



PLANNED AREA DEVELOPMENT

APPLICATION No. PAD05 - 0465



CITY OF SURPRISE  
APPROVED June 22, 2006

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*“Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results.”*

— Andrew Carnegie

# PROJECT TEAM



**APPLICANT >>** **Beus Gilbert PLLC**  
4800 North Scottsdale Road  
Suite 6000  
Scottsdale, Arizona 85251  
480.429.3000

**PROPERTY OWNER >>** **Suburban Land Reserve**  
5 Triad Center Suite 325  
Salt Lake City, Utah 84180  
  
**Property Reserve of Arizona**  
5 Traid Center Suite 650  
Salt Lake City, Utah 84180

**DEVELOPER >>** **Fulton Homes**  
9140 South Kyrene Road  
Suite 202  
Tempe, Arizona 85284  
480.753.6789  
  
**Westcor**  
11411 North Tatum Boulevard  
Phoenix, AZ 85028  
602.953.6200  
  
**WDP Partners, LLC**  
11411 North Tatum Boulevard  
Phoenix, AZ 85028  
602.953.6200  
  
**RED Development, LLC**  
6263 North Scottsdale Road  
Suite 330  
Scottsdale, Arizona 85250  
480.947.7772

**ENGINEER >>** **CMX, LLC**  
7740 North 16th Street  
Suite 100  
Phoenix, Arizona 85020  
602.567.1900

**TRAFFIC ENGINEER >>** **Kimley-Horn & Associates, Inc.**  
7878 North 16th Street  
Suite 300  
Phoenix, Arizona 85020  
602.944.5500

**PLANNER & LANDSCAPE ARCHITECT >>** **GREY| PICKETT**  
7507 East McDonald Drive  
Suite B  
Scottsdale, Arizona 85250  
480.609.0009

**ARCHITECT >>** **Suite 6**  
6111 North Cattlerack  
Scottsdale, Arizona 85250  
480.348.7800  
  
**Linderoth Associates, Inc.**  
8130 North 86th Place  
Scottsdale, Arizona 85258

**ENVIRONMENTAL CONSULTANT >>** **Liesch Southwest, Inc.**  
4300 North Miller Road  
Scottsdale, Arizona 85251  
480.421.0853

**BIOLOGICAL CONSULTANT >>** **SWCA Environmental Consultants**  
Doug Mitchell  
2120 North Central Avenue  
Suite 130  
Phoenix, Arizona 85004  
602.274.3831

**ARCHEOLOGICAL CONSULTANT >>** **Soils Systems, Inc.**  
1121 North 2nd Street  
Phoenix, Arizona 85004  
602.853.4938

**MARKET SUITABILITY ADVISOR >>** **Robert Charles Lesser & Co, LLC**  
1880 Century Park East  
Suite 215  
Los Angeles, California 90067  
310.914.1800

**SOILS ENGINEER >>** **Construction Inspection & Testing, Inc. (CIT)**  
2137 West 7th Street  
Tempe, Arizona 85281  
480.446.9876

**Geological Consultants Inc.**  
2333 West Northern Avenue  
Suite 1A  
Phoenix, Arizona 85021

# EXECUTIVE SUMMARY



## SECTION 1.0



*“Without the community, we would not have a strong quality of life. It’s the way in which we ourselves grow and develop.”*

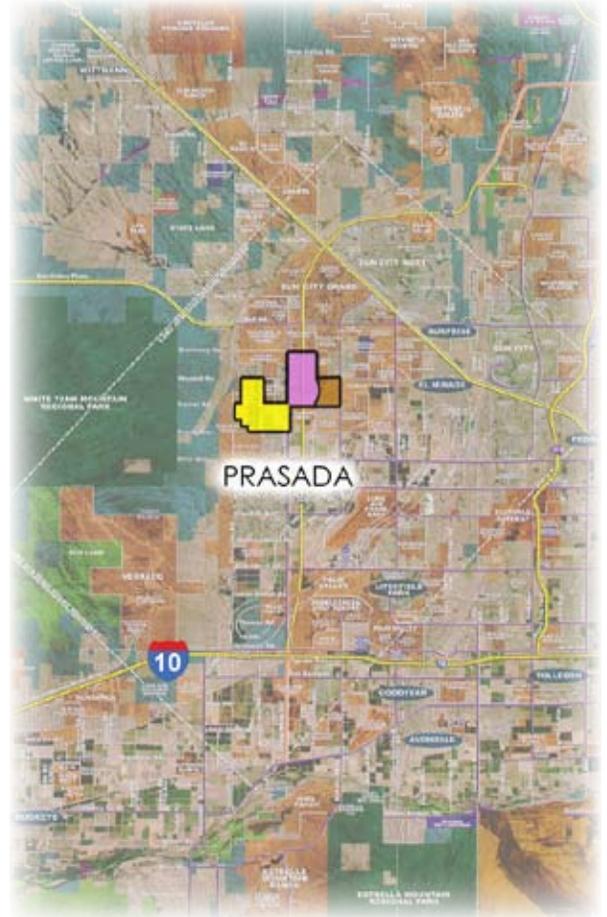
— Dorothy Height

# Planning the Future

**PRASADA** is a highly integrated master planned community, offering to the City of Surprise an array of opportunities for employment, retail and shopping, recreation and entertainment, as well as a diversity of neighborhood and housing choices.

In the ancient Sanskrit language, Prasada means “grace” or “peace.” In this master planned community, the ancient concept of prasada is translated for the present and future, imbuing the community with a gracious, fluid and relaxed yet lively character through artistically crafted community elements, unified landscape themes and abundant amenities.

Prasada will be a unique place-- in fact, a destination. Strategically located on the southern boundary of the City of Surprise, Prasada will emerge as the southern gateway to Surprise and as a regional center for business, retail, entertainment and housing. Prasada’s unifying vision supports the City of Surprise’s vision of a city that leads the West Valley in diverse residential neighborhoods supported by strong employment, recreational and civic centers.



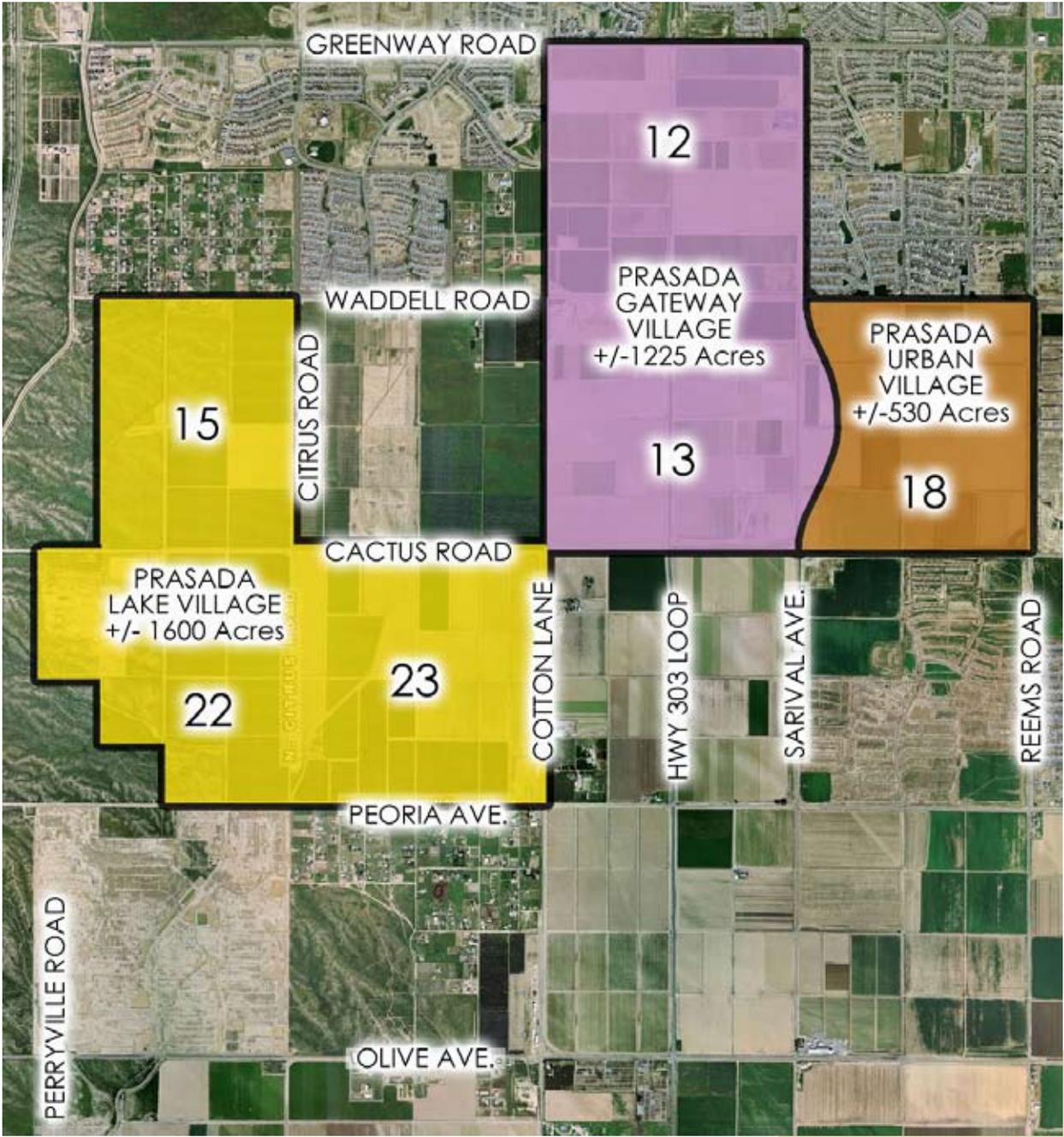
PHOENIX METROPOLITAN VICINITY MAP

Situated on approximately 3,355 acres in the Southwest portion of the City of Surprise planning area, Prasada represents the opportunity to create a distinctive place within the City of Surprise that will be a destination for the Northwest Valley. Prasada integrates and unifies three distinctive yet complementary components: a 1225-acre Gateway Village, which is primarily mixed use and will include the commercial core; a 530-acre Urban Village that is primarily urban residential transitioning into vertical mixed use at the western edge; and a 1600-acre predominantly residential Lake Village. The Gateway Village lies between Sarival Avenue and Cotton Lane and between Greenway Road and Cactus Road. The Urban Village lies east of Sarival and North of Cactus Road. The Prasada Lake Village lies west of Cotton Lane and straddles Cactus Road. Prasada offers Surprise the unique opportunity to master plan an important area within the City’s planning area with the expertise of local development partners Fulton Homes, Westcor Partners and RED Development.

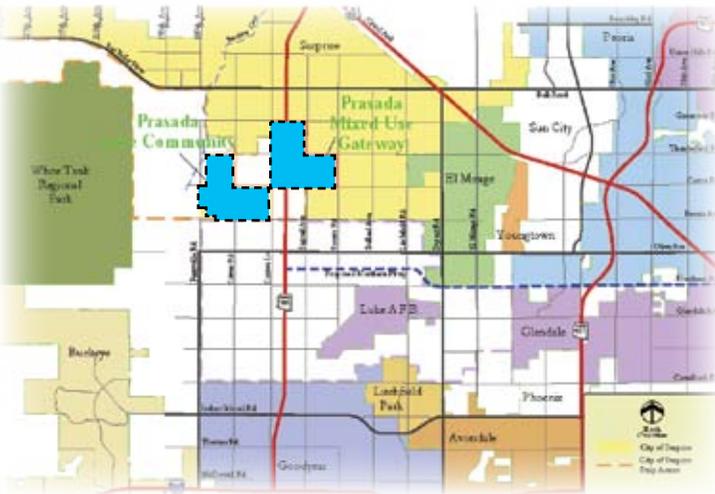


westcor

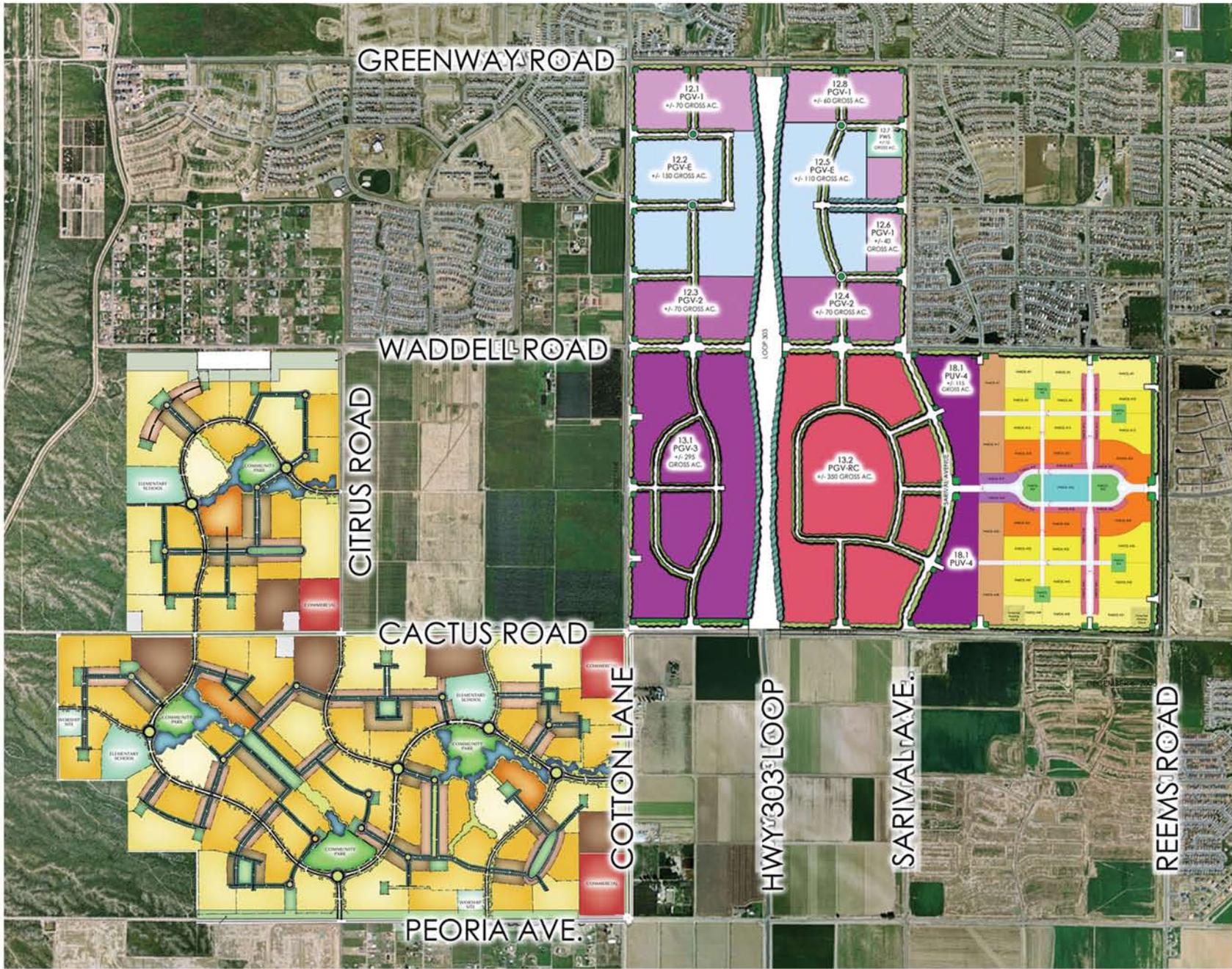
**FULTON HOMES**  
You're Proud To Own, We're Proud To Build!



LOCAL CONTEXT MAP







# PRASADA

SURPRISE, ARIZONA

ILLUSTRATIVE MASTER PLAN

# Sense of Place

Located in Maricopa County, the Prasada property is currently agricultural land. A General Plan Amendment was processed and approved by the City of Surprise in 2004, changing the land use designations for the property to Mixed Use Gateway, High Density Residential, Low Density Residential and Suburban Residential. The property has access to major transportation corridors that include, Greenway Road, Waddell, Cactus Road and Peoria Avenue from the north to south, and from the west to east, Perryville, Citrus, Cotton, interim SR 303, Sarival and Reems Road. Water service for the project will be provided by Arizona American Water Company, and sewer service will be established with the City of Surprise. The property will be annexed into the City of Surprise.

The purpose of the Prasada Planned Area Development application is to identify and create an overall comprehensive community land use pattern, entitlements, development requirements, regulatory processes and related infrastructure needs. The PAD also will establish design guidelines and development standards that define a cohesive community character for Prasada.

The stipulations approved as a part of the Prasada PAD approval will include stipulations and ordinances specific to Prasada Lake Village as detailed in Section 4, to Prasada Gateway Village as detailed in Section 5, and to Prasada Urban Village, as detailed

in Section 6. Future amendments to the Prasada PAD may be requested specifically for each Village within Prasada by specific ordinance and will not have an effect on the prior approvals of the other ordinances.

The following ordinances and agreements will need to be approved by the Surprise City Council in association with this pad application:

1. Prasada Lake Village Planned Area Development and Architectural Design Standards; Ordinance;
2. Prasada Gateway Village Planned Area Development and Architectural Design Standards; Ordinance;
3. Prasada Urban Village Planned Area Development, Architectural Design Standards and Ordinance;
4. Prasada Pre Annexation Development Agreement;
5. Prasada Annexation application;
6. Prasada Community Facilities District (CFD) Agreement.

*In the event of a conflict or inconsistency the Prasada Design Guidelines and Development Standards shall supersede city ordinances, rules, regulations, and administrative policies, including the city's zoning code, planning and design guidelines, single family residential design guidelines and the single family residential home product design guidelines manual.*


  
*“General principles are not the less true or important because from their nature they elude immediate observation; they are like the air, which is not the less necessary because we neither see nor feel it.”*

— William Hazlitt

# Principles & Objectives

To achieve the goal, the Project Team has adopted the following guiding principles and objectives:

- **PROMOTE** high-quality development consistent with the goals and policies of the City's General Plan and Planning Design Guidelines.
- **ENCOURAGE** creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- **ENCOURAGE** residential development to provide a mixture of housing types and designs.
- **ENCOURAGE** innovative development or redevelopment concepts for all land use types to provide greater variety and intensity of uses.
- **PROVIDE** a process that relates the urban design and scale of project to the unique characteristics of the site.
- **STRIVE** for a high quality planned community, promoting diversity in design and development.
- **MAXIMIZE** opportunities for public exposure to common community spaces and visual access to view corridors and vicinity physical features.



## Performance Standards

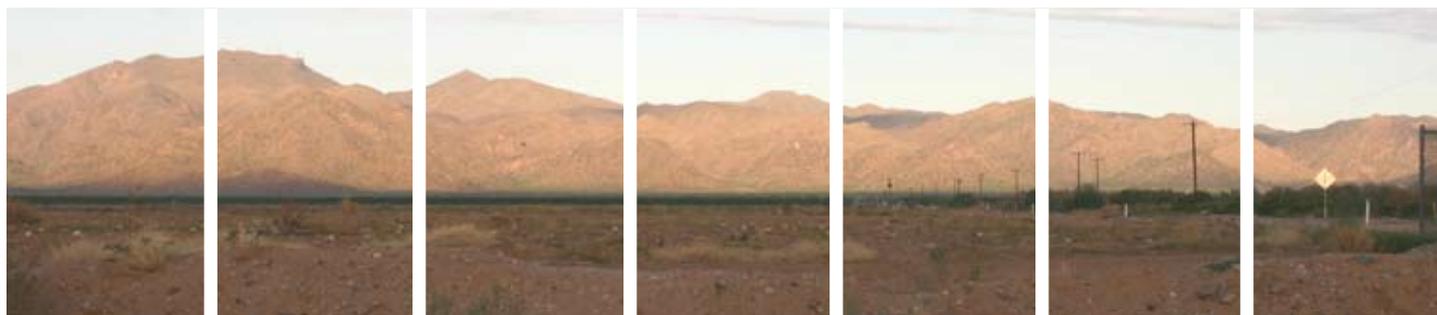


To allow the Developer's of Prasada flexibility to meet the needs of future market conditions while protecting the City of Surprise, Performance Standards have been established within this PAD that will be utilized by staff during their review and approval of individual applications. The Performance Standards as approved by City Council as part of the Prasada PAD will allow the property to be developed in a vibrant and sustainable manner while providing the City of Surprise a mechanism to control site design and architectural character. The Performance Standards include the following:

- 1) Parks and open space that enjoy strong connectivity throughout the community and provide some type of recreation for everyone to enjoy.
- 2) Development Standards that determine minimum lot areas, lot widths, setbacks, and building heights.
- 3) Maximum residential unit counts and densities allowed within each Zoning District.
- 4) Samples of architectural components to be utilized in determination of product architectural styles.
- 5) Garage orientations for residential products to assure diversity and de-emphasize garage doors.

With these five Performance Standards established and the design guidelines and development standards within this PAD, City Council can be assured that the City of Surprise Development Staff has the tools necessary to ensure that a well designed sustainable blended neighborhood will be developed and that flexibility to meet the needs of future residents of Prasada has been preserved.

# EXISTING CONDITIONS



# SECTION 2.0



*“Without leaps of imagination, or dreaming, we lose the excitement of possibilities. Dreaming, after all, is a form of planning.”*

— Gloria Steinem

# Existing Land Use, Zoning & General Plan

The Surprise General Plan 2020 designates Prasada as a part of Special Planning Area 1 (SPA 1) which is bounded on the west and north by the Beardsley Canal, Peoria Avenue to the south, and the Surprise corporate boundaries on the east. Located near the Original Townsite, the area has a rich agricultural heritage. Today, SPA 1 is denoted as one of the most active developing areas within the City, which includes the substantial Loop 303-Estrella Parkway Growth Area Corridor, generating tremendous economic, employment, residential and recreational opportunities.

## LAND USE AND ZONING

Currently the property is under cultivation, with a minimal number of structures associated with the agricultural use located on the site. Although all of Prasada is located within the City of Surprise's general planning area, the majority of Prasada is unincorporated and located in Maricopa County. Currently, the unincorporated areas of Prasada are being prepared for future annexation into the City of Surprise in accordance with the requirements of Arizona Revised Statutes. A portion of Section 22 is the only portion of Prasada that is currently within the City of Surprise's incorporated area and is currently zoned R1-43. Sections 12, 13, 15, 18 and 23, along with the rest of section 22, are currently zoned as Rural-43 in Maricopa County.

## GENERAL PLAN

In November 2004, the City approved a major and a minor amendment to the General Plan designating Prasada as Suburban Residential (1-3 du/ac), Low Density Residential (3-5 du/ac), High Density Residential (15-21 du/ac), and Mixed Use Gateway. In addition to the City's General Plan, residential density is governed by the Luke Air Force Base (AFB) Graduated Density Concept (GDC) adopted guidelines, which are further described in Section 2.2.



# Existing Site Conditions . . . . .

The Property is located in the West Valley approximately four miles east of the White Tank Mountains. Nearby developments within the planning stage include: Zanjero Trails, Zanjero Pass, Woolf Crossing, White Tank Foothills, Sarah Ann Ranch, and 12 Oaks Estates. Surrounding developments within the construction stage include: Marley Park, Surprise Farms, and Cortessa. Existing communities near Prasada include: Sycamore Farms, Greer Ranch, Rancho Gabriela, Northwest Ranch, Legacy Parc, Greenway Park, Ashton Ranch, Waddell Farms, and Sierra Montana.

## ACCESS AND ROADWAYS

The existing circulation system in the vicinity of Prasada consists of Greenway Road, Waddell Road, Cactus Road, Peoria Avenue from the north and from the west, Perryville Road, Citrus Road, Cotton Road, interim SR 303, Sarival Road and Reems Road. Currently, Greenway Road, Waddell Road, Cactus Road and Peoria Avenue provide access to the interim SR 303 via at-grade intersections. The existing roadways are primarily two-lane rural roadways without standard urban improvements such as sidewalks, curb and gutter, or bike lanes. Some of the existing roadways are unimproved.

The Loop 303-Estrella Parkway plays a vital role in the City's overall transportation network for the City's SPA 1, as it will provide access to the entire planning area as well as to the City of Goodyear and the City of Phoenix. According to the City's draft 2030 Roadway Plan dated June 22, 2004, Peoria Avenue, Cactus Road, Waddell Road, Cotton Lane, Reems Road and Sarival Avenue are classified as major arterials, while Perryville Road and Citrus Road are anticipated to be minor arterials. The proposed Prasada Circulation Plan, which modifies certain elements of the City's draft 2030 Roadway Plan, such as the alignments of Sarival Avenue and Citrus Road, is discussed further in Section 7.0.

Detailed information regarding the proposed infrastructure necessary to serve Prasada can be found in Section 7.0.



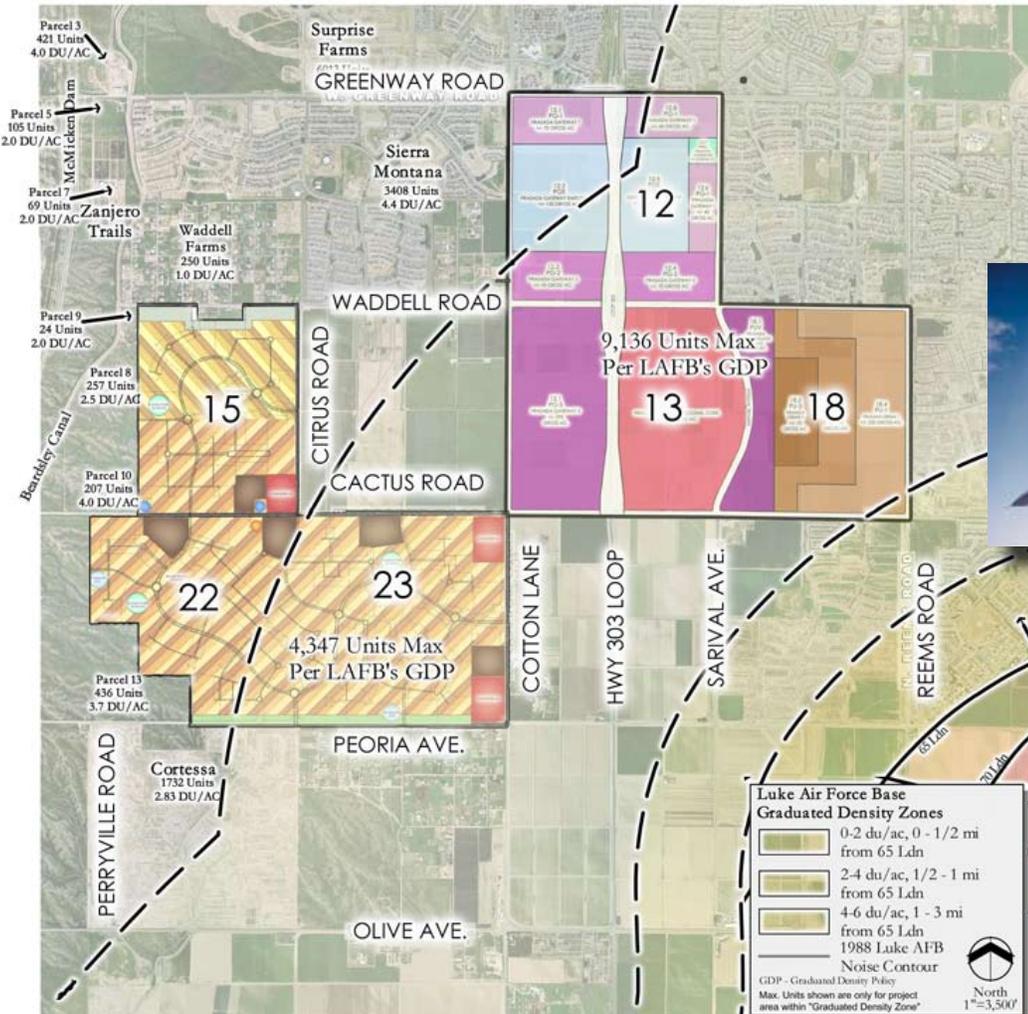
LUKE AIR FORCE BASE NOISE CONTOURS

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The figure below shows that the Property is located approximately four to six miles from Luke AFB. Accordingly, the entirety of the Property is situated outside the 65-decibel Joint Land Use Study (JLUS) noise contours for Luke Air Force Base. The Prasada Project Team recognizes the importance of Luke AFB for the nation's defense and its local economic impact, and is committed to being compatible with Luke's operations. Recognizing that each municipality has unique circumstances and obstacles in attempting to control development up to and surrounding the 65-Ldn noise contour, Luke AFB recently developed a concept of graduated development away from the 65 Ldn noise contour. From the GDC guidelines adopted by Luke, the maximum overall densities are based on the distance from the 65 Ldn, and are as follows:

Distance from 65 Ldn Line	Max Density Allowed
0 - 1/2 mile	2 du/ac
1/2 - 1 mile	4 du/ac
1 - 3 miles	6 du/ac

Through careful placement and transition of land uses, Prasada fully complies with Luke's GDC, which articulates Luke's stated criteria for compatibility. Luke AFB officials have reviewed the Prasada PAD and provided documentation that it falls within the GDC guidelines.





### TOPOGRAPHY AND DRAINAGE

The site is made up of farmland and sparsely vegetated native desert with a gentle slope towards the southeast that does not exceed one percent. There are no rock outcroppings, incised washes or other significant topographical features within the site. A portion of the Property is located within the 100-year Floodplain Zone A according to the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map. The existing floodplain zones occur along Cotton Lane and Reems Road, with the balance of Prasada outside of the FEMA delineated 100-year floodplain.



• SITE TOPOGRAPHY MAP  
June 22, 2006

## ARCHEOLOGICAL SURVEY

In 2003, Soil Systems, Inc. (SSI) completed an archaeological records search of Sections 12, 13 and 18. The records search indicated no cultural resources, sites or features had been identified within the subject area. Additionally, a field survey of Section 18 was completed, in which six isolated occurrences were identified. These occurrences consisted of various basalt, granite cobbles, and a transfer ware. SSI concluded none of these occurrences has historical value and consequently recommended archaeological clearance for Sections 12, 13, and 18.

SSI completed an archaeological survey covering the portion of the property within Section 15 and Section 22 in May of 2005. During the survey, only four isolated occurrences were identified, consisting of a single basalt core, two igneous cores, and two small Red-on-buff shards. None of the occurrences has historical value. Consequently, SSI determined that no further archaeological work is necessary for Sections 15 and 22, and recommended archaeological clearance be given. In regard to the portion of Prasada located in Section 23, SSI referred back to the survey of 640 acres that it conducted in September of 2003. Based on the previous survey, SSI recommends that archaeological clearance also is given to all property located in Section 23. In the unlikely event that previously undocumented buried resources are encountered during the construction phase of development, all ground disturbing activities will be discontinued immediately until a qualified archaeologist can evaluate the remains.

## BIOLOGICAL EVALUATION

SWCA Environmental Consultants completed a biological evaluation for Prasada in October of 2003. Prasada consists mainly of agricultural areas with a small portion containing native desert habitat. There are no deciduous broad-leafed riparian trees present on the property. No natural caves, adits or mine features are depicted on the United States Geological Survey map, and none were observed during SWCA's field reconnaissance. According to SWCA, no currently endangered or threatened, or proposed endangered or threatened plants or animals are known to exist regularly within the boundary of Prasada at this time. Furthermore, it is unlikely that the development will have an effect on any federally listed species or their habitat. However, the lead federal permitting agency has the authority and final decision on whether or not species-specific surveys for any federally protected species are required. From their evaluation, SWCA concludes that no additional biological surveys are necessary for the Property.



*“A strong sense of place begets a strong sense of community. In an ideal situation the community pulls together, takes care of it's people, develops its village pride, accents, supports its local eccentrics and characters, and has in some case a literary style-and, above all, a sense of itself.”*

— John Hanson Mitchell

# THE PRASADA COMMUNITY VISION



## SECTION 3.0



*“A designer is a receptacle for emotions that come from all over the place: from the sky, from the earth, from a scrap of paper, from a passing shape. There lies the vision.”*

— Pablo Picasso

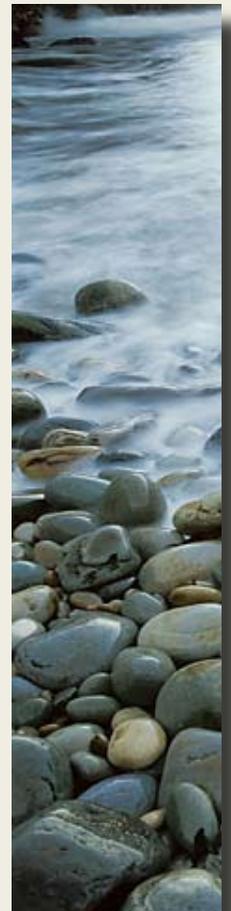
# Seeking the Vision

## Comprehensive Master Plan

Derived from the Sanskrit word meaning grace or peace, Prasada will be an extraordinary place, an innovative master-planned community that provides renewal for residents and stakeholders alike. Using water's characteristics as a guide, Prasada's community plan will encourage movement with its trails and open spaces, while various design elements, such as architecture and streetscapes, will create an atmosphere of serenity and refreshment. This comprehensively planned environment will provide a wide range of living, recreational, employment, entertainment and shopping choices, all unified by its artistically crafted community elements, landscape themes and abundant amenities.

Prasada, a 3,355-acre master planned community, is strategically located on the southern boundary of the City of Surprise and is bisected by the new 303 freeway. Prasada will emerge as the southern gateway to Surprise and as a "regional center" for business, retail, entertainment and housing. Prasada supports the City of Surprise's vision of a city that leads the West Valley in diverse residential neighborhoods supported by strong employment, recreational and civic centers.

At the heart of Prasada is the 1,225-acre Prasada Gateway Village, a mixed use regional core anchored by an exciting regional mixed use retail and entertainment complex to be developed by Westcor as part of its Phoenix 2020 strategy. The retail and entertainment district will also include office and high density residential supporting the mixed use vision for Prasada. With its adjacency to the freeway, the retail core was selected for its access and ability to be centralized and buffered on its edges to existing neighbors. The community of Prasada will be well served by the three off-ramps from the Loop 303, which runs through the Gateway Village area.



Prasada residential areas, found in the 1600-acre Prasada Lake Village and 530-acre Prasada Urban Village, will include a complete palette of residential housing choices in traditional and urban neighborhoods that meet the needs of a variety of market segments, ranging from executive homes to multi-family housing. Prasada residential areas may include mixed-use components providing retail, entertainment and office on the ground floor and residential on upper levels. High and medium density residential areas, coupled with neighborhood retail, large retailers, dining and entertainment venues and employment centers, will allow residents to remain inside their community to access many essentials of their daily lives.



The many diverse residential villages within Prasada will provide Surprise with complementary yet distinct neighborhoods. Prasada will contribute greatly to the availability and quality of housing for executives and employees.

With such a large variety of residents, the community will be served by its own places of worship, education and public safety facilities, carefully located in the master plan to the most convenient locations. In order to unify these many uses into a cohesive experience, Prasada's monuments and entries, streets, landscaping, lighting and signage will be designed in concert with the community's character.

Prasada will be a dynamic community that offers outstanding connectivity between its components. Reflecting the community-oriented nature of the development, Prasada's streetscapes and pedestrian facilities will be designed to provide easy navigation and to encourage interaction. Masterfully planned streetscapes, trail systems, family-oriented communities and open spaces will provide residents and visitors with a sense of renewal, and the project's unique architectural design will be carried throughout all aspects of the development, reflecting the fluid and refreshing nature of water.



*“If we don't change, we don't grow. If we don't grow, we aren't really living.”*

— Anatole France

June 22, 2006

Unique to Prasada is its use of water. Using effluent generated from within the community, Prasada will be enhanced by lakes in the Prasada Lake Village to provide a refreshing and cooling element that supports a relaxed neighborhood feeling. Roadways themselves will reflect the movement and curvilinear nature of water bodies, offering pleasant driving experiences punctuated by carefully crafted focal points. Complementing Prasada Lake Village, the Gateway Village and Urban Village will repeat key design forms and materials while introducing elements of greater verticality. Utilizing a prime location, designed with artistry, care and a wealth of experience, Prasada will be an extraordinary place offering a wide range of opportunities that enhance the City of Surprise and the West Valley.

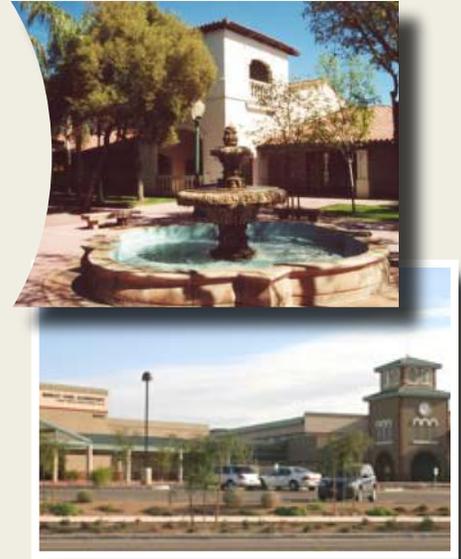
## Developer Vision Statement

Prasada is located in the growing and progressive community of Surprise and in the center of one of the fastest growing counties in the country. Prasada presents a unique and compelling opportunity: a 3,355 acre unspoiled infill community. Rarely is there such an expansive canvas on which to create in the middle of an area that is in such demand. With this enormous opportunity comes a proportional responsibility and commitment.

Prasada not only will complement the current City of Surprise growth and development objectives, but also will dramatically exceed the design criteria established by the city as a baseline for Master Planned Communities. The cohesive design approach will connect bisecting arterial roadways and the future extension of the 303 Freeway to tie together the Prasada Lake Village, Gateway Village and Urban Village. Land Uses have been carefully placed based on their access and circulation to best relate to the existing population and directives of the Surprise General Plan.

The Prasada retail and entertainment center, diverse housing, business-friendly environment and well-trained work force will serve as primary reasons for future businesses to choose the City of Surprise over other communities within the West Valley. The Prasada PAD is in all respects congruent with the goals and objectives of the General Plan of the City of Surprise. Prasada will define creative and innovative land use ideas, development standards and architectural design guidelines for both residential and commercial uses. Furthermore, the PAD will establish how all future development within the Prasada PAD will be governed and development applications processed.

The development partners for Prasada are industry leaders who have proven their commitment to the Valley of the Sun. Their individual projects are considered exemplary in their respective communities. Working as a focused team, they recognize their responsibility to analyze and understand the range of influencing conditions on a project of Prasada's scale. These include a responsibility to work with local agencies to understand their vision and goals, as well as an accountability to create a sustainable and viable place that will enhance the City of Surprise and, indeed, the entire West Valley.



# PRASADA LAKE VILLAGE



# SECTION 4.0



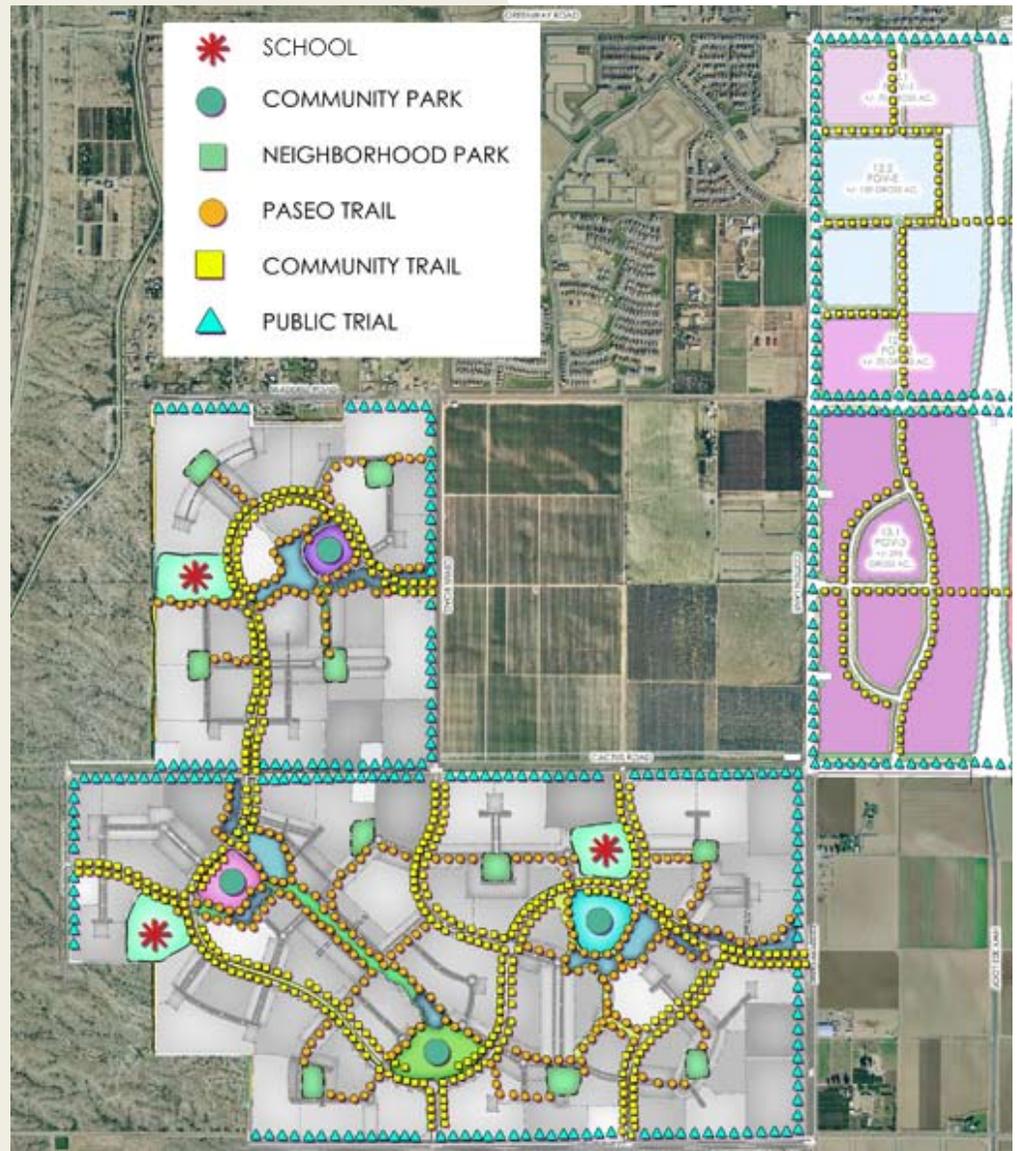
*“Being busy does not always mean real work. The object of all work is production or accomplishment and to either of these ends there must be forethought, system, intelligence, planning, and honest purpose.”*

— Thomas Edison

# Prasada Lake Village,

a 1600-acre predominantly blended neighborhood residential area, will lie west of Cotton Lane and straddle Cactus Road. Prasada Lake Village represents a thoughtful and creative integration of all design components, offering an environment that will support a high quality of living for its residents. Lakes and parks that provide aesthetic inspiration throughout the project are carefully sited for maximum enjoyment by homeowners, pedestrians, and those traveling by car throughout Prasada Lake Village. Each of the three primary sections of Prasada Lake Village enjoys its own recreational focus. Three elementary schools in the family-oriented neighborhoods will be accessible by the extensive trail system. Students and adults alike will enjoy the network of trails that lead them through open space paseos and alongside the community's lakes.

All design components, including monuments and entries, streets, landscaping, lighting and signage, are carefully planned to define the community's character.



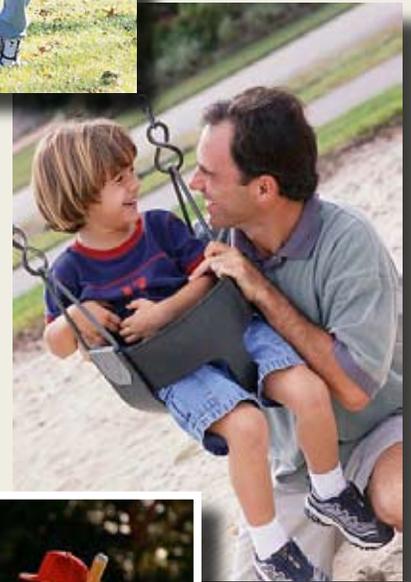
# Community Character

The concept of “blended neighborhoods” is not a new endeavor. Neighborhood growth patterns have historically adapted to influencing economic shapers and physical conditions that cause product and density transitions in a variety of shapes and sizes. It is the goal of Prasada to employ a modern interpretation of blended neighborhood design, by integrating a wider variety of residential products both attached and detached into smaller areas to avoid the typical production subdivision appearance running rampant in suburban Arizona. This under utilized approach is also defined as “fine grain” neighborhoods which refer to the smaller pieces or parcels of each product and placing them in a creative manner, creating positive relationships between varying housing types.

Blended neighborhoods allow for many beneficial design techniques including utilizing a mixture of conventional products, placing paired and attached products with larger architectural masses relative to large detached homes. The varying product dimensions also allow for street patterns to be unconventional, rendering stronger neighborhood focal points and unique residual land pieces that add creative open space and park nodes. Lastly, blended neighborhoods allow community planners to effectively conceptualize a roofscape that varies in height and patterns. Again, building at a “finer grain” due to the smaller integrated number of products per piece and their relationship to one another.

The Prasada Lake Community plan will incorporate a rural edge concept along Waddell Road to provide a positive transition for those residents on the North side of Waddell Road, and the team is working with the City of Surprise to support a reduction in Waddell Road to a rural collector section. Prasada will also provide an additional 30’ buffer area in addition to the rural collector section.

The Prasada Lake Village has planned an expanded landscape buffer edge along Peoria Avenue. The buffer area is 75’ wide and will provide for drainage and landscape treatment.

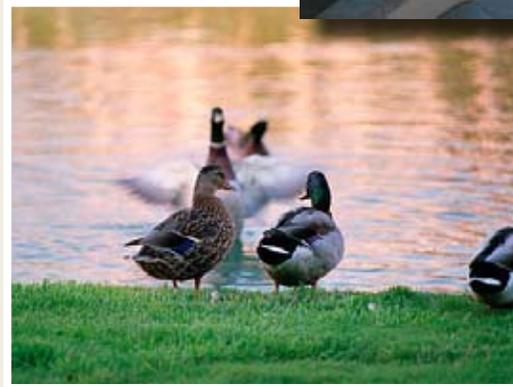


Lakes, together with open space paseos in a highly integrated circulation system, will define the unique character of Prasada Lake Village. Prasada's lakes will provide a refreshing and renewing visual and design element throughout the community. Beyond their aesthetic contribution to the community, however, the lakes are also important for their role in the community's plan for water use. Utilizing water other than the City's potable water system, the lakes will be filled with effluent water generated from within the community and will serve as reservoirs to meet the water needs for the homeowners' association-maintained landscaping within the community and the oasis-like paseos and parks.

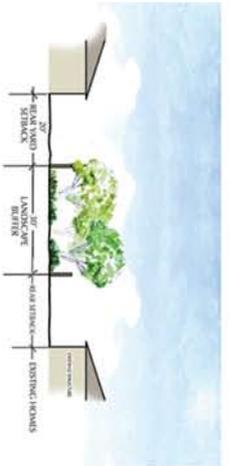
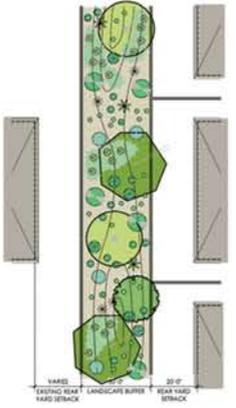
Lakes in the community will be complemented by additional open space for active and passive uses. Trail systems, rest nodes and parks will be designed to take advantage of the views and activities surrounding the lakes and open spaces. Prasada's storm water retention areas meander through the community to create an oasis-like paseo and trail amenity. Landscaped open spaces that are visible from residential and arterial streets will be incorporated throughout the master plan. These open spaces will be located to take advantage of the mountain views and will utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses.

Prasada Lake Village enjoys a high level of inter-connectivity throughout the community. The thoughtfully planned circulation system not only will help define the character of the community, but also will enhance the quality of its residents' lives. Prasada will establish pedestrian and bicycle access between residential and non-residential portions within the Master Plan, as well as to similar areas adjacent to Prasada, including schools and shopping areas.

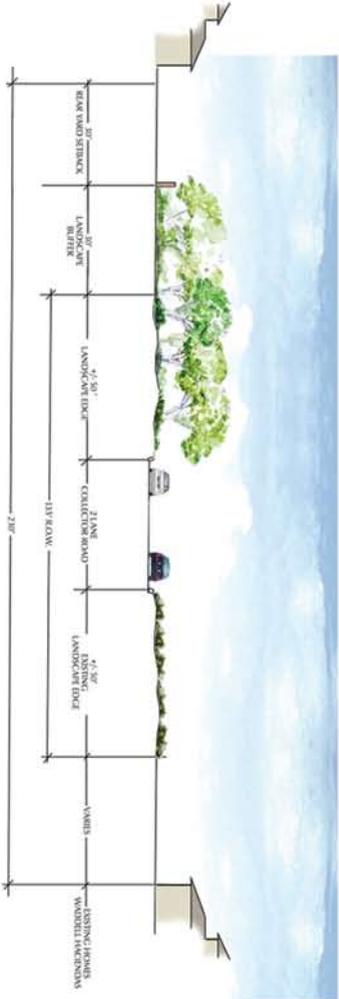
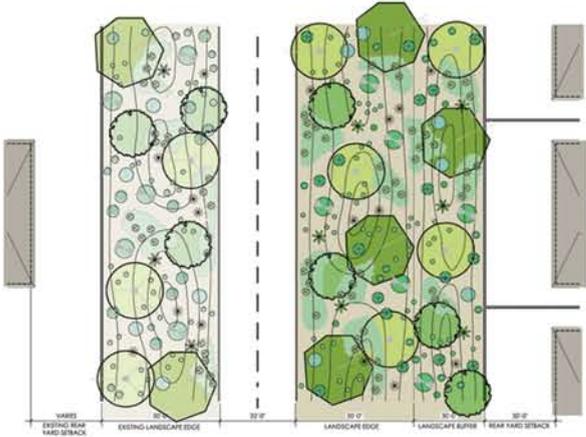
In order to provide safe pedestrian circulation in conjunction with vehicular traffic, several techniques will be used. A comprehensive trail plan will be designed to locate paths and trails connecting primary open space areas and arterial roadways. The trail plan includes a connection to the Sweetwater trail alignment and public use easements will be established to ensure pedestrian and bicycle connections throughout



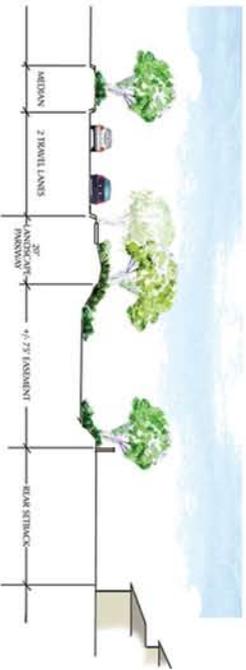
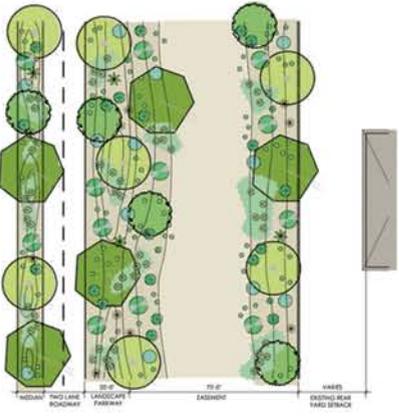
WADDELL  
LANDSCAPE  
BUFFER



WADDELL  
RURAL EDGE  
CROSS SECTION



PEORIA  
EXPANDED  
LANDSCAPE  
BUFFER



the development. In those locations where pedestrians will be in proximity of vehicular traffic, Prasada will incorporate traffic calming devices such as decorative or raised paving. Trail crossings further will be identified with the use of decorative hardscape features at the entrance to each major section of the community. These hardscape features will also be used at all major pedestrian crossings of arterial and collector roads and at all points where a trail system crosses the road system.

Other components that contribute to the unique character of Prasada Lake Village are its architectural theme, open space and landscape theme, walls and monumentation theme, neighborhood amenities and roadway character, recreational facilities and educational facilities.

The residential product types envisioned for the Prasada Lake Community will vary from typical single family detached to condos and executive home sites. The specific market for each product will be carefully selected and thoughtfully designed. Relative and dependent residential density without well conceived open spaces and recreation is merely a subdivision. Recreation centers, parks and a comprehensive trail system require density to carry the up keep and management of such improvements. Prasada has achieved a balance of density that through unique design and recreational options will create great neighborhoods and the ability to sustain a great community.



## ARCHITECTURAL THEME

As discussed in more detail in the (Residential Design Criteria), section below, Prasada Lake Village will have an eclectic yet harmonious architectural theme. Taking inspiration from the lakes that set the framework for the community and the Prasada theme of a graceful living environment, a range of aesthetically pleasing architectural styles will be employed throughout the community. Just as great care has been given to the community's emphasis on open space and connectivity, great care also will be given to the design of homes and structures in the community.

Prasada Lake Village will have a sense of place, appearing to have rooted itself gracefully near water over a period of time.

Architectural styles will draw inspiration from a range of appealing styles, including:

- Spanish Colonial
- Italianate
- Monterey
- Territorial Ranch
- Mediterranean
- Prairie
- Tuscany
- Bungalow

These styles are appropriate to the region, address the needs and lifestyles of residents and support the timeless look of the community.

## OPEN SPACE

Open space is integral to the planning of Prasada, providing continuous connectivity throughout the community for residents to enjoy the diverse land uses within the community. Prasada's comprehensive open space paseo system includes lakes, active and passive recreation areas, community parks, neighborhood parks, rest nodes and an extensive improved trail network. Lakes and shaded walkways are key components to the open space character throughout the community.

Prasada's open space corridors will be linked by a parkway that serves as the spine road of the community. On both sides of the parkway, large setbacks will create expanded corridors. The expanded trail corridors will provide access to a network of integrated trails and paseos, where meandering mixed use trails connect throughout Prasada with the project parkway. Lots that back up to expanded trail corridor on at least one side will be bordered by view fences, which create view corridors. Prasada may restrict the use of these corridors to pedestrian and bicycle access by residents of the Community.



Typical Lake Ramada



PRASADA

SURPRISE, ARIZONA

TYPICAL PARK AERIAL

Linking to the expanded trail corridor is an integrated trail system of varied widths that weaves through the residential areas, providing circulation and recreation opportunities. This trail system will connect all neighborhoods to lakes, paseos and community parks. In some instances, rest nodes will be located along the trails to provide shade and seating areas.

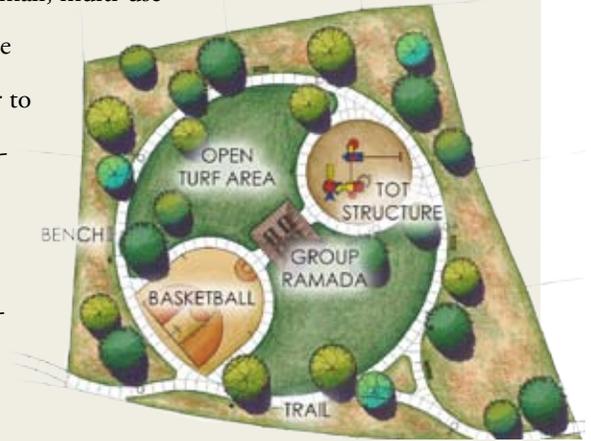
Neighborhood parks may include shade and seating areas, ramadas, tot lots and small, multi-use turf areas. The placement of open spaces reflects their priority to the design of the community. Open spaces are sited to be visible from the arterial streets. In order to increase the buffer along the edges and within the community, all arterial and collector streets will have a raised landscaped median.

Because access to open space and the desire for inter-connectivity are such important guiding factors in the design of the Community, they greatly influence the lotting within Prasada Lake Village’s residential parcels. Lotting will seek to create pleasant views into and relationships with open spaces, while alleviating oncoming

traffic focused on front yards. Thus, for example, at primary “T” intersections, no residential building lots will be centered directly across the intersection from the end of the street that dead-ends at the intersection. Instead, a landscaped open space area will be provided. The open space created in that area will be maintained by a homeowners association to the same standard as other common areas that the association maintains. In addition, the rear of a residential building lot will be buffered from the street by an artfully landscaped area installed by the Developer; the landscape buffer also will be maintained by the homeowners association.

A minimum of 15 percent of the acreage of Prasada Lake Village will be open space. In addition to lakes and storm water retention areas, open space will include landscaped tracts, improved power line corridors, community parks, neighborhood parks and rest nodes, paseo corridors and passive recreation areas. All of these open space areas will be

constructed by the developer. A homeowners association will maintain these open space areas to the same standard as other common areas maintained by the homeowners association. In addition, three elementary schools will be added to the overall open space and will be linked to the community by the integrated trail network.



Neighborhood Park



Typical Trail

## PLANT PALETTE

Prasada Lake Village will utilize a variety of plant materials throughout a majority of the project, with punctuations of oasis-like, lush areas. Landscaping will utilize layering and massings with accents in a variety of textures, forms and colors.

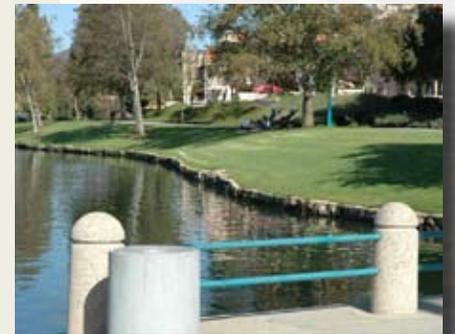
Throughout the project, pedestrians will enjoy shade from large shade trees with canopies that will provide respite from the sun and heat. Green turf areas, juxtaposed against the backdrop of Prasada's lakes, will create a feeling of serenity and refreshment for residents and visitors.

Plantings will vary in densities, with perimeter plantings designed more randomly than internal plantings. The perimeters to Prasada will be planted with enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with staggered plantings of canopy trees. Fifty percent of the trees will be 24-inch box trees or larger.

As the transition to the core of the project occurs, the planting will increase in density and will reflect a less random and more patterned planting design. Plant material will be massed in more traditional, lush palettes, throughout interior cores. Where transitions to the commercial area occur, taller plantings and trees will be incorporated to relate the landscaping elements to the vertical nature of the commercial site's architecture. Oasis-like paseos, parks, rest nodes and plazas will include turf areas for active and passive recreation uses. These areas also will incorporate splashes of color and more intensive tree densities that allow users comfort from the sun.

