



## Northwest Ranch

<b>Amendment</b>	<b>Case Number</b>	<b>Approval Date</b>	<b>Approval Doc.</b>	<b>Page</b>
<b>Original PAD</b>	PAD97-025	8/28/97	ORD97-18	2
<b>Land Use Revision</b>	PADA01-084	12/13/01	ORD01-22	90
<b>Model Home Complex</b>	PADA02-035	1/8/02		122

GENERAL DEVELOPMENT PLAN AND  
PROGRAM

A PLANNED AREA DEVELOPMENT  
REQUEST FOR

**NORTHWEST  
RANCH**

A  
PLANNED COMMUNITY  
IN SURPRISE, ARIZONA

CITY OF SURPRISE  
PLANNING AND ZONING DEPARTMENT  
APPROVED

Case No.: PAD97-025

P&Z Comm. Approval: \_\_\_\_\_

City Council Approval: 8/28/1997

B.O.A. Approval: \_\_\_\_\_

Stipulations: \_\_\_\_\_

March 20, 1997  
Revised May 9, 1997  
Revised June 2, 1997  
Revised October 13, 1997  
Revised December 9, 1997

Prepared for:

City of Surprise  
12425 W. Bell Road, Suite D100  
Surprise, AZ 85374

Prepared by:

Coe & Van Loo Consultants, Inc.  
4550 N. 12th Street  
Phoenix, AZ 85014

CONSENT AGENDA:

Consideration and action to approve Ordinance No. 97-17 - Zoning Change - McCrae Group of Companies and Ditz/Crane). Final Reading - PASSED.

Consideration and action to approve Ordinance No. 97-18 - Zoning Change (Verde Investments) - Final Reading. PASSED.

5  
PRO 97-025

REGULAR AGENDA:

PUBLIC HEARING - Discussion regarding a request by Nancy Campbell for a Patio Permit - Runner's Sports Bar located @ 12751 W. Bell Road, Surprise, AZ. 85374. (Crossroads). TABLED.

Montoya made the motion to approve Ordinance No. 97-17; An Ordinance of the Mayor and City Council of the City of Surprise, Arizona changing the zoning of a 240-acre parcel bounded generally by Bell Road on the South, 115th Avenue on the West, Union Hills Drive on the North, and Sun City Units 37 and 44 on the East in a portion of Section 31, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona from R1-43 to Planned Area Development (Property Owners are McCrae Group of Companies and Ditz-Crane). Broich seconded the motion. Carried unanimously.

Montoya made the motion to approve Ordinance No. 97-18; An Ordinance of the Mayor and City Council of the City of Surprise, Arizona, changing the zoning of a 216.37 acre parcel bounded generally by Greenway Road on the South, Sarival Avenue alignment on the East, a line approximately 1/4 mile South of Bell Road on the North, and the Estrella Freeway on the West in Section 1, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona from R1-43 to Planned Area Development (Property Owner - Verde Investments, Inc.). Broich seconded the motion. Carried unanimously.

Johnson made the motion to table the request for a Patio Permit for Runner's Sports Bar due to the fact that there was no representation present. Montoya seconded the motion. Carried unanimously.



COE & VAN LOO

Land Planning  
Civil Engineering  
Water Resources Engineering  
Environmental Sciences  
Landscape Architecture  
Construction Management  
Surveying

Founded in 1958 by  
P.E. Coe, P.E. (1915-1977)  
H.W. Van Loo, P.E.

John B. Nelson, P.E., R.L.S.  
Ken Knickerbocker, P.E., R.L.S.  
E. Thompson Van Loo, P.E., R.L.S.  
George J. Geiser, P.E.  
Paul E. Siders, P.E., R.L.S.  
Richard Lee Knudson, R.L.S.  
Davis Yao, P.E.  
Dean J. Pehrson, P.E.  
George Robinson, R.L.S.  
Donald L. Driscoll, P.E.

Ronald J. Mlnarik, R.L.A.  
Les F. Olson, P.E., R.L.S.  
Larry E. Sullivan, R.L.S.  
Earl J. Swetland, R.L.A.  
Michael J. Vinson, P.E.  
Jeffrey M. Engelmann, R.L.A.  
Roger D. Pryor, P.E.  
Nasir Raza, P.E.  
Dennis C. Lucas, P.E.  
Rueben L. Valenzuela, R.L.A.

December 16, 1997

Ms. Shirley Berg  
City of Surprise  
12425 West Bell Road, Suite D-100  
Surprise, AZ 85374

Re: Northwest Ranch P.A.D.  
CVL Project No: 96-0126-01

Dear Shirley:

The following are enclosed for your review:

1. Joe Blanton's redlines for the P.A.D. revisions.
2. The revised P.A.D. submittal dated December 9, 1997.
3. CVL's written response to the stipulations from Case 97-25 (Northwest Ranch).

Please call if you have any questions or comments or need anything else.

Sincerely,

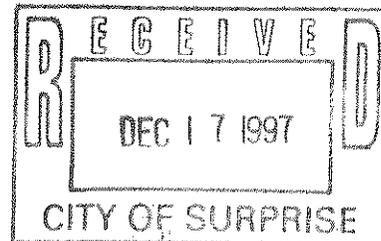
COE & VAN LOO  
Consultants, Inc.

Curt Johnson  
Project Manager

CJ:sf

enclosures

c: Randall Andrus  
Ken Skinner



N:\960126\ADMIN\26-059L.WP8



E & VAN LOO

Land Planning  
Civil Engineering  
Water Resources Engineering  
Environmental Sciences  
Landscape Architecture  
Construction Management  
Surveying

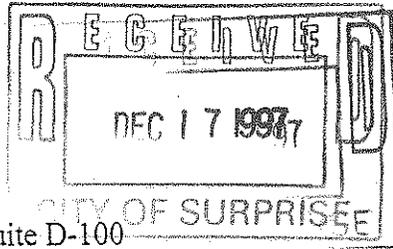
Founded in 1958 by  
P.E. Coe, P.E. (1915-1977)  
H.W. Van Loo, P.E.

John B. Nelson, P.E., R.L.S.  
Ken Knickerbocker, P.E., R.L.S.  
E. Thompson Van Loo, P.E., R.L.S.  
George J. Geiser, P.E.  
Paul E. Siders, P.E., R.L.S.  
Richard Lee Knudson, R.L.S.  
Davis Yao, P.E.  
Dean J. Pehrson, P.E.  
George Robinson, R.L.S.  
Donald L. Driscoll, P.E.

Yol  
Ronald J. Mlnarik, R.L.A.  
Les F. Olson, P.E., R.L.S.  
Larry E. Sullivan, R.L.S.  
Earl J. Swetland, R.L.A.  
Michael J. Vinson, P.E.  
Jeffrey M. Engelmann, R.L.A.  
Roger D. Pryor, P.E.  
Nasir Raza, P.E.  
Dennis C. Lucas, P.E.  
Rueben L. Valenzuela, R.L.A.

October 14, 1997

Joe Blanton  
City of Surprise  
12425 West Bell Road, Suite D-100  
Surprise, AZ 85374



Re: Resubmittal of PAD97-25 (North West Ranch)  
CVL Project No: 96-0126-01

*MORE DETAIL  
ON RESPONSES*

Dear Joe:

Enclosed is our resubmittal of PAD97-25 to satisfy the City Council requirements from the hearing on August 14, 1997. Below is our response to the stipulations from that Council action.

- OK* a. The 45' x 110' lots have been revised so as not to exceed 25% of the total lot yield.
- b. The developer acknowledges the requirement of submitting the CC&R's to the Community Development Director for approval. *NOT RECEIVED*
- ✓* c. Play areas and active amenities were a part of the P.A.D. and will be approved by the Community Development Director per the improvement plan process. *PERMITS DETAILS*
- ✓* d. All landscaping plans will be approved by the City Engineer and the Community Development Director per the improvement plan process. This will be done prior to the issuance of any building permits. *LANDSCAPE MASTER PLAN TO BE PROVIDED*
- ✓ OK* e. The appropriate dedications for Sarival Avenue will be done by a Map of Dedication or in conjunction with the final plat.
- ✓ OK* f. Sarival Avenue will be improved per the requirements of the P.A.D. and approved by the City Engineer.
- ✓ STAFF ACTION* g. Final design guidelines will be submitted and approved by the Community Development Director prior to issuing building permits.
- ✓* h. Variations in the location of rear yard wall returns will be provided as stipulated in the P.A.D. *Describe in PAD - see page 10 (block wall racks)*
- ✓ OK* i. Side yard setbacks have been revised to 5' and 8'.
- ✓ OK* j. Front yard setbacks will vary in 3' increments as stipulated.
- ✓ OK* k. Sidewalks along major collectors and arterials will be 6' wide and meandering as shown in the P.A.D.

City of Surprise  
Re: Resubmittal of PAD97-25 (North West Ranch)  
October 14, 1997  
Page 2

- l. The Community Trail shall be 8' wide and concrete as stipulated. *REVISE EX. J*
- m. All streets will be built to Engineering Department Standards as shown in the revised exhibits. *AL TO REVIEW*
- n. Trees in the front yards will be provided per the P.A.D. *ADDRESS IN (0-12) DESIGN GUIDELINES TO be CONSISTENT W/ P. 7 NOTES*
- OK* o. All floor plans other than the Ditz-Crane product shown in Exhibit P will be submitted to the Community Development Director for approval.
- OK* p. Approval of lot layouts will occur at the preliminary and final plat stages.
- OK* q. The final drainage report will be provided prior to final plat approval. The master report for this project has been approved.
- OK* r. Flow channels will be landscaped as approved by the City Engineer.
- s. The 6' trail system will continue adjacent to Sarival Avenue to the north property line. *CLARIFY EX'S J & L*
- OK* t. The Land Use Plan has been modified as noted.
- u. This note was interpreted to reflect those setbacks shown on the setback exhibit.
- OK* v. The developer acknowledges that major changes to the P.A.D. will require a revised application.
- w. Four (4) copies of the revised P.A.D. are provided with this letter. *RECEIVED. Requires REVISION. Resubmit*

Please do not hesitate to contact this office if you should have any questions or comments.

Sincerely,

COE & VAN LOO  
Consultants, Inc.

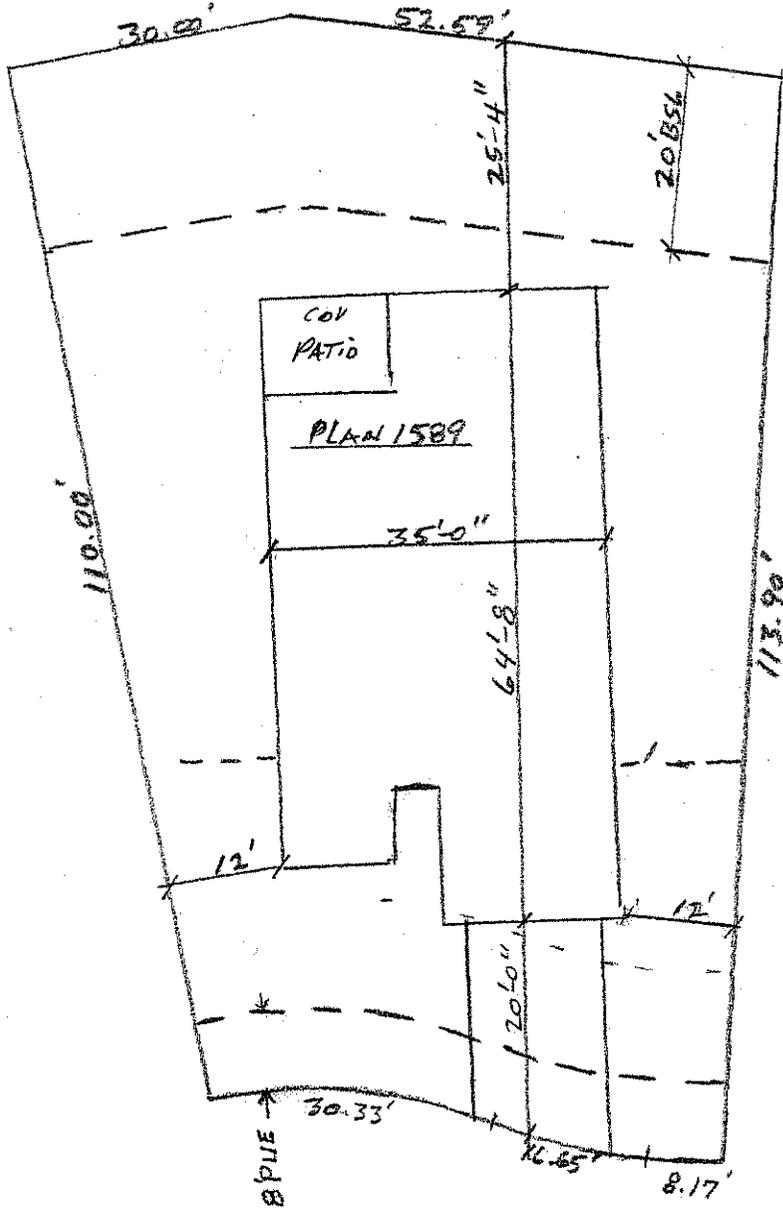


Curt Johnson  
Project Manager

CJ:sf

enclosures





NON-TYPICAL SITE PLAN

LOT 361



**TRANSMITTAL**

Ric Toris  
City of Surprise  
12425 West Bell Road, Suite D-100  
Surprise, AZ 85374

Date: December 3, 1997  
Project Name: Northwest Ranch  
Project Number: 96-0126-01  
Transmitting Via: Delivery

**THE FOLLOWING ARE SUBMITTED:**

ORIGINALS	AS REQUESTED	FOR YOUR REPLY/ACTION
PRINTS	FOR YOUR INPUT	FOR YOUR INFORMATION/FILE
FEEES (SEE BELOW)	x FOR YOUR APPROVAL	
x OTHER (SEE BELOW)	FOR YOUR SIGNATURE	

NUMBER SUBMITTED	DATED	DESCRIPTION
4	11/21/97	Revised Preliminary Plat
4		CVL Response to PP97-94 Stipulations
4	11/25/97	Revised Preliminary Plat Narrative
1	12/2/97	Revised P.A.D. Minor Amendment Letter
1	11/21/97	8 1/2" x 11" Transparency Reductions

**REMARKS OR REPLY:**

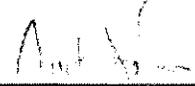
Ric:  
The enclosed should satisfy the requirements of Preliminary Plat Case PP97-94. Please call if you need anything else.

Thanks.

**COPY TO:**

**SINCERELY,  
COE & VAN LOO CONSULTANTS, INC.**

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

  
Curt Johnson, Project Manager

COE & VAN LOO CONSULTANTS, INC. 4550 North 12th Street Phoenix, Arizona 85014-4291 (602) 264-6831 FAX (602) 264-0928

WHITE: ADDRESSEE COPY YELLOW: DELIVERY COPY PINK: FILE COPY

**TRANSMITTAL**

Ms. Shirley Berg  
 City of Surprise  
 12425 West Bell Road, Suite D-100  
 Surprise, AZ 85374

Date: December 16, 1997  
 Project Name: Northwest Ranch  
 Project Number: 96-0126-01  
 Transmitting Via: Delivery

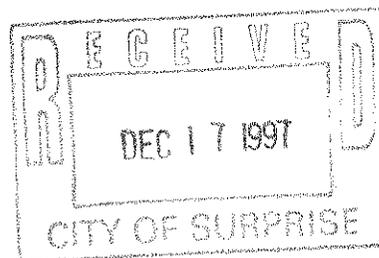
**THE FOLLOWING ARE SUBMITTED:**

ORIGINALS	x	AS REQUESTED	x	FOR YOUR REPLY/ACTION
PRINTS		FOR YOUR INPUT		FOR YOUR INFORMATION/FILE
FEES (SEE BELOW)		FOR YOUR APPROVAL		
x OTHER (SEE BELOW)		FOR YOUR SIGNATURE		

NUMBER SUBMITTED	DATED	DESCRIPTION
4	12/9/97	Revised P.A.D. submittals for Northwest Ranch
4		Joe Blanton's redlines for the P.A.D. revisions
4		CVL's written response to Case 97-25 stipulations
1		Cover letter

**REMARKS OR REPLY:**

You will find Joe Blanton's redlines and the CVL written response in the P.A.D. submittal books in the left inside pocket.



**COPY TO:**

SINCERELY,  
 COE & VAN LOO CONSULTANTS, INC.

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

*Curt Johnson (sf)*  
 Curt Johnson, Project Manager

CITY OF SURPRISE  
(PAD97-25)

NORTHWEST RANCH  
CVL JOB # 96-0126-01

RECOMMENDATION: (PAD97-25)

The subject request generally follows the intent of the "Surprise Comprehensive Development Guide." Furthermore, approval of this request (PAD97-25) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. Staff **recommends** that this request, a rezoning from R1-43 to Planned Area Development with an R1-5 designation for 216 acres, be **approved** subject to the following stipulations:

RECOMMENDATION	CVL RESPONSE
a) Allocation of land uses shall be consistent with those proposed in the PAD Development Program (page 5). The 45' x 110' lots shall not exceed 15% of the total lot yield.	The 45' x 110' lots have been revised so as not to exceed 25% of the total lot yield as per the agreement at the Planning and Zoning hearing.
b) Developer shall create and record a set of CC&R's establishing a homeowners' association which shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way). Said CC&R's shall be approved by the Community Development Director.	The developer acknowledges the requirement of submitting the CC&R's to the Community Development Director for approval and is in preparation to do so.

**CITY OF SURPRISE  
(PAD97-25)**

**NORTHWEST RANCH  
CVL JOB # 96-0126-01**

RECOMMENDATION	CVL RESPONSE
<p>c) Development shall include, at a minimum, two tot lot play areas as well as active adult amenities. Recreational equipment/amenities and their placement within the Northwest Ranch development shall be approved by the Community Development Director.</p>	<p>Play areas and active amenities were a part of the P.A.D. and will be approved by the Community Development Director per the improvement plan process. A series of neighborhood parks will be provided in Phase 1 which will be connected by the community trail system. The parks will consist of canopy trees and picnic seating. These parks and trails will also be provided in Phases 2 and 3. Consideration will also be given for 2 basketball courts in Phase 3.</p>
<p>d) All landscaping plans (including trails system and recreational equipment/amenities) and wall details (including perimeter theme walls, entry monumentation, and sound wall adjacent to the Estrella Freeway) shall be reviewed and approved by the City Engineer and Community Development Director</p>	<p>All landscaping plans will be approved by the City Engineer and the Community Development Director per the improvement plan process. This will be done prior to the issuance of any building permits. A Master Landscape Plan is to be provided for staff review.</p>

**CITY OF SURPRISE  
(PAD97-25)**

**NORTHWEST RANCH  
CVL JOB # 96-0126-01**

<b>RECOMMENDATION</b>	<b>CVL RESPONSE</b>
e) Sarival Avenue from Bell Road south to the primary entrance shall consist of a 55' half right-of-way but shall be improved to Engineering requirements. Appropriate dedications to be acquired by the Developer.	The appropriate dedications for Sarival Avenue will be done by a Map of Dedication or in conjunction with the final plat.
f) Sarival Avenue (internal loop road) shall be improved to major collector standards (80 foot R-O-W) with an additional 10 foot landscape tract on either side and approved by the City Engineer.	Sarival Avenue will be improved per the requirements of the P.A.D. and approved by the City Engineer.
g) Final Design Guidelines shall be submitted to and approved by the Community Development Director prior to issuing any building permits.	Final design guidelines will be submitted and approved by the Community Development Director prior to issuing building permits.
h) Variations in the location of rear yard wall returns at the side of the house shall be required.	Variations in the location of rear yard wall returns will be provided as stipulated in the P.A.D. as shown on Page 10 of the Building Setbacks section.
i) Sideyard setbacks shall be a minimum of 5' and 8' for the entire development. Revise "Minimum Residential building Setbacks" chart on page 11 and Exhibit Q to show 5' and 8' sideyard setbacks on the 45' and 50' wide lots.	Side yard setbacks have been revised to 5' and 8'.
j) Front yard setbacks shall vary in 3' increments with no more than two homes in a row having the same front yard setback (revise footnote on page 11). Minimum front yard setback shall be 18 feet.	Front yard setbacks will vary in 3' increments as stipulated.

**CITY OF SURPRISE  
(PAD97-25)**

**NORTHWEST RANCH  
CVL JOB # 96-0126-01**

RECOMMENDATION	CVL RESPONSE
k) Sidewalks along major collectors and arterials shall be 6' wide and meandering.	Sidewalks along major collectors and arterials will be 6' wide and meandering as shown in the P.A.D.
l) Community trail shall be 8' wide and concrete.	The Community Trail shall be 8' wide and concrete as stipulated and as shown in Exhibit J.
m) All streets shall be built to Engineering Department standards. Revise Exhibits L and M to show correct pavement sections and to indicate that sidewalks are meandering.	All streets will be built to Engineering Department Standards as shown in the revised exhibits.
n) All residential lots shall be required to plant at least one of the two required shade trees immediately behind back of sidewalk.	Trees in the front yards will be provided per the P.A.D. and shown on Page 7 of the Landscaping Section and Page 0-12 of the Design Guidelines.
o) All floor plans and elevations, other than the Ditz Crane products shown in Exhibit P, shall be required to be submitted to the Community Development Director for review and approval.	All floor plans other than the Ditz-Crane product shown in Exhibit P will be submitted to the Community Development Director for approval.
p) All lotting shown in the exhibits are for reference only. Approval of lot layout shall occur at the Preliminary and Final Plat stages.	Approval of lot layouts will occur at the preliminary and final plat stages.

**CITY OF SURPRISE  
(PAD97-25)**

**NORTHWEST RANCH  
CVL JOB # 96-0126-01**

RECOMMENDATION	CVL RESPONSE
<p>v) Major changes to this PAD rezoning application with respect to use, intensity and circulation, must be processed as a revised application, PAD Amendment (Major), with approval by the Mayor and City Council upon recommendation from the Planning and Zoning Commission. Minor changes to the PAD rezoning application may be administratively approved by the Community Development Director and City Manager.</p>	<p>The developer acknowledges that major changes to the P.A.D. will require a revised application.</p>
<p>w) Provide four (4) copies of the Development Plan and Program, revised as necessary to comply with these approved stipulations to the Community Development Department within thirty (30) days of City Council approval.</p>	<p>Four (4) copies of the revised P.A.D. are provided with this letter.</p>

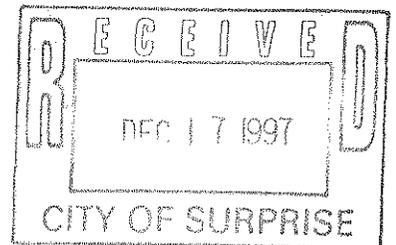
GENERAL DEVELOPMENT PLAN AND  
PROGRAM

A PLANNED AREA DEVELOPMENT  
REQUEST FOR

**NORTHWEST  
RANCH**

A  
PLANNED COMMUNITY  
IN SURPRISE, ARIZONA

March 20, 1997  
Revised May 9, 1997  
Revised June 2, 1997  
Revised October 13, 1997  
Revised December 9, 1997



Prepared for:

City of Surprise  
12425 W. Bell Road, Suite D100  
Surprise, AZ 85374

Prepared by:

Coe & Van Loo Consultants, Inc.  
4550 N. 12th Street  
Phoenix, AZ 85014

# TABLE OF CONTENTS

	<u>Page Number</u>
Project Overview .....	1
Project Site .....	2
Land Uses .....	3
Consistency with the Surprise Comprehensive Development Guide .....	4
Allocation of Land Use .....	5
Common Areas .....	6
Landscaping .....	6
Specifications and Standards for Streets, Drainage, Utilities & Services .....	7
(a) Bell Road .....	7
(b) Greenway Road .....	7
(c) Sarival Avenue .....	7
(d) 303 Loop/Estrella Freeway .....	8
(e) Major Entrance .....	8
(f) Secondary Entrances .....	8
(g) Typical Internal Loop Road .....	8
(h) Local Public Streets .....	8
(i) Utilities and Services .....	8
(j) Javalina Substation .....	8
(k) Conceptual Drainage .....	9
Phasing .....	9
Architectural Style and Design Guidelines .....	10
Building Height .....	10
Building Setbacks .....	10
Lot Area & Dimensions .....	11

# EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Vicinity Map and Surrounding Character Map
B	Aerial
C	Legal Description
D	Topographical Map
E	Existing Surprise Comprehensive Development Guide Map
F	Proposed Amendment to Existing Surprise Comprehensive Development Guide Map
G	Title 17, Section 17.28.110 of the Surprise Municipal Code: Planned Area Development
H	Title 17, Section 17.28.040 of the Surprise Municipal Code: R1-5 Zoning
I	Preliminary Development Plan
J	Conceptual Landscape/Open Space/Path/Sidewalk Plan
K	Conceptual Subdivision Entry Signage
L	Collector Street Plan
M	Street Cross Sections
N	Conceptual Phasing Plan
O	Design Guidelines
P	Architectural Elevations
Q	Setback Exhibits
R	Conceptual Water/Sewer Plan
S	Conceptual Drainage Study and Floodplain Data
T	Amendments to the P.A.D.

# NORTHWEST RANCH

## Project Overview

Northwest Ranch will be a low density (2-6 du/ac), family-oriented, residential community with a significant amount of open space and walking paths designed to meet the lifestyle needs of active families.

Bell Road lies one quarter of a mile north of the project, separated by an area of farms. The western boundary of the project is the Estrella Freeway (303 Loop) and The Villages at Surprise project, currently in the planning stage. The eastern boundary is the Sarival Avenue alignment and Mountain Vista Ranch Development. Greenway Road is the southern boundary with most of the land to the south of Greenway cultivated farm land. Both the setting of the project and the land plan provide a general feeling of openness with wide vistas, abundant recreational opportunities nearby and a warm sense of community.

The project is anchored by numerous small neighborhood parks interconnected by walking paths designed to promote both a healthy lifestyle and a true sense of security and neighborhood.

The primary entry feature will be on the east side of the project a short distance south of Bell Road but with excellent visibility from Bell. A temporary entry monument and signage is planned along Bell Road.

The internal main project drive has been designed to make each of the neighborhoods within the community easily accessible to the residents and guests. The design of the main project drive was created with sweeping curves to add character and interest to the experience yet discouraging high speed traffic. It is recognized that most southbound traffic other than local traffic, will utilize the Estrella Freeway; however, local traffic can travel south to Greenway Road via the main project drive.

The land plan envisions a balanced mix of detached single-family homes with a wide variety of floor plans, colors and elevations. Northwest Ranch will provide neighborhoods geared toward active, value conscious families who are seeking a good lifestyle and a quality home at a reasonable price.

The philosophy of the Developers of Northwest Ranch is summarized in this statement:

**"Northwest Ranch has been designed to meet the growing demands of families looking for reasonably priced homes with a "Quality Lifestyle," where parents can still raise their families with small town values. It will provide the residents the comfort of living in a rural area, yet within close proximity to jobs, shopping and all other city services."**

## Project Site

As shown on the Vicinity Map (Exhibit A) and the aerial photograph (Exhibit B), Northwest Ranch is approximately 216 acres situated approximately ¼ mile south of Bell Road between the Sarival Avenue alignment and the 303 Loop (Estrella Freeway). Greenway Road is the southern boundary of the project.

The legal description is attached as Exhibit C.

The Estrella Freeway, accessible via either Bell Road or Greenway Road, provides easy access to Interstate 10 approximately 12 miles south.

For travelers going west toward Los Angeles, the Sun Valley Parkway, which connects to Bell Road, offers an easy route west and south to connect to I-10.

The Maricopa County Department of Transportation is currently in the final stages of planning for the extension of the 303 Loop from Grand Avenue to Lake Pleasant Road, providing future residents of Northwest Ranch easy access to Lake Pleasant, one of Arizona's largest and finest recreational lakes.

To the west, the White Tanks Regional Park, less than a 15 minute drive, offers a wonderful opportunity to enjoy a pristine desert environment with hiking, picnicking, etc. Twelve golf courses are within 10 minutes of Northwest Ranch with several more in the planning or construction stage.

Arrowhead Towne Center is approximately 11 miles east of the project.

Drive time from Northwest Ranch to central Phoenix is approximately 30 to 40 minutes; drive time to Arrowhead Towne Center is approximately 15 minutes; drive time to Interstate 17 is approximately 30 minutes. Interstate 10 via the 303 Loop is approximately 12 minutes drive time.

Primary access to the project will be from Bell Road, south on Sarival Avenue approximately 2,000 feet to the main entry of the project. Bell Road, which currently has a minimum 110 foot right-of-way, is fully improved with a divided six-lane roadway complete with a landscaped median, vertical concrete curb and gutter, meandering concrete sidewalks, and landscaping on both sides of the roadway extending along the project's proposed frontage on Sarival Avenue. Bell Road is the major east/west arterial across the North Valley from Scottsdale to the Sun Valley Parkway. The Sun Valley Parkway then extends west around the White Tank Mountains and south to Interstate 10.

All required utilities (water, sewer, natural gas, electricity, telephone, and cable television) are either available to the project or are to be provided for prior to development. The site is located outside of the AICUZ noise contours of Luke Air Force Base, and there are no known hazardous conditions which would affect development. A Topographical Map of the site is attached as Exhibit D.

A portion of the site has been used for agricultural uses. The southern half (approximate) of the property is in its natural desert state.

A new APS substation is planned for the southeast corner of the property. The power lines running north from the substation along the Sarival Avenue alignment will be installed underground. The lines running south will be overhead. As the project develops, the irrigation ditches will be taken out of service and power lines buried.

## Land Uses

Northwest Ranch will include approximately 957 single family lots on 216.36 acres in a series of neighborhoods. The project is planned for four distinct residential product types on four different sized lots. Each lot will have a minimum of 4,950 square feet and will be restricted to one single family home. The primary home sizes will be from approximately 1,000 to 3,500 square feet.

The current land use designations for this area are MDR (Medium Density Residential at 7-9 dwelling units per acre), HDR (High Density Residential at 9-22 dwelling units per acre), CC (Convenience Commercial at 5-7 gross acres per corner), and NC (Neighborhood Commercial at 10-12 gross acres per corner), as shown in Exhibit E. The proposed land use is LDR (Low Density Residential at 2-6 dwelling units per acre), as shown in Exhibit F.

In accordance with the Surprise Municipal Code Title 17, Zoning Ordinance Section 17.28.110 (Exhibit G), this request is for a Planned Area Development (PAD) with rezoning from R1-43 to R1-5 designation for a proposed maximum of approximately 957 dwelling units (Exhibit H). R1-5 is the zoning category most nearly equivalent to the LDR land use category. The purpose of this submittal is for the approval of a Planned Area Development for a low-density residential category at 2-6 dwelling units per acre. The site will consist of various densities within the LDR range with the higher densities adjacent to the Estrella Freeway at the western end of the site, and the lower densities adjacent to the proposed Mountain Vista Planned Area Development at the eastern end of the site.

