SURPRISE
ARIZONA

Sun City Grand

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD94-007	4/28/94	ORD	2
PAD Addition	PADA94-028	11/17/94	ORD94-18	171
PAD Addition	PAD94-029	11/17/94	ORD94-19	208
PAD Addition, Land Use Revision	PADA95-031	9/7/95	RES95-44	239
Land Use Revision	PADA96-037	7/25/96	ORD96-12	368
PAD Addition	PADA97-073	11/13/97		381
Land Use Revision	PADA98-133			565
Sign Revision	PADA99-106	8/21/99		577
Sign Revision	PADA00-032	3/12/00		591
PAD Addition	PADA00-157	1/25/01	ORD00-28	601
Revise Setback Encroachments	PADA02-024	1/23/02		629
PAD Addition, Land Use Revision	PADA09-050	8/13/09	ORD09-29	632

CITY OF SURPRISE
OFFICIAL APPLICATION FOR PLANNED AREA DEVELOPMENT
PRE-APPLICATION AND PRELIMINARY DEVELOPMENT PLAN

Petition No: _____
Date Filed: _____
Filing Fee: _____
Check No: _____
Receipt No: _____
Received By: _____
Public Hearing: _____
Approved/Denied: _____
OFFICE USE ONLY

LOCATION OF PROPERTY (ADDRESS OR DESCRIPTION): Generally bounded by Grand Ave., Beardsley Canal, Union Hills Rd. and Bullard Ave.

Del Webb Home Construction, Inc., an Arizona corporation
PETITIONER

2231 E. Camelback Rd., Ste. 400, Phoenix, AZ 85016 N/A
PETITIONER'S ADDRESS TELEPHONE NUMBER

N/A
PROPERTY OWNER (if other than petitioner)

N/A
OWNER'S MAILING ADDRESS TELEPHONE NUMBER

Stephen C. Earl/Earl, Curley & Lagarde
CONTACT PERSON

3101 N. Central Ave., Ste. 1090, Phoenix, AZ 85012 (602)265-0094
CONTACT PERSON'S ADDRESS TELEPHONE NUMBER

NAME OF P.A.D. Del Webb's Grand Avenue Property

PRESENT ZONING: R1-43

ACREAGE: 2,359.4

PROPOSED LAND USE(S): Master Planned Active Adult (Age Restricted) Community with residential, commercial, recreational and business uses

March 14, 1994

City of Surprise
12425 West Bell Road
Suite D-100
Surprise, Arizona 85374

Attn: Shirley Berg
Planning and Zoning Director

Ladies and Gentlemen:

This letter will confirm that Del Webb Home Construction, Inc. ("Del Webb") and First American Title Insurance Company ("FATCO") as Trustee of Subdivision Trust No. 7506 ("Trust 7506") are the owners of that certain real property which is generally located within the boundaries of Grand Avenue, Union Hills and the Beardsley Canal and is legally described on Exhibit A attached hereto (the "Property"). Del Webb and FATCO hereby confirm that the law firm of Earl, Curley and Lagarde has been retained to handle the rezoning of the Property and hereby authorize Earl, Curley and Lagarde to execute and file with the City of Surprise a PAD Zoning Application for the Property allowing for the development of the Property as a planned area development.

The beneficiaries of Trust 7506 are Del Webb and Del E. Webb Cactus Development Corp. ("Cactus"). FATCO and Cactus hereby authorize Earl, Curley and Lagarde and/or Del Webb to execute any and all applications, documents, forms and to take all actions required in connection with such zoning.

Sincerely,

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, AS TRUSTEE

By: Pamela [illegible]
Its: Trust Officer

"FATCO"

PHX3:POKORSJ / 3044644.

DEL WEBB HOME CONSTRUCTION, INC.,
an Arizona corporation

By: Mary S. Alexander
Its: Vice President

"Del Webb"

DEL E. WEBB CACTUS DEVELOPMENT
CORP., an Arizona corporation

By: Thomas E. Lucas
Its: Vice president

"Cactus"

a study showed that groundwater would not deplenish the aquifer beyond standards set by the Department of Water Resources. Planning Director Berg informed Council that staff recommendations were as follows: 1) Under the R1-5 zone, contractor's storage yard shall be allowed as a "permitted accessory use" with administrative approval. 2) For the purpose of this P.A.D., "administrative approval" shall be defined as written approval from the Zoning Director. 3) Applicant shall ensure continuous public access to the "out-parcel" located north of Union Hills, east and west of Reems Road. 4) Bus pull-outs to be provided along arterial roadways. Locations to be determined by applicant and the City Engineer. 5) The Planning and Zoning Commission approval required under City Ordinance No. 94-05, Section 5 is provided to this Planned Area Development, subject to compliance with the amended standards on building height set forth in the P.A.D. and the City's site plan review process. Motion by Councilmember Broich and seconded by Councilmember Johnson to close the public hearing at 7:52 p.m. Motion carried unanimously.

Discussion and possible action regarding Del Webb's Preliminary Planned Area Development, Zoning Case No. PAD94-07

Motion by Councilmember Johnson to approve a Preliminary Planned Area Development request, Zoning Case No. PAD94-07, by Del Webb Corporation, with the stipulations as set forth. Motion seconded by Councilmember Montoya and it carried unanimously.

MINUTES
CITY OF SURPRISE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

April 19, 1994
7:00 P.M.

The Planning and Zoning meeting commenced at 7:00 P.M.

MEMBERS PRESENT:
Chairperson Dorothy Cooper, Vice-Chairman Darrell Belk, Commissioners Robert Perez, William Rafferty, Joseph Urban and Arnold Weed.

APPROVAL OF MINUTES:
(A) Commissioner Belk motioned to approve minutes of March 22, 1994 with amendment to No. 2, ITEM IV, (A) D.3 of staff's recommendations (part of paragraph missing). Commissioner Urban seconded the motion and the motion carried.
(B) Commissioner Weed motioned to approve minutes of April 5, 1994 with amendment of Chairperson Cooper being changed to Vice-Chairman Belk. Commissioner Perez seconded the motion and the motion carried.

PUBLIC HEARING:
Chairperson Cooper read the public hearing title Application No. PAD94-07 submitted by Del Webb Construction, Inc. for a Prelimionary Planned Area Development. Planning Director Shirley Berg introduced Stephen Earl, representing Del Webb Corporation. Mr. Earl gave a complete overview on the proposed Master Planned Active Adult Community. Commissioner Belk questioned allowing two dwellings on one lot in an R1-5 Zone. Ms. Berg pointed out that our Zoning Ordinance 86-06, Section 6-602.A, allows a two family structure. Questions arose concerning conflicting language in Sign Ordinance regarding illuminated and non-illuminated signs. Mr. Earl stated that this was an oversite and it would be corrected. Commissioner Rafferty inquired about underground storage tanks. Mr. Earl responded that there are three or four tanks on site and that removal of tanks will be coordinated with ADEQ.

Ms. Berg discussed staff's recommendations with the Commission. Staff recommends approval with following stipulations:

1. Under the R1-5 zone, contractor's storage yard shall be allowed as a "permitted accessory use" with administrative approval.

2. For the purpose of this P.A.D., "administrative approval" shall be defined as written approval from the Zoning Director.

3. Applicant shall ensure continuous public access to the "out-parcel" located north of Union HIlls, east and west of Reems Road.

4. Bus pull-outs to be provided along arterial roadways. Locations to be determined by applicant and the City Engineer.

5. The Planning and Zoning Commission approval required under City Ordinance No. 94-05, Section is provided to this Planned Area Development, subject to compliance with the amended standards on building height set forth in the P.A.D. and the City's site plan review process.

Chairperson Cooper opened the floor to the public. There being no comments from the public, Commissioner Rafferty motioned to close the public hearing. Commissioner Belk seconded the motion and the motion carried.

PETITIONS FROM CITIZENS NOT ON THE AGENDA:
- None

CORRESPONDENCE ON INFORMATIVE ITEMS:
City Council minutes and Zoning News were passed to the Commissioners for their information.

UNFINISHED (OLD) BUSINESS:
- None

NEW BUSINESS:
Del Webb Construction, Inc. is requesting approval for Application No. PAD94-07 for a Preliminary Planned Area Development for a master Planned Active Adult Community. After considerable discussion among the commissioners, Commissioner Belk motioned to approve Application No. PAD94-07 with stipulations recommended by staff. Commissioner Weed seconded the motion and the motion carried.

ADJOURNMENT:
There being no further business, Commissioner Rafferty motioned to adjourn the meeting. Commissioner Weed seconded the motion and the motion carried. The meeting adjourned at 8:22 P.M.

Dorothy Cooper
Dorothy Cooper, Chairperson
Planning and Zoning Commission

Shirley Berg
Shirley Berg, Secretary
Planning and Zoning Commission

DEL WEBB'S GRAND AVENUE PROPERTY
SURPRISE, ARIZONA

March 29, 1994

APPLICATION FOR:
Planned Area Development (PAD) Zoning
with Preliminary Development Plan

CONTENTS **PAGE NUMBER**

- **INTRODUCTION AND OVERVIEW** 1
- **EXISTING CONDITIONS** 1
  - Current Land Use/Zoning
  - Physical Features 4
- **DEVELOPMENT MASTER PLAN** 4
  - Proposed Land Uses 4
    - Residential Land Uses 6
    - Retail and Commercial 6
    - Business Park 8
    - Community Center 8
    - Recreational Uses 8
    - Other Uses 8
  - Circulation 8
  - Drainage 11
- **UTILITIES AND SERVICES** 14
  - Water 14
  - Wastewater 15
  - Power/Telephone/Gas 17
  - Police/Fire/Library 17
- **DESIGN GUIDELINES** 17
- **DEVELOPMENT STANDARDS** 19
- **APPENDIX EXHIBITS** 20

LIST OF MAPS

Number	Description	Page Number
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2	Generalized Location Map	3
3	Site Conditions Map	5
4	Zoning Map	9
5	Preliminary Development Plan (with phasing)	10

APPENDIX EXHIBITS

Exhibit	Description
A	Property Legal Description
B	Development Agreement Traffic Report, Jan. 1994
C	Landscape and Open Space Conceptual Master Plan
D	Roadway Phasing Plan
E	Conceptual Drainage Plan
F	Conceptual Domestic Water Plan
G	Conceptual Wastewater Plan
H	Amended R1-5 (Section 7-704) Zoning District Regulations and Standards Amended R-3 (Section 7-706) Zoning District Regulations and Standards Amended C-2 (Section 7-708) Zoning District Regulations and Standards
I	Amended Subdivision Ordinance Provisions
J	Amended Sign Code Provisions (Section 85-8)
K	List of Property Owners Within 300 Feet
L	Public Notices for Advertisement
M	Color Examples of Architectural and Landscape Elements
N	Full Size Copies: - Exhibit Map - Site Conditions Map - Generalized Location Map - Zoning Map - Preliminary Development Plan with Phasing

INTRODUCTION AND OVERVIEW

On February 24, 1994, following months of review, the City of Surprise approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation regarding the area generally bounded by Grand Avenue, Bell Road and the Beardsley Canal. Together these two actions established the general parameters for City review and approval of a "state-of-the-art" active adult, age restricted, master planned development, which will benefit from Del Webb's extensive experience in this field of community development.

This application begins the zoning phase of this project and seeks Planned Area Development (PAD) approval, with a Preliminary Development Plan, on approximately 2,359 acres for that portion of the property lying north of the Union Hills Road alignment. More specifically, the boundaries of this application are Grand Avenue on the north, the Beardsley Canal on the west, Union Hills Road on the south, and Bullard Avenue on the east. See Maps 1 and 2 for the location of the property and Exhibit A for the property's legal description. This master planned development will create a truly exceptional living environment for active adults that implements the City's newly amended Comprehensive Development Guide for this area and sets a standard for excellence and innovation in community development.

The following narrative, maps and exhibits detail the scope of uses and improvements that are proposed at this time. All required PAD submittal information is either provided in this narrative or on attached exhibits.

EXISTING CONDITIONS

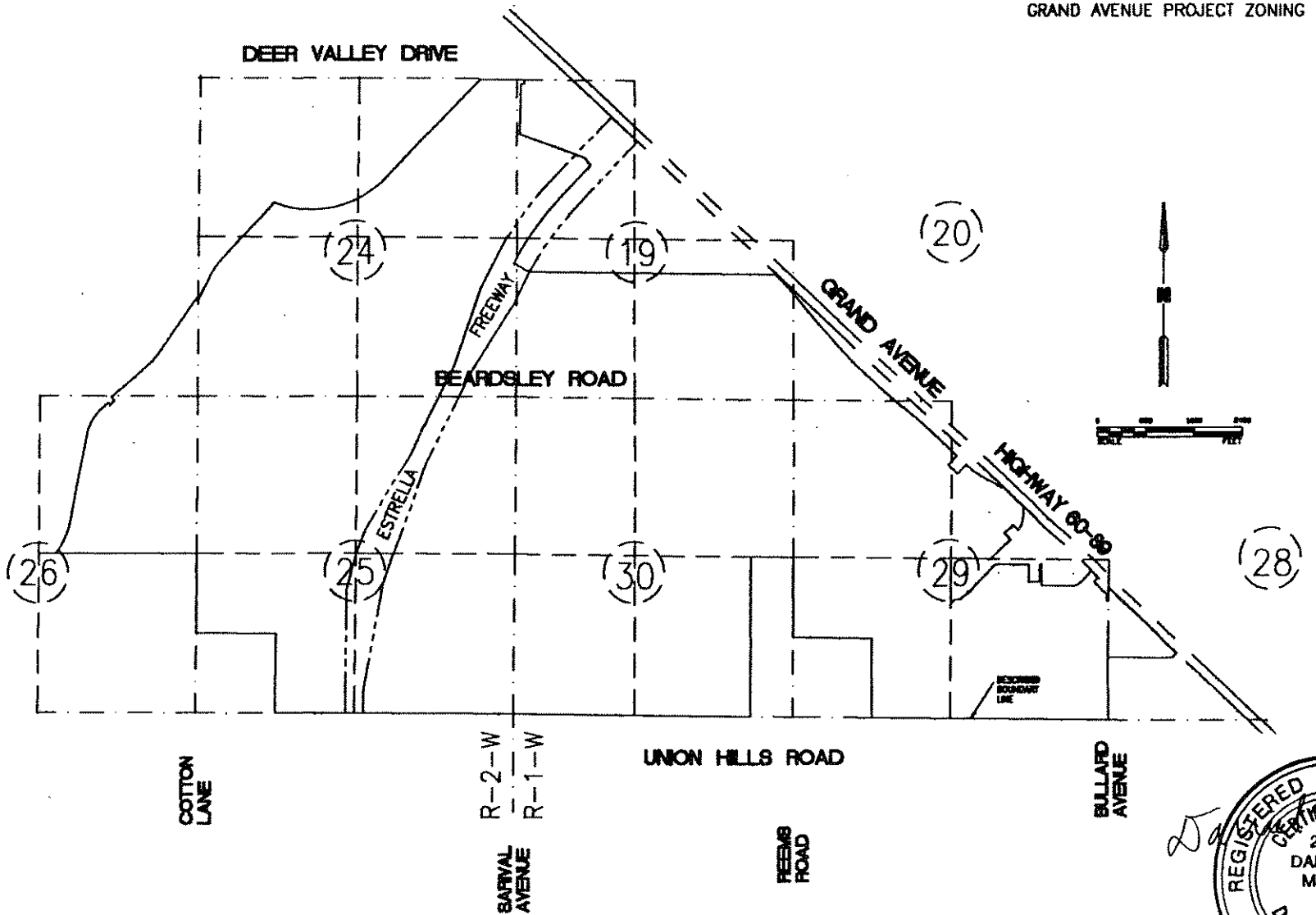
Current Land Use/Zoning

The property is currently zoned R1-43 and is either used for agricultural purposes or it is vacant. The surrounding land uses are also either agricultural or vacant as well, except for the residential projects of Sun City West (to the east), Radnor Sun Village and Kingswood Parke (to the southeast), and Happy Trails (to the southwest). To the north, there is very little development beyond Deer Valley Road with only one pocket of home sites at Deer Valley Road and Citrus Lane roughly 3/4 mile to the northwest across the Beardsley Canal.

The subject property surrounds, but does not include, two parcels of land at the northeast and northwest corners of Reems Road and the Union Hills alignment nor does it include the Maricopa Water District facility at Santa Fe Avenue on the west side of Grand Avenue. The PAD has been carefully planned to buffer these outparcels.

EXHIBIT MAP

GRAND AVENUE PROJECT ZONING MAP



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 2/10/94
ARIZONA, U.S.A.

Map No. 1

Generalized
Location Map

For

Del Webb's
Grand Avenue Property

Surprise, Arizona

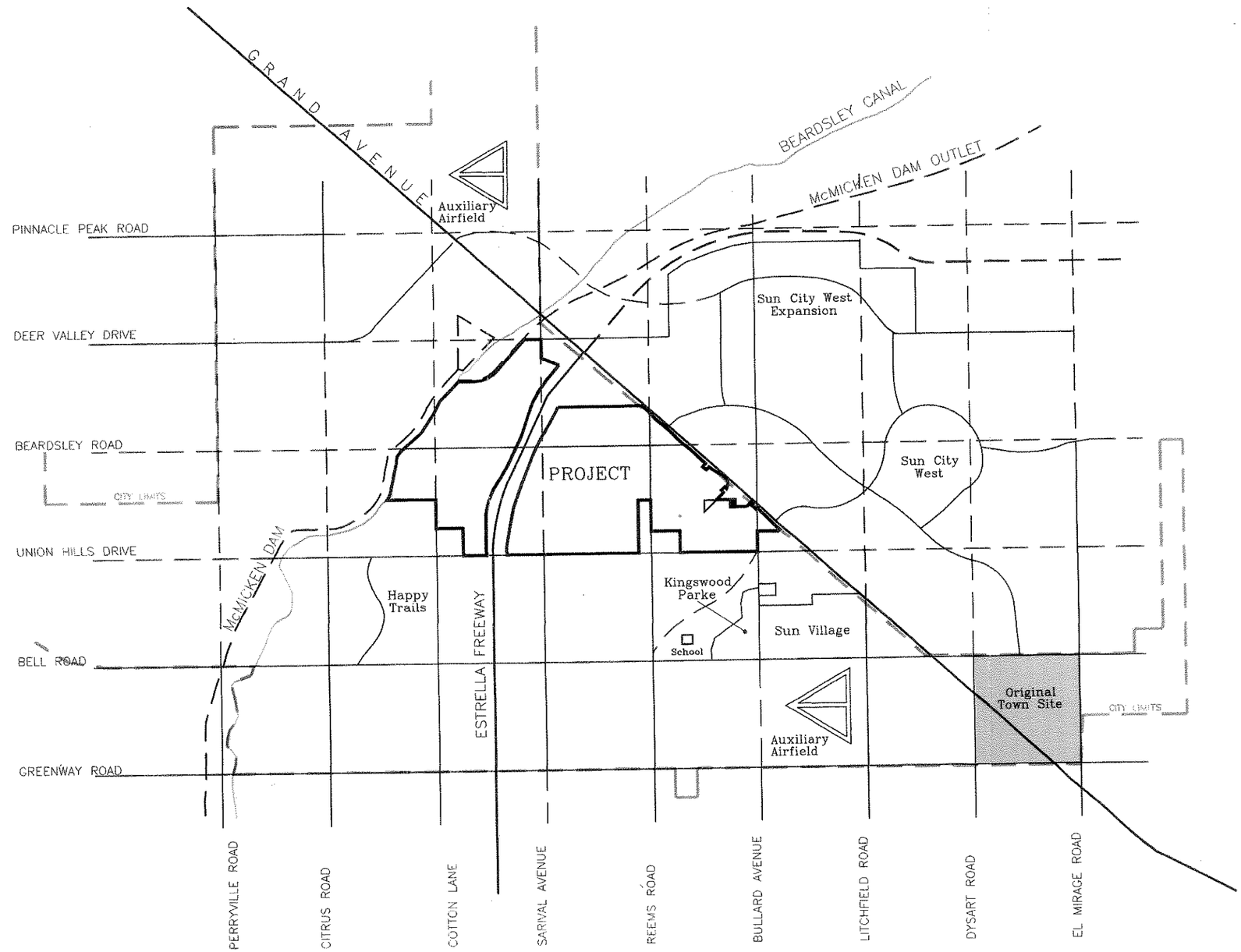
North

0 .25 .5 1 MILE 1.5 2 MILES

Scale: 1" = .5 MILE

March 10, 1994

RICHARDSON VERDOORN
Planners, Development Consultants
Landscape Architects
715 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 480-0028 Fax (512) 480-0617



Land Use Legend:

- Residential
- Mixed Use
- Agicultural or vacant

Map No. 2

Physical Features

The property is essentially flat and does not feature any exceptional landforms or vegetation. In fact, due to years of farming, there are no significant stands of native vegetation on the site. An existing citrus orchard and some abandoned nursery plants offer some limited relocation opportunities, but the health and size of this material will be evaluated to determine whether its preservation is warranted. One of the most attractive features of the property to be optimized in the land plan is the westerly view of the White Tank Mountains.

The property slopes gradually from the northwest to the southeast, averaging 0.5% at elevations of 1220 to 1330 feet above sea level. There are no FEMA flood zones indicated on the property. McMicken Dam and the Beardsley Canal effectively eliminate off-site runoff to the property. Currently, on-site surface drainage generally accumulates in and occasionally discharges from the sump on the north side of Bell Road west of Reems. Please see Map 3, Site Conditions Map. More detailed information on drainage is contained in the Drainage section of this report on page 11.

Soils on the property are alluvial, eroded from the White Tank Mountains. The predominant soil association on-site is Mohall-Laveen. Anthropogenic features on the property include the Beardsley Canal (at the western boundary) and its associated irrigation laterals, controlled by the Maricopa Water District (MWD). The MWD also has a number of well sites on the property.

A Phase I environmental assessment of the property has revealed no significant problems. There are several underground storage tanks, some debris from former farming operations and other miscellaneous construction/house trash on the property. These environmental issues will be remedied in accordance with state regulations as the project moves forward towards development. A copy of the Phase I assessment has been provided to the City under separate cover.

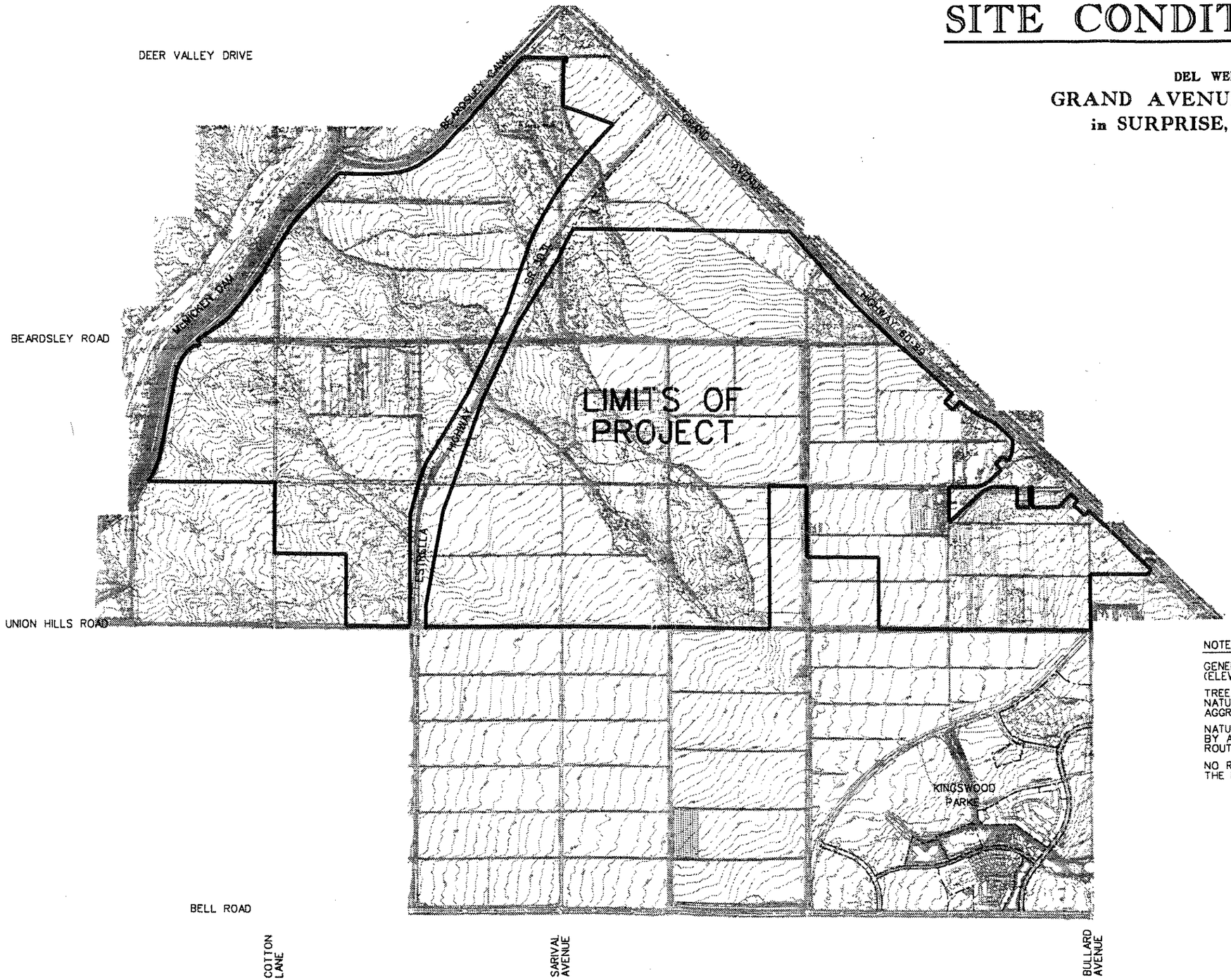
DEVELOPMENT MASTER PLAN

Proposed Land Uses

Del Webb's Grand Avenue property will be an integrated age restricted master planned development comprised predominantly of a variety of low and medium density single family housing types and a small component of multi-family residential housing. This project is designed around a balanced community concept that serves the needs of its residents - complete with a Community Center, retail opportunities, extensive recreational and social amenities, employment opportunities, churches, fire and police services, local trails, and 36 holes of golf.

SITE CONDITIONS MAP

DEL WEBB'S
GRAND AVENUE PROPERTY
in SURPRISE, ARIZONA



N

SCALE: 1"=2000'

NOTES

GENERAL SLOPE OF THE LAND IS SOUTHEASTERLY (ELEVATION 1335 TO 1246)

TREE/VEGETATION IS SPARCE WITH APPROX. 50% NATURAL DESERT AND THE REMAINING AREA AGRICULTURAL

NATURAL DRAINAGE PATTERNS HAVE BEEN DISRUPTED BY AGGRICULTURE CREATING SHEET FLOW DRAINAGE ROUTES THAT FOLLOW COUNTOUR LINES.

NO ROCK OUTCROPINGS ARE KNOWN TO EXIST ON THE PROPERTY.

Registered Professional Engineer
14393
RICHARD B. HOPPE
Date Signed 4-15-94
ARIZONA, U.S.A.

Map No. 3

STANLEY CONSULTANTS, INC.

Development of the property north of Union Hills will conform to the 6,039 unit cap established in the Development Agreement. The allocation of the residential unit types is shown on Table 1. Two eighteen hole golf courses are planned as part of an extensive open space system that will serve recreational, transportation and stormwater conveyance purposes. Each land use type is discussed in more detail in the following pages.

o Residential Land Uses

The residential land uses in this active adult master plan will be designated either R1-5 or R-3 and will comprise approximately 65% of the land area of this project, with single family (attached and detached) units predominating. With the exception of the multi-family (34.5 acres) and the assisted living units (11.5 acres), most other units will be single story (although varying roof designs and features will be used to create architectural diversity). The anticipated range of housing types is again depicted on Table 1, but the precise mix will be determined by market conditions as the project is built out. These housing types are not segregated into separate areas, but rather are mixed throughout the master plan to create harmonious, socially integrated neighborhoods. This approach to lotting patterns has proven to be very effective in other Del Webb projects at building an overall sense of unity throughout the project. To accomplish this important integration of lot sizes and housing types, Del Webb utilizes the R1-5 category for all of the single family products and the R-3 category for the multi-family products.

It's important to highlight that the portions of the project that abut the out parcels at the northeast and northwest corners of Reems Road and the Union Hills alignment are planned with single family uses, which are consistent with the Typical Neighborhood designation on the City of Surprise General Plan. Care has been taken in the PAD plan to be sure that the outparcels can be developed independently with typical neighborhood uses consistent with the City's General Plan.

o Retail and Commercial

With the exception of some localized retail activities within the Community Center (discussed below), general retail and community level commercial activities are clustered at the important intersection of Grand Avenue and Meeker Road and are being designated C-2. At an assumed floor area ratio (FAR) of 0.25, the 21.1 designated acres of C-2 could yield up to 230,000 square feet of community retail/commercial space. The retail/commercial uses have been located to minimize internal traffic conflicts and to maximize exposure to the larger regional area.

Table No. 1

PRELIMINARY DEVELOPMENT PLAN

Proposed Allocation of Land Uses for

Del Webb's Grand Avenue Property

Surprise, Arizona

March 11, 1994

LAND USES	ZONING	ACRES	U/AC.	UNITS	%
Arterial Streets (Minor Arterials)	R1-5, R-3, C-2	114.6	N/A	N/A	4.9%
Open Space (Public)	N/A	0	N/A	N/A	0.0%
Open Space (Private):					
• Golf (2-18 hole golf courses)	R1-5	402.0	N/A	N/A	17.0%
• Drainage Corridors/Open Space	R1-5, C-2	50.0	N/A	N/A	2.1%
Residential					
• Adult single-family (attached and detached)	R1-5	1547.1	3.5	5415	65.6%
• Vacation villas	R1-5	48.2	3.5	169	2.0%
• Multi-family	R-3	34.5	16	552	1.5%
• Assisted living	R-3	11.5	20	230	0.5%
Commercial:					
• Retail	C-2	21.1	N/A	N/A	0.9%
• Business Park	C-2	28.4	N/A	N/A	1.2%
• Community Center*	C-2	65.0	N/A	N/A	2.8%
Industrial:	N/A	0	N/A	N/A	0.0%
Other:					
• Churches	C-2	9.8	N/A	N/A	0.4%
• Utilities	C-2, R1-5	8.6	N/A	N/A	0.4%
• Fire/Municipal Services	C-2, R1-5	7.0	N/A	N/A	0.3%
• Neighborhood Rec./Clubhouse	R1-5	11.6	N/A	N/A	0.5%
	Total:	**2359.4**		****6366**	**100%**

*Community Center includes:

Recreation Center
Social Center
Post Office
Convenience Retail
Sales Center
Models
Non-Profit Space

**Actual units not to exceed Development Agreement entitlement.

931688\NR0311.wk1

o Business Park

Business Park activities are clustered near the Maricopa Water District offices on Grand Avenue. This location not only has the obvious advantage of excellent exposure from and access to the major roadway network in the area (i.e., Grand Avenue and Meeker Road) so critical to potential business users, but it also allows these business uses to in turn serve as an excellent buffer for the adjacent housing in the project. At an assumed FAR of 0.35, the 28.4 acres of business park could yield more than 430,000 square feet of employment space. These properties will also be designated C-2 to provide both flexibility for retail uses in these areas (should the demand arise) and, more importantly, to exclude undesirable uses that could otherwise occur by right in the I-1 zoning category.

o Community Center

The focal point of the project is the Community Center and this parcel is designated C-2. The range of functions for the Community Center will include a sales center with model homes, a recreational/fitness center with both outdoor and indoor activities, a social center with programmed activities, a golf club house, and some retail/service establishments. Estimated size of the center is 65 acres.

o Recreational Uses

Recreational land uses, aside from those in the Community Center, are planned for more than 463 acres, or almost 20% of the project. These uses include two eighteen hole golf courses, a neighborhood recreational clubhouse on approximately 11 acres, a trail system and a passive open space system that will serve as a stormwater conveyance, detention system and as a buffer.

o Other Uses

Other project land uses include church sites, utility sites, a fire station site and a municipal service facility. Combined, these land uses account for approximately 25 acres. See Maps 4 and 5 for specific land use locations and proposed zoning districts.

Circulation

The primary entry for this master planned development will be from Grand Avenue. This entry, as well as the secondary entry at Meeker and Grand, will be designed to highlight the residential character of the master plan and discourage cut-through traffic. Traffic within the project will be collected and dispersed by means of an internal loop road. The loop road will ultimately be grade-separated at its two intersections with the

Zoning, with Land Use

(North of Union Hills Road)

For

Del Webb's

Grand Avenue Property

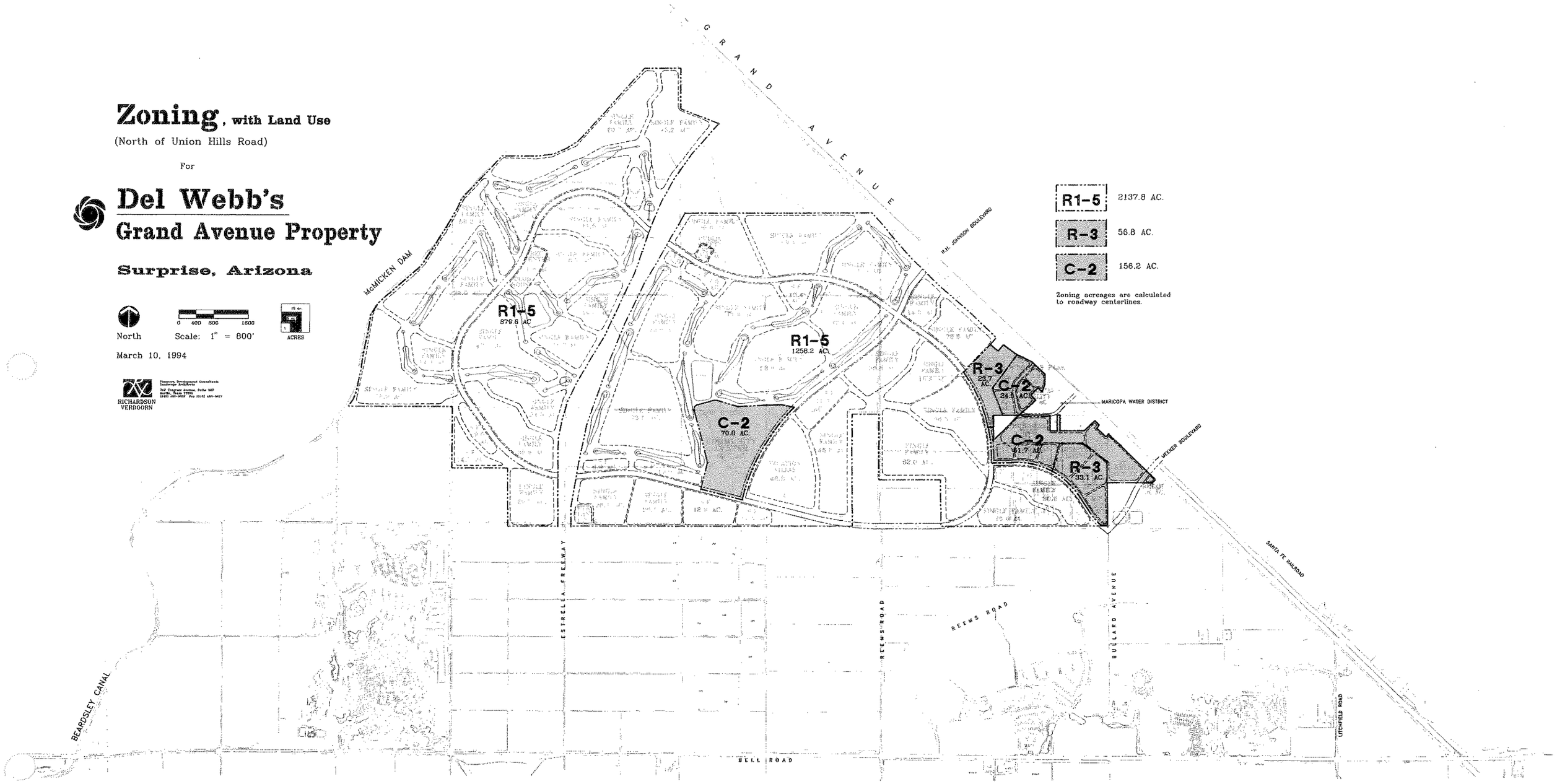
Surprise, Arizona

North

Scale: 1" = 800'

March 10, 1994

RICHARDSON VERDOORN



Map No. 4

Preliminary Development Plan, with phasing

(North of Union Hills Road)

For

Del Webb's

Grand Avenue Property

Surprise, Arizona

North

Scale: 1" = 800'

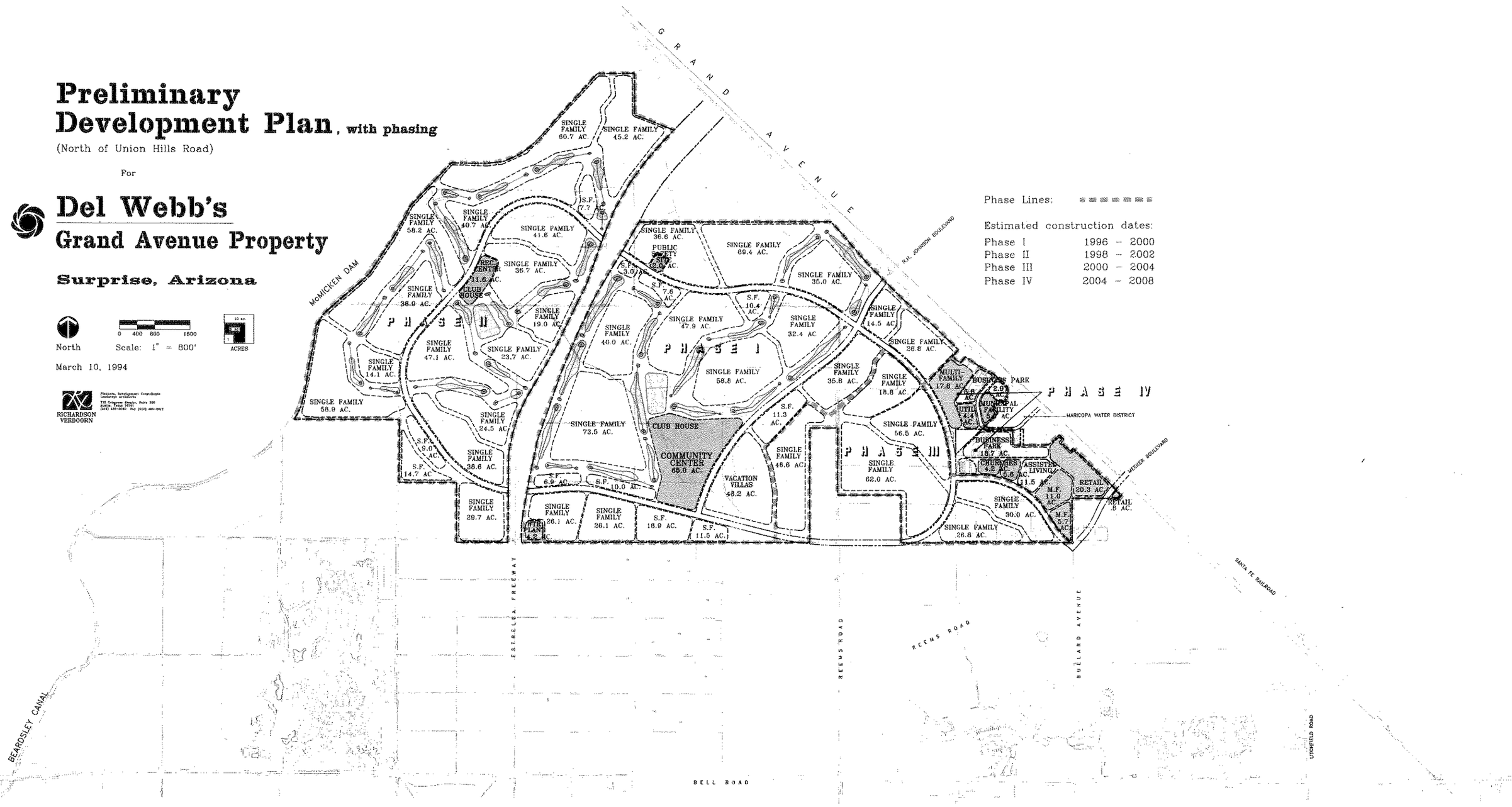
March 10, 1994

RICHARDSON VERDOORN

Phase Lines:

Estimated construction dates:

Phase I	1996 - 2000
Phase II	1998 - 2002
Phase III	2000 - 2004
Phase IV	2004 - 2008



Map No. 5

proposed Estrella Freeway; however, no interchanges are proposed at these points. According to ADOT plans, access to the Estrella Freeway will be provided at Bell Road and near Grand Avenue, consistent with the Surprise Comprehensive Development Guide.

The major roadways depicted within the project are proposed to function as minor arterials with 110 foot rights-of-way. The design intent is to minimize pavement to the extent possible and to maximize landscaping opportunities within these very large rights-of-way. Key determinants in aligning the collector and local roadways included:

- Maximizing east-west roadway orientation for solar orientation purposes.
- Minimizing or eliminating "cut-through" and "short-cut" possibilities.
- Avoiding long, straight, uninteresting alignments.

Other circulation elements of particular interest are the provision of safe and efficient means for alternative travel modes - golf carts, bicycles and pedestrians. Details of these systems will be the subject of ongoing site planning. However, the planning objectives include:

- Encouraging the use of alternative travel modes, particularly for short, intra-project trips.
- Utilizing drainageways for pedestrian walkways, where possible.
- Separating sidewalks from the adjacent roadways where possible to create a safer and more inviting pedestrian experience.

Given the expansive rights-of-way in this project, there are plenty of opportunities to identify desirable alternative transportation routes. Please refer to Exhibit B, Development Agreement Traffic Report, prepared by Kirkham, Michael and Associates for more detail on the roadway functions and service levels.

Attached as Exhibit C is the Landscape and Open Space Conceptual Master Plan which shows all circulation features as well as the open space and recreational opportunities. The roadway phasing plan is attached as Exhibit D.

Drainage

Del Webb's Grand Avenue property and its contributing drainage area comprise approximately 2,800 acres and are bounded by the McMicken Dam to the northwest, the Beardsley Canal to the north, Grand Avenue to the northeast and the Union Hills alignment to the south. The hydrologic character of this area is typical of the flat desert plain of the Lower Sonoran Desert. The existing

desert and graded farm fields rise gently to the northwest at a slope of about 0.005 ft/ft or 26.4 ft/mile. Within the area, the existing drainage patterns are controlled by arterial roads and various roadways and drainage canals in the north-south and east-west direction. Local drainage is typically either east or south in quarter, half and one mile increments as directed by these roads and canals. Within the property, the majority of these existing controls will be changed in some manner, but the general routing of all runoff will continue to be in a southeasterly direction.

Runoff in the property generally consists of sheet flow and shallow concentrated flow except for occasional washes and drainageways formed by roads and irrigation canals which tend to redirect and concentrate flow.

Hydrology of the property has been studied in past reports. The Flood Control District of Maricopa County has contracted with the WLB Group to perform an "Area Drainage Master Study" (ADMS) of the White Tanks - Agua Fria area of which this property is a part. This study is still in progress but hydrology is essentially complete. The White Tanks - Agua Fria ADMS study indicates existing drainage outfall locations south across Bell Road at Litchfield Road, Bullard Avenue, Reems Road, 1/2 mile west of Reems Road, Sarival Avenue and the Interim 303 roadway. This discharge is in the form of shallow overland and street flow.

Prior to the White Tanks - Agua Fria ADMS, a master drainage report was prepared for phase one of the Kingswood Parke Development by Coe and Van Loo Engineers. This report also includes some adjacent Sun Village drainage and indicates a major outfall onto Bell Road just east of Bullard Avenue. Kingswood Parke and Sun Village are existing residential developments in various stages of completion located between Reems Road and Litchfield Road on the north side of Bell Road downstream of this project. A combination of stormwater retention and detention is provided within these developments for both on-site and off-site flows.

The White Tanks - Agua Fria ADMS has designed approximately seven miles of Reems Road south from Beardsley Road as an Approximate Flood Zone "A". This includes one mile of Reems Road in the project between Beardsley Road and the Union Hills alignment. This floodplain will not exist once the proposed drainage improvements at Del Webb's Grand Avenue project are implemented. A change to the report is necessary to have the draft floodplain designation amended to eliminate the approximate "A" Zone within the project limits before final adoption of the ADMS.

The overall concept for the proposed development drainage plan is to control all the runoff from the 100-year, 2-hour storm in a combination of retention and detention basins distributed throughout the development area. The 100-year, 2-hour design storm

is set forth in Exhibit E, "Del Webb's Grand Avenue Property Drainage Standards (hereinafter referred to as "Drainage Standards").

Detention will be provided within the topographic features of the golf courses and the open space associated with the development. It is intended for these basins within the golf courses to drain down within 24 hours of the end of the storm. Retention will provide longer term storage of runoff for up to four days from the end of storm as presented in the Drainage Standards. The retention basins will be located at the downstream limits of the project area along the Union Hills alignment as shown on the Conceptual Drainage Plan, also attached as Exhibit E.

The controlled outlets of the golf course detention basins will typically consist of culverts under the project roadways. Runoff is bled from the proposed retention basins by a proposed storm drain outlet conduit to the Agua Fria River. The capacity of this conduit is anticipated to be between 100 and 200 cfs. The conduit will convey outflow east along the Union Hills alignment to the east limit of the project, then north to Grand Avenue, then southeast along Grand Avenue to the existing Sun City West drainage channel and then by this channel to the Aqua Fria River. This concept represents a regional approach to controlling drainage. The general arrangement of flow paths and detention and retention features are shown on the Conceptual Drainage Plan. Upon compliance with City Standards, the outlet conduit will be turned over to the City of Surprise. The City may tie into the drainage pipe (or outlet conduit) at any point which is to the east of the property for the purpose of capturing and transporting storm runoff through any excess available capacity in the pipe which is over and above developer's usage.

All runoff from the 100-year, 2-hour storm that is tributary to Union Hills Drive will be routed through the retention basins located north of Reems Road and Bell Road. A portion of the flows generated by the proposed development and its contributing drainage area may cross Reems Road and enter the areas immediately downslope from the development in a manner similar to the existing condition.

The intent of the drainage concept is to control runoff up to the 100-year, 2-hour storm and, therefore, eliminate or significantly reduce downstream discharge to Bell Road and Kingswood Parke.

The drainage concept plan will require at least four major drainage crossings of the proposed Estrella Freeway. These will be located as shown on the Conceptual Drainage Plan attached as Exhibit E. There is a potential to employ the existing highway culverts for this purpose but for this conceptual plan, it has been assumed that the existing facilities are to be abandoned.

Preliminary peak flow rates and times to peak have been estimated for various locations throughout the project area under the proposed condition. In general, the peak flow rate reaching any retention or detention facility is in the range of 200 to 800 cfs. The time to peak for these flows ranges from about 1.5 to 15 hours. The controlled outflow from the detention basins is in the range of 25 to 100 cfs. The maximum depth of flow for the golf course/open space routing channels is less than three feet and the velocities are less than six feet per second. Most golf course/open space channels throughout the site will have base widths of 10 to 30 feet and maximum side slopes of 1V to 4H. For applications accommodating greater flows or potentially erosive velocities, channels will be stabilized and have base widths at 10 to 15 feet, 1V to 1.5H side slopes and depths as required to accommodate the flows.

The 100-year, 2-hour precipitation of 2.77 inches and an estimated project area of about 2,359 acres, the required storage volume is on the order of 415 acre-feet.

The proposed golf course detention basins will require storage volumes in the 10 to 50 acre-feet range. The storage volumes of the proposed retention basins range from 50 to 100 acre-feet. The planform geometry of the basins will be configured to meet development layout and landscaping requirement. Proposed detention/retention basins are shown schematically on the Conceptual Drainage Plan. The maximum depth of the basins will be about eight (8) feet above the elevation where stormwater storage begins as presented in Drainage Standards.

