

ORDINANCE #05-39

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING SECTION 17.20.010 OF THE SURPRISE MUNICIPAL CODE, ELIMINATING WORDS IN THE DEFINITION OF KENNEL TO CREATE CONSISTENCY IN TITLE 17 AND TITLE 6 OF THE SURPRISE MUNICIPAL CODE AND ADDING THE DEFINITION OF DOMESTIC ANIMALS TO SECTION 17.20.010.

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

WHEREAS, to update and modernize the zoning ordinance to provide regulations which are appropriate and necessary for circumstances within the City of Surprise; and,

WHEREAS, the Planning and Zoning Commission has recommended approval of this zoning text amendment application.

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

Section 1. Section 17.20.010 of the Surprise Municipal Code is hereby amended as follows:

...

“Kennel” means any lot or premises on which ~~three~~ five or more dogs, cats or small domesticated animals of a single species over the age of eight weeks are kept; except that, in an R1-43 zone, a kennel shall not be considered to exist unless the number of such animals kept on a lot or premises is five or more per acre. ~~Notwithstanding the foregoing sentence, the keeping of not more than four dogs, cats or small domesticated animals of a single species, for a noncommercial purpose such as hunting, tracking or exhibiting, shall not be considered the maintenance or operation of a kennel for the purposes of this title.~~

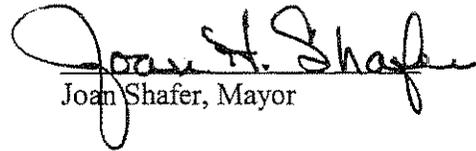
...

“Domestic Animals” are dogs, cats, birds, snakes, small rodents, rabbits, goats, pygmy goats, pot-bellied pigs, chickens (including roosters), miniature horses not exceeding 40 pounds, and ducks and other fowl, which can be and are continually kept or raised in a home or on a lot and where those animals are to live and breed in a tame condition. Animals not considered to be domestic animals include, but are not

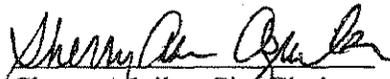
limited to, the following: horses, cows, donkeys, and any endangered or exotic species of animals.

Section 3. This Ordinance #05-39 shall be codified.

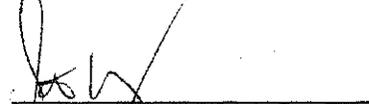
PASSED AND ADOPTED this 29 day of September, 2005.


Joan Shafer, Mayor

ATTEST:


Sherry Aguilar, City Clerk

APPROVED AS TO FORM:


Scott McCoy, City Attorney

Yeas: Mayor Shafer, Vice-Mayor Arismendez, Council Members; Bails, Foro, Elkins, Johnson & Sullivan.

Nays: _____

AUSTIN RANCH II

Development Team

Lead Developers/Applicants:

Courtland Capital LLC

5333 N. 7th Street

Suite 305

Phoenix, Arizona 85014 (602) 265-9467

Courtland Land LLC

5333 N. 7th Street

Suite 305

Phoenix, Arizona 85014 (602) 265-9467

Engineer/Planner/Landscape Architect:

Sage Engineering

3414 S. 48th Street, Suite 8

Phoenix, Arizona 85040 (480) 966-9971

Attorney:

Earl. Curley & Lagarde

3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012 (602) 265-0094

TABLE OF CONTENTS

	Page
Introduction.....	1
General Plan.....	1
PAD Development Plan.....	1
Residential Land Uses.....	2
Commercial Land Uses.....	3
Single-Family Design Guidelines.....	3
Development Standards.....	9
Circulation.....	11
Landscape and Design.....	11
Architecture.....	12
Grading and Drainage.....	15
Public Utilities and Services.....	15
Phasing.....	16
Luke Graduated Density.....	16

LIST OF EXHIBITS

	Exhibit
Vicinity Map.....	A
General Plan Map	B
Conceptual Land Use Plan	C
Trails Plan.....	D
Landscape Plan.....	E
Wall / Entry Elevations.....	F
Drainage Plan	G
Luke Graduated Density Map.....	H

AUSTIN RANCH II PAD NARRATIVE

Introduction

Austin Ranch is an 850-acre master planned community approved by the Surprise City Council on May 13, 2004. The approved master plan includes a mixture of single-family residential densities, neighborhood shopping centers, private homeowners association pocket parks, city park, elementary school site, natural open spaces, improved common open spaces, trails, and a remote waste water treatment plant to serve the project. The Planned Area Development (PAD) zoning includes the R1-8, R1-5, R-2, and C-2 underlying base zoning districts.

Austin Ranch II is a 175.4-acre rezoning request that will be integrated into the approved Austin Ranch master plan. Most of the expansion acreage (114.8-acres) includes parcels that were "exceptions" in the original Austin Ranch plan. The balance of this rezoning application is for a parcel located south of Deer Valley Road. Austin Ranch II acreage includes Residential Medium Density, attached single-family, detached single-family, neighborhood retail, and open space land uses. The expansion acreage is located on the southern portion of the original Austin Ranch master plan (see Vicinity Map, Exhibit A).

Austin Ranch II parcels are adjacent to planned and zoned residential land uses in Austin Ranch. The Northwest Regional Land Fill is one-half mile to the southwest. The existing land uses north of Norwich Road are approved residential subdivisions "Beardsley Estates" and "Martin Acres" approved in Maricopa County and annexed into the City of Surprise. Luke Auxiliary 1 Field is three and one-half miles to the northwest. The alignment of Freeway Loop 303 is one and one-half mile to the southeast with an interchange at Grand Avenue. The entire site is within the City of Surprise City limits.

General Plan

City of Surprise City Council on December 11, 2003 approved a Major General Plan Amendment to the City of Surprise General Plan 2020. The General Plan identifies the Austin Ranch II property south of Deer Valley Road with Medium/High Density Residential (8-15 units per acre), Suburban Residential (1-3 units per acre) northeast of the Deer Valley and Perryville Road intersection, and Employment on the northeast corner of Deer Valley and Perryville Roads (see General Plan, Exhibit B). A minor General Plan Amendment is being requested to amend approximately 35 acres from Employment to Suburban Residential north of Parcel D.

PAD Development Plan

Austin Ranch II intends to expand and fill in previous exceptions parcels that were left out in the original approved Austin Ranch PAD. The proposed 175.4-acre expansion includes the following uses and acreages:

Austin Ranch II Land Uses

Land Use	Single-Family 58' x 110'	Single-Family 63' x 115'	Single-Family 68' x 115'	Single-Family 83' x 115'	Residential Medium Density	Neigh Retail
Parcel #	B (Category A)	A, B, & C (Category B)	A & C (Category C)	22A (Category E)	E	D
Acreage	22.0 ac.	27.7 ac.	30.0 ac	10 ac.	60.6 ac.	25 ac.
Intensity	3.3 du/ac	2.6 du/ac	2.4 du/ac	2.9 du/ac	8.0 du/ac	.25 FAR
Single-Family Residential %	72 units 30 %	72 units 30 %	72 units 30 %	25 units 10%	NA	NA

The proposed land uses will continue to use the same circulation, landscape design and other integrated design features approved in the original Austin Ranch PAD. The proposed Austin Ranch II uses mostly fill in previous exception parcels from the original Austin Ranch PAD. The single-family residential uses are a continuation of the lot sizes on the adjacent parcels. Austin Ranch II adds a new mix to the housing stock through the introduction of the medium-density housing along the south side of Deer Valley Road. It also adds a neighborhood shopping center to meet the retail demands of future residents in the area. The shopping center provides a land use buffer between planned Employment uses to the south and west, and planned Suburban Residential uses to the north and east (see Conceptual Land Use, Exhibit C).

Residential Land Uses

Austin Ranch II proposes to continue the mix of residential densities and open spaces approved in Austin Ranch, plus new residential product diversity. The residential component of Austin Ranch II includes 241 detached single-family residential lots at a density of 3.0 units per acre for Parcels A, B, C, and 22A. The proposed single-family minimum lot widths and depths of these parcels are slightly greater than the previously approved adjacent lots. The minimum lot widths for these parcels vary from 58 to 83-feet and the minimum depth is 110 feet. The plan adds four additional detached single-family residential neighborhoods to the previously approved 22 single-family residential neighborhoods.

The residential component also includes 484 maximum residential units in Parcel E which is located on the south side of Deer Valley Road next to natural open space. Parcel E adds another residential density of 8.0 dwellings per acre and a unique range of residential product diversity similar to the Residential Medium Density (RM) zoning classification of the Draft

Surprise Unified Development Code. This diversity ranges from multi-family apartments, two, three and four-family dwelling structures, townhouses, cluster, and other medium density single-family products such as green court development and Z-lot configurations, etc. Parcel E also adds a significant natural open space component of approximately 18 acres to the Austin Ranch development, in addition to additional open space within the residential development areas.

The addition of these residential parcels continues the effort to assemble and integrate the parcels into a single master planned community development, which is consistent with public policy.

The homebuilders shall provide over flight language on all final plats. The over flight language shall be provided by the City Attorney from the City of Surprise. Homebuilders shall provide Avigation easements on all final plats. The City Attorney shall approve the format of the easements.

Commercial Land Uses

Austin Ranch II introduces a commercial parcel to allow development of a neighborhood shopping center. The commercial parcel is located on the northeast corner of Deer Valley and Perryville Roads. The commercial parcel is designed to serve neighborhood level retail services that may include uses such as: grocery store, pharmacy, gas station, restaurants, and personal service businesses. The parcel is approximately 25-acres. This neighborhood retail parcel can be expected to provide for the daily shopping needs for local area residents.

A retail demand analysis for the two-mile service radius surrounding the parcels shows that despite the two planned retail sites along Grand Avenue and the two planned and zoned retail sites in Austin Ranch, there will be over 300-acres of unmet retail demand within the two-mile radius area. The projected population at build-out within a two-mile radius (12.5 square miles) using approved General Plan land uses is over 70,000. The shopping center will not only meet the daily shopping needs of future residents and add to the city retail sales tax base, it will also add up to 315 jobs to the local job market to help achieve the desired .5 employment-to-population ratio.

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

Single-Family Design Guidelines

Austin Ranch II will meet the Single-Family Design Guidelines for all new single-family parcels.

The Ordinance requires Austin Ranch II to meet all design guidelines in Design List A, and compile 36 points from Design List B and 18 points from Design List D for a total of 54 points.