### *General Requirements and Standards:*

- (a) *Ownership.* The tract shall be a development of land under unified control at the time of application and planned and scheduled to be developed as a whole.
- (b) *Conformance with Comprehensive Development Guide.* The land uses and design of the proposed PAD shall be consistent with the City of Surprise Comprehensive Development Guide.
- (c) *Uses in a PAD.* Any use may be allowed in a PAD provided it is consistent with the Comprehensive Development Guide.
- (d) *Residential Density in PADs.*
  - Residential development in a PAD may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would otherwise be permitted by the zoning regulations applicable to the site. However, the total number of dwelling units and the resulting density allowed in a PAD shall be consistent with the Land Use Plan of the City's Comprehensive Development Guide.
  - In determining the reasonableness of the densities in a PAD, the Planning and Zoning Commission and City Council shall consider increased

efficiency in the provision of public facilities and services based, in part, upon:

- (1) The location, amount and proposed use of common open space;
- (2) The location, design and type of dwelling units;
- (3) The physical characteristics of the site;
- (4) Particular distinctiveness and excellence in siting, design, and landscaping.

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

(f) *Architectural Style, Appearance.* Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations during PAD review by the Planning and Zoning Commission and City Council.

## **Consistency with the Surprise Comprehensive Development Guide**

With the land uses shown on the existing Surprise Comprehensive Development Guide Map (Exhibit E), 2,615 residential units would be allowed for the MDR and HDR uses as well as the Commercial uses shown at the corners. The request for a general plan amendment has been submitted to amend the Comprehensive Development Guide Plan to Low Density Residential; as shown in Exhibit F (Application No. GPA97-14) the approval of this request would decrease the number of allowable dwelling units from 2,615 to 1,296. The commercial would be deleted with this approval.

This request is consistent with the Surprise Comprehensive Development Guide as follows:

(a) In accordance with Objective A-1 of Section D.1.3 of the Guide, the project provides for growth to occur in a planned orderly manner while providing a good balance to the many other developments in the City.

(b) In accordance with Objective B-1 of the Guide, the project is designed to create a stable, identifiable residential neighborhood. The street patterns were designed to promote community identity.

(c) In accordance with objective B-3 of the Guide, the project promotes compatibility of land uses with other developments in the area while encouraging pride of ownership among the neighbors.

(d) In accordance with Objectives C-1 and D-2 of the Guide, the project will promote the development of a wide range of quality, affordable housing for families in Surprise.

(e) In accordance with Objective D-3 of the Guide, the project uses the PAD process to plan this project in a newly developing area of the City, while at the same time fulfilling the City's desire for quality neighborhood development.

(f) In accordance with Objective G-1 of the Guide, the development sets minimum design standards for residential land uses and establishes Design Guidelines for such development.

(g) In accordance with Section D-2-3 © of the Guide, proven grading and drainage techniques will be utilized to avoid the unnecessary destruction of indigenous plant material.

(h) In accordance with Section D-2-3 of the Guide, the development includes Design Guidelines which formulate appropriate generalized architectural treatment themes for residential development and will insure quality development and project conformity. Exhibit F shows the Proposed Amendment to the Surprise Comprehensive Development Map.

**Allocation of Land Use**

The proposed allocation of land uses, expressed in acres and as a percentage of the area is shown below. The numbers shown below are conceptual and are for reference only.

**NORTHWEST RANCH PRELIMINARY LAND USE CHART  
ORIGINAL COLLECTOR ALIGNMENT  
OVERALL PRODUCT MIX**

PRODUCT	YIELD	MIX
45' x 110'	239	24.97%
50' x 110'	276	28.84%
55' x 110'	287	29.99%
60' x 110'	155	16.20%
<b>TOTAL</b>	<b>957</b>	<b>100.00%</b>

**NORTHWEST RANCH  
PRODUCT MIX BY PARCEL AND PHASE**

PRODUCT	PHASE I			PHASE II			PHASE III		
	PARCELS	YIELD	MIX	PARCELS	YIELD	MIX	PARCELS	YIELD	MIX
45' x 110'	A3	143	35.48%	B2	77	34.38%	C1	92	28.05%
50' x 110'	A2	85	21.09%	B1	56	25.00%	C2	112	34.15%
55' x 110'	A1	81	20.10%	B3	91	40.63%	C4	86	26.22%
60' x 110'	A4	94	23.33%			0.00%	C3	38	11.59%
	<b>PHASE TOTAL</b>	<b>403</b>	<b>100.00%</b>	<b>PHASE TOTAL</b>	<b>224</b>	<b>100.00%</b>	<b>PHASE TOTAL</b>	<b>328</b>	<b>100.00%</b>
	<b>% OF OVERALL</b>	<b>42.11%</b>	<b>% OF OVERALL</b>	<b>31.97%</b>	<b>% OF OVERALL</b>	<b>25.91%</b>			

**NORTHWEST RANCH  
YIELD BY PARCEL**  
(This number is approximate and may vary)

PARCEL	PRODUCT	YIELD	ACRES	DENSITY
A1	55' x 110'	81	19.20	4.22
A2	50' x 110'	85	15.10	5.63
A3	45' x 110'	143	31.70	4.51
A4	60' x 110'	94	25.50	3.69
B1	50' x 110'	191	10.90	17.52
B2	45' x 110'	10	16.10	0.62
B3	55' x 110'	105	18.60	5.65
C1	45' x 110'	40	15.00	2.67
C2	45' x 110'	46	27.20	1.69
C3	60' x 110'	61	17.80	3.43
C4	55' x 110'	101	19.30	5.23
<b>TOTAL</b>		<b>957</b>	<b>216.4</b>	<b>4.42</b>

### Common Areas

As depicted on the Preliminary Development Plan (Exhibit I), the open space is distributed throughout the site, the majority of which is designated as park/retention, will be provided within the Northwest Ranch PAD. Such open space, including right-of-way landscaping will be maintained by a homeowner's association.

The park/open space is designed to accommodate necessary on-site retention. The park/open space feature will provide active and passive recreation opportunities for the community. Walking trails throughout the community are designed to provide residents easy access to each of the parks (Exhibit J). The parks will consist of canopy trees, picnic seating, and trail connections. The total percentage of open space provided is 14.20%.

### Landscaping

Low water use plant materials will be utilized to landscape the project. The CC&Rs and Design Guidelines will describe the acceptable plant materials with an emphasis on low water use landscape themes. Builders or residents will be required to landscape their front yards in accordance with an approved landscape pallet provided by the Developer (Exhibit J) within six months after moving in.

Upon request from the developer, the addition of plants and materials to the recommended landscape palette may be Administratively Approved by the City's Community Development Director.

The internal loop road and the primary entry to the project shall be landscaped with low water use, native plants. Landscaping along neighborhood street shall be compatible with the landscaping along the perimeter roadways and the internal loop road. To soften and screen the properties, the front yards of single-family homes shall be landscaped with at least two trees and four shrubs. In order to provide a sense of uniqueness to the Northwest Ranch Community, every home will be required to plant one of the two required trees near the property line immediately behind the sidewalk. The desired effect is to enhance the neighborhoods by creating a tree-lined streetscape. Ground cover may be turf, decomposed granite or other natural rock material. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance.

On-lot landscaping shall be provided and maintained by the owner/possessor of such lot. All landscaped areas shall be maintained in a reasonable and attractive manner.

Detailed landscaping plans for individual subdivisions shall be submitted as supplemental information and reviewed by the Community Development Director to assure continuity of a quality landscaped environment during the Final Plat and Site Plan processes.

## **Specifications and Standards for Streets**

### Streets

Streets, as shown in Exhibits L and M, will be provided in accordance with the following minimum standards and specifications for such improvements:

- (a) *Bell Road*. Existing/built.
- (b) *Greenway Road*. The north 55' of Greenway Road is to be dedicated across the entire width of the development (Northwest Ranch). Improvements shall be in accordance to city standards and built as a minor arterial roadway (110' right-of-way) section from the existing alignment of Sarival Avenue west to the Estrella Parkway (303 Loop). Greenway will be improved at the time Phase III is developed.
- (c) *Sarival Avenue*. The Developer shall construct (or cause to be constructed), at its sole cost and expense:
  1. Improving the west half of Sarival Avenue from Bell Road south to the primary entry to the project, approximately 2,100 feet south of Bell Road. The segment of Sarival Avenue will be improved and landscaped to the City of Surprise standards for a minor arterial (110' right-of-way) with appropriate dedications from adjacent land owners.
  2. Beginning at the point where the above segment of Sarival Avenue terminates, Sarival Avenue will be realigned and taken through the property to Greenway Road. The entire segment of the project drive will be improved and landscaped to the City of Surprise's standards for a

major collector with a 80' right-of-way and 10' landscape tracts on either side.

(d) *Estrella Freeway.* The Developer shall construct (or cause to be constructed) a sound wall along its western border to buffer the residents from the Estrella Parkway traffic noise.

(e) *Major Entrance.* The major entrance into Northwest Ranch (from Bell and Sarival Avenue) shall consist of a short section of 4-lane, divided roadway in general conformance with the depiction on the Land Use Plan. A minimum 110' right-of-way shall be provided. Improvements shall consist of one travel lane in each direction plus a raised median on 64' (32' on each side back of curb dimension) of pavement. The scope and phasing of such improvements, appropriate transitions, and similar matters shall be discussed and agreed to between the City and the Developer upon: (1) prior to the development of parcels that are abutting this entrance, or (2) such time as the Developer desires, whichever occurs first.

(f) *Secondary Entrances.* The secondary entrance into Northwest Ranch at Greenway shall consist of an adequate number of travel lanes and 80' right-of-way as shown in the cross-section for Northwest Ranch Parkway and approved by City staff. The scope and phasing of such improvements, appropriate transitions, and similar matters shall be discussed and agreed to between the City and the Developer upon: (1) prior to the development of parcels that are abutting this entrance, or (2) such time as the Developer desires, whichever occurs first.

(g) *Typical Internal Loop Road.* Improvements shall consist of an adequate 80' right-of-way with 10' landscape tracts on either side and number of travel lanes as approved by the City Engineer. The scope and phasing of such improvements, appropriate transitions, and similar matters shall be discussed and agreed to between the City and the Developer upon: (1) prior to the development of parcels that are abutting this entrance, or (2) such time as the Developer desires, whichever occurs first.

(h) *Local Public Streets.* 50' right-of-way plus 8' public utility easements. Improvements shall consist of two travel lanes on 32' (back of curb dimension) of pavement with sidewalks on both sides and parking permitted on one side only. The scope and phasing of such improvements, appropriate transitions, and similar matters shall be discussed and agreed to between the City and the Developer upon: (1) prior to the development of parcels that are abutting this entrance, or (2) such time as the Developer desires, whichever occurs first.

(i) *Javalina Substation.* Access will be paved (24' width).

Right-of-way dedications shall be subject to engineering and be made in conjunction with Final Plat Approval of the particular subdivision (1) within which such internal rights-of-way will be located and (2) adjacent to which such perimeter rights-of-way will abut.

Typical cross-sections for the various roadway classifications are located in the Appendix as Exhibit M.

(j) *Utilities and Services.* The City of Surprise will provide sewer facilities for the project, consisting of a trunk sewer main to be located in the Estrella Parkway alignment.

Sewer mains will be constructed throughout the balance of the project to serve all phases of development. All facilities will be constructed to the satisfaction of the City of Surprise.

Citizens Utilities will serve the domestic water requirements for the project. A water main in Bell Road will be looped through the project site south to Greenway Road and east to the south end of the Mountain Vista Development.

Telephone, electric, cable television and gas services are referred to herein as dry utilities. Electric, telephone, and, to the extent that it is practical, cable television services, will be made available for the residences of each parcel. Gas, if available, will be extended through the community. Suppliers for these utilities who are currently active in the area are as follows:

- Electricity: Arizona Public Service (APS)
- Telephone: US West
- Gas: Southwest Gas
- Cable TV: Cox Communications

(k) *Grading and Drainage Concept.* All drainage facilities will be designed based on generally accepted engineering practices and in accordance with the City of Surprise requirements. An exhibit is provided in the Appendix (Exhibit S).

The grading and drainage concept for this project consists of providing both detention and retention for the subject site, as well as interception and conveyance of off-site flows. Detention/retention will be provided for the 100-year, 2-hour storm event.

Detention/retention will be provided at site-specific locations convenient to the siting of centralized parks. Two off-site flows will be intercepted and conveyed along the perimeter of the site and outletted at the site's southeast corner. The detention/retention basins will be designed with side slopes no steeper than 4:1. The maximum depth of water to be detained/retained will be three feet; however, the depth of the basins and channels will exceed three feet in order to construct culverts under road crossings. In order to create an aesthetically pleasing open space, landscape treatment is anticipated for the basins. Further details of the drainage design are presented in the Northwest Ranch Master Drainage Report.

## **Phasing**

The Conceptual Phasing Plan is illustrated in Exhibit N. The Phasing Plan sets forth the intended times for beginning and completion of each phase. Construction in any phase may be commenced prior to the time shown on the Phasing plan. Commencement of construction of a phase prior to or within the time designated on the Phasing Plan for commencement of that phase shall satisfy the current Surprise Municipal Code Title 17 Zoning, Section 17.36.060 (D.3.d) provision concerning start of construction.

Extensions of time for up to two years to commence construction in any phase may be administratively approved by the City's Community Development Director and City Manager. Extensions of time for greater than two years may be approved by the City when deemed necessary through either the minor changes or major changes processes for

amendments to the PAD approval as found in the Sections 17.36.060 (G)(1) and (2) of the City's current Surprise Municipal Code Title 17 Zoning.

Phase I provides four lane access onto Sarival Avenue and Bell Road. Similar means of (paved) access and emergency (all weather) access will be provided, as necessary and appropriate, in conjunction with the development of subsequent phases of the PAD.

## **Architectural Style and Design Guidelines**

Northwest Ranch Design Guidelines are located in the Appendix as Exhibit O. These Design Guidelines will provide guidance to individual development efforts so that quality, compatibility and cohesiveness are maintained throughout the PAD. They address numerous issues and concepts such as landscaping, architecture, walls and fences, lighting, site development and other matters. As is described in more detail within the Design Guidelines, they shall serve as a general guide regarding development within the Northwest Ranch PAD.

Northwest Ranch is a single-family residential PAD offering a variety of housing types and product ranges to meet the growing demands of the Surprise housing market. Various conceptual single-family housing elevations consistent with the Northwest Ranch Design Guidelines are located in the Appendix as Exhibit P and are offered to generally depict architectural style and exterior materials. Design Guidelines are to be approved by the Community Development Director.

## **Building Height**

Maximum building height for the single-family residences shall not exceed 30'. Building heights for all buildings shall be measured as the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.

## **Building Setbacks**

In accordance with Title 17, Section 17.28.040 of the Surprise Municipal Code (Exhibit Q), minimum building setbacks from property lines are illustrated on the following tables. Additional building setbacks needed for visibility, triangles and other health-safety requirements may be required during the subdivision plat process. An asterisk indicates a proposed request or deviation from the above referenced standards. Variations in the location of the rear yard walls at the side of the house will be required. These variations will be based on where wall placement will be most beneficial for side yard open spaces as well as privacy for the homeowner.

## MINIMUM RESIDENTIAL BUILDING SETBACKS

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear Yard</u>
Single Family Detached (45' and 50' lots)	20**	5' & 8'**	13'	20'
Single Family Detached (55' and 60' lots)	20**	5' & 8'	13'	20'
Structures accessory to SF residences	20**	3'	20'	3'
Structures for all other principal, conditional or accessory uses	20**	10'	20'	20'

\* Vary front yard setback 18' to 23' with no more than two homes in a row having the same front yard setback. Vary setbacks in 3' increments.

\*\*5' is proposed from building to property line with a 10' minimum total separation of buildings on adjacent lots.

## Lot Area and Dimensions

### *LDR Parcels.*

(a) Required Lot Area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single-family dwelling units	4,950 s.f.* (5,500 Zoning requirement)
Other permitted uses	Min. area to be determined by building area, parking requirements, and required setbacks

(b) Required Lot Dimensions:

<u>Use</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>
Single-family dwelling units	45'* (50')	110'* (100')
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.	

A diversity of lot sizes and housing types shall be encouraged. Typical expected single-family detached lot widths include 45' to 60', with a minimum allowed lot width of 45'. Typical expected lot depths shall be 110', with a minimum allowed lot depth of 105'.



VICINITY MAP &  
SURROUNDING CHARACTER  
EXHIBIT  
for  
NORTHWEST RANCH

HAPPY TRAILS  
PAD 86-1

BELL WEST  
RANCH

SUN CITY GRAND  
PADA 97-73

BELL ROAD

R1-43

VILLAGE AT SURPRISE  
SOUTH  
PAD 95-03

MOUNTAIN VISTA RANCH  
PAD 94-02

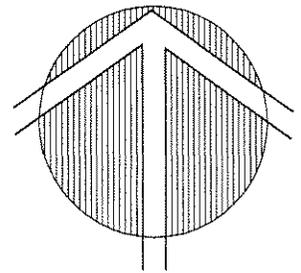
50' ABANDONED RAILROAD R/W  
RESERVED MINERAL RIGHT ESM'T  
BOOK 215 OF DEEDS PAGE 133  
DOCKET 3333 PAGE 116

SURPRISE

GREENWAY ROAD

MARICOPA COUNTY

RURAL-43



NORTH  
N.T.S.

EXHIBIT A

DATE: 2-18-97

REV. 5-28-97

REV. 10-13-97

CVL \*96-0126-01





Beardsley Rd.

SUN CITY GRAND

Union Hills Dr.

ARIZONA TRADITIONS

HAPPY TRAILS G.C.

Bell Rd.

PROPOSED SITE

THE VILLAGES at SURPRISE

Citrus Rd.

Cotton Ln.

Estrella Fwy. Interim / Loop 303

Sariva Ave.

Greenway Rd.

SURPRISE COUNTY

Waddell Rd.

W-12

NORTHWEST BANK, EVL 117 P

September 2, 1997

LEGAL DESCRIPTION FOR  
NORTHWEST RANCH  
PRELIMINARY PLAT BOUNDARY - PHASE 1

That part of the East Half of Section 1, Township 3 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the East Quarter-Corner of said Section 1;

Thence South  $00^{\circ}54'39''$  West, along the East line of the Southeast Quarter of said Section 1, a distance of 310.00 feet;

Thence North  $89^{\circ}15'28''$  West, departing said East line, a distance of 988.40 feet;

Thence North  $64^{\circ}43'53''$  West, a distance of 126.06 feet to a point on a 620.00 foot radius non-tangent curve, whose center bears South  $64^{\circ}43'53''$  East;

Thence Southwesterly, along said curve, through a central angle of  $08^{\circ}13'38''$ , a distance of 89.03 feet;

Thence North  $72^{\circ}57'31''$  West, a distance of 134.93 feet;

Thence South  $19^{\circ}09'38''$  West, a distance of 1.80 feet;

Thence North  $73^{\circ}05'42''$  West, a distance of 135.00 feet to a point on a 890.00 foot radius non-tangent curve, whose center bears South  $73^{\circ}05'42''$  East;

Thence Northeasterly, along said curve, through a central angle of  $00^{\circ}33'00''$ , a distance of 8.55 feet;

Thence North  $72^{\circ}32'41''$  West, a distance of 185.00 feet to a point on a 1,075.00 foot radius non-tangent curve, whose center bears South  $72^{\circ}32'41''$  East;

Thence Southwesterly, along said curve, through a central angle of  $08^{\circ}44'54''$ , a distance of 164.14 feet;

Thence North  $81^{\circ}17'35''$  West, a distance of 50.00 feet;

Thence North  $58^{\circ}06'26''$  West, a distance of 97.50 feet;

Thence North  $89^{\circ}23'12''$  West, a distance of 747.80 feet to a point on a line which is parallel with and 150.00 feet Easterly, as measured at right angles, from the North-South mid-section line of said Section 1, said point being on the Easterly right-of-way of proposed "State Route 303";

Legal Description for  
Northwest Ranch  
Preliminary Plat Boundary - Phase 1  
September 2, 1997  
Page 2 of 2

Thence North  $00^{\circ}57'34''$  East, along said parallel line and said proposed Easterly right-of-way, a distance of 1,217.62 feet;

Thence North  $07^{\circ}18'00''$  East, departing said parallel line, a distance of 424.08 feet to the North line of the South Half of the Northeast Quarter of said Section 1;

Thence South  $89^{\circ}07'50''$  East, departing said Easterly right-of-way of proposed "State Route 303" and along said North line, a distance of 2,436.61 feet to the Northeast Corner of the South Half of the Northeast Quarter of said Section 1;

Thence South  $00^{\circ}55'47''$  West, along the East line thereof, a distance of 1,323.10 feet to the Point of Beginning;

Containing 92.698 Acres, more or less.



# LEGAL DESCRIPTION for NORTHWEST RANCH

## PARCEL NO. 1:

THE EAST HALF OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM SO MUCH THEREOF LYING WITHIN THE BOUNDS OF A 50 FOOT STRIP OF LAND CONVEYED TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO

EXCEPT THEREFROM THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; AND ALSO

EXCEPT BEGINNING AT A 1" OPEN PIPE MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 300.00 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 15 SECONDS EAST 400.00 FEET;  
THENCE NORTH 06 DEGREES 54 MINUTES 24 SECONDS EAST 1,359.22 FEET;  
THENCE NORTH 00 DEGREES 34 MINUTES 15 SECONDS EAST 1,807.19 FEET;  
THENCE NORTH 05 DEGREES 46 MINUTES 09 SECONDS WEST 1,358.35 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 15 SECONDS EAST 400.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 89 DEGREES 24 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 300.00 FEET TO A BRASS CAP IN A HANDHOLE MONUMENTING THE NORTH QUARTER OF SAID SECTION;

THENCE SOUTH 89 DEGREES 23 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 300.00 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 15 SECONDS WEST 400.00 FEET;  
THENCE SOUTH 06 DEGREES 54 MINUTES 41 SECONDS WEST 1,358.22 FEET;  
THENCE SOUTH 00 DEGREES 34 MINUTES 15 SECONDS WEST 1,805.23 FEET;  
THENCE SOUTH 05 DEGREES 46 MINUTES 24 SECONDS EAST 1,357.40 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 15 SECONDS WEST 400.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 89 DEGREES 46 MINUTES 35 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;

THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 00 MINUTES 41 SECONDS WEST, 305 FEET;  
THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, 240 FEET;  
THENCE NORTH 89 DEGREES 00 MINUTES 41 SECONDS EAST, 305 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 1, SAID POINT BEARS NORTH 00 DEGREES 59 MINUTES 19 SECONDS WEST, 660 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS EAST ALONG SAID EAST SECTION LINE, A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING; AND ALSO

EXCEPT FROM THE ABOVE EXCEPTION, THE EAST 33 FEET.

## PARCEL NO. 2:

A STRIP OF LAND 50 FEET IN WIDTH BEING THAT PORTION OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT WIDE RIGHT-OF-WAY IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS DESCRIBED IN "PARCEL ONE" OF THAT RECORDED IN BOOK 215 OF DEEDS, PAGES 133 AND 134, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 3353, PAGE 116, RECORDS OF MARICOPA COUNTY, ARIZONA.

NET AREA - 216.374 ACRES

## EXHIBIT C

DATE: 1-14-96  
REV. 5-28-97  
CVL #96-0126-01

### LEGAL DESCRIPTION FOR: NORTHWEST RANCH

TOPO EXHIBIT  
for  
NORTHWEST RANCH

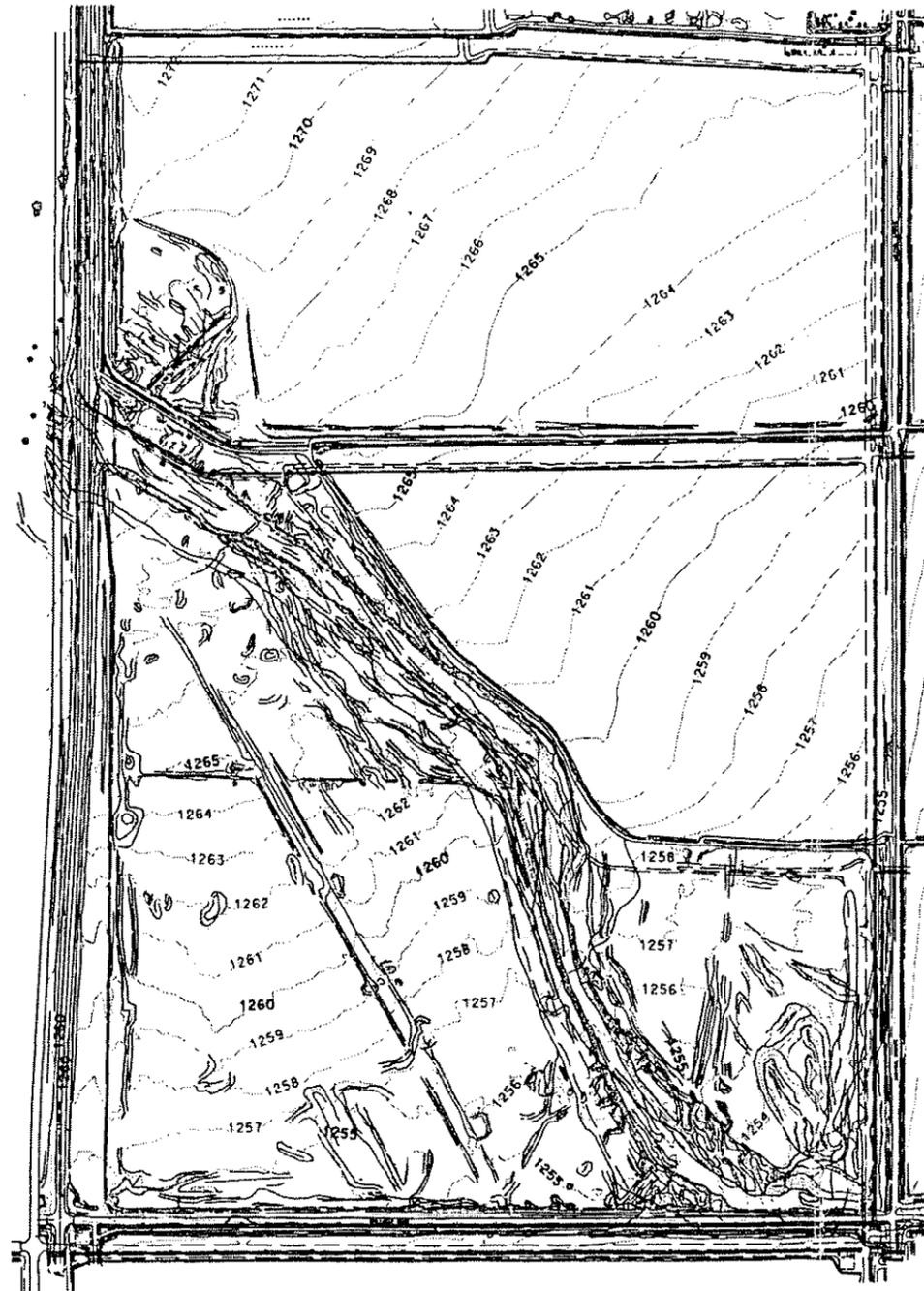


EXHIBIT D

CVL

DATE: 2-18-97  
REV. 5-28-97  
CVL •96-0126-01

TOPO EXHIBIT FOR: NORTHWEST RANCH

DATE: Feb. 14, 1997  
TIME: 10:20:45  
FILE: n:\960126\land\16topo.dgn



PRELIMINARY DEVELOPMENT PLAN

for  
NORTHWEST RANCH

SINGLE FAMILY RESIDENTIAL

PREPARED FOR:

VERDE INVESTMENTS INC.  
2525 E. CAMELBACK RD. SUITE 1150  
PHOENIX, AZ. 85016  
(602) 553-7000  
(602) 852-6648 (FAX)  
CONTACT: RANDALL ANDRUS

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 264-6831  
(602) 264-0928 (FAX)  
CONTACT: CURT JOHNSON

LEGAL DESCRIPTION:

THE EAST HALF OF SECTION 1, TOWNSHIP  
3 NORTH, RANGE 2 WEST, OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA

SITE DATA:

EXISTING ZONING	RURAL 43
PROPOSED ZONING	P.A.D.(R1-5)
GROSS AREA	216.4 AC.
TOTAL YIELD	961 LOTS
TOTAL DENSITY	4.44 DU/AC

UTILITIES:

WATER	CITIZENS UTILITY CO.
SEWER	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	U.S. WEST
GAS	SOUTHWEST GAS

LEGEND:



SUBDIVISION ENTRY

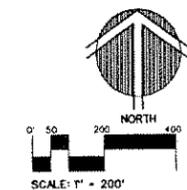


EXHIBIT I

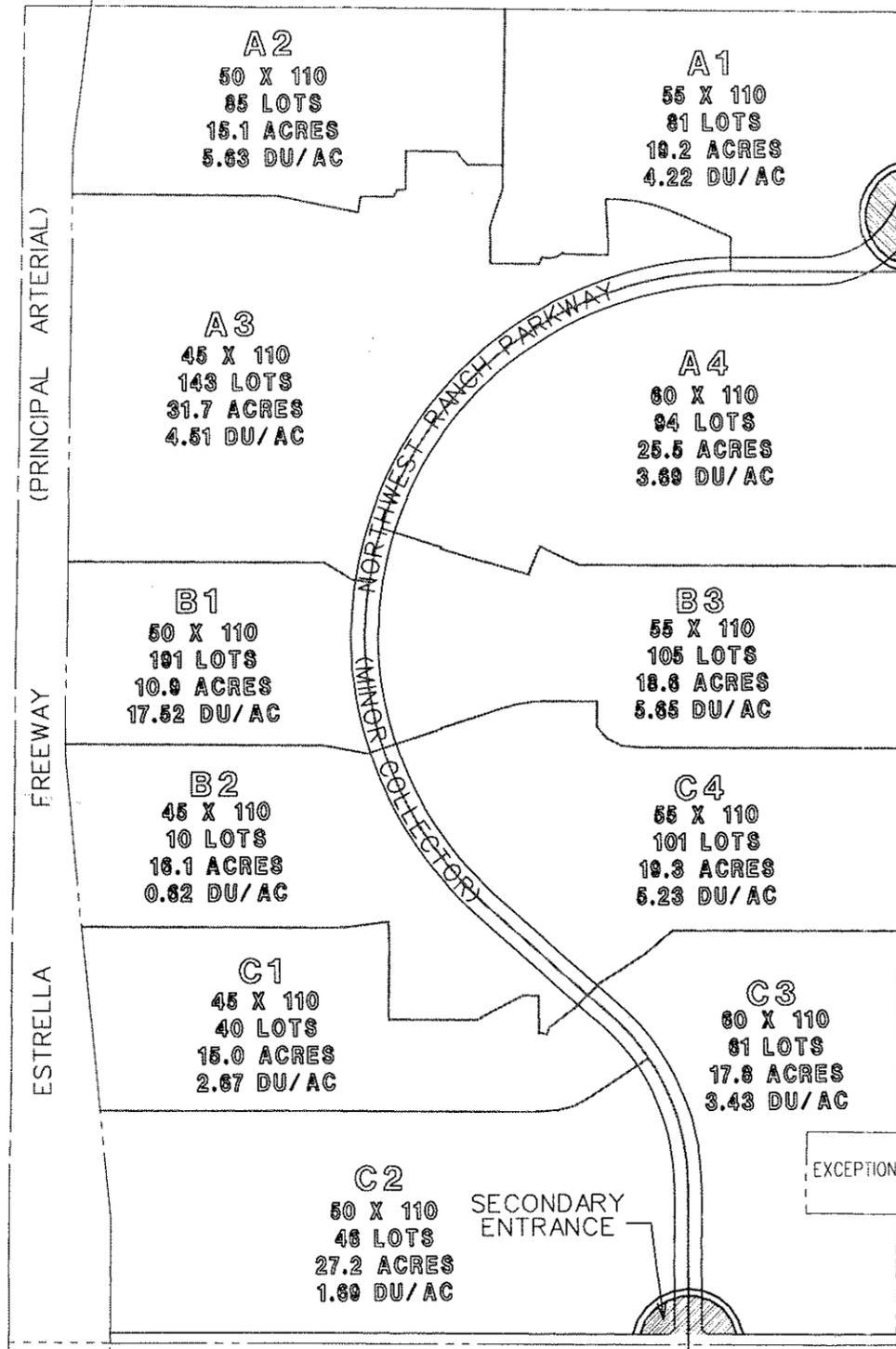
DATE: 2-18-97  
REV: 5-28-97  
REV: 9-4-97  
REV: 10-13-97  
CVL \*96-0126-01

