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Surprise Foothills East

Planned Area Development

Final PAD

May 2006
Surprise Foothills East

Master Planned Community

Planned Area Development

Original Submittal: July, 2005
Revised Submittal: November, 2005
Final TAC Submittal: December, 2005
Hearing Copy: January, 2006
Final PAD: May 2006

Zoning Case Number:
PAD05-287

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Surprise Foothills East PAD
January, 2006
PLANNED AREA DEVELOPMENT ZONING
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INTRODUCTION AND EXECUTIVE SUMMARY

Surprise Foothills East is an approximately 262 acre proposed Planned Area Development (PAD) located in the City of Surprise. The project is comprised of three non-contiguous properties, including a 160 acre parcel, a 20 acre parcel, and an 82 acre parcel. The 160 acre parcel is a square-shaped parcel generally bounded by the Beardsley Road alignment to the north, 203rd Avenue alignment to the east, Yorkshire Drive alignment to the south, and 207th Avenue alignment to the west. The 20 acre parcel is rectangular parcel located adjacent to the north side of the Union Hills Drive alignment, approximately 1/4 mile east of the 203rd Avenue alignment. The 82 acre parcel is an irregular shaped parcel located along the north side of the Union Hills Drive alignment between the 199th Avenue alignment and east of the 195th Avenue alignment. The subject properties all fall within the City of Surprise jurisdictional limits. Surrounding property generally consist of land owned by the State of Arizona, Maricopa County, and various private land owners.

The Surprise Foothills East PAD is designed to offer a broad mix of housing types, falling within the Low Density Residential (LDR) and Medium Density Residential (MDR) land use designations. The LDR land use category will include a mix of lot sizes, ranging from 58'x115’, 63'x115’, 68’x120’, and 83’x120’. This mix of lot sizes is consistent with the require lot mix as defined within the Surprise Single Family Residential Design Guidelines. The MDR development parcels will include more innovative product types such as auto-court cluster or alley loaded product types. The land use plan includes an overall target density of 3.2 dwelling units per acre. Approximately 831 dwelling units are proposed with a projected population of 2,200 residents. Consistent with the City of Surprise General Plan, the PAD also envisions a small neighborhood commercial center located at the northeast corner of the 203rd Avenue and Yorkshire Drive alignments utilizing the district standards as defined within Section 17.28.070 (C-1 Neighborhood Commercial Zone) within the Surprise Zoning Ordinance. Proposed community amenities include multiple pocket parks and community trails that will connect the various residential development parcels with the Trilby Wash corridor along the northern edge of the property. Scenic view corridors will also be prevalent through the project because of the natural desert wash. Although non-contiguous, the development parcels will incorporate a consistent design theme including the landscape palette, subdivision monument signage, and theme walls to tie the communities together. While unifying design elements will tie the parcels together, the individual neighborhood sense of place for each contiguous parcel will be established through the subdivision design configuration, location of open spaces, pedestrian sidewalks and trails, product type and architectural style.

Ingress and egress to the Surprise Foothills East PAD will occur from various future roadways, including Union Hills Drive, 195th Avenue, 203rd Avenue, 207th Avenue, and the Yorkshire/Beardsley road alignment. Sun Valley Parkway will provide regional access to the roadways identified above. The road alignments proposed as part of this PAD are generally consistent with the proposed road alignment as defined within the future transportation plan for the City of Surprise. The Beardsley Road alignment is proposed to be modified to transition south, connecting to the Yorkshire Drive alignment is order to avoid crossing the Trilby Wash. This alignment has been
discussed and agreed to by City of Surprise transportation staff, as well as the State of Arizona, the land owner immediately west of the property.

Surprise Foothills East has a major wash corridor (Trilby Wash) traversing the northern edge of the property in an east/west direction. The development limits associated with the wash are reflective of the Wittman Area Drainage Master Plan and engineering analysis which provides an initial look at probable development limit lines as necessary to recognize and address the potential for erosion and wash migration. The exact location of the development limit lines will be determined at the time of plat for the individual development parcels and more detailed hydrologic analysis is prepared.
A. LOCATION AND REGIONAL CONTEXT

1. Property Description and Location

Surprise Foothills East is an approximately 262 acre proposed Planned Area Development (PAD) located in the City of Surprise. The project is comprised of three non-contiguous properties, including a 160 acre parcel, a 20 acre parcel, and an 82 acre parcel. The 160 acre parcel is a square-shaped parcel generally bounded by the Beardsley Road alignment to the north, 203rd Avenue alignment to the east, Yorkshire Drive alignment to the south, and 207th Avenue alignment to the west. The 20 acre parcel is rectangular parcel located adjacent to the north side of the Union Hills Drive alignment, approximately 1/4 mile east of the 203rd Avenue alignment. The 82 acre parcel is an irregular shaped parcel located along the north side of the Union Hills Drive alignment between the 199th Avenue alignment and east of the 195th Avenue alignment. The subject properties all fall within the City of Surprise jurisdictional limits. A graphic representation of the Surprise Foothills property and vicinity is provided on Figure 1, Area Vicinity Map.

2. Property Legal Description

The property consists of 262.83 gross acres. The property legal description is provided below. A property boundary map is provided in Appendix A.

PARCEL 503-78-006-B
The Northeast quarter of Section 30, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
157.5370 GROSS ACRES.

PARCEL 503-77-001-B
The South half of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 29, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
4.9559 GROSS ACRES.

PARCEL 503-77-011-A
The West half of the Southeast quarter of the Southwest quarter of Section 29, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
19.9223 GROSS ACRES/19.4225 NET ACRES.

PARCEL 503-77-006-F
The Southwest quarter of the Southeast quarter; the West half of the Northeast quarter of the Southeast quarter; and the West half of the Southeast quarter of the Southwest quarter of Section 29, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
79.4229 GROSS ACRES.
3. Surrounding Property Ownership

The property ownership pattern within the area is provided on Figure 2, *Property Ownership*. Property ownership within the site is owned by various land owners. Property to the east and south is generally comprised of large parcel, private land holdings. Property to the west is owned by the State of Arizona, and property to the north is owned by private land owners and Maricopa County. All surrounding land is presently undeveloped.

4. Regional Facilities

*Figure 3, Regional Facilities Map*, depicts the relationship of Surprise Foothills East to existing fire stations, schools, school district boundaries, libraries, and other facilities in the area.

a. **Municipal Boundaries**

The Surprise Foothills East property is entirely within the City of Surprise jurisdictional boundaries. *Figure 1, Area Vicinity Map* shows the location of the property in relation to the various local and county jurisdictions.

b. **Existing Land Use Plans**

1. **Surprise General Plan**

The Surprise Foothills East property is located within the planning and development jurisdiction of the City of Surprise. The Surprise General Plan Land Use Map identified the property as Low Density Residential (3-5 du/ac) land use designation. The Low Density Residential category is intended for predominately single family detached residential development of up to five dwelling units per acre. In addition to predominately single family residential housing, a mix of duplexes, townhouses, and low rise apartments would also be suitable, provided that the average area does not exceed five dwelling units per acre.

2. **Special Planning Area**

In order to effectively plan for the 228 square mile planning area, five smaller Special Planning Areas are identified within the General Plan. The proposed Surprise Foothills East project is located within Special Planning Area 3 (SPA 3).

SPA 3 is bounded by Jomax Road to the north, Grand Avenue and the McMicken Dam to the east, White Tank Mountain Regional Park to the south, and the Town of Buckeye to the west. The primary goal of SPA 3 is to preserve the White Tank Mountains foothills area on the south side of Sun Valley Parkway. SPA 3 also anticipates taking advantage of the various wash corridors, including the Trilby Wash, by providing greenways and trail connections as future development occurs.

Surprise Foothills East PAD
January, 2006
3. 211th Avenue and Sun Valley Parkway (Growth Area)
This growth area is bounded by the Northwest Valley Landfill on the east, 
Sun Valley Parkway to the south, 219th Avenue to the east, and the Volvo 
Proving Grounds and Luke Air Force Base Auxiliary Field #1 to the 
north. The area is an important residential center for SPA 3 with a mix 
of medium, medium-high, and high-density residential designations. 
Target densities indicate approximately 20,000 people residing in this 
area.

4. White Tank Mountain Regional Park
The White Tank Mountains Regional Park, operated by Maricopa 
County, is located approximately 2 miles to the south of the subject 
property. The main entrance to the park is located at 13025 N. White 
Tank Mountain Road in Litchfield Park, Arizona, 85340. This park will 
be a major recreational amenity to future residents in the area.

c. Regional Transportation Planning

1. Existing and Planned Roads
The Surprise General Plan identifies various existing and planned 
roadways within the area. Sun Valley Parkway is the only existing 
roadway within the area, providing regional access from I-10 to the 
southwest and to other west valley cities to the east. Grand Avenue also 
provides regional access throughout the valley and is located 
approximately 7 miles east of the site. Future planned roadways within 
the immediate area include Union Hills Drive, Yorkshire/Beardsley 
Road, and Deer Valley Road in an east/west direction, and 195th Avenue, 
203rd Avenue, and 211th Avenue in a north/south direction.

The General Plan currently shows Beardsley Road terminating at the 
Trilby Wash. In order to maintain connectivity of Beardsley Road to the 
est, the applicant has worked with the City of Surprise transportation 
staff and the Arizona State Land Department (ASLD controls the property 
to the west), to propose a modified alignment transitioning Beardsley 
Road ½ mile south to the Yorkshire Drive alignment to provide a 
contiguous connection to 195th Avenue. Surprise transportation staff and 
the ASLD have tentatively agreed with the proposed realignment on 
Beardsley Road. Figure 4, Regional Transportation Planning provides a 
graphic representation of the proposed regional roadway alignments in 
the area.

2. Transit Service
There is no existing transit service within the area. Future transit routes 
within the vicinity of the property include routes along 227th Avenue, 
211th Avenue, Sun Valley Parkway, and Deer Valley Road.
3. Bicycle and Multi-Modal Plan
Surprise also includes a bicycle and multi-modal transportation plan within its General Plan. Bicycle lanes are currently provided within Sun Valley Parkway, and are planned along 195th Avenue and 203rd Avenue.

d. Other Land Use Impacts

1. Luke Air Force Base
Surprise Foothills East is not located within a zone of influence of any significant Phoenix metropolitan area civilian airports. The property is approximately 1 ¾ to 2 ½ miles outside and south of the Luke AFB Auxiliary Field #1 2004 65 Ldn, “high noise or accident potential zone”, and partially within the “territory in the vicinity of a military airport” for both Luke AFB Auxiliary Field #1 and Luke AFB, as defined by A.R.S. § 28-8461. Based on the Luke AFB Graduated Density Concept (GDC), this development meets the guidelines of the GDC related to densities. Since the development is in close proximity to the Luke AFB Auxiliary Field #1, it will be subject to approximately 13,000 flight operations per year as low as 1,500 feet above the ground. As such, a notification program consistent with the recommendation defined within the Luke AFB website will be used to provide disclosure to prospective purchasers of property within this development.

