer Ranch property. This drainage channel is designed as a 90-foot wide turfed structure instead of concrete or rip-rap. This channel will be located on the eastern boundary of Parcel 13.

This PAD amendment will also help the City achieve the economic development goals for Special Planning Area 1 (SPA1) as outlined in the General Plan. The targeted employment-to-population rates for SPA1 is .5; however, the projected ratio for this area is only .45. Adding commercial/employment land use in Greer Ranch will help meet the target .5 ratio.

**PAD Development Plan**

The proposed amendment of Parcel 13 from residential to commercial fits well into the overall land use plan for Greer Ranch. It is located at the southeast corner of the project, which is the northwest corner of Reems Road and Peoria Avenue. This is the southern limit of the City of Surprise. Reems Road is a major arterial and Peoria Avenue is a minor arterial in the City Circulation Plan. Both streets will be improved with the development of Greer Ranch. Reems Road is a major transportation corridor in the City because it ties into Grand Avenue/US 60 on the north and continues through the City to adjacent communities to the south.

Parcel 13’s location on a major and minor arterial, close to the Loop 303 (Estrella Freeway) and on a MAG road of regional significance will support the regional commercial/employment uses expected to be developed on this property. It can be accessed from the adjacent arterials without having to drive through the Greer Ranch community. A landscape buffer will be provided for the residential uses on the north and west. A pedestrian connection will be made between Parcel 14 to the west and Parcel 13 so that community residents have non-vehicular access to this parcel.

Parcel 13 will be developed in the same manner as the other commercial parcels in Greer Ranch. A master plan will be prepared for the entire parcel prior to the construction of the first structure to allow for the proper planning of the site’s access, circulation and open space. The architecture will be compatible with the theme and character of Greer Ranch and the surrounding community. Common architectural themes, a select landscape palette, and a master signage plan will unify the aesthetics, yet allow for diversity of design for individual buildings. Proper screening from adjacent property will be provided through walls and adjacent landscaping. The regional drainage channel will be located on the eastern edge of the parcel and will be landscaped in accordance with MCFCD guidelines.
Public Utilities and Services

The developer of Greer Ranch will construct water and sewer lines in the adjacent arterial streets per the existing and approved Development Agreement. The streets themselves will be improved by the Developer or by the City through an in-lieu arrangement of impact fees with the City. There should be sufficient capacity in the planned utility lines. However, if sufficient capacity is not available, the developer of Parcel 13 will upgrade the line sizes.

Phasing

Greer Ranch will be developed in phases. The north half and south half will each be a separate phase. They may be developed at the same time or separately, depending on market conditions. The commercial parcels will be developed as the market demands and independent of residential phasing.

Conclusion

Amending the land use of Parcel 13 from Residential (R1-18) to Commercial (C-2) is compatible with the current Greer Ranch Land Use Plan and PAD. The proposed regional commercial/employment use is well suited to this location. It is located on a major transportation corridor, close to the Loop 303 (Estrella Freeway). There are many developments, both planned and under development, to support the retail uses that will be located on this property. It will provide additional employment opportunities to increase the employment-to-population ratio from .45 to .50 and provide a larger buffer between the Greer Ranch Community and the nearby 65-ldn noise contour line.
Legend
- Clear Zone
- Accident Potential Zone I
- Accident Potential Zone II

Sources
1. Bureau of the Census TIGER/Line Data - 1990
2. NOISEMAP Version 6.4

Greer Ranch
Luke AFB 1995 Noise Contours
Greer Ranch

Approved PAD

Land Use Plan
Parcels 13 & 14

16. School
150 ac.

12. Single Family
68 x 115'
30.2 acres
45 lots
3.1 du/ac

17. Park
5 ac.

15. Single Family
15 x 120'
28.6 acres
45 lots
3.2 du/ac

13. Single Family
85 x 140'
45.1 acres
45 lots
1.0 du/ac

14. Single Family
85 x 140'
45.1 acres
45 lots
1.0 du/ac

Proposed PAD

Land Use Plan
Parcels 13 & 14

17. School
150 ac.

12. Single Family
68 x 115'
30.2 acres
45 lots
3.1 du/ac

16. Park
5 ac.

15. Single Family
15 x 120'
28.6 acres
45 lots
3.2 du/ac

13. Single Family
85 x 140'
44.2 acres
44 lots
1.0 du/ac

14. Single Family
85 x 140'
44.2 acres
44 lots
1.0 du/ac

41.0 ac. gross
35 ac. net
of channel

Peoria Avenue
Master Trails Exhibit
Greer Ranch

Legend:

6' meandering concrete pedestrian sidewalk in landscape tracts adjacent to streets

8' meandering concrete pedestrian/bike path in linear open space

Pocket Park/
Minor Pedestrian Nodal Area

Neighborhood Park/
Major Pedestrian Nodal Area

Transit Stop

Future Transit Stop

* Conceptual Pedestrian Connection

Prepared For:
Metropolitan Land
2140 E. Camelback Rd.
Suite 1430
Phoenix, Arizona 85016
Phone: 602.957.0204
Fax: 602.957.0350
Contact: Brian Birch

Prepared By:
Arizona Land Design
5202 East Oakhurst Pkwy
Scottsdale, Arizona 85254
Phone: 480.481.6442
Fax: 480.363.8049
Contact: Christine Tarassoff, RLA
Master Signage and Wall Exhibit

Greer Ranch

Prepared For:
Metropolitan Land
23901 E. Camelback Rd.
Suite #112
Phoenix, Arizona 85016
Phone: 602.351.5604
Fax: 602.465.6358
Contact: Brian Burch

Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.351.5640
Fax: 480.351.5648
Contact: Christine Tarotos, R.L.A.

