



SURPRISE
ARIZONA

Desert Cove

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD01-096	12/13/01	ORD01-20	2
Allowable Use Revision	PADA04-029	2/18/04		69

**DESERT COVE COMMERCIAL PARK
ZONING COMPLIANCE NARRATIVE BOOK**

**A PLANNED AREA DEVELOPMENT (P.A.D.)
ON APPROXIMATELY 95 ACRES
LOCATED AT THE NORTHEAST CORNER OF LITCHFIELD ROAD
AND PEORIA AVENUE IN SURPRISE, ARIZONA**

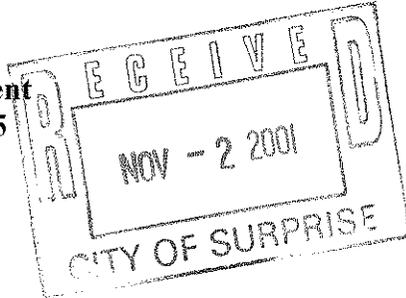
APPLICATION P.A.D. 01-96

**DEVELOPMENT PLAN & NARRATIVE APPROVAL FOR
AN EMPLOYMENT P.A.D. ZONED PROPERTY**

**Originally Submitted September 25, 2001; Revised October 22, 2001; and
October 31, 2001**

SUBMITTED TO:

**City of Surprise Planning Department
12425 West Bell Road, Suite B-105
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PREPARED BY:

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Phoenix, Arizona 85020
(602) 861-2005**

**CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT**

APPROVED

**THIS APPROVAL IS NOT TO BE CONSTRUED
AS AN APPROVAL OF THE INSTALLATION OF THE
SURPRISE MUNICIPAL WATER TREATMENT BUILDING,
PLUMBING, MECHANICAL, AND ELECTRICAL CODES.**

Case No: PA 01-96

P&Z Comm. Approval: 10-6-01

City Council Approval: 12-13-01

steps



Civil Engineering · Surveying · Land Planning

**DESERT COVE COMMERCIAL PARK
EMPLOYMENT P.A.D. DEVELOPMENT PLAN**

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EMPLOYMENT P.A.D. DEVELOPMENT PLAN**

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**DESERT COVE COMMERCIAL PARK
EMPLOYMENT P.A.D. DEVELOPMENT PLAN**

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DESERT COVE COMMERCIAL PARK

1.0 PROJECT INTRODUCTION

This is a formal request seeking zoning and to develop a master planned multi-use business park to be known as **DESERT COVE COMMERCIAL PARK**. This employment center park will be developed on four (4) contiguous land parcels in the southern portion of the City of Surprise (the "City"). **DESERT COVE COMMERCIAL PARK** consists of approximately ninety-five (95) acres and is located at the northeast corner of Litchfield Road and Peoria Avenue (the "Site"). The Site is located within the planning area of the City. The property is presently zoned R1-43 in the City.

1.1 ZONING REQUEST

This Zoning Compliance Narrative Book ("Narrative Book") and the attached Conceptual P.A.D. Development Plan ("P.A.D. Zoning Plan") are the two major elements of our zoning request seeking to change the Site's R1-43 zoning to a Planned Area Development (P.A.D) under an Employment land use designation ("PAD/Employment"). The Narrative Book and the P.A.D. Zoning Plan for **DESERT COVE COMMERCIAL PARK** have been prepared to reflect the PAD/Employment zoning designation and development guidelines that the developer will comply with when building this master planned multi-use business center. This development will be constructed as an integrated center offering tree-lined roadways, landscaped entries and buffered pads for new businesses. This type of multi-use commence park along the one of the main arterial gateways to the city will encourage new businesses to locate in Surprise. The P.A.D. Zoning Plan is shown in Exhibit 4.1.

The City of Surprise General Plan 2020 ("2020 Plan") depicts the Site within the Employment Land Use designation. This Employment Land Use sets aside an appropriate area where professional office, tourism/recreation uses (e.g., resorts, amusement facilities), service uses office/warehouse, and/or manufacturing-type industrial uses are encouraged.

1.2 PROJECT SUMMARY

The proposed **DESERT COVE COMMERCIAL PARK** is planned to be a unique blending of industrial uses with office and commercial uses under the PAD/Employment zoning classification. These blended uses offer industrial and commercial design variety in one multi-use project. The proposed **DESERT COVE COMMERCIAL PARK** will include:

- Seven (7) Land Parcels designed to offer flexibility to a potential business use for creating a development pad at a size to accommodate their type of use and building parameters.
- This development will have a theme of citrus tree lined roadways and entry features, open space landscaping, buffering and signage that will be used throughout the project.
- This project offers the potential for a diverse employment center to be developed adjacent to two (2) newly approved master planned communities. This would provide the residents of these developments employment opportunities and/or shopping in close proximity.
- This proposed, unique blending of retail and office uses along the Litchfield Road corridor offers the City of Surprise an important, visible entrance at its southern boundary.
- A second, phased Land Parcel has been planned to offer future retail and office uses along the Peoria Road corridor. This will also provide shopping or office opportunities adjacent to the City of Surprise Industrial Park complex.

DESERT COVE COMMERCIAL PARK

Landmark Engineering, Inc. ("LEI") has teamed up with the property Managing Partner to land plan the project, provide zoning coordination, and to design and engineer the DESERT COVE COMMERCIAL PARK. This planned employment center is intended to create a pleasing working environment featuring a consistent building design theme, landscaped open space and buffering inter-linking the overall project. The master landscaping of the center will include theme walls, citrus trees lined roadways, landscaped buffers between buildings, and parking and open space entry features. These integrated, open space and retention areas are approximately 5 percent of the overall development. The designated open space tracts will be dedicated and maintained by a Master Business Owners Association (the "MBOA"). A Conceptual Landscape and Open Space Plan is shown in Exhibit 10.0.

In addition, DESERT COVE COMMERCIAL PARK offers the Developer and the City the opportunity to showcase this employment center as a potential home for new businesses and industry looking to move into the Surprise area.

DESERT COVE COMMERCIAL PARK

1.3 ZONING/DESIGN PRESENTATION TEAM

OWNERSHIP

BUTLER INVESTMENTS, an Arizona L.P.;
WILLIAM F. BUTLER, a single man;
DAN and APRIL ALLEN, husband and wife;
SAGE DEVELOPMENT CORPORATION, an
Arizona corporation.

Attn: Gregory Brown, Project Manager
13550 West Peoria Avenue, Suite 1
Surprise, Arizona 85379
(622) 584-2525

501-43-007G; 501-43-009L; 501-43-009M;
501-43-009N; 501-43-009R; 501-43-009T;
501-43-010A; 501-43-010C

ENGINEER/PLANNING

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Phoenix, Arizona 85020
(602) 861-2005

SURVEYOR

Landmark Engineering, Inc.
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LANDSCAPE ARCHITECT

Pinnacle Design, Inc.
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Phoenix, Arizona 85018
(602) 952-8585

DESERT COVE COMMERCIAL PARK

3.0 PLANNING CONCEPTS & PHILOSOPHY

The Conceptual P.A.D. Development Plan for DESERT COVE COMMERCIAL PARK has been designed to follow certain planning concepts that have been established in the City of Surprise General Plan 2020. The Planning Concepts and Philosophy are addressed in the following sub-sections.

3.1 CONSISTENCY WITH THE CITY OF SURPRISE GENERAL PLAN

DESERT COVE COMMERCIAL PARK has been thoughtfully planned to be in compliance with the City of Surprise General Plan 2020 including Section 4.1.4 "Land Use Goals, Objective, and Policies". Several of the component areas of Section 4.1.4 will be adhered to by this project.

These component areas include:

◆ **OBJECTIVE:** Promote a compatible mix of land uses throughout the planning area.

Policy 1: Employment-Designated Areas - The Site specifically meets the intent of this policy by establishing a multi-use employment park that will provide the City of Surprise a designated employment area that will greatly assist in helping minimize the amount of job leakage that is occurring in the city.

COMPLIANCE BY DESERT COVE COMMERCIAL PARK

◆ **OBJECTIVE:** Support the construction of viable commercial centers throughout the planning area.

Policy 1: The Site is being developed along two (2) major roadways with proper access. The business uses within the Park will be designed to be oriented to maintain lower intensity retail and service uses with landscaped buffering adjacent to residential uses.

Policy 3: The Site is located and will be designed to place commercial sites in close proximity to the population areas that are immediately to the west.

COMPLIANCE BY DESERT COVE COMMERCIAL PARK

◆ **OBJECTIVE:** Protect the public health, safety, and welfare in areas around Luke Air Force Base.

Policy 1: The Site and its projected uses will insure compatible land use for the area surrounding Luke Air Force Base.

Policy 2: The Site is being designed to promote business uses that support Luke Air Force Base and its personnel, and the City of Surprise economy.

Policy 4: The multi-purpose business uses proposed for the Site recognize the 1988 noise contours around Luke Air Force Base.

Policy 5: The multi-purpose business uses met the legal nature of the City of Surprise use descriptions that meet the noise contours for Luke Air Force Base.

COMPLIANCE BY DESERT COVE COMMERCIAL PARK

DESERT COVE COMMERCIAL PARK

3.2 DEVELOPMENT THEME AND VALUE TO COMMUNITY

DESERT COVE COMMERCIAL PARK has been created with a consistent project theme throughout this PAD/Employment based development. This project employment theme has been planned to place this project in compliance with the City of Surprise General Plan 2020, specifically 4.9.4 "Community Design Goals, Objectives and Policies". The Community Goal is to develop a comprehensive, thematic design theme for the City of Surprise. This project will be in compliance with the following Objectives and Policies of Section 4.9.4.

◆ **OBJECTIVE:** Guide the site planning and architectural design for all land use types identified in the Land Use Element.

Policy 1: Sections 7.0 and 8.0 of this Zoning Narrative outline the adoption of comprehensive setback requirements and design guidelines for the employment uses in DESERT COVE COMMERCIAL PARK.

COMPLIANCE BY DESERT COVE COMMERCIAL PARK

◆ **OBJECTIVE:** Regulate the appearance of the future built and revitalized environment through landscaping materials and their placement on private property, public rights-of-ways and facilities, and parks and open space.

Policy 2: The Conceptual Landscaping Plan presented in Section 10.0 reflects signage and monumentation standards for the entryways into this development. In addition, Section 6.0 this Zoning Narrative outlines the specific streetscape design guidelines and tree-lined roadways projected for this employment based commercial park.

COMPLIANCE BY DESERT COVE COMMERCIAL PARK

◆ **OBJECTIVE:** Develop a well-designed graphic identity and incorporate this into a hierarchy of community gateways, activity nodes, and directional signage in the city.

Policy 2: The Conceptual Landscaping Plan shown in Section 10.0 reflects a comprehensive signage/monumentation package for the entryways of this development. The Plan also reflects the tree-lined roadways that give this development an identity in the City of Surprise.

COMPLIANCE BY DESERT COVE COMMERCIAL PARK

3.3 PLANNING CONCEPTS FOR DEVELOPMENT

DESERT COVE COMMERCIAL PARK has been created to adhere to the designated Employment Land Use in the 2020 Plan. In addition, this Employment/PAD project will be developed following the setback and design standards established in this Zoning Compliance Narrative Book.

DESERT COVE COMMERCIAL PARK

4.0 CONCEPTUAL P.A.D. DEVELOPMENT PLAN & LAND USE SUMMARY

The Conceptual Employment P.A.D. Development Plan (or P.A.D. Zoning Plan) for DESERT COVE COMMERCIAL PARK depicts the overall Site, describes the land use, open space design and reflects the development intent of the project. The P.A.D. Zoning Plan includes:

- Seven (7) land parcels will be developed with the Employment based business uses to meet the overall intent of the 2020 Plan for the area containing the Site.
- This development will have a theme of citrus tree lined roadways and entry features, open space landscaping, buffering and signage that will be used throughout the project.
- This proposed PAD/Employment zoned master planned multi-use business center offers the ability to provide retail commercial uses on major City of Surprise arterials while blending office and industrial uses on the interior.

4.1 CONCEPTUAL EMPLOYMENT P.A.D. DEVELOPMENT PLAN

The Conceptual Employment P.A.D. Development Plan for DESERT COVE COMMERCIAL PARK is presented on the following page.

DESERT COVE COMMERCIAL PARK

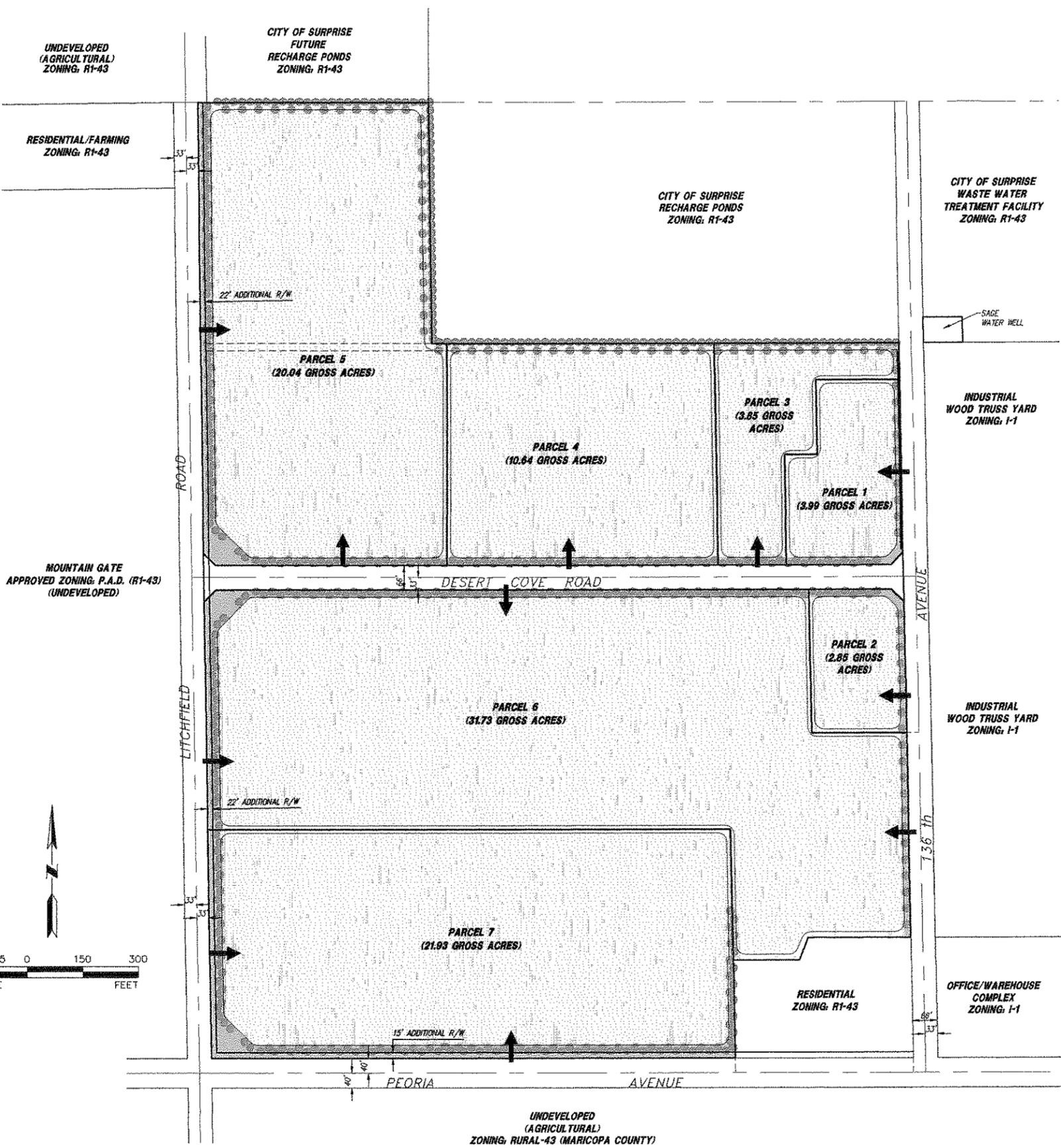
CONCEPTUAL EMPLOYMENT P.A.D. DEVELOPMENT PLAN

NO.	DESCRIPTION/DATE	BY

LANDMARK ENGINEERING, INC.
 SUITE 285
 7310 N. 16th STREET
 PHOENIX, ARIZONA 85020
 (602) 861-2005

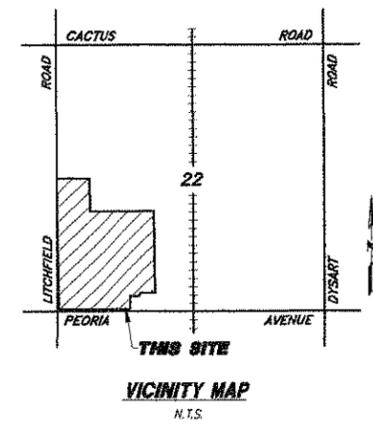
**DESERT COVE COMMERCIAL PARK
 CONCEPTUAL EMPLOYMENT P.A.D. DEVELOPMENT PLAN**
 LOCATED IN THE NORTHEAST CORNER OF
 LITCHFIELD ROAD AND PEORIA AVENUE
 CITY OF SURPRISE, ARIZONA

JOB NO.	01082
DESIGNED	RWB
DRAWN	RWB
ACAD FILE	1082zone
CHECKED	GRC
DATE	10-31-01



LEGEND

- CITRUS TREE LANDSCAPING/SCREENING
- EMPLOYMENT P.A.D. DEVELOPMENT AREA
- MASTER OPEN SPACE
- COMMON AREA/OPEN SPACE
- PARCEL ACCESS
- EASEMENTS