UTILITIES AND SERVICES

Water

The property is within Citizens Utilities Agua Fria Division's water certificated area. Domestic water will be supplied from wells that will chlorinate the water and pump to storage reservoirs for short-term storage. Booster pumps will pump the water from the reservoirs into the water distribution system. A 100-year assured water supply will be demonstrated through the standard procedure for new developments, defined by the Arizona Department of Water Resources.

The existing Citizens Utilities Agua Fria water system consists of one water plant inclusive of a one-half million gallon storage reservoir with booster pumping station and a 1000 GPM supply well. These improvements were primarily built for the existing Sun Village Development, but can also serve other land within the Agua Fria Division including this project and the Kingswood Parke Development. The Agua Fria Water District requires the Grand Avenue property to be developed with two separate water distribution pressure zones.

This project will not only construct a number of water improvements that are needed for the development but also upgrades to the existing Citizens Utilities water plant and one new water plant. The new water plant will pump into the existing Citizens Utilities water zone and pump to a new pressure zone. Improvements include two one-million gallon reservoirs, a 2,500 GPM pump station and three wells with a combined capacity of 3,000 GPM. The existing Citizens Utilities water plant will continue to provide service to Zone 1. The improvements to this plant include a one-million gallon reservoir, one new water supply well and upgrades to the booster pumps. The water distribution system is shown in the Conceptual Water Plan attached as Exhibit F. Actual layout and pipes sizes will be determined based on a master water model which will be a part of Phase 1 design.

Phase 1 improvements will include Water Plant No. 1 with booster pumps, two wells, a one-million gallon storage reservoir and a distribution system sufficient to meet Phase 1 needs and be in accordance with the master water model for the entire Grand Avenue project.

The City of Surprise will perform a courtesy review of the water plans. Standard review and approval procedures required by the Maricopa County Health Department will be performed. Citizens Utilities shall be solely responsible for the review, approval and inspection of the water system improvements for the Grand Avenue property. Upon completion of each phase of development, the water improvements will be turned over to Citizens Utilities.

Wastewater

Wastewater service for Del Webb's Grand Avenue Property will be provided by the City of Surprise. The project will require a treatment capacity of .66 million gallons per day (MGD) based on historical records from similar development projects located in Maricopa County. This data includes a gallon per capita per day value of 90 (gpcd) and 1.9 persons per unit. The property is located in a region of the City that is currently served by an existing wastewater treatment facility (Litchfield Plant) with a planned capacity of 0.43 MGD. Present day flows treated by the existing facility are in the range of 0.25 MGD. The Del Webb Grand Avenue property may use this facility on a first come, first served basis with other developments. Effluent generated by the existing treatment facility is disposed of by means of reuse on landscaping and Bell Road streetscape.

The treatment plant capacity and trunk line size required for the project have been based on approximately 6,039 units. Changes in unit densities, phasing methodologies and/or alignment of the sewer trunk main may change the treatment plant capacity requirement or trunk main size.

The Developer will design, construct and dedicate a sewer line to connect the property to the South Sewage Treatment Plant. The line will be constructed along Reems Road and will connect to the South Sewage Treatment Plant along an alignment designated by the City. The Developer believes that this line must be 18" in diameter to transmit the sewage which will be generated by development north of Union Hills and 21" to serve additional properties north and south of Union Hills. Per the Development Agreement, the City and/or the Developer may request the sewer line to be oversized to serve other properties.

The final size of the sewer line will be determined during final engineering and approval to construct. Wastewater collected from the Grand Avenue Property will flow by gravity to the corner of Reems Road and Bell Road as shown on the Conceptual Wastewater Plan attached as Exhibit G. A small portion of the project may require a lift station due to existing ground elevations and anticipated sewer grades.

The City is currently in the process of awarding a contract for the construction of the South Sewage Treatment Plant. This plant will not have sufficient capacity to process sewage from the property on a permanent basis. The parties agree that the South Sewage Treatment Plant is so designed that it can only be expanded in units of 800,000 gallons of treatment capacity per day. Developer will commence designing and obtaining all required permits for, two 800,000 gallons per day (gpd) expansions of the South Sewage Treatment Plant. The final plans and specifications for each Expansion shall be submitted to the City for its review and approval. Upon completion, both expansions shall be owned, maintained and operated by the City.

Immediately upon obtaining all necessary permits, the Developer will commence constructing the First Expansion,no sooner than 120 days after the completion of the initial South Sewage Treatment Plant which is being constructed by City. When the project generates sewage which averages 600,000 gpd for a ninety (90) day period, the Developer will begin diligently pursuing the actions necessary to construct the Second Expansion.

To accommodate an expected two to three year design, approval and construction process for the South Plant Phase II Expansion, the first plant expansion process will begin upon approval of the Development Agreement.

Effluent from the South Plant will be disposed of and reused by Underground Storage and Recovery, a program permitted by the Arizona Department of Environmental Quality (ADEQ). This method of effluent disposal is recognized and encouraged by the Arizona Department of Water Resources (ADWR). If the City is legally permitted to sell recharge credits to the Developer, the

Developer may elect to receive effluent through the purchase of recharge credits.

The City has agreed to provide to the Developer sufficient effluent for all of the Developer's effluent usage on the property except the Kingswood property, on a month to month basis, provided however, that the maximum amount of effluent the City shall be required to supply to the Developer in any given year shall be the amount of the available effluent generated by the Property during that year, not including the Kingswood property.

The Developer shall design, obtain necessary permits for, and pay the entire design and permitting costs for a recharge and recovery project capable of infusing 3.2 million gallons of effluent per day. Del Webb will assist with the cost of acquiring land and constructing the Recharge Project pursuant to the Development Agreement. The City shall own, operate and maintain the recharge project.

Power/Telephone/Gas

Electric power from APS, telephone service from US WEST and gas from Southwest Gas will be brought to the property. Distribution line alignments and capacities are currently being analyzed and will be finalized prior to development.

Police/Fire/Library

A new fire and police site and facility will be provided on a 2.0 acre parcel in the northern portion of the project and east of Loop 303 pursuant to the Development Agreement between Del Webb and the City of Surprise. The facility may include other public services such as payments of utility bills. The development will be subject to the City's new library development fee that will be used to expand the City's public library facilities in the area.

DESIGN GUIDELINES

The outstanding quality and character of this project will be established and reinforced through detailed site planning and consistent architectural and landscape architectural treatments. The use of complementary materials and forms will identify the project as a unified suburban environment of excellence, in harmony with its setting. Photographic examples that illustrate the high standards maintained in the landscape and architectural treatments of existing Del Webb projects and which will be the foundation for the landscaping and architectural design for this project are attached as the last exhibit, Exhibit M. Although these project photographs illustrate a variety of residential architectural styles that Del Webb has used, there are common design standards in all of these units that Del Webb will be utilizing in this project:

- Tile roofs;
- Stucco and/or brick building exteriors;
- Four-sided architecture;
- Ground mounted air conditioning equipment;
- Block and wrought iron walls where appropriate (no wooden fences);
- Recessed entrances;
- Fireplaces (optional);
- Garages; and
- Thematic landscaping.

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

The purpose of the design guidelines is to:

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

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

- Circulation - Definitions and classifications, streetscape treatments, controlled access roadway provisions, design and location of alternative travel systems (pedestrian, bicycle, golf cart), parking, loading.
- Architecture - Definitions, form, size, location, materials, coverage, heights.
- Landscape Architecture - Definitions, entries, screening, materials, water usage, open space, golf course.
- Signage - Definitions, formats, sizes, locations, lighting.
- Lighting - Definitions, types, standard, locations.

DEVELOPMENT STANDARDS

The planning for the Grand Avenue property has revealed that the City of Surprise Zoning, Subdivision and Sign Ordinances do not (and really could not) fully anticipate the development of a several thousand acre master planned development and thus some refinements to these ordinances is necessary. The need for these refinements was anticipated and provided for in the recently approved Development Agreement. While the City ordinances in effect on February 24, 1994, the time the Development Agreement was approved and executed by the City, form the basis for City regulation and review of this project, the necessary refinements to these ordinances are attached as Exhibits H and I. We have also included under Exhibit J our proposed refinements to the Surprise Sign Code, which will be the subject of an application for a Comprehensive Sign Plan in the near future.

Once actual development of the property commences, particular attention will be given to assuring adherence with all City of Surprise, Maricopa County and State air quality regulations.

February 18,1994
Del Webb's Sun City West
Grand Avenue Project
Grand Avenue North of Union Hills Zoning Legal Description

LEGAL DESCRIPTION

A portion of land located in Sections 19, 20, 28, 29 and 30 in Township 4 North, Range 1 West, and in Sections 24, 25, and 26 in Township 4 North, Range 2 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Section 29;

thence N 89°22'37" W along the south line of said Section 2625.01 feet to the south quarter corner of said Section;

thence N 89°22'48" W along said south line 1308.63 feet to the southeast corner of the southwest quarter of the Southwest quarter of said Section;

thence N 00°06'49" W along the east line of said southwest quarter 1318.86 feet to the northeast corner of said southwest quarter;

thence N 89°22'00" W along the north line of said southwest quarter 1309.27 feet to the northwest corner of said southwest quarter;

thence N 00°08'29" W along the east line of said Section 30 a distance of 1319.17 feet to the east quarter corner of said Section 30;

thence N 89°19'58" W along the east-west midsection line of said Section 30 a distance of 710.21 feet;
thence S 00°08'29" E along a line parallel with the east line of said Section 30 a distance of 2638.72 feet to the south line of said Section 30;

thence N 89°21'47" W along the south line of said Section 30 a distance of 1930.04 feet to the south quarter corner of said Section 30;

thence N 89°22'14" W along said south line 2012.96 feet to the southwest corner of said Section 30, said corner also being the southeast corner of said Section 25;

thence N 89°45'00" W along the south line of said Section 25 a distance of 2639.42 feet to the south quarter corner of said Section 25;

thence N 89°44'44" W along said south line 1319.97 feet to the southeast corner of the southwest quarter of the Southwest quarter of said Section 25;

thence N 00°19'53" E along the east line of said southwest quarter 1320.09 feet to the northeast corner of said southwest quarter;

thence N 89°45'07" W along the north line of said southwest quarter 1320.09 feet to the northwest corner of said southwest quarter;

thence N 00°19'34" E along the east line of the southeast quarter of said Section 26 a distance of 1319.94 feet to the east quarter corner of said Section 26;

thence N 89°40'54" W along the east-west midsection line of said Section 26 a distance of 2339.00 feet to a point on a line that is 30.00 feet east of and parallel with the east right of way line of the main canal of the Maricopa County Municipal Water Conservation District Number One, said point also being a point on a non-tangent curve, concave northwesterly, to which point a radial line bears S 55°34'52" E;

thence northeasterly 630.17 feet along the arc of said curve and along said parallel line, having a radius of 1539.04 feet, through a central angle of 23°27'37";

thence N 10°57'31" E along said parallel line 1438.67 feet to the beginning of a curve, concave southeasterly, having a radius of 789.93 feet;

thence northerly 516.44 feet along the arc of said curve, and along said parallel line, through a central angle of 37°27'32";

thence N 48°25'09" E along said parallel line 138.80 feet;

thence leaving said parallel line S 41°34'51" E 50.00 feet;

thence N 48°25'09" E 100.00 feet;

thence N 41°34'51" W 80.00 feet to the east right of way line of said main canal;

thence N 48°25'09" E along said right of way 773.47 feet to the beginning of a curve, concave northwesterly, having a radius of 1613.26 feet;

thence northeasterly 390.13 feet along the arc of said curve and along said right of way, through a central angle of 13°51'20";

thence N 34°33'49" E along said right of way line 1059.73 feet to a point on the west line of the southwest quarter of said Section 24;

thence S 00°17'45" W along said west line 69.79 feet to a point that is on a line 30.00 feet easterly of and parallel with the easterly right of way line of said main canal;

thence N 25°45'16" E along said parallel line 398.43 feet to the beginning of a curve, concave southeasterly, having a radius of 1402.86 feet;

thence northeasterly 424.26 feet along the arc of said curve and along said parallel line, through a central angle of 17°19'39";

thence N 43°04'55" E along said parallel line 1236.45 feet;

thence leaving said parallel line S 68°41'37" E 18.94 feet to the beginning of a curve, concave northerly, having a radius of 1700.00 feet;

thence easterly 2015.61 feet along the arc of said curve,said arc also being the southerly line of Tracts 24C and 26C of Trilby Wash Detention Basin, through a central angle of 67°55'58" ;

thence N 43°22'25" E along said southerly line 2240.10 feet to the north line of said Section 24;

thence S 89°31'42" E along said north line 635.27 feet to the northeast corner of said Section 24, said corner also being the northwest corner of said Section 19;

thence S 89°30'36" E along the north line of said Section 19 a distance of 93.00 feet;

thence S 00°18'48" W along a line parallel with the west line of said Section 19 a distance of 70.00 feet;

thence N 89°30'36" W along a line parallel with said north line 60.00 feet to a point on a line 30.00 feet easterly of and parallel with the west line of said Section 19;

thence S 00°18'48" W along said parallel line 838.00 feet;

thence S 69°41'05" E 1139.76 feet;

thence S 41°40'35" E 157.57 feet to the centerline of the Estrella Freeway;

thence S 43°22'12" W along said centerline 588.80 feet to the beginning of a curve, concave southeasterly, having a radius of 5729.58 feet;

thence southwesterly 1472.44 feet along the arc of said curve and along said centerline, through a central angle of 14°43'28";

thence S 61°21'16" E along a radial line 300.00 feet to a point on the South right of way line of the Estrella Freeway;

thence S 89°19'11" E 4082.08 feet to a point on the westerly right of way line of Grand Avenue, said point being on a non-tangent curve, concave southwesterly, to which point a radial line bears N 46°17'15" E;

thence southeasterly 872.65 feet along the arc of said curve and along said right of way line, having a radius of 10934.00 feet, through a central angle of 04°34'22" to the beginning of a reverse curve, concave northeasterly, having a radius of 11555.24 feet;

thence southeasterly 2483.32 feet along the arc of said reverse curve and along said right of way line, through a central angle of 12°18'48" to a point of non-tangency;

thence S 46°31'28" E along said right of way line 926.26 feet;

thence leaving said right of way line S 43°08'19" W 208.70 feet;

thence S 46°31'28" E 208.70 feet;

thence N 43°08'19" E 208.70 feet to said right of way line;

thence S 46°31'28" E along said right of way line 13.80 feet to the beginning of a curve, concave northeasterly, having a radius of 1482.50 feet;

thence southeasterly 416.58 feet along the arc of said curve and along said right of way line, through a central angle of 16°06'00";

thence S 62°37'28" E along said right of way line 321.40 feet to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 29°24'00" E;

thence southeasterly 26.78 feet along the arc of said curve and along said right of way line, having a radius of 1382.70 feet, through a central angle of 01°06'34" to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 42°53'15" E;

thence southeasterly 96.74 feet along the arc of said curve and along said right of way line, having a radius of 11363.08 feet, through a central angle of 00°29'16" ;

thence S 46°37'29" E along said right of way line 320.45 feet to the beginning of a non-tangent curve, concave westerly, to which point a radial line bears N 79°31'43" E;

thence leaving said right of way line in a southerly direction 423.79 feet along the arc of said curve, having a radius of 578.80 feet, through a central angle of 41°57'03" to the point of intersection with a non-tangent line;

thence N 43°21'50" W 130.36 feet;

thence S 46°38'10" W 200.00 feet;

thence S 43°21'50" E 152.84 feet;

thence S 45°37'41" W 459.75 feet to the east-west midsection line of said Section 29;

thence N 89°21'12" W along said midsection line 662.05 feet to the center of said Section 29;

thence S 00°05'10" E along the north-south midsection line of said Section 29 a distance of 724.01 feet;

thence N 45°37'41" E 91.52 feet;

thence S 89°21'33" E 93.32 feet to the southwest corner of Lot 29 of the Plat of BEARDSLEY;

thence N 45°37'41" E along the westerly line of Lots 1,27,28,and 29 of said Plat 754.37 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears N 43°32'57" W;

thence northeasterly 105.98 feet along the arc of said curve and along the northerly line of said Lot 1, having a radius of 140.00 feet, through a central angle of 43°22'22";

thence S 89°21'12" E along the north line of Lots 2,3,4,5,and 6 of said Plat 500.57 feet to the northeast corner of said Lot 6;

thence S 00°06'31" E along the east line of said Lot 6 a distance of 267.06 feet to the southeast corner of said Lot 6;

thence S 89°21'33" E along the southerly line of Lots 7 and 8 of said Plat 200.23 feet to the southwest corner of Lot 9 of said Plat;

thence N 00°06'31" W along the west line of said Lot 9 a distance of 267.04 feet to the northwest corner of said Lot 9;

thence S 89°21'12" E along the north line of said Lot 9 a distance of 33.00 feet;

thence S 00°06'31" E along a line 33.00 feet east of and parallel with the west line of said Lot 9 a distance of 323.04 feet to a point on the north line of Lot 18 of said Plat;

thence S 89°21'33" E along the north line of Lots 14, 15, 16, and 17 of said Plat and the easterly prolongation thereof a distance of 502.26 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 00°14'50" W;

thence northeasterly 151.34 feet along the arc of said curve,and along the northerly line and westerly prolongation thereof, of Lot 32 of said Plat, having a radius of 185.00 feet, through a central angle of 46°52'19";

thence N 43°22'31" E along the northerly line of Lots 30 and 32 a distance of 241.22 feet to the northeasterly corner of Said Lot 30;

thence S 46°37'29" E along the easterly line of said Lot 30 a distance of 147.93 feet to a point on the centerline of old Beardsley Drive as shown on said Plat;

thence S 43°22'31" W along said centerline 93.21 feet to the centerline of Vista Road as shown on said Plat;

thence S 46°37'29" E along said centerline 296.78 feet to a point on the northerly prolongation of the east line of Lot 33 of said Plat;

thence S 00°06'31" E along said east line and prolongation thereof 116.46 feet to the southeast corner of said Lot 33;

thence S 89°21'33" E along the easterly prolongation of the south line of said Lot 33 a distance of 33.00 feet to the east line of the southeast quarter of said Section 29;

thence N 00°06'31" W along said east line 214.05 feet to the westerly right of way line of Grand Avenue;

thence S 46°37'29" E along said right of way line 1566.10 feet;

thence leaving said right of way line S 43°22'31" W 110.57 feet;

thence N 89°49'06" W along a line parallel with the south line of the Southwest quarter of said Section 28 a distance of 1060.23 feet to the west line of said Southwest quarter;

thence S 00°06'31" E along said west line 1038.50 feet to the POINT OF BEGINNING.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 2/18/94
ARIZONA, U.S.A.

DEL WEBB'S GRAND AVENUE PROPERTY

DEVELOPMENT AGREEMENT TRAFFIC REPORT

Prepared for:

Del Webb Corporation
2231 East Camelback Road, Suite 400
Phoenix, Arizona 85016

Prepared by:

Kirkham, Michael and Associates
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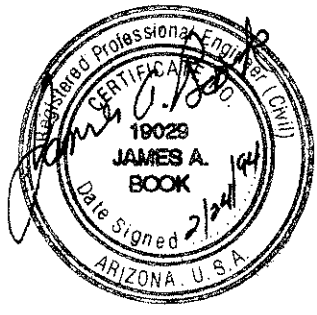

February, 1994

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EXECUTIVE SUMMARY

Del Webb's Grand Avenue Property located in Surprise, Arizona was analyzed for a build-out condition which will occur by the year 2010. The project is 2,359 acres and the traffic analysis was based on 6,039 dwelling units.

The year 2010 analysis was based on the MAG TPD 2010 projections and traffic generated by Del Webb's Grand Avenue Property. The capacity analysis for those projections indicated that the roadway network anticipated to be in place in the year 2010 is adequate and provides excellent Levels of Service for the projected traffic.

The only interim condition for the year 2010 analysis was that at-grade intersections between the project streets and the Interim Estrella Roadway will be maintained. This also affects the intersections of the Interim Estrella Roadway with Bell Road and Grand Avenue. An alternative analysis was done for the ultimate access plan when the Estrella is brought up to freeway standard with no at-grade intersections. This proposed roadway system under this coordination still provides an excellent Level of Service.

CHAPTER 1. INTRODUCTION

Project Description

The Del Webb's Grand Avenue Property as proposed by the Del Webb Corporation is located in the northern section of the City of Surprise and immediately southwest of the Del Webb's Sun City West Development as shown on Figure 1. The project is bounded by Grand Avenue diagonally on the north side, Union Hills Road on the south side and the Beardsley Canal on the west side, as shown on Figure 2.

The total project covers approximately 2,360 acres of which the dominant proposed land use is single family residential dwellings for an active adult community. This development's land use impacts would be similar to the existing Sun City West and Sun City developments in Maricopa County. In addition to single family residential, other land uses include limited amounts of multi-family, congregate care, golf courses, community centers, open space, churches, limited retail and business park uses generally in support of the residential community.

There will be two major project access points on Grand Avenue; one will form a four-legged intersection with R.H. Johnson Boulevard and the other a four-legged intersection with Meeker Boulevard to the northeast, both provide access to Sun City West. Table 1 indicates approximate distances from the Phoenix Metropolitan Area points of interest and the project site. These destinations and locations of interest determine the direction of approach for most of the residents departing and accessing the site.

DEL WEBB
GRAND AVENUE PROJECT
SITE MAP

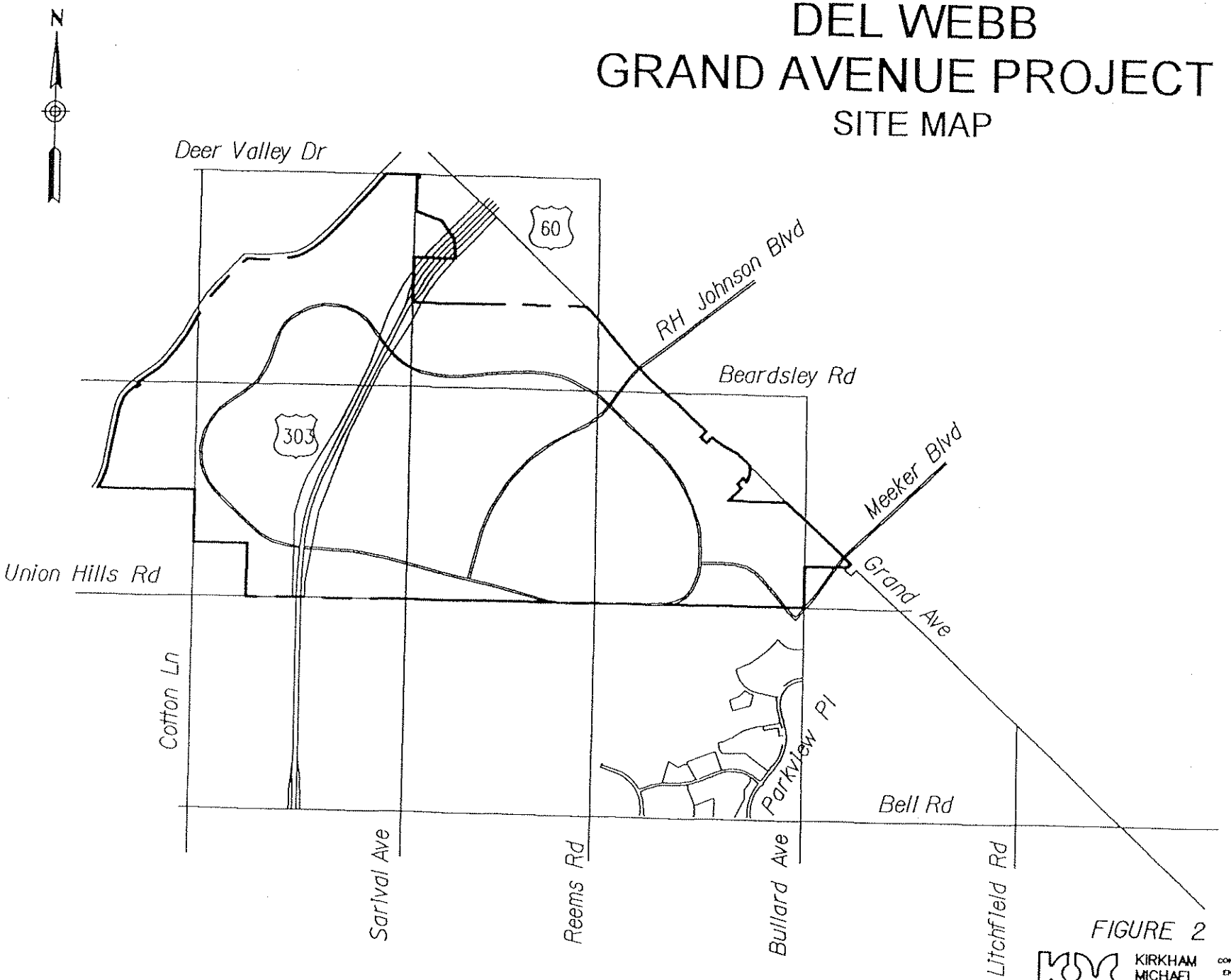


FIGURE 2

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
PROJECT LOCATION

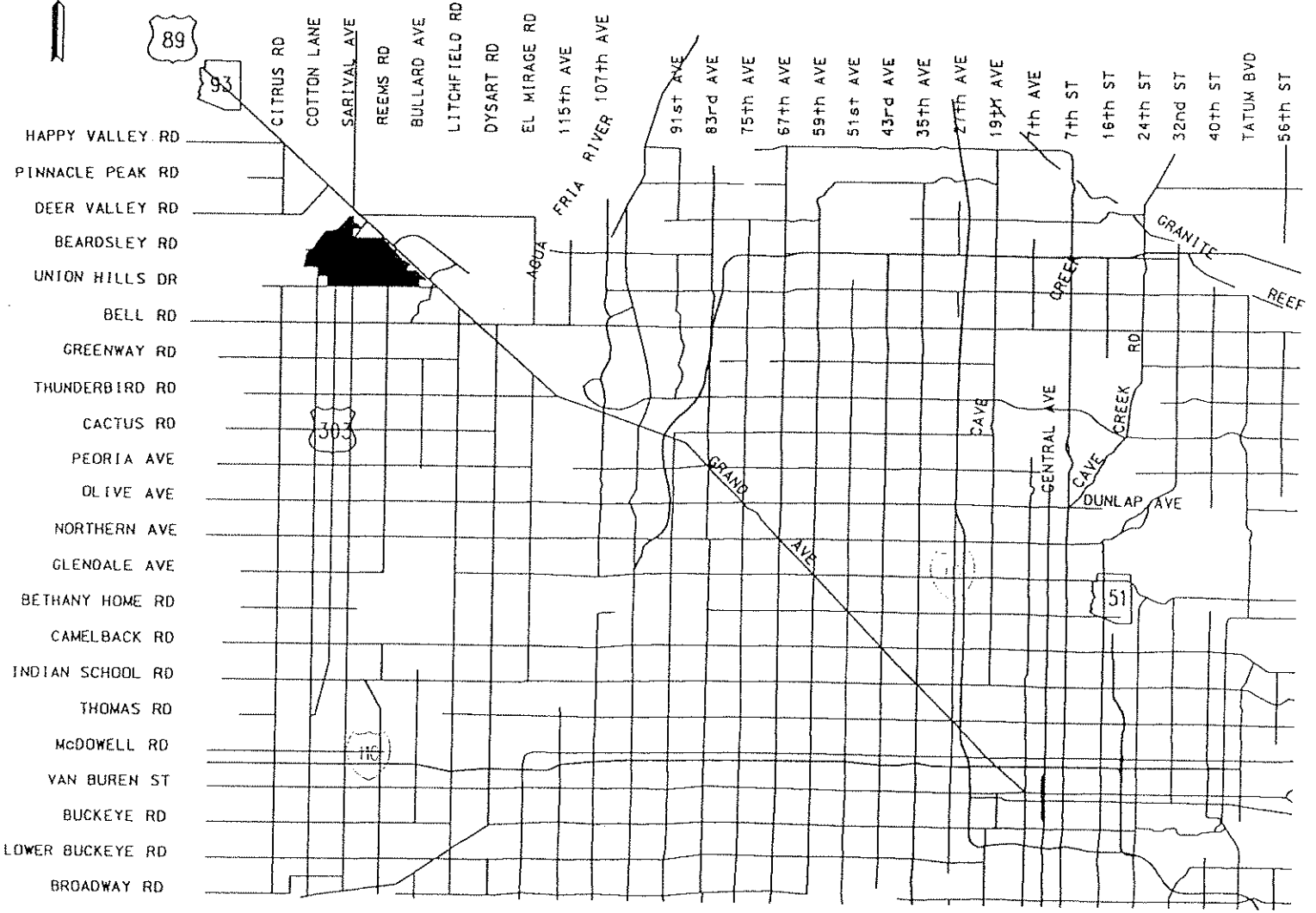


FIGURE 1

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

TABLE 1

DEL WEBB'S GRAND AVENUE PROPERTY

Valley Communities/Freeway Corridors
Distance in Miles

Sun City West	3.5
Sun City	9.0
Glendale	16.5
Phoenix	34.0
Scottsdale	39.0
Mesa	54.0
Tempe	44.0
Wickenberg	30.0
Interstate-17	18.5
Interstate-10	15.0

Major Shopping

Scottsdale Fashion Square	38.0
Arrowhead Mall	11.0
Metro Center Mall	23.0
Biltmore Fashion Park	32.0

Venues

America West Arena	35.0
Sun Devil Stadium	45.0
Sundome	3.5
Veterans Memorial Coliseum	33.0
Desert Sky Pavillion Amphitheater	23.5
Peoria Sport Complex (Seattle Mariners & San Diego Padres)	11.5
Lake Pleasant	23.0

Colleges

ASU West	17.5
ASU Main Campus	45.0
Glendale Community College	18.0
American Graduate School of International Management	5.5

The project will be for the property north of Union Hills Drive, which will be approximately 6,039 of the active adult dwellings units. During this phase the existing intersection between Union Hills Drive and the Interim Estrella Roadway will be maintained. Additionally, intersections between the Loop Road and the Interim Estrella Roadway will be constructed and maintained. Ultimately there will be grade separated facilities without access at these locations and alternate access will be provided to Bell Road.

CHAPTER 2. STUDY METHODOLOGY

In order to analyze and evaluate the potential traffic impact of the Del Webb's
Grand Avenue Property, the following tasks were undertaken:

1. A field reconnaissance of the site and the adjoining roadways was performed to evaluate the existing physical and operational characteristics of adjacent roadways and intersections. In addition to this, 24 hour traffic counts were taken at twelve locations and were augmented by peak hour turning movements counts taken at the Bell Road and Grand Avenue intersection.
2. Representatives of the Del Webb's Grand Avenue Project Planning Team met with representatives of the City of Surprise to discuss the proposed changes to the circulation element of the City's General Plan as well as the methodology that would be undertaken for this report.
3. Trip Generation rates were obtained from two primary sources; 1) The ITE Trip Generation Fifth Edition, and 2) background counts documented for Del Webb's Sun City West Development. The residential trip generation rates used were from actual experience at Del Webb's Sun City West, have lower trip rates for conventional single family residential and higher rates for retirement communities than stated in the ITE Trip Generation Fifth Edition. Directional distributions were also taken from these two documents. The trip generation for the area road network was taken from Maricopa Association of

Government Transportation Planning Department (MAGTPD) projections for the year 2010 dated February, 1991. This is the most recent adopted computer run for the area transportation model.

4. Discussions were held with representatives of ADOT regarding the status of the Estrella Freeway and the Grand Avenue Expressway/Freeway. For the purposes of this study, the Estrella Freeway will remain as the interim facility it is today. For the study year 2010, Grand Avenue was regarded as an expressway with three through lanes in each direction.

5. Trip Distribution assumptions were made and the site traffic was assigned to the proposed arterial system for the year 2010. The year 2010 was selected because with Del Webb's normal production rate of home construction, they will build-out this site by the year 2010. Since this horizon year exists for transportation modeling, it appeared to be a ideal year for analysis. A capacity analysis was done for both AM and PM peak hour flow traffic for external intersections on Grand Avenue and Bell Road. In addition, four internal intersections were also analyzed for the PM peak hour flow. The Signal 85 and the Highway Capacity Software (HCS) was used to analyze peak hour levels of service. For the internal intersections, AM peak hour analysis was not done because according to Del Webb's experience with Age Restricted Communities there is not a AM peak hour issue. The Sun City experience is that in the AM hours only 6% of the

average daily traffic operates in the normal AM peak hours, between 7 a.m. and 9 a.m. In the evening peak hours, that ratio is 8% of the average daily traffic. The project internally has a uniform directional split and the PM peak hour contribution from the active adult community is significantly larger than the AM. Based on this, the assumption was made, that if the intersections function at an acceptable level of service in the PM peak hour, they would also be satisfactory in the AM peak hour. For the external intersections, however, different directional splits were used and both AM and PM peak hour analyses were completed.

6. Once the intersection capacity analysis was completed, specific measures were evaluated to insure intersections would operate at an acceptable level of service, preferably C.

CHAPTER 3. AREA ROAD NETWORK

Existing Road Network

The existing road network in the project vicinity is shown on Figure 3. Grand Avenue provides a northern boundary for the project and Union Hills Road is the southern project limit. The project abuts the Beardsley Canal which is the western project boundary. Both Grand Avenue and Bell Road are continuous with crossings at the Beardsley Canal. The other area streets are discontinued at the canal, such as Union Hills Drive, Beardsley Road, Cotton Lane and Citrus Road. Another major road that goes through the project area is the Estrella Freeway. This interim roadway is a two-lane roadway section with at-grade intersections from Grand Avenue south to a connection with Cotton Lane at Thomas Road, approximately 11 miles south of Bell Road. Grand Avenue is currently two lanes in each direction with a median section and turn lanes. Union Hills Road is planned for two lanes in each direction with a raised median and left turn lanes. Bell Road, which is one mile south of the property, is three lanes in each direction with a raised median and left turn lanes. All the rest of the roadways that cross the Del Webb's Grand Avenue property are low volume two-lane facilities. A number of 24 hour traffic counts were taken for the roadway system near the Del Webb's Grand Avenue property and are shown on Figure 4. These counts were all taken in 1993.

The following intersections in the area are currently signalized:

Grand Avenue and Meeker Boulevard
Grand Avenue and Bell Road
Bell Road and Litchfield Road
Bell Road and Reems Road
Bell Road and Cotton Lane

DEL WEBB
GRAND AVENUE PROJECT
AREA ROAD NETWORK

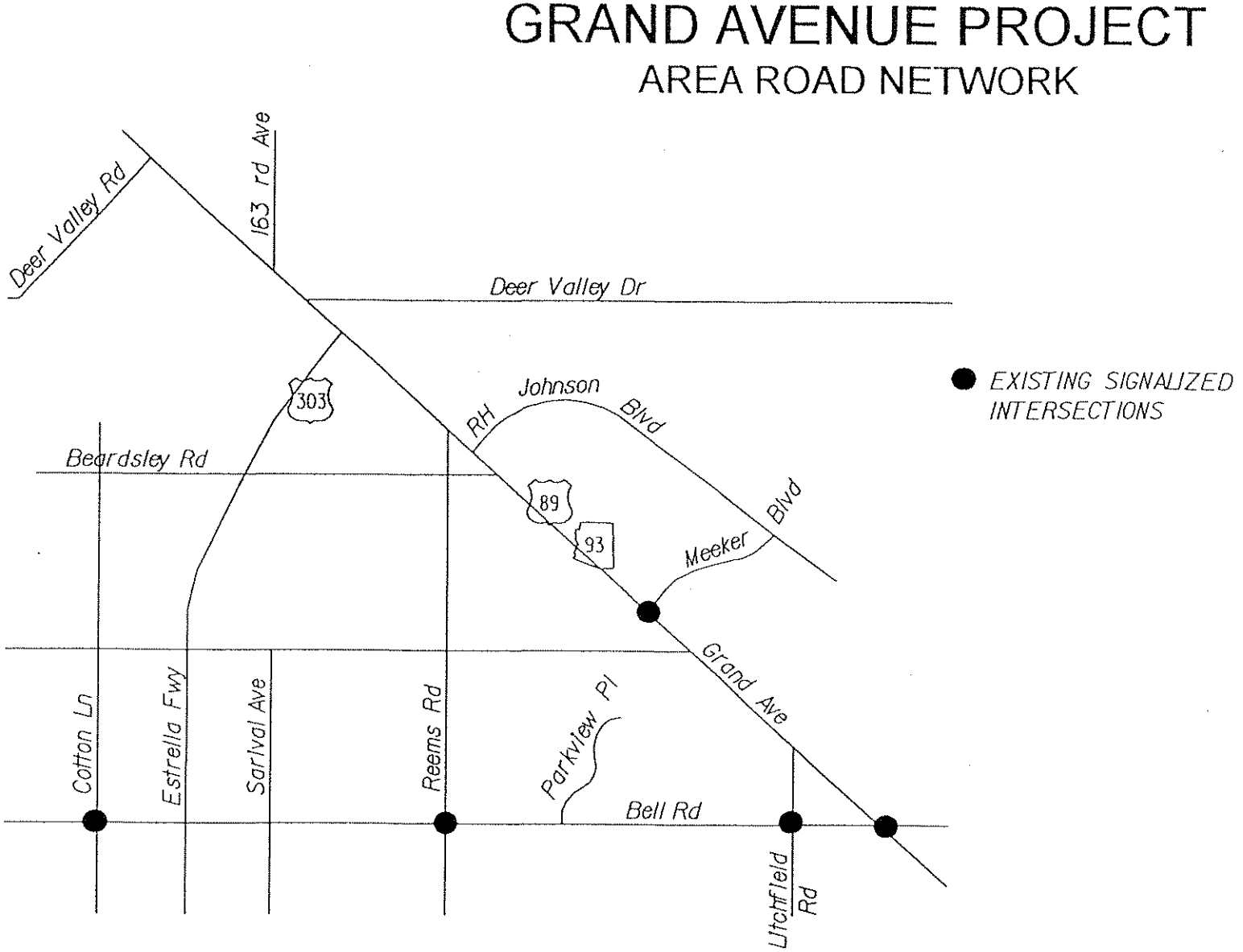


FIGURE 3

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
1993 ADT VOLUMES
TWO WAY VOLUMES

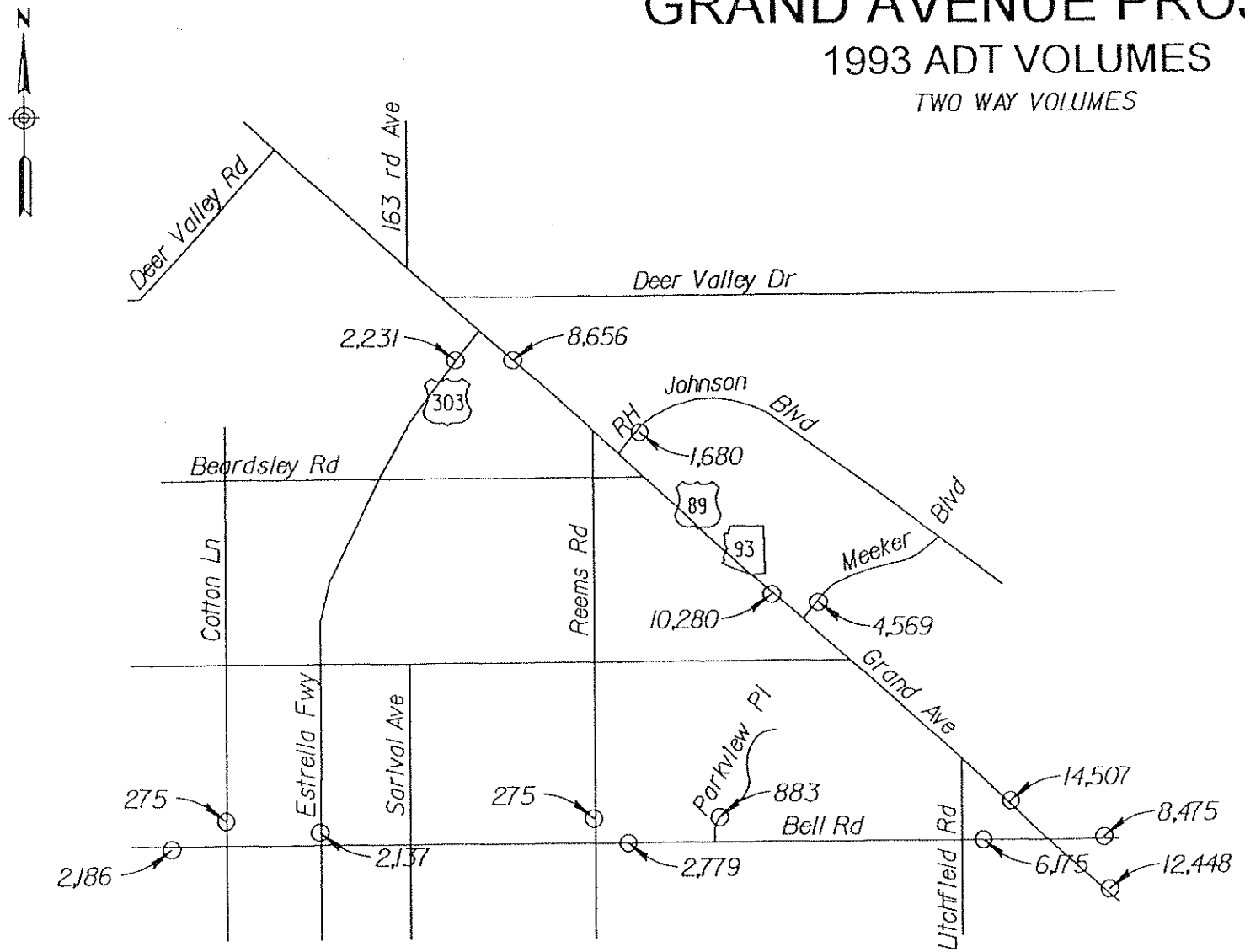


FIGURE 4

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

Future Road Network

The year 2010 is a very significant planning horizon for transportation planning in the Phoenix Metropolitan Area. This is the primary planning year that was used for the MAG Freeway and Expressway system and further Del Webb's Grand Avenue Property will be at built-out by the year 2010. Therefore it provides a very meaningful analysis period. The latest MAGTPD's adopted transportation forecast for the year 2010 is dated February, 1991. A portion of those projections, which cover the project area, is shown on Figure 5. The major difference between the transportation road network anticipated in the year 2010 and the existing roadway system is that Grand Avenue will by that time be built out as an expressway with three through lanes in each direction plus turning lanes.

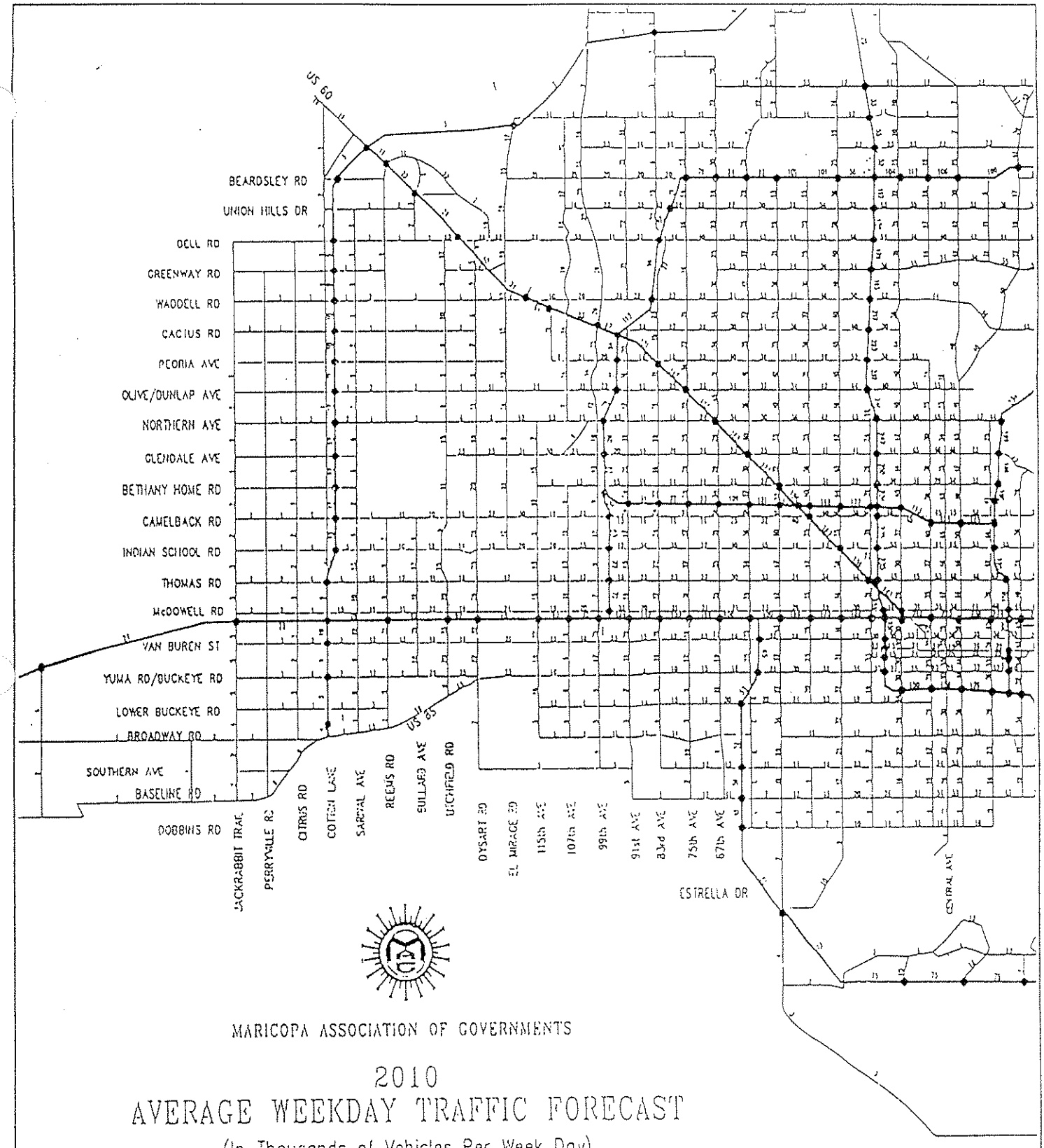
The proposed street system in the area is very similar to the Surprise Comprehensive Development Plan Circulation Element for the area. The land use intensity being proposed is similar to that anticipated in the Comprehensive Development Plan. Therefore, the roadway capacity shown in the City's Circulation Element exceeds the actual needs of the area. The major difference between the Circulation Element of the City's Comprehensive Development Plan and the Circulation Plan proposed for Del Webb's Grand Avenue Property is that the property will not have direct access to the Estrella Freeway. Although part of the project is located west of the Estrella Freeway, the connections will ultimately be grade separated and all external access for the Del Webb's Grand Avenue Property will be either to Grand Avenue or to Bell Road. The arterial roadway system anticipated for the Del Webb's Grand Avenue Property is as shown on Figure 6. This map shows the internal

arterial streets for the Del Webb's Grand Avenue Property. Del Webb may desire to modify street sections to provide some additional landscaping. When direct access to the Estrella Freeway is eliminated our alternative access to Bell Road via Cotter Lane or another facility will be used.

The roadway on the eastern side of the property which is across from Meeker Boulevard at Grand Avenue and across from Reems Road at Bell Road is on approximately the alignment currently shown in the Surprise Comprehensive Development Plan. This roadway will be a Major Arterial street. The remaining streets shown would be Minor Arterials with two through lanes in each direction and a 16' median in a 110' of right-of-way.

The property has excellent access to the principal arterial system. Because of the access and the shape of the property, there is no need for a principal arterial other than the Estrella Freeway to penetrate the Del Webb's Grand Avenue Property limits. Ultimately, Del Webb will provide grade separations with no direct access to the Estrella Freeway.