Standard Design Requirement List Compliance

List #	City Requirement	Austin Ranch II Compliance
A	If lots are less than 70' wide or 7,700 s.f., the PAD must comply with items A1 and A2.	There are lots less than 70' wide and 7,700 s.f. in the PAD
A1	No percentage of lots within categories A or B can exceed 30% of total within one category.	No category contains more than 30% of lots; categories A, B, and C each contain 30%.
A2	The percentage of lots within categories E, F, and G cannot be less than 10% combined.	Parcel 22A contains 10% of lots that are 83' wide (Category E)
B	No less than 10% of gross acreage of open space; and no less than 5% is a tract maintained by HOA.	Total open space is approximately 12 acres or 15%.
C	Project entry on 187 th Avenue as required.	The PAD complies. Landscape tracts and project signage is located at each major entry off of each arterial
D	Provide staggered perimeter walls.	The PAD complies. Perimeter walls in subdivisions must be staggered.
E	Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan; and each floor plan must have a front porch option.	The PAD complies. A subdivision in the PAD must include a minimum of 3 different floor plans with 3 different elevations for each floor and at least one floor plan with optional front porch.
F	No house will have the same elevation or color scheme as a house adjacent to or across the street.	The PAD complies. In each subdivision no adjacent lot or lot across the street shall have the same elevation.

G	No more than 2 adjacent houses backing on an arterial can have the same roofline.	The PAD complies. In each subdivision, no more than 2 adjacent houses backing to an arterial can have the same rear roofline.
H	The garage must be a min. of 20' x 20', free of obstructions such as water heaters, and the back or one side must contain additional work/storage space at least 4' wide.	Garages are required to be a minimum of 20' x 20' free of obstructions, and include at least 4' to side or rear for work or storage area.
I	Need 2 parking spaces in driveways outside of garage; and no driveway less than 22' deep from back of sidewalk.	Driveways shall provide 2 parking spaces outside the garage, and the driveway shall be not less than 22' deep from back of sidewalk or its equivalent in the case of a side loaded garage.
J	Lot width and housing product width.	Each subdivision in the PAD shall comply with permitted lot size matrix approved by Ordinance No. 04-32 that regulates required lot width, house width and lot size standards.
K	Setback requirements.	The PAD setbacks meet this guideline and are listed in the <u>Development Standard Table</u> in this narrative.

Design Option List B Compliance

List #	City Requirement	Austin Ranch II Compliance	Points
A	For each 40 acres, provide 3 cul-de-sacs with a diversity feature such as island or access to open space.	Not Selected.	0
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots.	Selected	2
C	On no less than 20% of the lots in category A, B, C and D provide a mix of driveway orientations.	Not Selected	0
D	Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range.	Not Selected	0
E	Stagger front setbacks in lot categories A, B, C, D & E in 3' increments (18', 21', & 24' setbacks).	Not Selected.	0
F	Design lineal open space greenbelt through project.	Selected. Linear open space is provided between Parcels A & B, and along the south side of Parcels C & B adjacent to the commercial site.	4
G	Provide open space that is visible from both residential and arterial streets.	Selected. The open space on the south side of Parcels C & B and on the west side of Parcel C is visible from both residential & arterial streets.	2
H	Provide at least 600' of open space per mile along arterial streets.	Parcel C provides approximately 1500 feet of open space along Perryville Road.	3
I-1	Provide 6' of separation between curb and 8' sidewalk on arterial and collectors.	Selected. Deer Valley and Perryville have 6' separation with 8' sidewalks. The collectors will conform to the City's approved collector cross-section	2
I-2	Install a raised median in collectors and arterials to be maintained by HOA.	Not Selected.	0
I-3	Plant enhanced landscaping along arterials and collectors with 24" box trees every 50'.	Selected	4
I-4	Double points can be obtained if developer provides I1, I2, and I3 on both side of street.	Not Selected	0

J	Design view corridors with open spaces	Selected. Collector streets with landscaped detached sidewalks provide view corridors to the White Tank Mountains. There are several vistas to natural open spaces and many of the homes front onto open space	4
K	Design lots so that no lot is located at the end of a "T" intersection.	Not Selected.	0
L	Provide pedestrian and bike access to non-residential sites.	Selected. Trail access connections from the internal residential open spaces to adjacent planned commercial centers	6
M	Design traffic calming devices, decorative paving, etc.	Not Selected	0
N	Design trails that connect open spaces.	Selected. Trails in the PAD shall be designed to connect open spaces. Additionally, open space tracts are provided on the north and east sides of the commercial site.	6
O	Construct decorative hardscape features at entrances and pedestrian crossings.	Selected. Decorative paving will be added at major entrances and at major trail crossings	2
P	Donate land for municipal purposes.	Not Selected	0
Q	Provide berms, enhanced landscaping on perimeter walls.	Selected. Perimeter walls will be staggered 2 to 3 feet with periodic berming and selected landscaping	6
R	Utilize neo-traditional planning such as detached garages, internal commercial.	Not Selected.	0
S	Propose unique design elements.	Not Selected.	0
Total Required	Based on Category B	Points Required	36
Total Selected	Based on Category B	Points Selected	41

Design Option List D Compliance

List #	City Requirement	Austin Ranch II Compliance	Points
A	Provide trail system connecting open space areas to residential and non-residential developments.	Selected. Trail system connecting open space areas to residential and future commercial development to the east.	4
B	Provide a clubhouse with outdoor recreation amenities, which is maintained by a HOA.	Not Selected.	0
C	Provide an active recreational facility to be maintained by HOA.	Selected. Developer shall convey to HOA a pocket park with tot-lot, ramadas and half court basketball court.	4
D	Provide swimming pool maintained by HOA.	Not Selected.	0
E	Provide a large open space corridor with a minimum width of 75' and an average of 100' to be maintained by HOA.	Not Selected.	0
F	Provide common area lakes or wetlands.	Not Selected.	0
G	Provide golf course.	Not Selected.	0
H	Provide open space in excess of the 10% minimum. 2 points for each 1% over 10%. Max 10 points.	Selected. Parcels A, B, C & 22A contain 80.3 acres. A minimum of 12.1 acres, or 15% of open space, will be provided.	10
I	Neighborhood amenity, which encourages meetings/interaction such as amphitheaters.	Not Selected	0
J	Unique design element.	Not Selected.	0
Total Required	Based on Category B	Points Required	18
Total Selected	Based on Category B	Points Selected	18

Development Standards

Each parcel in Austin Ranch II is individually designated with a land use and a corresponding Base Zoning District. The land uses identified in the Austin Ranch II Land Use Plan are to be developed under the permitted principal use lists, accessory use lists, conditional use lists, and development standards identified in the corresponding R1-5, R-3 and C-2 Zoning Districts identified in Chapter 17.28 of the Surprise Municipal Code Title 17 Zoning, and in accordance with the following table:

Austin Ranch II Development Standards Table

Parcel #	B	A, B & C	A & C	22A	D	E
Description	SF RES LOTS Category A	SF RES LOTS Category B	SF RES LOTS Category C	SF RES LOTS Category E	COM	RES MEDIUM DENSITY
Min Area	6,380 sf	6,930 sf	7,480 sf	9,130 sf	NA	-
Max House Width	45'	50'	55'	65'	NA	-
Min Lot Width	58'	63'	68'	83'	100'	-
Min Lot Depth	110'	110'	110'	110'	NA	-
Min Front	12' for Living Area or Side Loaded Garage 20' for Front Loaded Garage	12' for Living Area or Side Loaded Garage 20' for Front Loaded Garage	12' for Living Area or Side Loaded Garage 20' for Front Loaded Garage	12' for Living Area or Side Loaded Garage 20' for Front Loaded Garage	35'	-
Min Interior Side	5'8'	5'8'	5'8'	8'10'	15' ***	-
Min Street Side	13' **	13' **	13' **	20' **	25'	-
Min Rear	15' *	15' *	15' *	15' *	25' ***	-
Min Rear (Adjacent to Arterial Street)	20'	20'	20'	20'	NA	-
Min Distance between Houses or Bldgs	10'	10'	10'	16'	NA	-
Max Bldg Height	30'	30'	30'	30'	35'	-

- Notes:
- * Fireplaces, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on attached SF lots.
 - ** Setback includes adjacent landscape tract.
 - *** Residential zone boundary setback is 45'.

Residential Development Standards for Austin Ranch II Parcel E

Multi-family Residential

Minimum Development Standards for Multi-family Residential developments in Parcel E shall be consistent with City of Surprise R-2 Development Standards.

Medium Density Single Family Detached

Minimum development standards for Medium Density (8 DUA) Single Family Detached products in Parcel E shall be as follows:

MEDIUM DENSITY (8 DUA)	
Minimum Parcel Perimeter Setback	
Arterial	30'
Collector	20'
Local	10'
SF Resid. Low	20'
Multi-family	20'
Commercial	30'
Min. Lot Line Setback	
Street Front/Side ¹	7'
Internal Front/Side	5'/3'
Rear Lot	10'
Minimum Lot Standards	
Min. Area/DU ²	4,800
Min. Width	35'
Min. Depth ³	35'
Garage	Double
Minimum Project Standard	
Guest Parking/lot ⁴	.5
Open Space/Ret.	15 %
Street Easement ⁵	28'
Courtyard Drive Easement	20' Fire access

At a minimum, medium density amenities such as a pool, barbeque, and ramada will be included.

¹ "Street includes private street easement or public ROW. "Courtyard Drives" are private, shared driveways.

² Minimum Area/DU includes street easement and open space requirements. Area determined by dividing 1.0 acre by selected density. Lot size is flexible.

³ Minimum Depth is the same as Minimum Width because lots may be oriented from side or front.

⁴ Guest parking must be provided on-lot or on-site.

⁵ Minimum private street easement shall include 20' pavement measured from back of curb to back of curb; two 4' sidewalks and one 4' tree strip between sidewalk and back of curb.

Circulation

Streets

Regional access will be provided to Austin Ranch II off of Grand Avenue with intersections at Deer Valley Road and the planned 303 Freeway. Grand Avenue will provide major access to Austin Ranch II with intersections at Deer Valley Road and Norwich Road. The 303 Freeway will be located two-miles south of the Deer Valley Road along Grand Avenue with an interchange at Grand Avenue. The combination of the east-west major roads into the project, Grand Avenue and the 303 Freeway provide excellent local and regional access to the site.