## WALLS AND MONUMENTATION THEME

Rather than appearing as an impenetrable boundary surrounding the community, the perimeter of Prasada Lake Village will blend with the surrounding areas. This perimeter will be perforated with an assortment of materials, paseo corridors and neighborhood open spaces. The perimeter of the community will use a wall system that is developed to complement the adjacent communities. For example, the perimeter walls will stagger or meander to provide visual relief and interest. Each access point into the community will consist of a tract that is at least 30 feet wide and will include a trail that accommodates both pedestrian and bicycle traffic.





**PRASADA**  
SURPRISE, ARIZONA

PRIMARY VILLAGE ENTRY



*PRASADA*  
SURPRISE, ARIZONA  
SECONDARY ENTRY

A community materials palette will unify the design throughout Prasada. While different neighborhoods will enjoy distinctive visual identities with materials drawn from the community materials palette, they will be



Typical Seating Node

unified. Elements such as monument signage, decorative landscaping, specialty pavement, enhanced wall details, and architectural elements will be selected in particular combinations for each neighborhood but will maintain a sense of continuity, as they are part of a common palette. Project entries will be announced with design features that provide a sense of neighborhood arrival. Circulation will be designed so that, where possible, immediate accessibility will be provided to open space and trail systems at all points at which the residential areas may be entered from an arterial street.

Wall character throughout Prasada will be unified through materials, with variations designed to complement the adjacent area. Individual neighborhoods will include view fences that may be constructed either completely of wrought iron or of wrought iron and masonry. As with other features throughout the community, organic and flowing design forms will influence the design of walls and fences. The heights of walls and fences will vary, with walls and fences generally of lower heights in the commercial areas but higher in transitional residential areas to provide more privacy for residents. Monumentation will be designed to be appropriate for the type of use in that area. Residential areas and commercial areas will include appropriately scaled monuments. In some instances, entries will contain a water feature where pedestrians will be invited to relax at rest nodes where they can be refreshed by the serene sound of moving water. Sharp angles will be minimized in favor of softer curved shapes. A cohesive palette of materials will unite monumentation throughout the project, and materials will be utilized in a sculptural manner to create inviting entries. Monuments utilizing materials of various shades, textures, and patterns will be designed in gentle, curvilinear shapes. Monuments will be en-

hanced by plantings that form an oasis and provide visual interest for pedestrians and motorists alike.

The signage of Prasada will repeat design themes and will reflect the character of the community. Signage will include residential identifiers and directional signs, as well as larger, commercial signs. Details, shapes, and materials will be consistent with those used throughout Prasada.



Typical Lakeside Trail

## NEIGHBORHOOD AMENITIES – ROADWAY CHARACTER

**30** Threading its way throughout the community is a thoughtfully designed spine road, intended to be referred to as Prasada Parkway, which will serve not only as a central element of connectivity for the community but also as an amenity itself. Generous setbacks along Prasada Parkway will allow motorists to enjoy the park-like settings that frame the community as they drive the streets of Prasada. The parkway and expanded roadside trail corridors are designed to incorporate views of open spaces, parks and lakes.

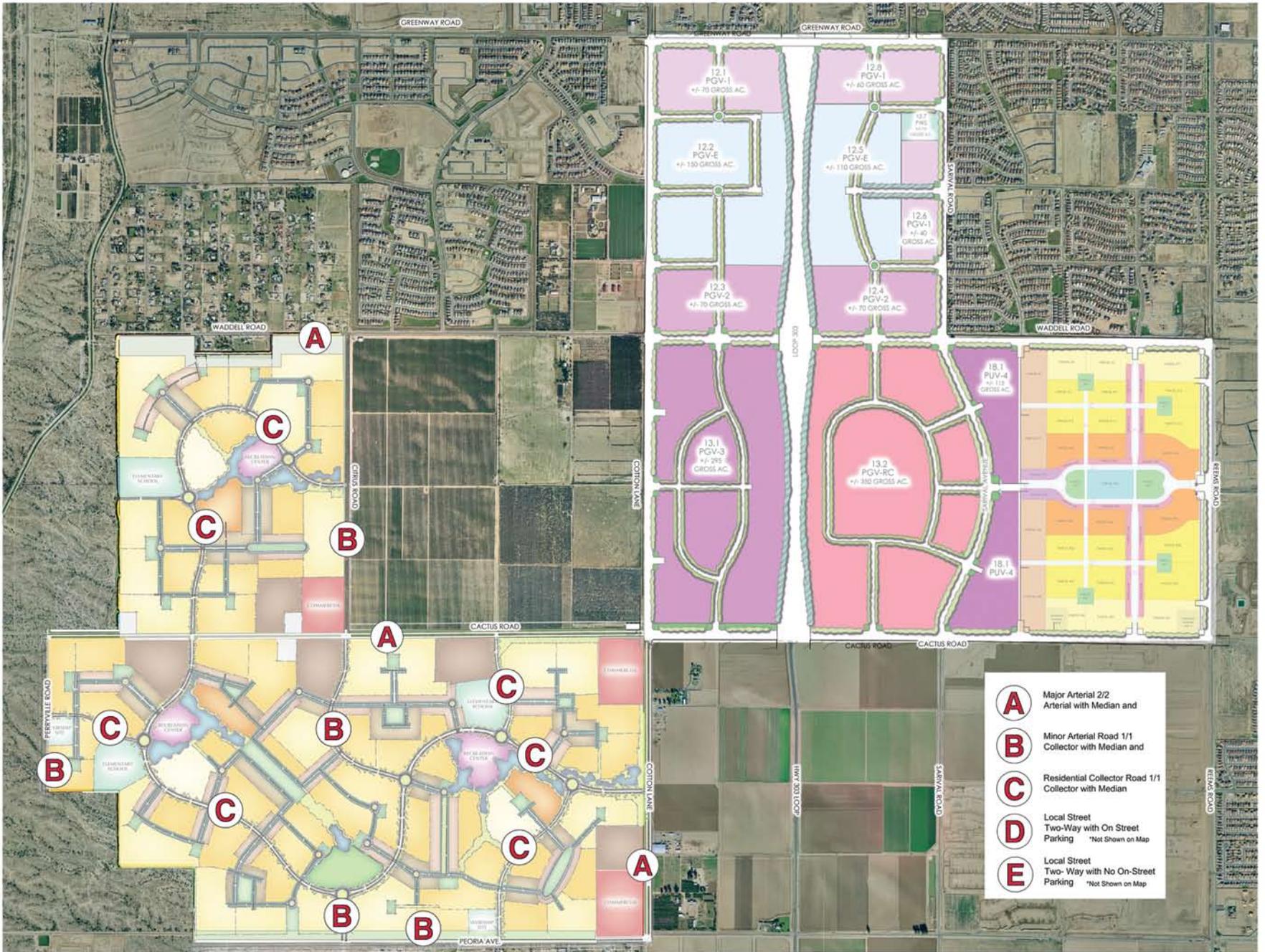
Prasada's arterial and collector street system will be tree-lined, with meandering walkways for pedestrians. Unique treatments along the way will be created by the play of textures and finishes made of natural materials. Curving paths will encourage movement, incorporating intermittent shading to ensure pedestrians' comfort as they traverse these walkways. Shaded rest nodes with color, pattern and textural interest will offer visual interest. Landscaping along arterial roadways will utilize buffers and perimeters of random and complementary combinations of varietal plantings that are layered with texture and color. Common lighting elements will be developed as a palette of light fixtures, varying from low/ground scale bollards to varying levels of pole fixtures. Lighting levels will vary throughout the community. The majority of the community will be defined by lighting that provides a soft, indirect glow. High use areas, such as parks, will be illuminated with brighter lights to increase safety and security. Lighting within the community will increase safety, enhance the experience of residents and visitors, and accent elements that form a common thread within the entire project.



Typical  
Streetscape

PASADADA LAKE VILLAGE  
CIRCULATION MASTER PLAN

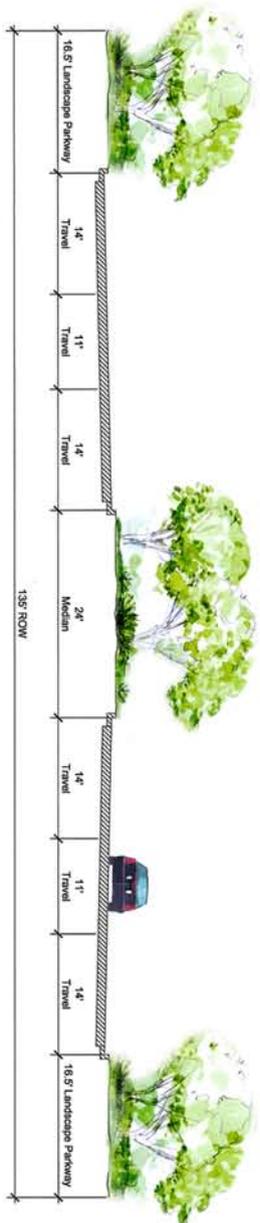
PASADADA  
SURPRISE, ARIZONA



- A** Major Arterial 2/2  
Arterial with Median and
- B** Minor Arterial Road 1/1  
Collector with Median and
- C** Residential Collector Road 1/1  
Collector with Median
- D** Local Street  
Two-Way with On Street  
Parking \*Not Shown on Map
- E** Local Street  
Two-Way with No On-Street  
Parking \*Not Shown on Map

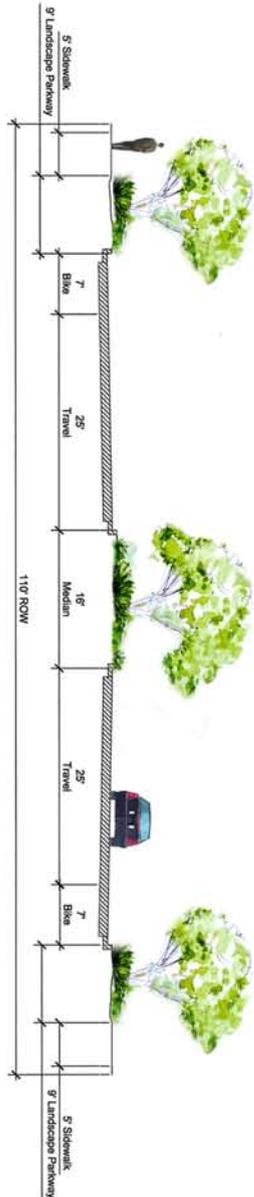
**A**

Major Arterial 2/2  
Arterial with Median and



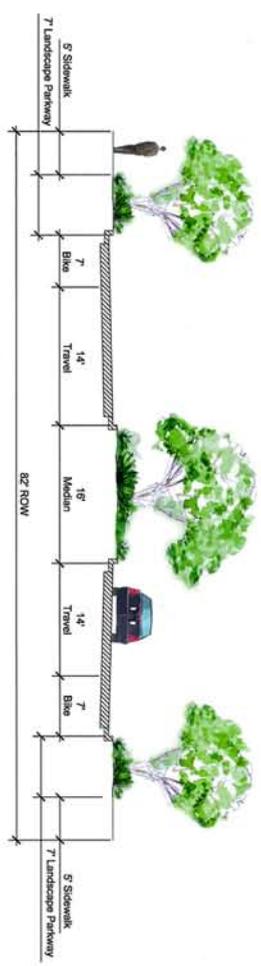
**B**

Minor Arterial Road 1/1  
Collector with Median and



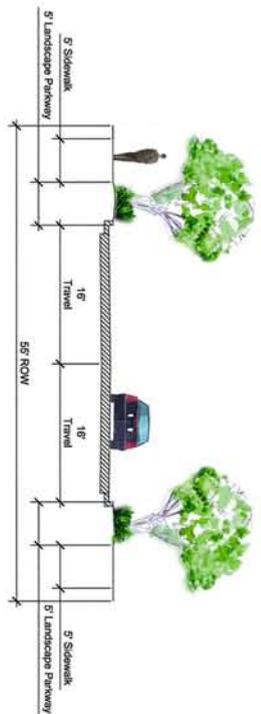
**C**

Residential Collector Road 1/1  
Collector with Median



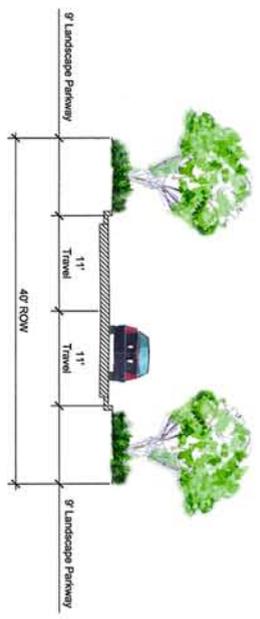
**D**

Local Street  
Two-Way with On Street  
Parking



**E**

Local Street  
Two-Way with No On-Street  
Parking



SURPRISE, ARIZONA

RESIDENTIAL STREET SECTIONS

Typical Neighborhood Park/Trail System

RECREATIONAL FACILITIES

A very comprehensive recreational system has been incorporated from inception into the purpose of Prasada Lake Village. At the heart of the recreational elements is a massive trail network linking residences to each other as well as key amenities, schools, and shopping. A variety of trail types including open space trails, paseo trails, multi-use trails, and roadside trails/sidewalks will create an approximate 25 mile web of access throughout Prasada linking the residential and commercial developments. Rest nodes will be located along the major trail systems. These nodes will be designed to include seating and will be enhanced by shade that is provided by mature tree canopies or architectural elements.

Prasada's passive recreational facilities will be complemented by a number of active outdoor recreational facilities to provide some type of recreation for everyone. Four key recreation centers have been centrally located to serve as neighborhood cores and will be themed and programmed unique to each facility. Four strong and focused themes have been established; aquatics, sports, teens, and small children. A few amenities included in these parks are; basketball courts, volleyball courts, soccer fields, baseball fields, competitive lap pool, kiddie pool, bmx course, rc car track, skate park, rock climbing, and a teen center. As part of the cohesively designed community of Prasada, the community parks will enjoy strong connectivity to other portions of Prasada while incorporating materials from the community's palette.



Typical Trail Meandering

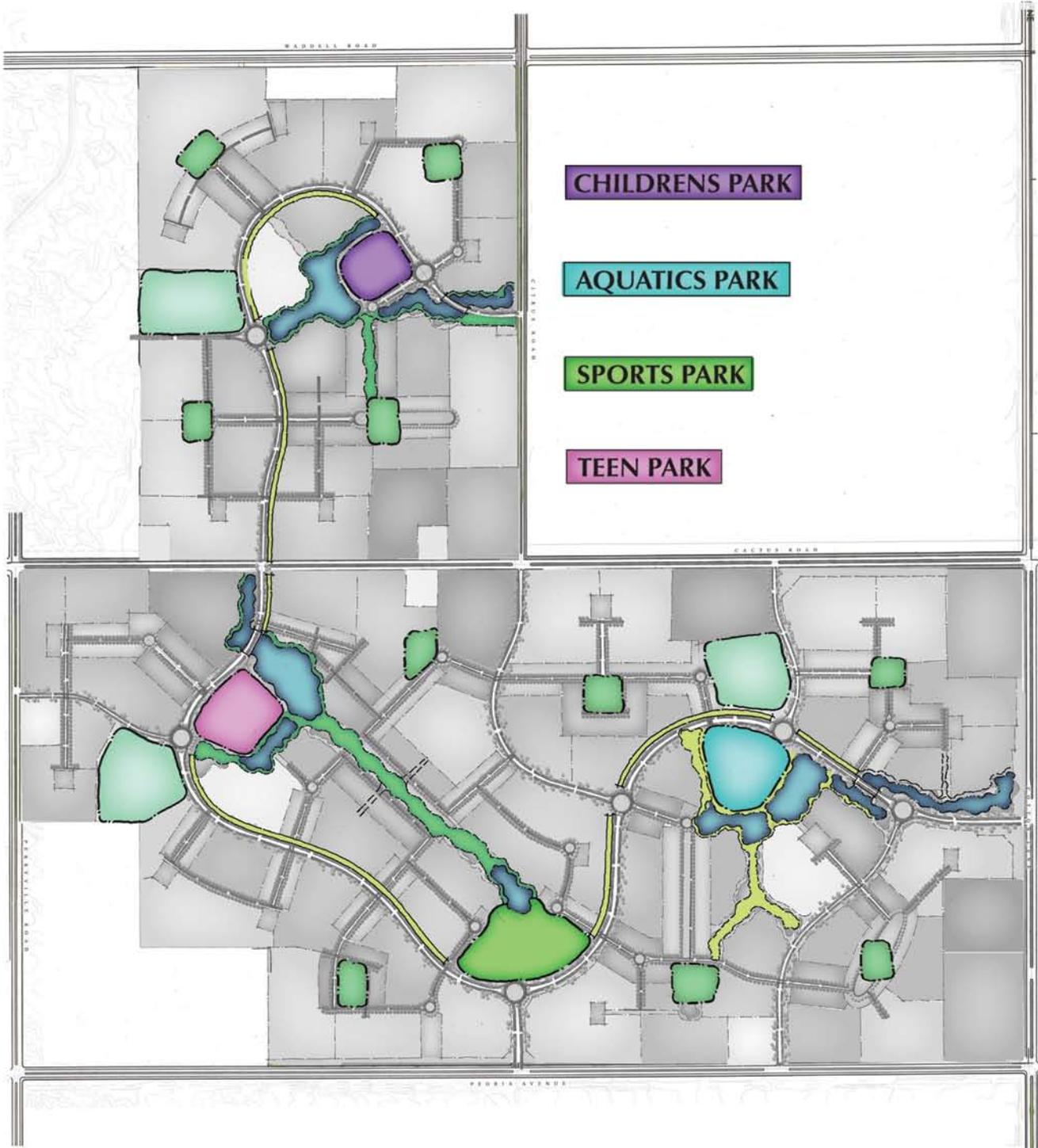
## EDUCATIONAL FACILITIES

32

For the large population, including school age children, who are expected to reside in Prasada, the Prasada plan makes schools easily accessible to the residents. Along with the interconnected trail system, the Prasada master plan is designed to set aside three 17-acre sites to be used for K-8 schools in order to accommodate the community school age children.

Schools have been centrally located within the three sections of the lake community to serve both the residence of Prasada and the potential edge of adjacent residential areas. The school site in the Northern section between Waddell and Cactus Road has been shifted slightly to the West to account for a small portion of the Zanjero Trails which has no school provided. Generally, schools have been allocated to serve an 1100 acre area which breaks down to approximately 1,100 elementary school children.





**CHILDRENS PARK**

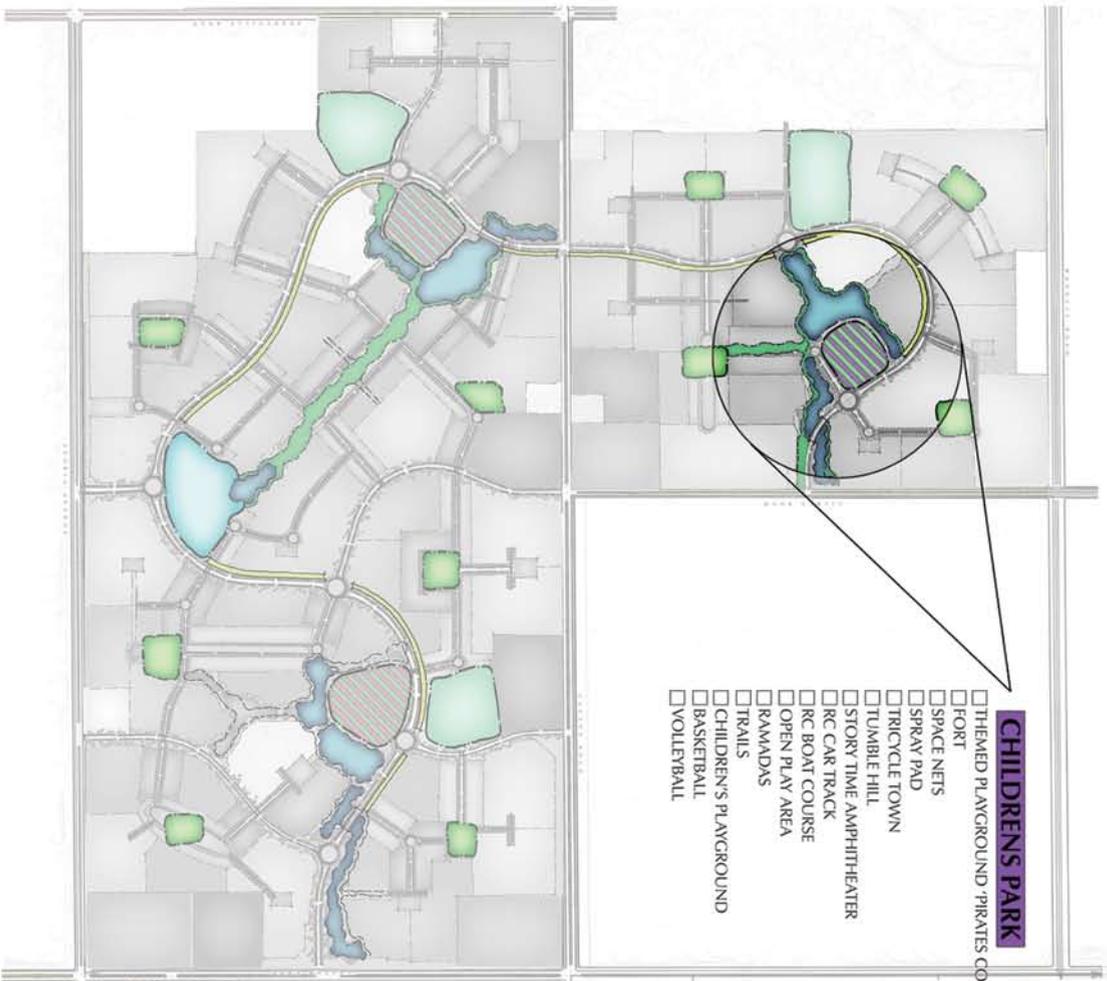
**AQUATICS PARK**

**SPORTS PARK**

**TEEN PARK**

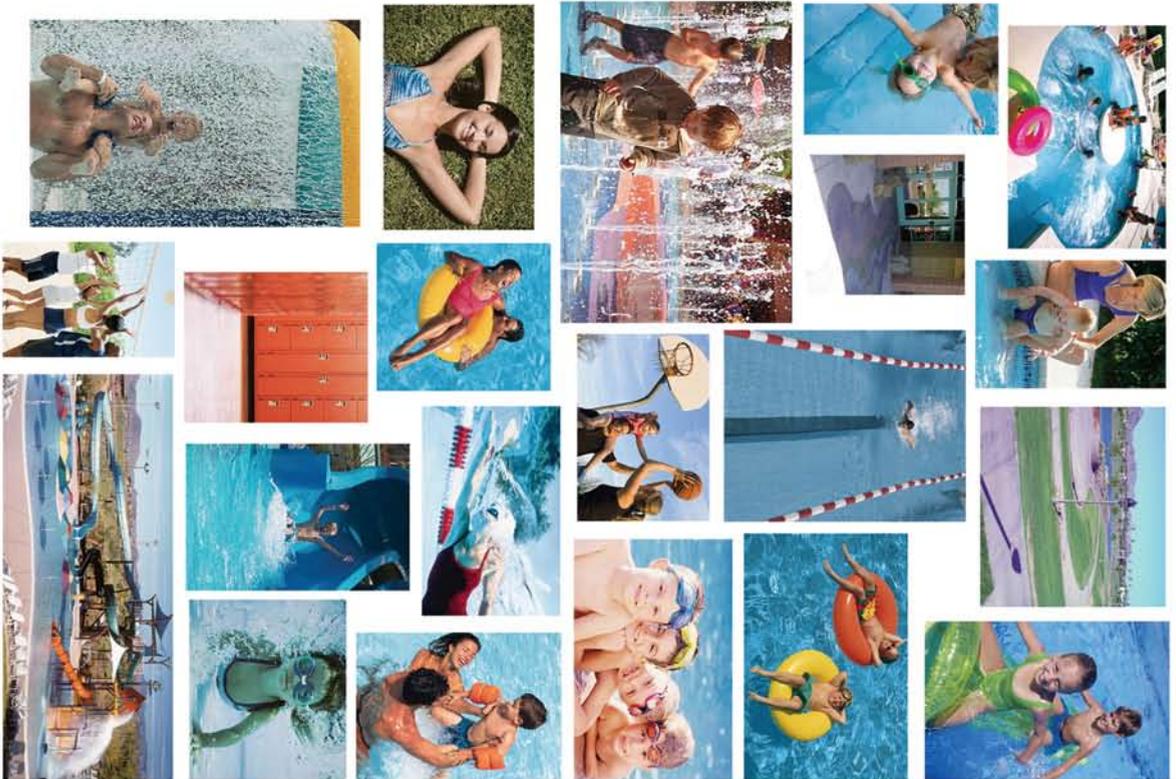
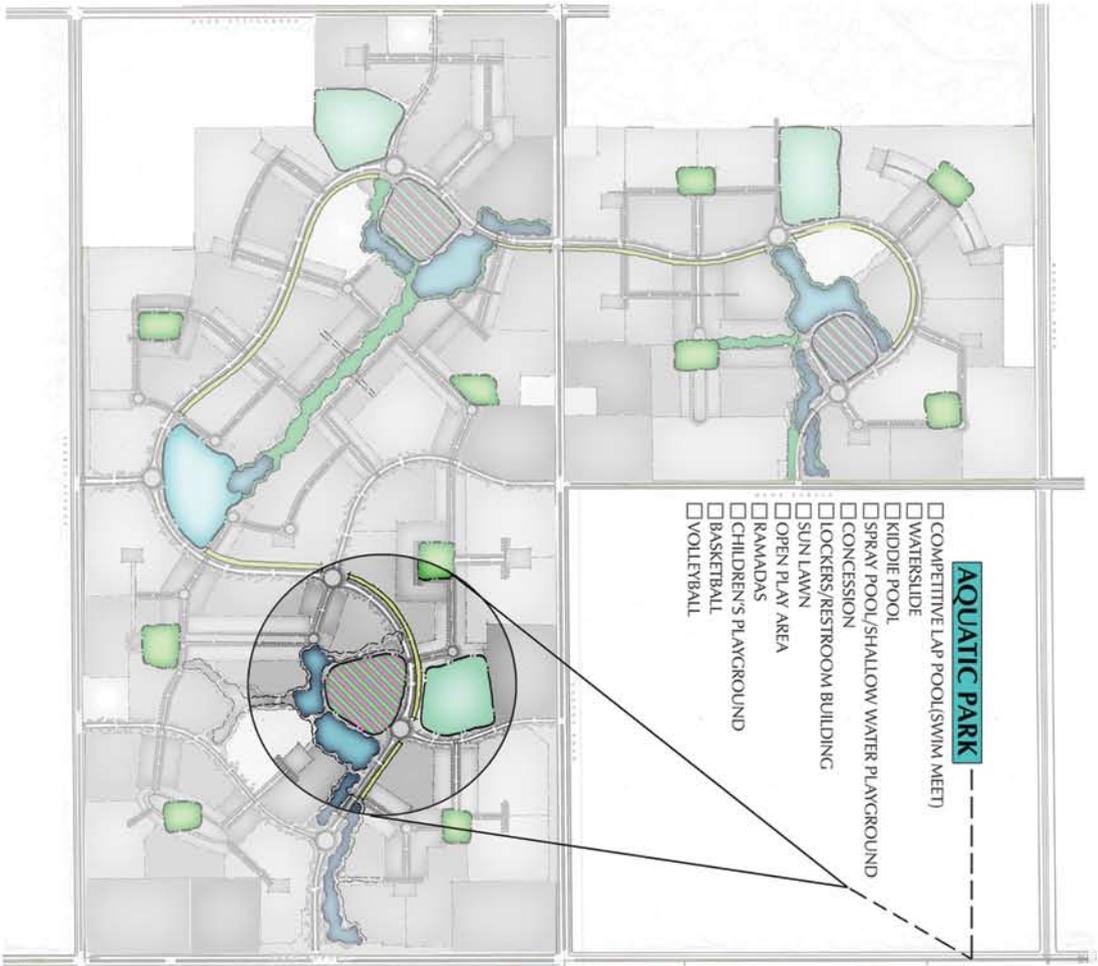
**PRASADA**  
SURPRISE, ARIZONA

PARKS AND AMENITIES DESIGN CONCEPT



**PRASADA**  
SURPRISE, ARIZONA  
KIDS PARK



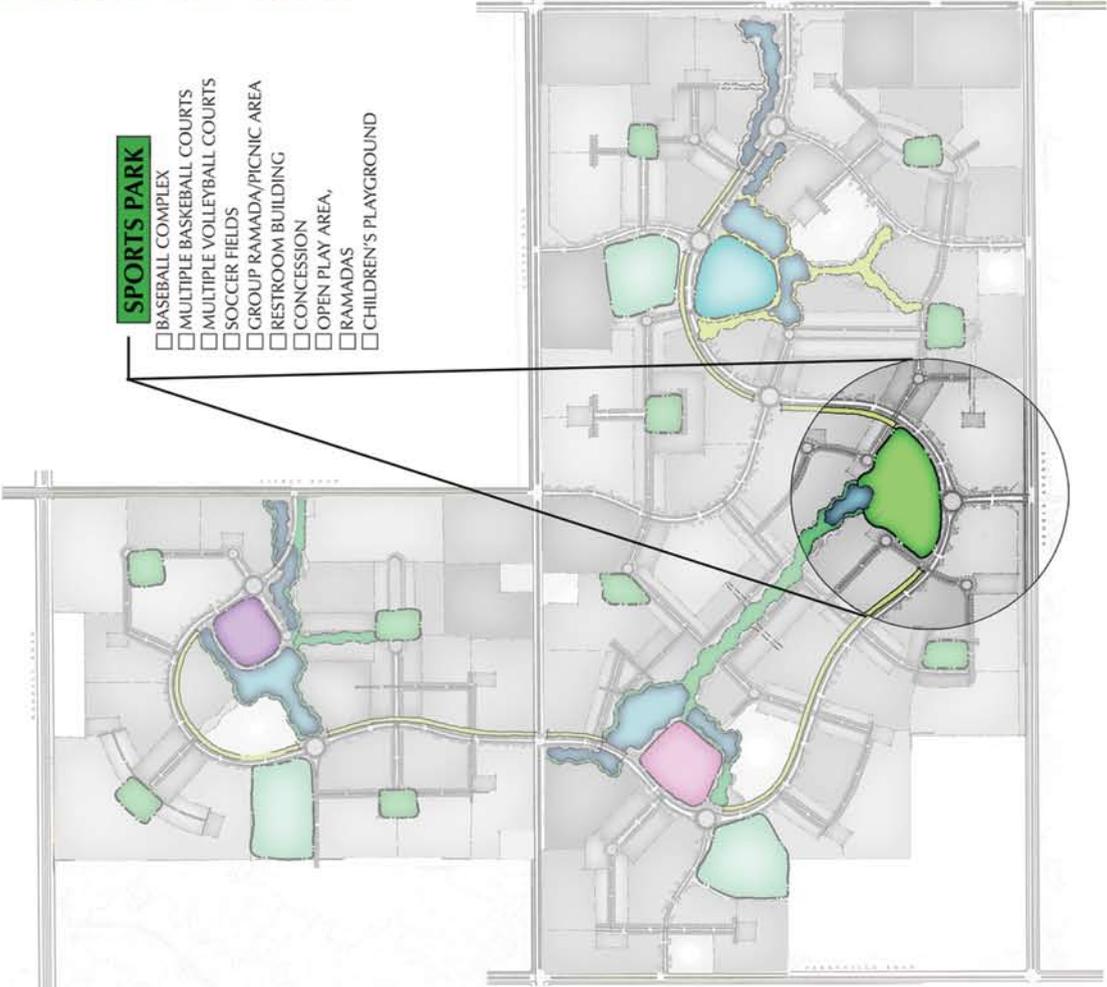


**PRASADA**  
 SURPRISE, ARIZONA  
 AQUATIC PARK



**SPORTS PARK**

- BASEBALL COMPLEX
- MULTIPLE BASEBALL COURTS
- MULTIPLE VOLLEYBALL COURTS
- SOCCER FIELDS
- GROUP RAMADA/PICNIC AREA
- RESTROOM BUILDING
- CONCESSION
- OPEN PLAY AREA,
- RAMADAS
- CHILDREN'S PLAYGROUND





# PRASADA

SURPRISE, ARIZONA

SCHOOL SERVICE AREA STUDY

# Zoning Districts & Development Standards

The Prasada PAD zoning districts are separated between Prasada Lake Village, Gateway Village and Urban Village, as each area offers a distinct setting where separate land uses and development standards are appropriate.

It is the goal of Prasada to employ a modern interpretation of blended neighborhood design, by integrating a wider variety of residential products both attached and detached into smaller areas to avoid the typical production subdivision appearance running rampant in suburban Arizona.

## ZONING DISTRICTS:

Prasada Lake Village utilizes a range of proposed densities with a max number of units as described in each zoning district, thereby offering a broad range of lot sizes and housing types, including but not limited to: single family detached (with a variety of lot sizes), executive homes, courtyard style homes, cluster homes, alley-loaded homes, z-lots, twin homes, townhouses, condominiums and apartments. Prasada Lake Village also proposes complementary land uses such as neighborhood commercial, church sites, a fire station and public utility sites. Additionally, three elementary schools, four community park sites, multiple neighborhood parks, lakes, trails, paseos and other open spaces will be provided for the educational and recreational needs of the future homeowners and their children. The following zoning districts are proposed for the Prasada Lake Village:

- (1) Blended Neighborhood Suburban Residential (PLV-1);
- (2) Blended Neighborhood Residential (PLV-2);
- (3) High Density Residential (PLV-3);
- (4) Neighborhood Commercial (PLV-4);

In an effort to simplify the residential zoning for the Prasada Lake Community, a “Blended Neighborhood” zone has been established. The intent of the blended neighborhood zone is to allow ultimate flexibility to the neighborhood design as far as placement and integration of residential densities while working within a prescribed unit yield as described within this P.A.D document. This simple zoning tool will also simplify the mapping process to a yield management process and a reference check with associated product design criteria which follows.

These Zoning Districts, along with the Community Facility Use Overlay and Community Open Space Overlay as described in Chapter 8, comprise the overall land use plan and provide flexibility to accommodate a highly integrated mix of land uses. This flexibility is necessary to create a highly amenitized master planned community that will meet the needs and preferences of the City’s diverse population.



<b>PRASADA LAKE VILLAGE RESIDENTIAL LAND USE SUMMARY MATRIX</b>			
<b>Land Use Category</b>	<b>Acres</b>	<b>Max.Units</b>	<b>% Land Use</b>
PLV-1	240	720	15%
PLV-2	1,230	5150	76.7%
PLV-3	75	1,350	4.9%
PLV-4	55	N/A	3.4%
<b>Total:</b>	<b>1,600</b>	<b>7,220</b>	<b>100.0%</b>

(1) **Blended Neighborhood Suburban Residential (PLV-1)** – This land use category will allow for a wide variety of single family detached homes.

(2) **Blended Neighborhood Residential (PLV-2)** – This land use category is intended for a variety of housing types from single family detached homes, cottages, courtyard style homes, twin homes, cluster homes, alley-loaded homes, z-lots, townhomes, and condominiums. These are all envisioned to be an integral part of neighborhoods in this category.

(3) **High Density Residential (PLV-3)** – Ranging in density up to 18.0du/ac, parcels designated as HDR are located proximate to major roadways and community activity nodes, such as commercial areas, schools, or parks. Although it is anticipated that these parcels primarily will be reserved for intense residential uses such as apartments, condominiums and townhomes, other home types, such as cluster homes, alley-loaded homes, z-lots, twin homes, cottages and courtyard style homes may be included.

(4) **Neighborhood Commercial (PLV-4)** – This land use is intended to provide neighborhood level retail services which may include a variety of commercial land uses as well as limited employment.

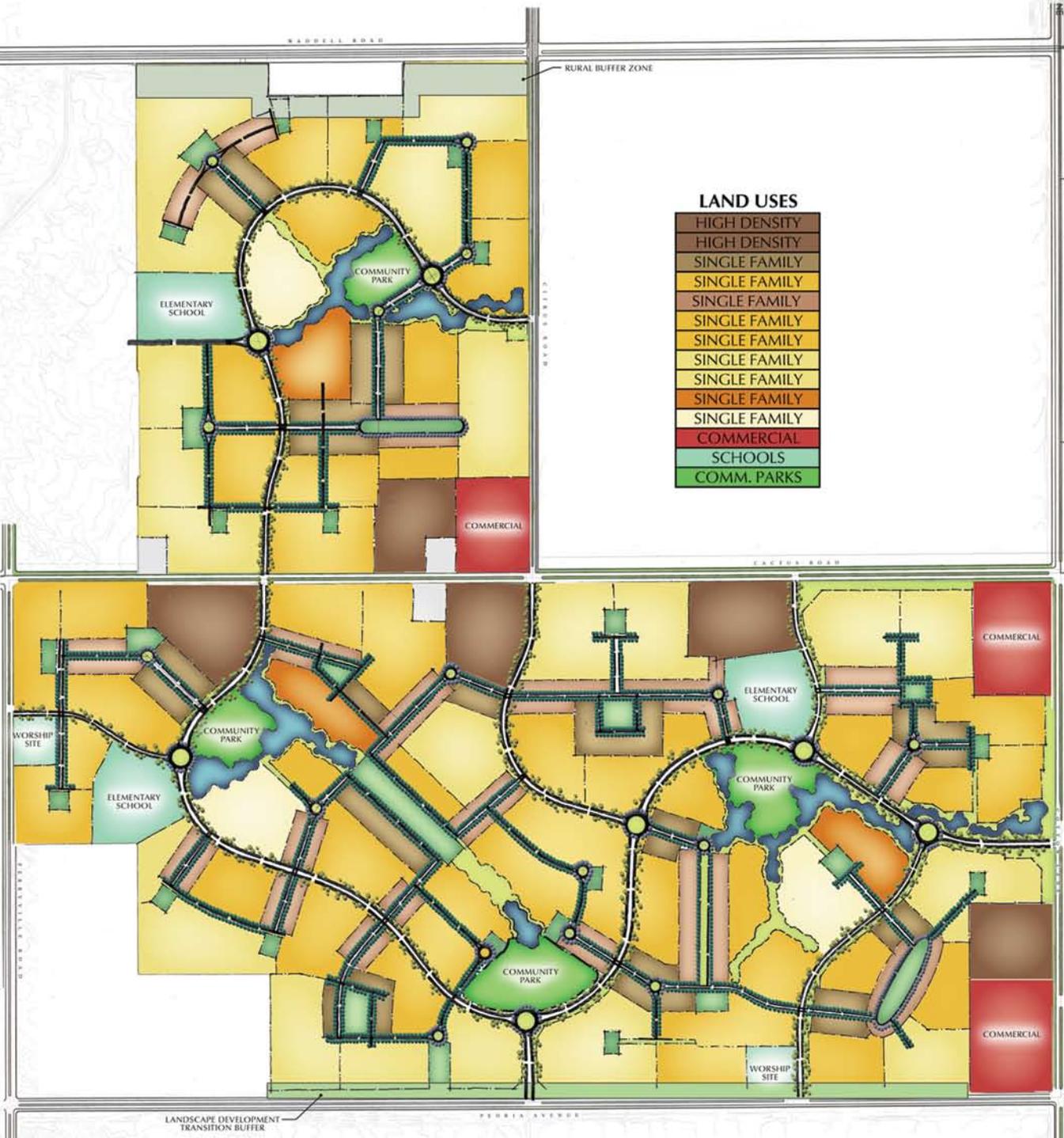
**DEVELOPMENT STANDARDS**

Prasada Lake Village will be governed the performance standards in Section 1 and by a specific set of Development Standards that will allow the property to be developed in a vibrant and sustainable manner, and will allow the City of Surprise a mechanism to control the site design of the community. The Development Standards establish the following criteria but are not limited to; minimum lot areas, lot widths, setbacks, building heights, and architectural features that will be used to govern approvals. See following tables.

<b>DEVELOPMENT STANDARDS TABLE</b>							
<b>Zoning Districts</b>	<b>Development Standards</b>						
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
PLV-1	Y	Y	Y	Y	Y	N	N
PLV-2	Y	Y	Y	Y	Y	Y	N
PLV-3	N	N	N	N	Y	Y	N
PLV-4	N	N	N	N	N	N	Y

Y= Applicable  
N= NOT Applicable

The table above describes how the Development Standards apply to the established Zoning Districts.



*PRASADA*  
SURPRISE, ARIZONA





**PRASADA**  
SURPRISE, ARIZONA

PRELIMINARY NEIGHBORHOOD CONCEPT

# LAKE VILLAGE DEVELOPMENT Standards

## Development Standard A

Zoning District:	PLV-1	PLV-2
<b>Minimum Lot Area</b>	12,000 Square Feet	
<b>Minimum Lot Width</b> <sup>(1)</sup>	95 Feet	
<b>Minimum Building Setbacks:</b>		
Front <sup>(3)(4)</sup>		
Front facing garage	25 Feet	
Side entry garage, porch or livable space	17 Feet	
Side <sup>(2)(3)</sup>	10 Feet / 10 Feet	
Rear <sup>(1)(3)(5)(6)</sup>	30 Feet	
<b>Maximum Building Height:</b> <sup>(7)</sup>	35 Feet	
<b>Notes</b>		
1.	Accessory Structures are allowed within this Residential Standard and shall meet the following minimum building setbacks: Side setback is 10 feet, and rear setback is 10 feet.	
2.	The minimum lot width for corner lots shall meet one of the following: (1) 100 feet or (2) 95 feet with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
3.	Architectural features such as, but not limited to, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into front, side, or rear setbacks.	
4.	Front building setback shall be measured from back of sidewalk to face of garage door.	
5.	Rear building setback shall be measured from the property line to the face of structure.	
6.	Covered patios may encroach up to 5 feet into the rear setback	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.	

# LAKE VILLAGE STANDARDS

## DEVELOPMENT

### Development Standard B

Zoning District:		PLV-1	PLV-2
<b>Minimum Lot Area</b>		9,500 Square Feet	
<b>Minimum Lot Width</b> <sup>(1)(2)</sup>		80 Feet	
<b>Minimum Building Setbacks:</b>			
Front <sup>(3)(4)</sup>			
Front facing garage		22 Feet	
Side entry garage, porch or livable space		14 Feet	
Side <sup>(2)(3)</sup>		5 Feet / 10 Feet	
Rear <sup>(3)(5)(6)</sup>		25 Feet	
<b>Maximum Building Height:</b> <sup>(7)</sup>		35 Feet	
<b>Notes</b>			
1.	Lot widths may range from 80 feet to 94 feet, with lot areas from 9,500 square feet.		
2.	The minimum lot width for corner lots shall meet one of the following: (1) 85 feet or (2) 80 feet with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
3.	Architectural features such as, but not limited to, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into front, side, or rear setbacks.		
4.	Front building setback shall be measured from the property line to the face of structure.		
5.	Rear building setback shall be measured from the property line to the face of structure.		
6.	Covered patios may encroach up to 5 feet into the rear setback		
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.		

# LAKE VILLAGE DEVELOPMENT Standards

## Development Standard C

Zoning District:	PLV-1	PLV-2
<b>Minimum Lot Area</b>	7,500 Square Feet	
<b>Minimum Lot Width</b> <sup>(1)(2)</sup>	65 Feet	
<b>Minimum Building Setbacks:</b>		
Front <sup>(3)(4)</sup>		
Front facing garage	20 Feet	
Side entry garage, porch or livable space	12 Feet	
Side <sup>(2)(3)</sup>	5 Feet / 8 Feet	
Rear <sup>(3)(5)(6)</sup>	20 Feet	
<b>Maximum Building Height:</b> <sup>(7)</sup>	35 Feet	
<b>Notes</b>		
1.	Lot widths may range from 65 feet to 79 feet, with lot areas from 7,500 square feet.	
2.	The minimum lot width for corner lots shall meet one of the following: (1) 70 feet or (2) 65 feet with a minimum 8 foot landscape tract on the tract side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
3.	Architectural features such as, but not limited to, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side, or rear setbacks.	
4.	Front setback shall be measured from back of sidewalk to face of structure or garage door.	
5.	Rear building setback shall be measured from the property line to the face of structure.	
6.	Covered patios may encroach up to 5 feet into the rear setback	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.	

# LAKE VILLAGE STANDARDS

## DEVELOPMENT

### Development Standard D

Zoning District:		PLV-1	PLV-2
Minimum Lot Area		5,500 Square Feet	
Minimum Lot Width <sup>(1)(2)</sup>		48 Feet	
<b>Minimum Building Setbacks:</b>			
Front <sup>(4)</sup>			
Front facing garage		18 Feet	
Side entry garage, porch or livable space		12 Feet	
Side <sup>(2)(3)</sup>		5 Feet / 8 Feet	
Rear <sup>(3)(5)(6)</sup>		15 Feet	
Maximum Building Height: <sup>(7)</sup>		35 Feet	
<b>Notes</b>			
1.	Lot widths may range from 48 feet to 64 feet, with lot areas from 5,500 square feet.		
2.	The minimum lot width for corner lots shall meet one of the following: (1) 53 feet or (2) 48 feet with a minimum 8 foot landscape tract on street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
3.	Architectural features such as, but not limited to, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side, or rear setbacks.		
4.	Front setback shall be measured from back of sidewalk to face of structure or garage door.		
5.	Rear building setback shall be measured from the property line to the face of structure.		
6.	Covered patios may encroach up to 5 feet into the rear setback		
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.		

# LAKE VILLAGE DEVELOPMENT Standards

## Development Standard E

Zoning District:	PLV-1	PLV-2	PLV-3
<b>Minimum Lot Area</b>	3,000 Square Feet		
<b>Minimum Building Setbacks:</b> <sup>(1)</sup>			
Front <sup>(2)</sup>			
Front facing garage	10 Feet		
Rear/Alley loaded garage <sup>(3)</sup>	5 Feet		
Side <sup>(4)</sup>	0 Feet / 3 Feet		
Rear <sup>(5)(6)</sup>	10 Feet		
<b>Maximum Building Height:</b> <sup>(7)</sup>	35 Feet		
<b>Notes</b>			
1.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
2.	Front setback shall be measured from back of sidewalk to face of structure or garage door.		
3.	10' Front setback for rear or alley loaded product.		
4.	Side setbacks for "Z"-Lots and "O"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
5.	Rear building setback shall be measured from the property line to the face of structure.		
6.	5' Setback from alley R.O.W. to face of garage.		
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.		
8.	Covered patios may encroach up to 2 feet into the rear setback.		

# LAKE VILLAGE STANDARDS

## DEVELOPMENT

### Development Standard F

Zoning District:

PLV-2

PLV-3

Density Range:

8 to 18 du/ac

Multifamily, Condominium, or other similar product

Minimum Building Setbacks:

Front<sup>(1)(2)</sup>

First & Second Floor<sup>(2)(3)</sup>

20 Feet

Third<sup>(1)(2)</sup>

25 Feet

Building to Building Setback<sup>(2)(3)</sup>

20 Feet

Rear<sup>(2)(3)</sup>

20 Feet

Maximum Building Height:<sup>(4)</sup>

45 Feet

Notes

- |    |  |
|----|--|
| 1. | Attached housing units- Horizontal increases for 3rd floor shall apply to a minimum of 50% of all four facing sides. |
| 2. | All building setback shall be measured from the property line to the face of structure.                              |
| 3. | Integral covered patios may encroach up to 5 feet into the rear setback.   |
| 4. | Building height is measured from the finished floor to the top of the parapet or highest point the of building.      |

# LAKE VILLAGE STANDARDS

DEVELOPMENT

## Development Standard G

<b>Zoning District:</b>	<b>PLV-4</b>
<b>Minimum Parcel Size</b>	10 Acres
<b>Minimum Pad Size:</b> <sup>(1)</sup>	1 Acre
<b>Minimum Building Setback:</b>	50 Feet
<b>Minimum Landscape Setback:</b>	20 Feet
<b>Maximum Building Height:</b> <sup>(2)</sup>	40 Feet Maximum
<b>Notes</b>	
1.	Minimum pad size limited to 1 acre. Smaller pad sizes are prohibited.
2.	40' Maximum building height for no more than 50% of horizontal front and rear to encourage a variety on building height and massing.

The Neighborhood Commercial (PLV-4) in Prasada Lake Village will be developed in such a way as to promote neighborhood identity and a place where residents can participate in community activities. The Permitted Uses allowed within the Neighborhood Commercial areas are outlined in Section 11B. Uses are either permitted by right (P) or require administrative approval (A).

#### GENERAL LAND USE STANDARDS

- Density for development within the Lake Village is to be calculated on gross acres measured to the centerline of adjacent streets
- Multi-Use Easements (MUE's) will be provided behind all public rights of way to accommodate public and private utilities, sidewalks, landscape, hardscape, drainage, retention, project signage entry features, monumentation, screen walls and traffic control devices.

Landscaping, retention and public opens spaces located within the MUE are eligible to count towards required open space.

- Visibility triangles on corner lots to be determined by the Street Transportation Department during site plan review.
- Building lot coverage is defined as the area within the minimum setbacks.

# Prasada Lake Village Commercial Design Guidelines

The purpose of establishing architectural design guidelines within the Prasada Lake Village PAD is to create a unified development that remains consistent throughout the site. It ensures quality design and architecture as well as the integrity of the community as a whole.

## SCALE AND HIERARCHY

Building Setbacks, Heights, Parking and Coverage: See Development Standards Matrix.

## MATERIALS

Preferred building materials include stucco, brick, masonry, wood and stone. Exterior treatments and colors should be reflective of the architectural style. Natural colors should be used to relieve the impact of large buildings and natural materials will help the site become more pleasing to the eye and less of an eye sore. Reflective materials are prohibited. Overhangs over windows are encouraged to promote energy conservation. Mechanical equipment must be properly screened from adjacent properties and be painted to blend in with the roof. All vents and other projections must also be painted to blend in with the roof.

## FENESTRATION AND DETAILS

The following guidelines will promote pedestrian activity and community involvement within the commercial areas:

- a. Create public spaces with the use of benches, parks, courtyards, and gazebos.
- b. Provide pedestrian pathways to connect the buildings and promote pedestrian movement.
- c. Promote public displays of art in front of buildings and along pathways, displays must not pose a hazard to pedestrians or motorists at any time.
- d. Maintain a feeling of the Prasada Lake Village theme and architecture.
- e. Implement traffic circles and other traffic calming devices where possible to reduce traffic speeds and the need for traffic signals.
- f. Create pedestrian friendly buildings located close to the sidewalks.
- g. Provide an outdoor community-meeting place within each commercial area.
- h. Promote windows and doors which front along street fronts for a pedestrian friendly environment.

## FORMS AND MASSING

- a. Massing and forms which give clarity to a building's use and/or create identifiable entries and landmarks will be encouraged.
- b. Massing should express various layers that reveal the building's interior spaces.

c. Transitional spaces between buildings or from parking lots to buildings will, to the greatest degree possible, provide shade to reduce the stress on pedestrians.

#### WALLS AND SCREENING

Perimeter walls, where required or otherwise desired, should not exceed eight (8) feet in height. Fence material should be the same as, or coordinate with the main building or community theme wall.

#### LIGHTING

Lighting should be used for safety and security. Lighting should be provided along all walkways and within parking lots. Lighting fixtures within parking lots should be minimal and coordinate with the architectural theme of the community. Lighting shall be limited to accent and soft lighting.

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# Residential Design Guidelines

The Design Team is pleased to present the residential design criteria for the Prasada Lake Village. In order to achieve our vision for Prasada, it is essential that the residential architecture create sustainable, vital neighborhoods. The residential design criteria are established as a means of realizing our vision.

The intent of the residential design criteria is to create a unique “sense of place”. To achieve this objective, the Project Team has focused on the use of open space and connectivity to the Village’s identity, appearance and livability. Neighborhoods and homes find themselves carefully located in a community defined by its lakes and open space, as well as strong pedestrian and vehicular connections among and between neighborhoods and regional destinations.

To create a continuity and harmony consistent with the desired character, the Prasada Lake Village must embody an aesthetically pleasing and natural environment by promoting responsible and creative development in conjunction with key architectural qualities. The goal of these criteria is to create neighborhood patterns, which result in a more sustainable and livable community.

## RESIDENTIAL DESIGN CRITERIA

**The following are residential design criteria that guide the Prasada Lake Village:**

*Neighborhoods should reflect livability, quality and unity, while offering diversity.*

- Neighborhoods should enjoy distinct streetscapes that foster social interaction of the street and neighborhood.
- Neighborhoods should enjoy a sense of unity with the community, while reflecting their own neighborhood identity.
- Diverse home types, lot sizes, building orientations, setbacks, and massing will create a range of choices for residents, while also offering a streetscape and community in which to live.
- Neighborhoods will reflect the quality of the project and the aesthetic inspiration that unifies Prasada.

*Buildings should be designed with sensitivity to the human scale and to human needs.*

- Residential designs should complement, rather than overpower, the overall streetscape.
- Homes should be designed to convey hospitality for residents and visitors, with doors, windows, indoor and outdoor spaces being intimate and secure.
- Residential design should reflect human-scaled proportions to create a sense of home and comfort for residents.
- Garage doors should be de-emphasized in the streetscapes of the community.
- Residential architecture should incorporate appropriate design elements that offer shade.

*Buildings should have a timeless, gracious quality.*

- Building design will be inspired by architectural styles that have stood the test of time.
- In order to establish particular architectural styles, buildings should emphasize authentic details and ornamentation as appropriate to our Arizona climate.

*Buildings should be diverse in style and, size, offering a range of choices while creating a sustainable streetscape.*

- Neighborhoods should be unified yet should offer a generous diversity of choices that create a dynamic identity for the neighborhoods.
- Layerings of architectural styles within the community will offer a range of choices and will create a rich visual texture for the community.
- Variations in housing choices and styles will support the feel of Prasada Lake Village as a community that has grown alongside the lakes over a long period of time.

*Residential architecture will strengthen the overall community character.*

- Architectural materials and colors will reinforce the community character.
- Design will allow for creativity and diversity while sustaining compatible architectural styles and colors.
- Residential architectural design will help define a historical story of the community.
- As Prasada matures, the overall community character will be sustained by design that represents authenticity and timelessness.

## ARCHITECTURE

Prasada Lake Village will draw on a range of timeless architectural styles. In order to achieve the diversity desired and to address the needs and lifestyles of the residents, the following architectural themes will be considered for the residential development of the Prasad Lake Village:

- Spanish Colonial
- Monterey
- Mediterranean
- Italianate
- Tuscany
- Territorial Ranch
- Prairie
- Bungalow

While one architectural style will not be dominant in the Village, simple forms and well-detailed elements will contribute to the compatibility and success of each of the architectural themes. Building forms and floor plans will relate to an architectural theme for complete integration, rather than a “tacked-on” application. Any detached living structures, such as casitas, will be designed to match the style, massing and detailing of the primary structure.

The following architectural renderings reflect styles of architecture and represent components that will be used in the home product design within the Prasad Lake Village. These renderings should be used as a guide to confirm the product design components meet the intent of the specific style suggested.