Legend:

- View wall
- Theme wall
- Low Commercial screening
  i.e., low wall, berming and/or landscape screen - some uses may require additional wall height
- 8' Subdivision wall
- Entry feature

[Diagram of Greer Ranch with various symbols and numbers indicating different areas and features]
DATE: February 15th, 2006
TO: Chris Resop with US Homes / Lennar – Applicant
    Phone: 480-897-5537, Fax: 480-897-5666 or chris.resop@lennar.com
CC: Community Development & Development Services Department
FROM: Bob Eroh – Civil Plans Examiner
      RobertE@surpriseaz.com or 623-875-4346
SUBJECT: Greer Ranch South - Parcel #19 (PADA06-001)

The Engineering Department has reviewed the subject project and offers the following comment. Provided the proposed solution does not adversely affect either the required sight visibility triangles or the sight distance requirement the Engineering Department does not have a preference in the proposed solutions.
Building Safety TAC Comment Letter

February 13, 2006

Subject: Greer Ranch South Parcel 19 at 16096 W Mercer lanes (PADA06-001) Minor Amendment for Lot sizes, Technical Review Meeting.

To the Applicants:

PADA 06-001 is approved to go forward with the following comments:

1. Link to the adopted codes; http://www.surpriseaz.com/index.asp?NID=280

2. Link to amendments to the adopted codes;

3. All single family dwelling units are to be constructed in accordance with the 2003 IRC.

4. Exterior walls less than 3 feet from property lines shall have not less than one hour fire resistive construction with exposure from both sides. (IRC 302.1)

5. Openings shall not be permitted in the exterior wall of a structure with less than 3 feet separation distance from property line. (IRC 302.2)

6. All construction will need to comply with the adopted codes at the time of permit application.


If you have additional questions on the above statements please contact me.

Randal Westacott
Plans Examiner
City of Surprise
(623) 594-5641
DATE: February 15, 2006

TO: Chris Resop of US Homes/Lennar, Applicant

CC: LaTonya Finch, Community Development
Debbie White, Community Development

FROM: Todd Gillam, Infrastructure Specialist

RE: Greer Ranch South, Parcel 19
PADA06-001

The Water Services Department has reviewed the material submitted for the Technical Advisory Committee (TAC) meeting for the above project. Prior to the Water Services Department recommending approval, the applicant shall address the following comments to the department's satisfaction:

No comments at this time.

The applicant should thoroughly review these standard requirements and apply them to this project. Any subsequent questions or clarification requests should be addressed to Todd Gillam, Infrastructure Specialist, Water Services Department, at (623) 875-4290, or e-mail todd.gillam@surpriseaz.com.
Fire TAC Approval Letter

2003 International Building Code
2003 International Mechanical Code
2003 International Electrical Code with 2002 NEC
2003 International Fire Code and Local Amendments
1994 Uniform Plumbing Code with Arizona State Amendments
1999 NFPA 13
1999 NFPA 72

NOTE: The City of Surprise has adopted the above referenced codes. This letter is to be used as a guide only. It is the responsibility of the architect and contractor to ensure that this project complies with all applicable codes.

February 7, 2006

Subject: Greer Ranch South Parcel 19
         Minor Amendment Lot #127
         16069 W. Mercer Ln.
         PADA06-001

1. The fire department does not have any comments concerning lot #127.

Additional information is available on the City of Surprise website at www.surpriseaz.com.

Dale Banot
Fire Department Plans Reviewer
dale.banot@surpriseaz.com
February 13, 2006

Greer Ranch Planned Area Development Amendment

Planning Division Comments.

1. Make sure Narrative is clear on exactly what lots this pertains to. Make it clear that this does not pertain to “all” corner lots but the ones listed.

If you have any questions please feel free to contact me at Adam.Copeland@surpriseaz.com.

Regards,

Adam Copeland
Planner
City of Surprise
March 2, 2006

City of Surprise
Planning and Zoning Department
12425 West Bell Road, Suite D-100
Surprise, AZ 85374

Re: Minor Amendment for Greer Ranch South Parcel 19, Lot #127

Condition -
Greer Ranch South Parcel 19 is zoned for side yard setbacks of 5' & 8' and corner side setback of 13' for a single-story home. In the southern portion of Parcel 19, Mercer Lane has 10 homesites on the northern side of the street with a corner homesite on each side. We started on the right side with homesite 136 and since it is a corner it has to have 13' on the street side. The left side setback then is 5'. Following the side yard setbacks (Exhibit 4) we arrive at homesite 127. Since it is a corner we need 13' on the street side and following the setbacks on Exhibit 4 the right side yard is 8' because the left side yard setback on homesite 128 is 5'. Because the right side needs to be 8' to match the 5' left side of 128 we are now 3' over the street side setback of 13' (Exhibit 1 – Current Situation).

Solution - (pertains to only homesite 127)
Changed the street side setback on homesite 127 to 10' and leaving the right side yard setback at 8' so homes on 127 and 128 are 13' apart. We are still outside of the PUE and Visibility Triangle. All construction will comply with the adopted codes at the time of permit application.

Sincerely,

Chris Resop
Architecture Dept.
US Home
Ph: 480.897.5537
chris.resop@lennar.com