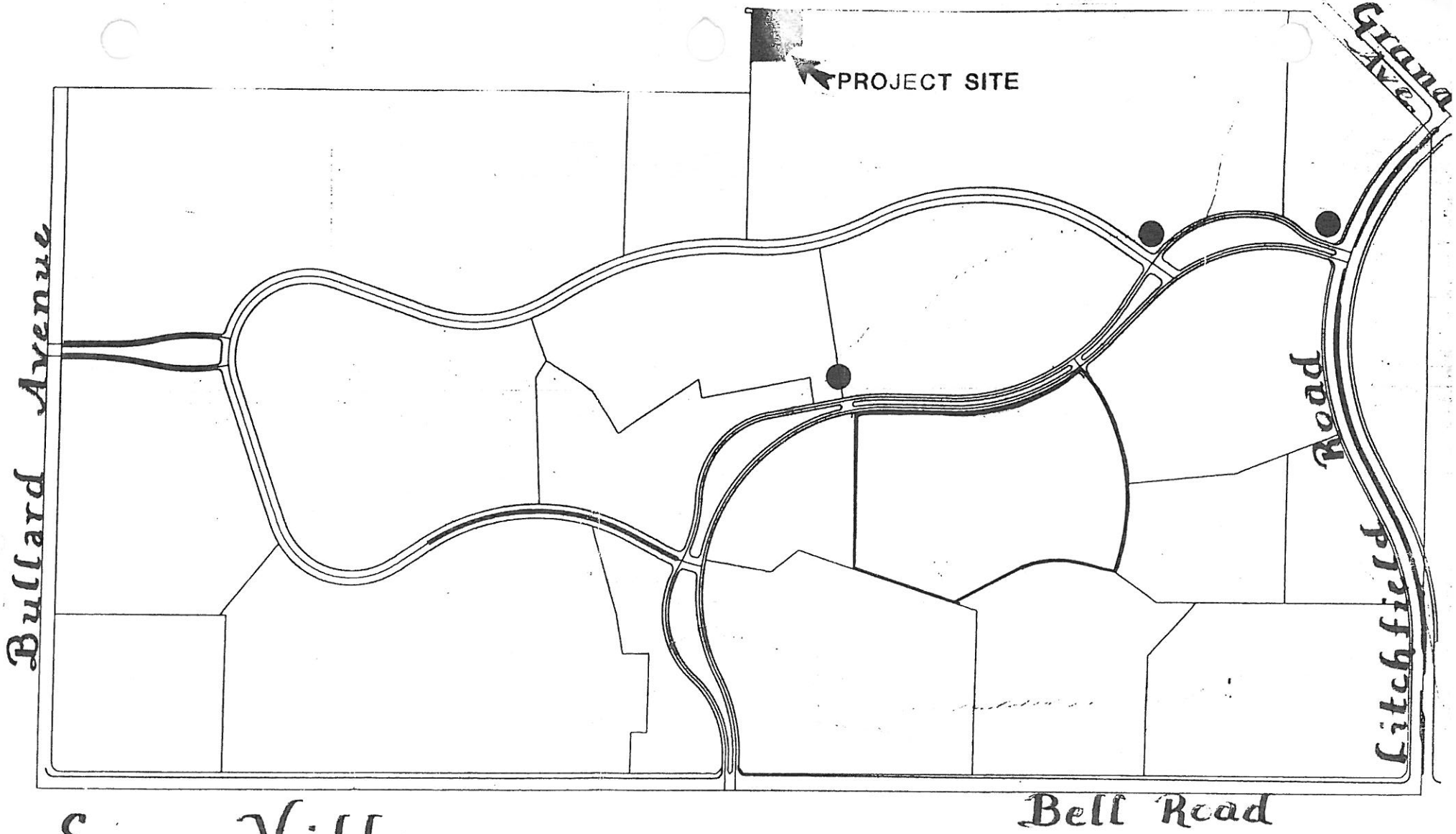
SURPRISE
ARIZONA

Kingswood Parke/Sun Village

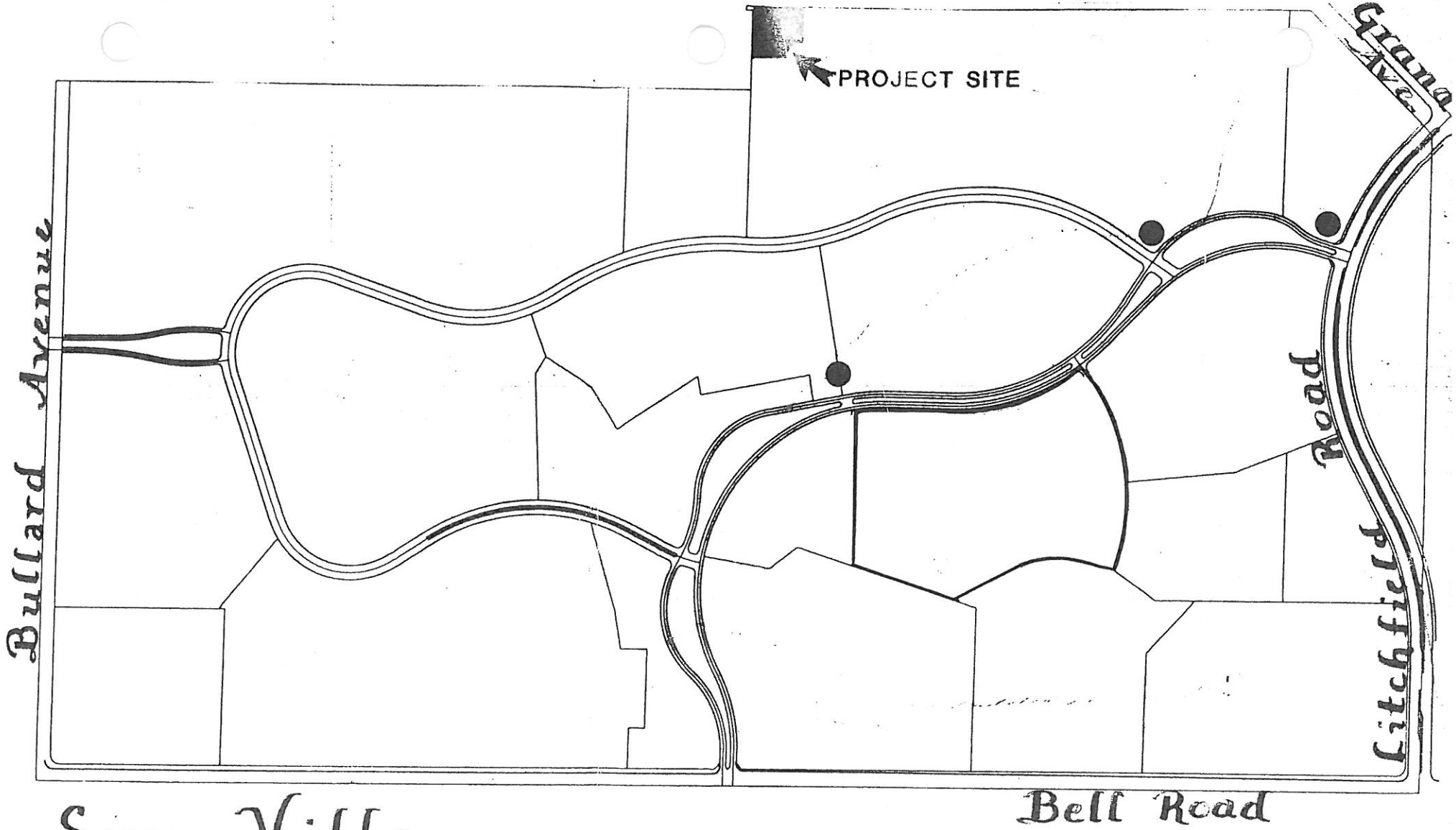
Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD86-003			
Amendment	PADA86-005			
Development Standards Revision	PADA94-025	11/17/94	ORD94-17	2
Land Addition	PADA97-088	11/13/97	ORD97-24	114



Sun Village
Colony I
Phase I

SITE PLAN

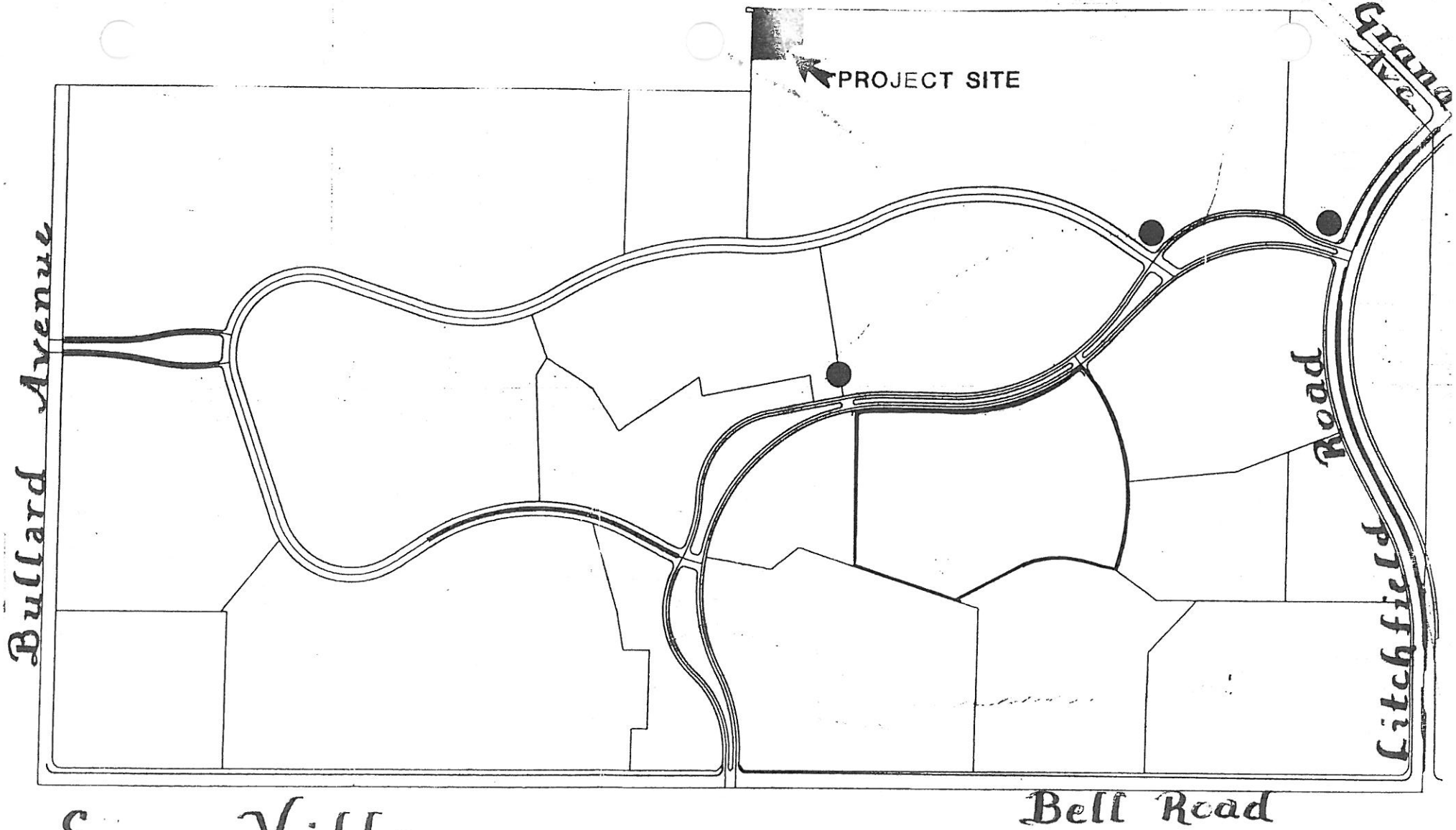
1"-500'



Sun Village
Colony I
Phase I

SITE PLAN

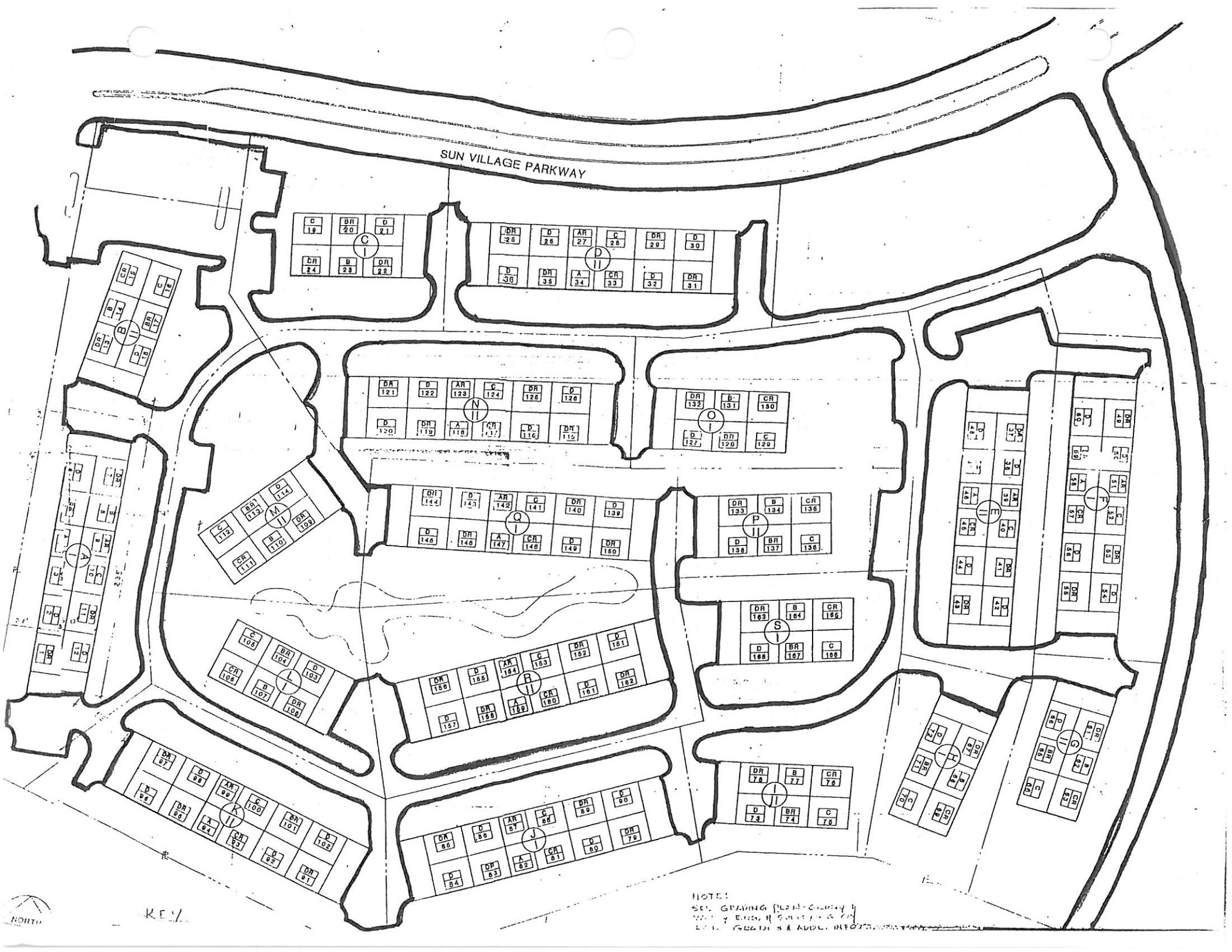
1"=500'

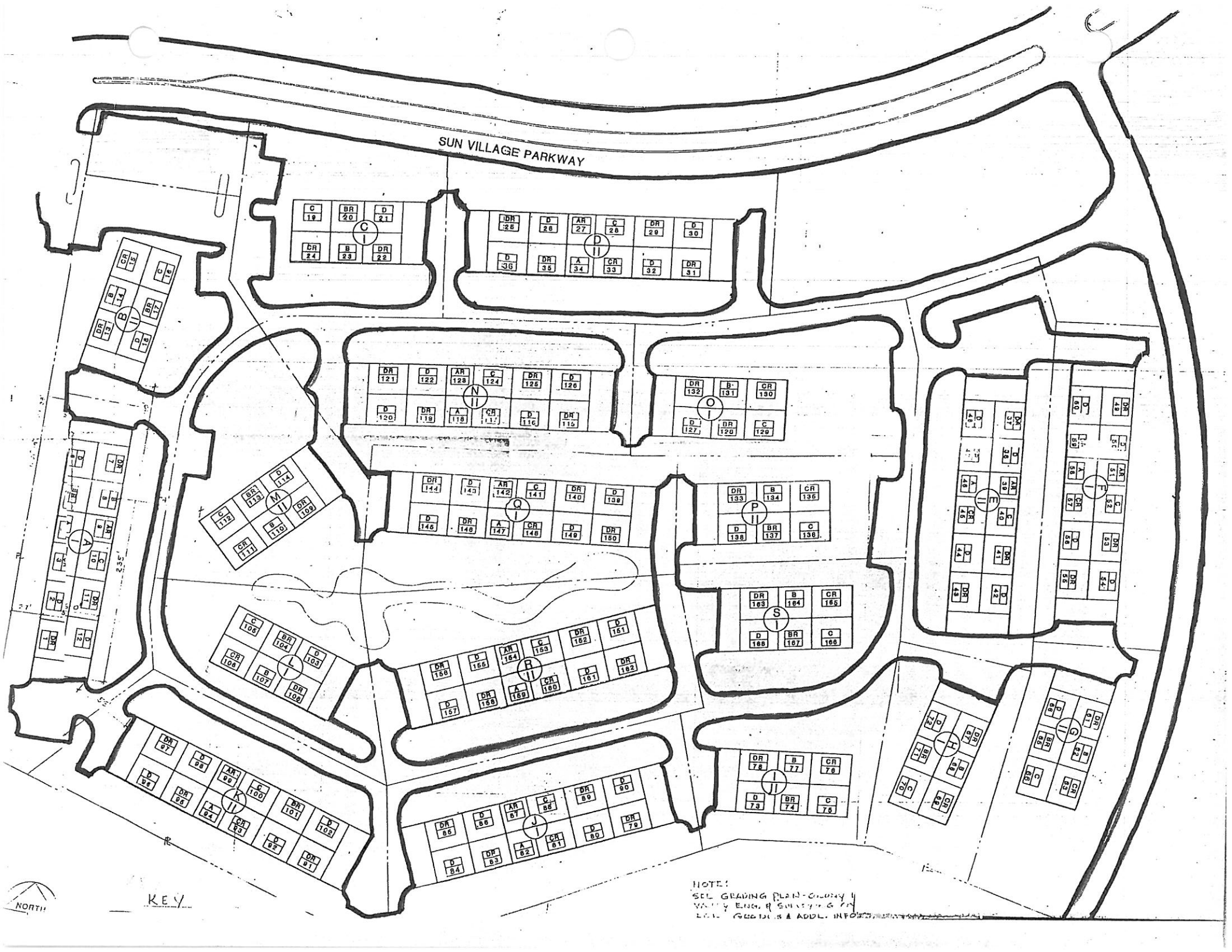


Sun Village
Colony I
Phase I

SITE PLAN

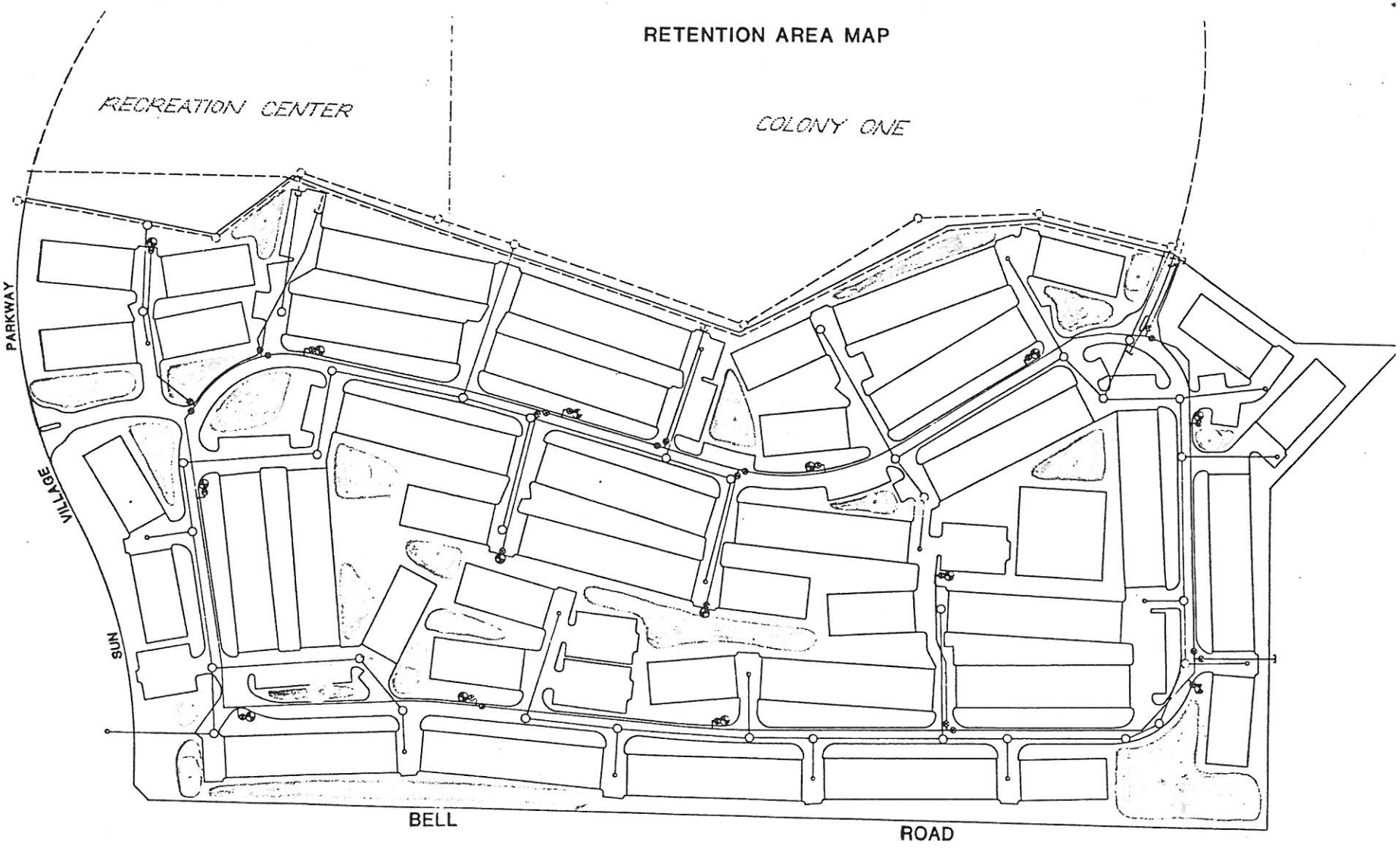
1"-500'


SUN VILLAGE PARKWAY
NORTH
KEY
NOTE:


SUN VILLAGE PARKWAY
NORTH
KEY
NOTE:
SEE GRADING PLAN - COLONY
VALLEY ENG. & SURVEYING CO
SEE GRADING & ADDL. INFO

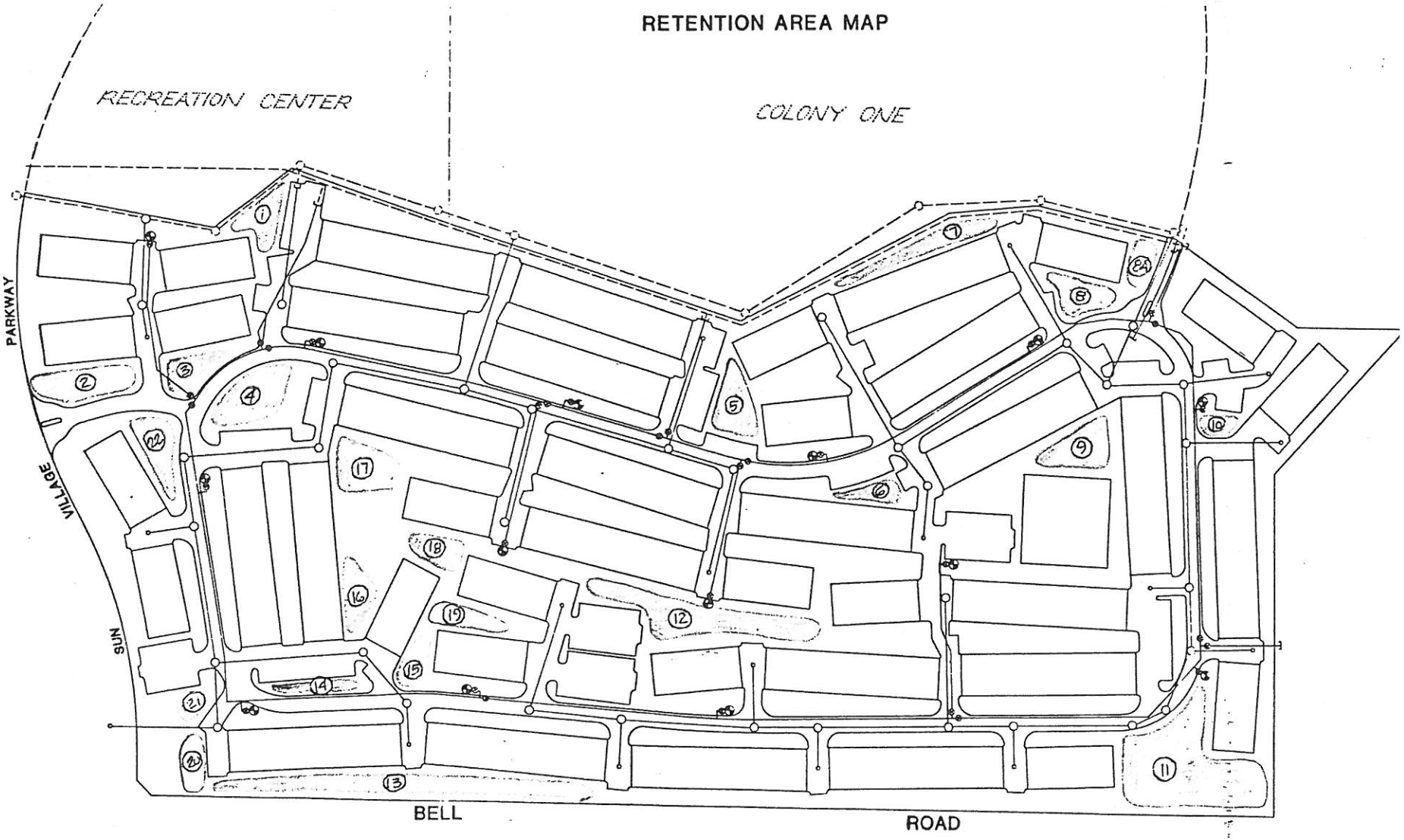
SUN VILLAGE COLONY TWO

RETENTION AREA MAP



SUN VILLAGE COLONY TWO

RETENTION AREA MAP



Permitted Residential Uses

Permitted Land Uses	R1-43 (acre)	R1-18 (1/2 acre)	R1-8	R1-5	R-2	R-3
Single family Dwelling Unit	●	●	●	●	4 units per structure	4 + greater per structure
Two family Structure				●	●	
Three family Structure					●	
Four family Structure					●	●
Multiple family Structure					● ✗	●
Townhouse Cluster					●	●
Public Parks	●	●	●	●	●	●

Permitted Residential Uses

Permitted Land Uses	R1-43	R1-18	R1-8	R1-5	R-2	R-3
Churches	●	●	●	●	●	●
Day Care Center	●	●	●	●	●	●
Electical Sub-station	●	●	●	●	●	●
Farms	●					
Gas Regulating Station	●	●	●	●	●	●
Group Homes				●	●	●
Mobil Homes				●		
Public Buildings	●	●	●	●	●	●
Ranches	●					
Schools	●	●	●	●	●	●
Sewer Lift Station	●	●	●	●	●	●
Water Pump Station	●	●	●	●	●	●
Water Tower	●	●	●	●	●	●
Golf Courses	●	●	●	●	●	●
Temporary Sales Office Buildings, buildings incidental to construction work	●	●	●	●	●	●
Boarding of horses; No more than 2 per acres to a maximum of 5 horses	●	●				

Permitted Residential Uses

Permitted Land Uses	R1-43	R1-18	R1-8	R1-5	R-2	R-3
Greenhouse	●	●	●	●	●	●
Home Occupations	●	●	●	●		
Private Garage	●	●	●	●	●	●
Private or jointly owned community centers, recreational facilities pools, tennis courts	●	●	●	●	●	●
Signs as per Ordinance 85-5	●	●	●	●	●	●
Tool sheds, for storage of domestic supplies	●	●	●	●	●	●

Permitted Commercial and Industrial Uses

Principal Land Uses	C-1	C-2	C-3	I-1
Animal hospital, clinic and kennel and providing the establishment and animal runs are completely enclosed in building			●	●
Antique shop and store		●	●	●
Apparel and accessory store		●	●	
Appliance sales, services		●	●	
Appliance repair			●	
Art supply stores		●	●	●
Athletic clubs and commercial recreation		●	●	●
Automobile, boat or recreational vehicle sales and service			●	●
Automobile, auto body repair			●	●
Automobile parking lot or garage (public or private)		●	●	●
Auto supply store		●	●	●
Bakery for on-site sales	●	●	●	●
Bakery for wholesale delivery			●	●
Banks and other savings and lending institutions				
Barber shop	●	●	●	
Beauty parlor	●	●	●	
Bicycle sales, service and repair shop		●	●	
Blueprinting shop			●	●
Boat Repair			●	●
Book and stationery store		●	●	
Bowling alley			●	●
Building material sales yard, including sand and gravel			●	●
Bus terminals			●	●

Permitted Commercial and Industrial Uses

Principal Land Uses	C-1	C-2	C-3	I-1
Business and office machine sales, service and repair shop		●	●	●
Business, technical or vocation school		●	●	●
Candy and ice cream store	●	●		
Church and parish house	●	●		
Cigar and tobacco store	●	●		
Clothing and costume rental shop		●	●	
Community center or meeting hall			●	●
Contractors storage yard			●	●
Convenience food store of not more than 3,500 square feet	●	●	●	
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less		●		
Dancing or theatrical studio		●	●	
Delicatessen and catering establishment		●	●	●
Department store		●	●	
Dry goods and notion store		●	●	
Dry cleaning and laundry establishment	●	●	●	
Equipment rental or storage yard			●	●
Essential public service or utility installation	●	●	●	●
Exterminator shop			●	●
Feed store, including yard			●	●
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way			●	●
Florist	●	●	●	
Frozen food locker		●	●	●

Permitted Commercial and Industrial Uses

Principal Land Uses	C-1	C-2	C-3	I-1
Garden supply store		●	●	●
Gift shop		●	●	
Golf driving range and miniature golf course			●	●
Grainery, elevator storage			●	●
Grocery store (including retail meat markets and produce store)		●	●	●
Greenhouse			●	●
Hardware store		●	●	
Health and exercise center		●	●	●
Hobby, stamp and coin shop		●		
Hospital		●	●	●
Hotel or motel		●	●	●
Interior decorator's shop		●	●	●
Jewelry and metal craft store		●	●	●
Laundramat, self service	●	●		
Leather goods and luggage store		●	●	
Liquor store	●	●	●	
Lock and key shop		●	●	●
Lumber yard, provided that all goods and materials are screened from adjacent properties			●	●
Mail order catalog store		●	●	
Medical, dental or health clinic		●	●	●
Medical and orthopedic appliance store		●	●	●
Messenger or telegraph service station		●	●	●

Permitted Commercial and Industrial Uses

Principal Land Uses	C-1	C-2	C-3	I-1
Monument sales and engraving shop			●	●
Mortuary			●	●
Museum		●	●	●
Music and instrument sales, service and repair shop		●	●	●
Music or dance studio		●	●	●
Newspaper office		●	●	●
Newsstand	●	●	●	●
Offices greater than 4,000 square feet		●	●	●
Offices of not more than 4,000 square feet	●	●	●	●
Office supply and office equipment store		●	●	●
Optician		●	●	
Package liquor store, including drive-in		●	●	●
Paint and wallpaper store		●	●	●
Pawn shop		●	●	
Pet shop		●	●	
Photographic equipment and supply store		●	●	
Photographic studio		●	●	●
Picture frame shop		●	●	
Plant nursery			●	●
Plumbing shop			●	●
Printing and publishing house (including newspapers)			●	●
Private club, fraternity, sorority or lodge		●	●	●
Public Buildings	●	●	●	●

Permitted Commercial and Industrial Uses

Principal Land Uses	C-1	C-2	C-3	I-1
Public utility service yard			●	●
Radio or television sales, service and repair		●	●	●
Radio and television studio		●	●	●
Recreational vehicle repair			●	●
Rental store		●	●	●
Restaurant		●	●	●
Restaurants of not more than 4,500 square feet, excluding convenience food restaurant	●			
Sewing machine store		●	●	
Shoe store		●		
Shoe repair and shoe shine shop		●	●	
Sporting and athletic goods store		●		
Tailor shop, more than 5 employees			●	●
Tavern, bar or lounge		●	●	●
Theater, excluding drive-in theater		●	●	
Theater, drive-in			●	●
Tire sales, repair and mounting		●	●	●
Trade schools			●	●
Toy store		●		
Travel agency		●	●	●
Upholstery shop		●	●	●
Variety store		●		
Wallpaper store		●	●	
Watch repair shop		●	●	

ATTACHMENT A

I (We) am a property owner within 150' radius of the property located at S ½ and S 315' NE ¼ Section 33, T4N R1W. By signing below, I signify that I have no objections to the property being rezoned from * to _____ or having a special use permit to place a mobile home or trailer or to obtain a variance. * see attached list

SIGNATURE	ADDRESS
Ruth G Leong	12939 Elm St Surprise 85374
Frank Garcia	Rt 2 Box 779 Sun City AZ 85372

Note: Do not sign unless the top is completely filled in and you know what the application covers.