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR RECORDING

**CVL**

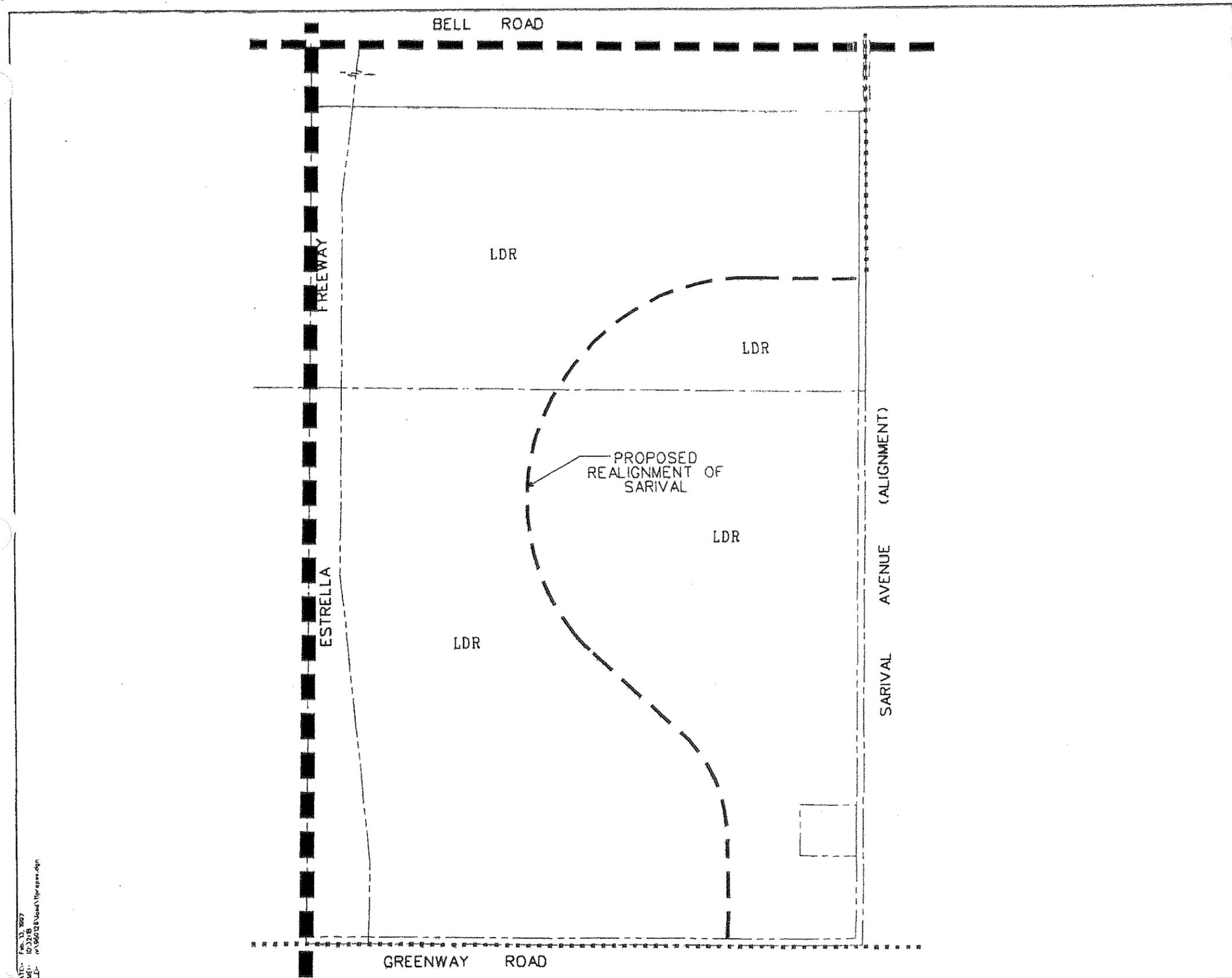
PRELIMINARY DEVELOPMENT PLAN FOR: NORTHWEST RANCH

BELL ROAD (MAJOR ARTERIAL)



GREENWAY ROAD (MINOR ARTERIAL)

DATE: Feb 14, 1997  
TIME: 15:02:37  
FILE: n:\960126\North\01exsp.dgn



DATE: Feb. 13, 1997  
 DRAWN BY: [illegible]  
 FILE: P:\1997\1997\1997\1997.dgn

### Proposed Amendment to Development Guide Plan

#### LAND USES:

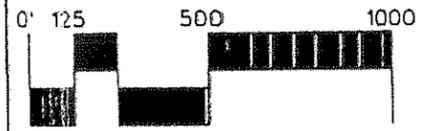
**LDR** Low Density Residential  
 (2-6 D.U. / Acres)

#### TRANSPORATION SYSTEM:

- Principal Arterial
- Major Arterial
- Minor Arterial
- Major Collector

## SURPRISE

### Comprehensive Development Plan Amendment



SCALE: 1" = 500'

FEB. 18, 1997  
 REV. MAR. 17, 1997  
 REV. APRIL 10, 1997  
 REV. APRIL 21, 1997



EXHIBIT F

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

## A. Purpose.

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

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

## B. General Requirements and Standards.

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

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

## 3. P.A.D. Regulations.

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

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

ii. The property is adjacent to or across the street from property which has been developed under the

provisions of this section and will contribute to the amenities of the neighborhood.

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

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

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

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

- i. The location, amount and proposed use of common open space;
- ii. The location, design and type of dwelling units;
- iii. The physical characteristics of the site;
- iv. Particular distinctiveness and excellence in siting, design and landscaping.

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

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

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

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

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

7. More than One Building per Lot. More than one building may be placed on one platted or recorded lot in any P.A.D. Areas for single-family detached dwellings or other housing types providing privately owned lots must comply with the city's subdivision ordinance in all respects not specifically noted in this section as appropriate variances or waivers.

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

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

10. Phasing of Development.

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

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

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

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

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

13. Operating and Maintenance Requirements for Planned Area Development Common Facilities. In the event that certain land areas or structures are provided within the P.A.D. for private recreational use or as service facilities, the owner of such land and buildings shall establish an arrangement to assure the city of a continued stan-

dard of maintenance. These common areas may be placed under the ownership of one of the following, depending which is more appropriate:

- a. Dedicated to public where a communitywide use would be anticipated;
- b. Landlord control;
- c. Landowners association, provided all of the following conditions are met:
  - i. The landowners association must be established prior to any sale.
  - ii. Membership must be mandatory for each owner and any successive buyer.
  - iii. The open space restrictions must be permanent or tied to a long-term agreement (e.g., ninety-nine years).
  - iv. The association must be responsible for liability insurance and the maintenance of recreational, service and other facilities as deemed necessary by the city.
  - v. Landowners must pay their pro rata share of the cost and the assessment levied by the association can become a lien on the property in accordance with Arizona statutes.

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

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

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

16. Utilities. All utilities, including electricity and telephone, shall be installed underground. (Ord. 94-5 §5, 1994; Ord. 91-7, 1991; Ord. 86-6 §7-711, 1986)

17.28.040 Single-family residential zone (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 with a minimum of disturbances due to traffic or overcrowding.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions.

1. Required lot area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single-family dwelling units	5,500 square feet*
Other permitted uses	Minimum area to be determined by building area, parking requirements and required setbacks.

2. Required lot dimensions:

\* This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than five thousand two hundred square feet in size and not more than ten percent of the lots are less than five thousand five hundred square feet in size.

<u>Use</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>
Single-family dwelling units	50 feet	100 feet
Other permitted uses	Lot dimensions to be determined by building area, parking requirements and required setbacks.	

3. Density: There shall not be more than one single-family dwelling unit on any one lot.

F. Setbacks, Yards and Heights.

1. Minimum setbacks from property line:

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear Yard</u>
Single-family dwelling	20'	10'*	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to single-family residences	20'	3'	20'	3'
Structures for all other principal, conditional or accessory uses	20'	10'	20'	20'

Zero lot line development may be permitted which may result in the creation of a two-family residential structure.

---

\* At least one side yard shall be ten feet; the setback for the remaining side may be less than ten providing principal building separations are at least ten feet and that in the case of detached units, the other side yard is at least three feet.

2. Maximum building height: thirty feet.

G. Encroachment into Required Front and Side Yard Setbacks. See Section 17.28.010G.

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

I. Relationship to Overlay Zones. Any property located in the R1-5 zone as well as in the F-1 or F-2 overlay zones must comply with the regulations of the overlay zone. (Ord. 86-6 §7-704, 1986)

# CONCEPTUAL LANDSCAPE/ OPEN SPACE/TRAIL EXHIBIT for NORTHWEST RANCH

## PREPARED FOR:

VERDE INVESTMENTS INC.,  
2525 E. CAMELBACK ROAD, SUITE 1150  
PHOENIX, AZ. 85016  
\*602\* 555-7000  
\*602\* 852-6646 \*FAX\*

## PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
\*602\* 264-6631  
\*602\* 264-0926 \*FAX\*

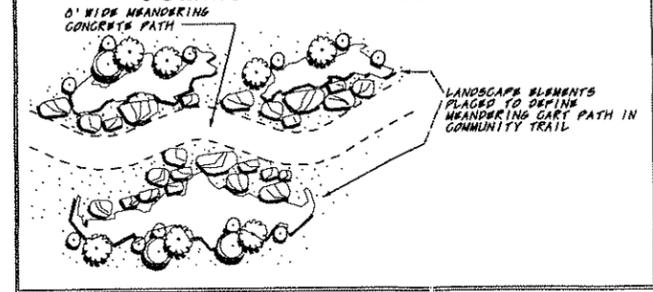
## LEGAL DESCRIPTION:

THE EAST HALF OF SECTION 1, TOWNSHIP  
3 NORTH, RANGE 2 WEST, OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA

## NORTHWEST RANCH PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
ACACIA salicina	Weeping Acacia
ACACIA smilax	Sweet Acacia
JACARANDA mimosifolia	Jacaranda (Multi-Trunk)
OLEA europaea 'Swan Hill'	Swan Hill Olive
PROSOPIS chilensis	Chilean Mesquite - Multi
PHOENIX dactylifera	Date Palm
FINUS aldarica	Mondel Pine
SCHINUS terebinthifolius	Brazilian Pepper Tree
ULMUS parvifolia 'Sempervirens'	Evergreen Elm
WASHINGTONIA robusta	Mexican Fan Palm
<b>SHRUBS / GROUNDCOVERS</b>	
BOUGAINVILLEA sp. 'Brazil'	Purple Bougainvillea Vine
CARISSA grandiflora 'G.C.'	Green Carpet Natal Plum
CELANANOPS humilis	Medicarian Fan Palm
CONVOLVULUS oecurum	Bush Morning Glory
LANTANA camara	Dwarf Yellow Lantana
LEUCOPHYLLUM frutescens	Green Cloud Texas Sage
MULLENBERGIA rigens	Deer Grass
MYOPORIUM parvifolium	Mycoporium
NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander
XYLOSMA congestum	Dwarf Xylosma
YUCCA pendula	Pendulous Yucca
CYNODON dactylon 'Midiron'	Midiron Bermudagrass
DECOMPOSED GRANITE	Type: Coral

## COMMUNITY TRAIL DETAIL



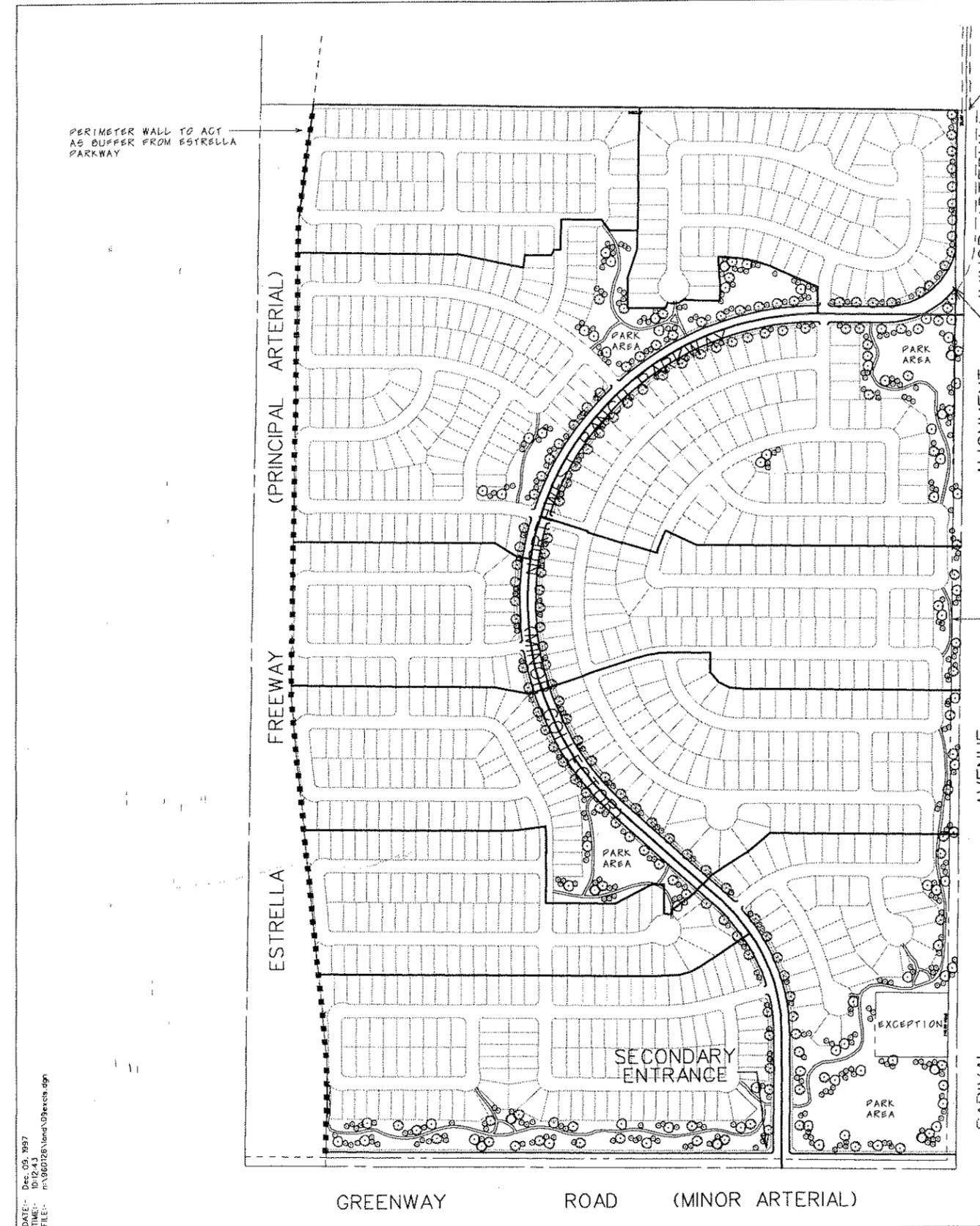
NOTES:  
 LOTTING SHOWN FOR REFERENCE ONLY.  
 SUPPLEMENTAL LANDSCAPE TO AREAS  
 OF DISTURBANCE TO ENFORCE CHARACTER  
 OF NATIVE VEGETATION.  
 NATIVE HYDROSEED TO REVEGETATE LIMITS  
 OF DISTURBANCE IN OPEN SPACE AND  
 LANDSCAPE TRACTS.  
 PARK AREAS TO PROVIDE AMENITIES  
 FOR TOT LOTS AND PICNIC USES.

# EXHIBIT J

DATE: 2-18-97  
 REV. 5-28-97  
 REV. 10-13-97  
 REV. 12-9-97  
 CVL #96-0126-01

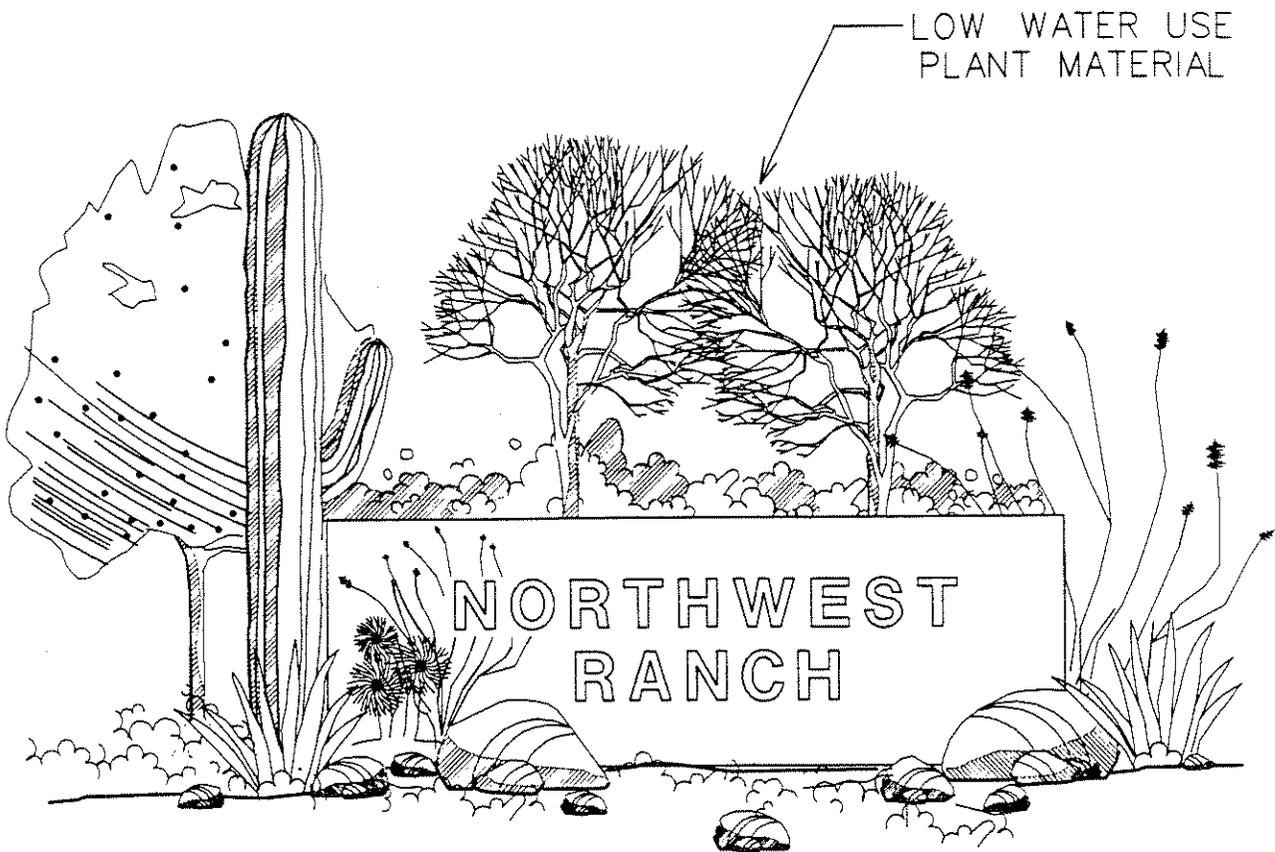


CONCEPTUAL LANDSCAPE PLAN FOR: NORTHWEST RANCH



DATE: Dec. 09, 1997  
 TIME: 10:12:43  
 FILE: m:\960126\land\09excl1.dgn

CONCEPTUAL SUBDIVISION ENTRY SIGN  
for  
NORTHWEST RANCH



LOW WATER USE  
PLANT MATERIAL

NORTHWEST  
RANCH

DATE: May. 12, 1997  
TIME: 08:16:3P  
FILE: n:\9601  
gn.dgn



EXHIBIT K

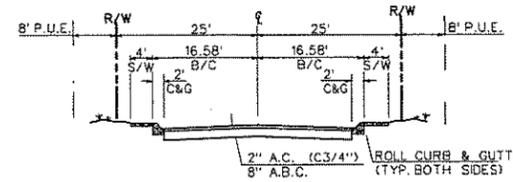
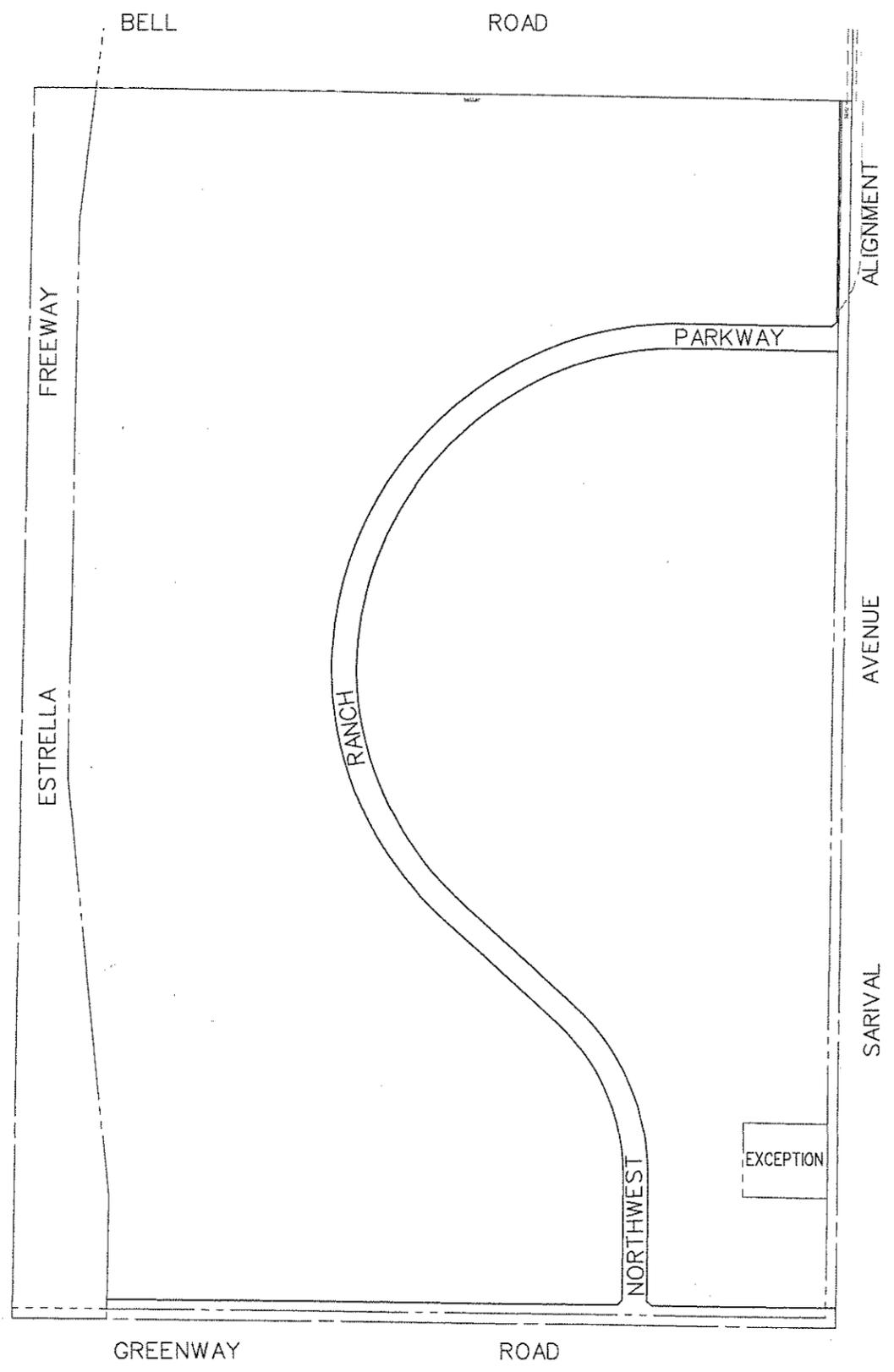
DATE: 5-12-97  
REV. 5-28-97  
CVL \*96-0126-01

# COLLECTOR STREET PLAN for NORTHWEST RANCH

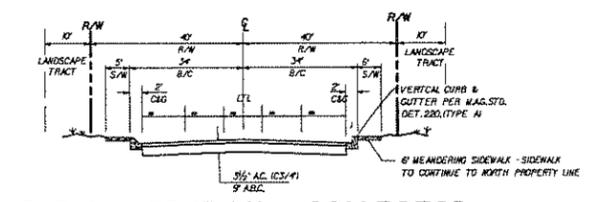
**PREPARED FOR:**  
 VERDE INVESTMENTS INC.  
 2525 E. CAMELBACK RD. SUITE 1150  
 PHOENIX, AZ. 85016  
 (602) 553-7000  
 (602) 852-6648 (FAX)

**PREPARED BY:**  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 (602) 264-6831  
 (602) 264-0928 (FAX)

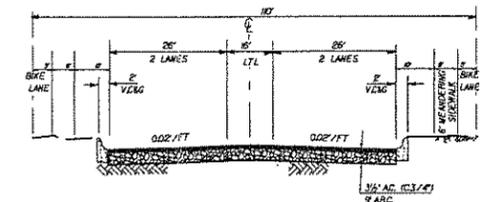
**LEGAL DESCRIPTION:**  
 THE EAST HALF OF SECTION 1, TOWNSHIP  
 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT  
 RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
 ARIZONA



**TYPICAL SECTION - LOCAL INTERIOR STREET**  
 SINGLE FAMILY RESIDENTIAL N.T.S.

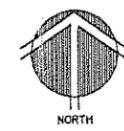


**TYPICAL SECTION - COLLECTOR**  
 NORTHWEST RANCH PARKWAY N.T.S.



**TYPICAL SECTION - MINOR ARTERIAL**  
 GREENWAY ROAD & SARIVAL AVE. ALIGNMENT N.T.S.

**TYPICAL STREET SECTIONS**



## EXHIBIT L

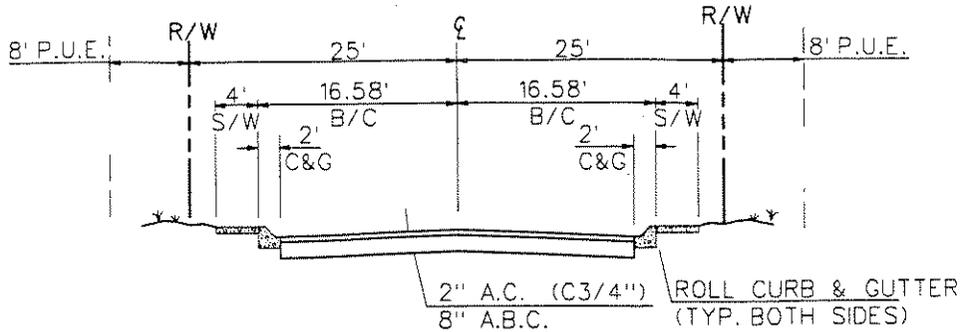


DATE: 2-18-97  
 REV. 5-28-97  
 REV. 9-4-97  
 REV. 10-13-97  
 REV. 12-9-97  
 CVL \*96-0126-01

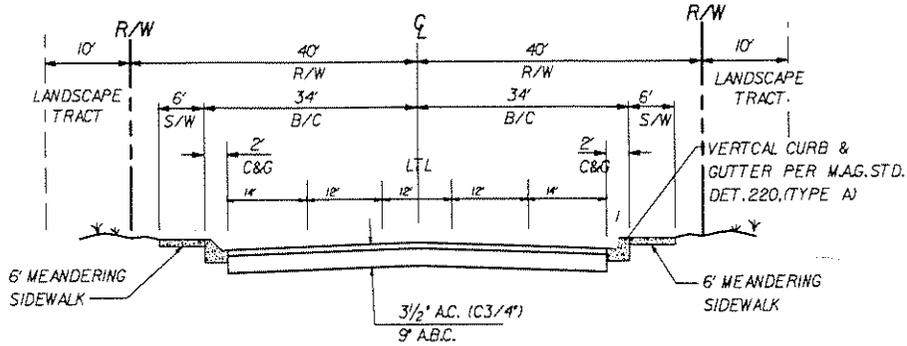
COLLECTOR STREET PLAN FOR: NORTHWEST RANCH

DATE: Dec. 12, 1997  
 TIME: 15:09:47  
 FILE: n:\960126\land\03excol.dgn

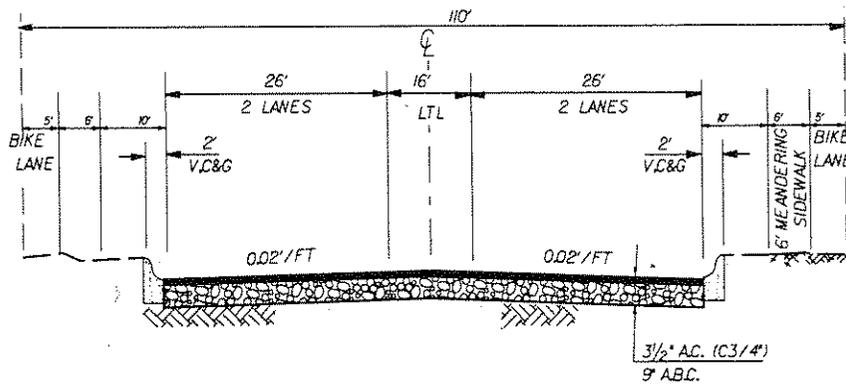
# STREET SECTION EXHIBIT for NORTHWEST RANCH