## SPANISH COLONIAL

Spanish colonial style has origins in Mediterranean Architecture with eclectic inspirations that range from Moorish to Byzantine. This Architectural style became popular in the Southwestern United States as an adaptation of the regions earlier mission style along with the rich Latin American influences in the region. It is most characterized by strong, simple, informal massing and is traditionally unified by courtyards, arches and tiled roofs. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Informal plan arrangement
- Asymmetrical massing
- Courtyards, loggias and patios
- Simple one and two-story massing
- Predominately gabled low-pitched rooflines
- Shallow or flush overhangs
- Thick walls and deep openings

### FINISHES/ DETAILS

- Smooth stucco exterior walls
- Sculptural stucco eaves
- Sculptural stucco chimneys
- Arched windows and openings
- Rustic wood rafter tails
- Decorative wrought iron work

### MATERIALS/ COLORS

- Light colored exterior walls
- predominantly Barrel style roof tiles



BARREL SHAPED ROOF  
TILES

ROLLED STUCCO PASCIA

DECORATIVE TILE DETAIL

WROUGHT IRON GRILL

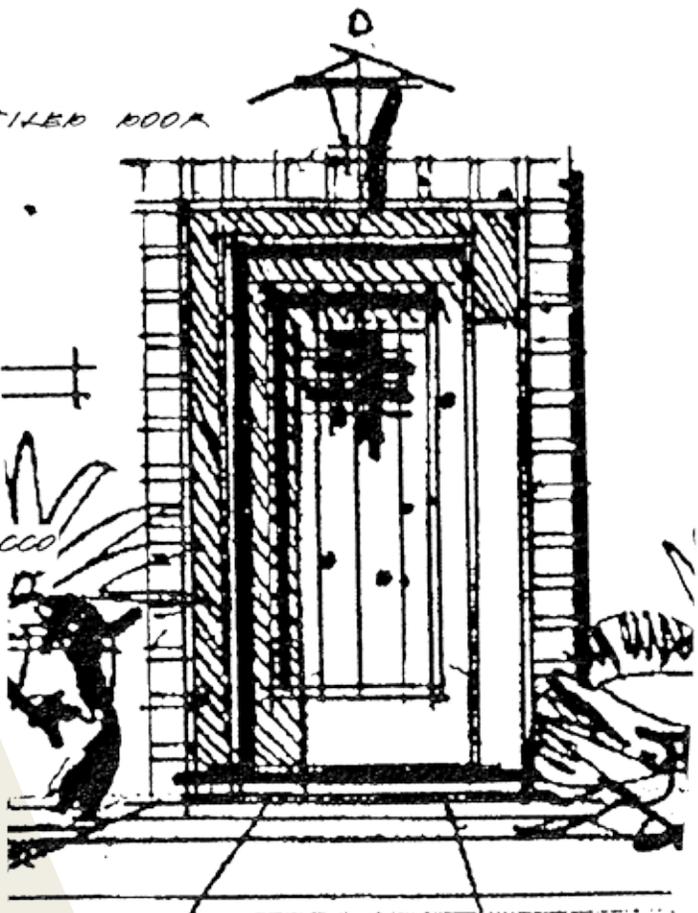
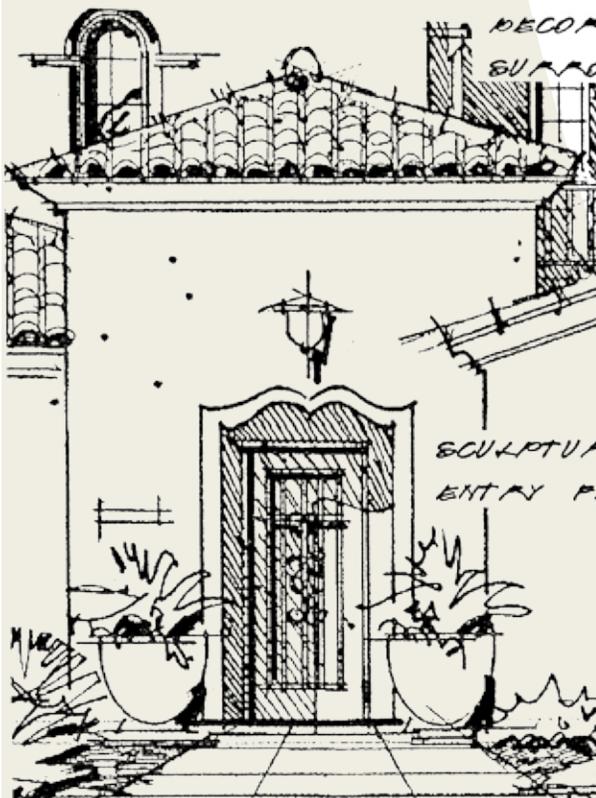
WROUGHT IRON WORK WITH  
FABRIC AWNING

SCULPTURAL STUCCO  
WINDOW SILL WITH COLUMNS

DECORATIVE STUCCO WING  
WALL

DECORATIVE TILED ROOF  
SURROUND

SCULPTURAL STUCCO  
ENTRY FEATURE





## MONTEREY

The Monterey Revival movement occurred during the 1920's and 30's. It blended American Colonial and Spanish adobe architecture. These homes were typically two story rectangular asymmetrical plans with wood detailing. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Informal plan arrangement
- Simple one and two-story asymmetrical masses
- Second story wood balconies
- Exposed wood beams and posts
- Low pitched gable or hipped rooflines
- Flush rakes and shallow eaves

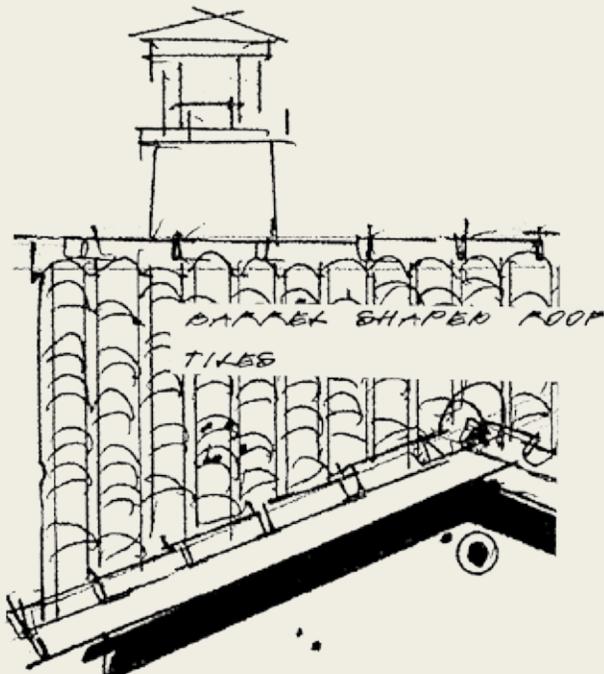
### FINISHES/ DETAILS

- Smooth or sand finished stucco exterior walls
- Sculptural stucco chimneys
- Rectangular windows and openings
- Occasional wood lintels
- Exposed rafter tails
- Wood shutters
- Some wrought iron work

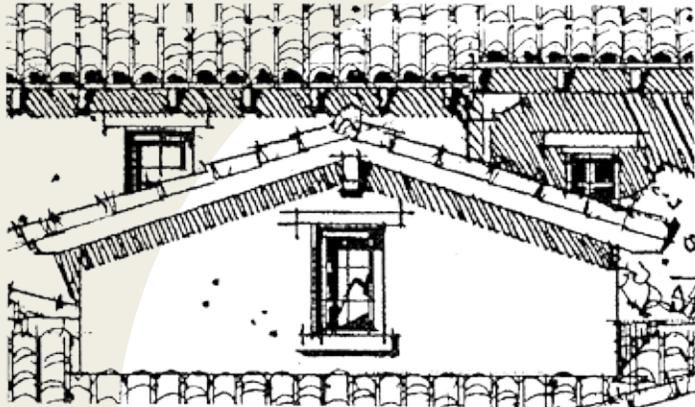
### MATERIALS/ COLORS

- Light colored exterior walls
- Barrel or shake style roof tiles
- Divided windowpanes



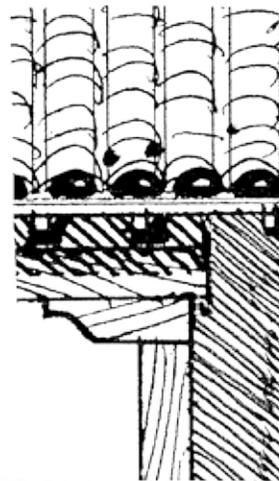
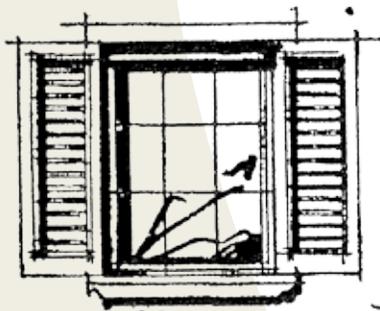


BARREL SHAPED ROOF  
TILES



WOOD FASCIAS EXPOSED  
RAFTER TAILS BEAMS  
AND WOOD TRIM

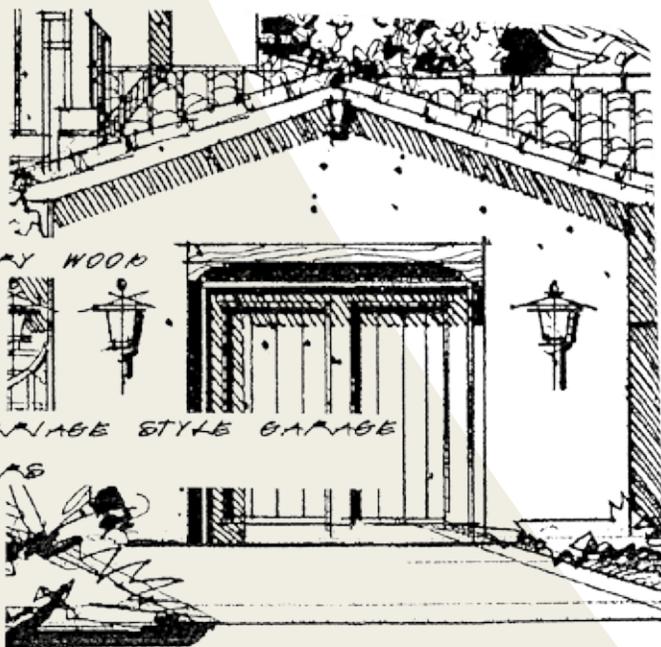
DECORATIVE TILE VENT  
SMOOTH STUCCO EXTERIOR  
WALLS  
COLONIAL STYLE WOOD  
SHUTTERS



WOOD POSTS WITH CORBEL  
CAP AND WOOD BEAM



SECOND STORY WOOD  
BALCONY



CARRIAGE STYLE GARAGE  
DOORS



## MEDITERRANEAN

The Mediterranean style was a region response to the Colonial Revival that took place in the early 20th century. This style was comprised of Spanish, Italian and French influences and tended to be more symmetrical than the Spanish Colonial style. This style's simple yet graceful appearance was well suited to this similar climatic region. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Informal plan arrangement
- Simple one and two-story massing
- Low-pitched gable or hipped rooflines
- Shallow overhangs

### FINISHES/ DETAILS

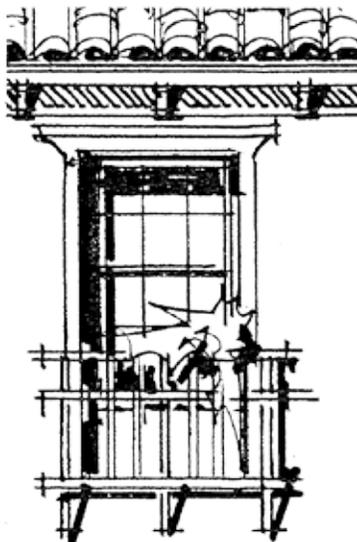
- Smooth to sand finished stucco exterior walls
- Stucco eaves
- Sculptural stucco chimneys
- Windows and openings are often arched
- Decorative wrought iron work

### MATERIALS/ COLORS

- Light colored exterior walls
- predominantly Barrel style roof tiles
- Divided windowpanes

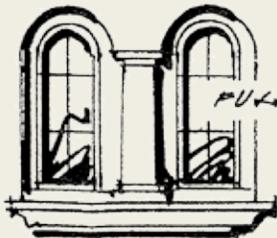


PREDOMINATELY-HIPPED ROOPLINES



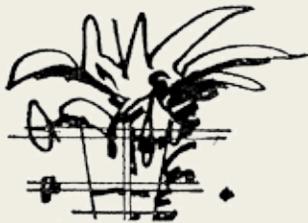
FULL ARCHED OPENINGS

USE OF STUCCO BRICK AND STONE EXTERIOR WALLS



PRECAST LOOKING SURROUNDS

SPARING USE OF WROUGHT IRON BALCONIES POT SHELVES AND GRILLS



BARREL SHAPED ROOF TILES

DEEP BRACKETED ENCLOSED EAVES





## ITALIANATE

The Italianate style evoked the imagery of the farmhouse and manor of the Italian countryside. The focus away from symmetry allow for a plan that was functional and led to its popularity in the middle 1800's. It was characterized by simple asymmetrical masses with deep-bracketed eaves. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Informal plan arrangement
- Simple one and two-story massing
- Low-pitched predominately hip rooflines
- Deep-bracketed overhangs

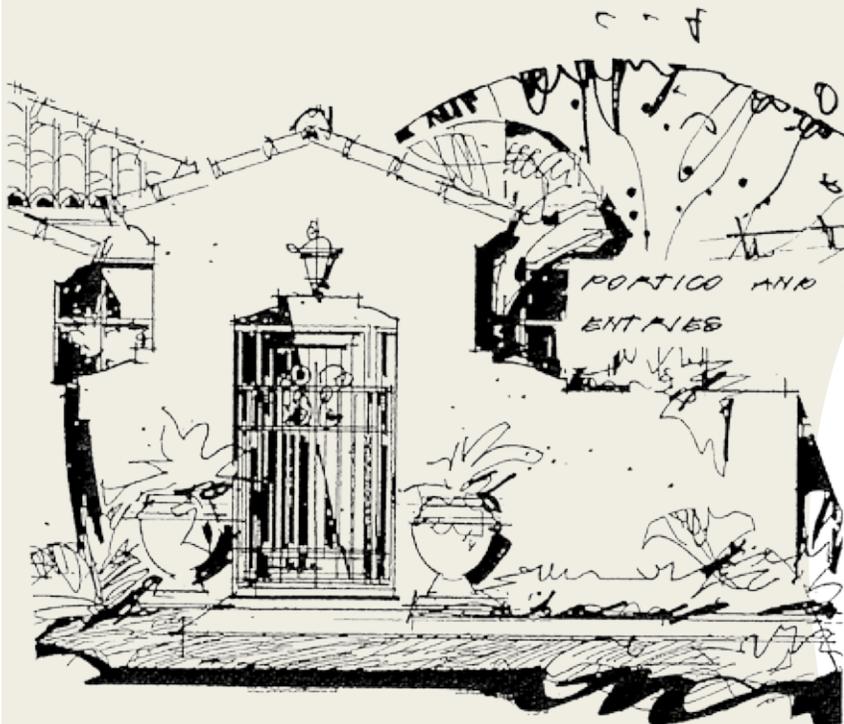
### FINISHES/ DETAILS

- Smooth finished stucco, brick or stone exterior walls
- Enclosed eaves
- Stucco, stone or brick chimneys
- Windows and openings were rectangular and full arched
- Trim and detailing had a stone-like appearance



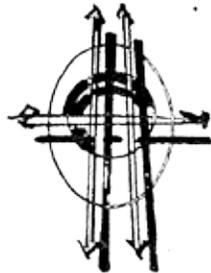
### MATERIALS/ COLORS

- Muted stone-like colored exterior walls
- Flat shingle style roof tiles
- Divided windowpanes



PLUSH MAKE WITH BARREL TILE ROOFING

PORTICO AND COURTYARD ENTRIES

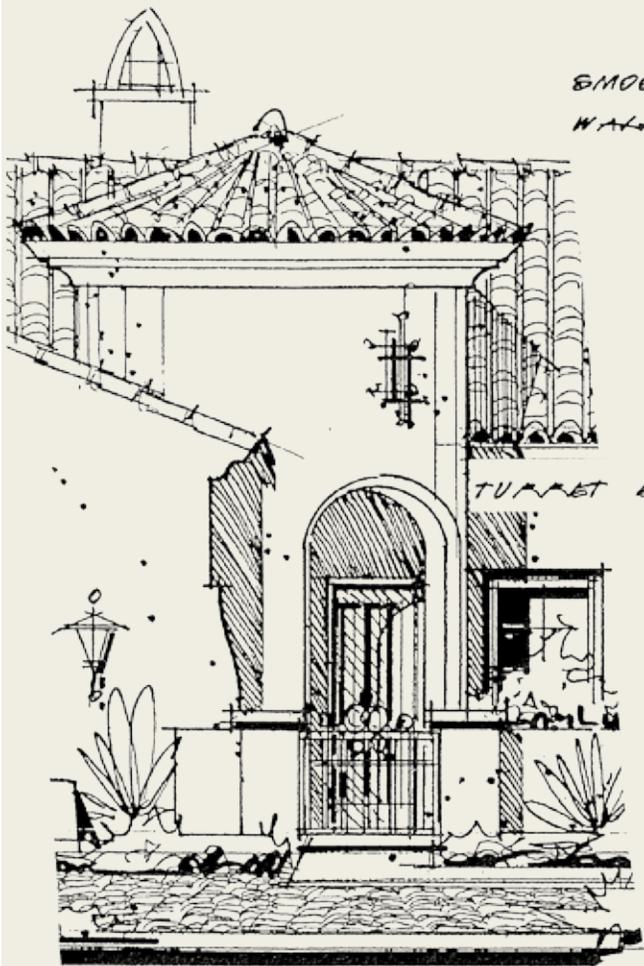


ORNATE WROUGHT IRON GRILLS BALCONIES GATES AND RAILINGS



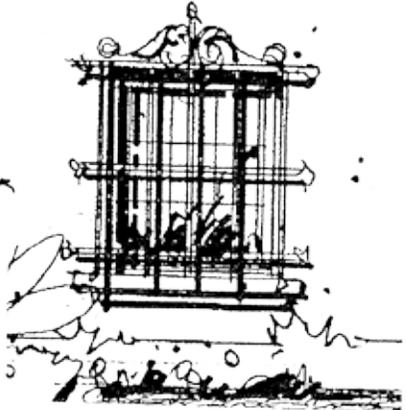
DECORATIVE WALL RECESSES

SCULPTURAL STUCCO CHIMNEYS

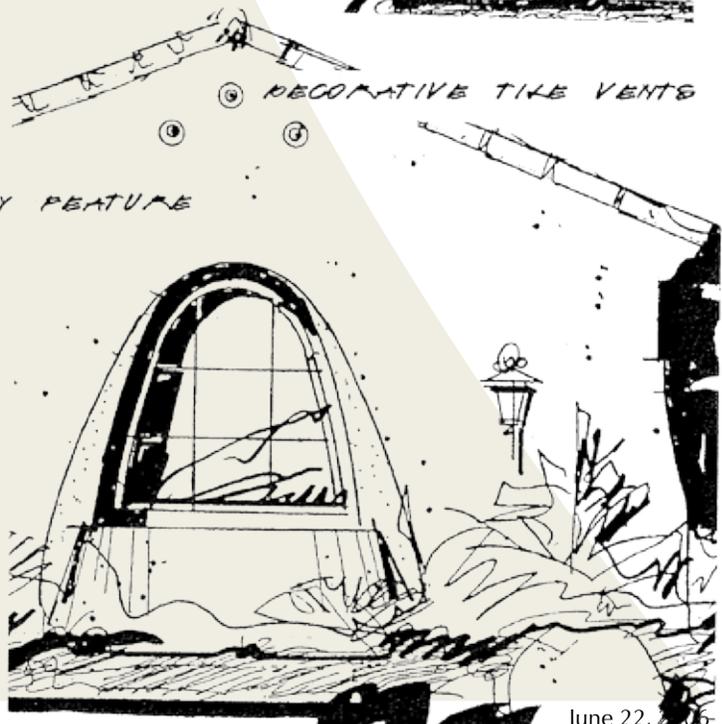


SMOOTH STUCCO EXTERIOR WALLS

TURRET ENTRY FEATURE



DECORATIVE TILE VENTS





## TUSCANY

The Tuscan style finds its roots in the Mediterranean influences of the southwest. This Rural Mediterranean character reflects the charming informal country houses of the region. It is distinguished by understated stucco and stone masses and simple gable or shed roofs in asymmetrical compositions. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Informal plan arrangement
- Simple one and two-story asymmetrical masses
- Exposed wood beams and posts
- Low pitched gable and shed rooflines

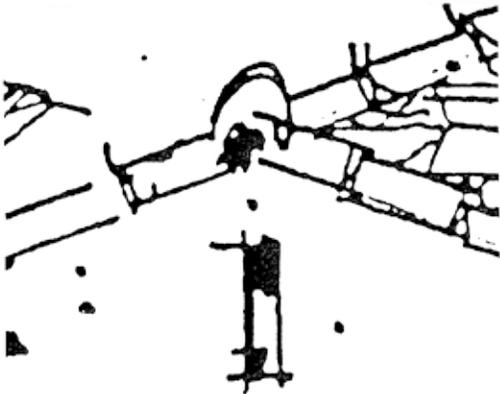
### FINISHES/ DETAILS

- Stone, brick and smooth stucco exterior walls
- Stucco and stone chimneys
- Rectangular and arched windows and openings
- Wood, or pre-cast lintels
- Pre-cast details and columns
- Exposed rafter tails
- Rustic wood shutters
- Decorative wrought iron work

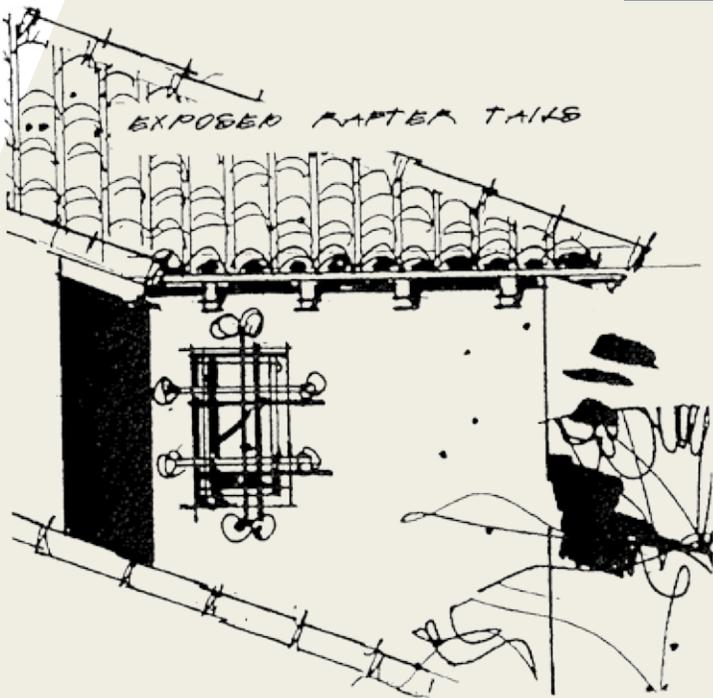


### MATERIALS/ COLORS

- Medium to darker colored exterior walls
- predominantly Barrel style roof tiles
- Divided windowpanes



FLUSH MAKE WITH  
BARREL TILE ROOFING  
AND DECORATIVE RECESS



EXPOSED RAFTER TAILS

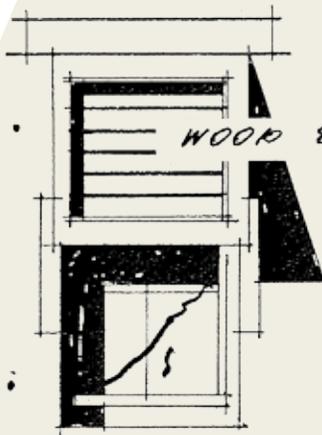
ORNATE WROUGHT IRON  
GRILLS BALCONIES GATES  
AND RAILINGS



PORTRICO COURTYARD  
ENTRY



PRE-CAST CONCRETE  
SURROUND



WOOD SHUTTERS



## TERRITORIAL RANCH

Territorial style evolved from early country homes adapting with the westward movement to this region. Colonial, Monterey and Spanish Architectural influences can be found in the Territorial Ranch style. Early Ranchers simplified details from these styles while responding to the needs of their environment, lifestyle and available material. The use of porches and patios enhanced the relationship of indoor and outdoor spaces. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Simple one and two-story rectangular masses
- Porches and patios
- Predominantly gable and low pitched shed rooflines
- Gabled dormers
- Deep overhangs

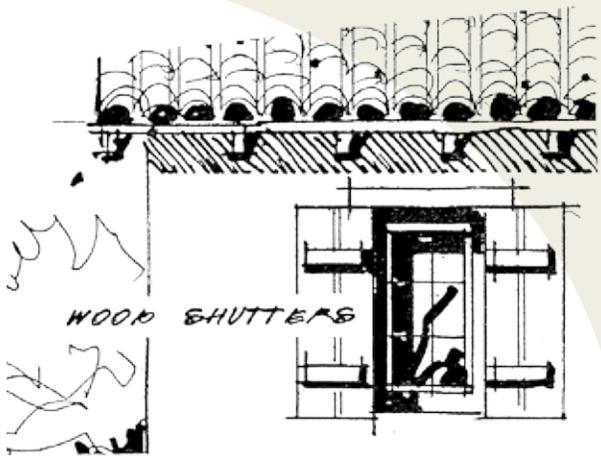
### FINISHES/ DETAILS

- Stucco, stone and brick exterior wall materials
- Stucco or stone chimneys
- Exposed rustic wood beams and posts
- Rectangular windows and openings
- Rustic wood lintels
- Exposed rafter tails
- Rustic wood shutters

### MATERIALS/ COLORS

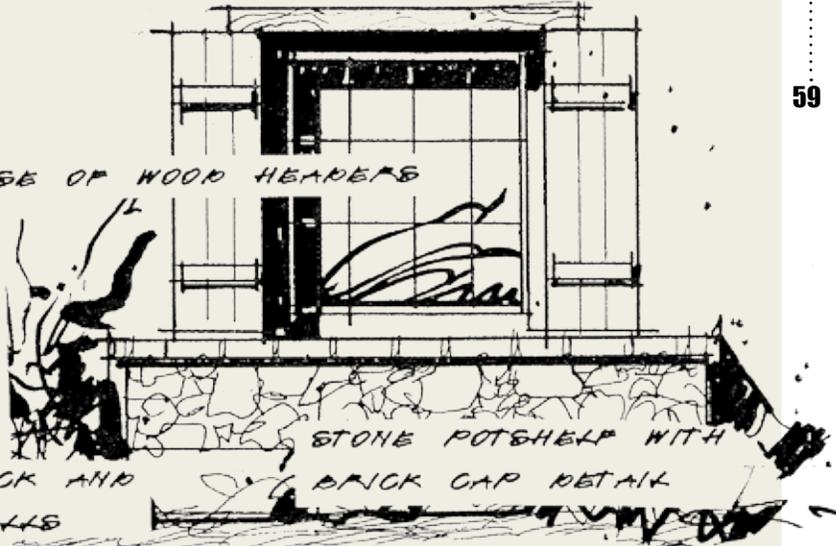
- Medium to darker earth tone colored exterior walls
- Flat shake, barrel roof tile or metal roofing
- Divided windowpanes





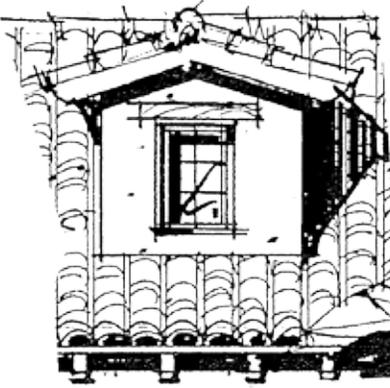
WOOD SHUTTERS

USE OF WOOD HEADERS



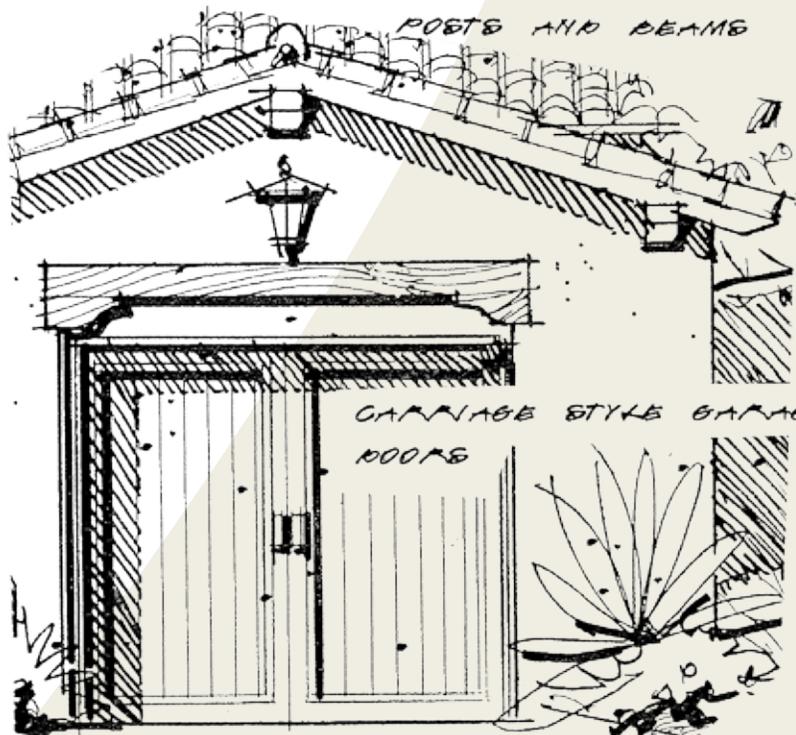
STONE POTSHHELP WITH BRICK CAP DETAIL

USE OF STUCCO BRICK AND STONE EXTERIOR WALLS



BARREL AND FLAT SHAPED ROOF TILES OR METAL ROOFING

WOOD FASCIA EXPOSED RAFTER TAILS WOOD POSTS AND BEAMS



CARRIAGE STYLE GARAGE DOORS





## PRAIRIE STYLE

This movement was started by a group of Architects led by Frank Lloyd Wright during the late 1800's and came to be known as the Prairie School. The Prairie Style was developed in a desire to detach American Architecture from European influences. It is characterized by its open floor plan and low horizontal profile. The variation of this style in this region came to be known as Desert Prairie. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Open floor plan
- Indoor/ outdoor relationship
- Horizontal massing with vertical elements
- Elements of symmetry
- Low pitched gable or hipped roof lines
- Deep overhangs

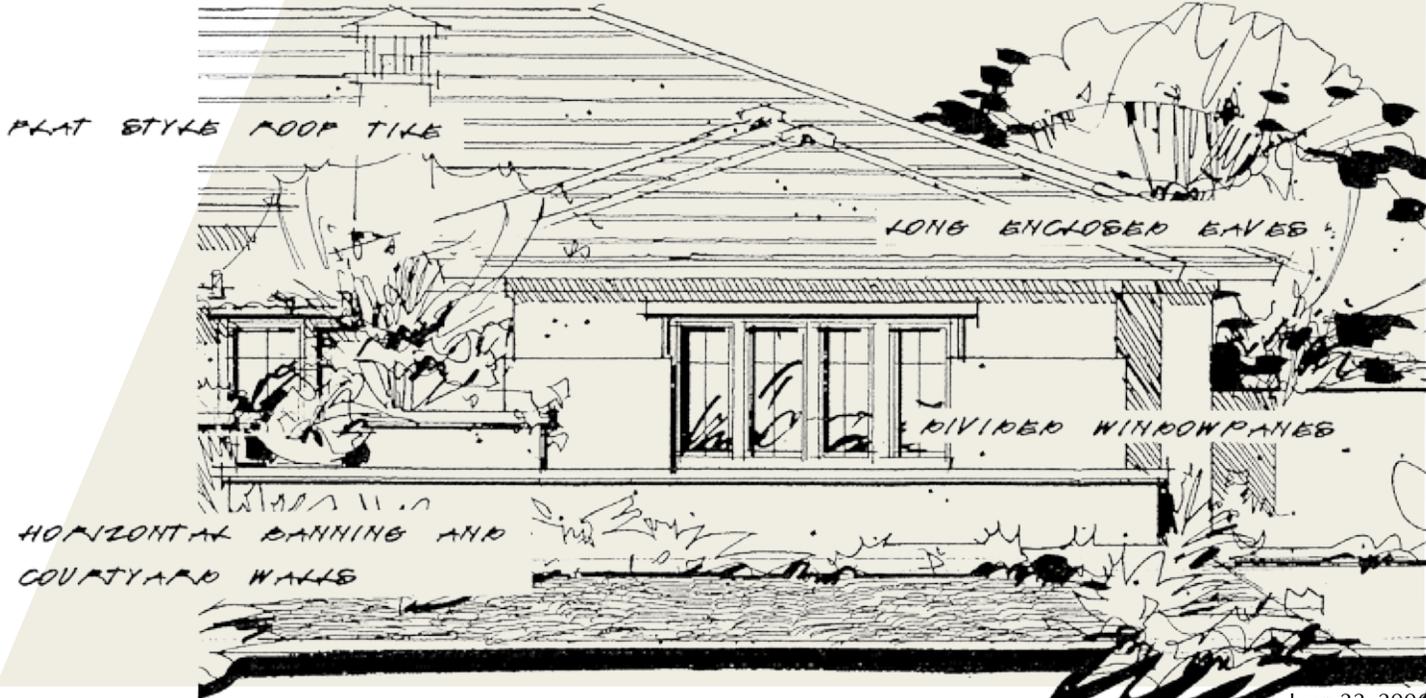
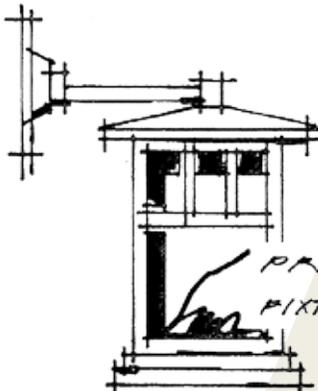
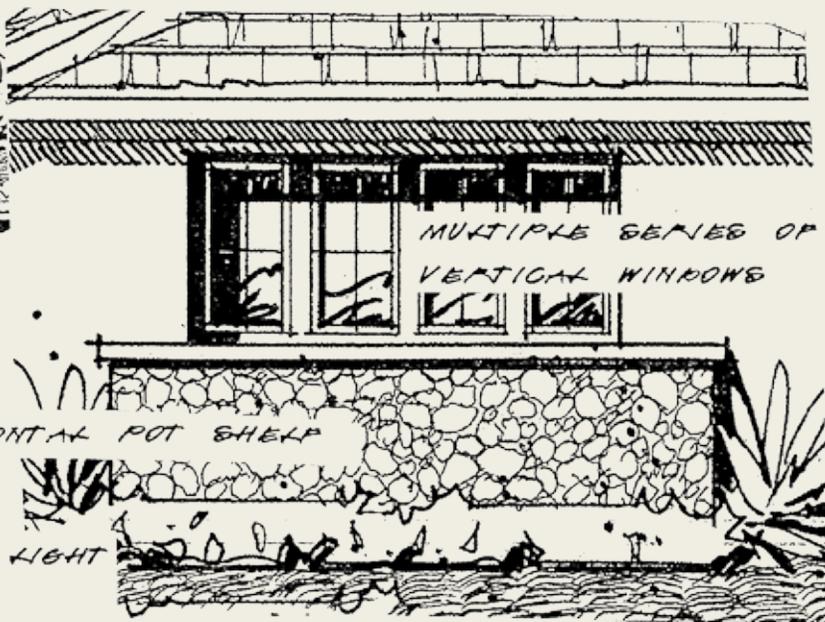
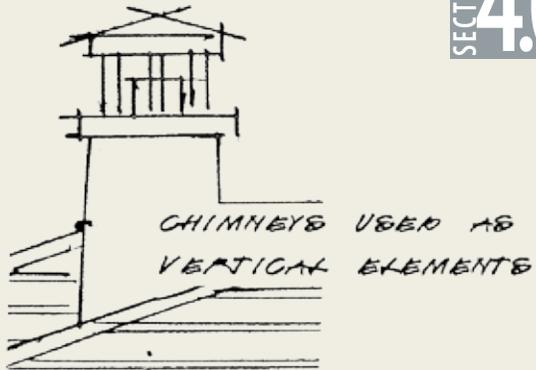
### FINISHES/DETAILS

- Smooth stucco, brick or stone exterior walls
- Rectangular windows and openings
- Enclosed rafters
- Door and window trim
- Wood shutters



### MATERIALS/COLORS

- Body color varied with a contrasting trim color
- Flat shingle or shake style roof tiles
- Multi-paned windows





## BUNGALOW

The Bungalow style evolved from the early American Arts and Crafts movement. It was a popular style due to its affordability, efficiency and tasteful design. Originally, bungalows were one or one-and-one-half story structures with open rectangular plans and large open porches. Variations of the Bungalow included the Craftsman and Californian styles. Typical features of this style are listed, but not limited to the following:

### MASSING/ FORM

- Informal open plan arrangement
- Simple one and two story asymmetrical masses
- Large open front porches, pergolas and port cocheres
- Large low pitched gable or hipped rooflines
- Deep overhangs

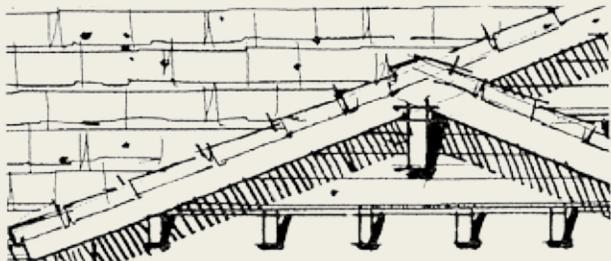
### FINISHES/DETAILS

- Smooth stucco exterior walls or wood lap siding
- Rectangular windows and openings
- Wood fascias and exposed rafters
- Wood brackets and wood trim
- Tapered or square wood columns
- River rock or brick pilasters

### MATERIALS/COLORS

- Body color varied with a contrasting trim color
- Flat shingle or shake style roof tiles
- Double hung windows with multi-paned upper sashes

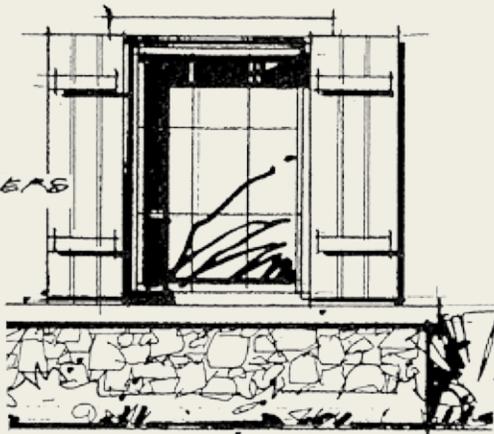




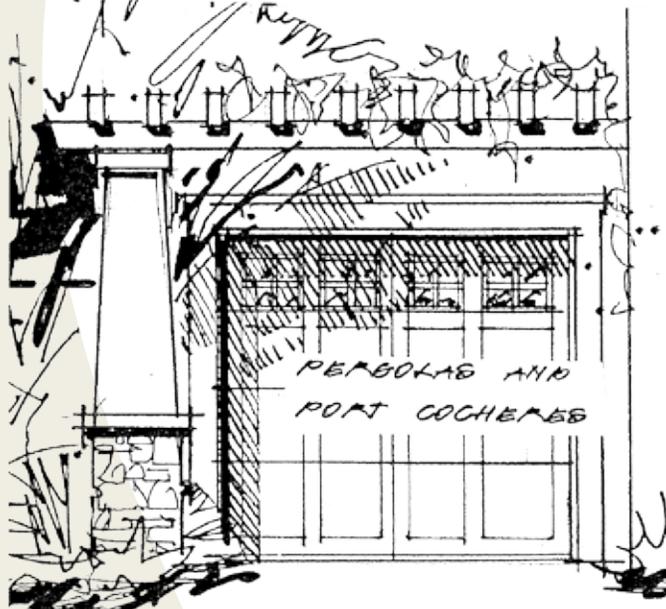
WOOD FASCIAS AND EXPOSED RAFTERS  
WOOD BRACKETS AND WOOD TRIM



DOUBLE HUNG WINDOWS WITH MULTI-PANED UPPER SASHES



WOOD SHUTTERS



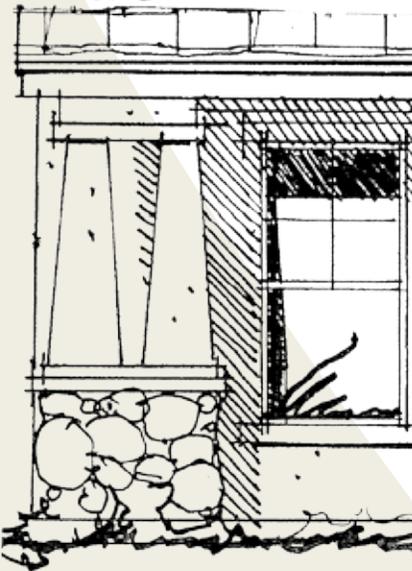
PERGOLAS AND PORTICOES

TAPERED OR SQUARE WOOD COLUMNS  
RIVER ROCK OR BRICK PILASTERS



FLAT SHINGLE STYLED TILES

LARGE OPEN FRONT PORCHES



## BUILDING FORMS

64

Prasada Lake Village will be unified by specific criteria that relate to building massing; front massing and articulation; form and roof architecture; garage options; balconies and projections; rear massing and articulation; porches, courtyards and window treatment; colors and materials; accent materials; doors; roofing and roofing materials; mechanical equipment; meters; gutters and downspouts; and accessory structures.

### Building Massing

Building massing criteria are intended to create neighborhoods and street scenes that have a variety of building forms. Exterior massing of the home should reflect the general uses that occur in the home and should be organized to create a positive living environment.

General design objectives for building massing include the following:

- Minimize the visual impact of garages.
- Incorporate single story elements in two-story buildings.
- Vary setbacks at various areas of the home, including porches, living and garage areas.
- Use appropriate transition of scale.
- Incorporate four-sided design.

### Front Massing and Articulation

- At minimum four plans will be offered in each series, with 50% of plans having alternate garage positions.
- A rhythm or pattern for the street will be created by regulating the ratio of one-story and two-story houses to prevent monotony.
- Each plan offered will have three distinctly different elevations.
- Each lot will be assigned a predetermined elevation.
- Each elevation will use a unique color palette.
- Rear and side elevations will be enhanced in those locations where they are highly visible from community spaces.
- Stone and brick veneer, decorative stucco, and wrought iron will be integral exterior materials offered in the elevations where appropriate to the architectural style.
- Door and window detailing will vary among the building elevations and relate to the building architecture.
- Maximum garage door height will be 8'-0" and recessed a minimum of 12".
- Window trim and recessing will be utilized.
- Basements may be offered in a series of product lines in order to create more livable space allowing for more open space on the lot.
- Architectural projections in certain product lines will be allowed into the side yard setbacks with appropriate roof structures to create visual interest.
- Variable front yard setbacks will be encouraged.

## Form and Roof Architecture

- Home design will reflect the character of the community and will encourage four-sided architecture as a primary feature to stimulate visual interest.
- The rear and sides of homes will be aesthetically enhanced.
- Where three or more houses abut an arterial street in the rear, the rear elevations will be varied, resulting in no more than two adjacent houses or structures having the same roof line.
- To avoid the sameness in roof styles, design features will include unique gable and hip massing, clip gables, Dutch gables, and flat roof accent areas hidden behind parapets.
- A variety of roof forms along arterial and community collector streets will create a positive visual edge to these public ways.
- The use of standing seam metal roofs will be allowed on appropriate architectural styles in neutral, nonreflective colors.
- Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions will be painted and finished to match the color of the adjacent surface, unless used as a trim or accent element.
- Conventional skylights will not be allowed on sloped roofs facing public streets.

## Balconies and Projections

Balconies and architectural projections will be encouraged, as appropriate to the architectural style, in order to provide visual relief and variety for the elevations. Additionally, these balconies or projections create outdoor rooms for the enjoyment of residents.

Criteria for balconies and projections include:

- Projections will be proportionately massed so that they integrate into the overall massing of the home.
- Balconies will include railings that enhance the architectural style of the dwelling.
- Balconies will not be located at outside edges of homes where they directly overlook private spaces of adjacent homes.
- Architectural projections, including entertainment centers, fireplaces and bay windows are encouraged to include roof elements to add visual interest.
- Living area cantilevers and covered balconies are encouraged to be appropriate to the architectural style.

## Rear Massing and Articulation

Where dwellings are adjacent to or in close proximity to major community roadways, open spaces or entry features, particular attention will be given to their design. Repetitious elements, such as continuous gable ends or continuous building silhouettes will be avoided.

## Porches, Courtyards and Window Treatment

In order to create semi-private outdoor living spaces and de-emphasize the garage and to increase the visual interest created in neighborhoods, the following criteria relate to porches, courtyards and window treatments shall apply:

- Architectural projections, porches, courtyards, box windows, and bay windows may be offered to de-emphasize the garage as well as to enhance the integration of residences into the neighborhood.
- Rear covered patios will integrate into the design of the home.
- Windows should be proportioned and aligned to be appropriate to the style of the dwelling.
- Grates, shutters and tile surrounds are encouraged as appropriate to the style of the home.
- Window trim and recessing will be utilized on all elevations (front, sides and rear).

### Colors and Materials

Colors and materials will unify the community and will help define the overall architectural character of dwellings.

- Colors and materials will be chosen appropriately to support the unified community character, and the use of bright and primary colors will be moderated to prevent a visually jarring streetscape.
- Colors and materials will be chosen so that they enhance the street scene and are appropriate in relation to adjacent homes.
- Color variations will be compatible with the environment, and combinations will be used to reduce reflected heat and glare into the surrounding area.
- Architectural color boards will be developed to be unique to each elevation while creating a dynamic blend of complementary colors that enhance a variety of architectural elements.

### Accent Materials

In Prasada Lake Village, accent materials will reinforce the architectural theme of the dwelling while ensuring diversity in character within the neighborhood.

- The use of the following materials is encouraged: natural stone, approved manufactured or cultured stone, brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood siding.
- Accent materials that complement the overall color and style of the home are encouraged.
- Architectural trim applied to all elevations should be consistent with front elevation and architectural style.

### Doors

Doors create the point of hospitality for a home and should reflect the architectural quality of the neighborhood and community.

- The design of doors must be consistent with the architectural style of the home.
- Entry and garage doors may express a level of detail that is appropriate to the style of the home.
- Maximum garage door height shall be 8'-0".
- Garage doors will be recessed a minimum of 12".
- Garage door windows shall be consistent with the architectural style of the home.

### Roofing and Roofing Materials

- Two roof options will be available for each elevation.
- Roof tile materials will be concrete or clay, flat or S-tiles, depending on the architectural style.
- Conventional skylights are not allowed on sloped roofs facing public streets.
- Standing seam metal roofs in non-reflective neutral colors are allowed in appropriate architectural styles.
- Roof tile colors, shapes and textures shall be consistent with architectural themes.

### Mechanical equipment

- In order to preserve the streetscape character and the architectural quality of the community, mechanical equipment must be screened from public view.
- Rooftop equipment (including meters, back flow preventers and irrigation equipment, air condition/heating equipment, and pool, spa and water treatment equipment) will be strictly prohibited.

- Air conditioning/heating equipment shall be screened from the street and neighboring views.
- Pool, spa, and water softening equipment shall be screened from the street, open spaces and neighboring views.

#### Meters

- To the extent possible, meters shall be screened from public view.

#### Gutters and Downspouts

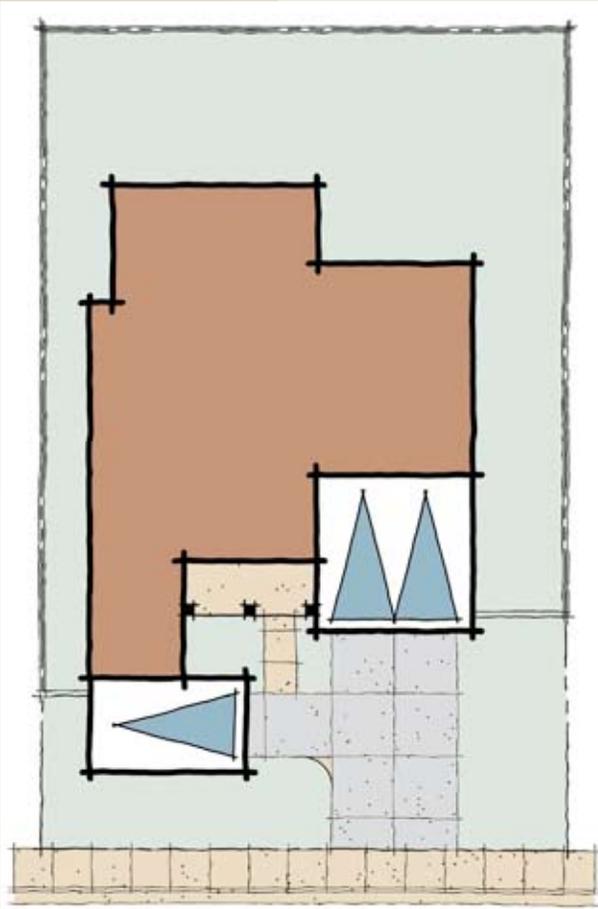
- Exposed gutters shall match roof fascia or wall color.
- Faux copper patina is acceptable.

#### Accessory Structures

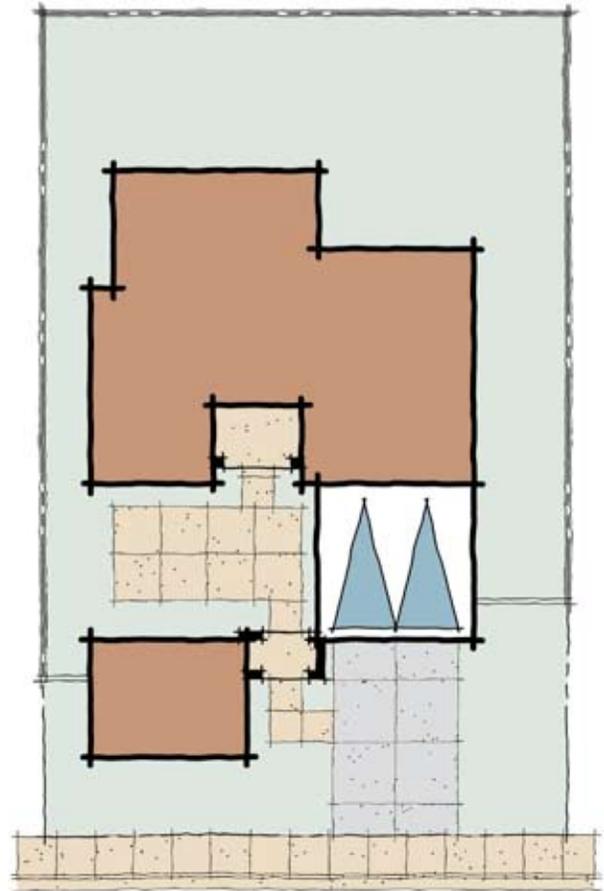
- Any detached living structure, such as casitas associated with a single-family lot, shall be designed to match the style, massing and detail criteria of the primary building.

### Garage Options

- In order to achieve diversity with the front elevations, a variety of garage options will be included.
- The home product design features will include at minimum 50% of the lots with a garage in an alternate position (as defined below), allowing the front entrance of the home to be emphasized.
- It is intended that the Lake Village will have multiple lot sizes and product types. The following are intended to show garage orientation and do not reflect a particular lot size or product.

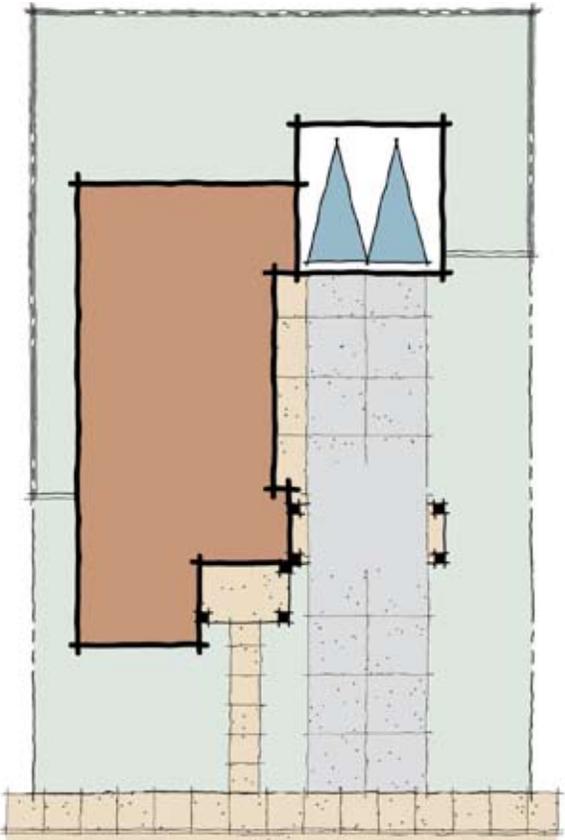


SPLIT GARAGE

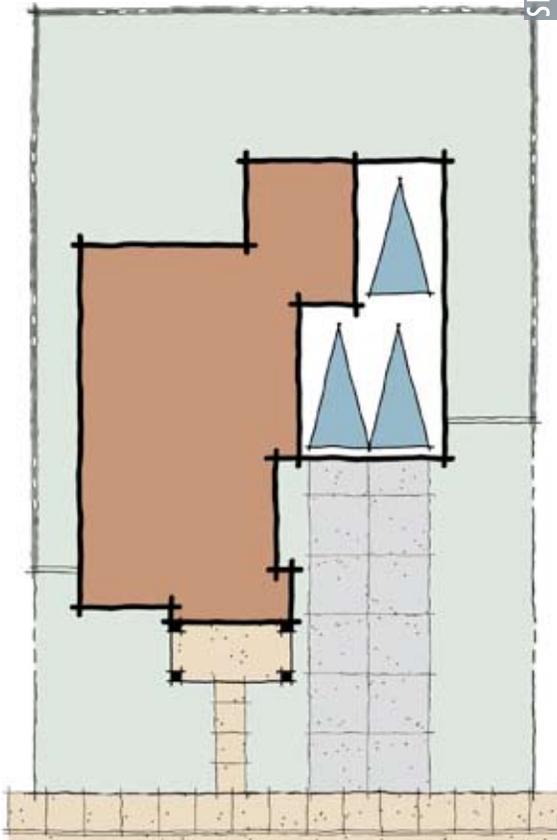


SPLIT GARAGE WITH CASITA

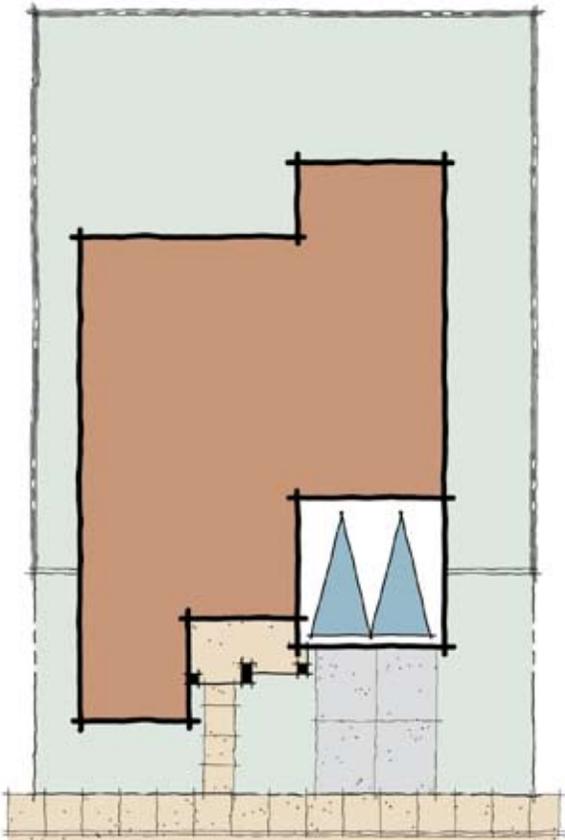
The following alternative garage configurations are encouraged:



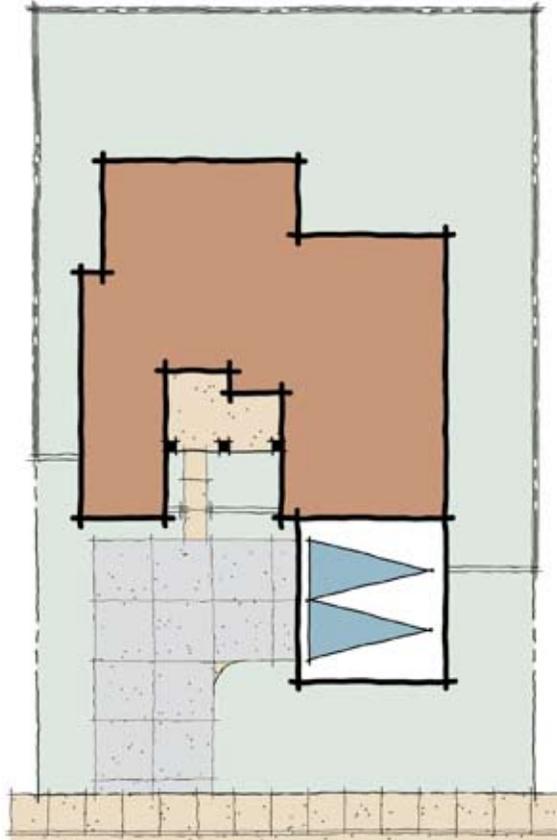
DEEP RECESS GARAGE



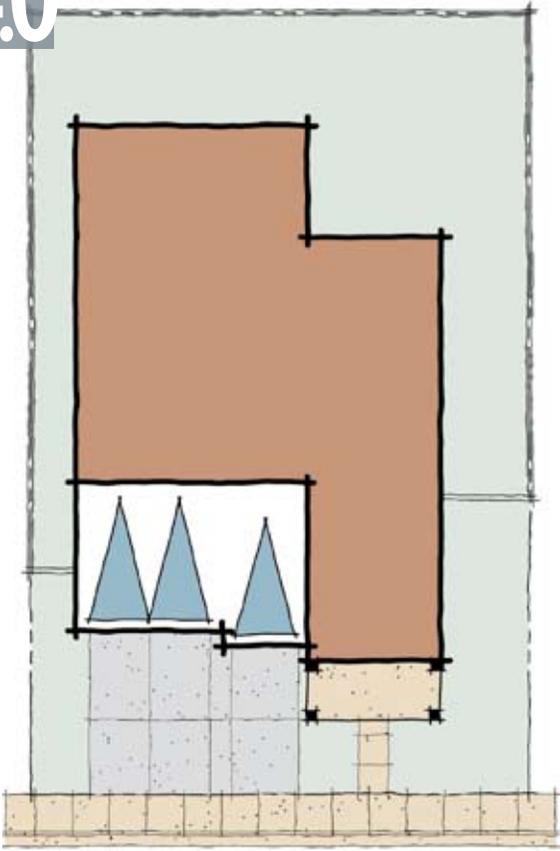
MID RECESS GARAGE



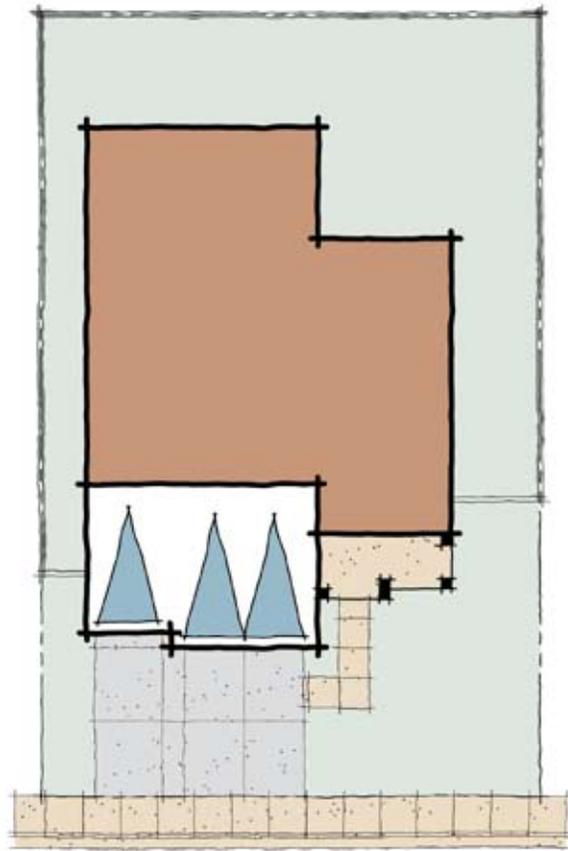
SHALLOW RECESS GARAGE



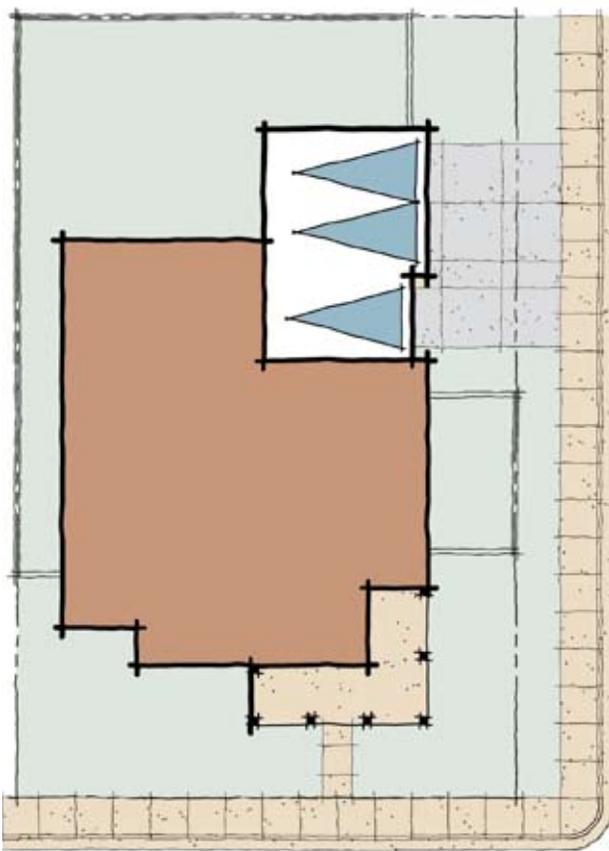
SWING GARAGE



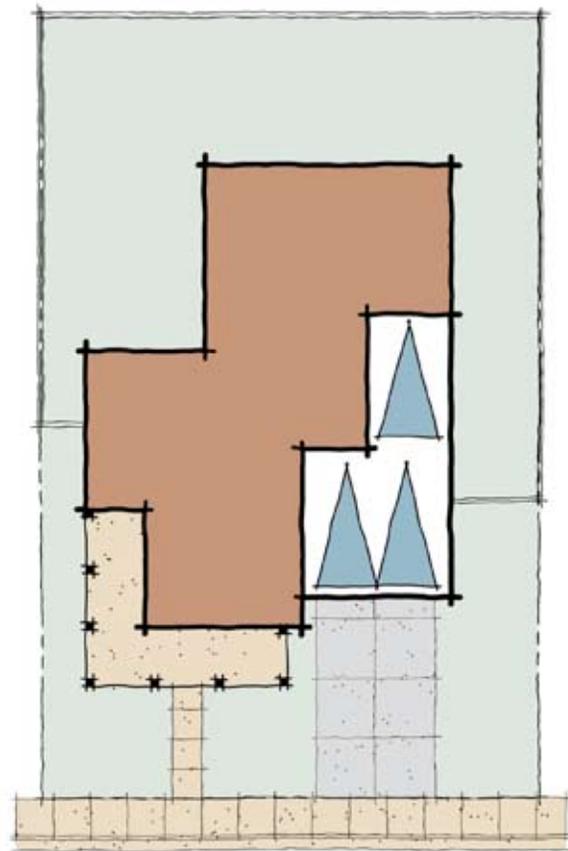
OFFSET 3-CAR GARAGE



OFFSET 3-CAR GARAGE

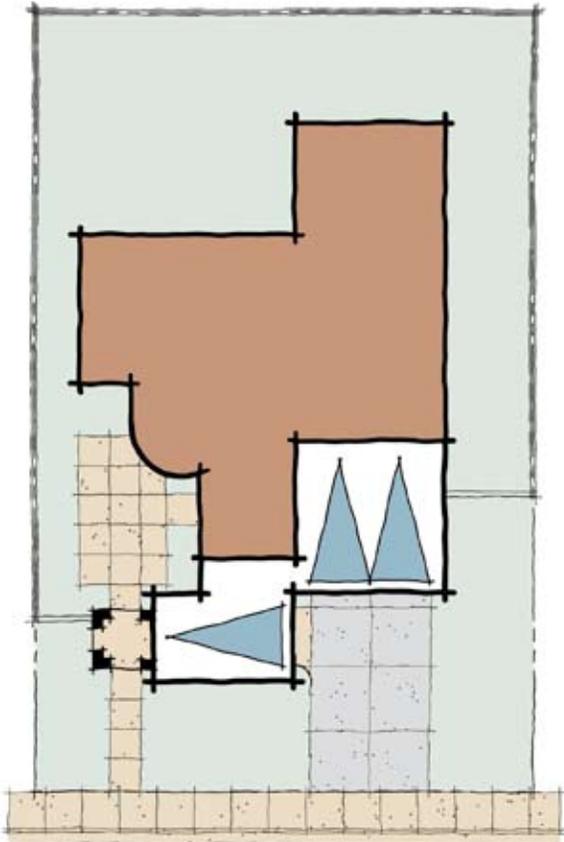


STREET SIDE LOAD GARAGE

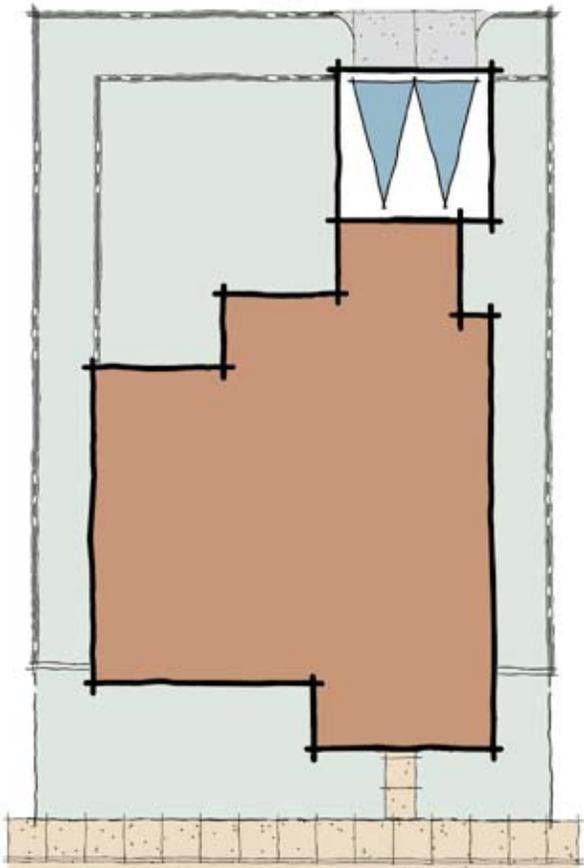


TANDEM GARAGE

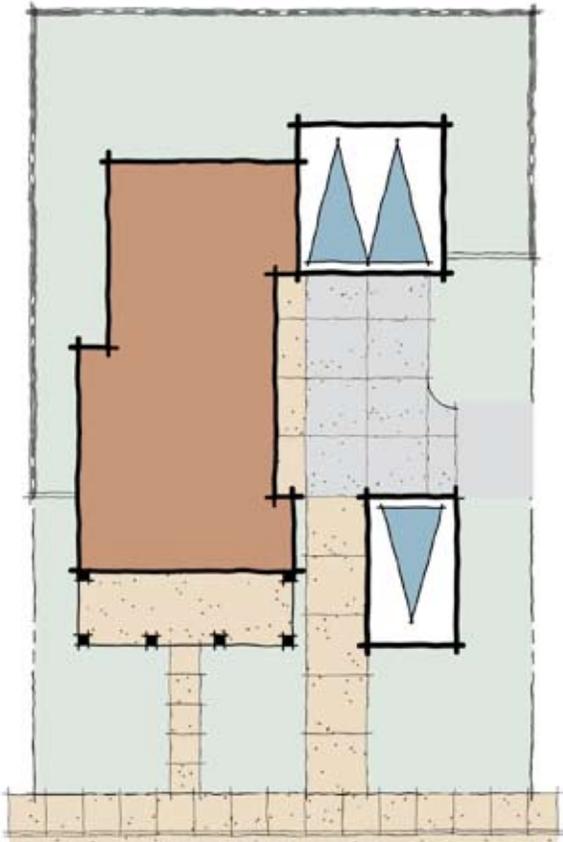
ALLEY



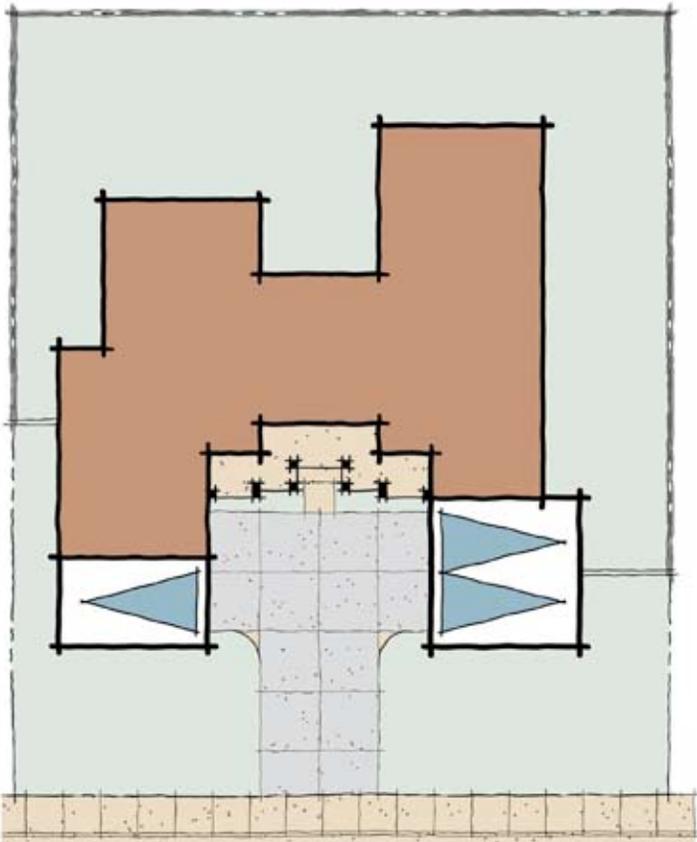
SIDE MOTOR COURT GARAGE



ALLEY LOADED GARAGE



REAR FACING MOTOR COURT GARAGE



FRONT MOTOR COURT GARAGE

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# PRASADA GATEWAY VILLAGE



# SECTION 5.0



*“It is good to have an end to journey toward; but it is the journey that matters, in the end.”*

— Ernest Hemingway

The Prasada Gateway Village, a 1,225 acre component of the project located along the future Loop 303 between Greenway and Cactus Roads, will be a forward looking, urban influenced, entertainment, shopping, living and employment destination.

The Gateway Village is sensitively planned to interface with existing single-family residential development at the edges, which will be protected by the Prasada Perimeter Overlay District. Moving into the project from the edges, the intensity and density of the development will increase incrementally. Development flexibility is an important component of the Gateway Village, particularly once development has moved inside the Perimeter Overlay District. Opportunities for new, creative, innovative and dynamic approaches to design as encouraged by the City of Surprise require a high level of flexibility in both the arenas of permitted uses and development standards. Urban development heights will be allowed within the Gateway Core and will complement the mixed-use development planned for the Prasada Urban Village, which is located east of Sarival Avenue. All development within the Prasada Gateway Village will be governed by the Prasada Gateway Village Design Review Committee as well as the review and approval procedures approved with the Prasada Planned Area Development. The Prasada Gateway Village will draw from the palette of design elements used within the Prasada Lake Village and the Prasada Urban Village, particularly in the project perimeters and streetscape, resulting in an artfully designed, highly functional and connected environment.

## Prasada Gateway Community Character

### ARCHITECTURE

Projects within Prasada Gateway Village will have the most forward-looking site design and architecture, to promote an exciting, non-traditional urban environment. An overriding principle will be to not limit architectural expression to an individual style or theme, but to create a framework for true design innovation that will create a lively, must-see place.

In supporting this vision, it is paramount that Gateway Village encourage development of distinct, but interconnected nodes for work, shopping, play and ing. By allowing greater design freedom within the development, it is expected become a place where thematic diversity and personality can flourish. Buildings in Gateway Village will provide more than mere shelter, they will also embrace the landscape to create an inviting, stimulating environment.

Prasada Gateway Village will enforce qualitative standards for materials, massing, colors, landscaping and details that ensure a highly appealing environment at the pedestrian level. All designs will be challenged to be climate responsive, and sensitive to the design context of nearby development. At the end of this section, overall Design Guidelines are presented to deal with the more specific aspects of building and environmental design.

June 22, 2006



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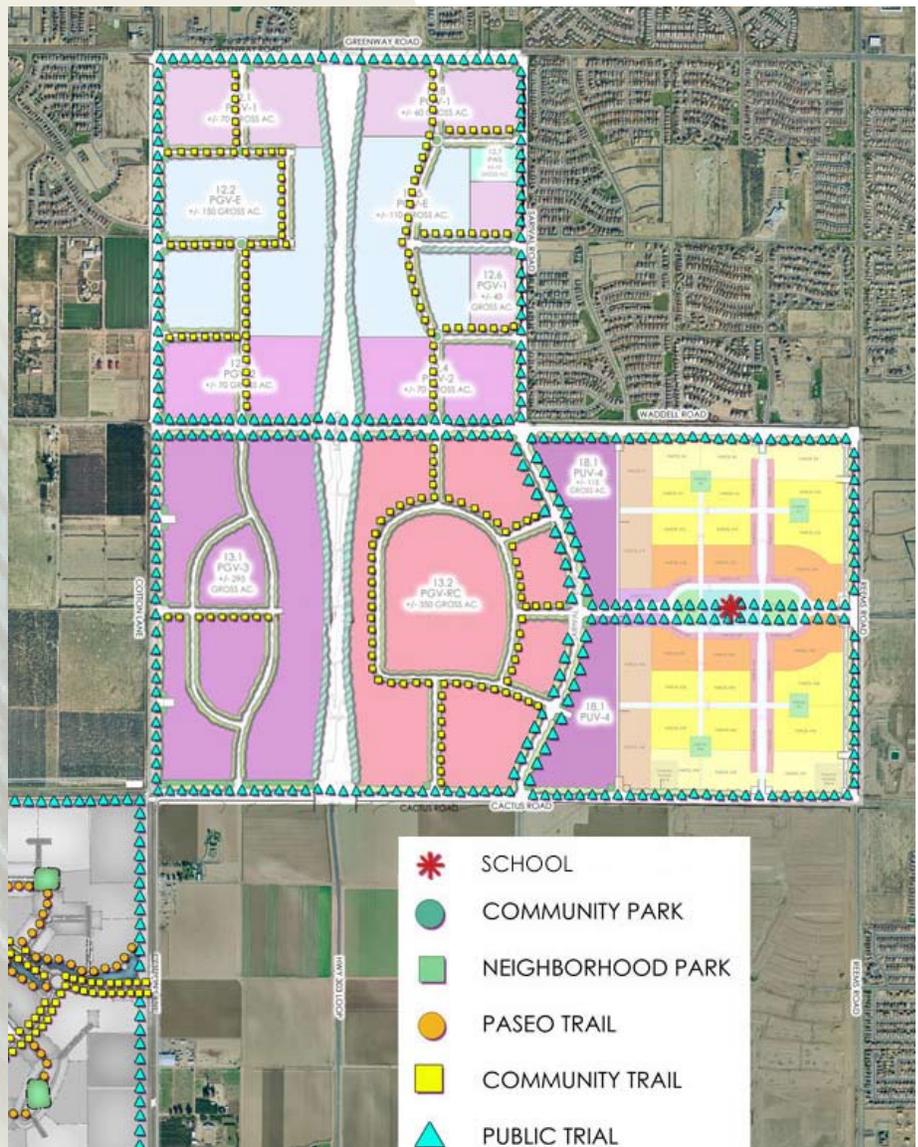
OPEN SPACE AND LINKAGES

Open space is integral to the planning of Prasada Gateway Village, providing continuous pedestrian linkage and visual connectivity between the various project phases and adjacent public thoroughfares.

All commercial sites within Prasada Gateway Village will provide at least 10% open space. In addition to generous setbacks and storm water retention areas, open space will include pedestrian arcades, rest areas, courtyards and paseos of various sizes, parking lot landscape tracts and buffer yards.

Buildings will be arranged to create meaningful public gathering spaces, from a simple meditative seating arrangement, to large outdoor performance venues. Portions of the commercial/retail component may develop a highly urban streetscape with limited amounts of parking near businesses. These zones will encourage pedestrian movement and create a more vibrant, diverse and active environment.

Interior pedestrian walks and plazas will promote a unique personality based on their function and use. Details such as seating, site walls, discrete water features and shade structures create the ideal setting for gathering, or solitary reflection, based on their juxtaposition and scale. By creating a variety of outdoor spaces, the project will not succumb to 'sameness' throughout and will allow subsequent development to be continuously new and unique.



## LANDSCAPE PALETTE

76 Prasada Gateway Village will utilize a variety of plant materials throughout the project, with punctuations of oasis-like, lush areas. Landscaping will use layering and plant massings with accents in a variety of colors, textures and forms. Throughout the interconnected projects, pedestrians will enjoy shade from large shade trees with canopies that will provide respite from the sun and heat. Green turf areas will be used in judicious quantities for the enjoyment of visitors.

Plantings will vary in densities, with perimeter plantings designed more randomly than internal plantings. The perimeters to Gateway Village will be planted with enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with staggered and grouped plantings of canopy and accent trees. Fifty percent of the trees will be 24-inch box or larger at the time of planting.

Transitioning to the core of the Village, planting will change in character and density to reflect a less random and more patterned planting design. Where transitions between projects lead to more intense uses, taller plantings and trees will be incorporated to relate the landscaping elements to the vertical nature of more dense buildings. Oasis-like paseos, parks, rest nodes and plazas will include hardscape and turf areas for passive and active recreation uses. These areas will also incorporate splashes of color and more intensive tree densities that allow users comfort from the sun.

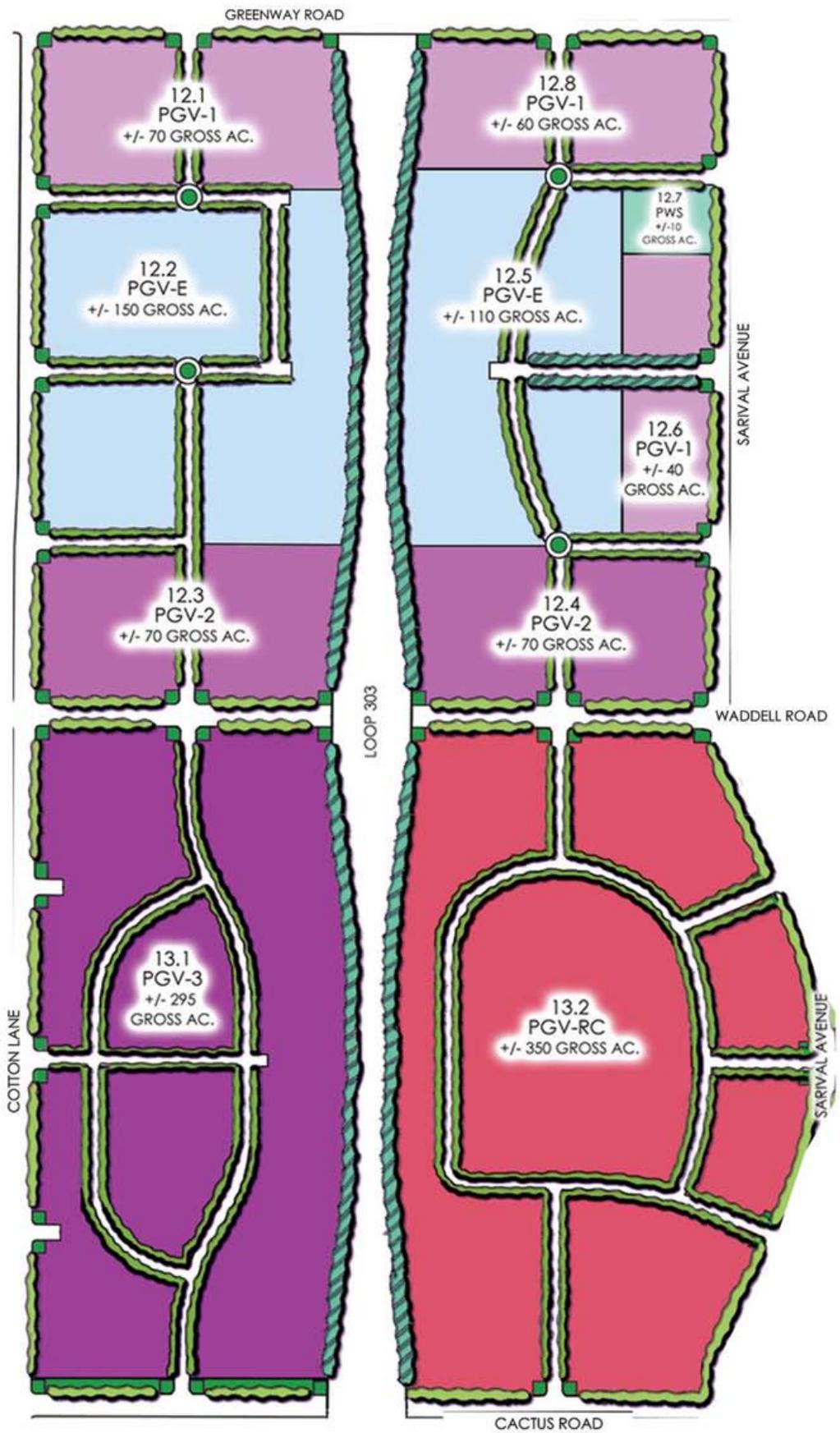
## WALLS AND MONUMENTATION

To offer the most inviting atmosphere for the commercial projects in Gateway Village, the perimeter treatments will blend with the surrounding areas through thoughtful placement of plantings and monumentation.

Walls adjacent to public streets will be limited to the greatest extent possible to the screening of parking and service areas. The preferred impression from the public right-of-way is a meandering landscaped edge with minimal walls, punctuated by formalized sign monuments at key points of entry.

The scale of walls and monumentation will relate to an established hierarchy based on anticipated traffic flow, pedestrian movement and intensity of development. Perimeter entry monuments will follow an established palette of forms and materials for Prasada Gateway Village. Graphic identity for the master plan is to be interwoven with the scale and importance of a particular ingress point.





**PRASADA**  
SURPRISE, ARIZONA

GATEWAY VILLAGE ILLUSTRATIVE LAND USE PLAN

Interior site walls throughout the development will follow the architectural vocabulary established for a particular project, using colors, materials and details common to the local design theme. These improvements will still maintain a sense of continuity within the master plan, as they share a common palette. Interior project entries will be announced with design features and monuments that provide a similar sense of continuity while allowing uniquely expressive elements, as appropriate.

All buildings and integrated projects in Gateway Village will be required to provide adequate screening and buffering of objectionable uses from the public. These include, but are not limited to, mechanical equipment, service areas, trash holding and truck loading zones. Methods for providing adequate cover of these items can be creative, and in fact, complementary of the primary use. In most cases, the goal will be to provide the most discrete and non-visible form of buffering or containment.

a particular ingress point.

#### ROADWAY CHARACTER - LIGHTING

Connecting the interior portions of Prasada Gateway Village will be a system of arterial and collector streets with pedestrian pathways integrated into tree-lined setbacks along their length. The overall effect will be a parkway-like setting where pedestrians are well separated from busy traffic.

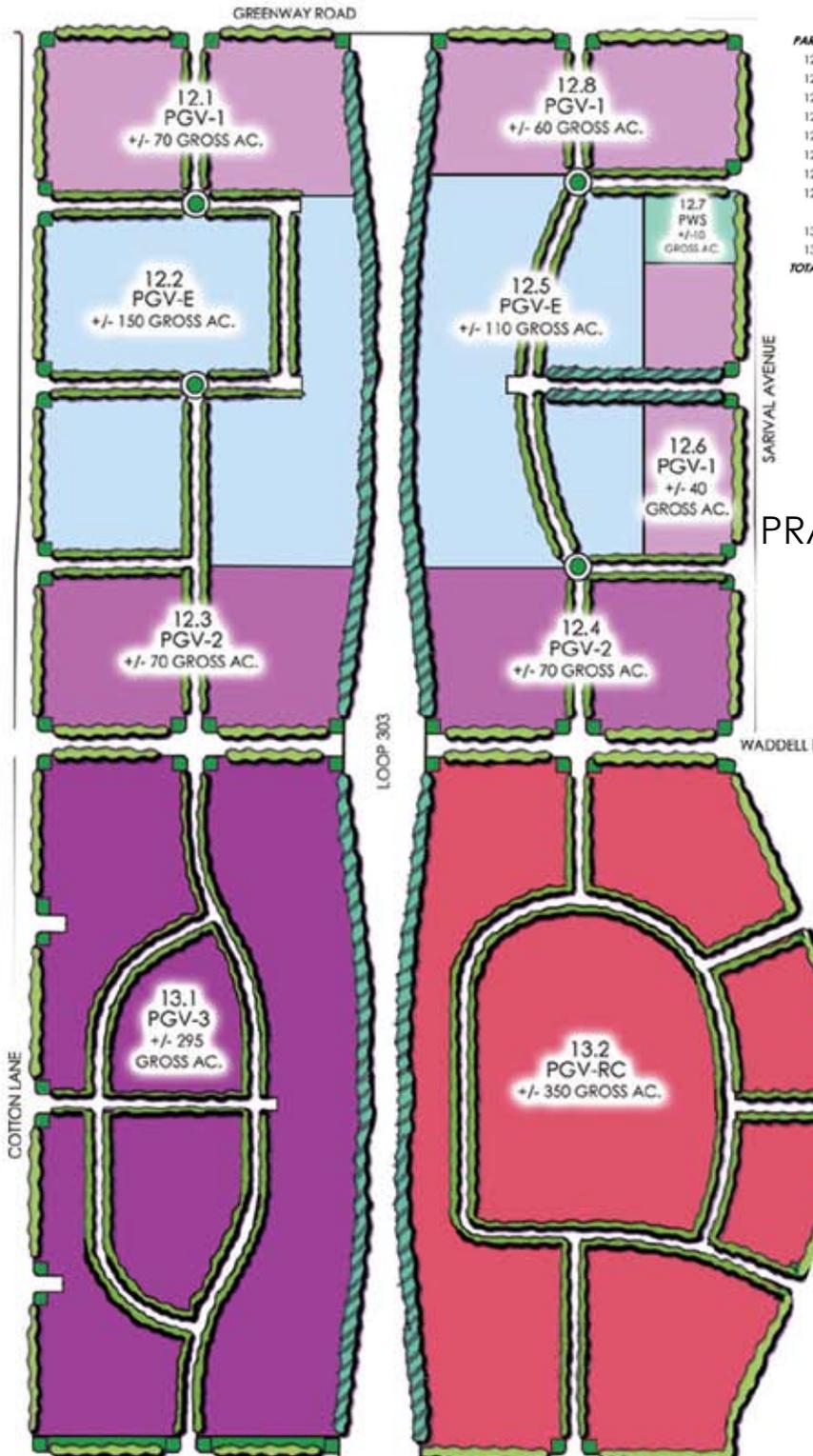
Landscaping along these roadways will utilize buffers and perimeters of random and complementary combinations of varietal plantings that are layered with texture and color. The placement of perimeter trees and other major landscape elements will incorporate view corridors into the developments for ease of orientation and to frame key views. Shaded rest nodes with varying color, pattern and seating opportunities will ensure pedestrian comfort as they traverse these roadways.

Community lighting elements will form a palette of fixtures, varying from low/ground scale bollards to pedestrian lighting, to roadway scale poles. Though lighting levels will vary throughout the developments, the intent will be to limit high light levels at the perimeters, as they are visible from the public right-of-way. Accent lighting will be encouraged at entry monuments for ease of orientation and safety at busy traffic areas. Parking areas will use fully shielded fixtures, with cut-off angles to reduce or eliminate glare.



# Land Use

78 The Prasada Gateway Village contains six distinct land uses as reflected on the Land Use Plan, below. These specific land uses and their attendant development standards are also supplemented by several overriding General Land Use Standards that are applicable to all districts within the Prasada Gateway Village.



PRASADA GATEWAY VILLAGE SUMMARY

PARCEL	LAND USE	LAND USE DESCRIPTION	GROSS ACREAGE
12.1	PGV-1	PRASADA GATEWAY VILLAGE 1	70
12.2	PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	150
12.3	PGV-2	PRASADA GATEWAY VILLAGE 2	70
12.4	PGV-2	PRASADA GATEWAY VILLAGE 2	70
12.5	PGV-E	PRASADA GATEWAY VILLAGE EMPLOYMENT	110
12.6	PGV-1	PRASADA GATEWAY VILLAGE 1	40
12.7	PWS	PRASADA WORSHIP SITE	10
12.8	PGV-1	PRASADA GATEWAY VILLAGE 1	60
13.1	PGV-3	PRASADA GATEWAY VILLAGE 3	295
13.2	PGV-RC	PRASADA GATEWAY VILLAGE REGIONAL CORE	350
<b>TOTAL:</b>			<b>1225</b>

LAND USE	GROSS ACREAGE	%
PGV-RC	350	28.6
PGV-E	260	21.2
PGV-3	295	24.1
PGV-2	140	11.4
PGV-1	170	13.9
PWS	10	0.8
<b>TOTAL:</b>	<b>1225</b>	<b>100.0</b>

PRASADA GATEWAY VILLAGE  
3,000 Max. D.U.'S

## GENERAL LAND USE STANDARDS

- Density for development within the Gateway Village is to be calculated on gross acres measured to the centerline of adjacent streets
- Right of way for public streets generally will be 2' back of curb
- Multi-Use Easements (MUE's) will be provided behind all public rights of way to accommodate public and private utilities, sidewalks, landscape, hardscape, drainage, retention, project signage entry features, monumentation, screen walls and traffic control devices.

MUE's adjacent to perimeter arterial streets shall be a minimum of 30' in width. MUE's adjacent to interior arterial and collector streets shall be a minimum of 10' in width.

Landscaping, retention and public opens spaces located within the MUE are eligible to count towards required open space.

- Visibility triangles on corner lots to be determined by the Street Transportation Department during site plan review.

## EMPLOYMENT LAND USE REQUIREMENT

General Plan Amendment 04-186 approved the Mixed Use Gateway land use designation for the Prasada Gateway Village and Prasada Urban Village. With this approval came direction from the Surprise City Council to provide the equivalent of 400 acres of non-retail employment within these areas. The following definitions and criteria will determine eligibility for credit against this requirement.

Non-Retail Employment shall include traditional office, light industrial, manufacturing and assembly, research and laboratories, hospitals and other non-retail medically related employment uses such as extended care, assisted living, nursing homes and skilled nursing together with hospitality uses and non-retail employment associated with auto dealerships and auto related uses.

Non-Retail Employment (NRE) uses shall be classified as one of three types of NRE development:

1. **Traditional Employment** - Development in which the primary use is Non-Retail Employment. Traditional Employment will receive full credit for the entire acreage of the development.
2. **Mixed Use Employment** – Development in which NRE uses are combined with retail, residential and/or other land uses in a single development. In such instances, the qualifying NRE uses shall receive credit as follows:  
 10,000 sf Gross Building Area = 20 NRE Employees  
 20 NRE Employees = 1 acre NRE
3. **Combined Retail / Non-Retail Employment** – Development in which a mixture of retail and non-retail employees work within a single business. In such instances, credit for the NRE employees shall be calculated as follows:  
 20 NRE Employees = 1 acre NRE

NRE calculations shall be shown and approved with each site plan processed within the Prasada Gateway Village. The City of Surprise shall track cumulative NRE totals that shall be made part of the Prasada PAD file.

The Community Development Director for the City of Surprise shall have the authority to make determinations regarding whether or not a development shall be classified as Non-Retail Employment and receive NRE credits. The Community Development Director shall also have the ability to override the NRE definitions defined above in order to allow more NRE credit in unique circumstances. Unique circumstance may include situations in which a particular NRE use has above-average employee skill levels, above average employee salary levels and desirable employment uses that will attract other NRE uses. Appeals regarding the decision of the Community Development Director can be made to the City Council.

#### PRASADA GATEWAY VILLAGE PERIMETER OVERLAY DISTRICT - (PGV-POD)

The Prasada Gateway Village Perimeter Overlay District is a 300 foot deep perimeter overlay which is intended to provide protection for existing residential development located at the edges of the Prasada Gateway and Urban Villages. Development within this overlay will be more restrictive with respect to heights and setbacks in order to create a sensitive transition into the Prasada Gateway Village Core.

In instances where the development standards outlined for the PGV-POD conflict with the development standards for the underlying land use designation, the PGV-POD standards will prevail.

#### PRASADA GATEWAY VILLAGE TEMPORARY OVERLAY DISTRICT - (PGV-TOD)

The Prasada Gateway Village Temporary/Seasonal Overlay District applies to the ten (10) net acres at the immediate northeast corner of the Loop 303 and Waddell Road. This district is intended to provide for temporary uses such as farmers markets, flea markets, Christmas tree sales, pumpkin sales, carnivals and automobile storage, display and sales. The development standards of the underlying district(s) shall apply.

#### PRASADA GATEWAY VILLAGE – LEVEL 1 (PGV-1)

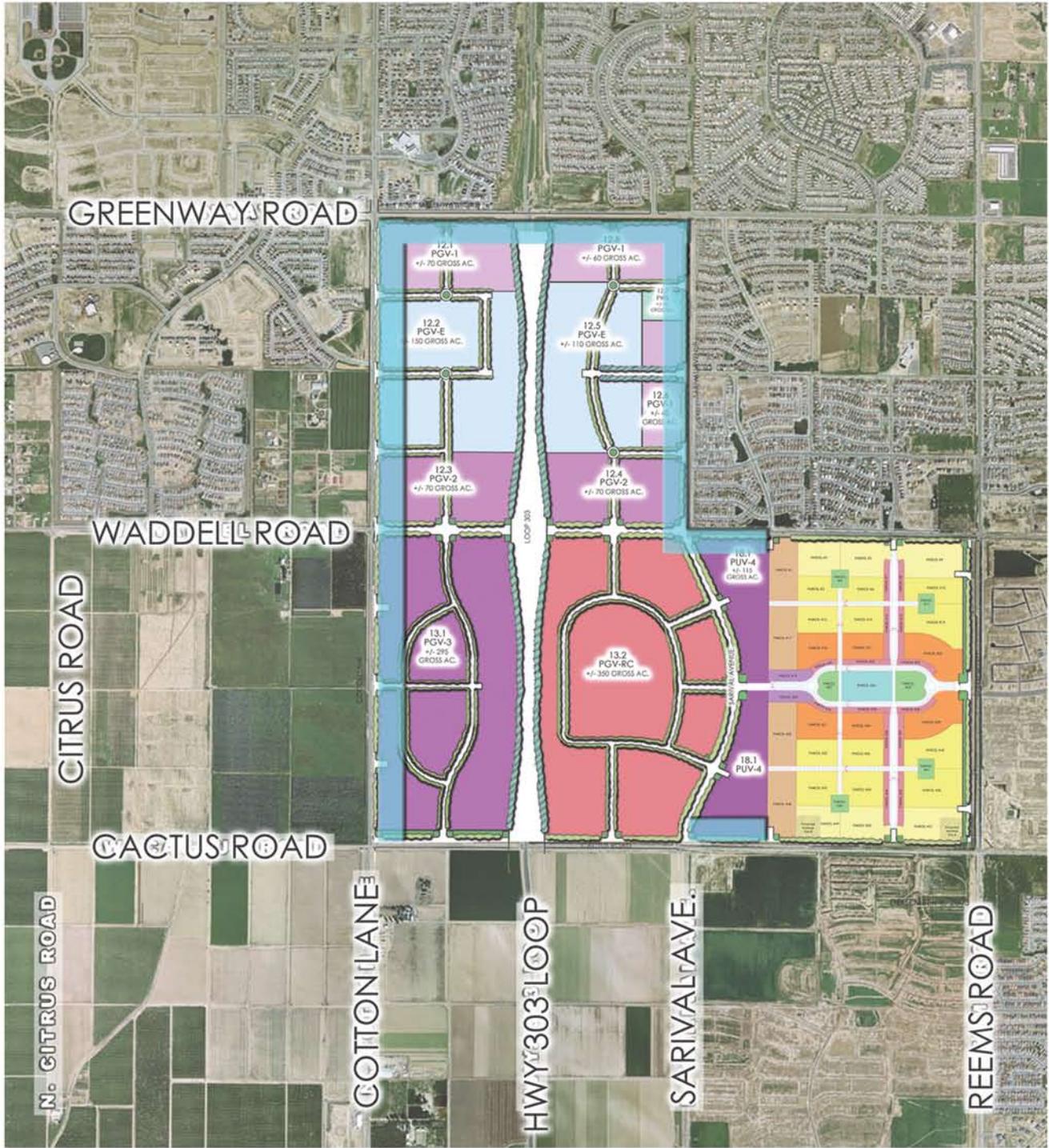
Prasada Gateway Village – Level 1 is intended to provide neighborhood level retail services which may include a variety of commercial land uses as well as employment and a limited amount of residential development.

*This land use is permitted in Parcels 12.1, 12.6, 12.8.*

#### PRASADA GATEWAY VILLAGE - LEVEL 2 – (PGV-2)

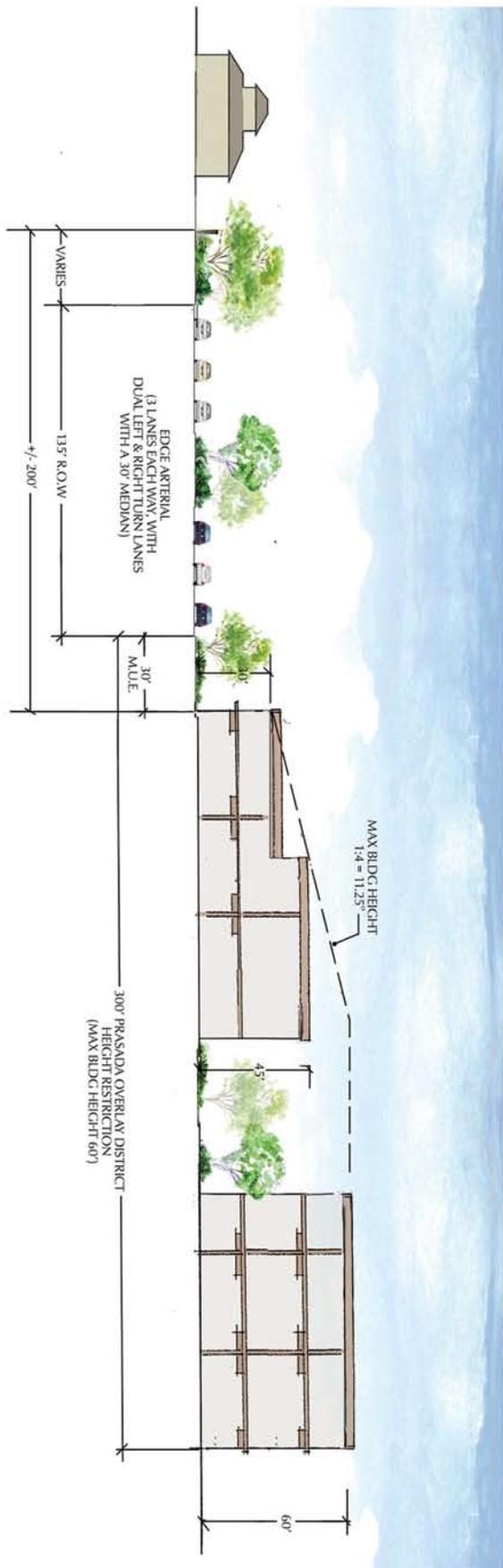
Prasada Gateway Village – Level 2 is intended to provide community level retail services which may include a variety of retail, commercial, big box users, entertainment and hospitality uses as well as employment and a limited amount of residential development.

*This land use is permitted in Parcels 12.3 and 12.4.*



PRASADA  
SURPRISE, ARIZONA

300' POD SETBACK EXHIBIT



# PRASADA

SURPRISE, ARIZONA

OVERLAY DISTRICT-SAMPLE SECTION

### PRASADA GATEWAY VILLAGE - LEVEL 3 (PGV-3)

Prasada Gateway Village – Level 3 will provide high intensity regional commercial development which may include auto dealerships in an auto park setting along with associated automotive uses, employment, retail and commercial uses as well as hospitality and high density residential development.

*This land use is permitted in Parcel 13.1.*

### PRASADA GATEWAY VILLAGE - EMPLOYMENT (PGV-E)

Prasada Gateway Village Employment provides primarily employment uses including traditional office development, hospital, medical office buildings and medically related employment uses as well as retail, hospitality and a limited amount of residential development.

*This land use is permitted in Parcels 12.2 and 12.5.*

### PRASADA GATEWAY VILLAGE REGIONAL CORE (PGV-RC)

Prasada Gateway Village Regional Core will provide high intensity regional commercial development which may include a regional shopping center and entertainment uses as well as hospitality, employment, and residential development.

*This land use is permitted in Parcel 13.2.*

### PRASADA GATEWAY VILLAGE DEVELOPMENT STANDARDS

The Prasada Gateway Village vision requires flexibility within the project interior in order to maintain the ability to utilize innovative and dynamic approaches to design. The development standards for the Prasada Gateway Village are designed to protect the edges of the project and ensure a sensitive transition from existing residential development outside the Gateway Village borders. The project interior is minimally regulated to foster creative, imaginative and forward-looking placemaking. All development within the Prasada Gateway Village will require review and approval by the Prasada Gateway Village Design Review Committee and the City of Surprise. The City of Surprise review and approval process is described in more detail in Section 9.

Prasada Gateway Village Development Standards						
	PGV-POD	PGV-1	PGV-2	PGV-3	PGV-E	PGV-RC
<b>Minimum Building Setback from Public Streets</b> <sup>(4)(5)</sup>						
<b>Arterials</b>	30' <sup>(2)</sup>	0'	0'	0'	0'	0'
<b>Collectors</b>	20'	0'	0'	0'	0'	0'
<b>Locals</b>	10'	0'	0'	0'	0'	0'
<b>Building Height</b> <sup>(3)</sup>	30' <sup>(1)(3)</sup>	60'	120'	120'	200'	200'
<b>Open Space</b>	15%	10%	10%	10%	10%	10%

- (1) PGV-POD 30' maximum building height with 1' increased height allowed for every 4' of additional building setback in excess of 30', not to exceed 60' total building height. However, the building height shall be limited to a maximum of three(3) stories within the POD on Greenway Road adjacent to the Northwest Ranch Community, along Sarival Road between Greenway Road and Waddell Road adjacent to teh Legacy Parc Community and along Waddell Road across from the Legacy Parc Community within the PUV-4 zoning district.
- (2) The minimum building setback on Greenway Road and Sarival Road for property within the PGV-POD adjacent to the Northwest Ranch and Legacy Parc Communities will be increased to 45 feet.
- (3) Building Heights will be measured from finished grade to top of parapet on flat roof structures or to the median height on a sloped roof structure. This excludes equipment, penthouses, elevator shafts and architectural embellishments.
- (4) Architectural embellishments shall be allowed on up to 25% of the building roofline.
- (5) Building setback from arterial streets shall be measured from the right-of-way to the face of the building structure.
- (6) Outdoor patios, dining areas, overhangs, canopies, porches, patios, trellises, architectural embellishments and fixtures shall be allowed to extend into the setbacks.

#### PRASADA GATEWAY VILLAGE PERMITTED USES

The permitted uses for each of the Prasada Gateway Village land use categories are outlined in Section 11B. Uses are either Permitted (P) or require an Administrative (A) approval. The Administrative approval process is outlined in Section 9. Residential development is an allowed use within each of the Prasada Gateway Village land use categories. A total of 3,000 units has been allocated to the Prasada Gateway Village

#### PARKING GUIDELINES (See Section 11 C.)

#### COMPREHENSIVE SIGNAGE & MONUMENT PLAN

A Comprehensive Signage and Monument Plan shall be reviewed and approved administratively by the City of Surprise for all development within the Prasada Gateway Village. The plan shall include signage, monuments, walls and landscaping elements. This plan may be phased to coincide with development phases. Should approval not be granted through the administrative review process, the Comprehensive Signage and Monument Plan shall be processed through the City's normal public hearing process.

## DESIGN GUIDELINES

### Overview

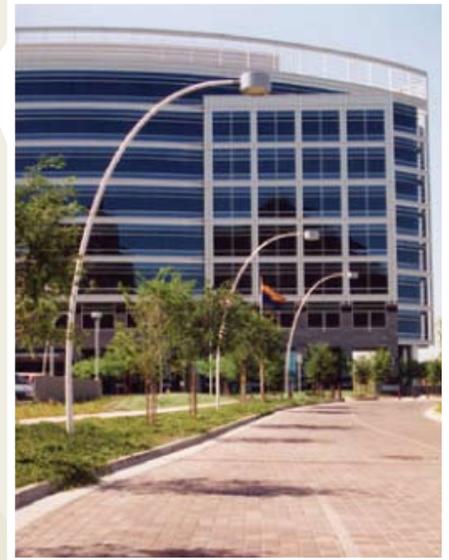
Prasada Gateway Village will be the focal commercial zone within Prasada as a whole, featuring destination uses such as retail, entertainment, restaurants, hospitality, office, medical, auto and other employment uses. Prasada Gateway Village will also allow for the integration of unique residential uses that complement the overall fabric of area.



Projects designed for Prasada Gateway Village will have the most forward-looking site planning and architecture, to promote an exciting, non-traditional urban environment. An overriding principle will be to not limit architectural expression to an individual style or theme, but to create a framework for true design innovation that will create a lively, must-see place.

### SITE PLANNING

The planning of buildings, parking areas, driveways and public spaces will support a common theme: create a destination. The environment of Prasada Gateway Village will create a compelling experience for the visitor, one they will want to repeat again and again.



One element of the destination experience is to remove the visitor from the grid, and immerse them in unique surroundings. To accomplish this, planning will map out the entire arrival sequence, creating a series of spatial gateways that “decompress” the visitor from the hectic “outside” to a more tranquil and uplifting “inside”. Ways to create this break include the creation of “gateway” entries, landscape bosques, unique monuments or lighting.

Once inside, the layout of internal circulation will be clear and identifiable. Building entries will be focal landmarks, guiding the visitor from their point of entry. Parking areas will be broken down into smaller pods where possible, separated by landscape breaks to avoid the typical endless parking field.

All commercial sites within Prasada Gateway Village will provide a minimum of 10% open space. Buildings will be arranged to create meaningful public gathering spaces, from a simple meditative seating arrangement, to large outdoor performance venues. Portions of the retail component may develop a highly urban streetscape with limited amounts of parking near stores. These zones will encourage pedestrian movement and create a more vibrant, diverse and active environment.

## FORMS AND MASSING

Prasada Gateway Village architectural forms will express a fluid aesthetic, not strictly tied to a pre-determined style. Massing will express various layers or 'skins' that reveal the building's interior spaces by moving the visitor through a variety of experiences. Formalized entry paths and geometries may be unavoidable in certain building types, but can be minimized through the integration of landscaping and shade structures.

Massing and forms which give clarity to a building's use and/or create identifiable entries and landmarks will be encouraged. Building massing will easily reveal to a visitor the most logical way to enter. In some zones, design solutions which create multiple stories or multi-level spaces will be encouraged.

Building forms will respond to the desert environment. Strong mass and void forms, which respond to the climate by creating deep recesses for glass provide a more insulated, cooler impression from the outside. Buildings with shaded courtyards or paseos between structures also help to cool the immediate environment around them, and reinforce an oasis theme.

Building shapes will express movement, through asymmetric massing, sliding or stepped forms (indicating waterfall movement), and arcades. Transitional spaces between buildings or from parking lots to buildings will, to the greatest degree possible, provide shade to reduce the stress on pedestrians. Shade platforms, trellises, umbrellas and fabric structures are some of the methods encouraged, along with landscaping, to provide these transitions.

All projects and buildings within Prasada Gateway Village will be required to provide four-sided architectural design that mitigates large expanses of uninterrupted wall planes.

## SCALE AND HIERARCHY

Prasada Gateway Village will provide a great variety of interior and exterior spaces for people to enjoy for both passive and active participation. These spaces may cause the visitor to be awed and inspired, or simply provide a quiet place to rest, relax and rejuvenate. Commercial structures, building campuses and retail venues are strongly encouraged to use a variety of spaces and proportions to create lively and invigorating places to gather. At the same time, all commercial environments will be responsive to people scale and provide the smaller details of human interface.



Examples of scale hierarchy include: clock towers counterbalanced with open plazas, multiple level buildings with setbacks, multi-storied buildings surrounding small courtyards, wide breezeways under larger building slabs, colonnaded walks interrupted by towers, or shaded cafes along narrow passageways. These scale compositions are encouraged to be translated to an informal geometry, and avoid classical symmetry. Spatial patterns are to be based upon the abstraction of water, to imply movement or repose, for instance.

## MATERIALS AND COLORS

The material and color palette for Prasada Gateway Village will be inclusive of a great variety of products, and will be evaluated on a specific project basis to meet qualitative criteria. In general, the materials and colors sought for projects within Gateway Village will promote a palette that celebrates the natural state of materials, i.e. stone, wood, metal, masonry or stucco. Colors may be drawn from a broad, natively inspired palette, to reinforce the continuity of the overall community, with intertwined accents to establish individuality. Dense retail zones within the master plan will encourage a high degree of variety in color and materials to create a lively, vibrant setting for shopping and entertainment. The overall development will discourage any color or material which is overly harsh or highly reflective over a large area.



## FENESTRATION AND DETAILS

These elements, including glazing systems, openings, screens, doors, shade canopies, and architectural lighting among others, help to complete the design vocabulary and have the ability to impart a personality to a particular development. Many of these items can perform several functions at once, i.e. a light sconce provides illumination and human scale simultaneously.

Interior pedestrian walks and plazas will promote a unique personality based on their function and use. Details such as seating, site walls, water features and shade structures create the ideal setting for gathering, or solitary reflection, based on their juxtaposition and scale. By creating a variety of outdoor spaces, the project will not succumb to 'sameness' throughout and will allow subsequent development to be continuously new and unique.

Other details encouraged on buildings and in public zones include 'eyebrow' shade elements, stretched fabric canopies, awnings, unique sign displays, pole or pendant custom light fixtures, plaques or public art. The use of water is appropriate to the theme and spirit of Prasada, by virtue of its meditative and rejuvenating qualities. In commercial projects, care should be taken to design features that are discrete in the quantity of water used for effect.



## SCREENING AND BUFFERS

86

All buildings and integrated projects in the Prasada Gateway Village property will be required to provide adequate screening and buffering of objectionable uses from the public. These include, but are not limited to, mechanical equipment, service areas, trash holding and truck loading zones. Methods for providing adequate cover of these items can be creative, and in fact, complementary of the primary use. In most cases, the goal will be to provide the most discrete and non-visible form of buffering or containment.

## PARKING STRUCTURES

The planning and design of structures for automobiles will be complementary to the architecture of the buildings they serve. Necessities such as elevators, structural supports, drain scuppers and stair towers shall become integrated architectural features when feasible. Parking structures will not dominate the perimeter of the parcels, but will be placed in the least visible locations, while maintaining functionality. Care will be taken in the planning of parking structures to allow for adequate sight lines and safe auto/pedestrian movements.

## CONCLUSION

Prasada Gateway Village will be an important hub of activity, a meeting place and magnet for social interaction among the residents of the area. It is, therefore, important that Gateway Village projects set a unique identity for commercial and residential development in Prasada. These guidelines are intended to do more than enforce a list of do's and don'ts. In the larger picture, they set a standard for creating the spirit of the place, one that looks to the future, embraces change and ultimately, enriches the lives of people in the community.

# PRASADA URBAN VILLAGE



SECTION

6.0



*“If I create from the heart, nearly everything works; if from the head, almost nothing.”*

— Marc Chagall

Prasada Urban Village, a 530-acre urban residential and commercial area, will be bounded on four sides by arterial roadways. Prasada Urban Village will lie south of Waddell Road, east of Sarival Avenue, north of Cactus Road and west of Reems Road.

Prasada Urban Village will offer a live/work/shop environment that is designed to complement adjacent current and future land uses. To the north of Prasada Urban Village are existing single-family residential neighborhoods, while future residential uses with primary densities lie to the south of Prasada Urban Village. To the east of Prasada Urban Village is Marley Park, a semi-traditional residential community that utilizes a formal planning framework. West of Prasada Urban Village is the Prasada Gateway Village regional core, which will offer a wide variety of retail uses, support uses, a regional shopping center, and other places of employment. With a central east-west roadway, Prasada Urban Village will enjoy strong vehicular linkage to Marley Park to the east and to the Prasada Gateway Village regional core to the west.

Densities in Prasada Urban Village are designed to complement the adjacent land uses. Moving away from the residential edges of Prasada Urban Village and deeper within Prasada Urban Village, densities increase horizontally. Moving toward the Prasada Gateway Village regional core, densities increase horizontally and vertically. Prasada Urban Village will be designed with tiers of verticality, with the lowest verticality being found in those areas adjacent to the perimeter of Prasada Urban Village. The highest vertical tier of Prasada Urban Village will be found in an urban center that is east of but central to Sarival Avenue, on the western side of Prasada Urban Village.

## Community Character

Prasada Urban Village is designed for people to experience and enjoy urban connectivity. In this environment, pedestrians may live, work and shop in one area that enjoys pedestrian linkages amid a variety of uses. Enhancing the pedestrian's experience are plazas, promenades, pedestrian-oriented retail, a central park and small formal parks and gardens. In Prasada Urban Village, all design components, including architectural theme, open space, plant palette, walls and monumentation theme and amenities are carefully planned to define the community character of the Urban Village.

### ARCHITECTURAL THEME

Prasada Urban Village will have a sense of place, as a bustling urban center where all uses are carefully and purposely combined so that people can live, work and shop in one environment. Uniting Prasada Urban Village is a highly thematic architectural design. Vertical masses will feature higher levels of detail, so that taller buildings take their proper role as artistic additions to the fabric of the Urban Village and the surrounding areas.



The architecture of Prasada Urban Village will be unified by a palette of materials, colors and textures that are appropriate for the development and are complementary to the palettes utilized in Prasada Lake Village and Prasada Gateway Village.

Parking structures in Prasada Urban Village will enhance the community character by repeating the architectural theme that unifies the Urban Village

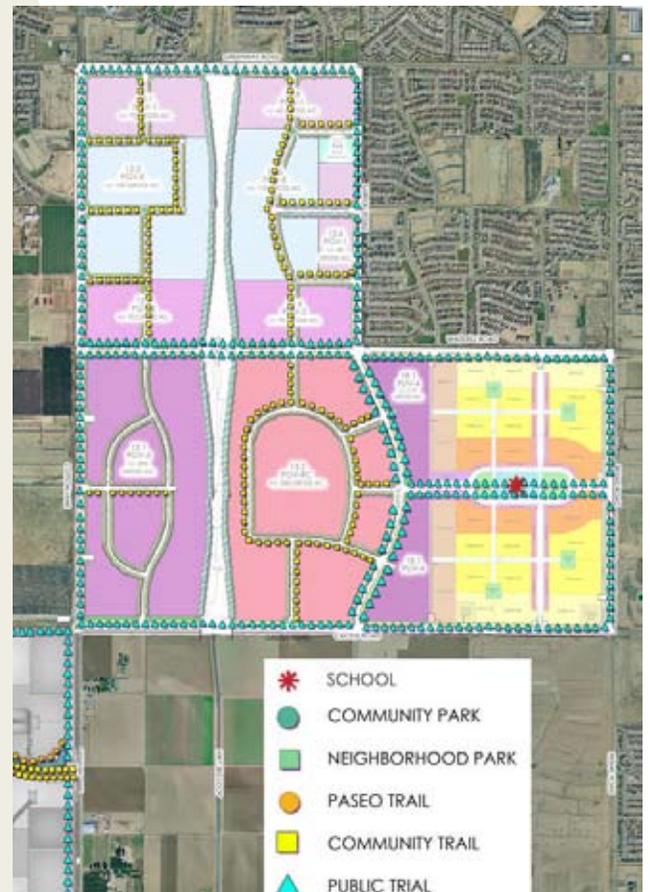


OPEN SPACE

Open space is integral to the planning of Prasada and provides continuous connectivity throughout Prasada so that residents may enjoy its diverse land uses. Within Prasada Urban Village, open space is thoughtfully designed to offer connectivity, as well as opportunities for passive recreation and refreshment for pedestrians.

Within Prasada Urban Village, pedestrian plazas will form attractive urban open spaces, linking to pedestrian promenades throughout the Village. Themed linkages will exist between uses.

Throughout Prasada Urban Village, open space will be formed by small formal parks and gardens. These spaces will provide shade and seating, as well as dense, lush and formal plantings that enliven the urban environment. An urban central park will act as the heart of the residential portion of Prasada Urban Village. This private, highly detailed park will feature a high level of design and will incorporate a water element that complements the overall design character for Prasada. The urban central park will be a very lush environment, with dense plantings, extensive tree canopies, and highly designed gardens. While no active recreation uses are planned for the urban central park, it may include such features as a music pavilion and meditation site.



## PLANT PALETTE

Throughout Prasada Urban Village, the plant palette will be lush and will feature an abundance of green.

In the small formal parks and gardens, lush and formal plantings will create a green and shaded environment to refresh pedestrians. In the urban central park, highly designed gardens will feature an array of formal plantings.

Along the streets of Prasada Urban Village, a formal planting of trees and other plants will complement the urban character of the Village.



## WALLS AND MONUMENTATION THEME

Walls and monumentation in Prasada Urban Village will complement the urban character of the Village. The design of the walls and monumentation will draw from the unifying palette of materials, colors and textures utilized throughout Prasada. The scale of walls and monumentation will be appropriate for the mixed use urban setting.

## AMENITIES AND ROADWAY CHARACTER

Within Prasada Urban Village, open spaces, parks and gardens will serve as amenities that enhance the urban experience.

