 Rio Rancho Estates

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RIO RANCHO ESTATES

Planned Area Development

Project Report
February 16, 2001

City of Surprise, Arizona

Submitted By
Summer Winds LLC
2929 Harbor Cove
Las Vegas, Nevada 89128

Neill/Veccia & Associates, Inc.
3295 N. Civic Center Boulevard, Suite 11
Scottsdale, Arizona 85251
480.949.7127/480.949.2655
Development Consulting Team

OWNERSHIP
Summer Winds L.L.C.
2929 Harbor Cove
Las Vegas, Nevada, 89128

CIVIL ENGINEERING & HYDROLOGY
Core Group Consultants Ltd.
3743 North 24th Street
Phoenix, Arizona 85016
(602) 954-7768

SURVEYOR
Core Group Surveying Ltd.
3743 North 24th Street
Phoenix, Arizona 85016
(602) 954-7768

LAND PLANNING & LANDSCAPE ARCHITECTURE
Neill/Vecchia & Associates
3295 N.Civic Center Blvd., Suite 11
Scottsdale, Arizona 85251
(480) 949-7127
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9.1 Master Plan Documentation
Section 1  INTRODUCTION

The Introduction of the Rio Rancho Estates Planned Area Development Plan provides an overview of the proposed project and its geographical setting in the City of Surprise. The Introduction is presented in the following four subsections:

1.1 Proposed Project and Entitlements
1.2 Property Location and Legal Description
1.3 Property Annexation
1.4 Property Ownership

1.1 Proposed Project and Entitlements

Rio Rancho Estates is a proposed master planned community of mixed residential and commercial uses requesting rezoning to Planned Area Development (PAD). The application is being submitted to the City of Surprise with a formal request for the review and approval of the Land Use Master Plan through the PAD zoning process. The project is generally located on the west side of Grand Avenue and north of Happy Valley Road. The site includes the assemblage of several parcels to comprise an approximate 194.3-acre tract.

Through the application process, the project development team has reviewed existing site conditions and surrounding area to establish a thoughtful approach for the future development of Rio Rancho Estates. A through analysis of the existing General Plan, Draft Update 2020 General Plan, existing land use patterns, and Single Family Design Guidelines (SFR) has provided strong guidance in the design and refinement of the land use master plan and PAD document that has been submitted for your careful consideration. A summary of the development program includes a mix of employment and residential use.

The intent of the PAD designation would allow the development of a mixed-use community that embraces the principles of neo-traditional neighborhoods and provides a balance of land uses. Employment uses are located upon Grand Avenue to leverage vehicular access, visibility and to provide a transitional buffer between the highway and residential areas. The Commercial acreage is contained on 39.5 acres, located on Grand Avenue, which could provide approximately 300,000 square feet of commercial/office/retail space.

The proposed circulation system plan has been carefully designed to provide a high level of internal vehicular mobility and provide opportunity for effective alternative modes of transportation. This PAD application for rezoning includes a proposed, three-tier internal circulation system consisting of the Rio Grand Collector Street, a minor collector street loop and local residential streets. The collector roadway includes a trail/bike way that has been augmented by an adjoining landscape strip with extensive plant material coverage. The secondary circulation tier consists of a looped vehicular and pedestrian circulation system that provides access through all seven residential parcels. The minor collector loop is augmented with street trees within a landscape buffer that separates the road and sidewalk.
1.2 Property Location and Legal Description

Rio Rancho Estates is generally located in the Southeast Quarter of Section 3 of Township 4 North, Range 2 West of the Salt River Base and Meridian as shown in Figure 1, Project Location Map.

1.21 PROJECT LOCATION MAP, PAGE 3

1.3 Property Annexation

The 194.3-acre property is currently located within unincorporated Maricopa County. However, the property is in the process of being annexed into the incorporated limits of the City of Surprise.

1.4 Property Ownership

The 194.3 acre property is owned by Summer Winds LLC., a limited liability corporation registered in the State of Arizona. Summer Winds intends to construct the appropriate infrastructure to provide development parcels to several homebuilders and commercial developers. The development parcels will consist of land areas that are served with both potable water and sewer service. The specific homebuilder or commercial developer will then prepare and file Preliminary and Final Subdivision Plat maps for each parcel or phase and construct the necessary on and off-site improvements.
Section 2 EXISTING CONDITIONS

The Existing Conditions of the Rio Rancho Estates Planned Area Development Plan provides an overview of the existing natural and man-made characteristics and approved plans that have influenced the design and refinement of the project. The Existing Conditions are presented in the following three subsections:

2.1 Natural Characteristics
2.2 Update 2020 General Planning, Land Use and Zoning
2.3 Existing Infrastructure

2.1 Natural Characteristics

The property is currently vacant and is scattered with creosote vegetation. The elevation of the property ranges from approximately 1419 to 1421 feet above sea level. The existing slope of the property ranges from two to three percent and drains from the northwest to the southeast. The only existing natural drainage occurs at the southwest portion of the property where M'e Wash transects a small portion of the property.

2.2 Update 2020 General Planning, Land Use and Zoning

2.21 UPDATE 2020 GENERAL PLANNING

The property is currently designated as Medium Density Residential (MDR) in the draft Update 2020 Surprise General Plan. The MDR designation allows a mix of residential uses that range from five to eight units per acre with a target density of 6.5 dwelling units per acre. The PAD proposal for Rio Rancho Estates complies with the intent of the definition, as presented below, with its overall gross density at 6.1 dwelling units per acre.

"The Medium Density Residential category may include detached or attached single-family residential developments. This category may also include a mix of single-family homes, duplexes, manufactured, and modular homes. The gross density range for this category is 5 to 8 dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, park and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required."

2.22 EXISTING LAND USE

As stated previously, the entire property is currently vacant. The generalized existing land use pattern surrounding the property is characterized as large lot residential (consisting of single family and modular homes on five acre parcels) on the south side of Happy Valley Road; and undeveloped native creosote desert on the north side of the property. To the west, the land is also vacant and covered with native creosote vegetation. It should be noted that the land on the west side of the property is owned by the Arizona State Land Department (ASLD). The ASLD will soon be initiating conceptual planning within this area. To the east, Grand Avenue borders the property and additional large lot residential use is located to the southeast.

2.23 EXISTING ZONING

The existing zoning of the property is R-43, which allows one residential dwelling unit per 43,560 square feet of space (one acre). The intent of this proposal is to annex the property into the City of
Surprise and approve a Planned Area Development (PAD) designation. The PAD will provide the flexibility to master plan the property as an integrated unit rather than a piece-meal approach to create a cohesive living and working community for the City.

2.3 Existing Infrastructure

2.31 POTABLE WATER

The Beardsley Water Company is the certificated potable water provider for the property and is responsible for determining the 100-year assured supply. The company currently maintains an existing six inch water line within the right of way of Happy Valley Road. The existing system will require upgrading and is discussed in Section 4.9, Infrastructure Improvements.

2.32 SANITARY SEWER

The property is currently not served with a sanitary sewer collection and treatment system. Based on the residential density and employment intensity of the project, the developer is proposing to construct a central sewage collection and treatment facility on a 5 acre parcel zoned I-2 south west adjacent to Happy Valley Road. The treatment plant will be designed to accept and treat wastewater from the development with the ability to expand to service adjacent areas if required.

The Developer (or a party(ies) designated by the Developer) will be responsible for permitting, design, operation, maintenance and repair of the wastewater treatment plant. The treatment plant will be used by the property for a minimum of (10) years after which time, if the City sanitary sewer system has extended to within one (1) mile of the treatment plant, the property will extend the sewer system to connect into the City system and decommission and remove the treatment plant.

The Developer (or parties designated by the developer) will be entitled to collect all fees from third parties developing the property as permitted by the Arizona Corporation Commission. The City will not charge the Developer or any residents of the property any impact fees for sewer lines or wastewater treatment during the operation of the temporary treatment plant but charge impact fees in the future for the City’s future wastewater treatment plant.

2.33 UTILITIES

The property is served with existing electrical power by Arizona Public Service (APS) and telephone service by (Qwest) along the Grand Avenue and Happy Valley Road rights of way. These systems will require upgrading to serve the buildout needs of Rio Rancho Estates. Cable television is provided by Cox Communications and will be extended as the property develops. Southwest Gas provides natural gas service with an existing system located within the right of way of Grand Avenue.

2.34 ROADWAYS

The property does not contain an existing internal roadway network. Grand Avenue, which forms the northeast boundary of the property is a principal arterial with a 153 foot right of way. Approximately 1,400 feet of property frontage is located along Grand Avenue. Happy Valley Road forms the southern property boundary and is an arterial roadway, but only contains a two lane cross section at the present time. Grand Avenue is a principal arterial roadway that historically has linked downtown Phoenix with the northwest valley communities, ultimately connecting with Interstate 40 east of Kingman. The roadway carries a significant amount of vehicular traffic and is a limited access roadway.
Section 3  PLANNING PRINCIPLES/ PHILOSOPHY

The Planned Area Development of the Rio Rancho Estates Planned Area Development Plan provides a discussion of the land use programming elements of the project. The Planned Area Development is presented in the following two subsections:

3.1 Neighborhood/Community Integration
3.2 Planning Principles

3.1 Neighborhood/Community Integration

The Rio Rancho PAD has been carefully considered in an effort to conform to the adopted plans and policy of the City. The general area is designated by the Update 2020 Draft General Plan as "Medium Density Residential". This category has a target density of 6.5 dwelling units to the acre. Furthermore, draft General Plan identifies the area of Jomax Road and Grand Avenue as a "Growth Area" node. This project falls within this growth area, and is programmed by the draft plan for a variety of land uses that could generally be described as having a moderate to high intensity levels. This project is consistent with the goals established by the draft general plan, and will serve as supporting residential land use area for nearby employment opportunities and for the substantial commercial core area immediately to the north.

A key planning principle, as identified below, (Section 3.2) is the integration of this project at Community level, relating to future complementary land uses of moderate intensity within the area. This application also considers the importance of the internal neighborhood integration and establishing a sense of community for future residents of this project.

Careful consideration has been given to the architectural and planning design elements of open space. The open space tracts provide an integrated network that will provide pedestrian links throughout all areas of the project, including both the residential and commercial areas. The multi family cluster development has been strategically located near large open space tracts to take advantage of recreational opportunities and social interaction.

The Commercial center is designed and orientated with a direct "back door" pedestrian path connection through an open space corridor area immediately to the rear of the shopping center. These open space elements are intended to increase pedestrian activity to and from the commercial areas, thus increasing opportunities for street interaction of residents. It further intended that providing a connection will establish a sense of community ownership of the pedestrian plazas and gathering places within the commercial areas, thus providing a stronger sense of place and of neighborhood. (See 3.11, Conceptual Commercial Site Plan Page, 7)
3.2 Planning Principles

The challenge of this application is to adhere to both the Medium Density Residential Land Use Designation in the draft general plan with regard to minimum density thresholds (Minimum – 5 DUAPA / Target – 6.5 DUAPA), and with the Single Family Residential Guidelines. The Developer will comply with principles established within the SFR design Guidelines adopted by Surprise and additional criteria established within this PAD. This application provides the parameters for this project to establish a dynamic and varied neighborhood that will fully adhere, to the extent possible, to the governing principles of the Surprise Update General Plan and to the Single Family Design Guideline documents.

The key planning principles that have guided the planning program for Rio Rancho Estates includes the following:

- Ensure that Rio Rancho is in conformance with the permitted land uses and densities specified by the draft update 2020 General Plan.
- Apply the single family Guideline Principles and identify the necessary lot mix design criteria.
- Locate employment uses adjacent to Grand Avenue to capitalize on the visibility and traffic of the principal arterial roadway.
- Locate an internal collector roadway that will transport vehicular traffic to the external network in a functional, yet aesthetic manner.
- Integrate an internal local street network that respects the existing topography and allows multi-modal access in a safe manner.
- Develop a meaningful open space system that is functional, provides connectivity and recreation opportunities for community residents.
- Provide an efficient and safe wastewater collection and treatment system until such time that municipal service reaches the project.
- Establish a unique identity and image for Rio Rancho Estates using appropriate monumentation at gateways and verdant, drought tolerant landscaping within right of way and open space areas.
- Incorporate an architectural palette of appropriate building forms and facades based on Territorial, Mission and/or Sonoran styles.
Section 4  MASTER CONCEPT PLAN/LAND USE SUMMARY

The Concept Development Plan of the Rio Rancho Estates Planned Area Development Plan describes the land use, recreational, design and development intent for the project. The Concept Development Plan is presented in the following ten subsections:

4.1 Master Plan Narrative Summery
4.2 Master Plan/ Land Use Data
4.3 Parcel descriptions (1-18)
4.4 Open Space (Tracts a-u)

4.1 Master Plan Narrative Summery

The Conceptual Land Use Plan, based on the PAD R1-5, R-2, C-2 and I-2 zoning designations has been prepared to illustrate the location and designation of these land uses within Rio Rancho Estates. A total of 906 dwelling units and over 300,000 square feet of commercial space are projected at full buildout of the project based on the residential, employment and open space land uses.

The goal of this application is to establish an appropriate quantity of supporting neighborhood commercial development. Provide an appropriate balance of multi-family cluster development and single family unit mix, establish diversity in residential architectural treatment, and provide an appropriate lot size mix to be applied throughout the single family parcels (Parcel 1-3)

4.2 Master Plan/ Land Use Data

4.21 CONCEPTUAL LAND USE MASTER PLAN (FIGURE 3, PAGE 10)
CONCEPTUAL LAND USE MASTER PLAN

Rio Rancho Estates

Neill Anderson & Associates, Inc.
Feb 16, 2001
Parcel 4 is a 13.7-acre area located in the north central portion of Rio Rancho Estates and south of the internal local loop road. It will be developed with both an attached and detached cluster, one and two-story product at a density of 7.5 dwelling units per acre. The yield on this parcel is 94 dwelling units. Typical clusters of residential dwelling units measure 190 feet by 100 feet and contain six structures. These clusters are located in a setting that provides surrounding open space and an internal circulation area. The existing provisions of the R-2 underlying zoning district, the City of Surprise Subdivision Ordinance and the PAD will regulate the specific design and development of this parcel.

Parcel 5 is a 13.5-acre area located at the northwest corner of Rio Rancho Estates and south of the internal local loop road. It will also be developed with an attached and detached cluster, one and two-story product at a density of 7.5 dwelling units per acre. The yield on this parcel is 101 dwelling units. Typical clusters of residential dwelling units measure 190 feet by 100 feet and contain six structures as shown on 5.35, Conceptual Cluster Housing Plan View. These clusters are located in a setting that provides surrounding open space and an internal circulation area. The existing provisions of the R-2 underlying zoning district, the City of Surprise Subdivision Ordinance and the PAD will regulate the specific design and development of this parcel.

Parcel 6 is a 15.2-acre area located in the northwest region of Rio Rancho Estates and north of the internal local loop road. It will be developed with an attached and detached cluster product at a density of 12 dwelling units per acre yielding a total of 182 dwelling units. Typical clusters of two-story residential dwelling units contain six structures as shown on 5.37 and 5.38. These clusters are located in a setting that provides internal open space and circulation area. The existing provisions of the R-2 underlying zoning district, the City of Surprise Subdivision Ordinance and the PAD will regulate the specific design and development of this parcel.

Parcel 7 is an 25.2-acre area located at the eastern region of Rio Rancho Estates, on the east side of the internal local loop road. It will be developed with an attached and detached cluster product at a density of 10 dwelling units per acre yielding a total of 252 dwelling units. Typical clusters of one and two story residential dwelling units contain six structures as shown on 5.37 and 5.38. These clusters are located in a setting that provides surrounding open space and an internal circulation area. The existing provisions of the R-2 underlying zoning district, the City of Surprise Subdivision Ordinance and the PAD will regulate the specific design and development of this parcel.

Parcels 8 through 15 are located along the frontage of Grand Avenue or on the west side of the background collector road. These parcels are intended to be developed for retail and service commercial uses. These parcels range in size from 1.8 to 10.0 acres and have the ability to provide over 300,000 square feet of space and generate over 600 jobs. The performance criteria within the City of Surprise zoning ordinance, C2 zoning and the PAD will regulate the specific design and development of this parcel.

Parcel 16 is located at the west property line of Rio Rancho Estates. This parcel is anticipated to be used as a site for a potable water storage tank. This parcel is approximately one-quarter acre in size.