**TYPICAL SECTION - LOCAL INTERIOR STREET**  
**SINGLE FAMILY RESIDENTIAL** N.T.S.



**TYPICAL SECTION - COLLECTOR**  
**NORTHWEST RANCH PARKWAY** N.T.S.



**TYPICAL SECTION - MINOR ARTERIAL**  
**GREENWAY ROAD & SARIVAL AVE. ALIGNMENT** N.T.S.

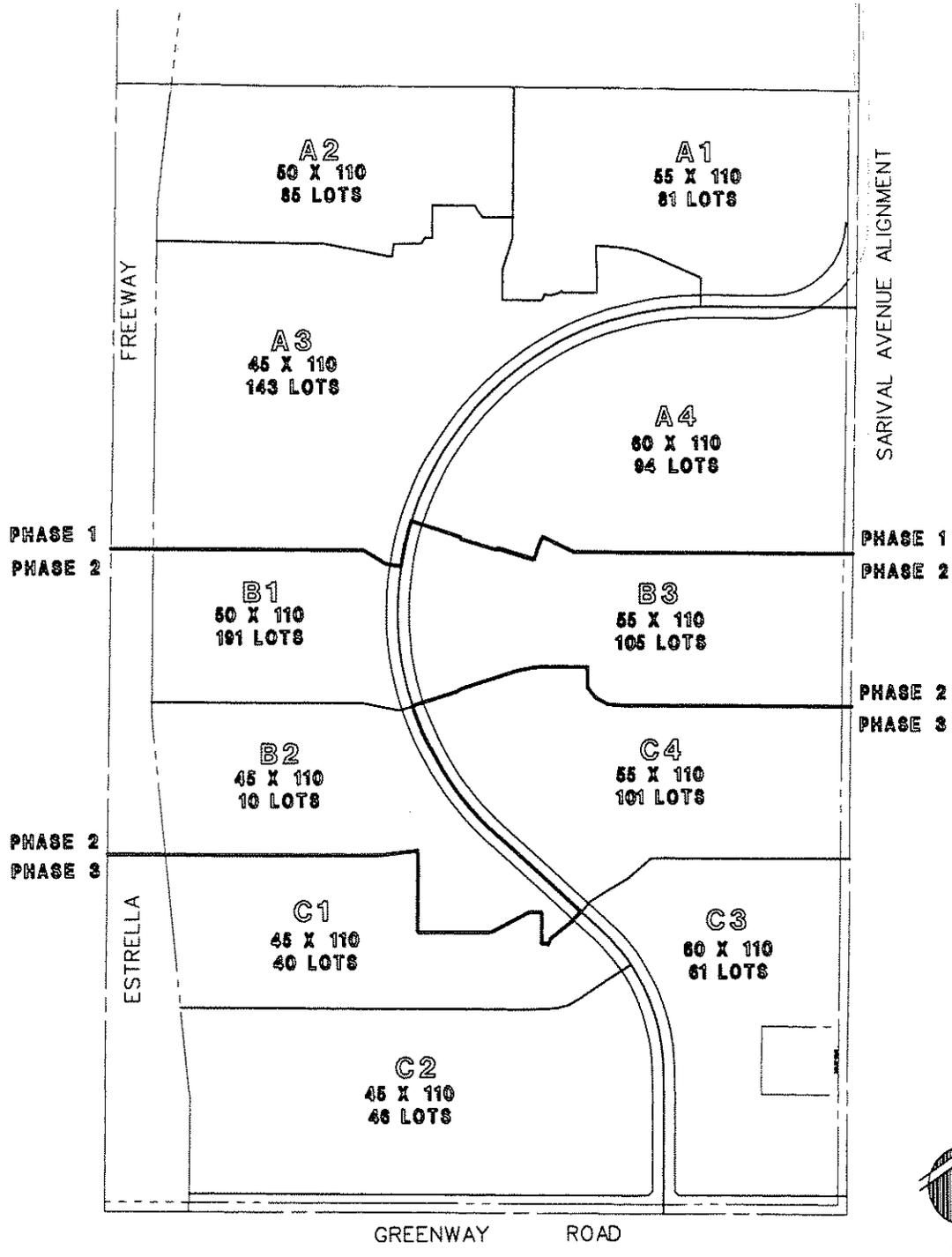
EXHIBIT M



DATE: 2-18-97  
REV. 5-28-97  
REV: 9-4-97  
REV: 10-13-97  
CVL #96-0126-01

DATE: Feb. 14, 1997  
TIME: 13:36:53  
FILE: n:\960126\slsec.dgn

# CONCEPTUAL PHASING PLAN for NORTHWEST RANCH



PHASE 1 1997-1998  
 PHASE 2 1998-1999  
 PHASE 3 1999-2001

## EXHIBIT N

DATE: 5-18-97  
 REV. 5-28-97  
 REV. 10-13-97  
 CVL #96-0126-01



DATE: 09.05.1997  
 FILE: P:\MKTG\NWP

**EXHIBIT O**

# **NORTHWEST RANCH**

**Surprise, Arizona**

---

---

## **Design Guidelines**

---

---

**A Planned Residential Development**

**Prepared for:**

**VERDE INVESTMENTS, INC.  
8407 East Via Ruidosa  
Scottsdale, AZ 85258**

**Revised February 19, 1997  
Revised May 9, 1997  
Revised June 2, 1997  
Revised October 13, 1997  
Revised December 9, 1997**

# TABLE OF CONTENTS

	<u>Page</u>
<b>I. INTRODUCTION</b>	<b>O-3</b>
A. Purpose and Intent	O-3
B. Project Description	O-3
<b>II. DESIGN GUIDELINES</b>	<b>O-4</b>
A. Site Development	O-4
1. Grading and Drainage	O-4
2. Setbacks	O-5
3. Lot Size and Coverage	O-5
4. Utility Structure Placement	O-5
B. Architecture	O-5
1. Style	O-6
2. Building Orientation	O-6
3. Massing	O-6
4. Building Materials	O-6
5. Roofs	O-7
6. Colors	O-7
7. Accessory Buildings	O-7
8. Single Family Detached (SFD)	O-7
9. Overall Project	O-8
C. Walls and Fences	O-8
1. Guidelines	O-8
D. Hardscape	O-9
1. Street Furniture	O-9
2. Guidelines	O-10
E. Landscape	O-10
1. Streetscape	O-11
2. Residential Site Development	O-12
3. Open Space/Retention Areas	O-12
F. Lighting	O-12
G. Signage	O-13
1. Entry Monument Signs	O-13
2. Open House Directional Signs	O-13
H. Maintenance	O-14
I. Machinery and Equipment	O-14

J.	Solar Panels and Equipment	O-15
K.	Exterior Accessories	O-15
1.	Antennas	O-15
2.	Amplifiers	O-15
3.	Basketball Backboards	O-15
4.	Flagpoles	O-15
5.	Utility and Service Lines	O-15
6.	Clothes Drying Facilities	O-16
7.	Additions or Alterations	O-16
L.	Garbage	O-16
M.	Window Treatment	O-16
III.	USE OF DESIGN GUIDELINES	O-17
	EXHIBIT O1 - Recommended Landscape Palette	O-18

# I. Introduction

A. *Purpose and Intent.* These Design Guidelines have been prepared for Northwest Ranch to assist in providing a high-quality, residential project. The Design Guidelines illustrate the desired character for future residential development. Aspects of the Design Guidelines address development, architecture, landscape, signage and lighting. By guiding certain design elements throughout Northwest Ranch, a unified community, compatible and complimentary to area development, will be provided.

It is not intended for these Design Guidelines to limit innovative design, but instead to protect owners, occupants, and the community from undesirable or substandard design and development. The priority of development compliance is first with the Northwest Ranch PAD Preliminary Development Plan's requirements and restrictions and second with the Design Guidelines. The Design Guidelines should be considered throughout the development approval process.

B. *Project Description.* The Northwest Ranch is a proposed residential development located in central Maricopa County in the City of Surprise. Northwest Ranch is bounded by farm land approximately 1/4 mile south of Bell Road on the north, Greenway Road on the south, the Estrella Freeway (303 Loop) on the west and Sarival Road on the east. Grand Avenue is approximately 3 1/4 miles east of the site via Bell Road. The southern portion of the project site is in its natural desert state with indigenous plant material throughout. The northern portion is in cultivation.

## II. Design Guidelines

### A. *Site Development.*

#### 1. *Grading and Drainage Concept.*

- Any aesthetic landscape berming of individual lots shall not direct drainage onto adjacent lots.
- Berming of individual lots shall meet existing grade at a minimum of 2' before back of sidewalk or back of curb or property line. Grade transitions shall be even and smooth.
- Residential runoff shall be directed to the various open space retention areas which will serve as the major drainage and retention area for the community.
- Drainage swales shall be designed to minimize runoff velocities in order to protect sites from erosion.
- Grading shall be done to minimize erosion, on- or off-site. No slopes shall be steeper than 4 to 1, pursuant to the standards of the City of Surprise unless approved by the City Engineer.
- All excavation and fill areas shall be sufficiently compacted to prevent erosion problems.
- Any imported soil needed to create landscape berming shall be free of weeds and debris and shall be of equal quality of existing soils.
- Site grading design should complement and reinforce the architectural and landscape design character by screening undesirable elements such as loading and storage areas, by helping to reduce or encourage the perception of height and mass of buildings, by providing reasonable transitions between on-site uses, and by providing elevation transitions between lots to encourage on-site and off-site views.

- All finished graded slopes shall be stabilized and planted with those plant materials listed in the plant palette.
- Retention areas on residential lots are discouraged. However, if this method is utilized, retention areas shall be located away from building foundations and utilized as grassy play areas, gardens or similar uses.
- Retention areas enclosed by solid walls and fences shall be prohibited.

2. *Setbacks*

- Building setbacks help to create view corridors and provide an open project feeling. Setbacks shall be as stated in the Northwest Ranch Planned Area Development (PAD) Preliminary Development Plan (PDP) document. Front yard setbacks will be varied from 18' to 23' with no more than two units side by side with the same setback.

3. *Lot Size and Locations*

- Refer to the PDP for applicable lot sizes and locations throughout the project.

4. *Utility Structure Placement.* All exterior on-site utilities, including, but not limited to, sewer, gas, and water lines and electrical, telephone and communications wires and equipment shall be installed and maintained underground.

- Mechanical equipment for residential units shall be ground mounted.
- Exterior transformers, utility pads, cable television and telephone boxes are encouraged to be located out of view of the right-of-way and screened with vegetation.

B. *Architecture.* Architectural guidelines will help to establish visual compatibility throughout Northwest Ranch and assure an overall quality appearance. All structures in a neighborhood shall be of materials, colors and styles that blend with or complement each other.

1. *Style.*

- Architectural styles may vary but shall be cohesive throughout Northwest Ranch. Within neighborhoods, diverse, but complimentary, styles are encouraged to prevent a "cookie cutter" type neighborhood. Innovation is encouraged.

2. *Building Orientation.*

- Orient buildings to take advantage of solar access. Minimize east and west exposures to maximize energy efficiency.
- Residential units are encouraged to mix left and right elevations.
- Subdivision plats are encouraged to reflect curvilinear street patterns where possible which allow for reduced speeds, variations of views and flexibility of orientation.
- Where possible, neighborhoods shall be created by the use of cul-de-sacs, small loop streets or other interesting street patterns.

3. *Massing.*

- Provide for a consistency in height, massing, and proportion.
- Heights shall be per the standards in the Northwest Ranch PDP document.

4. *Building Materials.*

- Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
- Permitted exterior finished materials include plaster and masonry, slump, split or textured decorative block, brick and a limited amount of hardwood siding at the side and rear of units for accent only.

5. *Roofs.*

- Generally acceptable roof covering materials shall be concrete tile, clay tile, or other City approved materials with a minimum of three color options.
- Roof parapets must be finished with the same material and color as is used for the building's skin and shall continue around all sides.
- Roof features, such as overhead screens, shade covers, patio roofs, and other similar structures, are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement the main roof.
- All vent pipe stacks, gutters, flues and any other equipment protruding above the plane of the roof and visible from neighboring properties are discouraged and, to the extent they are necessary, must be painted and/or screened to match the roof.

6. *Colors.*

- The predominant colors in Northwest Ranch will be earth tones and other colors compatible with a southwestern architectural style. A minimum of six compatible colors are to be provided as options.
- Trim colors shall not dominate the exterior appearance and shall be the same color range as the major color. Roof colors shall not produce glare, such as being white, light colored aluminum or a reflective surface.

7. *Accessory Buildings.*

- Accessory buildings are allowed pursuant to the requirements and restrictions of the PAD. Such buildings shall be painted a color to match or complement the main structure.

8. *Single Family Detached (SFD)*

- SFD uses shall be buffered a minimum of 25 feet from high traffic areas (i.e., the Estrella Freeway) or by use of an approved noise barrier wall.

- SFD land uses will be designed in a manner which takes advantage of mountain peaks and other views.
- Adequate emergency service access shall be provided to all neighborhoods. A minimum of two access points will be provided to each subdivision/phase.
- Varied building setbacks are required to soften the repetition from house to house.
- Landscape design can be used to enhance building setback variations.

9. *Overall Project.*

- Interaction of residential parks/open space is encouraged through use of hardscape and trail systems.
- Visual access from roads and residential developments to facilitate exposure and security is recommended.
- Lighting shall be oriented to on-site uses to protect adjacent uses from unnecessary glare.
- Landscaping shall be used to break up otherwise uninterrupted building mass, frame views and connect with development on adjacent pads.

C. *Walls and Fences.* When necessary for security, screening or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to decorate property lines, with the exception of residential units. Acceptable fence materials shall include, but not be limited to, masonry, stone, brick, metal, etc.

1. *Wall and Fence Guidelines:*

- Residential developments requiring walls or fences around the parcel shall have the walls or fences installed by the builder prior to occupancy of any adjacent residences.
- The texture, color and form of walls adjacent to buildings shall harmonize with the building's design.

- Long, continuous lengths of walls at the same height are discouraged. Variations of height and form are encouraged.
- Perimeter walls should respect the right-of-way line but do not need to follow the alignment exactly.
- Walls and fences, under normal conditions, shall be a maximum of 6 feet, as measured from an adjacent grade, along rear and side lot lines and shall conform to City zoning ordinances and visibility triangles.
- When walls are located adjacent to a road for decorative or screening purposes, they shall be a maximum of 3 feet in height, conforming to City zoning ordinances and visibility triangles.
- No chain link fencing is permitted except to enclose tennis courts., etc., see zoning ordinance for further restrictions.
- Open fencing may be provided adjacent to open spaces, such as decorative block and wrought iron.
- Walls and fences shall be constructed to City of Surprise engineering design standards.
- A perimeter theme wall shall be installed by the developer. The design and placement shall be approved by the Community Development Director.

D. *Hardscape.*

- Painted paving surfaces other than those for traffic control and marking of parking areas within parking areas are prohibited.
  - Use smooth materials to encourage movement and rough materials to slow movement down.
  - Minimize the use of large areas of asphalt by combining the use of other materials as edges, walks and entry areas.
1. *Street Furniture.* Hardscape elements such as benches, bollards and trash receptacles should highlight the community themes as well as serve functional uses. Materials used in the construction of street furniture should

reflect the surrounding architecture, walls and fences and paving materials. Street furniture should be limited to a common design throughout each individual village and should tie into the overall theme.

2. *General Guidelines:*

- Street furniture should be conservative in use of sidewalk space and maintain a clear width to accommodate pedestrian flow.
- Street furniture should be constructed of long-wearing, vandal-resistant materials capable of withstanding climatic conditions.
- To the greatest extent possible, street furniture should be integrated into landscape areas and off street amenity areas.
- Street furniture should consider the safety, comfort and convenience of the user, including the handicapped.

E. *Landscape.* The objective of the landscape is to screen, accent, soften and improve the visual character of Northwest Ranch. All plant material should be drought-resistant and water-conserving. Drip irrigation systems are required, except for turf areas.

Streetscape is one of the most visible elements in a community. One of the strongest statements of uniqueness, that will set Northwest Ranch apart and add to its feeling of character and sense of place, is the use of fast-growing, shade trees planted immediately back of sidewalks to create a sense of a tree-lined streetscape. A consistent streetscape is one of the strongest cohesive features that helps portray the image of the community to the public, thus, the purpose of the tree-lined streetscape. Landscape should be used to:

- soften, but not obstruct, the architecture;
- reinforce the circulation hierarchy;
- for screening; and
- aesthetically as a reminder of the natural environment in which we live.

Plant material listed on the Recommended Landscape Palette, which is included in the PDP at Appendix Exhibit G, should be used throughout Northwest Ranch and reflect the principles of xeriscape. Individual subdivisions shall develop similar plant lists to maintain

cohesiveness throughout Northwest Ranch. All landscape plans are to be approved by the Community Development Director.

*General Guidelines:*

- The minimum plant sizes are as follows:
  - Trees - 15 gallon (24" box at entry features)
  - Shrubs - 5 gallon
  - Groundcovers - 1 gallon
- Except for native plants previously on site, all new plant material shall be provided with a fully automated, below grade, drip irrigation system. Plants should be selected to fit naturally into their space to avoid the need for excessive trimming.
- Water-conserving devices, such as drip irrigation for all plant materials except turf areas, must be utilized.
- Backflow prevention devices shall be fully screened.
- Exposed earth is not permitted due to erosion and dust concerns except in undisturbed natural areas.

1. *Streetscape.*

- The landscaping along neighborhood streets should reflect the landscaping of the roadways to provide cohesiveness throughout the project.
  - (a) *Loop Road.* The landscaping along the loop road collector street and trail system shall be a xeriscape landscape accented with native canopy trees with desert planting below. Integration with existing Bell Road landscaping shall occur.
  - (b) *Neighborhood Streets.* The landscaping along neighborhood streets should reflect the landscaping of the roadways to provide cohesiveness throughout the project.
  - (c) *Major Entries.* A formal (cluster) planting of trees and landscaping is intended to create a visual sense of arrival.

2. *Residential Site Development.*

- Landscaping shall comply with Northwest Ranch Guidelines.
- Design shall reflect the character of the Northwest Ranch trails and pedestrian circulation theme.

At least two trees are required in the front yard of each dwelling unit, ("street trees"). At least 4 shrubs will be required in all front yards and will be utilized to soften and screen. Every home will be required to plant one of the two required trees near the property line immediately behind the sidewalk. The desired effect is to enhance the neighborhoods by creating a tree-lined streetscape.

Groundcover may be turf, decomposed granite, or other natural rock material. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance except in the natural, undisturbed areas.

All completed and sold dwelling units must have the front yards landscaped and street trees planted at the time the dwelling unit is completed. All unsold spec units must have the front yards landscaped and street trees planted at the time of completion of construction. Prior to landscaping, all yards must be maintained in a neat, weed-free, dust-free condition.

- All landscaping must reflect the southwest character of the development.
- Rocks and boulders, patios, sidewalks, railroad ties, telephone poles, etc., may be used to supplement and create imaginative landscaping design.

3. *Open Space/Retention Areas.*

- Landscaping shall comply with City of Surprise Codes and Ordinances and be approved by the Community Development Director.
- Design shall reflect the character of the Northwest Ranch theme.

F. *Lighting.* Lighting is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of Northwest Ranch. They should be attractive to look at during the day, as well as be functional at night. For streets, parking lots and walkways, lighting is primarily for security. Landscape and architectural lighting

is primarily for aesthetics. All lighting must comply with the City of Surprise lighting ordinance and is subject to approval by the Community Development Director.

G. *Signage.* All signage must comply with the PAD signage provisions. A comprehensive sign plan will be submitted for Planning and Zoning approval.

*Guidelines:*

- Signs shall not be located within the right-of-way.
  - All signs shall be kept in good repair.
  - All wires, haulouts, transformers and raceways must be concealed. Signs shall not be supported by guy wires or braces.
  - Colors shall relate to other signs in the area to avoid clashing contrasts.
  - Illumination shall be concealed. No flashing or blinking lights are permitted.
  - No animated or sound emitting signs are permitted.
  - No fluorescent or iridescent colors are permitted.
  - Where possible, integrate signage into either a perimeter wall or the landscape, such as berms.
  - Signs shall not restrict visibility at intersections, parking areas or driveway.
  - Roof signs are not allowed.
  - Painted window signs are highly discouraged. If used, no more than 10 percent of the window area may be painted and it must be in the interior.
1. *Entry Monument Signs.* Master community signs shall be designed and installed by the developer. These signs establish the theme for the entire development and all other signs should reflect the master sign standard. Each development sign, as a small portion of the whole project, will contribute significantly to the overall image.
  2. *Open House Directional Signs.* Open House direction signs may be provided pursuant to the city's current Ordinance. "Open House" or similar "For Sale"

signs in excess of the above ordinance criteria shall not be placed by either homebuilders or resale sellers.

H. *Maintenance.* Maintenance of all infrastructure is a necessary key to the continued quality appearance of Northwest Ranch. Maintenance applies to buildings and other structures, paving and hardscape, landscape and all other site amenities.

*Guidelines:*

- All improvements shall be kept in good and sufficient repair.
- Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation and natural looking pruning shall occur on a regular basis.
- All trash and weeds shall be removed on a regular basis.
- Dead plants shall be removed and replaced with a like species within ten (10) working days, weather permitting.
- The irrigation system shall be maintained regularly to avoid plant and water loss.
- Lawns shall be kept mowed.
- Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow.
- Buildings which happen to be vacant for any reason shall be kept locked and the windows glazed in order to prevent entrance or vandalism of the property.

I. *Machinery and Equipment.* No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning and refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view from the street. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

Ground mounted air conditioning units shall be concealed by a solid enclosure or plant material on all sides visible to neighboring property.

All pool equipment shall be screened from off-site public view.

J. *Solar Panels and Equipment.* Solar energy devices may not be visible from street view.

Roof mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line and must not be visible from street view. Roof mounted hot water storage systems must not be visible from the street. Tracker type systems will be allowed only when not visible from neighboring property.

The criteria for screening is set forth in Section II.I "Machinery and Equipment" and shall apply to solar panels and equipment.

K. *Exterior Accessories.*

1. *Antennas.* Exterior television, radio, ham radio or other antenna or dishes shall be allowed provided they are adequately screened from street views.
2. *Amplifiers.* No radio, stereo, television, broadcast or loudspeaker unit and no amplifier of any kind, may be placed upon, or outside or be directed to the outside, of any building in residential areas.
3. *Basketball Backboards.* Basketball hoops, backboards and other elevated sport structures may be erected, placed and maintained in any private yard including driveways of any lot on a temporary basis as defined by the C.C.&Rs.
4. *Flagpoles.* Flag poles shall be limited to a height of 20 feet in residential areas. Only the United States and State of Arizona flags may be displayed and such flags shall be of a reasonable size.
5. *Utility and Service Lines.* No gas, electric, power, telephone, water, sewer, cable television or other utility or service lines of any nature or kind may be

placed, allowed or maintained upon or above the ground on any lot or parcel, except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice boxes, switch cabinets and transformers will be permitted where required for public utilities or the landscaping of common areas.

6. *Clothes Drying Facilities.* All clothes drying facilities must be located and maintained exclusively within a fenced yard or otherwise concealed from the view of neighboring or public property.
7. *Additions or Alterations.* Any addition or alteration to any building, structure, lot or parcel must not violate or conflict with these guidelines, unless the additions and alterations are not visible from neighboring properties or public properties.

L. *Garbage.* No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specification of the City of Surprise. Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris and garbage not only from his lot or parcel but also from all public right-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the City of Surprise.

M. *Window Treatment.* No aluminum material or other reflective material may be installed in Windows. Exterior window coverings or treatments used to shield or decorate openings must be compatible, with respect to materials and color, with the design guidelines applicable to the structure on which the coverings or treatments are being placed.

### **III. Use of Design Guidelines**

These guidelines shall serve as a general guide regarding development within the Northwest Ranch PAD. They are not CC&R's and they are not intended to be nor shall they be construed to be rigid or inflexible. Instead, they are a flexible guide to be considered by the developer, builders, residents, etc., of the PAD and by the City to achieve and maintain Northwest Ranch as a compatible, cohesive and high quality development. These Design Guidelines are issues and concepts that the developer, home builders and others should consider in preparing their plans for Northwest Ranch. Non-satisfaction of Design Guidelines is not grounds for rejecting a plan, but the inclusion or recognition of such issues and concepts in such plans where reasonable and appropriate is encouraged and may be considered by the City in its consideration of such plans.

## Exhibit O1 - Recommended Landscape Palette

### *Botanical Name*

### *Common Name*

#### Trees

ACACIA salicina	Weeping Acacia
ACACIA smallii	Sweet Acacia
JACARANDA mimosifolia	Jacaranda (Multi-Trunk)
OLEA europaea 'Swan Hill'	Swan Hill Olive
PROSOPIS chilensis	Chilean Mesquite - Multi
PHOENIX dactylifera	Date Palm
PINUS eldarica	Mondel Pine
SCHINUS terebinthifolius	Brazilian Pepper Tree
ULMUS parvifolia 'Sempervirens'	Evergreen Elm
WASHINGTONIA robusta	Mexican Fan Palm

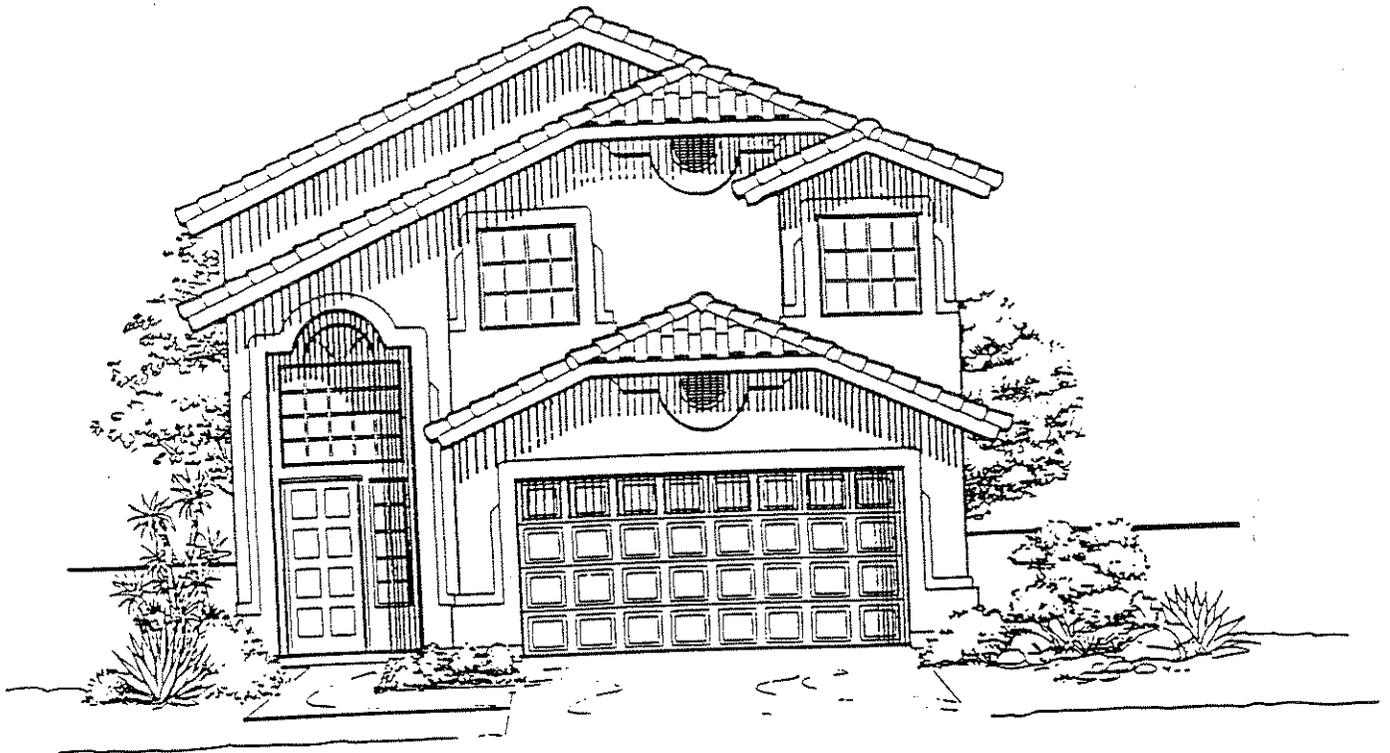
#### Shrubs / Groundcovers

BOUGAINVILLEA sp. 'Brasil.'	Purple Bougainvillea Vine
CARISSA grandiflora 'G.C.'	Green Carpet Natal Plum
CHAMAEROPS humilis	Mediterranean Fan Palm
CONVOLVULUS cneorum	Bush Morning Glory
LANTANA camara	Dwarf Yellow Lantana
LEUCOPHYLLUM frutescens	Green Cloud Texas Sage
MUHLENBERGIA rigens	Deer Grass
MYOPORUM parvifolium	Myoporum
NERIUM oleander 'Petite Pink'	Dwarf Pink Oleander
XYLOSMA congestum	Dwarf Xylosma
YUCCA pendula	Pendulous Yucca
CYNODON dactylon 'Midiron'	Midiron Bermudagrass
DECOMPOSED GRANITE	Type: Coral