The proposed street system provides direct access to a neighborhood-park, elementary school site, Fire Station, and Police Substation as part of the previous approved Austin Ranch. When the area is platted, local streets will provide access to private pocket parks, individual neighborhoods, and natural open spaces. The major collector streets in the development will include travel lanes, bike lanes, sidewalks, landscape tracts on each side, and will be constructed in accordance with city development standards. The residential streets will be designed in accordance with city design standards.

Deer Valley Road will be constructed when necessary in the future to the City's parkway standard including right-of-way, travel lanes, sidewalks, and landscape median. Only a portion of the Deer Valley Road right-of-way is within the boundaries of Austin Ranch II. The partial improvements for Deer Valley Road along the frontage of Austin Ranch II will be determined between the City and the applicant. Perryville Road is a minor arterial and 183rd Avenue is a collector road; each will be constructed to their respective standards. All other streets will be constructed to the City's local street standard.

Trails

The circulation for Austin Ranch II as part of Austin Ranch will include access to over 13,000 lineal feet of pedestrian and bike trails within designated open spaces in Austin Ranch II. The arterial and collector streets provide detached concrete sidewalks along the edges and through the center of the development. Additional trail connections will be provided, as individual subdivisions are platted (see Trails Plan, Exhibit D).

Landscape and Design Theme

The integrated landscaping and wall theme for Austin Ranch II will match the themes approved in Austin Ranch. The Conceptual Landscape Plan will establish landscape tract areas along major streets, and natural open spaces for Austin Ranch II to match the approval of Austin Ranch (see Landscape Plan, Exhibit E). Plant materials shall be selected from the final plant palette approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The landscape

plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Wall Theme

The PAD plan provides: 6-foot high decorative theme walls along arterials and collectors next to planned residential parcels, and 6' high decorative view walls along open spaces next to planned residential parcels. The decorative theme walls will be single-scored masonry block with a split-face block accent band located one course below the top course. Columns will be 2 foot square stone veneer with a 2' x 2' pier cap. The view walls provide a 2-foot single-scored masonry block base and a 4-foot high tubular steel view fence panel on top of the masonry base. An additional view wall option will be provided with a 4-foot single scored masonry block base and a 2-foot high tubular steel view fence panel on top of the masonry base. The masonry columns repeat every 250-feet (see Theme & View Wall Details, Exhibit F).

The Austin Ranch II entry signage will include a sign on 187th Avenue. The entry feature includes a 2-foot high planter box constructed of stone veneer in front of a 6-foot high stucco wall with the project name "AUSTIN RANCH" on the face. The planter box will be landscaped with colorful plants (see Sign & Wall Detail, Exhibit F). Theme walls are located along parkways, arterial roads, and collector streets; view walls are located along linear open spaces; and entry signs are located at the three major entries into the ranch (see Signage and Wall Plan, Exhibit F). Perimeter landscaping and theme wall are to be submitted, reviewed and approved prior to approval of a final plat. Theme wall shall incorporate alternative materials on the wall plane, columns, and include banding and insets.

Architecture

Residential

All home products in Austin Ranch II except Parcel E will comply with the adopted City of Surprise Home Product Design Guidelines. Parcel E is developed under R-2 and not R1 base zoning. The medium density home products in Parcel E will comply with the quality architecture and materials intended in the Home Product Design Guidelines. The single-family homes will include one and two story plans that exhibit high quality materials and architectural features. Each residential subdivision will utilize a common architectural style. The architectural house styles may differ by subdivision, however each subdivision will comply with the standards set forth in this PAD booklet. Future changes in the City's Residential Design Guidelines will not apply to Austin Ranch II to maintain consistency with the approved Austin Ranch PAD. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the plat process for each parcel. The intent of the Austin Ranch II PAD is to provide diversity in the architectural elevations and floor plans offered throughout the development. Each homebuilder in Austin Ranch II shall submit house products including colors, elevations and material samples for review and approval by the City of Surprise.

Each home shall include the following:

1. Stucco or block exterior with optional stone, brick or wood accents.
2. Ground mounted Air Conditioning and Heating unit.
3. Concrete tile roof.
4. Accents and window treatments on all elevations per (see Guideline I of Design Option List 2).
5. Two-car garage with three-car garage option (see Guideline H of Design Option List 2 for house products 40' or less).
6. Painted stucco or block-decorative return walls to match the houses if needed.
7. Dual pane windows. Window frames and mullions finished with either baked enamel paint or anodized.
8. Roof vents painted to match tile roof color.
9. Exterior light fixture at front entrance door. Enhanced exterior light fixtures on garage doors as an option.
10. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
11. Boxed fireplace chimneys to avoid exposed metal flumes if buyers include a fireplace as an option or if a buyer adds a fireplace at a later date.
12. Garages are required to be a minimum of 20' x 20' free of obstructions, and include at least four-feet (4') of additional work/storage space that extends along the entire length of the back or side.
13. Two parking spaces in driveways outside of the garage for detached single-family; or guest parking in the subdivision at one space per unit for attached single-family.
14. Homebuilder installed front yard landscaping for houses in all lot size categories.

Detached house products within subdivisions will include the following:

15. Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan, and at least one of the 3 floor plans will include an optional front porch.
16. No house will have the same elevation or color scheme as the adjacent house or the house directly across the street.

17. Prohibit the same rear elevation on two consecutive houses visible from an arterial.
18. Some house products may include side-entry garages or L-shaped floor plans.
19. Consecutive houses backing to an arterial will avoid rooflines that are all parallel or all perpendicular to the arterial street.

Commercial

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

Each shopping center will include the following:

1. Master plan of entire center prior to construction of first building
2. High quality, durable materials
3. Architectural features that enhance energy conservation
4. Freestanding buildings to conform to or complement the main buildings in color, materials, architecture and scale
5. Articulation of wall planes, and variation in roof heights
6. Trim all doors and windows, painting or anodize exposed metal finishes
7. Screen mechanical equipment from view
8. Enhanced architectural details on sides exposed to public streets
9. Screen wall and landscaping adjacent to residential properties
10. Screen parking areas along streets with walls and/or landscaping
11. Well integrated pedestrian circulation systems that provide connectivity to the residential neighborhood. Such pedestrian circulation will be clearly delineated through the parking lot areas and driveway crossings by enhanced decorative paving.

Grading and Drainage

Austin Ranch II slopes from northwest to southeast (see Drainage Plan, Exhibit G). The plan captures offsite flows where the water enters the project and conveys flows around and through the existing natural washes. All on-site drainage is accommodated by a series of retention areas integrated into the linear open spaces. Drainage is designed in concert with Austin Ranch to accommodate storm water retention for all portions of the ranch.

The project will be designed to accommodate the 100-year 2-hour storm event on site or within Austin Ranch I. No retention basin shall be greater than 3 feet deep. All drainage channels shall be maintained in a landscaped manner. Gunite or concrete channels shall be prohibited.

Public Utilities and Services

The applicant has identified a school site for the Dysart School District to in the Austin Ranch PAD. The applicant has met with the State Land Department concerning a potential school site at no charge to the school district. The Austin Ranch PAD is approved with an elementary school site on Parcel 5 in case the potential school site on the State Land property cannot be acquired. The Austin Ranch PAD identifies a public park site on Parcel 1 along with a potential Fire Station and Police Substation site. The Park and Fire Station location issues were resolved in the Austin Ranch PAD, and no additional public parks, or fire station sites are proposed in Austin Ranch II. There are discussions with the school district concerning additional school sites to serve the area.

The applicant is working with the City to build a new wastewater treatment plant. The wastewater treatment plant will be constructed on a 35-acre site located approximately three-quarters of a mile south of Austin Ranch II along the west side of 183rd Avenue. A sewer line will be constructed south of Austin Ranch, approximately one-half mile along the Citrus Road alignment, to an effluent lift station. From that point, a sewer force main will be constructed to the west to connect to the proposed waste water treatment plan. Austin Ranch II is within the Beardsley Water Company CN&N service area. The developer proposes to construct a water distribution system, and water lines as needed to serve Austin Ranch II. Water lines will be constructed per agreement with the Beardsley Water Company and to comply with City requirements for fire flows.

All full width and half width street rights-of-way and improvements will be provided in accordance with City of Surprise standards.

Prior to the delivery of any combustible material to the site, fire department access and fire protection system shall be operational in accordance with plans approved by the Fire Chief and City Engineer. Developers shall install fire hydrants subject to International Fire Code specifications and hydrants are subject to review and approval by the Building Safety Division and community and Economic Development Director. The developer shall work with the Fire Chief prior to any preliminary plat approvals to determine the best location for a fire station that will serve the Austin Ranch II development.

All infrastructure shall occur pursuant to Section 16.20 of the Surprise Municipal Code with final plans subject to approval by the Water Services Department, Engineering Department, Community and Economic Development Director, and the Beardsley Water Company.

The applicant has met with the Landfill operator to the west to ensure land use compatibility and the protection of the landfill as a long-term viable operation. The landfill operator concurs with the proposed land uses in Austin Ranch II.