Parcel 17 is a 5 acre area zoned C-3 commercial located south west and adjacent to Happy Valley road. Directly south of this parcel is the temporary sanitary sewer facility. A temporary plant nursery will initially provide retail and wholesale plant sales as well as providing a buffer to the sanitary sewer to the south.
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FAR - Floor Area Ratio
Population-Based on 2.82 persons per household unit
Employment-Based on 500 square feet per employee

4.3 Parcel descriptions (1-18)

Parcel 1 is a 32.2-acre area located at the southwest corner of Rio Rancho Estates, outside of the internal local loop road. It will be developed with a single family detached product at a density of 3.4 dwelling units per acre yielding a total of 109 dwelling units. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of this parcel.

Parcel 2 is a 26.2-acre area located at the southeast corner of Rio Rancho Estates that is bisected by the internal local loop road. It will be developed with a single family detached product at a density of 3.4 dwelling units per acre yielding a total of 89 dwelling units. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of this parcel.

Parcel 3 is a 23.2-acre area located in the center of Rio Rancho Estates inside of the internal local loop road. It will be developed with a single Family detached product at a density of 3.4 dwelling units per acre yielding a total of 79 dwelling units. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of this parcel.
Parcel 18 is a 5 acre area which will be zoned light industrial I-2. It will be used for temporary sanitary sewer until such time that the development can tie into the City of Surprise sanitary sewer system as previously mentioned. When the development connects to the city sewer system the zoning shall become C-3 and this parcel may be sold but will be required to meet the requirements outlined in the PAD.

4.4 Open Space (a-u)

Tracts A through U are strategically located throughout Rio Rancho Estates to provide a meaningful open space network. Approximately 16 percent of the proposed project will be designated as private open space to be dedicated and maintained by the established homeowners association(s). Parcels 1-3 single family residential area has approximately 13.3 acres of open space and Parcels 4-7 has approximately 10.5 acres of open space.

These tracts will also include a six foot meandering concrete path that will provide opportunities for both pedestrian and bicycle circulation. The path system will be augmented with drought tolerant landscaping to create an inviting community for both residents and visitors. The landscape theme will also extend into the community through the use of streetscaping on the local loop road and local street network. Additional landscape tracts will be located along the western and southern side of the single family detached parcels, ranging from eight to 12 feet in width. The perimeter wall treatment and tree/understory plantings will integrate with the streetscape treatment to create a verdant, yet water conserving oasis. Many of the open space tracts will be shared recreation/retention areas. One of the tracts will be developed as a neighborhood park and is located in the central portion of the project site as shown on 6.5, Neighborhood Park Concept Plan. The other tracts are strategically located within Rio Rancho Estates and will provide significant stormwater holding capacity as well as passive and active recreational facilities. Specific activities to be located within larger open space areas could include Volleyball, play structures for tot lots. Picnic ramadas, benches and par-courses (paths with exercise stations at frequent intervals) should also be incorporated in higher elevation areas to minimize stormwater related damage. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of these tracts. (Refer to section 6 for further details and acreage breakdowns)
Section 5 RESIDENTIAL PARCELS

5.1 Housing Product Summary

There are two distinct residential land uses envisioned for Rio Rancho Estates. They include single family detached units and multi family cluster housing units. The single family detached and cluster neighborhoods shall be constructed of materials, colors and styles that are harmonious to the Sonoran Desert.

5.12 SUMMARY TABLE

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>% OF TOTAL</th>
<th>UNITS</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW DENSITY RESIDENTIAL PARCEL 1,2 AND 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached, SFD</td>
<td>84</td>
<td>277</td>
<td>3.4</td>
<td></td>
</tr>
<tr>
<td>(Gross Acreage)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>13.3</td>
<td>16%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| MEDIUM/HIGH DENSITY RESIDENTIAL PARCEL 4,5,6 AND 7 |       |            |       |         |
| Multi Family Residential, MFR   | 65.3  | 629        | 7.5-12.0 |         |
| (Gross Acreage)                 |       |            |       |         |
| Open Space                      | 10.5  | 16%        |       |         |

5.13 ARCHITECTURAL DESIGN THEMES

The architectural approach for Rio Rancho Estates will provide compatible development with the Sonoran desert environment. Appropriate styles include Arizona Territorial, Southwestern Prairie, and Santa Fe among others. The functionality of desert architecture allows light without the heat, indigenous or simple materials to provide shelter, and sustainable landscape placement to mitigate the elements. The placement of the structure on the site, deep recessed windows and doors embody desert architecture. The forms of the buildings are simple yet opportunities exist for ornate detailing. The body of the structure should be addressed with building materials that include stucco, plaster and local rock or brick materials. Accent materials can include ceramic tile, adobe, pre-cast concrete, smooth and split faced concrete block, wrought iron, natural finish metals, native woods and double pane or block glass. The Sonoran desert exhibits a wide range of natural, soft colors that embody the mountains, rocks and soil. Indigenous vegetation is muted in the desert environment, but spring blooms bring a contrast of color and form that successfully integrate the architecture and site.
CORNER PLOTTING

Corner lot conditions contribute measurably to the overall quality of the neighborhood fabric. Conceptually individual home plans should respond to the positive attributes of the corner lot by designing the architecture in a meaningful fashion as to respect both street frontages.

VARIABLE FRONT YARD SETBACKS

Variation of front yard setbacks will be developed to add variety to the street scene. At least one of every three contiguous lots will have between a three and five foot front yard setback from adjacent houses.

VARIABLE LOT SIZES

Variable lot widths are encouraged to allow for a more electric, varied street scene.

GARAGE PLACEMENT

A variety in garage design locations will be encouraged. Deep recessed, Shallow recessed, swing in and port cohere garage designs will be allowed.

BUILDING ORIENTATION

Residential structures have been oriented as much as possible in a north-south configuration to minimize energy loss. Residential units are encouraged to “flip” elevations and utilize staggered setbacks along the street face. Lotting has been accomplished so that homes only front on local roadways.

BUILDING MATERIALS

All exterior sides of residential structures shall be finished in an acceptable manner. The selected color and texture shall respond to the natural surroundings of the Sonoran Desert. Permitted exterior finish materials include plaster and masonry, adobe, slump, split or decorative block, brick or stone veneer. Each subdivision shall select, at a minimum, three exterior colors that are compatible. In addition, a minimum of four different fascia colors must also be selected that are compatible to the exterior colors.

ROOFING

The use of roof covering materials shall consist of concrete tile or clay tile. At a minimum, four choices of roof tile will be made available in each residential subdivision selected to respond to the colors of the Sonoran Desert. All roof features including overhead screens, shade covers, patio roofs and similar structures are encouraged to be integrated into the main building form. These features, if used, shall also maintain the same material finish and color that matches or is complementary with the main roof. All dormers, vent pipe stacks, flues or other equipment protruding above the roof line must be painted and/or screened to match the roof color.

ACCESSORY BUILDINGS

Accessory buildings are allowed within Rio Rancho Estates, pursuant to the zoning requirements of the City of Surprise. These buildings must be designed with the same architectural style and constructed of the same building materials and color as other adjacent structures within the neighborhood.
WALLS AND FENCES

The side and rear yard of each home will be contained by a concrete block fence. The texture, color and form of the walls shall be compatible with the adjacent building texture and color. The use of stone veneer, brick or metal is encouraged to expand the range of natural forms and to create view walls at appropriate locations. Long continuous lengths of screen wall at uniform heights are discouraged. Perimeter walls are encouraged to vary the height and provide a sense of depth. Under typical conditions, walls shall be a maximum height of six feet, as measured from the adjacent grade and shall conform to City of Surprise Subdivision Ordinances and sight visibility triangle criteria. The final wall plans shall be reviewed and approved by the Director of Community Development. Chain link fencing is prohibited.
Note: Theme wall accent panel will conceptually be provided at 100' O.C. along Rio Rancho Boulevard.
5.2 Single Family Residential Parcels (1-3)

5.21 BASE PERMITTED LOT SIZE MIX (PARCELS 1-3)

The Determination Lot Category for parcels 1-3 is Lot Category C. The Percentage of proposed Lot Category C homes to be developed (30%) exceeds the base of fifteen percent (15%) and, accordingly, the project is required to qualify for a minimum of 58 points from Design List B, Design List C, and Design List D. The PAD will achieve the lot mix and apply the following options per 5.23, Single Family Lot Mix Summary Table.

5.22 BASE PERMITTED DENSITY

In order to achieve the proposed density of 3.4 du/ac in Lot Category C, the PAD is required to achieve a minimum of 66 points. Fifty eight (58) points will be achieved pursuant to the Design List options set forth above. The remaining eight (8) points will be achieved prior to the preliminary plat approval for each plat within the property. Specifically, each applicant and/or Developer will be required to identify specific additional options from Design List B, Design List C, and/or Design List D, necessary to meet the total minimum points of 66. The Base Permitted Density will be achieved per 5.23, Single Family Lot Mix Summary Table.

5.23 SINGLE FAMILY LOT MIX SUMMARY TABLE

<table>
<thead>
<tr>
<th>Single Family Detached, SFD (Parcels 1-3)</th>
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</thead>
<tbody>
<tr>
<td>Lot Category</td>
<td>Min. Lot Size (1)</td>
<td>No. of Lots/Units</td>
<td>Density</td>
</tr>
<tr>
<td>A</td>
<td>5,280</td>
<td>109</td>
<td>40%</td>
</tr>
<tr>
<td>C</td>
<td>6,380</td>
<td>89</td>
<td>30%</td>
</tr>
<tr>
<td>E</td>
<td>7,480</td>
<td>79</td>
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<tr>
<td>Subtotal</td>
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<td>3.4</td>
<td>100%</td>
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</table>

<table>
<thead>
<tr>
<th>Multi Family Residential, MFR (Parcels 4-7)</th>
<th></th>
<th></th>
<th></th>
</tr>
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<tbody>
<tr>
<td>Lot Category</td>
<td>Average lot size</td>
<td>No. of Lots/Units</td>
<td>Density</td>
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<tr>
<td>N/A</td>
<td>4,050</td>
<td>629</td>
<td>7.5-12.0</td>
</tr>
<tr>
<td>Total</td>
<td>906</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Lot categories A,C, and E pursuant to City of Surprise Residential Design Guidelines.
2. The Determination Lot Category is lot category C. To achieve the permitted density, a total of 66 points from design lists B, C, and D are required. The developer is required to obtain the following min. number of points:
   - Design List B- 28 Points
     - Design List C- 16 Points
     - Design List D- 14 Points
   - Total 58 Points
3. Prior to preliminary plat approval for each plat within the property, each applicant and/or developer will be required to identify specific additional options from Design Lists B, Design Lists C, and/or Design Lists D, necessary to meet the total minimum points of 66.
5.24 SINGLE FAMILY DESIGN CRITERIA

17.28.280 Design list A, 17.28.290 Design List B, 17.28.300 Design List C and 17.28.310 Design List D will blend with the following design guidelines and will be integrated into the PAD. The Developer will be responsible for achieving the acceptable lot mix and points as noted in Table xx, Single Family Lot Mix Summary.

17.28.280 Design List A. The following requirements shall apply to all land to which this Article II applies.

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 face of garage door, measured from the 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.

B. Side Setbacks: The side yard setbacks shown in Table 1, (Per City of Surprise Ordinance No. 00-01 Page 5 Typ.) apply to all houses and other structures except houses and other structures with two or more stories constructed on lots in Lot Categories A, B, C, and D of Table 1. Such multi-story houses must have a 7 foot side yard setback on one side and an 8 foot side yard setback on the other side. Additionally, two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story houses must be separated by not less than 12 feet. If any portion of a multi-story house has only one story, the single-story setbacks will apply to the single-story portion of the multi-story house. Non-structural architectural features such as fireplaces, bay windows, and pop-outs may encroach not more than 2 feet into a side yard setback. Patio covers and other similar features may not encroach into a side yard setback.

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. Additionally, the setback of a multi-story house or structure shall contain sufficient mature landscaping to buffer the house or structure from the street.

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 setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

E. Setbacks for a House or Other Structure Which Abuts an Arterial Street: Notwithstanding subsections A–D above, the following setback requirements shall apply to a house or other structure which abuts an arterial street.

1. The rear setback to a single-story house or other structure which abuts an arterial street in the rear shall be not less than 20 feet as measured from the property line.

2. The rear setback to a multi-story house or other structure which abuts an arterial street in the rear shall be not less than 25 feet as measured from the property line. If the portion of a multi-story house or structure which abuts an arterial street in the rear is single-story, then the rear setback shall be not less than 20 feet as measured from the property line.
3. If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows: (a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20 feet for one and 25 feet for the other; or (b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25 feet for one and 30 feet for the other; or (c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and (d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent houses or structures may have the same rear setback.

4. A non-structural element such as a fireplace, bay window, pop-out, or patio cover may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10 feet from the rear property line for single-story house or structure, or 15 feet from the rear property line for a multi-story house or structure.

5. If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall be not less than 15 feet. The narrowest part of the tract must be 10 feet or greater in width. Not less than 50 percent of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15 feet in width or greater.

6. If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet. For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8 feet and 5 feet, then the 8 feet setback shall be increased to 13 feet and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5 feet.

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.

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.

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

I. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.
J. Percentage of Lot Sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet, the following requirements apply to the entire Residential Development Project.

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

2. The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F, and G in Table 1. shall not be less than 30 percent in these three Lot Categories combined.

3. If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table 1. combined, then the 30 percent requirement for Lot Categories E, F, and G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table 1. combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

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.

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 meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1. A storm water retention area;
2. A tract, other than a private street, which is owned and maintained by a homeowners association;
3. A power line corridor, if the corridor is improved and maintained by a homeowners association;
4. A lake;
5. A golf course;
6. A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
7. Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

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.

17.28.290 Design List B. The following requirements shall apply to all land to which this Article II applies.
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.)

B. Option One: Design all corner lots so that the minimum width of each corner lot is at least 10 feet greater than the Minimum Lot Frontage applicable to that lot as shown inline 2 of Table 1.; or alternatively, 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.)

C. On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and D, provide a mix of driveway orientations, e.g. elbow, circular, angled, split, or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike. (3 Pts.)

D. Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E to achieve a range of variation in front setbacks of at least 10 feet. When calculating the range of variation, the front setbacks of side entry garages and houses in which the living area is in front of the garage may be used. (3 Pts.) Points may not be awarded for both Paragraphs D and E.

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) Points may not be awarded for both Paragraphs D and E.

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

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 tracts and common areas maintained by the homeowners association. (2 Pts.)

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.)

I. Design and construct some or all of the following in any combination.

1. Provide a minimum six feet of separation between the curb and the sidewalk on all arterial and collector streets, and install an 8 foot wide sidewalk; (2 Pts.)

2. Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association; (2 Pts.)
3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25 feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)

4. In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Points shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2, and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.

J. Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; 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. (4 Pts.)

K. Design the Residential Development Project so that, at T intersections, no Residential 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 and intersection from the end of the stem of a T, place one or 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 Lot, 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.)

L. Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., by incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30 feet wide and shall contain a trail to accommodate both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts. Per access tract, maximum 6 Pts.)

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.)
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.)

O. Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; at all points where a trail system crosses the road system trail system crossings. (2 Pts.)

P. Donate land to the City of municipal purposes such as fire station sites, police station sites, City parks, libraries, etc. (2 Pts. For each 15,000 square feet of donated land including any adjacent half streets; total of 10 points possible)

Q. On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself. (6 Pts., plus the ability to construct perimeter walls to a height of 7 feet adjacent to arterial roadways)

R. Throughout a Residential Development Project, utilize neo-traditional planning concepts, such as detached garages, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood, and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks. (1-8 Pts.)

S. Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project. (1-4 Pts.)

17.28.300 Design List C. For all houses constructed within a Residential Development Project to which this Article II applies:

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.)

B. Utilize floor plans which de-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g. incorporate side access garages, in line garages, L-shaped floor plans, etc. (1 Pt. For each floor plan, maximum 5 Pts.)

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.)

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

E. On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc. (5 Pts.)

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.)
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.)

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 from the front of the house. (2 Pts.)

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.)

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 homebuyer. (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.)

L. Construct entry walls with walkways from the street to the front entry on 50 percent of all lots (2 Pts.)

M. Construct all multi-story houses so that the vertical plane of the front of the ground floor, and the vertical plane(s) of the front(s) of the second and higher floors, are offset by at least six feet for a distance, measured at the length of the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first floor and the ground. (2 Pts.)