PROPOSED ZONING AND LAND USES

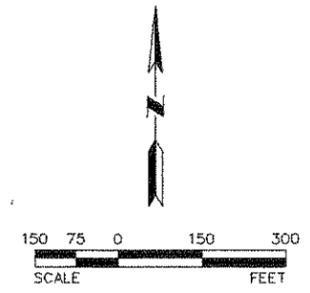
LAND USE CLASSIFICATION	ZONING/USE	NO. OF PARCELS	ACREAGE
INDUSTRIAL/COMMERCIAL	EMPLOYMENT P.A.D.	7	82.00
SUB-TOTAL:			82.00
MASTER OPEN SPACE	COMMON OPEN SPACE & RETENTION BASINS	MULTIPLE	5.60
SUB-TOTAL:			5.60
CIRCULATION	ARTERIAL ROADWAYS	2	2.00
	LITCHFIELD ROAD (33' 1/2 WIDTH R/W)		1.33
	PEORIA AVENUE (40' 1/2 WIDTH R/W)		
	COLLECTOR ROADWAYS	2	1.22
	136TH AVENUE (33' 1/2 WIDTH R/W)		2.88
	DESERT COVE RD. (66' FULL R/W)		
SUB-TOTAL:			7.63
TOTAL ACREAGE:			95.03

PARCEL SUMMARY

PARCEL NUMBER	PROPOSED USE/EXISTING STRUCTURES	NET ACREAGE	GROSS ACREAGE
1	EXISTING OFFICE/WAREHOUSE	3.26	3.99
2	EXISTING OFFICE/WAREHOUSE	2.32	2.85
3	PROPOSED INDUSTRIAL/OFFICE	3.71	3.85
4	PROPOSED INDUSTRIAL	10.08	10.64
5	PROPOSED COMMERCIAL/RETAIL	18.55	20.04
6	OFFICE/INDUSTRIAL	29.54	31.73
7	OFFICE/INDUSTRIAL	20.13	21.93
TOTALS:		87.59	95.03

NOTES

- GENERAL PLAN 2020 SHOWS THE DESIGNATED LAND USE FOR THIS SITE AS EMPLOYMENT. THE DESERT COVE COMMERCIAL PARK WILL BE DEVELOPED WITH THIS LAND USE.
- UNDER THE EMPLOYMENT P.A.D. ZONING, EACH DESIGNATED LAND PARCEL WILL BE POTENTIALLY DEVELOPED WITH A BLENDING OF COMMERCIAL, INDUSTRIAL, RETAIL OR OFFICE USES. THE USE AND CONFIGURATION OF THE VARIOUS PARCELS WILL BE FURTHER DEFINED IN THE EMPLOYMENT P.A.D. ZONING NARRATIVE.
- LANDSCAPED ENTRY FEATURES AND OPEN SPACE BUFFERS ARE PART OF THE DESIGN REQUIREMENTS FOR THIS EMPLOYMENT CENTER. A MASTER LANDOWNERS ASSOCIATION WILL MAINTAIN ALL COMMON OPEN SPACES.
- THE INTERNAL 66-FOOT COLLECTOR WILL BE DESIGNED TO PROVIDE ACCESS TO EACH OF THE LAND PARCELS. ADDITIONAL ACCESS POINTS MAY ALSO BE PROVIDED TO THE PERIMETER ROADS.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PROVIDED BY THE CITY OF SURPRISE.



DESERT COVE COMMERCIAL PARK

4.2 EQUIVALENT ZONING DESIGNATIONS

The proposed business employment uses for DESERT COVE COMMERCIAL PARK will be a blended combination of commercial and industrial uses in accordance with the approved P.A.D. Zoning Plan and Narrative. The individual Land Parcels will be designed and developed under the current commercial and industrial provisions listed in Municipal Code Sections 17.28.070 through 17.28.0100 and 17.28.140, unless specifically amended in this Zoning Narrative.

These multiple zoning designations have been designated as the most equivalent zoning districts to the DESERT COVE COMMERCIAL PARK proposed land use. The proposed land use designations are also in compliance with the Employment land use classification shown in the 2020 Plan. The zoning designations are as follows:

C-1	=	Neighborhood Commercial Zone	17.28.070
C-2	=	Community Commercial Zone	17.28.080
C-3	=	General Commercial Zone	17.28.090
I-1	=	Light Industrial Zone	17.28.100
PAD	=	Planned Area Development Zone	17.28.140

4.3 LAND PARCEL USE AND DESCRIPTION

The following sections describe the type of employment use proposed for each land parcel.

4.3.1 Parcel 1 – Existing Office Warehouse Use

Parcel 1 is a developed 3.99 gross acre parcel that is being included within the proposed DESERT COVE COMMERCIAL PARK. This parcel is located at the northwest corner of 136th Avenue and Desert Cove Road. Parcel 1 contains a steel framed, sheet metal building designed to house two (2) businesses in an office/warehouse configuration. DNS Woodworks, Inc. and Desert Development & Design Corporation occupy this building. Access to this structure is from 136th Avenue. Parking spaces are located at the north, east and south side of the parcel.

4.3.2 Parcel 2 – Existing Office Warehouse Use

Parcel 2 is a developed 2.85 gross acre parcel that is being included within the proposed DESERT COVE COMMERCIAL PARK. This parcel is located at the southwest corner of 136th Avenue and Desert Cove Road. Parcel 2 contains a steel framed, sheet metal building designed to house two (2) businesses in an office/warehouse configuration. Starrich Plumbing occupies the north wing of this building. Access to this structure is from 136th Avenue. Parking spaces are located at the north, east and south side of the parcel.

DESERT COVE COMMERCIAL PARK

4.3.3 Parcel 3 – Proposed Industrial/Office Warehouse Use

Parcel 3 is a proposed 3.85 gross acre parcel that has been designated to have industrial and/or office and warehouse uses within the proposed DESERT COVE COMMERCIAL PARK. This parcel is located on the north side of Desert Cove Road, just west of 136th Avenue.

4.3.4 Parcel 4 – Proposed Industrial/Manufacturing Use

Parcel 4 is a proposed 10.64 gross acre parcel that has been designated to house a potential manufacturing facility that is working with the City of Surprise to be located on this parcel in the proposed DESERT COVE COMMERCIAL PARK. This parcel is located on the north side of Desert Cove Road, between Litchfield Road and 136th Avenue.

4.3.5 Parcel 5 – Proposed Commercial/Retail/Office/Industrial Use

Parcel 5 is a proposed 20.25 gross acre parcel that has been designated to have a possible mixed or blended use of commercial and office uses. The design intent behind this employment park is to allow the flexibility of industrial and/or office and warehouse uses to still be offered within the proposed DESERT COVE COMMERCIAL PARK. This parcel is located at the northeast corner of Litchfield Road and Desert Cove Road.

4.3.6 Parcel 6 – Proposed Commercial/Retail/Office/Industrial Use

Parcel 6 is a proposed 31.84 gross acre parcel that has been designated to have a possible mixed or blended use of commercial and office uses. The design intent behind this portion of this employment center is to allow the flexibility of industrial and/or office and warehouse uses to still be offered within the proposed DESERT COVE COMMERCIAL PARK. This parcel has been designed to front on Litchfield Road to provide a marketing window along this arterial road. This parcel is located at the southeast corner of Litchfield Road and Desert Cove Road.

4.3.7 Parcel 7 – Future Commercial/Retail/Office/Industrial Use

Parcel 7 is a future, proposed 22.03 gross acre land parcel that will be part of Phase 2 of this project. This parcel has also been designated to have a possible mixed or blended use of commercial and office uses. The design intent behind this phase of this employment center is to allow the flexibility of industrial and/or office and warehouse uses to be offered along a second arterial road adjacent to the proposed DESERT COVE COMMERCIAL PARK. This future parcel has been designed to front on Peoria Avenue to provide a second, major marketing window along this arterial road. This parcel is located at the northeast corner of Litchfield Road and Peoria Avenue.

4.4 EMPLOYMENT USE PARCEL SIZE

The P.A.D. Zoning Plan for the Site has seven (7) Employment/PAD Land Use development parcels. All parcels will be developed under the standards established in this Zoning Compliance Narrative Book. The individual Site Plans for this proposed P.A.D./Employment project will be designed to follow the sizing outlined in Table 4.4 below.

DESERT COVE COMMERCIAL PARK

Table 4.4 Employment/PAD Parcel Summary

PARCEL NO.	PROPOSED USE; EXISTING STRUCTURES	NET ACREAGE	GROSS ACREAGE
1	EXISTING OFFICE/WAREHOUSE	3.26	3.99
2	EXISTING OFFICE/WAREHOUSE	2.32	2.85
3	PROPOSED INDUSTRIAL/OFFICE	3.71	3.85
4	PROPOSED INDUSTRIAL	10.08	10.64
5	PROPOSED COMMERCIAL/RETAIL; OFFICE/INDUSTRIAL	18.13	20.25
6	PROPOSED COMMERCIAL/RETAIL; OFFICE/INDUSTRIAL	29.32	31.84
7	FUTURE PHASE: PROPOSED COMMERCIAL/RETAIL; OFFICE/INDUSTRIAL	19.43	22.03
TOTALS:		86.35	95.45

DESERT COVE COMMERCIAL PARK

5.0 RIGHTS-OF WAY AND ACCESS

The following sections outline the rights-of-way and access design issues for DESERT COVE COMMERCIAL PARK

5.1 ROAD CIRCULATION

Litchfield Road provides primary access to DESERT COVE COMMERCIAL PARK. Litchfield Road has been established as a minor arterial road with a 110-foot right-of-way with an 18-foot center median in the 2020 Plan or Engineering Department guidelines.

Secondary access is provided to the Site by Peoria Avenue. This road has also been established as a minor arterial road with a 110-foot right-of-way with an 18-foot center turn lane in the 2020 Plan or Engineering Department guidelines.

Based on discussions with the Surprise Engineering Department and the existing conditions on the Site, the eastern perimeter road and the internal collector road for this development have both been designed as 66-foot rights-of-way. These proposed collectors would be landscaped 2-lane roads with a center turn lane. These roads will be designed with off-street parking. The Typical Street Right-Of-Way Cross Section (Exhibit 5.1) shows the existing or proposed rights-of-way that are designated for the Site.

5.1.1 Arterial Streets

Litchfield Road and Peoria Avenue are public rights-of-way. These public streets will be designed to meet the approvals of the City of Surprise Engineering Department and the Fire Department.

5.1.2 Perimeter Collector Street

The perimeter collector of the Site is 136th Avenue, a designed public street. The street cross-section will be designed to meet the approvals of the City of Surprise Engineering Department and the Fire Department.

5.1.3 Internal Collector Street

The internal collector of the Site is Desert Cove Road, a designed public street. The street cross-section will be designed to meet the approvals of the City of Surprise Engineering Department and the Fire Department.

5.2 TRAFFIC ANALYSIS

The City has not required a traffic study for the Site.

DESERT COVE COMMERCIAL PARK

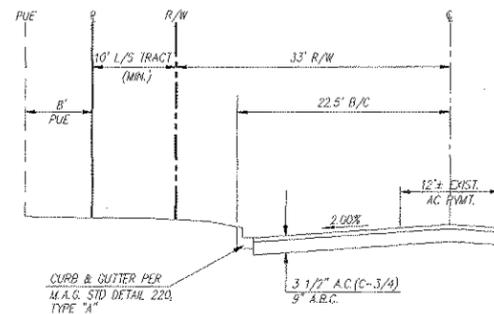
5.3 TRAFFIC SIGNAL

The need for a future traffic signal at the intersection of Litchfield Road and Desert Cove Road, the entry road into DESERT COVE COMMERCIAL PARK has not been established. Therefore, a traffic signal will not be included as part of the public facilities provided for this development.

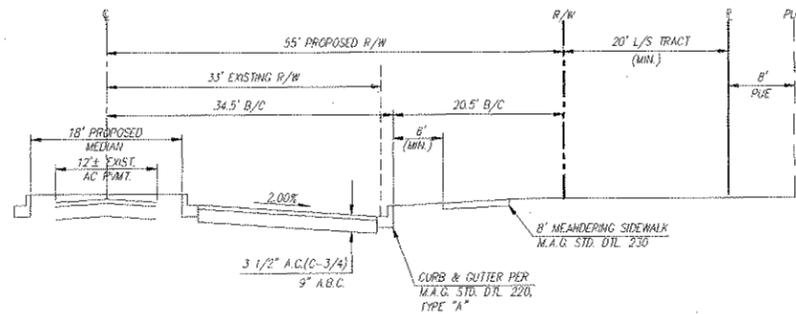
5.4 BUS BAYS

Public bus routes have not been established for the portion of the City containing the DESERT COVE COMMERCIAL PARK. Therefore, bus bays will not be included as part of the public facilities provided adjacent to the Site.

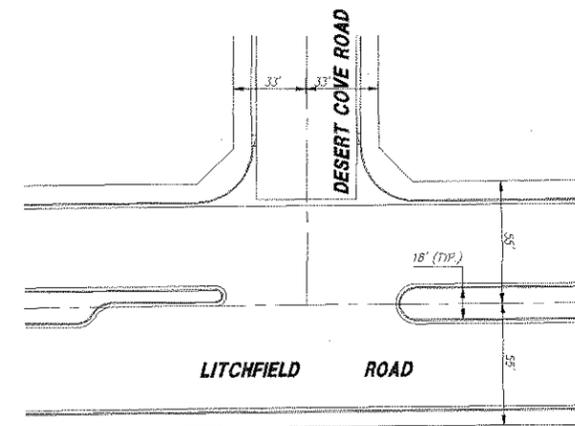
TYPICAL STREET RIGHT-OF-WAY CROSS SECTIONS DESERT COVE COMMERCIAL PARK



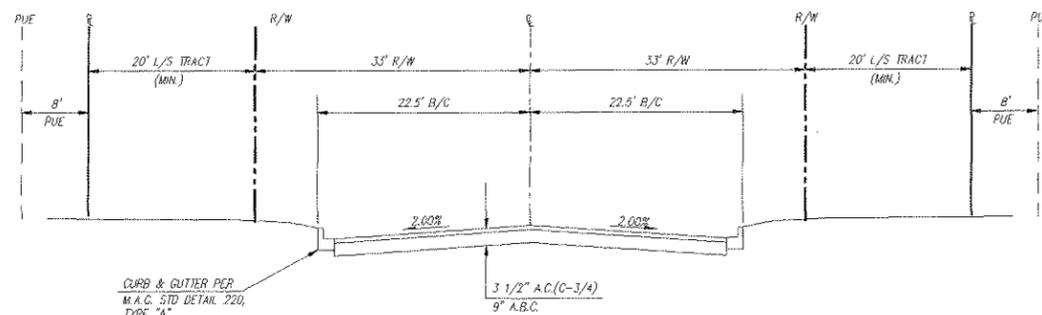
136TH AVENUE
COLLECTOR ROADWAY
(LOOKING NORTH)
N.T.S.



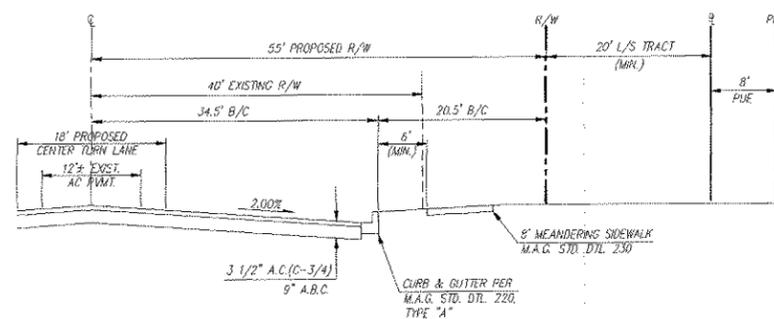
LITCHFIELD ROAD
ARTERIAL ROADWAY
(LOOKING NORTH)
N.T.S.



CONCEPTUAL LITCHFIELD ROAD PROJECT ENTRY
N.T.S.



DESERT COVE ROAD
COLLECTOR ROADWAY
(LOOKING EAST)
N.T.S.



PEORIA AVENUE
ARTERIAL ROADWAY
(LOOKING WEST)
N.T.S.

NO.	DESCRIPTION/DATE	BY

LANDMARK
ENGINEERING, INC.
7310 N. 15TH STREET
PHOENIX, ARIZONA 85020
SUITE 285
(602) 861-2005

TYPICAL STREET RIGHT-OF-WAY
CROSS SECTIONS
DESERT COVE COMMERCIAL PARK

JOB NO.	98076
DESIGNED	GILL
DRAWN	RMB
ACAD FILE	1082-EXH-5.1
CHECKED	GRC
DATE	11-02-01

EXHIBIT
5.1

E:\SDSK\01\EXHIBITS\1082-EXH-5.1.dwg Fri Nov 02 10:08:04 2001 F OIGELW

DESERT COVE COMMERCIAL PARK

6.0 OPEN SPACE AND LANDSCAPING

The following sections review the amenities that are being proposed for DESERT COVE COMMERCIAL PARK

6.1 OPEN SPACE DESIGNATIONS

DESERT COVE COMMERCIAL PARK will have designated and fully integrated, open space areas. Each of these open space areas and their components will be outlined below.

The developer initially, and then the MBOA, will be responsible for the maintenance of the landscaping of the open space areas and designated rights-of-ways. The MBOA will be created by the developer and governed by a recorded set of CC&R's.

6.2 MASTER OPEN SPACE

The Master Open Space is a continuous common open space that links the landscaped areas along Litchfield Road, the areas along the collector road and the seven (7) designated land parcels. The Master Open Space contains approximately 5.6 acres utilized for screening, enhancement, buffering and surface water retention areas. This Master Open Space is shown on the P.A.D. Zoning Plan in Exhibit 4.1 and in the P.A.D. Conceptual Landscape Plan in Exhibit 10.0.

The following sub-sections outline the various features of the Master Open Space.