Although there are some differences between the proposed Circulation Plan for the Del Webb's Grand Avenue Property as compared to the City's Comprehensive Development Plan, these alterations are easily accommodated. The proposed density for this project is similar to that contemplated in the City's Comprehensive Development Plan. With the excellent principal arterial system surrounding the property, traffic can move easily through the area without penetrating the Del Webb's Grand Avenue Property. Since this is primarily residential property with a strong neighborhood sense, through traffic should be discouraged anyway.



MARICOPA ASSOCIATION OF GOVERNMENTS

2010
AVERAGE WEEKDAY TRAFFIC FORECAST
(In Thousands of Vehicles Per Week Day)

NOTE: The traffic forecasts shown above are not adopted by MAG and are subject to change. The forecasts are based on the MAG Population Allocations adopted November, 1989. Bold lines indicate MAG Freeway/Expressway Plan elements. Interchange locations indicated for forecasting purposes only.

FEBRUARY 1991

FIGURE 5

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
PROJECT STREETS

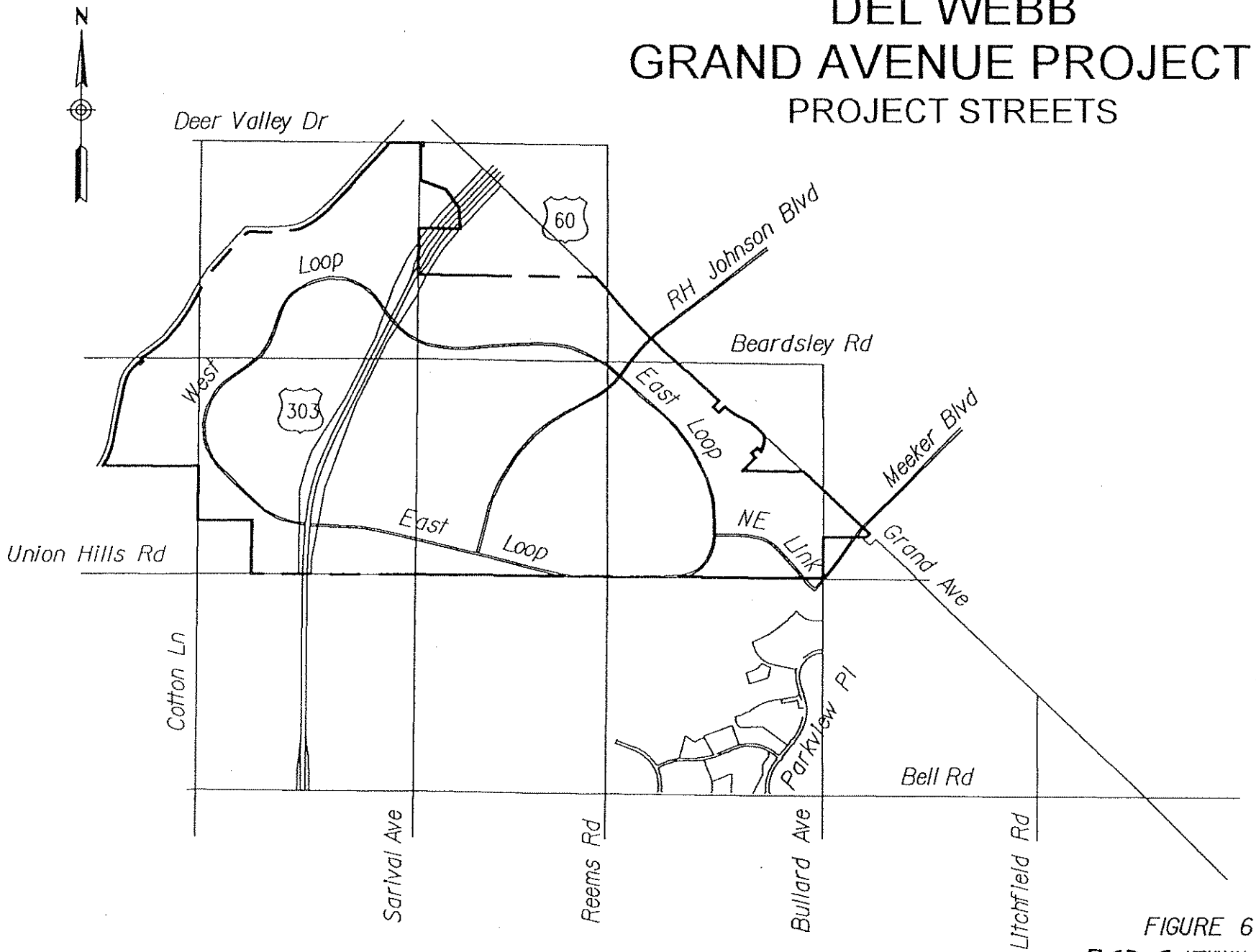


FIGURE 6

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

It is anticipated golf carts will be a part of the traffic mix in Del Webb's Grand Avenue Property. Golf carts are included in the internal traffic counts and trip generation factors in Sun City Communities. The projected volumes on the arterial roadways already include golf carts and those volumes are well below the capacity of the roadways. The accident statistics kept by the Maricopa County Department of Transportation do not indicate any unusual incidence of accidents involving golf carts in Sun City or Sun City West.

Local roadways and street sections will be in conformance with the Surprise Comprehensive Development Guide. One clarification needs to be made. Because of the difficulty of locating individual driveways, Del Webb proposes to use a rolled curb section along its residential streets.

Collector roadways will be proposed for the project as needed. These roadway sections will also comply with the Surprise Comprehensive Development Guide for collector roadways. Del Webb will not provide driveway access to collector roadways with projected volumes in excess of 1,500 vehicles per day.

CHAPTER 4. TRIP GENERATION

A Del Webb Age Restricted Community as proposed for Del Webb's Grand Avenue Property takes on traffic characteristics that have significantly lower impacts than those associated with conventional housing. Therefore, the transportation analysis is treated more like a community with these unique characteristics in mind. The Del Webb's Grand Avenue Property is laid out as shown on Figure 7. There are separate neighborhood nodes throughout the project that are served by recreational facilities contained within the limits of the project. Additionally, there are separate commercial properties for the convenience retail needs of the residents and the adjacent areas.

The Del Webb's Grand Avenue Property is divided into the three zones labelled A, B, and C as shown on Figure 7. Zone A is the project property that lies west of the Estrella Freeway alignment. Zone B lies east of Estrella Freeway project and west of "Main Street", (this is a generic name indicating the location), which crosses the project north-south and meets R.H. Johnson at Grand Avenue. Zone C lies between Main Street and East Street. East Street connects to Grand Avenue at Meeker Boulevard.

As noted above the historical analysis of Del Webb communities indicates far lower trip generation rates than for conventional residential developments. The community is an active adult community which includes recreational and church facilities for the residents totally within the project boundaries. Therefore, the

DEL WEBB
GRAND AVENUE PROJECT
PROJECT MAP

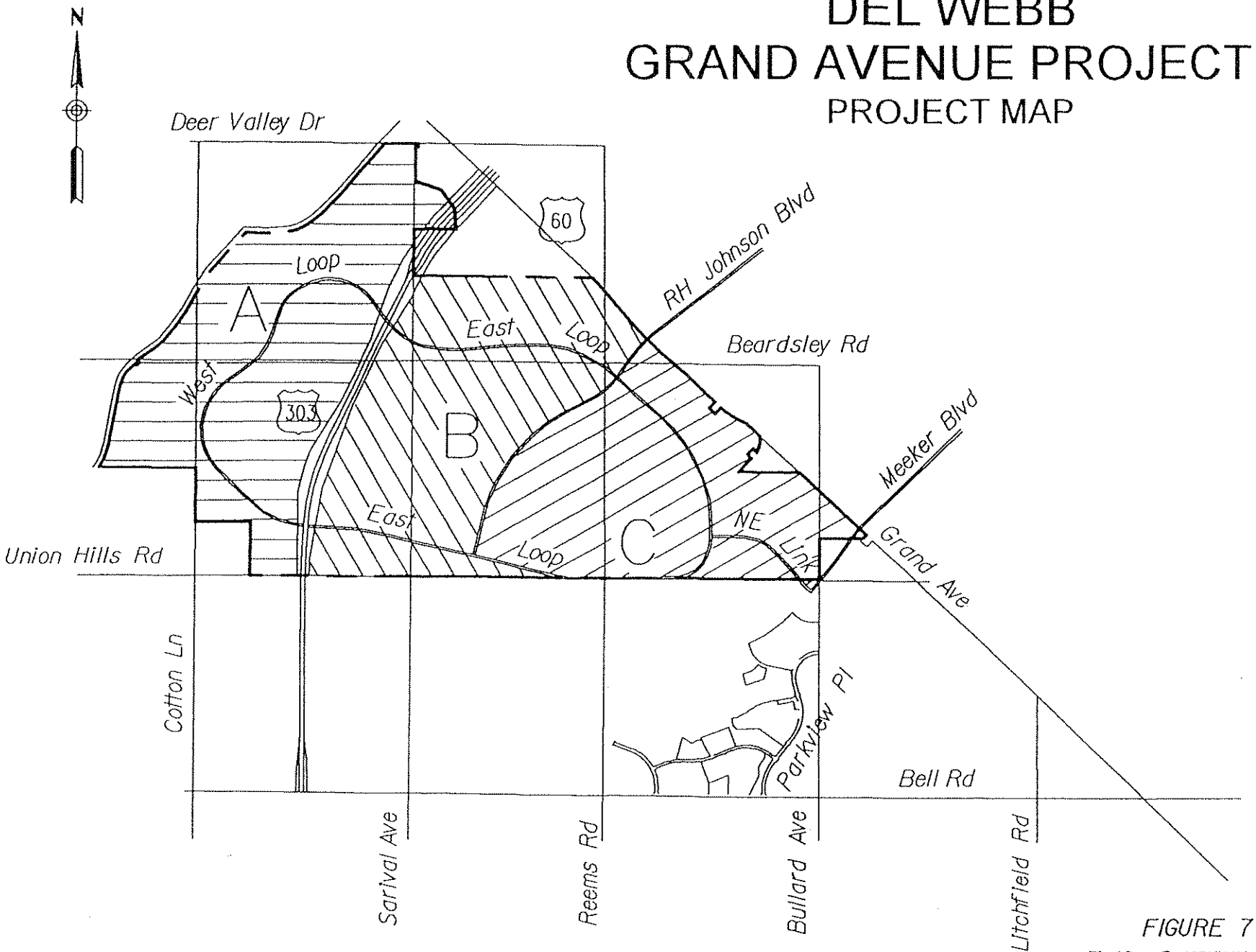


FIGURE 7

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

residents do not need to leave the project for pastime trips. Since a large percentage of the residents are retired, there is also very little home to work based trips. There are, of course, employment opportunities for outside employees to come into the community to provide a labor force for the residents needs.

Del Webb has performed a considerable amount of research to determine an appropriate trip generation rate for their communities. Since the primary land use is residential dwelling units and all of the other facilities within the project boundaries are in support of those residences, the trip generation rate for the project is based on dwelling units. Separate generation rates are not considered for the recreational facilities since they are for the express purpose of serving the project residents. The commercial facilities adjacent to the property will not increase the internal trips for the project. Any attraction to or from the commercial facilities by the residents is already incorporated in the trip rate for the residential dwelling units. The external trips for the commercial facilities will not enter the property, but will access Grand Avenue. The research Del Webb has conducted regarding trip generations for communities of this size indicates that the average dwelling unit generates 5.1 trips per day. Of these 5.1 trips, 3.0 trips physically leave the limits of the project and access the surrounding area roadway network (external trips).

When this trip generation rate is compared to the ITE 5th Edition Trip Generation Manual, it compares very favorably. For single family residential developments (Section 210), the trip generation rate is 6.15 trips per dwelling units with two or less

persons. The difference between this trip generation rate and the Del Webb community generation rate lies in the fact that a Del Webb's Sun City is more a total community with many more of the needs of its residents met internally than a typical residential development.

Dividing the project into residential nodes, Table 2 was developed to indicate the trip generation for each of those neighborhood nodes. Table 2 indicates the number of daily trips generated by each of the neighborhood nodes and determines how many of them are internal versus external daily trips. There are further breakdowns provided for AM and PM peak hour external trips. These are the trips that in the normal AM period (7 a.m. to 9 a.m.) and the normal PM period (4 p.m. to 6 p.m.) will be accessing the adjacent area roadway network.

TABLE 2

DEL WEBB GRAND AVENUE PROPERTY
PROPERTY TRIP GENERATION

Parcel	Land Use Type	Acres	Units per Acre	Resident Units	Average Daily Traffic Gen. Rate	Average Daily Traffic Trips	Internal Trips ADT	External Trips ADT	External Trips AM PK HR	External Trips PM PK HR
AA	SF	60.7	3.5	212	5.1	1,083	446	637	38	51
AB	SF	45.2	3.5	158	5.1	807	332	475	28	38
AC	SF	40.7	3.5	142	5.1	726	299	427	26	34
AD	SF	7.7	3.5	27	5.1	137	57	81	5	6
AE	SF	41.6	3.5	146	5.1	743	306	437	26	35
AF	SF	36.7	3.5	128	5.1	655	270	385	23	31
AG	SF	58.2	3.5	204	5.1	1,039	428	611	37	49
AH	SF	38.9	3.5	136	5.1	694	286	408	25	33
AI	SF	19.0	3.5	67	5.1	339	140	200	12	16
AJ	SF	23.7	3.5	83	5.1	423	174	249	15	20
AK	SF	58.9	3.5	206	5.1	1,051	433	618	37	49
AL	SF	14.1	3.5	49	5.1	252	104	148	9	12
AM	SF	47.1	3.5	165	5.1	841	346	495	30	40
AN	SF	24.5	3.5	86	5.1	437	180	257	15	21
AO	SF	38.6	3.5	135	5.1	689	284	405	24	32
AP	SF	9.0	3.5	32	5.1	161	66	95	6	8
AQ	SF	14.7	3.5	51	5.1	262	108	154	9	12
AR	SF	29.7	3.5	104	5.1	530	218	312	19	25
BA	SF	36.6	3.5	128	5.1	653	269	384	23	31
BB	SF	69.4	3.5	243	5.1	1,239	510	729	44	58
BC	SF	35.0	3.5	123	5.1	625	257	368	22	29
BD	SF	3.0	3.5	11	5.1	54	22	32	2	3
BE	SF	7.6	3.5	27	5.1	136	56	80	5	6
BF	SF	47.9	3.5	168	5.1	855	352	503	30	40
BG	SF	10.4	3.5	36	5.1	186	76	109	7	9
BH	SF	32.4	3.5	113	5.1	578	238	340	20	27
BI	SF	40.0	3.5	140	5.1	714	294	420	25	34
BJ	SF	58.8	3.5	206	5.1	1,050	432	617	37	49
BK	SF	73.5	3.5	257	5.1	1,312	540	772	46	62
BL	SF	6.9	3.5	24	5.1	123	51	72	4	6
BM	SF	10.0	3.5	35	5.1	179	74	105	6	8
BN	SF	26.1	3.5	91	5.1	466	192	274	16	22
BO	SF	26.1	3.5	91	5.1	466	192	274	16	22
BP	SF	18.9	3.5	66	5.1	337	139	198	12	16
BQ	SF	11.5	3.5	40	5.1	205	85	121	7	10

TABLE 2

DEL WEBB GRAND AVENUE PROPERTY
PROPERTY TRIP GENERATION

Parcel	Land Use Type	Acres	Units per Acre	Resident Units	Average Daily Traffic Gen. Rate	Average Daily Traffic Trips	Internal Trips ADT	External Trips ADT	External Trips AM PK HR	External Trips PM PK HR
CA	SF	14.5	3.5	51	5.1	259	107	152	9	12
CB	SF	26.8	3.5	94	5.1	478	197	281	17	23
CC	MF	17.8	16	285	5.1	1,452	598	854	51	68
CD	SF	35.8	3.5	125	5.1	639	263	376	23	30
CE	SF	18.8	3.5	66	5.1	336	138	197	12	16
CF	SF	56.5	3.5	198	5.1	1,009	415	593	36	47
CG	SF	11.3	3.5	40	5.1	202	83	119	7	9
CH	SF	46.6	3.5	163	5.1	832	343	489	29	39
CI	SF	62.0	3.5	217	5.1	1,107	456	651	39	52
CJ	VV	48.2	3.5	169	5.1	860	354	506	30	40
CK	SF	26.8	3.5	94	5.1	478	197	281	17	23
CL	SF	31.5	3.5	110	5.1	562	232	562	34	45
CM	BP	6.8	10.89		14.37	1,064	0	1,064	64	85
CN	BP	2.9	10.89		14.37	454	0	454	27	36
CO	UTIL	4.4	10.89		14.37	689	0	689	41	55
CP	MUNI	5	10.89		14.37	782	0	782	47	63
CQ	BP	18.7	10.89		9.32	1,898	0	1,898	114	152
CR	RET	20.3	10.89		9.32	2,060	0	2,060	124	165
CS	RET	0.8	7		42.05	235	97	139	8	11
CT	CH	4	20		9.32	746	307	439	26	35
CU	CH	4.2	20		9.32	783	322	461	28	37
CV	CH	5.6	20		9.32	1,044	430	614	37	49
CW	AL	11.5	20	230	5.5	1,265	521	744	45	60
CX	MF	11	16	176	5.5	968	399	569	34	46
CY	MF	5.7	16	91	5.5	502	207	295	18	24
	TOTALS	1,621		6,039		40,751	13,919	27,063	1,624	2,165

LEGEND

SF - Single Family
MF - Multiple Family
VV - Vacation Villa
BP - Business Park
UTIL - Utility
MUNI - Municiple
CH - Church
AL - Assisted Living
RET - Retail

Peak Hour Characteristics

An interesting anomaly of a Del Webb community is that the peaking characteristics of the community are different from the background roadway network trips. In typical background traffic, the peak hours in the AM are between 7 a.m. to 9 a.m. and in the evening, 4 p.m. to 6 p.m. Generally, the PM peak hour has a higher volume than the AM peak hour. In addition to the work to home trip, commercial trips are included in the PM peak hour. Traffic counts within Del Webb communities indicate that the peak hour does not follow this normal 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m. time frames. In addition, the peaking characteristics in a Del Webb community are not as high as normal peaking characteristics for the background traffic. Traffic counts taken near the project indicate that the peaking on the area roadway network is approximately 10 percent. Typically as traffic increases on highway facilities, the peak hours tend to extend and generally will flatten out from a 10% peaking characteristic to an 8% peaking characteristic. The traffic counts taken for Del Webb communities indicate that the peak hour generally occurs between 9 a.m. and 2 p.m. and is less than but near 8% of the total ADT. This unique peaking characteristic during the middle of the day dramatically reduces the impact on the external roadways.

To analyze the internal intersections, the 8% factor was used to determine the peak hour operations of internal site traffic. Further, site trips in the normal PM peak hour will be 8% for analysis purposes. The actual site traffic generated during the 7

a.m. to 9 a.m. period is 6% of the ADT. This 6% factor will be used for the AM peak hour site traffic. Background traffic for both AM and PM peak hours will be 8 percent of the projected ADT, as per the City of Surprise traffic assessment guidelines.

The trips shown on Table 2 being generated by each of the neighborhood nodes is the traffic that will be assigned to both the internal and external area roadway network and a capacity analysis will be performed for the peak hours.

CHAPTER 5. TRIP DISTRIBUTION AND ASSIGNMENT

The trips generated by the residential units of the project shown on Table 2 are distributed and assigned to the area road network for the year 2010.

The assignment of the external trips to the adjacent area road network requires assumptions to be made as to the percentages of site traffic which will approach and depart on each of the highway segments providing access to the site. The Del Webb's Grand Avenue Property is anticipated to begin home construction in 1996. The homes will be built and are expected to be sold at a rate of 500 to 700 units per year. Based on an average of 600 housing units per year, construction will be completed in 10 years, well before the year 2010.

Direction of Approach

The year of completion and the rate of home construction doesn't significantly affect the directions of approach for the project. The difference between the existing roadway network and the future roadway network is not significant in terms of new roads or new alignments. Therefore, it is anticipated that the directions of approach for the Del Webb's Grand Avenue project will remain consistent throughout the life of the project and past the year 2010. Figure 8 indicates the directions of approach for the Del Webb's Grand Avenue project. It is strongly influenced by the number of activities and trip opportunities located to the south and east of the project. There are minor trip assignments to the west and to the north.

DEL WEBB
GRAND AVENUE PROJECT
DIRECTION OF APPROACH

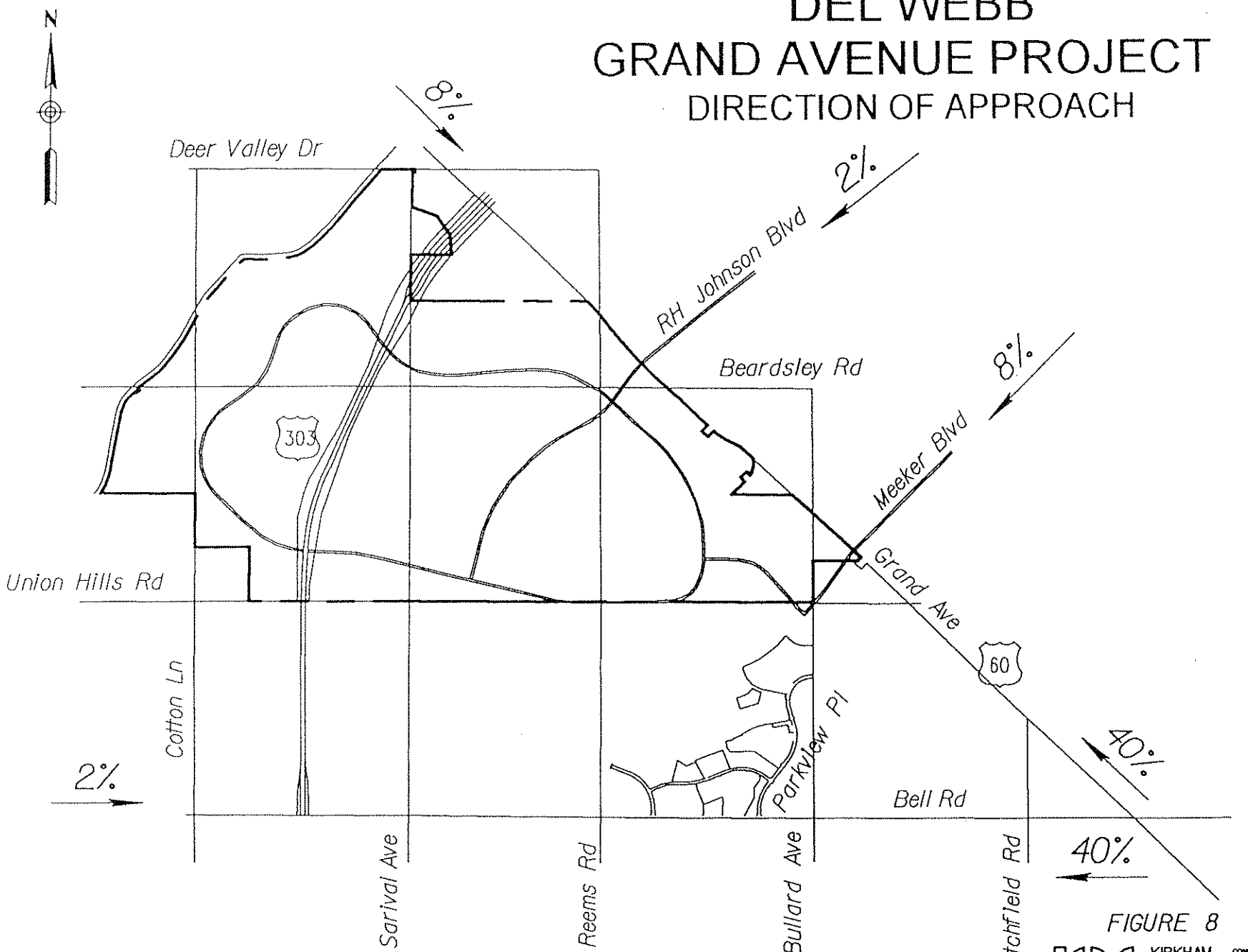


FIGURE 8

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

2010 ADT Trip Assignments

Table 3 is a compilation of the 2010 projections for the area road network. The MAG 2010 ADT's are further divided using a 8% factor for background traffic for the AM and PM and assigned to each of the roadway links. The 2010 ADT has two columns, it shows the Del Webb's Grand Avenue Property site trips that will be generated at build-out for the year 2010 and it also shows a total traffic assignment for each of those segments including the projected MAG 2010 trips.

The analysis of the MAG 2010 trips included a review of the projected land uses for the Traffic Area Zones (TAZ) for the project area. Those land use projections showed very little activity in the Del Webb's Grand Avenue Property area with the exception of the commercial properties fronting Grand Avenue. Therefore, no deduct was made for the projected land use and the site trips were added directly to the MAG 2010 projections. The commercial parcels, on the site were considered to be included as a part of the MAG 2010 background projected traffic. The final column in Table 3 is 2010 peak hour projections for both the AM and PM peak hours. Based on the discussion in the Trip Generation section of this report, this 2010 projection is based on 8% of the MAG background projected trips for both the AM and PM peak hour. For the site traffic, a 6% factor for the AM peak hour was used and an 8% factor for the PM peak hour was used for analysis. Figure 9 indicates the 2010 ADT volumes for the roadway network including the projected site trips for the Del Webb's Grand Avenue Property.

TABLE 3

DEL WEBB GRAND AVENUE PROPERTY
TRIP ASSIGNMENT

Roadway Segment	Description	Existing 1993	Projected 2010	Backgnd Pk Hrs AM	Backgnd Pk Hrs PM	2010 ADT Site	2010 ADT Total	2010 Peak Hours AM	2010 Peak Hours PM
1	NW Loop	0	0	0	0	4150	4150	249	332
2	SW Loop	0	0	0	0	6720	6720	403	538
3	N Middle Loop	0	0	0	0	6940	6940	416	555
4	S Middle Loop	0	0	0	0	4590	4590	275	367
5	N Main Street	0	0	0	0	6090	6090	365	487
6	N Mid Main Street	0	0	0	0	7710	7710	463	617
7	Center Main Street	0	0	0	0	6950	6950	417	556
8	NE Loop	0	0	0	0	5380	5380	323	430
9	SE Loop	0	0	0	0	2420	2420	145	194
10	NE Link	0	0	0	0	6580	6580	395	526
11	N East Street	275	3000	240	240	4630	7630	518	610
19	Grand West of Estrella		19000	1520	1520	1420	20420	1605	1634
20	Grand West of Main	8656	19000	1520	1520	4000	23000	1760	1840
21	Grand East of Main	10280	22000	1760	1760	8110	30110	2247	2409
22	Grand West of East	10280	22000	1760	1760	8110	30110	2247	2409
23	Grand East to Bell	14507	28000	2240	2240	12840	40840	3010	3267
24	Bell Cotton- Estrella	2460	5000	400	400	350	5350	421	428
25	Bell Estrella-Main		5000	400	400	4610	9610	677	769
26	Bell Main-Reems		5000	400	400	4610	9610	677	769
27	Bell Reems-Parkview	2789	9000	720	720	4610	13610	997	1089
28	Bell Parkview-Litch		9000	720	720	4610	13610	997	1089
29	Bell Litch-Grand	6175	23000	1840	1840	4610	27610	2117	2209
30	Bell E of Grand	8475	28000	2240	2240	8730	36730	2764	2938
31	Grand S of Bell	12448	34000	2720	2720	8730	42730	3244	3418
32	Estrella Grand-NW	2231	5000	400	400	3430	8430	606	674
33	Estrella NW-SW		5000	400	400	1160	6160	470	493
34	Estrella SW-Bell	2137	5000	400	400	5330	10330	720	826

DEL WEBB
GRAND AVENUE PROJECT
TWO WAY 2010 ADT VOLUMES

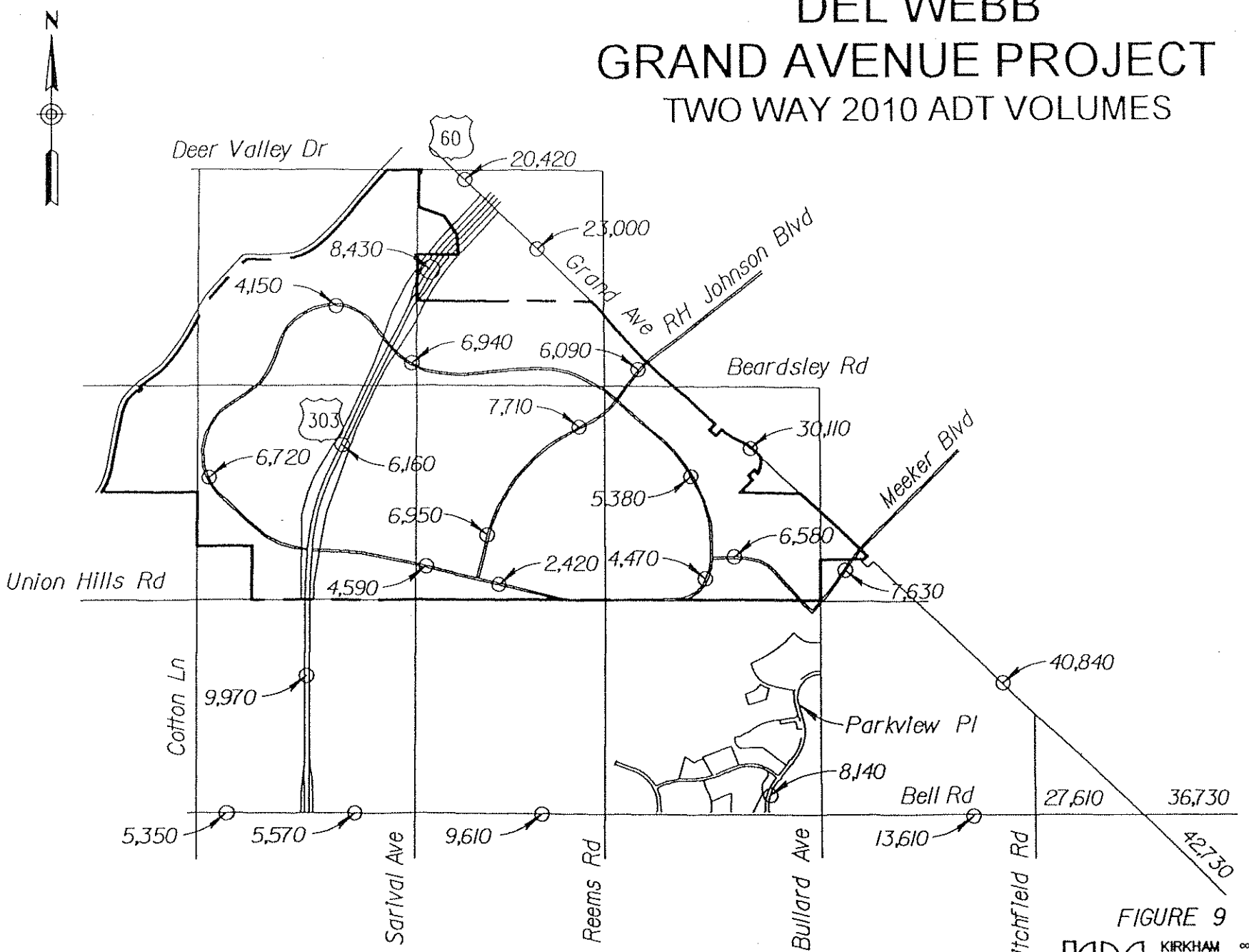


FIGURE 9

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2010 Peak Hour Assignments

Peak Hour Assignments were done for the external intersections influenced by the Del Webb's Grand Avenue Property. These intersections had analysis performed for both AM and PM peak hours. As previously discussed, since there is an 8% factor for PM peaking internal site traffic as opposed to a 6% AM peak hour factor, only a PM analysis was done for the internal site intersections. Since the site does not have a significant directional distribution split like the external system does, the PM peak hour is the worst case for the internal intersections.

In addition to the peak hour factors and the direction of approach information, there is also a directional distribution factor used to differentiate the AM and PM peak hours. It was assumed that in the year 2010 that 55% of the AM peak hour traffic would be exiting the project and would have southbound or eastbound destinations with a 45% opposing movement. This trend would reverse in the PM peak hour with 55% entering the site and having northbound and westbound directions and 45% opposing movements exiting the site and having southbound and eastbound directions. These factors were used to determine the peak hour assignments. Figure 10 indicates the 2010 AM peak hour intersection assignments for the nine external intersections analyzed. Figure 11 shows the 2010 PM peak hour intersection assignments for the nine external intersections. Figure 12 shows the 2010 PM peak hour intersection assignments per the four internal intersections.

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
AM PEAK HOUR INTERSECTIONS

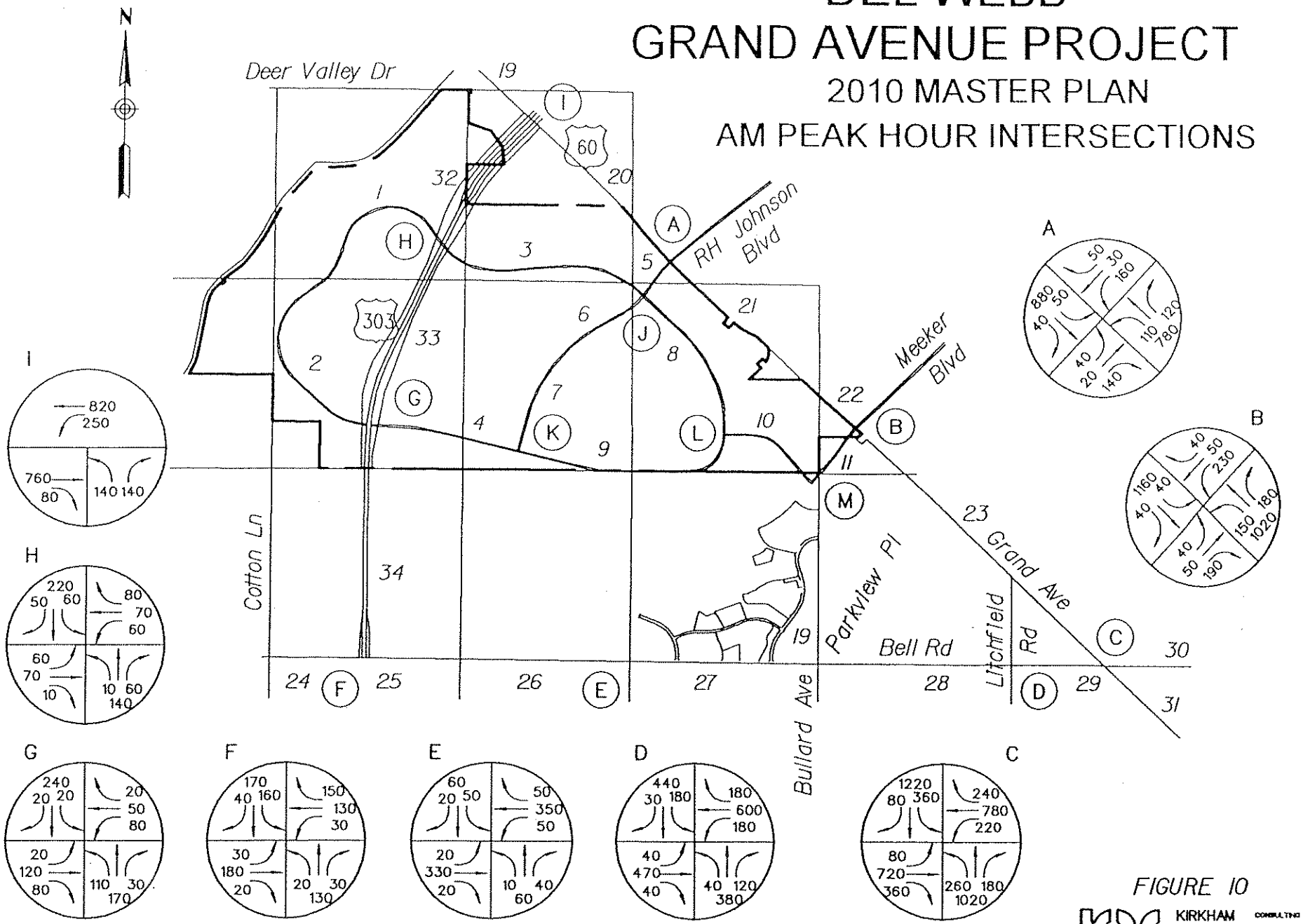
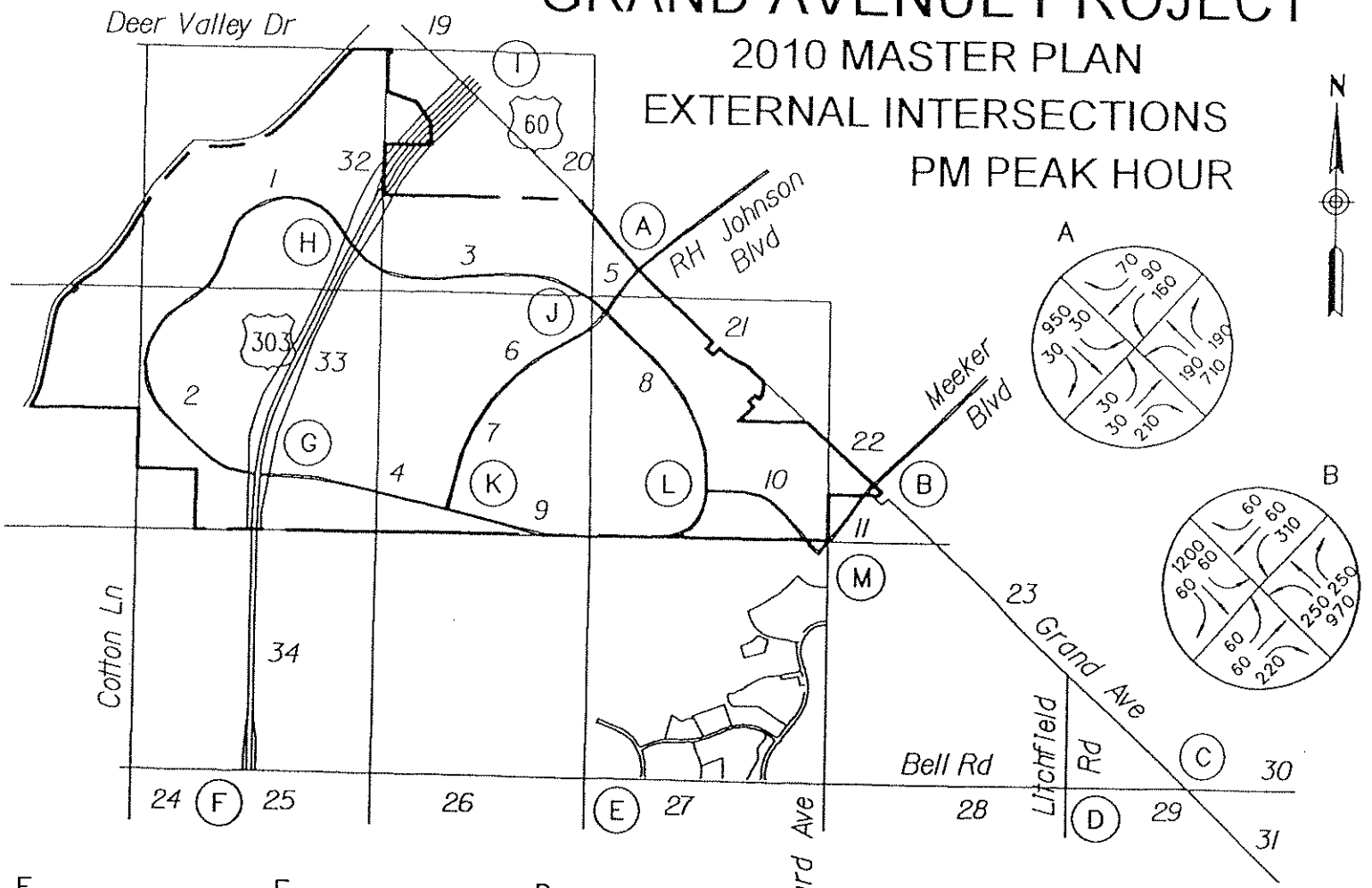
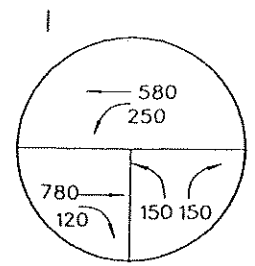


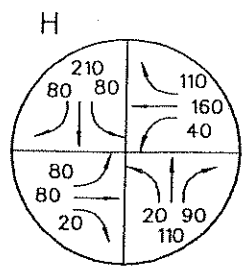
FIGURE 10

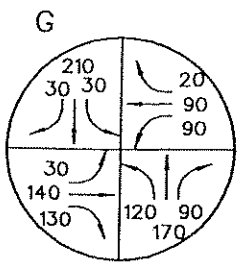
KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

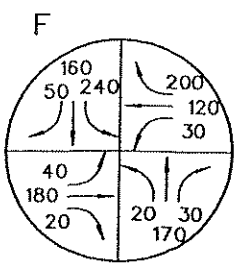
DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
EXTERNAL INTERSECTIONS
PM PEAK HOUR

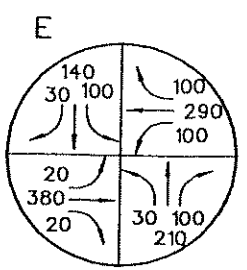


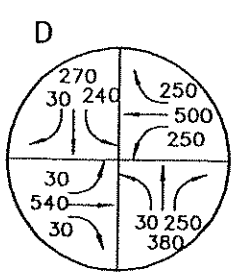












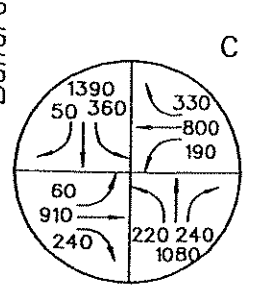
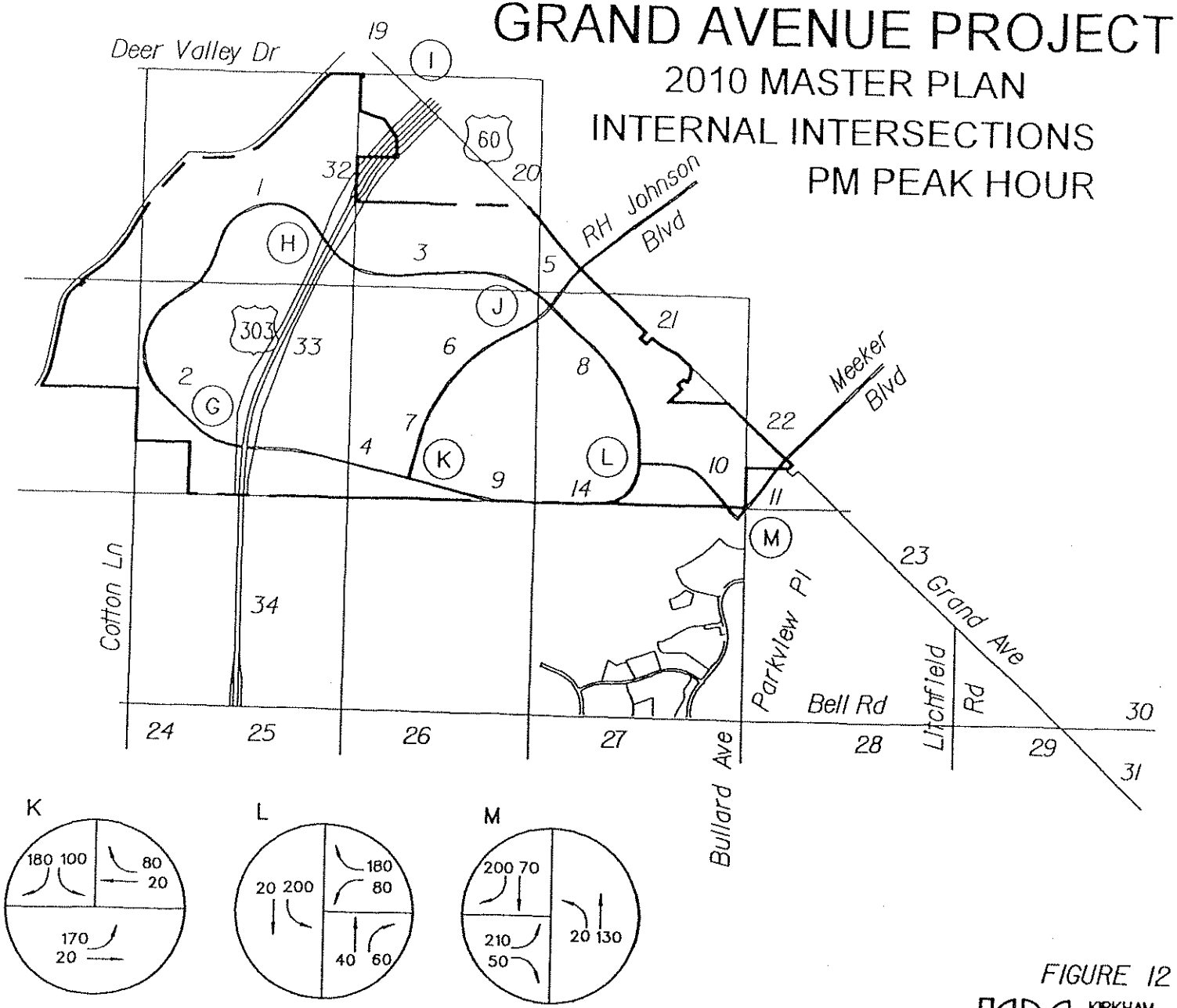


FIGURE II

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
INTERNAL INTERSECTIONS
PM PEAK HOUR



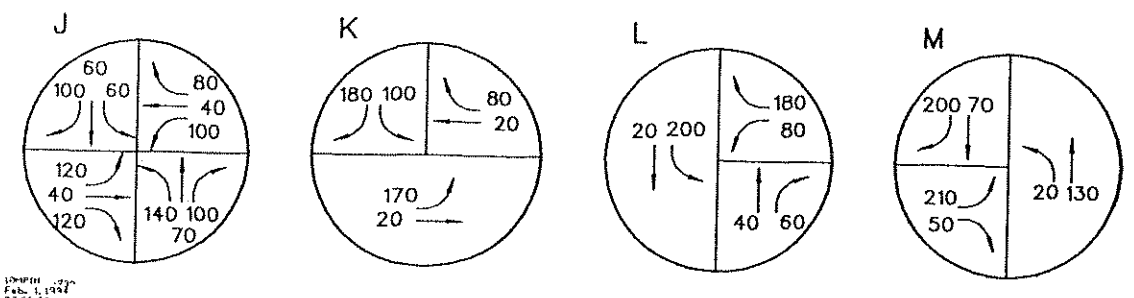


FIGURE 12

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

CHAPTER 6. CAPACITY ANALYSIS

The Capacity Analysis for the Del Webb's Grand Avenue Property was made using the Transportation Research Board (TRB) Highway Capacity Software (HCS) and the Signal 85 Software programs for analysis of intersections. The horizon year analyzed was the year 2010 which is after build-out of the Del Webb's Grand Avenue Property. Both an AM and PM peak hour analysis were conducted for the 2010 volumes for the external intersections. For the internal intersections only a PM peak hour analysis was done. Volumes analyzed for each intersection are shown on Figures 11, 11 and 12 in Chapter 5.

Project Access

The first portion of the community to be developed will be adjacent to Grand Avenue north of Union Hills Drive. The initial construction phases will include the completion of Main Street from Grand Avenue. Additional access will be provided from the Interim Estrella Roadway with intersections on the Loop Road.

The other major street connecting Grand Avenue is East Street. This is a generic name that indicates location of the street within the project and will have a different name in the future, (as will all the internal streets including Main Street). The major internal intersections are the two intersections on Main Street, and the intersections connecting to the Loop Road and the Northeast Link. An unsignalized, stop sign controlled intersection analysis was done for these four intersections, and it was found that an acceptable level of service will be provided for the build out traffic. However, the intersection of the North Loop Road and Main

Street does have two Level of Service D movements and it is recommended that a signal ultimately be installed at this location (Intersection J).