N. Meet the requirements of Paragraph M on all sides of all multi-story houses. (4 Pts.)

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.)

**17.28.310 Design List D.** Within a Residential Development Project to which this Article II applies, provide the following which are sufficient in size, quantity, and quality to meet the needs of the residents of the Project:

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 rest 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.)
B. Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise, and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

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.)

D. Construct and convey to a homeowners association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association. (6 Pts.)

E. Construct and convey to a homeowners association a large open space corridor, with a minimum width of 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., however, Points will be doubled each time the minimum and average corridor widths are doubled, up to a maximum of 12 Pts.)

F. Provide common area lakes and/or open space natural wetlands, using a source of water other than the City's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association (3 Pts. For each 40,000 s.f. of lake/wetlands area, up to maximum of 12 Pts.)

G. Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City. (4 Pts. For each 9 holes, up to 16 Pts).

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 minimum, up to a maximum of 10 Pts.)

I. Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades, or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

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. (2-5 Pts.)
5.25 SINGLE FAMILY OPEN SPACE TRACTS

For a detailed description of the single family open space tracts see section 6, Open Space/Circulation/Development Amenities.
CONCEPTUAL SINGLE FAMILY PLAN VIEW

Rio Rancho Estates

Noll/Vecchia & Associates Inc.
February 16, 2001
5.3 Multi Family Residential Parcels (Parcels 4-7)

The multi family residential units have been strategically placed toward the open space and commercial elements to provide pedestrian connectivity to the adjacent land uses and to encourage neighborhood interaction and street circulation.

5.31 MULTI FAMILY CLUSTER DEVELOPMENT SUMMARY TABLE

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Min. Lot Size (1)</th>
<th>No. of Lots/Units</th>
<th>Density</th>
<th>% of Sub-Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>5,280</td>
<td>109</td>
<td></td>
<td>40%</td>
</tr>
<tr>
<td>C</td>
<td>6,380</td>
<td>89</td>
<td></td>
<td>30%</td>
</tr>
<tr>
<td>E</td>
<td>7,460</td>
<td>79</td>
<td></td>
<td>30%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>277</strong></td>
<td><strong>3.4</strong></td>
<td></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Multi Family Residential, MFR (Parcels 4-7)

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Average lot size</th>
<th>No. of Lots/Units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>4,050</td>
<td>629</td>
<td>7.5-12.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>906</strong></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
4. Lot categories A, C, and E pursuant to City of Surprise Residential Design Guidelines.
5. The Determination Lot Category is lot category C. To achieve the permitted density, a total of 66 points from design lists B, C, and D are required. The developer is required to obtain the following min. number of points:
   Design List B - 28 Points
   Design List C - 16 Points
   Design List D - 14 Points
   **Total 58 Points**

6. Prior to preliminary plat approval for each plat within the property, each applicant and/or developer will be required to identify specific additional options from Design Lists B, Design Lists C, and/or Design Lists D, necessary to meet the total minimum points of 66.

5.32 MULTI FAMILY DESIGN CRITERIA

The attached and detached cluster residential parcels are located on Parcels 4, 5, 6, and 7. Each interior lot will utilize a zero or 10- foot side yard setback and a 30 foot minimum rear yard setback. The provision of use benefit easements will provide maintenance/access to that portion of the structure on the property boundary. The size of the dwelling units is anticipated to range from 1,300 to 2,100 square feet within a single story, single dwelling units; two-story, single dwelling units and two-story, duplex units. The exterior architecture is envisioned to be developed with a Mission, Prairie Style, or Sonoran theme. The arrangement of the homes within each cluster and the layout of a courtyard driveway and interior pedestrian courtyard will create a community ambiance and social area within the overall development of Parcels 4, 5, 6 and 7. The community character will be enhanced by the presence of drought tolerant landscaping.
5.33 MULTI FAMILY OPEN SPACE TRACTS

See section 6 for additional detail and description in reference to the open space tracts.

5.34 MULTI FAMILY OPEN SPACE TRACTS TABLE

PARCEL 4-7 OPEN SPACE
SUMMARY

<table>
<thead>
<tr>
<th>TRACT</th>
<th>PERCENT</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>B</td>
<td>100%</td>
<td>2.4</td>
</tr>
<tr>
<td>*C</td>
<td>50%</td>
<td>0.4</td>
</tr>
<tr>
<td>*D</td>
<td>65%</td>
<td>1.0</td>
</tr>
<tr>
<td>E</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>M</td>
<td>100%</td>
<td>0.4</td>
</tr>
<tr>
<td>*Q</td>
<td>50%</td>
<td>1.0</td>
</tr>
<tr>
<td>*R</td>
<td>50%</td>
<td>0.2</td>
</tr>
<tr>
<td>S</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>**MFR</td>
<td>NA</td>
<td>4.3</td>
</tr>
</tbody>
</table>

**TOTAL 10.5

* Notes open space that is shared between single family and multi family areas.
CONCEPTUAL CLUSTER HOUSING PLAN VIEW

Rio Rancho Estates
CLUSTER HOUSING BUILDING
MASS RELATION/PERSPECTIVE

Rio Rancho Estates

Neill/Veccia & Associates Inc.
February 18, 2001

5.36
Section 6 OPEN SPACE/CIRCULATION/DEVELOPMENT AMENITIES

6.1 Summary Text

Rio Rancho Estates has been carefully designed to include a linked greenbelt system that connects all of the residential neighborhoods together as described previously. Pedestrian connections for the greenbelt consist of a landscaped path that connects the local street network between parcels and commercial area that ranges in width from 8 to 12 feet. The path will not only link internal tracts with developed open space areas as shown on 6.6, Conceptual Pedestrian Greenbelt, 6.7, Conceptual Greenbelt Park Node and 3.11, Conceptual Commercial Site Plan, but will provide linkage points for future development to the north, south and west. The path system will be constructed of materials ranging from decomposed granite to concrete. The landscaping will be drought tolerant, chosen to complement the palette selected for the open space areas.

In addition to the greenbelt system, Rio Grande Boulevard and the internal vehicular circulation system have been oriented to maximize the off site views of the surrounding mountains and provide generous landscape tracts as an aesthetic streetscape environment for residents and visitors. These landscape areas complement the reduced pavement cross section in providing a grade separated paved trail system that is linked to the greenbelt system as shown in 6.81, Rio Grand Boulevard and 6.82, Local Street Section. Several of the greenbelt areas described above have been located adjacent to, or are visible from, the local loop road that assists in creating a sense of openness within the community. In addition to the public street network, the project also contains a limited amount of internal private streets. This street network serves Parcels 4, 5, and 6 and is illustrated on 6.83, Private Street Section.

The streetscape is further integrated into many of the parcels through the use of roundabout and terminating cul-de-sacs. The roundabout circulation features allow functional traffic movement without the use of stop sign control mechanisms. The landscape island provided in both the roundabout and terminating cul-de-sacs provides a vegetative focal point as well, utilizing a large tree at its center and understory shrubs and groundcover. These focal points assist in softening the visual and climatic impact of street paving as shown in 6.84, Conceptual Cul de Sac Plan View.

The sense of security within a community is a very important component. The sense of security is provided in many ways from sensitive landscaping, architectural and hardscape treatments, and promoting social interaction. Sensitive landscaping can assist in keeping important sight lines to front doors and porches open. It also can provide protection of certain areas through the use of trees or shrubs with thorns or spines. The integration of front porches and windows allows for interaction in the front of homes that provide more “eyes” on the street. The strategic placement of windows also provides opportunities to survey the front, back or side yards of the neighborhood to keep it safe. The presence of low walls and view screen fencing is also an important component to keeping sight lines open and visible. The presence of linked pedestrian paths and common open space areas also promotes a sense of community through social interaction and human movement that reinforces the presence of a safe neighborhood. Studies have also shown that neighborhoods that organize a Block Watch Program also benefit in many ways. Neighbors that know each other are more cognizant of irregular activities in their community. The Surprise Police Department operates the Block Watch Program and encourages all neighborhoods to participate.
6.2 Single Family Open Space

Table 3
PARCEL 1-3 OPEN SPACE SUMMARY

<table>
<thead>
<tr>
<th>TRACT</th>
<th>PERCENT</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>*C</td>
<td>50%</td>
<td>0.2</td>
</tr>
<tr>
<td>*D</td>
<td>35%</td>
<td>0.5</td>
</tr>
<tr>
<td>*F</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>G</td>
<td>100%</td>
<td>2.9</td>
</tr>
<tr>
<td>H</td>
<td>100%</td>
<td>0.1</td>
</tr>
<tr>
<td>I</td>
<td>100%</td>
<td>0.1</td>
</tr>
<tr>
<td>J</td>
<td>100%</td>
<td>0.5</td>
</tr>
<tr>
<td>K</td>
<td>100%</td>
<td>1.4</td>
</tr>
<tr>
<td>L</td>
<td>100%</td>
<td>0.6</td>
</tr>
<tr>
<td>N</td>
<td>100%</td>
<td>0.1</td>
</tr>
<tr>
<td>O</td>
<td>100%</td>
<td>4.2</td>
</tr>
<tr>
<td>*P</td>
<td>100%</td>
<td>0.6</td>
</tr>
<tr>
<td>*Q</td>
<td>50%</td>
<td>1.0</td>
</tr>
<tr>
<td>*R</td>
<td>50%</td>
<td>0.2</td>
</tr>
<tr>
<td>T</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>U</td>
<td>100%</td>
<td>0.3</td>
</tr>
</tbody>
</table>

TOTAL 13.3

*Note open space that is shared between single family and multi family areas.


6.3 Multi Family Open Space

Table 4
PARCEL 4-7 OPEN SPACE SUMMARY

<table>
<thead>
<tr>
<th>TRACT</th>
<th>PERCENT</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>B</td>
<td>100%</td>
<td>2.4</td>
</tr>
<tr>
<td>*C</td>
<td>50%</td>
<td>0.4</td>
</tr>
<tr>
<td>*D</td>
<td>65%</td>
<td>1.0</td>
</tr>
<tr>
<td>E</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>M</td>
<td>100%</td>
<td>0.4</td>
</tr>
<tr>
<td>*Q</td>
<td>50%</td>
<td>1.0</td>
</tr>
<tr>
<td>*R</td>
<td>50%</td>
<td>0.2</td>
</tr>
<tr>
<td>S</td>
<td>100%</td>
<td>0.3</td>
</tr>
<tr>
<td>**MFR</td>
<td>NA</td>
<td>4.3</td>
</tr>
</tbody>
</table>

TOTAL 10.5

*Notes open space that is shared between single family and multi family areas.

6.4 Overall Development Open Space Table

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>% OF TOTAL</th>
<th>UNITS</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW DENSITY RESIDENTIAL PARCEL 1, 2 AND 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached, SFD (Gross Acreage)</td>
<td>84</td>
<td>277</td>
<td>3.4</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>13.3</td>
<td>16%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MEDIUM/HIGH DENSITY RESIDENTIAL PARCEL 4, 5, 6 AND 7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi Family Residential, MFR (Gross Acreage)</td>
<td>65.3</td>
<td>629</td>
<td>7.5-12.0</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>10.5</td>
<td>16%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note:
1. Open space Acreage includes community park, linear parks, landscape parkways and MFR common open space area maintained by the HOA.
2. Roadways are included in the Gross Acreage per Article II SFR Design Guidelines 17.28.210 (G)
CONCEPTUAL PEDESTRIAN GREENBELT

CONCEPTUAL GREENBELT PARK NODE

Rio Rancho Estates
6.8 Streetscape Design Amenities/Circulation/Entry

The street cross sections are provided as an amenity, to establish an extensive landscape application and pedestrian trail system added to the roadway. The integration of open space within the community provides an open feeling while passing through the community. Views into open space corridors and extensive landscape along main roads with trails will encourage people to interact and socialize within the neighborhood and along the open space corridors.

A hierarchy of entry features provides a sense of arrival to Rio Rancho Estates. This hierarchy is comprised of both primary and secondary types based on their location within the project. Primary entry monumentation is located at the intersection of Grand Avenue and Rio Grande Boulevard as conceptually shown on 6.86, Conceptual Primary Project Entry. The primary gateway to Rio Rancho Estates from Grand Avenue could include the provision of a Mission theme for the adjacent non-residential structures and the signature project architectural monuments constructed on both sides of Rio Grande Boulevard. These structures may include a clock tower or other appropriate vertical architectural element. The monuments will integrate the signage for Rio Rancho Estates as well as gazebo shade structures that will enhance the ambiance of the selected architectural style. The streetscape will provide street trees in the center island and on both sides of Rio Grande Boulevard. As discussed previously, Rio Grande Boulevard will be constructed to include on-street bike routes and grade separated pedestrian paths.

The secondary gateway to Rio Rancho Estates will occur at the intersection of Rio Grande Boulevard and Happy Valley Road as conceptually shown on 6.86, Conceptual Secondary Project Entry. The Mission (or other appropriate theme) will be supported through the placement of the architectural monumentation and integral signage on one side of the street. The other side is envisioned to include the gazebo shade structure and signage. The streetscape section of on-street bike routes and grade separated paths will be the same as discussed above.

In addition to the two major entries to Rio Rancho Estates, Parcels 1, 2 and 3 are also envisioned to utilize landscape and hardscape theming to create a sense of identity for the Medium Density Residential products. An allee of street trees, that is compatible with the street tree theming on the local loop street, will invite the motorist into the sites at three strategic locations as conceptually shown in 6.87, Conceptual Village Entry Plan View and 6.88, Conceptual Village Entry Perspective. A landscape island will provide a dramatic vista with its mature specimen tree and colorful understory shrub and groundcover massing. Once inside the parcels, a traffic roundabout will direct vehicular movement throughout the two neighborhoods in an orderly fashion. The surface of the roundabout will be treated with an integral color paving material to denote the arrival into these parcels. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of the entrys.
CONCEPTUAL SECONDARY PROJECT ENTRY

Rio Rancho Estates
6.9 Landscape Themes

The streetscape of Rio Rancho Estates is envisioned to provide visual and climatic relief from the Sonoran desert. The selected trees will provide an overstory of shade during the summer months that will allow solar insulation during the winter months when the trees loose their leaves. Several species will also provide a significant bloom in the spring to highlight the change of seasons and add visual interest and contrast in the landscape. The understory shrub palette will provide both screening and color for pedestrians and motorists along Rio Grande Boulevard. Groundcover will be comprised of both vegetative and inert materials to provide a cool and finished dressing along the roadways. A framework vegetative palette has been initially selected from the City’s approved listing of plant material to embrace the Sonoran desert environment. A preliminary listing of the trees, shrubs and groundcover is presented in 6.91, Rio Rancho Estates Conceptual Landscape Palette. The final landscape palette is anticipated to be enhanced using these species as a common foundation for landscape, streetscape and entry monumentation design.