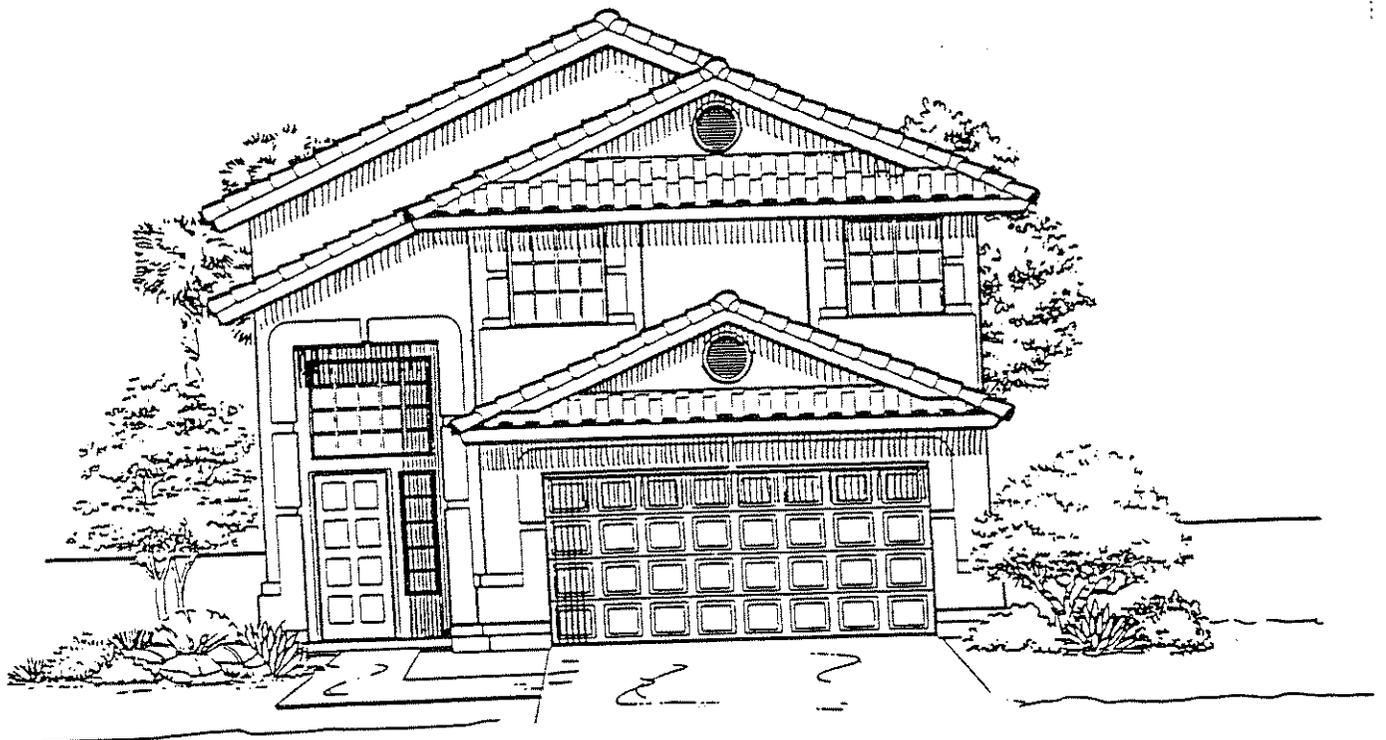
The Majestic  
Model 2035.3

**DITZ-CRANE**  
**HOMES**

Quality Since 1954



Elevation A



Elevation B

# The Imperial

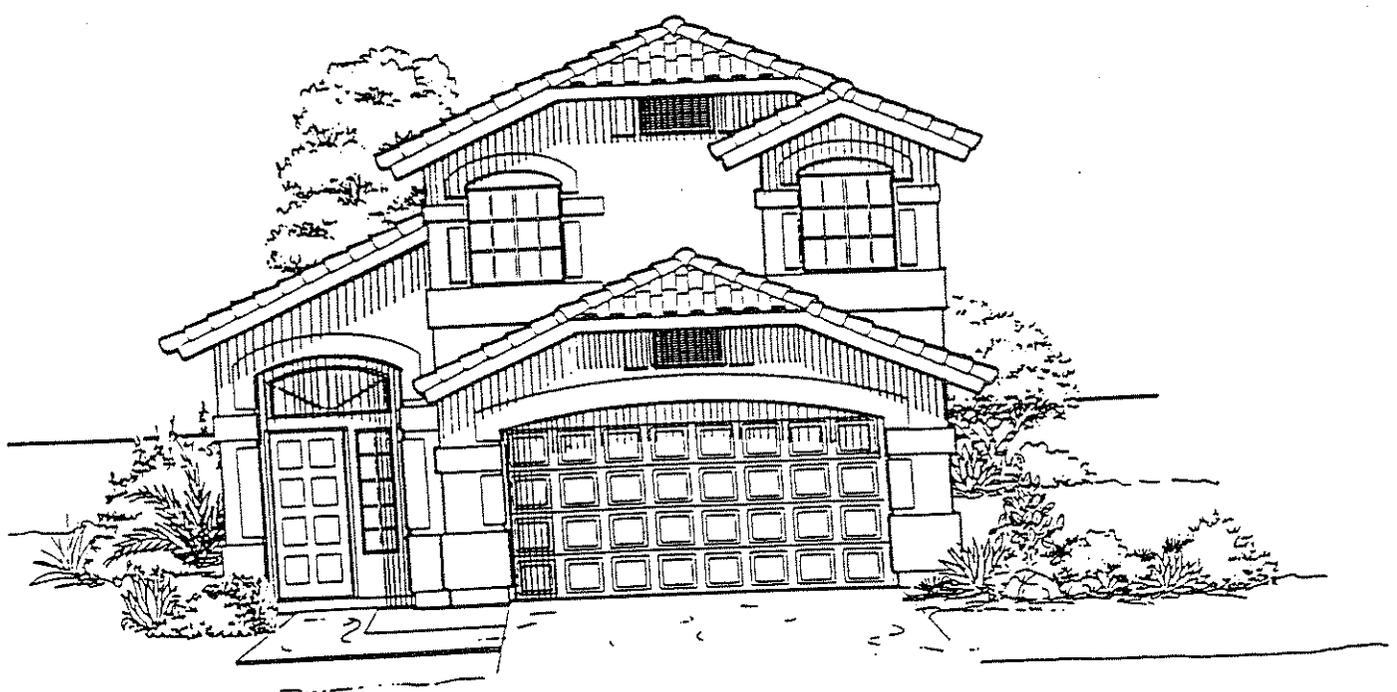
Model 1690.3

# DITZ-CRANE HOMES

Quality Since 1954



Elevation A



Elevation B

The Summit  
Model 1537.3

**DITZ-CRANE**  
**HOMES**

Quality Since 1954



Elevation A



**The Regal**  
Model 1507.3

**DITZ-CRANE**  
**HOMES**

Quality Since 1954



Elevation A

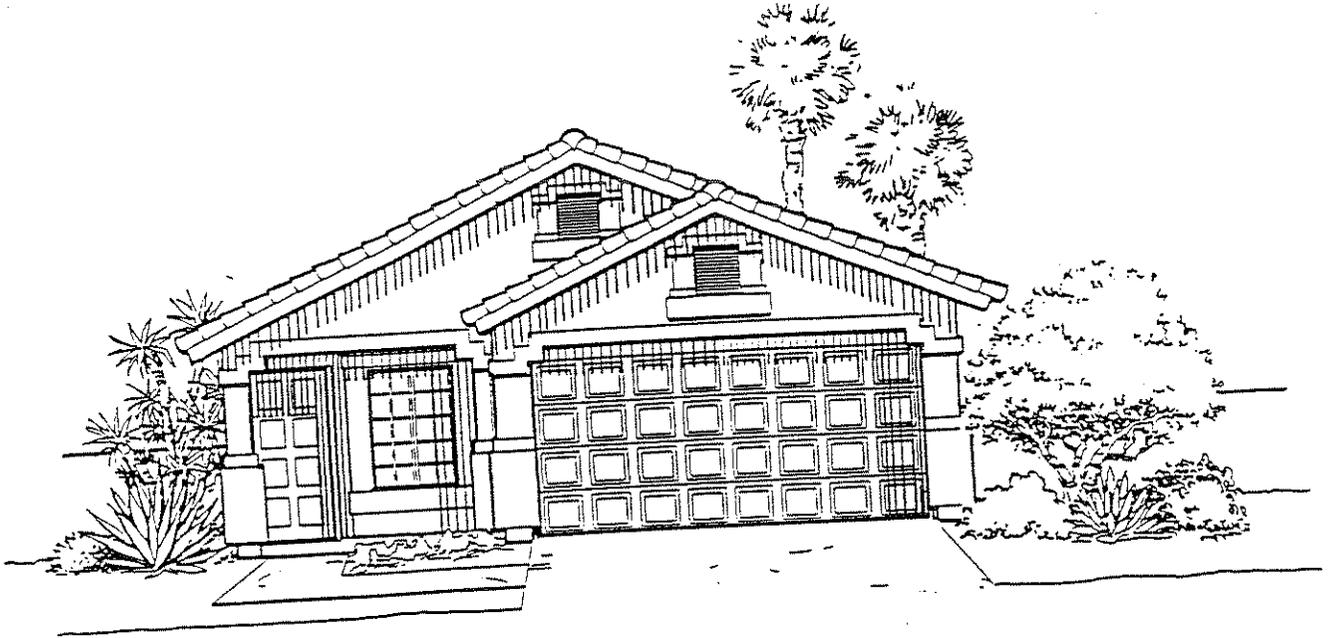


Elevation B

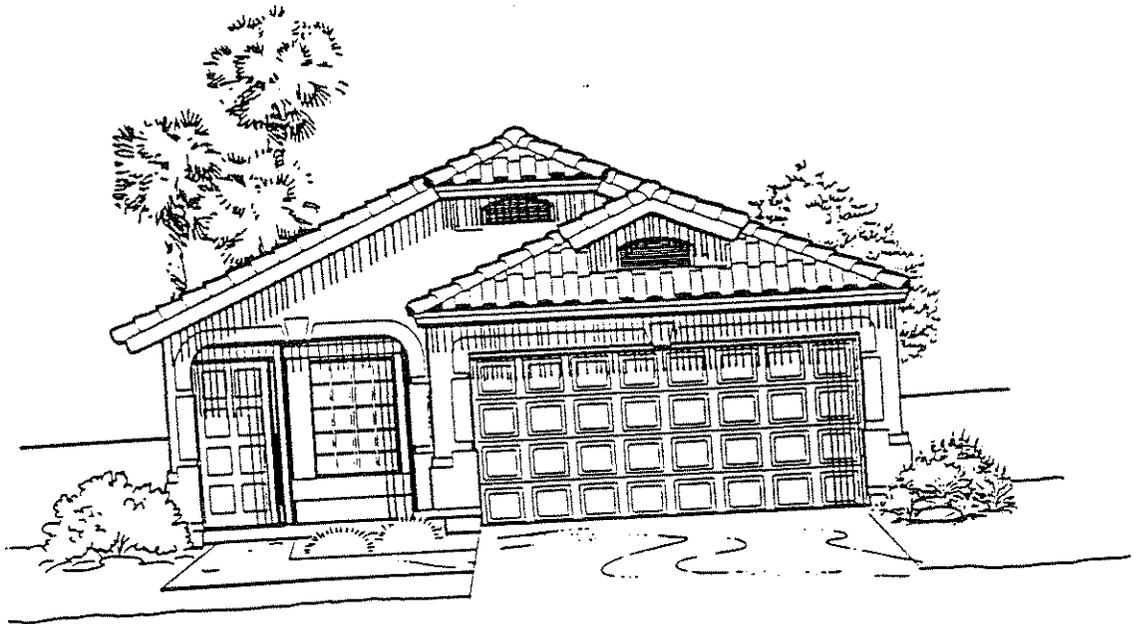
The Royal  
Model 1300.3

**DITZ-CRANE**  
**HOMES**

Quality Since 1954



Elevation A

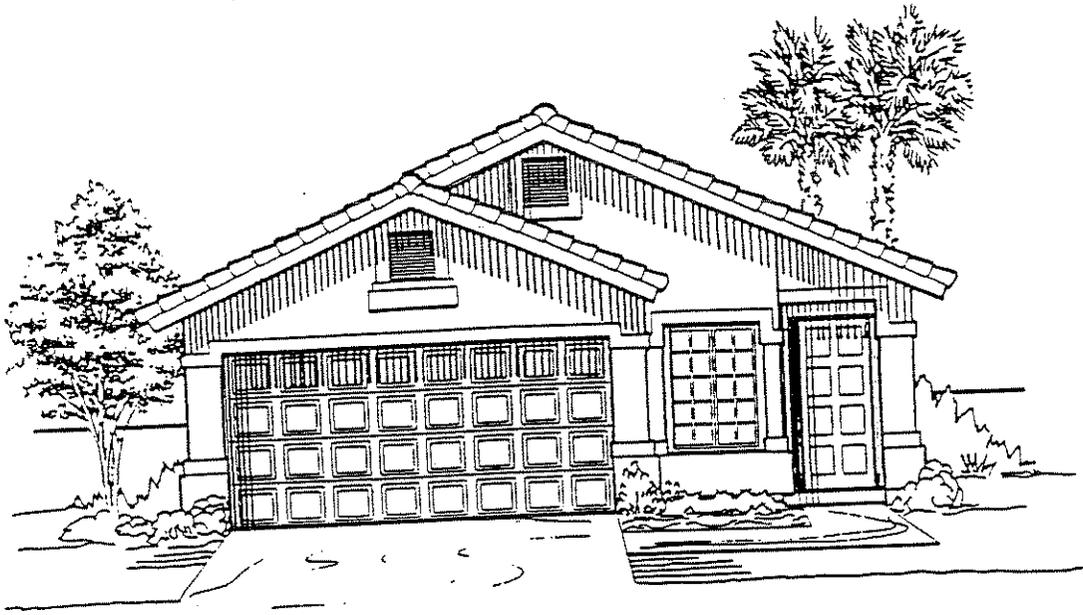


Elevation B

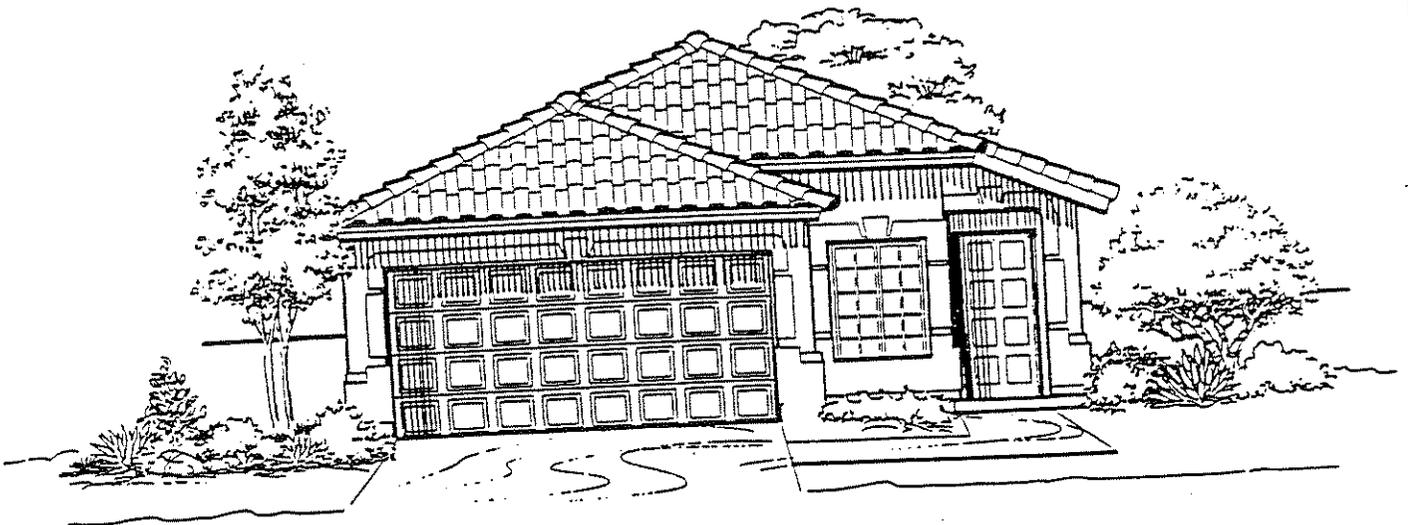
The Noble  
Model 1061.3

**DITZ-CRANE**  
**HOMES**

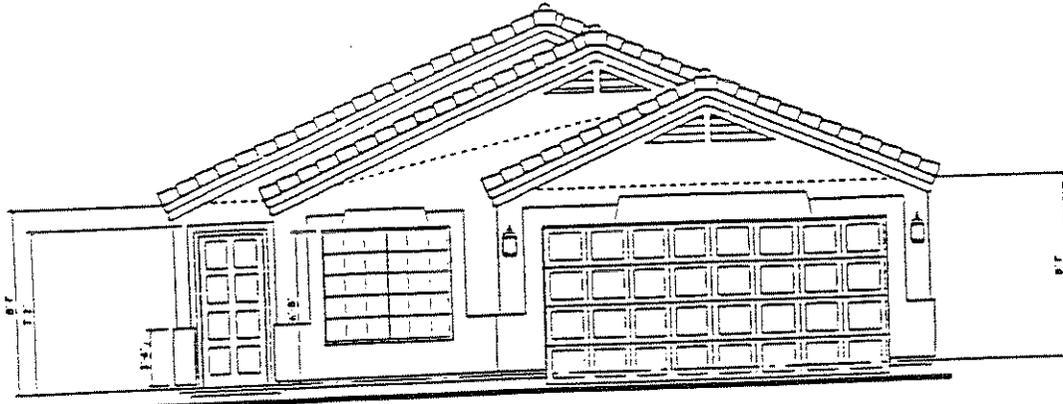
Quality Since 1954



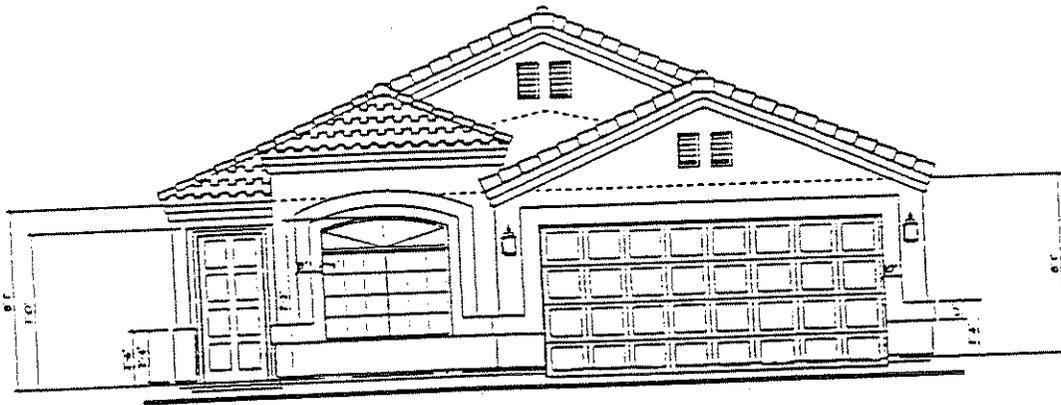
Elevation A



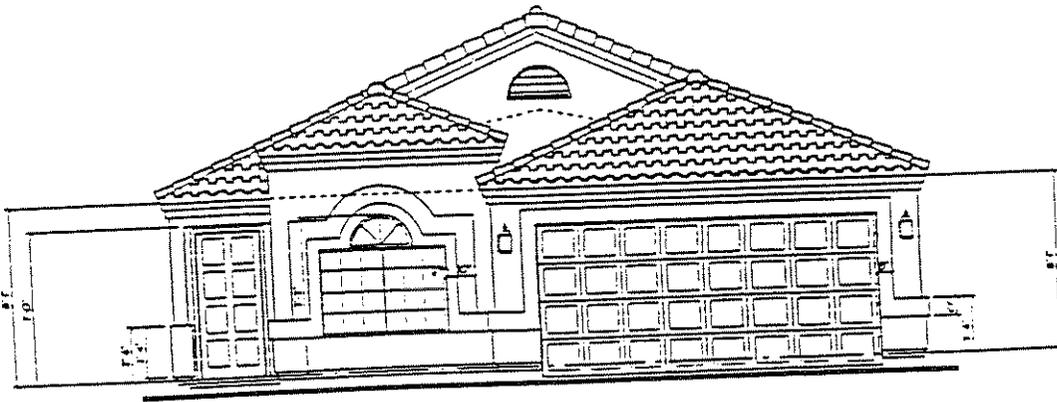
Elevation B



1310 ELEVATION "A"  
SCALE 1/4" = 1'-0"

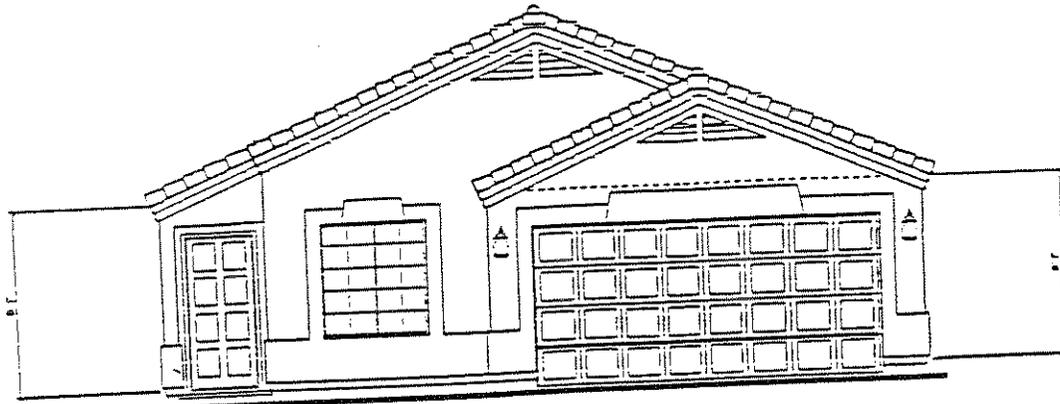


1310 ELEVATION "B"  
SCALE 1/4" = 1'-0"

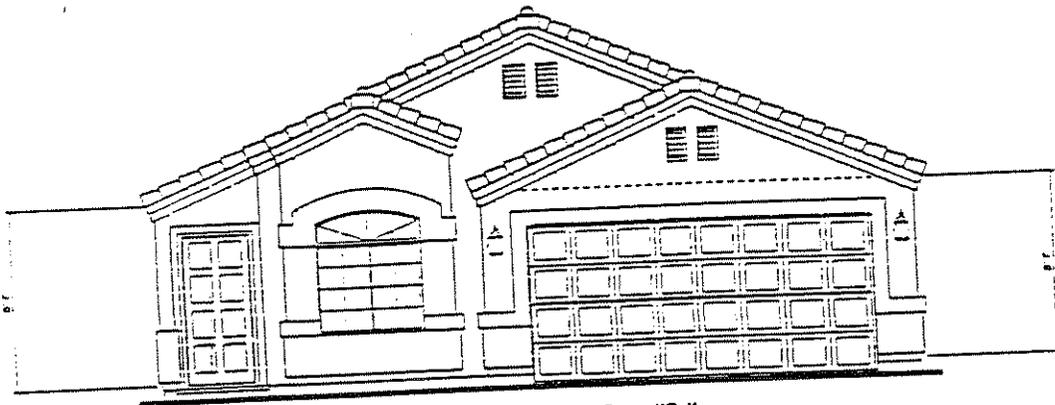


1310 ELEVATION "C"  
SCALE 1/4" = 1'-0"

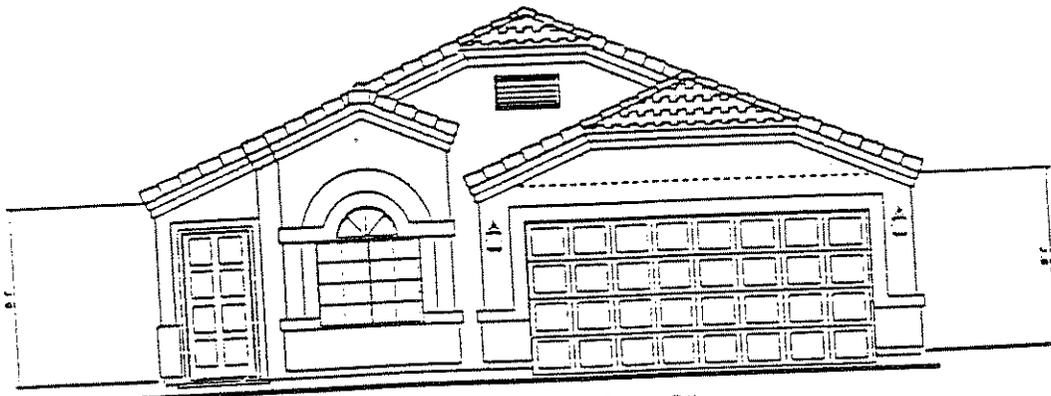
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION													<b>DITZ-CRANE HOMES</b> 3612 WEST DUNLAP AVE.    PHONE 973-8632 PHOENIX, ARIZONA        FAX 973-2258	<b>PLAN</b> 35_01 1310 VER "D" 35 WIDE	<b>EST</b> 30 <b>TOT.</b> 130 <b>PATO</b> 120 <b>GARG.</b> 396 <b>SAY</b> 1	<b>DUANE M. FOSTER</b> ARCHITECT 528 W. ROSE GARDEN LN. PHOENIX, ARIZONA 85021 PHONE (602) 587-085 FAX (602) 587-4124
	NO.	DATE	BY	REVISION																
ATTN: PHIL POLCH & JEFF WARENG    12-02-96 FLOOR PLAN																				



1532 ELEVATION "A"  
SCALE 1/4" = 1'-0"

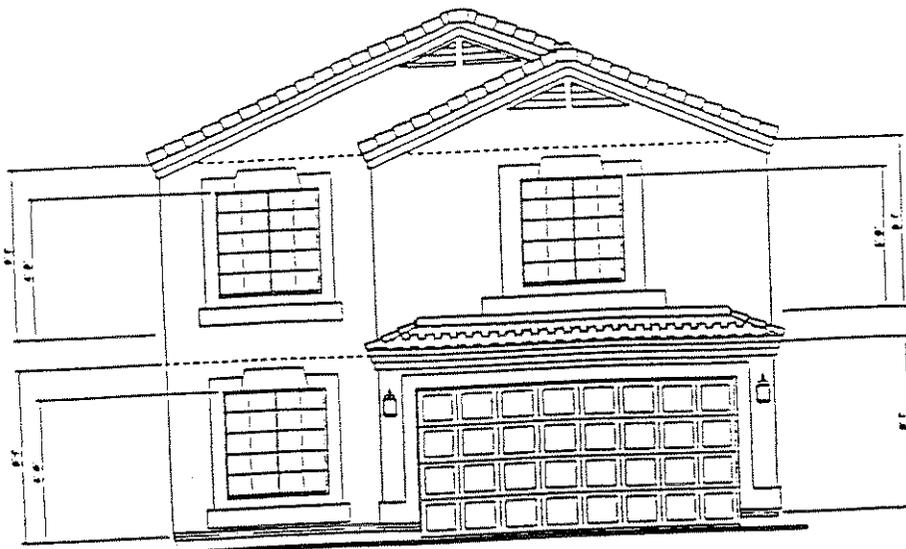


1532 ELEVATION "B"  
SCALE 1/4" = 1'-0"

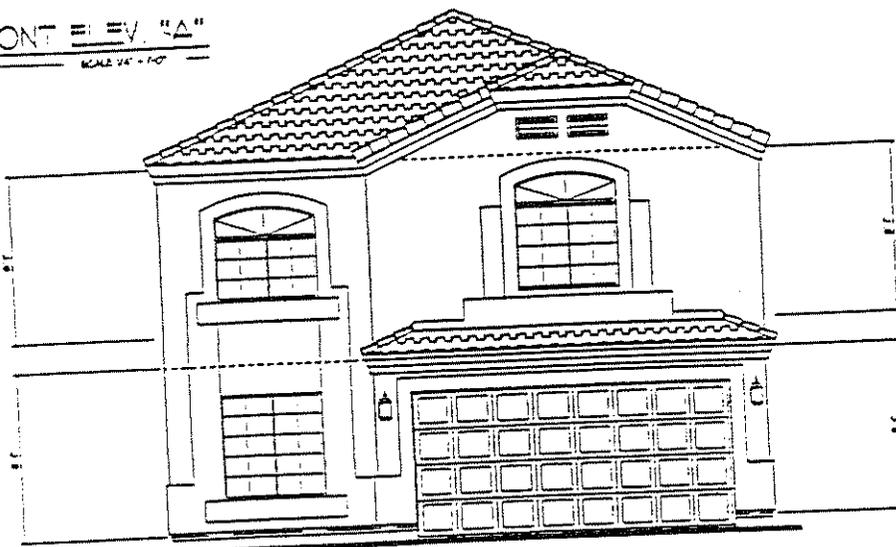


1532 ELEVATION "C"  
SCALE 1/4" = 1'-0"

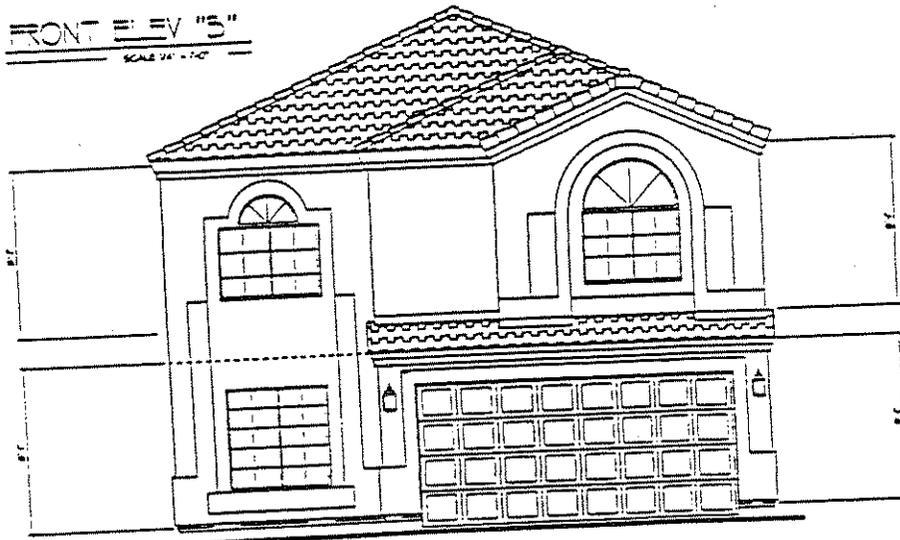
JOB NO. 1532 DATE 12-09-96 DRAWN BY [blank] CHECKED BY [blank]	<b>DITZ-CRANE HOMES</b> 3612 WEST DUNLAP AVE. PHONE 973-8632 PHOENIX, ARIZONA FAX 973-2258		PLAN 35_02 1532	1532 PATD B2 GARG. 3BP	<b>DUANE M. FOSTER</b> ARCHITECT 38 W ROSE GARDEN LN. PHOENIX, ARIZONA 85077 PHONE (602) 582-0823 FAX (602) 581-4444
	ATTN: PHIL POLCH & JEFF WARENG 12-09-96 FLOOR PLAN		VER D 35 WIDE	SAY 1	



FRONT ELEV. "A"  
SCALE 1/4" = 1'-0"



FRONT ELEV. "B"  
SCALE 1/4" = 1'-0"

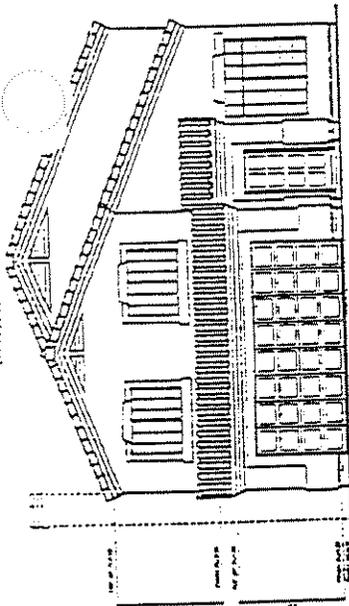


FRONT ELEV. "C"  
SCALE 1/4" = 1'-0"

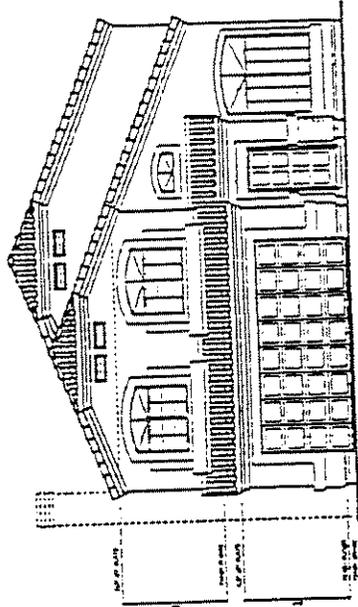
SHEET NO. _____ TOTAL SHEETS _____ DATE _____	<b>DITZ-CRANE HOMES</b> 3612 WEST DUNLAP AVE. PHONE 973-8632 PHOENIX, ARIZONA FAX 973-2258	<b>PLAN</b> 35_05 2179 VER D 30 WIDE	1ST 923 2ND 7256 TOT 2179 PATIO 170 PATIO 80 GARG. 401	<b>DUANE M. FOSTER</b> ARCHITECT 323 W ROSE GARDEN LN. PHOENIX, ARIZONA 85021 PHONE (602) 581-0888 FAX (602) 581-7474
	ATTN: PHIL POLCH & JEFF WARENG 12-3-96 FLOOR PLAN			