2. Volvo Proving Grounds
A 1,200 acre Volvo Proving grounds is located approximately 2 miles to the east of the property. The operations of this facility is not expected to impact the project site and no notification is necessary.

3. Northwest Regional Landfill
The 1,200 acre landfill is located approximately 1/2 miles northeast of the property. The landfill is fairly new and has an 80-year lifespan. Therefore, this use will continue for the foreseeable future. Access to the landfill is from Grand Avenue to the northeast, while access to this development will be from the south. Additionally, the prevailing wind patterns are to the east, and therefore, we do not believe this facility will have any adverse impacts on the proposed development. We do not believe notification is necessary.

4. Arizona State Trust Lands
A substantial amount of Arizona State Trust lands are located within the vicinity of the property. Large tract of State Trust lands are located to the west and north of the property.

e. School Districts
Surprise Foothills East is located in the Dysart Unified School District. The closest public elementary school within the Dysart district is Cimarron Springs Elementary, located approximately 6 miles east of the property. The closest High School is Willow Canyon High School, located approximately 4 miles southeast of the property.
f. **Water and Wastewater Services**

Surprise Foothills East is located within the Special Planning Area 3 (SPA3) in the City of Surprise, Arizona. The project is a member of the West Surprise Landowners Group (WSLG) which is a consortium of landowners who are developing nine (9) individual projects within SPA3. The Surprise Foothills East PAD is to follow the WSLG Potable Water Master Plan and the Wastewater Master Plan prepared by CMX, Inc. which reflects minor revisions to the City Master Plans regarding the specific locations of potable water reservoirs and sewer interceptor lines within SPA3; however, the WSLG Master Plans comply with the overall design criteria cited in the City Master Plans. The Surprise Foothills East PAD water system and sewer conveyance system concepts, design guidelines, and analysis are presented in the Foothills East Master Water Report and the Foothills East Master Wastewater Study, both prepared by Kimley-Horn and Associates, Inc. These studies will identify the on-site water infrastructure necessary for the project and will provide the City of Surprise with updated water demands for the use in its long term planning efforts.

g. **Refuse Collection Districts**

The property and surrounding area is currently vacant and there is no refuse collection service. However, as the property is entirely within the City of Surprise jurisdictional limits, Surprise will provide refuse collection service once development occurs for all residential parcels.

h. **Fire Department**

As the property is located entirely within the jurisdictional limits of Surprise, the city will provide fire service to the property. The closest fire station is Fire Station #2, located approximately 10 miles from the property at Union Hills and Grand Avenue.

i. **Law Enforcement Service**

As the property is located entirely within the jurisdictional limits of the City of Surprise, the city will provide police protection service to the property. The closest police station is located at 13063 W. Bell Road at Dysart Road, approximately 11 miles from the property.
Surprise
Foothills
East
City of Surprise, Arizona

Planned Area Development
Figure 1
Regional Vicinity Map and Municipal Boundaries

Area Map Detail

Date: 05-27-05
Drawn By: KN
Revised:

LVA
Urban Design Studio LLC
Not To Scale
B. Site Analysis

1. Existing Land Uses

Existing land uses on the site consist of vacant desert lands. There are various dirt roads running through the property, and no easements or right-of-way appears in the title commitment. See Figure 5, Existing Land Uses for land use within and surrounding the property.

2. Existing Zoning

The Surprise Foothills East property is currently zoned R1-43. The purpose of the R1-43 zoning district is to provide for the development of single-family detached dwellings and directly related complimentary uses at a very low density. The zone is intended to be strictly residential in character with a minimum of disturbance due to traffic or overcrowding. The property immediately to the north is owned by the State of Arizona, and to the west is Maricopa County-owned land, also zoned R1-43. The properties to the north and east are also zoned R1-43 within the City of Surprise.

3. Existing, Pre-Development Conditions

   a. Topography and Physical Features

   The topography of the Surprise Foothills East properties can be characterized as undeveloped desert rangeland with average slopes of approximately 1%. Site elevations range from 1,390 feet to 1,450 feet above mean sea level (MSL). See Figure 5 for existing topography.

   b. Drainage

   The tributary area of the project consists of a combined watershed of approximately two square miles, which extends south of the project and flows in a northeasterly direction. The flows exit each parcel to the north and confluence with Trilby Wash. Flows which enter the property from the south and southwest originate from the northern slopes of the White Tank Mountains. While low flow drainage paths are well defined, larger flows exceed the capacity of the defined washes and reach the property as sheet flow or braided washes. The Trilby Wash does impact a portion of the project along the northern property boundaries. The development shall comply with the City of Surprise’s floodplain ordinance and the standards of the FCDMC floodplain criteria within mapped floodplains. See Figure 6 for primary drainage corridors.
c. **Soils/Geology**

According to the Soils Survey of Aguila-Carefree Area, Parts of Maricopa and Pinal Counties, Arizona 1986, prepared by the United States Department of Agriculture Soil Conservation Service, two soil types exist within the project area. The project contains Antho Association and Gilman-Antho Association. Antho loam occurs in the southern portions of the site from 0 to 1 percent slopes. Antho is a well-drained soil that is light yellowish-brown and light-brown sandy loam to a depth of 47 inches and reddish-brown light sandy clay loam to a depth of 60 inches. Gilman-Antho loam occur in the central portion of the site and northern portions of the site from 0 to 1 percent slopes. Gilman-Antho is a well drained soil that is yellowish-brown loam approximately 5 inches thick. The underlying material is a light-yellowish brown loam and a very fine sandy loam to a depth of 64 inches.

d. **Vegetation and Wildlife**

The project area is categorized as Sonoran Desertsrub, Mixed Scrub Series. The majority of the project area is moderately vegetated with herbaceous growth, succulents, and woody species. Groundcover is approximately 50 percent in the general area, and approximately 75 percent along the ephemeral washes. Vegetation identified during field reconnaissance consists generally of scattered Creosotebrush and Brittlebrush. Concentrated along the washes are Mesquite and Catclaw Acacia. Sparsely scattered throughout the site are Barrel Cactus, Buckhorn Cholla, Desert Globe Mallow, Saguaro, Beavertail Prickley Pear and Ironwood. A native plant inventory will be completed on the property prior to any development occurring. All required native plant materials, including all native trees exceeding 4” caliper, Saguaro, and other cactus exceed 6’ in height with either be preserved in place, salvaged and relocated, or destroyed if determined not to be salvageable in accordance with State requirements.

Wildlife activity was observed within the project area during field reconnaissance. Small lizards, Gambel’s Quail, Mourning Dove, and Black-tailed Jackrabbits were observed.

e. **Cultural Resources**

The project area is subject to federal antiquities legislation upon application to the Corps for a permit under Section 404 of the Clean Waters Act. Stipulations within Section 404 require compliance with Section 106 of the National Historic Preservation Act as part of the conditions to be met prior to issuance of the permit. Additional state legislation that pertains to the project area includes Arizona Revised Statue (ARS) 41-865.
Section 106 of the NHPA requires the Federal agency responsible for an undertaking to determine whether the undertaking will result in changes to the character or use of properties that meet the criteria for inclusion to the National Register of Historic Places (NRHP). Properties that are included, or are potentially eligible for inclusion to the NRHP are identified through archival studies and field surveys of the project area. The identification of cultural resources within the project area, and the appropriate measures for dealing with adverse effects resulting from the project, will be based in part of an inventory report of the entire project area by a qualified archaeologist or archaeological firm.

The impact to cultural resources by the proposed project can be assessed after a full inventory of the property is completed. This complete field inventory of the property will be required to comply with NHPA. The results of this inventory will not be completed and/or provided as part of this PAD, but will be complete prior to any development occurring on the property.

f. Roads, Rights-of-Way and Utilities
The existing circulation system in the vicinity of the Surprise Foothills East PAD consists of Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. All other roadways in the study area are unimproved and without right-of-way dedication.
C. MASTER PLANS

1. Project Overview

Surprise Foothills East is an approximate 262 acre proposed Planned Area Development (PAD) located in the City of Surprise. The Surprise Foothills East PAD is designed to offer a broad mix of housing types, falling within the Low Density Residential (LDR) and Medium Density Residential (MDR) land use designations. The LDR land use category will include a mix of lot sizes, ranging from 58’x115’, 63’x115’, 68’x120’, and 83’x120’. This mix of lot sizes is consistent with the require lot mix as defined within the Surprise Single Family Residential Design Guidelines. The MDR development parcels will include more innovative product types such as auto-court cluster or alley loaded product types. The land use plan includes an overall target density of 3.2 dwelling units per acre. Approximately 831 dwelling units are proposed with a projected population of 2,200 residents. Consistent with the City of Surprise General Plan, the PAD also envisions a small neighborhood commercial center located at the northeast corner of the 203rd Avenue and Yorkshire Drive alignments utilizing the district standards as defined within Section 17.28.070 (C-1 Neighborhood Commercial Zone) within the Surprise Zoning Ordinance. Proposed community amenities include multiple pocket parks and community trails that will connect the various residential development parcels with the Trilby Wash corridor along the northern edge of the property. As the project consists of three non-contiguous development parcels, each parcel will include open space and recreational opportunities appropriate for the size and scale of the development parcel. Regional trail connection opportunities will also be available along the fringe of the wash corridor as adjacent properties develop along the southern edge of the wash. Scenic view corridors will also be prevalent through the project because of the natural desert wash. Although non-contiguous, the development parcels will incorporate a consistent design theme including the landscape palette, subdivision monument signage, and theme walls to tie the communities together. While unifying design elements will tie the parcels together, the individual neighborhood sense of place for each contiguous parcel will be established through the subdivision design configuration, location of open spaces, pedestrian sidewalks and trails, product type and architectural style.

The Trilby Wash will function as a central theme and major amenity for the community. Trails, natural and improved open spaces, scenic view corridors and recreational opportunities will be provided within the development. The development will also take advantage of views and close proximity to the recreational opportunities provided within the White Tank Mountain Regional Park, approximately 2 mile south of the property.

Ingress and egress to the Surprise Foothills East PAD will occur from various future roadways, including Union Hills Drive, 195th Avenue, 203rd Avenue, 207th Avenue, and the Yorkshire/Beardsley road alignment. Sun Valley Parkway will provide regional access to the roadways identified above. The
Beardsley Road alignment is proposed to transition south, connecting to the Yorkshire Drive alignment in order to avoid crossing the Trilby Wash. The proposed roadways proposed within the PAD are consistent with the Surprise General Plans as modified and agreed to by City transportation staff. The extent of roadway improvements and the phasing of the roads are discussed further in Section C.4 and C.8 of this PAD document.