6.91, RIO RANCHO ESTATES CONCEPTUAL LANDSCAPE PALETTE

<table>
<thead>
<tr>
<th>Type</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>Acacia species</td>
<td>Acacia</td>
</tr>
<tr>
<td></td>
<td>Cercidium floridum</td>
<td>Blue Palo Verde</td>
</tr>
<tr>
<td></td>
<td>Cercidium microphyllum</td>
<td>Foothill Palo Verde</td>
</tr>
<tr>
<td></td>
<td>Olneya tesota</td>
<td>Ironwood</td>
</tr>
<tr>
<td></td>
<td>Pithecellobium flexicaule</td>
<td>Texas Ebony</td>
</tr>
<tr>
<td></td>
<td>Prosopis species</td>
<td>Mesquite</td>
</tr>
<tr>
<td>Shrubs</td>
<td>Calliandra species</td>
<td>Fairy Duster</td>
</tr>
<tr>
<td></td>
<td>Dasylirion wheeleri</td>
<td>Desert Spoon</td>
</tr>
<tr>
<td></td>
<td>Encelia farinosa</td>
<td>Brittlebush</td>
</tr>
<tr>
<td></td>
<td>Larrea tridentata</td>
<td>Creosote</td>
</tr>
<tr>
<td></td>
<td>Leucophyllum species</td>
<td>Texas Sage</td>
</tr>
<tr>
<td></td>
<td>Salvia species</td>
<td>Salvia</td>
</tr>
<tr>
<td>Ground cover</td>
<td>Baileya multiradiata</td>
<td>Desert Marigold</td>
</tr>
<tr>
<td></td>
<td>Convolvulus creorum</td>
<td>Bush Morning Glory</td>
</tr>
<tr>
<td></td>
<td>Verbena species</td>
<td>Verbena</td>
</tr>
</tbody>
</table>


As shown above, the Rio Rancho Estates project exhibits a high degree of environmental sensitivity to the Sonoran desert. The selected palette embodies a substantially native approach that minimizes water usage. Care has also been taken to leverage the native or drought tolerant characteristics with the flowering or foliage characteristics that create an oasis in the desert. In addition, the inclusion of rain harvesting techniques will also be utilized through common roof slope collection points on residential lots; creative pad grading on residential and commercial lots; and retention of stormwater flows to irrigate open space vegetation.
Section 7 COMMERCIAL DEVELOPMENT/DESIGN GUIDELINES

The intent of this section is to blend the commercial parcels with the residential parcels by applying the following design guidelines. This will provide a cohesive development which will support the surrounding communities. The commercial development/design guidelines is presented in the following subsections:

7.1 Site Planning/community integration
7.2 Architecture
7.3 Signage
7.4 Landscaping

7.1 Site Planning/Community Integration

The commercial area will provide a residential connection for vehicular, pedestrian and bicycle circulation as shown in Figure xx, Conceptual Commercial Site Plan. This connection will be integrated into the overall site planning and prior to the final plat of any commercial area the Developer will be required to meet this requirement. The intent is to have a “back door connection” from the residential area providing a safe and esthetically pleasing passage from the neighborhood to the commercial center. The commercial site plan will be required to respond to this connection with a vehicular, pedestrian and bicycle circulation system that connects the two uses and terminates on a outdoor gathering space with seating, shade, water and food as shown in Figure 7.11, Conceptual Neighborhood Plaza. This will create a sense of place and foster good neighborhood socialization.

7.11, Conceptual Neighborhood Plaza
The Rio Rancho Estates commercial area will offer a variety of retail commercial types and services that support the surrounding communities, as well as the property. The following are guidelines to architecture treatments of commercial buildings and spaces:

- The characteristics/theme of the community should be conveyed through the architectural solutions of the commercial area
- Building proportions should be maintained through balance, scale and appropriate theme/style
- The massing of roof forms and detailing shall be characterized in an authentic manner
- At least one “people gathering place” plaza or courtyard should be designed by utilizing the building masses
- Detail at the pedestrian level should create visual interest and enhance the overall theme/style as shown in Figure 7.12, conceptual Pedestrian Level Detail.

7.2 Architecture

The architectural style of the commercial structures located in Rio Rancho Estates may consist of Mission, Arizona Territorial, Southwestern Prairie or Santa Fe Themes.

A comprehensive site plan encompassing all commercial parcels will be submitted as a separate application for the review and approval that will establish the center layout and building mass, specific commercial center theme application, specific architectural design elements relating to established theme, conceptual landscape plan and design application.

7.3 Signage

Signage shall conform to the City of Surprise ordinances and Design Guidelines. Only one monument sign may be located within the property on each commercial parcel. Wall signs must not be larger than 10 percent of the exterior building face and must be constructed of the same materials and color for all tenants within a multi-tenant project. Tenants with a recognized logo/identity may use their font and color palette.

7.4 Landscaping

Landscaping, at a minimum, will fulfill the requirements of City of Surprise code and will be submitted for City review as a part of the Site Plan Approval Process. Landscape materials will be carefully selected from the City’s approved list and will blend with previously constructed landscape improvements on adjacent properties. Trees will be placed at 20 feet on center surrounding the project with three shrubs provided for each tree. A tree will be placed within each parking landscape island also with three shrubs per tree. Vegetative ground cover shall cover 45 percent of the landscapable area of the site. Inert groundcover (i.e. decomposed granite) shall top all landscapable areas to a depth of two inches at finish grade.
Section 8 INFRASTRUCTURE IMPROVEMENTS

8.1 Infrastructure Improvements

Traffic Impact Analysis

A traffic impact analysis has been prepared by Kirkham Michael in support of this Planned Area Development and was submitted to the City in July 2000 for review and approval of the City Engineering Department.

Bus Bays

Public bus routes have not been identified for Rio Grande Boulevard or Happy Valley Road. Therefore, bus bays have not been included as part of the public facilities that may be provided.

Potable Water System

The site is located in the certificated service area of the Beardsley Water Company. A main extension agreement will be executed with the owner and Beardsley Water Authority. A hydrogeological study of the property has been completed to begin the process of obtaining a 100-year assured supply from the Arizona Department of Water Resources (ADWR). Core Group Consultants is coordinating with the Company to design the water system to service this project. All on-site and off-site water distribution lines will be designed and built as per the Maricopa County and the Beardsley Water Company design criteria. Reservoirs will be provided to increase the system capacity to service the development with fire flow capability. Two additional wells will be required to provide additional supply to service the development, and will connect to the existing system to provide increased capacity.

Storm Drainage

Storm sewers are not proposed or needed for this development. Surface water run-off detention facilities will be provided to contain the stormwater generated by a two hour, 100-year storm event. The onsite runoff will be routed through the site utilizing the streets, open space and drainage easements. This onsite drainage will be directed into several grass lined detention basins that have been designed to accommodate the drainage from each of the residential subdivision parcels.

A drainage report will be prepared for the P.A.D. Development Plan and submitted to the City of Surprise for review and approval prior to final plat approval. The retention basins will be sized for a 100 year, 2 hour storm per the Drainage Study manual for Maricopa County.

Private Utilities

All electric, gas, telephone and cable television utilities will be placed underground within public utility easements.

Irrigation

A private irrigation system will be developed to accommodate the landscaping located within the street rights of way. Irrigation water will be supplied primarily through the distribution of the treated effluent.
Section 9 MASTER PLAN DOCUMENTATION

9.1 Master Plan Documentation

Rio Rancho Estates Master Covenants, Conditions, and Restrictions

The developer will create and record a set of Covenants, Conditions, and Restrictions establishing a master home owners association (HOA) which will be responsible for the maintenance of the perimeter theme walls, signage, and landscaping in all common areas and rights of way.

Development Agreement

A development agreement has been prepared in draft form and submitted to the City of Surprise. It will be reviewed and approved in conjunction with this P.A.D. Development Plan prior to the submittal of any Preliminary Plat.
Planned Area Development Amendment

Located generally west of Grand Avenue north and south of Happy Valley Road
Surprise, Arizona

by
Maracay Homes

Submitted June 28, 2004
Revised October 13, 2004
Revised November 8, 2004
Final February 11, 2005
February 11, 2005

Mr. Andy Jochums, Planner II
Planning Division
Community Development
City of Surprise
12425 W. Bell Road, Suite D 100
Surprise, AZ 85374

RE: Rio Rancho Estates Final PAD and Stipulation Responses

Dear Mr. Jochums:

Please find attached to this letter the council approved zoning stipulations for the Rio Rancho Estates P.A.D. Amendment, Case Number PADA04-201. The Case was approved by Ordinance No. 05-04 on January 27, 2005.

Standard Stipulation "B" found in Exhibit "C" of the zoning ordinance requires a written response to each of the stipulations and the P.A.D. document be revised to reflect any applicable stipulations. Following each of the zoning stipulations attached, you will find the Developer's written response to the stipulations and the Developer has revised the P.A.D. document to reflect the applicable stipulations, which you will find herein.

With this submittal to the City of Surprise, we feel all the stipulations for the Rio Rancho Estates PAD Amendment have been addressed or are currently being complied with. If you have any questions in regard to the Final PAD document or the attached responses to the zoning stipulations, please feel free to call me at 480-970-6000.

Thank you for your time and assistance throughout the zoning process.

Sincerely,
Maracay Homes

Tony Widowski,
Land Acquisition
RECOMMENDATIONS: (PADA04-201)

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 Rio Rancho Estates (PADA04-201) 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;

ANY REQUESTS FOR CHANGES TO THIS PAD WILL FIRST BE DETERMINED WHETHER IT IS A MAJOR OR A MINOR AMENDMENT AS DEFINED ABOVE.

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;

THIS STIPULATION IS BEING ADDRESSED BY COMPLYING WITH EACH OF THE STIPULATIONS HEREIN.

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

A SEPARATELY APPROVED DEVELOPMENT AGREEMENT WILL DIRECTLY ADDRESS THE CONSTRUCTION OF THE INFRASTRUCTURE FOR RIO RANCHO ESTATES.

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.

THIS RESPONSE LETTER WILL BE ATTACHED BEHIND THE FRONT COVER OF THE APPROVED FINAL PAD.

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:

RIO RANCHO ESTATES WILL BE DEVELOPED IN CONFORMANCE WITH THE DESIGN GUIDELINES WITHIN THE APPROVED PAD AS DRAFTED IN COMPLIANCE WITH THE CITY DESIGN GUIDELINES SECTION OF THE ZONING ORDINANCE.
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;

ALL INTENTIONS OF SHOWING OPEN SPACE WITHIN A P.A.D. PLAN IS TO ENSURE GENERAL CONFORMANCE OF THE DEVELOPER WITH THE PLAN PROVIDED. THIS CONFORMANCE WITH THE OPEN SPACE SHOWN IN UNDERSTOOD.

g) The conflict in the narrative regarding sewer service on pages 5 and 6 shall be corrected so that it is clear that only the original parcels of Rio Rancho Estates may sewer to the temporary wastewater facility. The additional 40 acres, shall sewer to a permanent wastewater facility;

ADDITIONAL NARRATIVE HAS BEEN ADDED TO THE P.A.D. SO IT IS CLEAR THAT ONLY THE PORTION NORTH OF HAPPY VALLEY ROAD HAS AUTHORITY TO SEWER TO A TEMPORARY WASTEWATER TREATMENT FACILITY. THE NARRATIVE CLEARLY STATES THE ADDITIONAL 40 ACRES WILL SEWER TO A PERMANENT FACILITY.

h) The lighting standard for the project shall be subject to further review and approval by the Community and Economic Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first final plat approval;

DEVELOPER WILL COMPLY WITH THE ABOVE STIPULATION.

i) A drainage report for the Rio Rancho Estates project shall be reviewed and approved prior to Planning and Zoning Commission approval of the preliminary plat;

DEVELOPER WILL COMPLY WITH THE ABOVE STIPULATION.

j) All local roadways within the project to be designed with a 32’ paving width from back of curb to back of curb, with a 4’ landscape strip and 5’ sidewalk on each side;

THE LOCAL CROSS SECTION PROVIDED IN THE P.A.D. HAS BEEN REVISED TO REFLECT THE ABOVE STIPULATION.

k) The full length of Rio Rancho Boulevard will provide right of way for an alternative street cross section allowing four lanes with a landscaped median unless a traffic report approved by the City Engineer permits a lesser cross section (i.e. Two lanes with a turning lane) for the residential portion of the boulevard;

A TRAFFIC REPORT HAS BEEN SUBMITTED FOR APPROVAL WHICH CALLS OUT A SPECIFIC PORTION OF RIO RanCHO BOULEVARD WHICH WILL ONLY REQUIRE TWO LANES WITH A MEDIAN, THE SOUTHERN PORTION. THE NORTHERN PORTION OF THE ROAD WILL PROVIDE FOUR LANES WITH A MEDIAN. SEE TRAFFIC REPORT FOR MORE DETAILS.

l) Applicant to indicate on the Rio Rancho Land Use Map that potential future vehicular access points will be provided linking roadways to the adjacent land to the
north and southeast of the commercial, similar to that as shown on the attached exhibit; and

THE RIO RANCHO ESTATES PAD LAND USE MAP AND CIRCULATION MAP HAVE BOTH BEEN REVISED TO REFLECT THE POTENTIAL CROSS ACCESS EASEMENTS OF THE ADJACENT COMMERCIAL PARCELS.

m) The applicant intends to submit an application for Permit to Use State Highway Right of Way to the Prescott District of Arizona Department of Transportation for approval of two (2) Grand Ave access points generally located at the intersection of Grand Av and Rio Rancho Boulevard and between commercial parcels 10 and 12 as shown on the attached exhibit. Elimination of either or both access points due to a denial of said permit shall require a minor amendment to this PADA.

THE DEVELOPER HAS BEEN IN CONVERSATION WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION PRESCOTT DISTRICT IN REGARD TO THE TWO ACCESS POINTS OUT TO GRAND AVENUE. ADOT STAFF IS CURRENTLY REVIEWING THE TRAFFIC REPORT FOR THE RIO RANCHO ESTATES PROJECT. UPON COMPLETION OF THEIR REVIEW AND THE PROPERTY OWNERS DESIRE TO MOVE FORWARD WITH DEVELOPMENT OF THE ADJACENT PARCELS OF RIO RANCHO ESTATES TO GRAND AVENUE, THE DEVELOPER WILL FORMALLY REQUEST A RIGHT OF WAY PERMIT FROM ADOT PRESCOTT DISTRICT.

n) All residential units shall have a hot water recirculation system installed.

THE DEVELOPER WILL COMPLY WITH THIS STIPULATION.
Mr. Andy Jochums, Planner II  
Planning Division  
Community Development  
City of Surprise  
12425 W. Bell Road, Suite D 100  
Surprise, AZ 85374

RE: Rio Rancho Estates

Dear Mr. Jochums:

This is an application to amend the existing Planned Area Development for approximately 194 acres located just southwest of the Highway 60 at the 183rd Avenue alignment to add approximately 40 acres to the development and to slightly adjust the densities of the approved planned area development.

The City Council originally annexed the project into the City of Surprise and rezoned it from R1-43 to Planned Area Development in April of 2001. The rezoning action was approved as Ordinance No. 00-27. The original PAD was approved for a residential density of 6.1 dwelling units per acre and a total of 906 units. The residential designations were also broken down into three (3) different categories including Low Density Residential, Medium Density Residential, and Medium-High Density Residential with density caps of 3.4 dua, 7.5 dua, and 12 dua respectively. The approved plan also provided approximately 23.8 acres of open space or approximately 16% of the residential portion of the project.

Since the original rezoning approval, the project has been studied more thoroughly to determine existing flows and floodplain areas versus the approved lot count. During the analysis, it has been found that because of the existing flows and floodplain area on the site and necessary mitigation measures, the approved lot count and open space needs to be adjusted. The amount of open space has been increased thus reducing the approved lot count and the overall density of the project.

Maracay Homes has adjusted the land plan keeping with the intent of the approved PAD including the collector, Rio Rancho Boulevard running through the project, three (3) different residential land use categories, internal open space, neo-urbanism characteristics, and pedestrian linkages throughout including to the commercial property. To build on the existing PAD, keep the residential density mixes compatible to a sustainable community, Maracay Homes has added approximately forty (40) acres directly south of the project on the south side of Happy Valley Road. This south forty (40) was annexed into the City in October of 1988 as Ordinance No. 88-22 with a zoning of R1-43. The inclusion of the additional 40 acres will allow for a smoother transition of
residential densities, a better mix of product and a more compatible transition from the existing developments on the south to the commercial property and Highway 60.

The new residential lot mix for the development will consist of a 6-pack auto-court product with a maximum density of 10 dua, a 2-pack/2-lot configuration with a maximum density of 7.0 dua and a traditional single-family products with 3 different lot sizes compatible with what is already approved including; 48'x110', 58'x115', 68'x120'. The lot sizes 58'x115' and 68'x120' will be exclusively on the south 40 parcel.

The original PAD was in conformance with the City of Surprise General Plan and the proposed amendment is also in conformance with the General Plan. The portion north of Happy Valley Road is designated as Medium Density Residential (MDR) 5-8 dwelling units per acre with a target density of 6.5 dwelling units per acre and the portion south of Happy Valley Road is designated Suburban Residential (SR) 1-3 dwelling units per acre.

The open space has been increased to accommodate the existing flows as well as mitigate the floodplain area. The original amount of open space was approximately 23 acres, or 16% of the residential property. While open space calculations are still being done, the approximate open space acreage and percentage for the proposed PAD amendment is approximately 45 acres and 24% respectively. This includes the 40 acre addition to the PAD.

You will find the following PAD booklet a true amendment to the approved PAD in that the original concept and theme of the Rio Rancho Estates has been kept and just amended to reflect the changes discussed above. Maracay Homes is very excited about developing a land plan that will accommodate all the wants and needs of the City and approved Planned Area Development while still being able to create a lot mix that works with the existing residents as well as what is approved. Please take time to review the PAD Amendment Application per the existing PAD and the current City Standards. Because it is only a PAD Amendment and not a brand new zoning case, it is our hope the application will move forward in an expedited fashion. If Maracay Homes can help in moving the case forward in anyway, please let us know. Thank you for your review time and comments.