100-207-0000

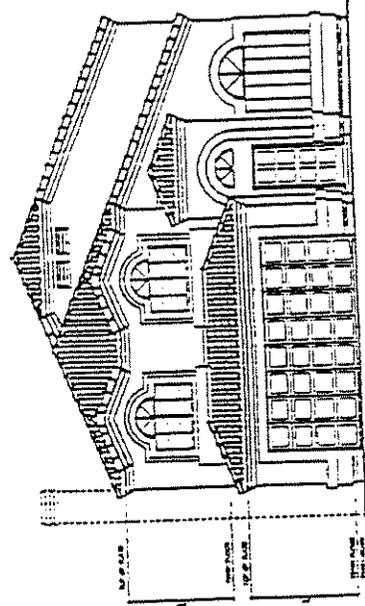
100-207-0000



FRONT ELEVATION "A"

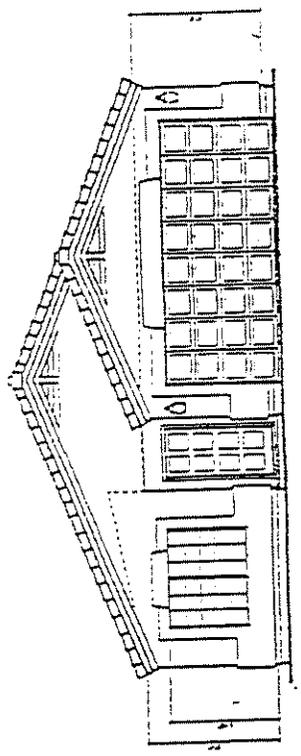


SIDE ELEVATION "B"

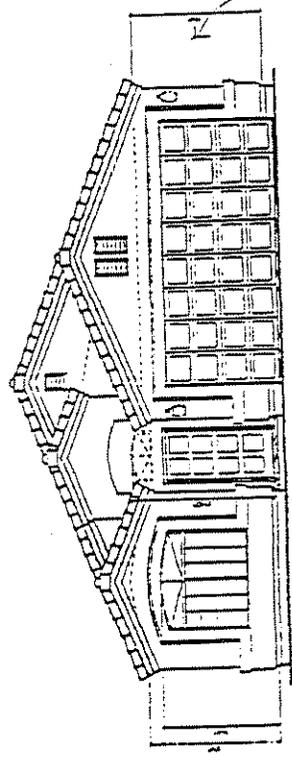


REAR ELEVATION "C"

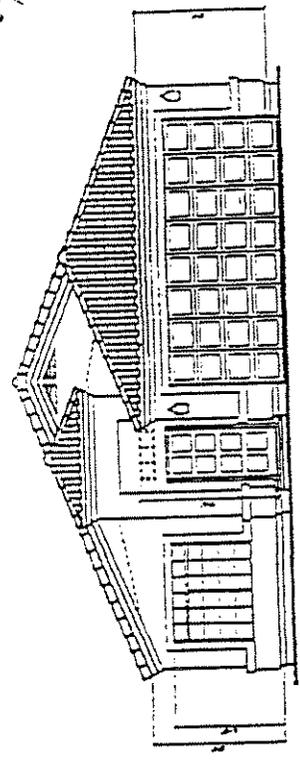
<p>DIETZ-CRANE HOMES          3411 WEST EVERETT AVE. BOX 411 PASADENA 91105          PASADENA, CALIFORNIA          ALVIN H. BECKER &amp; JEFFE WARTNER ARCHITECTS          PASADENA, CALIF.</p>		<p>PLAN          35-04          1170          1170          35-04</p>		<p>DIANE K. FOSTER          ARCHITECT          1170 WEST EVERETT AVE.          PASADENA, CALIF. 91105          TEL. 792-1111</p>	
NO. OF SHEETS	1	NO. OF SHEETS	1	NO. OF SHEETS	1
DATE	11/11/77	DATE	11/11/77	DATE	11/11/77
SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"
PROJECT NO.	1170	PROJECT NO.	1170	PROJECT NO.	1170
CLIENT	DIETZ-CRANE HOMES	CLIENT	DIETZ-CRANE HOMES	CLIENT	DIETZ-CRANE HOMES
ADDRESS	3411 WEST EVERETT AVE.	ADDRESS	3411 WEST EVERETT AVE.	ADDRESS	3411 WEST EVERETT AVE.
CITY	PASADENA, CALIF.	CITY	PASADENA, CALIF.	CITY	PASADENA, CALIF.
STATE	CALIF.	STATE	CALIF.	STATE	CALIF.
COUNTY	LOS ANGELES	COUNTY	LOS ANGELES	COUNTY	LOS ANGELES
ZIP	91105	ZIP	91105	ZIP	91105
DATE	11/11/77	DATE	11/11/77	DATE	11/11/77
SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"
PROJECT NO.	1170	PROJECT NO.	1170	PROJECT NO.	1170
CLIENT	DIETZ-CRANE HOMES	CLIENT	DIETZ-CRANE HOMES	CLIENT	DIETZ-CRANE HOMES
ADDRESS	3411 WEST EVERETT AVE.	ADDRESS	3411 WEST EVERETT AVE.	ADDRESS	3411 WEST EVERETT AVE.
CITY	PASADENA, CALIF.	CITY	PASADENA, CALIF.	CITY	PASADENA, CALIF.
STATE	CALIF.	STATE	CALIF.	STATE	CALIF.
COUNTY	LOS ANGELES	COUNTY	LOS ANGELES	COUNTY	LOS ANGELES
ZIP	91105	ZIP	91105	ZIP	91105



1681 ELEVATION "A"



1681 ELEVATION "B"



1681 ELEVATION "C"

DITZ-CRANE HOMES		DUNN FOSTER ARCHITECT	
342 WEST MELBA AVE. PHOENIX, ARIZONA		34 W. ROSE GARDEN LN PHOENIX, ARIZONA 85011	
PHONE 413-8831 FAX 413-2750		PRICE WORK SET \$250 PER HOUR \$45.00	
ATtn: BILL TOULGIE & JEFF WARDEN		DATE	
11-01-76		1981 1681	
FLOOR PLAN		PLAN 35-03	
		1681	
		VER. B-	
		35 WIDE	
		GARG. 400	
		PAID 1/10	
		DAY	

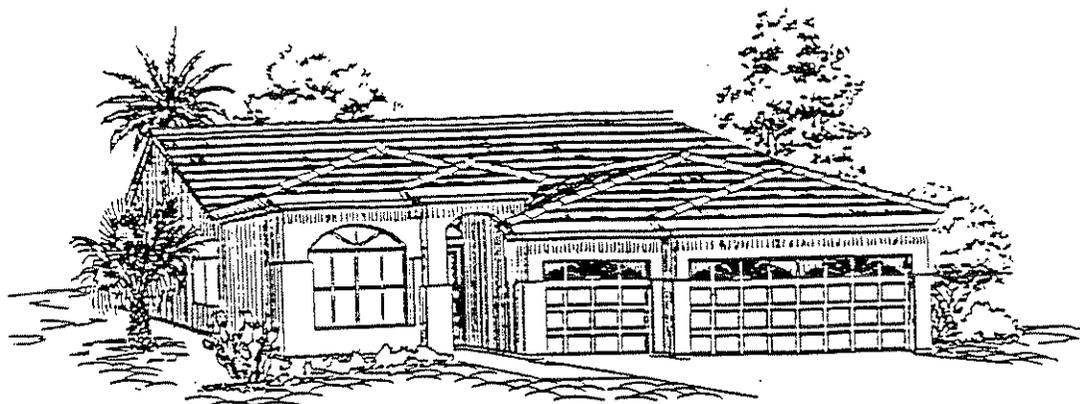
# The Newport

Model 2107

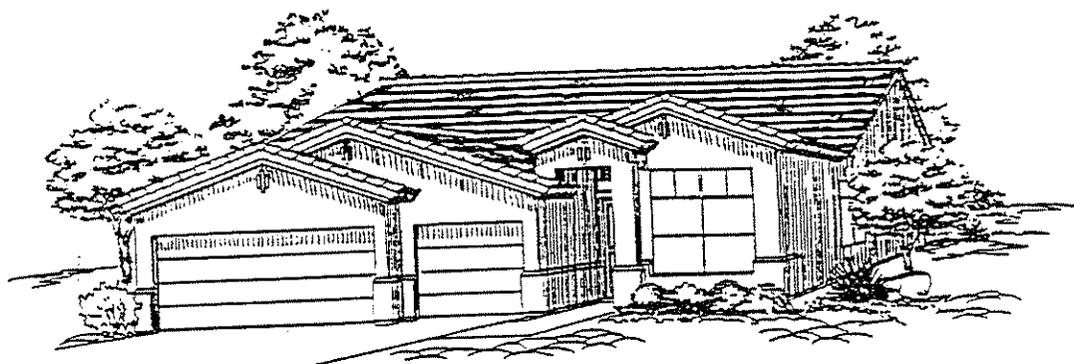
# DITZ-CRANE

## HOMES

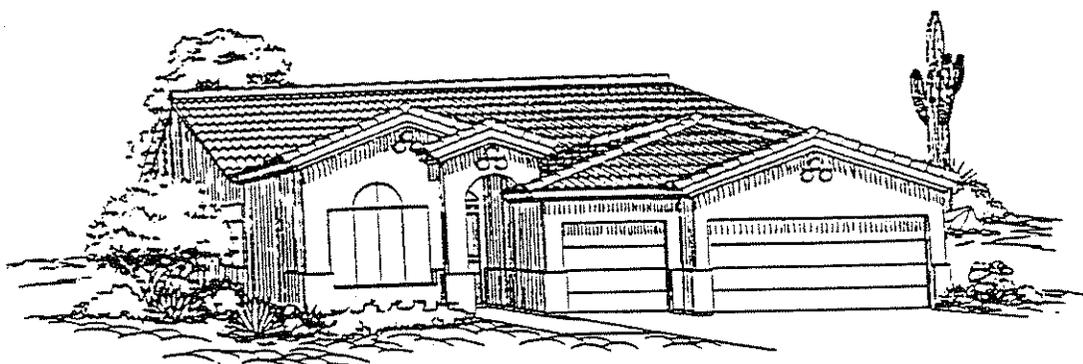
Quality Since 1954



Elevation A



Elevation B



Elevation C

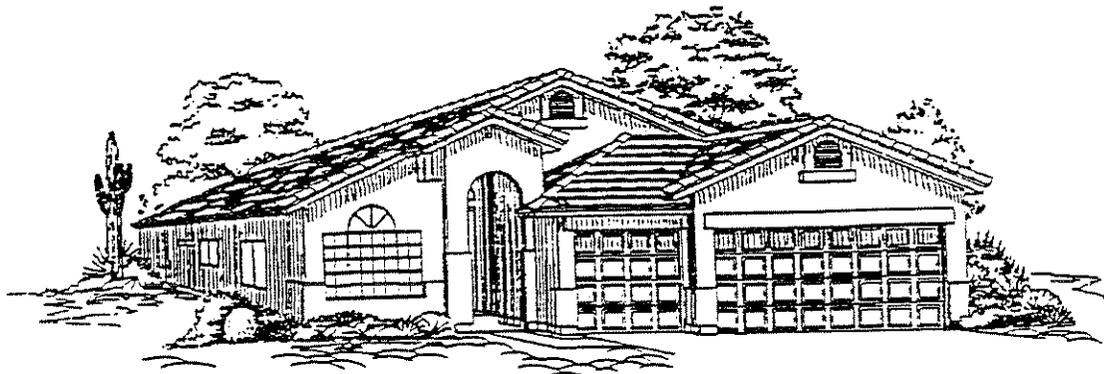
The Malibu  
Model 2137

**DITZ-CRANE**  
**HOMES**

Quality Since 1954



Elevation A



Elevation B

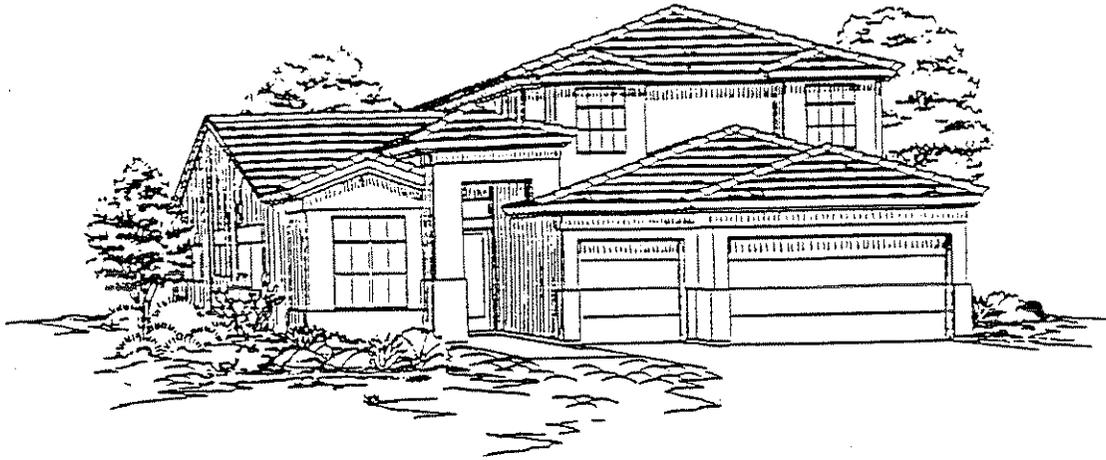


Elevation C

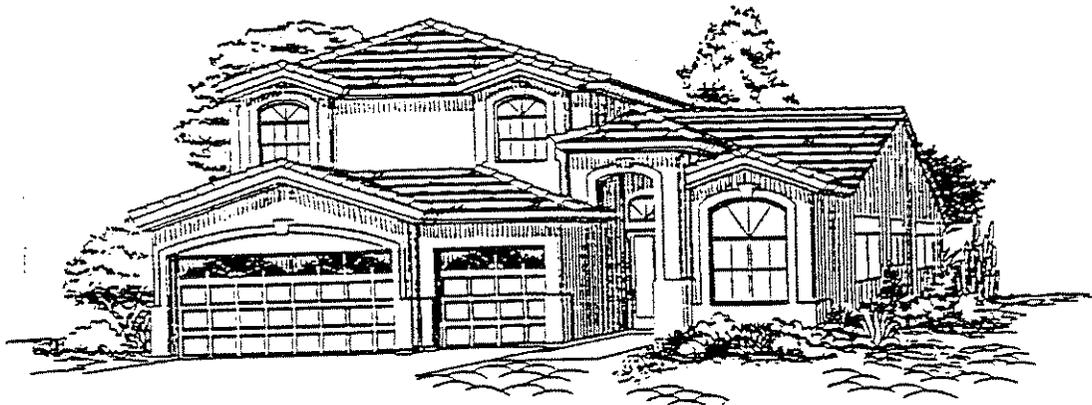
The Lajolla  
Model 2332

**DITZ-CRANE**  
**HOMES**

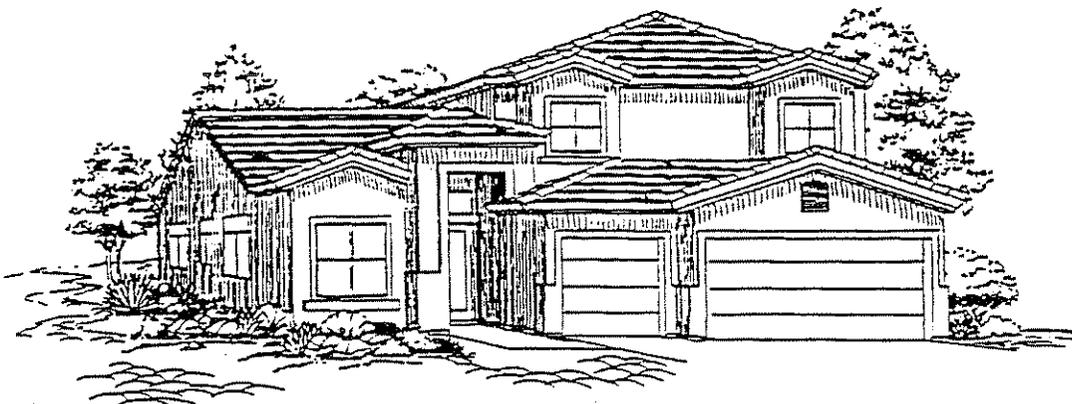
Quality Since 1954



Elevation A



Elevation B

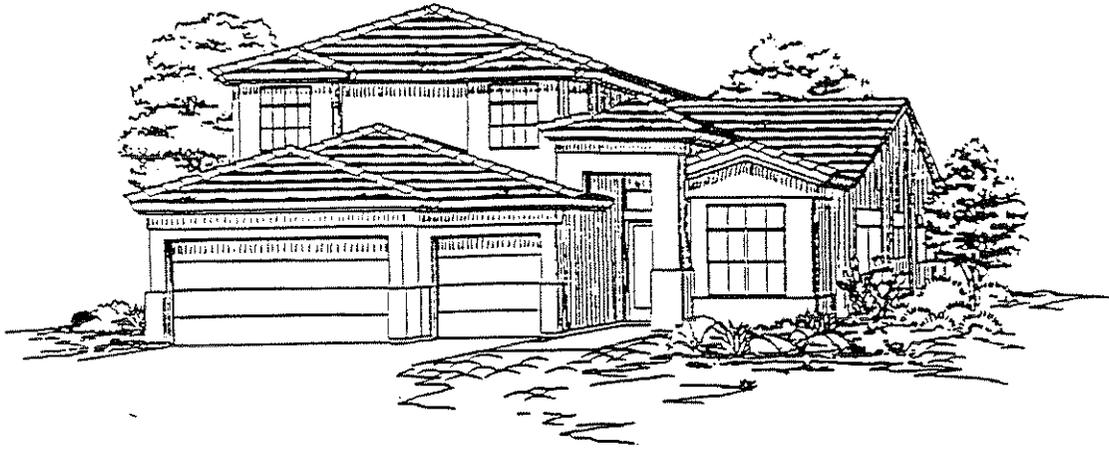


Elevation C

The Laguna  
Model 2503

**DITZ-CRANE**  
**HOMES**

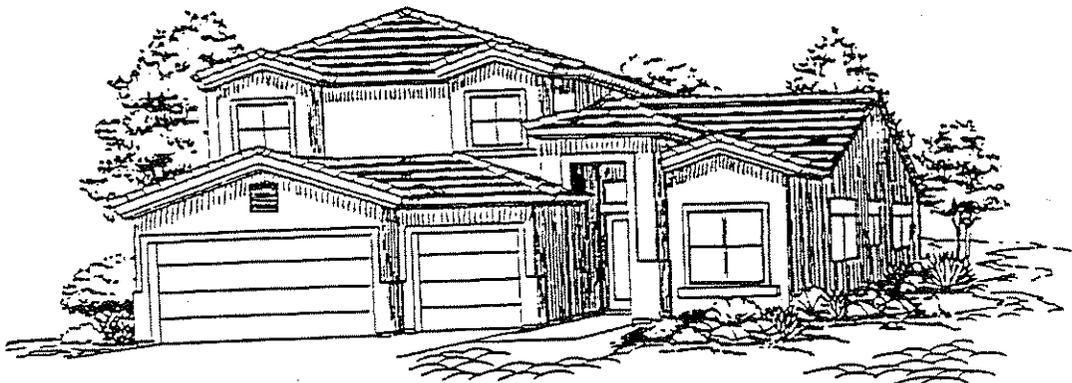
Quality Since 1954



Elevation A



Elevation B



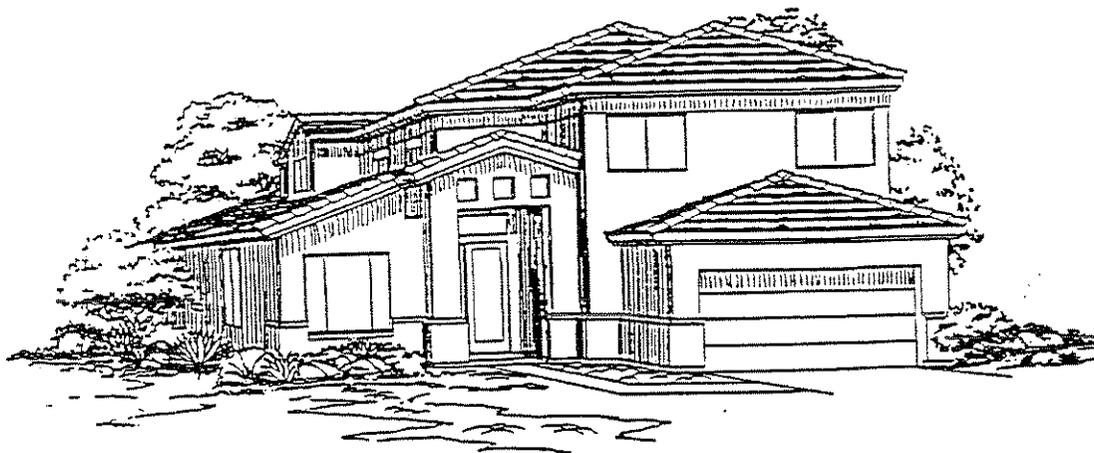
Elevation C

# The Catalina

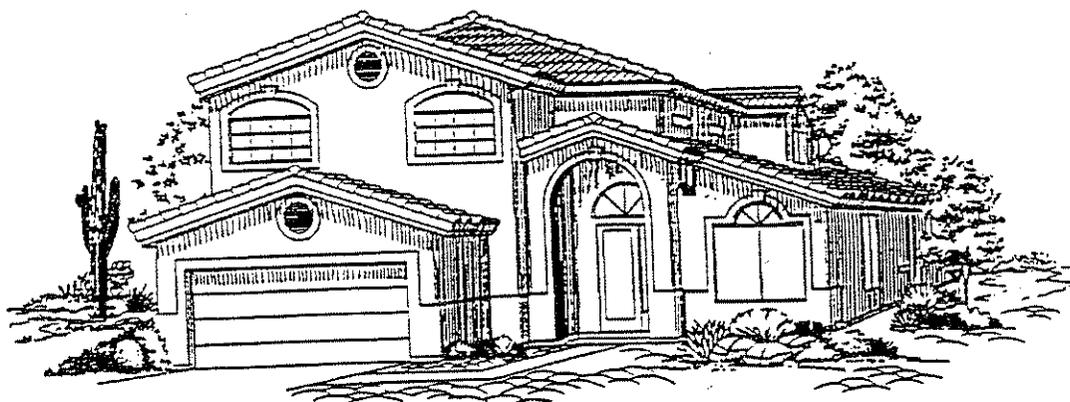
Model 2923

# DITZ-CRANE HOMES

Quality Since 1954



Elevation A



Elevation B



Elevation C

# The Monterey

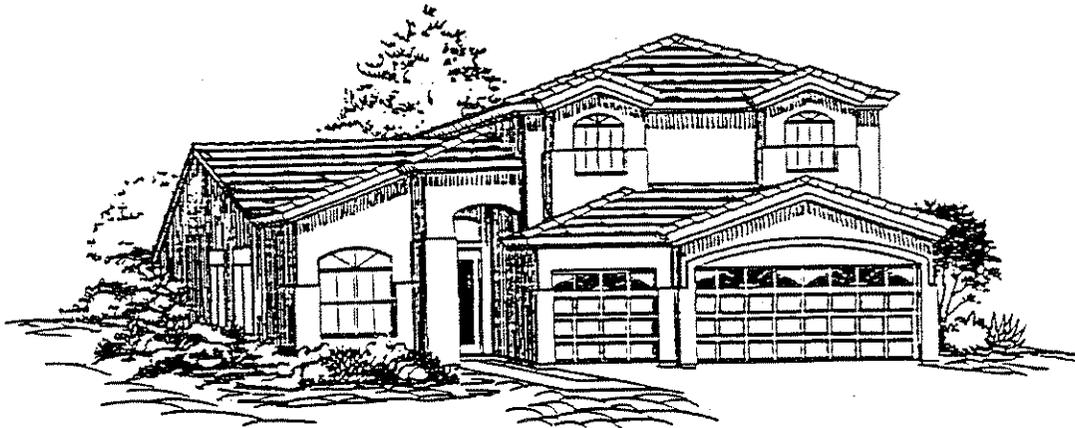
Model 2990

# DITZ-CRANE HOMES

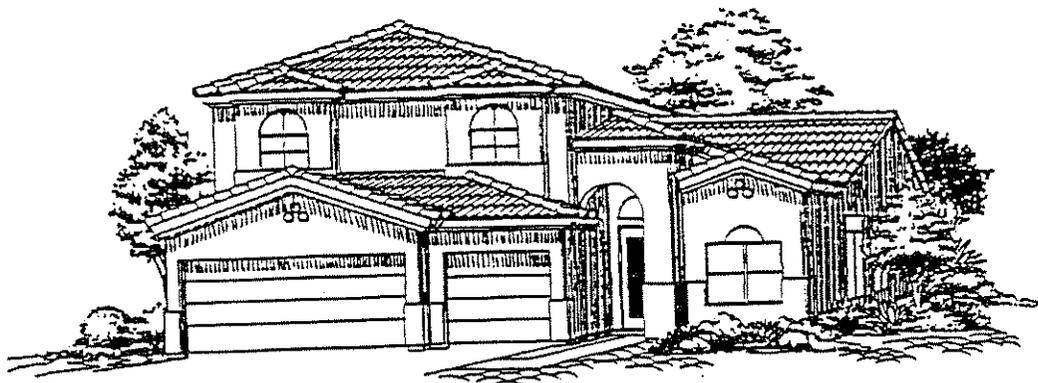
Quality Since 1954



Elevation A

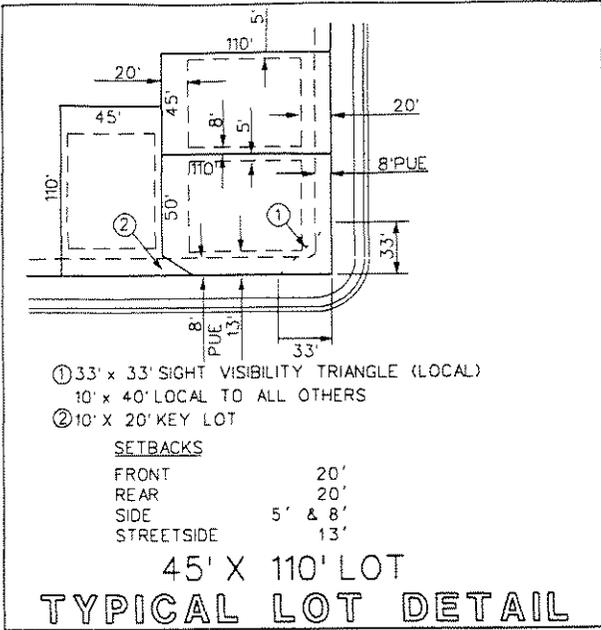


Elevation B

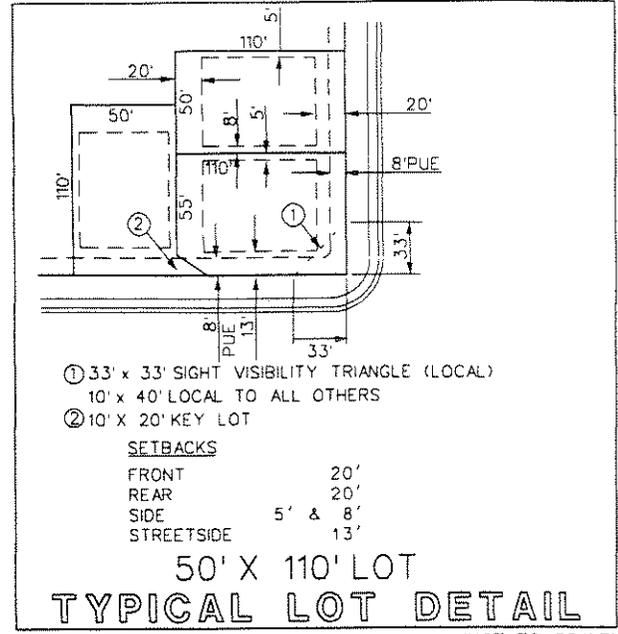


Elevation C

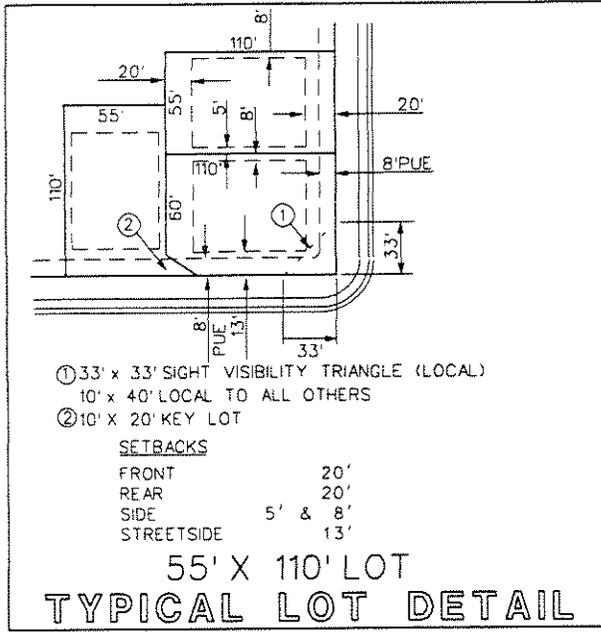
# SETBACK EXHIBIT for NORTHWEST RANCH



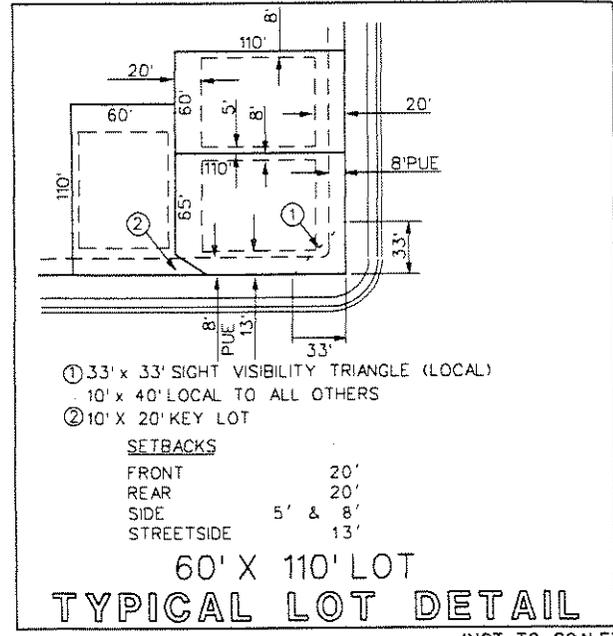
(NOT TO SCALE)



(NOT TO SCALE)



(NOT TO SCALE)



(NOT TO SCALE)

## EXHIBIT Q

DATE: 1-14-96

REV. 5-28-97

REV. 9-4-97



CVL #96-0126-01

# CONCEPTUAL WATER/SEWER PLAN for NORTHWEST RANCH



**PREPARED FOR:**

VERDE INVESTMENTS INC.  
2525 E. CAMELBACK RD. SUITE 1150  
PHOENIX, AZ. 85016  
(602) 553-7000  
(602) 852-6648 (FAX)

**PREPARED BY:**

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 264-6831  
(602) 264-0928 (FAX)

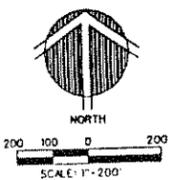
**LEGAL DESCRIPTION:**

THE EAST HALF OF SECTION 1, TOWNSHIP  
3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA

**LEGEND**

- FIRE HYDRANT
- SEWER LINE WITH MANHOLE
- SEWER LINE WITH CLEANOUT
- SEWER DIRECTION
- WATER LINE

NOTE: LOTTING SHOWN FOR REFERENCE ONLY.