6.2.1 Citrus Tree Lined Roadways and Parcels

An existing row of citrus trees has been provided as a corridor of landscaping and screening along the Phase 1 frontage of Litchfield Road. A similar citrus tree lined landscaping corridor has been provided along both sides of the right-of-way of Desert Cove Road within this development. In addition, these citrus trees have been planted to provide screening along 136th Avenue, the north side of this project, and a portion of the common parcel line between Parcel 6 and 7. These entry design features are presented in the P.A.D. Conceptual Landscape Plan shown in Exhibit 10.0.

6.2.2 Arterial Landscaping and Open Space

A corridor of landscaping (blended with the existing and proposed citrus trees) will be provided along the frontage of Litchfield Road. This corridor will be approximately 20 feet wide along the frontage of this arterial street serving this development. This landscaping will be in addition to the separate right-of-way landscaping serving this development.

In Phase 2, a similar corridor of landscaping will be provided along the frontage of Peoria Avenue. This corridor will be approximately 20 feet wide along the frontage of the arterial street serving this parcel of the development. This landscaping will be in addition to the separate right-of-way landscaping serving this development. These arterial road landscaping design features are presented in the P.A.D. Conceptual Landscape Plan shown in Exhibit 10.0.

DESERT COVE COMMERCIAL PARK

6.2.3 Entry Feature Open Space

A landscaped entry feature with signage will also be placed on both sides of the intersection of Desert Cove Road and Litchfield Road. A second, minor entry feature will also be placed on both sides of the intersection of Desert Cove Road and 136th Avenue. These entry design features are presented in the P.A.D. Conceptual Landscape Plan shown in Exhibit 10.0.

6.2.4 Collector Road Screening and Open Space

A varying width corridor of landscaping (blended with the existing and proposed citrus trees) will be provided along the frontage of both sides of Desert Cove Road and the west side of 136th Avenue. This corridor will be approximately 10 feet wide along the frontage of the collector roads and will provide landscaping in addition to the separate right-of-way landscaping serving this development. This open space-screening feature is presented in the P.A.D. Conceptual Landscape Plan shown in Exhibit 10.0.

6.2.5 Surface Water Retention Areas

Additional areas within the Master Open Space will be part of an integrated retention basin design that will handle the surface water retention for the development as a whole. These retention basins will be sized for a 100-year, 2-hour storm. These common areas may also be utilized for pedestrian access.

General Notes

Project Intent

The intent of this project is to replace, in kind, existing light poles and dusk to dawn luminaires within the City's original town site with new decorative fixtures. The intent is not to provide complete street lighting systems on the selected roadways.

Basis of Project

These plans have not been prepared using survey. All information on the plan sheets has been provided by the City in the form of CADD files, GIS files and aerial photography. The intent is to locate the light poles being replaced using existing APS pole number identifications, as provided on the plans sheets. Replacements are to be located in the same location as existing. All information should be verified by the Contractor.

Luminaire Replacement

At locations indicated on the plans, existing luminaires and mast arms on existing wood utility poles shall be removed and replaced with decorative scroll arms and octagonal luminaires as described in the attached specifications. The new arm and luminaire shall be installed on the existing wood utility pole at a 30' luminaire mounting height. The octagonal luminaires shall be 250 watt high pressure sodium lamps.

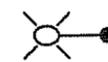
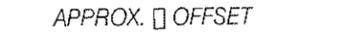
Pole Replacement

At locations indicated on the plans, existing luminaires and mast arms on existing steel poles shall be removed and replaced with decorative scroll arms and octagonal luminaires as described in the attached specifications. The new arm and luminaire shall be installed on a new octagonal concrete pole with a 30' luminaire mounting height. The octagonal luminaires shall be 250 watt high pressure sodium lamps.

Utility Conflicts

The Contractor shall contract the Arizona Blue Stake Center prior to construction and adhere to Blue Stake law requirements. The Contractor shall be responsible for locating and coordinating all underground and overhead utilities and shall protect them from damage.

Legend

 APS POLE NUMBER
 NEW MOUNTING HEIGHT
 NEW LAMP WATTAGE
 APPROX. □ OFFSET

 REMOVE EXISTING STEEL POLE AND COBRA LUMINAIRE. INSTALL NEW CONCRETE POLE W/ DECORATIVE MAST ARM AND LUMINAIRE.

 EXISTING WOOD POLE TO REMAIN. REMOVE EXISTING DUSK TO DAWN. INSTALL NEW LUMINAIRE AND MAST ARM ON EXISTING WOOD POLE.

PROPERTY LABEL:

12345 Address #
 12A Lot #
 XX Not Available

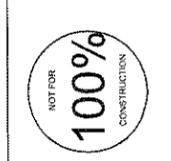
ABBREVIATIONS:

OFF Offset Distance
 BOC Back of Curb
 CL Centerline

BY	DATE



Kittelson & Associates, Inc.
 33 N. Stone Ave., Suite 800
 Tucson, AZ 85701 (520) 544-4087



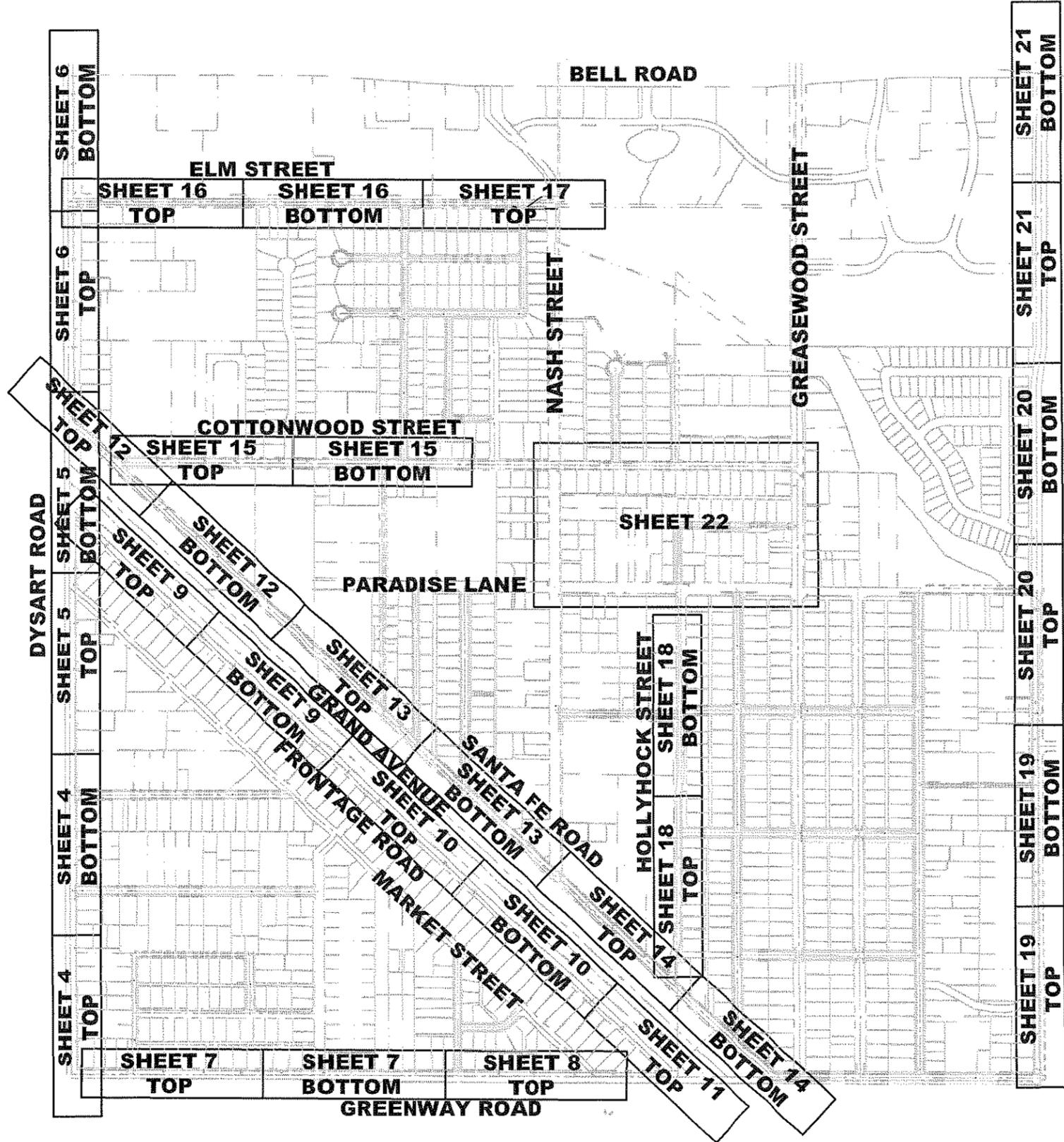
DESIGNED: JASON SWANERS
 DRAWN: TERRY HANDELMAN
 CHECKED: JASON SWANERS
 ARIZONA
 OLDE TOWN SITE
 LUMINAIRE REPLACEMENT
 CITY OF SURPRISE

DATE	APR. 2007
SHEET	3 OF 22

NOTES

Mar 29, 2007 - 6:01pm H:\proj\file_6526 - Old Town Site Streetlighting\dwg\design\Cover.dwg Layout-Notes and Details





QUANTITIES

**ARM AND LUMINAIRE REPLACEMENT
ON EXISTING WOOD POLES**

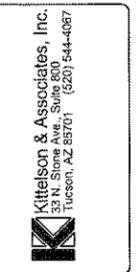
SHT #	QUANTITY	CALL OUT #	NOTE
4	7	1L - 7L	-
5	6	8L - 13L	-
6	5	14L - 18L	-
7	10	19L - 28L	-
12	5	29L - 33L	-
13	8	34L - 41L	42L NOT USED
14	8	43L - 50L	51L NOT USED
15	3	52L - 54L	-
22	5	55L - 59L	-
TOTAL	57		

STEEL POLE REPLACEMENT

SHT #	QUANTITY	CALL OUT #	NOTE
8	5	2P - 6P	1P NOT USED
9	9	7P - 15P	-
10	9	16P - 24P	-
11	1	25P	-
16	6	26P - 31P	-
17	2	32P & 66P	-
18	8	33P - 40P	-
19	10	41P - 50P	-
20	8	51P - 59P	54P NOT USED
21	3	60P - 62P	-
22	3	63P - 65P	-
TOTAL	64		

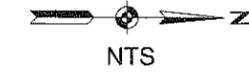
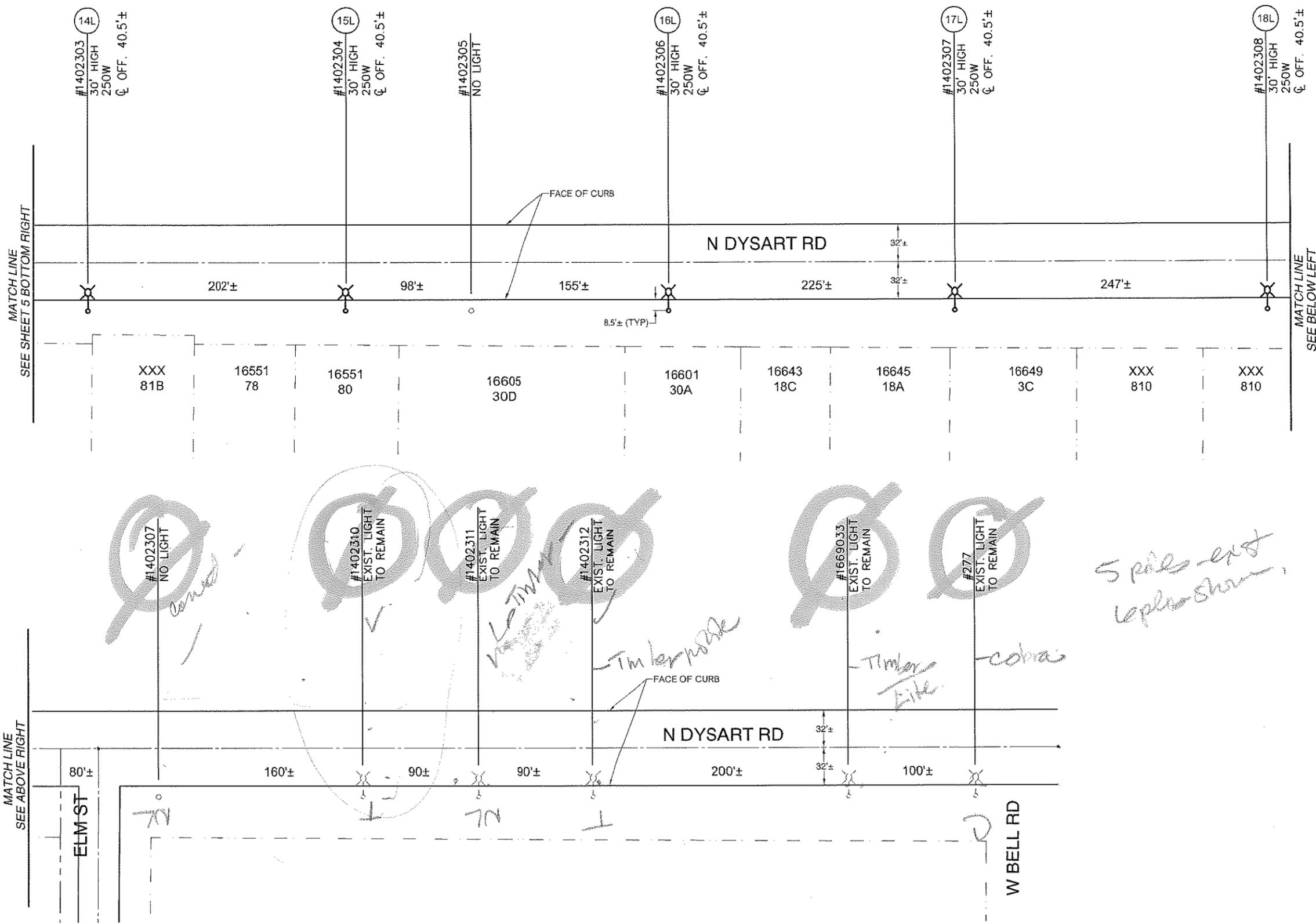
KEY SHEET

DATE	BY



OLDE TOWN SITE
LUMINAIRE REPLACEMENT
CITY OF SURPRISE
ARIZONA
DRAWN: TERRY RADZEMAN
CHECKED: JASON SIMERS

DATE: APR. 2007
SHEET: 2 OF 22



POLE SPACING DIMENSIONS ARE ±10'
 OFFSET DIMENSIONS ARE ±2'

- Legend**
- APS POLE NUMBER
NEW MOUNTING HEIGHT
NEW LAMP WATTAGE
APPROX. 40.5'±
 - REMOVE EXISTING STEEL POLE AND COBRA LUMINAIRE. INSTALL NEW CONCRETE POLE W/ DECORATIVE MAST ARM AND LUMINAIRE.
 - EXISTING WOOD POLE TO REMAIN. REMOVE EXISTING DUSK TO DAWN. INSTALL NEW LUMINAIRE AND MAST ARM ON EXISTING WOOD POLE.
- PROPERTY TABLE:**
- | | |
|-------|---------------|
| 12345 | Address # |
| 12A | Lot # |
| XX | Not Available |

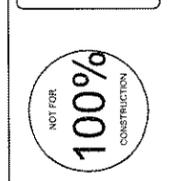
*5 poles - exist
 replace shown*

Timber pole
Timber like
cobras

DATE	BY

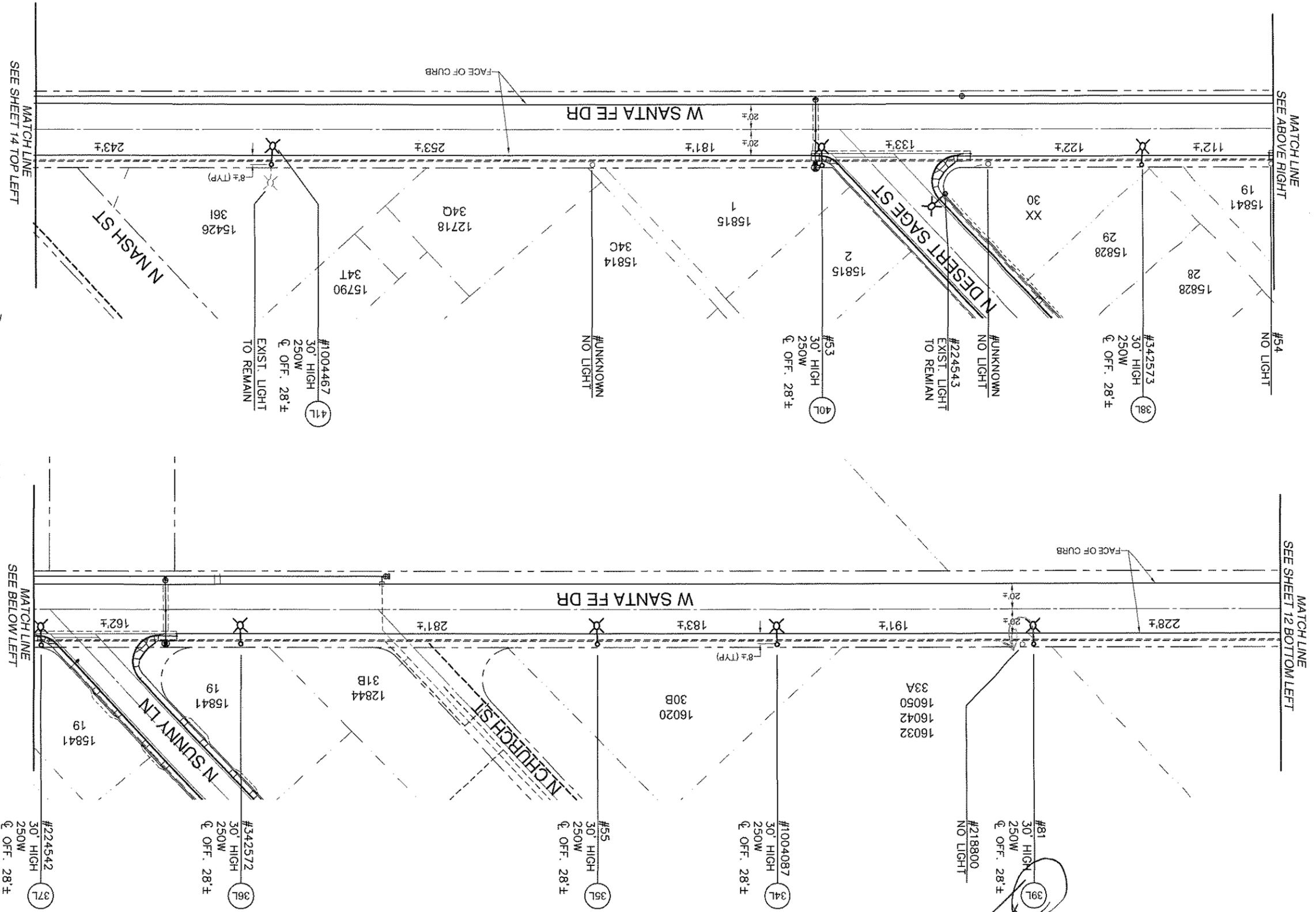


K Kitchell & Associates, Inc.
 21 N. SURPRISE AVENUE, SUITE 800
 TULSA, OK 74104 (510) 544-6887