2010 Analysis Results

The Analysis for the AM and PM peak hours for the year 2010 are summarized in Table 4. Five external intersections were analyzed for signalized control. The internal intersections were analyzed for unsignalized control, stopping the minor approach. As shown in Table 4, all the external signalized intersections are operating at a level of service C or better, except the Grand Avenue/Bell Road intersection.

The location for each of the intersections is well spaced to provide for coordinated signal timings. Signalized intersections already exist at Bell Road and Grand Avenue (C), Bell Road and Reems (E), Meeker Boulevard and Grand Avenue (B), and Bell Road and Litchfield Road (D). The intersection of Grand Avenue and R.H. Johnson (A) will be signalized when warrants are met according to the MUTCD. However, the analysis indicates that this location will warrant a signalized intersection by the year 2010.

The external signalized intersections operate at an above capacity for the year 2010, this is with the assumption that the Interim Estrella Freeway is only a two lane road. The Estrella Freeway is proposed to be upgraded to a divided freeway in the future, when this happens, intersections G and H will be eliminated with the loop roads becoming grade separated at the Estrella Freeway. If the Estrella Freeway is not upgraded and remains as is, considerations should be made for installing four-way stop control at intersection G and H.

The internal intersections also operate at acceptable Levels of Service. The only movements less than Level of Service C (LOS C) are the eastbound and westbound left turns at the intersection of Main Street and North Loop Road (J) and they are at LOS D. This intersection will be candidate for signalization particularly if conditions change and more traffic is routed through this intersection.

2010 Lane Configurations

The lane configurations for the year 2010 are shown on Figure 13. These lane configurations were analyzed in the capacity analysis and will be necessary to ensure the level of service shown on Table 4. ADOT/MAGTPD plans reflect these lane configurations for the year 2010. Also indicated on Figure 13 are the intersections which require signalization.

TABLE 4

DEL WEBB'S GRAND AVENUE PROPERTY

Year 2010 Capacity Analysis Results *

Intersection	Maneuver	AM	PM
External Signalized			
A. Grand Avenue/Main/Johnson	All	B	C
B. Grand Avenue/East/Meeker	All	C	C
C. Grand Avenue/Bell Road	All	D	D
D. Bell Road/Litchfield Road	All	B	C
E. Bell Road/Reems	All	B	B
External Unsignalized			
F. Bell Road/Estrella			
	NB Left	D	D
	NB Through	C	D
	NB Right	A	A
	SB Left	E	F
	SB Through	C	C
	SB Right	A	A
	EB Left	A	A
	WB Left	A	A
G. Estrella/South Loop			
	WB Left	E	F
	WB Through	C	D
	WB Right	A	A
	EB Left	D	E
	EB Through	D	E
	EB Right	A	A
	NB Left	A	A
	SB Left	A	A

* No AM analysis for internal intersections.

External Unsignalized con't (Table 4)

Intersection	Maneuver	AM	PM
H. Estrella/North Loop	WB Left	D	D
	WB Through	C	D
	WB Right	A	A
	EB Left	D	F
	EB Through	C	C
	EB Right	A	A
	NB Left	A	A
	SB Left	A	A
I. Estrella/Grand	EB Left	F	F
	EB Right	B	B
	NB Left	E	E

Internal Unsignalized

J. Main Street/North Loop	EB Left	C	D
	EB Through	A	B
	EB Right	A	A
	WB Left	C	D
	WB Through	A	B
	WB Right	A	A
	SB Left	A	A
	NB Left	A	A
K. South Loop/Main Street	SB Left		A
	SB Right		A
	EB Left		A
L. East Loop/NE Link	WB Left		A
	WB Right		A
	SB Left		A
M. East Street/NE Link	EB Left		B
	EB Right		A
	NB Left		A

* No AM analysis for internal intersections.

DEL WEBB
GRAND AVENUE PROJECT
2010 LANE REQUIREMENTS

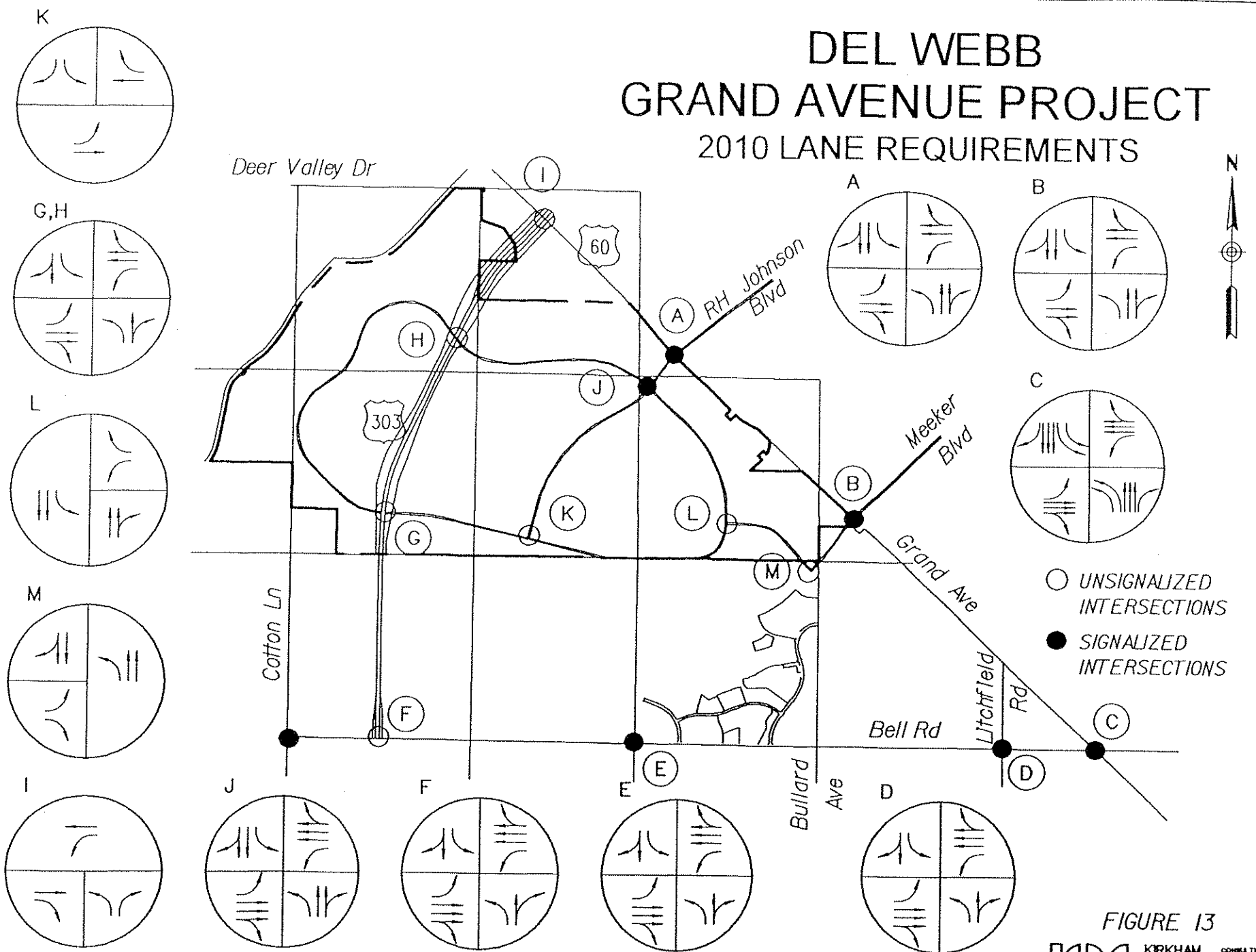


FIGURE 13

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

Estrella Freeway Alternative

The four intersections along the Estrella Roadway were analyzed as unsignalized intersections. The Estrella Roadway was stop sign controlled at Grand Avenue and Bell Road. For the intersections between the Estrella Roadway and the Loop Road (Intersections G and H), the Loop Roads are stop signed controlled. The analysis indicates some movements at these intersections will ultimately have deteriorating Levels of Service. It is anticipated there will be new access before this occurs.

When the Estrella is upgraded to a freeway these four at grade intersections will be removed. The project traffic on the North Loop Road will be rerouted to intersection A via intersection J. The traffic on the South Loop road will be rerouted to a new access with Cotton Lane and ultimately Bell Road as shown on Figure 14.

Also shown on Figure 14 are the modifications to the Average Daily Traffic (ADT) volumes for the 2010 and the AM and PM Peak Hour intersection volumes.

It is Del Webb's intent to initially use the existing Estrella Roadway with at grade intersections. But rather than making interim improvements to that facility such as additional lanes or signalized intersections, which would be removed at freeway construction, the intent is to implement a new permanent access plan before these improvement are required.

As the capacity analysis shows the intersection at Grand Avenue and Main Street (A) can easily accommodate the additional volumes. The connection to Cotton Lane is also easily incorporated since there is an existing traffic signal at the Cotton Lane and Bell Road intersection.

DEL WEBB
GRAND AVENUE PROJECT
2010 ESTRELLA FREEWAY ALTERNATIVE

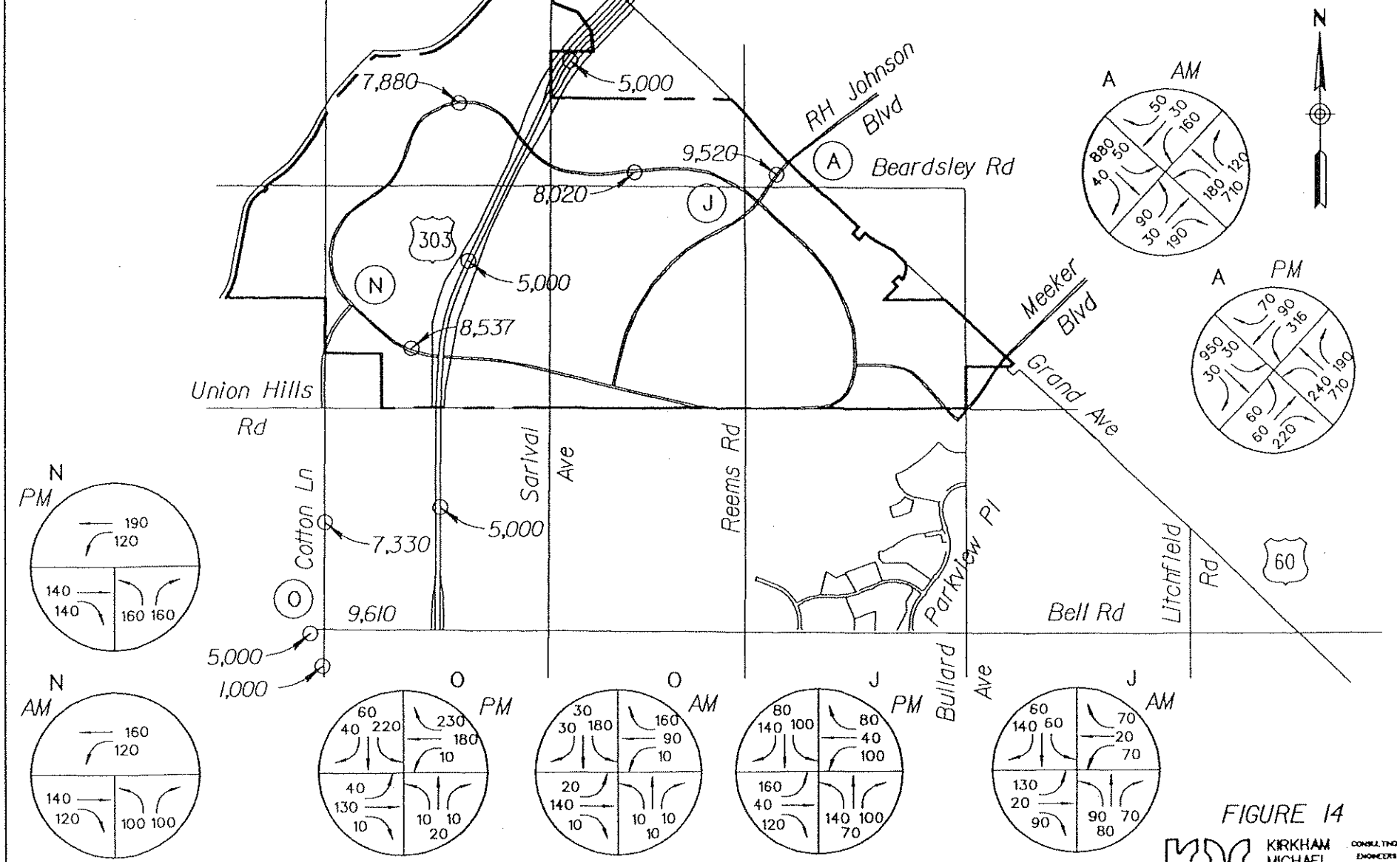


FIGURE 14

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The lane configurations for the year 2010 Estrella Freeway alternative are the same as Figure 13. These lane configurations analyzed in the capacity analysis will be necessary to insure the Levels of Service shown on Table 5. The lane configurations for the Cotton Lane/South Loop Road intersection (N) will be same as the Estrella/South Loop Road intersection (G) it replaces. Similarly the Cotton Lane/Bell Road intersection (O) will be the same as the Estrella/Bell Road intersection (F) it replaces.

Entrance Queuing Analysis

The project may install access control/information structures within the medians of the Rights-of-Way at the entrances to the Property. These are on Main Street at Grand Avenue, Union Hills Road east of Interim Estrella Freeway, unless additional properties are developed, and west of realigned Reems Road (East Street). The Developer has performed a queuing analysis determined the length of storage needed and believes the analysis to be correct. This storage length is to insure vehicles arriving at the structures do not back up onto the Major Arterials. Pursuant to the queuing analysis, the Developer believes that all of the entrance roadways have sufficient lengths to meet the storage requirements

TABLE 5

DEL WEBB'S GRAND AVENUE PROPERTY

Estrella Freeway Alternative

Year 2010 Capacity Analysis Results *

Modified or New Intersections	Maneuver	AM	PM
Signalized			
A. Grand Avenue/Main St. (New)	All	B	B
J. Main Street/North Loop	All	B	B
O. Cotton Lane/Bell Road	All	B	B
U. Estrella/Grand Avenue	All	B	B
Unsignalized			
N. Cotton Lane/South Loop	NB Left	C	D
	NB Right	A	A
	WB Left	A	A

* No AM analysis for Internal intersection.

Street Sections

Figure 15 on the following page show the location of the arterial and collector streets for the project.

In the Age Restricted Community, it was determined to use four different street cross sections. One would be the Minor Arterial Roadway cross section with 26' lanes on either side of 16' in a 110' right-of-way medians. This is in compliance with the City of Surprise's standard Minor Arterial Roadway sections. The second section would be a Modified Minor Arterial Roadway. The modification would be that the thru lanes would be 24' lanes either side of a 16' median in a 110' right-of-way. The Minor Arterial Roadway would be on Main Street from the intersection of RH Johnson - Grand Avenue all the way north/south through the property. The Modified Minor Arterial Roadway section would be used in all of the loops connecting to this road and also the northeast connector between the Loop Road and the realigned Reems - Meeker roadway. The rational for the Modified Minor Arterial Roadway is that although we are using a minor arterial section, the function and traffic volumes for this roadway are more like a major collector. From outside curb to outside curb, we would be proposing the same street section (64') as a Major Collector. Del Webb Corporation would prefer to use the Modified Minor Arterial because the raised median can be used for both landscaping and providing left turn lanes.

The third major street section that would be proposed would be a collector roadway. This would be a modification of the Primary Collector Roadway shown in the Surprise Comprehensive Design Development Guide. In an active adult community traffic volumes are lower on the collector roadways, than for a conventional residential development. Del Webb Communities provide off-street parking for their residents and really do not need to provide parking within the street right-of-ways. Therefore, a 32' street section in a 60' right-

of-way will be used instead of using a 44' street section.

A 32' street section allows for two 16' travelways. A disabled vehicle because of a flat tire, or something similar; would typically take up 8' on one side, leaving a remainder of two - 12' thru lanes, one in each direction. Since these roadways would not be centerline striped, the modification can easily be made by the drivers.

The local street section in the active adult community would be the standard local roadway with a 28' face of curb to face of curb dimension, in a 50' right-of-way. This is in compliance with the Surprise Comprehensive Development Guide for two-lane roadways.

In that portion of the development that would have conventional single-family residential developments, we would propose to use the standard street sections in the Surprise Comprehensive Development Guide. The collector roadway with a 44' face of curb to face of curb street section in a 60' right-of-way and the standard two-lane roadway street section of 28' within a 50' right-of-way.

DEL WEBB
GRAND AVENUE PROJECT
ARTERIAL AND COLLECTOR

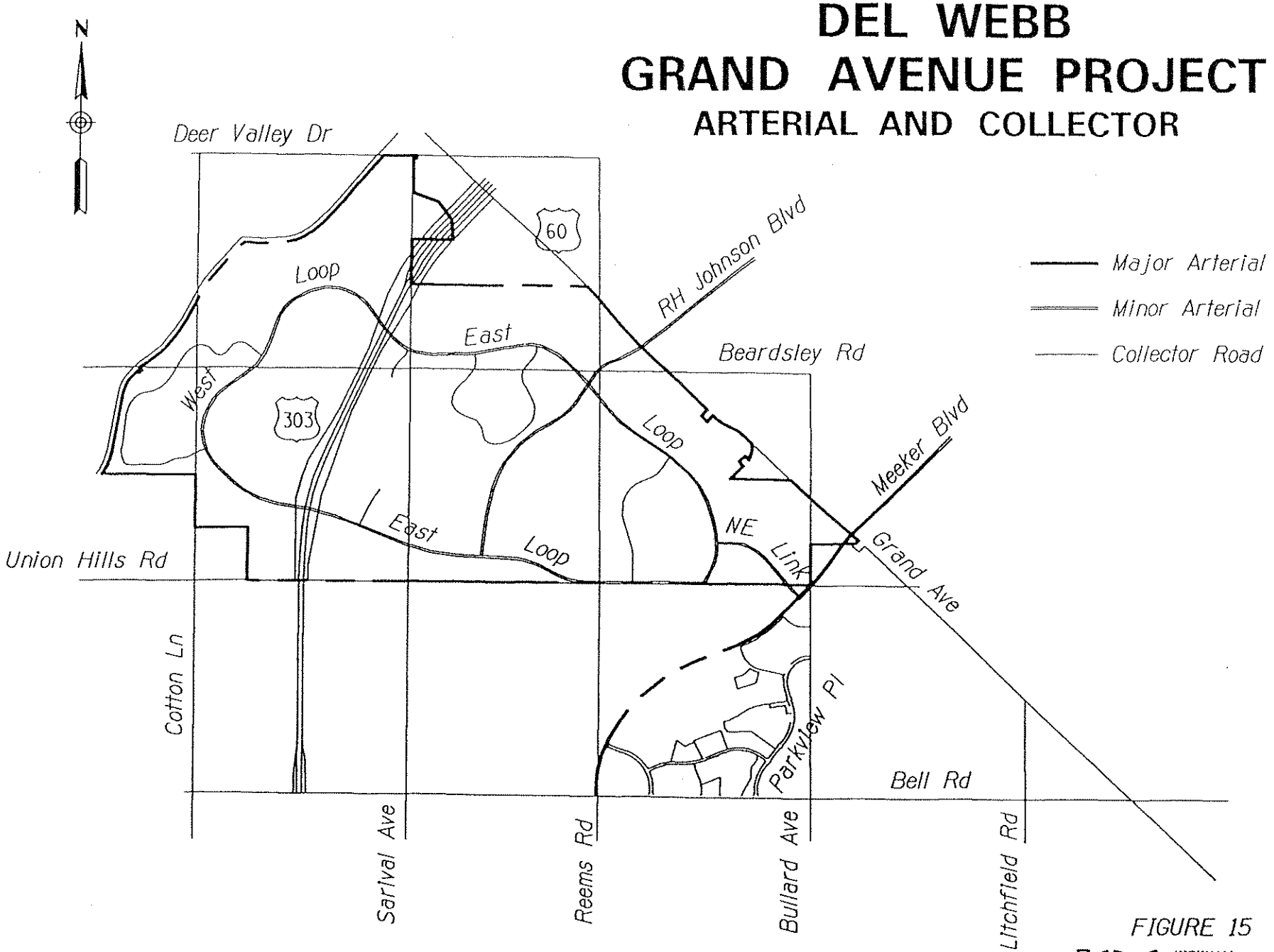
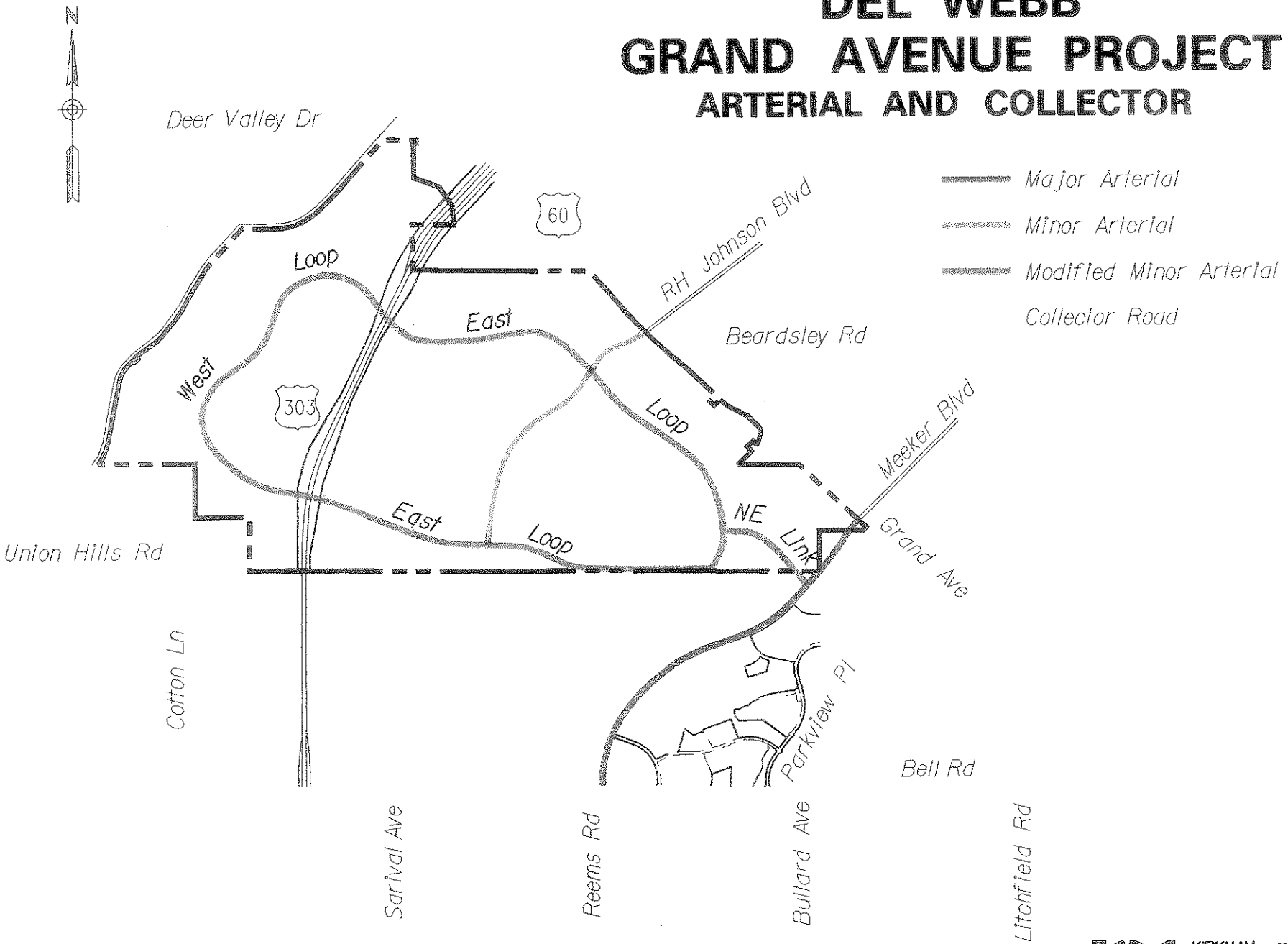


FIGURE 15

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
ARTERIAL AND COLLECTOR



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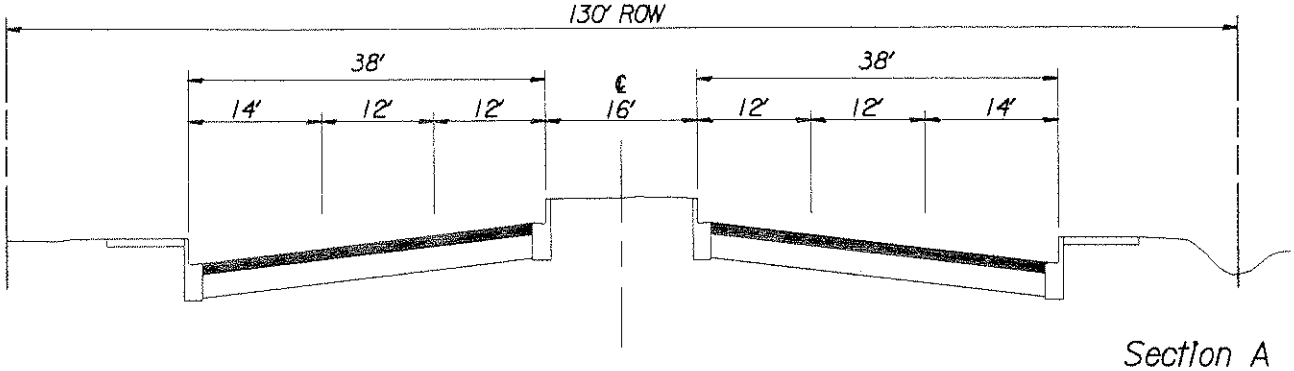
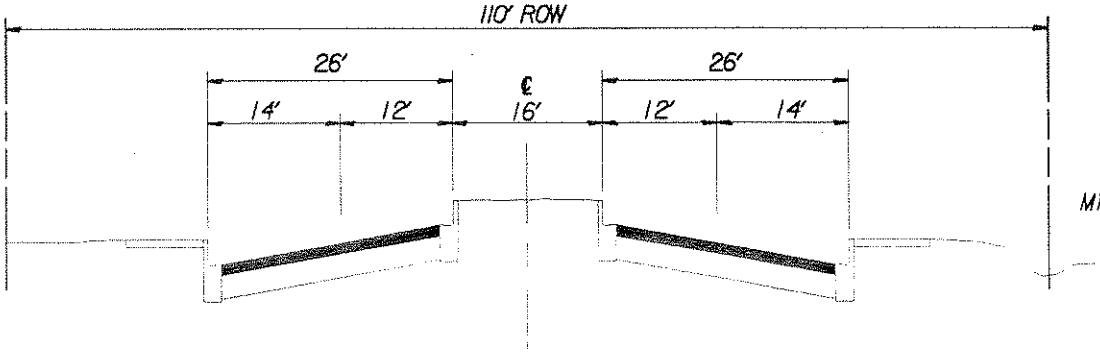
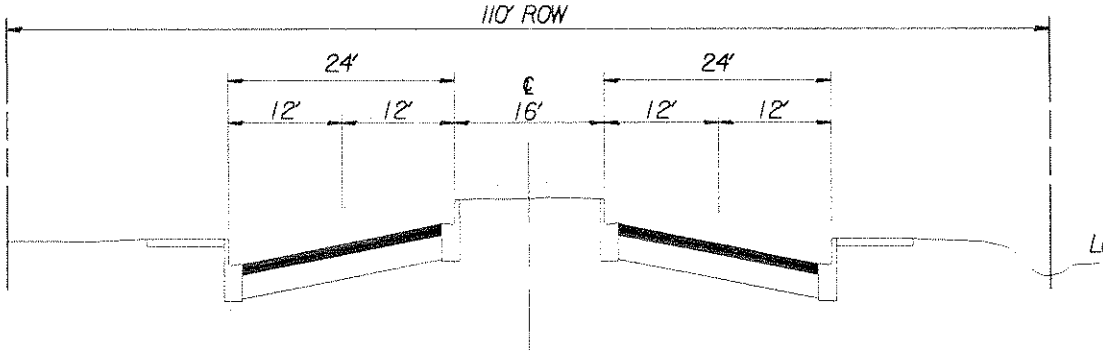
DEL WEBB'S
GRAND AVENUE PROJECT
Typical Sections *



Section A
Major Arterial Roadways
Reems Road



Section B
Minor Arterial Roadways
Main Street



Section C
Modified Minor
Arterial-Roadways
Loop Roads / NE Link

* *Sidewalks subject to PAD Application Requirements*

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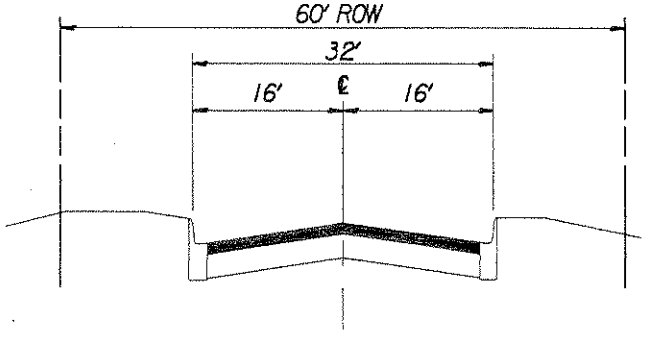
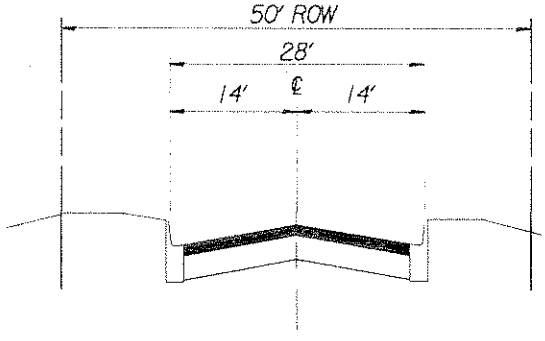
DEL WEBB'S
GRAND AVENUE PROJECT
Typical Sections *



Section D
Collector Roadways



Local Roadways

* *Sidewalks subject to PAD Application Requirements*

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

Reems Road (realigned) would be a Major Arterial roadway adhering to the Surprise Comprehensive Development Guide for major arterial roadway: two 38' pavement sections with a 16' median in a 130' right-of-way.

The traffic analysis has determined that there is not a requirement for additional right turn lanes. Because of the low volumes, the right turn lanes can easily be accommodated using the outside lanes as a combination thru right-turn lanes.

In the event the single-family conventional residential area is converted to active adult community residential the street sections for the active adult community will be used.

CHAPTER 7 CONCLUSIONS

Conclusions and Recommendations

The capacity analysis for the Del Webb's Grand Avenue Property Development Agreement in Surprise indicates for the build out year 2010, intersections operated at extremely high levels of service. The regional use of these major roadways will require signalized intersections at the points indicated on Bell Road and Grand Avenue. The intersection at Bell Road and Grand Avenue is currently signalized. The volume projections for the background traffic was very conservative, and no credit was taken for development of the Del Webb's Grand Avenue Property as a part of that background traffic. The site trips for the Del Webb's Grand Avenue Property were added in addition to those projections. This provides excess capacity for future development in the area. The trip distribution assignment and capacity analysis indicate that the area road network programmed for the year 2010 has adequate capacity to accommodate the project.

A secondary analysis for an Estrella Freeway Alternative was conducted. As an interim measure the Loop Road will have at grade intersections with the Interim Estrella Roadway. To accommodate the Estrella Freeway an alternative access plan was analyzed and this alternative is also easily accommodated by the required roadway system.

DEL WEBB'S GRAND AVENUE PROPERTY
DEVELOPMENT AGREEMENT TRAFFIC REPORT

Traffic Report Appendices

(Separately Bound)

A. 1993 Traffic Counts, pages A-1 through A-70

B. Capacity Analysis Worksheets, pages B-1 through B-141

C. Del Webb's Age Restricted Community Trip Generation Rates, pages C-1 through C-19

D. Entrance Queuing Analysis, pages D-1 through D-8

DEL WEBB'S GRAND AVENUE PROPERTY

TRAFFIC REPORT

Technical Appendix

DEL WEBB'S GRAND AVENUE PROPERTY DEVELOPMENT AGREEMENT TRAFFIC REPORT

TECHNICAL APPENDIX

Prepared for:

Del Webb Corporation
2231 East Camelback Road, Suite 400
Phoenix, Arizona 85016

Prepare by:

Kirkham, Michael and Associates
9201 North 25th Avenue, Suite 195
Phoenix, Arizona 85021
(602) 944-6564

February, 1994

APPENDIX A

1993 Traffic Counts

Pages A-1 through A-70

APPENDIX B

Capacity Analysis Worksheets

Pages B-1 through B-141 Signalized

2010 AM Peak Hour Signalized, pages B-1 to B-28

2010 PM Peak Hour Signalized, pages B-29 to B-60

2010 AM and PM Peak Hour, pages B-61 to B-115

2010 AM and PM Peak Hour Estrella Freeway Alternative Signalized, pages B-116 to B-141

APPENDIX C

Del Webb Age Restricted Community Trip Generation Rates

Pages C-1 through C-19

APPENDIX D

Entrance Queuing Analysis

Pages D-1 through D-7

DEL WEBB'S

GRAND AVENUE PROPERTY

LANDSCAPE & OPENSPACE CONCEPTUAL MASTER PLAN

I. INTERSECTION TREATMENTS

Primary Project Entry - Occurs at the entry from Grand Avenue. Design features will include structural elements such as monumentation, information booth, and specialty signage. Bold foliage plant materials and accent plantings will be installed. The thematic treatments for the project will be presented at this entry point.

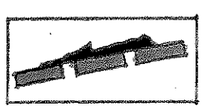
Primary Intersections - These occur at intersections between major and minor arterials and also at minor to minor arterials. These are areas which will have a high volume of vehicular traffic and directional information will be provided. Design features will include the continuation of the thematic elements in terms of wall treatments, signage monumentation and accent plantings.

Secondary Intersections - These occur at intersections between minor arterial roads and collectors or collectors to collectors intersections. Design features will include thematic signage and accent plantings which enhance these intersection areas. These thematic design and signage elements may also occur at local to local intersections.

II. ROADWAY LANDSCAPE TREATMENTS

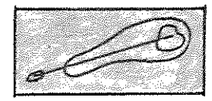
Major Arterials - This occurs at the Reems road alignment. This roadway will have a 130' row with a 16' median. Design features include xeriscape plantings with color and bold foliage accents. Meandering wide walkways will be provided on both sides of the roadway. The ground plain will consist of inert ground covers and freeform earthen mounding.

Minor Arterials - These roadways are the high volume roadways which provide primary access through the community. They have a 110' row with 16' medians. Medians and shoulders will be treated in a similar fashion as the major arterials utilizing the drought tolerant plant materials and continuation of the thematic character for the community. Meandering walkways may be provided.

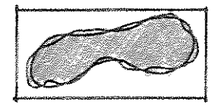


Roadway Open Space Areas - At certain locations along the minor arterial roadways there will be additional areas outside of the R.O.W., landscaped in a similar fashion as the roadway treatments. This will add variety to the linear shoulder treatments and will enhance the buffer area between the roadways and the residential lots.

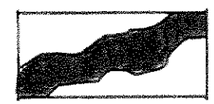
III. OPEN SPACE AREAS



Golf Courses - The golf courses for this project will run throughout the master planned community and in addition to the recreational benefits, these courses will serve as functional amenities. The master plan locates the courses in areas which will aid in collecting and carrying drainage, provide buffers adjacent roadways and enhance the open space feel of the community.



Detention Basin Areas - These areas occur on the southern edges of the site. Their primary function is to address storm drainage. However, these areas will be landscaped in a similar fashion as the golf course and will be incorporated as an open space amenity. These are also located in an area that buffers the residences form significant roadways.

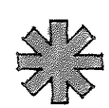


Open Space and Drainage Corridors - These are linear open space areas which provide dual functions. They carry storm drainage through the project and will also be utilized as pedestrian walkways and vegetated open space. A pathway system will be incorporated into these areas and this will provide linkages from the recreation centers to the residential areas.

Freeway Buffers - The master plan provides a buffer from the Estrella freeway by locating the golf course adjacent to it. There are some areas which couldn't be buffered by the golf course. These areas have been provided with a landscape buffer which will be treated with xeriscape plantings and earthen mounds to screen the roadway from the residents.

IV. RECREATION FACILITIES

Major Recreation Center - This will be a significant facility providing a variety of active recreational opportunities for the residents. This facility is centrally located and will act as the community center to the golf course and open space corridors.



Neighborhood Recreation Centers - These are small recreation facilities which will provide recreational opportunities to various phases of the community and will supplement the major recreation facilities.

LANDSCAPE CHARACTER AND INTENT

The overall intent for the landscaping of this project is to be responsive to the desert environment and utilize drought tolerant species for the majority of the planting areas. The principals of xeriec landscape treatments will be applied including the use of indigenous plant species and/or proven drought resistant plants. The use of inert mulches and sprawling groundcover masses will treat the ground plain. An automatic underground drip irrigation system will minimize the water usage for the desert areas and low precipitation spray heads will be utilized in the turf areas which occur in the golf course and detention basins. The oasis concept will be applied in certain specialty or high activity areas. Lusher plants, bold foliage plantings, and some turf may occur to accent these areas.

CELLA BARR ASSOCIATES

241721-01

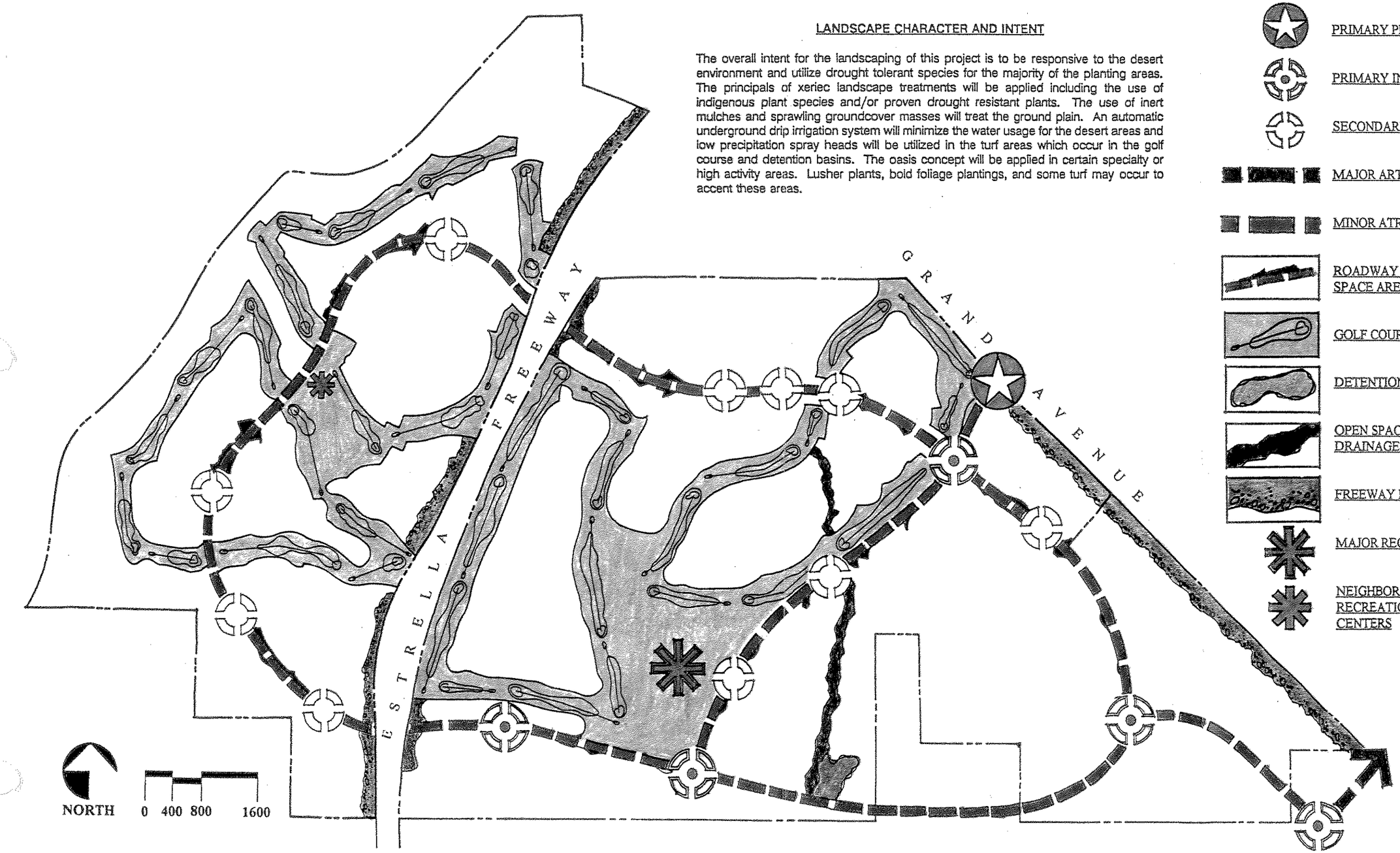
DEL WEBB'S

GRAND AVENUE PROPERTY

LANDSCAPE & OPENSPACE CONCEPTUAL MASTER PLAN

LANDSCAPE CHARACTER AND INTENT

The overall intent for the landscaping of this project is to be responsive to the desert environment and utilize drought tolerant species for the majority of the planting areas. The principals of xeriec landscape treatments will be applied including the use of indigenous plant species and/or proven drought resistant plants. The use of inert mulches and sprawling groundcover masses will treat the ground plain. An automatic underground drip irrigation system will minimize the water usage for the desert areas and low precipitation spray heads will be utilized in the turf areas which occur in the golf course and detention basins. The oasis concept will be applied in certain specialty or high activity areas. Lusher plants, bold foliage plantings, and some turf may occur to accent these areas.