Sincerely,
Maracay Homes

Tony Widowski,
Land Acquisition
Development Consulting Team

DEVELOPER / OWNER
Maracay Homes
15160 North Hayden Road Suite 200
Scottsdale, Arizona 85260
Todd Weber, VP Land Acquisition
480-970-6000
480-970-8899 fax

CIVIL ENGINEERING & HYDROLOGY
Hoskins Ryan Consultants
3003 North Central Avenue, Suite 1500
Phoenix, Arizona 85012
(602) 252-8384
(602) 252-8385 fax

SURVEYOR
Core Group Surveying Ltd.
3743 North 24th Street
Phoenix, Arizona 85016
(602) 954-7768

(ORIGINAL PAD) LAND PLANNING & LANDSCAPE ARCHITECTURE
Neill/Veccia & Associates
3295 N.Civic Center Blvd., Suite 11
Scottsdale, Arizona 85251
(480) 949-7127

COMMERCIAL OWNER
Summer Winds L.L.C.
4808 E. Calle Feliz
Phoenix, Arizona 85018
Excel Investment Company
Carol Vernon
(602) 977-2656
(602) 977-2686 fax
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9.1 Master Plan Documentation
Section 1  INTRODUCTION

The Introduction of the Rio Rancho Estates Planned Area Development Plan provides an overview of the proposed project and its geographical setting in the City of Surprise. The Introduction is presented in the following four subsections:

1.1 Proposed Project and Entitlements
1.2 Property Location and Legal Description
1.3 Property Annexation
1.4 Property Ownership

1.1 Proposed Project and Entitlements

Rio Rancho Estates is a proposed master planned community of mixed residential and commercial uses requesting amendment to the Planned Area Development (PAD) originally annexed and rezoned from R1-43 to Planned Area Development in April of 2001 by the City of Surprise City Council. The rezoning action was approved as Ordinance No. 00-27. The application is being submitted to the City of Surprise with a formal request for the review and approval of the Land Use Master Plan through the Major PAD Amendment zoning process. The project is generally located on the west side of Grand Avenue north and south of Happy Valley Road. The site includes the assemblage of several parcels to comprise an approximate 233-acre tract.

Through the application process, the project development team has reviewed existing site conditions and surrounding area to establish a thoughtful approach for the future development of Rio Rancho Estates. A thorough analysis of the existing 2020 General Plan, the recently amended 2020 General Land Use Plan, existing land use patterns, and Single Family Design Guidelines (SFR) has provided strong guidance in the design and refinement of the land use master plan and Major PAD Amendment document that has been submitted for your careful consideration. A summary of the development program includes a mix of employment and residential use.

The intent of the PAD designation would allow the development of a mixed-use community that embraces the principles of neo-traditional neighborhoods and provides a balance of land uses. Employment uses are located upon Grand Avenue to leverage vehicular access, visibility and provide a transitional buffer between the highway and residential areas. The Commercial acreage is contained on 39.5 acres, located on Grand Avenue, which could provide approximately 300,000 square feet of commercial/office/retail space. The commercial acreage and parcels are not being amended from what is currently approved.

The proposed circulation system plan has been carefully designed to provide a high level of internal vehicular mobility and provide opportunity for effective alternative modes of transportation. This PAD application for rezoning includes a proposed, three-tier internal circulation system consisting of the Rio Rancho Collector Street, a minor collector street loop and local residential streets. The collector roadway includes a trail/bike way that has been augmented by an adjoining landscape strip with extensive plant material coverage. The secondary circulation tier consists of a continuous vehicular and pedestrian circulation system that provides access from parcel to parcel.

Rio Rancho Estates
Planned Area Development Amendment
City of Surprise, AZ

Maracay Homes
1.2 Property Location and Legal Description

Rio Rancho Estates is generally located on approximately 194 acres in the Southeast Quarter of Section 3 of Township 4 North, Range 2 West of the Salt River Base and Meridian and on approximately 38 acres in the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona as shown in Figure 1, Project Location Map.

1.21 PROJECT LOCATION MAP, PAGE 3

1.3 Property Annexation

The 233-acre property is currently located within the City of Surprise. The 194.3 acres north of Happy Valley Road were most recently annexed when the property was originally zoned in 2001.

1.4 Property Ownership

The 194.3 acre property is owned by Summer Winds LLC., a limited liability corporation registered in the State of Arizona. Summer Winds intends to construct the appropriate infrastructure to provide development parcels to several homebuilders and commercial developers. The development parcels will consist of land areas that are served with both potable water and sewer service. The specific homebuilder or commercial developer will then prepare and file Preliminary and Final Subdivision Plat maps for each parcel or phase and construct the necessary on and off-site improvements. Maracay Homes is currently proceeding with that development process and is requesting an amendment to the currently approved PAD to add the vacant forty (40) acres directly south of Parcel 5. Even with the addition of 40 residential acres, the density of the proposed overall development plan will decrease from what is currently approved.
Section 2 EXISTING CONDITIONS

The Existing Conditions of the Rio Rancho Estates Planned Area Development Plan provides an overview of the existing natural and man-made characteristics and approved plans that have influenced the design and refinement of the project. The Existing Conditions are presented in the following three subsections:

2.1 Natural Characteristics
2.2 Update 2020 General Planning, Land Use and Zoning
2.3 Existing Infrastructure

2.1 Natural Characteristics

The property is currently vacant and is scattered with creosote vegetation. The elevation of the property ranges from approximately 1419 to 1421 feet above sea level. The existing slope of the property ranges from two to three percent and drains from the northwest to the southeast. The only existing natural drainage occurs at the southwest portion of the property where Me’E Wash transects a small portion of the property.

2.2 2020 General Planning, Land Use and Zoning

2.21 2020 GENERAL PLANNING

The property is currently designated as two land use designations in the 2020 Surprise General Plan with the property north of Happy Valley Road as Medium Density Residential (MDR) and the 40 acres south of Happy Valley Road as Suburban Residential (SR). The MDR designation allows a mix of residential uses that range from five to eight units per acre with a target density of 6.5 dwelling units per acre. The SR designation allows for lower density single-family housing with a range of 1-3 dwelling units per acre. The PAD proposal for Rio Rancho Estates complies with the intent of the definitions, as presented below, with gross densities at 5.4 and 2.9 dwelling units per acre for the north and south parcels respectively.

"The Medium Density Residential category may include detached or attached single-family residential developments. This category may also include a mix of single-family homes, duplexes, manufactured, and modular homes. The gross density range for this category is 5 to 8 dwelling units per acre. This category may also include such supporting land uses as neighborhood shops and services, park and recreation areas, religious institutions, and schools. A full range of urban services and infrastructure is required."

"The Suburban Residential category is intended for large-lot single-family housing. Suitability is determined on the basis of location, access, existing land use patterns and natural and man-made constraints. Suburban Residential designated areas range from one – three dwelling units per acre. Limited Neighborhood Commercial is permitted in this category to serve local residents where deemed appropriate by the City."

2.22 EXISTING LAND USE

As stated previously, the entire property is currently vacant. The generalized existing land use pattern surrounding the property is characterized as large lot residential (consisting of single family and modular homes on five acre parcels) on the south side of Happy Valley Road and traditional single-family residential on the south side of Enoch Road, and undeveloped native
creosote desert on the north side of the property. To the west, the land is also vacant and covered with native creosote vegetation. It should be noted that the land on the west side of the property is owned by the Arizona State Land Department (ASLD) and currently leases a portion approximately ½ mile to the west to the Phoenix Raceway. The ASLD is currently contemplating a lease renewal or conceptual planning within this area. To the east, Grand Avenue borders the property and additional large lot residential use is located to the southeast.

2.23 EXISTING ZONING

The existing zoning of the property is Planned Area Development (PAD) designation approved for 6.1 residential dwelling units per acre and commercial for the 194 acres on the north side of Happy Valley Road and R-43, which allows one residential dwelling unit per 43,560 square feet of space (one acre) on the south side of Happy Valley Road. The intent of this proposal is to amend the current Planned Area Development designation by lowering the northern portion from 6.1 to 5.4 dwelling units per acre and including the southern portion into the (PAD) with a residential density of 2.9 dwelling units per acre. The PAD will provide the flexibility to master plan the property as an integrated unit rather than a piece-meal approach to create a cohesive living and working community for the City.

2.3 Existing Infrastructure

2.31 POTABLE WATER

The Beardsley Water Company is the certificated potable water provider for the property and is responsible for determining the 100-year assured supply. The company currently maintains an existing six inch water line within the right of way of Happy Valley Road. The existing system will require upgrading and is discussed in Section 4.9, Infrastructure Improvements.

2.32 SANITARY SEWER

The property is currently not served with a sanitary sewer collection and treatment system. Based on the residential density and employment intensity of the project, the developer is looking at alternatives to sewer the site. An existing Preannexation Development Agreement approved by the City Council in 2001 allows the developer to design and construct a central sewage collection system and treatment facility on a 5 acre parcel zoned I-2 south west adjacent to Happy Valley Road. The treatment plant will be designed to accept and treat wastewater from the portion of development north of Happy Valley Road with the ability to expand to service adjacent areas if permitted by the City.

The Developer (or a party(ies) designated by the Developer) will be responsible for permitting, design, operation, maintenance and repair of the wastewater treatment plant. The treatment plant will be used by the property until the City sanitary sewer system has extended to within one (1) mile of the treatment plant, at which time the property will extend the sewer system to connect into the City system and decommission and remove the treatment plant. The Developer will also provide $171,000.00 to the City for sewer line extension to the site.

The Developer (or parties designated by the developer) are entitled to collect all fees from third parties developing the property as permitted by the Arizona Corporation Commission for provision of sewer service. The City will still charge the Developer or any builder requesting a permit the applicable impact fees for sewer lines or wastewater treatment during the operation of the temporary treatment plant for construction and eventual connection to the City's future wastewater treatment plant.
The above temporary sanitary sewer treatment is currently controlled and regulated by an existing Preannexation Development Agreement approved by the City Council in 2001. The south 40 acres will not be sewer to the temporary sanitary sewer treatment plant. This parcel will be sewer to the City's Regional Waste Water Facility #3 which is currently being planned approximately 3 to 4 miles to the south of the parcel. If the facility is not ready in time for the development of the parcel, alternative sewer methods will be coordinated with the City and Maricopa County.

The other sewer alternative, is to participate in the design and construction of the Regional Waste Water Facility for Special Planning Area #3 to provide sewer service for all of Rio Rancho Estates to the City Facility or an interim facility located on the Regional Site. This alternative is still being investigated and coordinated by all the affected parties.

2.33 UTILITIES

The property is served with existing electrical power by Arizona Public Service (APS) and telephone service by (Qwest) along the Grand Avenue and Happy Valley Road rights of way. These systems will require upgrading to serve the buildout needs of Rio Rancho Estates. Cable television is provided by Cox Communications and will be extended as the property develops. Southwest Gas provides natural gas service with an existing system located within the right of way of Grand Avenue.

2.34 ROADWAYS

The property does not contain an existing internal roadway network. Grand Avenue, which forms the northeast boundary of the property is a principal arterial with a 153 foot right of way. Approximately 1,400 feet of property frontage is located along Grand Avenue. Happy Valley Road forms the southern property boundary and is an arterial roadway, but only contains a two lane cross section at the present time. Grand Avenue is a principal arterial roadway that historically has linked downtown Phoenix with the northwest valley communities, ultimately connecting with Interstate 40 east of Kingman. The roadway carries a significant amount of vehicular traffic and is a limited access roadway.

Section 3  PLANNING PRINCIPLES/ PHILOSOPHY

The Planned Area Development of the Rio Rancho Estates Planned Area Development Plan provides a discussion of the land use planning elements of the project. The Planned Area Development is presented in the following two subsections:

3.1 Neighborhood/Community Integration
3.2 Planning Principles

3.1 Neighborhood/Community Integration

The Rio Rancho PAD has been carefully considered in an effort to conform to the adopted plans and policy of the City. The general area is designated by the 2020 General Plan as "Medium Density Residential" and "Suburban Residential". The "MDR" category has a target density of 6.5 dwelling units to the acre and the "SR" category has a range of 1-3 dwelling units to the acre. Furthermore, the 2020 General Plan identifies the area of Jomax Road and Grand Avenue as a "Growth Area" node. This project falls within this growth area, and is programmed by the plan for a variety of land uses that could generally be described as having a moderate to high intensity levels. This project is consistent with the goals established by the general plan, and will serve as
supporting residential land use area for nearby employment opportunities and for the substantial commercial core area immediately to the north.

A key planning principle, as identified below, (Section 3.2) is the integration of this project at Community level, relating to future complementary land uses of moderate intensity within the area. This application also considers the importance of the internal neighborhood integration and establishing a sense of community for future residents of this project.

Careful consideration has been given to the architectural and planning design elements of open space. The open space tracts have been integrated into the development for all the residents to be within walking distance to a park area. Pedestrian links have been provided for various parcels to have access to different open space areas to allow the residents to have more than one recreational option. Pedestrian links are also being provided between the residential and commercial areas. The single-family cluster development has been strategically located near large open space tracts to take advantage of recreational opportunities and social interaction.

The existing off-site flows that currently traverse the site are being channelized and carried along the western border of the site to the Me' Wash but will also be planned and designed to accommodate a multi-use trail and other recreational opportunities.

The Commercial center is designed and orientated with a direct "back door" pedestrian path connection through an open space corridor area immediately to the rear of the shopping center. These open space elements are intended to increase pedestrian activity to and from the commercial areas, thus increasing opportunities for street interaction of residents. It further intended that providing a connection will establish a sense of community ownership of the pedestrian plazas and gathering places within the commercial areas, thus providing a stronger sense of place and of neighborhood. (See 3.11, Conceptual Commercial Site Plan Page, 7)
CONCEPTUAL COMMERCIAL SITE PLAN

Rio Rancho Estates
3.2 Planning Principles

The challenge of this application is to adhere to both the Medium Density Residential and Suburban Residential Land Use Designation in the general plan with regard to minimum density thresholds (Minimum – 5 DUPA / Target – 6.5 DUPA and a minimum of 1 and maximum of 3 DUPA respectively), and with the Single Family Residential Guidelines. The Developer will comply with principles established within the SFR design Guidelines adopted by Surprise and additional criteria established within this PAD. This application provides the parameters for this project to establish a dynamic and varied neighborhood that will fully adhere, to the extent possible, to the governing principles of the Surprise 2020 General Plan and to the Single Family Design Guideline documents.

The key planning principles that have guided the planning program for Rio Rancho Estates includes the following:

- Ensure that Rio Rancho is in conformance with the permitted land uses and densities specified by the 2020 General Plan.
- Apply the Single Family Guideline Principles and identify the necessary lot mix design criteria.
- Locate employment uses adjacent to Grand Avenue to capitalize on the visibility and traffic of the principal arterial roadway.
- Locate an internal collector roadway that will transport vehicular traffic to the external network in a functional, yet aesthetic manner.
- Integrate an internal local street network that respects the existing topography and allows multi-modal access in a safe manner.
- Develop a meaningful open space system that is functional, provides connectivity and recreation opportunities for community residents.
- Provide an efficient and safe wastewater collection and treatment system until such time that municipal service reaches the project.
- Establish a unique identity and image for Rio Rancho Estates using appropriate monumentation at gateways and verdant, drought tolerant landscaping within right of way and open space areas.
- Incorporate an architectural palette of appropriate building forms and facades based on Ranch Territorial, Mediterranean, Spanish Colonial and Desert Contemporary.
Section 4  MASTER CONCEPT PLAN/LAND USE SUMMARY

The Concept Development Plan of the Rio Rancho Estates Planned Area Development Plan describes the land use, recreational, design and development intent for the project. The Concept Development Plan is presented in the following subsections:

4.1 Master Plan Narrative Summery
4.2 Master Plan/ Land Use Data
4.3 Parcel descriptions (1-18)
4.4 Open Space (Tracts a-u)

4.1 Master Plan Narrative Summery

The Conceptual Land Use Plan, based on the PAD R1-5, R-2, C-2 and I-2 zoning designations has been prepared to illustrate the location and designation of these land uses within Rio Rancho Estates. A total of 926 dwelling units and over 300,000 square feet of commercial space are projected at full buildout of the project based on the residential, employment and open space land uses.