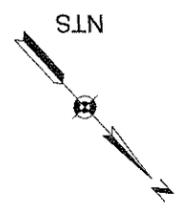
DESIGNED: JASON SIMMERS
 DRAWN: TERRY FALDEMAN
 CHECKED: JASON SIMMERS
 CITY OF SURPRISE
 LUMINAIRE REPLACEMENT
 ARIZONA

1-800-782-5348
 APR. 2007
 SHEET 6 OF 22



- Legend**
- APS POLE NUMBER
 NEW MOUNTING HEIGHT
 NEW LAMP WATTAGE
 APPROX. OFFSET
 - REMOVE EXISTING STEEL POLE
 AND CORRA LUMINAIRE, INSTALL
 NEW CONCRETE POLE W/
 DECORATIVE MAST ARM AND
 LUMINAIRE
 - EXISTING WOOD POLE TO REMAIN,
 REMOVE EXISTING DUSK TO DAWN,
 INSTALL NEW LUMINAIRE AND
 MAST ARM ON EXISTING WOOD
 POLE
 - PROPERTY LABEL:
 12345 Address #
 12A Lot #
 XX Not Available

POLE SPACING DIMENSIONS ARE ±10'
 OFFSET DIMENSIONS ARE ±2'



N SANTA FE DR

MATCH LINE
SEE SHEET 14 TOP LEFT

MATCH LINE
SEE ABOVE RIGHT

MATCH LINE
SEE SHEET 12 BOTTOM LEFT

13 OF 22
 SHEET
 DATE APR. 2007
 NO. 1800-782-5348

DESIGNED: JASON SWARTZ
 DRAWN: TERRY RAGOSKI
 CHECKED: JASON SWARTZ
 OLDE TOWN SITE
 LUMINAIRE REPLACEMENT
 CITY OF SURPRISE
 ARIZONA

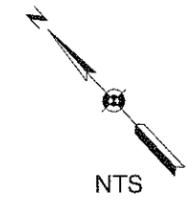
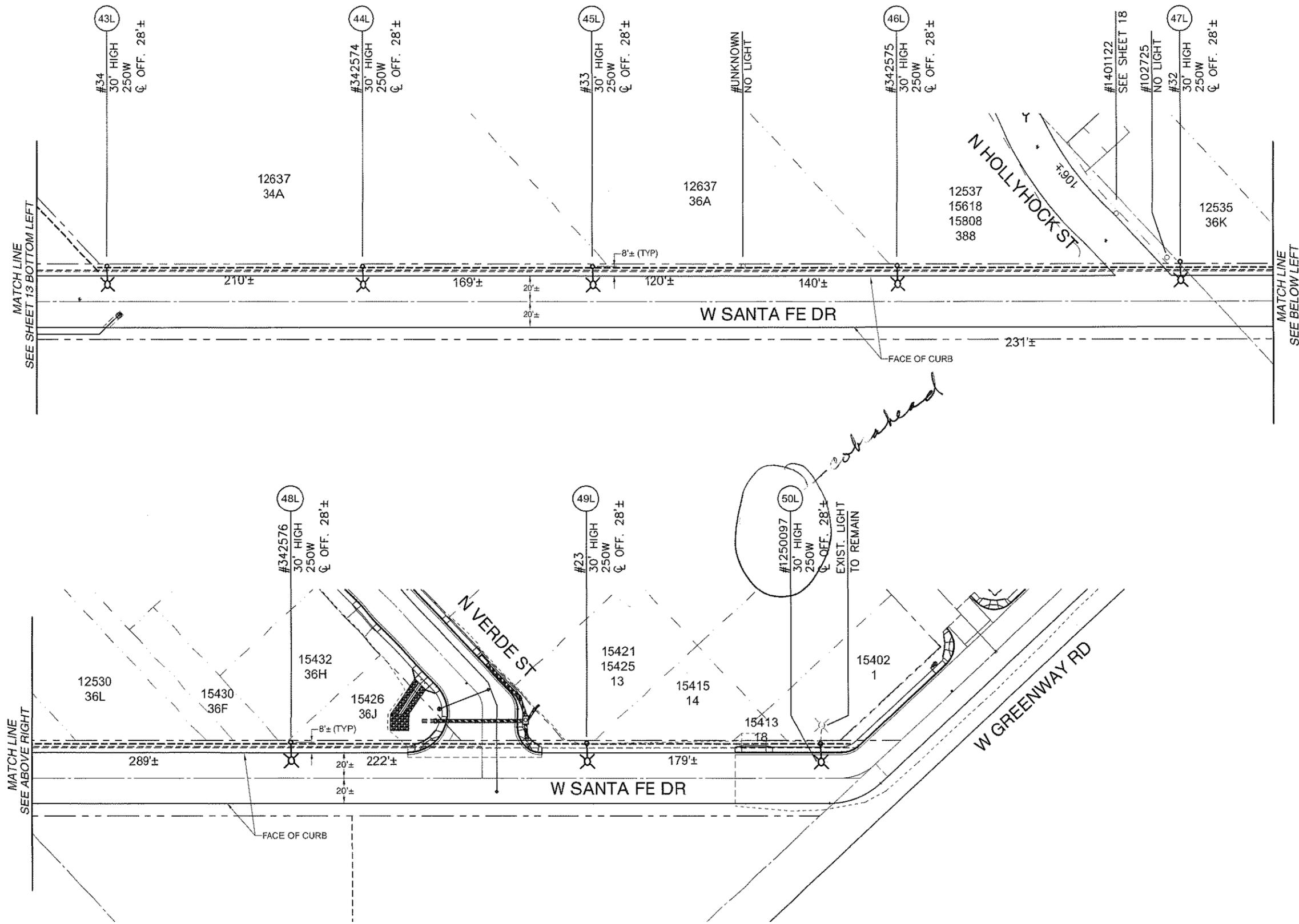
NOT FOR
 CONSTRUCTION
 100%

K KIRKALSON & ASSOCIATES, INC.
 1114 N. STATE ST. SUITE 200
 TUCSON, AZ 85701
 (520) 544-4467

SURPRISE
 ARIZONA

REVISION	DATE	BY

Apr. 03, 2007 - 12:37pm H:\p\profile\6528 - Olde Town Site Straightening.dwg\design\Street Lighting Modification Plans.dwg Layout-PlanSheet14



POLE SPACING DIMENSIONS ARE ±10'
OFFSET DIMENSIONS ARE ±2'

Legend

- APS POLE NUMBER
 - NEW MOUNTING HEIGHT
NEW LAMP WATTAGE
APPROX. OFFSET
 - REMOVE EXISTING STEEL POLE AND COBRA LUMINAIRE. INSTALL NEW CONCRETE POLE W/ DECORATIVE MAST ARM AND LUMINAIRE.
 - EXISTING WOOD POLE TO REMAIN. REMOVE EXISTING DUSK TO DAWN. INSTALL NEW LUMINAIRE AND MAST ARM ON EXISTING WOOD POLE.
- PROPERTY LABEL:
12345 Address #
12A Lot #
XX Not Available

NO.	DATE	BY



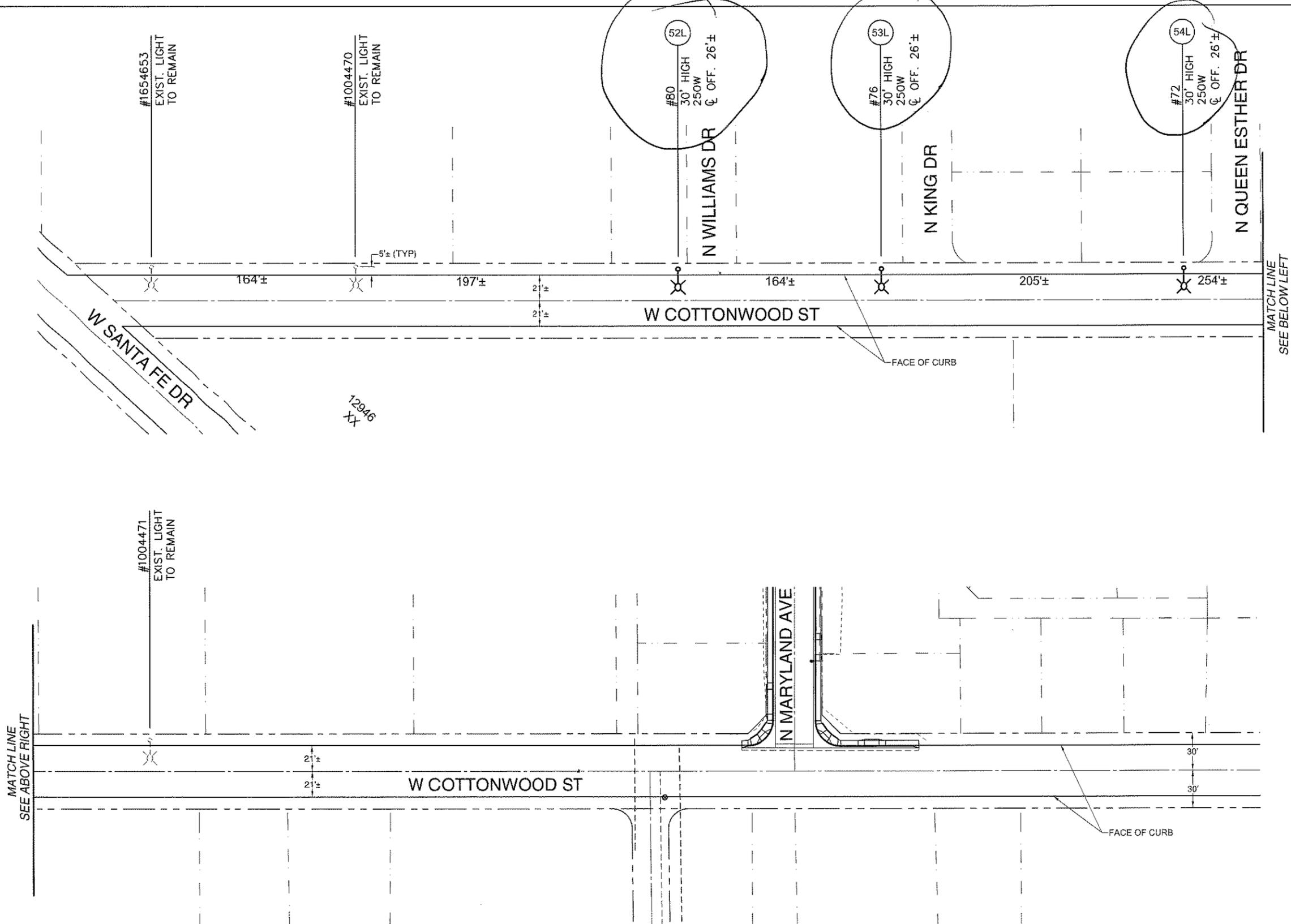
K Wittelson & Associates, Inc.
13 N. Stone Ave., Suite 800
Tucson, AZ 85711
(520) 344-4807



CITY OF SURPRISE
OLDE TOWN SITE
LUMINAIRE REPLACEMENT
ARIZONA
DESIGNED: JASON SHAWERS
DRAWN: TERRY RADEMAN
CHECKED: JASON SHAWERS

1-800-782-5348

DATE: APR. 2007
SHEET: 14 OF 22



POLE SPACING DIMENSIONS ARE ±10'
 OFFSET DIMENSIONS ARE ±2'

Legend

- APS POLE NUMBER
NEW MOUNTING HEIGHT
NEW LAMP WATTAGE
APPROX.  OFFSET
 - 1P
REMOVE EXISTING STEEL POLE AND COBRA LUMINAIRE. INSTALL NEW CONCRETE POLE W/ DECORATIVE MAST ARM AND LUMINAIRE.
 - 1L
EXISTING WOOD POLE TO REMAIN. REMOVE EXISTING DUSK TO DAWN. INSTALL NEW LUMINAIRE AND MAST ARM ON EXISTING WOOD POLE.
- PROPERTY LABEL:**
 12345 Address #
 12A Lot #
 XX Not Available

DATE	BY

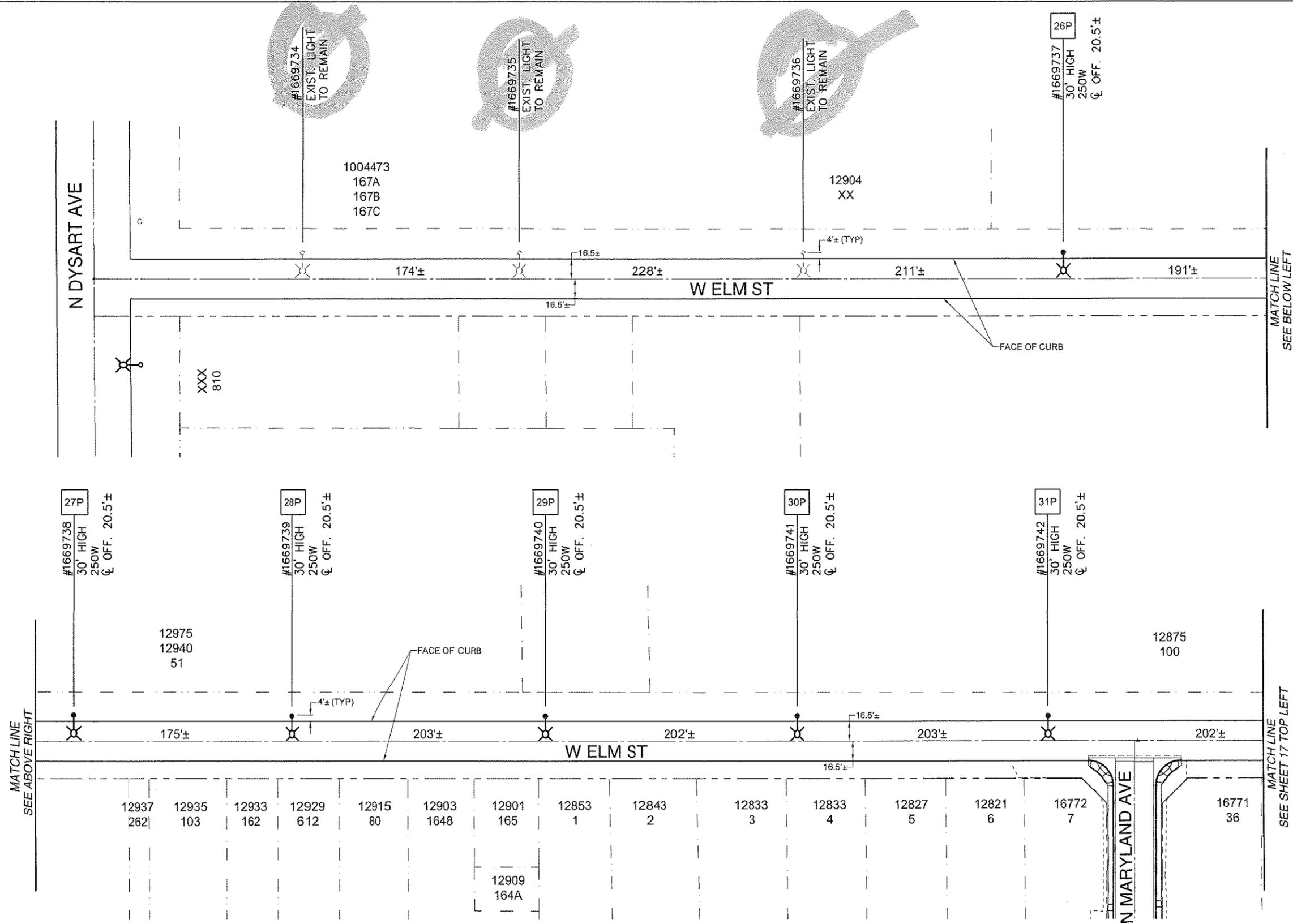


K Wittelson & Associates, Inc.
 33 N. Stone Ave., Suite 800
 Tucson, AZ 85701
 (520) 544-0087



ARIZONA
OLDE TOWN SITE LUMINAIRE REPLACEMENT
 CITY OF SURPRISE
 DESIGNED: JASON SHIMMERS
 DRAWN: TERRY RADESKIAN
 CHECKED: JASON SHIMMERS

1-800-782-5348
 APR. 2007
 SHEET 15 OF 22



POLE SPACING DIMENSIONS ARE ±10'
OFFSET DIMENSIONS ARE ±2'

Legend

- APS POLE NUMBER
 - NEW MOUNTING HEIGHT
 - NEW LAMP WATTAGE
 - APPROX. OFFSET
 - REMOVE EXISTING STEEL POLE AND COBRA LUMINAIRE. INSTALL NEW CONCRETE POLE W/ DECORATIVE MAST ARM AND LUMINAIRE.
 - EXISTING WOOD POLE TO REMAIN. REMOVE EXISTING DUSK TO DAWN. INSTALL NEW LUMINAIRE AND MAST ARM ON EXISTING WOOD POLE.
- PROPERTY LABEL:
12345 Address #
12A Lot #
XX Not Available

MATCH LINE
SEE ABOVE RIGHT

MATCH LINE
SEE BELOW LEFT

MATCH LINE
SEE SHEET 17 TOP LEFT

DATE	BY



K Kitzelson & Associates, Inc.
13 N. State Ave., Suite 800
Phoenix, AZ 85011
(602) 944-4887



ARIZONA
CITY OF SURPRISE
OLD TOWN SITE
LUMINAIRE REPLACEMENT
DRAWN: TERRY RADEMAN
CHECKED: JASON SIMMERS

1-800-782-5348
APR. 2007

DATE: APR. 2007
SHEET: 16 OF 22

DESERT COVE COMMERCIAL PARK

7.0 EMPLOYMENT P.A.D. DESIGN CRITERIA

DESERT COVE COMMERCIAL PARK is a proposed PAD/Employment project. This Business Park will be land planned and developed to follow land parcel and setback standards established in this section of the Zoning Compliance Narrative Book.