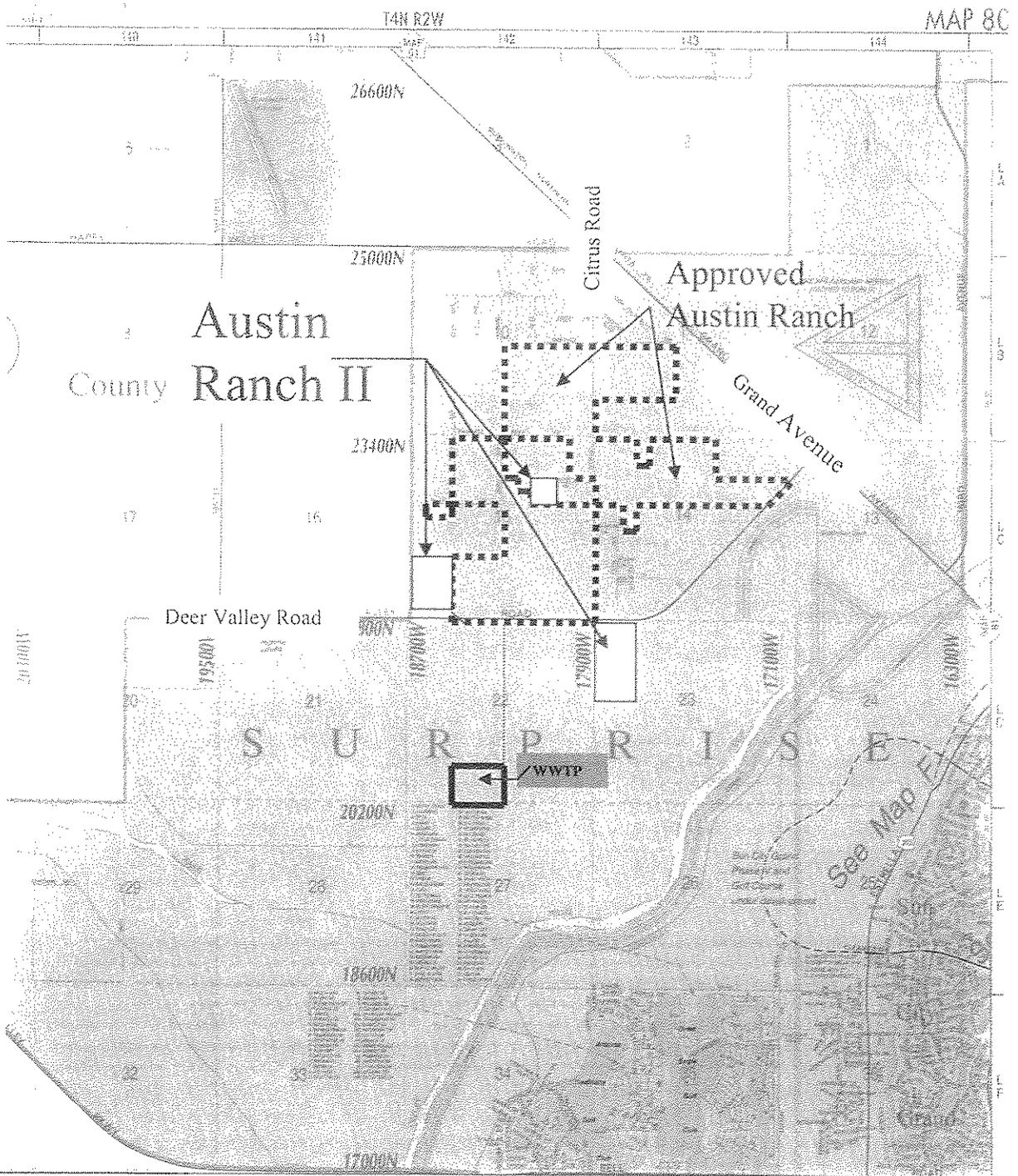
- Sewer. City of Surprise
- Water. Beardsley Water Company/ City of Surprise
- Electricity. Arizona Public Service
- Telephone. Qwest Communications
- Cable TV. Cox Communications
- Gas. Southwest Gas Company
- Refuse. City of Surprise
- Fire and Emergency. City of Surprise
- Police. City of Surprise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

Phasing

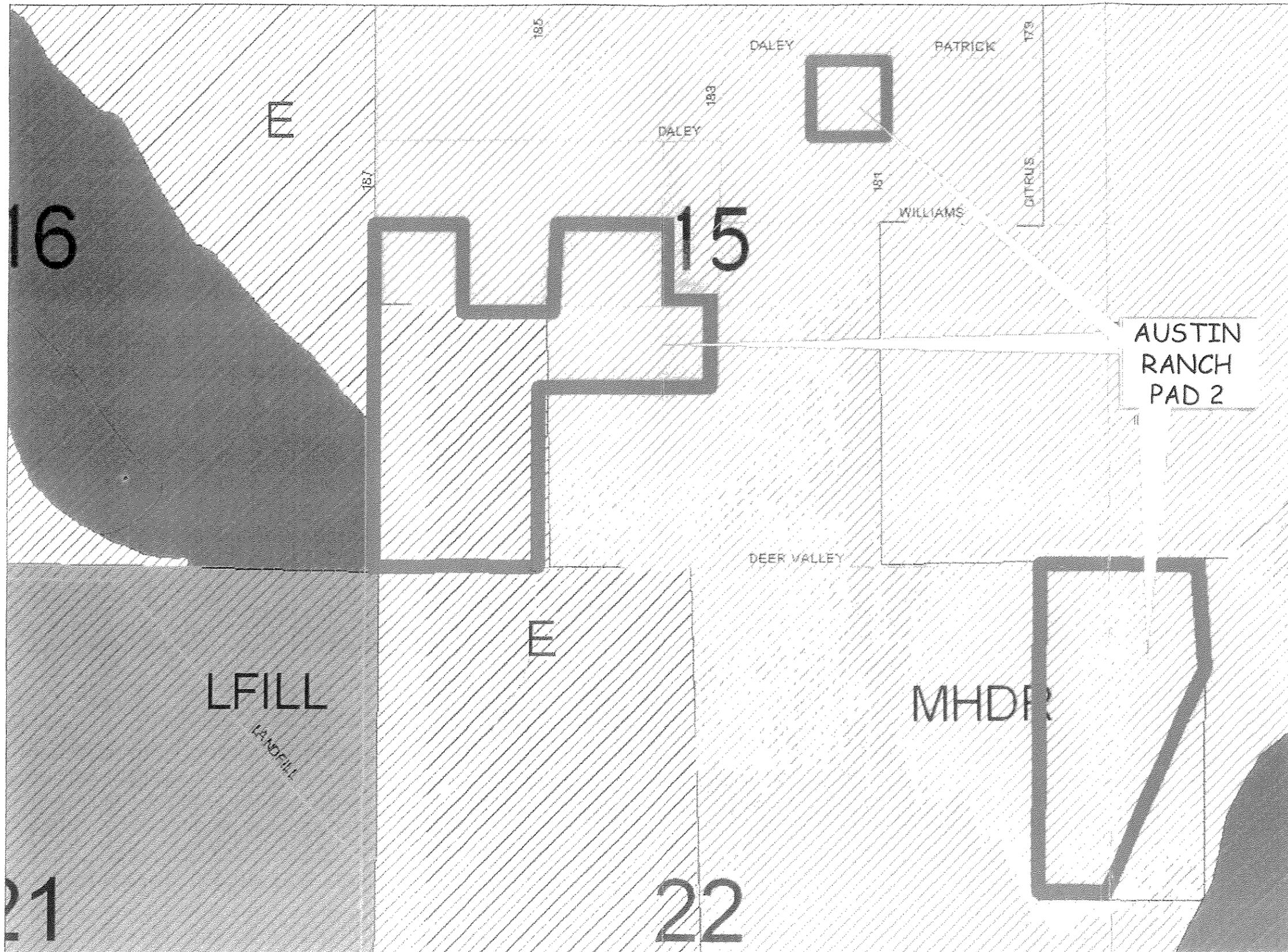
Austin Ranch II will be developed in multiple phases in concert with Austin Ranch based on market conditions. The necessary road, water, sewer, on-site and off-site storm water retention; landscaping and open space improvements will be constructed as part of each phase of development.

Luke Graduated Density

The applicant met with Luke AFB on March 24, 2005 to review the Land Use Plan for consistency with the Luke Graduated Density Lines (see Luke Graduated Density Map, Exhibit H).



Vicinity Map



Surprise General Plan 2020
Land Use Designations



Employment



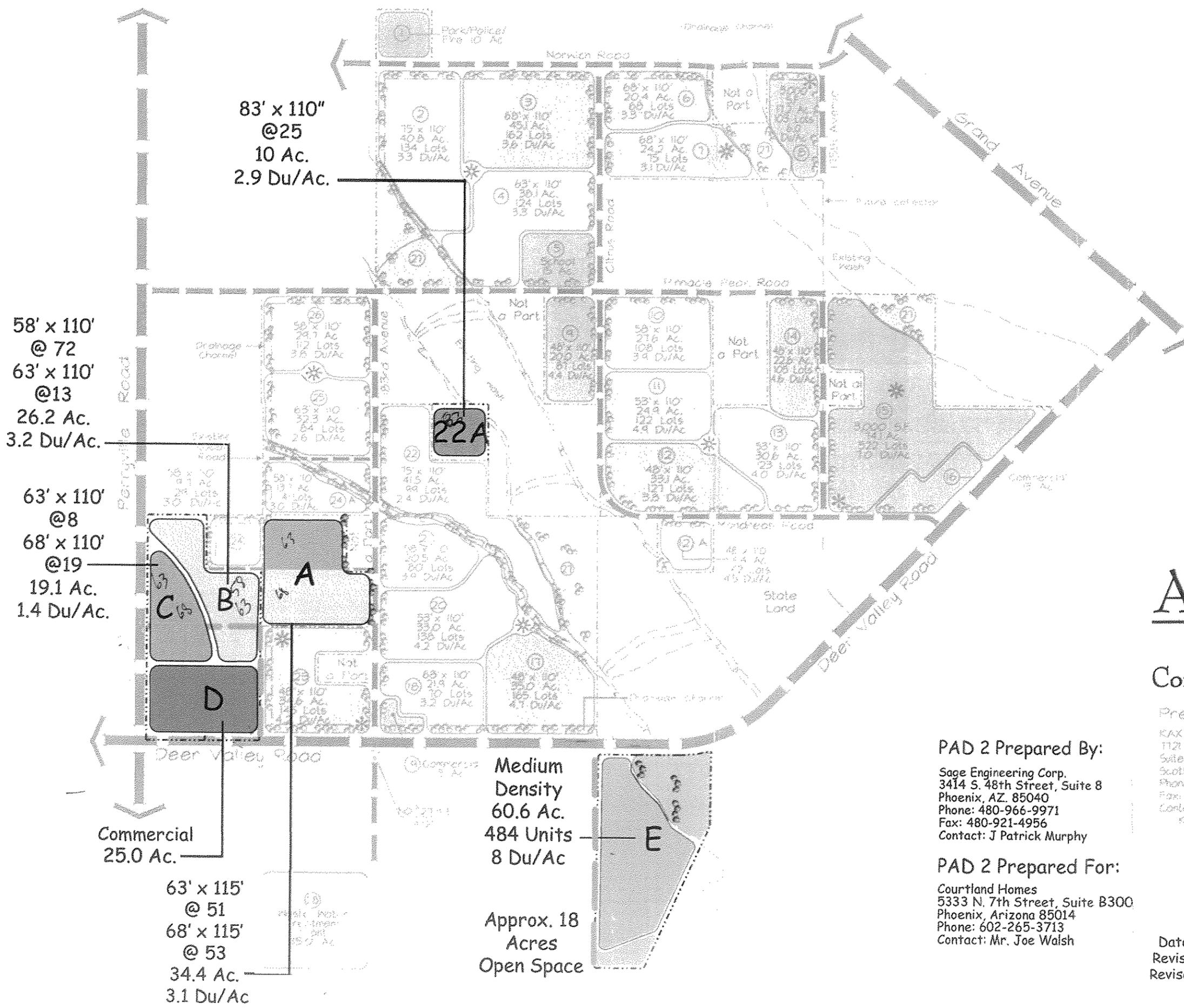
Suburban Residential
(1-3 dupa)



Medium/High Density
Residential (8 to 15 dupa)

Legend

- R-2 3000 SF
- R1-5 48' x 110'
- R1-5 53' x 110'
- R1-5 58' x 110'
- R1-5 63' x 110'
- R1-5 68' x 110'
- R1-5 75' x 110'
- R1-8 83' x 120'
- Medium Density
- Park/Police/Fire
- School
- Commercial
- Waste Water Treatment
- Open Space
- * Entry Feature
- * Pocket Park



83' x 110"
@25
10 Ac.
2.9 Du/Ac.