2. Natural Planning Determinants

The Surprise Foothills East property is very gently sloped with vertical relief generally only occurring within the drainage corridors. The presence of the Trilby Wash at the northern edge of the property represents an "edge" which provides some constraints related to access and connections from the north. The plan intends to take advantage of these natural planning determinates to benefit the residents of the community by providing opportunities to:

- Preserve the natural conditions of the major drainage ways by maintaining the majority of the Trilby Wash corridor in its natural state;
- Promote opportunities for recreation with open space area and trails within the three development areas;
- Promote opportunities for interaction with wildlife habitats by the preservation and connectivity of the riparian corridors; and
- Promote viewshed, recreational access opportunities and protection of riparian habitat within the Trilby Wash by pulling major east/west roadway alignment away from the wash corridor.

3. Land Use Plan

The Surprise Foothills East land use plan achieves the following planning objectives:

- Provides a mix of residential densities and housing types;
- Promotes an appropriate distribution of residential units to assure project diversity;
- Promotes a balanced distribution of pocket parks, trails and/or open space corridors within approximately 1/4 mile of all residential properties;
- Provides interconnectivity and linkages to neighborhoods and open spaces within each of the three development areas;
- Preserves open space and the Trilby Wash for its visual, economic, hydrological, ecological and quality of life benefits;
- Locates residential units adjacent to open space amenities for direct access to recreational opportunities and trail system where applicable;
- Maximizes the project's land use compatibility with adjacent land uses by developing consistent with the General Plan for the surrounding area; and

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Surprise Foothills East PAD
January, 2006
• Provides for design flexibility through standards and guidelines that establish a high quality of design and allow creativity and innovation.

The Surprise Foothills East PAD proposes an overall residential density target of 3.2 dwelling units per acre. Table 1, Density/Intensity Table, provides proposed data on each development parcel regarding land uses and zoning categories, parcel gross and net acres, density range and target per parcel, and a low, high and projected unit range per parcel for residential parcels. Figure 7, Land Use Master Plan, provides a graphic depiction of the proposed land uses identified within Table 1.

a. Residential

A variety of residential densities and housing types are proposed for the Surprise Foothills East PAD. Homes will vary in character and size to meet the diverse needs of the projected community population.

Gross densities for single family residential parcels range from approximately 2.0 dwelling units per acre for single family parcels up to 8.0 dwelling units per acre for medium density parcels. These densities are represented by the Low Density Residential (LDR, 3-5 du/acre), and Medium Density Residential (MDR, 5-8 du/acre) land use categories. Overall, a target unit count of 831 units is proposed with a projected population of just under 2,200 residents. This includes an overall gross project density of 3.2 dwelling units per acre.

For the Low Density Residential land use category, four different lot sizes are proposed as identified below:

• 58x115 (Category A)
• 63x115 (Category B)
• 68x120 (Category C)
• 83x120 (Category D)

These lot sizes will allow for a diverse mix of housing and product types. Specific lot sizes have been identified for each of the development parcels to provide an accurate percentage mix of the various lot sizes in accordance with the requirements of the Single Family Residential Design Guidelines as defined within Section D of this PAD. During the development of the PAD, the lot sizes defined within each development parcel may change at the discretion of the developer without requiring an amendment to the plan, so long as the percentage mix of various lot sizes as defined within the plan does not change substantially.

As indicated in Table 1, Density/Intensity Table, the total number of residential units within the Surprise Foothills East PAD will not exceed 831 units. The total number of units is based on the land use categories identified within Table 1. The total number of units within each development parcel may exceed the target unit count for that...
development parcel, but in no case shall the density for any development parcel exceed the maximum density as defined within the density range indicated in Table 1, nor shall the project as a whole exceed the maximum unit count of 831 units.

The target number of units is the total number of units proposed for the project as a whole as depicted by a sum total of the projected target for each development parcel. The target number of units as a whole will be the basis of infrastructure sizing and the maximum allowable units per zoning entitlements

b. Commercial

A five acre commercial land use parcel is proposed within the Surprise Foothills East PAD to serve the projected population as well as immediate surrounding area. Demand for basic neighborhood commercial services is anticipated within this area to support the planned residential population in the area. The proposed commercial center has been located at the intersection of 203rd Avenue and Beardsley Road in order to heighten retail exposure to the public and minimize traffic impacts within the neighborhoods.

The proposed commercial land use parcel will utilize the district standards as defined within Section 17.28.070 (C-1 Neighborhood Commercial Zone) of the Surprise Zoning Ordinance. The commercial parcel is anticipated to be developed as a neighborhood retail center with uses such as a convenience market, banking, restaurants, dry cleaners, video rental establishment, etc.

c. Parks, Trails, and Community Recreation/Open Space

The Surprise Foothills East PAD will include numerous opportunities for active and passive recreation through natural open space/wash corridors, developed pocket parks, linear open spaces/drainage corridors and trails throughout the community. As the PAD includes three non-contiguous parcels, the open spaces have been distributed appropriately throughout all three areas based on the size and scale of the development and total projected number of residents within the parcel. Figure 8, Open Space Master Plan, identifies the pocket parks, drainage/linear open space corridors, natural open spaces, and trails within the development and specifically within each of the three development areas.

Pocket parks and linear open spaces are proposed in locations that will provide convenient access to the various residential subdivisions within the community. No residential property will be more than approximately 1/4 mile from a pocket or linear open space connecting to a pocket park. The linear open spaces and pocket parks will include a mix of active and passive recreational amenities such as turf areas, tot lots, picnic areas,
benches, grills, ramadas, and trails. An example of a typical pocket park with linear trail connection is shown on Figure 9, *Pocket Park Design Concept*.

Multi-use trails will be provided throughout the community to enhance recreational opportunities and promote alternative means of mobility throughout the community. The multi-use trails will consist of either concrete paths or a compacted natural surface and will be a minimum of 8 feet in width. The entire corridor width will be at least 30 feet in width to provide openness and visual access within the corridors. The proposed trails will be designed to connect the various residential subdivisions to the pocket parks and primary drainage and wash corridors within the community.

The Surprise Foothills East PAD proposes to preserve the major wash corridor along the northern edge of the property as natural open space that may be used as passive recreational opportunities and regional trail connectivity. The implementation of wash corridor preservation will be based on detailed hydrologic analysis during the subdivision plat process. In general, these corridors will conform to the configuration identified on Figure 8, *Open Space Master Plan*. However, some refinement will occur during the platting process based on the characteristics of the wash within the immediate vicinity of the proposed plat. Approximately 36 acres of wash corridors will be preserved within the community. The project has obtained a "Jurisdictional Delineation of Waters of the U.S." from the Corp of Engineers. A nationwide permit may be needed, although the project will plan minimal impacts to on-site washes.

Between the natural open space/wash corridors, pocket parks, trail and drainage corridor, the Surprise Foothills PAD will include approximately 50 acres of open space. This represents approximately 19% of the total gross area of the project. This is almost double the guideline identified within the Surprise General Plan of 10% open space. A summary of the open space acreages and percentages is provided below.

**Summary of Open Space Acreages and Percentages**

<table>
<thead>
<tr>
<th>Projected Open Space</th>
<th>Acres</th>
<th>% Total</th>
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</thead>
<tbody>
<tr>
<td>Natural Open Space</td>
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<td>Improved Open Space</td>
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<td>Total Estimated O.S.</td>
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<td>100%</td>
</tr>
<tr>
<td>% of total Project</td>
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<td>19%</td>
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21
Surprise Foothills East PAD
January, 2006
### Table 1: Land Use Density Table

<table>
<thead>
<tr>
<th>Development Unit</th>
<th>Land Use</th>
<th>Approx. Gross Acres</th>
<th>Approx. Net Acres</th>
<th>Land Use Density (du/ac) Range</th>
<th>Commercial Intensity</th>
<th>Target Density</th>
<th>Target # Units</th>
<th>Lot Size</th>
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<tbody>
<tr>
<td>1</td>
<td>LDR</td>
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<tr>
<td>2</td>
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<td>3-5</td>
<td>2.00</td>
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</tr>
<tr>
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<td></td>
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<tr>
<td>4</td>
<td>MDR</td>
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<td>178</td>
<td></td>
<td>45,392</td>
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#### Land Use Summary

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<tr>
<th>Land Use</th>
<th>Acres</th>
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<td>Medium Density Res.</td>
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<tr>
<td>Commercial</td>
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<td>2%</td>
</tr>
<tr>
<td>Park</td>
<td>4</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>262</td>
<td>100%</td>
</tr>
</tbody>
</table>

#### Project Projections:

- **Gross Land Area:** 262
- **Overall Project Gross Density:** 3.17
- **Projected Population:** 2,219
- **Projected Households:** 831
- **K-8 School Children:** 393
- **High School Children:** 151

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Commercial Acres</strong></td>
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<tr>
<td><strong>Projected Commercial GLA</strong></td>
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<td><strong>Projected # of MD Units</strong></td>
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<td><strong>Projected HS Demand</strong></td>
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Surprise Foothills
East
City of Surprise, Arizona

Planned Area Development
Figure 8
Open Space Master Plan

Legend

- Project Boundary
- Natural Open Space
- Improved Open Space
- Multi-Use Trail
- Sidewalks
- Pocket Parks

Note: Location of Trails is conceptual. Actual locations to be determined at time of Plat

Date: 06-07-05
Drawn By: KN
Revised: 12-19-05

Sun Valley Pkwy
Planned Area Development
Figure 9
Pocket Park Concept
4. School Contribution

The Surprise Foothills East project does not generate the demand to warrant a school site on the property, particularly due to the non-contiguous nature of the property. The Dysart School District has indicated that they determine student projections based on 0.5 K-8 students per household and 0.18 High School students per household for single family residential development. Based on the Dysart School District student projection formulas, at build out the project will generate approximately 415 K-8 students and approximately 150 high school students, calculating to approximately 42% capacity for a K-8 school and 6% capacity for a high school. As a school is not warranted on this property, the applicant has agreed to providing a per rooftop contribution to the Dysart School District to assist in funding for a school in the area. The per rooftop contribution has be committed to through a Developer Assistance Agreement which has already been signed and executed between the developer and the Dysart School District. The Dysart School District has written a position letter of support for the project and is included in the Appendix.