7.1 LAND PARCEL REQUIREMENTS AND SETBACK DESIGN STANDARDS

The land parcel and setback standards to be followed for development of the Site are as follows:

Table 7.1 Employment P.A.D. Setback Design Standards

DESCRIPTION	DESERT COVE COMMERCIAL PARK SETBACK DESIGN STANDARDS
Minimum Land Parcel Width	None
Minimum Land Parcel Depth	None
Minimum Perimeter Building Setbacks	Street (Front, Rear or Side): 25 feet (in addition to landscape setback) Property Line (Rear): 20 ft. Property Line (Side): 10 ft.
Minimum Distance Between Building On Parcel	10 feet
Minimum Distance Between Buildings on Adjacent Parcels	20 feet
Minimum Interior Side yard Setback	20 feet
Maximum Structure Height	30 feet

7.2 EMPLOYMENT PAD DEVELOPMENT STANDARDS

The following is a list of the employment park development standards to be followed during the design and construction of any PAD/Employment project in DESERT COVE COMMERCIAL PARK.

A. **Employment Center Entry:** The primary entrance into a building developed on any land parcel within the Site will have monument signage and decorative landscaping.

B. **Private Open Space:** Landscaped open spaces, in addition to the Master Open Space provided along the arterial or collector roads, will be designed and constructed to be visible from those designated roads.

C. **Landscaped Greenbelts:** Storm water retention areas will be designed and constructed on each development parcel to meander through a portion of the project as a retention/greenbelt. The individual businesses will maintain the retention/greenbelt areas to the same standard as other tracts and common areas maintained by the MBOA.

DESERT COVE COMMERCIAL PARK

8.0 DESIGN CRITERIA

The following six (6) sub-sections provide information on the engineering and architectural design guidelines to be followed during construction of the individual commercial developments on the Site. The criteria outlined in these sub-sections have been established to follow the design guidelines of the existing P.A.D., Industrial and Commercial ordinance guidelines. The purpose of these sub-sections is to establish type of development proposed for this Commercial Park.

8.1 ARCHITECTURAL STYLE

It is projected that a minimum of five (5) major buildings will be constructed within DESERT COVE COMMERCIAL PARK. These buildings will probably vary in architectural style, but will be designed to have a predominate accent toward a southwestern look.

8.2 SQUARE FOOTAGE OF COMMERCIAL PARK BUILDINGS

The buildings to be constructed in each of the land parcels within DESERT COVE COMMERCIAL PARK will consist of both single story and two (2) story buildings. The square footage of the buildings will vary with each proposed user.

8.3 BUILDING ELEVATIONS

The building elevations will be varied on each of the land parcels within DESERT COVE COMMERCIAL PARK. Each business developer will provide building elevations that will have its distinctiveness derived through varying projections, window designs, and roof profiles.

The end users will be encouraged to vary the buildings so that a variation in similar front elevations will not be placed on adjacent land parcels. All buildings shall be designed and constructed with the goal of providing a diverse building in the development.

8.4 FENCING

Side and rear yards of each land parcel in DESERT COVE COMMERCIAL PARK will have a concrete block fence that will be a maximum of six (6) feet in height.

DESERT COVE COMMERCIAL PARK

8.5 COLOR COMBINATIONS PER BUILDING

The buildings on each land parcel in DESERT COVE COMMERCIAL PARK will have coordinated exterior colors. The fascia and exterior of the buildings will be painted in different, varying colors.

In order to vary and coordinate the exterior color combinations, a minimum of two (2) different fascia colors will be offered in combination with the minimum of two (2) different exterior color schemes for the buildings.

8.6 BUILDING DESIGN GUIDELINES AND PROVISIONS

Unless specifically amended by the P.A.D. Zoning Plan and/or the Development Agreement referenced herein, all provisions of the City of Surprise Municipal Code, Section 16.20.030, Streets; C-1, Neighborhood Commercial Zone Section 17.28.070; C-2, Community Commercial Zone, Section 17.28.080; C-3, General Commercial Zone, Section 17.28.090; I-1, Light Industrial Zone, Section 17.28.100; and PAD, Planned Area Development Zone, Section 17.28.140 shall apply to DESERT COVE COMMERCIAL PARK.

DESERT COVE COMMERCIAL PARK

9.0 INFRASTRUCTURE IMPROVEMENTS

The following eight (8) sub-sections provide information regarding the engineering design and infrastructure improvements for the Site.

9.1 WATER LINES

The Site is located in the water franchise service area of the City. The Developer will coordinate with the engineering department at the City to design a water system to service the project. All on-site and off-site water lines will be designed and built per the City of Surprise Engineer and, if required, the approved Development Agreement.

9.2 SANITARY SEWERS

The Site is located in the sewer collection system of the City. The Developer is coordinating with the Engineering Department at the City to finalize sewer service to this project. The Site will be provided sewer service from the existing private sewer line located in Desert Cove Road. This sewer line will become part of the service system of the City and will provide service to the Site. All requirements for the transfer of this sewer line to the City will be based on the review of the City of Surprise Engineer and, if required, the approved Development Agreement.

9.3 STORM SEWERS

Storm sewers are not proposed or needed for this development.

9.4 UTILITIES

All electric, gas, telephone and cable television utilities will be placed underground.

9.5 IRRIGATION

There is a partial private irrigation system on the east side of the Site. There are no other private irrigation systems or ditches on the Site. All irrigation lines will be taken out of service during the construction of the individual land parcels on the Site.

DESERT COVE COMMERCIAL PARK

9.6 PROPOSED SURFACE DRAINAGE PATTERNS

Historical drainage flow for the Site is southeasterly. The northern and western boundary line of the Site backs onto undeveloped parcels of land or existing City of Surprise land that is part of their Sewage Treatment Facility. Off-site drainage does enter the Site from the north and west.

On-site runoff will be routed through the Site by utilizing open space and drainage easements, parking lots, driveways or the interior street. This on-site drainage will be directed into several grass lined retention basins designed to handle the drainage from the development's seven (7) land parcels.

A Preliminary Drainage Report will be prepared for each land parcel and will be submitted to the City of Surprise Engineering Department with the Site Plan. The report will be submitted to the City of Surprise Engineer for review and approval prior to a Site Plan or any required Final Plat being approved for a proposed development within this Commercial Park. The retention basins will be sized for a 100-year, 2-hour storm per the Drainage Design Manual for Maricopa County, Volume I, Hydrology, published by the Flood Control District of Maricopa County.

The retention basins for each land parcel on the Site will provide one (1) foot of freeboard. The basins will provide flow through for all basin overflows without ponding in the parking lots, or driveways of the various businesses. The retention basins will be constructed with 6:1 minimum side slopes adjacent to the street rights-of-ways and will be constructed with 4:1 minimum side slopes adjacent to the balance of the land parcels. All cross sections for this retention basin and the adjacent streets will be shown in the Preliminary Drainage Report to be submitted with the Site Plan for each land parcel within this development.

9.7 PROJECT MASTER CC&R's

The developer will create and record a set of Covenants, Conditions, and Restrictions (CC&R's) establishing the MBOA that will be responsible for the maintenance of the perimeter theme walls, signage, and landscaping in all common areas and right-of-ways.

A Preliminary Draft of the CC&R's for DESERT COVE COMMERCIAL PARK will be submitted to the City as part of the Preliminary Plat submittal package on any individual land parcel within the Site.

9.8 DEVELOPMENT AGREEMENT

Based on a decision by the City Attorney of the City of Surprise, a Development Agreement for DESERT COVE COMMERCIAL PARK will not be required.

DESERT COVE COMMERCIAL PARK

10.0 CONCEPTUAL LANDSCAPING, WALL AND MONUMENTATION PLAN

A conceptual landscape plan has been designed for DESERT COVE COMMERCIAL PARK and is attached as Exhibit 10.0 at the end of this section. A summary of the design criteria for the walls, entry monumentation and landscaping are presented in the following six (6) sub-sections.

10.1 CONCEPTUAL LANDSCAPING THEME AND PERIMETER WALL

The perimeter road landscaping theme for the DESERT COVE COMMERCIAL PARK will be a double row of citrus trees screening the development. Because of the design orientation of the three (3) parcels potentially fronting on Litchfield Road and the future Peoria Avenue, traditional theme walls will not be placed along these two arterials. This allows for multiple entry points to be designed for a proposed commercial development. These access points would be provided within the citrus tree buffer. Instead, theme screen walls, approximately 30" in height, would be placed inside this tree buffer and adjacent to any parking lots that may be placed along the arterial street. A 6-foot screening theme wall would only be constructed along portions of the arterial roads, if the proposed development on that land parcel is oriented toward the interior collector, Desert Cove Road.

A similar 6-foot theme wall would be provided along Peoria Avenue during the Phase 2 development of Parcel 7, if the proposed development on this parcel is linked to Parcel 6 and is oriented toward the interior collector, Desert Cove Road.

These theme walls will be decoratively designed and built to meet current City standards. The theme walls would be placed to mirror the configuration of the citrus tree buffer in order to create a visually pleasing streetscape along the adjacent arterial.

The placement of the theme wall will be accomplished utilizing the existing and proposed citrus trees in the design of the "screening wall treatment" along the length of the parcel(s) that have frontage along either arterial road. This wall treatment will utilize the citrus trees to present a blending of landscaping with the wall being placed along the interior portion of the citrus trees. The 30" parking lot screening wall or the 6-foot screening wall will be constructed of split face block. Pictorial renderings of this offset wall and the proposed locations will be designed and submitted with the improvement plans for each proposed development.

Any theme wall to be constructed will be designed to contain both vertical and horizontal movement in its architecture. The wall will be constructed with 8" by 8" by 16" CMU Block with two (2) colors of stucco. The color of the theme wall will be desert hues. The 2' by 2' columns of the theme wall will be maximum of six (6) feet tall and will be constructed with 2' 0" by 2' 0" CMU Block. A domed concrete cap, colored to match the wall will be placed on each column. The theme wall will have columns at wall ends and will be spaced a minimum of an average lot width with a maximum of a two hundred (200) feet spacing.

A standard, maximum 6-foot tall perimeter wall, colored in desert hues, will be provided along the northern, eastern and southern portions of the development.

The theme wall and the perimeter wall for DESERT COVE COMMERCIAL PARK will be maintained by the MBOA.

DESERT COVE COMMERCIAL PARK

10.2 CONCEPTUAL INDUSTRIAL PARCEL/LOT WALLS

A standard six (6) foot land parcel separation wall, colored in desert hues, will be provided for the side land parcel lines, and possibly the rear parcel lines within each proposed land parcel of this development. The common parcel line walls within each land parcel will be maintained by the individual property Managing Partners not the MBOA.

10.3 RIGHT-OF-WAY AND OPEN SPACE LANDSCAPING

Landscaping (in addition to the existing citrus trees) will be provided along the frontage of Litchfield Road, the primary arterial street serving this development, along each side of the entry features and the balance of Desert Cove Road within the project, and along the west side of 136th Avenue. In addition, Peoria Avenue will have similar landscaping provided during the Phase 2 portion of this development. The landscaping of the arterial and collector roads will be located in portions of the rights-of-way and additional open space tracts of the Site. A minimum of an additional twenty (20) foot wide open space tract has been added for expanded landscaping along the arterial roads. A minimum of an additional ten (10) foot wide open space tract has been added for each side of the adjacent frontage of the two (2) foot collector roads in this development.

Renderings of the conceptual landscaping for the open spaces along the arterial and collector roads are presented in the P.A.D. Conceptual Landscape Plan attached as Exhibit 10.0.

Landscaping will also be provided in the open space/retention basin tracts within the Site. The landscaping will, at a minimum, fulfill the requirements identified in the provisions of Municipal Code Section 17.36.060. Plant information and pictorial renderings of the conceptual landscaping in the open space areas will be presented in the Construction Drawings to be submitted to the City for final approval.

10.4 LAND PARCEL LANDSCAPING

Landscaping shall be provided along the front portions of each land parcel as a decorative feature and screening device for buildings and parking areas. This landscaping will be a combination of trees, shrubs and ground cover. The ground cover for the front portion of the parcel may be turf, decomposed granite or other natural rock material. An approved organic material to provide a neat, dust-free appearance must cover all bare earth. Rocks and boulders, railroad ties and other decorative materials may be used to supplement and create imaginative landscaping designs compatible with the southwest character of the development. The creative use of lighting is encouraged.

All proposed landscaping would be part of the Site Plan requirements for each structure proposed for this development.

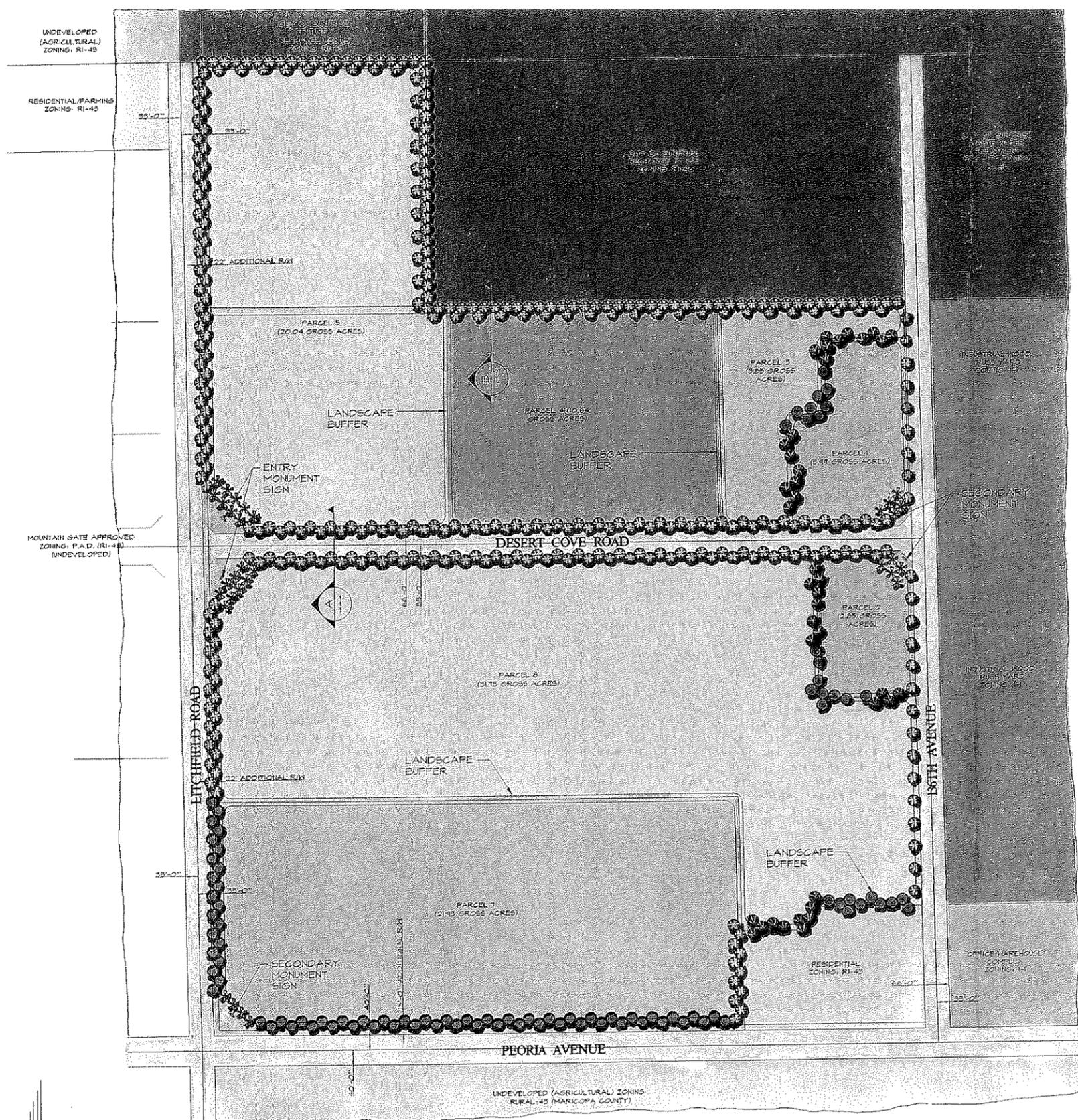
DESERT COVE COMMERCIAL PARK

10.5 SIGNAGE AND ENTRY MONUMENTATION

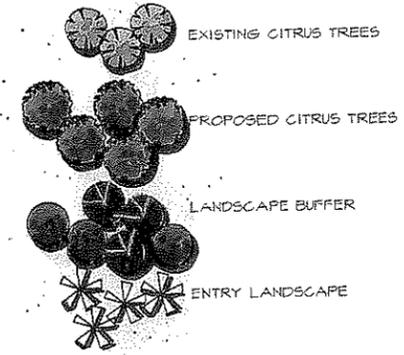
Primary signage and entry monumentation will be placed at the entrance on Litchfield Road. Additional secondary signage may be placed at the entry from 136th Street. A pictorial rendering of the conceptual signage and monumentation is presented in the Conceptual Landscaping Plan.