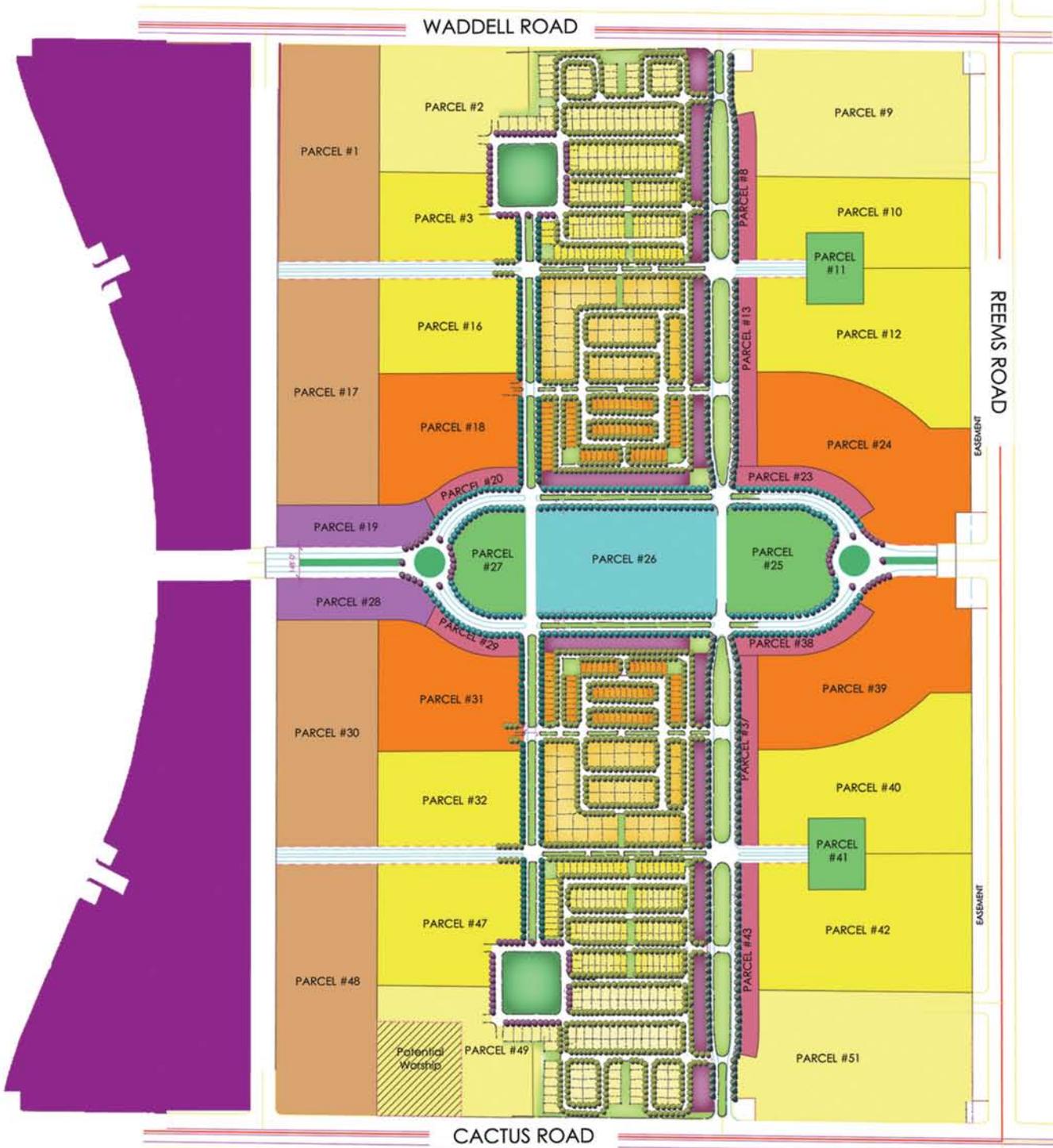
The heart of the residential portion of Prasada Urban Village will be the urban central park. This park will be private and located west of Reems Road and roughly equidistant between Waddell Road to the north and Cactus Road to the south. The urban central park will enjoy a high level of design, with careful attention given to design and planting details. The park will be lush and green, with an abundance of shade. The urban central park will be a passive recreation park and may include a music pavilion and meditation area. A water feature in the urban central park will provide a focal point while echoing the use of water that is central to the design of Prasada Lake Village. The urban central park may be utilized for an art in public places program.



Small formal parks and gardens are located throughout Prasada Urban Village. These parks and gardens also will be lush and green, with formal and detailed planting design. Featuring shade and seating, these parks and gardens will provide open space and refreshment for residents and pedestrians in Prasada Urban Village.



Pedestrian plazas in Prasada Urban Village will provide open space in the dense, urban environment. Plazas will be enhanced by formal plantings that enliven the environment. Pedestrian promenades will connect retail and office uses, and



PRASADA  
SURPRISE, ARIZONA

URBAN VILLAGE ILLUSTRATIVE LAND USE PLAN

linkages between the uses will be themed. Retail will be oriented to the pedestrian. Pedestrians will enjoy the opportunities created by the dense urban environment, where they can live, work and shop within a manageable walking distance.

The roadway character of Prasada Urban Village is a simple, formal t-pattern grid. Within smaller residential parcels, the design will create a finer grain.

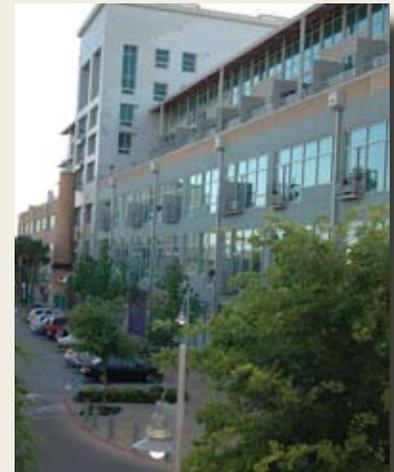


## Zoning Districts

### MEDIUM DENSITY RESIDENTIAL (PUV-1)

The first category of land use in Prasada Urban Village is medium density residential. This land use is found along the edges North, East and South of Prasada Urban Village. With the overall lowest verticality (development height) of any of the development in Prasada Urban Village, Medium Residential forms the lowest of the three tiers of verticality that culminate with the highest tier found in the urban center east of Sarival Avenue.

To complement the residential uses surrounding Prasada Urban Village on the north, east and south, the land use along the outside edges of the Village will include one- and two-story structures with densities between 4-12 du/ac. Moving in from the edges, the density is increased.



### MEDIUM HIGH DENSITY RESIDENTIAL (PUV-2)

The second category of land use in Prasada Urban Village is two- to five-story residential. This land use is transitional to the surrounding Medium Residential on the outer edges of the Village, but deeper within the Village. Two- to Five-Story Vertical Mixed Use forms the middle tier of verticality in the design of Prasada Urban Village, which culminates in the highest tier of verticality that lies to the west. Medium High Residential will have a density range of 8-18 du/ac. Within these areas are predominantly commercial and residential land uses, including two- to five-story residential. Horizontal mixed use (where differing uses are adjacent), as well as vertical mixed use (where differing uses are layered vertically) may be included in this category.



**HIGH DENSITY RESIDENTIAL (PUV-3)**

The third category of land use in Prasada Urban Village is three- to seven-story residential. Found in the western part of Prasada Urban Village, these areas will have a density range of 18-35 du/ac. The maximum height of buildings will be seven stories or 80 feet. The high density residential use is a transitional use to the vertical mixed use area. To the west of this highest tier of verticality lies the Prasada Gateway Village regional core.

**VERTICAL MIXED USE (PUV-4)**

The final category in the urban village is Vertical Mixed Use, with an allowed building height of up to 100 feet. The vertical mixed use area is designed to promote an urban blend of uses both vertically and horizontally that will create the core of Prasada. Also, the urban mixed use area will provide compatible uses and activities to the adjacent regional uses in the Gateway Village area. Development intensity in the vertical mixed use area will be limited to a far of 2.0 which will allow for 87,000 square feet of development per acre.

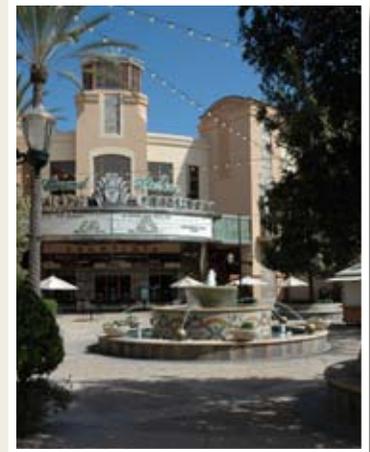
**PRASADA GATEWAY VILLAGE PERIMETER OVERLAY DISTRICT - (PUV-POD)**

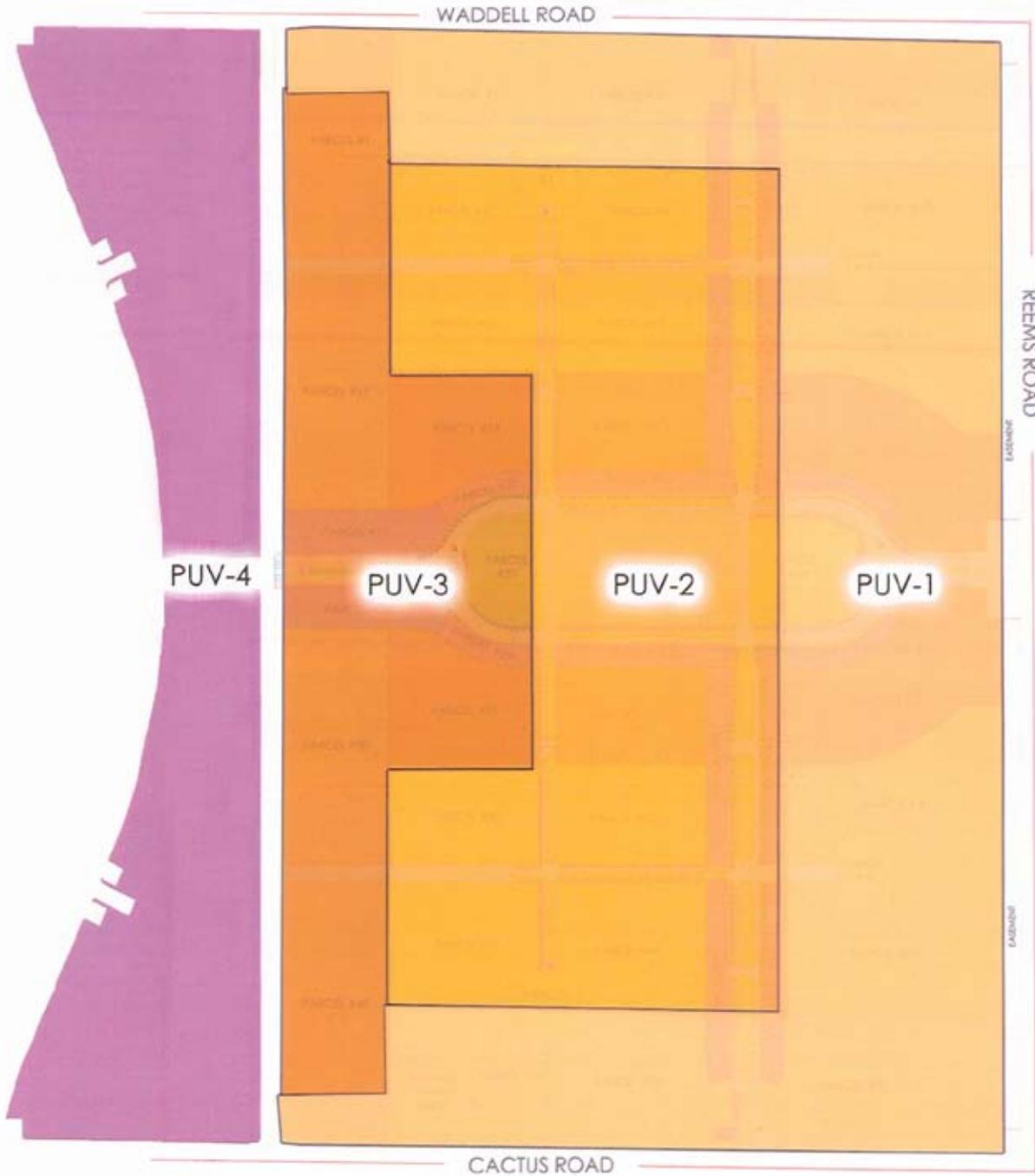
The Prasada Gateway Village Perimeter Overlay District is a 300 foot deep perimeter overlay which is intended to provide protection for existing residential development located at the edges of the Prasada Gateway and Urban Villages. Development within this overlay will be more restrictive with respect to heights and setbacks in order to create a sensitive transition into the Prasada Gateway Village Core.

In instances where the development standards outlined for the PUV-POD conflict with the development standards for the underlying land use designation, the PUV-POD standards will prevail.

**DEVELOPMENT STANDARDS**

Prasada Urban Village will also be governed by a specific set of Development Standards that will allow the property to be developed in a vibrant and sustainable manner, and will allow the City of Surprise a mechanism to control the site design of the community. The Development Standards establish the following criteria but are not limited to; minimum lot areas, setbacks, density ranges, and building heights that will be used to govern approvals. The Development Standards follow:





**PRASADA URBAN VILLAGE SUMMARY**

PARCEL	LAND USE	LAND USE DESCRIPTION	GROSS ACREAGE	%
18.1	PUV-4	PRASADA URBAN VILLAGE 4	115	21.7
18.2	PUV-3	PRASADA URBAN VILLAGE 3	70	13.2
18.3	PUV-2	PRASADA URBAN VILLAGE 2	125	23.6
18.4	PUV-1	PRASADA URBAN VILLAGE 1	220	41.5
<b>TOTAL:</b>			<b>530</b>	<b>100.0</b>

PRASADA URBAN VILLAGE  
4, 680 D.U.'S

# Urban Village Standards

## DEVELOPMENT

### Development Standard H

Zoning Districts:	PUV-1	PUV-2	PUV-3
Minimum Lot Area	3,000 Square Feet		
Minimum Building Setbacks: <sup>(1)</sup>			
Front <sup>(2)</sup>			
Front facing garage	10 Feet		
Rear/Alley loaded garage <sup>(3)</sup>	5 Feet		
Side <sup>(4)</sup>	0 Feet / 3 Feet		
Rear <sup>(5)(6)</sup>	10 Feet		
Maximum Building Height: <sup>(7)</sup>	35 Feet		
<b>Notes</b>			
1.	Architectural features such as, but not limited to: fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.		
2.	Front setback shall be measured from back of sidewalk to face of structure or garage door.		
3.	10' Front setback for rear or alley loaded product.		
4.	Side setbacks for "Z"-Lots and "0"-Lots shall be 5' aggregate, 0' minimum at shared use easement.		
5.	Rear building setback shall be measured from the property line to the face of structure.		
6.	5' Setback from alley R.O.W. to face of garage.		
7.	Building height is measured from the finished floor to the top of the parapet or highest point of building.		
8.	Covered patios may encroach up to 2 feet into the rear setback.		

# Urban Village Standards

DEVELOPMENT

<b>Development Standard I</b>	
<b>Zoning District:</b>	<b>PUV-1      PUV-2      PUV-3</b>
<b>Density Range:</b>	8 to 18 du/ac
<b>Multifamily Structure, Townhouse Condominium, or other similar</b>	
<b>Minimum Building Setbacks:</b>	
Front <sup>(1)(2)</sup>	
First & Second Floor <sup>(2)(3)</sup>	20 Feet
Third <sup>(1)(2)</sup>	25 Feet
Building to Building Setback <sup>(2)(3)</sup>	20 Feet
Rear <sup>(2)(3)</sup>	20 Feet
<b>Maximum Building Height:</b> <sup>(4)</sup>	45 Feet
<b>Notes</b>	
1.	Attached housing units- Horizontal increases for 3rd shall apply to a minimum of 50% of all four facing sides.
2.	All building setback shall be measured from the property line to the face of structure.
3.	Integral covered patios may encroach up to 5 feet into the rear setback.
4.	Building height is measured from the finished floor to the top of the parapet or highest point the of building.

# Urban Village Standards

## DEVELOPMENT

<b>Development Standard J</b>				
<b>Zoning District:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center; background-color: #FFD700;">PUV-2</td> <td style="width: 33%; text-align: center; background-color: #8B4513;">PUV-3</td> <td style="width: 33%; text-align: center; background-color: #9370DB;">PUV-4</td> </tr> </table>	PUV-2	PUV-3	PUV-4
PUV-2	PUV-3	PUV-4		
<b>Density Range:</b>	18 to 35 DU/AC			
<b>Multifamily Structure, Townhouse Condominium, or other similar product</b>				
<b>Minimum Building Setback:</b> <sup>(1)</sup>				
Front	10 Feet			
First & Second Floor	First 10/Second 15 Feet			
Third & Fourth & Fifth Floor	20 Feet			
Rear	20 Feet			
<b>Minimum Distance Between Buildings:</b>				
	20 Feet			
<b>Maximum Building Height:</b> <sup>(2)</sup>				
	80 Feet(5 story max.)			
<b>Notes</b>				
1.	Attached housing units- Horizontal increases for 3rd and 4th story and additional floors shall apply to a minimum of 50% of all four facing sides.			
2.	All building setbacks shall be measured from back of sidewalk to face of structure.			
3.	Integral patios may encroach up to 5 feet into the rear setback.			
4.	Building height is measured from the finished floor to the top of the parapet or highest point the of building.			
5.	Underground parking is permitted and below grade does not count in height limit			

# Urban Village Standards

DEVELOPMENT

<b>Development Standard K</b>	
<b>Land Use Category:</b>	PUV-4
<b>Permitted Uses:</b>	Commercial Office Residential/Lofts-Apts
<b>Maximum Square Footage:</b>	3.0 F.A.R.
<b>Building Setbacks:</b> <sup>(1)(2)</sup>	
Arterial	30 Feet
Collector	50 Feet
Adjacent Residential <sup>(3)</sup>	50 Feet
<b>Minimum Distance Between Buildings:</b>	25 Feet
<b>Maximum Building Height:</b> <sup>(3)</sup>	100 Feet (7 story max)
<b>Notes</b>	
1.	Setback to parking in front of building is 30 feet.
2.	Setback to parking and or loading areas is 20 feet.
3.	60 feet maximum building height for no more than 50% of horizontal front and rear to encourage a variety on building height.
4.	Underground parking is permitted and below grade does not count in height limit

<b>Perimeter Overlay District Standard</b>	
<b>Zoning District:</b>	PUV-POD
<b>Minimum Building Setback from Public Streets:</b> <sup>(2)</sup>	
Arterials	30 Feet
Collectors	20 Feet
Locals	10 Feet
<b>Building Height:</b> <sup>(1)(2)</sup>	30 Feet
<b>Open Space</b>	15 %
<b>Notes</b>	
1.	PUV-POD 30' maximum building height with 1' increased height allowed for every 4' of additional building setback in excess of 30', not to exceed a 60' total building height. However, the building height shall be limited to a maximum of three (3) stories within the POD on Greenway Road adjacent to the Northwest Ranch Community, along Sarival Road between Greenway Road and Waddell Road adjacent to the Legacy Parc Community and along Waddell Road across from the Legacy Parc Community within the PUV-4 zoning district.
2.	The minimum building setback on Greenway Road and Sarival Road for property within the PUV-POD adjacent to the Northwest Ranch and Legacy Parc Communities will be increased to 45 feet.

The table below describes how the Development Standards apply and relate to the established Zoning Districts.

Zoning Districts	Development Standards			
	H	I	J	K
PUV-1	Y	Y	N	N
PUV-2	Y	Y	Y	N
PUV-3	Y	Y	Y	N
PUV-4	N	N	Y	Y

Y= Applicable  
N= NOT Applicable

### GENERAL LAND USE STANDARDS

- Density for development within the Urban Village is to be calculated on gross acres measured to the centerline of adjacent streets
- Right of way for public streets generally will be 1' back of curb
- Multi-Use Easements (MUE's) will be provided behind all public rights of way to accommodate public and private utilities, sidewalks, landscape, hardscape, drainage, retention, project signage entry features, monumentation, screen walls and traffic control devices.

MUE's adjacent to perimeter arterial streets shall be a minimum of 30' in width. MUE's adjacent to interior arterial and collector streets shall be a minimum of 10' in width.

Landscaping, retention and public opens spaces located within the MUE are eligible to count towards required open space.

- Visibility triangles on corner lots to be determined by the Street Transportation Department during site plan review.
- Parking Guidelines are outlined in Section 11C.

## EMPLOYMENT LAND USE REQUIREMENT

General Plan Amendment 04-186 approved the Mixed Use Gateway land use designation for the Prasada Gateway Village and Prasada Urban Village. With this approval came direction from the Surprise City Council to provide the equivalent of 400 acres of non-retail employment within these areas. The following definitions and criteria will determine eligibility for credit against this requirement.

Non-Retail Employment shall include traditional office, light industrial, manufacturing and assembly, research and laboratories, hospitals and other non-retail medically related employment uses such as extended care, assisted living, nursing homes and skilled nursing together with hospitality uses and non-retail employment associated with auto dealerships and auto related uses.

Non-Retail Employment (NRE) uses shall be classified as one of three types of NRE development:

1. Traditional Employment - Development in which the primary use is Non-Retail Employment. Traditional Employment will receive full credit for the entire acreage of the development.

2. Mixed Use Employment – Development in which NRE uses are combined with retail, residential and/or other land uses in a single development. In such instances, the qualifying NRE uses shall receive credit as follows:

10,000 sf Gross Building Area = 20 NRE Employees

20 NRE Employees = 1 acre NRE

3. Combined Retail / Non-Retail Employment – Development in which a mixture of retail and non-retail employees work within a single business. In such instances, credit for the NRE employees shall be calculated as follows:

20 NRE Employees = 1 acre NRE

NRE calculations shall be shown and approved with each site plan processed within the Prasada Gateway Village and the Prasada Urban Village. The City of Surprise shall track cumulative NRE totals that shall be made part of the Prasada PAD file.

The Community Development Director for the City of Surprise shall have the authority to make determinations regarding whether or not a development shall be classified as Non-Retail Employment and receive NRE credits. The Community Development Director shall also have the ability to override the NRE definitions defined above in order to allow more NRE credit in unique circumstances. Unique circumstance may include situations in which a particular NRE use has above-average employee skill levels, above average employee salary levels and desirable employment uses that will attract other NRE uses. Appeals regarding the decision of the Community Development Director can be made to the City Council.

# Residential Design Guidelines

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The following Residential Design Guidelines are intended to govern development within the residential portions of the Prasada Urban Village. The will apply to all development within the PUV-1, PUV-2 and PUV-3 zoning districts.

The Prasada Urban Village Vertical Mixed Use parcel, which is governed by the PUV-4 zoning category is not subject to the following Prasada Urban Village Residential Design Guidelines. Prior to site plan and building plan approval for any development within the PUV-4 zoning district, the developer shall create additional design guidelines for all of the PUV-4 area, which shall be reviewed and approved by the City of Surprise.

## PURPOSE OF THE PRASADA URBAN VILLAGE RESIDENTIAL DESIGN GUIDELINES

The Prasada Urban Village Residential Design Guidelines are intended to provide general design criteria and guidance for the neighborhoods within the Prasada Urban Village. These guidelines should be used as a tool to inspire and facilitate good neighborhood planning within an architecturally rich community. The vision for the Prasada Urban Village can only occur with a strong commitment by the City of Surprise, community developers, home builders and design professionals who engage in a consensus based approach, creating architecture that is harmonious with the village fabric. The Residential Design Guidelines will be used by the Developer and the City of Surprise to review each builder's proposal for conformance with the overall community design objectives.

### Neighborhood Design

The Prasada Urban Village will be designed utilizing timeless neighborhood design concepts as a foundation in order to create walkable and livable community where the architecture blends with the streetscape creating a harmonious and aesthetically pleasing environment.

Neighborhoods should reflect livability, quality and unity, while offering diversity.

- Neighborhoods should be designed around parks, open space and social space utilizing the street as an important component of the neighborhood social fabric.
- Neighborhoods should enjoy distinct streetscapes that foster social interaction between the street and neighborhood.
- Diverse architectural styles, home types, lots sizes, building orientations, setbacks and massing should be used to create a diverse and rich community backdrop.
- Sense of place should be defined using elements such as parks, open space, landscape features and social spaces.

These elements should override any singular product identity or builder allowing the architecture to blend into the natural / public environment.

## Residential Design

Good residential design is the key to reinforcing a sustainable and vital community. One of the most important elements in community design is an integrated design approach while encouraging design on a home-by-home basis. In keeping with the overall village theme, the homes will be of high quality and will contribute positively to the character of the immediate and surrounding community.

- Residential designs should complement, rather than overpower the overall streetscape.
- Building design will be inspired by architectural styles that have stood the test of time.
- Homes should be designed to convey hospitality utilizing the homes public spaces such as doors and windows as well as private indoor and outdoor spaces.
- Residential design should reflect human-scaled proportions to create a sense of home and comfort.
- A generous diversity of architectural styles should be employed that are compatible yet create a dynamic identity for the neighborhoods.
- Simple building forms, authentic detailing, rich natural colors and materials that are in harmony the overall design theme and the Arizona climate should be utilized.
- Garage doors should be de-emphasized in the streetscapes of the community.
- Residential design should incorporate appropriate design elements that offer shade.

## Residential Architecture

The Prasada Urban Village will draw on a diverse range of timeless architectural styles that should be interpreted with authenticity. While one architectural style will not be dominant within the Urban Village, simple forms and well-detailed elements will contribute to the success of each of the architectural themes. A home designed to a particular set of architectural style and building form will be stronger than a home that has a style applied after the floor plan has been designed. Each home within the Prasada Urban Village should provide a “gift to the street” – a positive contribution to the public realm. Specific elements may include, but are not limited to, architecture forward, porches, recessed garages, covered terraces, enhanced elevations, and landscape.

### Residential Architecture Objectives:

- The “public” face(s) of the house or building should be emphasized.
- Authentic building materials and natural colors should be incorporated into each home design.
- Primary resources should be focused on the three basic elements of the house: main body, side wings, and the front porch or courtyard.
- Simple, attractive and articulated rear architectural elevations should be utilized along critical neighborhood and street edges.
- Utilize simple roof and articulated building massing
- Create a dynamic streetscape through variation in floor plan and elevation plotting
- Emphasize front elevations that relate strongly to the street and contribute to the livability of that realm
- Clustered buildings or attached units should have continuous elements of varied heights and massing

## Architectural Styles

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The architectural character of the Prasada Urban Village shall consist of complementary traditional architectural styles. Additionally, the chosen styles complement one another through overall scale, massing, proportions, details, and the ability to establish a charming architectural backdrop which shall age gracefully over time. Materials and colors of these home styles shall complement the overall landscape design of the districts. Each style shall be developed appropriate to the region, addressing the needs and lifestyles of the residents.

Acceptable architectural styles include:

- Spanish
- Bungalow
- Cottage
- Territorial Ranch
- Monterey
- Traditional
- Craftsman
- Desert Prairie

*\*Note: Additional styles proposed by the developer may be deemed acceptable if they meet the spirit and intent of both the community and design guidelines.*

### Spanish

#### *History and Character:*

Spanish inspired homes began appearing at the end of the turn of the century in the form of the mission style, reflect a loose adaptation of features often found in detailing from various styles including Moorish and Spanish Colonial influences. The Spanish Style is typically represented by strong, simple, informal massing that is unified and articulated with arches, courtyards, strong and tile roofs, all derived from Mediterranean architectural styles. This informality reflects the natural composition of the farmhouses and small estates of Spain, which were not symmetrically composed.

#### *General Attributes:*

Massing:

- Asymmetrical massing
- Informal plan arrangement
- Simple one and two story massing
- Shallow or flush overhangs
- Thick walls and deep openings
- Courtyard, loggias and patios

Finishes and Details:

- Stucco exterior walls – smooth to light sand finish
- Light colored exterior walls
- Wood posts and stucco columns
- Chimneys are sculptured stucco
- Arched windows and openings
- Sculptural stucco profiles at eaves and windowsill trims
- Ornate black wrought iron or metal railings, gates, grilles, or fences, etc.
- Detailing primarily at openings
- Stucco or tile decorative gable end vents
- Round or square columns at one- and two-story porches
- Shutters as occasional accent
- Decorative columns and trim

Roofs:

- Low pitched roofs with minimal or no overhang
- Stucco eave details or wood corbelled rafter tails
- Gables and hip roofs typical
- Shallow sloped, concrete 'S' tile roofs in variegated colors (red clay is predominant color.)

## Bungalow

### *History and Character:*

The Bungalow evolved from the late 19th century American Arts and Crafts movement. These moderately detailed buildings are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize the Bungalow style. Originally, bungalows were one or one and one-half story structures with open rectangular floor plans and large open porches.

### *General Attributes:*

#### Massing:

- Simple one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components

#### Finishes and Details:

- Expressive structural elements such as rafters, brackets, and columns
- A mixture of materials such as stone, stucco and siding
- Asymmetrical massing and window and door compositions
- The entry and surrounding stoop is covered and contained by a porch or roof covering
- Use of stone or brick at porch columns typical
- Variety of column and beam detailing at porches with stone or brick pilaster
- Wood brackets and wood trim
- Body color varied with contrasting trim color
- Double hung windows with multi-paned upper sashes

#### Roofs:

- The lines of the roof will be simple with wide projecting gables
- Deep overhangs
- Roof dormers
- Shallow pitched roofs with deep overhangs
- Predominantly low pitched gabled roofs, with the occasional hipped or shed roofs
- Flat concrete tile or architectural grade asphalt shingle or wood shingle

## Cottage

### *History and Character:*

The Cottage style is based upon early twentieth century American interpretations of English architecture. The source for design comes from medieval English and French cottages as well as country estates of Brittany and Normandy, larger manor homes, and rural village vernacular houses. The Cottage style captures a romantic and picturesque architecture and American interpretations include houses with simple volumes most often with front facing gables that have steeply pitched roofs.

### *General Attributes:*

#### Massing:

- Asymmetrical massing

**Cottage (continued)**

## Finishes and Details:

- Sculpted stucco sand finished walls
- Vertical windows in groupings
- Chimneys can be detailed with stucco above, and stone or brick veneer below with decorative chimney caps
- Half stucco chimneys with stone or brick on the lower portion
- The entry and surrounding raised stoop is covered and contained by a porch or roof covering
- The garage door can be a roll-up door with a variety of panel break-ups to correspond with the elements of this style
- Stucco recessed accents
- Simple detailing
- Large, simple roof planes

## Roofs:

- Gable, hip and Dutch gable roof forms, accentuated with “bell-cast” or flared roof treatments at the eave
- Wide variety of roof dormer forms that break the fascia, continuing the wall plane below
- Stucco, brick or stone exterior material combinations
- Gable end-venting in various styles
- Rooflines extending below window with shallow overhangs.
- Steep roof pitches with dormers, minimum 8:12
- Roofs will be steep and simple with wide gables
- Slate look or flat concrete tile
- Tight eaves.

**Territorial Ranch***History and Character:*

Early ranchers developed the first Ranch style in response to their lifestyle, available materials and environmental considerations. These homes have a strong indoor/outdoor relationship incorporating picture windows, terraces, porches and patios. These homes were influenced from Colonial, Spanish Colonial, Stick, Monterey, and Spanish Eclectic architecture, however, the detailing of these styles was simplified when adapted to the Ranch style.

*General Attributes:*

## Massing:

- Simple rectilinear forms, horizontal massing and humble scale
- One to two story profile
- Porches and patios

## Finishes and Details:

- Cladding materials of stucco, brick, stone, board and batten, and horizontal wood siding
- Porches along front and rear facades typically with a 3:12 roof breaking into the main roof plane
- Decorative shutters at windows with wood trim surrounds
- Simple column and railing detailing at porches
- Exposed rustic beams and posts
- Exposed rafter tails
- Rustic wood lintels
- Medium to darker earth tone colored exterior walls
- Divided windowpanes

## Roofs:

- Gabled dormers
- Long horizontal gable roofs and low pitched shed rooflines
- Deep overhangs typical
- Flat shake, barrel roof tile or metal roofing

## Territorial Ranch

### *History and Character:*

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### *General Attributes:*

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#### Finishes and Details:

- Cladding materials of stucco, brick, stone, board and batten, and horizontal wood siding
- Porches along front and rear facades typically with a 3:12 roof breaking into the main roof plane
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- Simple column and railing detailing at porches
- Exposed rustic beams and posts
- Exposed rafter tails
- Rustic wood lintels
- Medium to darker earth tone colored exterior walls
- Divided windowpanes

#### Roofs:

- Gabled dormers
- Long horizontal gable roofs and low pitched shed rooflines
- Deep overhangs typical
- Flat shake, barrel roof tile or metal roofing

## Monterey

### *History and Character:*

Monterey Style is a combination of Spanish Colonial construction methods with the basic two-story New England colonial house. Architects in the 1920s began to reintroduce the style and modify the elements to suit the period preferences. The signature cantilevered balcony on the front of the house may be a prelude to the porch that often surrounds or defines a private courtyard in the back of the house. The original houses used adobe wall construction. Detailing on the porches and the cornice are extremely simple. Rafters are often exposed, gable or hipped roofs are used, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony in addition to a more solid entry door.

### *General Attributes:*

#### Massing:

- Simple, straightforward volumes sometimes with a gable wing facing the street and opposing cantilevered balcony from second floor
- One and two story asymmetrical masses
- Informal plan arrangement

**Monterey (continued)**

## Finishes and Details:

- 106**
- Cantilevered balconies
  - Contrasting materials of stucco and siding between first and second floors
  - Shutter accents at doors and windows with wood or stucco trim surrounds
  - Stucco as the predominant finish with brick and siding used as accent materials
  - Enhanced front door surrounds with pediment trim above
  - Sculptural stucco chimneys
  - Rectangular windows and openings
  - Some wrought iron work
  - Light colored exterior walls
  - Divided windowpanes

## Roofs:

- Low-pitched roofs gable or hipped rooflines
- Flat concrete tile or barrel style roof tiles
- Tight rake and shallow eaves with exposed rafter tails

**Traditional***History and Character:*

The Traditional Style is a picturesque country house based on classical design principles that were followed during the American Colonial period. It's interpretation however, is regional in character. Massing is often more horizontal in appearance with special windows appearing in the center of the house over the front door. The houses are composed of simple forms with vertical proportioned windows and door surrounds. Front porches with a variety of columns and railings are common.

*General Attributes:*

## Massing:

- Symmetry
- Simple, straightforward, boxy volumes with one-story side wings and porches added make more complex shapes

## Finishes and Details:

- Symmetrical and asymmetrical composition of doors and windows are common
- Simplified versions of Classical details and columns
- Siding will be used as an accent along with brick veneer
- Porches shall vary in size, either just around the area of the entry or the full width of the elevation
- Stucco will be a sand finish and match the siding color
- Front porches with a variety of wood columns and railings
- Clapboard siding
- Stone and brick veneer used singularly or in combination with one another

## Roofs:

- Pitched room dormer
- Flat concrete roof tile shall range in color from light brown to light gray
- Roof overhangs vary per interpretation
- Dormers and symmetrical elevations
- Roof ornamentation consists of cupolas, weather vanes and dove-cotes
- Roof pitch over the porch breaking to a shallower pitch
- Eave moldings are typical to this style

## Desert Prairie

### *History and Character:*

The Prairie movement was started by a group of Architects led by Frank Lloyd Wright during the late 1800's and came to be known as the Prairie School. The Prairie Style was developed in a desire to detach American Architecture from European influences. It is characterized by its open floor plan and low horizontal profile. The variation of this style in this region came to be known as Desert Prairie.

### *General Attributes:*

#### Massing:

- Open floor plan
- Indoor / outdoor relationship
- Horizontal massing with vertical elements
- Elements of symmetry

#### Finishes and Details:

- Smooth stucco, brick or stone exterior
- Rectangular windows and openings
- Enclosed rafters
- Window shutters
- Door and window trim
- Integrated porches and patios as well as intimate courtyard spaces
- Detailing which emphasizes the horizontal building planes
- Body color varied from light to dark earth tones
- Contrasting trim color
- Chimneys used as vertical elements
- Divided light windows

#### Roofs:

- Deep Overhangs
- Low profile pitched gable or hipped roof lines
- Flat concrete tile or shake style roof shingles

## General Building Form Guidelines

Prasada Urban Village will be unified by specific criteria that relate to building massing; front massing and articulation; form and roof architecture; garage options; balconies and projections; rear massing and articulation; porches, courtyards and window treatment; colors and materials; accent materials; doors; roofing and roofing materials; mechanical equipment; meters; gutters and downspouts; and accessory structures.

## Building Massing

Building massing criteria are intended to create neighborhoods and street scenes that have a variety of building forms. Exterior massing of the home should reflect the general uses that occur in the home and should be organized to create a positive living environment.

General design objectives for building massing include the following:

- Minimize the visual impact of garages
- Incorporate single story elements within two-story buildings
- Vary setbacks at various areas of the home, including porches, living and garage areas
- Use appropriate transition of scale
- Encourage four-sided design

### Front Massing and Articulation

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- At minimum four plans will be offered in each series, with 50% of plans having alternate garage positions
- A rhythm or pattern for the street will be created by regulating the ratio of one-story and two-story houses to prevent monotony
- Each plan offered will have three distinctly different elevations
- Each elevation will use a unique color palette
- Rear and side elevations will be enhanced in those locations where they are highly visible from community spaces
- Stone and brick veneer, decorative stucco, and wrought iron will be integral exterior materials offered in the elevations where appropriate to the architectural style
- Door and window detailing will vary among the building elevations and relate to the building architecture
- Maximum garage door height will be 8'-0" and recessed a minimum of 12".
- Window trim and recessing will be utilized
- Architectural projections in certain product lines will be allowed into the side yard setbacks with appropriate roof structures to create visual interest
- Variable front yard setbacks will be encouraged.

### Form and Roof Architecture

- Home design will reflect the character of the community and will encourage four-sided architecture as a primary feature to stimulate visual interest
- The rear and sides of homes will be aesthetically enhanced
- Where three or more houses abut an arterial street in the rear, the rear elevations will be varied, resulting in no more than two adjacent houses or structures having the same roof line
- To avoid the sameness in roof styles, design features will include unique gable and hip massing, clip gables, Dutch gables, and flat roof accent areas hidden behind parapets
- A variety of roof forms along arterial and community collector streets will create a positive visual edge to these public ways.
- The use of standing seam metal roofs will be allowed on appropriate architectural styles in neutral, non-reflective colors.
- Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions will be painted and finished to match the color of the adjacent surface, unless used as a trim or accent element.
- Conventional skylights will not be allowed on sloped roofs facing public streets.

### Balconies and Projections

Balconies and architectural projections will be encouraged, as appropriate to the architectural style, in order to provide visual relief and variety for the elevations. Additionally, these balconies or projections create outdoor rooms for the enjoyment of residents.

Criteria for balconies and projections include:

- Projections will be proportionately massed so that they integrate into the overall massing of the home
- Balconies will include railings that enhance the architectural style of the dwelling
- Balconies will not be located at outside edges of homes where they directly overlook private spaces of adjacent homes
- Architectural projections, including entertainment centers, fireplaces and bay windows are encouraged to include roof elements to add visual interest
- Living area cantilevers and covered balconies are encouraged to be appropriate to the architectural style

### Rear Massing and Articulation

Where dwellings are adjacent to or in close proximity to major community roadways, open spaces or entry features, particular attention will be given to their design. Repetitious elements, such as continuous gable ends or continuous building silhouettes will be avoided.

### **Porches, Courtyards and Window Treatment**

In order to create semi-private outdoor living spaces and de-emphasize the garage and to increase the visual interest created in neighborhoods, the following criteria relate to porches, courtyards and window treatments shall apply:

- Architectural projections, porches, courtyards, box windows, and bay windows may be offered to de-emphasize the garage as well as to enhance the integration of residences into the neighborhood
- Rear covered patios will integrate into the design of the home
- Windows should be proportioned and aligned to be appropriate to the style of the dwelling
- Grates, shutters and tile surrounds are encouraged as appropriate to the style of the home
- Window trim and recessing will be utilized on all elevations (front, sides and rear)

### **Colors and Materials**

Colors and materials will unify the community and will help define the overall architectural character of dwellings.

- Colors and materials will be chosen appropriately to support the unified community character, and the use of bright and primary colors will be moderated to prevent a visually jarring streetscape
- Colors and materials will be chosen so that they enhance the street scene and are appropriate in relation to adjacent homes
- Color variations will be compatible with the environment, and combinations will be used to reduce reflected heat and glare into the surrounding area
- Architectural color boards will be developed to be unique to each elevation while creating a dynamic blend of complementary colors that enhance a variety of architectural elements and support the represented architectural style

### **Accent Materials**

In Prasada Lake Village, accent materials will reinforce the architectural theme of the dwelling while ensuring diversity in character within the neighborhood.

- The use of the following materials is encouraged: natural stone, approved manufactured or cultured stone, brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood siding
- Accent materials that complement the overall color and style of the home are encouraged
- Architectural trim applied to all elevations should be consistent with front elevation and architectural style

### **Doors**

Doors create the point of hospitality for a home and should reflect the architectural quality of the neighborhood and community.

- The design of doors must be consistent with the architectural style of the home.
- Entry and garage doors may express a level of detail that is appropriate to the style of the home.
- Maximum garage door height shall be 8'-0"
- Garage doors will be recessed a minimum of 12"
- Garage door windows shall be consistent with the architectural style of the home

### **Roofing and Roofing Materials**

- Two roof options will be available for each elevation.
- Roof tile materials will be concrete or clay, flat, barrel or S-tiles, depending on the architectural style
- Conventional skylights are not allowed on sloped roofs facing public streets
- Standing seam metal roofs in non-reflective neutral colors are allowed in appropriate architectural styles
- Roof tile colors, shapes and textures shall be consistent with architectural themes

**Mechanical equipment**

- In order to preserve the streetscape character and the architectural quality of the community, mechanical equipment must be screened from public view.
- Rooftop equipment (including meters, back flow preventers and irrigation equipment, air condition/heating equipment, and pool, spa and water treatment equipment) will be strictly prohibited
- Air conditioning/heating equipment shall be screened from the street and neighboring views
- Pool, spa, and water softening equipment shall be screened from the street, open spaces and neighboring views

**Meters**

- To the extent possible, meters shall be screened from public view

**Gutters and Downspouts**

- Exposed gutters shall match roof fascia or wall color
- Faux copper patina is acceptable

**Accessory Structures**

- Any detached living structure, such as casitas associated with a single-family lot, shall be designed to match the style, massing and detail criteria of the primary building

**Garage Options**

- In order to achieve diversity with the front elevations, a variety of garage options will be included
- The home product design features will include at minimum 50% of the lots with a garage in an alternate position, allowing the front entrance of the home to be emphasized
- It is intended that the Urban Village will have multiple lot sizes and product types. The following are intended to show garage orientation and do not reflect a particular lot size or product. (insert garage options here)

## SPANISH

The Spanish style is a catalog of styles unified by the order of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.



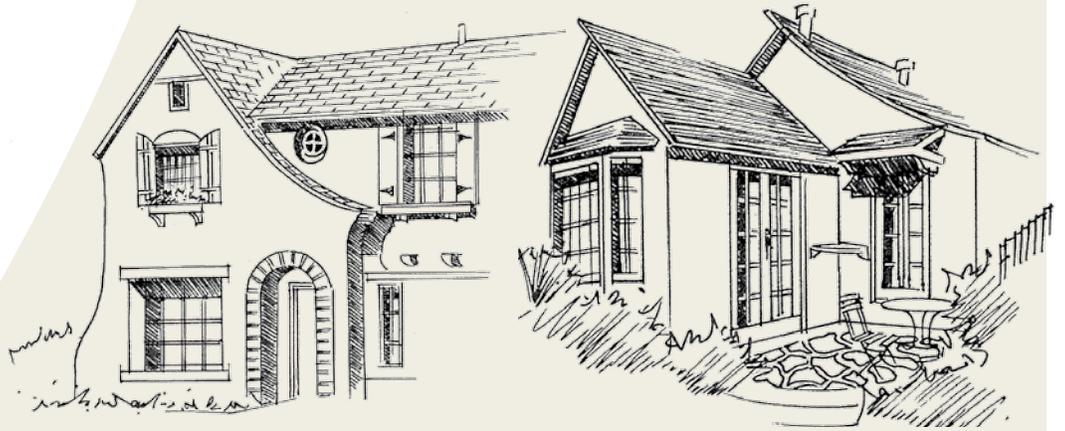
## BUNGALOW

The Bungalow style is known for its moderately detailed buildings which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.



## COTTAGE

The Cottage style's source of design comes from medieval English and French cottages and country estates. This style captures a romantic and picturesque architecture and American interpretations include houses with simple volumes most often with front facing gables that have steeply pitched roofs.



## TERRITORIAL RANCH

Early ranchers developed the ranch style in response to their lifestyle and available materials. The strong indoor/outdoor relationship incorporates sliding glass doors, picture windows, terraces and patios secluded in a rear yard.



## MONTEREY

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The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.



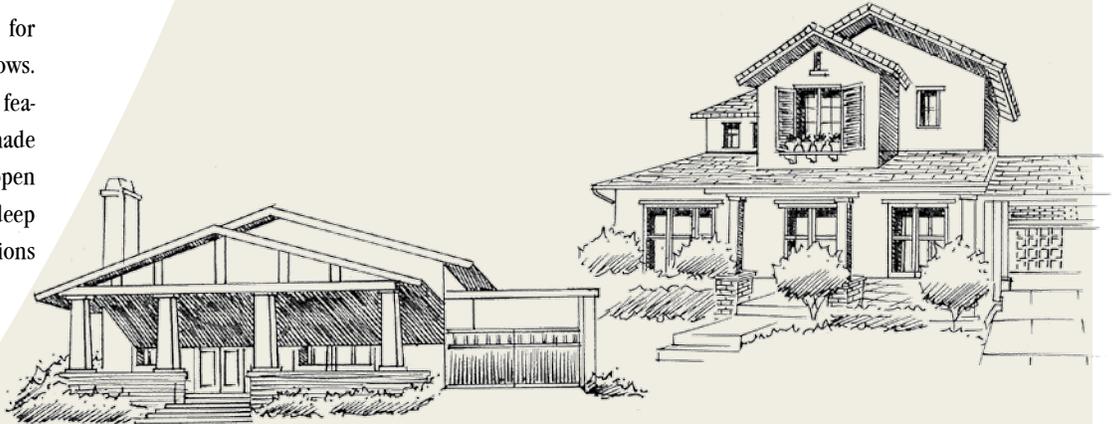
## TRADITIONAL

The Traditional style is a picturesque country house based on classical design principles that were followed during the American Colonial period. This style of home is composed of simple forms with vertical proportioned windows and door surrounds while, front porches with a variety of columns and railings are common.



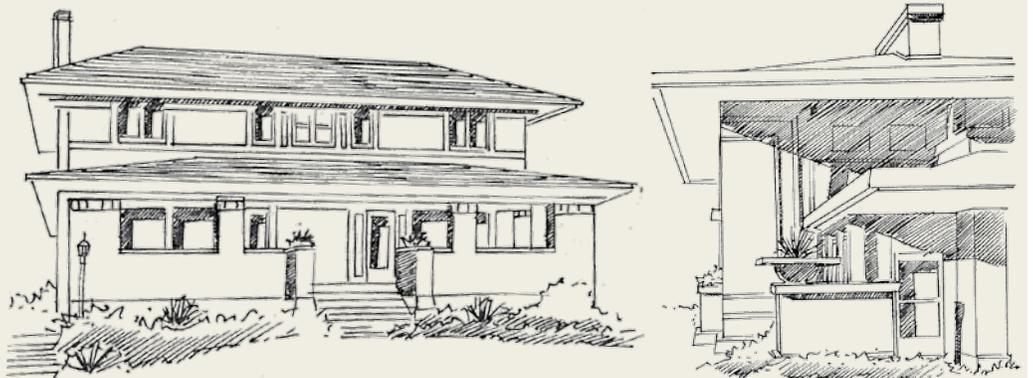
## CRAFTSMAN

The Craftsman style was adapted for countless small houses and bungalows. Hand-polished woods with built-in features crafted of fine materials made each house a giant sculpture. Broad open porches, low sloping roofs with deep overhangs, asymmetrical compositions and porches characterize this style.



## PRAIRIE STYLE

Frank Lloyd Wright revolutionized American architecture when he removed it's European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single storey wings, and large porches.



# PROPOSED INFRASTRUCTURE



SECTION

7.0



*“We don’t accomplish anything in this world alone ... and whatever happens is the result of the whole tapestry of one’s life and all the weavings of individual threads from one to another that creates something.”*

— Sandra Day O’Connor

## CIRCULATION PLAN

\*The Master Street Plans for the Prasada Gateway Village and the Prasada Urban Village are included in Appendix B.

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Kimley-Horn and Associates, Inc. prepared a traffic impact analysis(TIA) for Prasada, dated October 2005. The purpose of this study is to address traffic and transportation impacts of the proposed development on surrounding streets and intersections.

This traffic impact study was prepared based on the criteria set forth by the City of Surprise. The specific objectives of this study are:

- To evaluate lane requirements on all existing roadway links and at all existing intersections within the study area;
- To recommend necessary lane configurations at study area intersections adjacent to the proposed development in order to provide acceptable future levels of service; and
- To determine appropriate functional classification and cross-section of all study area roadways for the analysis year.



Based on the analysis, the major arterial roadways should be planned as six lane facilities, per the City of Surprise standards. These major arterial roadways adjacent to Prasada are: Waddell Road, Cactus Road, Reems Road, Cotton Lane and Sarival Avenue. Waddell Road, Cactus Road, Cotton Lane, Sarival Avenue and Reems Road have been designated as major arterials per the City of Surprise 2030 Roadway Plan. These are regional roadway designations to serve Prasada and neighboring residents by year 2030. Greenway Road should be planned as a minor arterial roadway with four lanes, with the exception of the portion between Cotton Lane and Sarival Avenue, which would require a six lane cross-section. Minor arterial roadways adjacent to Prasada which are planned as four lane facilities are: Greenway and Perryville Roads, Peoria Avenue and a portion of Citrus Road.

Peoria Avenue and Perryville Road should be planned as minor arterial roadways with four travel lanes. Based on the City's draft 2030 Roadway Plan, Citrus Road is shown as a minor arterial. The currently proposed Citrus Road alignment bisects Sections 22 and 23, effectively cutting the core of the Prasada Lake Village into two separate areas with little integration. As an alternative, Prasada Lake Village proposes to utilize Citrus Road as the southern entry point into the heart of the community, where it intersects with and becomes a curvilinear collector that wraps around the individual neighborhoods, creating a welcoming paseo for residents and their guests to enjoy. Accordingly, Citrus Road should be planned as a minor arterial from Waddell Road to Cactus Road, and from Cactus to Peoria becoming a collector roadway. In order to accommodate the regional commercial core, Sarival Avenue is proposed to be realigned, curving to the east. Because it provides significant access into the regional core, Sarival Avenue is designated as a six lane, major arterial roadway through Prasada. The intersections of Sarival Avenue at Cactus and Waddell Roads will be maintained in the existing alignments. Allowing Sarival to curve to the east between Waddell and Cactus provides the area necessary for the regional core on the inside of the curve and creates an area for transitional mixed-use development and higher density residential along the outside of the curve. For additional information, refer to the Traffic Impact

Analysis prepared by Kimley-Horn and Associates, Inc., dated October 2005.

## GRADING AND DRAINAGE

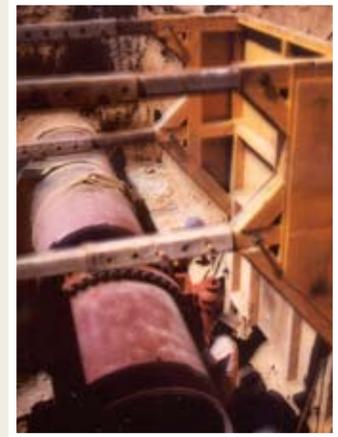
The Prasada project area is generally comprised of farmland with minimal improvements. Regional hydrologic data for this portion of the County have been evaluated by the Flood Control District of Maricopa County (FCDMC). The study limits are bounded by Mc-Micken Dam and US 60 to the north, by the White Tank Mountains to the west, and by the Salt and Gila Rivers to the south. Model data developed by URS to predict 100-year 24-hour flow rates for the region were used in the evaluation of off site storm water flows to the project area.

### Developed Drainage Conditions

This FCDMC report recommends drainage channels and regional detention basins to reduce the impacts of flooding within the study area. The Prasada Master Drainage Study, prepared in support of this PAD document, has utilized the Future Conditions hydrologic model and proposes a modification to the location of the off-line detention basin and the associated channel widths along the Loop 303 Channel.

The future primary drainage system that will reroute existing condition flows upstream of the Prasada development is the Loop 303 Freeway System. The timing of the construction of this freeway is close to the timing of Prasada; therefore, the drainage study assumes that the freeway drainage improvements will be in place. This assumption, as discussed with MCFCD, ADOT, and the City of Surprise, will allow for the design and construction of drainage structures that will not be substantially oversized for the life of the project.

The basis of the Prasada off-site drainage plan is that the east-west and north-south roadways direct flows from the surrounding drainage areas. In their existing configuration, these roadways are typically elevated with a swale on both sides of the road. For the developed or future conditions, it is assumed that the flow will be contained on the north side of the east-west roadways, and on the west side of the north-south roadways. CMX has presented this concept to the FCDMC and MCDOT for other projects in the region. The consensus was that this was a feasible approach as long as adjacent property owners are not impacted, and that the finished pad elevations are one-foot above the 100-year storm water

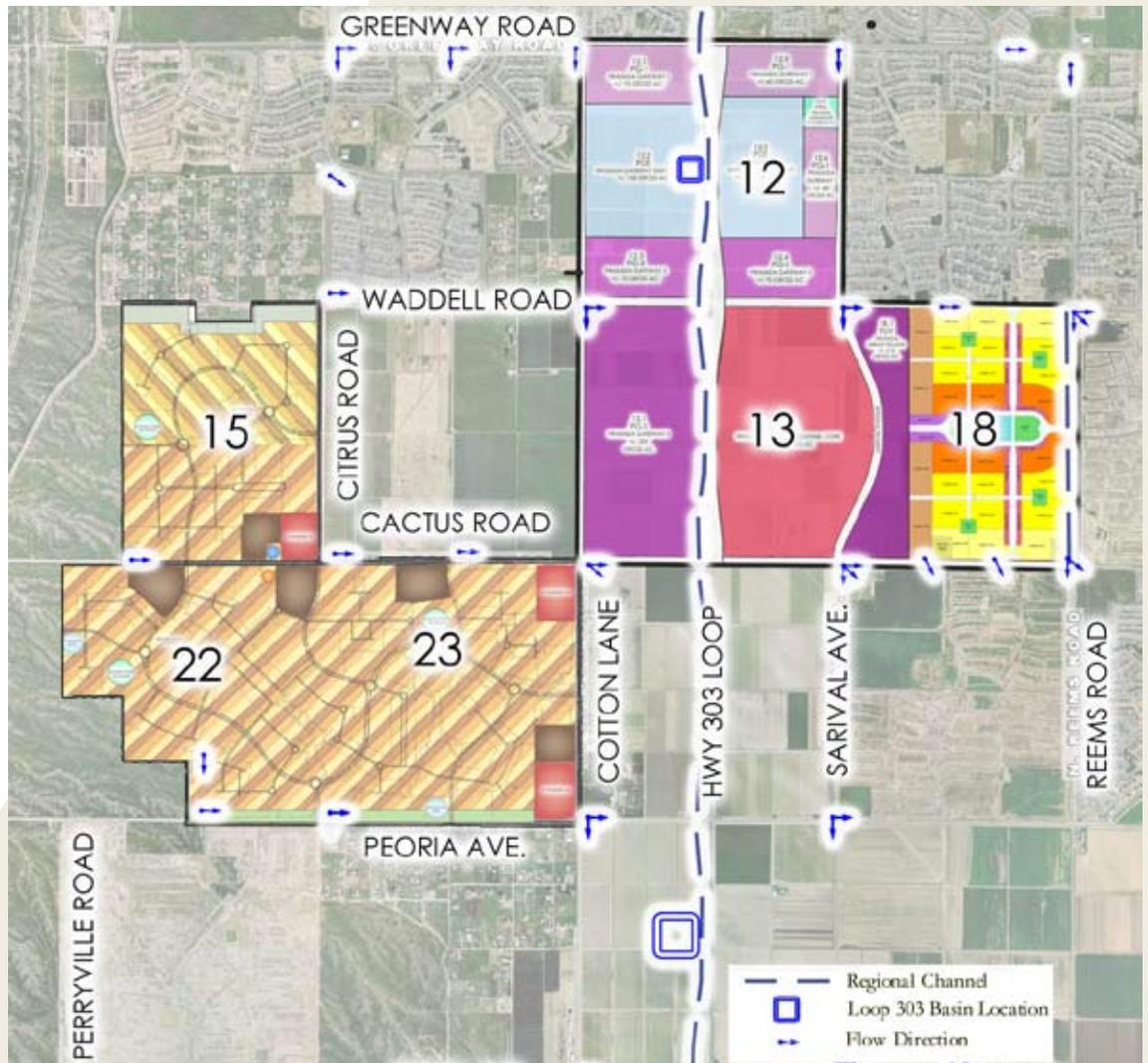


without the Loop 303 channel system in place.

**116 On-Site Storm Water Control**

As required by the City of Surprise and Maricopa County Standards, peak storm water flow resulting from a 100-year storm shall be safely conveyed through the development for both off site and on site flows. The 100-year, 24-hour storm event, as presented in the ADMP, has been adopted as the storm event to which design has been conducted for this section of the County, and will be used for off-site design flow calculations. Conceptual channel systems were sized to convey flows around the Prasada project area.

The Prasada Master Drainage Study, prepared by CMX and submitted under separate cover, follows the guidelines established by the Flood Control District of Maricopa County (FCDMC). The Master Drainage Study supports the proposed Planned Area Development for Prasada. Assumptions for developed conditions were made based on the associated unit densities for each parcel. In addition, as individual parcels are developed (i.e., preliminary plat or site plans are prepared), each parcel will submit individual drainage plans and studies, as necessary, to indicate conformance with the assumptions and guidelines reflected in this Study. The concepts and design guidelines provided within the Master Drainage Study may be amended in the future with the approval of



DRAINAGE MASTER PLAN

the City of Surprise and the FCDMC.

**POTABLE WATER**

A Master Water Study for Prasada is being submitted to Maricopa County Planning and Development and to the Arizona American Water Company under separate cover. Prasada is located entirely within the Arizona American Water Company service area. The design criteria used for Prasada potable water system were taken from the Arizona American Water Company (AAWC) Development Guide, Revised September 2003.

Numerous discussions with AAWC were held regarding the supply of water from regionalized booster pump stations planned throughout the area encompassed by Prasada. As a result of the regionalized demographic layout of the Prasada master planned community, two individual systems are proposed to provide a pressure source to the development. For the purposes of this Project, the two sub-regional areas are divided as identified in the table below.

<b>WATER STORAGE AND SUPPLY OF PRASADA</b>			
<b>Location</b>	<b>Max Day Demand (MGD)</b>	<b>Well Capacity (MGD)</b>	<b>Storage Required (MG)</b>
Mixed Use Gateway	5.3	5.05	3.3
Prasada Lake Village	6.9	4.0	2.66

Two booster pump stations are proposed to service Prasada for water distribution. Each of these stations will provide a stand-alone water distribution system for its respective area of Prasada. Each BPS site will include individual storage required for domestic and fire service to its respective development.

Based on discussions with AAWC, the ultimate water source will be the AAW White Tanks Surface Water Treatment Plant (SWTP). This plant will be located in the vicinity of the Beardsley Canal and Cactus Road. The SWTP is estimated to be on-line in 2008. Once in operation, this SWTP will provide the water requirements for Prasada, but will require backup through wells during annual offline periods. Wells are proposed to provide the water source for the early phases of Prasada until the SWTP is online and transmission loops are constructed. A Groundwater Development Program (GWDP) was conducted to identify the preliminary groundwater availability of the area surrounding Prasada.

The Prasada Master Water Study represents a layout of the backbone water infrastructure for the development and is subject to modification through the process of engineering development. Any changes to the approved Master Study will require review and approval by AAWC and Maricopa County Environmental Services Department.