* *

FOR OFFICE USE ONLY

Application received _____ Fee Paid _____

Published _____ Posted _____

Approved _____ _____
Date Chairman of Planning & Zoning Board

_____ _____
Date Mayor

Expiration date (if any) _____

ATTACHMENT A

I (We) am a property owner within 150' radius of the property located at S1/2 and S 315' NE 1/4 Section 33, T4N R1W By signing below, I signify that I have no objections to the property being rezoned from * to _____ or having a special use permit to place a mobile home or trailer or to obtain a variance. * See attached list

SIGNATURE	ADDRESS
John J O'Keefe	18631 - 13 2nd ave Sun City West 85375
Gen Partner	
Francis McDade	12935 PAINTBRUSH DR
General Partner	SUN CITY WEST A.Z. 85375

Note: Do not sign unless the top is completely filled in and you know what the application covers.

* *

FOR OFFICE USE ONLY

Application received _____ Fee Paid _____

Published _____ Posted _____

Approved _____ _____
Date Chairman of Planning & Zoning Board

_____ _____
Date Mayor

Expiration date (if any) _____

ATTACHMENT A

I (We) am a property owner within 150' radius of the property located at S 1/2 and S 315' NE 1/4 Section 33, T4N R1W. By signing below, I signify that I have no objections to the property being rezoned from * to _____ or having a special use permit to place a mobile home or trailer or to obtain a variance. * See attached List

SIGNATURE	ADDRESS
E. Page Palmer, General Partner (S 1/2 of Sec. 32)	
Reems & Bell Road Property Limited Partnership	
	5108 N. 40th St. #4
	Phx. Az. 85018
E. Page Palmer, Vice President (N 1/2 of Sec. 32)	
Palmer-Whitehead, Inc.	
	5108 N. 40th St. #4
	Phx. Az. 85018

Note: Do not sign unless the top is completely filled in and you know what the application covers.

* *

FOR OFFICE USE ONLY

Application received _____ Fee Paid _____

Published _____ Posted _____

Approved _____ _____
Date Chairman of Planning & Zoning Board

_____ _____
Date Mayor

Expiration date (if any) _____

SUN VILLAGE, VILLAGE 1 ZONING, USE PERMITS & SPECIAL USE PERMIT REQUESTS (SHEET 1 OF 2)

(FOR LEGAL DESCRIPTION, SEE ATTACHED PLAT MAPS)

REQUEST #	FOR	FROM	TO	PARCEL	REASON
1	ZONING CHANGE	R	R-2	"B"	FOR DEVELOPMENT OF 222 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
2	USE PERMIT	R	R-2	"B" (1 ACRE NW CORNER)	FOR DEVELOPMENT OF A WELL SITE, WATER RESEVOIR, BOOSTER PUMPS & RELATED APPURTENANCE, REQUEST A USE PERMIT FOR PUBLIC UTILITY FACILITIES.
3	ZONING CHANGE	R	R-2	"C"	FOR DEVELOPMENT OF 300 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
4	ZONING CHANGE	R	R-2	"D"	FOR DEVELOPMENT OF 228 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
5	ZONING CHANGE	R	R-2	"E"	FOR DEVELOPMENT OF 264 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
6	ZONING CHANGE	R	C-2	"F"	TO ALLOW DEVELOPMENT OF A COMMERCAL SHOPPING CENTER WITHIN THE C-2 ZONE.
7	USE PERMIT			"H"	FOR DEVELOPMENT OF A SEWER FACILITY AND RELATED APPURTENANCE, REQUEST A USE PERMIT FOR PUBLIC UTILITY FACILITIES.
8	USE PERMIT			"H"	FOR DEVELOPMENT OF A HOME OWNER'S MAINTENANCE FACILITY.
9	SPECIAL USE PERMIT			"H"	FOR REC-VEHICLE STORAGE AND MINI-STORAGE UNITS.
10	ZONING CHANGE	R	R-2	"T"	FOR DEVELOPMENT OF 240 BED NURSING HOME FACILITY WITHING THE R-2 ZONE.
11	ZONING CHANGE	R	R-2	"J"	FOR DEVELOPMENT OF 222 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
12	USE PERMIT	R		"J" (1 ACRE NW CORNER)	FOR DEVELOPMENT OF A WELL SITE, WATER RESEVOIR, BOOSTER PUMPS, AND RELATED APPURTENANCES, AND ALSO A CABLE T.V. DISH.
13	ZONING CHANGE	R	R-2	"K"	FOR DEVELOPMENT OF 126 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
14	ZONING CHANGE	R	R-2	"L"	FOR DEVELOPMENT OF 282 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
15	ZONING CHANGE	R	C-2	"M"	TO ALLOW DEVELOPMENT OF A GOLF-COURSE, PRO-SHOP, TENNIS COURTS, AND SNACK-BAR WITHIN THE C-2 ZONE.

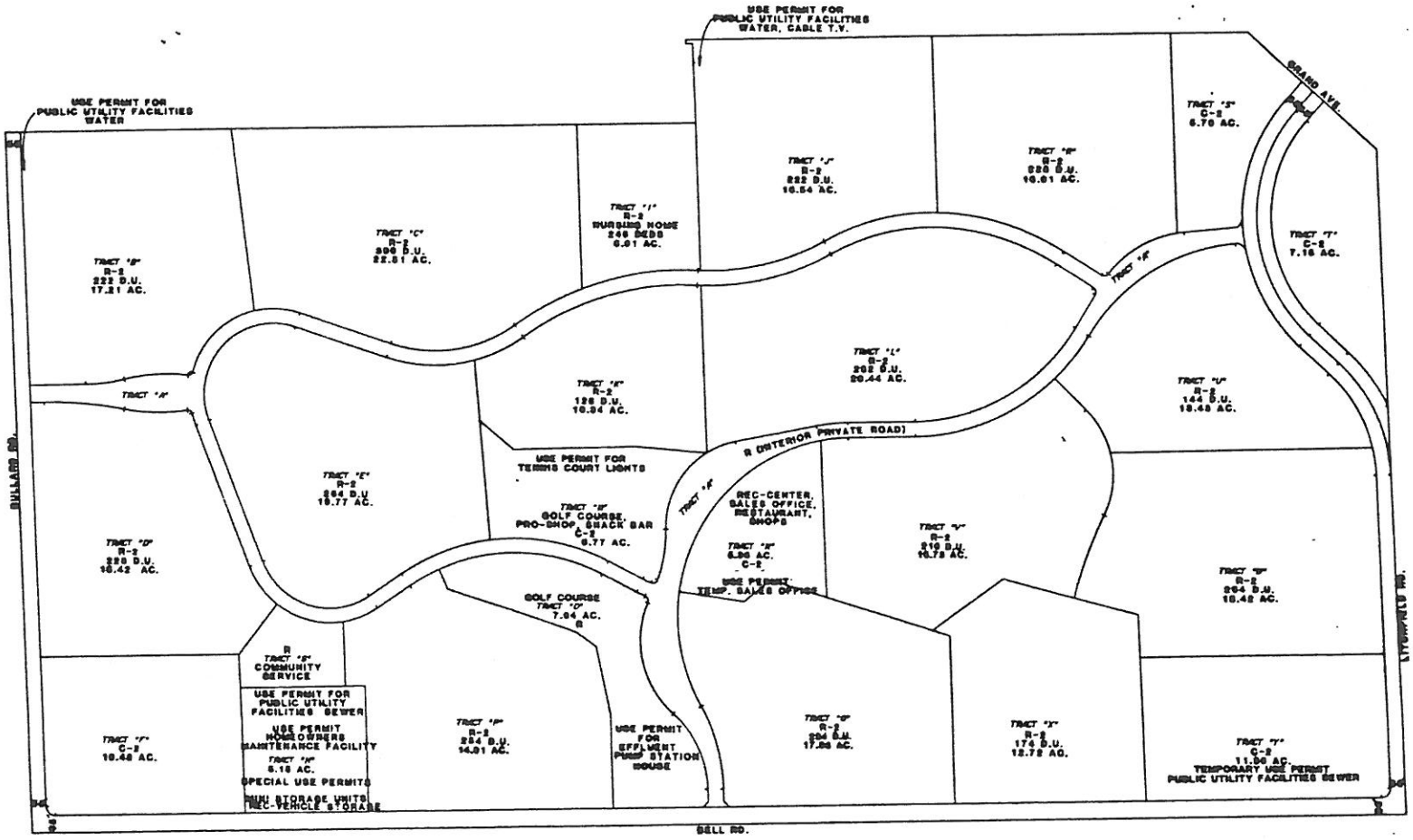
SUN VILLAGE, VILLAGE 1 ZONING, USE PERMITS & SPECIAL USE PERMIT REQUESTS (SHEET 2 OF 2)

REQUEST #	FOR	FROM	TO	PARCEL	REASON
16	USE PERMIT			"M"	TO ALLOW FOR TENNIS COURT LIGHTS.
17	ZONING CHANGE	R	C-2	"N"	TO ALLOW DEVELOPMET OF A RECREATION CENTER, SALES OFFICE, RESTAURANT, AND RETAIL SHOPS WITHIN THE C-2 ZONE.
18	USE PERMIT			"N"	TO ALLOW FOR A TEMPORARY REAL-ESTATE SALES OFFICE.
19	USE PERMIT			"O"	TO ALLOW FOR AN EFFLUENT PUMP-STATION HOUSE, A UTILITY FACILITY.
20	ZONING CHANGE	R	R-2	"P"	FOR DEVELOPMENT OF 234 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
21	ZONING CHANGE	R	R-2	"Q"	FOR DEVELOPMENT OF 234 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
22	ZONING CHANGE	R	R-2	"R"	FOR DEVELOPMENT OF 228 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
23	ZONING CHANGE	R	C-2	"S"	TO ALLOW DEVELOPMENT OF A COMMERCIAL SHOPPING CENTER, WITH A HOTEL WITHIN THE C-2 ZONE.
24	ZONING CHANGE	R	C-2	"T"	TO ALLOW DEVELOPMENT OF A COMMERCIAL SHOPPING CENTER WITHIN THE C-2 ZONE.
25	ZONING CHANGE	R	R-2	"U"	FOR DEVELOPMENT OF 144 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
26	ZONING CHANGE	R	R-2	"V"	FOR DEVELOPMENT OF 210 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
27	ZONING CHANGE	R	R-2	"W"	FOR DEVELOPMENT OF 264 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
28	ZONING CHANGE	R	R-2	"X"	FOR DEVELOPMENT OF 174 +/- CONDOMINIUM UNITS WITHIN THE R-2 ZONE.
29	ZONING CHANGE	R	C-2	"Y"	TO ALLOW DEVELOPMENT OF A COMMERCIAL SHOPPING CENTER WITHIN THE C-2 ZONE.
30	USE PERMIT	R		"Y" 250' W OF LITCHFIELD RD ALONG BELL AVE 0.5 AC	TO ALLOW FOR A TEMPORARY SEWER TREATMENT PLANT, REQUEST A USE PERMIT FOR PUBLIC UTILITY FACILITIES.

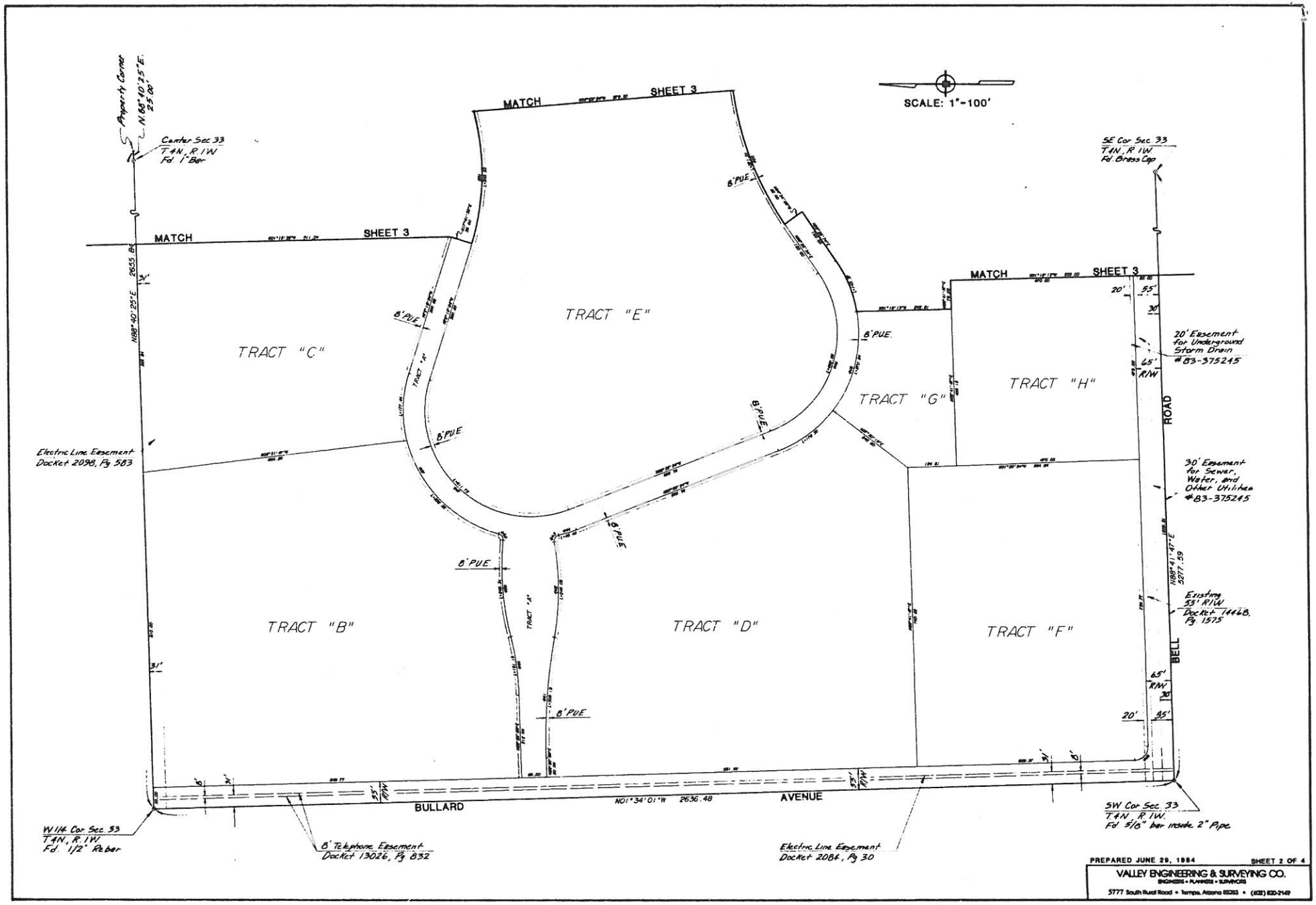
SUN VILLAGE COMPANY

VILLAGE 1

ZONING EXHIBIT



VALLEY ENGINEERING & SURVEYING CO.



PREPARED JUNE 29, 1984 SHEET 2 OF 4

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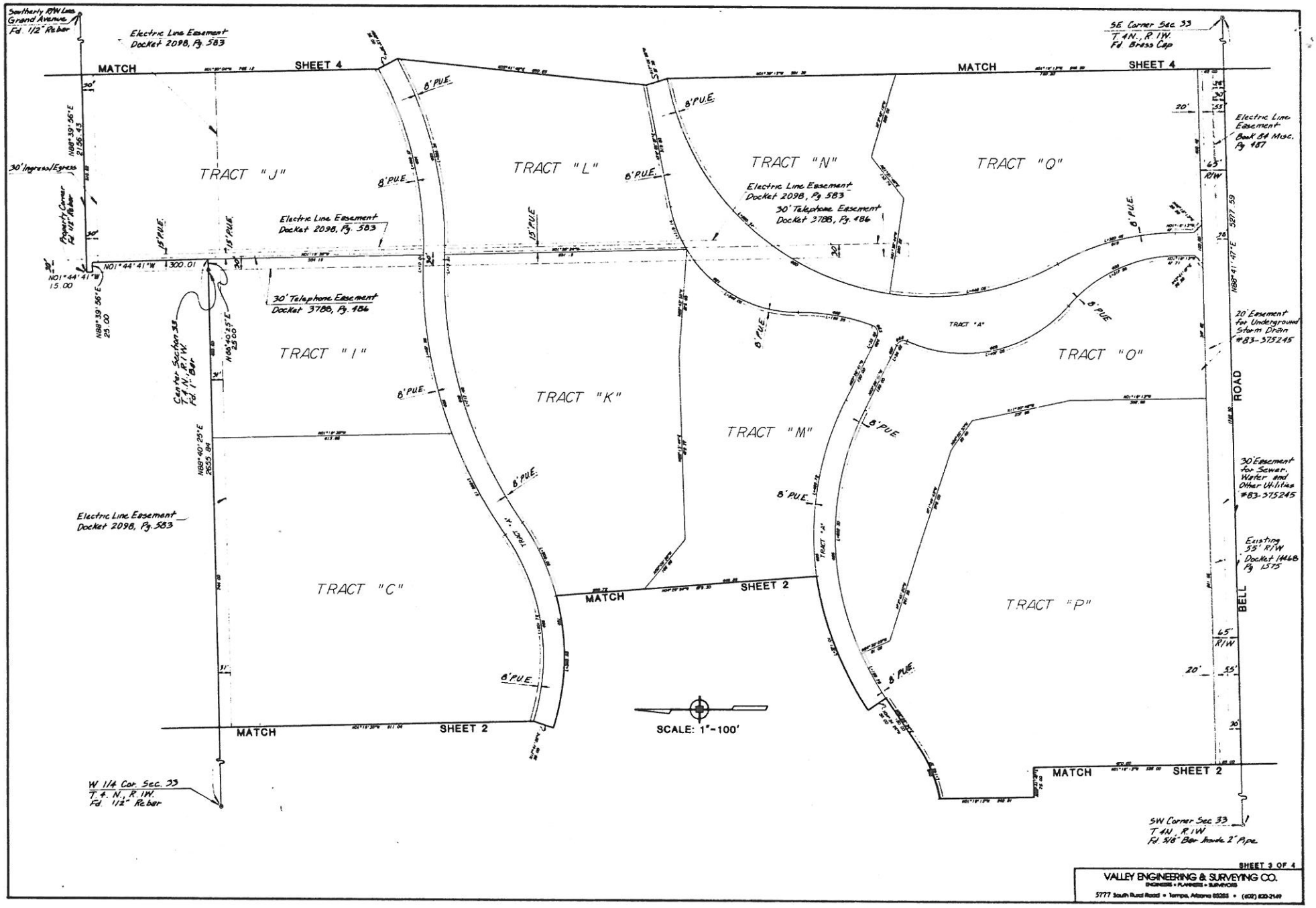
ENGINEERS • PLANNERS • SURVEYORS
5777 South Rural Road • Tempe, Arizona 85283 • (602) 820-2149


Southerly RW Line Grand Avenue Fd. 1/2" Rebar
Electric Line Easement Docket 2098, Pg. 583
SE Corner Sec. 33 T.4N., R.1W. Fd. Brass Cap
MATCH
SHEET 4
MATCH
SHEET 4
30' Ingress/Egress
Property Corner Fd 1/2" Rebar
N88°39'56"E 2156.43
TRACT "J"
TRACT "L"
TRACT "N"
TRACT "Q"
Electric Line Easement Book 54 Misc. Pg 187
Electric Line Easement Docket 2098, Pg. 583
30' Telephone Easement Docket 3788, Pg. 186
Electric Line Easement Docket 2098, Pg. 583
30' Telephone Easement Docket 3788, Pg. 186
N01°44'41"W 1300.01
N01°44'41"W 15.00
N88°39'56"E 25.00
N88°40'25"E 2500'
Center Section 33 T.4N., R.1W. Fd. 1" Bar
TRACT "I"
TRACT "K"
TRACT "M"
TRACT "O"
TRACT "A"
20' Easement for Underground Storm Drain #83-375245
N88°41'47"E 3277.59
ROAD
BELL
30' Easement for Sewer, Water and Other Utilities #83-375245
Existing 35' R/W Docket 14468 Pg 1575
Electric Line Easement Docket 2098, Pg. 583
N88°40'25"E 2635.84
TRACT "C"
TRACT "P"
MATCH
SHEET 2
MATCH
SHEET 2
MATCH
SHEET 2
SCALE: 1"=100'
W 1/4 Cor. Sec. 33 T.4.N., R.1W. Fd. 1/2" Rebar
SW Corner Sec. 33 T.4N., R.1W Fd. 5/8" Bar Inside 2" Pipe
SHEET 3 OF 4
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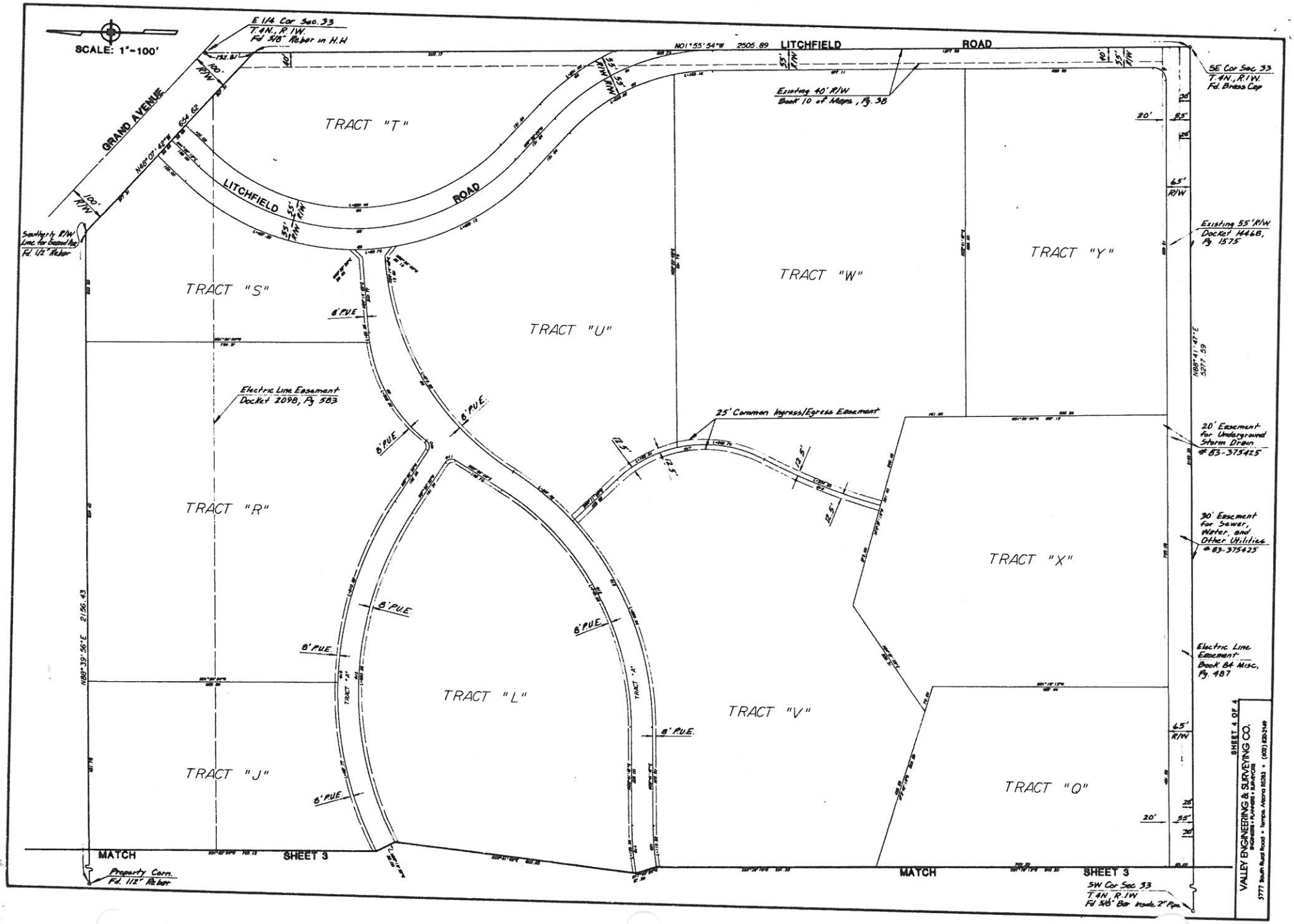
SCALE: 1"=100'
E 1/4 Cor Sec. 33
T.4N., R.1W.
Fd 5/8" Rebar in H.H.
N01°55'54"W 2505.89
LITCHFIELD ROAD
SE Cor Sec. 33
T.4N., R.1W.
Fd. Brass Cap
GRAND AVENUE
N48°07'42"W 654.62
Existing 40' R/W
Book 10 of Maps, Pg. 38
TRACT "T"
LITCHFIELD ROAD
Existing 55' R/W
Docket 14468,
Pg. 1575
Southerly R/W
Line for Grand Ave
Fd. 1/2" Rebar
TRACT "S"
TRACT "U"
TRACT "W"
TRACT "Y"
N88°41'47"E
5277.59
Electric Line Easement
Docket 2098, Pg. 583
25' Common Ingress/Egress Easement
20' Easement
for Underground
Storm Drain
#83-375425
TRACT "R"
30' Easement
for Sewer,
Water, and
Other Utilities
#83-375425
TRACT "X"
N88°39'56"E 2156.43
Electric Line
Easement
Book 84 Misc,
Pg. 487
TRACT "L"
TRACT "V"
TRACT "J"
TRACT "O"
MATCH
SHEET 3
Property Corn.
Fd. 1/2" Rebar
MATCH
SHEET 3
SW Cor Sec. 33
T.4N., R.1W.
Fd 5/8" Bar inside 2" Pipe
SHEET 4 OF 4
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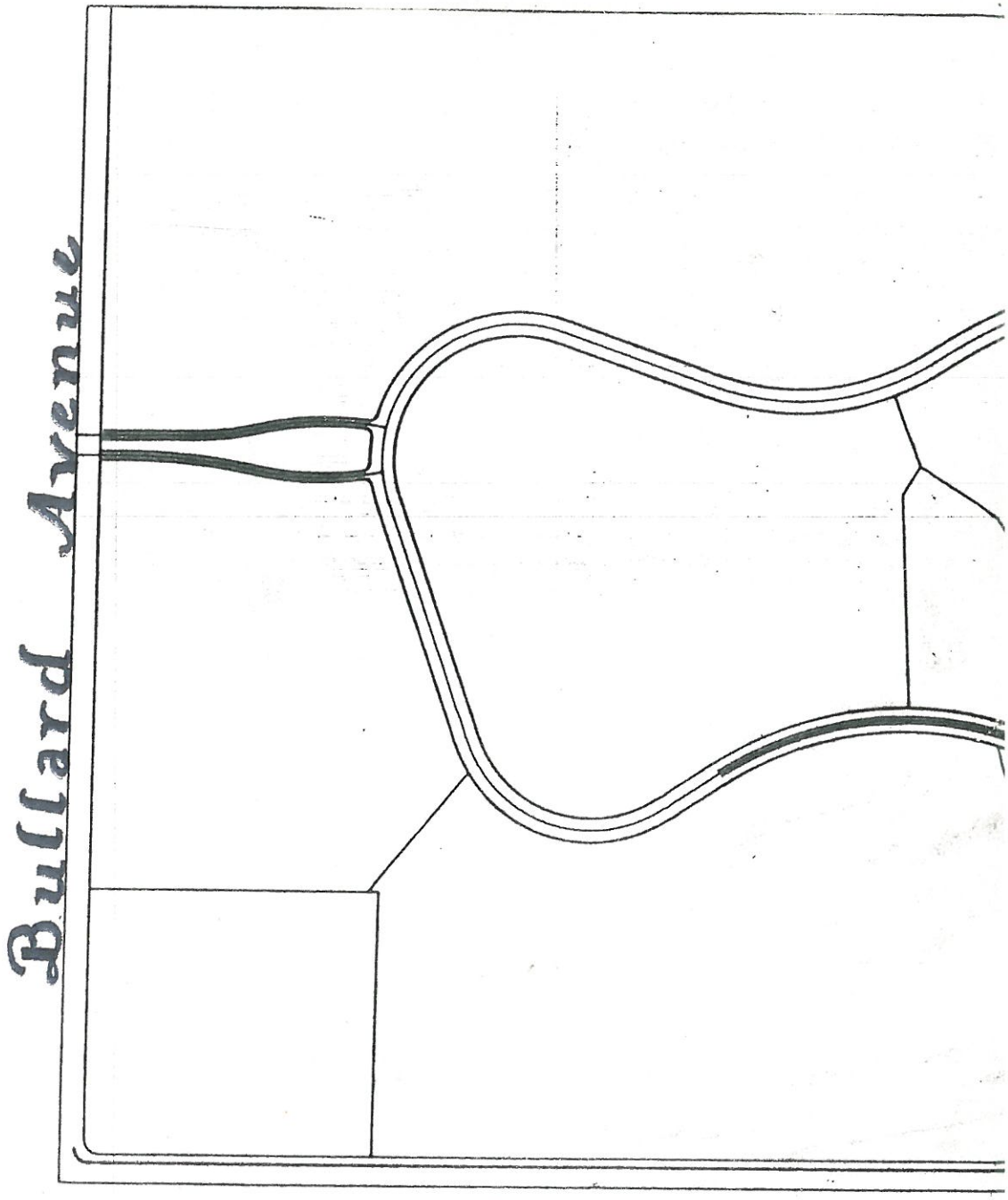


Sun Village
Colony I
Phase I

NEWS RELEASE

FOR IMMEDIATE RELEASE
November 25, 1986

For Further Information Contact:
Bob Kammerle (602) 435-1200

"TREE PLANTING" MARKS CONSTRUCTION START FOR KINGSWOOD PARKE PLANNED COMMUNITY

SURPRISE, Arizona -- Ground breaking ceremonies for an 1,800-acre planned community were held today northwest of Phoenix.