L E G E N D

- PRIMARY PROJECT ENTRY
- PRIMARY INTERSECTIONS
- SECONDARY INTERSECTIONS
- MAJOR ARTERIALS
- MINOR ATRERIALS
- ROADWAY OPEN SPACE AREAS
- GOLF COURSES
- DETENTION BASIN AREAS
- OPEN SPACE AND DRAINAGE CORRIDORS
- FREEWAY BUFFERS
- MAJOR RECREATION CENTER
- NEIGHBORHOOD RECREATION CENTERS

CELLA BARR ASSOCIATES

241721-01

Project Roadway Phasing Plan

(North of Union Hills Road)

For

Del Webb's

Grand Avenue Property

Surprise, Arizona

North

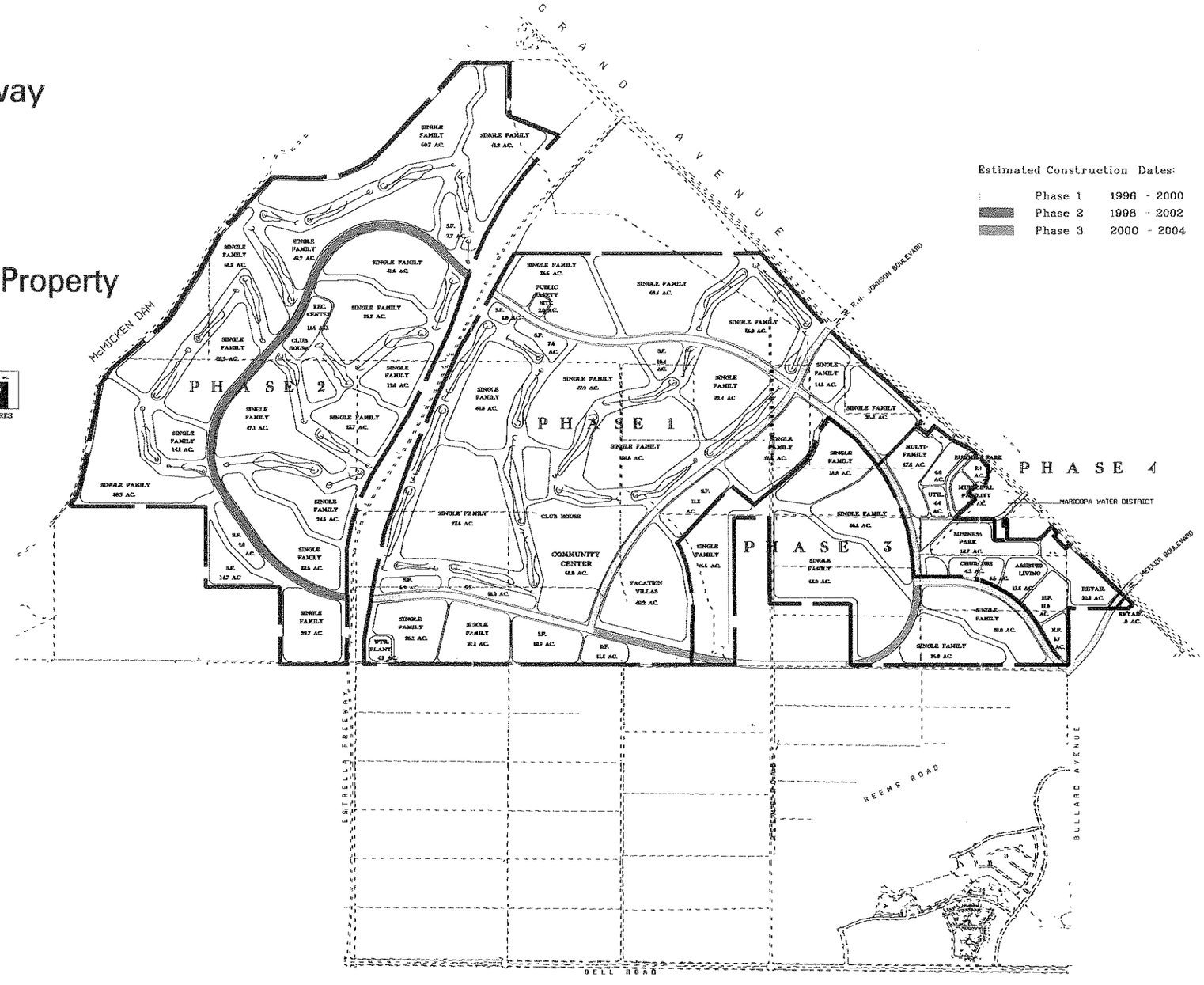
0 400 800 1600

Scale: 1" = 800'

ACRES

March 25, 1994

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500



Estimated Construction Dates:

	Phase 1	1996 - 2000
	Phase 2	1998 - 2002
	Phase 3	2000 - 2004

Conceptual Drainage Plan

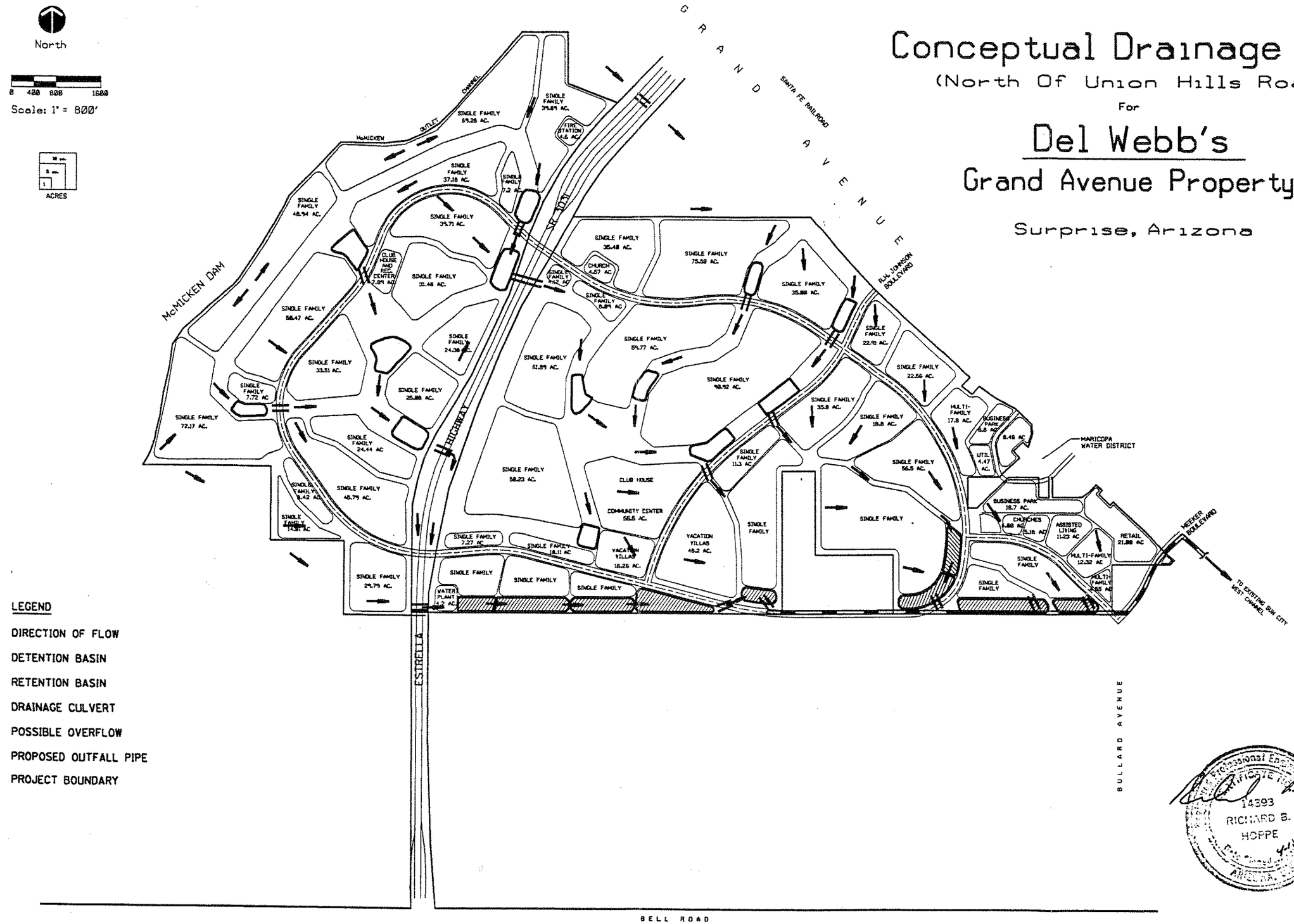
(North Of Union Hills Road)

For

Del Webb's

Grand Avenue Property

Surprise, Arizona



January 10, 1994

14393
RICHARD B.
HOPPE
ARIZONA

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

Conceptual Water Plan

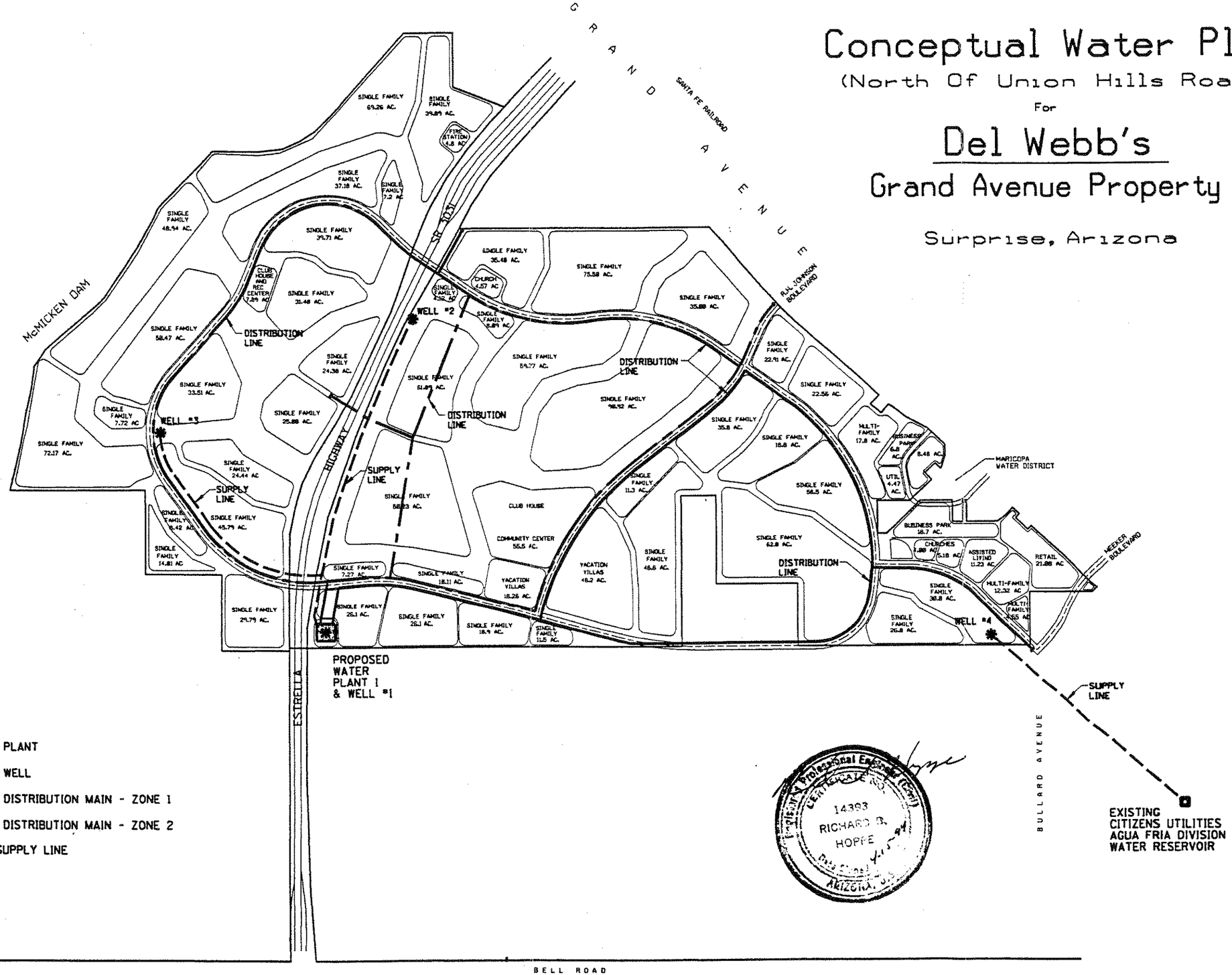
(North Of Union Hills Road)

For

Del Webb's

Grand Avenue Property

Surprise, Arizona



LEGEND

- PROPOSED WATER PLANT
- PROPOSED WATER WELL
- PROPOSED WATER DISTRIBUTION MAIN - ZONE 1
- PROPOSED WATER DISTRIBUTION MAIN - ZONE 2
- PROPOSED WELL SUPPLY LINE

Registered Professional Engineer (Civil) CERTIFICATE NO. 14393 RICHARD D. HOPPE Date Signed 4-15-94 ARIZONA, U.S.A.

January 10, 1994

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

Conceptual Wastewater Plan

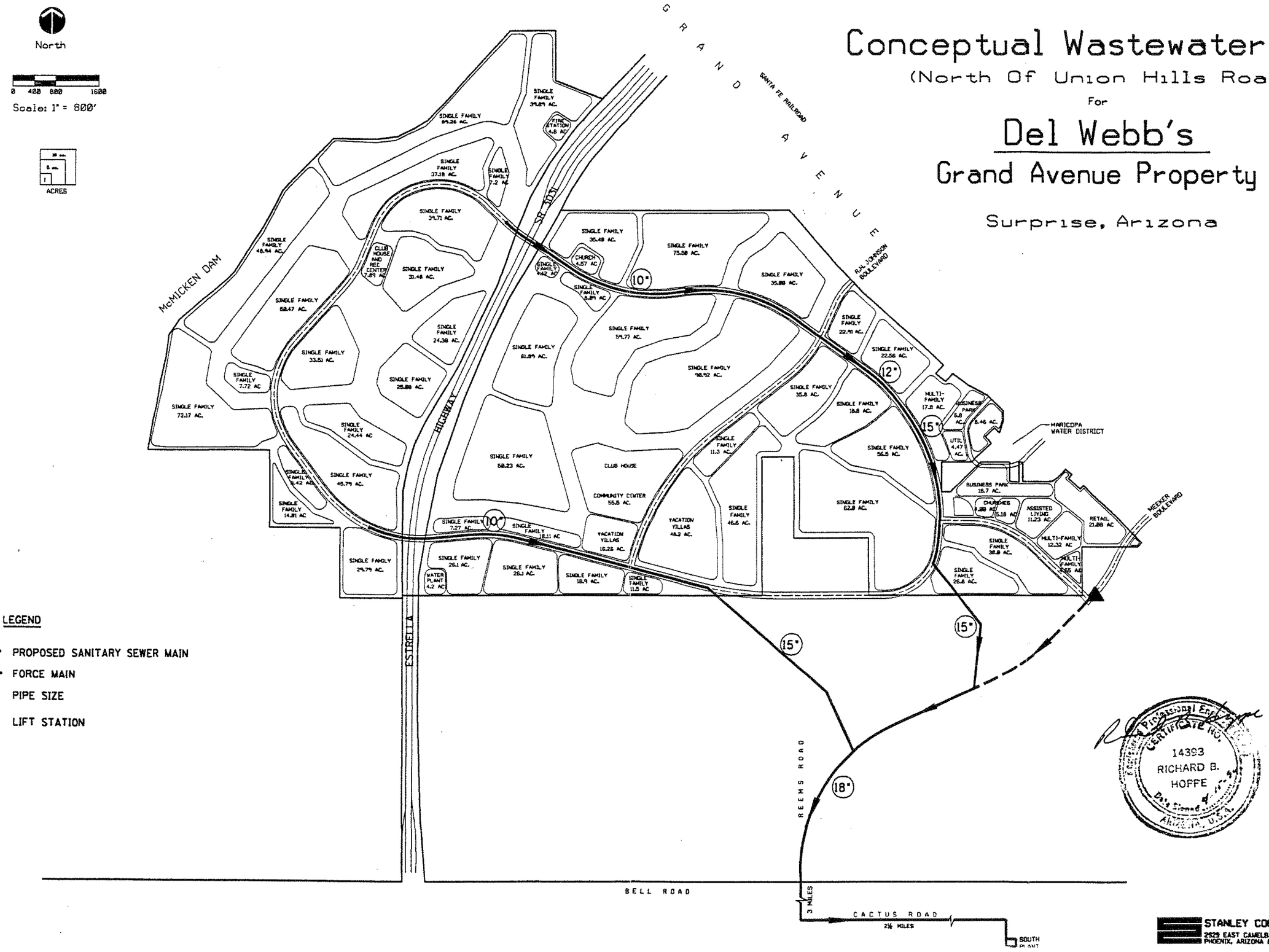
(North Of Union Hills Road)

For

Del Webb's

Grand Avenue Property

Surprise, Arizona



January 10, 1994

EXCHANGE VISIONS

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

Del Webb's Grand Avenue Property
RV 931688
April 11, 1994
Preliminary Revision to R1-5, R-3 and C-2 Zones; Proposed Revisions are shown with ***bold italics.***

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

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

B. Principally Permitted Uses
~~*See Section 6-602 A.*~~
Single family dwelling unit
Two-family structure
~~*Public Parks*~~
Churches
Golf Courses

C. Conditionally Permitted Uses
See Section 6-602 B, ***as amended by 7-704 B, above.***

D. Permitted Accessory Uses
~~*See Section 6-602 C.*~~
Contractors storage yard
Golf driving range and miniature golf course
Greenhouse
Home occupations
Private garage
Private or jointly owned community center, recreational facilities, pools, tennis courts, ***golf clubhouse (with liquor sales).***
Signs, ***as per approved Comprehensive Signage Plan***
Tool sheds, for storage of domestic supplies
Model Homes, Temporary, with Admistrative review and approval
Temporary sales & office buildings, with Administrative review and approval

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

Use	Minimum Lot Area
Single-family ***and two family*** dwelling units	5,500 square feet[1]
Other Permitted Uses	Minimum area to be determined by building area, parking requirements, and required setbacks.

1 This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than ~~*5,200*~~ ***4,700*** square feet in size and that not more than ~~*10*~~ ***25*** percent of the lots are less than 5,500 square feet in size.

(2) Required Lot Dimensions:

Use	Minimum Lot Width	Minimum Lot Depth
Single-family ***and two family*** dwelling units	50 feet[1]	~~100~~ *80* feet
Other Permitted Uses	Lot dimensions to be determined by building area, parking requirements and required setbacks.	

[1] ***Flag lots shall have a minimum width of 20 feet.***

(3) Density: There shall not be more than ~~one (1)~~ ***two (2)*** dwelling unit***s*** on any one (1) lot.

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

Use	Front	Interior Side	Corner Side	Rear Yard
Single-family ***and two family*** dwelling units	20′	~~10′~~*5′*	~~20′~~ *10′* and 15′ on Key lots	~~20′~~ *15′*
Schools, civic, cultural and religious institutions (including their accessory use structures)	50′	~~50′~~ *25′*	~~50′~~ *25′ **	50′
Structures accessory to single-family residences	20′	3′	20′	3′
Structures for all other principal, conditional or accessory uses	20′	10′	20′	20′

* ***Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35′.***
~~* At least one side yard shall be ten feet; the setback or the remaining side may be less than ten providing principal building separations are at least 10 feet and that in the case of detached units, the other side yard is a least 3 feet.~~

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

(2) Maximum Building Height: ~~30~~ *35* feet, ***for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than 35′ above adjacent finished grade. Buildings over 35′ in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall.***

G. Encroachment into Required Front and Side Yard Setbacks
See Section 7-701 G.

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

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

7-706. Multi-Family Residential Zone (R-3)

A. Purpose
The purpose of the R-3 Multi-Family Residential Zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 Zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses
~~*See Section 6-602 B.*~~
Four family structure
Multiple Family Structure
Townhouse cluster, not to exceed four (4) units or 120 feet in length.
Townhouse cluster, with four or more units, but not to exceed 160' in length
~~*Public Parks*~~
Churches

C. Conditionally Permitted Uses
See Section 6-602 B., ***as amended by 7-706 B., above.***

D. Permitted Accessory Uses
~~*See Section 6-602 C.*~~
Greenhouse
Home occupations
Private garage
Private or jointly owned community center, recreation facilities, pools, tennis court, ***golf clubhouse (with liquor sales)***
Signs, ***as per approved Comprehensive Signage Plan***
Tool sheds, for storage of domestic supplies

E. Lot Area and Lot Dimensions
In determining minimum lot area and minimum lot dimensions, the following table shall be used:

Use	Minimum Area Per Unit	Minimum Lot Dimensions[1]	Outdoor Living Area[2]
Multi-family structure	2,000 sq. ft./unit	Width: ~~*90'*~~ *50'* Depth: ~~*90'*~~ *80'*	300 sq. ft./unit
Townhouse Cluster	2,000 sq. ft./unit[3]	Width: ~~*90'*~~ *50'* Depth: ~~*90'*~~ *80'*	400 sq. ft./unit
Other Permitted Uses		Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.	

[1] These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures dwelling units.

[2] Outdoor Living Area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the Outdoor Living Area shall be the width of the lot.

[3] May be calculated as average lot size per unit per structure.

F. Schedule of Allowances
The minimum areas per unit in 7-706 E. may be adjusted in accordance with Section 7-705 F.

G. Setbacks, yards, and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear
Multi-family structure	20'	~~20'~~ *15'*	20'	~~20'~~ *15'*
Townhouse cluster	20'	~~15'~~ *5'*	20'	~~20'~~ *10'*
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	~~50'~~ *25'*	~~50'~~ *25'* *	50'
Structure accessory to multi-family residences	20'	3'	20'	3'
Structures for all other principal or conditional uses.	20'	10'	20'	20'

(2) For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

(3) Maximum Building Height: ~~35~~ *40* feet, ***for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than 35' above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall.***

*** Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35 feet.**

H. Accessory Buildings
See Section 7-705 H of this Ordinance.

I. Distance Between Building
See Section 7-705 I of this Ordinance.

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

K. Relationship to Overlay Zones
Any property located in the R-3 Zone as well as in the F-1 or F-2 Overlay Zone must comply with the regulations of the Overlay Zones.

7-708. Community Commercial Zone (C-2)

A. Purpose
The purpose of the C-2 Community Commercial Zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses
See Section 6-603 A., ***adding:***

(1) Bowling alley
(2) Community center or meeting hall
(3) Golf Course
(4) Golf driving range and miniature golf course
(5) Greenhouse
(6) Model homes, Temporary, subject to Administrative review and approval.
(7) Temporary sales & office buildings, subject to Administrative review and approval.

C. Conditionally Permitted Uses

(1) Automobile Service Stations

(a) Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.

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

(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 feet from any residential zone boundary.

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

(e) Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

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

(2) Automobile Washing Establishments:

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

(b) Sufficient off-street area to provide space for not less than 10 automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be

provided. A space 20 feet by 9 feet shall be deemed adequate for each such required space.

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

(3) Convenience-Food Restaurants:

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

(4) Day-Care Center***, including adult care***

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

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

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

~~***(6) Model homes, temporary***~~

~~***(7)***~~***(6) Public utility service yard***

~~(8)~~ (7) Recreational Vehicle Park and Overnight Campground:

(a) Recreational vehicle park shall be screened from view of any residential development, as approved by the Planning and Zoning Commission.

(b) Internal circulation roads shall be paved with a dust-free surface.

(c) Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least 1,500 square feet in size.

(d) Individual recreational vehicle parking pads shall be set back at least 30 feet from the perimeter of the park and 30 feet from any public street right-of-way.

(e) Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

(f) Park plans, certified approved by Maricopa Department of Health Services shall be submitted.

~~(7)~~ (8) Video Arcades

~~(8)~~ *(9)* ***Contractors storage yard***

D. Permitted Accessory Uses:

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

(2) Signs, ***as per approved Comprehensive Signage Plan.***

E. Access

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

(2) Access points shall be located at least 150 feet from any street intersection.

(3) Access points on the same street shall not be spaced closer than 100 feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

(4) Commercial developments which may not be able to meet the requirements of Sections 7-709 E(2) and (3), and are requesting deviations from the above noted standards, shall submit to the town engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:

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

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

F. Setbacks and Height

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

Setbacks	Feet
(a) Building Setbacks:	
1. Front	~~35'~~ *25'*
2. Interior side and rear	~~15'~~ *3'*
3. Corner side	~~25'~~ *10'*
4. Residential Zone Boundary	~~45'~~ *25'*

Note: For C-2 property along Grand Avenue, the standard building setbacks in the Ordinance shall be maintained.

(b) Parking Lots:	Feet
1. Front	4'
2. Interior side and rear	3'
3. Corner side	4'
4. Residential Zone Boundary	3'

(2) Maximum Building Height

~~35~~ *40* feet*, for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than 35' above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall.*

G. Lot Width and Lot Area

(1) The minimum lot width shall be ~~100~~ *60* feet except that corner lots shall have a minimum width of ~~150~~ *100* feet*, and except for model homes, which shall have the same requirements as the R1-5 Zone.*

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

H. Additional Building and Performance Standards

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

I. Relationship to Overlay Zones

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

NR.jr

Del Webb's Grand Avenue Property
March 24, 1994

Ordinance 86-07 Revisions

C.(1) d. ~~Blocks shall not exceed 600 feet or 12 minimum lot widths (per zoning district), nor be less than 180 feet.~~

C.(1) g. City shall install street signs, the type and location to be approved by City Engineer. ***The developer shall install street signs, the type and location to be approved by City Engineer.***

C.(1) h. Street lights to be approved by City Engineer, with at least one at every intersection. ***The street lights shall be selected by the developer and approved by the City Engineer.***

C.(2) a. Table 1.

Minimum Width of Right-of-Way

Minor Arterial	110'	***(row may be widened to include gatehouse, parking, pull-offs and turnarounds)***

Minimum Pavement Widths

			Entry Modifications
Local	28-34'	***30'***	***20' each side of median***
Minor/major Collector	44-64'	***30'***	***20' each side of median***

Mimimum Length of Tangents Between Reverse Curves

Local	150'	***50'***
Collector	150'	***100'***
Minor Arterial	250'	***150'***
Principal	350'	***200'***

C.(2) b. Pavement types shall be determined by City Engineer, ***for load capacity purposes only.***

C.(2) C. Additional 25' buffer strip required for residential lots along Grand and Estrella. ***The required buffer need not be contained within the platted lots, but may rather be separately platted.***

D.(1) Sidewalk requirements are:

Local street - optional, 4′ wide
Collector - ~~required~~ ***optional,*** ~~4′ or 8′~~ ***6′*** wide both sides or 8′ wide one side
Arterial - ~~required~~ ***optional,*** ~~5′ or 8′~~ ***6′*** wide both sides or 8′ wide one side

Sidewalk requirements are waived if alternative, off-street routes are made available.

E.(2) a. The 100-year, 1 hour storm shall be retained. ***The 100 year, 2 hour storm shall be detained.***

E.(2) b. Retention basins shall not exceed 3 feet in depth. ***Retention basins shall not exceed 8 feet in depth.***

I.(3) 7% of gross area shall be reserved for public recreation space, school sites, or other public use. ***7% of gross area shall be reserved for recreation use.***

Del Webb's Grand Avenue Property
April 11, 1994

Ordinance 85-8 Revisions

ARTICLE II. DEFINITIONS

12. FREE-STANDING SIGN: An identification sign which is erected on or mounted upon its own self-supporting permanent structure, detached from the supporting elements of the main building which it identifies. Such signs shall have a maximum height of ~~8~~ ***30*** feet and a maximum area of ***200*** ~~24~~ sq. ft., or as hereinafter provided.

ARTICLE VII. SIGNS PERMITTED FOR RESIDENTIAL USE

SECTION 1: ONE & TWO FAMILY DWELLINGS

1. Identification Signs: A sign not exceeding ***twenty (20)*** ~~one (1)~~ square ~~foot~~ ***feet*** in area ***with a maximum height of 4 feet***, giving the name only of the land or building on which displayed, or of the owner or lessee thereof.

2. Temporary Signs (See Article VI)

3. Permanent Subdivision Identification Signs for recorded Subdivisions in accordance with the following:

   a. Maximum area of such sign to be ~~24~~ ***50*** square feet with a maximum height of ***six (6)*** ~~five (5)~~ feet.

   b. Such signs to be ***freestanding or*** monument type; i.e., individually mounted letters on a free-standing wall.

   c. Final location of such signs to be approved by the Town Community Development Director.

   d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.

4. Directional Signs: Not to exceed ***twelve (12)*** ~~two (2)~~ square feet in area or ***four (4)*** ~~three (3)~~ feet in height.

5. Permanent Project Identification Signs, one for each major project entry, in accordance with following:

   a. Maximum area of such sign to be 200 square feet with a maximum height of 30'.

   b. Such signs to be freestanding or monument type; i.e., individually mounted letters on a free-standing wall.

   c. Final location of such signs to be approved by the Town Community Development Director.

jr931688
NR0310.rpt

d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.

SECTION 2: MULTI-FAMILY DWELLINGS

1. All signs permitted in Section 1: One & Two Family Dwellings, above, of this article.

2. Identification signs for apartments and condominium complexes and such uses as follows:

   a. A free-standing sign, not exceeding ***50*** ~~***24***~~ square feet in area. Such sign shall not exceed ten (10) feet in width or ***six (6)*** ~~***five (5)***~~ feet in height. Such sign must be located at least five (5) feet from any property line.

   b. A wall-mounted sign, not exceeding ***fifty (50)*** ~~***six (6)***~~ square feet in area. Height of such sign shall not exceed ten (10) feet.

ARTICLE VIII. SIGNS PERMITTED FOR NON-RESIDENTIAL USE

SECTION 1: IN RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VII.

2. Civic organizations such as Kiwanis, rotary, Jaycees, etc., may be identified on group display structures in accordance with the following standards:

   a. Such structures shall be on arterial streets and in commercial or industrial districts and within 1/4 mile of the town limits of Surprise.

   b. Structures shall not be over six (6) feet in height or an area in excess of 60 square feet.

   c. The signs shall not be illuminated.

   d. Each civic organization shall be limited to a maximum area of two (2) square feet.

   e. Churches shall not be included in the above.

   f. Exact location and design of the sign structure shall require approval of the Community Development Director.

3. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding ***50*** ~~***24***~~ square feet. Such signs may be wall-mounted with a maximum height of ten (10) feet, and/or such signs may be free-standing according to the following:

   a. One (1) free-standing identification sign shall be permitted with a maximum height of ***six (6)*** ~~***five (5)***~~ feet. A second such free-standing sign shall be

permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.

b. Free-standing identification signs shall be located at least five (5) feet from any property line.

c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

4. In addition to the above, each tenant may be allocated three (3) square feet of ~~non~~-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

5. In addition to the above, a directory with a maximum area of six (6) square feet and a maximum height of six (6) feet may be permitted behind the required front yard setback.

SECTION 2: IN NON-RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VI.

2. Civic organization identification signs same as Section 1.2, Article VII.

3. Business signs shall be in accordance with the following regulations:

a. The total aggregate sign area of one (1) face of all signs on the premises pertaining to any one (1) business shall not exceed 50 square feet. However, if the portion of the building adjacent to its lot's street-property line measures more than 50' then the aggregate area of one (1) face of all such signs on the premises may be increased in area to the rate of one (1) square foot of sign area for each foot of building frontage in excess of 50 lineal feet; but the total aggregate area of one face of such signs on the premises shall not exceed 100 square feet for each business. For corner buildings, only the main entrance frontage shall be so measured.

b. Free-standing identification signs shall be counted as a portion of the total aggregate sign area of the premises and shall be restricted to the following:

1) One (1) free-standing identification for each ~~street upon which the lot has frontage~~ ***major access to the development.***

2) Such signs shall have a maximum area of ~~24~~ ***200*** square feet.

jr931688
NR0310.rpt

3) Such signs shall not be closer than 30 feet to any residential district.

4) A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each square foot of sign area.

c. For building complexes or centers, ***these*** ~~***the***~~ regulations ***shall apply.*** ~~***listed below in Section 2.d, Article 8 shall apply and preclude those listed heretofore.***~~ For purposes of this Section, a building complex or center shall mean any number of businesses greater than one which buildings share the same site, using common points of ingress and egress to and from the site.

4. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding 50 ~~***24***~~ ***square feet. Such signs may be wall-mounted with a maximum height of ten (10) feet, and/or such signs may be free-standing according to the following:***

a. One (1) free-standing identification sign shall be permitted with a maximum height of six (6) ~~***five (5)***~~ ***feet. A second such free-standing sign shall be permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.***

b. Free-standing identification signs shall be located at least five (5) feet from any property line.

c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

5. In addition the above, each tenant may be allocated three (3) square feet of non-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

6. In addition to the above, a directory with a maximum area of ~~***six (6)***~~ ***sixty (60) square feet and a maximum height of*** ~~***six (6)***~~ ***twenty (20) feet may be permitted*** ~~***behind the required front yard setback***~~ ***at least five feet from any property line.***

A. <u>PRICE SIGNS FOR SERVICE STATIONS</u> only, in accordance with the following:

a. Maximum area shall not exceed 12 square feet each and shall be counted in the total aggregate sign area of the premises as permitted above.

b. Maximum height shall not exceed five (5) feet.

c. One (1) free-standing price sign per each street frontage on which the service station has frontage.

d. A landscaped area shall be provided, on site at the street frontage, at the base of the free-standing sign, with said landscaped area of four (4) square feet for each square foot of sign area.

e. The maximum sign area for free-standing signs shall not exceed 24 square feet including all identification and price signs.

B. MENU BOARDS FOR DRIVE-IN RESTAURANTS

a. One (1) free-standing or wall mounted menu board per business and shall be located not less than 45 feet from the street property line.

b. Maximum area shall not exceed 12 square feet and shall be counted in the total aggregate sign area of the premises.

c. Maximum sign height shall not exceed five (5) feet for free-standing menu signs.

d. A landscaped area shall be provided, at the base of the free-standing sign with said landscaped area of four(4) square feet of sign area.

C. SIGNS PERMITTED IN THE CENTRAL BUSINESS DISTRICT (CBD)

a. Awning signs, with the following requirements may be permitted on tenant-leased areas:

1) Business name and building address numerals only to be allowed on the vertical portion of the awning with a maximum copy height of ten (10) inches.

2) Logos (with Design Review Board approval) may be permitted on the diagonal portion of the awning.

3) Total area of logo or awning sign not to exceed twenty-five percent (25%) of allowed sign area and to be deducted from that area.

4) Awnings and signs to be non-illuminated and displayed on tenant's leased area only.

b. Flag-mounted signs, with the following requirements, may be permitted on individual tenants' leased area only.

1) Maximum area of six (6) square feet, identifying primary businesses and building address numerals only, to be deducted from allowed sign area.

2) Height to be eight (8) feet minimum to the bottom of the sign and fifteen (15) feet maximum to the top of the sign with the sign centrally located on the tenant's leased area.

3) Signs to be wall-mounted shall be non-illuminated.

D. SIGNS PERMITTED IN PLANNED AREA DEVELOPMENT (PAD)

1. All signs permitted in Section 1 ***and 2***, Article VIII and Section 1 and 2, Article VII.

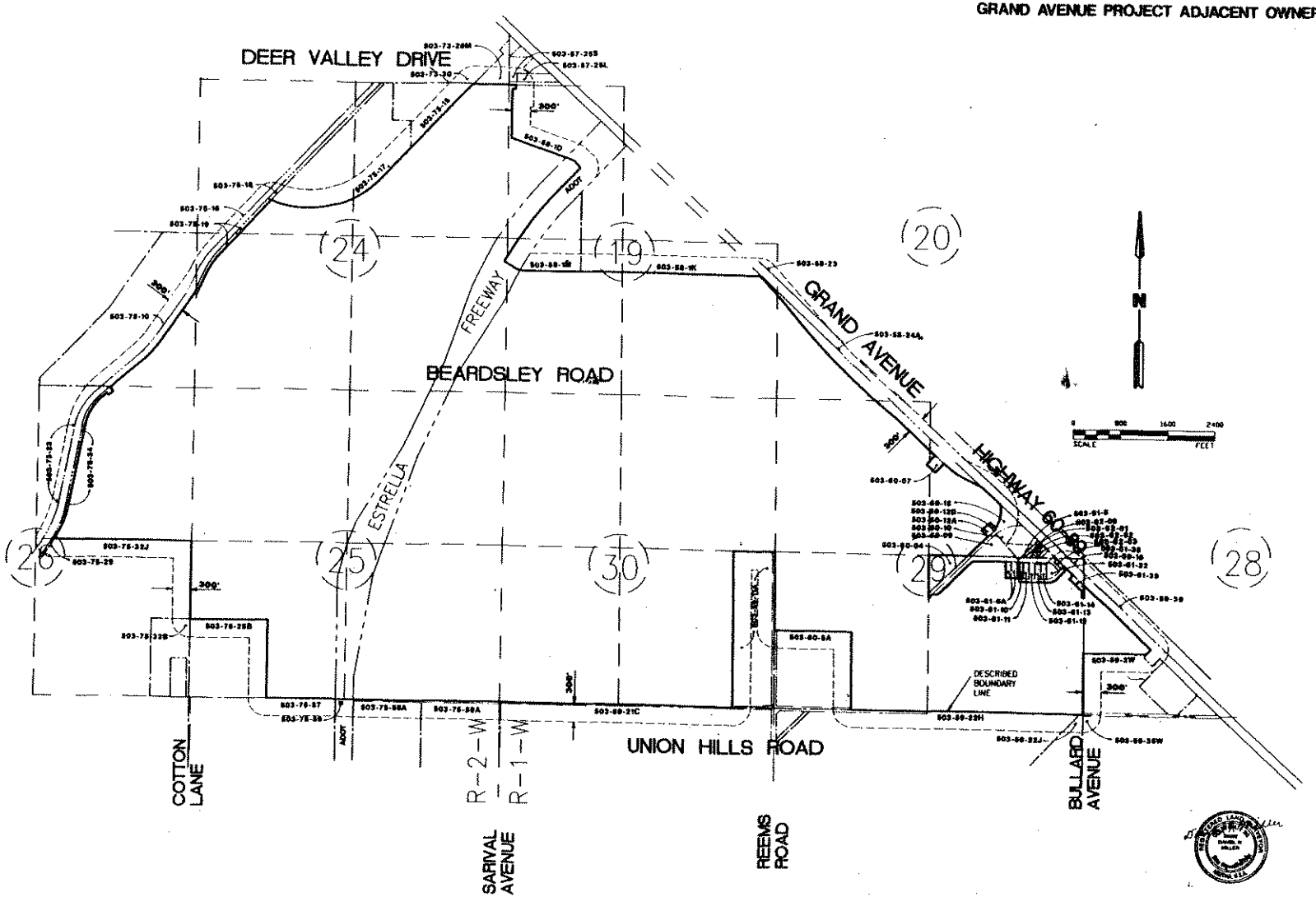
2. Business signs in non-residential areas shall be in accordance with ~~*the following regulations*~~ ***Article VIII Section 2.***

3. All signs in Del Webb's Grand Avenue Property Planned Area Development as permitted under these Amended Standards shall be subject to the approval of a Comprehensive Sign Plan by the Planning Commission to achieve design continuity and compatability for signage throughout the PAD.

NR.jr

EXHIBIT MAP

GRAND AVENUE PROJECT ADJACENT OWNERS MAP



STANLEY CONSULTANTS, INC.

2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-5300

INTERNATIONAL OFFICES/SHOPS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

SHEET 1 of 1

ZONING EXHIBIT

PROJ. NO. 11854

DEL WEBB'S GRAND AVENUE PROPERTY

List of Property Owners within 300'

Bk/Map/Parcel	Name and Address
503-57-025L	Dove Family Trust 2602 W. Bloomfield Rd. Peoria, AZ 85029
503-57-025S	Cowley Companies Inc. 5510 E. Washington Phoenix, AZ 85034
503-58-001D	Arizona State Of 205 S. 17th Ave Phoenix, AZ 85007
503-58-001K 503-75-057	First American Title Co. 111 W. Monroe Phoenix, AZ 85003
503-58-001M	Grand Ave. & Estrella F/W Prop. Ltd. Ptsp 5141 N. 40th St. Ste. 100 Phoenix, AZ 85018
503-58-023 503-58-024A 503-59-038 503-60-015 503-60-016	A T & S F R/R 1 Santa Fe Plz 5200 E. Sheila St. Los Angeles, CA900
503-59-002W	Parkeview Place Joint Venture 2425 E. Camelback Rd. Ste. 900 Phoenix, AZ 85016
503-59-011A 503-60-005A	White Tank Equities Limited 5141 N. 40th St. Ste. 100 Phoenix, AZ 85018
503-29-021C 503-29-022H 503-59-225 503-75-056A 503-75-058A	First Service Title Agency Inc. 3033 N. Central Ave. Ste. 100 Phoenix, AZ 85012
503-59-035W	See 503-59-35V
503-59-035V	B E & H Mortagage Enterprise 2425 E. Camelback Rd. #900 Phoenix, AZ 85016

DEL WEBB'S GRAND AVENUE PROPERTY

List of Property Owners (Continued)

503-59-35U	Sun City Grand Avenue Partnership 2425 E. Camelback Rd. #900 Phoenix, AZ 85016
503-59-032B 503-60-004 503-60-009 503-60-010 503-62-001 503-62-002 503-62-003 503-62-006 503-75-029 503-75-034 503-75-059	Maricopa County Mun. Wtr. Cons. Dist. 1 P.O. Box 730 Peoria, AZ 85345
503-60-007	Robert Unruh 8450 W. Washington Ave. Peoria, AZ 85345
503-60-012A 503-60-012B	George C. Templeton 5825 W. Grier Glendale, AZ 85301
503-61-008	No Ownership Listing
503-61-008A	Robert E. & Pauline Wood RT 2 BOx 773 Sun City, AZ 85373
503-61-010 011 012 013 032 038	FESTAZ Partnership 115 W. Ave Festus MO 63028
503-61-014	John C. & Ellen H. King 115 W. Ave Festus MO 63028
503-61-039	Maricopa County 111 S. 3rd Avenue Phoenix, AZ 85003

DEL WEBB'S GRAND AVENUE PROPERTY

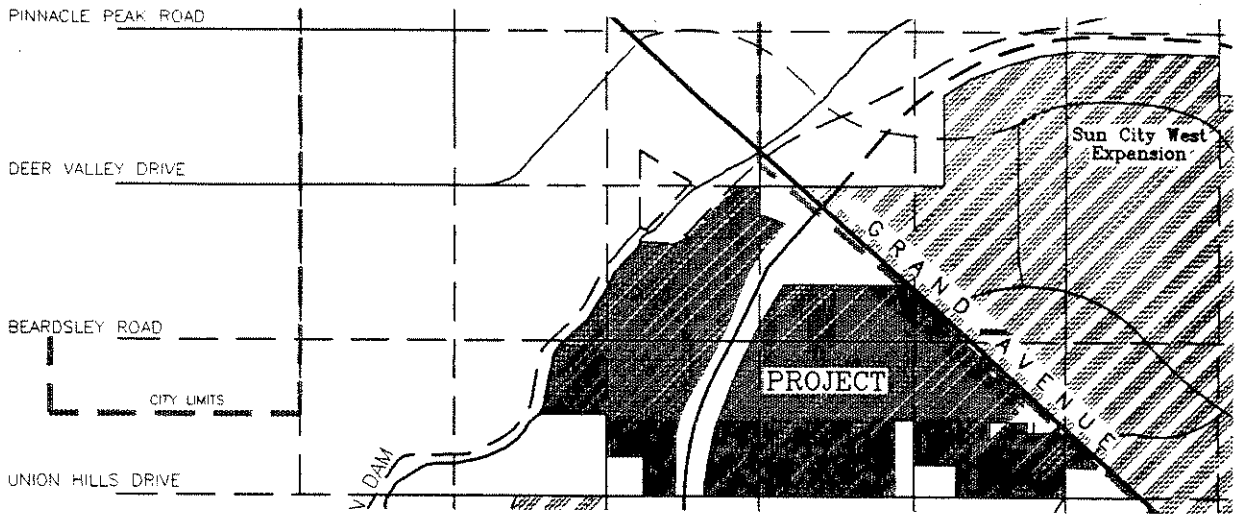
List of Property Owners (Continued)

503-73-028M	Granddeer Partners 3612 W. Dunlap, Suite L Phoenix, AZ 85051
503-73-030 503-75-010 503-75-015 016 017 018 019 023	Maricopa County Flood Control Dist. 3335 W. Durango Street Phoenix, AZ 85009
503-75-026B	Westward Venture General PA 5141 N. 40th Street, Suite 100 Phoenix, AZ 85018
503-75-032B	B E & H Mortgage Enterprise 3200 N. Central Avenue, Suite 2420 Phoenix, AZ 85012
503-75-032J	No Ownership Listing See 503-75-032D
503-75-032D	Bitterroot West Properties 3200 N. Central Avenue #2420 Phoenix, AZ 85012

TAKE NOTICE THAT AT THE DATE, TIME AND PLACE LISTED BELOW, THE CITY OF SURPRISE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THE REQUEST OF DEL WEBB HOME CONSTRUCTION, INC. FOR APPROVAL OF REZONING TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR THE PROPERTY GENERALLY BOUNDED BY GRAND AVENUE, THE BEARDSLEY CANAL, UNION HILLS ROAD AND BULLARD AVENUE.

LEGAL DESCRIPTION: See attached.

VICINITY MAP:



DATE: April 19, 1994

TIME: 7:00 p.m.

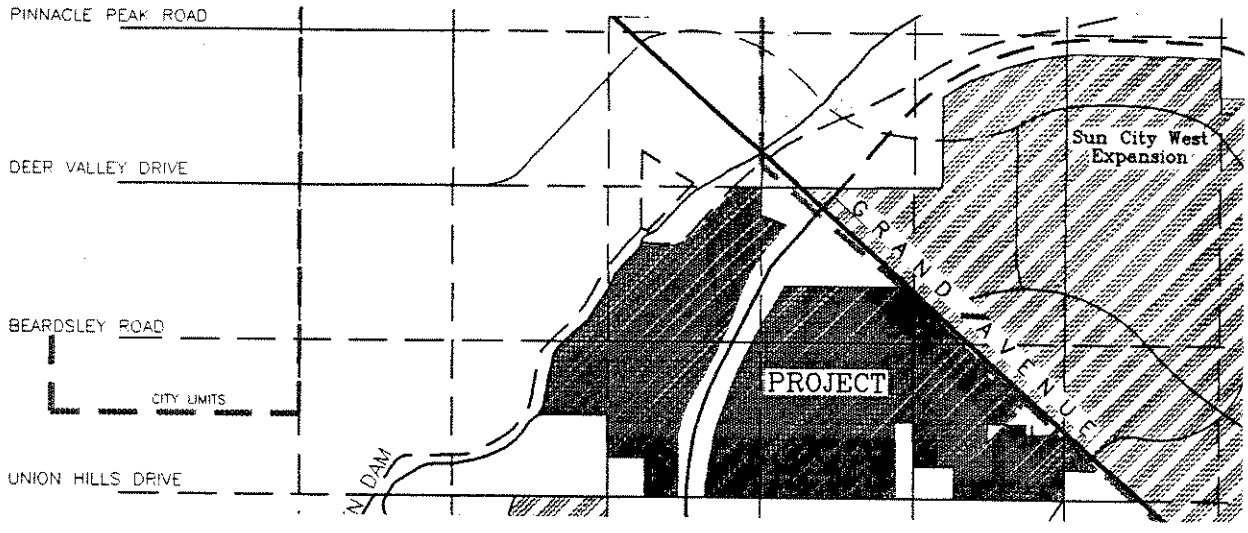
PLACE: Surprise City Hall
12604 Santa Fe Drive
Surprise, Arizona 85374

AT THIS MEETING ANY MEMBER OF THE PUBLIC MAY APPEAR AND BE HEARD, RELATIVE TO THIS PETITION OR MAY SUBMIT, IN WRITING, COMMENTS AT ANY TIME PRIOR TO THE PUBLIC HEARING. (ALL WRITTEN COMMENTS REGARDING THE HEARING WILL BE RECORDED INTO THE RECORD OF THE CITY.) ANY INTERESTED PARTY MAY OBTAIN AN AGENDA 24 HOURS PRIOR TO THE PUBLIC HEARING AT THE SURPRISE CITY HALL, AS SHOWN ABOVE.

TAKE NOTICE THAT AT THE DATE, TIME AND PLACE LISTED BELOW, THE CITY OF SURPRISE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THE REQUEST OF DEL WEBB HOME CONSTRUCTION, INC. FOR APPROVAL OF REZONING TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR THE PROPERTY GENERALLY BOUNDED BY GRAND AVENUE, THE BEARDSLEY CANAL, UNION HILLS ROAD AND BULLARD AVENUE.

LEGAL DESCRIPTION: See attached.

VICINITY MAP:



DATE: April 28, 1994

TIME: 7:00 p.m.

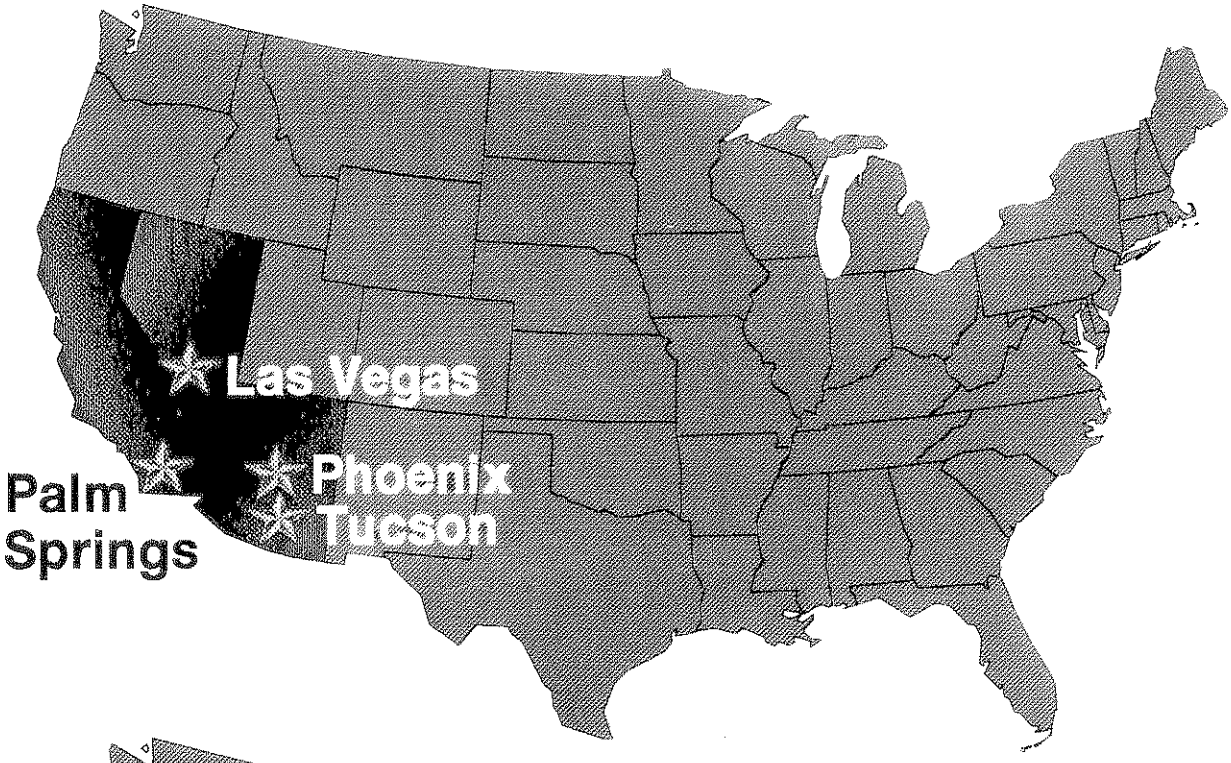
PLACE: Surprise City Hall
12604 Santa Fe Drive
Surprise, Arizona 85374

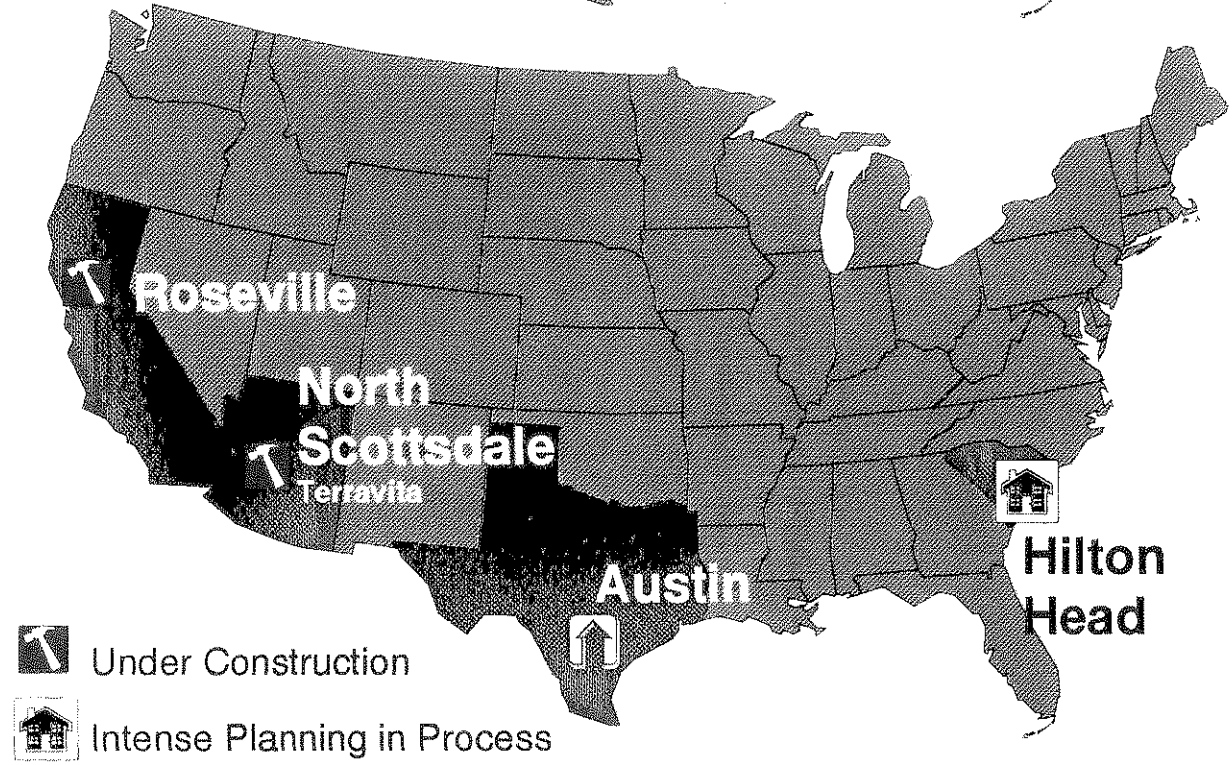
AT THIS MEETING ANY MEMBER OF THE PUBLIC MAY APPEAR AND BE HEARD, RELATIVE TO THIS PETITION OR MAY SUBMIT, IN WRITING, COMMENTS AT ANY TIME PRIOR TO THE PUBLIC HEARING. (ALL WRITTEN COMMENTS REGARDING THE HEARING WILL BE RECORDED INTO THE RECORD OF THE CITY.) ANY INTERESTED PARTY MAY OBTAIN AN AGENDA 24 HOURS PRIOR TO THE PUBLIC HEARING AT THE SURPRISE CITY HALL, AS SHOWN ABOVE.