5. Circulation

The implementation of an efficient circulation system within the Surprise Foothills East project is highly important to the overall quality of life for future residents and the entire region. The efficient and safe movement of vehicular and non-vehicular traffic within and throughout the project and adjacent to the project will enhance the overall value of the community, promote mobility and reduce the potential for traffic conflicts. The intent of the proposed circulation system is to create safe and efficient transportation opportunities for vehicular, bicycle, and pedestrian user groups.

a. Vehicular

The Surprise Foothills East project proposes the use of a public street system with standard City of Surprise cross sections as defined for minor arterial, collector and local street classification categories. A Traffic Impact Study for the project has been prepared and is included as Appendix B. The report analyzes the impacts of the proposed land use plan and provides detailed analysis of the trip generation rates, traffic flow modeling results and a discussion of the relationship between on-site and off-site traffic.

Since the overall project site is non-contiguous, various primary points of access will serve the property. For the eastern parcels, primary access will be from Union Hills Drive and 195th Avenue via Sun Valley Parkway. Primary access to the western parcels will be from Beardsley...
Road via 195th Avenue, as well as 203rd Avenue and 207th Avenue from Sun Valley Parkway. See Figure 10, Vehicle and Bicycle Circulation Plan for a graphic representation of the roadway alignments.

Roadways within the development were classified based on the distribution and intensity of the development according to the current land use plan, estimated daily traffic volumes and the importance to local and regional connectivity as documented in the Northwest Area Transportation Study. Portions of several streets will be constructed as part of the Surprise Foothills East development.

Street improvements for the arterial streets constructed to serve the Surprise Foothills East project will include portions of Union Hills Drive, 195th Avenue, Beardsley Road, and 203rd Avenue. These streets are all classified as minor arterials per the City of Surprise street classification maps.

Collector streets constructed as part of Surprise Foothills East PAD include 199th Avenue north of Union Hills, and two collector streets providing local access to the parcels at the western end of the PAD. The collector roads will be constructed in accordance with Surprise collector street cross section requirements. Local streets will be determined at the time of plat and will be constructed in accordance with Surprise local street cross section requirements.

All streets within or adjacent to the project will be constructed in accordance with the City of Surprise standard cross-sections. Additionally, in accordance with Fire Department requirements, vehicular fire access shall be provided within the development at distances not to exceed ¼ mile or documentation is required where this is not possible. Street connectivity shall be provided to adjoining development as appropriate. Street stub outs for future developments where appropriate is acceptable.

b. Bicycle and Pedestrian

Figure 10, Vehicle and Bicycle Circulation Plan, identify the planned bicycle and pedestrian circulation within the Surprise Foothills East PAD. All road alignments will be designed to accommodate bicycle and pedestrian circulation movements in addition to vehicular traffic movements. The Surprise Foothills East PAD will incorporate detached sidewalks on all arterial and collector streets to promote pedestrian safety and comfort. All collector roadways will also be designed to incorporate on-street bicycle lanes, five feet in width, to promote the use of bicycles as a viable means of mobility throughout the community.

In addition to bicycle and pedestrian routes affiliated with the planned roadways, the Surprise Foothills PAD also proposes an off-street multi-use trail system using a combination of concrete paths and natural
surface trails for use by pedestrians and bicycles with a minimum width of 8 feet. These routes are planned to provide alternative access for pedestrian and bicycle user groups to the various amenities and development parcels within the community. See Figure 8, *Open Space Master Plan* for locations of the multi-use trails.
6. Drainage

The Surprise Foothills East PAD will be designed to facilitate historical off-site storm water flows through the project by planning future develop around the open space corridors that traverse the property. See Appendix C, Master Drainage Study prepared by Kimley Horn and Associates, Inc. for a detailed analysis of the existing and proposed drainage conditions of the project. The study analyses the off-site storm water flows that enter and exit the site as well as the proposed flows and conditions of the proposed uses.

Drainage structures will be constructed at wash corridor/collector roadway crossings to allow all-weather access to all portions of the site.

The proposed development will generate post development flows that shall be conveyed to proposed retention facilities that will retain the required volumes. The post development flows exiting the site will be less than the pre development flow that were found historically.

7. Streetscape and Landscape

a. Streetscape Concepts and Plant Materials

The Surprise Foothills East community will be designed and developed with a consistent landscape theme. Although the project consists of three separated development parcels, a unifying landscape and design theme will be developed to visually tie the three development parcels together. The theme will set the standard for the treatment of the street environment within the public right-of-way and landscape tracts as well as subdivision monument signage. Design guidelines for Surprise Foothills East will incorporate provisions for landscape treatment on private property as well as within the public right-of-way. The Surprise Foothills East Homeowners Association will be responsible for the maintenance of the landscape improvements within the right-of-way and common tracts located outside the curb lines.

The street environment will reflect the character of the Sonoran Desert. Plant material and density will be selected and installed to reflect existing conditions within the Surprise Foothills East context. A native plant inventory will be prepare for the project prior to platting and appropriate plant material will either be preserved in place, salvaged or removed if a determination is made that the material cannot be salvaged. Landscaping within the Surprise Foothills East public rights-of-way will be in compliance with the Arizona Department of Water Resources low water use plant list. Appendix F, Surprise Foothills East Context Photography, provides an overview of the Surprise Foothills East area context with photographs that demonstrate the on-site and surrounding vegetation and land use conditions.
b. Entry Monuments and Signs

Figure 10, Vehicle and Bicycle Circulation Plan, identifies the proposed locations for entry features intended to announce entry into the Surprise Foothills East community. Since the property is non-contiguous and is separated by approximately ¾ mile, an individual theme and identity will be created for the parcels west of 203rd Avenue and the parcels east of 203rd Avenue. Low profile monument identification signs that incorporate theme materials and form will be provided as established by the community design guidelines.

c. Water Conservation

The intent of the general parameters and criteria listed above for landscaping are to conserve water. The landscaping planned for Surprise Foothills East will meet Arizona Department of Water Resources (ADWR) requirements for low water use. Low water use, climate sensitive plantings will be used throughout the community for residential and non-residential uses along with accent planting (not necessarily native and near-native, as long as they are biologically compatible), that may be used for strategic areas such as entries and private rear yards, in limited amounts, for color enhancement.

8. Utilities and Services

a. Water Service

The Master Domestic Water Plan meets the City’s requirements and provides general locations and sizes of the major water infrastructure needed to provide domestic water service to the Property. The water service infrastructure includes domestic wells, water transmission lines, booster pumping stations, and water storage tanks for dedication to the City of Surprise. All water storage tanks, pumping stations, and well sites will be appropriately screened from the perimeter of the site and planned residential properties with either decorative screen walls or landscaping or a combination of both, to be determined at the time the facilities are designed.

The phased domestic water system is based on the densities and uses of the Surprise Foothills East – Land Use Plan prepared by LVA Design Studio, L.L.C. The approximate sizing and conceptual locations for the domestic wells, major water transmission lines, booster pumping stations, and water storage tanks are shown in the Master Water Study for Foothills East, prepared by Kimley-Horn and Associates, Inc. The Master Water Study for the West Surprise Landowners Group by CMX, L.L.C. has been utilized to aid in determining the timing of water storage tanks, water transmission line, and booster pumping station construction. A detailed analysis of the water distribution system for each phase will be completed with the submission of each phase’s Domestic Water Plan during the preliminary plat submission.
The Master Domestic Water Plan for the property prepared by Kimley-Horn and Associates, Inc. dated June 2005, is set forth as Appendix D and is incorporated by the reference as if fully set forth herein. Final design and locations of the water improvements shall be defined in each phase’s Domestic Water Plan.

b. Wastewater Service
The Master Wastewater Plan meets the City’s requirements and provides general locations and sizes of the major wastewater infrastructure needed to provide sewer service to the Property. The infrastructure includes sewer trunk and service lines within the road alignments for dedication to the City of Surprise.

The phased domestic sewer system is based on the densities and uses of the Surprise Foothills East – Land Use Plan prepared by LVA Design Studio, L.L.C. The approximate sizing and layout of the trunk lines and laterals are described in the Master Sewer Study for Surprise Foothills, prepared by Kimley-Horn and Associates, Inc. The Master Sewer Study for the West Surprise Landowners Group by CMX, L.L.C was used to aid in the sizing and layout of the sewer lines for construction, also to confirm a gravity-flow system is adequate to serve the developments. A detailed analysis of the sewer system for each phase will be completed with the submission of each phase’s Wastewater Plan during the preliminary plat submission. The regional wastewater treatment plant is to be improved to facilitate the wastewater flows generated from the community.

The Master Wastewater Plan for the property prepared by Kimley-Horn and Associates, Inc. dated June 2005, is set forth in Appendix E and is incorporated by the reference as if fully set forth herein. Final design and locations of the wastewater improvements shall be defined in each phase’s Wastewater Plan.

c. Electric Service
APS is the service provider in the area. There is no service for this area, although APS has approved two new sub-station locations to help serve the northwest surprise area. Both sub-stations are located approximately north and west of the property. These improvements are planned to be built as demand dictates. 69kva power lines are to be built along the existing power easement corridor north of the property.

d. Telephone Service
There is no existing telephone service in the immediate area. Qwest Communications is planning to supply service to the area.
e. Cable Service
There is no existing cable service in the immediate area. Cox Communications is planning to provide cable service to the area in the future.

f. Natural Gas Service
There is no service in the immediate area. Southwest Gas Company is planning to supply natural gas service to the area.

g. Fire / Emergency Response
The Surprise Foothills east PAD is within the City of Surprise jurisdictional limits and will be served by the City of Surprise Fire Department. The closest existing fire station is Fire Station #2, located approximately 10 miles east of the property at Union Hills and Grand Avenue. In order to provide an acceptable level of service, additional fire stations will need to be located within the vicinity of this development to serve this and other projects in the area. A group of area property owners have formed the West Surprise Landowners Group (WSLG) to address regional infrastructure and public facilities in the area. The group has proposed three fire stations to serve the regional area, including the Surprise Foothills East property. The three fire stations are proposed to be located within the following developments: Benach property (Beardsley and 219th Avenue); Fox Trail (219th Avenue and Pinnacle Peak); and Surprise Foothills (Deer Valley Road and approximately 235th Avenue). After various discussions with the Fire Chief regarding this proposal, a letter and graphic exhibit depicting the three proposed fire stations has been submitted to the Fire Chief for review and concurrence. Once the applicant receives a response from the Fire Chief, we will provide continue to work with him to finalize the proposal to ensure adequate fire stations are provided to serve this property.