Kingswood Parke, located west of the intersection of Bell Rd. and Grand Ave., is being developed by The Estes Co., with homes to be offered by several builders.

In keeping with the theme, "We're growing a little city in the country," Estes Co. officers, government officials and guests participated in planting and watering a tree at the site.

"Kingswood Parke will feature a beautiful linear park which will weave throughout the community. The first tree is symbolic of the amenities to follow," said Ron Haarer, president of Estes Homes in Phoenix.

The first phase of 400 acres will include as many as 1,800 residential units, with 85 acres planned for commercial development, 46 acres of greenbelt amentities, 15 acres for three five-acre church sites, plus an elementary school site.

-more-

2-2-2 Kingswood Parke

"Amenities will include tennis courts, large swim lagoon, basketball courts, volleyball courts, tot lot play area, bicycle and jogging paths, horseshoe pits, picnic ramada, soccer and baseball playing field, recreation building, six acres of water features and 25 acres of landscaped linear park," said Haarer. The water features will utilize reclaimed water, not fresh drinking water, he emphasized.

"The greenbelt will extend into succeeding phases of Kingswood Parke, with each having its own set of recreational facilities," Haarer said.

Adding to the recreational orientation of Kingswood Parke is its close proximity to Lake Pleasant Regional Park and to golf courses and the Sundome in the Sun City area. Major medical facilities are also located nearby in Sun City West.

"Kingswood Parke will be close to the new outer loop freeway, and planned improvements to Grand Avenue will also enhance the area's transportation system.

The Estes Co. anticipates the construction of 8,500 housing units during the next 10 years, including single-family homes, patio homes, duplexes, townehomes and multi-family units.

"Prices will range from $55,000 to about $115,000, with products available from several different builders," said Haarer. Other builders will be announced within a few weeks, he said.

"This will be an area for all age groups. We are separate from Sun Village, our nearby adult community, but the two are so well integrated that several generations of the same family can live close together, yet enjoy individual lifestyles," he said.

FACT SHEET
KINGSWOOD PARKE

THE COMMUNITY

Kingswood Parke is a master-planned community of 1,800 acres under development by The Estes Co., west of the intersection of Bell Rd. and Grand Ave. Several builders will offer a variety of residential products, including single-family homes, patio homes, duplexes, townehomes, and multi-family units. Prices will range from $55,000 to $115,000.

PHASE I

The first phase of 400 acres will feature approximately 1,800 residential units. Commercial development will occupy 85 acres, greenbelt/recreational areas will comprise 46 acres, with the balance devoted to schools, churches and roads.

LINEAR PARK

A linear park will flow throughout each phase. The park in Phase I will contain such amenities as a recreation center, two tennis courts, a 20,000 square foot swim lagoon with a beach, slide and an island. There will be two basketball courts, three sand volleyball courts, tot lot play area, bicycle and jogging paths, horseshoe pits, picnic ramada, playing fields for soccer and baseball, and six acres of water features.

Each neighborhood will be linked with the main body of the linear park by small landscaped trails called "paseos".

WATER SAVING

Reclaimed water will be used to fill water features and water lawns and other landscaped areas. Areas surrounding the linear park will be contoured to force water run-off to drain into, and be retained in the park. All lakes and water attractions will be lined with concrete to prevent water seepage and conserve water.

Reclaimed water will be treated by the community's own water treatment plant. The plant has been approved by the Maricopa County Health Department and is the only one of its kind in Arizona.

-more-

2-2-2 Kingswood Parke Fact Sheet

TRANSPORTATION	Roads through Kingswood Parke are designed for efficient travel, but also to discourage heavy traffic. Kingswood Parke is connected to downtown Phoenix by Grand Ave., with Bell Rd. entering the community on the eastern side. Both of these arteries are scheduled for improvements. In addition, construction is proposed to begin soon on the outer loop freeway, which will provide easy travel east to the Black Canyon Freeway, and even further east to Price Road.
ECONOMIC DEVELOPMENT	An economic development council has been formed to help economic growth in the northwest valley, in such communities as Surprise. It is comprised of local business leaders. Their ideas and efforts will help the area around Kingswood Parke grow to its economic potential.
TOWN CENTER	The commercial hub of the community will contain a variety of specialty shops, cafes, restaurants, retail services and day care centers.
THE ESTES CO.	The Estes Co. was established in 1946. The company is currently involved in community developments totaling more than 4,400 acres. It is also developing commercial and industrial projects in several states. Recent local developments include Alta Mesa in Mesa, Rancho Encanto in West Phoenix, Ventana Canyon, La Reserve, and MidVale Park in Tucson.

INTRODUCTION AND CONTENT

This notebook has been provided as a means of organizing the various materials that will be submitted to you relating to the Estes Master Planned Community. These first elements concern the initial phase of the development, and more specifically, address the roadways and related infrastructure that will become the foundation of a new community. The materials contained in this packet will facilitate the discussion and approval of these basic facilities.

These materials are generally described as:

Location Map: This graphic indicates that portion of the Estes Community that is being considered as Phase One. The Phase One land area is approximately 750 acres in size (including that area known as Sun Village), and is located east of the Reems Road realignment and north of Bell Road, west of Litchfield Road.

Preliminary Parcel Map: This plan represents the current thinking on internal circulation and proposed land uses within the Phase One area. Each component development parcel is identified by parcel number, the suggested land use, and the approximate size (in acres). Parcel sizes and use designations are subject to change as users and builder needs are identified.

Projected Development Levels: This table indicates the anticipated residential development levels associated with the various parcels identified on the Preliminary Parcel Map. The average net residential density (ie. only those residentially developable land areas) is estimated to be 8.9 dwelling units per acre.

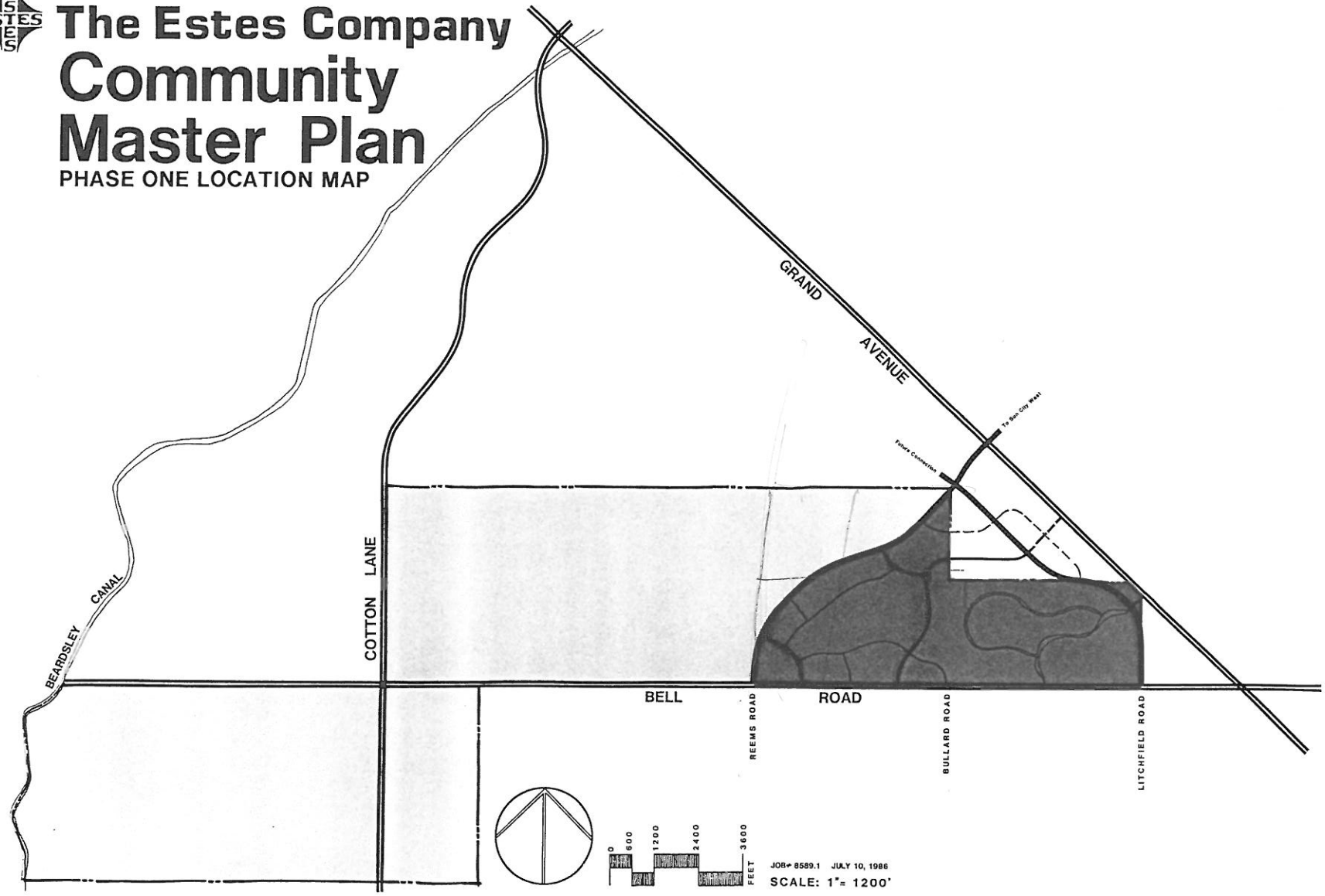
Proposed Road Improvement Standards - Key Map: This graphic identifies the proposed right-of-way designations for major roads within the Phase One area. There are four classifications of roadways proposed: major arterial (blue), minor arterial (green), major commercial collector (red), and major residential collector (brown). Preliminary alignments for other relatively significant internal roadways are indicated in black on the key map.

Proposed Road Improvement Standards - Cross Sections: The character distinctions between the four levels of Phase One roads are illustrated by the cross sections which follow the key map. The cross sections are color-coded to correspond to the key map for ease of reference. The four cross sections indicate proposed right-of-ways, pavement widths, landscape areas, and construction details. Additional graphics will be presented Thursday evening to better communicate street characters and landscape treatments.

Approval of the Phase One roads is sought at this time for several reasons. First, it is necessary to fix the alignments and improvement standards for Phase One roads so that detailed engineering of these facilities can proceed. This will allow actual construction to begin later this year. Second, the establishment of internal road alignments and development standards will permit more precise planning of internal land areas, including the detailed site planning of parcels which Estes Homes intends to develop. And third, approval of the road alignments and standards will enable the precise parcelization of land, and will allow Estes to offer development opportunities to other builders and users. A resolution establishing Phase One road alignments and improvement standards at this time will assure timely development of the community.

It should be emphasized that the Phase One plan is very general in nature, and will likely undergo many modifications before this portion of the community is built out. The level of detail represented by the Phase One Development Plan at this point in time is consistent with that necessary for formal Council approval of a Planned Area Development (P.A.D.). The PAD will, when approved, provide a broad framework that will allow changes to occur while preserving the character and intent of the Phase One planning that is being considered at this time. A similar procedure will be followed for later phases of the community as the potentials for those areas come into focus.

The Estes Company
Community Master Plan
PHASE ONE LOCATION MAP

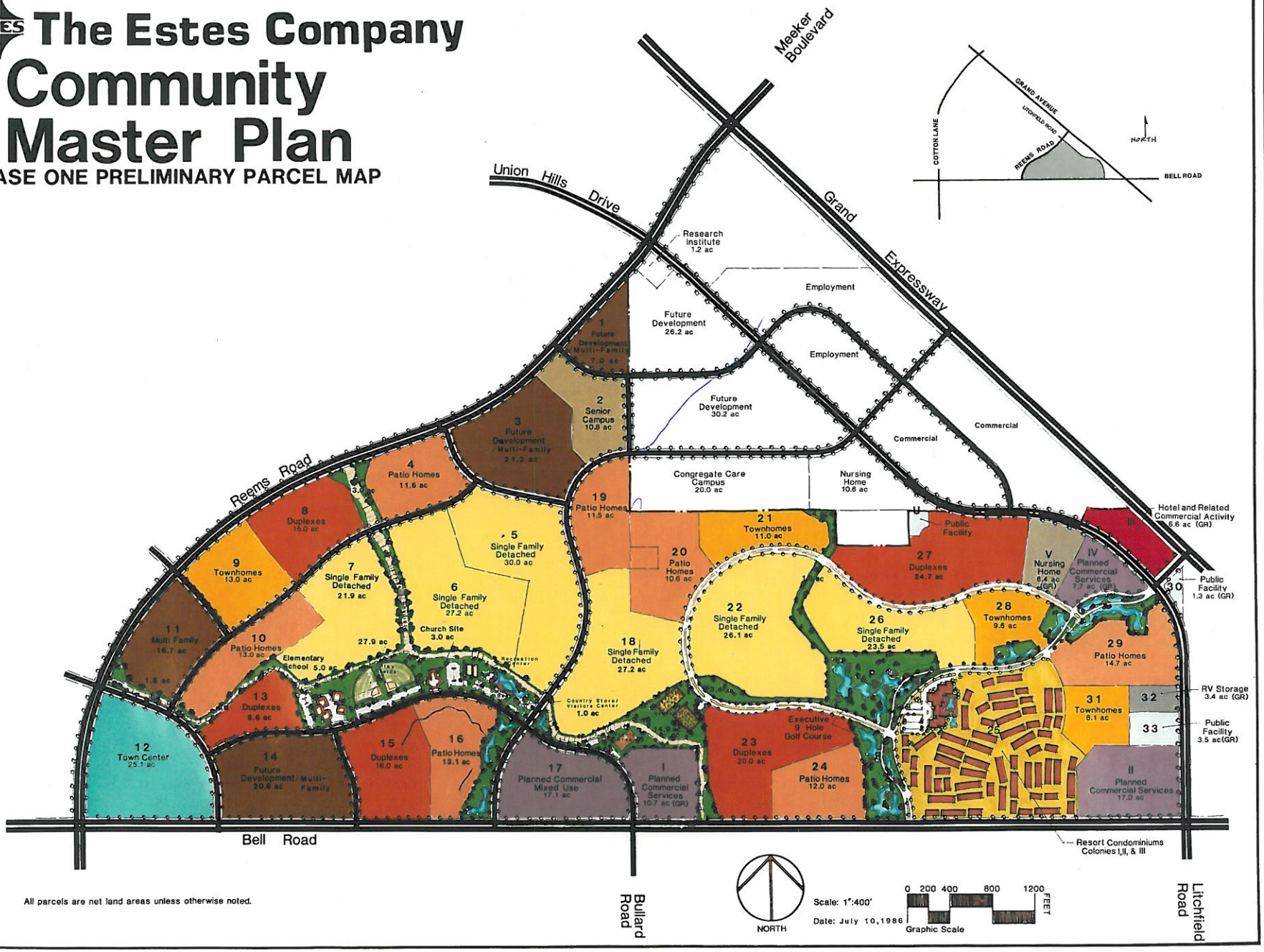


Clark/Van Voorhis
Architects Incorporated
5225 North Central, Suite 120
Phoenix, Arizona 85012
602/274-8376

The Estes Company

Community Master Plan

PHASE ONE PRELIMINARY PARCEL MAP



All parcels are net land areas unless otherwise noted.

JOB # 8589.1

5225 North Central, Suite 120
Phoenix, Arizona 85012
602/274-8376

Clark/Van Voorhis
Architects Incorporated

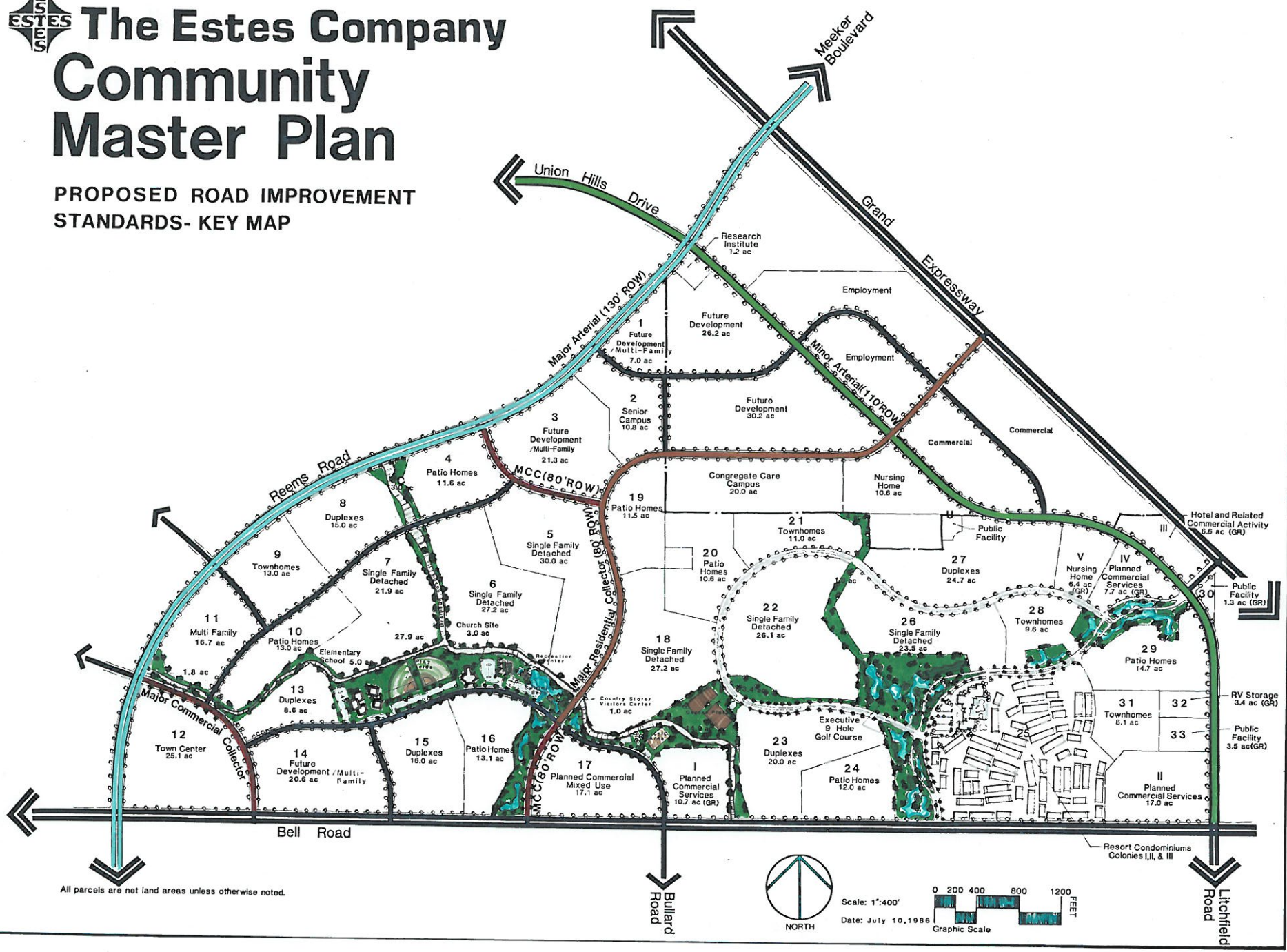
KINGSWOOD PARKE
Phase One Preliminary Development Plan
Projected Residential Development Levels

PARCEL DESIGNATION	NET LAND AREA	DENSITY (UNITS PER ACRE)	PROJECTED UNITS
1. Future Development	7.0	20	140
2. Senior Campus	10.8	20	216
3. Future Development (Multi-Family)	21.3	20	426
4. Patio Homes	11.6	7	81
5. Single Family	30.0	4	120
6. Single Family	27.2	4	109
7. Single Family	21.9	4	88
8. Duplex	15.0	6	90
9. Townhomes	13.0	12	156
10. Patio Homes	13.0	7	91
11. Multi-Family	16.7	20	334
13. Duplex	8.6	6	52
14. Future Development (Multi-Family)	20.6	20	412
15. Duplex	16.0	6	96
16. Patio Homes	13.1	7	92
18. Single Family	27.2	4	109
19. Patio Homes	11.5	7	80
20. Patio Homes	10.6	7	74
21. Townhomes	11.0	12	132
22. Single Family	26.1	4	104
23. Duplex	20.0	6	120
24. Patio Homes	12.0	7	84
25. Sun Village Condos	39.0	14	546
26. Single Family	23.5	4	94
27. Duplex	24.7	6	148
28. Townhomes	9.6	12	115
29. Patio Homes	14.7	7	103
31. Townhomes	8.1	12	97
	483.8		4309

NET RESIDENTIAL DENSITY 8.90 U/AC.

The Estes Company
Community Master Plan

PROPOSED ROAD IMPROVEMENT STANDARDS- KEY MAP

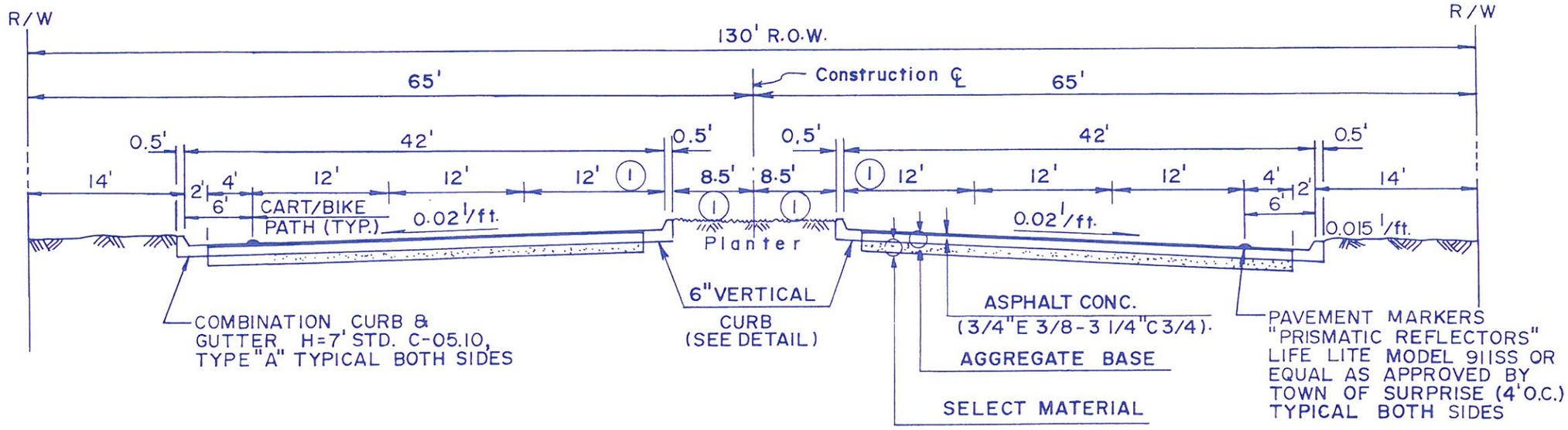


All parcels are net land areas unless otherwise noted.

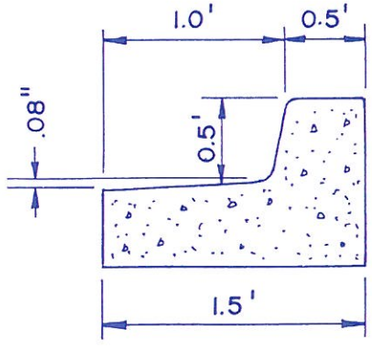
5225 North Central, Suite 120
Phoenix, Arizona 85012
602/274-8376

JOB # 8689.1

Clark/Van Voorhis
Architects Incorporated



(1) DIMENSIONS VARY IN TURN LANE AREA.



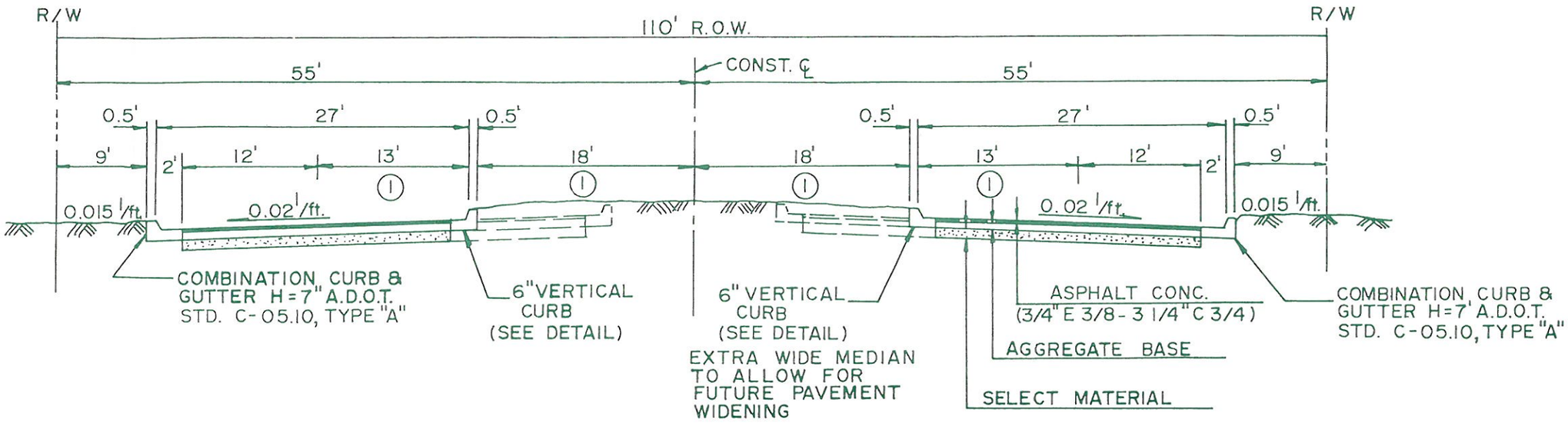
MEDIAN CURB & GUTTER DETAIL

APPROVED BY _____
DIRECTOR OF PUBLIC WORKS

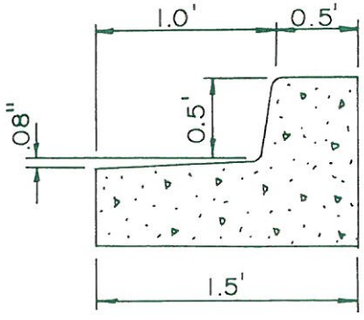
APPROVED BY _____
TOWN MANAGER

REEMS RD. - BELL RD. TO GRAND AVE.

TOWN OF SURPRISE	MAJOR ARTERIAL	



(1) DIMENSIONS VARY IN TURN LANE AREA



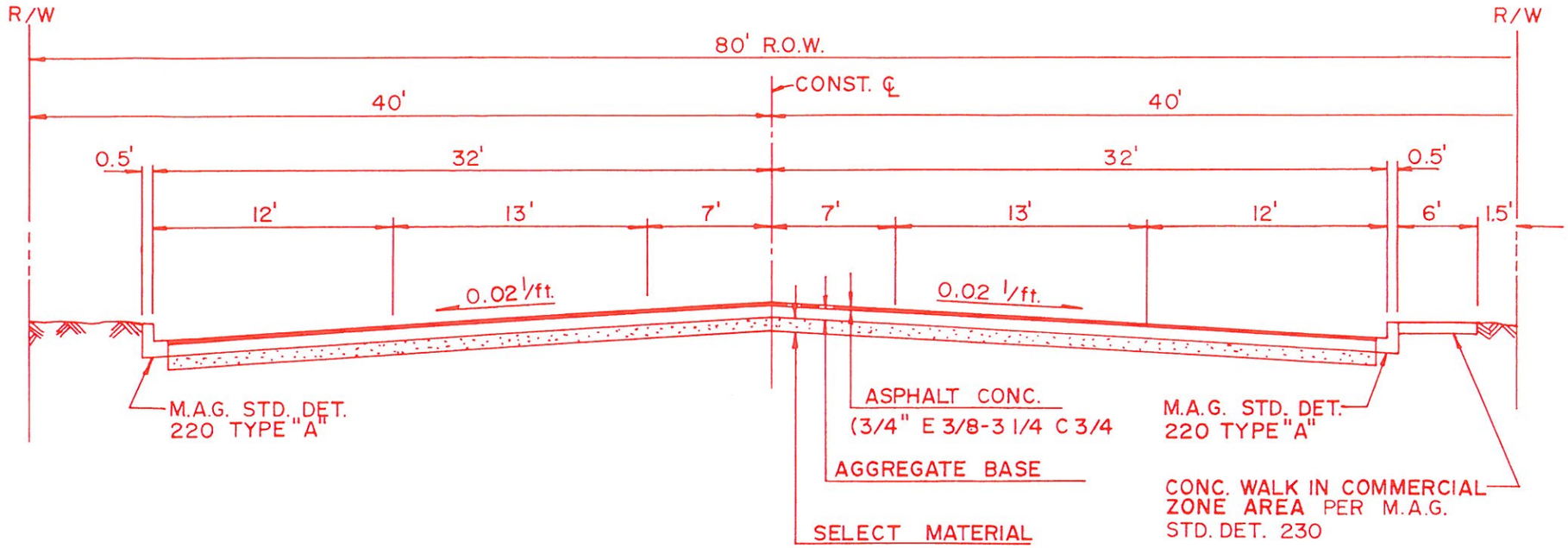
MEDIAN CURB & GUTTER DETAIL

APPROVED BY _____
DIRECTOR OF PUBLIC WORKS

APPROVED BY _____
TOWN MANAGER

LITCHFIELD RD.- BELL RD. TO REEMS RD.