DEL WEBB

COMMUNITIES

DEL WEBB OPERATIONS



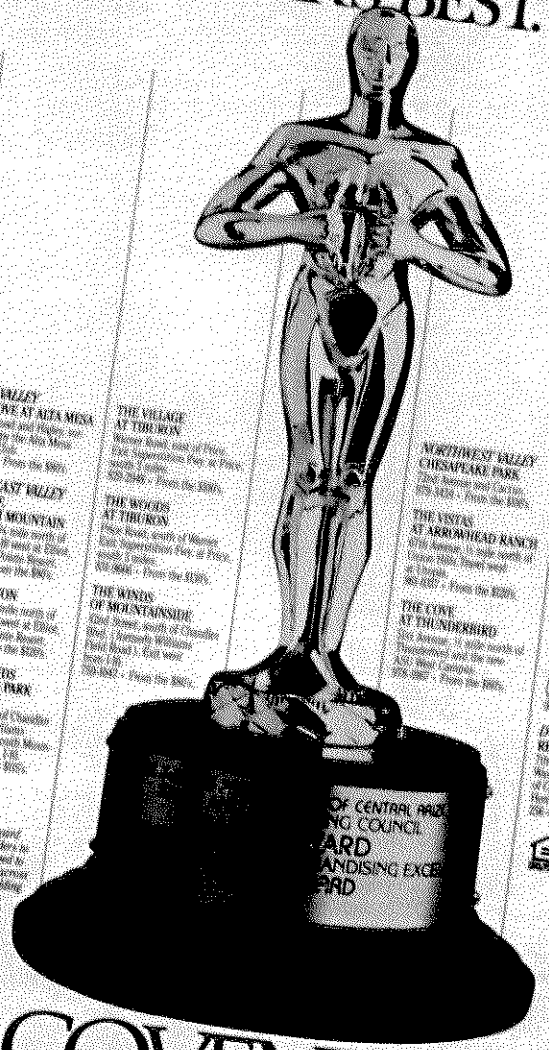


Under Construction

Intense Planning in Process

Future Opportunities

VISIT OUR COMPETITORS. THEN VISIT THE BUILDER THEY PICKED AS THE YEAR'S BEST.



EAST VALLEY
THE COVE AT ALTA MESA
Brown Road and Hughes, surrounded by the Alta Mesa Country Club.
985-1788 • From the $80's.

SOUTHEAST VALLEY
THE COVE AT SOUTH MOUNTAIN
48th Street, ½ mile north of Elliot. Exit 1-10 west at Elliot, south of the Pointe Resort.
893-8201 • From the $100's.

ALISO CANYON
48th Street, ¼ mile north of Elliot. Exit 1-10 west at Elliot, south of the Pointe Resort.
893-8201 • From the $100's.

THE HIGHLANDS AT MOUNTAIN PARK RANCH
48th Street, north of Chandler Blvd. (formerly Williams Field Road). Exit west from 1-10, take East west from 1-10.
985-8600 • From the $80's.

The premier award winning priority by builders to the one company judged to be most outstanding across all aspects of homebuilding.

THE VILLAGE AT TIBURON
Warner Road, east of Price, near Superstition Park at Price, south of Warner.
925-2246 • From the $100's.

THE WOODS AT TIBURON
Price Road, south of Warner, near Superstition Park at Price, south of Warner.
926-8004 • From the $120's.

THE WINDS OF MOUNTAINSIDE
22nd Street, south of Chandler Blvd. (formerly Williams Field Road). Exit west from 1-10.
839-1662 • From the $80's.

NORTHWEST VALLEY
CHESAPEAKE PARK
23rd Avenue and Cactus.
978-4436 • From the $80's.

THE VISTAS AT ARROWHEAD RANCH
67th Avenue, ½ mile north of Union Hills. Travel west to Cactus.
993-0327 • From the $100's.

THE COVE AT THUNDERBIRD
23rd Avenue, ½ mile north of Thunderbird and the new Thunderbird campus.
978-3887 • From the $80's.

NORTH PHOENIX
THE COVE AT NORTH CANYON
Union Hills, ½ mile east of 7th Street.
997-9040 • From the $80's.

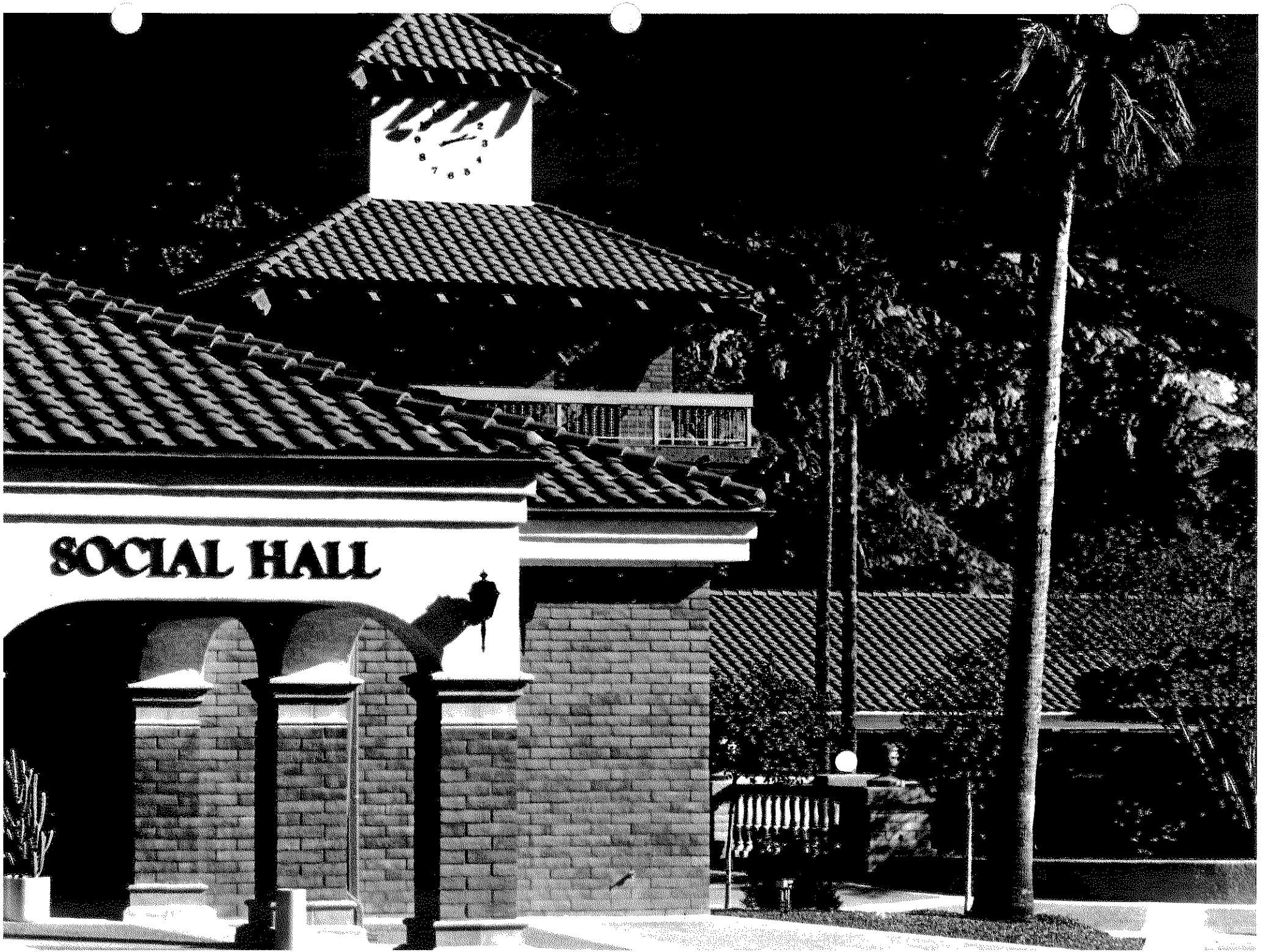
THE CLIFFS AT NORTH CANYON
Union Hills, ½ mile east of 7th Street.
992-2277 • From the $70's.

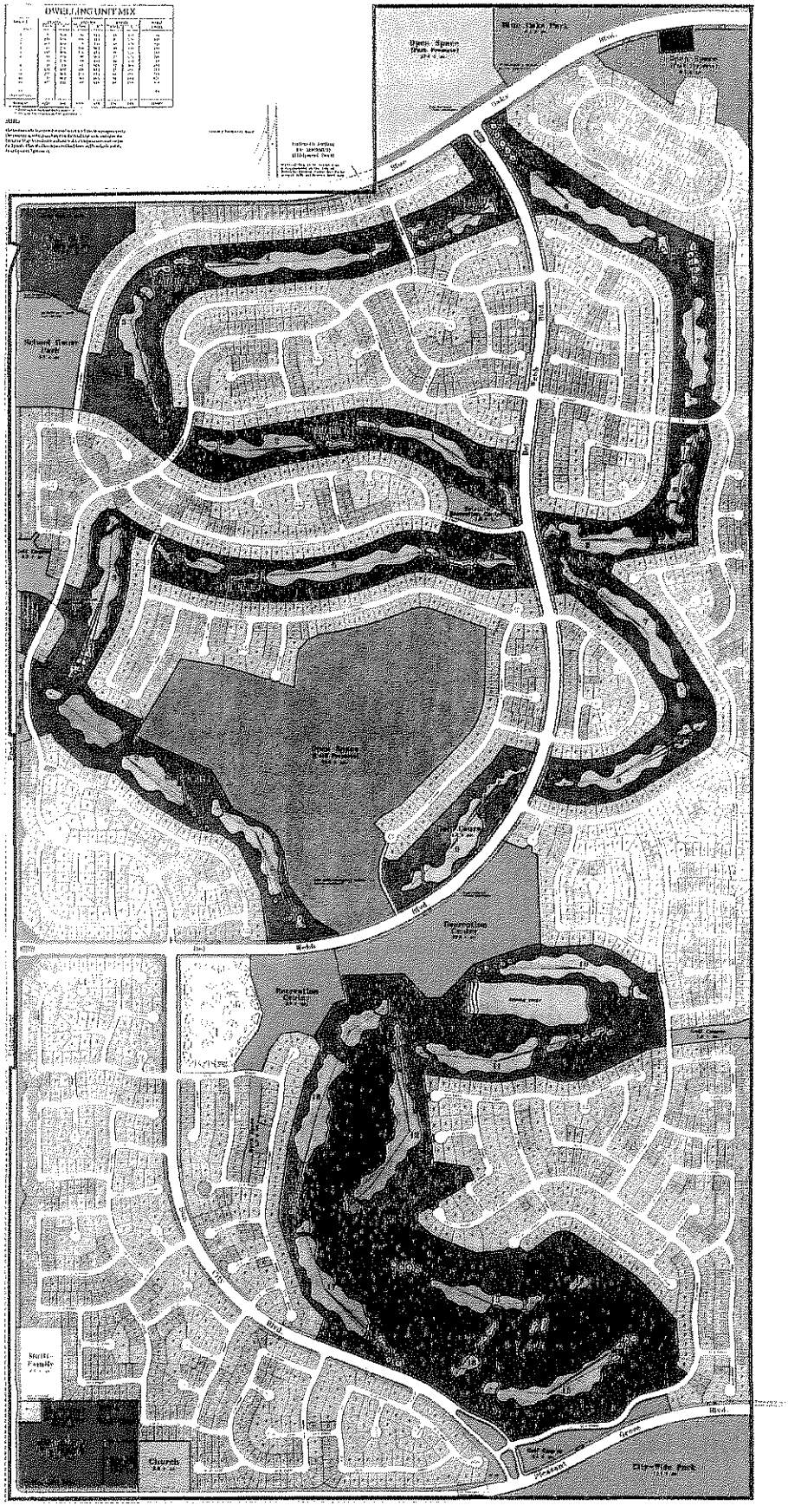
THE VISTAS AT NORTHGATE
19th Street and Union Hills, just north of the Paradise Valley Golf Course.
996-8600 • From the $100's.

DOWNTOWN PHOENIX
RENAISSANCE PARK
7th Street, north of Washington. Two blocks east of Civic Plaza, across from Hyatt Regency.
258-8682 • From the $80's.

COVENTRY

The Home of the New American Lifestyle.


SOCIAL HALL



DWELLING UNIT MIX EXHIBIT

Del Webb

Del Webb California Corp. MacKay & Somps

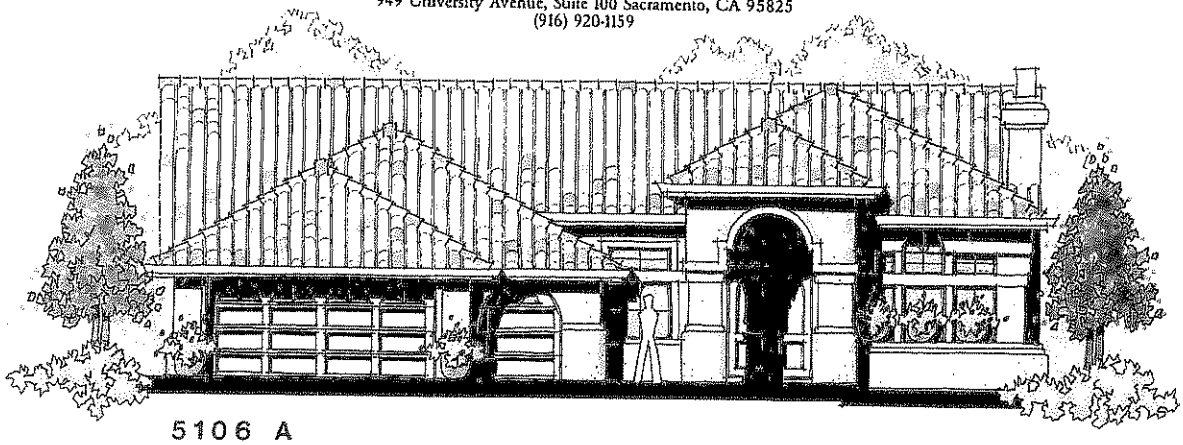
Scale: 1"=200' Roseville, California August 3, 1993

REVISED: September 17, 1993
October 29, 1993

Del Webb's Sun City Roseville

STUDIO FOUR

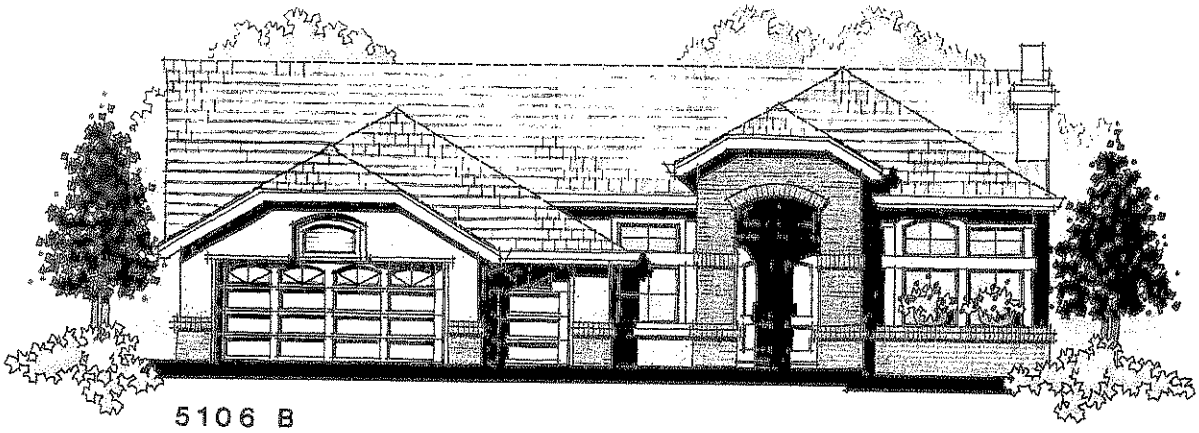
Architects A.I.A.
949 University Avenue, Suite 100 Sacramento, CA 95825
(916) 920-1159



5106 A

STUCCO SIDING

BARREL TILE ROOFING

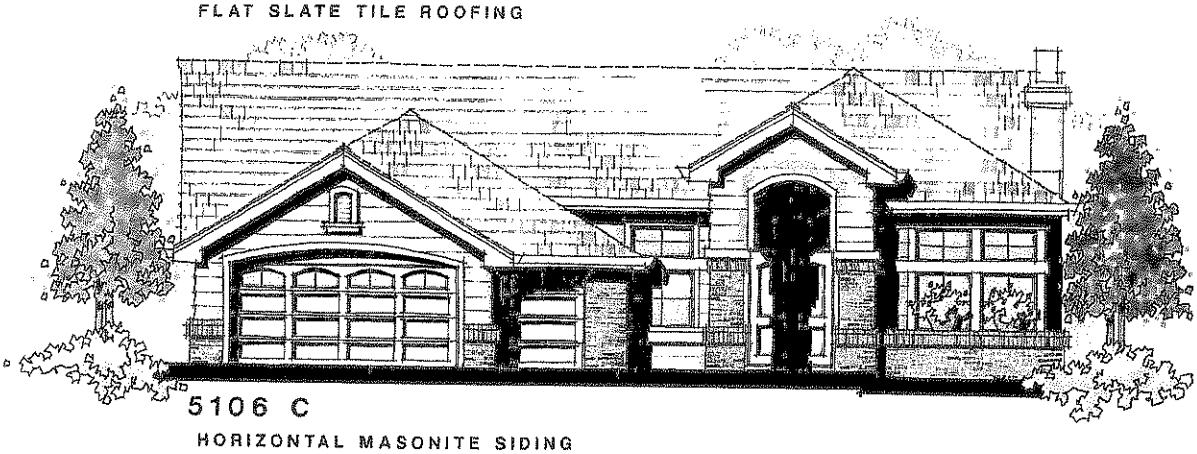


5106 B

STUCCO SIDING

BRICK WAINSCOT

FLAT SLATE TILE ROOFING



5106 C

HORIZONTAL MASONITE SIDING

BRICK WAINSCOT

FLAT SHAKE TILE ROOFING

ELEVATION CHARACTER STUDIES

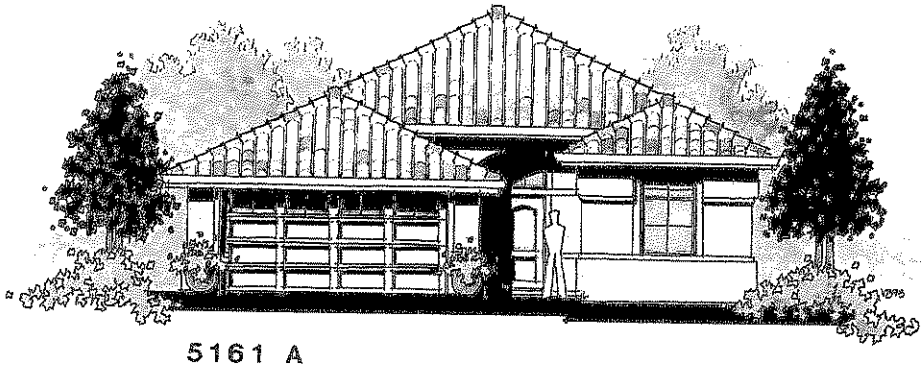
ESTATES

1/4"=1'-0"

Del Webb's Sun City Roseville

STUDIO FOUR

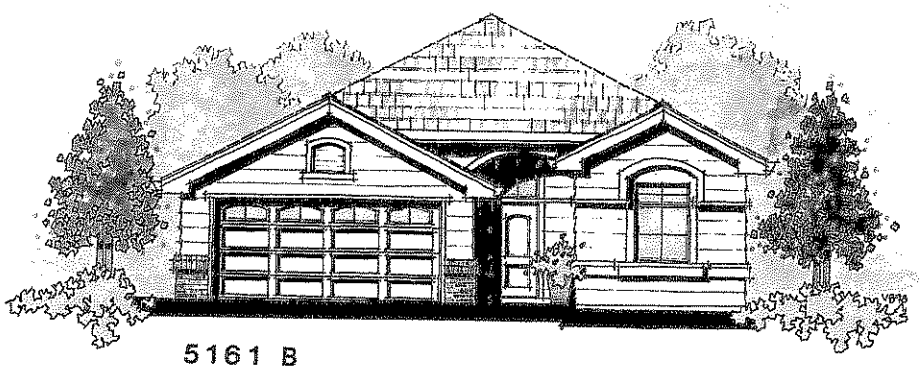
Architects A.I.A.
949 University Avenue, Suite 100 Sacramento, CA 95825
(916) 920-1159



5161 A

STUCCO SIDING

BARREL TILE ROOFING



5161 B

HORIZONTAL MASONITE SIDING

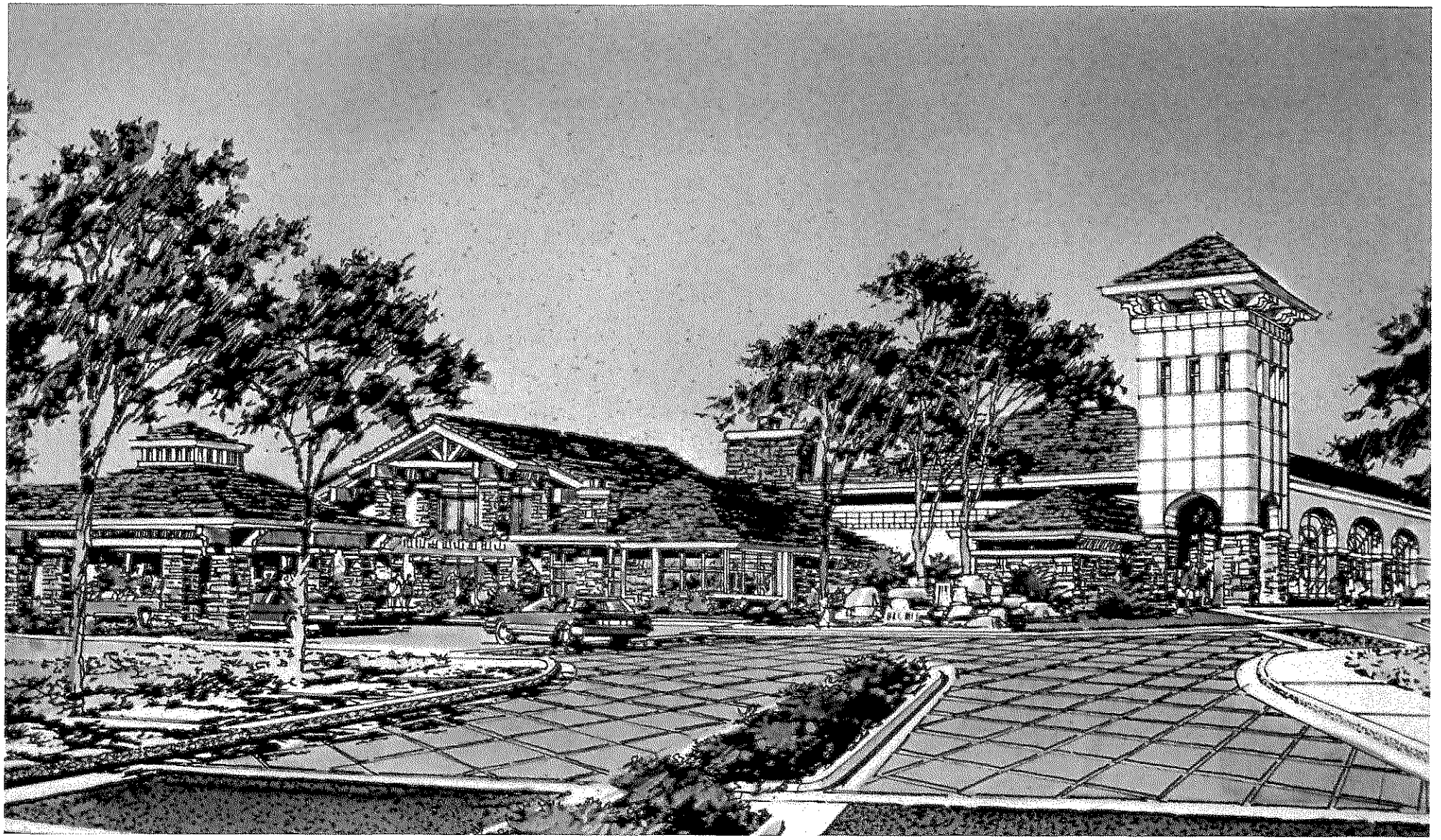
BRICK WAINSCOT

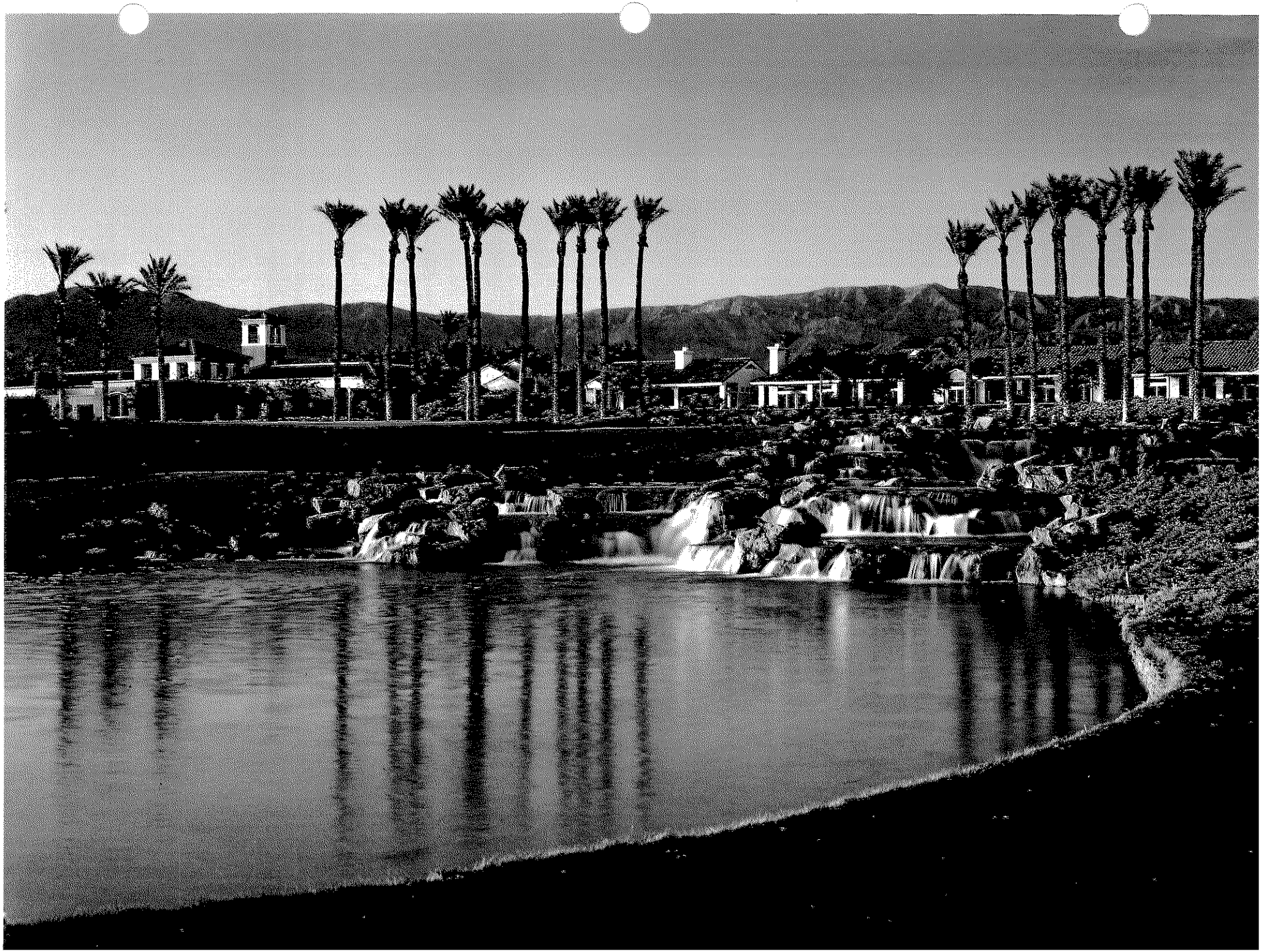
FLAT SHAKE TILE ROOFING

ELEVATION CHARACTER STUDIES

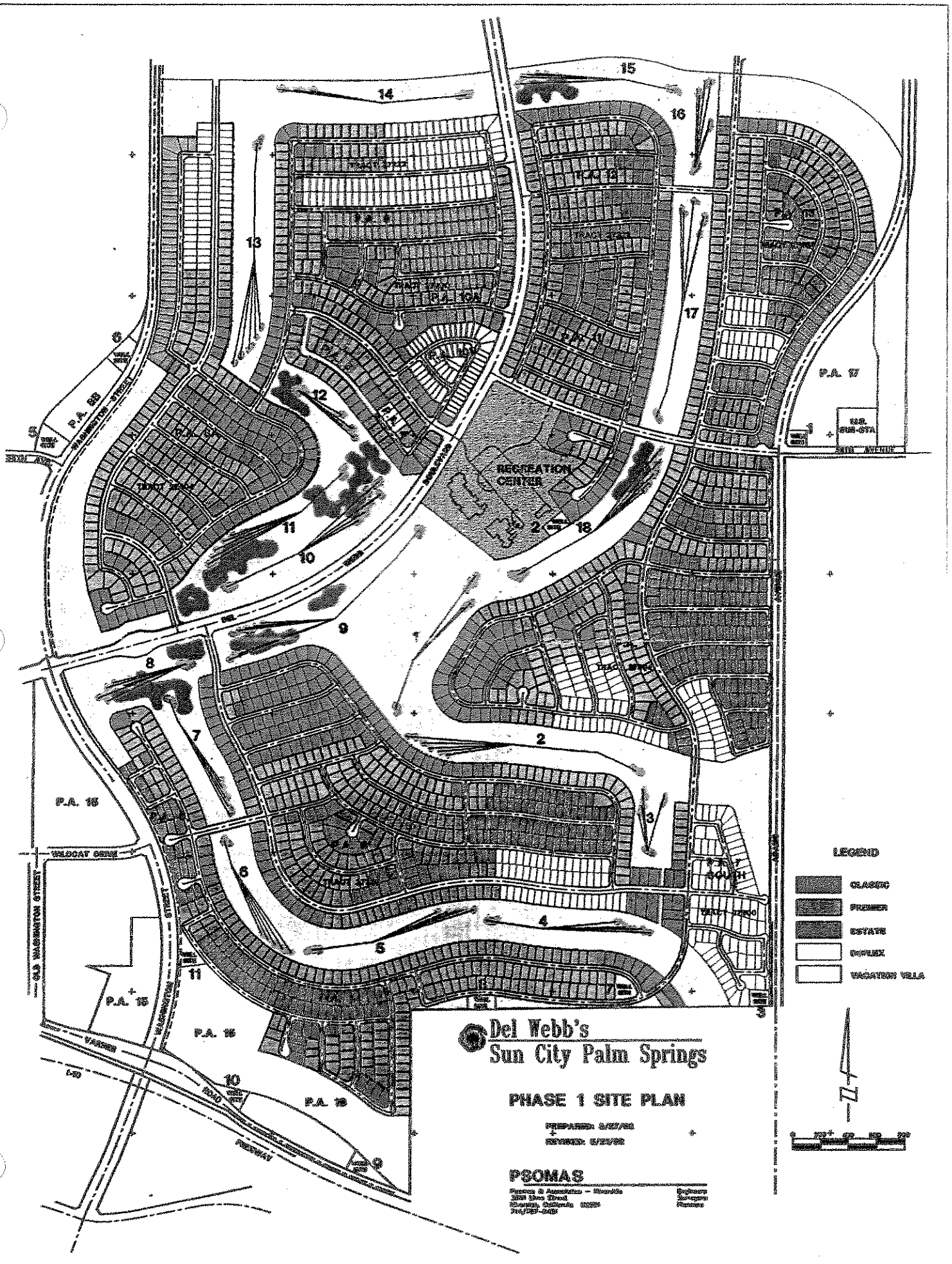
CLASSICS

1/4"=1'-0"

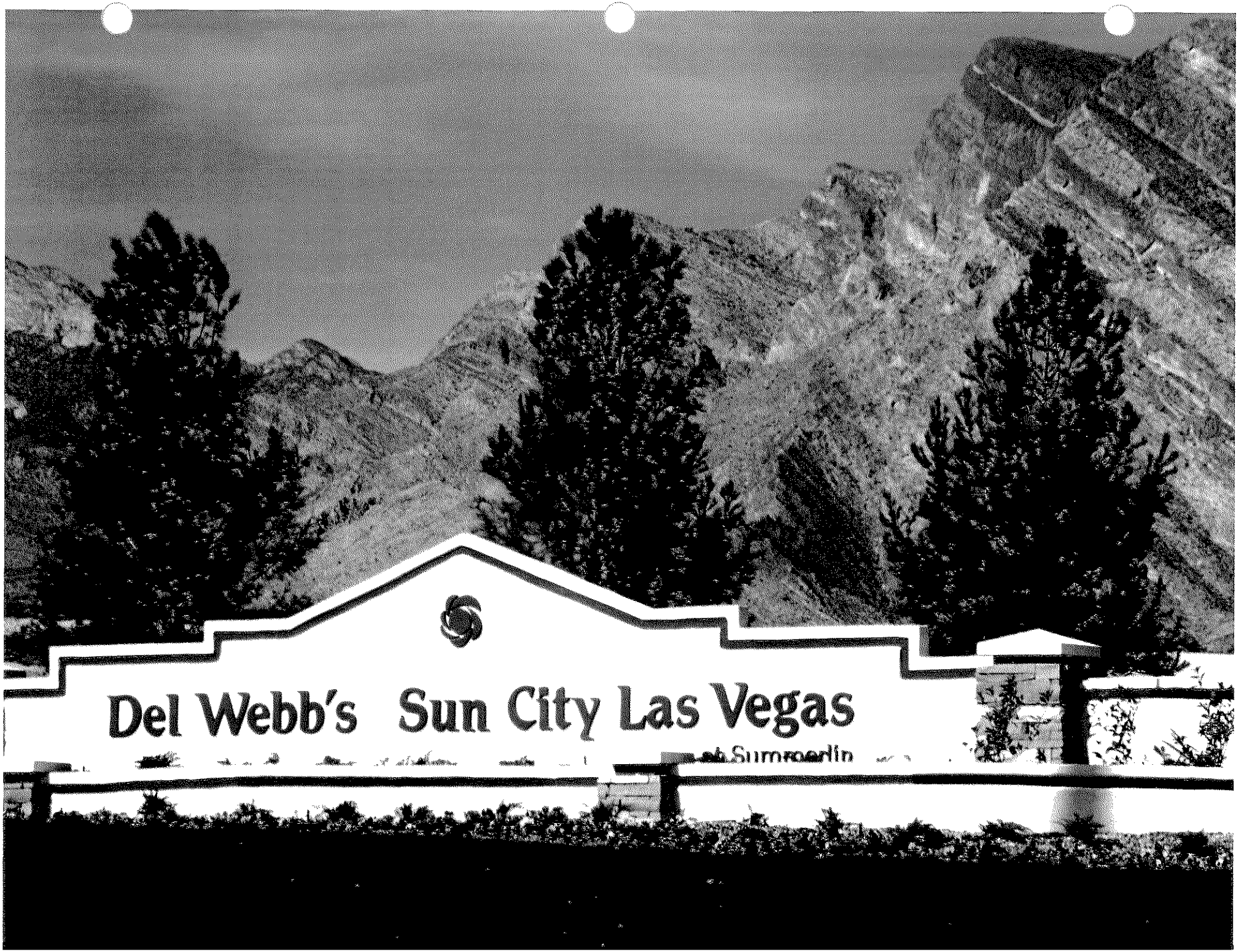




14



Del Webb's
Sun City Palm Springs
PHASE 1 SITE PLAN
PSOMAS
LEGEND
CLASSIC
PREMIER
ESTATE
DUPLEX
VACATION VILLA
RECREATION CENTER
P.A. 17
P.A. 15
P.A. 16
P.A. 8B
WASHINGTON STREET
OLD WASHINGTON STREET
WILDCAT DRIVE
VARNER ROAD
FREEWAY


Del Webb's Sun City Las Vegas

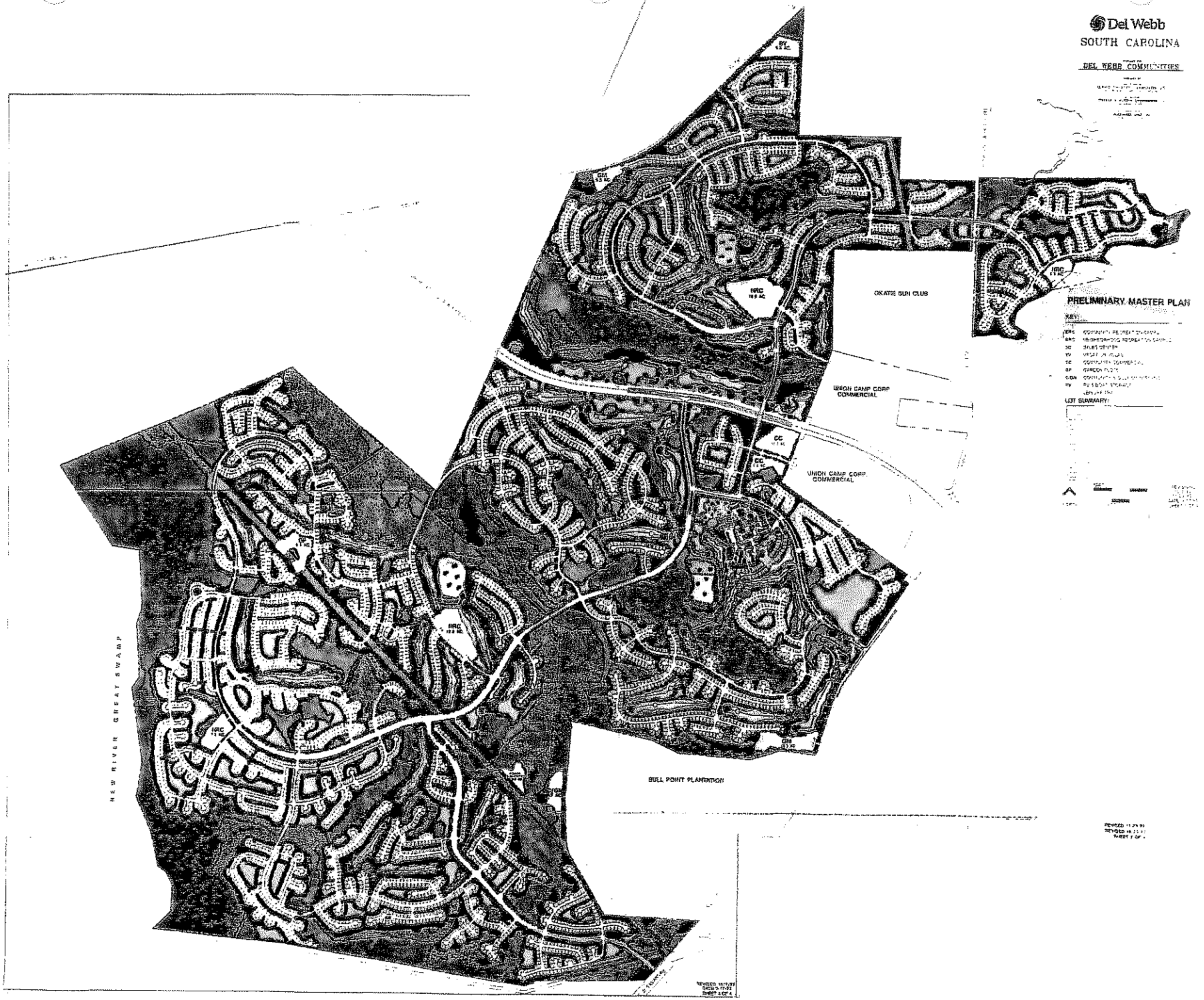
Del Webb
SOUTH CAROLINA

DEL WEBB COMMUNITIES

PRELIMINARY MASTER PLAN

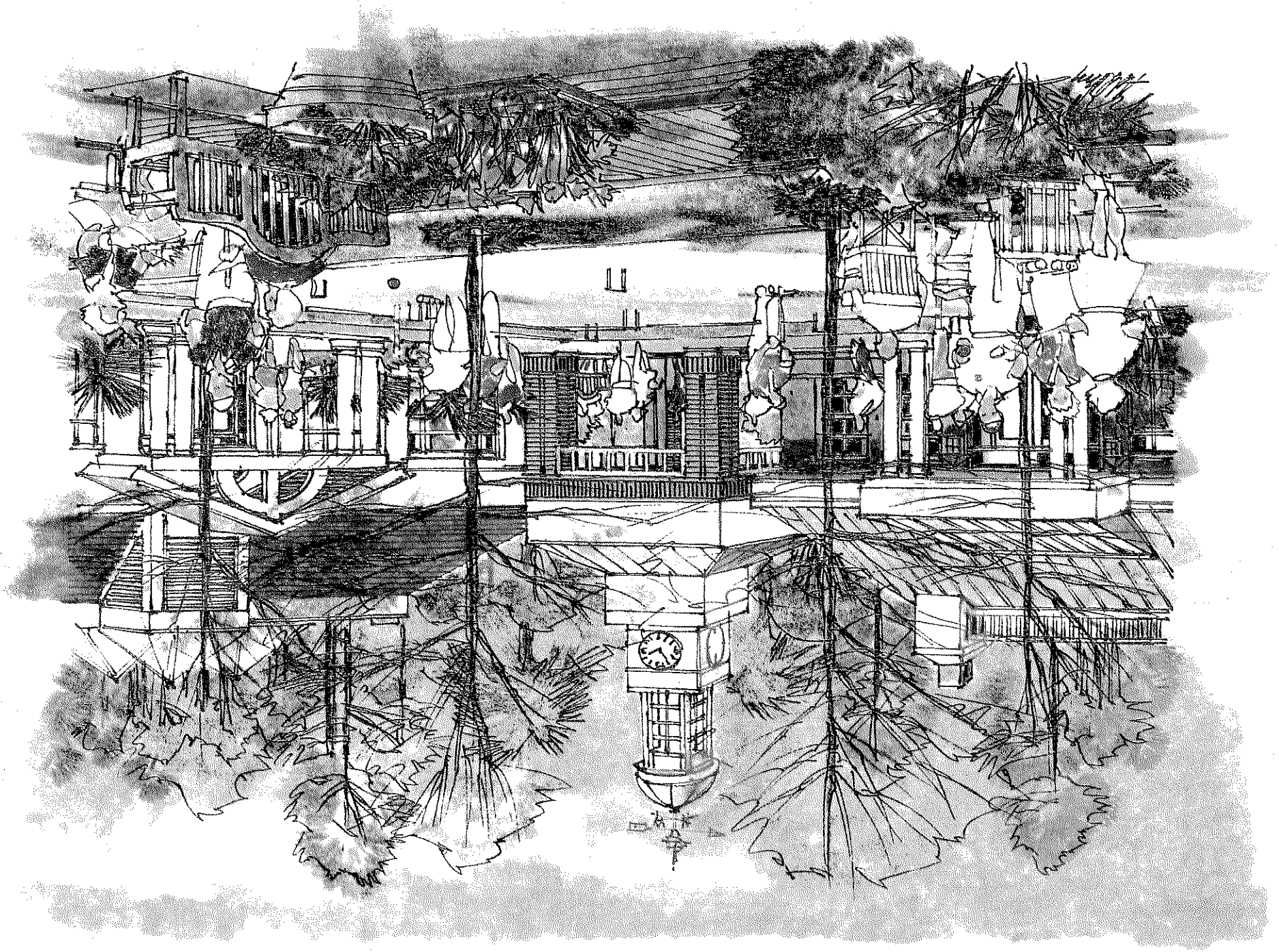
KEY:

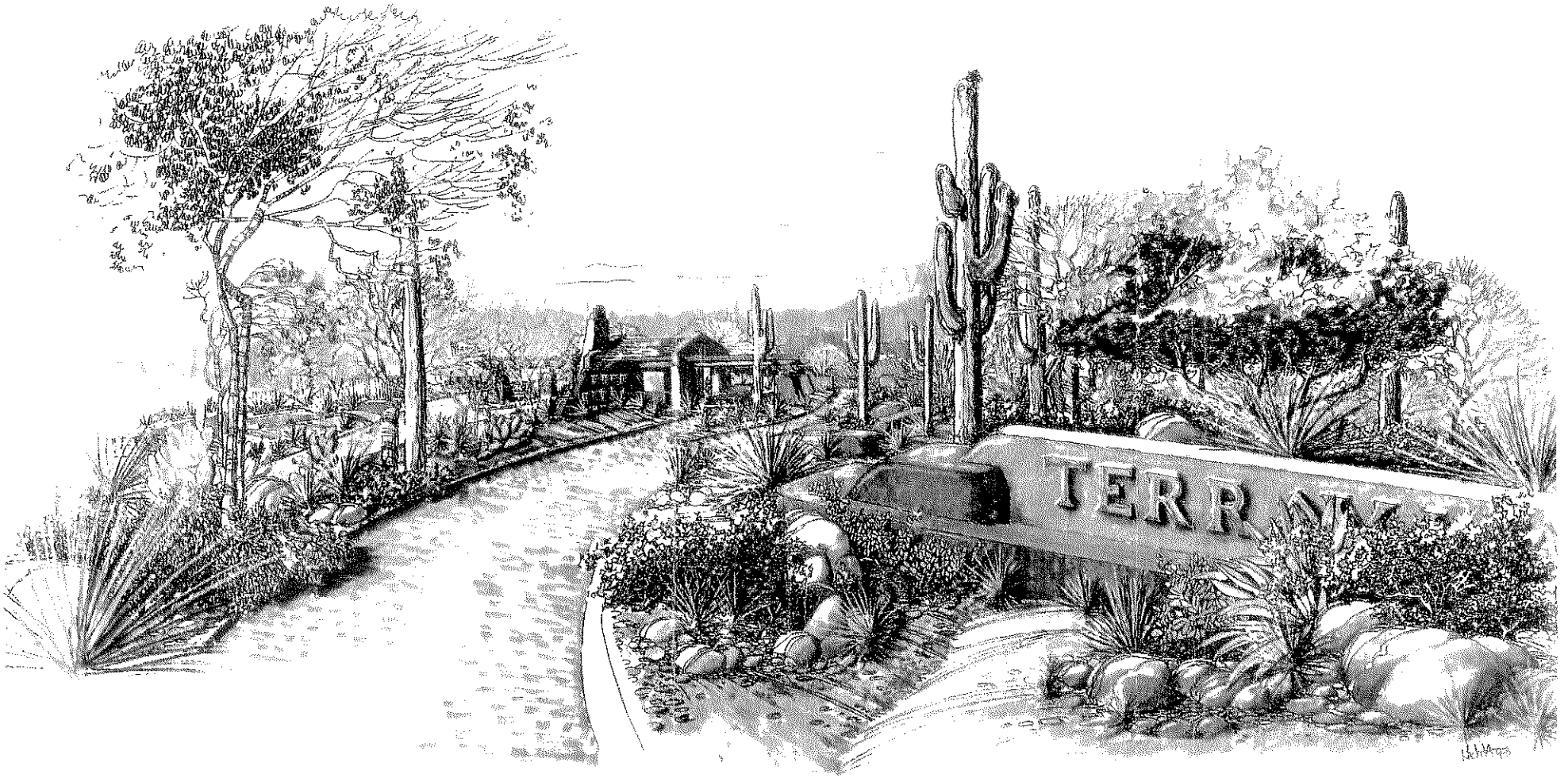
LOT SUMMARY:



Billy Casper International, Inc.