The original PAD application called for 906 residential units over approximately 149 acres where the amended PAD keeps the same intent of the residential mix but calls for 926 residential units over approximately 188 acres, increasing the residential property by approximately 39 acres.

The goal of this application is to establish an appropriate quantity of supporting neighborhood commercial development. Provide an appropriate balance of single-family cluster development and single family unit mix, establish diversity in residential architectural treatment, and provide an appropriate lot size mix to be applied throughout the conventional single-family parcels (Parcels 1& 6)

4.2 Master Plan/ Land Use Data

4.21 CONCEPTUAL LAND USE MASTER PLAN (FIGURE 3, PAGE 10)
### 4.22 MASTER PLAN DATA TABLE

<table>
<thead>
<tr>
<th>Parcel/Tract</th>
<th>Land Use Type</th>
<th>Acreage</th>
<th>Density</th>
<th>FAR</th>
<th>Dwelling Units</th>
<th>Space</th>
<th>Population</th>
<th>Employees</th>
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<tr>
<td>1</td>
<td>Medium Density Residential</td>
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<td>Medium Density Residential</td>
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<td>NA</td>
<td>491</td>
<td>NA</td>
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<td>3</td>
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<td>23.3</td>
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<td>NA</td>
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<td>4</td>
<td>Medium Density Residential</td>
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<td>5</td>
<td>Medium Density Residential</td>
<td>29.1</td>
<td>5.2</td>
<td>NA</td>
<td>152</td>
<td>NA</td>
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<td>6</td>
<td>Low Density Residential</td>
<td>38.8</td>
<td>2.99</td>
<td>NA</td>
<td>116</td>
<td>NA</td>
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<td>7</td>
<td>Commercial</td>
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<td>0.20</td>
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<td>49</td>
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<td>22,651</td>
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<td>45</td>
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<td>10</td>
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<td>11</td>
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<td>12</td>
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<td>13</td>
<td>Commercial</td>
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<td>87,120</td>
<td>NA</td>
<td>174</td>
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<td>14</td>
<td>Commercial</td>
<td>5.5</td>
<td>NA</td>
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<td>47,916</td>
<td>NA</td>
<td>96</td>
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<td>15</td>
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<td></td>
</tr>
<tr>
<td>16</td>
<td>Temporary Sanitary Sewer Open Space/Retention (Already Included In Acreage)</td>
<td>5.0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>49.6</td>
<td>NA</td>
<td>NA</td>
<td>926</td>
<td>303,178</td>
<td>2,612</td>
<td>606</td>
</tr>
</tbody>
</table>

Revised Source: Maracay Homes; September 2004

FAR-Floor Area Ratio
Population-Based on 2.82 persons per household unit
Employment-Based on 500 square feet per employee

### 4.3 Parcel Descriptions (1-16)

**Parcel 1** is a 40.9-acre area located at the southwest corner of Rio Rancho Estates, on the west side of Rio Rancho Blvd. It will be developed with a single-family detached product at a density of 4.36 dwelling units per acre yielding a total of 178 dwelling units. The specific design and development of this medium density parcel will be regulated by the provisions of this PAD.

**Parcel 2** is a 37.4-acre area located at the northwest corner of Rio Rancho Estates and west of the drainage wash. It will be developed as a two-pack/z-lot configuration, one and two-story product at an approximate density of 4.65 dwelling units per acre. The yield on this parcel is 174 dwelling units. Typical two-pack products yield a minimum lot size of 42/52 feet by 90 feet. These two-packs are located in a setting that provides surrounding open space pedestrian access from the northwest corner of the project to the very southern end of the project because a good portion of the drainage wash is within this parcel. The specific design and development of this medium density parcel will be regulated by the provisions of this PAD.

**Parcel 3** is a 23.3-acre area located at the north end of Rio Rancho Estates west of Rio Rancho Blvd and east of the drainage wash. It will be developed with an attached or detached cluster, one
and two-story product at an approximate density of 7.7 dwelling units per acre. The yield on this parcel is 180 dwelling units. Typical clusters of residential dwelling units measure 190 feet by 100 feet and contain six structures as shown on 5.35, Conceptual Cluster Housing Plan View. These clusters are located in a setting that provides a rear load garage and front door access from the street. Because the front door access is separate from the garage, it will provide surrounding open space and an internal circulation area. The specific design and development of this medium density parcel will be regulated strictly by the provisions of this PAD.

Parcel 4 is a 18.7-acre area located at the north end of Rio Rancho Estates on the east side of Rio Rancho Blvd. It will also be developed with an attached or detached cluster, one and two-story product at an approximate density of 6.8 dwelling units per acre. The yield on this parcel is approximately 126 dwelling units. Typical clusters of residential dwelling units measure 190 feet by 100 feet and contain six structures as shown on 5.35, Conceptual Cluster Housing Plan View. These clusters are located in a setting that provides a rear load garage and front door access from the street. Because the front door access is separate from the garage, it will provide surrounding open space and an internal circulation area. The specific design and development of this medium density parcel will be regulated strictly by the provisions of this PAD.

Parcel 5 is a 29.1-acre area located at the southeast corner of Rio Rancho Estates and east of the drainage wash and north of Happy Valley Road. It will be developed as a two-pack/z-lot configuration, one and two-story product at an approximate density of 5.2 dwelling units per acre. The yield on this parcel is 152 dwelling units. Typical two-pack products yield a minimum lot size of 42/52 feet by 90 feet. These two-packs are located in a setting that provides open space and pedestrian access from the neighborhood park to a pocket park in the southeastern corner of this parcel. The specific design and development of this medium-density parcel will be regulated by the provisions of this PAD.

Parcel 6 is a 38.77-acre area located at the south end of Rio Rancho Estates, on the south side of Happy Valley Road between the 183rd and 185th alignments. It will be developed with a single family detached product at a density of 2.99 dwelling units per acre yielding a total of 116 dwelling units. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of this parcel.

Parcels 7 through 14 are located along the frontage of Grand Avenue or on the west side of the background collector road. These parcels are intended to be developed for retail and service commercial uses. These parcels range in size from 1.8 to 10.0 acres and have the ability to provide over 300,000 square feet of space and generate over 600 jobs. The performance criteria within the City of Surprise zoning ordinance, C2 zoning and the PAD will regulate the specific design and development of this parcel.

Parcel 16 is a 5 acre area zoned C-3 commercial located south west and adjacent to Happy Valley road. Directly south of this parcel is the temporary sanitary sewer facility. A temporary plant nursery will initially provide retail and wholesale plant sales as well as providing a buffer to the sanitary sewer to the south.

Parcel 17 is a 5 acre area which will be used specifically for the temporary sanitary sewer until such time that the development can tie into the City of Surprise sanitary sewer system as previously mentioned. When the development connects to the city sewer system the zoning shall become C-3 and this parcel may be sold but will be required to meet the requirements outlined in the PAD.
4.4 Open Space

The open space is strategically located throughout Rio Rancho Estates to provide a meaningful open space network. Approximately 24 percent of the proposed project will be designated as private open space to be dedicated and maintained by the established homeowners association(s). Parcels 1 - 5 have approximately 37.4 acres of open space and Parcel 6 has approximately 7.4 acres of open space.

These tracts will also include a six foot meandering concrete path that will provide opportunities for both pedestrian and bicycle circulation. The path system will be augmented with drought tolerant landscaping to create an inviting community for both residents and visitors. The landscape theme will also extend into the community through the use of streetscaping on Rio Rancho Blvd. The existing off-site flow that currently traverses the site will be channelized along the western boundary and is also being utilized as a multi-use trail and other recreational opportunities to take you from the northwest corner of Rio Rancho Estates to the southwest corner. Additional landscape tracts will be located along the western and southern side of the single-family detached parcels, ranging from eight to 12 feet in width. The perimeter wall treatment and tree/understory plantings will integrate with the streetscape treatment to create a verdant, yet water conserving oasis. Many of the open space tracts will be shared recreation/retention areas. One of the tracts will be developed as a neighborhood park and is located in the central portion of the project site as shown on 6.5, Neighborhood Park Concept Plan. The other tracts are strategically located within Rio Rancho Estates and will provide significant stormwater holding capacity as well as passive and active recreational facilities. Specific activities to be located within larger open space areas could include Volleyball, play structures for tot lots. Picnic ramadas, benches and par-courses (paths with exercise stations at frequent intervals) should also be incorporated in higher elevation areas to minimize stormwater related damage. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of these tracts.

(Refer to section 6 for further details)
## Table 4

### Development Standards

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>6</th>
<th>6</th>
<th>1</th>
<th>2 &amp; 5</th>
<th>3 &amp; 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parcels</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>Low</td>
<td>Low</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Average Lot Area</td>
<td>8,160 sf</td>
<td>6,670 sf</td>
<td>5,280 sf</td>
<td>4,230 sf</td>
<td>3,750 sf</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>3 dua</td>
<td>4 dua</td>
<td>5 dua</td>
<td>7 dua</td>
<td>8 dua</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>68'</td>
<td>58'</td>
<td>48'</td>
<td>42'/52'</td>
<td>N/A'</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>120'</td>
<td>115'</td>
<td>110'</td>
<td>90'</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Front Setback</td>
<td>18'/12'***</td>
<td>18'/12'***</td>
<td>18'/12'***</td>
<td>18'/10'***</td>
<td>10'</td>
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<tr>
<td>Minimum Rear Setback</td>
<td>20'** **</td>
<td>15'** **</td>
<td>15'** **</td>
<td>10'** **</td>
<td>5'</td>
</tr>
<tr>
<td>Minimum Side Setback</td>
<td>5' &amp; 8'**</td>
<td>5' &amp; 8'**</td>
<td>5' &amp; 8'**</td>
<td>5' &amp; 5' detached**</td>
<td>3' &amp; 3' detached 0' &amp; 0' attached</td>
</tr>
<tr>
<td>Minimum Street Side Yard Setback</td>
<td>10'**</td>
<td>10'**</td>
<td>10'**</td>
<td>10'**</td>
<td>10'**</td>
</tr>
<tr>
<td>Maximum Structure Height</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>40'</td>
</tr>
<tr>
<td>Maximum Percentage Lot Coverage</td>
<td>45%</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Product Type</td>
<td>Detached</td>
<td>Detached</td>
<td>Detached</td>
<td>Detached or Attached</td>
<td>Detached or Attached</td>
</tr>
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### Commercial Uses

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<thead>
<tr>
<th>Parcels 7-14</th>
<th>Parcels 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-2</td>
<td>C-3</td>
</tr>
</tbody>
</table>

---

* When rear yards are adjacent to an arterial street, the rear yard setback shall be 30' for two-story residences and 20' for single-story residences.

** Bay windows, fireplaces, and media niches may extend into the setback up to 2' on both sides or 3' on the 8' side.

*** The minimum front-yard setback for side-entry garages or livable space is 10' for the Medium Density Parcel and 12' for the Low and Low/Medium Parcels.
Section 5 RESIDENTIAL PARCELS

5.1 Housing Product Summary

There are two distinct residential land uses envisioned for Rio Rancho Estates. They include single family detached units and multi family cluster housing units. The single family detached and cluster neighborhoods shall be constructed of materials, colors and styles that are harmonious to the Sonoran Desert.

5.12 SUMMARY TABLE

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>% OF TOTAL</th>
<th>UNITS</th>
<th>DENSITY</th>
</tr>
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<tr>
<td>LOW DENSITY RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARCEL 6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached, SFD (Gross Acreage)</td>
<td>39</td>
<td>116</td>
<td>2.99</td>
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<tr>
<td>Open Space</td>
<td>7.4</td>
<td>19%</td>
<td></td>
<td></td>
</tr>
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<td>MEDIUM DENSITY RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARCEL 1,2,3,4, and 5</td>
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</tr>
<tr>
<td>Multi Family Residential, MFR (Gross Acreage)</td>
<td>149</td>
<td>810</td>
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<tr>
<td>Open Space</td>
<td>41.0</td>
<td>27.5%</td>
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5.13 ARCHITECTURAL DESIGN THEMES

The architectural approach for Rio Rancho Estates will provide compatible development with the Sonoran desert environment. Appropriate styles include Ranch Territorial, Mediterranean, and Spanish Colonial among others. The functionality of desert architecture allows light without the heat, indigenous or simple materials to provide shelter, and sustainable landscape placement to mitigate the elements. The placement of the structure on the site, deep recessed windows and doors embody desert architecture. The forms of the buildings are simple yet opportunities exist for ornate detailing. The body of the structure should be addressed with building materials that include stucco, plaster and local rock or brick materials. Accent materials can include ceramic tile, adobe, pre-cast concrete, smooth and split faced concrete block, wrought iron, natural finish metals, native woods and double pane or block glass. The Desert Contemporary exhibits a wide range of natural, soft colors that embody the mountains, rocks and soil. Indigenous vegetation is muted in the desert environment, but spring blooms bring a contrast of color and form that successfully integrate the architecture and site.

CORNER PLOTTING

Corner lot conditions contribute measurably to the overall quality of the neighborhood fabric. Conceptually individual home plans should respond to the positive attributes of the corner lot by designing the architecture in a meaningful fashion as to respect both street frontages.
VARIABLE FRONT YARD SETBACKS
Variation of front yard setbacks will be developed to add variety to the street scene. At least one of every three contiguous lots will have between a three and five foot front yard setback from adjacent houses.

GARAGE PLACEMENT
A variety in garage design locations will be encouraged. Deep recessed, Shallow recessed, rear load and side-entry garage designs will be allowed.

BUILDING ORIENTATION
Residential structures have been oriented as much as possible in a north-south configuration to minimize energy loss. Residential units are encouraged to "flip" elevations and utilize staggered setbacks along the street face. Lotting has been accomplished so that homes only front on local roadways.

BUILDING MATERIALS
All exterior sides of residential structures shall be finished in an acceptable manner. The selected color and texture shall respond to the natural surroundings of the Sonoran Desert. Permitted exterior finish materials include plaster and masonry, adobe, slump, split or decorative block, brick or stone veneer. Each subdivision shall select, at a minimum, three exterior colors that are compatible. In addition, a minimum of four different fascia colors must also be selected that are compatible to the exterior colors.

ROOFING
The use of roof covering materials shall consist of concrete tile or clay tile. At a minimum, four choices of roof tile will be made available in each residential subdivision selected to respond to the colors of the Sonoran Desert. All roof features including overhead screens, shade covers, patio roofs and similar structures are encouraged to be integrated into the main building form. These features, if used, shall also maintain the same material finish and color that matches or is complementary with the main roof. All dormers, vent pipe stacks, flues or other equipment protruding above the roof line must be painted and/or screened to match the roof color.

ACCESSORY BUILDINGS
Accessory buildings are allowed within Rio Rancho Estates, pursuant to the zoning requirements of the City of Surprise. These buildings must be designed with the same architectural style and constructed of the same building materials and color as other adjacent structures within the neighborhood.

WALLS AND FENCES
The side and rear yard of each home will be contained by a concrete block fence. The texture, color and form of the walls shall be compatible with the adjacent building texture and color. The use of stone veneer, brick or metal is encouraged to expand the range of natural forms and to create view walls at appropriate locations. Long continuous lengths of screen wall at uniform heights are discouraged. Perimeter walls are encouraged to vary the height and provide a sense of depth. Under typical conditions, walls shall be a maximum height of six feet, as measured from the adjacent grade and shall conform to City of Surprise Subdivision Ordinances and sight visibility triangle criteria. The final wall plans shall be reviewed and approved by the Director of Community Development. Chain link fencing is prohibited.
Note: Theme wall accent panel will conceptually be provided at 100' O.C. along Rio Rancho Boulevard.

CONCEPTUAL
THEME WALL ELEVATIONS

Rio Rancho Estates
5.2 Single Family Residential – Parcel 6

5.21 BASE PERMITTED LOT SIZE MIX (PARCEL 6)

The Determination Lot Category for parcel 6 is Lot Category A. The Percentage of proposed Lot Category A homes to be developed (50%) exceeds the base of fifteen percent (15%) and, accordingly, the project is required to qualify for a minimum of 42 points from Design List B and Design List D. The PAD will achieve the lot mix and apply the following options per 5.23, Single Family Lot Mix Summary Table.