58' x 110'
@ 72
63' x 110'
@13
26.2 Ac.
3.2 Du/Ac.

63' x 110'
@8
68' x 110'
@19
19.1 Ac.
1.4 Du/Ac.

Commercial
25.0 Ac.

63' x 115'
@ 51
68' x 115'
@ 53
34.4 Ac.
3.1 Du/Ac

Medium
Density
60.6 Ac.
484 Units
8 Du/Ac

Approx. 18
Acres
Open Space

Austin Ranch

PAD 2

Conceptual Land Use Exhibit

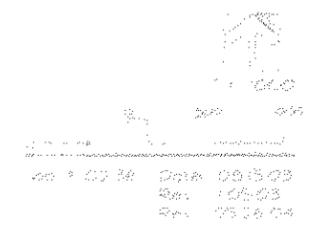
PAD 2 Prepared By:
Sage Engineering Corp.
3414 S. 48th Street, Suite 8
Phoenix, AZ. 85040
Phone: 480-966-9971
Fax: 480-921-4956
Contact: J Patrick Murphy

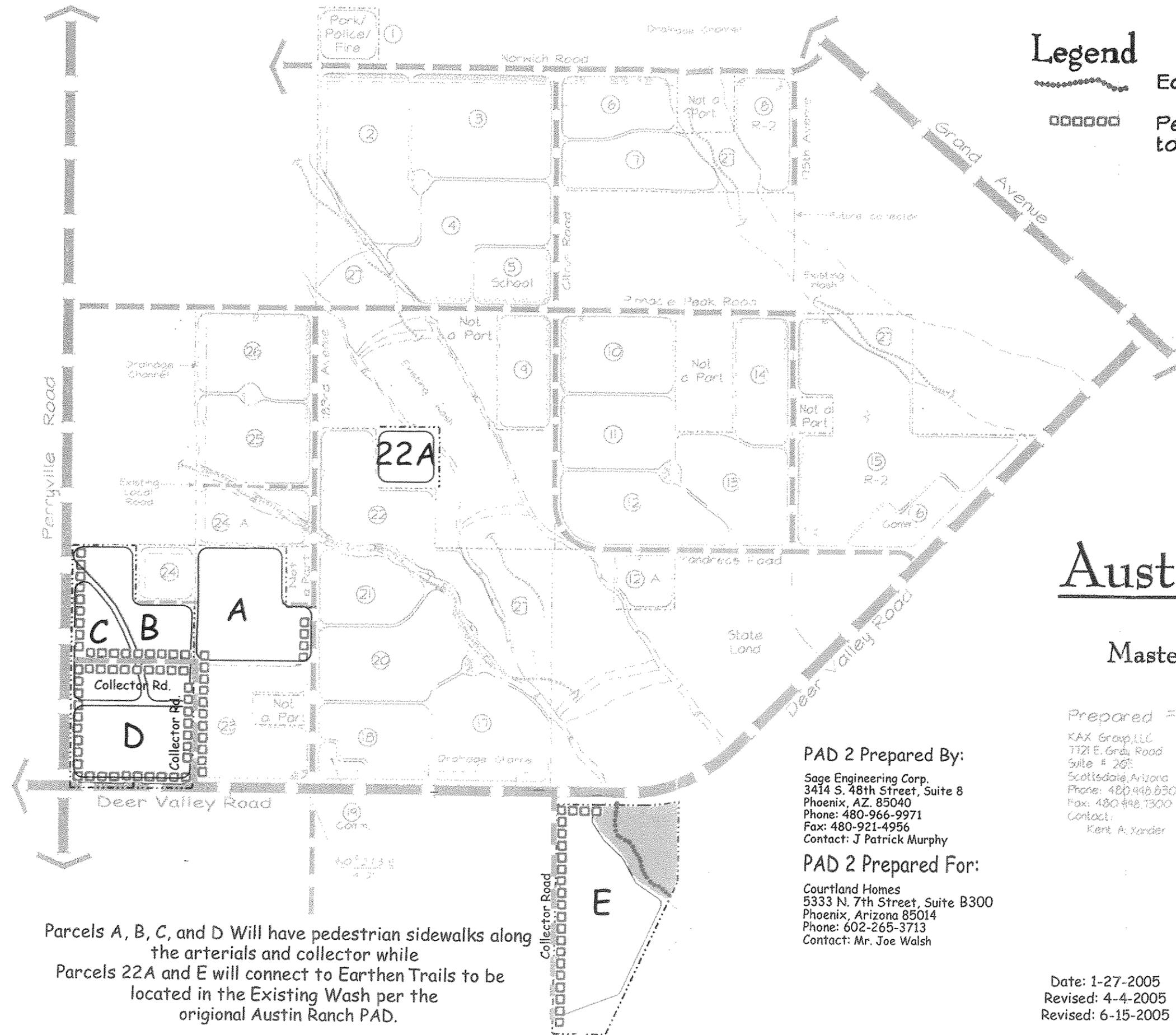
PAD 2 Prepared For:
Courtland Homes
5333 N. 7th Street, Suite B300
Phoenix, Arizona 85014
Phone: 602-265-3713
Contact: Mr. Joe Walsh

Prepared For:
KAX Group, LLC
1121 E. Grand Road
Suite # 207
Scottsdale, Arizona: 85260
Phone: 480.948.8700 x109
Fax: 480.948.7300
Contact: Kent A. Karder

Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact: Christine Tarantola, R.L.A.

Date: 1-27-2005
Revised: 4-4-2005
Revised: 6-15-2005





Legend

-  Earthen Trails
-  Pedestrian sidewalk adjacent to arterials and collectors

Austin Ranch

PAD 2

Master Trail Exhibit

PAD 2 Prepared By:

Sage Engineering Corp.
 3414 S. 48th Street, Suite 8
 Phoenix, AZ. 85040
 Phone: 480-966-9971
 Fax: 480-921-4956
 Contact: J Patrick Murphy

PAD 2 Prepared For:

Courtland Homes
 5333 N. 7th Street, Suite B300
 Phoenix, Arizona 85014
 Phone: 602-265-3713
 Contact: Mr. Joe Walsh

Prepared For:

KAX Group, LLC
 7721 E. Grand Road
 Suite # 205
 Scottsdale, Arizona 85260
 Phone: 480-448-8300 x102
 Fax: 480-448-1300
 Contact: Kent A. Zander

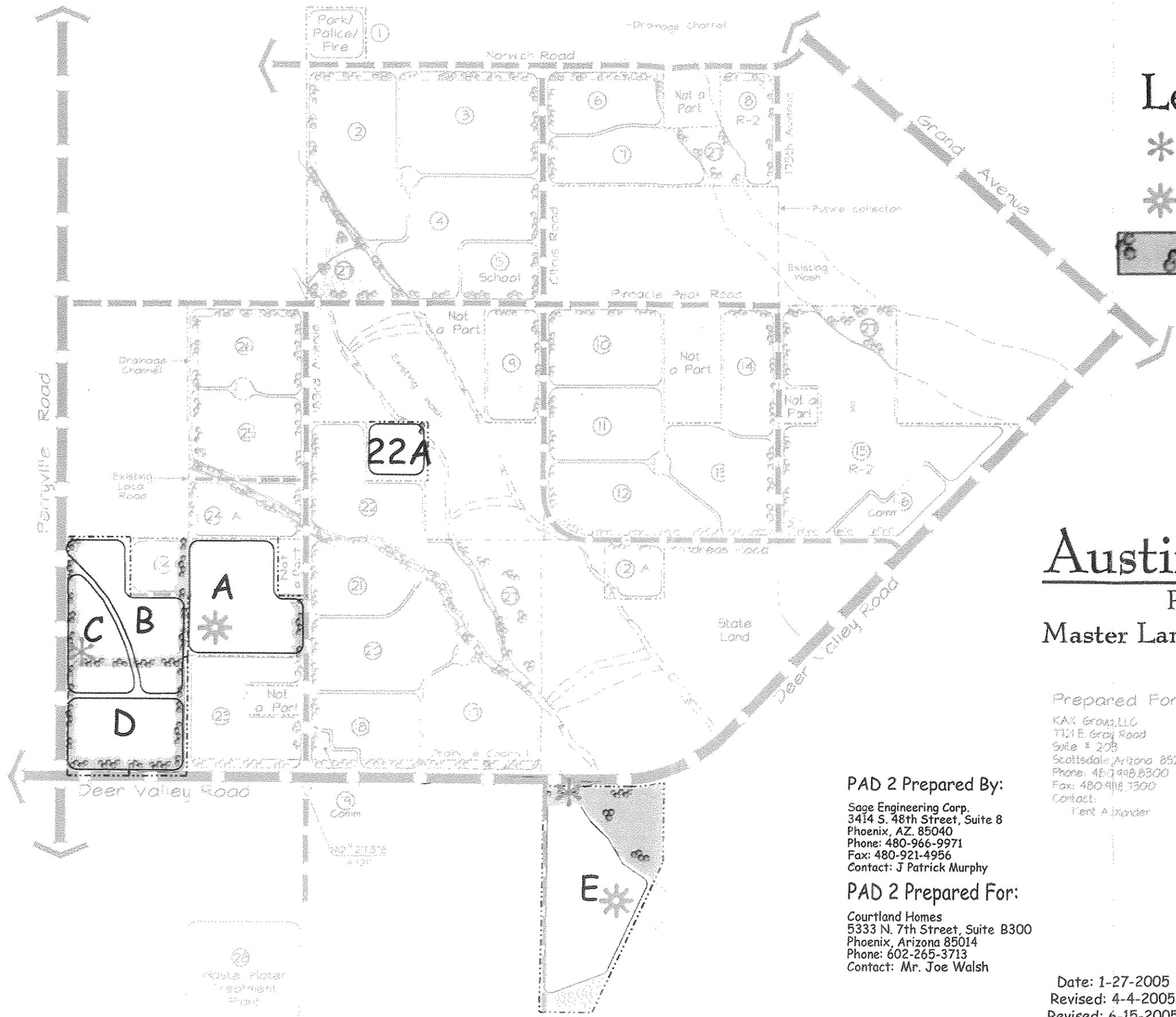
Prepared By:

Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480-451-6410
 Fax: 480-315-8698
 Contact: Christine Tarasos, R.L.A.