Sutton & Hartley Architects, Inc.
Design Consultants, Inc.
HDAW, Inc.





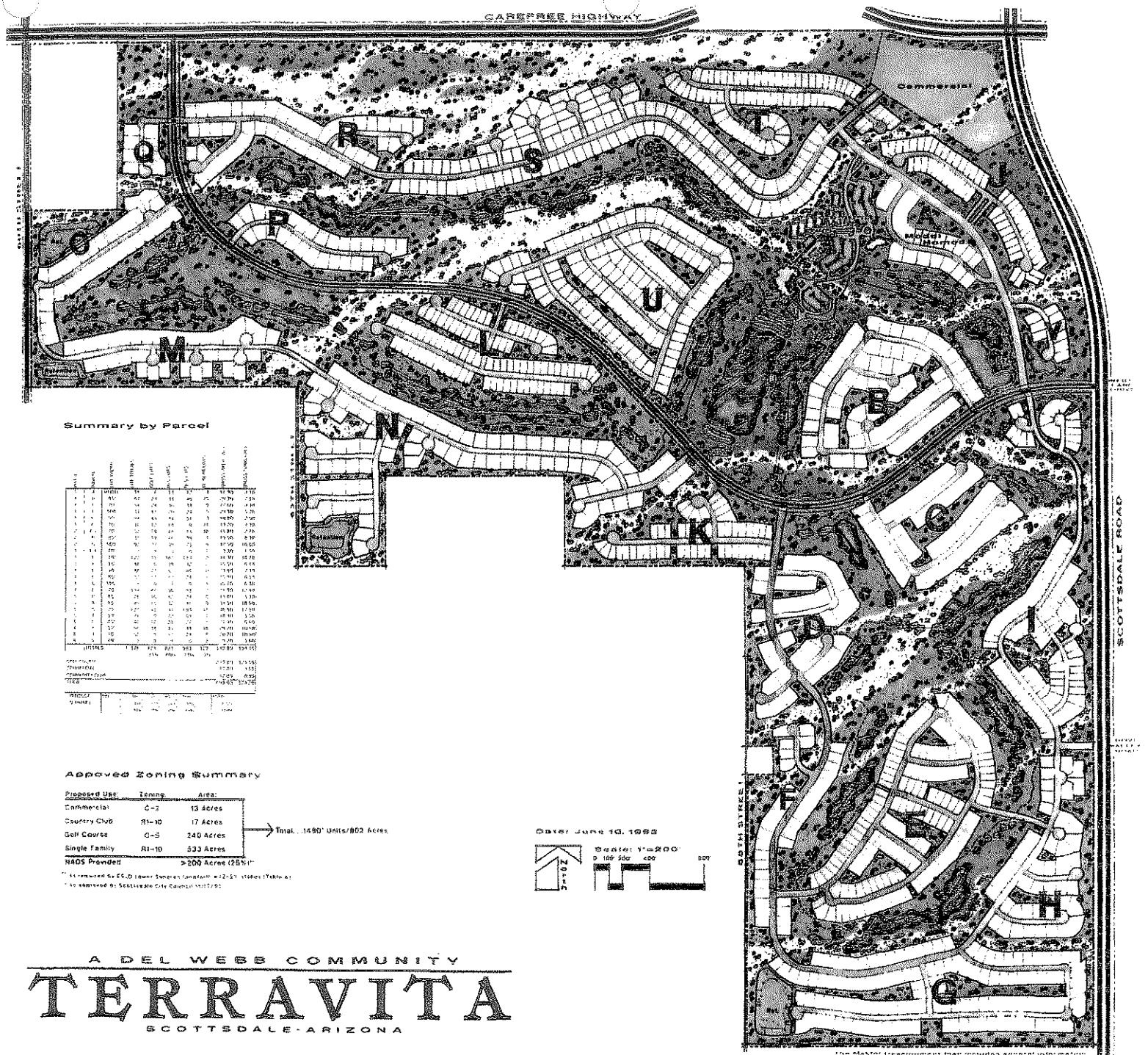
PLAN 2

TERRAVITA

ENTRY / GATE HOUSE

PREPARED BY: STUDIO 6, INC

7-10-93



Summary by Parcel

Parcel	Units	Lot Acres	Lot Sq. Ft.	Lot Units	Lot Units/Ac.	Gross Acres	Units/Gross Ac.	Units/Net Ac.
A	1	10.000	435,600	1	0.1	10.00	0.1	0.1
B	1	8.0	348,480	1	0.1	8.0	0.1	0.1
C	1	7.0	304,920	1	0.1	7.0	0.1	0.1
D	1	14.0	609,840	1	0.1	14.0	0.1	0.1
E	1	5.0	217,800	1	0.2	5.0	0.2	0.2
F	1	7.0	304,920	1	0.1	7.0	0.1	0.1
G	1	7.0	304,920	1	0.1	7.0	0.1	0.1
H	1	8.0	348,480	1	0.1	8.0	0.1	0.1
I	1	8.0	348,480	1	0.1	8.0	0.1	0.1
J	1	8.0	348,480	1	0.1	8.0	0.1	0.1
K	1	8.0	348,480	1	0.1	8.0	0.1	0.1
L	1	8.0	348,480	1	0.1	8.0	0.1	0.1
M	1	8.0	348,480	1	0.1	8.0	0.1	0.1
N	1	8.0	348,480	1	0.1	8.0	0.1	0.1
O	1	8.0	348,480	1	0.1	8.0	0.1	0.1
P	1	8.0	348,480	1	0.1	8.0	0.1	0.1
Q	1	8.0	348,480	1	0.1	8.0	0.1	0.1
R	1	8.0	348,480	1	0.1	8.0	0.1	0.1
S	1	8.0	348,480	1	0.1	8.0	0.1	0.1
T	1	8.0	348,480	1	0.1	8.0	0.1	0.1
U	1	8.0	348,480	1	0.1	8.0	0.1	0.1
Units	1,480			1,480	0.1	802.0	1.8	1.8
Golf Course						240.0	6.2	6.2
Commercial						13.0	0.0	0.0
Commercial Golf						17.0	0.0	0.0
Total						1,072.0	1.4	1.4
Project Density	1.4							
Density								

Approved Zoning Summary

Proposed Use:	Zoning:	Area:
Commercial	C-2	13 Acres
Country Club	R1-10	17 Acres
Golf Course	G-S	240 Acres
Single Family	R1-10	533 Acres
NAOS Provided		>200 Acres (25%)**

→ Total: 1480* Units/802 Acres

** As required by ESLO (Lower Sonoran Ordinance #2-51) section (Table A)

* As approved by Scottsdale City Council 10/7/91

Date: June 10, 1993

Scale: 1"=200'

0 100' 200' 400' 800'

North

A DEL WEBB COMMUNITY

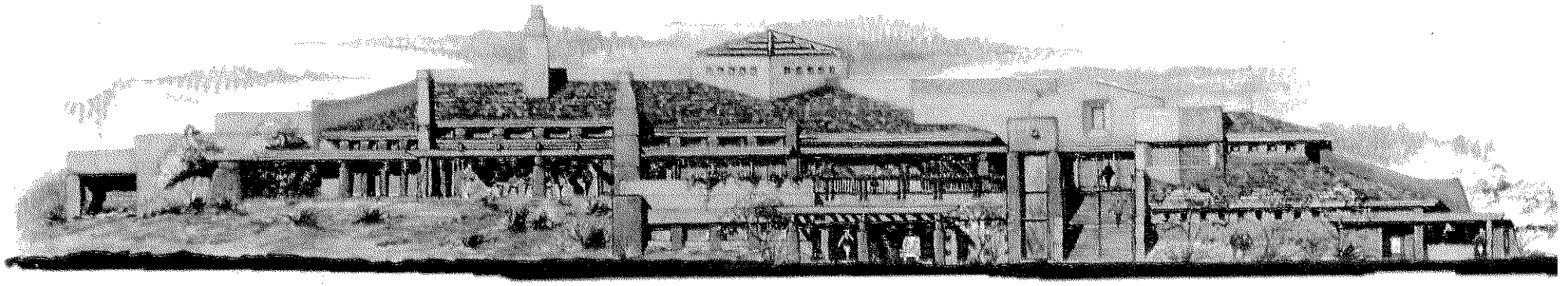
TERRAVITA

SCOTTSDALE · ARIZONA

for: TERRAVITA HOME CONSTRUCTION CO. • 14901 N. Scottsdale Road, Suite 200 • Scottsdale, AZ. - 85254 • 602/596-5000

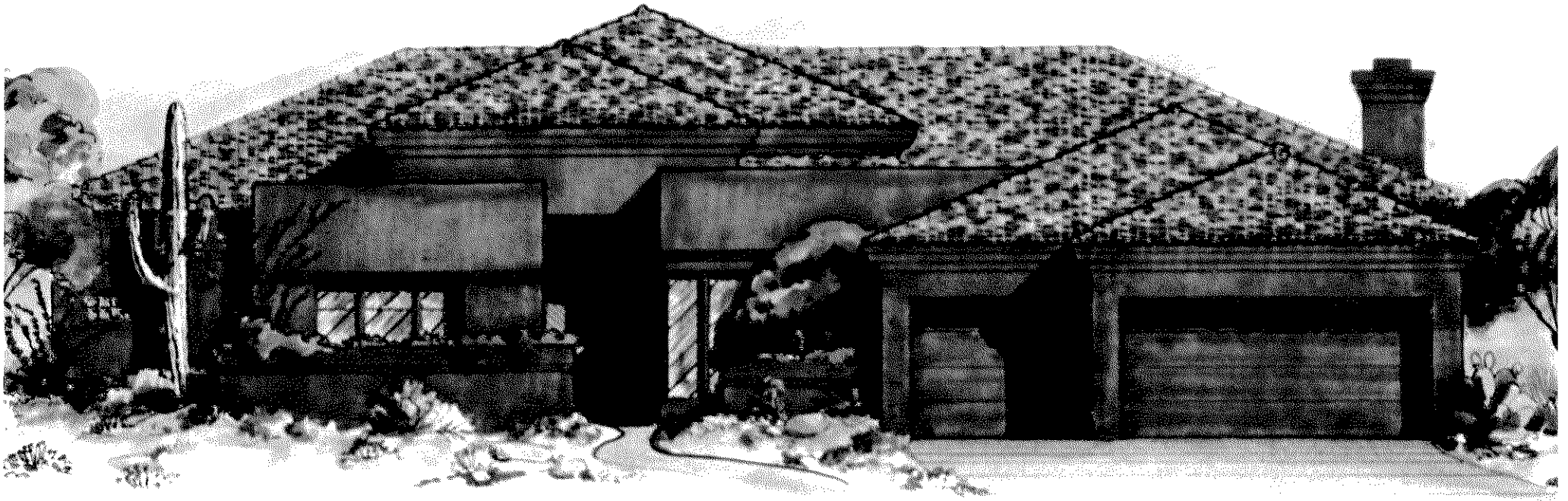
by: LARSON VOSS ASSOCIATES, INC. - 15212 Red Mountain Trail • Fountain Hills, AZ. - 85268 • 602/837-0837

The Master Development Plan includes general information that is provided for informational purposes without representation or warranty whatsoever or implied. Terravita Home Construction Co. reserves the right to make changes at anytime without notice or liability in the development thereof.

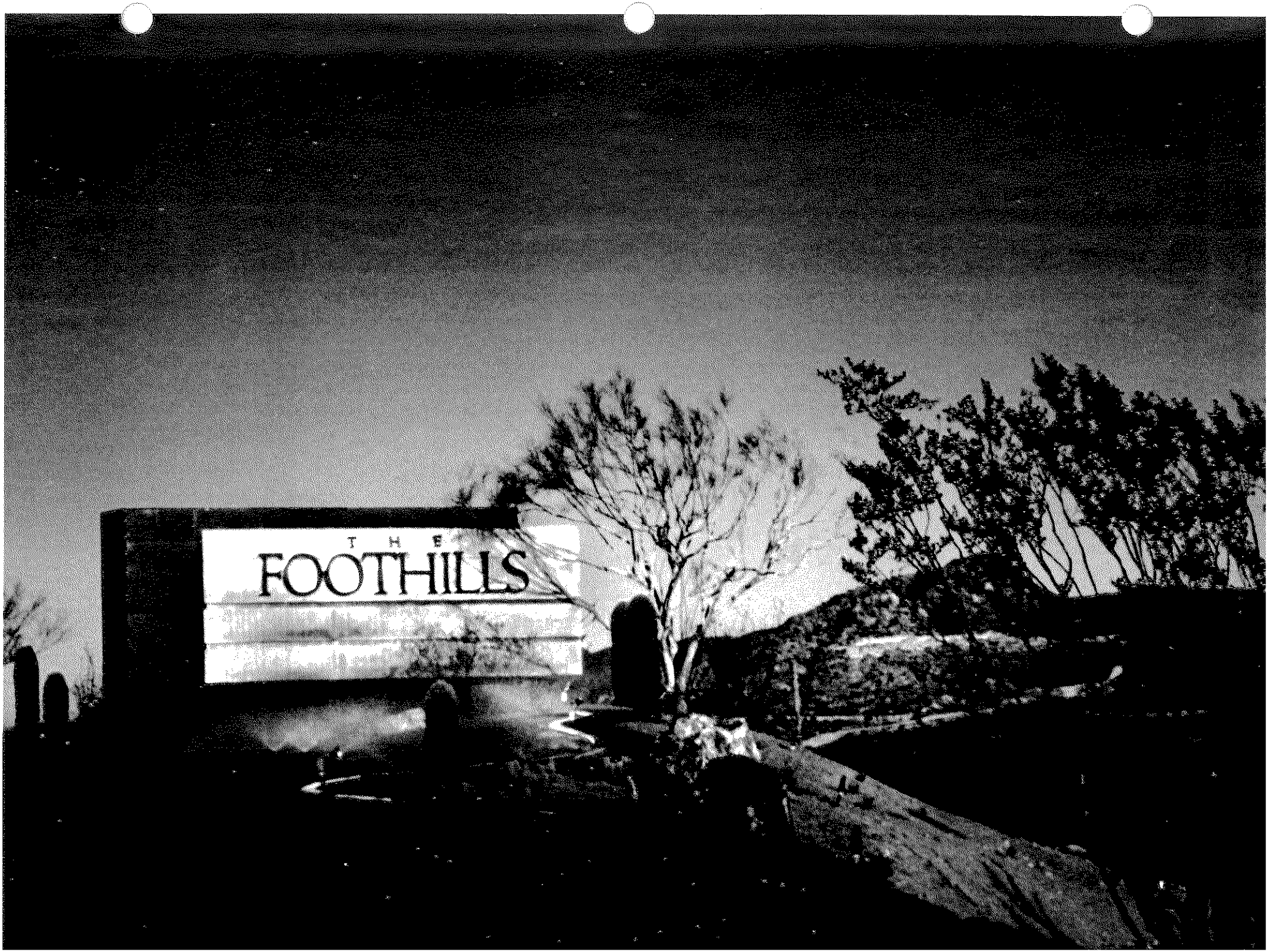


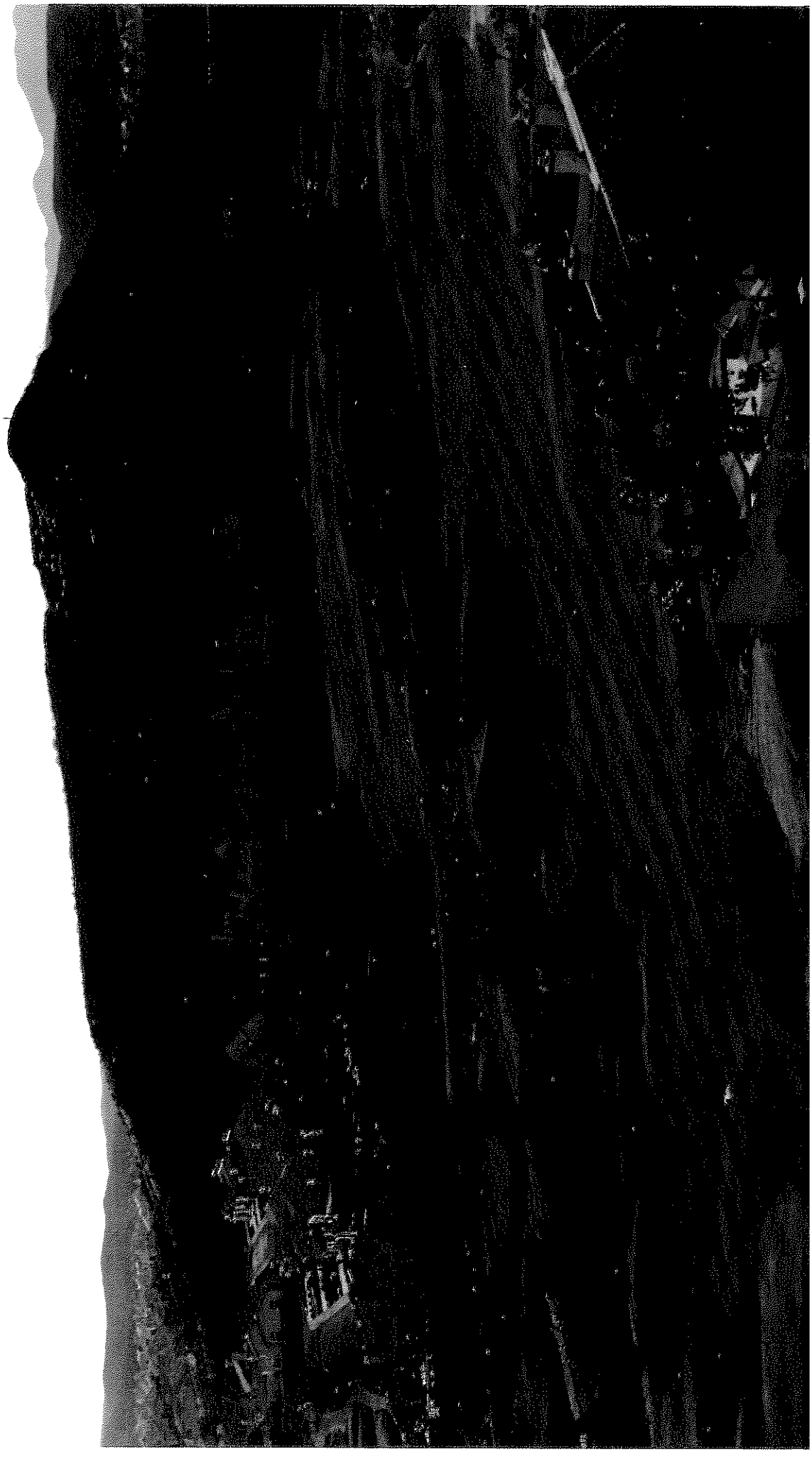
SOUTH WEST ELEVATION

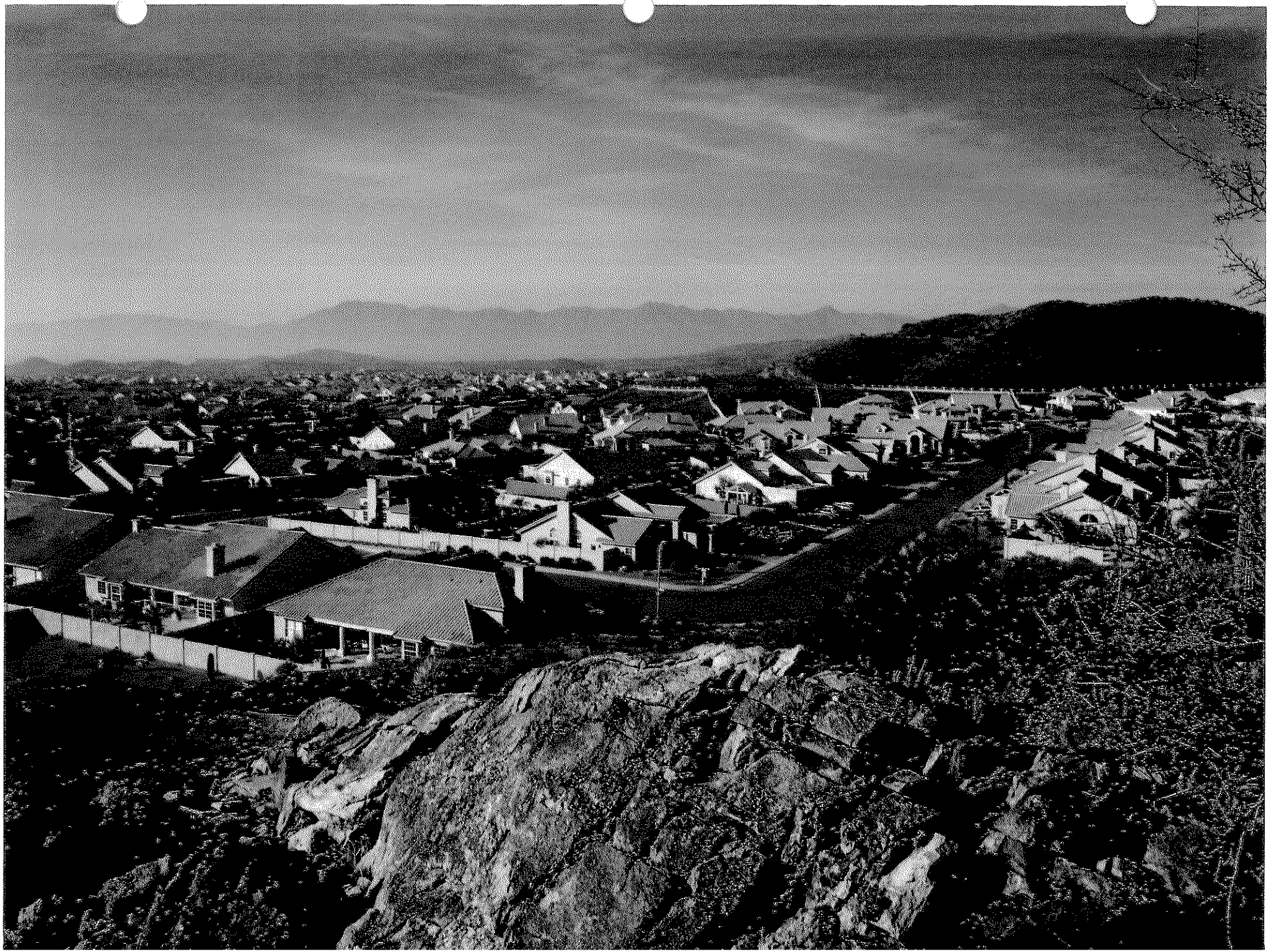
CLUBHOUSE

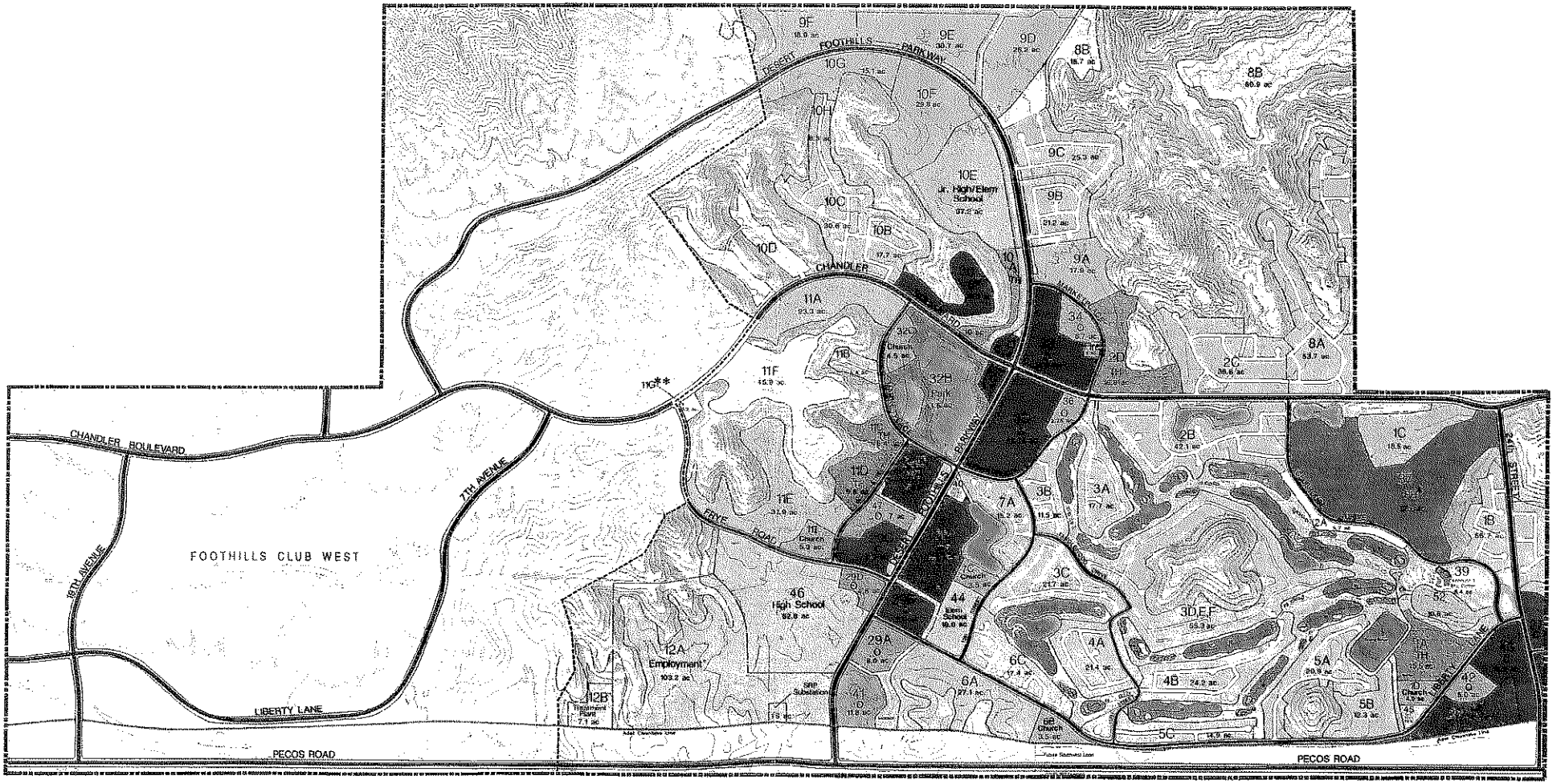


PLAN 3650
ELEVATION B


THE
FOOTHILLS







LEGEND.

- Single Family—Estate
- Single Family
- Townhome
- Multi-Family
- Commercial
- Office
- Employment
- Resort Hotel
- School
- Park
- Golf
- Church
- Waste Water Treatment
- Fire

NORTH

0 200 400 800 1600
Scale in Feet

NOTE: Acreages shown on this plan are approximate and subject to changes resulting from final engineering surveys.

*Existing land use may be modified in the future to a residential use.
**Existing land use may be modified in the future to a commercial use.

THE FOOTHILLS
AT SOUTH MOUNTAIN PARK

The Master Development Plan includes general information only and is provided for information purposes without representation or warranty, express or implied. Foothills Joint Venture reserves the right to make changes to the development plan at any time without notice or liability therefore.

SUN CITY GRAND

DEL WEBB'S GRAND AVENUE PROPERTY

PADA94-028

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PADA 94-028
P&Z Comm. Approval:
City Council Approval: 11/17/1994
B.O.A. Approval: Resolution # 94-18
Stipulations:

ORDINANCE NO. 94-18

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 86-06, THE ZONING ORDINANCE OF THE CITY OF SURPRISE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "ZONING MAP" TO REFLECT THE PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN AS AMENDED (CASE NO. PAD 94-07/94-28) FOR PROPERTY BOUNDED GENERALLY BY GRAND AVENUE, UNION HILLS ROAD, BULLARD AVENUE AND THE MCMICKEN DAM/BEARDSLEY CANAL; AND DECLARING AN EMERGENCY.

WHEREAS, the above-referenced PAD with Preliminary Development Plan as amended has been properly noticed for public hearing, pursuant to the requirements of the Surprise Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Surprise finds as recommended by the Planning Commission that the PAD with Preliminary Development Plan as amended will not be detrimental to the health, safety, or welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guide; and

WHEREAS, enactment of this zoning change will result in substantial economic benefits to the City and its residents, which may be lost if this change does not become effective immediately; and

WHEREAS, the Council of the City of Surprise instructed the Staff to prepare an ordinance and map changing the zoning on the properties described above to reflect the Planned Area Development with Preliminary Development Plan as amended; and

WHEREAS, it is now necessary that the Zoning Map of the City of Surprise be amended to conform with the decision of the Surprise City Council in Case No. PAD 94-07/94-28.

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

1) The "Zoning Map" adopted as part of Ordinance No. 86-06, showing the zoning district boundaries in the City of Surprise, is amended, subject to compliance with all stipulations attached hereto as Exhibit A, as illustrated on the attached Zoning Map attached hereto as Exhibit B and incorporated herein by reference.

2) For the reasons stated above an emergency exists, and accordingly, this Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Council of the City of Surprise this 17th day of November, 1994.

Roy Villanueva, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

YEAS: Councilmembers Bott, Broich, Johnson, Montoya, Reafleng, Vice-mayor Shafer & Mayor Villanueva

NAYS: None

ZONING CASE NO. PAD 94-07/94-28
(AMENDED PAD)

1. Under the R1-5 zone, contractor's storage yard shall be allowed as a "permitted accessory use" with administrative approval.

2. For the purpose of this PAD, "administrative approval" shall be defined as written approval from the Zoning Director.

3. Applicant shall ensure continuous public access to the "out-parcel" located north of Union Hills, east and west of Reems Road.

4. Bus pull-outs to be provided along arterial roadways. Locations to be determined by applicant and the City Engineer.

5. The Planning and Zoning Commission approval required under City Ordinance No. 94-05, Section 5 is provided to this planned Area Development, subject to compliance with the amended standards on building height set forth in the PAD and the City's site plan review process.

6. Development in accordance with the Narrative Report entitled "Del Webb's Grand Avenue Property, City of Surprise, Arizona, Application for: Amendment to Approved Planned Area Development (PAD) Zoning with Preliminary Development Plan, Proposed Amendment, November 17, 1994" (property north of Union Hills Road) as required to be revised.

7. Major changes to this PAD and Preliminary Development Plan with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Commission. Minor changes to the Preliminary Development Plan may be administratively approved by the Planning and Zoning Department.

8. Water and sewer plans must be submitted and approved by the City Engineer prior to the issuance of building permits.

9. Golf course areas adjacent to fairways will be planted with as much native and drought tolerant vegetation as possible.

EXHIBIT A

10. The irrigation system should be of the type which keeps overspray and wind drift to a minimum.

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

12. Safe golf cart crossings shall be installed wherever a golf course is bisected by the arterial road. Criteria for crossings to be established jointly by Del Webb and the City based upon traffic volumes.

13. Drainage features must be fully operational prior to issuance of Certificate of Occupancy involved in related subdivision(s) of land.

14. The golf course maintenance facility shall be buffered and screened from adjoining residences.

15. The Preliminary Development plan shall be amended to show the location of the public facility/site in the northeast portion of the project pursuant to the Comprehensive Development Guide.

16. City and/or Developer shall be required to comply with regulations of Arizona Department of Environmental Quality with regard to any recharge of treated effluent into the aquifers and with regard to any underground storage and recovery of treated effluent.

17. Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and to incorporate all of the data and information regarding the overall project, including the additional properties to the south.

18. Developer must comply with the terms of the letters from Stephen C. Earl to Shirley Berg, dated November 3 and November 14, 1994.

EXHIBIT A

Approved Zoning:
PLANNED AREA DEVELOPMENT

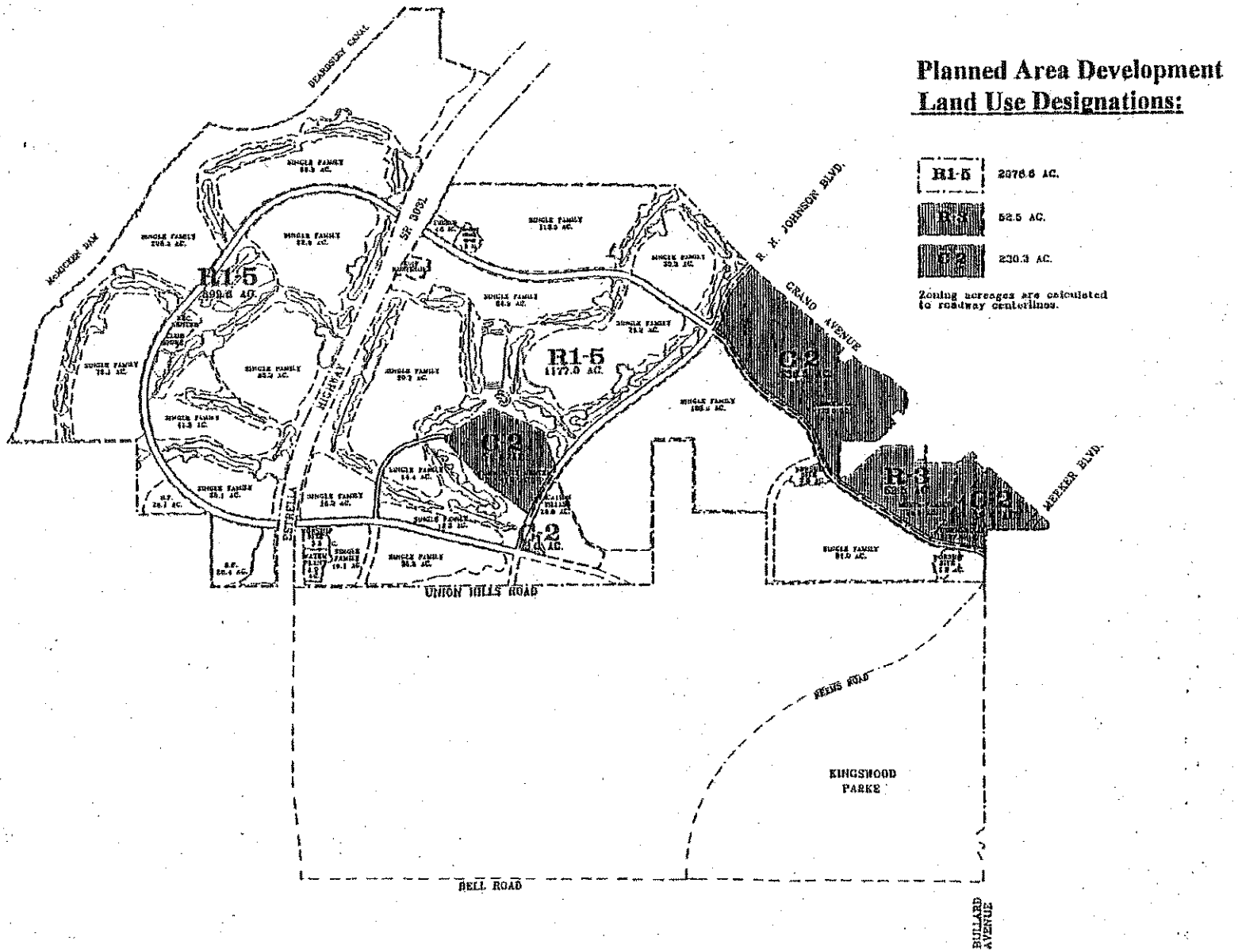


Exhibit B

Daily News-Sun

P.O. Box 1779, Sun City, Arizona 85372 • 10102 Santa Fe Drive
Telephone: 602-977-8351 Fax: 602-876-3698

CITY OF SURPRISE
ATTN: ACCOUNTS PAYABLE
12425 WEST BELL RD., STE. D-100
SURPRISE, AZ 85374

AFFIDAVIT OF PUBLICATION

State of Arizona,
County of Maricopa SS.

I, Sandra N. Taylor, Classified/Legal Manager of News-Sun, Inc., newspaper of general circulation, published in Sun City, County of Maricopa, State of Arizona, do solemnly swear that a copy of the notice, as per clipping attached, was published in the regular and entire edition of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issues.

Sandra N. Taylor

Classified/Legal Manager

Sworn to before me this 26th day of November, 1994.

Shirley Ann G. Ourek

OFFICIAL SEAL
SHIRLEY ANN G. OUREK
Notary Public-State of Arizona
MARICOPA COUNTY
My Comm. Exp. Aug. 27, 1997

Notary Public
My Commission Expires Aug. 27, 1997

Publication	Expire Date	Ad Caption	#Times	Amount
11/26/94	11/26/94	ORD. 94-18 CO.	4	$110.00
11/25/94				
11/23/94				
11/22/94				

ORDINANCE NO. 94-18
AN ORDINANCE OF THE COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 86-06, THE ZONING ORDINANCE OF THE CITY OF SURPRISE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING OF THE "ZONING MAP" TO REFLECT THE PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN AS AMENDED (CASE NO. PAD 94-07/94-28) FOR PROPERTY BOUNDED GENERALLY BY GRAND AVENUE, UNION HILLS ROAD, BULLARD AVENUE AND THE MCMICKEN DAM/ BEARDSLEY CANAL; AND DECLARING AN EMERGENCY.

WHEREAS, the above referenced PAD with Preliminary Development Plan as amended has been properly noticed for public hearing, pursuant to the requirements of the Surprise Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Surprise finds as recommended by the Planning Commission that the PAD with Preliminary Development Plan as amended will not be detrimental to the health, safety, or welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purpose and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guide; and

WHEREAS, enactment of this zoning change will result in substantial economic benefits to the City and its residents, which may be lost if this change does not become effective immediately; and

WHEREAS, the Council of the City of Surprise instructed the Staff to prepare an ordinance and map changing the zoning on the properties described above to reflect the Planned Area Development with Preliminary Development Plan as amended; and

WHEREAS, it is now necessary that the Zoning Map of the City of Surprise be amended to conform with the decision of the Surprise City Council in Case No. PAD 94-07/94-28.

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

1) The "Zoning Map" adopted as part of Ordinance No. 86-06, showing the zoning district boundaries in the City of Surprise, is amended, subject to compliance with all stipulations attached hereto as Exhibit A, as illustrated on the attached Zoning Map attached hereto as Exhibit B and incorporated herein by reference.

2) For the reasons stated above an emergency exists, and accordingly, this Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Council of the City of Surprise this 17th day of November, 1994.

Roy Villanueva
Mayor

ATTEST:
/s/Lucy Fitzpatrick
City Clerk

APPROVED AS TO FORM:
/s/Paul Cragan
City Attorney

YEAS: Councilmembers Bott, Broich, Johnson, Montoya, reafieng, Vice-mayor Shafer & Mayor Villanueva

NAYS: None

Publish: Daily News-Sun
November 22, 23, 25 and 26, 1994

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

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

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

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

REPORT TO THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

PREPARED BY THE CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT

CASE NO: PADA94-28 (Del Webb's Grand Avenue Property Amendment)

Planning and Zoning Commission Meeting Date: January 6, 1994

Agenda Item No: 2

REQUEST: Amend an approved P.A.D. and Preliminary Development Plan for Del Webb's Grand Avenue Property

SITE LOCATION: North of the Union Hills Road alignment and south of Grand Avenue, between the Beardsley Canal on the west and Bullard Avenue on the east (approximately)

SITE SIZE: 2,359 acres

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: The previous item on this agenda ( ) is a request to amend the Surprise Comprehensive Development Guide. If approved, this request would comply with the Plan.

PRELIMINARY DEVELOPMENT PLAN: Subject request is an addendum to the approved Planned Area Development (P.A.D.) for Del Webb's Grand Avenue Property

STAFF RECOMMENDATION: Approve subject to stipulations

EXISTING AND SURROUNDING ZONING:

1. ON-SITE:	R1-5, R-3 and C-2 (Planned Area Development)
NORTH:	R1-43,
EAST:	R1-43
SOUTH:	R1-43
WEST:	R1-43

EXISTING AND SURROUNDING LAND USE:

2. ON-SITE:	Agriculture, Vacant
NORTH:	Vacant, Scattered single-family residences
EAST:	Agriculture, Vacant, Residential development (Sun City West to the east)
SOUTH:	Vacant, Residential developments (Radnor Sun Village to the southeast and Happy Trails to the southwest)
WEST:	Beardsley Canal, McMicken Dam Outlet Channel

ADJACENT ROAD STATUS:

3. **GRAND AVENUE:**	Currently two-lanes in each direction with a median section and left turn lanes.
ESTRELLA FREEWAY: (PROPOSED)	Not expected to be constructed within the next twenty (20) years. The Arizona Department of Transportation has a two-lane interim roadway currently in place.

EXISTING UTILITIES AND SERVICES STATUS:

4. **WATER**	Citizens Utilities
5. **SEWER**	City of Surprise
6. **FIRE PROTECTION:**	The Surprise Fire Department currently has a fire station located at 15818 North Hollyhock Street. A fire station is proposed near the intersection of the north Loop Road and the interim Estrella Roadway.
7. **POLICE PROTECTION:**	The Surprise Police Department currently has a fire station located at 15818 North Hollyhock Street.

BACKGROUND:

8. **FEBRUARY 24, 1994:** The City Council approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation.

9. **APRIL 28, 1994:** The City Council approved the original P.A.D. and Preliminary Development Guide on subject property upon a recommendation for approval by the Planning and Zoning Commission.

10. The previous item on this agenda ( ) is a request to amend the Surprise Comprehensive Development Guide. It involves a reduction in residential land use and an increase in commercial land use. A portion of this General Plan Amendment is on the same 2,359 acres included in subject request.

22. **COUNTY PARKS AND RECREATION**: This Department has received and reviewed the subject Development Master Plan and has no comment.

23. **RECREATION CENTERS OF SUN CITY WEST**: This Association has four areas of concern; cost of maintaining open spaces, increased traffic on 135th Avenue, insufficient recreational facilities, and insufficient library space. Copies of the Recreation Centers' letters, dated September 24 and December 6, 1993, are attached. It should be noted that a new governing board will take office January 1994 and a new letter is expected.

24. **SUN CITY WEST P.O.R.A.**: This Association strongly endorses and supports the recommendations set forth in a Recreation Centers of Sun City West report regarding an increase in recreational facilities, and requests that it be given serious consideration.

25. **OTHER AGENCIES**: On September 7, 1993, Phoenix Metro Investors, A.T. & S.F. Railway, State Land Department, Arizona Corporation Commission, Arizona Department of Transportation, Arizona Department of Environmental Quality, Citizen's Utility Company, Ryley, Carlock & Applewhite and County Air Pollution Control were sent a copy of the Narrative Report, Case Map and Land Use Plan Map. As of the writing of this report, no response from these agencies have been received.

CONFORMANCE TO ADOPTED LAND USE PLANS:

11. The previous item on this agenda, if approved, would amend the Surprise Comprehensive Development Guide. Subject request would be consistent with this Plan. The amended Plan will designate the site as Typical Neighborhood (6-7 dwelling units per acre), High Density Residential (9-22 dwelling units per acre), Community Commercial and Regional Commercial. The proposed density is within this range. The Development Guide also includes several Goals and Policies that should direct the growth of this area for the next several years. Higher standards for site planning and design within the proposed development are addressed in the General Plan and are also included as part of the Development Guide. It is the intent of the Development Guide to provide the necessary guidelines of protection needed to maintain the integrity and quality of the proposed development. It appears that subject request will not conflict with this Development Guide.

AREA LAND USE ANALYSIS:

12. Subject property is zoned R1-5, R-3 and C-2 (Planned Area Development) and is vacant and agricultural land. Surrounding property to the north and west is vacant and is zoned R1-43. Northeast of the site is Sun City West. A portion of the property to the south and east is developed as Radnor Sun Village and is zoned R1-43 on the south and P.A.D. on the southeast. The proposed expansion is consistent and compatible with the urban uses to the north and east and will continue the urban pattern south and west to Cotton Lane.

PLAN ANALYSIS:

13. If approved, Z 94-7 would allow for a total of 7,073 dwelling units on 1,449.5 acres of land. Residential land uses include; 6,016 single family residences (attached and detached) on 1382.9 acres and designated R1-5, 125 vacation villas on 20.0 acres designated R1-5 and 932 multi-family residences on 46.6 acres designated R-3.

14. The previously approved P.A.D. proposed 6,366 dwelling units on 1,641.3 acres - an increase of 707 dwelling units and a decrease of 191.8 acres. The size of the multi-family parcel is increased by 12.1 acres and the single family parcels are decreased from 1,547.1 acres to 1,382.9 acres by this amendment to the previously approved P.A.D. Assisted Living facilities were previously proposed on 11.5 acres but have been deleted from subject amendment. This housing type is not designated in the amended plan but may be conditionally permitted in either R1-5 or R-3 zones.

15. Additionally, 535.3 acres, up from 452.0 acres, are designated as Open Space for golf courses, freeway buffer, stormwater detention and drainage channel. Freeway, arterial and collector street right-of-way take 126.5 acres where 114.6 acres were previously proposed. Two parcels totaling 160.4 acres are designated Regional Commercial for a "power center" and two parcels, 49.9 and 2.5 acres, are designated as Community Commercial.

16. This proposed P.A.D. amendment increases the previously approved commercial land uses by 113.4 acres, from 49.5 to 162.9 acres. Two parcels, 123.0 and 37.4 acres are located south of Grand Avenue between R.H.Johnson and Meeker Boulevards and are to be designated C-2. A retail power center with office and hotel sites are proposed for these sites and could yield over 1,000,000 square feet of retail/commercial space. A separate site plan approval request has been submitted and will be considered at a later date.

17. A 49.9 Community Center site is designated C-2 and is located near the center of the project north of the south loop road on the west side of the R.H. Johnson Boulevard extension. The range of functions for the Community Center will include a sales center with model homes, a recreational center with both outdoor and indoor activities, a social center with programmed activities, a golf clubhouse and retail/service establishments such as a Post Office, convenience retail and non-profit space.

18. A 2.5 acre Community Commercial parcel is located at the northeast corner of the south loop road and the R.H. Johnson Boulevard extension. Neighborhood commercial land uses are proposed for this site and is designated C-2.

19. Two 18-hole golf courses with pro shops and practice ranges are planned within the project area. The turf, landscaped and hardscaped areas of the golf course will be designed to meet current water use requirements of the Arizona Department of Water Resources. Additionally, the golf course turf and landscaped areas are to be irrigated with recovered and treated effluent. Portions of the golf course are to be located adjacent to the proposed Estrella Freeway

to mitigate the noise and air pollution affects of the freeway on adjacent lots.

20. Golf courses club houses are proposed for each of the golf courses. The amended Zoning Ordinance revisions approved on April 28, 1994 will allow private or jointly owned community centers, recreational facilities, pools, tennis courts and golf clubhouses in R1-5 Zoning. However, according to State of Arizona liquor laws, a clubhouse facility providing liquor sales must be located in a C-2 zone or be conditionally permitted in a residential zone. The clubhouse located within the 49.9 acre Community Center parcel satisfies this criteria as it will be located in a C-2 zone. However, the clubhouse located along the loop road, west of the Estrella Freeway is in R1-5 and must be rezoned.