5.22 BASE PERMITTED DENSITY

In order to achieve the proposed density of 2.99 du/acre in Lot Category A, the PAD is required to achieve a minimum of 42 points. All forty-two (42) points will be achieved pursuant to the Design List options set forth above. All development of the single-family parcels will be required to meet the specific guidelines as determined from the options in Design Lists B and D and chosen in this PAD in order to meet the total minimum points of 42. The Base Permitted Density will be achieved per 5.23, Single Family Lot Mix Summary Table.

5.23 LOW-MEDIUM DENSITY SINGLE FAMILY LOT MIX SUMMARY TABLE

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Min. Lot Size (1)</th>
<th>No. of Lots/Units</th>
<th>Density</th>
<th>% of Sub-Total</th>
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<tbody>
<tr>
<td>A</td>
<td>6,570</td>
<td>60</td>
<td></td>
<td>52%</td>
</tr>
<tr>
<td>C</td>
<td>8,160</td>
<td>56</td>
<td></td>
<td>48%</td>
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<tr>
<td>Total</td>
<td></td>
<td>116</td>
<td>2.99</td>
<td>100%</td>
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</tbody>
</table>

Notes:
1. Lot categories A and C pursuant to City of Surprise Residential Design Guidelines.
2. The Determination Lot Category is lot category A because it is the smallest lot category that exceeds the 15% mix.
3. To achieve the permitted density of 3.0 dwelling units per acre, a total of 42 points from design lists B and D are required.
4. The developer is required to obtain the following min. number of points:
   Design List B: 28 Points
   Design List D: 14 Points
   Total 42 Points
5. Only Parcel 6 is subject to the Single-Family Residential Design Guideline Manual and must adhere to the criteria within this PAD Book established by the point system from Design Lists B & D to meet the total required points of 42.

5.24 SINGLE FAMILY DESIGN CRITERIA

17.28.280 Design list A, 17.28.290 Design List B and 17.28.310 Design List D will blend with the following design guidelines and will be integrated into the PAD. In the event this Planned Area Development Book and the City of Surprise Single-Family Design Guidelines have conflicting information, this Planned Area Development Book shall supersede the City of Surprise Single-Family Design Guidelines.
17.28.280 Design List A. The following requirements shall apply in the event they do not conflict with the Rio Rancho Development Standards and Low-Medium Density Single-Family Lot Mix Summary Table provided previously herein.

A. Percentage of Lot Sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet, the following requirements apply to the entire Residential Development Project. The percentages of the Table in Section 5.23, The Low-Medium Density Single-Family Lot Mix Summary on page 19 of this PAD Book prevail over this Subsection J of this Design List A for the Rio Rancho Estates development.

1. The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories A, B, C, and D in Table 1. shall not exceed 30 percent in any one of such Lot Categories.
2. The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F, and G in Table 1 shall not be less than 30 percent in these three Lot Categories combined.
3. If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table 1, combined, then the 30 percent requirement for Lot Categories E, F, and G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table 1. combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

B. 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 meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1. A storm water retention area;
2. A tract, other than a private street, which is owned and maintained by a homeowners association;
3. A power line corridor, if the corridor is improved and maintained by a homeowners association;
4. A lake;
5. A golf course;
6. A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
7. Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such a 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.

D. 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.
E. 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.

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

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

H. 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.

I. Off-street Parking/Driveway: There shall be space for 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 the back of curb.

J. Lot Category Requirements: See Surprise Single-Family Residential Design Guidelines

K. Setbacks:

1. 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 face of garage door, measured from the 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. See the Development Standards provided on page 15 to confirm compliance with this prevailing PAD.

2. Side Setbacks: The side yard setbacks shown in the Development Standards prevail, but two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story houses must be separated by not less than 12 feet. If any portion of a multi-story house has only one story, the single-story setbacks will apply to the single-story portion of the multi-story house. Non-structural architectural features such as fireplaces, bay windows, and pop-outs may encroach not more than 2 feet into a side yard setback. Patio covers and other similar features may not encroach into a side yard setback. See the Development Standards provided on page 15 to confirm compliance with this prevailing PAD.

3. Corner Side Setbacks: See the Development Standards on page 15 of this PAD Book for the prevailing standards. Any non-addressed items will meet the following
provisions. 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 then 20 feet as measured from the property line for a multi-story house or structure. Additionally, the setback of a multi-story house or structure shall contain sufficient mature landscaping to buffer the house or structure from the street.

4. 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 setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback. See the Development Standards on page 15 of this PAD Book for the prevailing standards.

L. Setbacks for a House or Other Structure Which Abuts an Arterial Street: Notwithstanding subsections A–D above, the following setback requirements shall apply to a house or other structure which abuts an arterial street.

1. The rear setback to a single-story house or other structure which abuts an arterial street in the rear shall be not less than 20 feet as measured from the property line.

2. The rear setback to a multi-story house or other structure which abuts an arterial street in the rear shall be not less than 25 feet as measured from the property line. If the portion of a multi-story house or structure which abuts an arterial street in the rear is single-story, then the rear setback shall be not less than 20 feet as measured from the property line.

3. If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows: (a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20 feet for one and 25 feet for the other; or (b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25 feet for one and 30 feet for the other; or (c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and (d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent houses or structures may have the same rear setback.

4. A non-structural element such as a fireplace, bay window, pop-out, or patio cover may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10 feet from the rear property line for single-story house or structure, or 15 feet from the rear property line for a multi-story house or structure.

5. If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall be not less than 15 feet. The narrowest part of the tract must be 10 feet or greater in width. Not less than 50 percent of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15 feet in width or greater.

6. If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet. For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8 feet and 5 feet, then the 8 feet setback shall be increased to 13 feet and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5 feet.
The following matrix is the Rio Rancho Estates compliance summary with Design Lists B & D of the Single-Family Residential Design Guidelines to meet the required 42 points necessary for the Permitted Density of 3.0 dwelling units per acre.

<table>
<thead>
<tr>
<th>List #</th>
<th>City Design Guideline</th>
<th>Rio Rancho Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>17.28.290 Design List B. The following requirements shall apply to all land to which this Article II applies.</strong></td>
<td></td>
</tr>
<tr>
<td>A.</td>
<td>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.)</td>
<td>1</td>
</tr>
<tr>
<td>B.</td>
<td>Design all corner lots so that the minimum width of each corner lot is at least 10 feet greater than the Minimum Lot Frontage applicable to that lot as shown in the 2 of Table 1; or alternatively, 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.)</td>
<td>2</td>
</tr>
<tr>
<td>C.</td>
<td>On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and D, provide a mix of driveway orientations, e.g., elbow, circular, angled, split, or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike. (3 Pts.)</td>
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<tr>
<td>D.</td>
<td>Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E to achieve a range of variation in front setbacks of at least 10 feet. When calculating the range of variation, the front setbacks of side entry garages and houses in which the living area is in front of the garage may be used. (3 Pts.) Points may not be awarded for both Paragraphs D and E.</td>
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<tr>
<td>E.</td>
<td>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) Points may not be awarded for both Paragraphs D and E.</td>
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<tr>
<td>F.</td>
<td>Design and construct storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)</td>
<td>4</td>
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<tr>
<td>G.</td>
<td>Design and construct landscaped open spaces which are visible from both residential and arteri al streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts.)</td>
<td>2</td>
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<tr>
<td>H.</td>
<td>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.)</td>
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<td>I.</td>
<td>Design and construct some or all of the following in any combination.</td>
<td>2</td>
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<tr>
<td></td>
<td>1. Provide a minimum six feet of separation between the curb and the sidewalk on all arterial and collector streets, and install an 8 foot wide sidewalk; (2 Pts.)</td>
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<td></td>
<td>2. Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association; (2 Pts.)</td>
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</table>
3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25 feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)

4. In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Points shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2, and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.

J. Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; 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. (4 Pts.)

K. Design the Residential Development Project so that, at T intersections, no Residential 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 and intersection from the end of the stem of a T, place one or 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 Lot, 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.)

L. Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., by incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30 feet wide and shall contain a trail to accommodate both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association. (2 Pts. Per access tract, maximum 6 Pts.)

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

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.)

O. Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; at all points where a rail system crosses the road system (rail system crossings. (2 Pts.)

P. Donate land to the City of municipal purposes such as fire station sites, police station sites, City parks, libraries, etc. (2 Pts. For each 15,000 square feet of donated land including any adjacent half streets, total of 10 points possible)
Q. On perimeter walls, provide beams, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself. (6 Pts., plus the ability to construct perimeter walls to a height of 7 feet adjacent to arterial roadways)

R. Throughout a Residential Development Project, utilize neo-traditional planning concepts, such as detached garages, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood, and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks. (1-8 Pts.)

S. Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project. (1-4 Pts.)

**SUBTOTAL POINTS FOR DESIGN LIST B**

35

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**17.26.310 Design List D.** Within a Residential Development Project to which this Article II applies, provide the following which are sufficient in size, quantity, and quality to meet the needs of the residents of the Project:

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<tbody>
<tr>
<td>A.</td>
<td>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 rest 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.)</td>
<td>4</td>
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<tr>
<td>B.</td>
<td>Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise, and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association. (4 Pts.)</td>
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<tr>
<td>C.</td>
<td>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.)</td>
<td>4</td>
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<tr>
<td>D.</td>
<td>Construct and convey to a homeowners association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association. (6 Pts.)</td>
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<tr>
<td>E.</td>
<td>Construct and convey to a homeowners association a large open space corridor, with a minimum width of 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., however points will be doubled each time the minimum and average corridor widths are doubled, up to a maximum of 12 Pts.)</td>
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**Rio Rancho Estates**

**Planned Area Development Amendment**

**City of Surprise, AZ**

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**Maracay Homes**
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<tr>
<td>F.</td>
<td>Provide common area lakes and/or open space natural wetlands, using a source of water other than the City's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association (3 Pts. For each 40,000 s.f. of lake/wetlands area, up to maximum of 12 Pts.)</td>
</tr>
<tr>
<td>G.</td>
<td>Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City. (4 Pts. For each 9 holes, up to 16 Pts.)</td>
</tr>
<tr>
<td>H.</td>
<td>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 minimum, up to a maximum of 10 Pts.)</td>
</tr>
<tr>
<td>I.</td>
<td>Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades, or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association. (4 Pts.)</td>
</tr>
<tr>
<td>J.</td>
<td>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. (2-5 Pts.)</td>
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</table>

**SUBTOTAL OF DESIGN LIST D**

10

**TOTAL POINTS - RIO RANCHO ESTATES SINGLE-FAMILY DESIGN GUIDELINES**

53

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**5.25 SINGLE FAMILY OPEN SPACE TRACTS**

For a detailed description of the single-family open space tracts see section 6, Open Space/Circulation/Development Amenities.
5.3 Medium Density Residential Parcels (Parcels 1-5)

The medium density residential units have the option of being attached or detached and have been strategically placed toward the open space and commercial elements to provide pedestrian connectivity to the adjacent land uses and to encourage neighborhood interaction and street circulation.

5.32 MEDIUM DENSITY DESIGN CRITERIA

The attached and detached cluster residential parcels are located on Parcels 2 – 6 with a small lot single-family subdivision on Parcel 1. Parcels 2 and 5 are considered a two pack lot design or a "Z" lot where the minimum separation between buildings is 10 feet, but this is maintained by allowing the provision of a use and benefit easement along the interior side lot line. The size of the dwelling units is anticipated to range from 1,100 to 2,500 square feet within single story, single dwelling units; two-story, single dwelling units and two-story, duplex units. The exterior architecture is envisioned to be developed with a Ranch Territorial, Spanish Colonial, Mediterranean, or Desert Contemporary theme. Parcels 3 & 4 will also utilize the use and benefit easement and private drives by allowing for small lots in the arrangement of a cluster or a courtyard layout and providing an interior pedestrian courtyard that will create a community ambiance and social area within the overall development. The community character of all medium density parcels will be enhanced by the presence of drought tolerant landscaping. The following is a list of additional design guidelines for the Medium Density Parcels.

Medium Density Residential Design Criteria

All Medium Density projects shall comply with the following design guidelines:
1. Allow of variety of house product options including but not limited to detached standard, courtyard or Z-lot homes, attached townhouses, attached or detached condominiums.
2. The architectural quality and use of materials shall be consistent with the quality and use of materials illustrated in the Single-Family Home Product Design Guidelines.
3. Prohibit more than 4 consecutive attached units, or 4-units within a building.
4. Articulate house products along Street frontages. Articulate front elevations and orientation of houses on adjacent lots.
5. Provide a multiple approach to treating garages. Add variety by changing garage door shapes, types, materials, and locations on the lot (i.e.: garage forward on lot adjacent to garage back on lot).
6. Provide a variety of architectural elevations within an architectural theme. Prohibit the use of same elevations on adjacent lots or across the street from each other.
7. Provide a private courtyard, covered balcony or covered patio for each unit. All upper story units shall provide covered balconies.
8. Encourage the use of covered front porches. Require a covered front porch option on some models.
9. Allow private rear entry drives with rear garage access to units. Rear entry drives shall be owned and maintained by an association, and be a minimum of 20-feet wide. Rear entry drives shall not substitute for public or private street circulation within a project.
10. Prohibit the backing of house products to collector streets. Front, side or angle house products to streets to prevent the use of theme walls along streets.
11. Provide a centrally located open space with common area recreation amenities.
12. Provide common open spaces and tracts that intersect with and are visible from the street.
13. Provide a variety of street patterns such as: rear entry drives, cul-de-sacs, curvilinear, or gated private streets. The City shall approve private street widths and cross sections.
14. Extend pedestrian walkways between internal streets to connect segments of the project and to

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allow easy access to open spaces with recreation amenities.
15. Provide open space and pedestrian access to the primary trail system. Provide pedestrian trail connections to other land uses when practical.
16. Provide entry features at main entrances into the project, such as raised landscape median, decorative pavement, signage with planter boxes, and separate pedestrian entrances.
17. Provide a unifying character theme that ties the architect of the residential units, entrances, open spaces, pedestrian trails and landscaping together.
18. The proportions and details of building architecture and materials must reflect residential character. Special attention shall be paid to the ground floor.
19. Chimneys shall be constructed with materials to match the primary building. Exposed flues are prohibited.
20. Provide patios or balconies for each unit and to add relief in the architectural wall plane elevations. All patios and balconies must be covered and provide optional screening for privacy.
21. Patio covers must be integrated into the building(s). Support posts cannot include exposed wood or metal pipes.
22. Recess doorways to achieve individuality for the units, but not enough to preclude visibility to the front door per Crime Prevention Through Environmental Design (CEPTED).
23. Use arches, gateways, courtyards and roof forms to shelter doorways and create a sense of arrival.
24. Windows shall provide accents by recesses, projections, shadow boxes, planter boxes, sills, awnings (with materials that can take the sun), or shutters.
25. All mechanical equipment, regardless of location, must be screened from view.
26. Parking covers or garages must be designed to be compatible with the primary buildings including the use of some of the detail elements such as fascias to give a finished look. All garages will have closable doors. Colors are to match the primary buildings.
27. Separate accessory structures shall be architecturally consistent in design and materials as the primary buildings.
CONCEPTUAL
CLUSTER HOUSING PLAN VIEW

Rio Rancho Estates
CONCEPTUAL CLUSTER HOUSING ELEVATIONS

Rio Rancho Estates
CLUSTER HOUSING BUILDING
MASS RELATION/PERSPECTIVE

Rio Rancho Estates
6.1 Summary Text

Rio Rancho Estates has been carefully designed to include a linked greenbelt system that connects all of the residential neighborhoods together as described previously. One successful way of accomplishing this is by utilizing the greenbelt wash that will be built to channelize the existing off-site flows that traverse the site. Pedestrian connections for the greenbelt consist of a landscaped path that connects the local street network between parcels and commercial area that ranges in width from 8 to 12 feet. The path will not only link internal tracts with developed open space areas as shown on 6.6, Conceptual Pedestrian Greenbelt, 6.7, Conceptual Greenbelt Park Node and 3.11, Conceptual Commercial Site Plan, but will provide linkage points for future development to the north, south and west. The path system will be constructed of materials ranging from decomposed granite to concrete. The landscaping will be drought tolerant, chosen to complement the palette selected for the open space areas.

In addition to the greenbelt system, Rio Rancho Boulevard and the internal vehicular circulation system have been oriented to maximize the off site views of the surrounding mountains and provide generous landscape tracts as an aesthetic streetscape environment for residents and visitors. These landscape areas complement the reduced pavement cross section in providing a grade separated paved trail system that is linked to the greenbelt system as shown in 6.81, Rio Rancho Boulevard and 6.82, Local Street Section. Several of the greenbelt areas described above have been located adjacent to, or are visible from, the collector road running through the project.