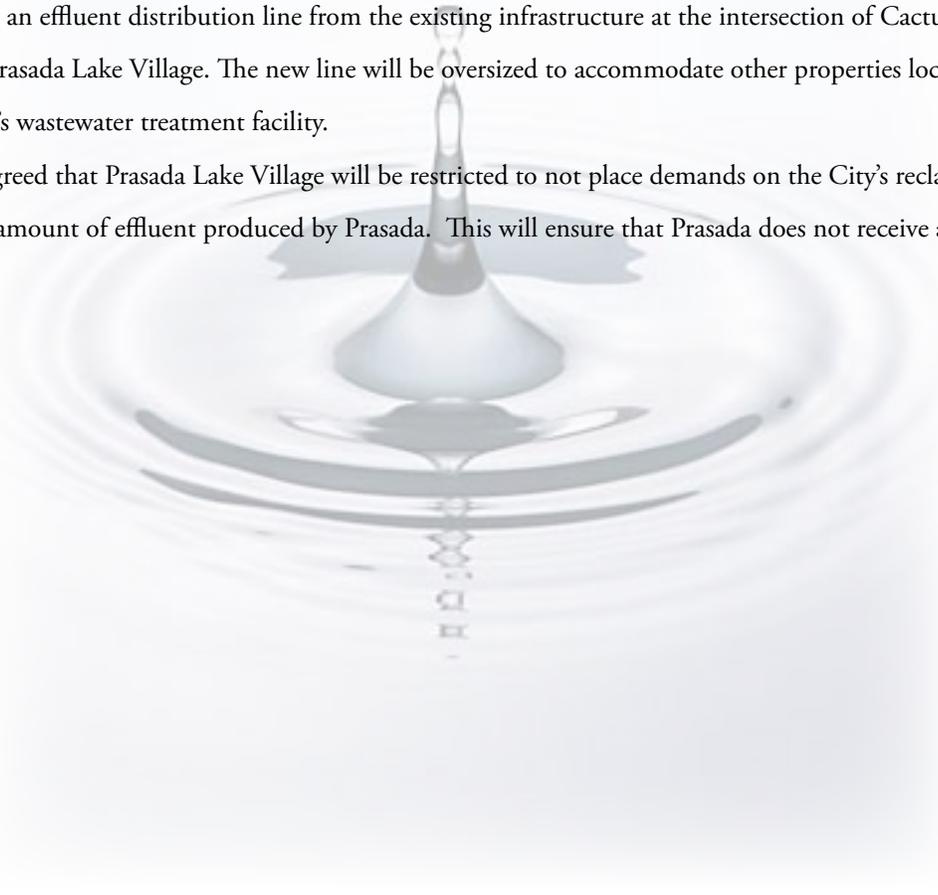
A detailed potable water analysis will be submitted with each individual parcel or phased construction plans for review and approval by AAWC.

### RECLAIMED WATER SYSTEM

In order for Prasada to provide the diversity of housing and high-quality amenities designed for the project, open space, recreational facilities and lakes are planned throughout the residential neighborhoods. The developer recognizes that water is a scarce natural resource, particularly in the desert environment. In concert with environmental sensitivity and State law, treated wastewater (“effluent”) will be used to fill the lakes. The lakes will be used as reservoirs for irrigation of the landscape and open space within Prasada.

The concept of using effluent to fill the lakes and irrigate open space not only allows for the re-use of a natural resource that would otherwise be disposed of, but it also helps the City of Surprise expand and maintain its own infrastructure in two ways. First, the City desires to expand the availability of effluent to communities throughout the City through innovative and cost effective solutions for use as irrigation in order to extend the life of existing water sources and to reduce the long-term degradation of existing ground water resources. Second, Fulton Homes, developer of the Prasada Lake Village, is willing to design, construct and install, an effluent distribution line from the existing infrastructure at the intersection of Cactus Road and Litchfield Road to Prasada Lake Village. The new line will be oversized to accommodate other properties located between Prasada and the City’s wastewater treatment facility.

Fulton Homes has agreed that Prasada Lake Village will be restricted to not place demands on the City’s reclaimed water system higher than the amount of effluent produced by Prasada. This will ensure that Prasada does not receive a disproportion-



ate amount of effluent beyond what the City is capable of providing.

## WASTEWATER SYSTEM

A Master Wastewater Study for Prasada was prepared by CMX under separate cover. Prasada Lake Village, Prasada Gateway Village, and Prasada Urban Village ultimately will be treated by the City of Surprise South WWTP. The South WWTP has planned capacities to treat the wastewater from Prasada.

Prasada will be served by a series of gravity lines developed in conjunction with the City of Surprise Water Infrastructure Master Plan (SWIMP). Coordination with the City of Surprise is under way to incorporate flow generation and proposed tie-in points along the major collection lines. Flow generation from Prasada (along with surrounding development flows) will be conveyed to the project outfall at the intersection of Sarival Avenue and Peoria Avenue. From this location, flows will be conveyed east and ultimately to the South WWTP in the City of Surprise.

The Prasada Master Wastewater Study represents a layout of the trunk wastewater infrastructure for Prasada and is subject to modification through the process of engineering development. Any changes to the approved Wastewater Master Plan will require review and approval by Maricopa County Environmental Services Department and the City of Surprise. A detailed wastewater analysis will be submitted with each individual parcel or phased construction plans for review and approval by each

agency applicable.

**DRY UTILITIES**

Private utility companies will provide water, telephone, cable, natural gas and electric service for Prasada. The City will provide sewer, reclaimed water, police, fire protection, and refuse collection. Electric service 12.0 kV or less and all other utilities will be placed below ground. The following table summarizes the utility providers:

UTILITY	COMPANY
Water	Arizona American Water Company
Sewer, Reclaimed Water, Refuse, Fire & Emergency and Police	City of Surprise
Gas	Southwest Gas Company
Electric	Arizona Public Service
Telephone	Qwest Communications



Cable



Cox Communications

**EMERGENCY AND FIRE RESPONSE SERVICES**

Members of the Project Team have met with the City of Surprise Fire Department to discuss the need for emergency and fire facilities within Prasada Lake Village, Prasada Gateway Village, and Prasada Urban Village. It was determined that Prasada Gateway Village and Prasada Urban Village will be adequately served by existing and proposed fire and emergency service facilities within the surrounding area, while one fire station will be necessary within the Prasada Lake Village. Accordingly, the Project Team and the City's Fire Department have situated the proposed fire station along Cactus Road,



centrally located within Prasada to allow for quicker response times.

In addition, the location of the fire station is placed such that each projected service area will touch or overlap with the next one. The developer plans to reserve a two-acre site within Prasada Lake Village for the City of Surprise. As the project continues forward through the rezoning process, on-going discussions with the City's Fire Department may refine the size and location of the proposed emergency and fire response facility; however, it is anticipated to be resolved before preliminary plat approval.

# COMMUNITY OVERLAYS



SECTION

8.0



*“It takes a lot of courage to release the familiar and seemingly secure, to embrace the new. But there is no real security in what is no longer meaningful. There is more security in the adventurous and exciting, for in movement there is life, and in change there is power.”*

— Alan Cohen

### PUBLIC / COMMUNITY FACILITY USE OVERLAY

Permitted uses allowed by the Public / Community Facility Use Overlay include those public and community uses that are integral to the fabric of a well-designed community. These uses include but are not limited to places of worship, schools, day care facilities, utilities and municipal facilities. Because these land uses are vital to the proper functioning of a successful and sustainable community, they will be allowed in any land use category within the Prasada PAD. The Prasada Land Use Plan, shows preliminary locations for three school sites, two places of worship, utility sites, and a fire station. While preliminary locations for some of the public / community facility land uses are identified on the Land Use Plan, the Public / Community Facility Use Overlay allows these and other similar land uses to occur in other areas throughout Prasada.

### COMMUNITY OPEN SPACE OVERLAY

Permitted uses allowed by the Community Open Space Overlay include lakes, the hierarchy of parks proposed within Prasada (community parks and neighborhood parks), other open spaces and landscaped areas that may or may not contain trails, pedestrian pathways, storm water conveyance, and/or storm water retention. Because these community open space features are a foundation of any master planned community, providing such important elements as neighborhood connectivity, active and passive recreational uses and aesthetic enjoyment for the future residents, these land uses will be allowed in any land use category within the Prasada PAD. While preliminary locations for the community parks are identified on the Land Use Plan, the Community Open Space Overlay allows these and other similar land uses to occur in other areas throughout Prasada.



# REGULATORY PROCESS



SECTION

9.0



*“There can be no vulnerability without risk; there can be no community without vulnerability; there can be no peace, and ultimately no life, without community.”*

— M. Scott Peck

The Prasada PAD will forge a unique relationship between the Prasada development team and the City of Surprise. Processing of development applications within Prasada will be governed by the defined Prasada land use plan and development standards and architectural design guidelines captured within the Prasada PAD as well as by the development agreement. Development applications for each of the three distinct Villages within Prasada will be reviewed against the unique standards defined for that specific Village.

Amendments to the Prasada PAD may be necessary, from time to time. For example, adjustments in parcel boundaries may be needed due to natural constraints, such as drainage way delineation, to reflect changes in market conditions and development financing and/or to meet specific requirements of one or more of the potential users or builders of any part of the Property.

#### PAD AMENDMENTS

Future amendments to the Prasada Lakes Village, Gateway Village, and Urban Village shall be classified as either minor or major amendments.

Minor amendments shall be reviewed and approved administratively through the appropriate departments under the direction of the Community Development Director.

Minor Amendments will include density swaps and intensity transfers that do not increase the density or intensity on any one parcel by more than 20%.

Land use designation boundaries and parcels sizes are intended to be flexible and may be modified through the minor amendment process so long as the boundaries do not increase or decrease any given parcel size by more than 20%.

Any amendment not qualified as a minor amendment shall be considered a major amendment. Major Amendments shall be reviewed and approved by the City through its normal PAD amendment process which may include hearings before the Planning Commission and City Council

#### SITE PLAN AND BUILDING PLAN APPROVAL

##### **Prasada Lake Village**

The Prasada Lake Village has unique development standards and architectural design guidelines as outlined in Section 4 which represent the governing standards and guidelines for all Prasada Lake Village development. The City of Surprise shall review all site plans and architectural building plans against these guidelines. Upon determination that these standards have been met, the City of Surprise shall administratively approve site plans and building plans within the Prasada Lake Village. Preliminary and Final Plat applications, however, shall be processed per the City's standard procedures.

Non-residential permitted uses within the Prasada Lake Village are outlined within the table in Section 11B. Uses allowed within the Prasada Lake Village commercial areas are either permitted by right (P) or permitted upon administrative review and approval (A) by the Community Development Director. The Community Development Director retains the right to defer the decision regarding administratively permitted uses (A) to the Planning Commission. Decisions regarding administratively permitted uses (A) may be appealed to the Planning Commission for further consideration. Appeals of the Planning Commission decision may be made to the City Council and ultimately the Board of Adjustment if necessary.

### **Prasada Gateway Village**

The Prasada Gateway Village has unique development standards and architectural design guidelines as outlined in Section 5 which represent the governing standards and guidelines for all Prasada Gateway Village development.

An independent Design Review Committee will be established for the Prasada Gateway Village. The Prasada Gateway Village DRC is an independent committee that has discretionary architectural and aesthetic approval rights with respect to all buildings and development projects within the Prasada Gateway Village. All site plans and building plans as well as the Comprehensive Signage and Monument Plans for the Gateway Village must be reviewed and approved by the PGV/DRC prior to submittal to the City of Surprise. Once PGV/DRC approval has been granted, the City of Surprise shall administratively review and approve site plans and building plans for projects within the Prasada Gateway Village for compliance against health and safety requirements, building codes, the approved Prasada PAD Development Standards as well as the defined Employment Land Use Requirements.

The PGV/DRC shall include one staff member appointed by the City of Surprise.

Permitted uses within the Prasada Gateway Village are outlined within the table in Section 11B. Uses allowed within the Prasada Gateway Village commercial areas are either permitted by right (P) or permitted upon administrative review and approval (A) by the Community Development Director. The Community Development Director retains the right to defer the decision regarding administratively permitted uses (A) to the Planning Commission. Decisions regarding administratively permitted uses (A) may be appealed to the Planning Commission for further consideration. Appeals of the Planning Commission decision may be made to the City Council and ultimately the Board of Adjustment if necessary.

### **Prasada Urban Village**

The Prasada Urban Village has unique development standards and architectural design guidelines as outlined in Section 6 which represent the governing standards and guidelines for all Prasada Urban Village development. The City of Surprise shall review all site plans and architectural building plans against these guidelines. Upon determination that these standards have been met, the City of Surprise shall administratively approve site plans and building plans within the Prasada Urban Village. Preliminary and Final Plat applications, however, shall be processed per the City's standard procedures.

Development within the PUV-4 zoning category of the Urban Village, is not subject to the Prasada Urban Village Residential Design Guidelines as outlined within Section 6. Prior to site plan and building plan approval for any development within PUV-4, the developer shall create design guidelines for all of PUV-4 which shall be reviewed and approved by the City of Surprise. These design guidelines shall govern development within the PUV-4 zoning category.

The City of Surprise shall administratively review and approve site plans and building plans for projects within the Prasada Urban Village for compliance against health and safety requirements, building codes, the approved Prasada PAD Development Standards, the future design guidelines as well as the defined Employment Land Use Requirements.

#### PAD STANDARDS AND GUIDELINES

The development standards, parking standards, design and architectural guidelines, permitted uses and regulatory processes as defined for Prasada Lakes Village, Prasada Gateway Village, and Prasada Urban Village shall take precedence over any current or future ordinances and guidelines that may be implemented by the City of Surprise except in the specific instances of issues regarding health, safety and welfare.

# Performance Standards

To allow the Developer's of Prasada flexibility to meet the needs of future market conditions while protecting the City of Surprise, Performance Standards have been established within this PAD that will be utilized by staff during their review and approval of individual applications. The Performance Standards as approved by City Council as part of the Prasada PAD will allow the property to be developed in a vibrant and sustainable manner while providing the City of Surprise a mechanism to control site design and architectural character. The Performance Standards include the following:

- 1) Parks and open space that enjoy strong connectivity throughout the community and provide some type of recreation for everyone to enjoy.
- 2) Development Standards that determine minimum lot areas, lot widths, setbacks, and building heights.
- 3) Maximum residential unit counts and densities allowed within each Zoning District.
- 4) Samples of architectural components to be utilized in determination of product architectural styles.
- 5) Garage orientations for residential products to assure diversity and de-emphasize garage doors.

With these five Performance Standards established and the design guidelines and development standards within this PAD, City Council can be assured that the City of Surprise Development Staff has the tools necessary to ensure that a well designed sustainable blended neighborhood will be developed and that flexibility to meet the needs of future residents of Prasada has been preserved.

# CITY ORDINANCES



# SECTION 10

**RESOLUTION #06-69**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE PRASADA PRE-ANNEXATION AND DEVELOPMENT AGREEMENT FOR AN APPROXIMATELY 3350 ACRE PROJECT GENERALLY BOUNDED BY GREENWAY ROAD ON THE NORTH, REEMS ROAD ON THE EAST, PEORIA AVENUE ON THE SOUTH, AND THE ALIGNMENT BETWEEN 185<sup>TH</sup> AVENUE AND 186<sup>TH</sup> AVENUE ON THE WEST.**

WHEREAS, Prasada is a large master-planned community that will require extensive amounts of public infrastructure, and;

WHEREAS, a large portion of Prasada is not located within the City of Surprise municipal limits, and;

WHEREAS, the Prasada Pre-Annexation and Development Agreement establishes the procedure for annexing the unincorporated portion of Prasada and identifies the public infrastructure that will be required, and;

WHEREAS, pursuant to Arizona Revised Statutes §9-500.05 the City of Surprise is authorized to enter into development agreements for a variety of reasons, including, conditions, terms, restrictions and requirements for public infrastructure and the financing of public infrastructure and subsequent reimbursements over time;

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

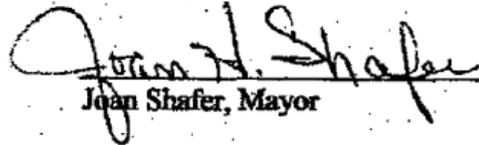
**Section 1.** The City of Surprise hereby agrees to enter into the Prasada Pre-Annexation and Development Agreement with Property Reserve Arizona, L.L.C., Suburban Land Reserve, Inc., Fulton Homes Corporation and Westcor/Surprise LLC, which is attached hereto as Exhibit A.

**Section 2.** The Mayor is hereby directed to sign the Prasada Pre-Annexation and Development Agreement on behalf of the City of Surprise.

[SIGNATURES ON FOLLOWING PAGE]

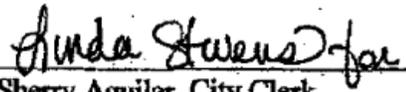
APPROVED AND ADOPTED this 8th day of June 2006.

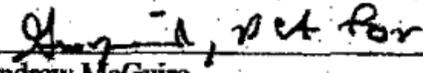
129

  
Joan Shafer, Mayor

Attest:

Approved as to form:

  
Sherry Aguilar, City Clerk

  
Andrew McGuire,  
Acting City Attorney

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

Nays: \_\_\_\_\_

130

After recording, return to:  
City Clerk  
City of Surprise, Arizona  
12425 W. Bell Road  
Suite D-100  
Surprise, AZ 85374

With a copy to:  
Paul E. Gilbert  
Beus Gilbert, PLLC  
4800 N. Scottsdale Road  
Suite 6000  
Scottsdale, AZ 85251



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2006-1238109 09/19/06 09:07 AM  
1 OF 1

MIRAHONTESA

**PRASADA  
PRE-ANNEXATION DEVELOPMENT AGREEMENT**

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THIS PRE-ANNEXATION DEVELOPMENT AGREEMENT (this "**Agreement**") is entered into by and between **City of Surprise**, an Arizona municipal corporation (the "**City**"), **Suburban Land Reserve, Inc.**, a Utah corporation ("**SLR**"), **Fulton Homes Corporation**, an Arizona corporation ("**Fulton**"), and **Westcor/Surprise LLC**, an Arizona limited liability company ("**Westcor**"), as of the date the last Party signs and dates this Agreement. For purposes of this Agreement, SLR, Fulton and Westcor are herein referred to collectively as "**Owners.**" Owners and the City are herein referred to collectively as the "**Parties.**" The City, SLR, Fulton and Westcor are herein referred to individually as a "**Party.**"

#### RECITALS:

A. This Agreement pertains to certain real property consisting of approximately three thousand three hundred fifty (3,350) acres, generally bounded by Greenway Road (on the north), Peoria Avenue (on the south), Perryville Road (on the west) and Reems Road (on the east), which property is legally described on Exhibit A (the "**Property**"). Approximately three hundred fifty one (351) acres of Section 22 within the Property is currently incorporated into the City.

B. The Parties desire that the portion of the Property currently in the unincorporated area of Maricopa County (the "**County Property**") be annexed into the corporate limits of the City and that the entire Property be developed as an integral part of the City. The annexation of the County Property and the development of the Property pursuant to this Agreement is acknowledged by the Parties to be consistent with the Surprise General Plan 2020 (the "**General Plan**"), as amended by GPA-04-184 approved on November 23, 2004 by the City Council Resolution No. 04-228, and as amended by GPA-04-186 approved on November 23, 2004 by City Council Resolution No. 04-229, and to benefit the City, Owners and the general public. The annexation of the County Property and the development of the Property would allow the City to provide for high quality development in the area and ensure orderly, controlled and quality growth in the City.

C. The development of the Property (the "**Prasada Project**") integrates and unifies three distinctive yet complementary components, all of which are depicted on the attached Exhibit B: (i) the one thousand two hundred twenty five (1225) acre Prasada Gateway Village that will be a mixed use employment and commercial core; (ii) the five hundred thirty (530) acre Prasada Urban Village that is predominantly urban residential and commercial in character; and (iii) the one thousand six hundred (1600) acre Prasada Lake Village which is predominantly residential in nature and may include amenities such as an integrated system of lakes, trails and open space as well as diverse choices in housing.

D. The Parties acknowledge and agree that the Prasada Project will result in significant planning and economic benefits to the City and its residents by (i) providing the City with a highly integrated master planned community, offering an array of opportunities for employment, retail, shopping, recreation and entertainment, as well as a diversity of neighborhood and housing choices; and (ii) increasing tax and other revenues to the City based on improvements to be constructed within the Property; and (iii) adding the County Property to the tax rolls of the City; and (iv) providing for the design, construction and financing of public infrastructure to service the Property; and (v) providing for other matters relating to the development of the Property.

E. The City confirms that prior to the execution of this Agreement, the City has given all required public notice and has held all required public hearings to receive comment, discuss and otherwise consider and approve the terms and conditions of this Agreement.

F. The City and Owners are entering into this Agreement pursuant to the provisions of A.R.S. § 9-500.05 in order to facilitate the annexation of County Property and the proper municipal zoning designation and development of the Property by providing for, among other things: (i) conditions, terms, restrictions and requirements for the annexation of the County Property by the City; (ii) conditions, terms, restrictions and requirements for the construction and installation of public infrastructure improvements; (iii) the permitted uses for the Property; (iv) the density and intensity of such uses; and (v) other matters related to the annexation and development of the Property.

G. The Parties acknowledge and agree that the Prasada Project is of such magnitude that Owners require assurances from the City that Owners shall have the right to complete the development of the Property pursuant to that certain Planned Area Development for the Property submitted to the City for consideration herewith (the "**Prasada PAD**"), as such submitted Prasada PAD may subsequently be approved by the City through the normally and customarily required public hearing process before Owners will expend substantial efforts and costs in the development of the Property.

H. The infrastructure improvements to be provided by Owners, while necessary to serve development within the Property, will also be needed in certain instances to facilitate and support the ultimate development of a larger land area that includes the Property.

#### **AGREEMENT:**

NOW, THEREFORE, in consideration of the foregoing premises and mutual promises set forth in this Agreement, the City and Owners state, confirm and agree as follows:

#### **A. DEVELOPMENT STANDARDS AND ENTITLEMENT**

1. Annexation. The City shall comply with the provisions of ARS regarding annexations and, if determined to be in the best interest of City, adopt the ordinance annexing the unincorporated portions of the Property into the City (the "**Annexation Ordinance**"). The City acknowledges that this Agreement provides an adequate plan to provide the County Property with an appropriate level of infrastructure and services to serve the anticipated new development within ten (10) years of the effective date of the Annexation Ordinance pursuant to and in compliance with ARS §9-471(O). In the event the City Council denies the Annexation Ordinance, this Agreement shall immediately terminate and all rights and obligations contained herein shall be null and void.

1.1. Annexation Ordinance. The City shall include the following provision in the Annexation Ordinance:

*"In the event a verified referendum petition challenging either this Ordinance #(insert Annexation Ordinance number) or Ordinance #(insert Zoning Ordinance number) is received by City prior to the effective day of this Ordinance #(insert Annexation Ordinance number), then the Mayor and Council shall, upon the property owner's request, hold a special emergency meeting prior to the effective day for this Ordinance #(insert Annexation Ordinance number) to repeal both this Ordinance #(insert*

Annexation Ordinance number) and Ordinance #(insert Zoning Ordinance number), and the property shall not be annexed into City of Surprise's municipal boundaries."

2. Prasada PAD. The City acknowledges that Owners have submitted a Planned Area Development zoning application for the Property, the Prasada PAD. The Prasada PAD includes the Prasada Design Guidelines (defined herein), the land use plan for the Property, attached hereto as Exhibit C (the "**Prasada Land Use Plan**"), and all of the development regulations to be utilized within the Prasada Project, including but not limited to, lot coverages, lot sizes, lot widths, lot depths, lot mixture, setbacks, building heights, building envelopes, open space requirements, densities and intensities. The City has reviewed the Prasada Land Use Plan and has determined that the land uses (including the permitted uses within the land uses), densities and intensities are consistent with the General Plan and in conformance with the types of land uses desired by the City for this area. Upon the approval of the Prasada PAD, Owners shall be authorized to implement the types of land uses, densities and intensities, as set forth in the Prasada PAD, and will be accorded all approvals necessary to permit Owners to implement the Prasada PAD, subject to the City's review and approval of site plans, subdivision plats and other similar items in accordance with Section A, Paragraph 4 of this Agreement. As more particularly set forth in the Prasada PAD, the City hereby authorizes Owners to include types of uses that are the same as or similar to (as determined by the City's Community Development Director), and densities and intensities of uses equal to or less than, those set forth in the Prasada PAD. The Parties anticipate that the Prasada PAD will be considered in three separate zoning ordinances (one each for the Prasada Gateway Village, the Prasada Urban Village and the Prasada Lake Village). The City agrees that, in the event the Prasada PAD zoning ordinances (collectively, the "**Zoning Ordinances**") are approved, the City shall not initiate a change or amendment to any of the Zoning Ordinances for the duration of this Agreement without the prior written consent of the owner of the portion of the Property that is subject to the Zoning Ordinance for which the change or amendment is requested. A proposed change or amendment to one of the Zoning Ordinances shall not require a request by or approval of the Owners whose portion of the Property is not subject to such Zoning Ordinance.

2.1. Concurrent Annexation and Zoning. The City agrees to concurrently take action on both the Annexation Ordinance and the Zoning Ordinances. In the event the Zoning Ordinances are not approved at the same City Council meeting as adoption of the Annexation Ordinance or if the City Council approves zoning for any portion of the Property not consistent with the Prasada PAD, then the City Council shall, upon any Owner's request, repeal the Annexation Ordinance (by Motion for Reconsideration or other appropriate means), and potentially the Zoning Ordinances before annexation of the Property is final and effective under applicable law, even if the City must hold a special emergency meeting of the City Council. In such event, the Property shall not become part of City and this Agreement shall immediately terminate and all rights and obligations contained herein shall be null and void.

2.2. Zoning Ordinances. The City shall include the following provision in each Zoning Ordinance.

*"In the event a verified referendum petition challenging either this Ordinance #(insert actual ordinance number) or Ordinance #(insert Annexation Ordinance number) is received by City prior to the effective day of this Ordinance #(insert actual ordinance number), then the Mayor and Council shall, upon the property owner's request, hold a*

*special emergency meeting prior to the effective day for this Ordinance #(insert actual ordinance number) to repeal both this Ordinance #(insert actual ordinance number) and Ordinance #(insert Annexation Ordinance number), and the property shall remain in the unincorporated County with its County zoning."*

3. Prasada Design Guidelines. The City acknowledges and agrees that the Prasada Project is a special and unique project within the City and as such Owners shall be entitled to develop unique design guidelines that shall be used by the City to regulate, review and approve the site planning and design and architectural elements of the buildings, residences and structures within the Prasada Project (the "**Prasada Design Guidelines**"). The Prasada Design Guidelines are incorporated into the Prasada PAD, and shall be approved by the City Council as part of the approval of the Zoning Ordinance.

4. Code Compliance. The development of the Property shall be in accordance with this Agreement, the Prasada PAD, the Prasada Land Use Plan, the Prasada Design Guidelines, the Prasada Traffic Impact Analysis (defined herein), the Master Street Plans (defined herein) the Prasada Master Water Study (defined herein), the Prasada Master Wastewater Study (defined herein) and the Prasada Master Drainage Report (defined herein), (herein collectively referred to as the "**Prasada Regulations**"). The Prasada Regulations shall supercede conflicting City ordinances, rules, regulations, standards, and administrative policies, including the City's zoning code, Planning and Design Guidelines, Single Family Residential Design Guidelines and the Single Family Residential Home Product Design Guidelines Manual (herein referred to collectively as the "**City Regulations**") and shall be the primary regulations used by the City when reviewing and approving submittals within the Prasada Project. Notwithstanding the foregoing, in the event an item or issue is not specifically addressed in, or reasonably inferred from, the Prasada Regulations (with the exception of the Prasada Design Guidelines, which shall replace the City's Single Family Residential Design Guidelines and the City's Single Family Residential Home Product Design Guidelines Manual in its entirety), then the City Regulations, in effect as of the date this Agreement is executed, shall govern such item or issue. No future ordinance, rule, regulation, standard or policy adopted by the City shall apply to the development of the Property unless:

(a) The future rule or regulation has been enacted by the City to comply with state or federal laws and regulations, provided that in the event the new rule or regulation prevents or precludes compliance with this Agreement, such provision of this Agreement shall be modified as necessary in order to comply with the new rule or regulation; or

(b) The future rule or regulation has been enacted by the City to address a legitimate health or safety issue and the implementation of such rule or regulation will not adversely affect the development and use of the Property.

5. Anti-Moratorium. The Parties hereby acknowledge and agree that the development of the Property will be phased and that for the term of this Agreement, no moratorium, or future ordinance, resolution or other land use rule or regulation imposing a limitation on the rate, timing or sequencing of the development of Property shall apply to or govern the development of the Property during the term hereof, except as addressed in Section A, Paragraphs 4(a) and 4(b), whether affecting parcel or subdivision maps, building permits, occupancy permits or other entitlements to use issued or granted by the City.

6. Vested Rights. The City acknowledges and agrees that the Prasada PAD, including the Prasada Design Guidelines and the Prasada Land Use Map, shall become vested upon the City Council's approval of this Agreement, the Annexation Ordinance and the Zoning Ordinance, and Owners shall have a vested right to develop the Property in accordance with the Prasada Regulations. The determinations of the City memorialized in this Agreement, together with the assurances provided to Owners in this Agreement, are provided pursuant to and as contemplated by A.R.S. § 9-500.05 and other applicable law, bargained for and in consideration for the undertakings of Owners set forth herein and contemplated by the Prasada PAD. The City further agrees that issuance of the construction permits, wastewater permits, occupancy permits, and other permits and approvals required from the City to develop the Property pursuant to this Agreement and the Prasada PAD shall not be unreasonably delayed or withheld, provided that Owners comply with all applicable permit requirements and pay all required fees.

7. Phasing. The City acknowledges that the Prasada Project is a master planned, multi-year project and that the development of the Property shall occur over time in phases. Owners shall be entitled to determine the development phases for the Property and the order in which the phases will be completed. Owners shall also be entitled to determine the timing for the design, construction and installation of the water system improvements, the Wastewater Improvements (defined herein), the effluent distribution system improvements, the drainage and retention improvements, the street improvements, and all other public infrastructure or amenity improvements (the "**Improvements**"), in accordance with the terms and conditions of this Agreement, and provided Owners comply with the City's customary development requirements, i.e. health and safety issues.

8. Prompt Review Process. The City acknowledges that the Prasada Project is an important project within the City, and as such, timely reviews, inspections and approvals by the City are necessary to effectuate the development of the Property. The City agrees to use its best efforts to promptly initiate all review, inspection and approval processes. Additionally, the City may retain independent consultants, reviewers, inspectors and advisors at any Owner's request in order to efficiently continue the review, inspection and approval process. The requesting Owner shall pay all costs incurred by City for any private, independent consultants, reviewers, inspectors and advisors retained by City, at such Owner's request, for assistance in the review, inspection and approval process, and such consultants, reviewers, inspectors and advisors shall take instruction from, be controlled by and be responsible to City, not the requesting Owner.

9. Employment Areas. The Parties agree that during the general plan amendment process there was a request by the City Council to include employment areas within the Prasada Project. The City acknowledges and agrees that the employment request did not apply to the Prasada Lake Village (as defined in the Prasada PAD), and Owners shall neither be required to provide any employment areas within the Prasada Lake Village nor shall Owners' ability to develop the Prasada Lake Village be affected, hindered, restricted or delayed by any employment area requirement.

10. Additional Property. The City agrees that upon an Owner's acquisition of all or any portion of the strip of land owned by the Burlington Northern/Sante Fe Railway ("**BNSF**") along the Cotton Lane alignment from Peoria Avenue to Cactus Road or the Maricopa Water District ("**MWD**") right-of-way running diagonally through Section 15, which pieces of property are more accurately depicted and legally described on the attached Exhibit F (the "**Additional**

**Property**”), and at the request of such Owner, the City shall administratively amend and re-record this Agreement to incorporate such Additional Property. Thereafter, such Additional Property shall be included in the definition of “Property.” The Additional Property shall be included in the Prasada PAD for purposes of zoning.

## **B. INFRASTRUCTURE AND PUBLIC FACILITIES**

1. Water. Because the Property is not located within the City’s water service area, the City will not be providing potable water to the Prasada Project. Therefore, Owners shall not be required to pay any City water resource development fees, water system development fees, line extension fees or any fees related to water infrastructure or water service, except for the payment of a water related fee component in an adopted fire development fee, provided such water related fee component is, (i) related to infrastructure that directly benefits the Property, and (ii) Owner would be required to construct such infrastructure if the fee component did not exist.

1.1. Arizona-American Water Company. The Property is located within Arizona American Water Company’s (“**AAWC**”) water service area, and AAWC shall be providing potable water for the Prasada Project. Owners have completed the master water study for the Project (the “**Prasada Master Water Study**”). The City agrees to work with Owners in securing the necessary potable water for the Prasada Project from AAWC, including the construction and installation of interconnections between the City’s water system and AAWC’s water system in the event there is inadequate water quantity, quality or pressure within AAWC’s water system to serve the Prasada Project. In no event is the City obligated to bear any of the costs associated with securing a potable water supply for the Prasada Project, and said costs shall be the obligation of the Owners.

2. Effluent. The City acknowledges and agrees that the use of non-potable sources of water, such as treated wastewater (“**Effluent**”) is integral to the success of the Prasada Lake Village Project and that Owners shall be entitled to use Effluent within the Prasada Lake Village in accordance with the terms and conditions of this Agreement.

2.1. Expansion of the Effluent Distribution System. Fulton shall finance, design, construct and install the City’s Effluent distribution line from the intersection of Litchfield Road and Cactus Road to the intersection of 183<sup>rd</sup> Avenue and Cactus Road (the “**Cactus Road Effluent Line**”), and Fulton shall connect the Cactus Road Effluent Line to the Effluent distribution line currently located within Litchfield Road. Unless determined otherwise by an engineering study provided by Fulton and approved by the City, the Cactus Road Effluent Line shall be twenty inches (20”) in size from Litchfield Road to 183<sup>rd</sup> Avenue. Fulton shall install two (2) stub-outs per mile, to the Cactus Road Effluent Line at locations determined by the City.

2.2. Effluent Use. The City shall provide Effluent to the Prasada Lake Village in an amount up to the amount of Effluent generated from within the Property. Quantities and timing of the delivery of Effluent to the Prasada Lake Village shall be on terms and conditions mutually acceptable to the City and Fulton. The City acknowledges that during the early stages of the development, Fulton may need more effluent than is being generated within the Property; therefore, during this time the City agrees to provide at least fifteen hundred (1,500) acre feet of Effluent per year to the Prasada Lake Village.

2.2.1. Wastewater Treatment Facility Improvements. The City and Fulton agree and acknowledge that the City has already designed, constructed and installed storage, pumps and equipment at the SPA 1 water reclamation facility (the “**Effluent Distribution Equipment**”) for the distribution of Effluent to a limited area within SPA 1. The City and Fulton agree to evaluate and assess the existing Effluent Distribution Equipment to determine if additional improvements shall be needed in order to provide Effluent to the Prasada Lake Village at the rate of sixteen hundred (1,600) gallons per minute. In the event additional improvements to the Effluent Distribution Equipment are necessary, Fulton shall only be required to finance, design, construct and install such Effluent Distribution Equipment improvements needed to provide Effluent to the Prasada Lake Village at the rate of sixteen hundred (1,600) gallons per minute. If the City decides to oversize the Effluent Distribution Equipment improvement then Fulton shall only be required to finance its proportionate share of such improvements.

2.2.2. Fee for Effluent. The City and Fulton acknowledge and agree that there is currently no City development fee in place to reimburse Fulton for the costs they will incur to design, construct and install the Cactus Road Effluent Line, therefore, in order to reimburse Fulton such costs, the City shall sell to Fulton the first fifteen hundred (1,500) acre feet of Effluent per year to fill the lakes and irrigate the open space within the Prasada Lake Village in accordance with the following rate schedule:

Years 1-10:	100% reduction of the City’s then current effluent rate
Year 11:	50% reduction of the City’s then current effluent rate
Year 12:	25% reduction of the City’s then current effluent rate
Years 13+:	No reduction

For purposes of this rate schedule, Year 1 would begin on the date Fulton begins filling a lake in phase one of the Prasada Lake Village with Effluent. In the event Fulton is required to design, construct and install additional improvements to the Effluent Distribution Equipment, then Fulton shall receive additional Effluent at no charge in an amount sufficient to compensate Fulton for the actual costs to design, construct and install such additional improvements. If, in the future, the City adopts a development fee related to the design, construction and installation of Effluent distribution systems, and either (or both) the Cactus Road Effluent Line or the additional improvement to the Effluent Distribution Equipment would qualify as eligible expenses under such a development fee, then the City shall use such development fee to reimburse Fulton for all costs incurred to design, construct and install either (or both) the Cactus Road Effluent Line or additional improvements to the Effluent Distribution Equipment, less the value of all Effluent previously delivered to Fulton at no cost or a reduced rate. Because the Effluent rate reduction table above is based upon Effluent being sold at the rate of \$1.80/thousand gallons of Effluent, the value of the Effluent previously delivered to Fulton, shall be calculated by multiplying the amount of Effluent delivered to Fulton by \$1.80/thousand gallons of Effluent.

3. Wastewater. The City commits to provide municipal sewer service to the Property with service-related fees imposed in accordance with the City’s generally applicable rate structure

3.1. Prasada Master Wastewater Study. The City has reviewed, approved and hereby accepted the master wastewater study for the Property, dated January 17, 2006 (the "**Prasada Master Wastewater Study**"). The City acknowledges and agrees that the Prasada Master Wastewater Study delineates both the wastewater demands and capacities necessary for the Prasada Project and the wastewater improvements necessary for the Prasada Project (the "**Wastewater Improvements**").

3.2. Wastewater Facility. Owners shall have no obligation to expand, design, construct, pay for, operate, maintain or repair a treatment facility for wastewater generated on the Property, except for the payment of wastewater development fees.

3.3. Wastewater Service. Upon the completion of the requisite Wastewater Improvements and the City's conditional acceptance of them by letter, the City commits to provide municipal wastewater service to the portions of the Property served by the completed Wastewater Improvements, with service-related fees imposed in accordance with the City's adopted rate structure, as amended from time to time.

3.4. Wastewater Improvements. Owners shall finance, design, construct and install the Wastewater Improvements in accordance with the sizes and quantities required in the Prasada Master Wastewater Study.

3.4.1. Oversizing. The City shall reimburse Owners, using City funds, for all design, construction or installation costs associated with any City requested oversizing of the Wastewater Improvements, and then in such a case Owner would be entitled to reimbursement for the Net Costs. Any Net Costs for which the City is liable shall be due and payable within ninety (90) days following the completion and conditional acceptance of the applicable Wastewater Improvement. The accounting procedure identified in Section B, Paragraph 10 shall be utilized to determine the reimbursable amount (Net Costs), and the individual Owner who designed, constructed and installed the oversizing shall receive the reimbursable amount. For purposes of this paragraph, "**Net Costs**" means the portion of the amount expended on the design, construction, and installation of an improvement over and above the amount that would have been incurred had the improvement been designed, constructed, and installed to service just the Property. By way of example, if one mile of Owner's sewer line were oversized from fifteen (15) inches to thirty (30) inches at the request of the City, the Owner would bid the project as a fifteen (15) inch line with the alternate being a thirty (30) inch line, and the Net Costs would be the difference between to the two (2) bids.

3.5. Ownership of Wastewater. The City shall own all wastewater generated from the Property.

4. Drainage and Retention. The City agrees and acknowledges that given the size of the Prasada Project there are a number of site specific drainage and retention issues that will be addressed during the development of the Property; and therefore, it is necessary to modify the City's current drainage and retention regulations in order to accommodate the desired development of the Property.

4.1. Drainage Report. The City has reviewed, approved and hereby accepted the drainage report for the Property, dated June 19, 2006 (the "**Prasada Master Drainage Report**"). The City acknowledges and agrees that the Prasada Master Drainage Report identifies the drainage and retention issues within the Prasada Project and the drainage and retention

improvements necessary to address the drainage and retention issues, and that Owners may utilize any drainage and/or retention methodology identified in the Prasada Master Drainage Report.

4.2. Underground Retention. Stormwater retention of onsite stormwater shall be provided in accordance with the City's standard stormwater retention requirements, except that the following shall be allowed:

(a) Underground retention of stormwater, constructed in accordance with the City's underground retention standards, shall be allowed within commercial, employment, business park and multi-family developments within the Property. All underground stormwater retention shall have provisions to bleed-off the stormwater within a thirty-six (36) hour period. Underground stormwater retention shall also have access manholes or other means of access for maintenance purposes.

(b) Unfenced stormwater retention basins up to four feet (4') in depth will be allowed. Unfenced basins over three feet (3') in depth shall have 6 to 1 minimum side slopes on sides that are accessible to pedestrians. Side slopes shall otherwise have 4 to 1 minimum side slopes.

(c) Basins greater than three feet (3') in depth that do not have 6 to 1 side slopes (as noted in b above) and basins greater than four feet (4') in depth will be allowed if they are fenced for safety purposes, accessible for maintenance purposes, and have provisions to bleed-off within thirty-six (36) hours. The maximum basin depth shall be fifteen feet (15').

(d) Within the Prasada Lake Village, freeboard on the lakes can be used for stormwater retention purposes. The depth of the freeboard utilized to meet the 100-year, 2-hour stormwater retention requirement shall not exceed three feet (3').

(e) The City acknowledges that the Flood Control District of Maricopa County ("FCDMC") is planning on the construction of one or two large regional detention basins on the west side of the proposed 303 freeway. The City agrees that onsite retention requirements can be met by utilizing the regional detention basins, as long as the size and/or depth of the regional basins are adequate for such purpose, to the satisfaction of the FCDMC. The Owners shall be responsible for providing written confirmation to the City that the use of the regional detention basins is acceptable to the FCDMC.

(f) The City agrees that onsite retention will be waived and only first flush detention basins will be required for any portion of the site, which can drain directly to the proposed Loop 303 drainageway, as long as written proof is submitted to the City that the FCDMC is agreeable to the first flush detention in lieu of the onsite retention.

4.4. Stormwater Management. The City acknowledges that construction of the Loop 303 drainageway, currently slated for the year 2011, will cut off drainage that otherwise would reach portions of the Property on the east side of the proposed freeway. In addition, the City acknowledges that, as land develops and provides 100-year, 2-hour stormwater retention, that stormwater flow rates reaching the Property will diminish. As such, the City agrees that drainageways and culverts to handle offsite flows reaching the Property will be sized based on the FCDMC's Developed Conditions Model, which assumes the Loop 303 regional drainageway and retention basins of all developable lands are in place. The City and Owners

understand that the FCDMC's Developed Conditions Model assumes eighty percent (80%) efficiency of onsite retention basins of developable lands and uses this model for sizing regional facilities (Loop 303 drainageway and Reems Road channel). The City agrees that if the Owners so elect, the Owners may provide further analysis to reduce the size of culverts and drainage channels to handle offsite flows by utilizing one hundred percent (100%) efficiency of retention basins for all non-regional drainageways and culverts. Drainageways and culverts shall be designed such that under the above criteria, flows generated by the 100-year, 24-hour storm shall not exceed the combined capacity of the drainageway and the adjacent street, with no more than eight inches (8") of flow depth within the street as measured from the gutter flow line.

4.5. Flood Control District of Maricopa County. The City understands that there are a number of FCDMC projects located within the Property. The City agrees to assist Owners and to work with FCDMC in order to address and accommodate FCDMC projects within the Property. Nothing contained within this Agreement shall obligate the City to contribute any funds towards a FCDMC project.

5. Streets and Right-of-Way. The City acknowledges and agrees that the Prasada Project requires street cross sections and alignments that may deviate from the City's normal requirements; therefore, the street cross sections for all roads, including arterials, collectors and locals (both public and private), within and adjacent to the Property shall be identified in the Prasada PAD, and that such cross sections and alignments are hereby approved by the City for the Prasada Project. Acceptable deviations may include, but are not limited to, the reduction of right-of-way needed for streets, e.g. fifty feet (50') for locals instead of fifty-five feet (55'), the use of attached sidewalks instead of detached sidewalks, the deletion of sidewalks and bike lanes and the deletion of medians in collectors, whenever deemed appropriate by Owners and the Community Development Director.

5.1. Realignment of Streets. The City acknowledges and agrees that the unique nature of the Prasada Project requires the realignment of various streets (arterials, collectors and locals) that pass through and run along the Property; and therefore, Owners shall be allowed to realign any street within or adjacent to the Prasada Project in order to accommodate the planned development of the Property with the approval of the Community Development Director and the City Engineer, e.g. realignment of Citrus Road and Sarival Avenue. Additionally, because the Maricopa Water District owns various well sites within the Property, Owners shall be allowed to realign all streets impacted by such well sites in order to avoid such well sites.

5.2. Ramola Plat. Upon approval of the Annexation Ordinance, the City will inherit a number of streets within the Prasada Lake Village that were created during the platting of the Ramola projects. The City agrees to abandon to Owners all rights-of-way created by the Ramola plats within one hundred twenty (120) days following the approval of the Annexation Ordinance.

5.3. Signal Lights. The City acknowledges that the City's public works development fee contains a component for traffic signals; therefore, all development fee eligible costs incurred by Owners to install City requested traffic signals shall be reimbursed to the Owner constructing the traffic signal. The City shall collect the public works development fee with each building permit at the time the building permit is issued for construction within the Property. The City shall retain such fees in a separate account and make payments in accordance

with the payment procedure identified in Section B, Paragraph 11. The accounting procedure identified in Section B, Paragraph 10 shall be utilized to determine the reimbursable amount.

5.4. Private Streets. Owners shall be allowed to develop gated communities with private streets within the Property; the number and location of such shall be determined by Owners in accordance with the Community Development Director's approval. Owners shall grant to the City, at no cost to the City, an easement for police, fire, ambulance, garbage collection, wastewater line installation and repair, and other similar public purposes, over the any private streets within the Property. The City has no obligation to maintain private streets constructed by Owner.

5.5 Reimbursement for Street Improvements. The Parties acknowledge that the City does not currently collect an impact or development fee for the purpose of constructing streets. In the event the City creates such an impact or development fee, Owners shall be reimbursed for all eligible costs incurred to design, construct and install street improvements within the Property that are a component of the newly created impact fee by the City, using the street impact or development fees collected within the Property. The City will collect the street impact or development fee with each building permit at the time the building permit is issued for construction within the Property. The City will retain such fees in a separate account and make payments in accordance with the payment procedure identified in Section B, Paragraph 11. The accounting procedure identified in Section B, Paragraph 10 shall be utilized to determine the reimbursable amount. In the event an Owner is requested by the City to, (i) construct half-streets that are oversized beyond the needs indicated by the Prasada Traffic Impact Analysis, (ii) to construct full street or median improvements adjacent to the Property, or (iii) to construct street improvements that are not adjacent to such Owner's portion of the Property, then the City agrees to reimburse such Owner, using City funds, for all such costs within one hundred twenty (120) days following the completion of the applicable street improvement. The accounting procedure identified in Section B, Paragraph 10 shall be utilized to determine the reimbursable amount, and the individual Owner who designed, constructed and installed the additional street improvements shall receive the reimbursable amount.

5.6. Right-of-Way Acquisition. The City agrees to work with Owners in acquiring any right-of-way necessary to install the Improvements.

5.7. Prasada Traffic Impact Analysis. The City has reviewed, approved and hereby accepted the traffic impact analyses for the Property, dated December 2005 and January 2006 (the "**Prasada Traffic Impact Analysis**"). The City acknowledges and agrees that the Prasada Traffic Impact Analysis delineates traffic generated by the Prasada Project and the streets cross sections necessary to accommodate the traffic generated by the Prasada Project.

5.7.1. Master Street Plans. The City has reviewed, approved and hereby accepted the master street plans for the Prasada Urban Village and the Prasada Gateway Village, dated August 25, 2006 (the "**Master Street Plans**"). The City acknowledges and agrees that the Master Street Plans identify street layout, multi-use easements, drainage easements, public utility easements, public right-of-way and street improvements necessary within the Prasada Urban Village and the Prasada Gateway Village. In the event of a conflict between (i) the Prasada Traffic Impact Analysis and the Prasada Master Drainage Report and (ii) the Master Street Plans then the Master Street Plans shall control. The Master Street Plans may be amended from time to time as conditions warrant.

5.8. Street Naming. Owners reserve the right to alter, name or rename all streets within the Prasada Project, with the exception of arterials. The decision to alter, name or rename any street shall be at the sole discretion of the Owners with the concurrence of the Community Development Director.

5.9. City Assistance with ADOT. The City understands the importance of the Loop 303 to the development of the Prasada Project; therefore, the City agrees to work with ADOT on such issues as constructing an interim Loop 303, requiring that the Loop 303 crossings at Waddell Road and Cactus Road are above grade, requiring the use of single-point urban interchanges at Greenway Road, Waddell Road and Cactus Road and including or permitting additional Loop 303 crossings at Sweetwater Avenue and Acoma Drive.

6. Fire Station Site. Owners agree to designate a fire station site within the Prasada Lake Village. The fire station site shall be at a location agreed upon by Fulton and the City and shall be approximately three (3) acres in size. The City shall provide Fulton with a written notice requesting dedication of the fire station site, and Fulton shall make such dedication within ninety (90) days following receipt of the City's written request. The City agrees to pay Fulton the per acre amount used in the City's impact study in effect at the time of the dedication for the site. Such payment shall be due and payable to Fulton within ninety (90) days following Fulton's dedication of the site. In the event the actual value of the land, based on an appraisal to be done by Fulton at the time of dedication, exceeds the amount received by Fulton, then the City shall provide Fulton with a letter stating the value of the land and the price paid with the difference being considered a donation to the City.

7. Emergency Services. Upon annexation of the Property, the City shall provide emergency services, including fire service, emergency medical service and police service, to the residents of the Prasada Project.

8. Garbage and Refuse Collection. Upon annexation of the Property, the City shall provide garbage, refuse and recycling collection to the residents of the Prasada Project in a manner and at a level of service comparable to that provided to other residents within the City. The City may elect not to provide City garbage, refuse and recycling service to private, gated communities within the Prasada Project.

9. *(this Paragraph has been intentionally omitted)*

10. Accounting Procedures. The Parties agree that once expenditures have been made by an Owner, as evidenced by actual invoices and expenditures, for development fee creditable improvements or City requested oversizing of improvements, an addendum to this Agreement shall be administratively executed by the City Manager that specifies and confirms the reimbursable amount that is represented by such invoices. Each such addendum shall be submitted by each Owner on the form attached hereto as Exhibit D, and when such addendum has been approved and countersigned by the City Manager, it shall be incorporated into and become a part of this Agreement.

10.1. Assigning Credits. All or any portion of the credits and reimbursements which an Owner is entitled to under this Agreement shall be assignable by such Owner to one or more assignees of such Owner including any other party developing property within the Prasada Project (including, without limitation, home builders, commercial developers and end users, and any other party that would be required to pay development fees to develop property within the

Prasada Project), provided that the applicable Owner shall notify the City in writing when it assigns all or any part of its credits or reimbursements, identifying both the party to whom the credit/reimbursement was assigned and the amount of credit/reimbursement assigned, in accordance with the assignment provision, Section D, Paragraph 2.12.

11. Reimbursement Process. City shall account for all fees collected separately and make payments to Owners' Representative (for disbursement to Owners pursuant to the terms of a separate disbursement agreement amongst the Owners) on a semi-annual basis, e.g. May 30<sup>th</sup> and November 31<sup>st</sup>, within thirty (30) days after the end of each six (6) month period, or within thirty (30) days after the accumulation of Fifty Thousand Dollars (\$50,000.00), whichever occurs first, until such time as all amounts eligible for reimbursement under this Agreement have been fully reimbursed. When making reimbursement payments to Owners' Representative, City shall provide Owners' Representative with the source of the fees making up each reimbursement payment (e.g. address for each public works development fee collected).

11.1. Audit. Owners, at their sole cost and expense, shall have the right to audit City's books and records with respect to the development fees, upon prior written notice to City and during normal business hours, and, if such audit determines that City has not been complying with the provisions of this Agreement, City shall pay such outstanding amounts to Owners' Representative within ninety (90) days.

12. Financial Assurances. In order to provide the City with the assurance that the Improvements will be designed, constructed and installed, Owners shall be allowed to use any of the following forms of financial assurance subject to approval by the City Attorney: bonds, letters of credit, cash deposits, escrow funds, or the certificates of occupancy hold process.

13. Tax Assistance. SLR shall not be the recipient of any incentive or reimbursement for public infrastructure that involves the payment, rebate or credit of sales tax, transaction privilege tax, construction tax or any tax generated by the development of the Property or the operation of businesses within the Property.

## C. GENERAL PROVISIONS

### 1. Construction and Dedication.

1.1. Public Procurement. All construction contracts (or professional services contracts that exceed the private procurement threshold) for any of the Improvements that require or anticipate a contribution of City funds or off-site development fees shall be publicly procured by Owners or the City pursuant to ARS. The City agrees to assist in the public procurement process, using the City's staff without cost to Owners. This public procurement requirement shall not apply to the procurement of architects, engineers, assayers and other professional services statutorily exempted from the public procurement requirements.

1.2. Design Plans. All design, construction and installation plans for the Improvements shall be the property of the City, to the extent allowable by the license of each plan. Future use of plans by the City shall be conditioned on the City first obtaining the proper permission and license to use said plans. Failure to obtain said permission and license and the express written consent and knowledge of the preparing engineer shall make the stamp, date and signature of the preparing engineer null and void and no liability shall be attributable to either the preparing engineer or Owners. Notwithstanding the foregoing, the City hereby agrees that

Owners may use said plans for similar improvements in other developments within or outside the City.

1.3. Conveyance of Property. On the final plats (including maps of dedication) Owners shall dedicate to the City, and the City shall accept such dedications, all parcels, rights-of-way and easements on the Property needed for the Improvements, or as required pursuant to this Agreement, free and clear of all encumbrances which could affect marketability of title. Owners shall have no obligation to obtain and/or dedicate any rights-of-way or parcels that are not part of the Property.

1.4. Conveyance of Improvements. Owners shall convey to the City all Improvements free and clear of all liens and encumbrances that could affect marketability of title. Each Owner shall warrant all Improvements constructed by such Owner and conveyed to the City pursuant to this Agreement for one year after conditional acceptance by the City's engineering department. Within one hundred twenty (120) days following the expiration of the one-year warranty period for collector streets constructed by an Owner, such Owner shall apply a micro-seal coating to such collector streets. Owners may convey the Improvements to the City in phases as they are completed. Owners shall also convey all easements necessary for the Improvements or for access to the Improvements. The City shall accept all conveyances made by Owner for the Improvements or the easements necessary for the Improvements.

1.5. Construction Access. Owners and their agents shall have the right to enter, remain upon and cross over any City easement or right-of-way to the extent reasonably necessary to design, construct or install the Improvements, provided that with alternative construction access as approved by City, Owners' use does not unreasonably impede City's use and enjoyment of the subject property; and provided that Owners shall obtain any required permit for the use of such easement or right-of-way, as required by City, and provided also that the Owner obtaining such permit shall restore such easement or right-of-way to substantially the same condition as existed prior to Owners' entry.

## 2. Miscellaneous Provisions.

2.1. Street Lights. Street lights for the Property shall be maintained by a street light improvement district ("SLID"). A single SLID may be formed for the entire Property or a separate SLID may be formed for each development phase of the Property, at the election of Owners. All costs associated with installing the street light poles and street lights shall be borne by Owners, and until such time as the SLID generates sufficient tax revenues from real properties included within the SLID to cover all costs required by the SLID, Owners shall pay any shortfall in such tax revenues.

2.2. Amendments to this Agreement. Each of SLR, Fulton and Westcor agrees that it shall have no right to consent to or approve any future amendment to this Agreement requested by an Owner if such future amendment relates solely to the development or use of the portion of the Property owned by such Owner. "Development or use" includes land use, infrastructure requirements, and all other issues related to the entitlement, development, and use of the portion of the Property owned by each Owner. No Owner shall be considered a third-party beneficiary to any future amendments to the Agreement that relate to the portion of the Property not owned by such Owner. No Owner may enforce or request that the City enforce the obligations contained in this Agreement as against each other. If a future amendment proposed

by the City or an Owner impacts the development or use of another Owner's portion of the Property, then the City or Owner seeking the amendment shall submit its proposed amendment in writing to the other affected Parties for review. Minor amendments, which are amendments that do not change the terms or conditions of this Agreement, sought by an Owner may be reviewed and approved by the Community Development Director. All other amendments sought by an Owner shall be reviewed by the Community Development Director and approved by the Council prior to becoming effective. Amendments shall be recorded in the Official Records of Maricopa County within ten (10) days after execution.

2.3. Fees. Owners shall pay all development, impact, infrastructure, permit, review and other fees assessed by City that are in effect at the time each plan, plat or permit application is submitted, unless otherwise excepted within this Agreement. Any new development or impact fee (categories, not amounts) established by City after the execution of this Agreement for infrastructure provided by Owners shall not be assessed against Owners or persons developing the Property.

2.3.1 Transportation Fee. In the event the City adopts a regional transportation development fee through the statutorily required procedures before July 31, 2007, Owners agrees to retroactively pay the regional transportation development fees for all residential units permitted prior to the adoption of the regional transportation development fee. Such payment shall be due and payable within sixty (60) days following the City Council's approval of the fee, and no residential building permits shall be issued within the Property until such payment is made. However, if a regional transportation development fee is adopted after July 31, 2007, then Owners' participation in the fee shall not be retroactive, and the City shall only assess the regional transportation development fee against all permits issued after the fee's effective date.

2.4. Representatives. The Parties agree to designate and appoint a representative to act as a liaison between City and its various departments and each Owner. The initial representative for the City shall be Scott Chesney and the initial representatives for Owners shall be Norm Nicholls (Lakes Village) and Jack Razor (Urban and Gateway Villages) (the "Owners' Representative"), or such other individual as identified by Owners from time to time. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties and the development of the Property.

2.5. Term. This Agreement shall become effective on the date the last Party executes this Agreement and shall automatically terminate on the twentieth (20<sup>th</sup>) anniversary of such date; provided, however, that City's obligation to continue providing municipal services to the portions of the Property receiving municipal services shall survive the termination of this Agreement.

2.6. Recordation. This Agreement shall be recorded in its entirety in the Official Records of Maricopa County, Arizona, not later than ten (10) days after its full execution.