10.6 WALLS AND LANDSCAPING DESIGN

The potential theme walls, the interior subdivision walls and the landscaping for the development will be designed and constructed in full compliance with the P.A.D. District of the Municipal Code, Section 17.28.140.



LEGEND

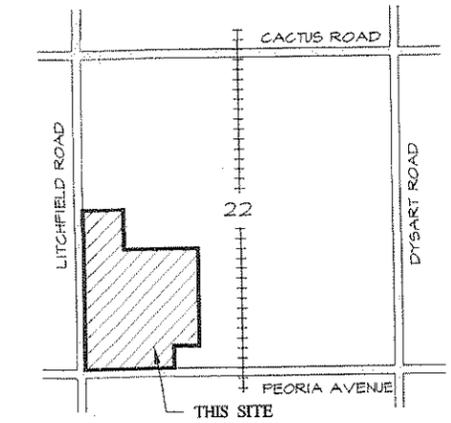


PROPOSED ZONING AND LAND USES

LAND USE CLASSIFICATION	ZONING/USE	NO. OF PARCELS	ACREAGE
INDUSTRIAL/COMMERCIAL	EMPLOYMENT P.A.D.	1	82.00
SUB-TOTAL:			82.00
MASTER OPEN SPACE	COMMON OPEN SPACE, 4 RETENTION BASINS	MULTIPLE	5.60
SUB-TOTAL:			5.60
CIRCULATION	ARTERIAL ROADWAYS	2	2.00
	LITCHFIELD ROAD (33' 1/2 WIDTH R/W)		1.33
	PEORIA AVENUE (40' 1/2 WIDTH R/W)		
SUB-TOTAL:	COLLECTOR ROADWAYS	2	1.22
	156TH AVENUE (33' 1/2 WIDTH R/W)		2.88
	DESERT COVE RD. (66' FULL R/W)		1.43
TOTAL ACREAGE:			95.03

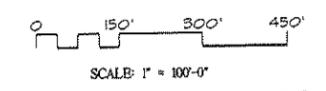
PARCEL SUMMARY

PARCEL NUMBER	PROPOSED USE, EXISTING STRUCTURES	NET ACREAGE	GROSS ACREAGE
1	EXISTING OFFICE/WAREHOUSE	3.26	3.94
2	EXISTING OFFICE/WAREHOUSE	2.32	2.85
3	PROPOSED INDUSTRIAL/OFFICE	3.71	3.85
4	PROPOSED INDUSTRIAL	10.08	10.64
5	PROPOSED COMMERCIAL/RETAIL	18.55	20.04
6	OFFICE/INDUSTRIAL	29.54	31.73
7	PROPOSED COMMERCIAL/RETAIL	20.15	21.93
TOTALS:		87.59	95.03



VICINITY MAP

NORTH
NOT TO SCALE



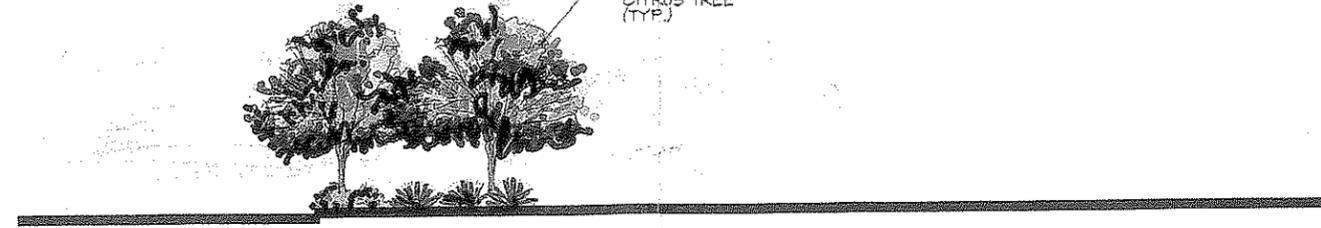
PINNACLE DESIGN, INC

PRELIMINARY LANDSCAPE PLAN
DESERT COVE COMMERCIAL PARK

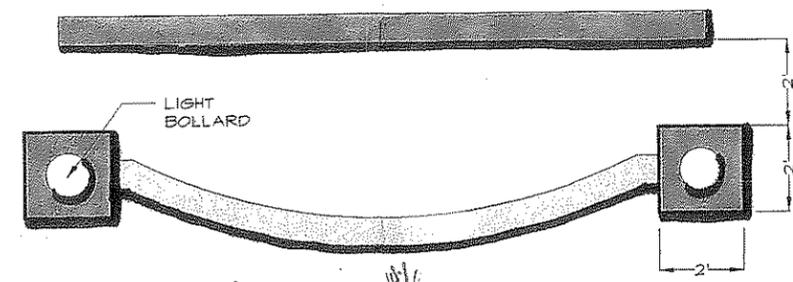
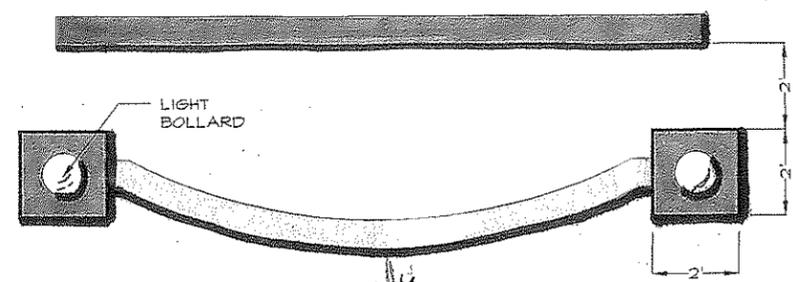
4343 E. Camelback Rd
Suite 100 • Phoenix, AZ 85018
Of: (602) 952-8585 • Fax: 952-0886
JOB NO. 0116
OCTOBER 31, 2001



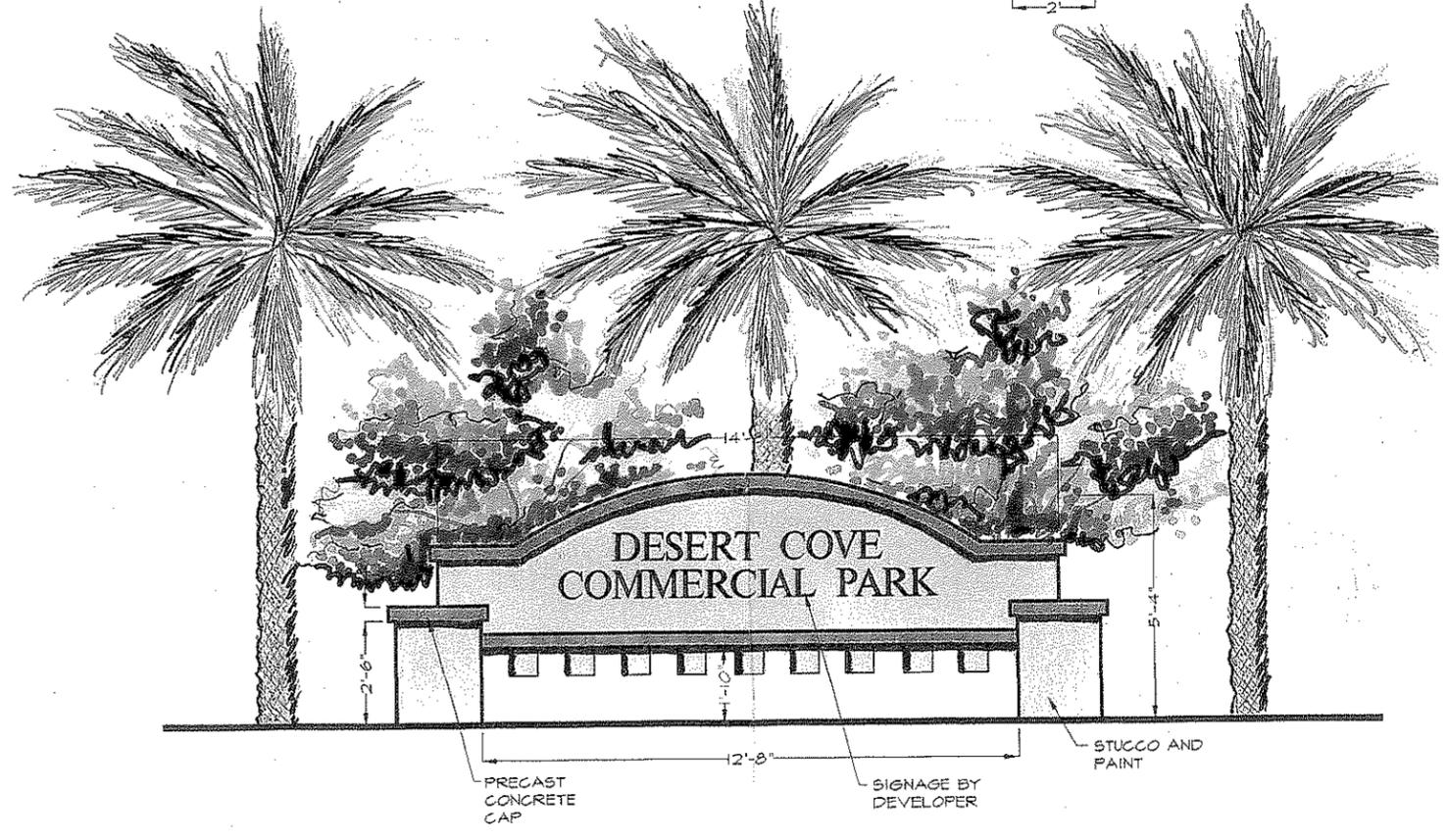
A DESERT COVE STREET SECTION A-A
SCALE: 1/8" = 1'-0"



B PARCEL SECTION B-B
SCALE: 1/8" = 1'-0"



C ENTRY MONUMENT SIGN
SCALE: 1/2" = 1'-0"



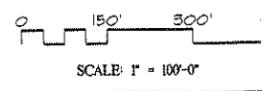
D SECONDARY MONUMENT SIGN
SCALE: 1/2" = 1'-0"

PINNACLE
DESIGN, INC

PRELIMINARY LANDSCAPE PLAN

DESERT COVE COMMERCIAL PARK

4343 E Camelback Rd
Suite 100 • Phoenix, AZ 85018
Of: (602) 952-8585 • Fax: 952-8686
JOB NO. 0116
OCTOBER 31, 2001



SCALE: 1" = 100'-0"

DESERT COVE COMMERCIAL PARK

11.0 PHASING

DESERT COVE COMMERCIAL PARK contains seven (7) land parcels and a single, internal collector road. There also is a partially constructed perimeter collector road on the east side of the project and two (2) paved arterial roads. The infrastructure for this development will be constructed in two (2) phases.

11.1 PHASED DEVELOPMENT OF THE PARK

Parcel 1 through 6 shown on the Conceptual P.A.D. Development Plan for DESERT COVE COMMERCIAL PARK are partially developed (i.e., Parcels 1 and 2) or may be developed by at least five (5) separate developers. This portion of the development will be Phase 1.

Parcel 7, as shown on the Conceptual P.A.D. Development Plan, fronts on both Litchfield Road and Peoria Avenue. This Parcel will be withheld from initial development and is proposed to be developed as Phase 2.

A Phasing Plan has been prepared that sets forth the intended times for the beginning and completion of the proposed infrastructure and for each phase within the designated land parcels. Construction in any phase may be commenced prior to the time shown on the Phasing Plan. Commencement of construction of a phase prior to or within the time designated on the Phasing Plan for commencement of that phase shall satisfy the current Municipal Code, Section 17.36.060.

The City of Surprise Community Development Director may administratively approve extensions of time for up to two (2) years to commence construction on any phase. The City, when deemed necessary, may approve extensions of time greater than two (2) years. This extension process will be completed through either the minor changes or major changes processes for amendments to the Land Use Zoning Plan approval as found in the Municipal Code Section 17.36.060.

11.2 PHASE 1 (INFRASTRUCTURE)

Phase 1 will provide for the design review and acceptance by the City of Surprise of the existing, private 12" sewer line in Desert Cove Road. This sewer line is tied into the existing 18" sewer line in 136th Avenue. The existing 12" sewer line will service all proposed land parcels in this phase.

Phase 1 will provide for the construction of the on-site water line to be built in Desert Cove Road. This water line tied into the existing 8" water line in 136th Avenue. This on-site water line will service all proposed land parcels in this phase.

Phase 1 will provide for the half (1/2) right-of-way construction of Litchfield Road for all proposed frontage of the overall project, including the future Parcel 7. This phase also provides for the right-of-way construction of the sixty-six (66) foot collector road, Desert Cove Road. An existing agreement between the Developer and the City of Surprise has established the construction of this road by the City.

Phase 1 also will provide for the half (1/2) right-of-way construction of the west half of 136th Avenue. An existing agreement between the Developer and the City of Surprise has established the construction of the remaining portion of this road by the City.

DESERT COVE COMMERCIAL PARK

11.3 PHASE 2 (INFRASTRUCTURE)

The infrastructure for Phase 2 of DESERT COVE COMMERCIAL PARK will consist of the construction of any additional sewer line extensions through Parcel 6 to the existing, 12" sewer line in Desert Cove Road. These sewer line extensions may be modified and replaced by the extension of an off-site sewer line along Peoria Avenue to the existing 18" sewer line in 136th Avenue.

Phase 2 will provide for the construction of any necessary water lines extensions to the on-site water line to be built in Desert Cove Road.

Phase 2 will provide for the half (1/2) right-of-way construction of the frontage along Peoria Avenue.

PARCEL NO. 1: /

That portion of the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter and the centerline of Peoria Avenue, a distance of 690.03 feet, to the West right of way line of 136th Avenue recorded in Document No. 890285510;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 40.00 feet, to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 59 minutes 59 seconds West, along a line parallel with and 40.00 feet North of said South line, a distance of 305.04 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 265.03 feet;

Thence North 21 degrees 42 minutes 42 seconds East, a distance of 65.66 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 279.80 feet, to a point on the West right of way line of said 136th Avenue;

Thence South 00 degrees 53 minutes 24 seconds East, along said West right of way line, a distance of 326.04 feet, to the TRUE POINT OF BEGINNING.

PARCEL NO. 2: /

That portion of the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter and the centerline of Peoria Avenue, a distance of 995.06 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 40.00 feet, to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 59 minutes 59 seconds West, along a line parallel with and 40.00 feet North of said South line, a distance of 180.02 feet;

Continued...

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 265.03 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 180.02 feet;

Thence South 00 degrees 53 minutes 24 seconds East, a distance of 265.03 feet, to the TRUE POINT OF BEGINNING.

PARCEL NO. 3: ✓

A parcel of land situated in the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter, a distance of 657.03 feet, to the centerline of 136th Avenue, according to Document No. 890285510;

Thence North 00 degrees 53 minutes 24 seconds West, along said centerline, a distance of 1344.41 feet;

Thence North 89 degrees 59 minutes 59 seconds West, a distance of 537.62 feet, to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees 59 minutes 59 seconds West, a distance of 155.20 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 333.04 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 155.20 feet;

Thence South 00 degrees 53 minutes 24 seconds East, a distance of 333.04 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 4: ✓

A parcel of land located in the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Continued...

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter, a distance of 657.03 feet, to the centerline of 136th Avenue, per Document No. 890285510, records of Maricopa County, Arizona;

Thence North 00 degrees 53 minutes 24 seconds West, along said centerline of 136th Avenue, a distance of 1980.00 feet to the North line of the parcel of land owned by SAGE DEVELOPMENT CORPORATION, per Document No. 890285510, records of Maricopa County, Arizona;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 33.00 feet, to the East right of way line of said 136th Avenue and the TRUE POINT OF BEGINNING;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 105.01 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 69.51 feet;

Thence North 89 degrees 59 minutes 59 seconds West, along said North line, a distance of 105.01 feet, to the East right of way line of said 136th Avenue;

Thence South 00 degrees 53 minutes 24 seconds East, a distance of 69.51 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 5: ✓

A parcel of land located in the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Southwest quarter;

Thence South 89 degrees 59 minutes 14 seconds East, along the North line of said Southwest half, a distance of 33.00 feet, to the TRUE POINT OF BEGINNING;

Thence continuing along said North line, South 89 degrees 59 minutes 14 seconds East, a distance of 625.00 feet;

Thence South 00 degrees 55 minutes 11 seconds East, a distance of 655.18 feet;

Continued...

Thence North 89 degrees 59 minutes 59 seconds West, along a line parallel with and 1979.76 feet North of the South line of said Southwest quarter, a distance of 626.51 feet to a point on a line parallel with and 33.00 feet East of the West line of said Southwest quarter;

Thence North 00 degrees 47 minutes 14 seconds West, a distance of 655.30 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 6:

The parcel of land situated in the West half of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest quarter of Section 22;

Thence North 00 degrees 55 minutes 20 seconds West along the East line of the Southwest quarter of Section 22, a distance of 33.00 feet to a point on the North line of the South 33 feet of the West half of Section 22, as shown in a Warranty Deed recorded in Docket 12636, page 1339, records of Maricopa County, Arizona;

Thence North 89 degrees 59 minutes 59 seconds West along said North line, said line being 33 feet North of and parallel with the South line of the Southwest quarter of Section 22, a distance of 657.03 feet to a point on the West line of the East half of the East half of the Southwest quarter of Section 22 and the POINT OF BEGINNING;

Thence continuing North 89 degrees 59 minutes 59 seconds West along the North line of the South 33 feet of the West half of Section 22, a distance of 1938.08 feet to a point on the East line of the West 33 feet of the West half of Section 22 as shown in a Warranty Deed recorded in Docket 12636, page 1339, records of Maricopa County, Arizona;

Thence North 00 degrees 47 minutes 37 seconds West along said East line, said line being 33 feet East of and parallel with the West line of the Southwest quarter of Section 22, a distance of 1946.95 feet;

Thence South 89 degrees 59 minutes 59 seconds East along a line parallel with the South line of the Southwest quarter of Section 22, a distance of 1934.81 feet to a point on the West line of the East half of the East half of the Southwest quarter of Section 22;

Continued...