**EXHIBIT R**

**CVL** DATE: 2-18-97  
REV. 5-28-97  
CVL #96-0126-01

CONCEPTUAL WATER/SEWER PLAN FOR: NORTHWEST RANCH

DATE: Jun. 02, 1997  
TIME: 09:28:57  
FILE: n:\960126\land\05excws.dgn

# CONCEPTUAL DRAINAGE PLAN for NORTHWEST RANCH

**PREPARED FOR:**

VERDE INVESTMENTS INC.  
2525 E. CAMELBACK RD. SUITE 1150  
PHOENIX, AZ. 85016  
(602) 553-7000  
(602) 852-6648 (FAX)

**PREPARED BY:**

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 264-6831  
(602) 264-0928 (FAX)

**LEGAL DESCRIPTION:**

THE EAST HALF OF SECTION 1, TOWNSHIP  
3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA

**LEGEND:**

-  RETENTION / DETENTION BASINS
-  DIRECTION OF FLOW (OFF-SITE)
-  DIRECTION OF FLOW (ON-SITE)
-  PROPOSED PIPE CULVERT

NOTE:  
LOTING SHOWN FOR REFERENCE ONLY.

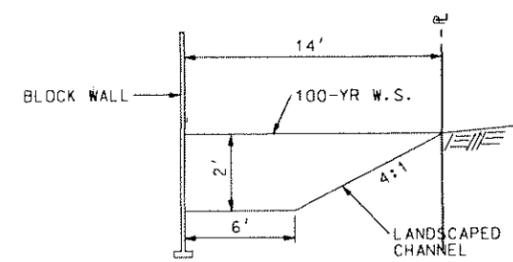


## EXHIBIT S

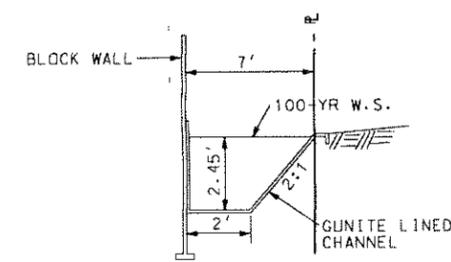


DATE: 2-18-97  
REV. 5-28-97  
REV. 10-13-97  
CVL 96-0126-01

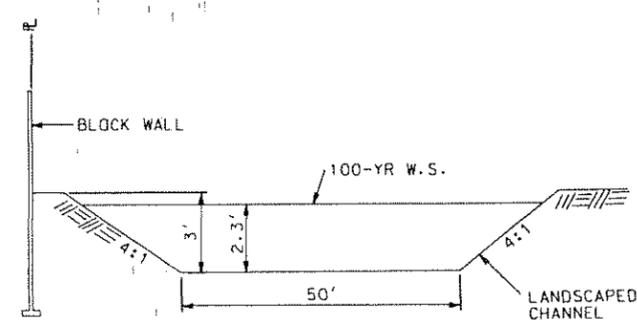
CONCEPTUAL DRAINAGE PLAN FOR: NORTHWEST RANCH



OFF-SITE FLOW CHANNEL  
SECTION A-A  
OPTION 1



OFF-SITE FLOW CHANNEL  
SECTION A-A  
OPTION 2



OFF-SITE FLOW CHANNEL  
SECTION B-B

DATE: Jan. 05, 1997  
TIME: 12:30:56  
FILE: n:\960126\land\4excdp.dgn



COE & VAN LOO

Land Planning  
Civil Engineering  
Water Resources Engineering  
Environmental Sciences  
Landscape Architecture  
Construction Management  
Surveying

Founded in 1958 by  
P.E. Coe, P.E. (1915-1977)  
H.W. Van Loo, P.E.

John B. Nelson, P.E., R.L.S.  
Ken Knickerbocker, P.E., R.L.S.  
E. Thompson Van Loo, P.E., R.L.S.  
George J. Geiser, P.E.  
Paul E. Siders, P.E., R.L.S.  
Richard Lee Knudson, R.L.S.  
Davis Yao, P.E.  
Dean J. Pehrson, P.E.  
George Robinson, R.L.S.  
Donald L. Driscoll, P.E.

Ronald J. Minarik, R.L.A.  
Les F. Olson, P.E., R.L.S.  
Larry E. Sullivan, R.L.S.  
Earl J. Swetland, R.L.A.  
Michael J. Vinson, P.E.  
Jeffrey M. Engelmann, R.L.A.  
Roger D. Pryor, P.E.  
Nasir Raza, P.E.  
Dennis C. Lucas, P.E.  
Rueben L. Valenzuela, R.L.A.

December 2, 1997

Mr. Ric Toris  
City Planner  
City of Surprise - Community Development  
12425 West Bell Road, Suite D-100  
Surprise, AZ 85374

Re: Minor P.A.D. Amendment for Northwest Ranch  
CVL Project No: 96-0126-01

Dear Joe:

On Sheet 10 of the P.A.D. Narrative under "*Building Setbacks*," we would like to add the line "Exceptions to side setbacks to be bay windows and fireplaces which can encroach a maximum of 2.5' into side setback (except on 5' sides) in accordance with the Uniform Building Code."

Should this addition pass review, please let me know and we will update the P.A.D.

Sincerely,

COE & VAN LOO  
Consultants, Inc.

Curt Johnson  
Project Manager

CJ:sf

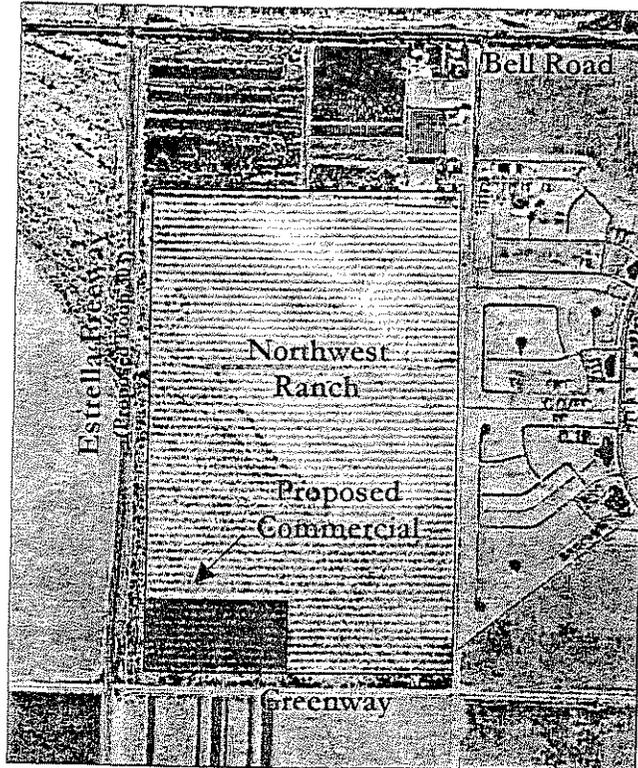
c: Shirley Berg, Community Development Director  
City of Surprise Engineer

Administrative Approval Minor P.A.D. Amendment	
_____	_____
City Manager	Date
_____	_____
Community Development Dir.	Date

# Northwest Ranch

## Minor PAD Amendment Narrative

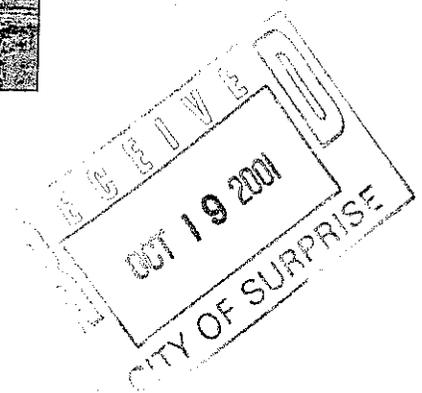
CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT
<b>APPROVED</b>
THIS APPROVAL IS NOT TO BE CONSTRUED AS AN APPROVAL OF ANY VIOLATION OF THE SURPRISE MUNICIPAL CODE, UNIFORM BUILDING, PLUMBING, MECHANICAL AND THE NATIONAL ELECTRICAL CODES
Case No: <u>12-13-01</u>
P&Z Comm. Approval: <u>12-14-01</u>
City Council Approval: <u>12-13-01</u>
B.O.A. Approval: <u>N/A</u>
Stipulations: <u>None</u>



Prepared For: The City of Surprise  
12425 W. Bell Rd., Surprise, AZ 85374  
Phone: (623) 583-4840, Fax: (623) 583-3858

Applicant: Northwest Ranch, L.L.C.

First Submittal: September 11, 2001



Prepared By:





CITY OF SURPRISE  
COUNCIL AGENDA ACTION FORM

Meeting Type: Regular Meeting Time Scheduled: 01/10/02 @ 6:30 PM

If Special submit date \_\_\_\_\_ time \_\_\_\_\_

Submitting Department: Community Development

Contact Person: Phil Testa

Consent  Regular  Requesting Action

Report Only

3  
#10

Type of Document Needing Approval (Check all that apply):

- Public Hearing
- Agreement
- Special Consideration
- Grant
- Liquor/Bingo License Application
- Resolution
- Emergency Clause
- Intergovernmental Agreement
- Submission
- Acceptance
- First Reading/Ordinance
- Final Reading/Ordinance

Council Priority (Check Appropriate Areas):

- Education
- Job Creation
- Public Safety
- Transportation
- City Elections
- Public Fitness
- Quality Service Delivery
- Housing Rehabilitation
- Human Service Needs
- Community Activities
- Neighborhood Revitalization
- Employment Infrastructure
- Work Force Preparation
- Parks, Recreation & Library

W

Regular Agenda Wording: Consideration and Action to approve moving Ordinance No. 01-22 to a final reading, which is an ordinance approving the Planned Area Development Amendment PADA01-84, amending the Northwest Ranch PAD to change the designation of approximately 13 acres from PAD R1-5 (Single Family Residential) to PAD C-2 (Community Commercial). Subject property is located at the northeast corner of Loop 303 and Greenway Road.

Staff Recommendation: Approve Fiscal Impact: No If yes: Budget code: Available:

Background Info: Planning and Zoning Commission recommended approval of this application on December 4, 2001.

List Attachments as Follows: Ordinance, Stipulations, Staff Report, applicant's project narrative

Signatures of Submitting Officers (Sign Legibly):

Phil A. Testa Department Head  
[Signature] Supervisor  
[Signature] Budget Authorization  
[Signature] Legal Review  
EM. Dushoza City Manager/Designee  
ACM

Distribution After Council Action: Council Action:

Shelley H. Motion/Second  
Agenda file Shafer  
 \_\_\_\_\_ Vukanovich  
 \_\_\_\_\_ Villanueva m

Results:

For 7  
 Against 0  
 Passed ✓  
 Failed \_\_\_\_\_

CITY OF SURPRISE  
COUNCIL AGENDA ACTION FORM

_____	Cox	_____	Deny	_____
_____	Montoya	_____	Continue	_____
_____	Smith	5	Tabled	_____
_____	Allen	_____	Absent	_____
			Other	_____

City Clerk: Originals *Rosa*  
*BPC + DNS*

**ORDINANCE NO. 01-22**

**AN ORDINANCE APPROVING THE PLANNED AREA DEVELOPMENT AMENDMENT PADA01-84, AMENDING THE NORTHWEST RANCH PAD TO CHANGE THE DESIGNATION OF APPROXIMATELY 13 ACRES FROM PAD R1-5 (SINGLE FAMILY RESIDENTIAL) TO PAD C-2 (COMMUNITY COMMERCIAL). SUBJECT PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF LOOP 303 AND GREENWAY ROAD.**

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

WHEREAS, changes have occurred in the vicinity of the northeast corner of Loop 303 and Greenway Road, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the City of Surprise General Plan; and

WHEREAS, the Planning and Zoning Commission has recommended approval of this rezone application.

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

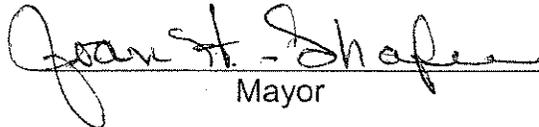
Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from PAD R1-5 (Single Family Residential) to PAD C-2 (Community Commercial).

Section 3. The property described in Exhibit A remains subject to all applicable stipulations relating to the original Northwest Ranch PAD, any subsequent amendments of the PAD, and all provisions of the Development Agreement.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only in accordance with the requirements of the PAD C-2 zoning standards, and in compliance with the Stipulations contained in Exhibit B.

PASSED AND ADOPTED THIS 10th day of January, 20012

  
\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney

YEAS: Mayor Shafer, Vice-Mayor Allen, Councilmembers; Cox, Montoya, Smith, Villanueva & Vukanovich.

NEAS: \_\_\_\_\_

**NORTHWEST RANCH  
COMMERCIAL SITE  
LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 1 BEARS SOUTH 89°23'23" EAST, A DISTANCE OF 2636.42 FEET;

THENCE SOUTH 89°23'12" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 300.34 FEET;

THENCE NORTH 00°36'48" EAST, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°57'34" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE ESTRELLA FREEWAY (303) PER ADOT DRAWING D-7-T-844, A DISTANCE OF 345.00 FEET;

THENCE NORTH 05°23'06" WEST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 266.95 FEET;

THENCE SOUTH 89°02'26" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 952.38 FEET;

THENCE SOUTH 00°36'48" WEST, A DISTANCE OF 604.73 FEET;

THENCE NORTH 89°23'12" WEST ALONG A LINE PARALLEL WITH AND 55.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 926.55 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 565,698 SQUARE FEET OR 12.9866 ACRES.

RECOMMENDATIONS: (PADA01-84)

Subject request is consistent with the General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the PAD Amendment for Northwest Ranch to change the PAD land use designation from R1-5 (Single Family Residential) to C-2 (Community Commercial) (PADA01-84), subject to the following stipulations:

STANDARD STIPULATIONS:

- a) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;
- b) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

SPECIAL STIPULATIONS:

- c) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final site plan approval for any part of this development;
- d) The site plan for the site shall reflect the desire to provide pedestrian integration into the surrounding neighborhood, enhanced architectural quality and enhanced landscaping quality along the arterial roadway, as well as mitigation of a "sea of parking" on the site;
- e) All fees and infrastructure improvements shall occur pursuant to the approved development agreement(s) and the City of Surprise Municipal Code, in the time period required.

**REPORT TO THE PLANNING AND ZONING COMMISSION  
AND THE CITY COUNCIL**

**PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT**

---

**CASE NO.:** PADA01-84 (Northwest Ranch PAD Amendment)  
**Stipulations a through e**  
Planning & Zoning Commission Hearing Date: December 4, 2001  
City Council Hearing Date: December 13, 2001

---

**APPLICANT:** Steve Hohulin  
RBF Consulting  
16605 N. 28<sup>th</sup> Avenue, Suite 100  
Phoenix, AZ 85053  
(602) 467-2200  
Fax (602) 284-6107

**PROPERTY OWNER:** Northwest Ranch L.L.C.

**REQUEST:** Approval of a PAD amendment to change the PAD land use designation from R1-5 (single family residential) to C-2 (Community Commercial)

**SITE LOCATION:** Subject site is located at the northeast corner of Loop 303 and Greenway Road.

**SITE SIZE:** 13 gross acres

**CONFORMANCE TO ADOPTED LAND USE PLANS:**

**GENERAL PLAN:** The General Plan 2020 permits commercial corners up to 25 acres in size within areas designated as Low Density Residential. Therefore, this request is in conformance with the General Plan Land Use Map.

**DEVELOPMENT PLAN:** If approved, this application will amend the Northwest Ranch PAD, which is the development plan for the subject property.

**COMMENTING JURISDICTIONS:**

Town of Buckeye:	No comments were received.
City of El Mirage:	No comments were received.
City of Peoria:	No comments were received.
Maricopa County:	No comments were received.
Dysart Unified School District:	No comments were received.

Maricopa Water District:  
Luke Air Force Base:

No comments were received.  
No comments were received.

**DEPARTMENTAL REVIEW:**

The **Engineering Department** has reviewed this application and has no additional comments.

The **Fire Department** has reviewed this application and has no additional comments.

The **Public Works Department** has reviewed this application and has no additional comments.

The **Water Services Department** has reviewed this application and has no additional comments.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission recommend approval of the PAD Amendment for Northwest Ranch, consisting of changing the PAD land use designation from R1-5 (Single Family Residential) to C-2 (Community Commercial), as application PADA01-84, subject to the stipulations listed under "Recommendations."

**EXISTING ZONING:**

- 1. ON-SITE: PAD (Northwest Ranch)
- NORTH: PAD (Northwest Ranch)
- EAST: PAD (Mountain Vista Ranch)
- SOUTH: R-43 (Maricopa County)
- WEST: PAD (Surprise Farms)

**EXISTING LAND USE :**

- 2. ON-SITE: Vacant Land
- NORTH: Construction of Single Family Homes
- EAST: Single Family Homes
- SOUTH: Agriculture/Vacant Land
- WEST: Vacant Land, Loop 303

**ADJACENT ROAD STATUS**

Street Name	Right of Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
Loop 303	500 feet	32 feet	Both sides	1 Lane	None
Greenway Road	110 feet	None	None	None	None

**EXISTING UTILITIES AND SERVICES STATUS:**

- 6.     **WATER**                     Citizens Water Resources
- 7.     **SEWER**                    City of Surprise
- 8.     **FIRE PROTECTION**        The Surprise Fire Department currently has a fire station located at 15616 North Hollyhock Street. The second fire station is in operation at 18600 Reems Road near the intersection of Reems and Mountain View Boulevard.
- 9.     **POLICE PROTECTION**      The Surprise Police Department currently has a station located at 12425 W. Bell Road and a substation located at 18600 Reems Road.

**100 YEAR ASSURED WATER SUPPLY CERTIFICATION:**

- 10.    Northwest Ranch has obtained a Certificate of 100 Year Assured Water Supply from the Arizona Department of Water Resources. However, this Certificate is not required for commercial development.

**FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:**

- 11.    Required for the entire project.

**SCHOOL DISTRICT POSITION:**

- 12.    Currently, this is a commercial development, therefore no agreement with the School District is necessary.

**PLAN ANALYSIS:**

**PROPOSAL**

- 14.    The applicant has submitted a PAD Amendment to change the PAD land use designation from R1-5 (Single Family Residential) to C-2 (Community Commercial) within the Northwest Ranch PAD. The site is located at the southwest corner of Northwest Ranch, north of Greenway Road.

## HISTORY

15. The property was zoned PAD in 1997, at which point the subject property was designated as Single Family Residential. As development and zoning have continued in the area, additional needs for neighborhood commercial uses have become apparent in the area, especially with access to the Loop 303.

## EXISTING SITE CONDITIONS:

16. This property is flat and slopes gently to the southeast of the site. Existing vegetation on-site consists primarily of creosote bushes and other desert shrubs.

## JUSTIFICATION FOR REQUEST

17. Within our communities, it is critical that we maintain strong connectivity between land uses in order to limit the dependency on the automobile and to enable alternative means of transportation. Because of the size of this parcel, the uses proposed will likely be community oriented commercial uses, such as a grocery store, ice cream shop, sandwich shop, dry cleaners, etc.
18. These types of uses are compatible with a neighborhood in that they provide the necessary support services for people on a daily basis. Because of the proximity of this property, and due to the connectivity already established within the PAD and surrounding neighborhood, this commercial piece may be designed with connectivity and integration in mind.

## AESTHETIC CONSIDERATIONS:

19. It is critical that this property provide distinct and well defined pedestrian access to the residential neighborhood, and that the architecture and landscaping fit in with the surrounding neighborhood and welcome people to walk to the site.
20. Additionally, arterial frontage is important to make as aesthetically pleasing as possible in order to enhance the feeling of the community. Because of this, staff will be looking for enhanced landscaping adjacent to the arterial road, architecture brought towards the street, and other methods to eliminate a "sea of parking" and create a pedestrian friendly and aesthetic environment.

## GENERAL PLAN COMPLIANCE

21. As stated above, the General Plan 2020 permits commercial corners up to 25 acres in size within areas designated as Low Density Residential. Therefore, this request is in conformance with the General Plan Land Use Map.

22. Additionally, approving this request will further the goals of the General Plan to create better integration between the commercial and residential development within the City of Surprise.

NOISE:

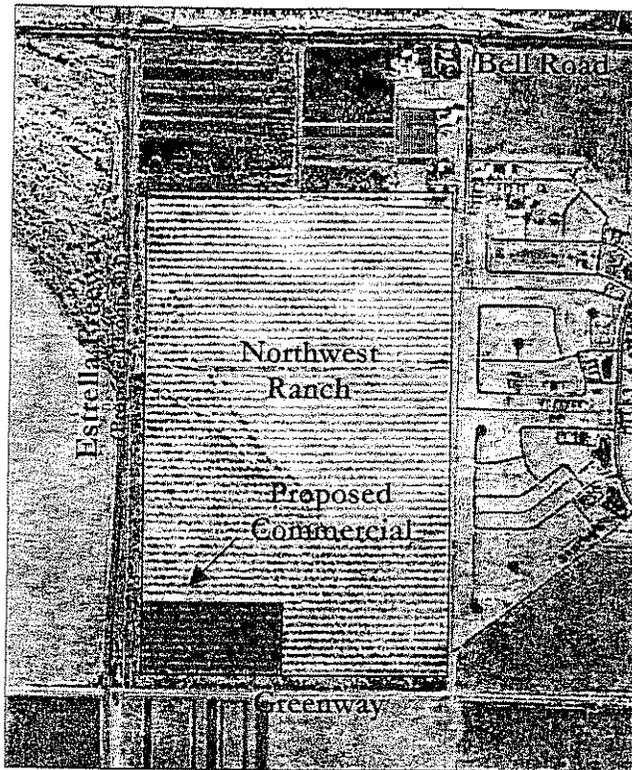
23. This property is not located within the noise contours of the 1997-revised AICUZ as adopted by the City of Surprise in March of 1998, nor is the subject property within any noise contours as defined by the 1988 MAG JLUS. However, this property is subject to overflights from Luke Air Force Base.

CONCLUSION:

24. The subject request is consistent with the City of Surprise General Plan 2020 and will significantly benefit the future of the City of Surprise by providing a true center of the City for employment, entertainment and retail uses. Additionally, this rezoning will not adversely affect the health safety or welfare of the citizens of the City of Surprise.

# Northwest Ranch

## Minor PAD Amendment Narrative



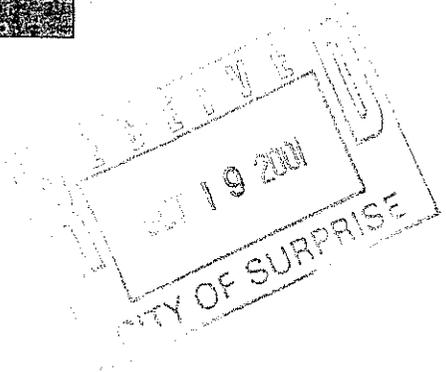
*Prepared For:* The City of Surprise  
12425 W. Bell Rd., Surprise, AZ 85374  
Phone: (623) 583-4840, Fax: (623) 583-3858

*Applicant:* Northwest Ranch, L.L.C.

*First Submittal:* September 11, 2001

Prepared By:

**RBF**  
CONSULTING



## Introduction

In 1997 The City of Surprise approved a Planned Area Development for Northwest Ranch located in a portion of Section 1, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian. The PAD shows the entire site as a planned, medium density, residential community. Most of Phase one and two have been designed and approved, with construction expected to begin by the end of the summer. The approved plat for Northwest Ranch Unit 2 shows the area under consideration by this application as vacant. The reason for this is that the developers have reconsidered the plan that was approved in 1997 and decided that there is a market for community commercial space. The most appropriate location for a community commercial site is the southwest corner adjacent to Greenway Road and the proposed Loop 303 (Currently Estrella Parkway).

## Summary of Request

The purpose of this application is to request that a portion of a previously approved residential PAD be amended to allow approximately 13 acres to be considered for commercial development. This application is consistent with the General Plan for the City of Surprise (2001). The General Plan allows for commercial uses less than 25 acres in size within non-commercial designations, where appropriate. This policy allows for small-scale commercial uses to develop at intersections without designating every major intersection in the City as commercial. It also allows for flexibility and enables the market to decide where commercial development will go, within specified parameters.

Table 1 Land Use Comparison

LAND USE	# UNITS	AREA (Acres)
Phase 1 – Residential	400	88
Unit 2 – Residential	449	115
Commercial	N/A	13
Total	849	216
Total Original PAD	957	216

## Existing Conditions

The Site is currently natural desert with very little vegetation. The site slopes gently to the southeast. Currently there is a drainage ditch along the front of the property. This drainage ditch will no longer be necessary when the Loop 303 Highway is improved. At that time the drainage flowing there will be redirected to follow the Highway. The ditch may still serve a purpose as a buffer and for on-site retention.

## Access and Circulation

Vehicular Access may be gained from two points, from within the Northwest Ranch Via Desert Lane and directly from Greenway Road. The access from 166 Avenue would be limited to pedestrians only. The pedestrian access for the residential portions of Northwest Ranch will be maintained.

## Servicing

### *Water*

Water service will be provided by Citizens Utility. It will come from Northwest Ranch Unit 2. There will be an eight-inch pipe available in Desert Lane and a 12" pipe in 166<sup>th</sup> Avenue.

### *Sanitary Sewer*

Sanitary sewer service will be provided by City of Surprise, via an 8" sewer line in Desert Lane. Sewer volumes have been calculated based on the new land use and it had been determined that the 8" line is sufficient to serve commercial development on this site. (See appendix A)

### *Drainage*

While the exact drainage pattern is not yet known, generally the site will drain towards the existing ditch along Greenway Road. This ditch will be left as a buffer area between the commercial site and Greenway Road. When the Estrella Freeway is constructed the ditch will become unnecessary however; it will still be available for drainage.

## Site Planning Guidelines

While, at this time there is no specific site plan for the commercial development, a concept for the commercial development, along with concept elevations, is submitted as part of this narrative. The intent is for the commercial site to service the community. The property would be sold to a commercial developer who will determine what kind of commercial development is appropriate for this site. We are proposing guidelines for the development of the site that will provide flexibility while providing guidelines that will make sure that the development contributes to the community in a positive way.

# Appendix A

Northwest Ranch Unit 2  
Job No: 45-100992

### Sewer Capacity Calculation

The capacity of the proposed 8-inch sewer lines for the Northwest Ranch Unit 2 development were checked to see if they would be able to handle the flow from a 12.9 acre commercial development. In addition to the commercial development 188 residential units will be contributing to the 8-inch line. The factors used in determining the amount of waste flow generated are 3.2 people/dwelling unit, 100 gal/cap/day, and 3000 gal/acre/day. In addition a peaking factor of 4.0 was used. The calculation performed was based on the minimum allowable slope of an 8-inch sewer line (0.0033). It is determined that the peak waste water flow can be conveyed by the 8-inch sewer at minimum slope occupying 88.3 % of the pipe capacity.

Northwest Ranch Unit 2 Sewer Design Table (45-100992)

Cap/Unit (Res)	3.2	gpcd	100												
Cap/Unit (Com)		g/ac/day	3000												
Planning Area Type	Planning Area Unit Type	Number Planning Area Units	Cum. Up Stream Units	ADWFF (mgd)	Peak Factor	PDF (mgd)	Actual Slope (ft/ft)	Min. Slope (ft/ft)	Slope Check	Diam (in)	Area (ft <sup>2</sup> )	Capacity (cfs)	Capacity (mgd)	% of Capacity	Velocity (fps)
<b>Onsite Sewer Line</b>															
Residential	Homes	188	188	0.0602	4.00	0.24064	0.00330	0.00330	X	8	0.349	0.694	0.448	53.7	2.0
Commercial	Acres	12.9	12.9	0.0387	4.00	0.15480	0.00330	0.00330	X	8	0.349	0.694	0.448	34.6	2.0
		<b>TOTAL</b>		0.0989	4.00	0.39544	0.00330	0.00330	X	8	0.349	0.694	0.448	88.3	2.0

**Appendix B**  
(Graphics)

# CITY OF SURPRISE

## PLANNING AND ZONING COMMISSION

X Regular Meeting

Time: 7:00 P.M.

X Public Hearing

Date: December 4, 2001

Agenda Item: J

TITLE: PADA01-84

Northwest Ranch – Planned Area Development Amendment for a residential subdivision – located at the southwest corner of Greenway Road and Estrella Freeway (SR303).

Comments:

COMMISSION ACTION: Approve a motion to approve a Planned Area Development Amendment - application PADA01-84 subject to stipulations a – e.