2.7. Notices and Filings. All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by certified United States Mail, postage pre-paid, return receipt requested if to:

City: City of Surprise  
 12425 W. Bell Road  
 Suite D-100  
 Surprise, AZ 85374  
 Attn: Community Development Director  
 Fax Number: 623.875.5049

With Copy To: City of Surprise  
 12425 W. Bell Road  
 Suite D-100  
 Surprise, AZ 85374  
 Attn: City Attorney  
 Fax Number: 623.583.3199

Owners: Suburban Land Reserve, Inc.  
 5 Triad Center, Suite 325  
 Salt Lake City, UT 84180  
 Attn: G.Scott Dean  
 Fax Number: 801.321.7550

Fulton Homes Corporation  
 9140 S. Kyrene Road  
 Suite 202  
 Tempe, AZ 85254  
 Attn: Norman Nicholls  
 Fax Number: 480.753.5554

Westcor/Surprise LLC  
 11411 N. Tatum Blvd.  
 Phoenix, AZ 85028  
 Attn: John F. Rasor  
 Fax Number: 602.953.6298

With Copy to: Beus Gilbert, PLLC  
 4800 N. Scottsdale Road  
 Suite 6000  
 Scottsdale, AZ 85251  
 Attn: Paul Gilbert  
 Fax Number: 480-429-3100

or to such other address or addresses as may hereafter be specified by notice given by any of the above for itself to the others. Any notice or other communication directed to either Party shall become effective upon the earliest of the following: (a) actual receipt by that Party; or (b) thirty-six (36) hours after deposit with the United States Postal Service, addressed to the Party.

2.8. Failure to Perform. The City acknowledges and understands that Owners are made up of a number of entities that will be involved in the development of the Property, and therefore, the City agrees that a failure to perform by any individual Owner shall not affect another Owner's ability to develop any portion of the Property or receive the benefits intended under this Agreement. In the event a Party fails to perform or otherwise act in accordance with any term or provision hereof (the "**non-performing Party**") then any other Party may provide written notice to perform to the non-performing Party. The non-performing Party shall have thirty (30) days to perform after written notice is received; provided, however, that if the failure is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then the non-performing Party shall have such additional time as may be necessary to perform or comply so long as the non-performing Party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation. Any written notice shall specify the nature of the non-performance and the manner in which the non-performance may be satisfactorily cured, if possible. The thirty (30) day period shall not apply where an ordinance or statute requires the City to perform or otherwise act in a period in excess of thirty (30) days. In the event a non-performance remains uncured following the thirty (30) day period, the only remedy permitted shall be specific performance, except as specifically allowed within this Agreement.

2.9. Dispute Resolution. In the event that there is a dispute hereunder that the disputing Parties cannot resolve between themselves, the disputing Parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the disputing Parties agree to attempt to settle the dispute by nonbinding mediation before commencement of litigation. The mediation shall be held under the commercial mediation rules of the American Arbitration Association. The matter in dispute shall be submitted to a mediator mutually selected by the Parties. In the event that the disputing Parties cannot agree upon the selection of a mediator within seven (7) days, then within three (3) days thereafter, City and the disputing Owner(s) shall request the presiding judge of the Superior Court in and for the County of Maricopa, Arizona, to appoint an independent mediator. The mediator selected shall have at least five (5) years' experience in mediating or arbitrating disputes relating to development. The cost of any such mediation shall be divided equally between the City and the disputing Owner(s). The results of the mediation shall be nonbinding on the Parties, and any Party shall be free to initiate litigation subsequent to the moratorium.

2.10. Choice of Law, Venue and Attorneys' Fees. Any dispute, controversy, claim or cause of action arising out of or related to this Agreement shall be governed by Arizona law. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. No Party shall be entitled to recover any of its attorneys' fees nor other costs from the other Party incurred in any such dispute, controversy, claim or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

2.11. Good Standing and Authority. Each Party represents and warrants that it is duly formed and validly existing under Arizona laws, with respect to Owners, or is a municipal corporation within Arizona, with respect to the City, and that the individuals executing this Agreement on behalf of a Party are authorized and empowered to bind the Party on whose behalf

each such individual is signing.

2.12. Assignment. The provisions of this Agreement are binding upon and shall inure to the benefit of the Parties, and all of their successors in interest and assigns; provided; however, that a particular Owner's rights and obligations hereunder may only be assigned in whole, and only to a person or entity that has acquired an interest in the Property or a portion thereof and only by a written instrument recorded in the Official Records of Maricopa County, Arizona, expressly assigning such rights and obligations. In the event of a complete assignment by a particular Owner, all of the Owner's rights and obligations hereunder shall terminate effective upon the assumption by the Owner's assignee of such rights and obligations and the execution of an addendum that recognizes the assignment with respect to the interest in the Property, or portion thereof, transferred or conveyed. An Owner assigning all of its interest shall submit an addendum on the form attached hereto as Exhibit E, and when such addendum has been approved and countersigned by the City Manager, it shall be incorporated into and become a part of this Agreement.

2.13. Termination Upon Sale of Residential Lots. Except as otherwise provided herein, the Parties hereby acknowledge and agree that this Agreement is not intended to, and shall not create conditions or exceptions to title or covenants running with the residential lots within the Property and any tracts or land intended to be dedicated or conveyed to the City, an other public or quasi-public entity, any utility provider, any homeowners association or any school district. Therefore, in order to alleviate any concern as to the effect of this Agreement on the status of title to any of the Property, so long as not prohibited by law, this Agreement shall terminate without the execution or recordation of any further document or installment as to any residential lot and any tracts or land dedicated or conveyed to the City, any utility provider, any homeowners association or any school district, and thereupon such residential lot and any tracts or land dedicated or conveyed to City, any utility provider, any homeowners association or any school district shall be released from and no longer be subject to or burdened by the provisions of this Agreement.

2.14. Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other agreement between the Parties. No term or provision of this Agreement is intended to, or shall be for the benefit of any person or entity not a party hereto, and no such other person or entity shall have any right or cause of action hereunder.

2.15. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof; and no waiver of any breach shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant, or condition of this Agreement. No waiver shall be effective unless it is in writing and is signed by the Party asserted to have granted such waiver.

2.16. Further Documentation. The Parties agree in good faith to execute such further or additional instruments and documents and to take such further acts as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

2.17. Fair Interpretation. The Parties have been represented by counsel in the negotiation and drafting of this Agreement and this Agreement shall be construed according to the fair meaning of its language. The rule of construction that ambiguities shall be resolved

against the Party who drafted a provision shall not be employed in interpreting this Agreement.

2.18. Headings. The headings of this Agreement are for purposes of reference only and shall not limit or define the meaning of any provision of this Agreement.

2.19. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

2.20. Computation of Time. In computing any period of time under this Agreement, the date of the act or event from which the designated period of time begins to run shall not be included. The last day of the period so completed shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or Legal holiday. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. (Arizona time) on the last day of the applicable time period provided herein.

2.21. Conflict of Interest. This Agreement is subject to the terms of ARS § 38-511.

2.22. Owners' Representations. Nothing contained herein shall be deemed to obligate any Owner to develop any portion of the Prasada Project or to complete construction of any of the Improvements.

2.23. Entire Agreement. This Agreement, together with the following Exhibits attached hereto (which are incorporated herein by this reference) constitutes the entire agreement between the Parties.

- (a) Exhibit A: Legal description of the Property
- (b) Exhibit B: Prasada Project
- (c) Exhibit C: Prasada Land Use Plan
- (d) Exhibit D: Addendum form for reimbursements
- (e) Exhibit E: Addendum form for assignments
- (f) Exhibit F: Additional Property

All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written are superseded by and merged in this Agreement.

2.24. Time. Time is of the essence of this Agreement and with respect to the performance required by each Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date(s) written below.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGES]**

CITY:  
CITY OF SURPRISE, an Arizona municipal corporation

By: Joan H. Shafer  
Joan Shafer, Mayor

Date: 9-12-06

APPROVED AS TO FORM:

By: [Signature]  
Scott McCoy, City Attorney

ATTESTED:

By: [Signature]  
Sherry Ann Aguilar, City Clerk

STATE OF ARIZONA        )  
  ) ss.  
County of Maricopa        )

Subscribed and sworn to before me this 12th day of Sept., 2006, by Joan Shafer, the Mayor of CITY OF SURPRISE, an Arizona municipal corporation.

[Signature]  
Notary Public

My commission expires:

Feb. 7, 2008



SLR:  
SUBURBAN LAND RESERVE, INC, a Utah corporation

By: *Mark B. Gibbons* *MB*  
Mark B. Gibbons, President

Date: 6-29-06

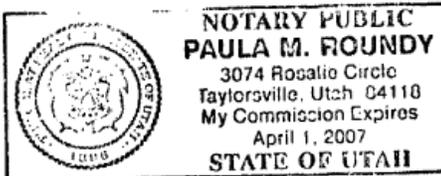
STATE OF ~~ARIZONA~~ <sup>UTAH</sup> )  
County of ~~Maricopa~~ <sup>Salt Lake</sup> ) ss.

Subscribed and sworn to before me this 29<sup>th</sup> day of June, 2006, by Mark B. Gibbons, the President of SUBURBAN LAND RESERVE, INC., a Utah corporation.

*Paula M. Roundy*  
Notary Public

My commission expires:

4/01/2007



FULTON:  
FULTON HOMES CORPORATION, an Arizona corporation

By: [Signature]

Date: 6/15/06

STATE OF ARIZONA     )  
  ) ss.  
County of Maricopa     )

Subscribed and sworn to before me this 15<sup>th</sup> day of June, 2006, by Norm Lee Nicholls the President of FULTON HOMES CORPORATION, an Arizona corporation.

[Signature]  
Notary Public

My commission expires:  
3-1-2009



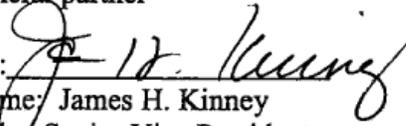
**WESTCOR:**

WESTCOR/SURPRISE LLC, an Arizona limited liability company

By: Westcor/303 LLC, an Arizona limited liability company, its Managing Member

By: The Westcor Company II Limited Partnership, an Arizona limited partnership, its managing member

By: Macerich TWC II Corp., a Delaware corporation, its general partner

By:   
Name: James H. Kinney  
Title: Senior Vice President

By: WDP Partners, LLC, an Arizona limited liability company, a member

By: \_\_\_\_\_  
Name: John F. Rasor  
Title: Manager

By: RED/303 LLC, an Arizona limited liability company, a Member

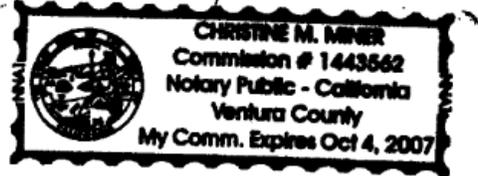
By: E&R Holdings, LLC, an Arizona limited liability company, its manager

By: \_\_\_\_\_  
Name: Michael L. Ebert  
Title: Manager

CALIFORNIA  
STATE OF ARIZONA )  
VENTURA ) ss.  
County of Maricopa )

Subscribed and sworn to before me this 24<sup>th</sup> day of July, 2006, by James H. Kinney, the Senior Vice President of Macerich TWC II Corp, a Delaware Corporation.

*Christine M. Miner*  
Notary Public



My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2006, John F. Razor, the Manager of WDP Partners, LLC, an Arizona limited liability company.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2006, Michael L. Ebert, the Manager of E&R holdings, LLC, an Arizona limited liability company.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

**WESTCOR:**

WESTCOR/SURPRISE LLC, an Arizona limited liability company

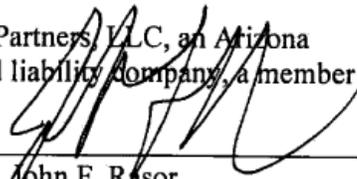
By: Westcor/303 LLC, an Arizona limited liability company, its Managing Member

By: The Westcor Company II Limited Partnership, an Arizona limited partnership, its managing member

By: Macerich TWC II Corp., a Delaware corporation, its general partner

By: \_\_\_\_\_  
Name: James H. Kinney  
Title: Senior Vice President

By: WDP Partners, LLC, an Arizona limited liability company, a member

By:  \_\_\_\_\_  
Name: John F. Rasor  
Title: Manager

By: RED/303 LLC, an Arizona limited liability company, a Member

By: E&R Holdings, LLC, an Arizona limited liability company, its manager

By: \_\_\_\_\_  
Name: Michael L. Ebert  
Title: Manager

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2006, by James H. Kinney, the Senior Vice President of Macerich TWC II Corp, a Delaware Corporation.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this 21 day of July, 2006, John F. Rasor, the Manager of WDP Partners, LLC, an Arizona limited liability company.

Monica Panza  
Notary Public

My commission expires:

June 2, 2008



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2006, Michael L. Ebert, the Manager of E&R holdings, LLC, an Arizona limited liability company.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

**WESTCOR:**

WESTCOR/SURPRISE LLC, an Arizona limited liability company

By: Westcor/303 LLC, an Arizona limited liability company, its Managing Member

By: The Westcor Company II Limited Partnership, an Arizona limited partnership, its managing member

By: Macerich TWC II Corp., a Delaware corporation, its general partner

By: \_\_\_\_\_

Name: James H. Kinney

Title: Senior Vice President

By: WDP Partners, LLC, an Arizona limited liability company, a member

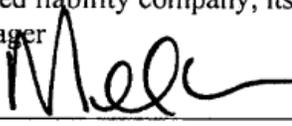
By: \_\_\_\_\_

Name: John F. Rasor

Title: Manager

By: RED/303 LLC, an Arizona limited liability company, a Member

By: E&R Holdings, LLC, an Arizona limited liability company, its manager

By:  \_\_\_\_\_

Name: Michael L. Ebert

Title: Manager

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2006, by James H. Kinney, the Senior Vice President of Macerich TWC II Corp, a Delaware Corporation.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2006, John F. Rasor, the Manager of WDP Partners, LLC, an Arizona limited liability company.

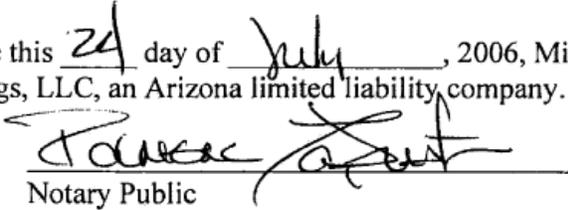
\_\_\_\_\_  
Notary Public

My commission expires:

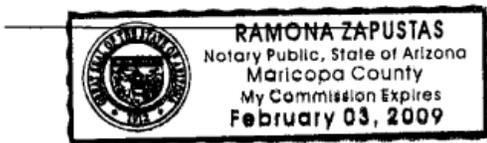
\_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Subscribed and sworn to before me this 24 day of July, 2006, Michael L. Ebert, the Manager of E&R holdings, LLC, an Arizona limited liability company.

  
\_\_\_\_\_  
Notary Public

My commission expires:



**PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT  
ACCEPTANCE AND CONSENT TO AGREEMENT RUNNING WITH THE LAND**

**PROPERTY RESERVE ARIZONA, L.L.C.**, an Arizona Limited liability company as owner of fee title to the Property described in the Prasada Pre-Annexation Development Agreement, entered into by and between the **City of Surprise**, an Arizona municipal corporation, **Suburban Land Reserve, Inc.**, a Utah corporation, **Fulton Homes Corporation**, an Arizona corporation, and **Westcor/ Surprise LLC**, an Arizona limited liability company, to which this document is attached, does hereby acknowledge, accept and consent to the Prasada Pre-Annexation Development Agreement immediately attaching to and running with the Property, and that the development of the Property shall be subject to and in accordance with the Prasada Pre-Annexation Development Agreement.

Property Reserves Arizona, L.L.C.  
5 Triad Center, Suite 650  
Salt Lake City, UT 84180  
Attn: Mark B. Gibbons  
Fax Number: 801.240.5881

Dated as of June 29, 2006.

PROPERTY RESERVE ARIZONA, L.L.C., an Arizona limited liability company

By: [Signature]  
Mark B. Gibbons, Manager

Date: 6-29-06

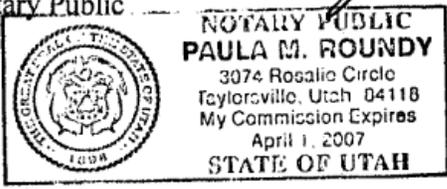
*ML  
BNC*

STATE OF Utah )  
~~ARIZONA~~ )  
County of Salt Lake ) ss.  
~~Maricopa~~ )

The foregoing instrument was acknowledged before me this 29th day of June, 2006, by Mark B. Gibbons, the Manager of PROPERTY RESERVE ARIZONA, L.L.C., an Arizona limited liability company.

[Signature]  
Notary Public

My commission expires: 4/01/2007



**EXHIBIT A**

**Legal Description of the Property**

**PRASADA PLANNED AREA DEVELOPMENT (PAD)  
ZONING GROSS AREA  
EXHIBIT "A"  
LEGAL DESCRIPTION**

That portion of Section 18, Township 3 North, Range 1 West, and Sections 12, 13, 15, 22, and 23, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**BEGINNING** at the Northwest Corner of said Section 12 from which the North Quarter Corner of said section bears S.89°47'24"E., 2635.88 feet;

Thence along the north line of the Northwest Quarter of said Section 12, S.89°47'24"E., 2635.88 feet to the North Quarter Corner of said section;

Thence along the north line of the Northeast Quarter of said Section 12, S.89°46'47"E., 2636.62 feet to the Northeast Corner of said section;

Thence along the east line of the Northeast Quarter of said Section 12, S.00°33'05"W., 2641.58 feet to the East Quarter Corner of said section;

Thence along the east line of the Southeast Quarter of said Section 12, S.00°33'04"W., 2641.43 feet to the Southeast Corner of said Section 12, being common to the Northeast Corner of said Section 13, Township 3 North, Range 2 West, and the Northwest Corner of said Section 18, Township 3 North, Range 1 West;

Thence along the north line of the Northwest Quarter of said Section 18, S.89°05'50"E., 2153.02 feet to the North Quarter corner of said section;

Thence along the north line of the Northeast Quarter of said Section 18, S.89°04'45"E., 2637.78 feet to the Northeast Corner of said section;

Thence along the east line of the Northeast Quarter of said Section 18, S.00°04'55"W., 2642.05 feet to the East Quarter Corner of said section;

Thence along the east line of the Southeast Quarter of said Section 18, S.00°07'08"W., 2640.43 feet to the Southeast Corner of said section;

Thence along the south line of the Southeast Quarter of said Section 18, N.89°02'02"W., 2640.03 feet to the South Quarter Corner of said section;

Thence along the south line of the Southwest Quarter of said Section 18, N.89°02'02"W., 2180.40 feet to the Southwest Corner of said Section 18, Township 3 North, Range 1 West, being common to the Southeast Corner of said Section 13, Township 3 North, Range 2 West;

Thence along the south line of the Southeast Quarter of said Section 13, N.89°44'35"W., 2627.25 feet to the South Quarter Corner of said section;

Thence along the south line of the Southwest Quarter of said Section 13, N.89°44'33"W., 2627.90 feet to the Southwest Corner of said Section 13, being common to the Northeast Corner of said Section 23;

Thence along the east line of the Northeast Quarter of said Section 23, S.00°24'15"W., 2640.09 feet to the East Quarter Corner of said section;

Thence along the east line of the Southeast Quarter of said Section 23, S.00°24'44"W., 2641.11 feet to the Southeast Corner of said Section 23;

Thence along the south line of the Southeast Quarter of said Section 23, N.89°59'04"W., 2643.72 feet to the South Quarter Corner of said section;

Thence along the south line of the Southwest Quarter of said Section 23, S.89°59'47"W., 2644.66 feet to the Southwest Corner of said Section 23, being common to the Southeast Corner of said Section 22;

Thence along the south line of the Southeast Quarter of said Section 22, N.89°44'23"W., 2641.63 feet to the South Quarter Corner of said section;

Thence along the north-south mid-section line of said Section 22, N.00°21'18"E., 1319.25 feet;

Thence leaving said north-south mid-section line, N.89°45'38"W., 1320.93 feet;

Thence N.00°20'34"E., 1318.82 feet to the east-west mid-section line of said Section 22;

Thence along said east-west mid-section line, N.89°46'47"W., 1321.21 feet to the West Quarter Corner of said section;

Thence along the west line of the Northwest Quarter of said Section 22, N.00°20'05"E., 2637.17 feet to the Northwest Corner of said section;

Thence along the north line of the Northwest Quarter of said Section 22, S.89°47'39"E., 1321.67 feet to the Northeast Corner of the Northeast ¼ of the Northwest ¼ of said section;

Thence leaving said north line of Section 22, along the east line of the West ½ of the West ½ of said Section 15, N.00°16'57"E., 5273.65 feet to the Northeast Corner of the Northeast ¼ of the Northwest Quarter of said section;

Thence along the north line of said Section 15, S.89°57'20"E., 1302.51 feet;

Thence leaving said north line of Section 15, S.00°05'10"W., 402.29 feet;

Thence S.89°46'30"E., 1304.45 feet;

Thence N.00°05'11"E., 0.49 feet;

Thence N.89°48'11"E., 77.70 feet;

Thence N.00°05'11"E., 405.48 feet to a point on the north line of said Section 15;

Thence along the north line of the Northeast quarter of said Section 15, S.89°57'06"E., 1292.77 feet to the Northeast corner of said section;

Thence along the east line of the Northeast Quarter of said Section 15, S.00°25'30"W., 2642.50 feet to the East Quarter corner of said section;

Thence along the east line of the Southeast Quarter of said Section 15, S.00°23'53"W., 2640.21 feet to the Southeast corner of said Section 15, being common to the Northeast Corner of said Section 22, and the Northwest corner of said Section 23;

Thence along the north line of the Northwest Quarter of said Section 23, N.89°59'55"E., 2645.61 feet to the North Quarter Corner of said section;

Thence along the north line of the Northeast Quarter of said Section 23, S.89°59'39"E., 2645.48 feet to the Northeast corner of said Section 23, being common to the Southwest Corner of said Section 13;

Thence along the west line of the Southwest Quarter of said Section 13, N.00°21'58"E., 2640.56 feet to the West Quarter corner of said section;

Thence along the west line of the Northwest Quarter of said Section 13, N.00°23'10"E., 2639.61 feet to the Northwest Corner of said Section 13, being common to the Southwest corner of said Section 12;

Thence along the west line of the Southwest Quarter of said Section 12, N.00°24'27"E., 2638.84 feet to the West Quarter Corner of said section;

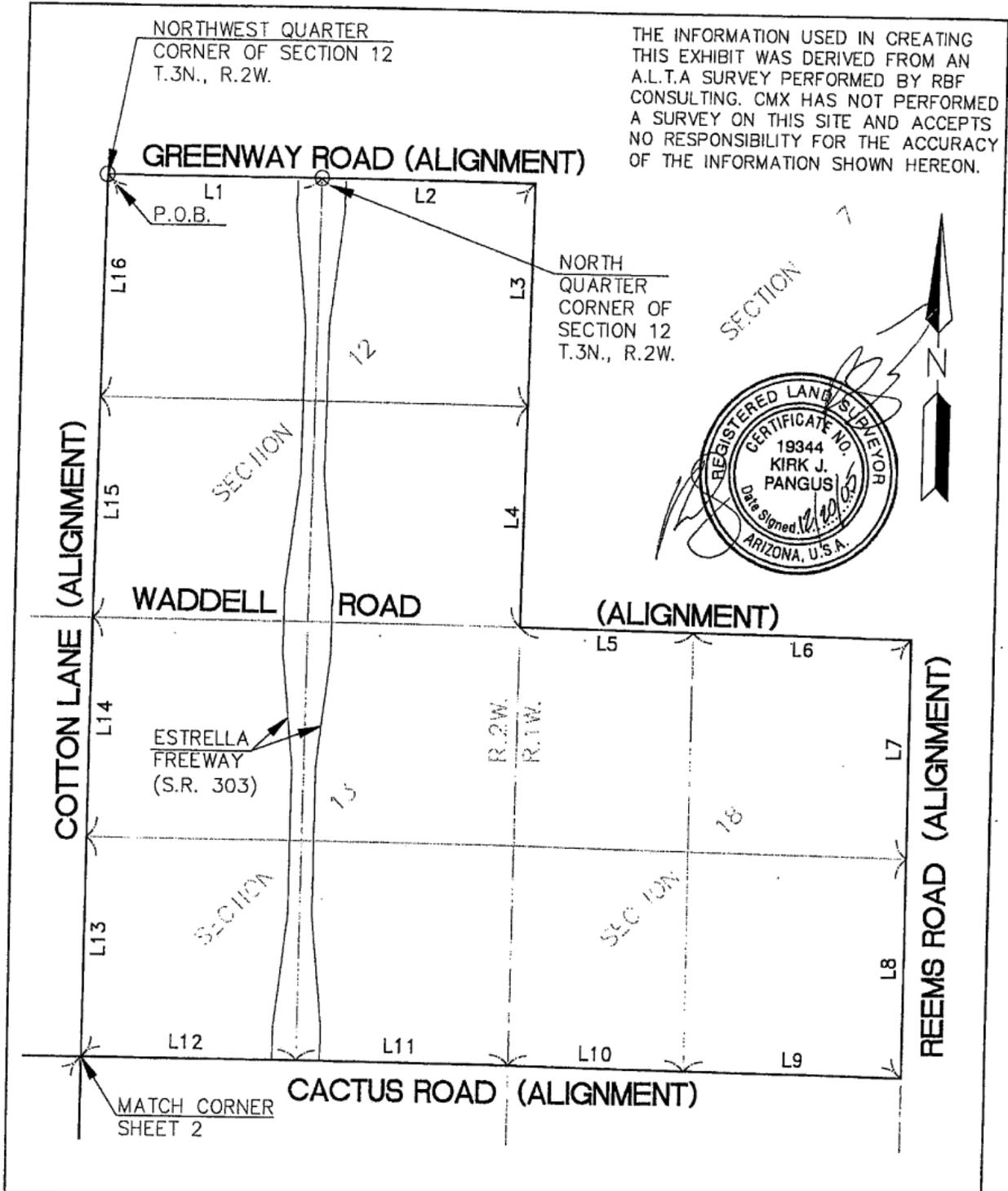
Thence along the west line of the Northwest Quarter of said Section 12, N.00°24'33"E., 2637.72 feet to the Northwest Corner of said section, also being the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,487.95 acres gross more or less and being subject to any easements, restrictions, or rights of way of record or otherwise.

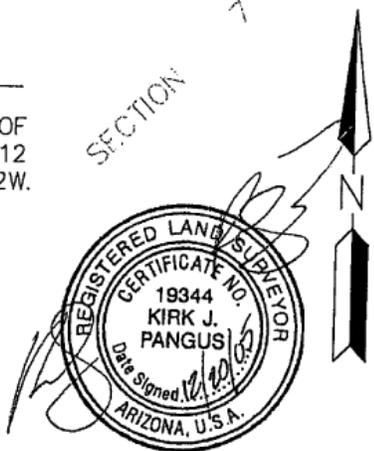
The information used in writing this legal description was derived from an A.L.T.A Survey performed by RBF consulting. CMX has not performed a survey on this site and accepts no responsibility for the accuracy of the information shown hereon.

Prepared by: CMX  
7740 North 16<sup>th</sup> Street Ste. 100  
Phoenix, Arizona 85020  
Project # 6889  
December 20, 2005



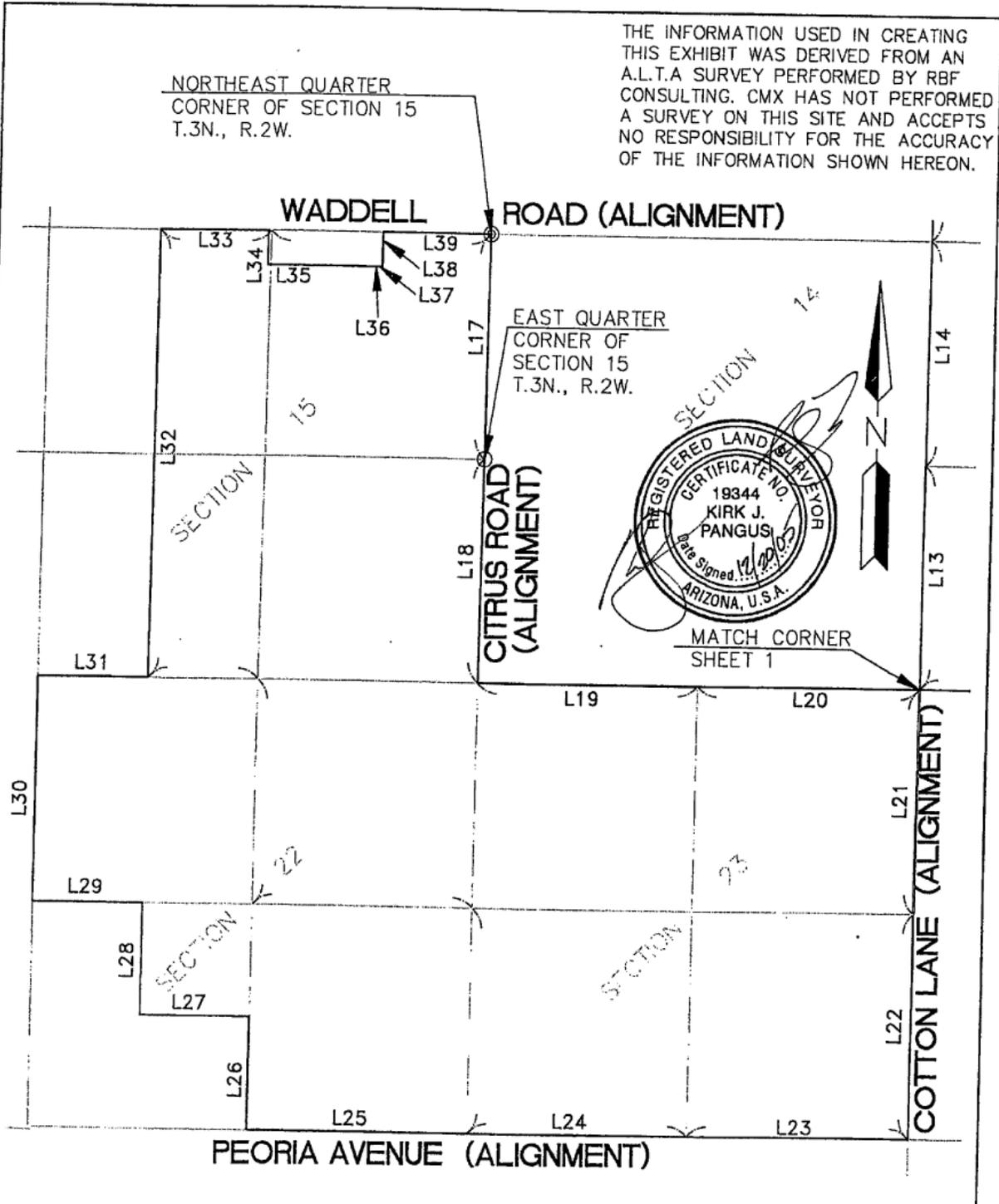


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CMX PROJ. 6889	PAD ZONING GROSS AREA PRASADA	7740 N. 16TH ST. STE.100 PHOENIX, AZ 85020 PH (602) 567-1900 FAX (602) 567-1901 www.cmxinc.com	
DATE: 12-20-05			
SCALE: 1"=1600'	EXHIBIT 'A'		
DRAWN BY: JN			
CHECKED BY: AP			

X:\8800\6889\Exhibit\Legals\6889 PAD ZONING GROSS AREA.dwg 12-20-2005 - 5:05pm



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DATE: 12-20-05			
SCALE: 1"=1600'	EXHIBIT 'A'		
DRAWN BY: JN			
CHECKED BY: AP			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°47'24"E	2635.88'
L2	S89°46'47"E	2636.62'
L3	S00°33'05"W	2641.58'
L4	S00°33'04"W	2641.43'
L5	S89°05'50"E	2153.02'
L6	S89°04'45"E	2637.78'
L7	S00°04'55"W	2642.05'
L8	S00°07'08"W	2640.43'
L9	N89°02'02"W	2640.03'
L10	N89°02'02"W	2180.40'
L11	N89°44'35"W	2627.25'
L12	N89°44'33"W	2627.90'
L13	N00°21'58"E	2640.56'
L14	N00°23'10"E	2639.61'
L15	N00°24'27"E	2638.83'
L16	N00°24'33"E	2637.72'
L17	S00°25'30"W	2642.50'
L18	S00°23'53"W	2640.21'
L19	S89°59'55"E	2645.61'
L20	S89°59'39"E	2645.48'
L21	S00°24'15"W	2640.09'
L22	S00°24'44"W	2641.11'
L23	N89°59'04"W	2643.72'
L24	S89°59'47"W	2644.66'
L25	N89°44'23"W	2641.63'
L26	N00°21'18"E	1319.25'
L27	N89°45'38"W	1320.93'
L28	N00°20'34"E	1318.82'
L29	N89°46'47"W	1321.21'
L30	N00°20'05"E	2637.17'
L31	S89°47'39"E	1321.67'
L32	N00°16'57"E	5273.65'
L33	S89°57'20"E	1302.51'
L34	S00°05'10"W	402.29'
L35	S89°46'30"E	1304.45'
L36	N00°05'11"E	0.49'
L37	N89°48'11"E	77.70'
L38	N00°05'11"E	405.48'
L39	S89°57'06"E	1292.77'

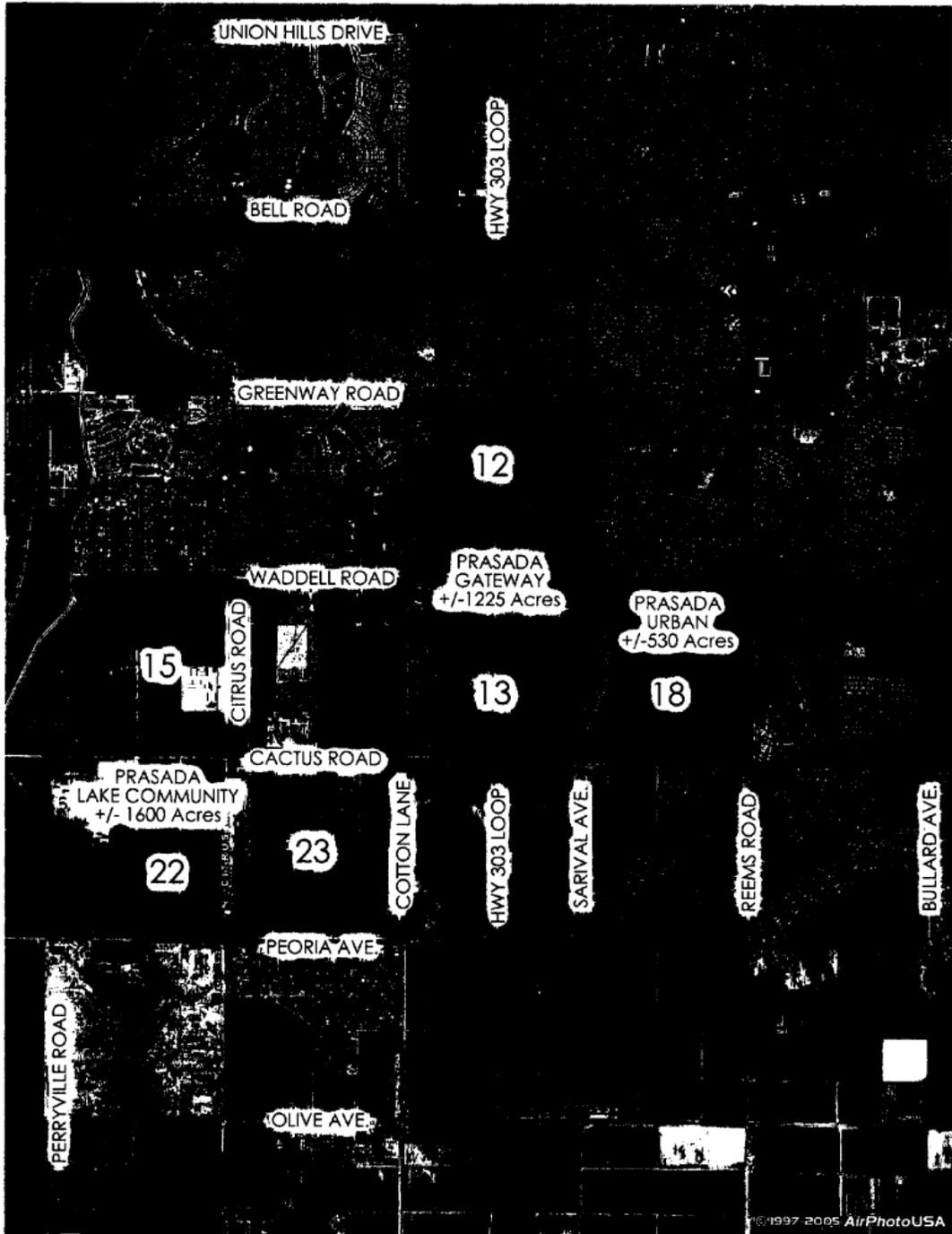
THE INFORMATION USED IN CREATING THIS EXHIBIT WAS DERIVED FROM AN A.L.T.A SURVEY PERFORMED BY RBF CONSULTING. CMX HAS NOT PERFORMED A SURVEY ON THIS SITE AND ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.



CMX PROJ. 6889	PAD ZONING GROSS AREA PRASADA	7740 N. 16TH ST. STE.100 PHOENIX, AZ 85020 PH (602) 567-1900 FAX (602) 567-1901 www.cmxinc.com	
DATE: 12-20-05			
SCALE:	EXHIBIT 'A'		
DRAWN BY: JN			
CHECKED BY: AP			

X:\6800\6889\Exhibits\Legals\6889 PAD ZONING GROSS AREA.dwg 12-20-2005 - 5:16pm

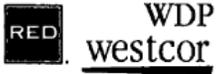
**EXHIBIT B**  
**Prasada Project**



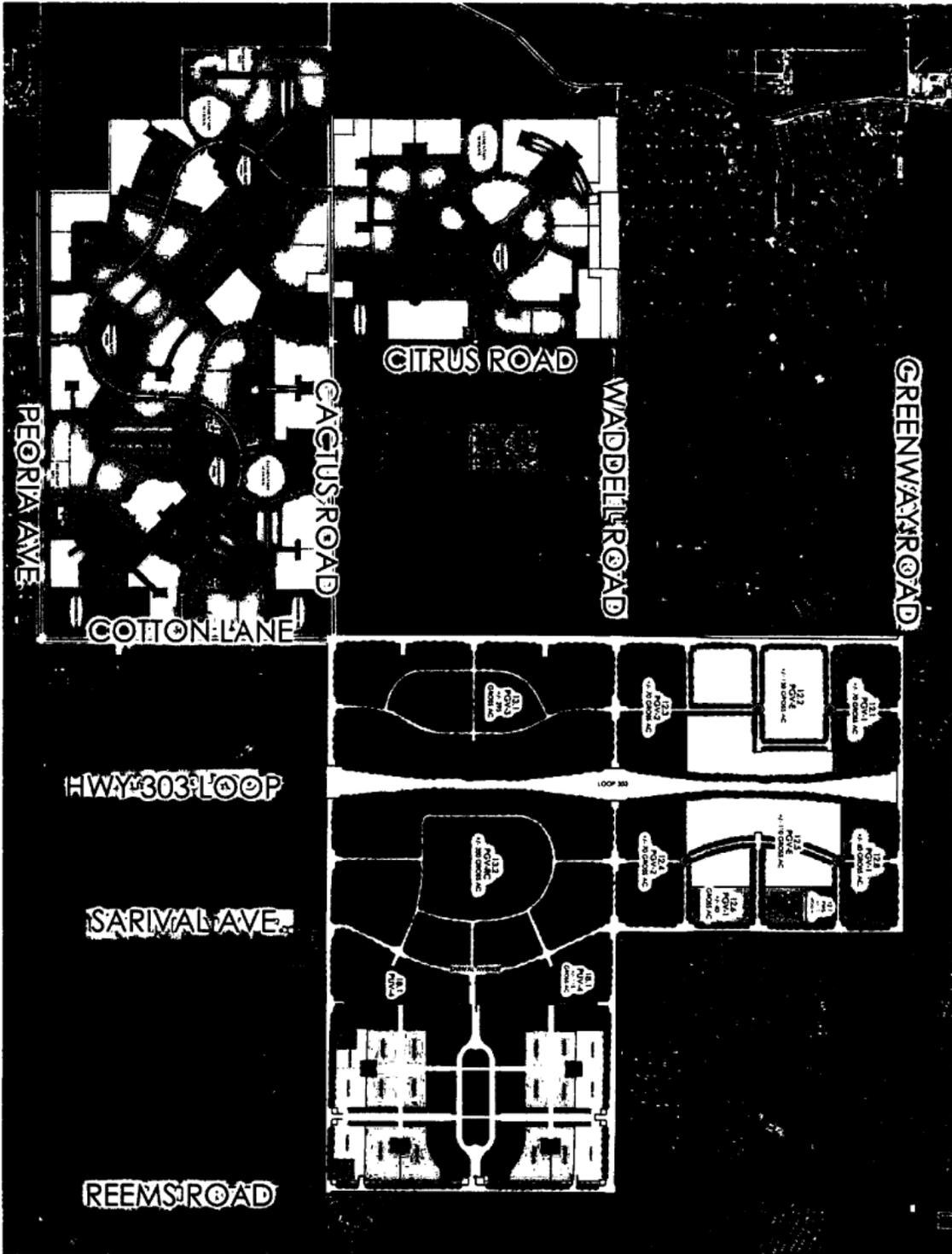
# PRASADA

SURPRISE, ARIZONA

Regional Vicinity Map



**EXHIBIT C**  
**Prasada Land Use Plan**



**PRASADA**  
SURPRISE, ARIZONA

ILLUSTRATIVE MASTER PLAN

**EXHIBIT D**

**Addendum form for reimbursement**

**ADDENDUM NO. \_\_\_\_\_**

This Addendum No. \_\_\_ dated \_\_\_\_\_, 200\_, ("Addendum") is made and entered into by and between the City and Owner with respect to the Agreement, and, when countersigned below by the Water Services Director on behalf of the City, it shall become an addendum to the Agreement for all purposes, and shall thereafter be construed to be integrated into such document.

By its signature set forth below, Owner hereby represents and warrants to City that since its last submittal of an Addendum to the City to be incorporated into the Agreement, Owner has incurred and paid the costs, charges and expenses itemized below for the development of reimbursable infrastructure in accordance with the terms of the Agreement and that it is entitled to reimbursement with respect to same as contemplated by and agreed to in the Agreement.:

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
	Subtotal \$ _____

Copies of paid bills or invoices, cancelled checks, or other written evidence reasonably evidencing these sums are attached to the copy of this Addendum being delivered to City and incorporated therein. When added to the costs, charges, fees and other expenses previously submitted to and approved by the City Manager, this amount brings the total submitted by Owner to the City for reimbursement to \$ \_\_\_\_\_.

By its signature below, Owner hereby represents and warrants to City that all costs, fees, charges and expenses set forth above have been paid in full by Owner incident to the development of reimbursable infrastructure as contemplated by the Agreement, that no such amounts or sums are duplicative of amounts previously reported and submitted on prior Addenda, and that Owner in good faith believes that all such costs, fees, charges and expenses are eligible for reimbursement under the Agreement.

Unless otherwise separately defined in this Addendum, all capitalized terms contained herein shall be given the meaning set forth for such terms in the Agreement. All of the terms, provisions and conditions of the Agreement which are not expressly modified, amended or clarified by this Addendum (or which, in context, must be deemed modified, amended or clarified hereby) shall remain in full force and effect.

**OWNER:**

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

The undersigned hereby acknowledges the information set forth above and has accepted such costs for which Owner is entitled to receive reimbursement pursuant to the Agreement, and by its signature set forth below, authorizes that this Addendum No. \_\_\_\_\_ be attached to and hereafter be deemed a part of the Agreement for all purposes set forth therein.

**CITY:**

**CITY OF SURPRISE**, an Arizona municipal corporation

By: \_\_\_\_\_

City Manager

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT E**

**Addendum form for assignments**

**ADDENDUM NO. \_\_\_\_**

This Addendum No. \_\_\_\_ (“Addendum”) is made and entered into by and between Owner and New Owner (defined herein) with respect to the Agreement, and, when countersigned below by the City Manager on behalf of the City, it shall become an addendum to the Agreement for all purposes, and shall thereafter be construed to be integrated into such document.

Pursuant to Section C, Paragraph 2.12 the Parties hereby approve the following assignment (attach a copy of the title report).

Owner (Assignor)

“New Owner” (Assignee)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

“Affected Property” (attach a depiction of the property transferred)

\_\_\_\_\_  
\_\_\_\_\_

The definition of Owner and Parties within the Agreement shall now include New Owner, and New Owner shall be entitled to the rights and responsible for the following obligations within the Agreement.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Unless otherwise separately defined in this Addendum, all capitalized terms contained herein shall be given the meaning set forth for such terms in the Agreement. All of the terms, provisions and conditions of the Agreement which are not expressly modified, amended or clarified by this Addendum (or which, in context, must be deemed modified, amended or clarified hereby) shall remain in full force and effect.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGES]**

**OWNER:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ARIZONA        )  
                                  ) ss.  
County of Maricopa        )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_, by  
\_\_\_\_\_ of \_\_\_\_\_, an Arizona corporation.

\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_

**NEW OWNER:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ARIZONA     )  
                                  ) ss.  
County of Maricopa    )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 200\_, by  
\_\_\_\_\_ of \_\_\_\_\_, an Arizona corporation.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

**CITY:**  
**CITY OF SURPRISE**, an Arizona municipal  
corporation

\_\_\_\_\_  
City Manager  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF ARIZONA     )  
                                  ) ss.  
County of Maricopa    )

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, by

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

**EXHIBIT F**  
**Additional Property**

## LEGAL DESCRIPTION BNSF RIGHT-OF-WAY

The west 50.00 feet of the east 83.00 feet of Section 23, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

The above described parcel contains a computed area of 264,053 sq. ft. (6.0618 acres) more or less.

Prepared by: CMX L.L.C.  
7740 N. 16th Street, Suite 100  
Phoenix, AZ 85020  
Project No. 6889.04  
March 29, 2006





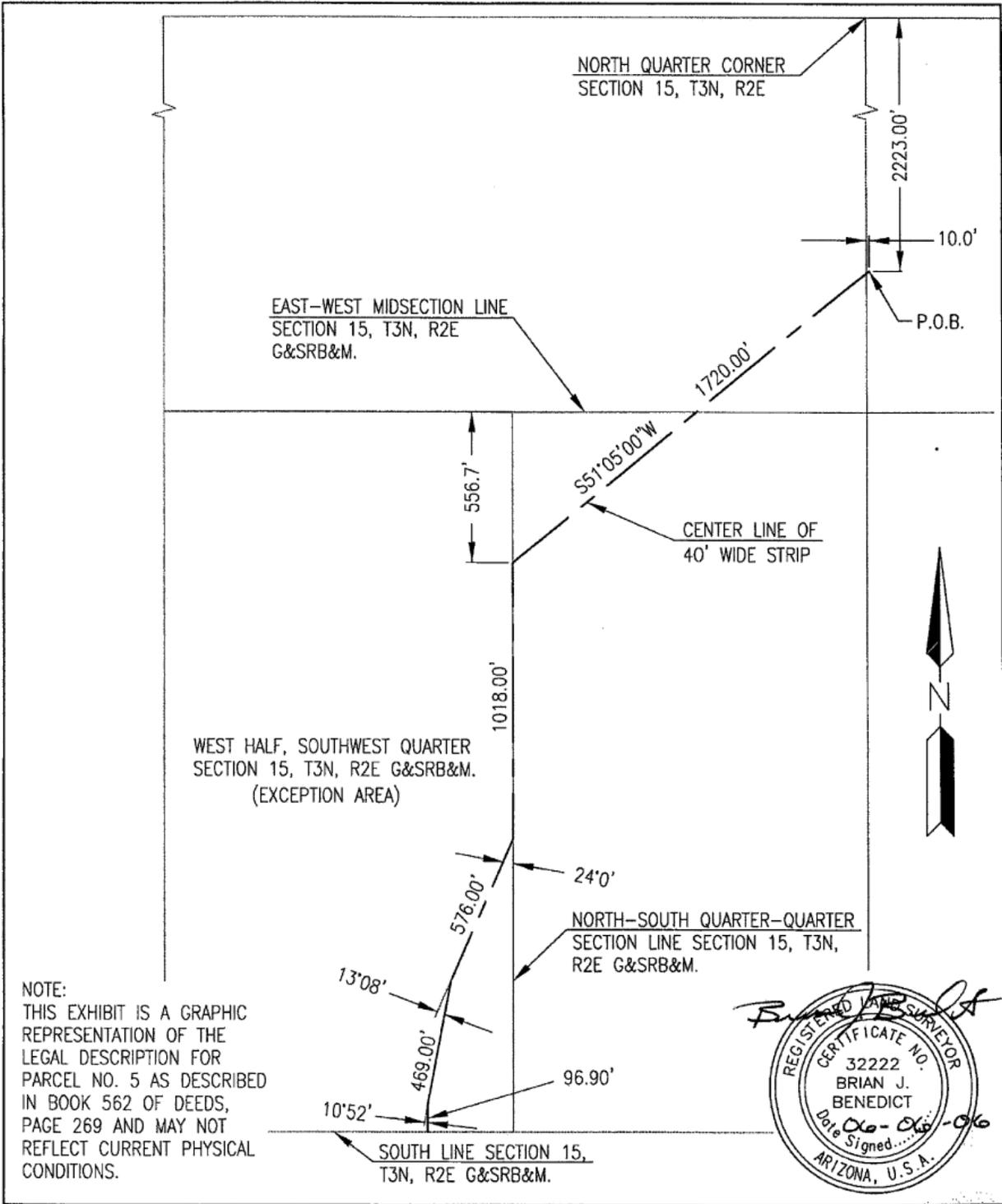
**MWD FEE TITLE PROPERTY SECTION 15**

A strip of land forty (40) feet wide, twenty (20) feet on each side of a center line, beginning at a point on the center line of the sub-lateral 2223 feet South and ten (10) feet East of the North quarter corner of Section fifteen (15), Township three (3) North, Range two (2) West, G. and S.R.B. and M. Maricopa County, Arizona; thence South 51° 05' West 1720 feet to a point on the North-South quarter-quarter section line 656.7 feet South of the East-West midsection line of said section; thence South on said quarter-quarter section line a distance of 1018 feet to a point; thence on an angle to the right of 24° 00' a distance of 576 feet to a point; thence on an angle to the left of 13° 08' a distance of 469 feet; thence on an angle to the left of 10° 52' a distance of 96.9 to the South boundary line of the section, containing 3.56 acres, more or less.

Except that portion lying within the West half of the Southwest quarter of said Section 15.

Prepared by: CMX  
Job No.: 6889.05  
Date: June 6, 2006





NOTE:  
THIS EXHIBIT IS A GRAPHIC  
REPRESENTATION OF THE  
LEGAL DESCRIPTION FOR  
PARCEL NO. 5 AS DESCRIBED  
IN BOOK 562 OF DEEDS,  
PAGE 269 AND MAY NOT  
REFLECT CURRENT PHYSICAL  
CONDITIONS.

CMX PROJ. 6889.05	<b>PRASADA</b>	7740 N. 16TH ST. STE.100 PHOENIX, AZ 85020 PH (602) 567-1900 FAX (602) 567-1901 www.cmxinc.com	
DATE: 06-06-06			
SCALE: NTS	SURPRISE, AZ		
DRAWN BY: BJB	<b>MWD FEE TITLE PROPERTY IN SECTION 15</b>		
CHECKED BY: BJB			

X:\6800\6889.dwg\Exhibits\MWD-Fee-Title-Prop-15.dwg 06-06-2006 - 9:23am



CITY OF SURPRISE  
COUNCIL AGENDA ACTION FORM

#6

182

Meeting Type: Regular Meeting

Council Meeting Date: September 14, 2006

Submitting Department: CDD

Contact Person: Scott Chesney

District: 3 (Proposed)

Internal: Janice See

Consent

Regular

Public Hearing

Report Only

**Agenda Wording:**

Discussion, consideration and action on Ordinance #06-42; an ordinance of the Mayor and Council of the City of Surprise, Arizona extending and increasing the corporate limits of the City of Surprise by annexing thereto certain territory contiguous to the existing city limits of the City of Surprise.

**Motion:**

I move to approve Ordinance #06-42.

**Background:**

City Council approved Ordinance 06-25, commonly known as the Cactus Lane Annexation, on June 22, 2006. After the Council action, the property owner notified the City Staff that there were technical errors in the legal description and annexation map that were included with the annexation petitions and Ordinance 06-25. As a result of the errors, the annexation area was larger than intended, including several parcels of land which were not properly noticed and for which signatures of the owners thereon had not been obtained. Consequently, the number of signatures submitted on the petitions for annexation was insufficient to cover the larger area, causing the annexation ordinance to be incorrect.

On July 17, 2006 City Council approved Ordinance 06-38 repealing Ordinance 06-25 in order to allow the property owners to (i) withdraw their signatures from the existing annexation petition and (ii) file a new blank petition to begin the annexation process again with the correct legal descriptions and maps.

On July 20 2006, the applicant filed a new blank petition, corrected legal descriptions and maps with the Maricopa County Records Office. Between 20 and 30 days after the petition is recorded, Arizona State Statutes require that a public hearing be held on the annexation petition. The public hearing tonight was held tonight.

The applicant requests the first reading of the annexation ordinance #06-42.

**Financial Impact Statement:**

Additional new development will have long term financial implications for the City of Surprise.

**Attachments:**

Ordinance #06-42

**Signatures of Submitting Officers:**

\_\_\_\_\_  
Mayor / Council

*[Signature]*  
Budget Authorization

*[Signature]*  
Department Head/Designee  
*[Signature]*  
City Manager/Designee

*[Signature]*  
Legal Review

\_\_\_\_\_  
Human Resources (If Applicable)

**City Clerk's Office Only:**

**Council Action:**

	<b>Motion/Second</b>	
Shafer	_____	
Elkins	_____	
Bails	_____	
Sullivan	<u>S</u>	
Arismendez	_____	
Johnson	<u>M</u>	
Foro	_____	

**Results:**

For	<u>7</u>
Against	<u>0</u>
Passed	<u>✓</u>
Failed	_____
Continue	_____
Tabled	_____
Absent	_____

**Distribution After Council Meeting:**

- |                                |
|--------------------------------|
| • City Clerk's Office - packet |
| • Carol D.                     |
|                                |
|                                |
| • original - Rosa              |

**Meeting Requirements:**

Powerpoint    Overhead (Elmo)    Flip Chart    White Board    Easel

**Presentation Speaker Names (spelling and titles for TV captions):**

Scott Chesney, Community Development Director

**When Recorded, Return To:**

City Clerk's Office  
 City of Surprise  
 12425 W. Bell Road, D-100  
 Surprise, Arizona 85374

**ORDINANCE #06-42**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SURPRISE BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SURPRISE.**

WHEREAS, a petition in writing, accompanied by a map of said real property, having been filed and presented to the Mayor and Council of the City of Surprise (the "City Council"), signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Surprise (the "City") in the event of annexation within the territory and land hereinafter described (the "Annexation Area") as shown by the last assessment of said property, which said territory is contiguous to the City, and not now embraced within its limits, asking that the property more particularly hereinafter described be annexed into the City, and to extend and increase the corporate limits of the City so as to embrace the same; and

WHEREAS, the City Council desires to comply with said petition and extend and increase the corporate limits of the City to include the Annexation Area; and

WHEREAS, said petition sets forth a true and correct legal description of all the exterior boundaries of the entire Annexation Area and had attached thereto at all times an accurate map of the Annexation Area; and

WHEREAS, no alterations increasing or reducing the Annexation Area have been made after the said petition has been signed by any owner of real and personal property in such territory; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-471(L), a city shall adopt a zoning classification for the annexation area that permits densities and uses no greater than that permitted by the county immediately before the annexation; and

WHEREAS, the Annexation Area is currently zoned by Maricopa County as Rural 43, and the City's Single-Family Residential (R1-43) zone is equivalent to Maricopa County's Rural (Rural 43) zoning classification; and

WHEREAS, the provisions of ARIZ. REV. STAT. § 9-471, and amendments thereto, have been fully observed; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk together with a true and correct copy of the original petition referred to herein, which is on file in the office of the Maricopa County Recorder.

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

**Section 1.** That this Ordinance in not of a general and permanent nature and shall not be codified.

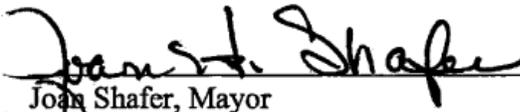
**Section 2.** That the Annexation Area, as more fully described Exhibit A and depicted in Exhibit B, each attached hereto and incorporated herein by reference, is hereby annexed to the City and that the present corporate limits are hereby extended and increased to include the Annexation Area.

**Section 3.** That the land-use classification for the Annexation Area is hereby designated as Single-Family Residential (R1-43) under the City of Surprise Zoning Ordinance.

**Section 4.** That the City Clerk is hereby authorized and directed to file with the Maricopa County Recorder's Office a fully executed copy of this Ordinance, together with an accurate map of the Annexation Area.

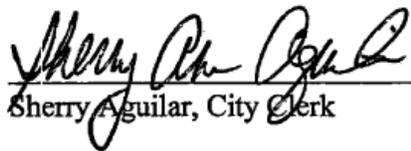
**Section 5.** If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

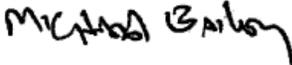
PASSED AND ADOPTED this 14 day of September, 2006.

  
Joan Shafer, Mayor

APPROVED AS TO FORM:

ATTEST:

  
Sherry Aguilar, City Clerk

  
Andrew J. McGuire, City Attorney  


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

Nays: \_\_\_\_\_

EXHIBIT A  
TO  
ORDINANCE #06-42

[Legal descriptions of the Annexation Area]

See following pages.