Thence South 00 degrees 53 minutes 24 seconds East along the West line of the East half of the East half of the Southwest quarter of Section 22, a distance of 1947.00 feet to the POINT OF BEGINNING.

EXCEPT a parcel of land located in the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter, a distance of 657.03 feet to the center line of 136 Avenue; according to Document No. 890285510;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 1344.41 feet;

Thence North 89 degrees 59 minutes 59 seconds West, a distance of 33.00 feet to the POINT OF BEGINNING, point also being Point "A", also being on the West right of way of said 136 Avenue;

Thence North 89 degrees 59 minutes 59 seconds West, a distance of 659.82 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 333.04 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 429.79 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 202.61 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 230.03 feet;

Thence South 00 degrees 53 minutes 24 seconds East, a distance of 535.65 feet to the TRUE POINT OF BEGINNING; and

EXCEPT that portion of the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter and the centerline of Peoria Avenue, a distance of 690.03 feet, to the West right of way line of 136th Avenue recorded in Document No. 890285510;

Continued...

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 40.00 feet, to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 59 minutes 59 seconds West, along a line parallel with and 40.00 feet North of said South line, a distance of 305.04 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 265.03 feet;

Thence North 21 degrees 42 minutes 42 seconds East, a distance of 65.66 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 279.80 feet, to a point on the West right of way line of said 136th Avenue;

Thence South 00 degrees 53 minutes 24 seconds East, along said West right of way line, a distance of 326.04 feet, to the TRUE POINT OF BEGINNING; and

EXCEPT that portion of the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter and the centerline of Peoria Avenue, a distance of 995.06 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 40.00 feet, to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 59 minutes 59 seconds West, along a line parallel with and 40.00 feet North of said South line, a distance of 180.02 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 265.03 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 180.02 feet;

Thence South 00 degrees 53 minutes 24 seconds East, a distance of 265.03 feet, to the TRUE POINT OF BEGINNING; and

EXCEPT a parcel of land situated in the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the South quarter corner of said Section 22;

Continued...

Thence North 89 degrees 59 minutes 59 seconds West, along the South line of said Southwest quarter, a distance of 657.03 feet, to the centerline of 136th Avenue, according to Document No. 890285510;

Thence North 00 degrees 53 minutes 24 seconds West, along said centerline, a distance of 1344.41 feet;

Thence North 89 degrees 59 minutes 59 seconds West, a distance of 537.62 feet, to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees 59 minutes 59 seconds West, a distance of 155.20 feet;

Thence North 00 degrees 53 minutes 24 seconds West, a distance of 333.04 feet;

Thence South 89 degrees 59 minutes 59 seconds East, a distance of 155.20 feet;

Thence South 00 degrees 53 minutes 24 seconds East, a distance of 333.04 feet to the TRUE POINT OF BEGINNING; and

EXCEPT a parcel of land located in the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Southwest quarter;

Thence South 89 degrees 59 minutes 14 seconds East, along the North line of said Southwest half, a distance of 40.00 feet, to the TRUE POINT OF BEGINNING;

Thence continuing along said North line, South 89 degrees 59 minutes 14 seconds East, a distance of 625.00 feet;

Thence South 00 degrees 55 minutes 11 seconds East, a distance of 655.18 feet;

Thence North 89 degrees 59 minutes 59 seconds West, along a line parallel with and 1979.76 feet North of the South line of said Southwest quarter, a distance of 626.51 feet to a point on a line parallel with and 40.00 feet East of the West line of said Southwest quarter;

Thence North 00 degrees 47 minutes 14 seconds West, a distance of 655.30 feet to the TRUE POINT OF BEGINNING.

CITY OF SURPRISE
Municipal Code Reference Documents

- 16.20.030 Streets
- 17.28.070 Neighborhood Commercial Zone
- 17.28.080 Community Commercial Zone
- 17.28.090 General Commercial Zone
- 17.28.100 Business Park Zone
- 17.28.140 Planned Area Development Zone (P.A.D.)

Title 16 SUBDIVISIONS

Chapter 16.20 DESIGN STANDARDS

16.20.030 Streets.

A. General Requirements.

1. Frontage on Improved Streets. No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from, an existing street and unless such street is:

a. A street shown upon a plat approved by the city council and recorded in the county recorder's office. Such street or highway must be suitably improved as required by the highway rules, regulations, specifications or orders, or be secured by a performance bond required under these subdivision regulations, with the width and right-of-way required by these subdivision regulations or the comprehensive development guide. Wherever the area to be subdivided is to utilize existing road frontage, such road shall be suitably improved as provided herein above.

2. Grading and Improvement Plan. Roads shall be graded and improved and conform to the city construction standards and specifications and shall be approved as to design and specifications by the city engineer, in accordance with the construction plans required to be submitted prior to final plat approval.

3. Topography and Arrangement.

a. Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. Specific standards are contained in the design standards of these regulations.

b. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the comprehensive development guide.

c. Local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

d. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the city council, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

4. Blocks.

a. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths. Exceptions to this prescribed block width shall be permitted in blocks adjacent to major streets, railroads, waterways or parks.

b. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated. The maximum length of blocks, measured along the center line of the street, and between intersecting street center lines, shall be one thousand five hundred feet. Minimum block length shall be two hundred feet. The maximum length of cul-de-sac streets shall be six hundred feet, measured from the intersection of right-of-way lines to extreme depth of the turning circle right-of-way along the street center line. With the approval of the city council, the maximum block length may be exceeded along an arterial or major collector street, if the adjoining lots do not have direct access onto the arterial or major collector street. All other exceptions to these standards require a variance, as provided in Chapter 16.16.

c. In long blocks the city council may require the reservation of an easement through the block to accommodate utilities, drainage facilities, emergency access, or pedestrian traffic.

5. Access to Arterial Streets. Where a subdivision borders on or contains an existing or proposed arterial street, the city may require that access to such streets be limited by one of the following means:

a. The subdivision of lots so that the lots back onto the arterial street and front onto a parallel local street; no direct access shall be provided from the arterial street;

b. A series of cul-de-sacs, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the arterial street;

c. A marginal access or service road (separated from the arterial street by a planting or landscaped strip and having access thereto at suitable points).

6. Street Names. Street names shall be sufficiently different in sound and in spelling from other street names in the city so as not to cause confusion. A street which exists or is planned as a continuation of an existing street shall bear the same name.

7. Street Names and Regulatory Signs. The applicant shall deposit with the city at the time of final subdivision approval an amount equal to the cost of each street sign required by the city engineer at all road intersections. The city shall install all street signs before issuance of certificates of occupancy for any residence on the streets approved. Street name signs are to be placed at all intersections within or abutting the subdivision, the type and location of which are to be approved by the city engineer.

8. Street Lights. Installation of street lights shall be required in accordance with design and specification standards

approved by the city engineer. Lighting on local and collector streets shall maintain a minimum of .4 lumens at any given point along the street right-of-way while .7 lumens shall be maintained along arterial streets. In addition, light standards shall be spaced such that each intersection is provided at least one light standard.

9. Construction of Streets and Dead-End Streets.

a. Construction of Streets. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where such continuation is in accordance with the city comprehensive development guide. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary T- or L-shaped turnabout shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutments whenever the street is continued. The city may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

b. Dead-End Streets (Permanent). Where a street does not extend to the boundary of the subdivision and its continuation is not required by the city for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty feet. However, the city may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic or utilities. A cul-de-sac shall be provided at the end of a permanent dead-end street in accordance with construction standards and specifications.

For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length in accordance with the design standards of these regulations.

B. Design Standards.

1. General. In order to provide for streets of suitable location, width and improvement to accommodate prospective traffic and afford satisfactory access to police, fire protection, sanitation and street-maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, Table 1 sets forth design standards for streets.

TABLE 1
Design Standards for Streets

<u>Improvement</u>	<u>Dimensions in Feet</u>
Minimum Width of Right-of-Way	
Local	50
Minor collector	60
Major collector	80
Minor arterial	110
Major arterial	
Multi-lane roadway	130
Parkway	150
Principal arterial	300

Minimum Pavement Width (defined as face of curb to face of curb)

Local	28-24
Minor/major collector	44-64
Minor arterial	68
Major arterial	
Multi-lane roadway	92
Parkway	102
Principal arterial	112

Minimum Radius of Curve

Local	100
Collector	100
Minor arterial	300
Principal arterial	500

Minimum Length of Tangents Between Reverse Curves

Local	150
Collector	150
Minor arterial	250
Principal arterial	350

Minimum Sight Distance

Local	200
Collector	240
Minor arterial	275
Principal arterial	300

Minimum Turn-Around (local streets only)

Right-of-way diameter	110
Pavement	100

Maximum Block Length

Permanent Cul-de-Sac	600
Temporary Cul-de-Sac	200

Minimum Block Length

200

2. Street Surfacing and Improvements. After sewer and water utilities have been installed by the developer, the applicant shall construct curbs and gutters and shall surface or cause to be surfaced roadways to the widths prescribed in this title. Said surfacing shall be of such character as is suitable for the expected traffic and in harmony with similar improvements in the surrounding areas. Types of pavement shall be as determined by the city engineer. Adequate provision shall be made for culverts, drains and bridges.

All street pavements, shoulders, drainage improvements and structures, curbs, turnarounds and sidewalks shall conform to the Uniform Standard Details Specifications adopted by the city council and shall be incorporated into the construction plans required to be submitted by the developer for plat approval.

3. Railroads and Limited Access Highways. Railroad rights-of-way and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows:

a. In residential districts a buffer strip at least twenty-five feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the railroad right-of-way or limited access highway. This strip shall be part of the platted lots and shall be designated on the plat: "This strip is reserved for screening. The placement of structures, except for street signs and lighting, hereon is prohibited."

b. In districts zoned for business, commercial or industrial uses, the nearest street extending parallel or approximately parallel to the railroad shall, wherever practicable, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites.

c. Streets parallel to the railroad when intersecting a street which crosses the railroad at grade shall, to the extent practicable, be a distance of at least one hundred fifty feet from the railroad right-of-way. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

4. Intersections.

a. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two new streets at an angle of less than seventy-five degrees shall not be acceptable. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least one hundred feet therefrom. Not more than two streets shall intersect at any one point unless specifically approved by the planning and zoning commission.

5. Widening and Realignment of Existing Streets. Where a subdivision borders an existing narrow street or when the comprehensive development guide or zoning ordinance indicates plans for realignment or widening a street that would require the use of some of the land in the subdivision, the applicant shall be required to improve and dedicate at his/her expense such areas for widening or realignment of such streets. Such streets shall be improved and dedicated by the applicant at his/her own expense to the full width as required by these subdivision regulations. Land reserved for any road purposes may not be counted in satisfying yard requirements of the zoning ordinance, whether the land is to be dedicated to the municipality in fee simple or as an easement. (Ord. 96-3 §2, 3, 1996; Ord. 86-7 §11-1105(C), 1986)

Title 17 ZONING

Chapter 17.28 ZONE DISTRICT REGULATIONS

17.28.070 Neighborhood commercial zone (C-1).

A. Purpose. The purpose of the C-1 neighborhood commercial zone is to provide for the establishment of local centers for convenient retail or service outlets which deal directly with the consumer for whom goods or services are intended. These centers are to provide services and goods primarily for the surrounding neighborhood and are not intended to draw customers from the entire community.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Convenience food stores with not more than four gas pumps.

a. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any nonstreet property line and not less than one hundred feet from any residential district boundary.

b. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

2. Schools.

3. Day care center:

a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per

child shall be provided. Fenced in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space.

b. At least two hundred fifty square feet of lot area per child shall be provided.

4. Model homes, temporary.

5. Video arcades.

6. Personal wireless service facilities as per Section 17.32.150.

D. Permitted Accessory Uses.

1. Business signs, consistent with Chapter 15.24 of this code;

2. Trash receptacles, consistent with Section 17.32.120;

3. Accessory buildings as per Section 17.32.050(E), F and G and as approved by the planning and zoning commission;

4. Temporary buildings incidental to construction work;

5. Temporary uses as related to seasonal or special events as further regulated under Section 17.32.170.

E. Access.

1. Access to commercial activities shall be allowed only from arterial streets or a street specifically designed for such development.

2. Access points shall be located at least one hundred fifty feet from any street intersection.

3. Access points on the same street shall be greater than one hundred feet apart. Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

4. Commercial development which may not be able to meet the requirements of subsections (E)(2) and (3) of this section and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions both present and future:

a. Traffic volumes;

b. Turning movements;

c. Traffic controls;

d. Site design;

e. Site distances;

f. Location and alignment of other access points.

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

F. Setbacks and Height.

1. The minimum building setback from any neighborhood commercial zone boundary or public street right-of-way

shall be as set forth below:

a. Building setbacks:

i.	Front,	35 feet,
ii.	Interior side and rear,	15 feet,
iii.	Corner side,	15 feet,
iv.	Residential zone boundary,	45 feet;
b.	Parking lot:	
i.	Front,	4 feet,
ii.	Interior side and rear,	3 feet,
iii.	Corner side,	4 feet,
iv.	Residential zone boundary,	3 feet.

2. The maximum height of structures shall be thirty feet.

G. Lot Width and Lot Area.

1. The minimum lot width shall be one hundred feet.

2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

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

I. Relationship to Overlay Zones. Any property located in the C-1 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 98-19 §4, 1998; Ord. 97-16 §12, 1997; Ord. 86-6 §7-707, 1986)

17.28.080 Community commercial zone (C-2).

A. Purpose. The purpose of the C-2 community commercial zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended, or which render a nonconsumer oriented service which does not materially increase vehicular traffic or other pollution, and which does not decrease the suitability of the surrounding area for residential or general commercial purposes. Except as set forth above, the uses allowed in this district are intended to provide goods and services on a community market scale, located in areas which are served by arterial street facilities.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Automobile service stations:

a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.

b. The total site area shall not be less than twelve thousand square feet.

c. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any nonstreet property line and not less than seventy-five feet from any residential zone boundary.

d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

2. Automobile washing establishments:

a. Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (b), (c) and (e) of this section.

b. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.

c. All washwater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.

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

4. Day care center:

a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per child shall be provided. Fenced in, outdoor, play space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for children's play space.

b. At least two hundred fifty square feet of lot area per child shall be provided.

5. Model homes, temporary.

6. Recreational vehicle, mobile home and manufactured home park and overnight campground. No person shall place or occupy any mobile home anywhere in the city except in a mobile home and manufactured home park which has been established pursuant to this section. No person shall

place or occupy any manufactured home anywhere in the city except in a mobile home and manufactured home park which has been established pursuant to this section or in a manufactured home subdivision which has been established pursuant to Section 17.32.140. Additionally, no person shall occupy any recreational vehicle anywhere in the city except in a recreational vehicle, mobile home and manufactured home park or overnight campground which has been established pursuant to this section.

a. Minimum size of park shall be ten net acres.

b. The minimum space for a mobile home or manufactured home shall be four thousand square feet; for a travel trailer, park model and motor home two thousand square feet.

c. Travel trailer, park models and motor homes in mobile/manufactured home parks shall constitute no more than fifteen percent of the total spaces. These spaces must be delineated on the approved development plan for each mobile/manufactured home park. These spaces should be located together and not spread throughout the park. These spaces shall not be continuously occupied for more than six months.

d. No more than one mobile home, manufactured home, travel trailer, park model or motor home shall be placed on each space.

e. The minimum building setback, including accessory buildings, from any lot line or street right-of-way shall be as set forth below:

	<u>Setbacks</u>	<u>Feet</u>
i.	Front,	10
ii.	Interior side,	5
iii.	Corner side,	10
iv.	Rear,	10

f. Off-street parking for at least two automobiles shall be provided in each space or on each lot or on a separate designated parking area within a park.

g. Interior private streets shall not be less than thirty-two feet in width, and shall be paved with a dust-free surface. Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface.

h. Screening shall be provided around the exterior of the park by a minimum six-foot masonry wall.

i. All mobile/manufactured homes shall be skirted in a uniform manner.

j. No mobile/manufactured home or recreational vehicle space shall be located within fifteen feet of any street. Such area shall be maintained as a landscape buffer area which can be used for recreation or as part of a retention area.

k. A common area of five hundred square feet for each rental space shall be provided and approved for recreation, laundry, and service purposes.

l. No space within a recreational vehicle, mobile home and manufactured home park and overnight campground shall be used as a storage area; however, motor homes or travel trailers which are set up for occupancy, but which are vacant, are allowed.

m. Mobile/manufactured home and recreational vehicle parks may include accessory storage buildings, office buildings, recreational facilities, laundry facilities, storage areas, and other common facilities use provided for park residents.

n. Approval of all mobile/manufactured home and recreational vehicle parks shall be subject to the provisions in Chapter 17.32 and any amendments thereto.

o. Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

p. Campground plans, certified approved by Maricopa department of health services shall be submitted.

7. Video arcades.

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

9. Temporary facilities for sale of automobiles, recreational vehicles, boats, mobile or manufactured homes provided that there shall be no on-site facilities for servicing or repair thereof. For purposes of this section temporary means a period of time not to exceed six calendar months.

10. Automobile retail sales:

a. The primary business of an automobile sales establishment must be the retail sale of new automobiles.

b. On-site servicing and repair of automobiles is not permitted.

c. Site improvements such as buildings or structures (temporary or permanent) shall be separated from every residential zone by a minimum of fifty feet.