Parcels A, B, C, and D Will have pedestrian sidewalks along the arterials and collector while Parcels 22A and E will connect to Earthen Trails to be located in the Existing Wash per the original Austin Ranch PAD.

Scale: 1" = 1000'
 Date: 08/15/03
 Rev: 08/03
 Rev: 05/26/04

Date: 1-27-2005
 Revised: 4-4-2005
 Revised: 6-15-2005



- ### Legend
- * Entry feature
 - * Pocket Park
 - Open space and/or landscape

Austin Ranch

PAD 2

Master Landscape Exhibit

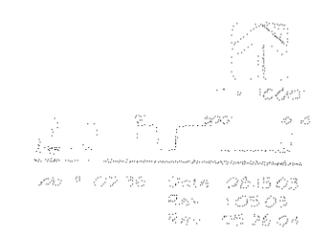
Prepared For:
 KAX Group, LLC
 7311 E. Gray Road
 Suite # 208
 Scottsdale, Arizona 85260
 Phone: 480-998-8300 x102
 Fax: 480-918-1300
 Contact: Kent Alexander

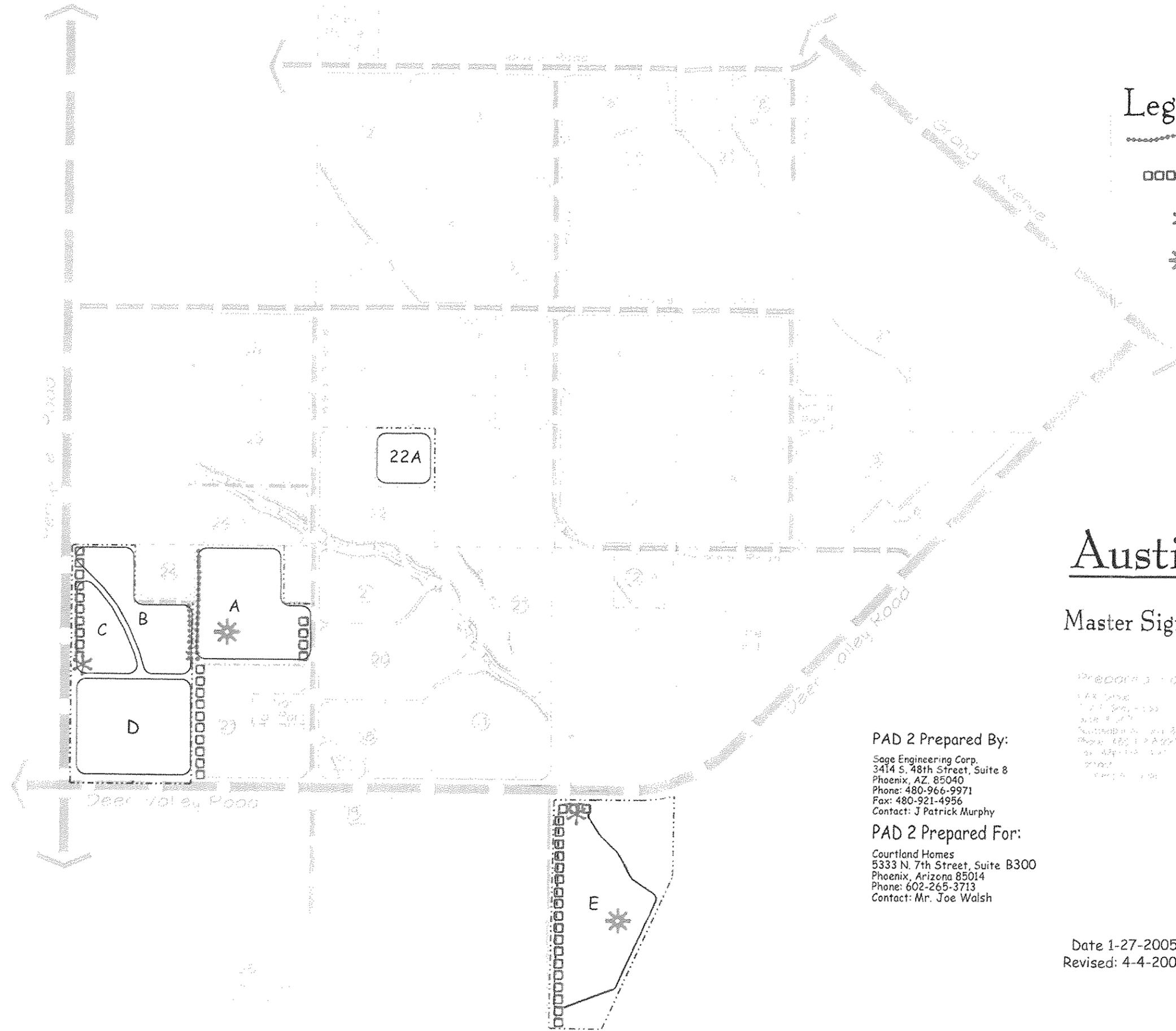
Prepared By:
 Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480-951-6410
 Fax: 480-315-8698
 Contact: Christine Taratsos, R.L.A.

PAD 2 Prepared By:
 Sage Engineering Corp.
 3414 S. 48th Street, Suite 8
 Phoenix, AZ, 85040
 Phone: 480-966-9971
 Fax: 480-921-4956
 Contact: J Patrick Murphy

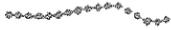
PAD 2 Prepared For:
 Courtland Homes
 5333 N. 7th Street, Suite B300
 Phoenix, Arizona 85014
 Phone: 602-265-3713
 Contact: Mr. Joe Walsh

Date: 1-27-2005
 Revised: 4-4-2005
 Revised: 6-15-2005





Legend

-  View wall
-  Theme wall
-  Entry feature
-  Pocket Park

Austin Ranch

PAD 2

Master Signage and Wall Exhibit

PAD 2 Prepared By:

Sage Engineering Corp.
 3414 S. 48th Street, Suite 8
 Phoenix, AZ, 85040
 Phone: 480-966-9971
 Fax: 480-921-4956
 Contact: J Patrick Murphy

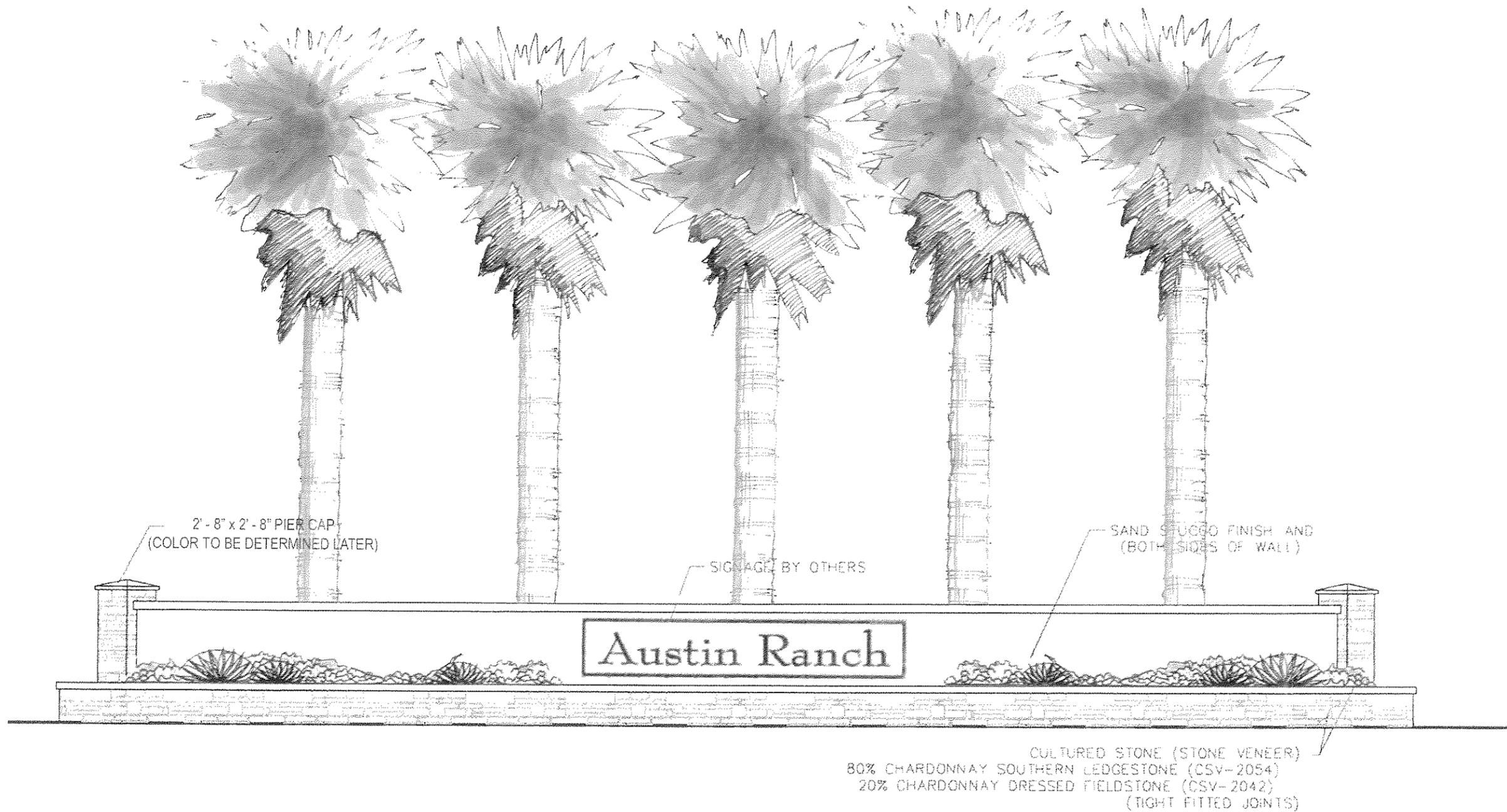
PAD 2 Prepared For:

Courtland Homes
 5333 N. 7th Street, Suite B300
 Phoenix, Arizona 85014
 Phone: 602-265-3713
 Contact: Mr. Joe Walsh

Prepared for:
 Sage Engineering Corp.
 3414 S. 48th Street, Suite 8
 Phoenix, AZ 85040
 Phone: 480-966-9971
 Fax: 480-921-4956
 Contact: J Patrick Murphy

Prepared by:
 Sage Engineering Corp.
 3414 S. 48th Street, Suite 8
 Phoenix, AZ 85040
 Phone: 480-966-9971
 Fax: 480-921-4956
 Contact: J Patrick Murphy

Date 1-27-2005
 Revised: 4-4-2005



Austin Ranch

PAD 2

Sign & Wall Detail

PAD 2 Prepared By:

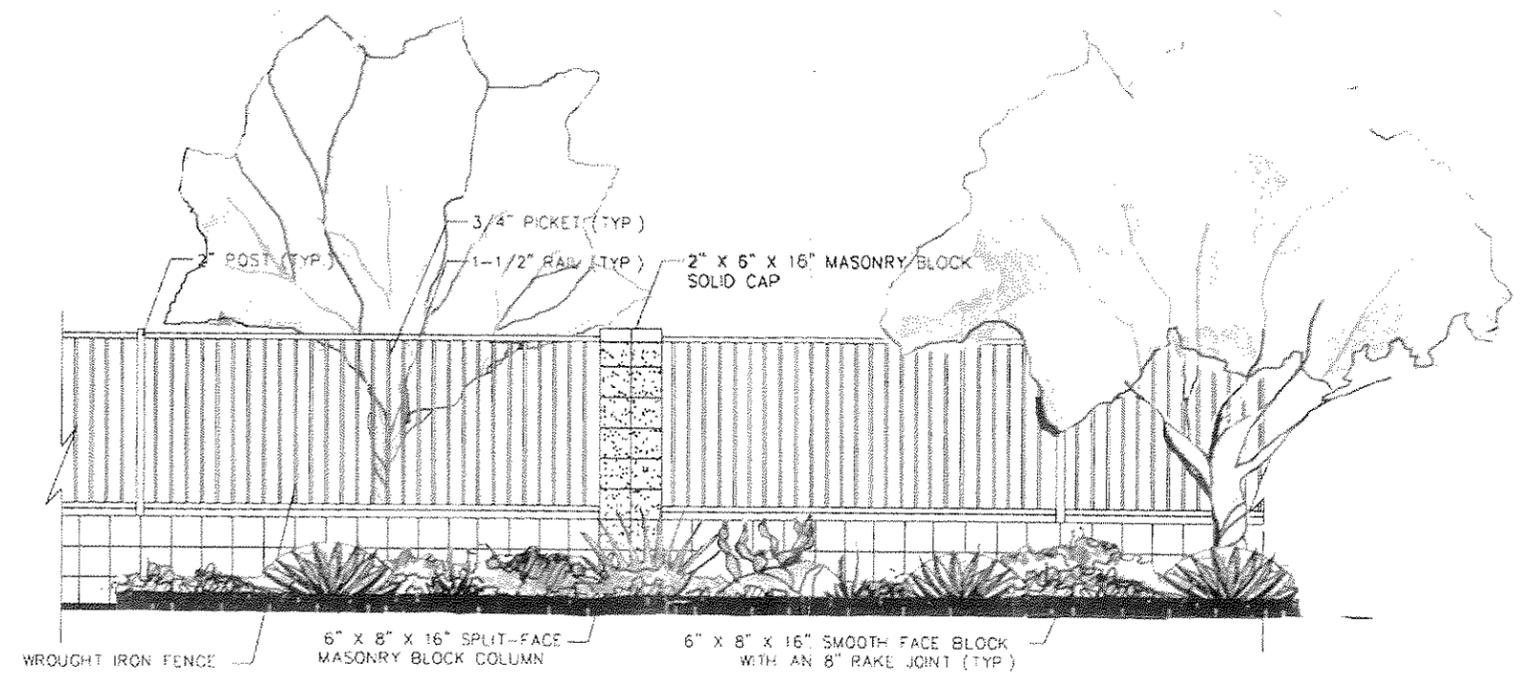
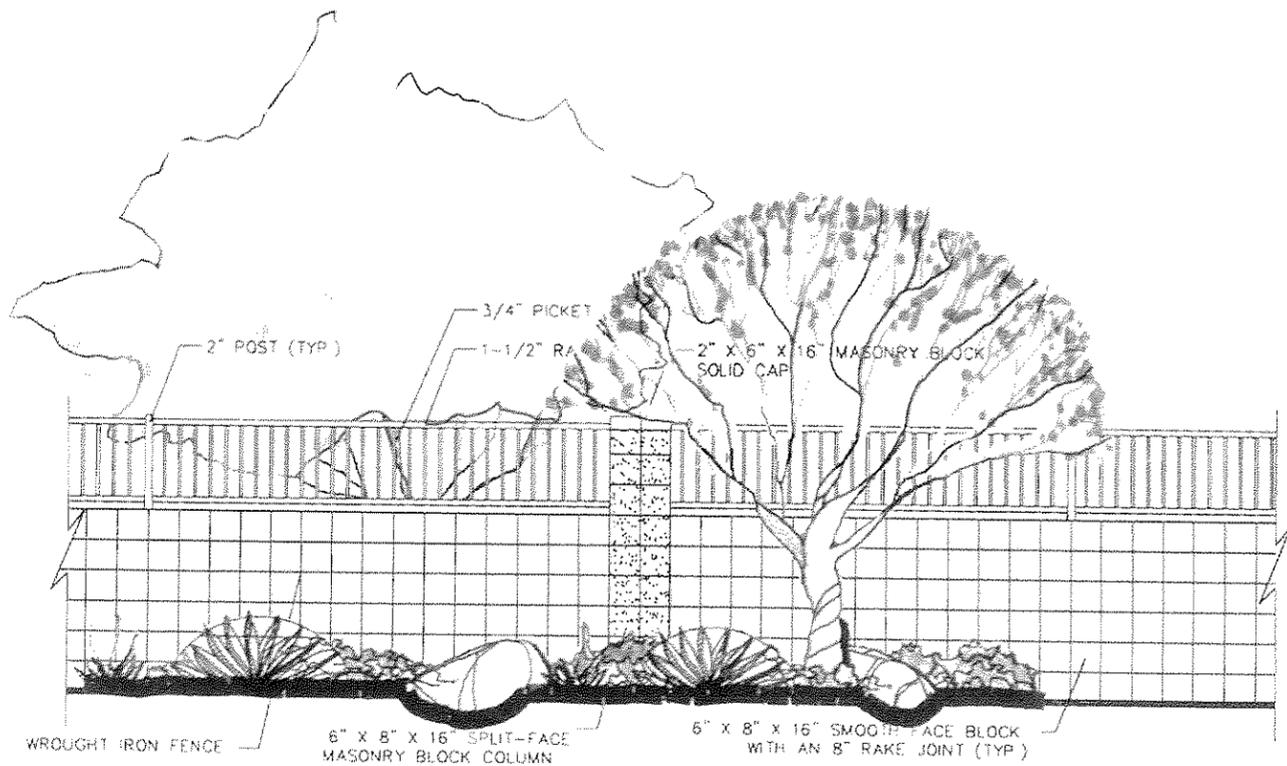
Sage Engineering Corp.
3414 S. 48th Street, Suite 8
Phoenix, AZ. 85040
Phone: 480-966-9971
Fax: 480-921-4956
Contact: J Patrick Murphy

PAD 2 Prepared For:

Courtland Homes
5333 N. 7th Street, Suite B300
Phoenix, Arizona 85014
Phone: 602-265-3713
Contact: Mr. Joe Walsh