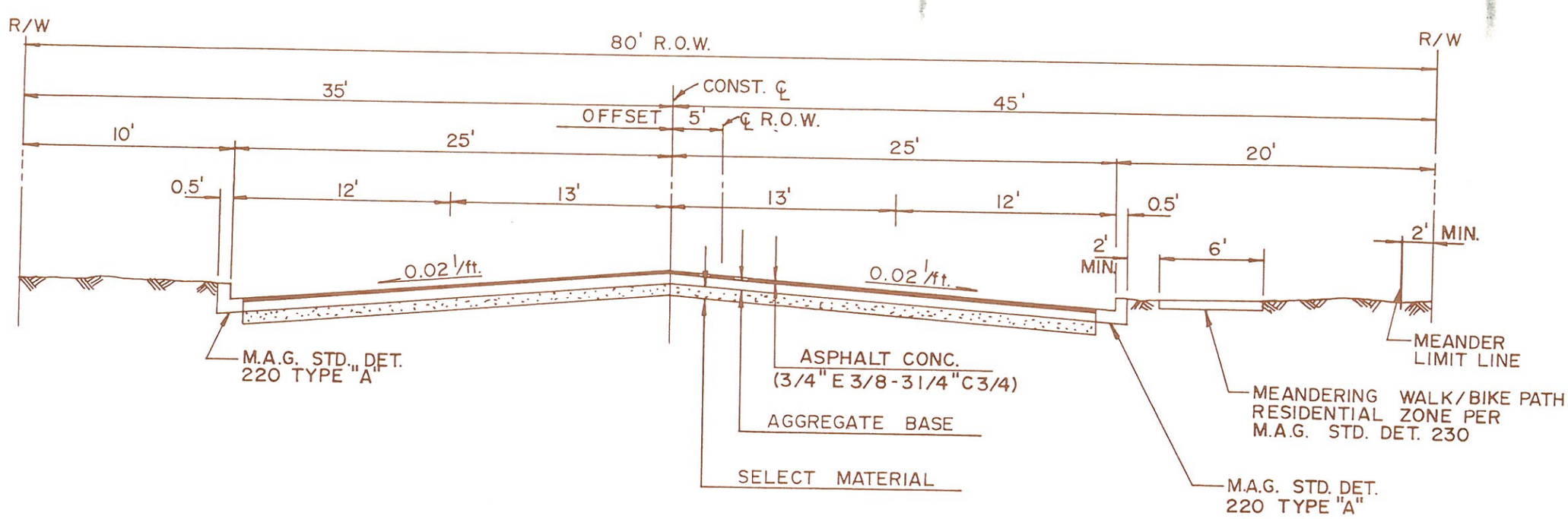
TOWN OF SURPRISE	MINOR ARTERIAL	



APPROVED BY _____
DIRECTOR OF PUBLIC WORKS

APPROVED BY _____
TOWN MANAGER

TOWN OF SURPRISE	MAJOR COMMERCIAL COLLECTOR	



APPROVED BY _____
DIRECTOR OF PUBLIC WORKS

APPROVED BY _____
TOWN MANAGER

TOWN OF SURPRISE	MAJOR RESIDENTIAL COLLECTOR	

Regular Meeting
November 17, 1994
7:00 p.m.

The Common Council of the City of Surprise held a meeting in the Council Chambers on November 17, 1994. Mayor Roy Villanueva called the meeting to order at 7:10 p.m. Present in addition to Mayor Villanueva were Vice-mayor Joan Shafer, Councilmembers Bill Bott, Tom Broich, Debbie Johnson, Johnny Montoya, and Harry Reafleng, Jr. Also present were City Manager R.W. "Dick" McComb, City Attorney Paul Cragan and City Clerk Lucy Fitzpatrick.

Flag Salute

The Pledge of Allegiance was led by Mayor Villanueva.

Invocation by City Manager McComb

Consent Agenda

*Minute Approval - Regular Meeting of 11/3/94
*Consideration of Claims
*Ordinance No. 94-17; Amending the zoning of a parcel located at the e northeast corner of Bell Road and Reems Road in Section 32, Township 4 North, Range 1 West, Gila and Salt River Base and Meridian by deleting the Final Development Plan which is currently required under the parcel's PAD and substituting a different Final Development Plan (Del Webb's Kingswood Parke).

Councilmember Bott asked that Ordinance No. 94-17 be removed from the Consent Agenda. Motion by Vice-mayor Shafer to approve the Consent Agenda and seconded by Councilmember Montoya. Motion carried unanimously.

Consideration and action of Ordinance No. 94-17; Amending the zoning of a parcel located at the northeast corner of Bell Road and Reems Road in Section 32, Township 4 North, Range 1 West. (Del Webb's Kingswood Parke).

Councilmember Bott asked if a meeting had been held regarding the storm water run off from the Kingswood Parke area. Planning Director Shirley Berg responded that staff was working with Coventry Homes in updating the drainage plan which will go through the formal review process. Motion by Councilmember Bott to adopt Ordinance No. 94-17 and seconded by Councilmember Johnson. Motion carried unanimously.

Public Hearing - Resolution No. 94-30; Supporting the Filing of an Application for Utilization of Year Eighteen Community Development Block Grant (CDBG) Funds.

Assistant City Manager Mike Branham explained to Council that this item was a continuation of the CDBG process and was a request for $350,000. He provided the following breakdown; $50,000 for housing rehabilitation and $300,000 for wider streets and sidewalks which will increase traffic and pedestrian safety. Streets to be widened include Nash from Elm to Santa Fe and a section of Verde Street. Motion by Vice-mayor Shafer to close the public hearing and seconded by Councilmember Broich. Motion carried unanimously and public hearing closed at 7:17 p.m.

Consideration and action of Resolution No. 94-30; Supporting the filing of an Application for Utilization of Year Eighteen Community Development Block Grant Funds.

Motion by Councilmember Johnson to approve Resolution No. 94-30 and seconded by Councilmember Broich. Motion carried unanimously.

Consideration and action to enter into an agreement with RUST Engineers for consultation on improvements to the Litchfield Road Wastewater Treatment Plant.

City Engineer Bill Parrish requested that this item be tabled to the next meeting to allow for further staff review. Motion by Councilmember Bott to table this item and seconded by Councilmember Montoya. Motion carried unanimously.

Public Hearing - Request by Parkview Place Joint Venture for approval of a Preliminary Plat for The Vistas at Park Place Subdivision, located at the northeast corner of Parkview Place and Bullard Avenue.

Planning Director Shirley Berg presented a map of the area and informed Council that the subdivision would consist of 425 dwelling units, 1.59 acres of open space and 5.8 acres of right-of-way, consistent with the City's Comprehensive Guide and Park Place's Development Plan. Water will be provided by Citizens Utilities and the City will provide sewer, police and fire services. Staff recommendation is that the request be approved with the four stipulations listed in the memorandum. Motion by Vice-mayor Shafer to close the public hearing and seconded by Councilmember Johnson. Motion carried unanimously.

Consideration and action of a request by Parkview Place Joint Venture for approval of a Preliminary Plat for The Vistas at Park Place Subdivision, located at the northeast corner of Parkview Place and Bullard Avenue.

Motion by Vice-mayor Shafer to approve a request by Parkview Place Joint Venture for a Preliminary Plat for The Vistas at Park Place Subdivision with the stipulations listed in the memorandum. Motion seconded by Councilmember Johnson and it carried unanimously.

Consideration and action of Resolution No. 94-31; Approving the First Amendment to the Development Agreement between the City of Surprise and Del Webb home Construction, Inc.

City Attorney Paul Cragan advised Council that this agenda item would be combined with items #6 (Resolution No. 94-32), #7 (Ordinance No. 94-18) and #8 (Ordinance No. 94-19) since they all addressed the same issue. City Manager McComb explained that these items included the final acquisition of land by Del Webb, approval of small increase in the density within the requirements of the Comprehensive Plan, and a change in the residential zone for use as a power center. The City Manager added that Del Webb would also provide notice regarding military overflight to its home buyers. Approval of these items would also be subject to the City Attorney and Planner's review of the

DATE: November 10, 1994
TO: Honorable Mayor and Councilmembers
FROM: Shirley Berg, Planning Director
RE: Preliminary Subdivision Plat, Application No. PP94-26
The Vistas at Park Place
Section 33, Township 4 North, Range 1 West

On November 1, 1994, the Surprise Planning and Zoning Commission held a public hearing and subsequently approved the above referenced application with the following stipulations:

1. Provide letter from Maricopa Flood Control District (relative to floodplain and impact on any existing or proposed ADMS).

2. Submit copy of the completed Environmental Assessment - Phase I report.

3. Submit soils report upon completion.

4. City will not accept Tract A. Please specify how Tract A will be maintained.

EXHIBIT "C"

Exhibits for accuracy. Mr. Larry Landry, Del Webb, commented on the addition of Midland Properties' retail center and its contribution in sales tax to the City. Mr. Steven Earl, also with Del Webb, provided maps and other background information for each of the requests. Mr. Tim Sexson stated that he represented 73 investors of two adjacent parcels. He added that they had supported the initial zoning since it provided access to both of the parcels. However, the recent change no longer provided this access. Following additional comments, Vice-mayor Shafer felt that the issue was between Mr. Sexson and the developer and therefore, Council could not interfere. City Manager McComb stated that the City received a letter from General Plummer of Luke Air Force Base who did not oppose the development. A letter from the City Manager to General Plummer was also read. City Manager McComb added that the notice of noise and overflight would be included in the development agreement. Following additional discussion, Vice-mayor Shafer moved to close the public hearing. Motion seconded by Councilmember Montoya and the hearing closed.

Motion by Vice-mayor Shafer to adopt Resolution No. 94-31 contingent upon review and acceptance of exhibits by the City Attorney and Planner. Motion seconded by Councilmember Broich and it carried unanimously.

Consideration and action of Resolution No. 94-32; Approving an amendment to the General Plan of the City of Surprise relating to an area bounded generally by Grand Avenue, Bell Road and the McMicken Dam/Beardsley Canal; and declaring an emergency.

Motion by Vice-mayor Shafer to adopt Resolution No. 94-32 and seconded by Councilmember Broich. Motion carried unanimously.

Consideration and action of Ordinance No. 94-18; Approving a Planned Area Development Plan as amended in Case No. PAD94-08/94-28 for property bounded generally by Grand Avenue, Union Hills Road, Bullard Avenue and the McMicken Dam/Beardsley Canal; and declaring an emergency.

Motion by Councilmember Montoya to adopt Ordinance No. 94-18 and seconded by Councilmember Johnson. Motion carried unanimously. City Attorney Cragan explained that there had been some changes to this ordinance as well as the following ordinance and asked that the amended version be adopted and noted. Councilmember Montoya amended his motion adopting the amended version of Ordinance No. 94-18. Motion seconded by Councilmember Johnson and it carried unanimously.

Consideration and action of Ordinance No. 94-19; Approving a Planned Area Development (PAD) with Preliminary Development Plan in Case No. PAD 94-29 for property bounded generally by Union Hills Drive, the Estrella Freeway, Bell Road and Bullard Avenue for property at the northwest corner of Cotton Lane and Union Hills Drive; and declaring an emergency.

Motion by Councilmember Johnson to adopt Ordinance No. 94-19 as amended. Motion seconded by Councilmember Broich and it carried unanimously.

DATE: November 8, 1994
TO: Planning and Zoning Commission
FROM: Shirley Berg, Planning Director
RE: Del Webb's Grand Avenue Property
General Plan Amendment, Application No. GPA94-27
Reso. 94-32

Staff recommends approval of the above referenced application with the following stipulations:

1. Certain arterial roadways to be reclassified as major collector roads as approved by the City Engineer.

2. All maps affected by item #1 to be corrected and submitted to the City within 30 days.

EXHIBIT C

Agenda 7+8
Items

DATE: November 14, 1994
TO: Councilmemebers
FROM: Shirley Berg, Planning Department
RE: Del Webb's Grand Avenue Property
Planned Area Development Amendment, App. No. PADA94-28
Planned Area Development, Application No. PAD94-29

The City received two letters pertaining to the above referenced applications. Both letters will be incorporated into the offical records of the Council Meeting on November 17, 1994.

WHITE TANK EQUITIES LIMITED PARTNERSHIP
310 E. Keim Drive
Phoenix, AZ 85012

November 8, 1994

Mr. Dick McComb
City Manager
12425 W. Bell Road
Surprise, AZ 85304

Re: NEW and NWC Union Hills and Reems Road

Dear Mr. McComb:

We are the owners of the above-referenced parcels located in the City of Surprise. These are two separate and unique parcels that are bisected by section line roads. When we originally acquired these properties, part of our investment decision was based upon having two separate properties that could be sold independent from one another or developed or joint ventured using different partners and investment vehicles.

When our partnership was approached to agree to the Del Webb master plan (see enclosed Exhibit "A"), we did not protest the plan as it allowed access to both parcels along our southern boundary and again would allow us to have the flexibility in sale, development or joint venture of the parcels. However, Del Webb Corporation has come back with a new master plan which would allow access to only one of our parcels, therefore destroying the value and flexibility of the 40 acres on the Northwest corner of Reems and Union Hills.

At this time, we wish to put the City on notice that we strongly oppose the proposed modifications to the master plan unless we have a commitment from Del Webb and the City of Surprise that we will have access to both separate parcels.

In order to accomplish this, we propose the following Stipulation be attached to approval of the Master Plan:

> "Paved access from the loop road shall be provided to parcel 503-59-11A along the Union Hills Drive alignment, as indicated on the attached Exhibit 'B.'"

We would appreciate hearing from you or Shirley Berg with regard to this matter prior to the Council hearing tonight. I can be reached at 951-4612. I look forward to hearing from you.

Sincerely,

Tim Sexson
White Tank Equities Limited Partnership
General Partner

TS:alc
Enclosure

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

07 NOV 1994

MEMORANDUM FOR MS SHIRLEY BERG
Planning Director
City of Surprise
12425 West Bell Road
Surprise AZ 85374

FROM: 56FW/CC
7224 No 139th Dr
Luke AFB AZ 85308-1420

SUBJECT: Proposed Grand Avenue Development

1. In your previous correspondence of 26 Oct 94, concern was voiced about the potential impact the current F-16 LANTIRN confidence check pattern would have on the proposed Del Webb Corporation Grand Avenue development. My wing staff is currently studying alternate locations that would minimize local impact yet provide the capability for the check pattern essential to mission effectiveness and flight safety. The relocation problem has yet to be resolved.

2. It must be noted, however, that even if the LANTIRN pattern was relocated, the Grand Avenue development will still experience frequent overflight at higher altitudes. Due to the many crossing flight patterns located to the northwest of Luke AFB, the development will also be subjected to periodic noise intrusion. Due to these factors, I suggest that the City of Surprise require full disclosure of noise and overflight encumbrances by all developers associated with the Grand Avenue project.

Sincerely

STEPHEN B. PLUMMER, Brig Gen, USAF
Commander

THE CITY OF SURPRISE, ARIZONA

CITY MANAGER'S OFFICE
12425 WEST BELL ROAD
SUITE D-100
SURPRISE, AZ 85374
OFFICE 583-1080 FAX 583-1084

November 17, 1994

General Plummer
56th Fighter Wing
Luke Air Force Base,
Arizona 85309-5000

SUBJECT: Noise and Overflight Notice

Dear General Plummer:

This letter is to advise you that the City of Surprise strongly concurs with your position on requiring full disclosure of noise and overflight notice. To this end the City requires as a condition in all development agreements that notice be given relative to noise (the sound of freedom) and overflight patterns.

You will be happy to hear that Del Webb also supports the notice concept and did not hesitate to endorse and support its inclusion in our development agreement.

We hope that other cities will also join with us in requiring such notice. In addition we would further support legislation which would require notice to those persons buying in the retail market place. We believe that this may best be accomplished by requiring that it become a provision in the title report on all properties within a given radius of all airports, whether they be private, public or military. The key here is to have an equitable notice which is fair to all. Of course this is beyond the authority of the City and will require action of the state legislature.

Thank you for your letter and we hope that this satisfies your inquiry and recommendation.

Happiness,

Richard W. McComb,
City Manager

Consideration and action of Resolution No. 94-33; Vacating a portion of the rights-of-way of the following streets located in the Kingswood Parke-Parcel 16 Subdivision Bottle Tree Avenue, Heritage Oak Way, Larkspur Lane, Morning Glory Court, Rockrose Way, Wayleaf Avenue, and Woodrose Avenue.

Motion by Councilmember Johnson to adopt Resolution No. 94-33 and seconded by Councilmember Broich. Motion carried unanimously.

Consideration and action of Resolution No. 94-34; Calling Primary and General Elections; designating the dates and purpose for elections; designating the deadline for Voter Registration and setting forth the last date for candidates to file Nomination Papers.

The City Clerk informed Council that the date for the Primary Election was March 21, 1995 and the General Election would be held May 16, 1995. The proposal for the continuation of the Alternative Expenditure Limitation/Home Rule Option would also be on the ballot. City Manager McComb added that a bond issue would also be included on the ballot. Motion by Councilmember Broich to adopt Resolution No. 94-34 and seconded by Councilmember Johnson. Motion carried unanimously.

Consideration and action of Resolution No. 94-35; Supporting the Continuation of The Emergency Food Assistance Program (TEFAP)

Vice-mayor Shafer stated that the federal government had reduced the funding to purchase commodities by 70% and added that there are 127 people in the City who receive a food box. She said that this resolution would be sent to representatives and senators. She thereupon moved to adopt Resolution No. 94-35 and seconded by Councilmember Johnson. Motion carried unanimously.

Consideration and possible action on a decision to authorize relocation of sewer line constructed by Lennar Homes, Inc., in the vicinity of Grand Avenue and Litchfield Road.

City Manager McComb informed Council that the property owner would like to reconstruct the existing sewer line and tie in to the line going to the Litchfield Plant. This will allow for development of this property. Following additional comments, Councilmember Broich moved to approve this request and seconded by Councilmember Johnson. Motion carried unanimously.

Call to the Public

Don Jones, Surprise citizen, commented that the Bullard well was in need of attention and that the power lines were 300 feet overhead. City Manager McComb responded that he would direct staff to look into both of these matters. Vice-mayor Shafer stated that the Surprise Fire Department was placing food collection boxes in various locations. She also reported that the Christmas Program was scheduled for December 19th from 6:00 p.m. to 8:00 p.m. The Fire Department will also be holding a car wash on December 10th with proceeds to be used for buying turkeys for needy families. Councilmember Montoya thanked the City for their assistance with the Habitat dedication held on November 19th. City Engineer Bill Parrish provided an update on the sewer project and the chip seal project. City Manager McComb stated he would be gone from December 1st through December 15th. Councilmember Bott stated that Luke Air Force Base had been the issue at a recent GPEC meeting. He added that he had brought 10,000 signature cards to be filled out by individuals supporting the Base.

Adjournment

Motion by Vice-mayor Shafer and seconded by Councilmember Johnson to adjourn the meeting. There being no further business, the meeting adjourned at 8:51 p.m.

Mayor Roy Villanueva

ATTEST:

City Clerk

CERTIFICATION

I, Lucy Fitzpatrick, City Clerk for the City of Surprise, Arizona, do hereby certify that the above and foregoing is true record of the minutes of a Regular Meeting of the Common Council held on November 17, 1994.

Lucy Fitzpatrick, City Clerk

DATE: November 10, 1994
TO: Honorable Mayor and Councilmembers
FROM: Shirley Berg, Planning Director
RE: Del Webb's Grand Avenue Property
Planned Area Development
Application No. PAD94-29
Ord. 94-19

On November 8, 1994 the Surprise Planning and Zoning Commission held a public hearing and subsequently approved the above referenced application with the following stipulations:

A) Development in accordance with the Narrative Report entitled "Del Webb's Grand Avenue Property, Application for: Planned Area Development (PAD) Zoning with Preliminary Development Plan" dated November 17, 1994, as required to be revised,

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

C) Water and sewer plans must be submitted and approved by the City Engineer prior to the issuance of building permits,

D) Golf course areas adjacent to fairways will be planted with as much native and drought tolerant vegetation as possible,

E) The irrigation system should be of the type which keeps overspray and wind drift to a minimum,

F) The applicant shall obtain an Earth Moving Permit from the County Bureau of Air Pollution Control prior to construction.

G) Safe golf cart crossings shall be installed wherever a golf course is bisected by the collector or arterial road. Criteria for crossing to be established jointly by Del Webb and City.

H) Drainage features must be fully operational prior to issuance of certificate of occupancy involved in related subdivision(s) of land,

I) Bus pull-outs to be provided along arterial and collector roads. Locations to be established jointly by Del Webb and City.

EXHIBIT "C" TO PAD94-29

J) City and/or Developer shall be required to comply with regulations of Arizona Department of Environmental Quality with regard to any recharge of treated effluent into the acquifer and with regard to any underground storge and recovery of treated effluent.

K) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or perits and to incorporate all of the data and information regarding the overall project.

L) Under the R1-5 and C-2 Zone, add "Golf Maintenance Facility" to the Conditionally Permitted Uses.

M) Definitions for Courtyard Dwelling Unit, Two-family structure and Administrative Approval to be included under Section 7-704, R1-5 zone.

N) Administrative Approval definition to be included under Section 7-706 (R-3 Zone) and Section 7-708 (C-2 Zone).

O) Provide passive park amentities on the trail and open space system without compromising the storm water retention and conveyance.

P) Traffic Report, Drainage Plan, Water Plan and Wastewater Plan must be reviewed and approved by the City Engineer.

Q) All stipulations approved for PADA94-28 must be adhered to.

EXHIBIT "C" TO PAD 94-29

Regular Meeting
November 3, 1994
7:00 p.m.

The Common Council of the City of Surprise held a meeting in the Council Chambers on November 3, 1994. Mayor Roy Villanueva called the meeting to order at 7:00 p.m. Present in addition to Mayor Villanueva were Vice-mayor Joan Shafer, Councilmembers Bill Bott, Tom Broich, Debbie Johnson, Johnny Montoya, and Harry Reafleng, Jr. Also present were City Manager R.W. "Dick" McComb, City Attorney Paul Cragan and Administrative Assistant Julie Bennett.

Flag Salute

The Pledge of Allegiance to the Flag was led by Mayor Villanueva.

Invocation by City Manager McComb

Consent Agenda

*Approval of Minutes - Regular Meeting of 10/13/94.
*Consideration of Claims
Motion by Vice-mayor Shafer to approve the Consent Agenda and seconded by Councilmember Broich. Motion carried unanimously.

Public Hearing - Ordinance No. 94-17, Amending the Zoning of a parcel located at the northeast corner of Bell Road and Reems Road in Section 32, Township 4 North, Range 1 West, Gila and Salt River Base and Meridian by deleting the Final Development Plan which is currently required under the parcel's Planned Area Development Zoning and substituting a different Final Development Plan. (FIRST READING)

Planning Director Shirley Berg gave an overview of the request and explained that it consisted of approximately 342 acres. The initial Planned Area Development (PAD) application was approved by the City Council in December, 1987. Two plat approvals have since occurred for parcel 16 and parcel 6. Major collector roads, Brookside Lane, Mondale Road, Parkview Place and Honeysuckle Road, were also approved in December, 1987. A variance request for setback modifications for parcels 6 and 16 only was approved by the Board of Adjustment in July. A description of the collector roads was given by the Planning Director. She added that all services, except water, would be provided by the City of Surprise. These would include sewer and sanitation services, and police and fire protection. A map depicting the land use analysis and

compatibility of the request was also reviewed. Planning Director Berg stated that, if approved, the amendment would allow for 1,545 units on 342 acres which creates an overall density of 4.5 dwelling units per acre, which is in compliance with the City's Comprehensive Guide. The amendment eliminates R-2 and R-3 zones which resulted in a reduction of the overall density by 32%. The commercial zone would also be reduced from 64 acres to 12 acres. The drainage corridors, consisting of 26.4 acres, meets the City's standards. The lot sizes are planned at 40', 50' and 60' widths with 110' depths. Mark Kaushagen of Del Webb explained that the drainage that would affect Sun Village had been addressed and advised Councilmember Bott that he would meet with Sun Village representatives per his request. Discussion regarding flooding problems and solutions of the lake at Sun Village followed.

Mr. Kaushegan stated that the drainage report would be completed in two to three weeks. Following additional comments, Vice-mayor Shafer moved to close the public hearing and seconded by Councilmember Montoya. Motion carried unanimously.

Consideration and action of Ordinance No. 94-17; Amending the zoning of a parcel located at the northeast corner of Bell Road and Reems Road in Section 32, Township 4 North, Range 1 West, Gila and Salt River Base and meridian by deleting the Final Development Plan which is currently

City Attorney Cragan explained that a substitute ordinance had been distributed to Council earlier. He added that, in reviewing the ordinance, he had noted some technical provblems and had therefore made some corrections. The City Attorney added that these corrections did not change the substance of the ordinance. Planning Director Berg stated that staff would insure that the development met the City's

required under the parcel's Planned Area Development Zoning and substituting a different Final Development Plan. (FIRST READING)

drainage design criteria. Motion by Vice-mayor Shafer to approve substitute Ordinance No. 94-17, read by title, and that it be advanced to a second reading. Motion seconded by Councilmember Montoya and it carried unanimously.

Public Hearing - Final Subdivision Plat Application No. FP94-24 for Stonebrook - Phase II, located in a portion of Section 33, T4N, R1W, southeast of Parkeview Place and Grand Avenue. (Lennar Homes)

Planning Director Berg informed Council that this application was a final plat for Stonebrook Phase II Subdivision consisting of 17.54 acres with 76 proposed lots. Status of streets were then noted by the Planning Director. Sewer, sanitation, police and fire services will be provided by the City of Surprise and water is to be provided by Citizens Utilities. The existing and surrounding zoning of property, currently vacant, was reviewed. If approved, the final plat would allow a single family subdivision of 76 lots on 17 acres. Average size lots would be 6,000 square feet per lot with an overall density of 4.47 dwelling units per acre. Vice-mayor Shafer asked if the streets and sidewalks would be public and the Planning Director responded affirmatively. She added that the retention basin is in Phase I, located further south of this project, with drainage to the park. Staff recommendation is approval of this request with the stipulations listed in Exhibit C. Planning Director Berg stated that a preliminary traffic analysis had been done during the Parkeview Place subdivision plat which found that the 80 foot right-of-way is adequate to handle the traffic. The density as well as intensity of the proposed developments have also been reduced. City Manager McComb commented that stop light needs would be addressed with developers in the future. Following additional comments, motion by Vice-mayor Shafer to close the public hearing and seconded by Councilman Broich. Motion carried unanimously.

Consideration and action on Final Subdivision Plat Application No. FP94-24 for Stonebrook - Phase II, located in a portion of Section 33, T4N, R1W, southeast of Parkeview Place and Grand Avenue. (Lennar Homes)

Motion to approve Final Subdivision Plat Application No. FP94-24 for Stonebrook - Phase II, located in a portion of Section 33, T4N, R1W, southeast of Parkeview Place and Grand Avenue by Vice-mayor Shafer and seconded Councilmember Broich. Motion carried unanimously.

Consideration and Acceptance of City of Surprise Financial and Compliance Audit Report for Fiscal Year July 1, 1993 through June 30, 1994.

Finance Director Vito Tedeschi advised Council that the auditors had recently completed the City's financial records for fiscal year July 1, 1993 through June 30, 1994 and that a "clean" or "unqualified" audit opinion had been given to the City. Independent auditor Lisa Lumbard examined the Audit report with Council followed by individual explanations of the Notes to the Financial Statements. Ms. Lumbard also reviewed the Auditor's Findings with Staff Responses and the various funds. Mayor Villanueva asked about the City's bonding capacity of $436. City Manager McComb explained that this is due to the fact that as the City grows, its increased assessed valuation is not being noted in the Assessor's records. The City would need to sell more bonds, adopt a cash basis approach, and look for additional revenues. Finance Director Tedeschi reviewed the three bond series for the City. Vice-mayor Shafer complimented the City Manager and staff for maintaining a stable financial condition for the City. Following additional comments, Vice-mayor Shafer moved to accept the Financial and Compliance Audit Report for fiscal year ending June 30, 1994. Motion seconded by Councilmember Broich and it carried unanimously.

Consideration and action to enter into an Audit Service Agreement with the firm of Lisa B. Lumbard, CPA, for fiscal year July 1, 1994 through June 30, 1995 at a fee of $8,900.

Motion by Vice-mayor Shafer to enter into an audit service agreement with Lisa B. Lumbard, CPA, for fiscal year July 1, 1994 through June 30, 1995 at a fee of $8,900. Motion seconded by Councilmember Bott and it carried unanimously.

Public Hearing - Ordinance No. 94-18; Amending Chapter 10.16 of the Code of Ordinances to prohibit the parking of tractor-trailer trucks, and the operation of parking of either the cab or the trailer portion of a tractor-trailer truck, on city streets which are not principal truck routes.

Vice-mayor Shafer explained that she had asked the City Attorney to clarify the current ordinance regulating truck parking based on some citizen complaints. City Attorney Cragan stated that the current ordinance prohibited trucks that are 36 feet or longer from parking on the street. However, cabs without the trailer are being parked on the street. This ordinance would allow parking on private property only. Councilmember Montoya expressed concern that this ordinance addressed only certain areas in town and not all streets contained sidewalks and right-of-ways. He also stated that some of these trucks are part of family-owned businesses. Councilmember Johnson asked if the City could accommodate those individuals that do not have a place for these trucks. City Manager McComb stated that the issue was safety especially involving children. He also said that other cities address this issue differently. Mayor Villanueva suggested soliciting input from individuals who operate these types of trucks. Councilmember Reafleng also felt that the City should receive input from the citizens. City Manager McComb stated that an ordinance could be prepared with exceptions to certain areas if this would serve the City's best interest.The City Attorney explained

that this would be based on the different conditions in each area; small lots, large lots, curbs, wide streets, narrow streets, etc. Mayor Villanueva suggested that this item be tabled with some councilmembers serving on a committee for receiving input. Vice-mayor Shafer and Councilmember Montoya volunteered to serve on this committee. Motion by Councilmember Johnson to table this item and seconded by Councilmember Montoya. Motion carried unanimously. City Manager McComb added that the committee chairman would work with the newly hired assistant city manager on this matter. This item to be reviewed by the Council in 90 days.

Consideration and award of bid for four-mile Chip Seal Road Project in outer City./Consideration and action of a request for added construction costs of approximately $30,000 for Factory Street

City Manager McComb informed Council that this agenda item would be combined with item #9 (Request for added construction costs of approximately $30,000 for Factory Street) since they both related to street improvements. City Engineer Bill Parrish presented an overview of the proposed chip seal project for the outer city. He stated that Factory Street was off center by three and one-half feet. In response to Councilmember Johnson's inquiry, he explained that Willdan Associates was unaware of this situation since the survey is normally performed after the bid is awarded. Discussion followed regarding water drainage. Vice-mayor Shafer moved to award the bid for the Four-mile Chip Seal Road Project in the outer city to the low bidder, Domino Road Coatings, in the amount of $69,477 with an additional cost of $3,600 for the fog seal on recently constructed section of Crozier Road. Motion seconded by Councilmember Montoya and it carried unanimously. Motion by Councilmember Johnson to approve a request for added con-

struction costs of approximately $30,000 for Factory Street in order to correct potential drainage problems. Motion seconded by Councilmember Montoya and it carried unanimously.