11. Automobile rental/leasing:

a. The primary business of an automobile rental/leasing facility must be the rental and leasing of automobiles.

b. No rental or leasing of other vehicles such as trucks, trailers or RVs shall be allowed.

c. No outside storage of any type shall be permitted, except for passenger vehicle storage.

d. On-site service and repairs of automobiles is prohibited, except for vacuuming, window cleaning and checking fluids.

e. The area used for parking and/or vehicle storage shall be properly screened with a wall, fence, hedge, plantings or combination thereof.

f. The area used for parking and/or storage shall be paved.

g. Site improvements such as buildings or structures (temporary or permanent) shall be separated and screened

from all residential zones by a minimum of fifty feet.

12. Automobile service center, minor, provided that

- a. All services and repairs shall be conducted entirely within an enclosed building except sales of gasoline.
- b. Outdoor storage is prohibited.
- c. Outdoor displays are prohibited.
- d. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.
- e. Any area used for parking shall be paved.
- f. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail sales or the business operation of a minor automobile service center, and where all such completed products are sold at retail on the premises.

13. Outdoor recreational facility provided the entire facility not exceed three acres in size.

14. Retail plant nursery, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall so erected.

15. Shelter care facility.

16. Personal wireless service facilities as per Section 17.32.150.

17. Tire sales, repair and mounting (without outside storage).

18. Hardware stores, retail stores and retail membership stores with home garden center or outside display of merchandise.

a. Outdoor sales of nursery stock, lawn furniture and home garden supplies, when developed in integral relation to the complex and screened from view from any street, may be permitted. Such use shall not be greater than thirty percent of the principally permitted use. A side and rear yard setback of not less than twenty-five feet each shall be maintained when the conditional use abuts any residential zone.

b. A side and rear yard setback not less than twenty-five feet from any adjoining residential use shall be maintained.

19. Warehouse, Residential Storage (Mini-Warehouse).

a. Minimum site size shall be one acre.

b. Architectural standards:

i. All buildings that are visible from a public street shall exhibit architectural enhancements, including variation of roof lines, uses of multiple material types, and color variations compatible with surrounding uses.

ii. Architectural plans, including material and color samples, shall be submitted for review at the time of application.

c. On-site circulation, drives and parking:

i. Each mini-warehouse site shall provide a minimum of two exits, one of which may be for emergency vehicle only.

ii. All one-way driveways shall provide for one ten-foot parking lane and one fifteen-foot travel lane. Traffic direction and parking shall be designated by signing and painting.

iii. All two-lane driveways shall provide for one ten-foot parking lane and two twelve-foot travel lanes.

iv. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

v. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.

vi. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.

d. Fencing and screening:

i. A minimum of six-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to an arterial street, the wall will be designed with insets or offsets to eliminate long, unbroken walls.

ii. All outdoor storage shall be limited to recreational vehicles, shall be limited to a maximum ten percent of the net site area, and shall be screened from view from surrounding properties.

e. Building setbacks:

i. A setback adjacent to any arterial or collector street shall be a minimum of twenty-five feet.

ii. Side and rear setbacks shall be a minimum of twenty-five feet when adjacent to any residential zoning district. The planning and zoning commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall. Such approval must include the written support of a minimum of fifty-one percent of property owners within seventy-five feet of the subject property boundaries.

iii. Side and rear setbacks shall be a minimum of fifteen feet when adjacent to any zoning district other than a residential zoning district. The planning and zoning commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall.

f. Building height: Building height adjacent to a residential zoning district shall be a maximum one-story or fourteen

feet in height from finished grade. Building height may be increased to a maximum two-stories or twenty-four feet in height from finished grade provided a setback of one foot for each foot in height in addition to the required setback is provided.

i. Building height adjacent to other than a residential zoning district shall be a maximum two stories or twenty-four feet in height from finished grade.

g. Landscape standards:

i. A minimum of fifteen percent of the net land area shall be landscaped. The required landscape areas shall be provided along all street frontages between the street or sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.

ii. Perimeter landscape areas shall be landscaped with shade trees and five shrubs located twenty feet on-center or in equivalent groupings. A minimum of twenty-five percent of the trees shall be twenty-four-inch box size or greater.

iii. Adjacent to RV storage areas a minimum of seventy-five percent of the trees shall be twenty-four-inch box size or greater.

iv. All landscape areas shall be irrigated with an appropriate automatic underground watering system and shall be continuously maintained.

v. All other provisions of Section 17.32-.030, Landscaping requirements, shall apply.

h. All other provisions of Chapter 17.32, General Building and Performance Requirements, shall apply.

i. A residence and office for the use of an on-site manager may be permitted. All applicable codes for residential occupancy shall pertain to this use.

j. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.

D. Permitted Accessory Uses.

1. Those accessory uses permitted under Section 17.28.070(D).

2. Notwithstanding Section 17.28.080(C) home garden centers; minor automotive centers; and tire sales, repair and mounting without outside storage, where the home garden center, minor automotive center or tire sales, repair and mounting without outside storage is accessory to any hardware store, retail membership store or retail store of at least fifty thousand square feet in size.

E. Access.

1. Access to commercial activities shall be allowed only on arterial streets or a street specifically designed for such development.

2. Access points shall be located at least one hundred fifty feet from any street intersection.

3. Access points on the same street shall not be spaced closer than one hundred feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

4. Commercial developments which may not be able to meet the requirements of subsections (E)(2) and (3) of this section, and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:

a. Traffic volumes;

b. Turning movements;

c. Traffic controls;

d. Site design;

e. Site distances;

f. Location and alignment of other access points.

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

F. Setbacks and Height.

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

	Setbacks	Feet
a.	Building setbacks:	
i.	Front,	35
ii.	Interior side and rear,	15
iii.	Corner side,	25
iv.	Residential zone boundary,	45

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

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

G. Lot Width and Lot Area.

1. The minimum lot width shall be one hundred feet except that corner lots shall have a minimum width of one hundred fifty feet.

2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

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

I. Relationship to Overlay Zones. Any property located in the C-2 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 99-11 §2, 1999; Ord. 98-23 §2, 1998; Ord. 98-19 §5, 1998; Ord. 98-13 §3, 1998; Ord. 97-16 §13, 1997; Ord. 94-14 §2, 1996; Ord. 94-5 §2, 1994; Ord. 94-1 §2, 1994; Ord. 90-9 §1, 1990; Ord. 88-5 §§1, 2, 1988; Ord. 86-6 §7-708, 1986)

Title 17 ZONING

Chapter 17.28 ZONE DISTRICT REGULATIONS

17.28.090 General commercial zone (C-3).

A. Purpose. The purpose of the C-3 general services zone is to provide for land intensive, retail or service operations. These services should be located in concentrated service areas with good accessibility to the public but should be carefully buffered from other uses and visibility from arterial streets.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Automobile drive-in theaters:

a. Automobile drive-in theater parking areas shall be screened from view of any residential development.

b. Light, glare and noise shall not impact nearby residential developments.

2. Mini-warehouses/distribution center:

a. Minimum site size shall be one acre; maximum building footprint shall not exceed twenty-five thousand square feet.

b. On-site circulation, drives and parking:

i. Each mini-warehouse site shall provide a minimum of two exits.

ii. All one-way driveways shall provide for one ten-foot parking lane and one fifteen-foot travel lane. Traffic direction and parking shall be designated by signing or painting.

iii. All two-lane driveways shall provide for one ten-foot parking lane and two twelve-foot travel lanes.

iv. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

v. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.

vi. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.

c. Fencing and screening:

i. Fencing shall be required around the perimeter of the property and constructed of decorative concrete block or chain link fence with slats, as approved by the planning and zoning commission.

ii. All outdoor storage shall be limited to recreational vehicles and shall be screened from view from surrounding properties.

d. Setbacks: Any side of a building providing doorways to storage areas shall be set back from the property line not less than twenty-five feet side and rear yard setbacks, otherwise may be zero provided the building is of the same material and structure as the fencing. If not of the same material, the rear yard setback shall be at least fifteen feet.

e. Masonry trash enclosures shall be installed subject to the approval of the planning and zoning commission.

f. No auctions, commercial sales, garage sales or similar activities shall be conducted on the premises.

3. Recreational vehicle, mobile home and manufactured home park and overnight campground:

a. Subject to the provisions of Section 17.28.080(C)(6).

4. Automobile service center, major, provided that:

a. All services and repairs shall be conducted entirely within an enclosed building except sales of gasoline.

b. Outdoor displays are prohibited.

c. Outdoor storage shall be screened from view.

d. Any area used for parking and/or storage shall be paved.

e. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.

f. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail or the business, and where all such completed products are sold at retail on the premises.

5. Shelter care facility.

6. Community correctional facility.

7. Personal wireless service facilities as per Section 17.32.150.

8. Hardware and retail and retail membership stores with home garden center/outside display of merchandise.

a. Outdoor sales of nursery stock, lawn furniture and home garden supplies, when developed in integral relation to the complex and screened from view from any street, is permitted. Such use shall not be greater than thirty percent of the principally permitted use. A

side and rear yard setback of not less than twenty-five feet each shall be maintained when the conditional use abuts

any residential zone.

b. A side and rear yard setback not less than twenty-five feet from the adjoining residential use shall be maintained.

D. Permitted Accessory Uses.

1. Those accessory uses permitted under Section 17.28.070(D).

E. Access.

1. Access to general service activities shall be allowed only on arterial streets or a street specifically designed for such development.

2. Access points shall be located at least one hundred fifty feet from any street intersection.

3. Access points on the same street shall not be spaced closer than one hundred feet (as measured from centerlines). General service developments of a small scale shall be encouraged to develop common access drives and parking facilities.

4. General service developments which may not be able to meet the requirements of subsections (E)(2) and (3) of this section, and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:

a. Traffic volumes;

b. Turning movements;

c. Traffic controls;

d. Site design;

e. Site distances;

f. Location and alignment of other access points.

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

F. Setbacks and Height.

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

	<u>Setbacks</u>	<u>Feet</u>
a.	Building setbacks:	
i.	Front,	35
ii.	Interior side and rear,	15
iii.	Corner side,	25
iv.	Residential zone boundary,	45
b.	Parking lots:	
i.	Front,	4
ii.	Interior side and rear,	3
iii.	Corner side,	4
iv.	Residential zone boundary,	3

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

to persons or property in light of the city's fire fighting equipment and capabilities.

G. Lot Width and Lot Area.

1. The minimum lot width shall be one hundred feet except that corner lots shall be one hundred fifty feet in width.

2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

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

I. Relationship to Overlay Zones. Any property located in the C-3 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 98-19 §6, 1998; Ord. 97-16 §14, 1997; Ord. 94-5 §3, 1994; Ord. 86-6 §7-709, 1986)

Title 17 ZONING

Chapter 17.28 ZONE DISTRICT REGULATIONS

17.28.100 Business park zone (BP).

A. Purpose. The purpose of this business park zone is to accommodate administrative and research industries, offices, and limited manufacturing to provide opportunities for employment and protection to neighborhood residential areas. Regulations are designed to permit those industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining industrial uses and without serious effect, danger or hazard to nearby non-industrial uses.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Retail commercial operations directly related to the primary industrial use which exceed ten percent of the gross floor area.

2. A residence of a caretaker or operator employed on the premises; such residence may include the family of the caretaker.

3. Personal wireless service facilities as per Section 17.32.150.

D. Permitted Accessory Uses.

1. Signs consistent with Chapter 15.24 of this code;

2. Personnel service facilities providing services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed in the principal use;

3. Trash enclosures consistent with Section 17.32.120;

4. Temporary uses as related to seasonal or special events as further regulated under Section 17.32.170.

E. Access.

1. Access to business park development shall be allowed only on arterial streets or a street specifically designed for such development;

2. Access points on arterial streets shall, wherever possible, be located at least one hundred fifty feet from any street intersection;

3. Access points on arterial streets shall, wherever possible, not be spaced closer than one hundred fifty feet (as measured from centerlines). Business park developments of a small scale shall be encouraged to develop common access drives and parking facilities;

4. Business park developments which may not be able to meet the requirements of subsections (E)(2) and (3) of this section, and are requesting deviations from the above noted standards, shall submit to the city engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:

a. Traffic volumes,

b. Turning movements,

c. Traffic controls,

d. Site design,

e. Site distances,

f. Location and alignment of other access points.

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

F. Setbacks and Height.

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

	Setbacks	Feet
a.	Building setbacks:	
i.	Front,	35
ii.	Interior side and rear,	15
iii.	Corner side,	30

iv.	Residential zone boundary,	75
b.	Parking lots:	
i.	Front,	10
ii.	Interior side and rear,	3
iii.	Corner side,	10
iv.	Residential zone boundary,	3

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

G. Lot Width and Lot Area.

1. The minimum lot width shall be one hundred feet.
2. Minimum lot area shall be determined by building, area, parking requirements and required setbacks.

H. Additional Building and Performance Standards.

1. Required yards fronting on a public street shall be entirely landscaped except for necessary driveways and walkways.
2. All loading and service bays shall not front on a public street.
3. Parking and maneuvering areas shall not be located in any required yard fronting on a public street.
4. Displays are prohibited in any required yards fronting on a public street.
5. Outdoor storage is prohibited in any required yards.
6. All buildings must be of reinforced concrete or masonry construction.

I. **Relationship to Overlay Zones.** Any property located in the BP zone as well as the F-1, F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 98-19 §7, 1998; Ord. 97-16 §15, 1997)

Title 17 ZONING

Chapter 17.28 ZONE DISTRICT REGULATIONS

17.28.140 Planned area development zone--P.A.D.

A. Purpose.

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

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

B. General Requirements and Standards.

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

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

3. P.A.D. Regulations.

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

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

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

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

5. Residential Density in P.A.D.s.

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

b. In determining the reasonableness of the densities in a P.A.D., the planning and zoning commission and city council shall consider increased efficiency in the provision of public facilities and services based, in part, upon:

i. The location, amount and proposed use of common open space;

ii. The location, design and type of dwelling units;

iii. The physical characteristics of the site;

iv. Particular distinctiveness and excellence in siting, design and landscaping.

6. Front, Rear and Side Yard Building Setback Regulations.

a. Front and rear yard setbacks shall be established by the city council at the time of approval of the final subdivision plat and shall be clearly identified on the final subdivision plat.

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

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

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

7. More than One Building per Lot. More than one building may be placed on one platted or recorded lot in any P.A.D. Areas for single-family detached dwellings or other housing types providing privately owned lots must

comply with the city's subdivision ordinance in all respects not specifically noted in this section as appropriate variances or waivers.

8. One Housing Type not Inconsistent with Intent. A P.A.D. which only involves one housing type such as all detached or all attached units shall not be considered inconsistent with the stated purposes and objectives of this section and shall not be the sole basis for denial or approval.

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

10. Phasing of Development.

a. Any P.A.D. plan proposed to be constructed in phases shall include full details relating thereto, and the city council may approve or modify where necessary any such proposals.

b. The phasing shall include the time for beginning and completion of each phase. Such timing may be modified by the city on the showing of good cause by the developer.

c. The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such financial guarantees as may be determined by the city to be reasonably required to assure performance in accordance with the plan and to protect the public.

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

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

13. Operating and Maintenance Requirements for Planned Area Development Common Facilities. In the event that certain land areas or structures are provided within the P.A.D. for private recreational use or as service facilities, the owner of such land and buildings shall establish an arrangement to assure the city of a continued standard of maintenance. These common areas may be placed under the ownership of one of the following, depending which is more appropriate:

a. Dedicated to public where a communitywide use would be anticipated;

b. Landlord control;

c. Landowners association, provided all of the following conditions are met:

i. The landowners association must be established prior to any sale.

ii. Membership must be mandatory for each owner and any successive buyer.

iii. The open space restrictions must be permanent or tied to a long-term agreement (e.g., ninety-nine years).

iv. The association must be responsible for liability insurance and the maintenance of recreational, service and other facilities as deemed necessary by the city.

v. Landowners must pay their pro rata share of the cost and the assessment levied by the association can become a lien on the property in accordance with Arizona statutes.

vi. The association must be required to adjust its assessment to meet changing needs.

vii. The association must be required to, at minimum, adjust its assessment on an annual basis by a percentage not less than the previous year's increase in the consumer price index.

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

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

16. Utilities. All utilities, including electricity and telephone, shall be installed underground.

17. Notwithstanding any other provision of this section, Chapter 17.28, Article II shall apply to all property within the planned area development zone which has a land use designation of R1-5 or R1-8, and compliance with Chapter 17.28, Article II is mandatory. In the event of a conflict between the provisions of this section and those of Chapter 17.28, Article II, the provisions of Chapter 17.28, Article II shall govern and control. (Ord. 00-01 §5, 2000; Ord. 97-16 §16(part), 1997; Ord. 94-5 §5, 1994; Ord. 91-7, 1991; Ord. 86-6 §7-711, 1986)

COPY

APPLICATION NO. PADA 04-029
1st ADDENDUM
DESERT COVE COMMERCIAL PARK
MINOR AMENDMENT TO PAD
AMENDMENT NARRATIVE
January 29, 2004

The Desert Cove Commercial Park, located within portions of the Southwest quarter of Section 22, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, bounded by Litchfield Road to the west, Peoria Avenue to the south, and 136th Avenue to the east was approved by the City of Surprise City Council on January 10, 2002. This is the first addendum to the original PAD. The overall project is comprised of a mixture of industrial and commercial uses.

This request is for a minor amendment to the approved PAD to allow for specific industrial uses normally principally permitted within I-2. These uses will reconcile the intent of the narrative with the actual zone districts listed on page 17 of the approved P.A.D. narrative. These uses are as follows:

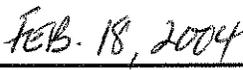
Manufacturing of brick and all clay, cinder, concrete, synthetic, cast stone, plastic and pumice stone products

Millwork (woodworking, manufacturing)

This change is not considered major and will be a minor amendment subject to approval by the Community Development Director.

APPROVED


Community Development Director


Date