9. Development / Infrastructure Phasing
Due to the small size of the PAD, it is most likely this project will be built in a single phase, with sub-phasing for proportional infrastructure development. Depending on infrastructure requirements and the number of builders associated with the development of the project, it may be built in two phases, separated by the property east and west of 203rd Avenue. Figure 11, Development and Infrastructure Phasing Plan, shows the anticipated phasing of the project and associated infrastructure. The phasing plan is subject to change at the discretion of the developer without requiring an amendment to this PAD, so long as the proportionate share of infrastructure is consistent with the revised development phasing plan.
10. Management and Maintenance

a. Community Association Responsibility

A master community homeowners association or various local homeowners associations will be created to manage common open space facilities owned by said Association(s) and govern the affairs of said Association(s) through a formal governance structure to be established in the Association(s) bylaws. The purchasers of property within the Surprise Foothills East community will automatically become members of the applicable Association and will be required to pay annual dues for the operation and maintenance of community facilities owned by the applicable Association. The dedication and acceptance process will coincide with the public approval of the facilities through the regulatory development review process. Once accepted, it will become the Association(s) Board's responsibility to manage and maintain the facilities under the purview of the bylaws and project design review requirements.

I I. Surprise General Plan Policy Checklist

1. LAND USE

A. Locate higher density/intense residential land uses & transportation dependent uses near major roadway corridors to promote an efficient transportation system. Page 27

Medium density residential development, the highest density land use category proposed for this project, is proposed along the arterial roadways.

B. Does the project involve cluster development? Encourage clustering for preservation of natural open space within residential neighborhoods. Page 28

Cluster development may occur within the MDR development parcels. Additionally, the preservation of the major wash corridor (Trilby Wash) is proposed as part of the PAD.

C. Is the project located near any of the following areas - Daimler-Chrysler, Volvo, NW Valley Landfill, White Tank Mountains, Surprise Center, Luke AFB? If so, analyze policies that pertain to each individual location (see pages, 28, 29, 30, 96, 111, 146)

The project is located in the vicinity of the NW Valley Landfill and the Volvo Proving Grounds, but due to the location and distance of these facilities in relation to the project, it is not anticipated that these facilities will pose any impacts to the project, nor is it anticipated that the project will pose any impacts to these facilities.
D. Is the project located near a designated “Gateway Area”? Is it a mixed use?  Page 28

No. The project is not near a designated Gateway Area.

E. Discourage strip commercial developments and free standing pads except where expressly permitted. Page 29

The project does not propose strip commercial development. Due to the constraining size of the commercial parcel, freestanding pads are probable for this neighborhood-scaled commercial parcel.

F. Use building envelopes that provide for natural buffers between buildings in order to protect sensitive landforms, vegetation and/or wildlife corridors. Page 28

There are no significant landforms on the property. The project proposes to preserve significant wash corridors, including important vegetation and wildlife corridors.

G. Locate regionally oriented retail and service uses or other high intensity employment uses along major roadways. With proper access, transitioning to lower intensity uses buffered adequately from residential uses. Page 29

There is no regionally oriented retail or service uses proposed with this PAD.

H. Are planned trails and functional open space indicated as neighborhood connections? Page 29

Neighborhoods are connected with a series of planned trails and functional open spaces. The plan includes multiple trail connections and open space corridors to connect residential development parcels with recreational amenities throughout the development.

2. TRANSPORTATION:

A. Provide service coordination that can ensure that transportation services connect as efficiently as possible, minimizing wait times. Page 62

A traffic impact analysis has been prepared as part of this PAD to analyze traffic impacts throughout the community. Additionally, the applicant has worked closely with City of Surprise transportation staff and State Land Department on the proposed roadway alignments for the project. Future transit routes within the vicinity of the property include routes along 227th Avenue, 211th Avenue, Sun Valley Parkway, and Deer Valley Road, none of which are immediately adjacent to this property.
B. Bicycle & pedestrian facilities should be incorporated into the planning, design and operation of transportation systems. Page 62

Bicycle lanes will be provided on all collector streets throughout the community. Bicycle lanes within Sun Valley Parkway, as well as shared opportunities for bicyclists on 195th Avenue and 203rd Avenue provide a major recreational amenity as well as alternative mode of transportation to future residents in the area. Pedestrian sidewalks will be provided on all streets within the community. Finally, multi-use trails will be provided within the development that can be used by pedestrians and bicyclists.

C. Require pedestrian circulation plans to be submitted, along with vehicular circulation plans, as part of the review process. Page 63

The PAD includes street cross sections indicating pedestrian sidewalk locations and widths throughout the development. Additionally, an Open Space Master Plan is provided to indicate additional pedestrian sidewalks and trails throughout the development.

D. Encourage walkways near roads, but separate them from the curb whenever possible or provide a bike lane as a buffer. Page 63

Bicycle lanes will be provided on all collector roadways and sidewalks will be set back from the curb with a landscape buffer.

E. Provide adequate bicycle storage at all major employment centers, commercial centers, and transit centers. Page 63

There is no major employment, commercial or transit centers proposed as part of this PAD.

F. Promote the use of traffic calming techniques in pedestrian areas to make vehicular speed limits self-enforcing. All traffic calming techniques will be evaluated by and will require the approval of the City Engineer. Page 64

The roadway network has been designed with appropriate vehicle travel speeds in mind. Residential subdivisions will be designed to address appropriate traffic speeds within the overall design, as opposed to applying traffic mitigation elements after the fact.

3. ECONOMIC DEVELOPMENT:

A. Avoid placing non-compatible uses adjacent to designated employment and commercial areas that will make future development of these uses difficult/unappealing (e.g. single-family homes abutting a business park without buffering). Page 94
No major employment and/or commercial uses are proposed near residential areas. Even so, the plan is sensitive to future surrounding developments as it relates to buffers noted within the development standards.

B. Maintain employment and commercial related land uses as prescribed in each Special Planning Area. Page 96

As this PAD is small in total acreage, one small neighborhood-scaled commercial development parcel is proposed, which is not inconsistent with Special Planning Area 3.

4. HOUSING:

A. Locate residential areas that are appropriately sited and protected from incompatible uses yet integrated through both pedestrian and vehicular linkages. Appropriately site these areas with minimal adverse impact on the natural environment. Page 99

The overall land use plan, circulation plan, open space master plan, and development standards have been very well thought out as it relates to land use compatibility and circulation issues, while minimizing impacts to the natural environment.

B. New developments within or next to existing residential areas should enhance or contribute to the character or qualities of that area. Page 99

There are no existing residential developments adjacent to this project; however, the plan is sensitive to future surrounding developments as it relates to perimeter setback standards.

C. Encourage developers to cooperate and communicate with residents and homeowners' associations during the development review process prior to the official public hearings. Page 99 (Refer to Citizen Participation Ordinance).

While there are no existing residential properties adjacent to the site, notification to adjacent landowners will occur per the public notification and Citizen Participation requirements.

D. Housing developments should be adequately provided with community facilities and services. Desirable community facilities and services include: parks with tot lots, benches, larger retention areas with ramadas. Shade trees, etc. Page 99

The project will include extensive natural open spaces, pocket parks with various amenities, trails, and a commercial parcel to serve the projected population.
E. Promote the following qualities: durable materials in construction that are compatible with the area’s climatic and energy factors, encourage exterior detail and positive site-design features, utilization of open spaces, creation of a pedestrian environment, buffers between density transitions, minimize through or overflow vehicular traffic. Page 99

Durable materials and quality design features will be provided throughout the development, both in the overall community design and in the specific home and commercial product provided by builders.

5. OPEN SPACE AND RECREATION:

A. Define a park as a tract of land that contains a mix of active and passive recreation facilities potentially including tot lots, defined and improved play field and/or sport courts areas, and picnic/seating/shade areas that are landscaped/hardscaped in a pleasing manner. Parks should generally be located in the center of their service area and can be developed jointly with schools & serve as retention basins for storm water. Page 109

Pocket parks and natural open spaces are provided throughout the community. The details related to design and amenities are provided within the PAD narrative and graphic exhibits.

B. Strive to achieve an open space standard of six acres per 1000 residents. Establish a standard of six acres of parkland per 1000 population. Pages 109 & 111

The Surprise Foothills East community will provide approximately 50 acres of open space. With a projected population of just under 2,200 residents, the 50 acres of open space is 22.7 acres per 1,000 residents, well above the goal of 6 acres per 1,000 population.

C. Review the Open Space and Recreation Element in the city’s consideration of development proposals to determine the need for new parks and their requirements generated by the proposed project. Page 109

Natural open space, pocket parks and linear trails are provided to serve the projected population. The total ratio of open space proposed as part of this project is 22.7 acres per 1,000 residents, more than four times the recommended ratio of 6 acres per 1,000 residents (approximately 19% of the total gross area). The General Plan does identifies a community park and a neighborhood park within the vicinity of the project area, however with the amount of natural open space provided, and the ultimate developable acreage remaining within the individual development areas, a neighborhood park and/or community park is not proposed as part of this PAD.
D. Increase the amount of park and open space identified in the city’s development agreements to total 13 percent (equally divided between parks & open space areas) of the net project area. Page 109

The total of open space as a percentage of the total net residential area of the project is approximately 29.2%, more than double the 13% goal as identified.

E. Neighborhood or school parks proposed as an amenity in a subdivision shall be developed in conjunction with the first phase. Page 110

No neighborhood or school parks will be provided as part of this PAD.

F. Utilize natural washes as part of the trail system. Protect 10% slope areas and Palo Verde-Saguaro vegetation areas as open space. Page 111

A trail system will be provided within the community, including trails within the wash corridors. Other than various wash banks, there are no slopes in excess of 10% on the property, nor is there any extensive Palo-Verde or Saguaro vegetation on the property.

G. Protect ridge/crestline, steep-sloped (more that 10%) and Palo Verde-Saguaro vegetation areas as open space through the use of density transfer or purchase of development rights, acquisition, donation, or other acceptable methods. Page 111

There are no ridges/crestlines or steep slopes on the property.

H. Discourage development with 100-year floodplains, encourage dedication of a continuous 25 foot min. setback on both sides. Development within 100 feet of floodplains will require a hydrology study to determine setbacks greater than 25 feet. Page 111

An estimate of the floodways and erosion hazard setback lines are provided on the Land Use Master Plan. Detailed hydrologic analysis will be provided on a plat by plat basis to ensure all major wash corridors are protected at the time of subdivision plat.