**PRASADA  
ANNEXATION AREA "A"  
DESCRIPTION**

Portions of Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

All of Section 23  
and  
The northeast quarter of Section 22  
and  
The southeast quarter of Section 15  
and  
The East half of the southwest quarter of Section 15  
and  
The northeast quarter and the east half of the northwest quarter of Section 15  
EXCEPT for the following:

BEGINNING at the north quarter corner of said Section 15, being marked with a Maricopa County brass cap monument flush, from which the northeast corner of said Section 15, being marked with a Maricopa County brass cap in a handhole, lies South  $89^{\circ}57'06''$  East 2638.27 feet;

thence along the north line of the northwest quarter of said Section 15 North  $89^{\circ}57'20''$  West 16.80 feet to the east line of a 20 foot wide road as described in Book 21 of Maps, Page 9, records of said County;

thence departing said north line along said east line South  $00^{\circ}05'10''$  West 402.35 feet;

thence departing said east line South  $89^{\circ}46'30''$  East 1284.45 feet;

thence South  $00^{\circ}05'11''$  West 0.49 feet;

thence North  $89^{\circ}48'11''$  East 77.710 feet;

thence North  $00^{\circ}05'11''$  East 406.47 feet to the north line of said northeast quarter of Section 15;

thence along said north line North  $89^{\circ}57'06''$  West 1345.35 feet to the POINT OF BEGINNING.

Except for all lands previously annexed as described in Parcel II in ORDINANCE NO. 36 recorded in Docket 13276 Page 172, Records of said County.

**PRASADA  
ANNEXATION AREA "B"  
DESCRIPTION**

Portions of Township 3 North, Range 1 West and Township 3 North Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

All of Section 18 Township 3 North Range 1 West

and

All of Sections 12 and 13 Township 3 North Range 2 West

Except for all lands previously annexed as described in Parcel II in ORDINANCE NO. 36 recorded in Docket 13276 Page 172, Records of said County.

EXHIBIT B  
TO  
ORDINANCE #06-42

[Maps of the Annexation Area]

See following pages.

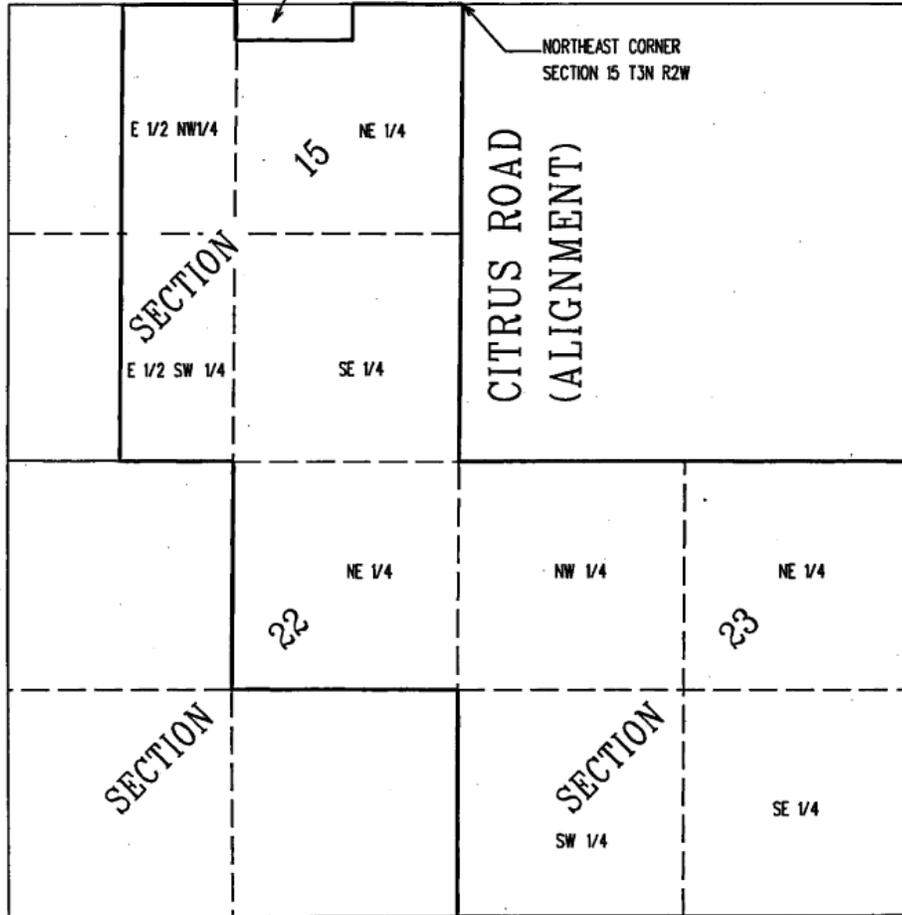
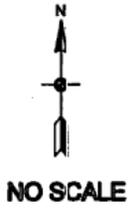
EXHIBIT "B"

WADDELL ROAD (ALIGNMENT)

NORTH 1/4 CORNER  
SECTION 15 T3N R2W

EXCEPTION  
DETAIL ON SHEET 2 OF 2

NORTHEAST CORNER  
SECTION 15 T3N R2W



PEORIA AVENUE (ALIGNMENT)

ANNEXATION AREA "A"  
PRASADA



**CITY OF SURPRISE**  
**LAND SURVEY UNIT**

PROJECT # 06009

SURVEYED BY N/A

DRAWN BY RCD

DATE 07-19-06

SHEET 1 OF 2

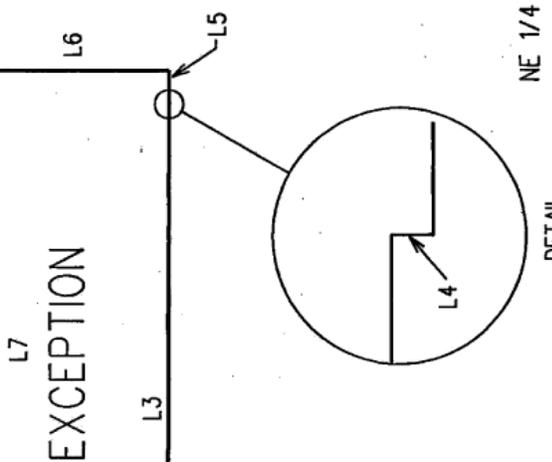
**EXHIBIT "B"**

NORTH 1/4 CORNER  
SECTION 15 T3N R2W  
FOUND: MARICOPA COUNTY BRASS CAP  
MONUMENT FLUSH  
N LINE NW 1/4 SEC 15

WADDELL ROAD (ALIGNMENT)

S 89° 57' 06" E 2658.27'  
N LINE NE 1/4 SEC 15

NORTHEAST CORNER  
SECTION 15 T3N R2W  
FOUND: MARICOPA COUNTY BRASS CAP  
IN HAND HOLE



20' ROAD PER BOOK 21 OF MAPS  
PAGE 9, M.C.R.



SCALE: 1" = 400'



E 1/2 NW 1/4

LINE	BEARING	DISTANCE
L1	N89° 57' 20" W	16.80'
L2	S00° 05' 10" W	402.35'
L3	S89° 46' 30" E	1284.45'
L4	S00° 05' 11" W	0.49'
L5	N89° 48' 11" E	77.70'
L6	N00° 05' 11" E	406.47'
L7	N89° 57' 06" W	1345.35'

SECTION

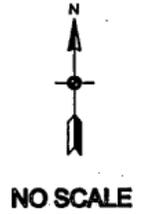
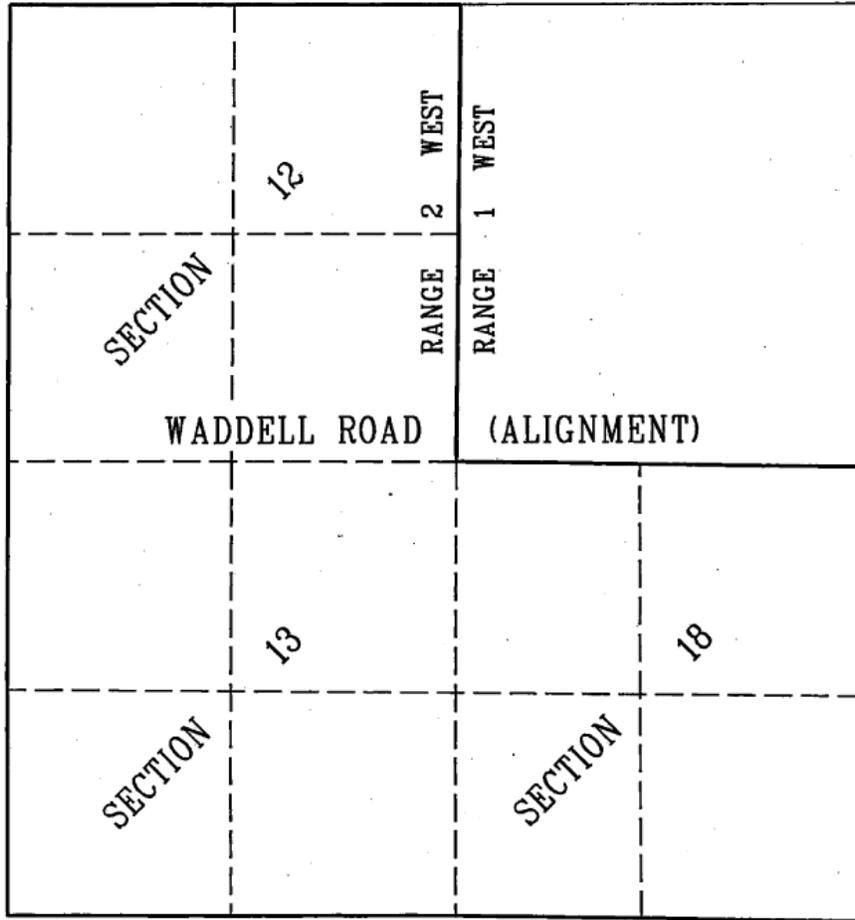
15

<b>CITY OF SURPRISE LAND SURVEY UNIT</b>	
ANNEXATION AREA "A" PRASADA	
PROJECT 06009	DATE 07-19-06
SHEET 2 OF 2	

EXHIBIT "B"

GREENWAY ROAD (ALIGNMENT)

COTTON LANE (ALIGNMENT)



CACTUS ROAD (ALIGNMENT)

ANNEXATION AREA "B"  
PRASADA



**CITY OF SURPRISE**  
**LAND SURVEY UNIT**

PROJECT # 06009	SURVEYED BY N/A	DRAWN BY RCD	DATE 07-19-06	SHEET 1 OF 1
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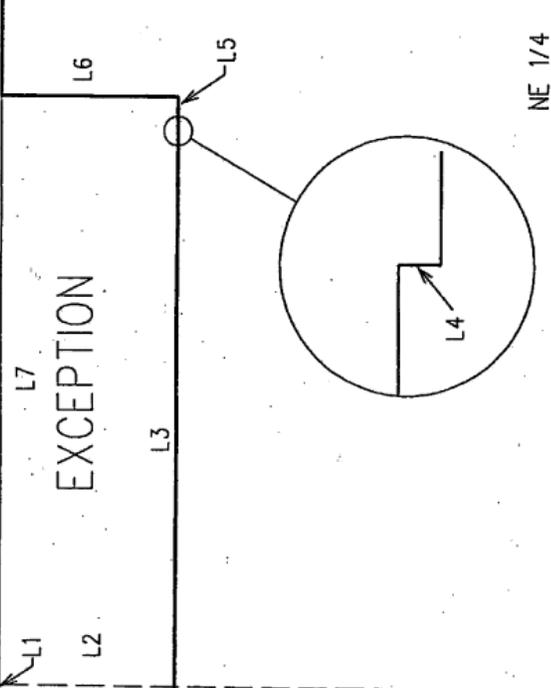
**EXHIBIT "B"**

NORTH 1/4 CORNER  
SECTION 15 T3N R2W  
FOUND: MARICOPA COUNTY BRASS CAP  
MONUMENT FLUSH  
N LINE NW 1/4 SEC 15

WADDELL ROAD (ALIGNMENT)

S 89° 57' 06" E 2638.27'  
N LINE NE 1/4 SEC 15

NORTHEAST CORNER  
SECTION 15 T3N R2W  
FOUND: MARICOPA COUNTY BRASS CAP  
IN HAND HOLE

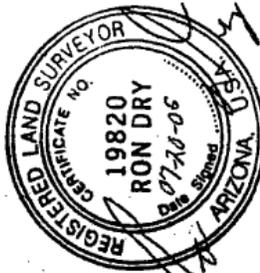


20' ROAD PER BOOK 21 OF MAPS  
PAGE 9, M.C.R.



SCALE: 1" = 400'  
0 100 200 400

E 1/2 NW 1/4



EXCEPTION  
DETAIL

LINE	BEARING	DISTANCE
L1	N89° 57' 20" W	16.80'
L2	S00° 05' 10" W	402.35'
L3	S89° 46' 30" E	1284.45'
L4	S00° 05' 11" W	0.49'
L5	N89° 48' 11" E	77.70'
L6	N00° 05' 11" E	406.47'
L7	N89° 57' 06" W	1345.35'

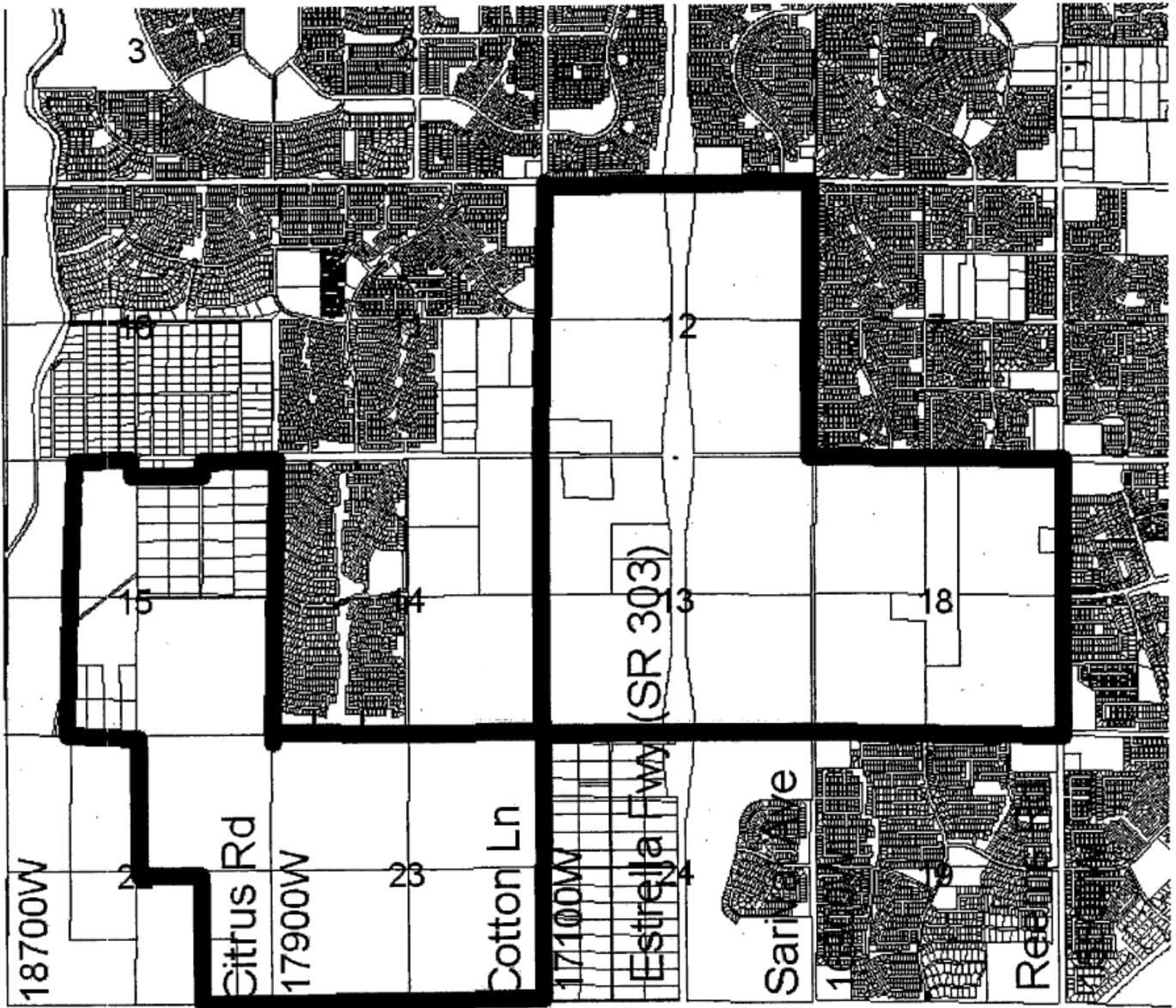
**SURPRISE**  
ARIZONA  
**CITY OF SURPRISE**  
**LAND SURVEY UNIT**

ANNEXATION AREA "A"  
PRASADA

PROJECT 06009 DATE 07-19-06 SHEET 2 OF 2

SECTION

### Cactus Lane Ranch Vicinity Map



**ORDINANCE #06-26**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT, PAD05-465, FOR A PROJECT KNOWN AS PRASADA, CONSISTING OF REZONING APPROXIMATELY 3488 ACRES FROM R1-43 (SINGLE FAMILY RESIDENTIAL) TO PLANNED AREA DEVELOPMENT. THE SUBJECT SITE IS GENERALLY BOUNDED BY GREENWAY ROAD ON THE NORTH, REEMS ROAD ON THE EAST, PEORIA AVENUE ON THE SOUTH, AND THE ALIGNMENT BETWEEN 185<sup>TH</sup> AVENUE AND 186<sup>TH</sup> AVENUE ON THE WEST.**

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

WHEREAS, the rezone will be contingent upon approval of annexation of the property into the City, and;

WHEREAS, rezoning of the subject property will not 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 Surprise General Plan 2020;

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

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

**Section 2.** The property described in the staff report is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD).

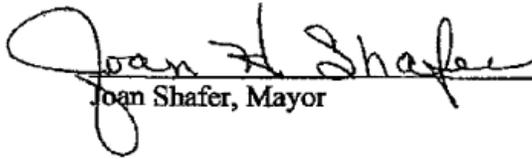
**Section 3.** The development plan for the property described in the PAD document entitled "Prasada", submitted as application PAD05-465, a copy of which is on file in the Community Development Department, is approved.

**Section 4.** All present and future owners of the property shall develop the property only in accordance with the requirements and exhibits found in the PAD document, and in compliance with the Stipulations contained in Exhibit A.

**Section 5.** The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

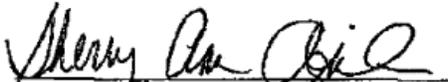
**Section 6.** This Ordinance shall become effective thirty-one (31) days after formal passage by the Council.

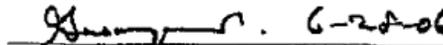
PASSED AND ADOPTED this 22 day of June, 2006.

  
Joan Shafer, Mayor

ATTEST:

APPROVED AS TO FORM:

  
Sherry Aguilar, City Clerk

 6-22-06  
George A. Kiemer  
Deputy City Attorney

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

Nays: \_\_\_\_\_

## **STIPULATIONS**

- a) Future preliminary plats shall provide access at intervals not to exceed ¼ mile. Street connectivity shall be provided to adjoining developments. If the adjoining areas are not developed, the developer shall provide street stub-outs for future development;
- b) A "will serve" letter will be required prior to issuance of any building permits;
- c) The applicant shall produce a letter of agreement with Dysart Schools prior to any preliminary plats;
- d) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies;
- e) All public notice signs shall be removed from the site immediately following final decision by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be forwarded to the Community Development Department; and
- f) The applicant shall submit a written response to stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within sixty (60) days of City Council approval.

# APPENDIX



# SECTION 11



## Dysart Unified School District No. 89

Nathaniel Dysart Education Center

Scott W. Thompson  
Executive Director  
Business Services

June 1, 2006

15802 North Parkview Place  
Surprise, Arizona 85374  
Phone: 623.876.7008  
Fax: 623.876.7046  
scott.thompson@dysart.org

[www.dysart.org](http://www.dysart.org)

Mr. Scott Chesney  
Planning & Community Development Director  
City of Surprise  
12425 W Bell Rd, Suite D-100  
Surprise, AZ 85374-9002

RE: Prasada Development

Dear Mr. Chesney:

Thank you for your continued cooperation with the Dysart Unified School District. The District has reviewed, discussed and met with representatives of the Prasada Development in reference to their planned project in the City of Surprise and the Dysart Unified School District.

The Prasada project has included provisions to accommodate new students that will attend the Dysart Unified School District. These students will have an impact on District operations, and as communities grow, developers have a social responsibility to assist in providing the services needed for the community's success. The result of these discussions with the developer has resulted in four (4), 15 acre elementary school sites, a 55 acre high school site, and the standard District donation agreement.

We appreciate the value you and the City place upon the public schools in your planned communities. We anticipate continuing to work together to build attractive communities that meet the educational needs of the residents.

Sincerely,

A handwritten signature in black ink, appearing to be "S. Thompson", written over a horizontal line.

Scott W. Thompson  
Executive Director for Business Services

cc: Paul E. Gilbert – Beus Gilbert PLC  
Don Peters – Miller, LaSota & Peters

Superintendent  
Dr. Mark Maksimowicz

Governing Board  
Diana Bass  
William Lipscomb  
Mike Planeta  
Charles Otterman  
Laura Ramirez

June 22, 2006

## Prasada Permitted Uses

Use Classification	PGV-1 PLV-4	PGV-2	PGV-3	PGV-RC	PGV-E
Ambulance Services		P	P	P	P
Animal Services					
<i>Animal Grooming</i>	P	P	P	P	P
<i>Kennel (as accessory use only)</i>	P	P	P	P	P
<i>Small Animal Clinics</i>	P	P	P	P	P
Assembly, Light (up to 100,000sf)	P	P	P	P	P
Assembly, Medium (100,001 sf to 500,000sf), subject to a 300' setback from arterial streets					A
Automated Teller Machine	P	P	P	P	P
Banks and Other Financial Institutions, including drive through	P	P	P	P	P
Banquet Facilities	P	P	P	P	P
Bowling Alleys	P	P	P	P	P
Building Materials, Hardware, Supplies and Home Improvement Sales and Service, including outdoor sales, service and storage areas, Retail					
<i>Large-Scale (more than 100,000sf)</i>		P	P	P	P
<i>Small-Scale (up to 100,000sf)</i>	P	P	P	P	P
Clubs and Lodges, Private/Non-profit	A	P	P	P	P
Colleges, Public or Private	A	P	P	P	P
Commercial Areas and Uses (not otherwise identified herein)	A	A	A	A	A
Community and Recreation Centers, Public or Private	A	A	A	A	A
Convenience Markets	P	P	P	P	P
Convention Centers			P	P	P
Court Clubs and Facilities, Lawn, Tennis, etc., Public or Private	P	P	P	P	P
Cultural Institutions	P	P	P	P	P
Dance Clubs, Dance Halls, etc., Public or Private	A	P	P	P	P
Day Care Centers	P	P	P	P	P
Distribution (light)	P	P	P	P	P
Dry Cleaning and Laundry Outlets	P	P	P	P	P
Eating and Drinking Establishments					
<i>Bars/Night Clubs/Lounges (51% + liquor sales)</i>	A	P	P	P	P
<i>Restaurants (51% + food sales) including drive through, drive up and outdoor dining</i>	P	P	P	P	P
<i>Live Entertainment (as accessory use only)</i>	A	A	A	A	A
<i>Outdoor Muzak</i>	P	P	P	P	P
<i>Outdoor Patios</i>	P	P	P	P	P
<i>Outdoor Recreation (as accessory use only)</i>	A	A	A	A	A
Entertainment and Recreation Facilities, Indoor	P	P	P	P	P
Entertainment and Recreation Facilities, Outdoor	A	A	A	A	A
Farmer's Markets, Flower/Fruit/Vegetable Stands, etc.	P	P	P	P	P
Flex Space, Industrial/Office/Warehouse					
<i>Light (up to 100,000 sf)</i>	P	P	P	P	P
<i>Medium (100,001 sf to 500,000 sf), subject to a 300' setback from arterial streets</i>			A	A	A
<i>Large (over 500,000 sf), subject to a 600' setback from arterial streets</i>					A

(P) Permitted Use

(A) Administrative Approval

June 22, 2006

## Prasada Permitted Uses

Use Classification	PGV-1 PLV-4	PGV-2	PGV-3	PGV-RC	PGV-E
Food Preparation/Caterers		P	P	P	P
Funeral and Undertaking Services		P	P	P	P
Golf Clubs and Courses, Public or Private	A	A	A	A	A
Government Offices and Facilities	P	P	P	P	P
Grocery, Delicatessen, Supermarkets	P	P	P	P	P
Health Care Facilities					
<i>Hospitals with Helipad</i>		A	P	P	P
<i>Emergi/Surgi/Urgent Care Facilities</i>	A	P	P	P	P
<i>Medical Centers, Clinics, Specialties</i>	P	P	P	P	P
<i>Nursing Homes/Extended Care</i>	P	P	P	P	P
<i>Congregate Living/Congregate Care</i>	P	P	P	P	P
<i>Assisted Living/Skilled Nursing</i>	P	P	P	P	P
Helipads/Heliports		A	P	P	P
Hotels and Commercial Lodging	P	P	P	P	P
Instructional Services	P	P	P	P	P
Maintenance Services		A	P	P	P
Manufacturing, Light (up to 100,000 sf)	A	P	P	P	P
Manufacturing, Medium (100,001sf to 500,000 sf)					A
Movie Theaters					
<i>Indoor</i>	P	P	P	P	P
<i>Outdoor</i>		A	A	A	A
Offices, General, Professional, Administrative, Medical	P	P	P	P	P
Outdoor Sales, in conjunction with and incidental to an otherwise Permitted or Administratively Permitted land use	P	P	P	P	P
Over-The-Air Reception/Transmission Devices	P	P	P	P	P
Park and Ride Lots	A	P	P	P	P
Personal Services	P	P	P	P	P
Public Assembly Areas and Facilities	P	P	P	P	P
Religious Assembly Areas and Facilities	P	P	P	P	P
Research and Development	A	P	P	P	P
Residential	P	P	P	P	P
Retail Sales, Service Station	P	P	P	P	P
<i>Gas Station/Convenience Store/Auto Service, not to exceed 3 acres</i>	P	P	P	P	P
<i>Gas Station/Convenience Store/Auto Service, over 3 acres</i>	A	P	P	P	P
Retail Sales	P	P	P	P	P
<i>Outdoor Muzak</i>	P	P	P	P	P
Satellite Dish Antenna	P	P	P	P	P
Schools, Public or Private	A	A	A	A	A
Seasonal Sales (outdoor)	A	A	A	A	A
Skateboard Parks, Public or Private	A	P	P	P	P
Skating Rinks, Ice, Roller, etc., Public or Private	A	P	P	P	P
Storage					
<i>Commercial/Industrial, subject to a 300' setback from arterial streets</i>	A	A	A	A	A
<i>Personal Property, "Mini Storage"</i>	A	P	P	P	P

**(P) Permitted Use**

**(A) Administrative Approval**

June 22, 2006

June 22, 2006

## Prasada Permitted Uses

202

Use Classification	PGV-1 PLV-4	PGV-2	PGV-3	PGV-RC	PGV-E
Temporary Uses (if land use is already a Permitted or Administratively Permitted land use)	A	A	A	A	A
Tent Sales, in conjunction with and incidental to an otherwise Permitted or Administratively Permitted land use	A	A	A	A	A
Transportation Passenger Terminals			A	A	A
Utilities, Facilities, Well Sites, Pump Stations	P	P	P	P	P
Vehicle and Equipment Sales, Leasing and Services					
<i>Car Wash</i>	P	P	P	P	P
<i>Commercial Vehicle and Equipment Sales, Leasing and Services; New and Used</i>			P	P	A
<i>Fueling Facility, Fleet</i>			P	P	A
<i>Tent Sale</i>		A	A	A	A
<i>Vehicle Sales and Leasing, New and Used</i>		P	P	P	A
<i>Non-Commercial Vehicle and Equipment Rental</i>	P	P	P	P	P
<i>Vehicle Services, including paint/body and collision centers</i>		P	P	P	P
Warehouse					
<i>Light (up to 100,000sf)</i>	P	P	P	P	P
<i>Medium (100,001 sf to 500,000sf), subject to a 300' setback from arterial streets</i>					A
Wholesale / Warehouse / Membership Clubs / Stores	A	P	P	P	P
Wireless Communication Facilities and Equipment					
<i>Personal Wireless Communication Towers and related Equipment and Facilities</i>	A	A	A	A	A
<i>Monopoles, Alternative Light Poles and related Equipment and Facilities for onsite use only</i>	P	P	P	P	P
<i>Project Specific Equipment and Facilities, including properly screened antennae and satellite dishes, but excluding "cell towers"</i>	P	P	P	P	P

**(P) Permitted Use**  
**(A) Administrative Approval**

June 22, 2006

## Prasada Gateway Village (PGV) Parking Guidelines

### ON-SITE PARKING

#### Purpose and scope

The purpose and scope of the PGV parking standards are to:

1. Provide parking facilities which complement the comprehensive circulation system throughout the community;
2. Provide parking which will improve pedestrian circulation, reduce traffic congestion and improve the character and functionality of all developments;
3. Promote the free flow of traffic in the streets;
4. Ensure the appropriate development of parking areas throughout Prasada Gateway Village;
5. Provide safe, efficient and convenient access to parking facilities while minimizing interference to the flow of traffic on adjoining public streets;
6. Recognize and enhance the quality and character of adjacent developments and insulate surrounding land uses from adverse impacts;
7. Utilize appropriate landscaping material and landscaping techniques to screen parked automobiles from surrounding streets and to contribute to the implementation of a continuous, project-wide open space system where the streetscape and parking facilities are key elements in forming the open space system;
8. Accommodate the safe movement of pedestrians through and around parking facilities; and
9. Contribute to the overall quality and character of the project.

#### Parking requirements

A. General requirements. Each principal and accessory land use shall provide the number of on-site parking spaces indicated for that use **in Table 1, as adjusted by Table 2, Table 3, Table 4** and the programs, incentives and shared parking requirements set forth in this section. The Prasada Gateway Village (PGV) Design Review Committee (DRC) specifically reserves the right to require additional parking based on the anticipated parking demands of specific projects and land uses within PGV.

**Table 1. Schedule of Parking Requirements**

Use Classification	Parking Spaces
Ambulance Services	2 per ambulance bay
Animal Services	
<i>Animal grooming</i>	1 per 250 sf of gross floor area
<i>Kennel</i>	1 per 300 sf of gross floor area
<i>Small Animal Clinics</i>	1 per 300 sf of gross floor area
Assembly	
<i>Light (up to 100,000 sf)</i>	One (1) parking space for each five hundred (500) square feet of gross floor area.
<i>Medium (100,001 sf to 500,000 sf)</i>	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Automated Teller Machine	2 per ATM
Auto Park Automotive Dealerships; Cars & Trucks; New & Used; Retail Sales, Leasing and Service	
<i>Customers and Employees</i>	10 per net acre of site area

<i>Display and Inventory</i>	Per PGV/DRC
<i>Rentals and Service</i>	Per PGV/DRC
<i>Transit and Vendors</i>	Per PGV/DRC
Banks and Other Financial Institutions, including drive-thru	1 per 300 sf of gross floor area
Banquet Facilities	1 per 400 sf of usable floor area
Bowling Alleys	Four (4) parking spaces for each lane, plus two (2) for any billiard table, plus one (1) space for each five (5) seats in any visitors gallery.
Building Materials, Hardware, Supplies and Home Improvement Sales and Service, including outdoor sales, service and storage areas, Retail	1 per 250 sf of gross floor area, exclusive of outdoor sales, service and storage areas
<i>Small-Scale (up to 100,000 sf)</i>	1 per 250 sf of gross floor area, exclusive of outdoor sales, service and storage areas
<i>Large-Scale (more than 100,000 sf)</i>	1 per 250 sf of gross floor area, exclusive of outdoor sales, service and storage areas
Building Materials, Hardware, Supplies and Home Improvement Sales and Service, including outdoor sales, service and storage areas, Wholesale	1 per 500 sf of gross floor area, exclusive of outdoor sales, service and storage areas
Clubs and Lodges, Private/Non-profit	1 per 250 sf of gross floor area
Colleges, Public or Private	1 per 2 employees and 1 per every 4 students
Commercial Area and Uses (not otherwise identified herein)	Per Community Development Director
Community and Recreation Centers, Public or Private	One (1) parking space for each two hundred (200) square feet of floor area.
Convenience Markets	One (1) space per two hundred fifty (250) square feet of retail sales area.
Convention Centers	1 per 300 sf of usable floor area
Court Clubs and Facilities, Lawn, Tennis, etc., Public or Private	One (1) parking space per each two hundred (200) square feet of gross floor area, excluding court area, plus three (3) parking spaces per each court.
Cultural Institutions	1 per 300 sf of usable floor area
Dance Clubs, Dance Halls, etc., Public or Private	One (1) parking space for each three hundred (300) square feet of floor space in the building.
Day Care Centers	1 per employee and 1 per every 15 students
Distribution, Light (less than 100,000 sf)	One (1) parking space for each five hundred (500) square feet of gross floor area.
Dry Cleaning and Laundry Outlet	1 per 250 sf of gross floor area
Eating and Drinking Establishments	
<i>Bars/Nightclubs/Lounges (51% +liquor sales)</i>	1 per 100 sf of indoor gross floor area plus 1 per 300 sf of outdoor dining/patio area
<i>Restaurants (51% + food sales, including drive-thru, drive-up and outdoor dining)</i>	1 per 200 sf of indoor gross floor area plus 1 per 300 sf of outdoor dining/patio area
Entertainment and Recreation, Indoor	1 per 300 sf of gross floor area
Entertainment and Recreation, Outdoor	1 per 2,000 sf of public use area
Farmer's Markets, Flower/Fruit/Vegetable Stands, etc.	1 per 1,000 sf of public use area
Flex Space, Industrial/Office/Warehouse	

<i>Light (up to 100,000 sf)</i>	One (1) parking space for each five hundred (500) square feet of gross floor area.
<i>Medium (100,001 sf to 500,000 sf)</i>	One (1) parking space for each eight hundred (800) square feet of gross floor area.
<i>Large (over 500,000 sf)</i>	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Food Preparation/Caterers	1 per 400 sf of gross floor area
Funeral and Undertaking Services	1 per each 3 seats in auditorium(s)
Garden Centers and Plant Nurseries	
<i>Freestanding</i>	1 per 1000 sf of indoor display/sales area plus 1 per 10,000 sf of outdoor display/sales area
<i>Attached, incidental to another retail use</i>	Per PGV/DRC, generally no parking required
Golf Clubs and Courses, Public or Private	One (1) parking space for each two hundred (200) square feet of floor area in any main building plus one (1) space for every two (2) practice tees in the driving range, plus four (4) parking spaces for each green in the playing area.
Government Offices and Facilities	1 per 300 sf of gross floor area
Grocery, Delicatessen or Supermarkets	1 per 200 sf of gross floor area
Health Care Facilities	
<i>Hospitals with Helipad</i>	1 per bed
<i>Emergi/Surgi/Urgent Care Facilities</i>	1 for each 250 sf of gross floor area
<i>Medical Centers/Offices/ Clinics/Specialties</i>	1 for each 250 sf of gross floor area
<i>Congregate Living/Congregate Care</i>	1 per 3 beds
<i>Nursing Homes/Extended Care</i>	1 per 3 beds
<i>Assisted Living</i>	1 per 2 beds
<i>Skilled Nursing</i>	1 per 3 beds
Heliports/Helipads	4 per pad
Hotels and Commercial Lodging	1 per room plus 1 per 200 sf of public meeting area
Health Club or Fitness Studio	1 per 250 sf of gross floor area
Instructional Services	1 per 250 sf of gross floor area
Maintenance Services	1 per 300 sf of gross floor area
Manufacturing and Assembly	
<i>Artisan</i>	1 per 500 sf of gross floor area
<i>Light (up to 100,000 sf)</i>	1 per 500 sf of gross floor area
<i>Medium (100,001 sf to 500,000 sf)</i>	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Movie Theaters	
<i>Indoor</i>	1 space per four 4 seats.
<i>Outdoor</i>	1 space for 2 employees in addition to viewer parking spaces

Offices, Administrative/General/Professional	4 per 1,000 sf of gross floor area up to 5,000 sf 3.5 per 1,000 sf from 5,000 to 20,000 sf 3 per 1,000 sf over 20,000 sf
Outdoor Sales	1 per 1000 gross square feet of sales area
Over-The-Air Reception/Transmission Devices	N/A
Park and Ride Lots	Per Community Development Director
Personal Services	1 per 250 sf of gross floor area
Public Assembly Area and Facilities	1 per every 3 seats of maximum fire-rated capacity in the <b>assembly</b> area plus the minimum number of spaces required for any associated use
Public Safety Facilities	Per Community Development Director
Religious Assembly Areas and Facilities	1 per 4 seats and 1 per 400 sf of classroom
Research and Development	1 per 400 sf of gross floor area
Residential, Permanent	
<i>Single Family</i>	2 per dwelling unit with street parking and 3 per dwelling unit without street parking
<i>Condos/Loft Units</i>	2 per dwelling unit
<i>Multi-Family</i>	2 per dwelling unit
Retail Sales, Service Station	3 per service bay, but not less than 4 stalls
<i>Gas Station/Convenience Store/Auto Service, not to exceed 3 acres</i>	Three (3) spaces per service bay and one (1) space per two hundred fifty (250) square feet of accessory retail sales area.
<i>Gas Station/Convenience Store/Auto Service, over 3 acres</i>	Three (3) spaces per service bay and one (1) space per two hundred fifty (250) square feet of accessory retail sales area.
Retail Sales	
<i>General Merchandise/Apparel</i>	1 per 250 sf of gross floor area excluding incidental outdoor sales, service and storage areas
<i>Furniture, Home Furnishings</i>	1 per 400 sf of gross floor area excluding incidental outdoor sales, service and storage areas
Satellite Dish Antenna	N/A
Schools, Public or Private	
<i>High School</i>	1 per employee plus 1 for every 6 students
<i>Elementary</i>	1 per classroom plus 1 per 200 sf of office area
Seasonal Sales (Outdoor)	1 per 3,000 sf gross floor area
Skateboard Parks, Public or Private	Three (3) parking spaces for each acre of park area
Skating Rinks, Ice, Roller, etc., Public or Private	One (1) parking space for each three hundred (300) square feet of floor space in the building.
Storage	
<i>Personal Property</i>	1 per 200 sf of office and 1 per 50 units
<i>Commercial/Industrial</i>	1 per 200 sf of office
Temporary Uses	Per Community Development Director
Tent Sales	Per Community Development Director

Transportation Passenger Terminals	Per Community Development Director
Utilities	
<i>Facilities</i>	Per Community Development Director
<i>Well Sites</i>	2 per site
<i>Pump Stations</i>	Per Community Development Director
Vehicle and Equipment Sales, Leasing and Services	
<i>Car Wash, Full Service</i>	Greater of 3 per bay or stall or 1 per 4 employees max shift
<i>Commercial Vehicle/Equipment Sales, Leasing, Rental and Service; New and Used</i>	1 per every 300 sf of indoor floor area plus 1 per each 20 outdoor vehicle displays
<i>Fueling Facility, Fleet</i>	1 per every 300 sf of indoor floor area plus 1 per each 20 outdoor vehicle displays
<i>Non Commercial Vehicle/Equipment Sales, Leasing, Rental and Service; New and Used</i>	1 per every 300 sf of indoor floor area plus 1 per each 20 outdoor vehicle displays
<i>Boats, Personal Watercraft, Motorcycles, All Terrain Vehicles (ATV's), Recreational Vehicles (RV's) Sales, Leasing, Rentals and Service; New and Used</i>	1 per every 300 sf of indoor floor area plus 1 per each 20 outdoor vehicle displays
<i>Tent Sale</i>	1 per every 300 sf of indoor floor area plus 1 per each 20 outdoor vehicle displays
<i>Vehicle/Equipment Service</i>	1 per every 300 sf of indoor floor area plus 1 per each 20 outdoor vehicle displays
Warehouse	
<i>Light (up to 100,000 sf)</i>	One (1) parking space for each eight hundred (800) square feet of gross floor area.
<i>Medium (100,001 sf to 500,000 sf)</i>	One (1) parking space for each eight hundred (800) square feet of gross floor area.
Wholesale/Warehouse/Membership Clubs/Stores	1 per 250 sf of gross floor area, excluding incidental outdoor sales, service and storage areas
Wireless Communication Facilities and Equipment	N/A

Table 2. Calculating Parking for Bars and Restaurant Combinations

Percentage of Gross Floor Area Devoted to Kitchen	Percentage of Public Floor Area Calculated as Restaurant	Percentage of Public Floor Area Calculated as Bar
35% or more	100%	0%
25-34%	75%	25%
15-24%	50%	50%
5-14%	25%	75%
Less than 5%	0%	100%

**Programs and incentives to reduce parking requirements**

The following programs and incentives are provided to permit reduced parking requirements in the locations and situations outlined herein where the basic parking requirements of this PAD would be excessive or detrimental to the goals and policies of the community.

A. Administration of parking reductions. Programs and incentives which reduce parking requirements may be applied individually or jointly to properties and developments. Where reductions are allowed, the number of required parking spaces which are eliminated shall be accounted for both in total and by the individual program, incentive or credit which is applied. The record of such reductions shall **be kept on the site plan within the project review file**. Additionally, the reductions and manner in which they were applied shall be transmitted in writing to the applicant and/or property owner.

B. Credit for on-street parking. Wherever on-street parking is provided credit toward on-site parking requirements shall be granted at the rate of one (1) on-site space per every on-street parking stall provided.

C. Mixed-use shared parking programs.

1. Purpose. A mixed-use shared parking program is presented as an option to reduce the total required parking in mixed-use facilities in which the uses operate at different times from one another throughout the day. The PGV/DRC recognizes that strict application of the required parking ratios may result in the provision of excessive numbers of parking spaces. This results in excessive pavement and impermeable surfaces and discourages the use of alternate transportation modes. A mixed-use shared parking program allows the property developer to use parking spaces more efficiently by allowing the same spaces to be "shared" by various land uses.
2. Applicability. The mixed-use shared parking program may be applied for where mixed-uses are proposed. The applicant may choose this option or may opt to prepare a parking master plan for review by Prasada Gateway Village (PGV) Design Review Committee (DRC).
3. Procedure.
  - a. When a parking plan and/or a site plan is submitted to the PGV/DRC, a mixed-use shared parking program may be requested by the applicant at the same time.
  - b. The mixed-use shared parking program may also be requested exclusive of any other site plan review.
  - c. Mixed-use shared parking plans shall be reviewed by, and are subject to the approval of, the PGV/DRC.
  - d. For changes of use in mixed-use projects the applicant must demonstrate to the PGV/DRC that parking necessary for the new mix of uses does not exceed the amount which was required by the previous mix of uses.
4. Limitations on mixed-use shared parking. The total number of parking spaces required by Table 1 shall not be reduced by more than twenty five (25) percent.
5. Performance standards. The PGV/DRC may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing on-site parking subject to the following criteria:
  - a. The primary hours of operation of the uses do not substantially overlap. If one or all of the land uses proposing to use joint parking facilities do not conform to one of the general land use classifications in Table 3, the applicant shall submit sufficient data to indicate that there is not a substantial conflict in the principal operating hours of the uses. Such data may include information from a professional publication such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI), or by a professionally prepared parking study.
  - b. A parking plan shall be submitted for approval which shall show the layout of proposed parking and proposed land uses.

Table 3 Schedule of Shared Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	Mid.-- 7:00 a.m.	7:00 a.m.--6:00 p.m.	6:00 p.m.--Mid.	Mid.-- 7:00 a.m.	7:00 a.m.--6:00 p.m.	6:00 p.m.--Mid.
Office and industrial	5%	100%	5%	5%	50%	5%
Retail	5%	100%	75%	5%	100%	50%
Residential	100%	50%	90%	90%	50%	75%
Restaurant	50%	70%	100%	40%	70%	100%
Hotel	100%	50%	90%	100%	50%	80%
Cinema/theater	5%	50%	100%	5%	70%	100%

How to use the schedule of shared parking. Calculate the number of spaces required for each use if it were free-standing (refer to the schedule of minimum on-site parking requirements). Applying the applicable general land use category to each proposed use, use the percentages to calculate the number of spaces required for each time period, (six (6) time periods per use). Add the number of spaces required for all applicable land uses to obtain a total parking requirement for each time period. Select the time period with the highest total parking requirement and use that total as your shared parking requirement.

F. Parking master plan.

1. Purpose. A parking master plan is presented as an option to promote the safe and efficient design of parking facilities for sites larger than two (2) acres. The PGV/DRC recognizes that strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces. This results in excessive pavement and impermeable surfaces and may discourage the use of alternate transportation modes. A parking master plan allows the property developer to establish a more efficient parking scheme through the following requirements.
2. Applicability. The parking master plan is appropriate to address changing land uses and parking requirements and is also available as an alternative to the above mixed-use shared parking programs.
3. Procedure.
  - a. When a parking plan is required as part of any site plan review, a parking master plan may be requested by the applicant at the same time.
  - b. Parking master plans may also be requested exclusive of any other site plan review or permitting procedure.
  - c. Parking master plans shall be reviewed by, and are subject to the approval of PGV/DRC.
4. Limitations on parking master plans. The PGV/DRC shall only permit reductions of up to twenty-five (25) percent of the total parking required per Table 1.
5. Elements of a parking master plan. The parking master plan shall contain the following:
  - a. A plan, which graphically depicts where the spaces and parking structures are to be located.
  - b. The plan shall show all entrances and exits for any structured parking and the relationship between parking lots or structures and the circulation master plan.
  - c. The plan, supported by a narrative, shall show the use, number, location and typical dimensions of parking for various vehicle types including passenger vehicles, trucks, vehicles for mobility impaired persons, buses, other transit vehicles, golf carts and bicycles.
  - d. The plan, supported by the narrative, shall include phasing plans for the construction of parking facilities and any interim facilities planned.

- e. Whenever the applicant requests any reductions in the number of required parking spaces as provided for in this PAD, the required report shall be prepared by a registered civil engineer licensed to practice in the State of Arizona and shall document how any reductions were calculated and upon what assumptions such calculations were based.
  - f. Parking ratios used within the report shall be based upon uses or categories of uses already listed within Table 1, Schedule of Parking Requirements. If the use is not listed in Table 1, then the applicant may request an amendment to Table 1 rather than a variance from its standards.
  - g. Such other information as is determined by the reviewing PGV/DRC to be necessary to process the parking master plan.
6. Performance standards. Parking shall comply with the requirements of this PAD except where application of the following criteria can show that a modification of the standards is warranted. This shall be determined by the PGV/DRC based on its review of the materials described in Subsection 5 above.
- a. The parking master plan shall provide sufficient number and types of spaces to serve the uses identified on the site.
  - b. Adequate provisions shall be made for the safety of all parking facility users, including motorists, bicyclists and pedestrians.
  - c. Parking master plans shall be designed to minimize or alleviate traffic problems.
  - d. Parking spaces shall be located near the uses they are intended to serve.
  - e. Adequate on-site parking shall be provided during each phase of development.
  - f. The plan may provide opportunities for shared parking or for other reductions in trip generation through the adoption of transportation demand management (TDM) techniques to reduce trip generation, such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and high occupancy vehicle (HOV) parking preference.
  - g. Reductions in the number of parking spaces should be related to significant factors such as, but not limited to:
    - (1) Shared parking opportunities;
    - (2) Hours of operation;
    - (3) The availability and incorporation of transit services and facilities;
    - (4) Opportunities for reduced trip generation through pedestrian circulation between mixed-uses;
    - (5) Parking demand for specified uses.

#### **Mobility impaired accessible spaces**

The City of Surprise requires all development within the city which serves the public to provide adequate facilities for accessibility to people with mobility impairments as defined by the Americans With Disabilities Act (ADA) of 1990. In accordance with this goal and pursuant to the ADA, accessible parking shall be provided by any building or use according to the following minimum requirements and any further requirements hereafter adopted by federal, state, or local law. Should any part or provision of this Section by error or omission be determined unenforceable, the federal standards as defined by the ADA and section 504 of the Housing Rehabilitation Act of 1973 shall apply.

A. Required spaces. Required mobility impaired accessible parking spaces shall be provided at a rate of two (2) percent of total required vehicular parking spaces up to 1000 spaces and one (1) percent of total required vehicular parking spaces over 1000 spaces. Van accessible parking spaces shall be provided in the amount set forth by table 9.4. In addition to these requirements, accessible patient parking at outpatient facilities must equal no less than six (6) percent of the required parking, and facilities which specialize in treatment or services for persons with mobility improvements must provide accessible parking equaling no less than fifteen (15) percent of the required parking for patient use.

B. Reductions in accessible space requirements for large uses. Reductions in accessible parking space requirements for large uses may be permitted subject to the approval of the PGV/DRC. In requesting such a reduction, applicants shall provide evidence that the demand for disabled parking on the site is less than the total number of required accessible vehicular parking spaces. In granting such a reduction, the PGV/DRC or designee shall consider factors including, but not limited to, the following:

- 1. Uses requesting a reduction shall require over three hundred (300) vehicular parking spaces;
- 2. Uses requesting a reduction shall be characterized by a low volume of direct daily customer or visitor contact.

- 3. Uses requesting a reduction shall be limited to major employment uses and shall not include any public facilities or other uses normally frequented by visitors.

Mobility impaired accessible parking spaces shall be provided at a rate no less than two (2) percent of total required vehicular parking spaces up to 1000 spaces and 1% of total required vehicular parking spaces over 1000 spaces.

The required number of mobility impaired accessible parking spaces shall be calculated after any applied reduction in parking requirements otherwise approved by the PGV/DRC or provided pursuant to this ordinance.

C. Location of accessible spaces. Each accessible or van accessible parking space shall be located along an accessible route to the building entrance. The minimum width of said accessible route shall be no less than three (3) feet.

D. Access aisles. All parking lots shall provide access aisles for the mobility impaired in locations that are in accordance with ADA requirements. Such access aisles shall be no less than five (5) feet in width when adjacent to one (1) accessible parking space and no less than eight (8) feet in width when adjacent to van accessible parking spaces. At the entrance to each access aisle which is eight (8) feet or wider, two (2) bollards shall be placed at the outside corners of the aisle so as to prevent vehicles from parking in the aisle illegally. Access aisles may not be obstructed by any curb ramp or wheel stops.

E. Size of accessible spaces. Small car spaces shall not be designated for mobility impaired persons.

F. Maximum slope. Accessible parking spaces and access aisles shall not exceed a slope of 1:50, and the ramp from the access aisle to the sidewalk or other transition to the principal use shall not exceed a slope of 1:12.

G. Vertical clearance. The vertical clearance for accessible parking spaces shall be no less than eight (8) feet two (2) inches, and the vertical clearance for passenger loading zones shall be no less than nine (9) feet six (6) inches.

H. Passenger loading zones. Passenger loading zones shall provide an access aisle a minimum of twenty (20) feet in length, adjacent and parallel to the vehicle pull up space. If there are curbs between the access aisle and the vehicle pull up space, then a curb ramp shall be provided.

I. Signage and marking. All accessible spaces shall be designated by the international access symbol. Van accessible spaces will be labeled by both the international access symbol and an additional sign indicating that the space is accessible for vans.

Signs shall be placed a minimum of five and one-half (5.5) feet above ground level so as not to be obscured by parked vehicles. The mobility impaired symbol shall also be painted on the ground to the rear of the parking space.

*Table 4 Van Accessible Parking Space Requirements*

Accessible Spaces Required	Van Accessible Spaces Required
1 to 20	1
21 to 40	2
41 to 60	3
61 to 80	4
Over 80	1 van accessible space for every 20 accessible spaces

**Design standards for public and private on-site parking areas.**

**A. Parking space dimension.**

**1. Vehicular.**

- a. 90 degree parking spaces shall have a minimum width of ten **(10) feet** and a minimum length of eighteen **(18) feet**.
- b. Angle parking spaces shall have a minimum width if nine (9) feet and a minimum length of eighteen (18) feet.
- c. Parallel parking spaces shall have a minimum width of nine (9) feet and a minimum length of twenty-one **(21) feet**.

- d. The front length of the space may extend **two (2) feet** over a curb or low planter of a maximum height of **six (6) inches**.

2. Bicycle. Bicycle parking spaces shall have a minimum width of **two (2) feet** and a minimum length of **six (6) feet**, unless the spaces are provided by a pre-manufactured bicycle rack or locker which differs from this dimension, in which case the dimension of the pre-manufactured rack or locker shall suffice.

**B. Parking layout. Minimum layout dimensions are established in Table 5 which shall apply to all on-site parking areas. See attached Table 5.**

C. Design and improvement standards.

1. Vehicular. The following standards shall apply to all commercial uses permitted in PGV.

- a. All public parking areas shall be improved and maintained to the standards approved by the PGV/DRC with regard to:
  - (1) Grading and drainage.  
Best management practices for stormwater management shall be an important component of the parking design.
  - (2) Parking stall layout and markings.
  - (3) Protective pipes at driveway entrances.
  - (4) Curbs, barriers and wheel stops.
  - (5) Directional signs.
- b. All on-site parking areas shall be designed so that vehicles exiting therefrom will not be required to back out across any public sidewalk or public street. Does not apply to "on-street" parking.
- c. All required on-site parking spaces shall open directly upon an aisle or driveway. All on-site parking facilities shall be provided with appropriate means of vehicular access to a public street.
- d. All parking lots shall be illuminated as determined by the PGV/DRC.
- e. Illumination of an on-site parking area shall be arranged so as not to reflect direct rays of light into adjacent (non-PGV) residential districts and streets. In no case shall such lighting cause more than one (1) footcandle of light to fall on adjacent (non-PGV) properties as measured horizontally at the lot line. Shields shall be used where necessary to prevent exposure of adjacent (non-PGV) properties.
- f. Any wall, fence or landscaping provided shall be adequately protected from damage by vehicles using the parking lot and shall be properly maintained and kept in good repair at all times.

D. Landscaping and urban design.

- 1. Landscaping plan required. Landscape plans shall be submitted for review by the PGV/DRC and shall be approved upon the finding that landscaping plans are adequate to properly screen parking areas from neighboring (non-PGV) properties so as to reduce nuisances from lights and noise.
- 2. Method of screening parking areas. Screening of parking areas shall be by decorative wall, earth berm, landscaping, solid screen or a depressed parking area as determined by the PGV/DRC.
- 3. Minimum screening requirements. There shall be a minimum landscaped/hardscaped area of four (4) feet in depth between any parking lot area and any public street frontage. Except for Automotive Dealerships and related automotive uses, **all** public parking lot areas shall be screened from all perimeter arterial streets by a twenty-four (24) to thirty (30) inch high masonry wall and/or landscaping and/or berming.
- 4. Minimum landscaped area. Except as otherwise provided in this PAD, a minimum of **ten (10) percent** of all PGV commercial parcels shall be landscaped as determined by PGV/DRC
- 5. No covered parking shall be permitted in the required building setback area.
- 6. Parking structures fronting on a public street shall include pedestrian-related amenities such as sitting areas, planters, and visually-interesting wall surfaces at the street level along the street frontage. Such amenities may be evaluated by the PGV/DRC as a part of the site plan review procedure.

7. The architectural character of above grade parking structures shall be compatible with the surrounding area, and consistent in design with the project within which they are contained.

**Locating required parking relative to the use served**

A. General requirement. Parking shall be located with regard to vehicular and pedestrian access, number of spaces, surrounding uses, traffic congestion and pedestrian facilities. Parking location shall be subject to PGV/DRC approval.

B. Regulations for remote parking. Remote parking under the same *ownership* or control as its generating use may be permitted subject to the approval of the PGV/DRC. In permitting remote parking, the PGV/DRC may consider factors including, but not limited to, the following:

1. The proximity of generating use to the remote parking;
2. The presence of a continuous sidewalk or path system serving the area;
3. The siting and orientation of the generating use to the sidewalk or path;
4. Connections between the remote parking area and generating use via sidewalk, path and/or street crossing;

C. Carpool, vanpool and other high occupancy vehicles (HOV's). Parking may be designated for carpools, vanpools and other high occupancy vehicles.

**TABLE 5**  
**PRASADA GATEWAY VILLAGE**  
**Parking, Landscaping and Site Lighting Standards for Commercial and Mixed Use Projects**

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**Parking:**

Parking Ratios	See Table 1
Parking Area	Each Parking Area shall be defined by the boundaries created by the main drives and the designated fire lanes.
Parking Stall Size:	
Standard/Customer/Visitor	10' by 18' for 90 degree parking 9' by 18' for angle parking 9' by 21' for parallel parking
Employee	As approved by the PGV/DRC. All Employee parking stalls shall be designated on the site plan and shall be painted/signed accordingly.
Parking Bay/Aisle Width:	
45 degree (one way)	48 feet – 16' aisle
60 Degree (one way)	53 feet – 18' aisle
60 Degree (two way)	60 feet – 24' aisle
70 Degree (one way)	55 feet – 20' aisle
70 Degree (two way)	60 feet – 24' aisle
90 Degree (two way)	60 feet – 24' aisle

**Landscaping:**

Net Site Area Landscaping	Minimum Requirement: 10%, Net Site Area is defined to include all of the land area to the property line. The landscape areas within the Net Site Area shall include all landscape and hardscape areas such as shaded walkways, pedestrian plazas, etc.
Parking Area Landscaping	Minimum Requirement: 10%, the Parking Area Landscaping requirement shall not be applicable to Auto Park Automotive Dealerships. Landscape Islands Minimum Requirements: Spacing – One every 12 single-loaded or every 24 double-loaded parking stalls, Width - 6', Trees – 1 or 2, respectively, Shrubs - optional
Landscape Diamonds	Suggested Requirements: Spacing – One every 6 single-loaded or every 12 double-loaded parking stalls between Landscape Islands, Dimensions - 6' by 6', Trees – 1, Shrubs - none
Landscape Divider	Suggested Requirements for shaded walkway or module divider: Spacing – One every 12 double-loaded parking rows, Width – 6', Trees – optional, Shrubs – optional, Shade Structure(s) - optional

**Site Lighting:**

Maximum Fixture Height	Per PGV/DRC based on SLA
Light Source	Per PGV/DRC based on SLA
Location	Per PGV/DRC based on SLA
Base Height	30" minimum when unprotected (architecturally enhanced)
Analysis	A project Site Lighting Analysis (SLA) will be submitted to and approved by the PGV/DRC. The analysis will address fixture heights, light sources, fixture locations and site photometrics.

**Major Projects:**

It is anticipated that certain Major Projects will have unique Parking, Landscaping and Site Lighting requirements which will be addressed by the PGV/DRC. It is also anticipated that these Major Projects will prepare and submit to the PGV/DRC for its review and approval an integrated master plan and site specific analysis for Parking, Landscaping and Site Lighting. Major Projects would include large automotive, retail, employment, medical and mixed-use projects. The above Parking, Landscaping and Site Lighting standards may be modified by the PGV/DRC to accommodate the specific needs and requirements of such Major Projects.