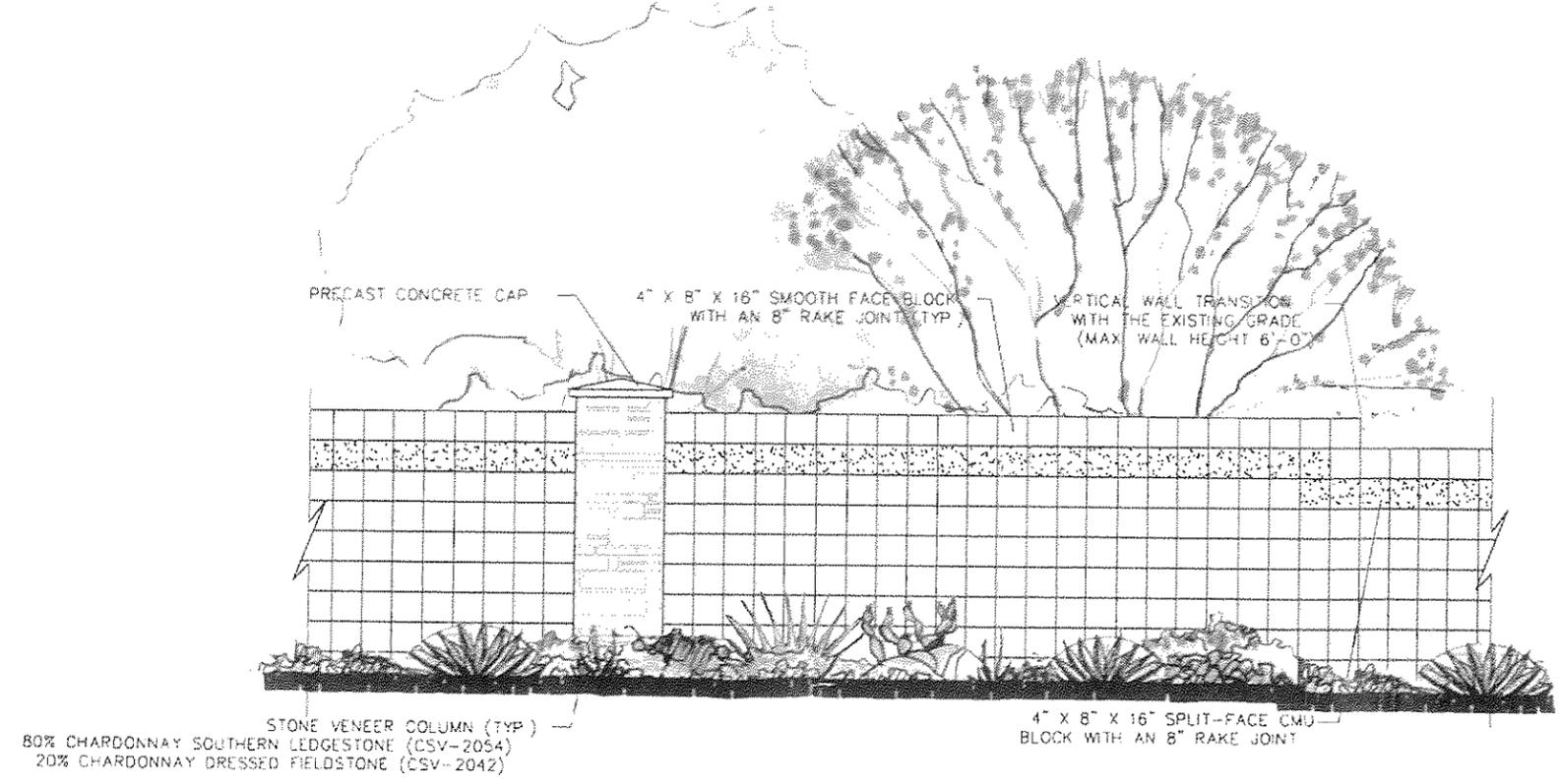
Date: 1-27-2005
Revised: 4-4-2005

Prepared For: _____
Prepared By: _____
Date: _____
Scale: _____



VIEW FENCE/WALL ELEVATION
Adjacent to Open Space.

VIEW FENCE/WALL ELEVATION
Adjacent to Open Space.



STONE VENEER COLUMN (TYP)
80% CHARDONNAY SOUTHERN LEDGESTONE (CSV-2054)
20% CHARDONNAY DRESSED FIELDSTONE (CSV-2042)

THEME WALL ELEVATION

Date: 1-27-2005
Revised: 4-4-2005

PAD 2 Prepared By:
Sage Engineering Corp.
3414 S. 48th Street, Suite 8
Phoenix, AZ. 85040
Phone: 480-966-9971
Fax: 480-921-4956
Contact: J Patrick Murphy

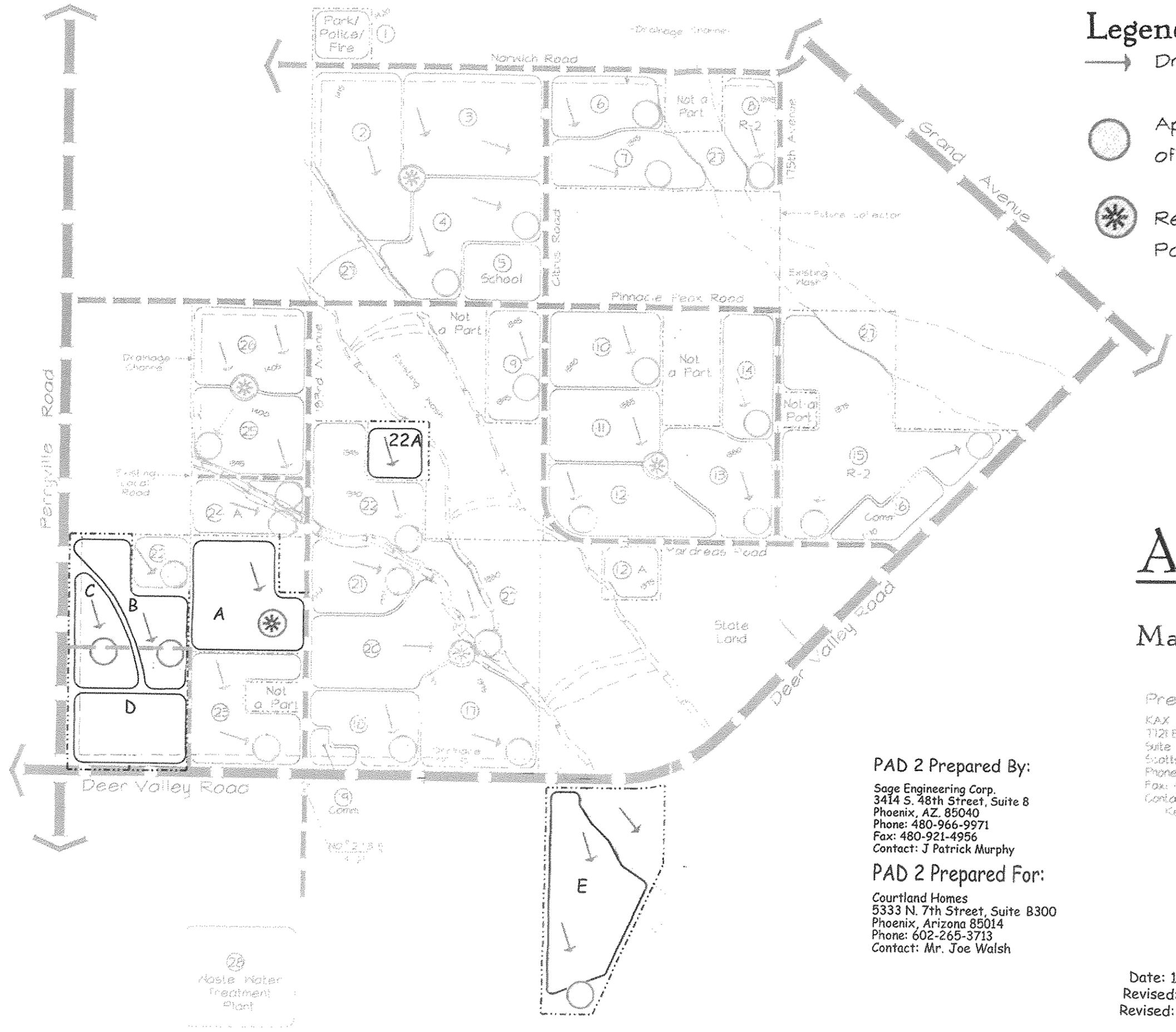
PAD 2 Prepared For:
Courtland Homes
5333 N. 7th Street, Suite B300
Phoenix, Arizona 85014
Phone: 602-265-3713
Contact: Mr. Joe Walsh

Austin Ranch

PAD 2

Theme & View Wall Details

Prepared For: [Faint text]
Prepared By: [Faint text]



Legend

- Drainage Flow Arrow
- Approximate Location of Retention/Detention Basin
- ⊛ Retention/Detention with Pocket Park

Austin Ranch

PAD 2

Master Drainage Exhibit

Prepared For:

KAX Group, LLC
 1121 E. Grand Road
 Suite # 202
 Scottsdale, Arizona 85260
 Phone: 480-948-8300 x102
 Fax: 480-948-1300
 Contact: Kent A. Xander

Prepared By:

Arizona Land Design
 5202 East Oakhurst Way
 Scottsdale, Arizona 85254
 Phone: 480-951-6410
 Fax: 480-315-8698
 Contact: Christine Taratsos, R.L.A.

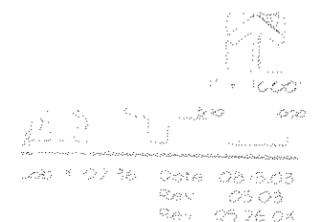
PAD 2 Prepared By:

Sage Engineering Corp.
 3414 S. 48th Street, Suite 8
 Phoenix, AZ. 85040
 Phone: 480-966-9971
 Fax: 480-921-4956
 Contact: J Patrick Murphy

PAD 2 Prepared For:

Courtland Homes
 5333 N. 7th Street, Suite B300
 Phoenix, Arizona 85014
 Phone: 602-265-3713
 Contact: Mr. Joe Walsh

Date: 1-27-2005
 Revised: 4-4-2005
 Revised: 6-15-2005



83' x 110'
@25
10 Ac.
2.9 Du/Ac.

58' x 110'
@ 72
63' x 110'
@13
26.2 Ac.
3.2 Du/Ac.

63' x 110'
@8
68' x 110'
@19
19.11 Ac.
1.44 Du/Ac.

0-2 Du/Ac
0-4 Du/Ac
0-6 Du/Ac

Commercial
25.0 Ac.

63' x 115'
@ 51
68' x 115'
@ 53
34.4 Ac.
3.1 Du/Ac

Medium
Density
60.6 Ac.
484 Units
8 Du/Ac

Approx. 18
Acres
Open Space

- RI-5 58' x 110'
- RI-5 63' x 110'
- RI-5 68' x 110'
- RI-6 75' x 110'
- RI-8 83' x 120'
- Medium Density
- Park/Police/Fire
- School
- Commercial
- Waste Water Treatment
- Open Space
- Entry Feature
- Pocket Park

LUKE GRADUATED DENSITY CHART

ZONE	ACREAGE	ALLOWED UNITS	PROPOSED UNITS	PROP. DENSITY
0-2 DU/AC	37 AC	74	27	0.73 DU/AC
0-4 DU/AC	222.6 AC	890	716	3.22 DU/AC
0-6 DU/AC	726	4,356	2,848	3.92 DU/AC
TOTAL	726	5320	3591	3.64 DU/AC

Austin Ranch

Luke Graduated Density Map

PAD 2 Prepared By:
Sage Engineering Corp.
3414 S. 48th Street, Suite 8
Phoenix, AZ. 85040
Phone: 480-966-9971
Fax: 480-921-4956
Contact: J Patrick Murphy

PAD 2 Prepared For:
Courtland Homes
5333 N. 7th Street, Suite B300
Phoenix, Arizona 85014
Phone: 602-265-3713
Contact: Mr. Joe Walsh

Prepared For:
KAX Group, LLC
777 E. Grand Road
Suite # 207
Scottsdale, Arizona 85260
Phone: 480-990-8300 x102
Fax: 480-990-3900
Contact:
Karl A. Xander

Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85244
Phone: 480-951-6410
Fax: 480-355-8698
Contact:
Christine Yonatos, R.L.A.

Date: 1-27-2005
Revised: 4-4-2005
Revised: 6-15-2005