The streetscape is further integrated into many of the parcels through the use of roundabout and terminating cul-de-sacs. The roundabout circulation features allow functional traffic movement without the use of stop sign control mechanisms. The alternative street material provided in both the roundabout and terminating cul-de-sacs provides a visual focal point as well, utilizing a large tree at its center and understory shrubs and groundcover. These focal points assist in softening the visual and climatic impact of street paving as shown in 6.84, Conceptual Cul-de-Sac Plan View.

The sense of security within a community is a very important component. The sense of security is provided in many ways from sensitive landscaping, architectural and hardscape treatments, and promoting social interaction. Sensitive landscaping can assist in keeping important sight lines to front doors and porches open. It also can provide protection of certain areas through the use of trees or shrubs with thorns or spines. The integration of front porches and windows allows for interaction in the front of homes that provide more “eyes” on the street. The strategic placement of windows also provides opportunities to survey the front, back or side yards of the neighborhood to keep it safe. The presence of low walls and view screen fencing is also an important component to keeping sight lines open and visible. The presence of linked pedestrian paths and common open space areas also promotes a sense of community through social interaction and human movement that reinforces the presence of a safe neighborhood. Studies have also shown that neighborhoods that organize a Block Watch Program also benefit in many ways. Neighbors that know each other are more cognizant of irregular activities in their community. The Surprise Police Department operates the Block Watch Program and encourages all neighborhoods to participate.
### 6.2 Overall Development Open Space Table

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACRES</th>
<th>% OF TOTAL</th>
<th>UNITS</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW DENSITY RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARCEL 6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached, (Gross Acreage)</td>
<td>39</td>
<td></td>
<td>116</td>
<td>2.99</td>
</tr>
<tr>
<td>Open Space</td>
<td>7.4</td>
<td>19%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MEDIUM DENSITY RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARCEL 1,2,3,4, and 5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached &amp; Attached,</td>
<td>149.5</td>
<td></td>
<td>810</td>
<td>5.42</td>
</tr>
<tr>
<td>(Gross Acreage)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>37</td>
<td>25%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Open space Acreage includes community park, linear parks, landscape parkways and all common open space areas maintained by the HOA.
2. Roadways are included in the Gross Acreage per Article II SFR Design Guidelines 17.28.210 (G)
CONCEPTUAL
PEDESTRIAN GREENBELT

CONCEPTUAL GREENBELT PARK NODE
Rio Rancho Estates
6.8 Streetscape Design Amenities/Circulation/Entry

The street cross sections are provided as an amenity to establish an extensive landscape application and pedestrian trail system added to the roadway. The integration of open space within the community provides an open feeling while passing through the community. Views into open space corridors and extensive landscape along main roads with trails will encourage people to interact and socialize within the neighborhood and along the open space corridors.

A hierarchy of entry features provides a sense of arrival to Rio Rancho Estates. This hierarchy is comprised of both primary and secondary types based on their location within the project. Primary entry monumentation is located at the intersection of Grand Avenue and Rio Rancho Boulevard as conceptually shown on 6.85, Conceptual Primary Project Entry. The primary gateway to Rio Rancho Estates from Grand Avenue could include the provision of a Mission theme (or other appropriate theme) for the adjacent non-residential structures and the signature project architectural monuments constructed on both sides of Rio Rancho Boulevard. These structures may include a clock tower or other appropriate vertical architectural element. The monuments will integrate the signage for Rio Rancho Estates as well as gazebo shade structures that will enhance the ambiance of the selected architectural style. The streetscape will provide street trees in the center island and on both sides of Rio Rancho Boulevard. As discussed previously, Rio Rancho Boulevard will be constructed to include on-street bike routes and grade separated pedestrian paths.

The secondary gateway to Rio Rancho Estates will occur at the intersection of Rio Rancho Boulevard and Happy Valley Road as conceptually shown on 6.86, Conceptual Secondary Project Entry. The Mission (or other appropriate theme) will be supported through the placement of the architectural monumentation and integral signage on one side of the street. The other side is envisioned to include the gazebo shade structure and signage. The streetscape section of on-street bike routes and grade-separated paths will be the same as discussed above.

In addition to the two major entries to Rio Rancho Estates, Parcels 1.2 and 3 are also envisioned to utilize landscape and hardscape theming to create a sense of identity for the Medium Density Residential products. An alley of street trees, will invite the motorist into the sites at three strategic locations as conceptually shown in 6.87, Conceptual Village Entry Plan View and 6.88, Conceptual Village Entry Perspective. A landscape island will provide a dramatic vista with its mature specimen tree and colorful understory shrub and groundcover massing. The existing provisions of the R1-5 zoning district and the City of Surprise Subdivision Ordinance, SFR Design Guidelines and the PAD will regulate the specific design and development of the entries.
LOCAL RESIDENTIAL STREET

N.T.S.
ENOCHE DRIVE  LOOKING EAST
AND
183rd AVENUE  LOOKING NORTH
N.T.S.
6.9 Landscape Themes

The streetscape of Rio Rancho Estates is envisioned to provide visual and climatic relief from the Sonoran desert. The selected trees will provide an overstory of shade during the summer months that will allow solar insulation during the winter months when the trees lose their leaves. Several species will also provide a significant bloom in the spring to highlight the change of seasons and add visual interest and contrast in the landscape. The understory shrub palette will provide both screening and color for pedestrians and motorists along Rio Rancho Boulevard. Groundcover will be comprised of both vegetative and inert materials to provide a cool and finished dressing along the roadways. The wash that traverses the western boundary of the site will create a unique opportunity to utilize the existing vegetation and transplanting to the wash, including vegetation that is complementary to the existing vegetation while intermingling a multi-modal trail system along the wash. A framework vegetative palette has been initially selected from the City’s approved listing of plant material to embrace the Sonoran desert environment. A preliminary listing of the trees, shrubs and groundcover is presented in 6.91, Rio Rancho Estates Conceptual Landscape Palette. The final landscape palette is anticipated to be enhanced using these species as a common foundation for landscape, streetscape and entry monumentation design.

### 6.91, RIO RANCHO ESTATES CONCEPTUAL LANDSCAPE PALETTE

<table>
<thead>
<tr>
<th>Type</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>Acacia species</td>
<td>Acacia</td>
</tr>
<tr>
<td></td>
<td>Cercidium floridum</td>
<td>Blue Palo Verde</td>
</tr>
<tr>
<td></td>
<td>Cercidium microphyllum</td>
<td>Foothill Palo Verde</td>
</tr>
<tr>
<td></td>
<td>Olneya tesota</td>
<td>Ironwood</td>
</tr>
<tr>
<td></td>
<td>Pithecellobium flexicaule</td>
<td>Texas Ebony</td>
</tr>
<tr>
<td></td>
<td>Prosopis species</td>
<td>Mesquite</td>
</tr>
<tr>
<td>Shrubs</td>
<td>Caliandra species</td>
<td>Fairy Duster</td>
</tr>
<tr>
<td></td>
<td>Dasyliion wheeleri</td>
<td>Desert Spoon</td>
</tr>
<tr>
<td></td>
<td>Encelia farinosa</td>
<td>Brittlebush</td>
</tr>
<tr>
<td></td>
<td>Larrea tridentata</td>
<td>Creosote</td>
</tr>
<tr>
<td></td>
<td>Leucophyllum species</td>
<td>Texas Sage</td>
</tr>
<tr>
<td></td>
<td>Salvia species</td>
<td>Salvia</td>
</tr>
<tr>
<td>Ground cover</td>
<td>Baileya multiradiata</td>
<td>Desert Marigold</td>
</tr>
<tr>
<td></td>
<td>Convolvulus cneorum</td>
<td>Bush Morning Glory</td>
</tr>
<tr>
<td></td>
<td>Verbena species</td>
<td>Verbena</td>
</tr>
</tbody>
</table>


As shown above, the Rio Rancho Estates project exhibits a high degree of environmental sensitivity to the Sonoran desert. The selected palette embodies a substantially native approach that minimizes water usage. Care has also been taken to leverage the native or drought tolerant characteristics with the flowering or foliage characteristics that create an oasis in the desert. In addition, the inclusion of rain harvesting techniques will also be utilized through common roof slope collection points on residential lots; creative pad grading on residential and commercial lots; and retention of stormwater flows to irrigate open space vegetation.
Section 7 COMMERCIAL DEVELOPMENT/DESIGN GUIDELINES

The intent of this section is to blend the commercial parcels with the residential parcels by applying the following design guidelines. This will provide a cohesive development which will support the surrounding communities. The commercial development/design guidelines is presented in the following subsections:

7.1 Site Planning/Community Integration
7.2 Architecture
7.3 Signage
7.4 Landscaping

7.1 Site Planning/Community Integration

The commercial area will provide a residential connection for vehicular, pedestrian and bicycle circulation as shown in Figure 3.11, Conceptual Commercial Site Plan. This connection will be integrated into the overall site planning and prior to the final plat of any commercial area the Developer will be required to meet this requirement. The intent is to have a "back door connection" from the residential area providing a safe and esthetically pleasing passage from the neighborhood to the commercial center. The commercial site plan will be required to respond to this connection with a vehicular, pedestrian and bicycle circulation system that connects the two uses and terminates on an outdoor gathering space with seating, shade, water and food as shown in Figure 7.11, Conceptual Neighborhood Plaza. This will create a sense of place and foster good neighborhood socialization.
The Rio Rancho Estates commercial area will offer a variety of retail commercial types and services that support the surrounding communities, as will as the property. The following are guidelines to architecture treatments of commercial buildings and spaces:

- The characteristics/theme of the community should be conveyed through the architectural solutions of the commercial area
- Building proportions should be maintained through balance, scale and appropriate theme/style
- The massing of roof forms and detailing shall be characterized in an authentic manner
- At least one "people gathering place" plaza or courtyard should be designed by utilizing the building masses
- Detail at the pedestrian level should create visual interest and enhance the overall theme/style as shown in Figure 7.12, conceptual Pedestrian Level Detail.

7.2 Architecture

The architectural style of the commercial structures located in Rio Rancho Estates may consist of Mission, Arizona Territorial, Southwestern Prairie or Santa Fe Themes.

A comprehensive site plan encompassing all commercial parcels will be submitted as a separate application for the review and approval that will establish the center layout and building mass, specific commercial center theme application, specific architectural design elements relating to established theme, conceptual landscape plan and design application.

7.3 Signage

Signage shall conform to the City of Surprise ordinances and Design Guidelines. Only one monument sign may be located within the property on each commercial parcel. Wall signs must not be larger than 10 percent of the exterior building face and must be constructed of the same materials and color for all tenants within a multi-tenant project. Tenants with a recognized logo/identity may use their font and color palette.

7.4 Landscaping

Landscaping, at a minimum, will fulfill the requirements of City of Surprise code and will be submitted for City review as a part of the Site Plan Approval Process. Landscape materials will be carefully selected from the City's approved list and will blend with previously constructed landscape improvements on adjacent properties. Trees will be placed at 20 feet on center surrounding the project with three shrubs provided for each tree. A tree will be placed within each parking landscape island also with three shrubs per tree. Vegetative ground cover shall cover 45 percent of the landscapable area of the site. Inert groundcover (i.e. decomposed granite) shall top all landscapable areas to a depth of two inches at finish grade.
Section 8 INFRASTRUCTURE IMPROVEMENTS

8.1 Infrastructure Improvements

Traffic Impact Analysis

A traffic impact analysis has been prepared by Kirkham Michael in support of this Planned Area Development and was reviewed and approved by the City Engineering Department in July 2000. At the request of the City and because we are amending the PAD to add property Kirkham Michael recently updated the Traffic Impact Analysis to today’s standards and codes and submitted it to the City for review and approval.

Bus Bays

Public bus routes have not been identified for Rio Rancho Boulevard or Happy Valley Road. Therefore, bus bays have not been included as part of the public facilities that may be provided.

Potable Water System

The site is located in the certificated service area of the Beardsley Water Company. A main extension agreement will be executed with the owner and Beardsley Water Authority. A hydrological study of the property has been completed to begin the process of obtaining a 100-year assured supply from the Arizona Department of Water Resources (ADWR). The Developer is coordinating with the Company to design the water system to service this project. All on-site and off-site water distribution lines will be designed and built as per the Maricopa County and the Beardsley Water Company design criteria. Reservoirs will be provided to increase the system capacity to service the development with fire flow capability. Two additional wells will be required either on the Rio Rancho Estates property or on a neighboring property to provide additional supply to service the development, and it will connect to the existing system to provide increased capacity.

Storm Drainage

Storm sewers are not proposed or needed for this development. Surface water run-off retention facilities will be provided to contain the stormwater generated by a two hour, 100-year storm event. The onsite runoff will be routed through the site utilizing the streets, open space and drainage easements. This onsite drainage will be directed into several grass lined retention basins that have been designed to accommodate the drainage from each of the residential subdivision parcels.

The site also takes on a large amount of off-site run-off from the north side of Grand Avenue. This off-site drainage will be channelized at the entrance point of Rio Rancho Estates then routed down the western boundary of the site and exit at Happy Valley Road commingling into the Me’ Wash and down that alignment. This will mitigate current flood areas that exist southeast of the Rio Rancho Estates property including the flows currently traverse the additional 40 acres on the south side of Happy Valley Road.

A drainage report will be prepared for the P.A.D. Development Plan and submitted to the City of Surprise for review and approval prior to final plat approval. The retention basins will be sized for a 100 year, 2 hour storm per the Drainage Study manual for Maricopa County.
Private Utilities

All electric, gas, telephone and cable television utilities will be placed underground within public utility easements.

Irrigation

A private irrigation system will be developed to accommodate the landscaping located within the street rights of way. Irrigation water will be supplied primarily through the distribution of the treated effluent.

8.2 Development Construction Guideline Standards

In an effort to ensure the development quality of Rio Rancho Estates, the provision of guidelines is extremely important. Generally, the following standards and guidelines will dictate the development practices for Rio Rancho Estates as shown below in Table 8.21, Development Standards.

8.21, DEVELOPMENT STANDARDS TABLE

<table>
<thead>
<tr>
<th>Grading, Drainage and Stormwater Management</th>
<th>Maricopa Association of Governments (MAG) Standards and Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Maricopa County Flood Control Standards</td>
</tr>
<tr>
<td>Water Distribution System</td>
<td>Beardsley Water Company</td>
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<td></td>
<td>City of Surprise</td>
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<tr>
<td>Water Distribution (Fire)</td>
<td>City of Surprise</td>
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<tr>
<td>Sanitary Sewer Collection/Treatment System</td>
<td>City of Surprise</td>
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<td></td>
<td>Maricopa County</td>
</tr>
<tr>
<td></td>
<td>MAG</td>
</tr>
<tr>
<td>Street Network</td>
<td>Maricopa County Department of Transportation (MCDOT)</td>
</tr>
<tr>
<td></td>
<td>City of Surprise</td>
</tr>
<tr>
<td>Landscape/irrigation</td>
<td>City of Surprise</td>
</tr>
</tbody>
</table>

HARDSCAPE

The integration of walking surfaces within the subdivision that have been constructed of complementary materials enhances both the architecture and landscape. These surfaces may be constructed of integral color concrete, stained and treated asphalt, precast interlocking pavers, native stone, brick, cobbles, bomanite or combinations of these materials. Painted paving surfaces, other than for traffic control or parking, are prohibited.

OFF-STREET PARKING

The provision of off-street parking is required for all multi-family projects located in the City of Surprise. The City requires that two spaces per unit be included for two, three, and four unit as well as townhouse projects, if street parking is included. The City requires 2.25 spaces per unit for apartment and boarding house uses, again if street parking is provided. If street parking is not provided, the City requires that 2.25 spaces be provided for all of the uses described previously.
9.1 Master Plan Documentation

Rio Rancho Estates Master Covenants, Conditions, and Restrictions

The developer will create and record a set of Covenants, Conditions, and Restrictions establishing a master home owners association (HOA) which will be responsible for the maintenance of the perimeter theme walls, signage, and landscaping in all common areas and rights of way.

Development Agreement Amendment

An amendment to the development agreement to include the additional 40 acres to the south of Happy Valley Road and has been prepared in draft form and submitted to the City of Surprise. It will be reviewed and approved in conjunction with this P.A.D. Development Plan.