I. Ensure that natural drainage channels are protected and used as a connected trails system to link open space, parks, schools etc. Page 111

The major wash corridors will be preserved as natural open space, and trails are proposed to link residential subdivisions and pocket parks throughout the community. The proposed trails within the primary wash corridor will also have the ability to provide regional connectivity within the wash corridor as adjacent properties are developed.
J. Development near floodplains (i.e. within 100 feet) will require a hydrology study to determine appropriate setbacks greater than 25 feet. Page 111

_A hydrologic analysis will be provided at the time of plat to ensure protection of the wash areas and to determine appropriate setbacks._

6. **PUBLIC SERVICES/COST OF DEVELOPMENT:**

A. Require developers to construct and pay for drainage facilities when their need precedes or exceeds the need of the city. Page 122

_The developer will provide all necessary drainage facilities in phases as appropriate as the project is constructed._

B. Ensure that major drainage channels are designed to convey the 100-year storm, that local streets can accommodate a 10-year storm, that collector streets can carry 10-year storm flows between curbs, and carry 10-year storm flows between property lines. Ensure that arterials and major arterials are designed to carry 10-year storm flows with one dry land in each direction, and that retention/detention basins on all new developments can store water from a 100-year 2-hour storm event. Page 122, #’s 7 thru 11

_All drainage and retention facilities will be constructed in accordance with City requirements._

C. Require private developers to install all public utilities & facilities to state and municipal standards, as required. Page 123

_Public utilities and facilities will be installed by the developer and/or service provider in accordance with applicable standards._

D. When evaluating the development proposal, all indirect costs shall be considered (e.g. recreation programs, public safety). Page 124

_Noticed._

E. All developers requesting project approval must work with the local school district to determine impact on the school system and strategies to address impact. Page 125

_The developer will work with the Dysart School District to ensure their needs are addressed as it related to demand generated by the proposed PAD._

F. Channel growth in areas that have existing infrastructure. Page 125
The project is near 211th Avenue and Sun Valley Parkway growth area and infrastructure will be provided as required.

7. ENVIRONMENTAL PLANNING/WATER RESOURCES:

A. Require development to provide the equivalent of 3,000 gallons per minute of well capacity and a 1,000,000-gallon water supply facility for every square mile of land developed. Page 143

The project will meet the requirements for well capacity and water storage requirements.

B. Utilize tank farm water supply facilities wherever possible. They will have multiple storage tanks and service large pressure zone defined areas. Page 143

The project will meet the City’s water supply and pressure requirements.

C. Require sixteen-inch and larger “plant-to-plant” water lines that connect the common water supply facilities. Page 143, #’s 11 & 12

The project will meet the City’s water line and loop requirements.

D. Ensure that all roadways are paved and maintained to reduce particulates in the air. Page 143

All roadways will be paved in accordance with City standards.

E. Avoid development in flood prone areas and limit grading practices that contribute to flooding and erosion. Page 144

Development will be limited in flood prone areas and drainage facilities will be provided to prevent flooding.

F. Encourage water conservation in all new development through the utilization of drought tolerant plant materials, efficient irrigation system (drip/low flow), and through water conserving fixtures in all new residential and commercial construction. Page 144

Drought tolerant plant materials will be used. Appropriate water conservation fixtures will be provided to residents.

G. Ensure noise mitigation along all high-volume roadways (e.g., SR 303, Grand Avenue, Sun Valley Parkway). Page 146

No high volume roads are proposed adjacent to the proposed PAD. Single family homes will be appropriately buffered from the proposed minor arterial alignments through setbacks and landscaping.
D. **Regulatory Development Standards**

1. **Purpose and Intent**

   This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the community design intent through the plan review and development permit process in accordance with provisions of the Planned Area Development District, Section 17.28.140 of the Surprise Zoning Ordinance. To that end, these provisions constitute the primary tools for use by the City of Surprise, the Master Developer and subordinate developers in ensuring that the Surprise Foothills East community develops in conformance with the design intent presented by this document as adopted by the Surprise City Council. The provisions below are intended to apply to all property within the Surprise Foothills East PAD as defined within *Section A.2 – Property Legal Description*.

   The development regulations will govern the land use densities, intensities, and location criteria within the Surprise Foothills East PAD. Furthermore, this section includes development standards and design guidelines related to single family residential design guidelines and medium density residential design guidelines that will apply to the various land use categories. The intent of these standards is to ensure a high quality built environment while providing flexibility over time without compromising mutually-agreed upon goals and overall design intent for the Surprise Foothills East PAD. Unless otherwise specified herein, all development within the Surprise Foothills East PAD shall conform to all Ordinances, Codes, Policies and Regulations of the City of Surprise.

2. **Zoning Base Districts**

   The entire Surprise Foothills East PAD falls under the “Planned Area Development” (PAD) Zoning District in accordance with Section 17.28.140 of the Surprise Zoning Ordinance. Within this section of the PAD document, development standards and zoning regulations will be defined based on the land use categories as identified on *Figure 7, Land Use Master Plan*.

   The development regulation that will guide the development of the Surprise Foothills East PAD fall into two general land use categories: residential and commercial. The residential land use categories include two sub-categories: Low Density Residential (LDR) and Medium Density Residential (MDR). Each of these land use categories will establish a unique set of development standards and/or design guidelines that will govern the regulatory development process during the multi-year implementation of the PAD. The sub-sections that follow will define the regulatory standards for each of the land use categories and sub-categories identified above.

   a. **Residential Land Use Categories**
      
      There are two distinct residential land use categories within the Surprise Foothills East PAD. The two categories include Low Density Residential
(LDR) and Medium Density Residential (MDR). Each residential land use category has its own distinct set of development regulations as defined below.

1. LDR Land Use Category

   The LDR land use category is designed to allow a broad mix of low density residential development within the 3-5 dwelling units per acre density range. Various different lot sizes are proposed within the LDR land use category in order to attract a broad spectrum of housing choices and residential lifestyles within the Surprise Foothills East community. All development within the LDR land use category will comply with the Single Family Design Review Guidelines as defined within Section D.3 of the PAD.

   Table 1, Density Table identifies each of the development parcels designated within the LDR land use category. Within Table 1, information is provided identifying the parcel gross and net acreage, land use density range, target number of units, and projected lot size for each LDR development parcel. This table defines the general distribution of residential units throughout the PAD District. The representative distribution is particularly relevant to the evaluation of the planned infrastructure facilities (roadways, water lines, sewer lines, electrical distribution lines, etc.).

   As discussed in the Master Plan section of this PAD, the target number of units is an estimated projection of the average number of units within each development parcel in order to project a maximum sum total number of units for the project as a whole. The project cannot exceed 831 total dwelling units overall. However, within each LDR development parcel, the actual unit count on a parcel by parcel basis can be anywhere within the designated density range of 3-5 dwelling units per acre. No development parcel within the LDR land use category can exceed a gross density of five dwelling units per acre. Any LDR development parcel can be developed below the designated minimum of three dwelling units per acre.

   Additionally, Table 1 indicates the various lot size (width and depth) and estimated number of units for each LDR development parcel. The various lot sizes, total projected units by lot size, and percentage overall of each lot size is provided in Section D.3 of this PAD. In order to allow flexibility over time as the project is implemented, the projected lot size as indicated within each development parcel may change to any lot size defined within Section D.3.3, so long as the overall mix of lot sizes on a parcel by parcel basis does not change, or parcels with smaller lots are replaced by larger lots. For example, if one parcel is designated for 63’ wide lots, and another is designated as 68’ wide lots, the lot size for those two parcels can be swapped, or both can be developed at 68’ or larger. They cannot both be developed at 63’ wide or smaller, as smaller lots cannot replace

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larger lots. This will provide flexibility for the occasional shifting of lots sizes from parcel to parcel without any significant change to the overall percentage lot size mix except that larger lots can reduce the percentage of smaller lots without restriction.

LDR Principally Permitted Uses
The LDR land use category shall conform to the principally permitted uses provided within the R1-8 zoning district of Section 17.24.020A of the Surprise Zoning Ordinance, with the following exceptions:

- Temporary Model Homes (up to 3 years) shall be permitted as a principally permitted use;
- Water production, treatment, storage, pump stations or related facilities, sewer lift stations, treatment and other related facilities, and other public infrastructure facilities shall be permitted as a principally permitted use;
- Manufactured housing and/or modular housing subdivisions shall not be permitted.

LDR Conditionally Permitted Uses
The LDR land use category shall conform to the conditionally permitted uses provided within the R1-8 zoning district of Section 17.24.020B of the Surprise Zoning Ordinance, except as provided for under LDR Principally Permitted Uses above.

LDR Permitted Accessory Uses
The LDR land use category shall conform to the permitted accessory uses provided within the R1-8 zoning district of Section 17.24.020C of the Surprise Zoning Ordinance.

LDR Development Standards
The Surprise Foothills East PAD will recognize the development standards within Section 17.28.030 (R1-8 Zoning District) of the City of Surprise Zoning Ordinance for all development within the LDR land use category.

If there are any conflicts or inconsistencies between the LDR permitted uses or development standards defined within this PAD and the R1-8 zoning district development standards defined within the Surprise Zoning Ordinance, the PAD standards shall apply. Development within the LDR land use category shall defer to the R1-8 zoning district standards for any development or performance standards not defined or in conflict with this PAD.

2. MDR Land Use Category
The MDR land use category is designed to allow a broad mix of medium density residential development within the 5-8 dwelling units per acre density range. The MDR land use category is designed to allow a variety of product types and design flexibility for medium density residential developments, including such innovative design
options as auto-court cluster, green-court cluster, z-lot configuration, zero lot line, attached single family, and condominium/town home design, etc. Due to the uniqueness and variety of the different types of medium density residential products allowed within the MDR land use category, a unique set of design guidelines have been provided to guide the development and ensure a high quality of design for the MDR development parcels. The MDR design guidelines are provided in Section D.4 of this PAD.

Table 1, Density Table identifies each of the development parcels designated within the MDR land use category. Table 1 provides information regarding the parcel gross and net acreage, land use density range, and target number of units for each MDR development parcel. The data provided in this table and associated Land Use Master Plan (Figure 7) is designed to define the general distribution of MDR development units throughout the PAD District.

MDR Principally Permitted Uses
The MDR land use category shall conform to the principally permitted uses provided within the R-2 zoning district of Section 17.24.020A of the Surprise Zoning Ordinance, with the following exceptions:

- Single-family zero lot line dwelling units, Z-Lots, and two-family structures shall be permitted as a principally permitted use;
- Cluster developments, such as auto-court, alley-loaded, townhouse or other similar medium density residential product types shall be allowed at up to eight (8) units per cluster;

MDR Conditionally Permitted Uses
The MDR land use category shall conform to the conditionally permitted uses provided within the R-2 zoning district of Section 17.24.020B of the Surprise Zoning Ordinance.

MDR Permitted Accessory Uses
The MDR land use category shall conform to the permitted accessory uses provided within the R-2 zoning district of Section 17.24.020C of the Surprise Zoning Ordinance.