Commissioner Motion/Second/Vote

Senft	<u>Y</u>
Bails	<u>Y</u>
Truitt	<u>M</u>
Blair	<u>X</u>
Gonzales	<u>Y</u>
Morris	<u>S</u>
Segarra	<u>X</u>

Voting Results:

FOR	5	AGAINST	0
ABSTAINED	0	NAME	
PASSED	X	FAILED	
ABSENT	2	VACANCY	

Legend: Motion-M, Second-S, Yes-Y, No-N, Abstain-A, Absent-X

actnform.pz

# Northwest Ranch

## Minor PAD Amendment Narrative

CITY OF SURPRISE  
PLANNING AND ZONING DEPARTMENT

**APPROVED**

THIS APPROVAL IS NOT TO BE CONSTRUED  
AS AN APPROVAL OF ANY VIOLATION OF THE  
SURPRISE MUNICIPAL CODE, UNIFORM BUILDING,  
PLUMBING, MECHANICAL AND THE NATIONAL  
ELECTRICAL CODES

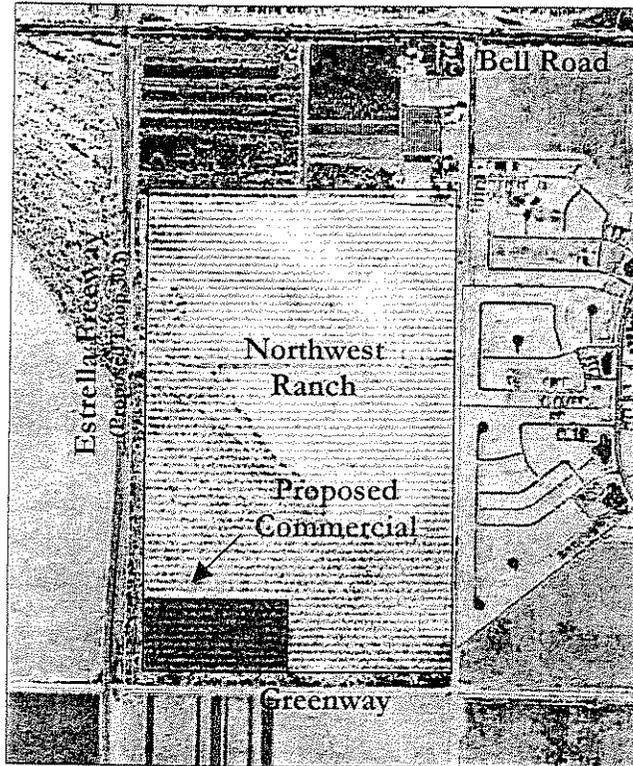
Case No: 13-4-01

P&Z Comm. Approval: 12-13-01

City Council Approval: 12-13-01

B.O.A. Approval: 12-13-01

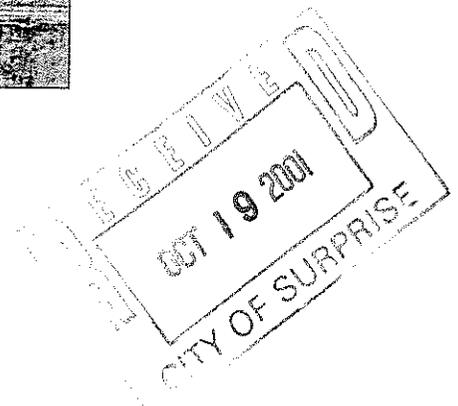
Stipulations: Q-e



Prepared For: The City of Surprise  
12425 W. Bell Rd., Surprise, AZ 85374  
Phone: (623) 583-4840, Fax: (623) 583-3858

Applicant: Northwest Ranch, L.L.C.

First Submittal: September 11, 2001



Prepared By:



**Introduction**

In 1997 The City of Surprise approved a Planned Area Development for Northwest Ranch located in a portion of Section 1, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian. The PAD shows the entire site as a planned, medium density, residential community. Most of Phase one and two have been designed and approved, with construction expected to begin by the end of the summer. The approved plat for Northwest Ranch Unit 2 shows the area under consideration by this application as vacant. The reason for this is that the developers have reconsidered the plan that was approved in 1997 and decided that there is a market for community commercial space. The most appropriate location for a community commercial site is the southwest corner adjacent to Greenway Road and the proposed Loop 303 (Currently Estrella Parkway).

**Summary of Request**

The purpose of this application is to request that a portion of a previously approved residential PAD be amended to allow approximately 13 acres to be considered for commercial development. This application is consistent with the General Plan for the City of Surprise (2001). The General Plan allows for commercial uses less than 25 acres in size within non-commercial designations, where appropriate. This policy allows for small-scale commercial uses to develop at intersections without designating every major intersection in the City as commercial. It also allows for flexibility and enables the market to decide where commercial development will go, within specified parameters.

Table 1 Land Use Comparison

LAND USE	# UNITS	AREA (Acres)
Phase 1 – Residential	400	88
Unit 2 – Residential	449	115
Commercial	N/A	13
Total	849	216
Total Original PAD	957	216

**Existing Conditions**

The Site is currently natural desert with very little vegetation. The site slopes gently to the southeast. Currently there is a drainage ditch along the front of the property. This drainage ditch will no longer be necessary when the Loop 303 Highway is improved. At that time the drainage flowing there will be redirected to follow the Highway. The ditch may still serve a purpose as a buffer and for on-site retention.

**Access and Circulation**

Vehicular Access may be gained from two points, from within the Northwest Ranch Via Desert Lane and directly from Greenway Road. The access from 166 Avenue would be limited to pedestrians only. The pedestrian access for the residential portions of Northwest Ranch will be maintained.

## Servicing

### *Water*

Water service will be provided by Citizens Utility. It will come from Northwest Ranch Unit 2. There will be an eight-inch pipe available in Desert Lane and a 12" pipe in 166<sup>th</sup> Avenue.

### *Sanitary Sewer*

Sanitary sewer service will be provided by City of Surprise, via an 8" sewer line in Desert Lane. Sewer volumes have been calculated based on the new land use and it had been determined that the 8" line is sufficient to serve commercial development on this site. (See appendix A)

### *Drainage*

While the exact drainage pattern is not yet known, generally the site will drain towards the existing ditch along Greenway Road. This ditch will be left as a buffer area between the commercial site and Greenway Road. When the Estrella Freeway is constructed the ditch will become unnecessary however; it will still be available for drainage.

## Site Planning Guidelines

While, at this time there is no specific site plan for the commercial development, a concept for the commercial development, along with concept elevations, is submitted as part of this narrative. The intent is for the commercial site to service the community. The property would be sold to a commercial developer who will determine what kind of commercial development is appropriate for this site. We are proposing guidelines for the development of the site that will provide flexibility while providing guidelines that will make sure that the development contributes to the community in a positive way.

# Appendix A

Northwest Ranch Unit 2

Job No: 45-100992

### Sewer Capacity Calculation

The capacity of the proposed 8-inch sewer lines for the Northwest Ranch Unit 2 development were checked to see if they would be able to handle the flow from a 12.9 acre commercial development. In addition to the commercial development 188 residential units will be contributing to the 8-inch line. The factors used in determining the amount of waste flow generated are 3.2 people/dwelling unit, 100 gal/cap/day, and 3000 gal/acre/day. In addition a peaking factor of 4.0 was used. The calculation performed was based on the minimum allowable slope of an 8-inch sewer line (0.0033). It is determined that the peak waste water flow can be conveyed by the 8-inch sewer at minimum slope occupying 88.3 % of the pipe capacity.

Northwest Ranch Unit 2 Sewer Design Table (45-100992)

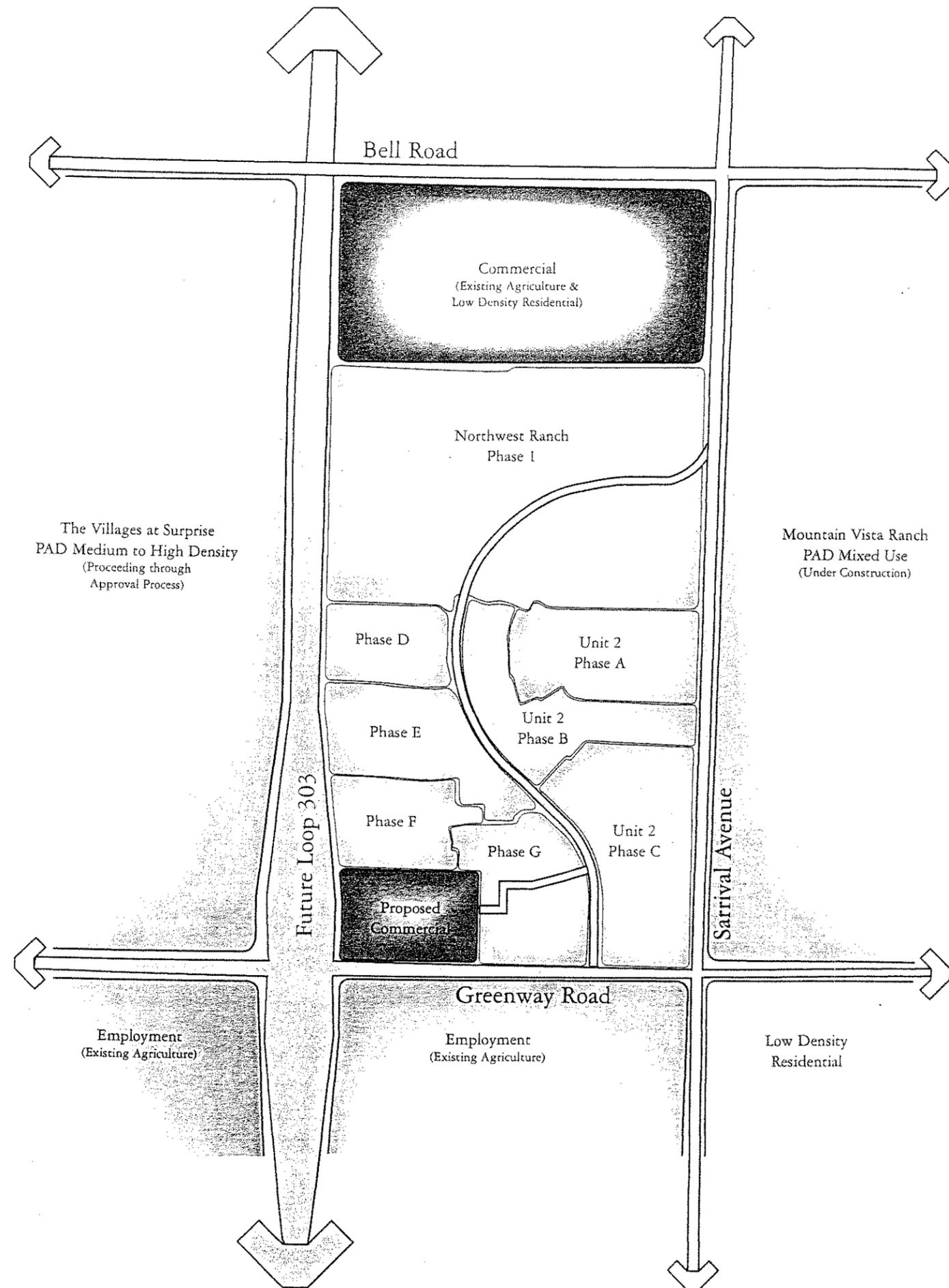
Cap/Unit (Res)	3.2	gpcd	100													
Cap/Unit (Com)		g/ac/day	3000													
Planning Area Type	Planning Area Unit Type	Number Planning Area Units	Cum. Up Stream Units	ADWF (mgd)	Peak Factor	PDF (mgd)	Actual Slope (ft/ft)	Min. Slope (ft/ft)	Slope Check	Diam (in)	Area (ft <sup>2</sup> )	Capacity (cfs)	Capacity (mgd)	% of Capacity	Velocity (fps)	
<b>Onsite Sewer Line</b>																
Residential	Homes	188	188	0.0602	4.00	0.24064	0.00330	0.00330	X	8	0.349	0.694	0.448	53.7	2.0	
Commercial	Acres	12.9	12.9	0.0387	4.00	0.15480	0.00330	0.00330	X	8	0.349	0.694	0.448	34.6	2.0	
		<b>TOTAL</b>		0.0989	4.00	0.39544	0.00330	0.00330	X	8	0.349	0.694	0.448	88.3	2.0	

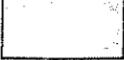
# Appendix B

(Graphics)

# Northwest Ranch

Figure 1  
Location, Circulation  
and Surrounding Land Uses



-  Right of Way
-  Commercial Site
-  Low Density Residential
-  P.A.D.
-  Employment

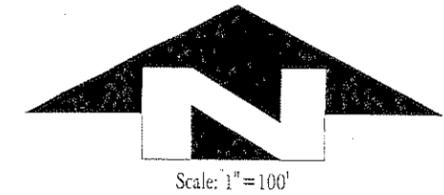
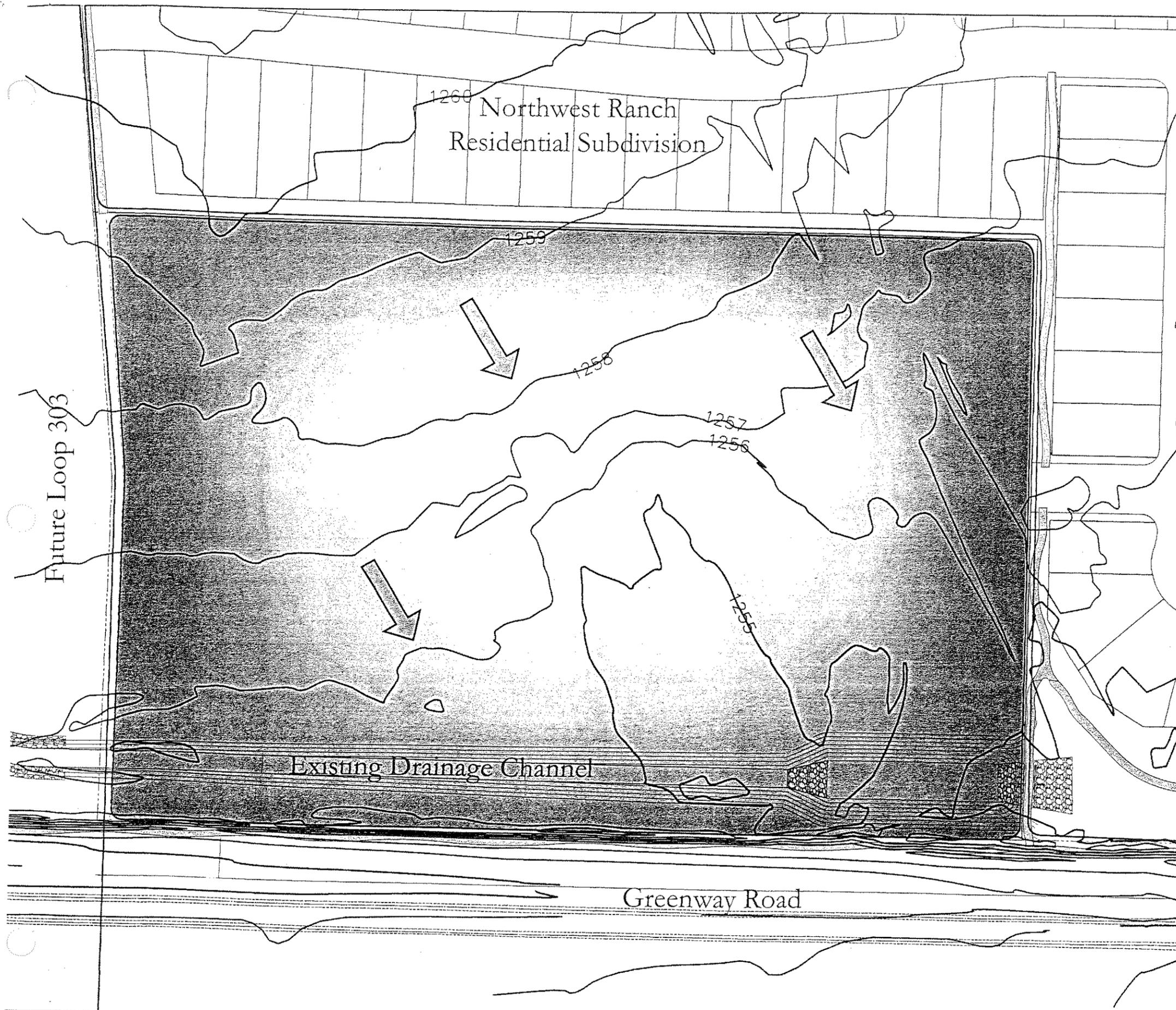
\*Land use definitions obtained from The City of Surprise General Plan

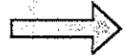
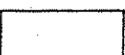
Case Number:  
RBF Job Number: 45-100992



# Northwest Ranch

Figure 2  
Existing Conditions



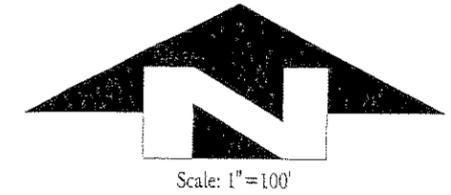
-  Existing Drainage
-  A.D.O.T. Right of Way
-  Proposed Commercial Site
-  Existing Residential Development
-  Topographic Contours and Elevation Call outs
-  Pedestrian Walk

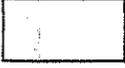
Case Number:  
RBF Job Number: 45-100992

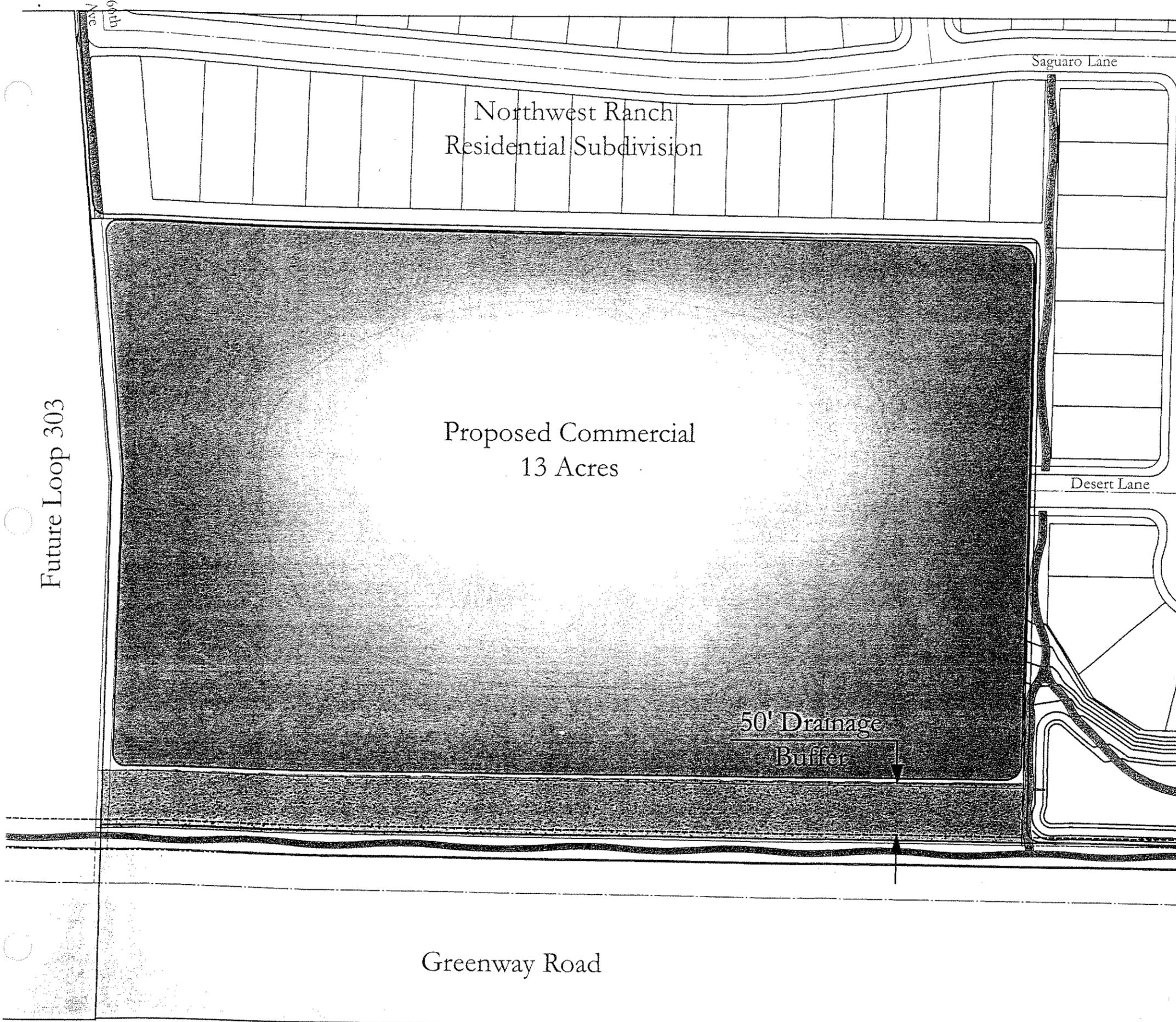


# Northwest Ranch

Figure 3  
Proposed Landuse



-  Right of Way
-  Proposed Commercial Site
-  Existing Residential Development
-  50' Drainage Buffer
-  Pedestrian Walk

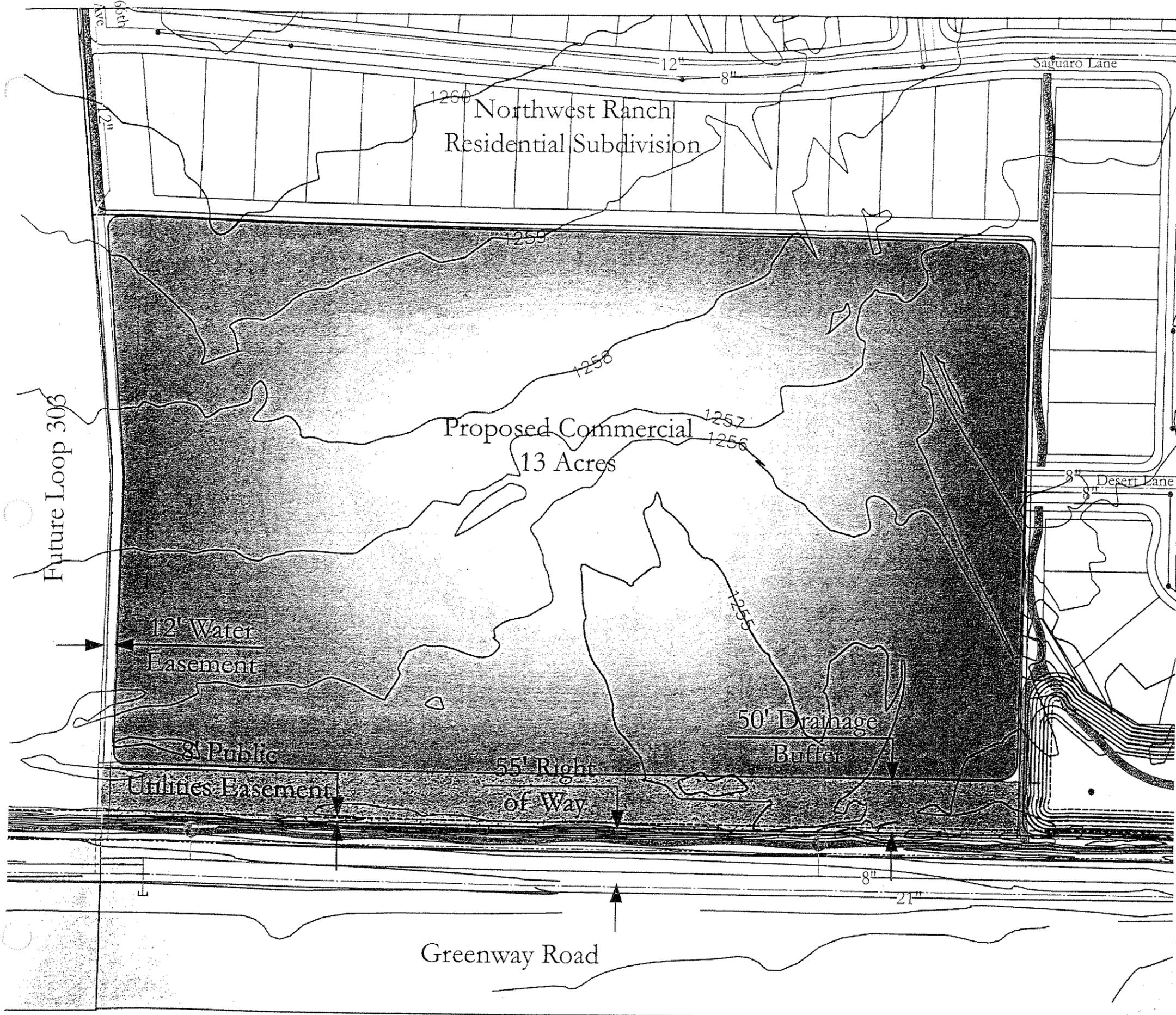
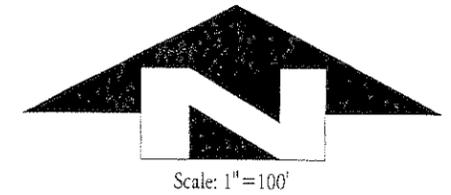


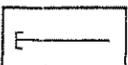
Case Number:  
RBF Job Number: 45-100992



# Northwest Ranch

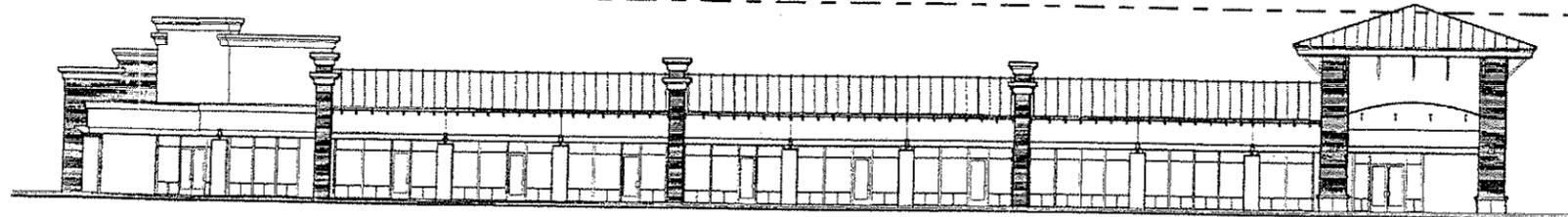
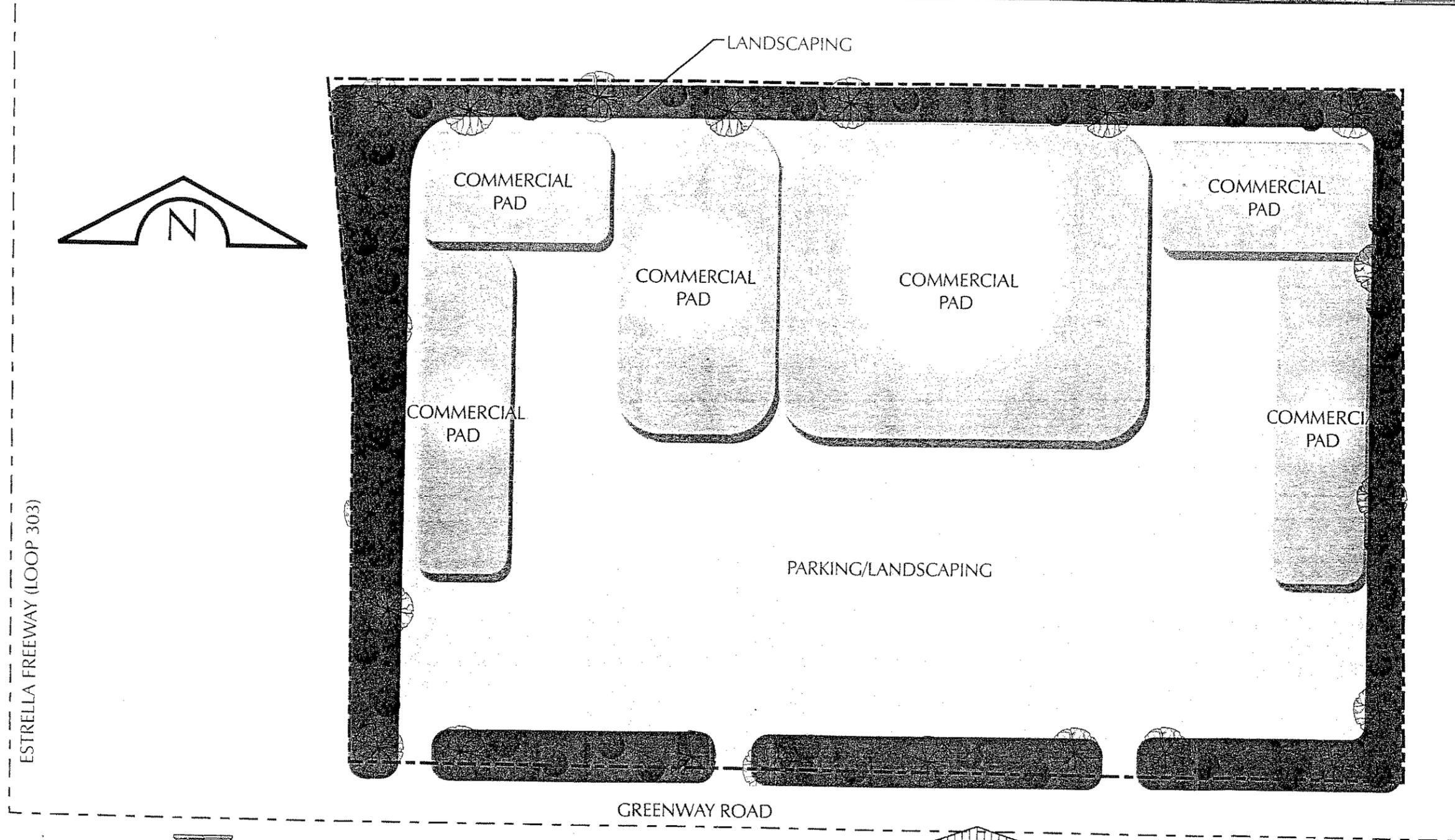
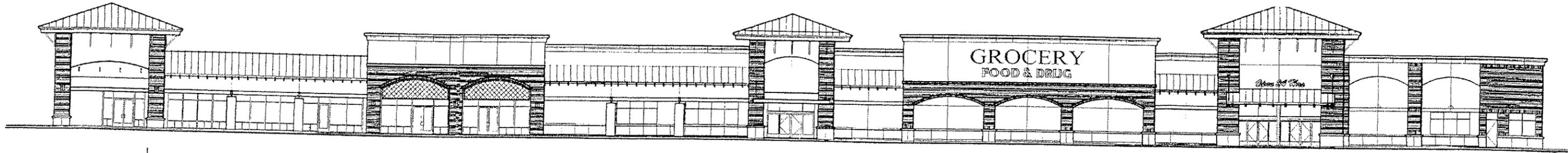
Figure 4  
Servicing



-  Right of Way
-  Proposed Commercial Site
-  Existing Residential Development
-  50' Drainage Buffer
-  Existing Water Line
-  Existing Sewer Line
-  Pedestrian Walk

Case Number:  
RBF Job Number: 45-100992







RECYCLED PAPER MADE FROM 100% POST CONSUMER CONTENT



CITY OF SURPRISE  
PLANNING AND ZONING DEPARTMENT  
A P P R O V E D  
Case No.: PADA02-035  
P&Z Comm. Approval: \_\_\_\_\_  
City Council Approval: Admin  
~~B.O.A. Approval:~~ 11/21/2002  
Stipulations: \_\_\_\_\_

ORIGINAL

APPLICATION NO. PADA 02- 035  
2<sup>nd</sup> ADDENDUM  
NORTHWEST RANCH  
MINOR AMENDMENT TO P.A.D.  
AMENDMENT NARRATIVE  
JANUARY 8, 2002

The Northwest Ranch Planned Area Development, located within a portion of the east half of Section 1, Township 3 North, Range 2 West was approved by the City of Surprise City Council on August 28, 1997. This is the second addendum to the original P.A.D.

The overall project is comprised of a mixture of commercial and single-family residential uses and open space, which includes right-of-way landscaping, a project-wide lighted Trail System Corridor and a park areas.

This request is for a minor amendment to the approved P.A.D. Plan to allow residential model home complexes and residential home temporary sales buildings to be administratively reviewed and approved by the Community Development Director.

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

APPROVED

  
\_\_\_\_\_  
Community Development Director

APPROVED

\_\_\_\_\_  
City Manager