Consideration and action of Resolution No. 94-29; Approving the submittal of an application to the Arizona Department of Water Resources for a 1995 Conservation and Augmentation Assistance Grant to aid in the Development of Water Recharge Projects within the City.

City Attorney Cragan provided Council with information regarding this application whereupon Vice-mayor Shafer moved to adopt Resolution No. 94-29. Motion seconded by Councilmember Broich and it carried unanimously.

Consideration and action of a request for Police Vehicle maintenance security Fencing expansion and replacement.

Finance Director Tedeschi explained this request and added that funds were available in the capital outlay fund. Discussion followed regarding the need for security fencing expansion at the police department. Councilmember Johnson and Vice-mayor Shafer felt that an electronic gate and additional slatting were needed. Following additional comments, motion by Vice-mayor Shafer to approve the bid from Phoenix Fence in the amount of $6,761 with an additional $5,000 to provide an electronic gate and additional slatting. Motion seconded by Councilmember Reafleng and it carried unanimously.

Call to the Public

Councilmember Montoya stated that the Habitat dedication of three houses on Statler was scheduled for November 19th and that work on a fourth house was being done by women.

City Manager Mccomb commented on a two hour Council session for strategic planning led by Peggy Fiandaca.

Executive Session

Motion by Councilmember Montoya that Council go into Executive Session and adjourn the meeting thereafter. Motion seconded by Councilmember Broich and Council went into Executive Session at 9:35 p.m.

Adjournment

Meeting adjourned at 11:05 p.m.

Mayor Roy Villanueva

ATTEST:

City Clerk

CERTIFICATION

I, Lucy Fitzpatrick, City Clerk for the City of Surprise, Arizona, hereby certify that the above and foregoing is a true record of the minutes of a Regular Meeting held by the Common Council of the City of Surprise on November 3, 1994.

Lucy Fitzpatrick, City Clerk

AGENDA
CITY OF SURPRISE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

October 18, 1994

1. ROLL CALL

2. APPROVAL OF MINUTES

3. PUBLIC HEARING
   (A) Del Webb Kingswood Parke, Inc. has submitted Application No. PADA94-25 requesting approval for a Preliminary Planned Area Development Amendment for Kingswood Parke, Phase I to amend original Application PAD86-3 with present zoning of R1-5, R-2, R-3 and C-2 to R1-5 and C-2. Subject property is located at the Southeast corner of Bell Road and Reems Road and consists of three hundred and forty-two acres.

   (B) Brown Engineering has submitted Application No. FP94-24 on behalf of Lennar Communities Development, Inc. requesting final plat approval for Stonebrook Subdivision, Phase II. Subject property is generally located at North Parkview Place and 144th Avenue and consists of 17.54 acres.

4. CORRESPONDENCE ON INFORMATIVE ITEMS

   (A) Council MInutes
   (B) Zoning News

5. UNFINISHED (OLD) BUSINESS
   - None

6. NEW BUSINESS
   (A) Del Webb Kingswood Parke , Inc. is requesting approval for Application No. PAD94-25 for a Planned Area Development Amendment to amend original Application No. 86-3 from current zoning of R1-5, R-2, R-3 and C-2 to R1-5 and C-2 zoning.

   (B) Brown Engineering on behalf of Lennar Communities Development, Inc. is requesting final plat approval for Application No. FP94-24 Stonebrook Subdivision, Phase II.

7. ADJOURNMENT

Posted: October 17, 1994
Time: 2:15 P.M.

Edythe Lyons
Planning Assistant

DATE: October 14, 1994
TO: Planning and Zoning Commission
FROM: Shirley Berg, Planning Director
RE: Kingswood Parke - Phase I
Planned Area Development Amendment
Application No. PADA94-25

Staff has reviewed the above referenced application and recommend approval with the following stipulations:

1) PAGE 10/SETBACKS, YARDS AND HEIGHTS:

Under Section F(3) clarify that the provision is required by the Zoning Ordinance, Section 7-711.

2) PAGE 12/CONDITIONALLY PERMITED USES:

Under Section C(5)(b)Video Arcades should be under C(6).

Video Arcades classification shall not apply to any type of an adult bookstore.

3) PAGE 13/SETBACKS AND HEIGHTS:

Commercial setback for interior, rear and corner side should be re-evaluated.

4) Provide adequate access (sized for a local roadway width) to the LFP Associates Limited Partnership parcel, otherwise known as Parcel Number 503-59-39L for ingress/egress purposes.

5) Dedicate an easement from the most eastern boundary line to manhole #51 in Parcel 18 for sewer utility purposes.

MINUTES
CITY OF SURPRISE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

October 18, 1994
(Amended October 31, 1994)

The Planning and Zoning meeting commenced at 7:05 P.M.

MEMBERS PRESENT:
Chairperson Dorothy Cooper, Vice-Chairman Darrell Belk, Commissioners Isaias Gutierrez, Joseph Urban and Arnold Weed.

APPROVAL OF MINUTES:
Commissioner Weed motioned to approve the minutes of September 20, 1994. Commissioner Belk seconded the motion and the motion carried.

PUBLIC HEARING:
(A) Chairperson Dorothy Cooper read the Public Hearing title stating that Del Webb Kingswood Parke, Inc. submitted Application No. PAD94-25 for a Preliminary Planned Area Development Amendment for Kingswood Parke, Phase I to amend original Application No. PAD86-3. Amendment will change present zoning of R1-5, R-2, R-3 and C-2 to R1-5 and C-2.

Planning Director Shirley Berg gave an overview of the subject site and explained that the Kingswood Parke original PAD was planned for a total of 2068 dwelling units. In the PAD Amendment referenced above, the number of total units has been reduced to 1545.

Commissioner Weed asked if changes had been made regarding Mondale Road from the original plat to the current plat. Ms. Berg responded that Mondale Road still runs from Brookside Lane to Parkeview Place and will remain a collector road.

Commissioner Urban questioned whether the proposed amount of green belt areas is sufficient. Ms. Berg stated that the City requires seven per cent of development to be open space and the developer has complied with the City Ordinance. Mark Kaushagen, representing Coventry Homes, Inc., informed the commission that the retention basins will also have green open space areas. Ms. Berg stated that staff recommends approval with stipulations. (attached)

Chairperson Cooper opened the floor to the public.

Mr. John Doherty, 17704 North Hopi Trail, Chairman of the Advisory Council for the Homeowners Association in Radnor Sun Village stated that residents in Sun Village whose property abuts the common wall between Sun Village and Kingswood Parke requests that the homes to be built in Kingswood Parke next to

this common wall be restricted in height to one story. Mr Doherty stated that a petition was submitted by letter dated April 14, 1994, to City Manager Richard McComb requesting this restriction. Mr. McComb then transmitted a copy of the petition by letter dated April 18, 1994, to Scott Peterson Del Webb.

Mr. Kaushagen commented that he had not seen the petition but that he would be receptive to meeting with representatives of Sun Village residents to further review and discuss the matter.

There being no further comments from the public, Commissioner Belk motioned to close the Public Hearing. Commissioner Weed seconded the motion and the motion carried.

(B) Chairperson Cooper read the Public Hearing title stating that Brown Engineering submitted Application No. FP94-24 on behalf of Lennar Communities Development requesting final plat approval for Stonebrook Subdivision, Phase II. Planning Director Shirley Berg gave a presentation to the commission on aforementioned subdivision. Ms. Berg stated that Phase II will have seventy-six residential lots. Staff recommends approval with stipulations. (attached)

Chairperson Cooper opened the floor up to the public.

Mr. Rulon Booth of 14672 West Raindance Road asked where the ingress and egress points will be located for Stonebrook Subdivision. Ms. Berg responded that the access for Stonebrook Subdivision is off Parkeview Place.

There being no further comments from the public Commissioner Belk motioned to close the Public Hearing. Commissioner Weed seconded the motion and the motion carried.

CORRESPONDENCE ON INFORMATIVE ITEMS:
Council Minutes and Common Questions About Planning from Department of Commerce were passed out to the commission for their information.

UNFINISHED (OLD) BUSINESS:
None

NEW BUSINESS:
(A) Chairperson Cooper read the New Business title stating that Del Webb Kingswood Parke, Inc. has requested approval for Application No. PADA 94-25 for a Planned Area Development Amendment to amend original Application No. 86-3 from current

zoning of R1-5, R-2, R-3 and C-2 to R1-5 and C-2 zoning. After some discussion among the commissioners regarding proposed amendment, Commissioner Belk motioned to approve Application No. PADA 94-25 with stipulations recommended by staff. Commissioner Weed seconded the motion and the motion carried.

(B) Chairperson Cooper read the New Business title stating that Brown Engineering on behalf of Lennar Communities Development is requesting Final Plat approval for Stonebrook Subdivision, Phase II. After a brief discussion among the commissioners, Commissioner Belk motioned to approve Application No. 94-25 with stipulations recommended by staff. Commissioner Weed seconded the motion and the motion carried.

There being no further business, Commissioner Belk motioned to adjourn the meeting. Commissioner Urban seconded the motion and the motion carried.

The meeting adjourned at 7:55 P.M.

Dorothy Cooper

Dorothy Cooper, Chairperson
Planning an Zoning Commission

Shirley Berg, Secretary
Planning and Zoning Commission

PADA 94-25

REZONING APPLICATION

KINGSWOOD PARKE

PHASE ONE

REQUEST FOR MAJOR
CHANGE TO PAD 86-3

NORTHEAST CORNER OF
REEMS ROAD AND BELL ROAD

PREPARED FOR:
City Of Surprise
Planning Department
Community Development
12425 W. Bell Road
Surprise, AZ. 85374

PREPARED BY:
Del Webb Kingswood Parke, Inc.
4550 N. Black Canyon Hwy.
Phoenix, AZ. 85017
433-5280

August 8, 1994
Revised: October 4, 1994

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Exhibit D ..... Typical Interior Street Section

Exhibit E ..... Conceptual Architectural Renderings

Exhibit F..... Assured Water Supply Certificate

Exhibit G..... Forty Foot Lot Detail

INTRODUCTION AND OVERVIEW

Del Webb Kingswood Parke, Inc. is submitting application to institute a Major Change to the existing Planned Area Development of Parcels 1 through 5, 7 through 13, 15 and 17 through 19 of Kingswood Parke Phase One. These modifications will facilitate the revitalization of Kingswood Parke into a quality and value orientated single family residential development.

A portion of these Parcels are included in a Development Agreement executed between the City of Surprise and Del Webb Communities on February 28, 1994 and recorded on docket 94-0162202. This change to the PAD will utilize 1062 of the lots entitled under this agreement.

This application seeks a Major Change to 342.7 acres of the existing Planned Area Development, PAD 86-3, as adopted on December 23, 1986. The boundaries for this application are Reems Road on the North, Bell Road on the South, Bullard Road alignment on the East, and Reems Road on the West. Exact property locations and dimensions are detailed in Exhibit A. Community Master Plan and Exhibit B legal description. These modifications will take full advantage of the Comprehensive Development Guide in producing a community much desired by people seeking value and lifestyle in their housing choice.

The following narrative and exhibits detail the scope of uses and improvements that are proposed at this time. All required submittal information for a Major Change to the PAD is included in the narrative or shown on the attached exhibits.

SITE CONDITIONS

Relationship to Adjacent Property

The bulk portion of the property is vacant and undeveloped at this time. Parcel 16 is partially completed with 88 existing residences. Parcel 6 is developed, however no housing has been constructed or occupied. A modification of Development Standards for Parcels 6 and 16 was approved by the Board of Adjustment on July 14, 1994. This adjustment allowed for the modification of existing setbacks to meet current market demands. Setbacks, under this ammendment, are five (5) foot interior side, ten (10) foot corner side yard, fifteen (15) foot front and rear, and the distance from vertical opening garage to rear of sidewalk to eighteen (18) feet.

Development has been completed on the school site, and it is currently in use. A portion of the k and greenbelt amenities are completed and being utilized by the existing residents.

There are two existing out parcels surrounded by this development. Out Parcel A, is a church site located on Silverleaf Way, west of Park View Place. It is currently zoned R1-5, and has direct access to Silverleaf Way. Conversations with the owner indicate that it is their current intent to develop the site as a church. Out Parcel B, is a commercial site located at the northeast corner of Brookside Lane and Bell Road. It is currently zoned C-2, and has direct access to Bell Road, Brookside Lane and Mondell Road. This commercial site has excellent access, and is well positioned to take advantage of the development of Kingswood Parke. It can easily be developed independently of Kingswood Parke.

Historically, the higher density or use has been responsible for providing buffers between it and lower residential use. Both of these parcels are subject to the CC&R's of Kingswood Parke, and will be required to meet the Architectural Control Committee's expectations and guidelines as to proper buffering between uses. At the time of the subdivision plat submital, every effort will be made to deepen the lots adjacent to these parcels to provide greater separation between uses. Buffering will be provided throught the use of landscape tracts and additional wall height.

Physical Features

The existing site is extremely level, without any significant undulation or topographical features. The existence of any perennial or intermittent streams has not been detected. Existing soils are primarily alluvial in nature, with soil association being primarily Mohall-Laveen.

The property slopes gradually from the northwest to the southeast, averaging approximately 0.60%. The FEMA flood zone currently existing on the property is shown on FIRM Map No. 04013C1145E, dated September 4, 1991, as Zone X. The site had been cleared of all native vegetation by the previous owner.

CHANGES TO PLANNED AREA DEVELOPMENT

Proposed Land Uses

Kingswood Parke will consist primarily of medium density single family housing, with a small component of retail and commercial being provided. Emphasis will be given to providing a sense of community by focusing on development of the greenbelt and park facilities. In the following each land use is discussed in more detail.

Residential Land Uses

In the original Planned Area Development for Kingswood Parke Phase One, a 2268 unit cap had been established, and uses varied between single family, townhomes, and duplexes. It is our intent to designate all of our acreage, except for the 12 acres commercial site at Reems Road and Bell Road, as single family residential, with a unit cap of 1545 units. This use will fall into the R1-5 zoning classification, and requires the revisions shown in the Development Standards for R1-5 and C-2 Zones.

Conceptually, lot sizes are being planned at 40, 50 and 60 foot widths and a depth of 110 feet. The anticipated quantities and densities are shown in Exhibit C, however the precise mix of lot dimensions will be determined by market conditions as the project is built out. Attention has been given to providing contour in street layout and the maximization of a North-South lotting layout. Lot sizes are not segregated into separate locations, but rather mixed throughout the PAD to provide harmonious, socially integrated, Neighborhoods. A comparison of previous and proposed uses in shown in Exhibit C_1.

Retail and Commercial

A 12 acre commercial site is provided at the northeast corner of Bell Road and Reems Road. It is being designated as C-2 and is discussed in the Development Standards for R1-5 and C-2 zones. This use area has been located to minimize internal traffic conflicts and to maximize exposure to the larger regional area.

Parks and Greenbelts

26.4 acres will be provided as an amenity for Parks and Greenbelts. These areas will provide a trail and passive open space system that will serve as a stormwater conveyance, detention/retention system, and as a buffer. Currently, a majority of the park, lake, and greenbelt amenities are completed. The remainder of the improvements will be constructed in a complimentary manner. All Parks and Greenbelts will be maintained by the Kingswood Parke Homeowners Association. Lake maintenance and administration will also be handled by the Homeowners Association.

Circulation

The location and design standards of the arterial and collector streets remain unchanged from the original PAD. Major roadways currently completed in Kingswood Parke are Brookside Lane from Mondell Road to Bell Road, Mondell Road from Brookside Lane to Parkview Place, and Parkview Place from Bell Road through the northern boundary. Reems Road will be constructed by Del Webb Communities in conjunction with their development of The Grand Avenue Properties.

Interior Streets

Interior streets shall have a 43 foot wide right-of-way dedicated, with a corresponding 8 foot Public Utility Easement. Streets shall be constructed with a distance of 17 feet from center line of roadway to face of curb. A 2 foot curb and gutter section will be utilized with a corresponding 4 foot concrete sidewalk. Total dimension from street center line to back of sidewalk shall be 21.5 feet. A cross section is shown in the exhibits as Exhibit D. All streets within the development will be public.

Drainage

A master drainage report has been prepared by Coe and Van Loo Engineers and submitted to the City of Surprise. This report also includes some adjacent Sun Village drainage and indicates a major outfall onto Bell Road just east of Bullard Avenue. A combination of stormwater retention and detention is provided within Kingswood Parke and Sun Village for both on-site and off-site flows.

Del Webb's Grand Avenue property has indicated that the intent of their drainage concept is to control run off up to the 100 year, 2-hour storm, and therefore eliminate or significantly reduce downstream discharges to Kingswood Parke. This may result in a possible reduction of the drainage channel requirements in Kingswood Parke. If this were to occur, there would be no reduction in the acreage committed to greenbelts and parks.

The existing drainage study was submitted and approved with the initial PAD. Any amendments required will be addressed as the individual subdivision reports are submitted. American Engineering is currently in the process of updating the original Kingswood Parke-Phase One Master Drainage Report to reflect the new coefficient requirement. This drainage report, and all subdivision reports, will be required to meet criteria designated in Ordinance 85-1 or as approved by the City Engineer.

Phasing

Kingswood Parke has been broken into 3 phases, beginning with the southeast corner of the project and continuing northwesterly to the southwestern corner of the project. It is our intent to develop these phases in the order of Phase I, Phase II, and Phase III, as market conditions dictate. It is anticipated that the development of Phase I will begin immediately, with Phases II and III to follow at approximately 12 month intervals.

UTILITIES

Water

Kingswood Parke is located in the Citizen Utilities Agua Fria Division water certification area. Domestic water will be supplied from wells and pumped to reservoirs for chlorination and short term storage prior to distribution. A 100-year assured water supply certificate is in existence for Kingswood Parke, and it is in the process of being transferred to Del Webb Kingswood Parke, Inc. A copy of the certificate is presented in Exhibit F.

Wastewater

Wastewater service to Kingswood Parke is provided by the City of Surprise. The trunk sewer system and off-site outfall to the Litchfield Road treatment plant are completed and operational at this time.

Power/ Telephone/ Gas

Electric service from Arizona Public Service, telephone service from US West, and natural gas service from Southwest Gas will be provided to the site. Treated effluent for common areas is supplied by City of Surprise.

DESIGN GUIDELINES

Project integrity will be protected by requiring design to meet three standards that will not only result in a marketable community, but a community with lasting value.

1. Maximum design and lifestyle relationships with the proposed uses in the area.

2. Offer an enhanced housing choice that goes beyond value to include energy efficient construction and quality exterior architecture.

3. Provide a creative street scene with unique character.

These will be accomplished through the following design tactics.

Design Tactics

Stucco and /or brick building exteriors
Ground mounted air conditioning equipment
Block and Wrought iron walls where appropriate (no wooden fences)
Fireplaces (optional)
Garages
Thematic Landscaping

The facilities and features described herein will provide an outline basis for directing and evaluating the planning, design and engineering of each use and activity within the project. A complete set of design guidelines will be prepared for the project as more specific planning and design is accomplished.

The purpose of the design guidelines is to:

* Ensure the protection of property values in the project and the surrounding properties.
* Promote attractive, high quality design, compatible with existing and future uses.
* Encourage imaginative and innovative planning and design of facilities and sites while being responsive to changing market, social, political and economic conditions.
* Create variety and interest through high standards of architectural and landscape design.
* Create human-scaled environment which is both self-contained and integrated into the City of Surprise.
* Encourage energy efficiency and resource conservation in living and travel.

When completed, the design guidelines will, among other things, specifically address:

* Architecture - Definitions, form, size, location, materials, coverage, heights.
* Landscape Architecture - Definitions, entries, screening, materials, water usage and open space.
* Signage - Definitions, formats, sizes, locations, lighting.
* Lighting - Definitions, types, standard, locations.

Del Webb Kingswood Parke, Inc.

August 8, 1994
Preliminary Revision to R1-5 and C-2 Zones; Proposed Revisions are shown with ***bold italics***.

7-704. Single Family Residential Zones (R1-5)

A. Purpose:
The purpose of the R1-5 Single Family Residential Zone is to provide for the development of single-family detached dwellings and directly related complementary uses at a moderate density. The Zone is intended to be strictly residential in character within a minimum of disturbance due to traffic or overcrowding.

B. Principally Permitted Uses:
Single Family dwelling unit

C. Conditionally Permitted Uses:
See Section 6-602 B

D. Permitted Accessory Uses:
Greenhouse
Private Garage
Private or jointly owned recreational facilities, pools, tennis courts.
Tool sheds, for storage of domestic supplies.
Model Homes, Temporary, with Administrative review and approval.
Temporary sales & office buildings, with Administrative review and approval.

E. Lot Area and Lot Dimensions:
(1) Required Lot Area

Use	Minimum Lot Area
Single -family dwelling units	***4,400 square feet***
Other Permitted Uses	***Minimum area to be determined by building area and required setbacks.***

(2) Required Lot Dimensions

Use	Minimum Lot Width	Minimum Lot Depth
Single-family dwelling units	***40 feet***	***100 feet***
Other permitted Uses	Lot dimensions to be determined by building area required setbacks.	

(3)Density

There shall not be more than one (1) dwelling unit on any one (1) lot.

(4)*Maximum Land use for 40 foot wide lots will represent 21.4% of the project.*

Setbacks, Yards and Heights:

(1) Minimum Setbacks from Property Line

Use	(Front)	(Interior Side)	(Corner Side)	(Rear Yard)
Single-family dwelling units	*15'*	*5'*	*13.5'*	*15'*

Distance from back edge of sidewalk to verticle opening garage to be 20' minimum.

Distance from back edge of sidewalk to vertical opening garage to be 18' minimum on Parcels 6 and 16.

(2) Maximum Building Height

30 feet, for residential structures.

(3) A 20 foot setback will be observed around the perimeter of the project.

Encroachment into Required Front and Side Yard Setbacks:

See Section 7-701 G. (SEE NEXT PAGE)

Exceptions to be bay windows and fireplaces shall encroach a maximum of 2.5 feet into side setbacks, and shade structure open on three sides may encroach 5 feet into the rear setback. Ground mounted A/C units will be allowed to encroach into side setbacks. No encroachment of structures will be permitted in any easement.

Additional Building and Performance Standards:

Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

Relationship to Overlay Zones:

Any property located in the R1-5 Zone as well as the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zone.

F. Setbacks, Yards and Heights
(1) Minimum Setbacks From Property Line:

Use	Front	Interior Side	Corner Side	Rear Yard
Single-family dwelling	50'	20	50'	50'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to single-family dwellings	50'	3'	50'	3'
Structures for all other principal, conditional or accessory uses	50'	50'	50'	50'

(2) Maximum Building Height: 30 feet

G. Encroachment Into Required Front and Side Yard Setbacks
(1) Open steps and decks shall be permitted to extend into the required front and side yard setbacks a distance of not more than five (5) ~~feet~~.

(2) Covered patios, decks, porches or carports shall not be permitted encroachments in any required setbacks.

(3) Normal Roof Projections (Eaves) Into Required Side Yards. A house or garage roof may not be constructed within three (3) feet of a side property line.

H. Additional Building and Performance Standards
Development of any portion of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

I. Relationship of Overlay Zones
Any property located in the R1-43 Zone as well as the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zone.

7-708 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. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses:

See Section 6-603 A., *adding:* (SEE APPENDIX A)

(1) Bowling Alley

(2) Greenhouse

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 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.

(b) The total site area shall not be less than 12,000 square feet.

(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 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 (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street right-of-way.

(f) No automobile service station on a site contiguous to any residential zone shall be operated between the hours of 11:00 pm and 7:00 am of the following day.

(2) Automobile Washing Establishment

(a) Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in sub-paragraphs "a","b","c","*d*","e", and "f" for Automobile Service Stations.

(b) Sufficient off-street area to provide space for not less than 10 automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space 20 feet by 9 feet shall be deemed adequate for each such required space.

(c) All wash-water, disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the Town Engineer and shall conform with all town ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the town sewer system.

(3) Convenience-Food Restaurants

Convenience-food restaurants shall be subject to the same limitations and conditions are as specified heretofore in subparagraphs "a", *"b"*, *"c"*, *"d"*, "e", and "f" for Automobile Service Stations.

(4) Day Care Center

(a) A minimum of seventy-five (75) square feet of outdoor space per ***client*** shall be provided from which at least fifty (50) square feet of fenced-in, space per ***client*** shall be provided. Fenced in outdoor space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for ***recreation*** space.

(b) At least two hundred and fifty (250) square feet of lot area per ***client*** shall be provided.

(5) ***Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way.***

(a) ***Public utility service yard***

(b) Video Arcades

Permitted Accessory Uses:

(1) Those accessory uses permitted under Section 7-707 D.

cess:

(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 150 feet from any street intersection.

(3) Access points on the same street shall not be spaced closer than 100 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 Sections 7-709 E (2) and (3), and are requesting deviations from the above noted standards, shall submit to the town engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:

* traffic volumes
* turning movements
* traffic controls
* site design
* site distances
* location and alignment of other access points

. the above data, the town engineer shall determine whether a deviation from the ement 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:	
1.	Front	*25'*
2.	Interior side and rear	*3'*
3.	Corner Side	*10'*
4.	Residential Zone Boundary	*25'*
(b)	Parking Lots:	
1.	Front	4'
2.	Interior side and rear	3'
3.	Corner Side	4'
4.	Residential Zone Boundary	3'

(2) Maximum Building Height

40 feet, for residential structures and 60 feet, for non-residential structures provided that height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall.

G. **Lot Width and Lot Area:**

(1) The minimum lot width shall be *60* feet except that corner lots shall have a minimum width of *100* 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 Article VIII of this Ordinance.

I. **Relationship to Overlay Zones:**

Any property located in the C-2 Zone as well as in the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zones.

EXHIBITS

Del Webb's Coventry Homes

Kingswood Parke Phase One

Exhibit A

CONCEPTUAL MASTER PLAN

pd/sA SAUREY ASSOCIATES
LAND PLANNING/LANDSCAPE ARCHITECTURE
3740 East Southern Avenue, Suite 212
Mesa, AZ 85206 (602) 807-6246

Exhibit A

PRELIMINARY DEVELOPMENT PLAN
Proposed Allocation of Land Uses for
Kingswood Parke
Surprise, Arizona
August 8, 1994

LAND USES	ZONING	ACRES	U/AC.	UNITS	%
Arterial Streets (Minor Arterials)	R1-5, C-2	17.5			3.2
Open Space (Public)	N/A				
Open Space (Private)					
Drainage Corridors/ Parks	R1-5, C-2	26.4			7.3
Proposed Residential Single-Family					
60 x 110	R1-5	52.3	4.8	310	15.3
50 x 110	R1-5	99.3	4.3	466	29.0
40 x 110	R1-5	78.5	5.8	451	21.6
Reserved Lot Density	R1-5			123	
Existing Lots					
60 x 100	R1-5	26.2	4.6	120	8.2
45 x 100	R1-5	27.7	5.9	165	9.5
Commercial					
Retail and Commercial	C-2	12			3.3
TOTAL:		312.70	4.6	1545	100

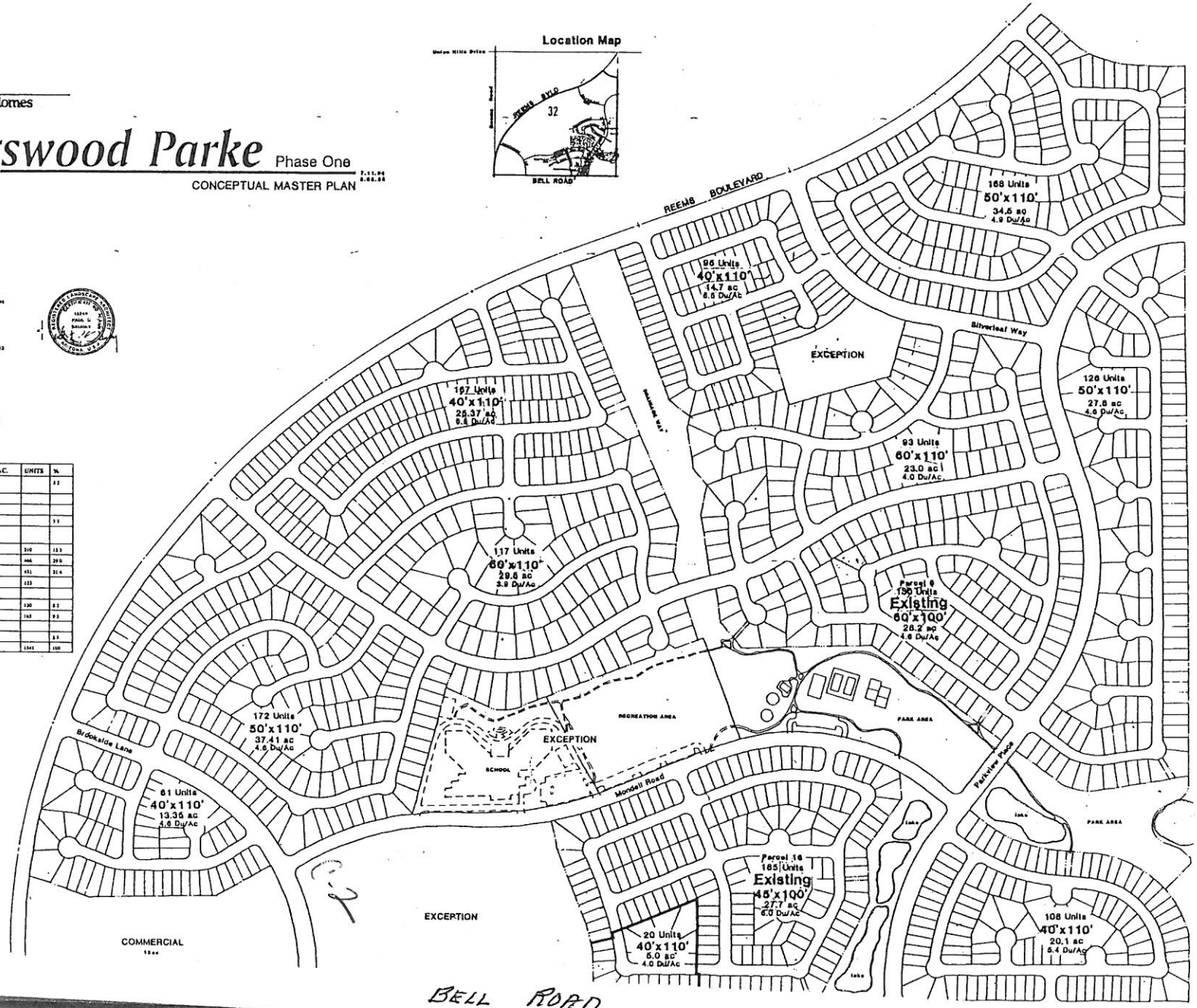
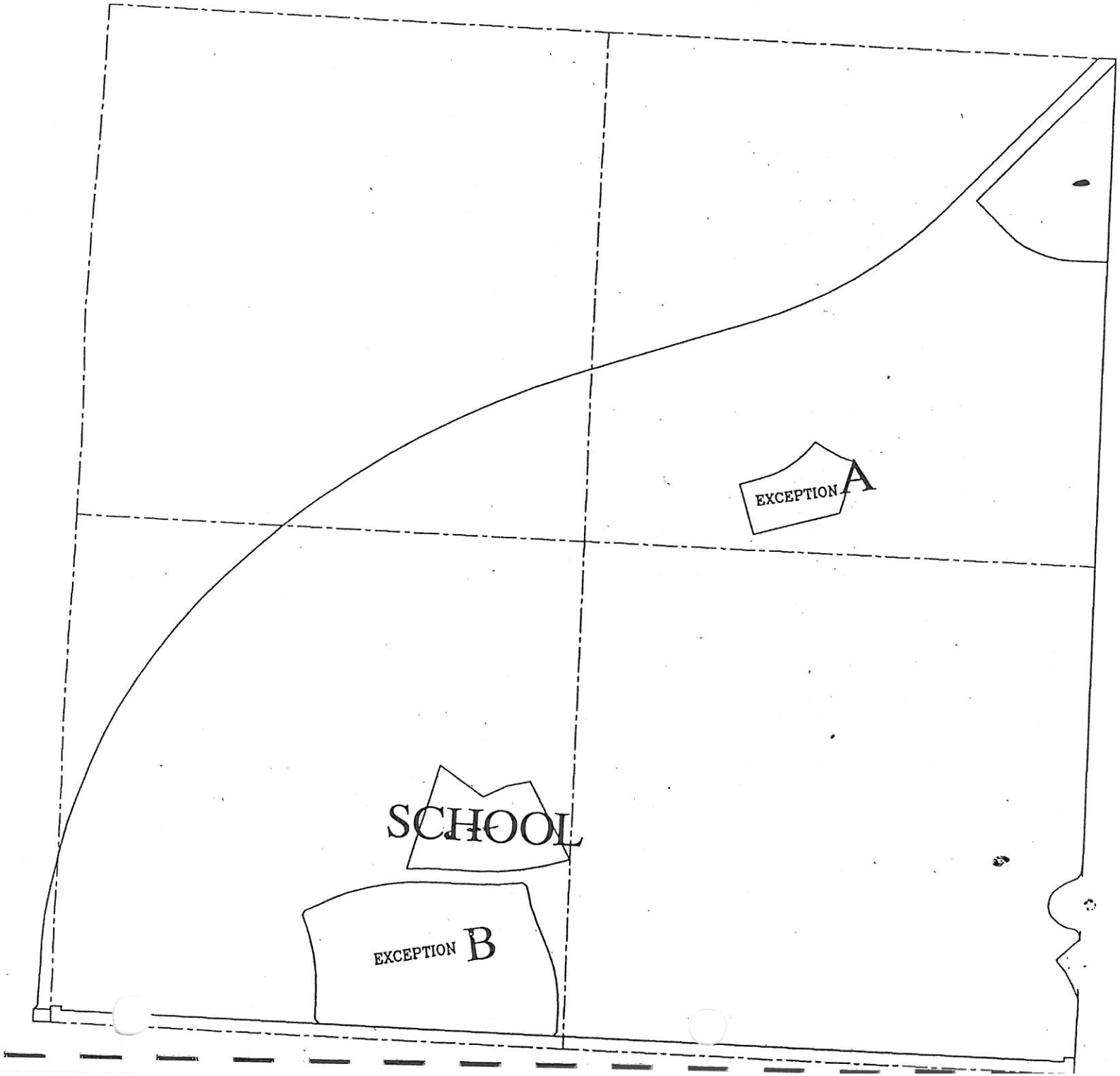