MDR Development Standards
Table 2a and 2b, MDR Development Standards provides the development standards for all parcels within the MDR land use category as defined within the PAD. The development standards are provided to address various different product types in order to provide design and development flexibility while ensuring a high quality of design. In addition to the development standards, all MDR development parcels will be designed with the guidance of specific design guidelines to ensure all builders meet quality design.
standards. (See Section D.4 for MDR Design Guidelines). These guidelines are similar to the City of Surprise Single Family Residential Design Guidelines, but are tailored to respond specifically to the overall design intent of this PAD and to respond to medium density residential product types.

If there are any conflicts or inconsistencies between the MDR development standards defined within this PAD and the R-2 zoning district development standards defined within the Surprise Zoning Ordinance, the PAD standards shall apply. Development within the MDR land use category shall defer to the R-2 zoning district standards for any development or performance standards not defined and/or in conflict with this PAD.

Table 2a
MDR Development Standards

<table>
<thead>
<tr>
<th>Site Setbacks (perimeter of district only)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20'</td>
</tr>
<tr>
<td>Side</td>
<td>10'</td>
</tr>
<tr>
<td>Street Side</td>
<td>10'</td>
</tr>
<tr>
<td>Rear</td>
<td>10'</td>
</tr>
<tr>
<td>Rear Adjacent to Arterial</td>
<td>20'</td>
</tr>
<tr>
<td>Perimeter Street Landscape Setback (Arterial)</td>
<td>15'</td>
</tr>
<tr>
<td>Perimeter Street Landscape Setback (Collector)</td>
<td>10'</td>
</tr>
<tr>
<td>Building Height</td>
<td>35'</td>
</tr>
<tr>
<td>Minimum Outdoor Living Area (on lot or common area)</td>
<td>600 sf/du average</td>
</tr>
<tr>
<td>Use</td>
<td>Site Average Area per Dwelling Unit</td>
</tr>
<tr>
<td>----------------------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td>Two-Family Dwelling Structures</td>
<td>3,000</td>
</tr>
<tr>
<td>Three Family Dwelling Structures</td>
<td>3,000</td>
</tr>
<tr>
<td>Four Family Dwelling Structures</td>
<td>3,000</td>
</tr>
<tr>
<td>Zero Lot / Z-Lot (3)</td>
<td>4,000</td>
</tr>
<tr>
<td>Townhouse Cluster (2) (3)</td>
<td>3,000</td>
</tr>
<tr>
<td>Auto/Green Court Cluster (2) (3)</td>
<td>3,000</td>
</tr>
<tr>
<td>Accessory Structures</td>
<td>n/a</td>
</tr>
<tr>
<td>Structures for all other principal or accessory uses</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(1) Attached buildings require no setback between dwellings.

(2) 3' front setback to garage is allowed for alley loaded or auto court loaded garages if a two car garage is provided for the unit and common visitor parking is provided within the subdivision or site plan at a rate of one visitor parking space per dwelling unit.

(3) Townhouse Cluster and Auto/Green Court Cluster may include up to 8 units per cluster.

(4) Fireplaces, pop-outs, bay windows, eaves, overhangs, patio covers and/or other appendages may encroach 2.5' into the front and side setbacks, so long as they do not encroach closer to 3' from a side yard.

(5) Where a side yard is provided, it shall be a minimum of 5'.

(6) No minimum site depth is required

(7) Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table.

(8) If a landscape tract of at least 1'5 is provided on an arterial street adjacent to a side or rear yard, then the standards side and rear yard setbacks apply. For side yards, the wider of the two yards (where applicable) shall be located on the street side.

(9) Building setbacks apply equally to one story and two story units.

(10) Design product for MDR parcels shall comply with the 2003 International Residential 2003 codes for construction purposes, or future adopted residential building codes at the time permits are requested.

(11) If any portion(s) of the residential structures are less that 3 feet from the property line, then by IRC R302.1 the exterior walls will be designed with a One Hour Fire Resistive rating with exposure from both sides. No openings, windows, etc can be installed in the walls if they are less than 3 feet from the property line.

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b. Commercial District

Approximately 5 acres of commercial land use is proposed within the Surprise Foothills East PAD to provide neighborhood commercial/retail services for the projected population as well as immediate surrounding area. The commercial parcel is located at the major arterial to arterial intersections to heighten retail exposure to the public and minimize traffic impacts within the neighborhoods.

The commercial parcel is intended to provide neighborhood-scaled day-to-day commercial/retail services for the neighborhoods within close proximity. Potential uses for this parcel may include convenience market, drug store, dry cleaning, banking, restaurants and video rental establishments.

Commercial Principally Permitted Uses
The Commercial land use category shall conform to the principally permitted uses provided within the C-1 zoning district of Section 17.24.030A of the Surprise Zoning Ordinance with the following exceptions:

- Drug Store shall be a Principally Permitted Use in the C-1 Zoning District, provided any loading bays and refuse containers are fully screened from adjacent residential districts.

Commercial Conditionally Permitted Uses
The Commercial land use category shall conform to the conditionally permitted uses provided within the C-1 zoning district of Section 17.28.070C of the Surprise Zoning Ordinance.

Commercial Permitted Accessory Uses
The Commercial land use category shall conform to the permitted accessory uses provided within the C-1 zoning district of Section 17.28.070D of the Surprise Zoning Ordinance.

Commercial Development Standards
The Surprise Foothills East PAD will recognize the development standards provided within Section 17.28.070 (C-1 Zoning District) of the City of Surprise Zoning Ordinance for development within the Commercial land use category with the following exceptions:

- Front yard setback for building shall by 20’, with a minimum 15’ wide landscape setback.
- Building setback adjacent to a residential zone boundary shall by 35’, with a minimum 20’ of landscaping along the perimeter of the district adjacent to the residential zone.
If there are any conflicts or inconsistencies between the Commercial development standards defined within this PAD and the C-1 zoning district development standards defined within the Surprise Zoning Ordinance, the PAD standards shall apply. Development within the Commercial land use category shall defer to the C-1 zoning district standards for any development or performance standards not defined and/or in conflict with this PAD.
3. LDR Land Use Category Design Guidelines

This section is intended to establish the requirements for the Single Family Residential Design Guidelines for the LDR land use category within the PAD.

a. Low Density Residential (Single Family Residential Design Guidelines)

Below is a summary of the LDR Single Family Residential Design Guideline requirements for the PAD.

Lot Category Requirements
The projected minimum and/or maximum percentage of each proposed lot size based on the total lots within the low density residential land use category is listed below:

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>Category</th>
<th>Approx. Projected % Lot Sizes</th>
</tr>
</thead>
<tbody>
<tr>
<td>58’</td>
<td>A</td>
<td>30% maximum</td>
</tr>
<tr>
<td>63’</td>
<td>B</td>
<td>30% maximum</td>
</tr>
<tr>
<td>68’</td>
<td>C</td>
<td>30% approximate</td>
</tr>
<tr>
<td>83’</td>
<td>E</td>
<td>10% minimum</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>100%</td>
</tr>
</tbody>
</table>

The percentages provided above are projected based on assumptions regarding total number of units within each development parcel, and will not exceed the maximum or minimum percentages listed in the table so as to ensure compliance with the Single Family Design Guidelines related to lot size mix. Further, the ensure the maximum or minimum percentages are not exceeded, the parcel boundaries may shift slightly without requiring an amendment to the PAD in order to accommodate for site specific subdivision plat requirements and design within any development parcel.

Base Permitted Lot Size is 58’.
Requires 28 points from Design List B and 14 points from Design List D

Density for Single Family Residential is 2.7 du/ac
Surprise Foothills East requires no additional points as the single family residential density is below to base density of 3.0.

Total Required Points from Design Lists B and D is 42

Design List A
The Surprise Foothills PAD will comply with the requirements of Design List A as defined within the Single Family Residential Design Guidelines within the Surprise Zoning Ordinance.
Design List B
The Surprise Foothills PAD will comply with Design List B of the Single Family Residential Design Guidelines as demonstrated in Table 3 below.

Table 3
LDR Design Guidelines Design List B
Design List B: Required Points = 28

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Summary Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>2</td>
<td>knuckles/open space access/40 acres</td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>Corner lots expanded/landscaped tract</td>
</tr>
<tr>
<td>C</td>
<td>3</td>
<td></td>
<td>Driveway variety</td>
</tr>
<tr>
<td>D</td>
<td>2</td>
<td></td>
<td>Stagger front setbacks</td>
</tr>
<tr>
<td>E</td>
<td>3</td>
<td></td>
<td>Stagger front setbacks -3'</td>
</tr>
<tr>
<td>F</td>
<td>4</td>
<td>4</td>
<td>Meander/connect retention areas</td>
</tr>
<tr>
<td>G</td>
<td>2</td>
<td>2</td>
<td>Visible open space</td>
</tr>
<tr>
<td>H</td>
<td>3</td>
<td></td>
<td>600' open/mi on arterials</td>
</tr>
<tr>
<td>L.1</td>
<td>2</td>
<td>2</td>
<td>Detach sidewalks on collectors/arterials w/ 8' sidewalks</td>
</tr>
<tr>
<td>L.2</td>
<td>2</td>
<td>2</td>
<td>Landscape medians on collectors/arterials</td>
</tr>
<tr>
<td>L.3</td>
<td>4</td>
<td>4</td>
<td>Enhanced landscaping medians on collectors/arterials</td>
</tr>
<tr>
<td>L.4</td>
<td></td>
<td></td>
<td>Both sides</td>
</tr>
<tr>
<td>J</td>
<td>4</td>
<td>4</td>
<td>View corridors for open space/mountains</td>
</tr>
<tr>
<td>K</td>
<td>4</td>
<td></td>
<td>No centering on T intersections</td>
</tr>
<tr>
<td>L</td>
<td>6</td>
<td></td>
<td>pedestrian/bicycle access between residential and commercial</td>
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<td>M</td>
<td>2</td>
<td></td>
<td>Traffic calming</td>
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<tr>
<td>N</td>
<td>6</td>
<td>6</td>
<td>paths/trails connecting open space</td>
</tr>
<tr>
<td>O</td>
<td>2</td>
<td></td>
<td>decorative hardscape at entries/crossings</td>
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<tr>
<td>P</td>
<td>10</td>
<td></td>
<td>land donations (school, park, fire station, reservoir sites)</td>
</tr>
<tr>
<td>Q</td>
<td>6</td>
<td>6</td>
<td>breakup perimeter walls</td>
</tr>
<tr>
<td>R</td>
<td>1</td>
<td></td>
<td>Neo-traditional planning concepts</td>
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<tr>
<td>S</td>
<td>1</td>
<td></td>
<td>Unique features</td>
</tr>
<tr>
<td>Total</td>
<td>84</td>
<td>32*</td>
<td></td>
</tr>
</tbody>
</table>

*This number represents the maximum potential points that may be achieved. The actual number of points will be at least 28 based upon a combination of the items identified above.

Design List C: Required Points = 100
The Surprise Foothills East PAD will comply with the requirements of Design List C, Single Family Residential Home Product Design Guidelines by achieving 100 points as required. Demonstration of compliance will be determined as the time building permits are requested for each individual subdivision plat.

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Surprise Foothills East PAD
January, 2006
Design List D
The Surprise Foothills PAD will comply with Design List D of the Single Family Residential Design Guidelines as demonstrated in Table 4 below.

Table 4
LDR Design Guidelines Design List D
Design List D: Required Points = 14

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Summary Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>4</td>
<td>4</td>
<td>Provide trail system connecting open space</td>
</tr>
<tr>
<td>B</td>
<td>4</td>
<td></td>
<td>Clubhouse construction with low-key activities</td>
</tr>
<tr>
<td>C</td>
<td>4</td>
<td>4</td>
<td>Active outdoor recreational facilities constructed</td>
</tr>
<tr>
<td>D</td>
<td>6</td>
<td></td>
<td>Community swimming pool</td>
</tr>
<tr>
<td>E</td>
<td>4-12</td>
<td>4</td>
<td>Large, open space corridor, min. 75' - av. 100'</td>
</tr>
<tr>
<td>F</td>
<td>3-12</td>
<td></td>
<td>Common lake areas and/or open space wetlands</td>
</tr>
<tr>
<td>G</td>
<td>4-16</td>
<td></td>
<td>Provide golf course</td>
</tr>
<tr>
<td>H</td>
<td>2-10</td>
<td>9</td>
<td>Provide open space in excess of 1-% Gross Ac</td>
</tr>
<tr>
<td>I</td>
<td>4</td>
<td></td>
<td>Provide neighborhood amenities - amphitheaters, promenades, etc.</td>
</tr>
<tr>
<td>Other</td>
<td>2-5</td>
<td></td>
<td>Other major amenity benefiting to development</td>
</tr>
<tr>
<td>Total</td>
<td>77</td>
<td>21*</td>
<td></td>
</tr>
</tbody>
</table>

*This number represents the maximum potential points that may be achieved. The actual number of points will be at least 14 based upon a combination of the items identified above.

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Surprise Foothills East PAD
January, 2006
4. Medium Density Residential Design Guidelines

The MDR land use category is provided to allow greater flexibility for medium density residential developments, including such innovative design options as auto-court cluster, alley-loaded product, z-lot configuration, zero lot line, attached single family, and condominium/townhome design, etc. Even though the MDR land use category does not require compliance with the Single Family Residential Design Guidelines, many of the guidelines identified within Section D.3, specifically Design List B and Design List D will apply to the entire PAD District which includes the MDR parcels. Examples of these elements are listed below:

Design List B
- Corner lots will include a minimum 8 foot landscape tract adjacent to public streets;
- Storm water retention, drainage and other open space areas will be provided within the community and will connect various development parcels through greenbelts with multi-use trails, providing alternative modes of transportation as well as recreational opportunities;
- Landscape open spaces in many cases will be visible from both residential and arterial streets, and will be maintained by the local homeowners association;
- Sidewalks will be setback along collector and/or arterial streets adjacent to MDR parcels by a minimum of six feet;
- Arterial and Collector roads will include raised center medians;
- Enhanced landscaping will be provided along the sidewalks adjacent to arterial and collector streets;
- View corridors and open spaces will be provided where adjacent to natural wash corridors or planned park facilities;
- Pedestrian and bicycle connections will be provided throughout the community;
- Various paths and multi-use trails that are separated from the roadways will be provided within the community;

Design List D
- Trails will be provided within the community that connect the open spaces with the residential development parcels;
- Active outdoor recreational facilities will be provided within the community;
- Large open space tracts of 75-100 feet will be provided in various locations to provide greenbelt connections to the various wash corridors and other amenities within the development;
- The PAD includes approximately 19% open space, almost double the 10% guideline;
Architectural Guidelines
In addition to the guidelines identified above, the MDR development parcels will provide additional architectural design guidelines to ensure high quality product design. Various elements and guidelines are provided below:

Non-Garage Dominant
- Auto Court Cluster – garages are internal to an auto court with main entrances along a landscaped paseo or courtyard.
- Alley-loaded Product – garages are along an alley with the main entrances along a landscape paseo or courtyard. Garages do not directly face public streets;
- Z-Lots; provides for staggered lot lines allowing for product diversity, including staggered lot widths when viewed from the street, as well as rear-loaded and side-entry garages;
- Townhome or Condominium – garages are internal to the development and not directly facing public streets;

Building Form
- High quality “stylized” or “theme” architecture will be used to add character and quality to the community;
- Solar orientation and climatic design will be considered in the site design process;
- Visually interesting architecture, including variation in form, massing, heights, roof styles and site orientation will be considered;

Building Facades
- Building facades will reflect the design intent of the community theme and will provide an architectural face that relates to the neighborhood and community character;
- Architectural details related to color, type and application of material and building form will be coordinated for all elevations;
- The rear and sides of elevations visible from the public street or public open space areas will be architecturally comparable to the front elevation;
- A variety of architectural design features, techniques, patterns, materials, and colors will be used to create variety and visual interest in the facade;

Roof Architecture
- A variety of roof forms and styles will be used to create visual interest and diversity of roof styles;
- Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions will be painted and finished to match the color of the adjacent surface;
Colors and Materials
- Materials applied to a building elevation will wrap around onto adjoining walls of a structure to visually appropriate termination points to provide design continuity and a finished appearance;
- Variation of colors in roof and facade treatment will be provided to maintain harmony and consistency with the overall character of the community;
- Colors will be compatible with the general environment of the community, and should help reduce reflected heat and glare into the surrounding area;
- Colors will be used to accent entry-ways and special architectural features;

Windows and Doors
- Windows and doors will be aligned and sized to bring order to the building façade;
- Windows and doors will be articulated to create façade patterns that add variety and visual interest to the design theme of the building;
5. Amendment Procedures

The following provisions are intended to provide criteria for the determination of minor and major amendment procedures for the Surprise Foothills East PAD.

Formal amendments to the PAD as represented in the narrative and/or graphics contained within the Surprise Foothills East PAD may become necessary from time to time for various reasons to respond to changing market or financial conditions, to update the PAD to reflect new development conditions and/or to respond to the requirements of potential users or builders on the property. Amendment to the approved PAD may be requested by the Master Developer, subordinate developers, property owner, or property owner’s agent. Unless otherwise requested in the application, any proposed change will not affect development units not included in the proposed amendment request. Only the contents of the specific amendment request may be considered and acted upon by the appropriate City staff and/or the Planning Commission and City Council. The plan defines two types of amendments to the PAD, Minor Changes and Major Changes. Below is description of the criteria and process required for the two types of changes.

Minor Changes
The City of Surprise Community Development Director and/or City Engineer may allow minor changes to the PAD, provided that such changes are not in conflict with the overall intent as expressed in the PAD document. The following items shall be considered as minor changes to the PAD:

- Changes in configuration of individual development parcels to include modifications to boundaries, division of larger parcels, or combinations of parcels by a maximum of 20%, as long as there is no net loss of open space and no net increase in the total number of units allowable within the PAD;
- Minor changes to the percentage lot size mix for any lot size to allow for design and engineering requirements at the subdivision plat stage.
- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD, nor change the overall intent of the PAD;
- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PAD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PAD or substantial change in the percentage lot mix;
• Minor modifications or adjustment to roadway alignments and/or parcel configuration so long as the proposed modification does not change the overall intent of the PAD;

• Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PAD;

• Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the park does not decrease in size by more than 10%, and land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units.

• Other changes not identified above, but deemed appropriate by the Community Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PAD.

Major Changes
A Major change is a change that does not qualify as a minor change as defined above, and that significantly alters the intent of the approved PAD. Major Changes shall comply with the requirement set forth in Section 17.36.060.G.2 of the Surprise Zoning Ordinance.
E. Final City Council Approval Letter and Final Stipulations
May 4, 2006

Mark Reddie
LVA Urban Design Studio
7502 East Main Street
Scottsdale, AZ 85251

RE: City Council Approval for PAD05-287
Surprise Foothills East Planned Area Development

Dear Applicant:

On April 13, 2006, the City Council approved the application referenced above with stipulations ‘a’ through ‘m.’

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

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

The applicant must now remove from the property all signage advertising the public hearings. These signs must be removed within one week after the final disposition of the case.

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

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

Sincerely,

City of Surprise
Community Development Department
Planning and Zoning Division

Received Time May 5, 4:35PM
RECOMMENDATIONS:

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 Planning and Zoning Commission recommend approval of the zoning change to Planned Area Development (P.A.D.) for the Surprise Foothills East Property (PAD05-287) subject to the following stipulations:

STANDARD STIPULATIONS:

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

b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of 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) day of City Council approval;

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

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

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

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;

g) The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first Final Plat approval.

h) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points.

i) The developer may be required to donate land for a fire station to serve this area. In order for the Surprise Fire Department to provide timely life safety services, the developer(s) will be required to enter into an agreement with the City of Surprise to develop a phase in plan for services. The plan will ultimately consist of providing for a full service fire station, equipment, staffing, operations, and maintenance. Coordination will be with the Fire Chief.
j) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply.

k) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan.

l) All public notice signs shall be removed from the site immediately following final decision by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package.

m) Prior to the approval of any final plat, the developer shall enter into an agreement with the Dysart Unified School District that addresses the impact of the development on the school district.
Meeting Type: Regular Meeting
Council Meeting Date: Apr 13, 2006
Submitting Department: Community Development Contact Person: Gary Norris
District: 1 Citywide
Internal: ______________________

Consent Regular Public Hearing Report Only

Agenda Wording:
Discussion, consideration, and action on Ordinance #06-15, an Ordinance of the Mayor and Council of the City of Surprise, Arizona, approving a Planned Area Development, PAD05-287, for a project known as Surprise Foothills East, consisting of rezoning approximately 262 acres from R1-43 (Single Family Residential) to Planned Area Development. The project is comprised of three non-contiguous parcels, including a 160-acre parcel, a 20-acre parcel, and an 82-acre parcel.

Motion:
I move to approve Ordinance 06-15.

Background:
The Planning and Zoning Commission meeting was held on February 21, 2006.

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

Attachments:

Signatures of Submitting Officers:

Mayor/Council:

Department Head/Designee:

Budget Authorization:

City Manager/Designee:

Legal Review:

Human Resources (If Applicable):

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

Results:

For 5
Against 0
Passed
Failed
Continue
Tabled
Absent 2 (Mob 55)

Distribution After Council Meeting:

City Clerk's Office