EXHIBIT A

EXHIBIT B

LEGAL DESCRIPTION


EXCEPTION A
SCHOOL
EXCEPTION B

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1 TO 4, INCLUSIVE; 20 TO 22, INCLUSIVE; 30 TO 92, INCLUSIVE; 95 TO 102, INCLUSIVE; 139; AND 140, KINGSWOOD PARKE PARCEL 16, ACCORDING TO BOOK 319 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, AND THAT PART OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°01'00 WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 86.36 FEET;

THENCE NORTH 00°59'00" EAST, 65.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 45°49'36" EAST, 29.62 FEET;

THENCE NORTH 00°40'12" EAST, 163.64 FEET TO THE BEGINNING OF A TANGENT CURVE OF 3015.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°54'54", A DISTANCE OF 626.98 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32;

THENCE CONTINUING NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°35'06", A DISTANCE OF 1504.19 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 4415.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 2311.69 FEET;

THENCE NORTH 71°10'12" EAST, 950.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 2435.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

FEET; THENCE SOUTH 14°59'37" WEST, 278.23 FEET; THENCE SOUTH 73°18'39" WEST, 459.95 FEET; THENCE NORTH 16°41'21" WEST, 280.00 FEET; THENCE NORTH 73°18'39" EAST, 111.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 518.21 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°18'32", A DISTANCE OF 346.49 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PART OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 89°01'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1319.94 FEET; THENCE NORTH 00°58'48" EAST, 218.07 FEET TO THE BEGINNING OF A TANGENT CURVE OF 945.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°13'23", A DISTANCE OF 449.00 FEET; THENCE NORTH 63°45'25" EAST, 190.74 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1150.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°53'44", A DISTANCE OF 419.40 FEET; THENCE NORTH 15°32'07" EAST, 35.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°32'07" EAST, 565.47 FEET; THENCE SOUTH 55°44'19" EAST, 274.28; THENCE NORTH 62°24'10" EAST, 133.84 FEET; THENCE NORTH 77°13'32" EAST, 123.98 FEET; THENCE SOUTH 28°36'32" EAST, 459.32 FEET TO THE BEGINNING OF A 1467.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 18°37'12" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°36'00", A DISTANCE OF 501.84 FEET; THENCE NORTH 89°01'12" WEST, 226.18 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1183.00 FOOT RADIUS, CONCAVE SOUTHERLY; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'08", A DISTANCE OF 118.08 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 89°01'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1359.94 FEET; THENCE NORTH 00°58'48" EAST, 86.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°58'48" EAST, 132.07 FEET TO THE BEGINNING OF A TANGENT CURVE OF 985.00 FOOT RADIUS CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

24°04'54", A DISTANCE OF 414.00 FEET; THENCE NORTH 20°01'22" EAST, 30.35 FEET; THENCE NORTH 63°45'25" EAST, 130.29 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1117.00 FOOT RADIUS CONCAVE SOUTHEASTERLY; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°13'23", A DISTANCE OF 530.72 FEET; THENCE SOUTH 89°01'12" EAST, 226.18 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1533.00 FOOT RADIUS CONCAVE NORTHERLY; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°26'27", A DISTANCE OF 252.60 FEET; THENCE SOUTH 54°56'52" EAST, 30.26 FEET TO A POINT ON A 1033.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 78°22'33" EAST; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°11'40", A DISTANCE OF 201.83 FEET; THENCE SOUTH 22°49'07" EAST, 175.13 FEET TO THE BEGINNING OF A TANGENT CURVE OF 667.00 FOOT RADIUS CONCAVE WESTERLY; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°47°55", A DISTANCE OF 277.05 FEET; THENCE SOUTH 00°58'48" WEST, 129.00 FEET; THENCE SOUTH 45°58'48" WEST, 29.70 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 65.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION 32; THENCE NORTH 89°01'12" WEST, ALONG SAID PARALLEL LINE, 1202.04 FEET; THENCE NORTH 44°01'12" WEST, 29.70 FEET; TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 00°20'25" EAST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 399.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE OF 533.00 FOOT RADIUS WHOSE CENTER BEARS SOUTH 70°04'22" WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°51'38", A DISTANCE OF 221.97 FEET; THENCE NORTH 46°12'44" EAST, 163.59 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00°20'25" WEST, ALONG SAID EAST LINE, 300.38 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 00°20'25" EAST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 700.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 46°12'44" WEST, 4.18 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 3.00 FEET

WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 32; THENCE NORTH 00°20'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 18.94 FEET TO THE BEGINNING OF A TANGENT CURVE OF 36.50 FOOT RADIUS, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°46'34", A DISTANCE OF 54.01 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 156.50 FOOT RADIUS, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°41'39", A DISTANCE OF 133.01 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 104.00 FOOT RADIUS, CONCAVE EASTERLY; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°28'12", A DISTANCE OF 136.99 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 208.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGEL OF 33°56'28", A DISTANCE OF 123.22 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 57.00 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°19'45", A DISTANCE OF 72.95 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 3.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 32; THENCE NORTH 00°20'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 23.64 FEET; THENCE NORTH 81°30'54" EAST, 3.04 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00°20'25" WEST, ALONG SAID EAST LINE OF SAID SECTION 32, A DISTANCE OF 389.27 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PART OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 00°20'00" WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1005.85 FEET;

THENCE NORTH 89°25'39" WEST, A DISTANCE OF 188.08 FEET TO THE BEGINNING OF A TANGENT CURVE OF 500.00 FOOT RADIUS, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°31'18", A DISTANCE OF 379.80 FEET; THENCE NORTH 45°54'22" WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 44°05'38" EAST, A DISTANCE OF 993.40 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OF KINGSWOOD PARKE PARCEL 16, ACCORDING TO BOOK 319 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE SOUTH 65 FEET; AND

EXCEPT THE NORTH 20 FEET OF THE SOUTH 85 FEET OF THE EAST 55 FEET; AND

EXCEPT THE NORTH 20 FEET OF THE SOUTH 85 FEET OF THE WEST 55 FEET.

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN

Proposed Allocation of Land Uses for
Kingswood Parke Phase One
Surprise, Arizona
August 8, 1994

LAND USES	ZONING	ACRES	U/AC.	UNITS	%
Arterial Streets (Minor Arterials)	R1-5, C-2	17.9			5.2
Open Space (Public)	N/A				
Open Space (Private):					
Drainage Corridors/ Parks	R1-5, C-2	26.4			7.7
Proposed Residential Single-Family:					
60 x 110	R1-5	52.5	4.0	210	15.3
50 x 110	R1-5	99.5	4.7	466	29.0
40 x 110	R1-5	78.5	5.8	451	21.4
Reserved Lot Density:	R1-5			123	
Existing Lots:					
60 x 100	R1-5	28.2	4.6	130	8.2
45 x 100	R1-5	27.7	5.9	165	9.5
Commercial:					
Retail and Commercial	C-2	12			3.7
TOTAL:		342.70	4.6	1545	100

EXHIBIT C

PRELIMINARY DEVELOPMENT PLAN

Proposed Allocation of Land Uses for
Kingswood Parke Phase One
Surprise, Arizona
August 8, 1994

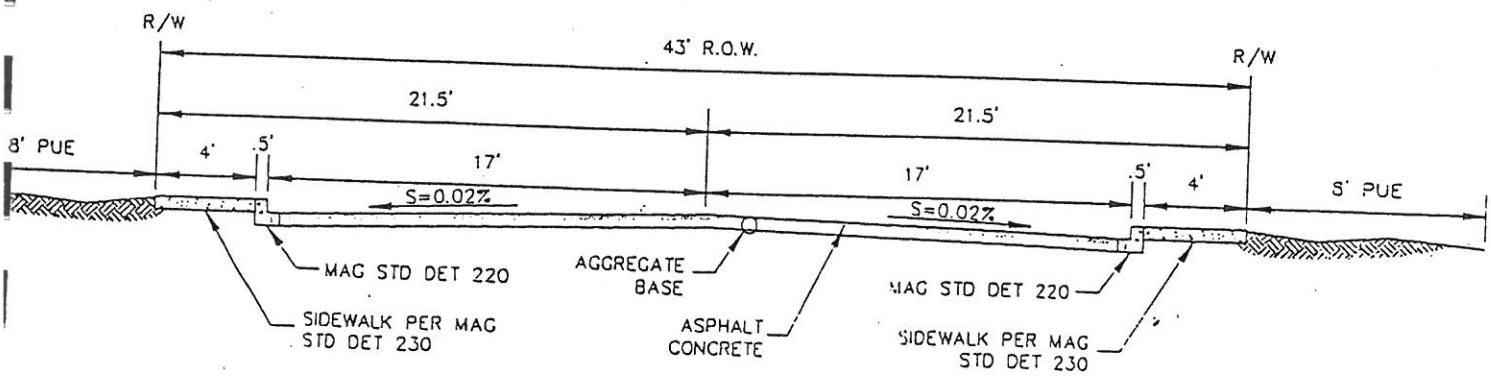
LAND USES	ZONING	ACRES	U/AC.	UNITS	%
Arterial Streets (Minor Arterials)	R1-5, C-2	17.9			5.2
Open Space (Public)	N/A				
Open Space (Private):					
Drainage Corridors/ Parks	R1-5, C-2	26.4			7.7
Proposed Residential Single-Family:					
60 x 110	R1-5	52.5	4.0	210	15.3
50 x 110	R1-5	99.5	4.7	466	29.0
40 x 110	R1-5	78.5	5.8	451	21.4
Reserved Lot Density:	R1-5			123	
Existing Lots:					
60 x 100	R1-5	28.2	4.6	130	8.2
45 x 100	R1-5	27.7	5.9	165	9.5
Commercial:					
Retail and Commercial	C-2	12			3.7
TOTAL:		342.70	4.6	1545	100

EXHIBIT C1

Comparison of Land Uses
Kingswood Parke Phase One
Surprise, AZ

LAND USES	PREVIOUS ACREAGE	PROPOSED ACREAGE
R1-5	163	330
R-2	58	
R-3	57	
C-2	64	12
TOTAL:	342	342
TOTAL UNITS	2268	1545

EXHIBIT D



TYPICAL STREET SECTION

The Hampton

Plan 102BP

3 Bedrooms, 2 1/2 Baths

Liveable Area: 1,690 sq. ft.

SHOWN WITH OPTIONAL TILE ROOF

Exterior A

Exterior B

Exterior C

COVENTRY HOMES

A subsidiary of Del Webb Corporation

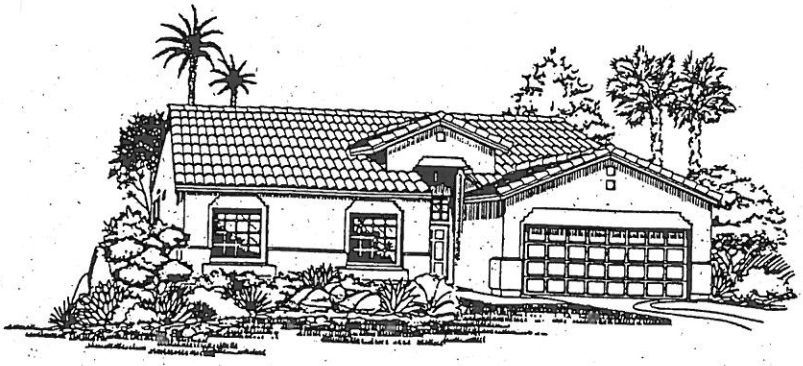
These exterior designs and the floor plans (opposite side) are not intended as accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.

EQUAL HOUSING OPPORTUNITY

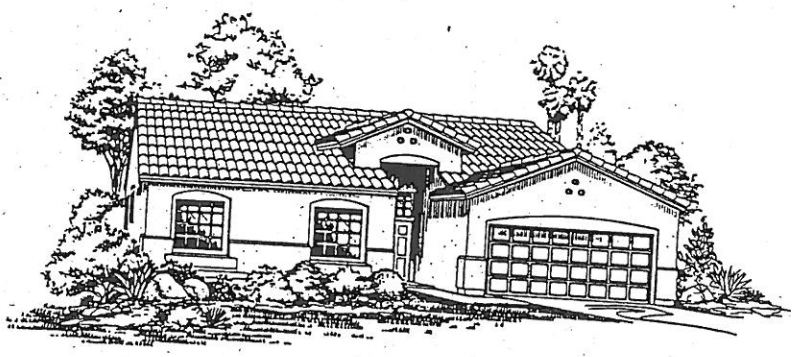
The Bristol

Plan 111BP
3 Bedrooms, 2 Baths
Liveable Area: 1,422 sq. ft.

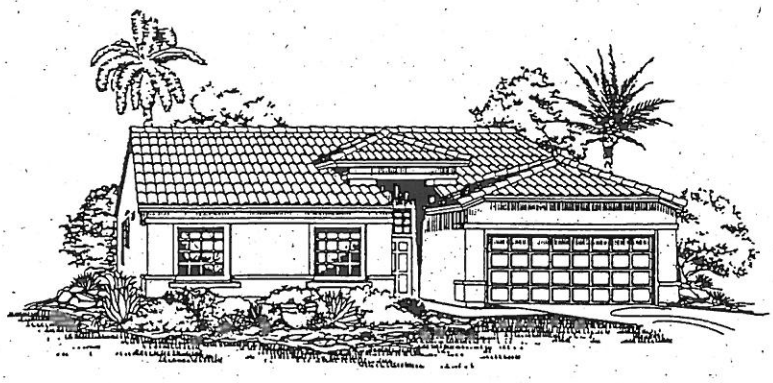
SHOWN WITH OPTIONAL TILE ROOF



Exterior A



Exterior B



Exterior C

COVENTRY HOMES
A subsidiary of Del Webb Corporation

These exterior designs and the floor plans (opposite side) are not intended as accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.

EQUAL HOUSING OPPORTUNITY

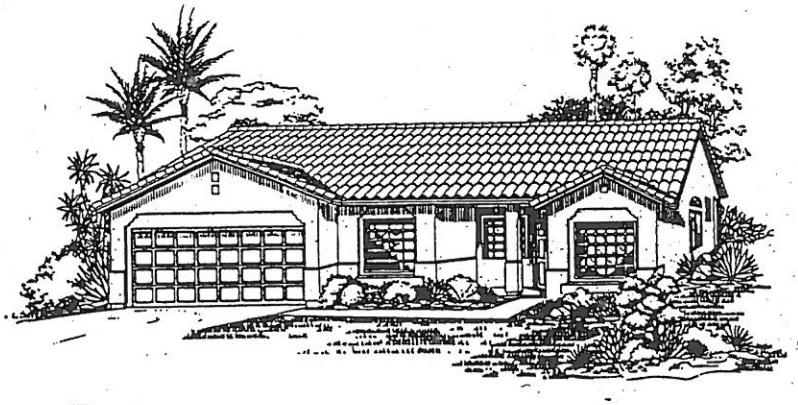
The Chelsea

Plan 121 BP

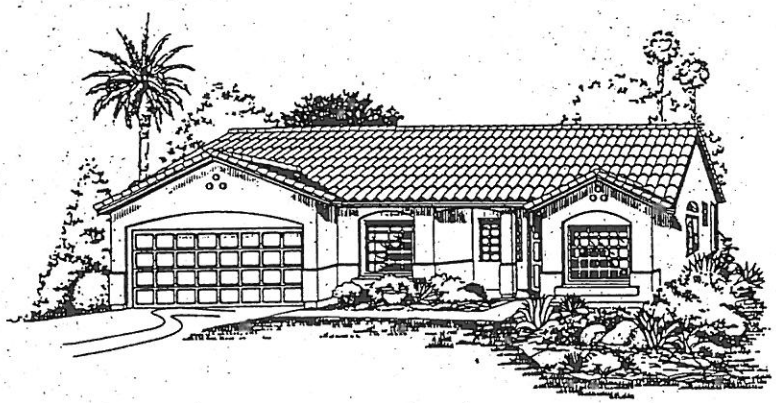
3 Bedrooms, Den, 2 Baths

Liveable Area: 1,548 sq. ft.

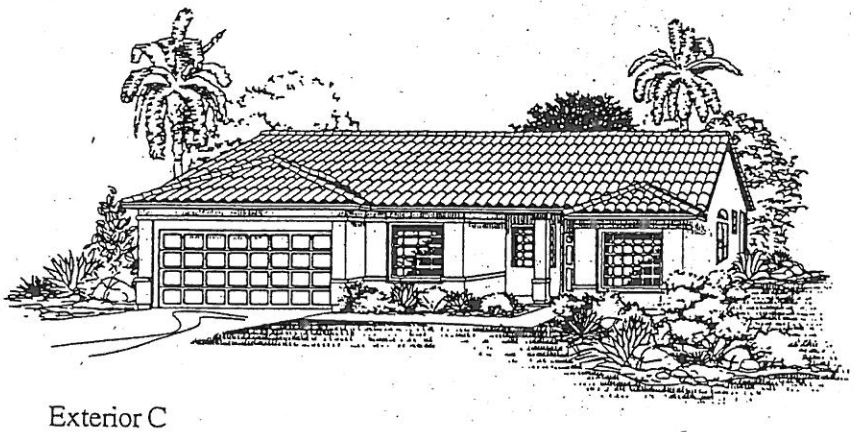
SHOWN WITH OPTIONAL TILE ROOF



Exterior A



Exterior B



Exterior C

COVENTRY HOMES

A subsidiary of Del Webb Corporation

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EQUAL HOUSING OPPORTUNITY

Corona
Plan 311
3 Bedrooms, 2 Baths,
Liveable Area: 1,340 Sq. Ft.

SHOWN WITH OPTIONAL TILE ROOF

Exterior A

Exterior B

Exterior C

Exterior D

COVENTRY HOMES
A subsidiary of Del Webb Corporation

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EQUAL HOUSING OPPORTUNITY

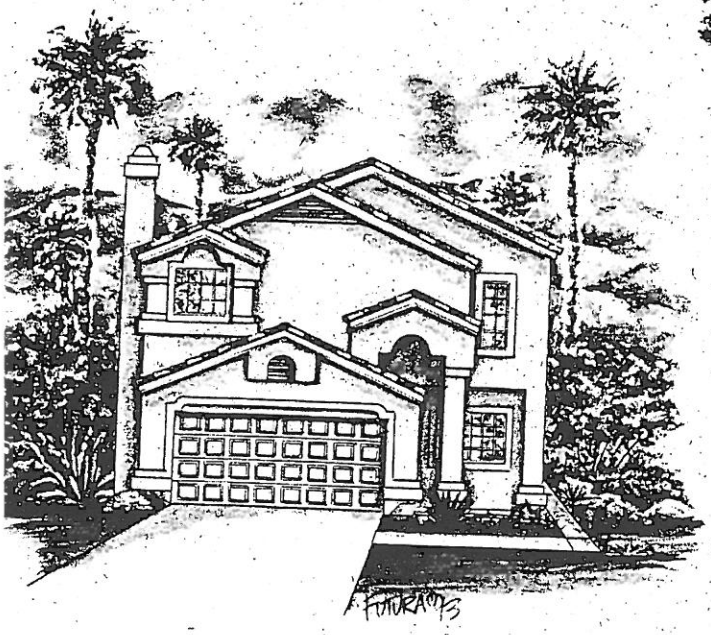
SHOWN WITH OPTIONAL TILE ROOF

Exterior A

Montclair
Plan 362
3 Bedrooms, 2 1/2 Baths,
Liveable Area: 1,932 Sq. Ft.

Santa Ana
Plan 382
4 Bedrooms, 2 1/2 Baths,
Liveable Area: 2,084 Sq. Ft.

Exterior B



Exterior C

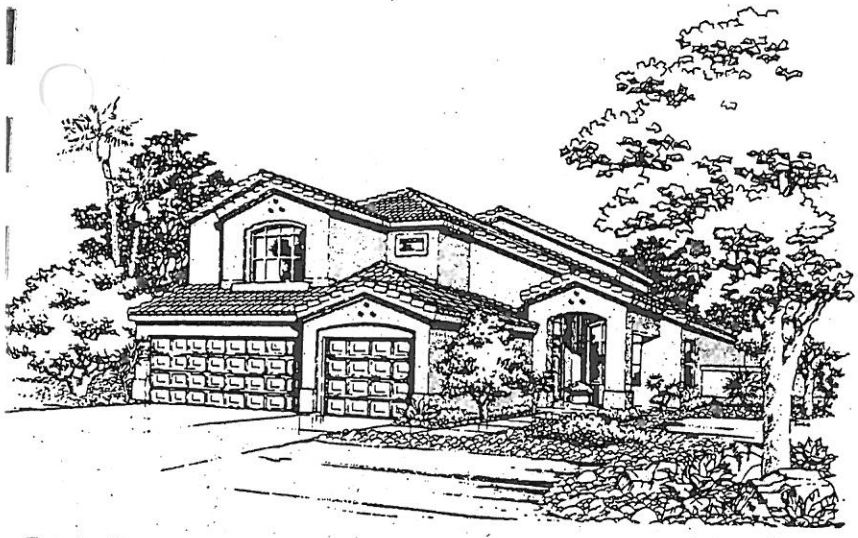
COVENTRY HOMES
A subsidiary of Del Webb Corporation

These exterior designs and the floor plans (opposite side) are not intended as accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.

EQUAL HOUSING OPPORTUNITY

Plan 1492 MqC
4 Bedrooms, 3 Baths,
Liveable Area: 2,454 sq. ft.

SHOWN WITH OPTIONAL TILE ROOF



Exterior D

Exterior E

Exterior F

COVENTRY HOMES
A subsidiary of Del Webb Corporation

These exterior designs and the floor plans (opposite side) are not intended as an accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.

EQUAL HOUSING OPPORTUNITY

EXHIBIT F

ASSURED WATER CERTIFICATE

STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

CERTIFICATE OF ASSURED WATER SUPPLY

This is to certify that

Kingswood Parke Associates

Kingswood Parke - Phase I

Section 32, T4N, R1W

Maricopa County

Phoenix Active Management Area

has demonstrated to the Arizona Department of Water Resources, in accordance with the requirements and procedures of A.R.S. § 45-576 and the applicable regulations, that sufficient water of adequate quality will be continuously available to satisfy the water needs of the referenced subdivision for at least one hundred years. The aforementioned subdivision consists of 2268 lots which will be provided water by The Town of Surprise.

By powers vested in the Director of the Arizona Department of Water Resources by the State of Arizona, and subject to the conditions contained in the applicable regulations,

Kingswood Parke Associates

is issued this certificate of Assured Water Supply for

Kingswood Parke-Phase I

this 28th day of October, 19 87.

ARIZONA DEPARTMENT OF WATER RESOURCES

Alan P. Klemmer

DIRECTOR

EXHIBIT G

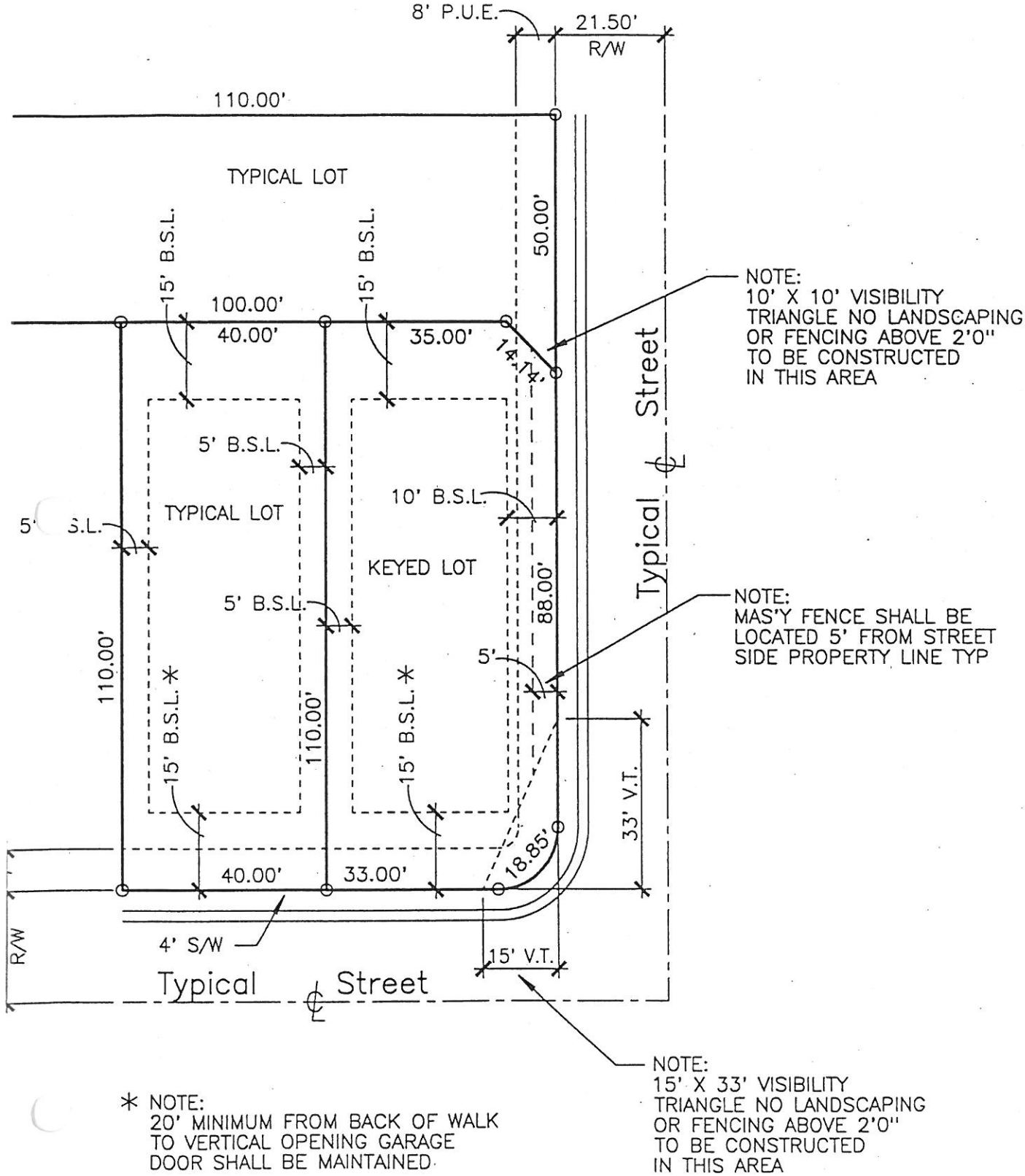
LOT DETAILS

)IVISION: KINGSWOOD PARKE
D LOT PAD – ZONING EXHIBIT

DATE: 10–12–94

N

SCALE: 1" = 30.00'



NOTE:
15' X 33' VISIBILITY
TRIANGLE NO LANDSCAPING
OR FENCING ABOVE 2'0"
TO BE CONSTRUCTED
IN THIS AREA

* NOTE:
20' MINIMUM FROM BACK OF WALK
TO VERTICAL OPENING GARAGE
DOOR SHALL BE MAINTAINED

VEBB'S COVENTRY HOMES 4550 N. BLACK CANYON HWY PHOENIX, AZ. 85017

C. Permitted Accessory Uses	R1-43	R1-18	R1-8	*R1-5	R-2	R-3
Greenhouse	o	o	o	o	o	o
Home Occupations	o	o	o	o		
Private Garage	o	o	o	o	o	o
Private or jointly owned community center recreational facilities pools, tennis courts	o	o	o	o	o	o
Signs , as per Ordinance 85-5	o	o	o	o	o	o
Tool sheds, for storage of domestic supplies	o	o	o	o	o	o

6-603. Commercial and Industrial Zone Uses

A. Principally Permitted Uses	C-1	C-2	C-3	I-1
ORO 89-10 Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building			o	o
Antique shop and store		o	o	o
Apparel and accessory store		o	o	
Appliance sales, services		o	o	
Appliance repair			o	
Art supply stores		o	o	o
Athletic clubs and commercial recreation		o	o	o
Automobile, boat or recreational vehicle sales, service and rental			o	o
Aubomobile, auto body repair			o	o
Automobile parking lot or garage (public or private)		o	o	o
Auto supply store		o	o	o
Bakery for on-site sales	o	o	o	o

APPENDIX A

	C-1	C-2	C-3	I-1
Banks and other savings and lending institutions	o	o	o	o
Barber shop	o	o	o	
Beauty parlor	o	o	o	
Bicycle sales, service and repair shop		o	o	
Blueprint shop			o	o
Boat repair			o	o
Book and stationery store		o	o	
Bowling alley			o	o
Building material sales yard, including sand and gravel			o	o
Bus terminals			o	o
Business and office machine sales, service and repair shop		o	o	o
Business, technical or vocational school			o	o
Candy and ice cream store	o	o		
Church and parish house	o	o		
Cigar and tobacco store	o	o		
Clothing and costume rental shop		o	o	
Community center or meeting hall			o	o
Contractors storage yard			o	o
Convenience food store of not more than 3,500 square feet	o	o	o	
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less		o		
Dancing or theatrical studio		o	o	
Delicatessen and catering establishment		o	o	o

	C-1	C-2	C-3	I-1
Department store		o	o	
Dry goods and notion store		o	o	
Dry cleaning and laundry establishment	o	o	o	
Equipment rental or storage yard			o	o
Essential public service or utility installation	o	o	o	o
Exterminator shop			o	o
Feed store, including yard			o	o
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way			o	o
Florist	o	o	o	
Frozen food locker			o	o
Furniture Store		o	o	o
Game Rooms, Pool Halls		o	o	o
Garden supply store			o	o
Gift shop		o	o	
Golf driving range and miniature golf course			o	o
Grainery, elevator storage			o	o
Grocery store (including retail markets and produce store)		o	o	o
Greenhouse			o	o
Hardware store, no exterior storage		o	o	o
Health and exercise center		o	o	o
Hobby, stamp and coin shop		o	o	
Hospital		o	o	o
Hotel or motel		o	o	o

	C-1	C-2	C-3	I-1
Hunting and Fishing Supply Store		o	o	
Interior decorator's shop		o	o	o
Jewelry and metal craft store		o	o	o
Laundromat, self service	o	o		
Leather goods and luggage store		o	o	
Liquor store	o	o	o	
Lock and key shop		o	o	o
Lumber yard, provided that all goods and materials are screened from adjacent properties			o	o
Mail order catalog store		o	o	
Medical, dental or health clinic		o	o	o
Medical and orthopedic appliance store		o	o	o
Messenger or telegraph service station		o	o	o
Monument sales and engraving shop			o	o
Mortuary			o	o
Museum		o	o	o
Music and instrument sales, service and repair shop		o	o	o
Music or dance studio		o	o	o
Newspaper office		o	o	o
Newsstand	o	o	o	o
Offices greater than 4,000 square feet		o	o	o
Offices of not more than 4,000 square feet	o	o	o	o
Office supply and office equipment store		o	o	o
Optician		o	o	
Package liquor store, including drive-in		o	o	o

	C-1	C-2	C-3	I-1
Paint and wallpaper store		o	o	o
Pawn shop		o	o	
Pet shop		o	o	
Photographic equipment and supply store		o	o	
Photographic studio		o	o	o
Picture frame shop		o	o	
Plant nursery			o	o
Plumbing shop			o	o
Printing and publishing house (including newspapers)			o	o
Private club, fraternity, sorority or lodge		o	o	o
Public Buildings	o	o	o	o
Public utility service yard			o	o
Radio or television sales, service and repair		o	o	o
Radio and television studio		o	o	o
Recreational vehicle repair			o	o
Restaurant		o	o	o
Restaurants of not more than 4,500 square feet, excluding convenience food restaurant	o			
Sewing machine store		o	o	
Shoe store		o	o	
Shoe repair and shoe shine shop		o	o	
Sporting and athletic goods store		o	o	
Swap meet, flea market			o	o
Tailor shop, more than 5 employees			o	o
Tavern, bar or lounge		o	o	o
Taxidermist			o	o

	C-1	C-2	C-3	I-1
Theatre, excluding drive-in theatre		o	o	
Theatre, drive-in			o	o
Tire sales, repair and mounting			o	o
Trade schools			o	o
Toy store		o	o	
Travel agency		o	o	o
Upholstery shop			o	o
Variety store		o	o	
Video Arcade			o	o
Wallpaper store		o	o	
Watch repair shop		o	o	

B. Conditionally Permitted Uses

Refer to Conditionally Permitted Uses for the specific zone classification in question.

C. Permitted Accessory Uses

Refer to Permitted Accessory Uses for the specific zone classification in question.

6-604. Interpretation of Zone Boundaries

Where uncertainty exists with respect to any of the boundaries of the zones as shown on the Zone Map, the following rules shall apply:

(i) Where zone boundaries are indicated as approximately following the center lines of street, highway, or railroad rights-of-way or such lines extended, such center lines or such lines extended shall be construed to be such boundaries.

(ii) Where zone boundaries are indicated as approximately following the corporate limit line of the Town, such corporate limit line shall be construed to be such boundaries.

(iii) Where zone boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries.

(iv) Where zone boundaries are indicated as approximately following the center line of stream beds or river beds, such center lines or such lines extended shall be construed to be such boundaries.

KINGSWOOD PARKE (BROOKSIDE CROSSING) P.A.D.

REQUEST FOR ~~MINOR~~ P.A.D. AMENDMENT

PREPARED FOR:
City of Surprise
Planning Department
Community Development
12425 W. Bell Road
Surprise, Arizona 85374

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No. PADA-97-088
P&Z Comm. Approval
City Council 11/13/1997
B.O.A. Approval (ord # 97-29)
Stipulations:

PREPARED BY:
Meeker I Limited Partnership
5112 N. 40th Street
Suite 102
Phoenix, Arizona 85018

July 15, 1997
Revised: August 11, 1997
Revised: September 15, 1997

RECEIVED
SEP 15 1997
CITY OF SURPRISE

BROOKSIDE CROSSING
P.A.D. AMENDMENT

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EXHIBITS
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- APPROVED DEVELOPMENT PLAN
- PROPOSED DEVELOPMENT PLAN

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Butler Design Group, L.L.C.
Architects & Planners

August 11, 1997

Ms. Shirley Berg
Community Development Director
City of Surprise
12425 W. Bell Road
Suite D-100
Surprise, Arizona 85374

Re: Brookside Crossing
Amendment Request - PAD Zoning and Design Guidelines

Dear Ms. Berg:

This purpose of this application is to request the rezoning of 2.92 acres of property located in the Brookside Crossing P.A.D. at the northeast corner of Bell Road and Brookside Lane from P.A.D (C-2) to P.A.D (R-3). This request is to allow for the development and construction of an Assisted Living Facility at the northeast corner of the property. The Brookside Crossing property (approximately 20.5) acres was originally a part of the Kingswood Parke subdivision, and was most recently an exception to the Kingswood Parke P.A.D. Amendment PADA 94-25.

The amendments proposed in this application are minor, and are as follows:

1. Rezone approximately 2.92 acres from PAD (C-2) to PAD (R-3), for the development of an Assisted Living Facility.
2. Retain approximately 17.62 (previously 20.54) acres of existing PAD (C-2) property for future commercial development
3. Incorporate Design Guidelines for the Brookside Crossing P.A.D.

We have attached to this application a General Location Map, the Existing Approved Development Plan, the Proposed development Plan and the Proposed Design Guidelines.

If you have any questions, please call me.

Sincerely,
Butler Design Group
Architecture & Planners

David C. Geu
Project Manager

5012 N. 40th St., Suite 202
Phoenix, Arizona 85018

602-957-1900
602-957-7722

BROOKSIDE CROSSING
PROJECT NARRATIVE

PREPARED BY:
Meeker I Limited Partnership
5112 N. 40th Street
Suite 102
Phoenix, Arizona 85018

Brookside Crossing is a proposed 20.54 acre mixed use master plan located at the northeast corner of Bell Road and Brookside Lane. This parcel was part of Kingswood Parke subdivision, and most recently was an exception to the Kingswood Parke PAD amendment PADA 94-25. The Project is bordered on the south by Bell Road, on the west by Brookside Lane, on the north by Mondell Drive, and on the east by the Kingswood Parke subdivision Parcel 16. All of the bounding Roads are existing.

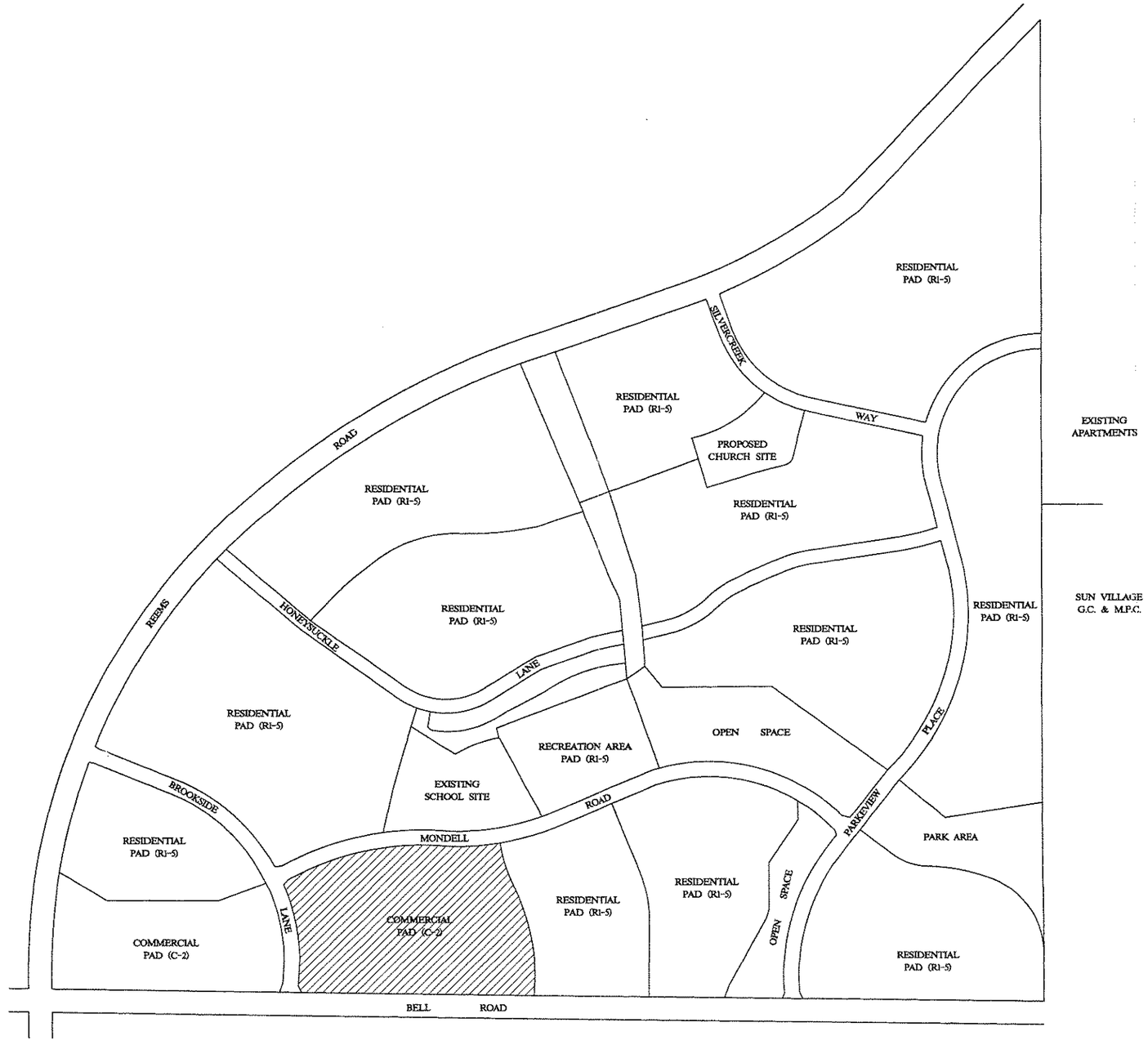
This proposal for the amendment of the existing P.A.D. to designate approximately 2.92 acres as PAD (R-3) to allow for the development and construction of an assisted living facility. As shown on the attached exhibits, the proposed assisted living facility is located at the northeast corner of the property. The only access to the facility is from Mondell Drive.

The Assisted living facility is designed to fit within a residential setting, and acts as a good transition parcel between the PAD (C-2) uses, and the adjacent residential uses. Traffic to the project will have very low impact on the existing streets, which is compatible with the adjacent school use.

Uses for the PAD (C-2) parcels will be in keeping with the City of Surprise allowed uses, and conditional uses as outlined in the City of Surprise Municipal Code, Title 17.

This is a P.A.D. Amendment request which includes re-designation and Design Guidelines.

EXHIBITS



A

BROOKSIDE CROSSING

MIXED USE DEVELOPMENT
SURPRISE, ARIZONA

GENERALIZED LOCATION MAP

DEVELOPED BY:
MEEKER I LIMITED PARTNERSHIP

97034-ST2 8-11-97

Butler Design Group
Architects & Planners
5112 North 40th Street
Suite 202
Phoenix, Arizona 85018
phone 602-957-1800
fax 602-957-7722

LAND USE LEGEND

- EXISTING RESIDENTIAL - P.A.D. (R1-5)
- EXISTING COMMERCIAL - P.A.D. (C-2)
- EXISTING OPEN SPACE AND RECREATION

NORTH

B

BROOKSIDE CROSSING

MIXED USE DEVELOPMENT
SURPRISE, ARIZONA

APPROVED DEVELOPMENT PLAN

DEVELOPED BY:
MEEKER I LIMITED PARTNERSHIP

97034-ST2 8-11-97

Butler Design Group
Architects & Planners
5112 North 40th Street
Suite 202
Phoenix, Arizona 85018
phone 602-957-1800
fax 602-957-7722

LAND USE LEGEND

- EXISTING RESIDENTIAL - P.A.D. (RI-5)
- EXISTING COMMERCIAL - P.A.D. (C-2)
- EXISTING OPEN SPACE AND RECREATION
- PROPOSED MULTI-RESIDENTIAL PROPOSED ZONING P.A.D. (R-3)

NORTH

C

BROOKSIDE CROSSING

MIXED USE DEVELOPMENT
SURPRISE, ARIZONA

PROPOSED DEVELOPMENT PLAN

DEVELOPED BY:
MEEKER I LIMITED PARTNERSHIP

97034-ST2 8-11-97

Butler Design Group
Architects & Planners
5112 North 40th Street
Suite 202
Phoenix, Arizona 85018
phone 602-957-1800
fax 602-957-7722

BROOKSIDE CROSSING
P.A.D.

REQUEST FOR MINOR
P.A.D. AMENDMENT

PREPARED FOR:
City of Surprise
Planning Department
Community Development
12425 W. Bell Road
Surprise, Arizona 85374

PREPARED BY:
Meeker I Limited Partnership
5112 N. 40th Street
Suite 102
Phoenix, Arizona 85018

July 15, 1997
Revised: August 11, 1997
Revised: September 15, 1997

I. INTRODUCTION

I. INTRODUCTION

A. PURPOSE AND INTENT

These guidelines have been prepared for the Brookside Crossing P.A.D. located in Surprise, Arizona. (See exhibit A) The guidelines provide the framework for high quality design which considers project wide issues as well as site specific issues. The guidelines serve as a guide to future development so that the character of the adjacent community is upheld and enhanced. These guidelines address circulation, site planning and grading, landscape, hardscape, lighting, signage, and architecture concepts.

Brookside Crossing is designed to be integrated with Surprise Comprehensive Development Guide. Common community features such as signage, landscape and hardscape, walls and fences, and architecture are controlled throughout the community to provide unity and express a strong collective design statement.

This document will focus on the design guidelines for the Commercial and multi-family developments within Brookside Crossing.

These design guidelines establish development criteria at the project level to assure a unified environment within the Planned Area Development (PAD) commercial and multi-family parcels. At the site specific level, individual projects will be required to comply with relevant design guidelines applicable to each use. While each project should relate to the community context, this document is not intended to limit innovative design, but rather provide clear direction and design criteria. Each project shall be compatible with common community elements such as architecture, materials and colors; however, differences in product type, use, tenant preferences and other factors necessitate the need for separate identity of each individual project.

General goals of the Brookside Crossing Design Guidelines are as follows:

- To provide the City of Surprise with the necessary assurances that the Commercial projects within Brookside Crossing attain the desired level of quality;
- To serve as design criteria for use by planners, architects, landscape architects, engineers, builders, and future property owners;
- To provide guidance to City Staff, Planning and Zoning Commission and the City Council when reviewing future development projects within Brookside Crossing; and
- To provide a viable framework and clear direction without limiting the creativity of the designer or to avoid unnecessary delays.

B. PROJECT LOCATION & DESCRIPTION

The Brookside Crossing P.A.D. is within the Kingswood Parke P.A.D. and consists of 20.54 acres. Borders for Brookside Crossing PAD are Brookside Lane to the west, Bell Road to the south, Kingswood Park Parcel 16 to the east and Mondell Road to the north.

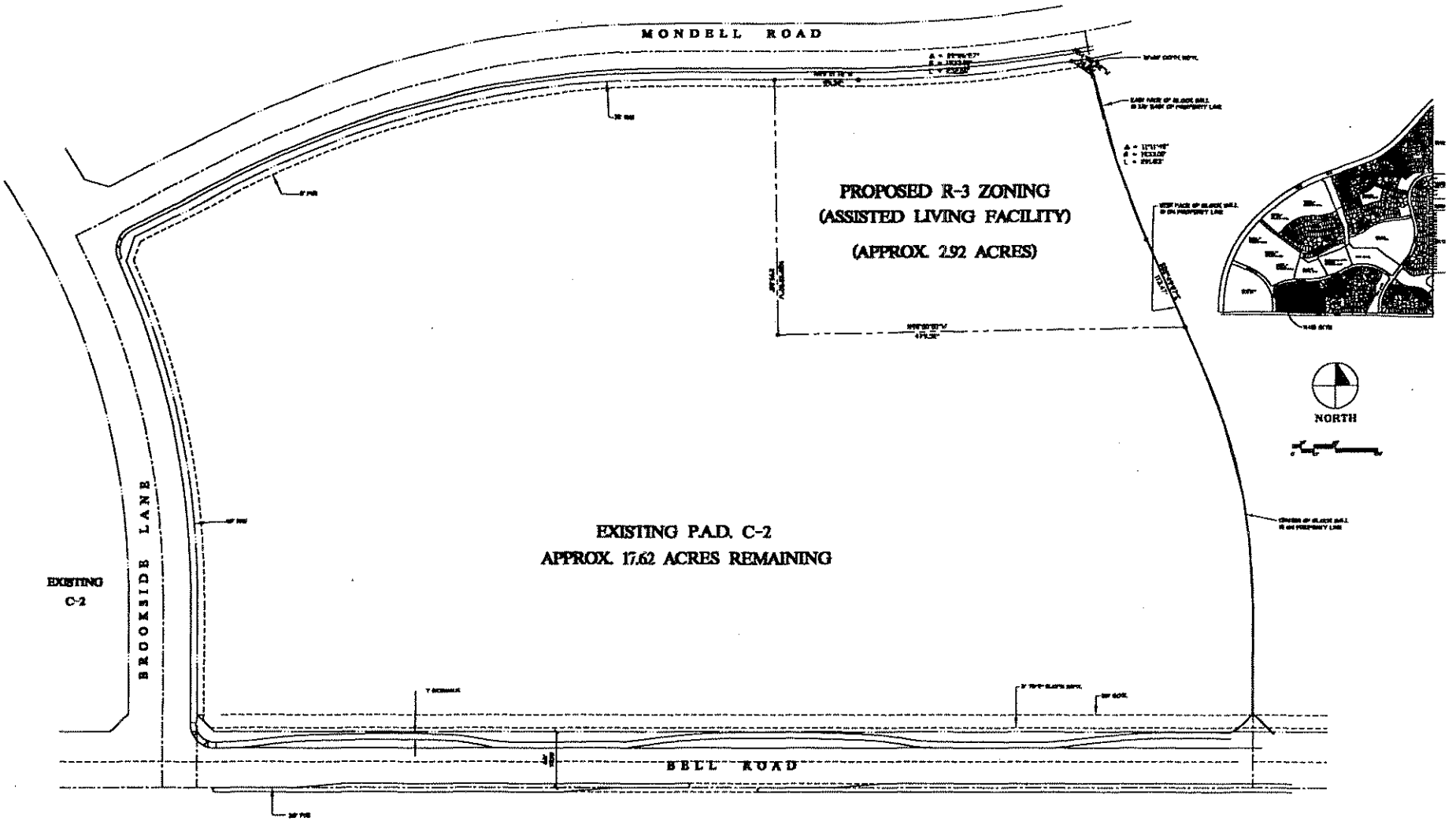
The Brookside Crossing P.A.D. is designed as a planned development and offers many opportunities for its future tenants. The uses permitted with the project will provide a wide range of employment and services to the local community and the City of Surprise.

The Brookside Crossing P.A.D. originally was an exception parcel to the Kingswood Parke Planned Area Development Amendment Application 94-25. Which was to be developed as a commercial use to provide a balanced community which is integrated into existing single family areas. The land use concept has been applied to this site in a logical order and derives this configuration from existing land uses proposed by the original Kingswood Parke Development. A proposed assisted living facility will serve as a good transition parcel between the commercial uses and the adjacent residential.

The two main proposed land uses are an Assisted Living Facility with a site area of approximately 3 acres PAD (R-3) and a a 17.62 acre Commercial site PAD (C-2). The Assisted Living Facility, proposed to be zoned PAD (R-3) provides a "transition zone" between the proposed commercial and residential land use designations. In addition, the PAD (R-3) parcel acts as a density transition community.

The remaining 18 acres zoned PAD (C-2) are compatible with the adjacent PAD (C-2) parcel west of Brookside Lane. Potential uses for the PAD (C-2) parcel will comprise of typical commercial development found at most major intersections, including offices, retail, and hotel uses. Uses in the C-2 zone shall be limited to the uses outlined in the City of Surprise Municipal Code, Section 17.24.030.

All of the uses within the Brookside Crossing P.A.D. shall be in general conformance with the Surprise Comprehensive Development Guide and proposed zoning and General Land Use Plan.



BROOKSIDE CROSSING

MIXED USE DEVELOPMENT
SURPRISE, ARIZONA

LAND USE PLAN

DEVELOPED BY
MEEKER I LIMITED PARTNERSHIP

Butler Design Group
Architects & Planners
[illegible] North 40th Street
Suite 202
Phoenix, Arizona 85018
phone 602-957-1500
fax 602-957-7738

II. CIRCULATION

II. CIRCULATION

A network of streets and pedestrian walkways will be developed for Brookside Crossing to attain a strong circulatory cohesiveness. To provide a clear sense of direction and ease of circulation, main drive entrances should be enhanced to announce the arrival into Brookside Crossing and each of the projects within.

At entry points, greater setbacks are recommended to allow for intensive landscaping and hardscaping treatment. Major entrances into each of the projects will also be enhanced with enriched paving treatments.

The center drive onto Bell Road and Brookside Lane, as well as the center drive onto Mondell Drive will serve as the three primary access points into Brookside Crossing P.A.D., subject to approval from the City of Surprise City Engineer.

Bell Road is a Major Arterial Street with three (3) through lanes in each direction and a landscaped median. Brookside Lane and Mondell Drive are Collector Streets without medians.

Pedestrian friendly hardscape and landscape will be used to connect the different land uses.

GENERAL GUIDELINES:

- Access drives and curb cuts off major ~~and minor~~ OK arterial AND COLLECTOR streets must be coordinated to provide safe and efficient traffic flow during peak periods while meeting current City of Surprise standards.
- Opposing driveways and intersections along major and minor arterial AND COLLECTOR streets should be spaced a minimum of one hundred (100) feet apart, or at a distance determined by current City Standards, especially when adjacent to an intersection, to minimize left turn conflicts in the median.

- Shared access driveways between parcels are encouraged as a method to reduce the number of curb cuts and potential conflict points along streets.
- Meandering pedestrian walkways are existing on the major arterial streets (130' R.O.W.). Pedestrian walkways will be required on the south side of Mondell Drive and the east side of Brookside Lane.

DISTANCE BETWEEN these two ACCESS POINTS DOES NOT MEET THESE GUIDELINES

MONDELL ROAD

PRIMARY ENTRY

SECONDARY ENTRY

PROPOSED R-3 ZONING
(ASSISTED LIVING FACILITY)

(APPROX. 2.92 ACRES)

NORTH

PRIMARY ENTRY

BROOKSIDE LANE

EXISTING P.A.D. C-2
APPROX. 17.62 ACRES REMAINING

SECONDARY ENTRY

PRIMARY ENTRY

SECONDARY ENTRY

BELL ROAD

BROOKSIDE CROSSING

MIXED USE DEVELOPMENT
SURPRISE, ARIZONA

Conceptual CIRCULATION PLAN

DEVELOPED BY:
MEEKER I LIMITED PARTNERSHIP

Butler Design Group
Architects & Planners

III. SITE PLANNING AND GRADING

III. SITE PLANNING AND GRADING

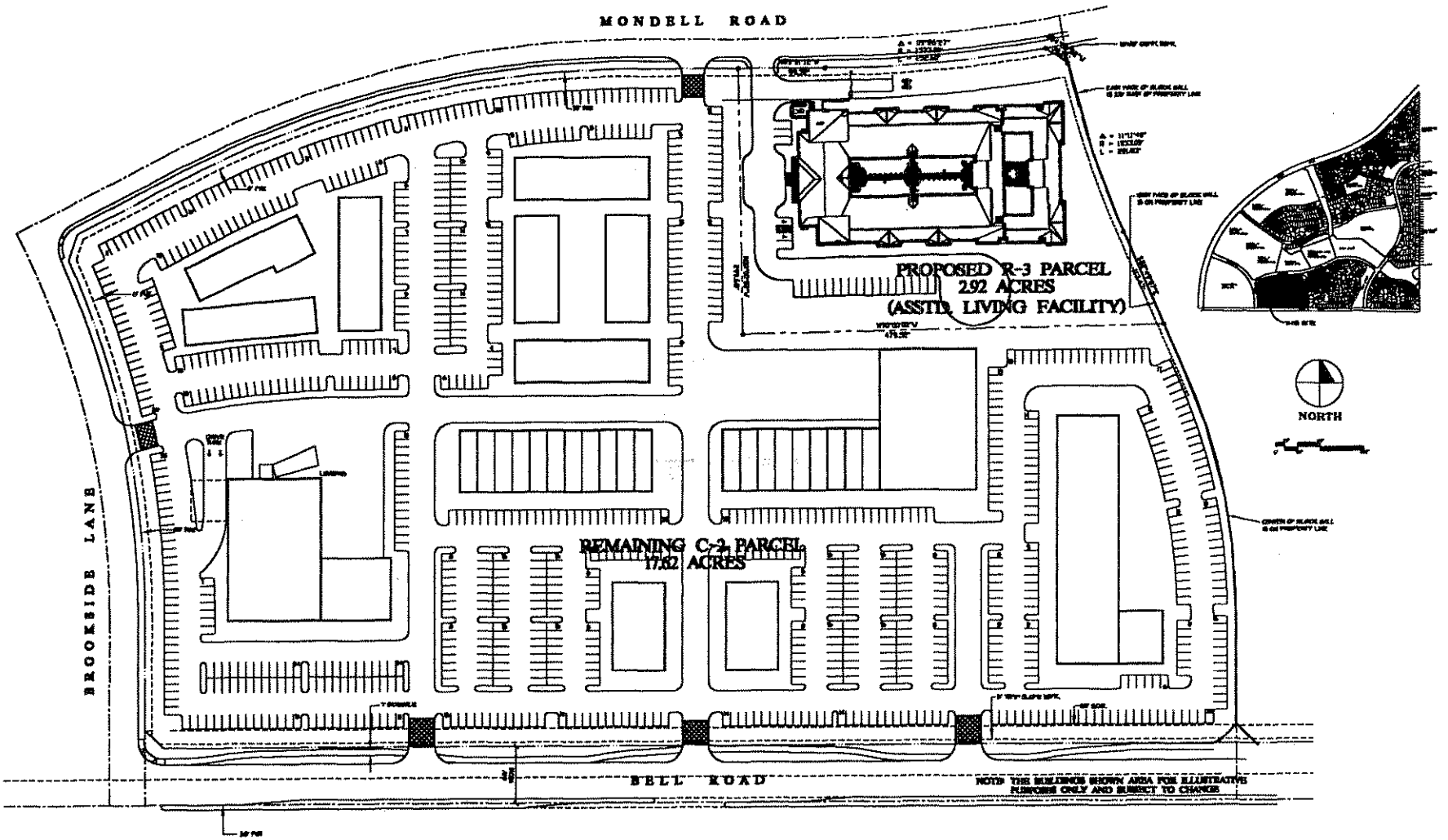
Physical space is modified with the placement of architecture through site planning. Appropriate site planning and setbacks will assure and protect the open space character of Brookside Crossing.

The overall grading concept involves creating buildable pads while retaining the underlying integrity of the landform. The grading concept should be designed so that the necessary cut and fill earthwork will balance on a project~~s~~-wide basis. One of the key concepts in grading is to maximize views from each development area while maintaining a low visual impact to surrounding properties.

General Guidelines:

- Careful consideration of building and site planning relationships to improve the quality of space and create interest, should be considered, ~~S~~such as orienting buildings to maximize view corridors and increase the visible open space area to the passer-by.
- Building placement on adjoining parcels along a street should be varied to avoid creating a harsh, monotonous blockface or streetscape.
- Solar exposure of buildings on adjacent properties must be protected. The potential for passive solar design and orientation is to be considered.
- The transition at top and toe of manufactured slopes shall be rounded. Abrupt, squared off manufactured slope transitions shall be avoided.
- Buildings should be sited so their entrances are easily visible and accessible from primary traffic patterns.
- Individual parcels will be graded in such a way as to drain runoff away from building and into drainage facilities.
- Landscaping shall be used to break up otherwise uninterrupted building mass, frame views, and connect with development on adjacent pads.
- The visual impact of parking areas shall be reduced by landscaping, hedges, berming and landscaped parking islands .

- All parking spaces shall be clearly outlined on the surface of the parking facility with painted white lines or brick, textured or smooth concrete banding.
- The three main entries, Bell Road, Brookside Lane and Mondell Road, should reinforce the layout of the adjoining development by using the repetition of paving materials, (such as int. color concrete and concrete pavers) and accent trees and shrubs from the conceptual landscape legend (see landscaping section herin).
- Ancillary structures and service areas such as trash enclosures or loading docks shall be screened from view through the combination of landscaping and walls. Trash enclosures shall have closing, lockable doors.
- Parking areas will be set back from right-of way property lines a minimum of 20 feet to provide adequate landscaping and relief from the street edge. Buildings are to be set back 20' or as determined by the current zoning code, whichever is greater.
- Building coverage shall be limited to forty (40%) percent of any parcel to provide for adequate open space.



BROOKSIDE CROSSING

MIXED USE DEVELOPMENT
SURPRISE, ARIZONA

CONCEPTUAL SITE PLAN

DEVELOPED BY:
MEEKER I LIMITED PARTNERSHIP

Butler Design Group
Architects & Planners

IV. LANDSCAPING

IV. LANDSCAPING

A. PROJECT WIDE LANDSCAPE CONCEPT

The landscape concept for the site development is intended to maintain the native "desert-scape" character by the use of existing plant communities and revegitation of similar plant materials where possible.

The landscape concept is also intended to support the architectural guidelines by creating screens and buffers where needed and to frame views where opportunities exist. The landscape concept will also serve to augment any sound attenuation efforts made with hardscape or landform elements.

Maintenance of the on-site landscaping and the adjacent right-of-way landscaping shall be the responsibility of the property owner.

General Guidelines:

- Plant material selection for street trees, intersections and development areas are limited to drought-tolerant, low water use desert scape plants.
- The native vegetation will be retained where feasible.
- The use of appropriate irrigation systems is required.

B. PROJECT EDGES

In keeping with the project wide landscape concept, each of the individual project's edges will be informally landscaped using desert material in groupings randomly spaced. The intent is to blend introduced plant materials with surrounding desert-scape vegetation to create a natural appearance. The major thoroughfares of Bell Road bordering along the southern edge, and Brookside Lane and Mondell Road to the west and north respectively. The eastern edge is adjacent to the single family subdivision Kingswood Parke Parcel 16.

General Guidelines:

NEXT PAGE

- Land forms should be used to accentuate open space and screen parking areas from vehicular street traffic.
- Fences and walls demarcating property lines are strongly discouraged, except at separations of dissimilar uses, but walls or open view fencing may be used when necessary to mitigate grading or safety risks.
- Drought-tolerant plantings and natural desertscape is suggested for this edge.

BELL ROAD AND BROOKSIDE LANE EDGES:

Landscaping along Bell Road and Brookside Lane will have a significant visual impact on the commercial projects. Views of buildings and access points will be critical for the viability of the project. Plantings need to coordinate with interior streetscape treatments and adjacent parcel landscaping, and shall be approved by the Community Development Director.

General Guidelines:

- Plantings should relate to the existing tree plantings along the opposite side of the road with the trees arranged in informal groupings.
- Flowering plant materials should be strategically used to create accent points that highlight major entries. Plantings at the base of each projects entry monument signs are encouraged.
- Along commercial areas, trees should be massed to allow visual access to tenant signage.
- One tree planting (min. size 15 gal.) for every twenty (20) linear feet is required for the edge.
- Trees are to be informally or randomly clustered and grouped.

KINGSWOOD PARKE RESIDENTIAL EDGE:

- The eastern edge abuts a single family residential development. Along this edge a solid 6' high (minimum) masonry wall exists, and shall be maintained to screen rear yard areas.

Suggest enhancing this wall (eg. stucco)

- A landscape strip, a minimum of ten (10) feet in width is required for the edge to serve as a buffer. Plantings should be spaced to maximize screening from the adjacent residential uses.

- One tree planting (min. size 15 gal.) for every fifteen (15) linear feet is required for the edge. Trees should be spaced to maximize screening from the adjacent residential uses.

C. STREETSCAPE

Existing landscaping along existing streets is to be retained and is to be maintained by the adjacent property owner. This will provide a continuous landscaped canopy along all streets regardless of the development phasing of individual parcels.

General Guidelines:

- Every effort should be made by individual development to integrate with the streetscape plantings.
- Native plant material will be maintained with proper irrigation and regular pruning and clearing to allow normal growth.
- All areas within the streetscape edge will be landscaped with a combination of trees, shrubs, accents, and decomposed granite.
- Grading and the use of berming within the streetscape should be used in coordination with development pad landscaping to screen parking or loading areas.
- In the commercial areas the minimum distance or planting area between the meandering sidewalk and back of curb shall be four (4) feet.
- One tree planting is required for every twenty (20) linear feet of roadway frontage with trees informally clustered and grouped.
- Driveways along streetscapes will have a triangular shaped extended landscape setback/common maintenance area, with the two sides running along the driveway and the street right-of-way line measuring forty five (45) feet. This will create an area for enhanced landscaping and building monument signs, however the sight line restrictions of the city's zoning ordinance must be followed. (i.e. plants maximum 30" high within site triangle).

D. MAJOR ENTRIES

Special landscaping should occur at the major entries that will identify the major points of entry to set the tone for Brookside Crossing. Clear views for traffic safety and project signage must be maintained.

General Guidelines:

- Drought-tolerant shrubs and ground covers with annual or perennial color should be used to highlight keys areas, such as at the base of Project Entry Monument Signs.
- Trees should be massed to create an effect similar to native plantings in undisturbed areas. The minimum tree planting container size is a twenty four (24") inch box.

E. MAJOR INTERSECTIONS

Special landscaping should also occur at designated major intersections. Plantings in these areas should relate to major entry treatments to reinforce the community image. Again, clear views for traffic safety are important.

General Guidelines:

- Accent trees should be used as identity plantings.
- Trees should be massed to created an effect similar to native plantings in undisturbed areas. The minimum tree planting container size is a twenty four (24") inch box.

F. SITE SPECIFIC LANDSCAPE GUIDELINES

The following minimum landscape guidelines shall be adhered to for the commercial and multi-family developments. This includes the entire development pad and manufactured slopes for each parcel as well as the fringe areas along the edge of pads.

General Guidelines:

- Plantings should screen and soften the structures where necessary without obscuring tenant recognition or creating hazards to the users. The location and type of plant material is critical in screening unattractive areas of buildings and framing views from buildings.
- Native desert plant materials will be maintained with proper irrigation and regular pruning and clearing to allow normal growth.
- All front, rear and side yard areas disturbed or graded to create the development pad for building or parking will be landscaped and maintained by the property owner.
- A continuation of streetscape grading, berms, hedges, and other landscape treatment is encouraged, with intent to screen parking areas from roadways.
- Parking areas shall be screened from the streets by use of 3' high screen walls or earth berms. Siting parking areas lower than adjacent roadways in combination with berming and landscaping is an excellent way to reduce the visual impact of parking areas.
- Planting "islands" shall occur at the ends of parking rows, and at intervals so that no parking row exceeds a length of 120'. Islands should be used to provide additional planting area for trees and ground cover. However, trees should not be located in areas into which car doors might open.
- Parking lot planting "islands" between bays of parking should measure six (6) feet from the outside edge of the container (or five (5) feet inside dimension) to provide adequate space for tree trunks, hedges or parking lot light standards to be placed in the middle of the island.
- Within parking areas, trees shall be installed at a rate of one for approximately every ten parking stalls. They may be randomly dispersed, but plantings should be a minimum fifteen (15) gallons in size.
- The minimum tree size for areas outside of parking lots shall be fifteen (15) gallon, and the minimum shrub size shall be five (5) gallon.

CONCEPTUAL LANDSCAPE LEGEND

TREES

Phoenix dactylifera
Date Palm

Acacia smallii
Sweet Acacia

Pithecellobium flexicaule
Texas Ebony

Chilopsis linearis
Desert Willow

Prosopis chilensis
Chilean Mesquite

Olneya tesota
Ironwood

Cercidium floridum
Blue Palo Verde

SHRUBS

Calliandra californica
Baja Red Fairy Duster

Encelia farinosa
Brittlebush

Cassia species
Cassia

Caesalpinia gillesi
Desert Bird of Paradise

Asclepia subulata
Desert Milkweed

Viguiera deltoidea
Goldeneye

Dalea pulchra
Indigo Bush

Simmondsia chinensis
Jojoba

SHRUBS CON'T

Ruellia species
Ruellia

Salvia species
Salvia

Leucophyllum species
Texas Sage

Ericameria laricifolia
Turpentine Bush

Cordia parvifolia
Little Leaf Cordia

Baileya multiradiata
Desert Marigold

Zinnia grandiflora
Little Golden Zinnia

Cuphea llavea
Bat Faced Cuphea

Larrea tridentata
Creosote Bush

GROUNDCOVER

Convolvolus mauritanicus
Ground Morning Glory

Dalea capitata "Sierra Gold"
Sierra Gold Dalea

Dalea greggii
Trailing Indigo Bush

Lantana montevidensis
Trailing Lantana

Verbena species
Verbena

Ruellia b. 'Katie'
Ruellia 'Katie'

GROUNDCOVER CON'T

Acacia redolens 'Desert Carpet'
Trailing Acacia

Baccharis 'Centennial'
Coyote Bush

Surface select granite boulders 3'x3'x3' min.
Granite Rip Rap 6" over (color to match decomposed granite) Decomposed granite madison 1/2" minus

ACCENT PLANTS/CACTI

Penstemon species
Penstemon

Dasylirion wheeleri
Desert Spoon

Opuntia basilaris
Beavertail Prickley Pear Cactus

Asclepias microdasys
Desert Milkweed

Echinocactus grusonii
Golden Barrel Cactus

Opuntia santa-rita
Purple Prickly Pear Cactus

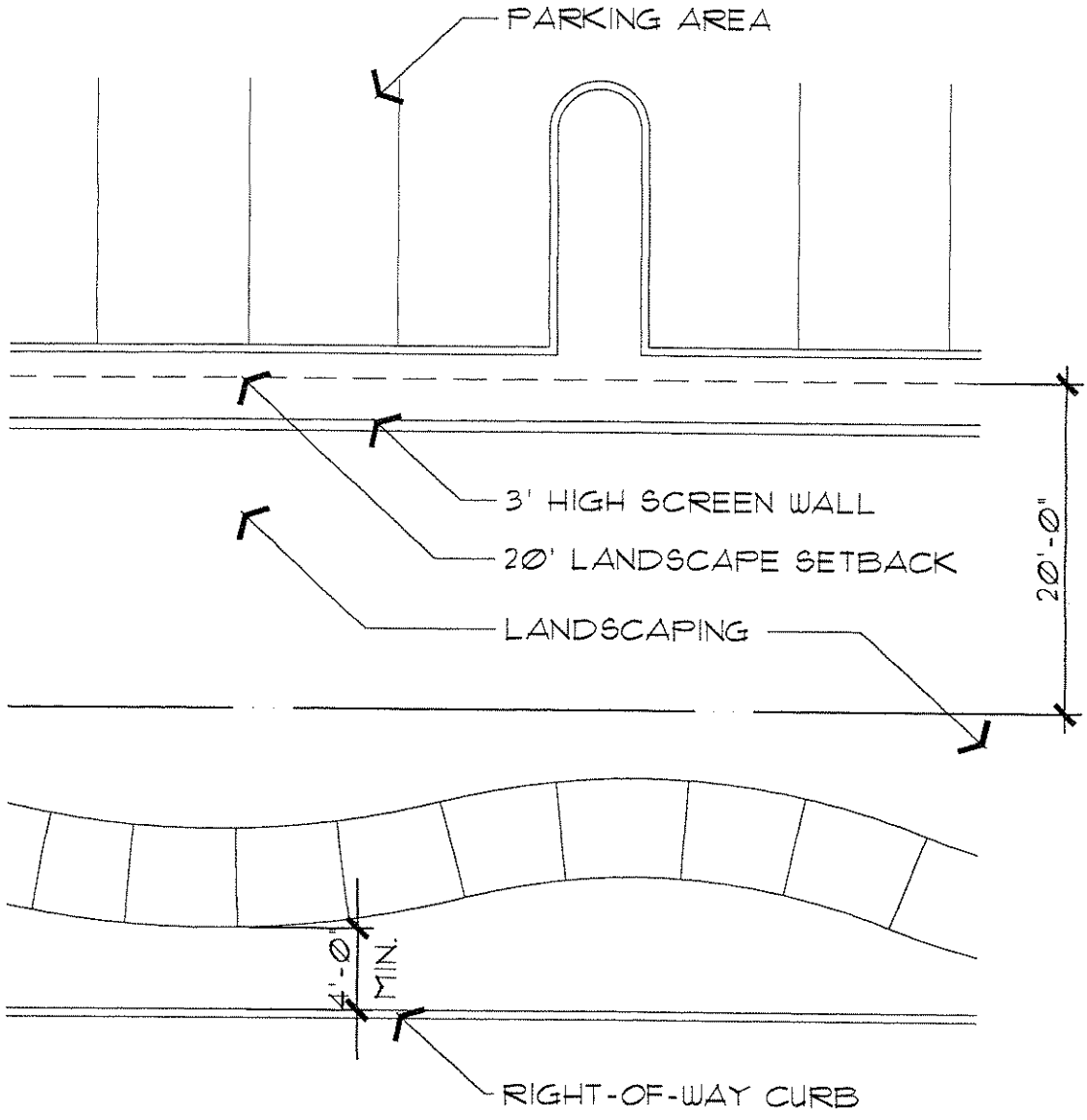
Hesperaloe parviflora
Red Yucca

Yucca species
Yucca

Agave species
Agave

Carnegiea gigantea
Saguaro

Fouquieria splendens
Ocotillo



PROPOSED SIDEWALK AT RIGHT-OF-WAY

V. HARDSCAPE

V. HARDSCAPE

A. PROJECT WIDE HARDSCAPE CONCEPT

Hardscape elements should be used in coordination with the architecture and landscaping to provide a link between the street edge and individual developments. Attention to hardscape details can create a strong sense of community by relating different developments to an overriding theme. In addition, proper hardscaping can improve pedestrian safety, movement, and visual enjoyment of public areas.

Components addressed in this section include enriched paving treatments, street furniture (i.e., benches, bollards, etc.), and walls.

B. PAVING MATERIALS

The use of enriched paving treatment has been recommended for major entries into the site and at intersections to highlight key areas of the streetscape. Enriched paving in pedestrian crosswalks will delineate the walkway to approaching vehicles. The use of paving treatment at building entry plaza areas, building approaches or driveways, and vehicular drop off areas is also encouraged.

General Guidelines:

- Enriched paving treatments, such as interlocking brick pavers, should be used to visually denote crosswalks at the major drive entries on Bell Road, Brookside Lane and Mondell Road
- Concrete limit lines or other paving treatments might be used to further differentiate the approach to pedestrian walkways.
- Painted paving surfaces other than those for traffic control in parking areas are prohibited.

C. STREET FURNITURE

Hardscape elements such as benches, bollards, and trash receptacles should reflect the community character. Materials used in construction of street furniture should compliment architectural materials used on adjacent buildings.

General Guidelines:

- Indigenous stone or rock, textured concrete, wood, or metal are all acceptable materials for street furniture. Plastic and materials such as fiberglass are not allowed.
- Bollards viewed from public rights-of-way shall be designed to be consistent with the vehicular directional sign. Pocket lights can be placed on or within the sides of bollards.
- All benches should be of simple design for the sitting areas.
- Trash receptacles and other minor details particular to individual parcels must relate to the architectural style of buildings.

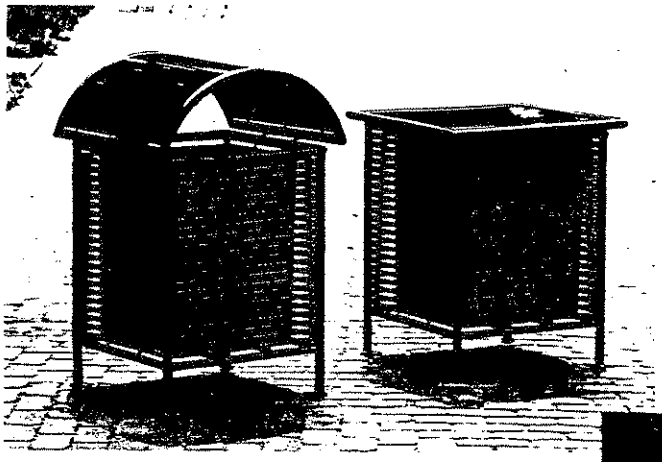
D. WALLS

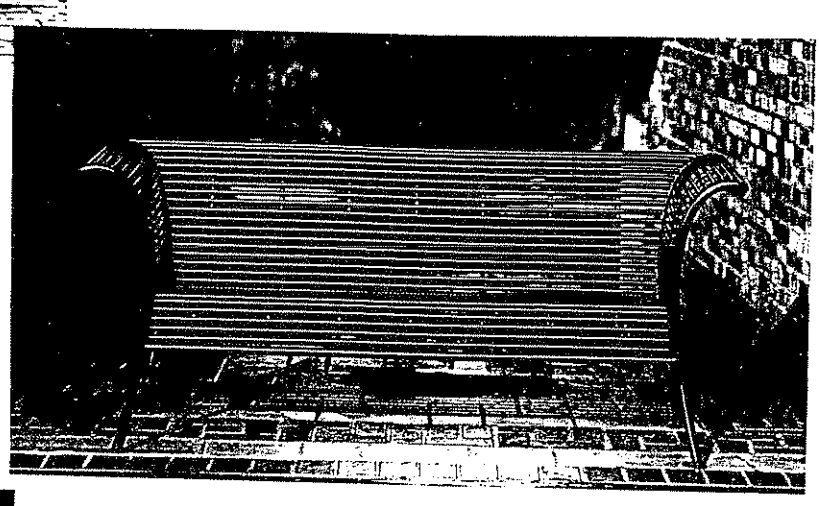
When necessary for security or to mitigate grading, walls or retaining walls can reinforce community identity and image. If not used carefully however, walls can detract from the quality of open space and should not be used to simply demark property lines. The material, style and height of walls shall provide an element of continuity throughout Brookside Crossing to ensure a visual consistency.

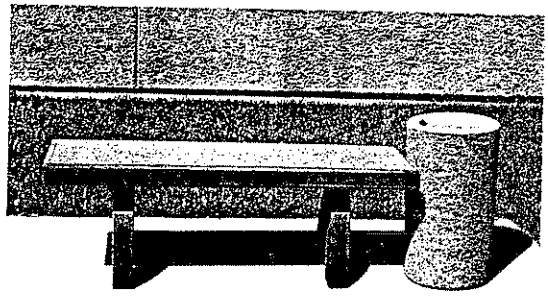
General Guidelines:

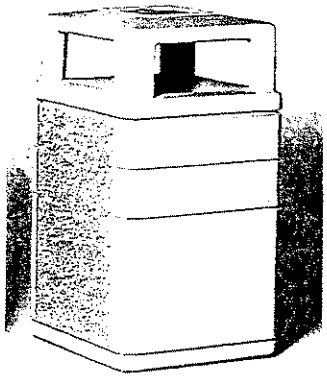
- No chain link fencing will be allowed within the project area. Wood slats, landscape hedges, and other screening measures should be used to reduce views of fences, but no metal slats are allowed.
- Construction materials and colors shall be consistent with the project architecture.

- The walls built to screen ancillary structures adjacent to buildings such as transformer boxes or trash enclosures, construction materials should compliment the on site architecture (i.e. brick buildings should have brick trash enclosures).
- No wall shall exceed six (6) feet in height unless approved by the City of Surprise.
- When barriers are necessary for security, view wall shall be used when appropriate.

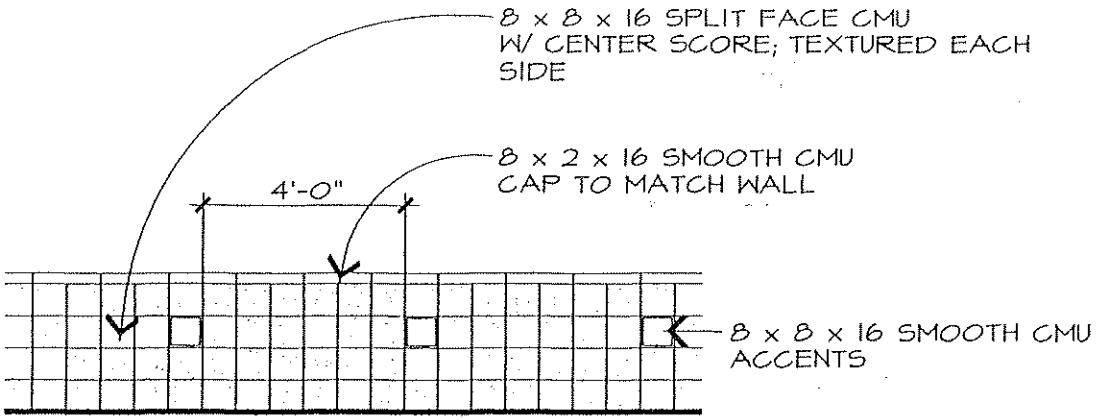








CONCEPTUAL AMENITIES



SCREEN WALL DETAIL

VI. LIGHTING

VI. LIGHTING

A. GENERAL LIGHTING CONSIDERATIONS

In the design of lighting for Brookside Crossing, careful consideration must be given to the site users. An effort should be made to emphasize human scale in public areas adjacent to buildings and along walks.

Streetlight standards, traffic signal poles, pedestrian and building lighting play a vital role in defining a safe and secure appearance. This lighting concept has been devised to provide a hierarchy of lighting effects which will contribute to the overall cohesiveness of the community image.

General Guidelines:

- Warm lighting, such as High Pressure Sodium (HPS) is encouraged. Bright colored or blinking lights shall not be allowed.
- Light standards should blend architecturally with buildings, pedestrian areas and other hardscape elements.
- Light standards and fixtures shall be horizontal cut-off fixtures, and conform to state and local safety and illumination requirements.
- Design and placement of site lighting must minimize glare affecting adjacent properties, buildings, and roadways.
- Automatic timers on lighting should be designed to maximize personal safety during nighttime use while saving energy.
- Lighting fixtures, either attached to the building along pedestrian areas or in parking lots, are required.

B. ROADWAY LIGHTING

Lighting fixtures and standards within the public rights-of-way play a crucial role in displaying the level of quality of the developments along streets.

General Guidelines:

- Lighting should be positioned to enhance the safety of vehicular and pedestrian flows at key points along the roadway. Lights should be concentrated at intersections and pedestrian crosswalks.

- The maximum height of roadway lighting shall be thirty (30) feet with a minimum clearance of sixteen of sixteen (16) feet provided above roadways.

C. PARKING AREA LIGHTING

Since landscaped islands within parking areas are separated from buildings and will typically be hidden from view by landscaping and tree, a less detailed lighting standard could be used.

General Guidelines:

- Retail buildings and theme restaurants are encouraged to use exterior lighting fixtures that are a continuation of the building architectural character.
- The maximum height of parking area lighting shall be twenty two (22) feet, except where adjacent to residential areas where a maximum height of eighteen (18) feet will be imposed. Final fixture heights are to be approved by the Community Development Director.
- Concrete limited to thirty (30) inches in height may be used for light standard bases in parking area islands to protect lighting from damage.

D. PEDESTRIAN AND ENTRY AREA LIGHTING

In Multi-Family areas, pedestrian and entry area lighting will provide illumination at plaza areas and other public spaces. These standards should not exceed ten (10) feet in height.

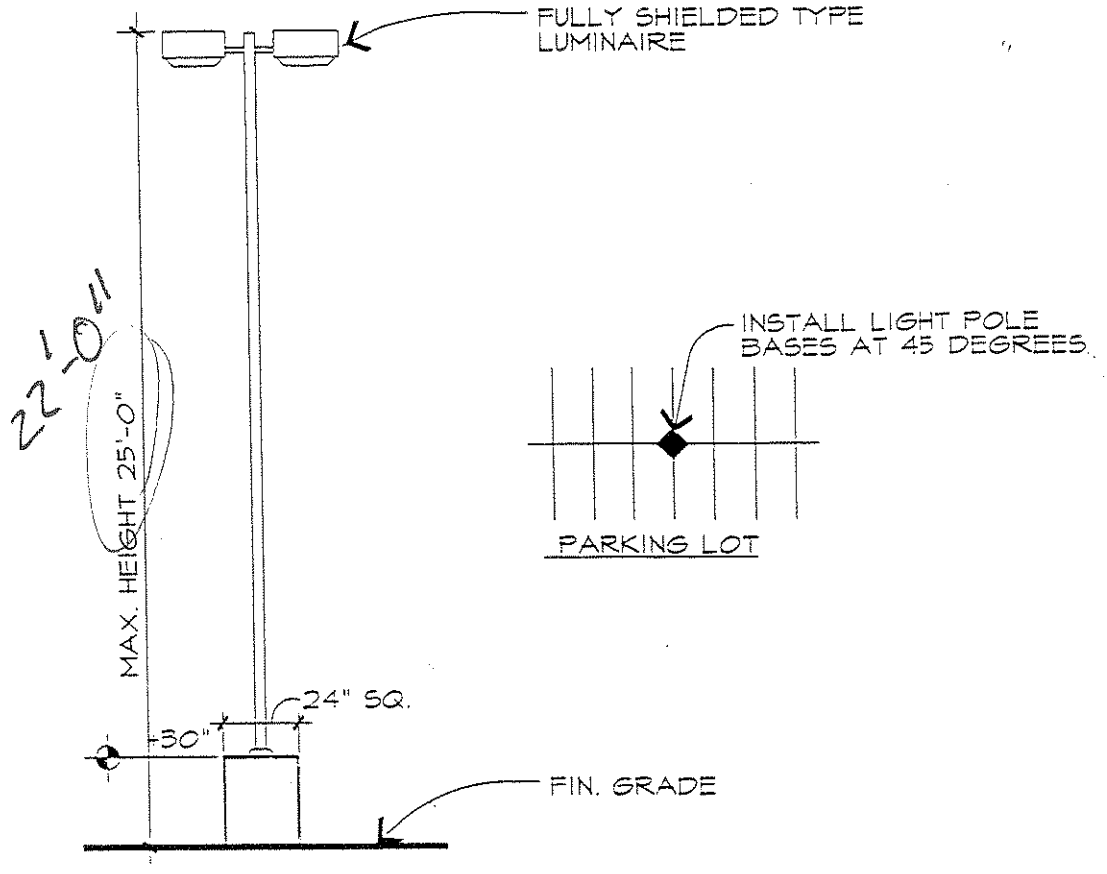
As an option, sidewalk level "pocket" lighting may by used when integrated with walls or bollards of acceptable design.

E. ARCHITECTURAL LIGHTING

To highlight monument sign or architectural features such as walls, entryways, or lobbies, dramatic lighting should be used. Spillover lighting from lobby areas is acceptable although glare onto adjacent properties shall be sparingly used to accentuate architecture at key visual areas and not used as an attempt to advertise buildings to roadways.

F. LANDSCAPE LIGHTING

Landscape lighting can be used to highlight landscape features such as specimen trees, or pedestrian areas. As with architectural lighting, lighting sources must be concealed flush with grade or otherwise concealed during the daytime. String lights, with nonflashing small white bulbs, can be used to highlight trees within public plazas and outdoor eating areas at night to create excitement and a "festive" ambiance.



LIGHT STANDARD

VII. SIGNAGE

VII. SIGNAGE

A. GENERAL SIGNAGE STANDARDS

This section represents a selection of sign types and styles to be used in the design of projects within Brookside Crossing. These standards establish a system of reasonable, nondiscriminatory criteria to regulate and control the size, location, type and quality of both permanent and temporary signs within Brookside Crossing.

Each development represents only a small portion of the project as a whole but contributes significantly to the overall visual image of the community. The uniform application of these provisions will provide the basis for the integrated visual character envisioned for Brookside Crossing.

General Guidelines:

- All signage must conform to the City of Surprise signage guidelines.
- All signs shall be maintained in good repair, including the display surface, which shall be kept neatly painted or posted. The exposed backs of all signs visible to the public shall be suitably finished and maintained.
- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.
- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.
- An effort shall be made to achieve consistency between building style and sign design. In all cases, signage shall be complementary to the exterior treatment of the building or location involved.
- Clear sight triangles shall be observed and enforced at all intersections, corners, parking areas and drives at all times.
- Color schemes for signage shall relate to other signs, graphics and color schemes in the vicinity, in order to achieve an overall sense of identity.

B. PROHIBITED SIGNS

All signage must conform to the City of Surprise signage guidelines. Unless specifically approved by the Community Development Director, the following signs are prohibited:

Any sign located on vacant or unoccupied property that was erected for a business, time or event which no longer exists shall be removed within thirty (30) days after the use has been abandoned.

Signs constituting a potential traffic hazard or which simulate or imitate in size, color, lettering or design any traffic sign or signal.

Any temporary signs on public property (street, median, island, parkway, sidewalks, traffic control sign posts, utility pole, trees, etc.).

Animated or moving signs: signs consisting of any moving, swinging, rotation, flashing, blinking or otherwise animated components.

Time and temperature displays and pole signs.

Off-premise signs: any sign, installed to advertise a project, development, event, person or subject not related to the premises upon which sign is located.

Vehicle signs: Signs on or affixed to trucks, vans, automobiles, trailers or other vehicles which advertise, or provide direction to, a use or activity not related to the lawful making of deliveries or sales of merchandise or rendering of service from such vehicle.

Roof signs: any sign erected, constructed and maintained upon or over the roof of any building, unless it is a projecting under-canopy sign.

VIII. ARCHITECTURE

VIII. ARCHITECTURE

A. ARCHITECTURE BASIS

In the built environment, architecture is the most prominent element in defining physical space. The intent of these architectural guidelines is not to stifle individual creativity, but rather to create a framework for a strong collective statement. Color and materials, architectural form, roofs, and other details are specified to provide continuity.

B. MULTI-TENANT / RETAIL / COMMERCIAL

General Guidelines:

- Textured, colored concrete, masonry or stucco is common acceptable building materials.
- No highly reflective finishes shall not be allowed on exterior surfaces, including the exterior surfaces of roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes and equipment. Paint used on any exterior surfaces shall not exhibit excessive light reflective value greater than 75% nor should the value be less than 25%.
- The predominant buildings color should be light earthtones, and/or desert colors.
- Richer, deeper colors may be used as accent colors. Examples for use are signs, door, window trim, and other detailing to visually enhance the buildings.
- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, and openings that create interest are encouraged.
- Large recessed windows may be used, especially at the ground level, to afford pedestrians protection from the weather and allow window shopping.
- No reflective material may be installed in windows.
- Mechanical equipment shall be screened from public view from neighboring properties, all residential areas, pathways, open areas and streets. Roof mounted units are permitted on roofs where visual screening from neighboring properties is

accomplished and where the screen is integral with the building forms and materials.

- Roofing materials are not limited, but high quality, roofing, such as sealed non-reflective standing seam metal, concrete tile, and asphalt/concrete composites are recommended.
- Clay or concrete tile is strongly encouraged
- The maximum roof pitch allowed is 6:12.
- Ground level building elevations that are completely screened from public view, such as rear yard service and trash areas, could have reduced window area and detailing. However, all four sides of a building shall be architecturally styled.
- Courtyards, atriums and outdoor gathering and eating areas are encouraged. Creating outdoor vitality will improve the pedestrian experience.
- The appropriate use of awnings is encouraged as a way to add color to pedestrians areas, however, weathered, and non-maintained canopies will be removed.
-