21. Additionally, a golf course maintenance facility is designated on a parcel of land located on the east side of the Estrella Freeway, south of the north loop road. The Zoning Ordinance or it's approved revisions do not specify whether this type of use is Principally or Conditionally Permitted or if it is a Permitted Accessory Use. Noise and odors from equipment and storage of materials may require this to be a Conditionally Permitted Use. If it is to be a Permitted Accessory Use, it must be located within or contiguous to the golf course boundaries. The City Council must determine the appropriate zoning categories and the developer should consider relocating the maintenance facility to a site adjacent to the golf course with buffering and screening from adjoining residences.

22. The lakes, golf course turf and grounds are planned to utilize 100% treated effluent. The method proposed for recovery of effluent is an underground storage and recovery project. Pursuant to the Development Agreement as amended, the developer shall assist the City with the cost of design, permits, land acquisition and construction of a recharge and recovery project. The City will own, operate and maintain the recharge project. An aquifer protection permit must be issued by the Arizona Department of Environmental Quality that provides the recharge of treated effluent into the aquifer. A separate permit must be issued by the Arizona Department of Water Resources that allows for the underground storage and recovery of treated effluent.

23. A fire and police site approved in the first P.A.D. will be provided on a larger 3.8 acre parcel located in the northern portion of the project and east of Loop 303 (Estrella Freeway) pursuant to the Development Agreement between Del Webb and the City of Surprise. The facility may include other public services such as payments of utility bills. A second 3.2 acre public facility (for a total of 7.0 acres) will be provided near the power center in the eastern portion of the project pursuant to the Comprehensive Development Guide. The second site is not shown on the amended Preliminary Development Plan (page 9 of the Narrative) and must be shown upon approval of the Plan.

24. The development will be subject to the City's new library development fee that will be used to expand the City's public library facilities in the area. Again, the Preliminary Development Plan does not identify the location of the library site and must be shown upon approval of the Plan.

25. The previous Plan included 2 church sites on 9.8 acres. Subject amendment provides 4 church sites on 15.0 acres. Furthermore, whereas the previously approved sites were concentrated near the northeast portion of the development, the amended Plan disperses the sites throughout the project. Churches are Principally Permitted Uses allowed in R1-5, R-3 and C-2 zones as approved in Zoning Ordinance revisions by the City Council on April 28, 1994.

26. The primary entry for this master planned development will be from Grand Avenue at R.H. Johnson Boulevard. This entry will be designed to highlight the residential character of the master plan. Traffic within the project will be collected and dispersed by means of an internal loop road.

27. The loop road will ultimately be grade separated at its two intersections with the proposed Estrella Freeway; however, no interchanges are proposed at these points. According to ADOT plans, access to the Estrella Freeway will be provided at Bell Road and near Grand Avenue, consistent with the Surprise Comprehensive Development Guide.

28. The Overall Traffic and Circulation Plan for the development appears to provide for easy access within the project. Additionally, an improved transportation system for the West Valley will be realized with the completion of the Estrella Freeway. Although the Estrella Freeway is not expected to be completed within the next twenty (20) years, the Arizona Department of Transportation currently has a two-lane interim highway constructed within the freeway right-of-way.

29. The major roadways depicted within the project are proposed to function as minor arterials with 110 foot rights-of-way. The design intent is to minimize pavement to the extent possible and to maximize landscaping opportunities within these very large rights-of way.

30. The arterial roadway network is to be built in 4 phases beginning in 1996 and ending in 2004. Phase 1 includes the Meeker and R.H. Johnson Boulevard extensions, the north loop road between Meeker and the Estrella Freeway (Loop 303), and the south loop road between R.H. Johnson and Loop 303. The second phase includes the loop road and Cotton Lane extensions west of Loop 303. Phase 3 completes the loop road system south into the additional properties. Finally, Phase 4 connects the north loop road with Reems Road and provides access to the outparcel located at the present Reems and Union Hills alignments.

31. Major circulation and transportation differences between the previously approved Plan and this amendment are as follows; The R.H. Johnson Boulevard extension is now designated a major arterial road, whereas

previously it was a minor arterial. The Cotton Lane connection is now included in the Project Roadway Phasing Plan (Phase 2 - year 2202) whereas it was not included previously. Traffic circulation patterns are improved by having the north loop road connect directly to the Meeker Boulevard extension, whereas previously a separate arterial road connected the loop road to Meeker Boulevard.

32. When the Estrella roadway is upgraded to ultimate freeway status, consideration should be given as to the type of grade separated crossings for the loop road. If the freeway is built at grade, will the crossings be depressed or elevated? Further, will the freeway itself be depressed or elevated? Buffering is provided along the freeway corridor by open space and golf courses. However, there does not appear to be sufficient screening and buffering at the northeast corner of the south loop and Estrella roadway and the southeast corner of the north loop and Estrella roadway. Additional open space and landscaping should be included at these intersections so that they are in place when the ultimate freeway improvements are constructed.

33. The golf course cart paths cross the arterial roadways at several locations within the development. The roadways are projected as minor arterials with 110 feet of right-of-way and 4 lanes of traffic separated by a raised median. Since golf carts and automobile traffic are incompatible whenever they intersect, and since golf is a major amenity of this development, it is recommended that golf cart underpasses be installed wherever a path crosses an arterial road. Two should be constructed under the north loop road west of R.H. Johnson Boulevard, especially since this location is adjacent to the proposed power center. Further, four should be constructed under the loop road west of the Estrella roadway. Mention of these crossings should occur in the Narrative and their location should be identified on the Plan. Staff feels that underpasses are the best solution to solve the potential traffic hazards and will ensure the safety of both golfers and automobile drivers.

34. The proposed Preliminary Development Plan provides acceptable land use types and densities. Additionally, the proposed Plan is in conformance with the proposed amendment to the Surprise Comprehensive Development Guide. The character and primary use of Del Webb's Grand Avenue Property is a large-scale active adult community, physically integrated with surrounding developments by its arrangement of major and collector streets providing efficient and effective circulation.

35. The proposed development will also provide for a trail system which is included as part of the Freeway Buffer Area, arterial roadway network and drainage facilities, with links to the major commercial centers and easy pedestrian access by all residents throughout the development.

RECOMMENDATION: (Z 94-7)

36. Subject request (Z 94-7) is consistent with the proposed amended Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for a timely, efficient and orderly development of the Grand Avenue Property. Additionally, approval of this request will not adversely impact the surrounding area. Accordingly, it is **recommended** that this request, Z 94-7, an addendum to the Planned Area Development with a Preliminary Development Plan **be approved** subject to the following conditions:

a) Development in accordance with the Narrative Report entitled "Application for: Planned Area Development (PAD) Zoning with Preliminary Development Plan for Del Webb's Grand Avenue Property" (property north of Union Hills Road) as required to be revised,

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

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

d) Golf course fairways will be planted with as much native and drought tolerant vegetation as possible,

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

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

g) Safe golf cart crossings shall be installed wherever a golf course is bisected by the arterial road,

h) Drainage features must be fully operational prior to the subdivision of land,

i) The golf clubhouse located west of the Estrella freeway shall be designated as C-2 in the Preliminary Development Plan,

j) Bus pull-outs to be provided along arterial and collector roads. Locations to be determined by applicant and the City Engineer.

k) The golf course maintenance facility shall be buffered and screened from adjoining residences,

l) The Preliminary Development plan shall be amended to show the location of the public facility/library site in the northeast portion of the project pursuant to the Comprehensive Development Guide,

m) Provide additional buffering at the southeast corner of the north loop road and the Estrella Freeway and the northeast corner of the south loop road and the Estrella Freeway,

n) Prior to construction, an aquifer protection permit must be issued by the Arizona Department of Environmental Quality that provides the recharge of treated effluent into the aquifer,

o) Prior to construction, a permit must be issued by the Arizona Department of Water Resources that allows for the underground storage and recovery of treated effluent,

p) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and to incorporate all of the data and information regarding the overall project, including the additional properties to the south,

Attachments: Case Map, Z 94-7
Vicinity Map
Reduced Preliminary Development Plan
Application

LARGE SCALE ENCLOSURES TO THE COMMISSION:
Narrative Report for Del Webb's Grand Avenue Property

REPORT TO THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

PREPARED BY THE CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT

CASE NO: PAD94-29 (Del Webb's Grand Avenue Property - Additional Properties)

Planning and Zoning Commission Meeting Date: January 6, 1994

Agenda Item No: 2

REQUEST: Approve a P.A.D. and Preliminary Development Plan for Del Webb's Grand Avenue Property south of the Union Hills Road alignment

SITE LOCATION: South of the Union Hills Road alignment and north of Bell Road, between the Beardsley Canal on the west and Bullard Avenue on the east (approximately). Also, a 129.2 acre parcel north of Union Hills Road between Cotton Lane and the McMicken Dam

SITE SIZE: 1,192.6 acres

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: A previous item on this agenda ( ) is a request to amend the Surprise Comprehensive Development Guide. If approved, this request would comply with the Plan.

PRELIMINARY DEVELOPMENT PLAN: Subject request is to approve a Planned Area Development (P.A.D.) for Del Webb's Grand Avenue Property

STAFF RECOMMENDATION: Approve subject to stipulations

EXISTING AND SURROUNDING ZONING:

1. ON-SITE: R1-43
   NORTH: R1-5, R-3 and C-2 (Planned Area Development)
   EAST: R1-43
   SOUTH: R1-43
   WEST: R1-43

EXISTING AND SURROUNDING LAND USE:

2. ON-SITE:	Agriculture, Vacant
NORTH:	Agriculture, Vacant
EAST:	Agriculture, Vacant, Residential development (Sun City West, Radnor Sun Village and Kingswood Parke to the east)
SOUTH:	Vacant, Residential developments (Happy Trails to the southwest)
WEST:	Beardsley Canal, McMicken Dam Outlet Channel

ADJACENT ROAD STATUS:

3. **BELL ROAD:**	Currently three lanes in each direction with a median section and left turn lanes.
ESTRELLA FREEWAY: (PROPOSED)	Not expected to be constructed within the next twenty (20) years. The Arizona Department of Transportation has a two-lane interim roadway currently in place.

EXISTING UTILITIES AND SERVICES STATUS:

4. **WATER**	Citizens Utilities
5. **SEWER**	City of Surprise
6. **FIRE PROTECTION:**	The Surprise Fire Department currently has a fire station located at 15818 North Hollyhock Street. A fire station is proposed near the intersection of the north Loop Road and the interim Estrella Roadway in the previous P.A.D. (Z 94-7).
7. **POLICE PROTECTION:**	The Surprise Police Department currently has a fire station located at 15818 North Hollyhock Street.

BACKGROUND:

8. **FEBRUARY 24, 1994:** The City Council approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation.

9. **APRIL 28, 1994:** The City Council approved the original P.A.D. and Preliminary Development Guide on subject property upon a recommendation for approval by the Planning and Zoning Commission.

10. The previous item on this agenda (PADA94-28) is a request to amend the previously approved P.A.D. with a Preliminary Development Plan on 2,359 acres located north of Union Hills Road.

22. **COUNTY PARKS AND RECREATION:** This Department has received and reviewed the subject Development Master Plan and has no comment.

23. **RECREATION CENTERS OF SUN CITY WEST:** This Association has four areas of concern; cost of maintaining open spaces, increased traffic on 135th Avenue, insufficient recreational facilities, and insufficient library space. Copies of the Recreation Centers' letters, dated September 24 and December 6, 1993, are attached. It should be noted that a new governing board will take office January 1994 and a new letter is expected.

24. **SUN CITY WEST P.O.R.A.:** This Association strongly endorses and supports the recommendations set forth in a Recreation Centers of Sun City West report regarding an increase in recreational facilities, and requests that it be given serious consideration.

25. **OTHER AGENCIES:** On September 7, 1993, Phoenix Metro Investors, A.T. & S.F. Railway, State Land Department, Arizona Corporation Commission, Arizona Department of Transportation, Arizona Department of Environmental Quality, Citizen's Utility Company, Ryley, Carlock & Applewhite and County Air Pollution Control were sent a copy of the Narrative Report, Case Map and Land Use Plan Map. As of the writing of this report, no response from these agencies have been received.

CONFORMANCE TO ADOPTED LAND USE PLANS:

11. A previous item on this agenda, if approved, would amend the Surprise Comprehensive Development Guide. Subject request would be consistent with this Plan. The amended Plan will designate the site as Typical Neighborhood (6-7 dwelling units per acre). The proposed density is within this range. The Development Guide also includes several Goals and Policies that should direct the growth of this area for the next several years. Higher standards for site planning and design within the proposed development are addressed in the General Plan and are also included as part of the Development Guide. It is the intent of the Development Guide to provide the necessary guidelines of protection needed to maintain the integrity and quality of the proposed development. It appears that subject request will not conflict with this Development Guide.

AREA LAND USE ANALYSIS:

12. Subject property is zoned R1-43 and is vacant and agricultural land. Surrounding property to the north and west is vacant and is zoned P.A.D. (R1-5, R-3 and C-2). Northeast of the site is Sun City West. A portion of the property to the east is developed as Radnor Sun Village and Kingswood Parke and is zoned P.A.D. Property on the south is zoned R1-43. The proposed expansion is consistent and compatible with the urban uses to the north and east and will continue the urban pattern south and west to Cotton Lane.

PLAN ANALYSIS:

13. If approved, Z 94-8 would allow for a total of 3,847 single family dwelling units on 882.9 acres of land. Additional acreage is designated as follows; 49.5 acres for arterial streets, 248.2 acres for private open space including a golf course, stormwater drainage and detention, and open space, a 12.0 acre church site and a golf course clubhouse. No Multi-family or Commercial development is proposed for this site.

14. An 18-hole golf course with pro shop and practice range is planned within the project area. The turf, landscaped and hardscaped areas of the golf course will be designed to meet current water use requirements of the Arizona Department of Water Resources. Additionally, the golf course turf and landscaped areas are to be irrigated with recovered and treated effluent. Portions of the golf course are to be located adjacent to the proposed Estrella Freeway and Bell Road to mitigate the noise and air pollution affects of those roads on adjacent lots.

15. A golf course club house is proposed for the golf course. The amended Zoning Ordinance revisions approved on April 28, 1994 will allow private or jointly owned community centers, recreational facilities, pools, tennis courts and golf clubhouses in R1-5 Zoning. However, according to State of Arizona liquor laws, a clubhouse facility providing liquor sales must be located in a C-2 zone or be conditionally permitted in a residential zone. The clubhouse located at Union Hills Road and the R.H. Johnson Boulevard extension is in R1-5 and must be rezoned.

16. The lakes, golf course turf and grounds are planned to utilize 100% treated effluent. The method proposed for recovery of effluent is an underground storage and recovery project. Pursuant to the Development Agreement as amended, the developer shall assist the City with the cost of design, permits, land acquisition and construction of a recharge and recovery project. The City will own, operate and maintain the recharge project. An aquifer protection permit must be issued by the Arizona Department of Environmental Quality that provides the recharge of treated effluent into the aquifer. A separate permit must be issued by the Arizona Department of Water Resources that allows for the underground storage and recovery of treated effluent.

17. The development will be subject to the City's new library development fee that will be used to expand the City's public library facilities in the area.

18. A 12.0 acre church site is shown at Union Hills Road, immediately west of the outparcel. Churches are Principally Permitted Uses allowed in the R1-5 zone as approved in Zoning Ordinance revisions by the City Council on April 28, 1994.

19. The primary entry for this master planned development will be from Bell Road at the R.H. Johnson Boulevard extension. This entry will be designed to highlight the residential character of the master plan.

Traffic within the project will be collected and dispersed by means of an internal loop road.

20. An interchange is proposed at Bell Road at its intersection with the proposed Estrella Freeway. According to ADOT plans, access to the Estrella Freeway will be provided at Bell Road and near Grand Avenue, consistent with the Surprise Comprehensive Development Guide.

21. The Overall Traffic and Circulation Plan for the development appears to provide for easy access within the project. Additionally, an improved transportation system for the West Valley will be realized with the completion of the Estrella Freeway. Although the Estrella Freeway is not expected to be completed within the next twenty (20) years, the Arizona Department of Transportation currently has a two-lane interim highway constructed within the freeway right-of-way.

22. The major roadways depicted within the project are proposed to function as minor arterials with 110 foot rights-of-way. The design intent is to minimize pavement to the extent possible and to maximize landscaping opportunities within these very large rights-of way.

23. The arterial roadway network is to be built in 4 phases beginning in 1996 and ending in 2004. Phase 1 includes Meeker Boulevard/Reems Road. Phase 3 completes the loop road system and extends R.H. Johnson south to Bell Road. Finally, Phase 4 connects the north loop road approved with the previous P.A.D. with Reems Road and provides access to the outparcel located at the present Reems and Union Hills alignments. No road construction is planned during Phase 2 in this portion of the overall development.

24. The golf course cart path crosses the arterial roadway at four locations within this portion of the development. The roadways are projected as minor arterials with 110 feet of right-of-way and 4 lanes of traffic separated by a raised median. Since golf carts and automobile traffic are incompatible whenever they intersect, and since golf is a major amenity of this development, it is recommended that golf cart underpasses be installed wherever a path crosses an arterial road. Two should be constructed under the loop road west of R.H. Johnson Boulevard and two should be constructed under the loop road east of R.H. Johnson Boulevard. Mention of these crossings should occur in the Narrative and their location should be identified on the Plan. Staff feels that underpasses are the best solution to solve the potential traffic hazards and will ensure the safety of both golfers and automobile drivers.

25. The proposed Preliminary Development Plan provides acceptable land use types and densities. Additionally, the proposed Plan is in conformance with the proposed amendment to the Surprise Comprehensive Development Guide. The character and primary use of Del Webb's Grand Avenue Property is a large-scale active adult community, physically integrated with surrounding developments by its arrangement of major and collector streets providing efficient and effective circulation.

26. The proposed development will also provide for a trail system which is included as part of the Freeway Buffer Area, arterial roadway network and drainage facilities, with links to the major commercial centers and easy pedestrian access by all residents throughout the development.

RECOMMENDATION: (Z 94-8)

27. Subject request (Z 94-8) is consistent with the proposed amended Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for a timely, efficient and orderly development of the Grand Avenue Property. Additionally, approval of this request will not adversely impact the surrounding area. Accordingly, it is **recommended** that this request, Z 94-8, a request to approve a Planned Area Development with a Preliminary Development Plan **be approved** subject to the following conditions:

a) Development in accordance with the Narrative Report entitled "Application for: Planned Area Development (PAD) Zoning with Preliminary Development Plan for Del Webb's Grand Avenue Property" (property south of Union Hills Road) as required to be revised,

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

c) Water and sewer plans must be submitted and approved,

d) All stipulations approved for the previous P.A.D.A.94-28 must be adhered to,

e) Safe golf cart crossings shall be installed wherever a golf course is bisected by the arterial road,

f) Drainage features must be fully operational prior to the subdivision of land,

g) The golf clubhouse shall be designated as C-2 in the Preliminary Development Plan,

h) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and shall submit a single integrated plan document for the entire development area north of Bell Road and south of Grand Avenue,

i) Bus pull-outs to be provided along arterial and collector streets. Locations to be determined by applicant and approved by the City Engineer.

Attachments: Case Map, Z 94-8
Vicinity Map
Reduced Preliminary Development Plan
Application

LARGE SCALE ENCLOSURES TO THE COMMISSION:
Narrative Report for Del Webb's Grand Avenue Property

DATE: November 8, 1994
TO: Planning and Zoning Commission
FROM: Shirley Berg, Planning Director
RE: Midland Properties
Site Plan, application No. SP94-30

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

1. Show location, identification and dimension of existing and proposed data to a distance oof 200' outside of subject site.

2. Indicate the zoning and proposed land use on all adjacent properties.

3. All traffic, ingress, egress, and roadway issues relative to subject site must be reviewed and approved by ADOT and the City.

4. Architectural and landscaping (i.e streetscapes, parking areas, retention basins, buffers etc.) designs to be reviewed and approved.

5. Design Criteria for to be submitted and reviewed by the City staff.

6. Each structure will be require a Site Plan Application approval.

MINUTES
CITY OF SURPRISE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING

November 8, 1994
7:00 P.M.

The Planning and Zoning Commission meeting commenced at 6:55 P.M.

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

APPROVAL OF MINUTES:
Commissioner Gutierrez motioned to approve minutes of November 1, 1994 with correction under Public Hearing. Change reference of Chairperson Cooper to Vice-Chairman Belk. Commissioner Belk seconded the motion and the motion carried.

PUBLIC HEARING:

(A) Chairperson Cooper read the Public Hearing title stating that Del Webb Home Construction, Inc. has submitted Application No. GPA94-27 to amend General Plan Amendment No. GPA94-01. Planning Director Shirley Berg introduced Stephen Earl of Earl Curley & Legarde. Mr. Earl gave a comprehensive overview of the proposed amended elements which included increasing commercial area to 160.4 acres for a Power Center along Grand Avenue between R.H. Johnson and Meeker Boulevard, conversion of residential areas to typical neighborhood except in high density residential areas, refinement of minor arterial systems and local neighborhood trail systems. Mr. Earl indicated that the street along the backside of commercial property will be a collector road. Mr. Earl stated that access would be provided to an out-parcel located at the Northeast corner and the Northwest corner of Union Hills Drive and Reems Road alignment. Commissioner Urban asked if Bell Road and Reems would be an interchange. Mr. Earl replied that it would not be an interchange but it would be a major intersection.

Chairperson Cooper opened the floor to the public. Mr. Tim Sexson of 310 East Keim, Phoenix, Arizona read letter he had sent to City Manager Richard McComb, dated November 8, 1994. The letter questioned the change in street alignment in the General Plan Amendment. The original General Plan Amendment afforded access to both parcels referenced above in the out-parcel. The current street alignment will only access one parcel. The letter was introduced into the record of the City.

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

(B) Chairperson Cooper read the Public hearing title stating that Del Webb Home Construction, Inc. has submitted Application PADA94-28 to amend Application PAD94-07. Planning Director Shirley Berg gave a brief overview of the proposed PAD Amendment and briefly discussed staff's comments. Ms. Berg introduced Mr. Steve Earl who gave a brief presentation to the Commission. Mr. Earl stated that there were no substantial change from the original PAD amendment presented in April of this year. The major change being increase in commercial area from 49.9 acres to 160.4 acres to incorporate a retail Power Center. The multifamily area has 12 additional acres integrated into the Power Center commercial site. Residential zones will be designated as Typical Neighborhood with an increase of 700 dwelling units for entire 2359 acres. Assisted Living facilities previously proposed on 11.5 acres have been deleted from this amendment. The golf course open space areas has been increased by 80 acres. The "Courtyard Homes" were more clearly defined. as single family units (grouped) together in groups of four with access by private drive. The lots are proposed to 50' by 80'. Conceptual architectural renderings were presented to the commission showing Community Center area which included model home site, clubhouse, social center, fitness center, sales pavilion and other amenities.

Chairperson Cooper opened the floor to the public. There being no comments from the public, Commissioner Belk motioned to close the public hearing. Commissioner Perez seconded the motion and the motion carried.

(C) Planning Director Shirley Berg gave brief presentation to the commission. Ms. Berg introduced Steve Earl who gave a brief overview of the additional properties site. All 1192 acres is designated for single family residential with the golf course winding through project. Ms. Berg stated that staff comments were submitted to Del Webb and all issues have been addressed satisfactorily. However, there are stipulations that staff has placed on approval of project.

Chairperson Cooper opened the floor to the public. Jack Van Patten of 14363 West Morning Star Trail, Surprise, Arizona signed in to speak. Mr. Patton asked if any consideration had been given for properties designated for schools or would children be bused out of area. Ms. Berg responded that this is an age restricted community

and there will be no children living in area.

(D) Chairperson Cooper read the Public Hearing title stating that Del Webb Home Construction, Inc. is requesting approval for Site Plan Application No. SP94-30 for a Retail Power Center. Steven Earl introduced John Wanek representing Midland Properties. Mr. Wanek gave a complete overview of the proposed Power Center with a short history of Midland Properties. The Power Center will be developed in four phases with Phase I to include grocery store, bank, restaurant and filling station and Phase II proposes a moderate to long term suite hotel with kitchen privileges. Phase III proposes general merchandising, home improvement type business, electronics and theaters. Phase IV proposes financial services and professional office buildings.

Chairperson Cooper opened the floor to the public. Mr. Lyle Rice of 14342 West Shawnee Trail, Surprise, Arizona inquired about the out-parcels on Grand Avenue in commercial area. Mr. Earl responded to this inquiry, stating that the out-parcels are comprised of Peacock Nursery and Maricopa Water Facility. The Beardsley Nursery is already being removed.

CORRESPONDENCE ON INFORMATIVE ITEMS:
- None

UNFINISHED (OLD) BUSINESS:
- None

NEW BUSINESS:

(A) Chairperson Cooper read the New Business title stating that Del Webb Home Construction, Inc. is requesting approval for Application No. GPA94-27 to amend the General Plan Amendment. Discussion occurred among the commissioners. Commissioner Belk motioned to approve the request for Application GPA94-27 subject to two stipulations recommended by staff. Commissioner Weed seconded the motion and the motion carried.

(B) Chairperson Cooper read the New Business title stating that Del Webb is requesting approval for Application No. PADA94-28 for an amendment to PAD94-07 submitted in April of 1994. Ms. Berg read through the staff's comments. There was considerable discussion among the commissioners, Commissioner Weed motioned to approve Application PADA94-28 subject to stipulations a through p recommended by staff. Commissioner Belk seconded the motion and the motion carried.

(C) Chairperson Cooper read the New Business title stating that Del Webb Home Construction, Inc. is requesting approval for Application No. PAD94-29 for a Preliminary Planned Area Development. After considerable discussion among the commissioners, Commissioner Weed motioned to approve Application No. PAD94-29 subject to stipulations recommended by staff. Commissioner Perez seconded the motion and the motion carried.

(D) Chairperson Cooper read the Public Hearing title stating that Del Webb Home Construction, Inc. is requesting approval for Application No. SP94-30. After a brief discussion among the commissioners, Commissioner Weed motioned to approve Application No. SP94-30. Commissioner Belk seconded the motion and the motion carried.

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

The meeting adjourned at 8:55 P.M.

AGENDA
CITY OF SURPRISE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

April 19, 1994
7:00 P.M.

1. ROLL CALL

2. APPROVAL OF MINUTES
   (A) Minutes of March 22, 1994
   (B) Minutes of April 5, 1994

3. PUBLIC HEARING
   Del Webb Home Construction, Inc. has submitted Application No. PAD94-07 for a Preliminary Planned Area Development. This Master Planned Active Adult Community containing approximately 2359 acres, will consist of residential, commercial, recreational and business uses. Property is generally bounded by Grand Avenue on the north, Beardsley Canal on the west, Union Hills Road on the south and Bullard Avenue on the east.

4. CORRESPONDENCE ON INFORMATIVE ITEMS
   (A) Zoning News
   (B) Council Minutes

5. UNFINISHED (OLD) BUSINESS
   - None

6. NEW BUSINESS
   Del Webb Home Construction, Inc. is requesting approval for Application No. PAD94-07 for a Preliminary Planned Area Development for a Master Planned Active Adult Community.

7. ADJOURNMENT

Posted: 4-14-94
Time: 4:00 P.M.

Edyth Cox

Edyth Cox, Planning Assistant

REQUEST: REZONE PROPERTY TO PRELIMINARY PLANNED AREA DEVELOPMENT

PROPOSED USE: MIXED-USE DEVELOPMENT
SINGLE-FAMILY, MULTI-FAMILY
COMMERCIAL. Age restricted community.

SITE LOCATION: UNION HILLS TO THE SOUTH
Mc MICKEN DAM TO THE WEST
GRAND AVENUE TO THE NORTH.

SITE SIZE: SUBJECT SITE IS 2359.4 ACRES

EXISTING AND SURROUNDING ZONING:

ON-SITE: R1-43 w/ C-2 ZONING (200' DE
ALONG GRAND AVENUE

EAST: SUN CITY WEST R.U.P.D. - MIXED USE OF S/F, M/F & COMM. COMM'L

SOUTH: R1-43

WEST: R1-43

NORTH: R1-43

EX & SURR. LAND USES:

ON-SITE: AGRICULTURAL OR VACANT
SM POCKET OF COMM'L NW OF 303 LOOP

NORTH: VACANT W/ EXCEPTION OF SHOOTING RANGES
PRIVATE (PHOENIX ROD & GUN CLUB) & MC30

EAST: S.C.W. S/F, M/F, COMM'L

SOUTH: VACANT WITH EXCEPTION OF
KWP & RADNOR S.V., H.T.

WEST: VACANT

ADJACENT ROAD STATUS:

GRAND AVENUE: CONSTRUCTED PRINCIPAL ART.

UNION HILLS: UNPAVED FARM ROAD.
APPLICANT'S PROPOSAL IS TO
CONSTRUCT AN INTERNAL LOOP
ROAD SYSTEM.

ESTRELLA FWY: ~~CURRENTLY~~ CONSTRUCTED AS
A 28' TWO-LANE ROAD.
~~ULTIMATELY 303 LOOP~~

PUBLIC SERVICE FACILITIES:

WATER: CITIZEN UTILITIES

SEWER: CITY OF SURPRISE

FIRE PROT: CITY OF SURPRISE

CURRENTLY, FIRE STATION IS LOCATED APPX 3 MILES FROM SUBJECT SITE. HOWEVER, DEVELOPER WILL DENOTE A 2-ACRE SITE LOCATED EAST OF 303 LOOP & NORTH OF BEARDSLEY ROAD ALIGNMENT.

POLICE: CITY OF SURPRISE

CURRENT P.D. IS LOCATED APPX 3 MILES FROM SUBJECT SITE.

SANITATION: RESIDENTIAL: CITY OF SURPRISE

COMMERCIAL: PRIVATE

LAND USE:

1) PREDOMINATELY LOW TO MEDIUM DENSITY W/ SOME M/F RES'D HOUSING, COMM. CENTERS W/ EXTENSIVE RECREATIONAL FACILITIES. PROPOSAL ALSO INCLUDES COMMERCIAL (RETAIL & OFFICES), CHURCHES & PUBLIC SERVICE FACILITIES.

2) EXHIBIT A - LAND USE TABLE

3) THE APPLICANT PROPOSES TO INTEGRATE VARIOUS LOT SIZES & HOUSING TYPES INTO A TYPICAL NEIGHBORHOOD.

4) THE APPLICANT PROPOSES TO INCORPORATE A MIX OF HOUSING TYPES THAT RELATE TO MARKET DEMAND. ~~DENSITY~~ PURSUANT TO THE DEL WEBB DEVELOPMENT AGREEMENT - DENSITY CAP OF 6039.

5) EXHIBIT B - ZONING MAP.

C1-5 ZONE

6.) PRINCIPALLY PERMITTED USES:
CHURCHES & GOLF COURSES

7.) PERMITTED ACCESSORY USES
CONTRACTORS STORAGE YARD
GOLF DRIVING RANGE & MINATURE GOLF COURSE
. CLUBHOUSE
MODEL HOMES, TEMPORARY W/ ADMIN. APPROVAL.
TEMP SALES & OFFICE BUILDINGS W/ ADMIN. APPRO

8.) LOT AREA
MIN. 4700 SQUARE FEET
PROVIDED THAT NOT MORE THAN 25% OF PROJECT.

9.) MINIMUM LOT DEPTH OF 80'
MINIMUM LOT WIDTH OF 50' FOR FLAG LOTS

10.) SETBACKS
5' INTERIOR SIDE (S-F)
10' CORNER SIDE (S/F)
15' KEY LOTS (S/F)
15' REAR YARD (S/F)
25' INTERIOR SIDE (CIVIL, CULTURAL & RELIG
25' CORNER SIDE (CIVIL, CULTURAL & RELIG

11.) BUILDING HEIGHT

35' RESIDENTIAL STRUCTURES

60' NON-RESIDENTIAL STRUCTURES

R-3 ZONE

12.) PRINCIPALLY PERMITTED USES

TOWNHOUSE CLUSTER, NOT TO EXCEED 4 UNITS OR 120' IN LENGTH.

13.) CLUBHOUSE & COMPREHENSIVE SIGN PLAN ADDED TO PERMITTED ACCESSORY USES.

14.) MIN. LOT DIMENSIONS

MULTI-FAMILY: 50' WIDTH

& TOWNHOUSE CLUSTER 80' DEPTH

SUN CITY GRAND

DEL WEBB'S GRAND AVENUE PROPERTY

PAD94-029

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PAD 94-029

P&Z Comm. Approval: _____

City Council Approval: 11/17/1994

B.O.A. Approval: _____

Stipulations: Resolution #94-19

ORDINANCE NO. 94-19

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 86-06, THE ZONING ORDINANCE OF THE CITY OF SURPRISE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "ZONING MAP" TO REFLECT THE PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN (CASE NO. PAD94-29) FOR PROPERTY BOUNDED GENERALLY BY UNION HILLS DRIVE, THE ESTRELLA FREEWAY, BELL ROAD AND BULLARD AVENUE AND FOR THE PROPERTY AT THE NORTHWEST CORNER OF COTTON LANE AND UNION HILLS DRIVE; AND DECLARING AN EMERGENCY.

WHEREAS, the above-referenced PAD with Preliminary Development Plan has been properly noticed for public hearing, pursuant to the requirements of the Surprise Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Surprise finds as recommended by the Planning Commission that the PAD with Preliminary Development Plan will not be detrimental to the health, safety, or welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the Zoning Ordinance, the plan for the area, and the Comprehensive Development Guide; and

WHEREAS, enactment of this zoning change will result in substantial economic benefits to the City and its residents, which may be lost if this change does not become effective immediately; and

WHEREAS, the Council of the City of Surprise instructed the Staff to prepare an ordinance and map changing the zoning on the properties described above to reflect the Planned Area Development with Preliminary Development Plan; and

WHEREAS, it is now necessary that the Zoning Map of the City of Surprise be amended to conform with the decision of the Surprise City Council Case No. PAD 94-29.

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

1) The "Zoning Map" adopted as part of the Ordinance No. 86-06, showing the zoning district boundaries in the City of Surprise is amended, subject to compliance with all stipulations attached hereto as Exhibit A, as illustrated on the unshaded portion of the attached zoning map attached hereto as Exhibit B and incorporated herein by reference.

2) For the reasons stated above an emergency exists, and accordingly, this Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Council of the City of Surprise this 17th day of November, 1994.

Roy Villanueva

Roy Villanueva, Mayor

ATTEST:

Lucy Fitzpatrick

City Clerk

APPROVED AS TO FORM:

City Attorney

YEAS: Councilmembers Bott, Broich, Johnson, Montoya, Reafleng, Vice-mayor Shafer & Mayor Villanueva

NAYS: None

ZONING CASE NO. PAD 94-29
(ADDITIONAL PROPERTIES PAD)

1. Development in accordance with the Narrative Report entitled "Del Webb's Grand Avenue Property, Surprise, Arizona Application for: Additional Properties Planned Area Development (PAD) Zoning with Preliminary Development Plan, Additional Properties, November 17, 1994" (property south of Union Hills Road) as required to be revised.

2. Major changes to this PAD and Preliminary Development Plan with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Commission. Minor changes to the Preliminary Development Plan may be administratively approved by the Planning and Zoning Department.

3. Water and sewer plans must be submitted and approved.

4. All stipulations approved for the previous PAD 94-28 must be adhered to.

5. Safe golf cart crossings shall be installed wherever a golf course is bisected by the arterial road. Criteria for crossings shall be jointly approved by Del Webb and the City based upon traffic volumes.

6. Drainage features must be fully operational prior to issuance of Certificate of Occupancy for street areas in related subdivisions of land.

7. Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and shall submit a single integrated plan document for the entire development area north of Bell Road and south of Grand Avenue.

8. Bus pull-outs to be provided along arterial and collector streets. Locations to be determined by applicant and approved by the City Engineer.

9. Developer must comply with the terms of the letters from Stephen C. Earl dated November 3 and November 14, 1994.

EXHIBIT A

Approved Zoning:
PLANNED AREA DEVELOPMENT

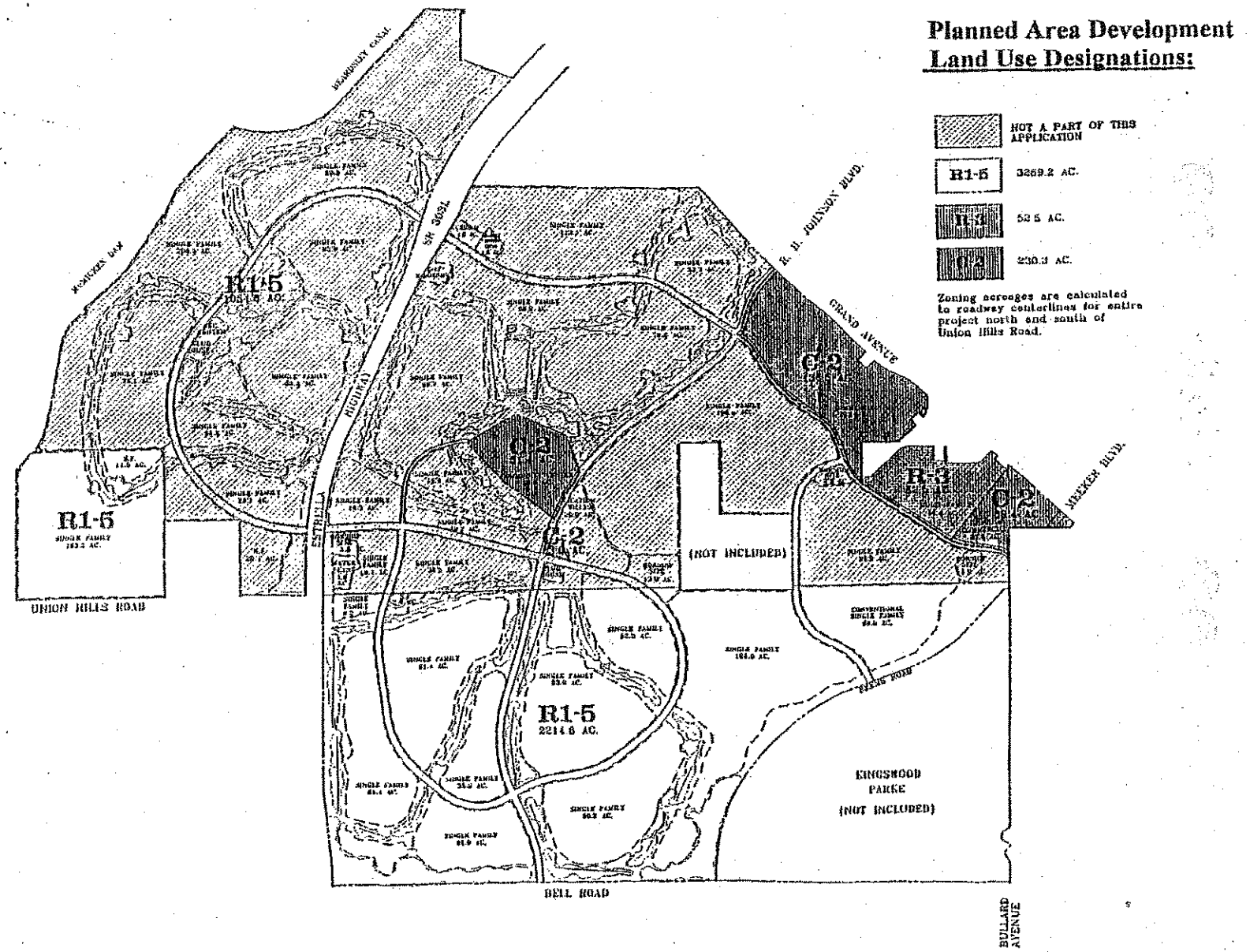


Exhibit B

Daily News-Sun

P.O. Box 1779, Sun City, Arizona 85372 • 10102 Santa Fe Drive
Telephone: 602-977-8351 Fax: 602-876-3698

CITY OF SURPRISE
ATTN: ACCOUNTS PAYABLE
12425 WEST BELL RD., STE. D-100
SURPRISE, AZ 85374

AFFIDAVIT OF PUBLICATION

State of Arizona,
County of Maricopa SS.

I, Sandra N. Taylor, Classified/Legal Manager of News-Sun, Inc., newspaper of general circulation, published in Sun City, County of Maricopa, State of Arizona, do solemnly swear that a copy of the notice, as per clipping attached, was published in the regular and entire edition of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issues.

Sandra N. Taylor

Classified/Legal Manager

Sworn to before me this 26th day of November, 1994.

Shirley Ann G. Durren

Notary Public
My Commission Expires August 27, 1997

OFFICIAL SEAL
SHIRLEY ANN G. DURREN
Notary Public-State of Arizona
MARICOPA COUNTY
My Comm. Exp. Aug. 27, 1997

Publication	Expire Date	Ad Caption	#Times	Amount
11/26/94	11/26/94	ORD. 94-19	4	$114.40
11/25/94				
11/23/94				
11/22/94				

ORDINANCE NO. 94-19
AN ORDINANCE OF THE COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 86-06, THE ZONING ORDINANCE OF THE CITY OF SURPRISE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "ZONING MAP" TO REFLECT THE PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN (CASE NO. PAD94-29) FOR PROPERTY BOUNDED GENERALLY BY UNION HILLS DRIVE, THE ESTRELLA FREEWAY, BELL ROAD AND BULLARD AVENUE AND FOR THE PROPERTY AT THE NORTHWEST CORNER OF COTTON LANE AND UNION HILLS DRIVE; AND DECLARING AN EMERGENCY.

WHEREAS, the above-referenced PAD with Preliminary Development Plan has been properly noticed for public hearing, pursuant to the requirements of the Surprise Zoning Ordinance and the statutes of the State of Arizona, and the necessary hearings have been completed; and

WHEREAS, the Council of the City of Surprise finds as recommended by the Planning Commission that the PAD with Preliminary Development Plan will not be detrimental to the health, safety, or welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the Zoning Ordinance, the plan for the area, and the Comprehensive Development Guide; and

WHEREAS, enactment of this zoning change will result in substantial economic benefits to the City and its residents, which may be lost if this change does not become effective immediately; and

WHEREAS, the Council of the City of Surprise instructed the Staff to prepare an ordinance and map changing the zoning on the properties described above to reflect the Planned Area Development with Preliminary Development Plan; and

WHEREAS, it is now necessary that the Zoning Map of the City of Surprise be amended to conform with the decision of the Surprise City Council Case No. PAD 94-29.

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

1) The "Zoning Map" adopted as part of the Ordinance No. 86-06, showing the zoning district boundaries in the City of Surprise is amended, subject to compliance with all stipulations attached hereto as Exhibit A, as illustrated on the unshaded portion of the attached zoning map attached hereto as Exhibit B and incorporated herein by reference.

2) For the reasons stated above an emergency exists, and accordingly, this Ordinance shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Council of the City of Surprise this 17th day of November, 1994.

/s/Roy Villanueva
Mayor

ATTEST:
/s/Lucy Fitzpatrick
City Clerk

APPROVED AS TO FORM:
/s/Paul Cragan
City Attorney

YEAS: Councilmembers Bott, Broich, Johnson, Montoya, Reafleng, Vice-mayor Shafer & Mayor Villanueva

NAYS: None

Publish: Daily News-Sun
November 22, 23, 25 and 26, 1994

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

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

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

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

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

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

CITY OF SURPRISE
OFFICIAL APPLICATION FOR PLANNED AREA DEVELOPMENT
PRE-APPLICATION AND PRELIMINARY DEVELOPMENT PLAN
APPROVAL FOR DEL WEBB'S ADDITIONAL GRAND AVENUE PROPERTIES

Petition No: PAD 94-29
Date Filed: 10-11-94
Filing Fee: 34,552.00 (INCLUDES G.P.A. AMEND & GRAND AVE PAD A)
Check No: 448608
Receipt No: 387397
Received By: Edythe Cox
Public Hearing: 11-8-94
Approved/Denied:
OFFICE USE ONLY

LOCATION OF PROPERTY (ADDRESS OR DESCRIPTION): Generally bounded by Grand Avenue., Beardsley Canal, Union Hills Road and Bullard Avenue

Del Webb Home Construction, Inc., an Arizona Corporation
PETITIONER

2231 E. Camelback Road., Ste. 400 Phoenix, AZ 85016 — N/A
PETITIONER'S ADDRESS — TELEPHONE NUMBER

N/A
PROPERTY OWNER (if other than petitioner)

N/A
OWNER'S MAILING ADDRESS — TELEPHONE NUMBER

Stephen C. Earl/Earl, Curley & Lagarde
CONTACT PERSON

3101 N. Central Avenue., Ste. 1090, Phoenix AZ 85012 — (602) 265-0094
CONTACT PERSON'S ADDRESS — TELEPHONE NUMBER

NAME OF P.A.D. Del Webb's Grand Avenue Property

PRESENT ZONING: R1-43

ACREAGE: 1192.6

PROPOSED LAND USE(S): Planned Area Development for a Master Planned Active Adult (Age Restricted) Community to be developed in conjunction with property to the north approved for development in PAD 94-07.

REPORT TO THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

PREPARED BY THE CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT

CASE NO: PAD94-29 (Del Webb's Grand Avenue Property - Additional Properties)

Planning and Zoning Commission Meeting Date: January 6, 1994

Agenda Item No: 2

REQUEST: Approve a P.A.D. and Preliminary Development Plan for Del Webb's Grand Avenue Property south of the Union Hills Road alignment

SITE LOCATION: South of the Union Hills Road alignment and north of Bell Road, between the Beardsley Canal on the west and Bullard Avenue on the east (approximately). Also, a 129.2 acre parcel north of Union Hills Road between Cotton Lane and the McMicken Dam

SITE SIZE: 1,192.6 acres

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: A previous item on this agenda ( ) is a request to amend the Surprise Comprehensive Development Guide. If approved, this request would comply with the Plan.

PRELIMINARY DEVELOPMENT PLAN: Subject request is to approve a Planned Area Development (P.A.D.) for Del Webb's Grand Avenue Property

STAFF RECOMMENDATION: Approve subject to stipulations

EXISTING AND SURROUNDING ZONING:

1. ON-SITE: R1-43
   NORTH: R1-5, R-3 and C-2 (Planned Area Development)
   EAST: R1-43
   SOUTH: R1-43
   WEST: R1-43

EXISTING AND SURROUNDING LAND USE:

2. ON-SITE:	Agriculture, Vacant
NORTH:	Agriculture, Vacant
EAST:	Agriculture, Vacant, Residential development (Sun City West, Radnor Sun Village and Kingswood Parke to the east)
SOUTH:	Vacant, Residential developments (Happy Trails to the southwest)
WEST:	Beardsley Canal, McMicken Dam Outlet Channel

ADJACENT ROAD STATUS:

3. **BELL ROAD:**	Currently three lanes in each direction with a median section and left turn lanes.
ESTRELLA FREEWAY: (PROPOSED)	Not expected to be constructed within the next twenty (20) years. The Arizona Department of Transportation has a two-lane interim roadway currently in place.

EXISTING UTILITIES AND SERVICES STATUS:

4. **WATER**	Citizens Utilities
5. **SEWER**	City of Surprise
6. **FIRE PROTECTION:**	The Surprise Fire Department currently has a fire station located at 15818 North Hollyhock Street. A fire station is proposed near the intersection of the north Loop Road and the interim Estrella Roadway in the previous P.A.D. (Z 94-7).
7. **POLICE PROTECTION:**	The Surprise Police Department currently has a fire station located at 15818 North Hollyhock Street.

BACKGROUND:

8. **FEBRUARY 24, 1994:** The City Council approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation.

9. **APRIL 28, 1994:** The City Council approved the original P.A.D. and Preliminary Development Guide on subject property upon a recommendation for approval by the Planning and Zoning Commission.

10. The previous item on this agenda (PADA94-28) is a request to amend the previously approved P.A.D. with a Preliminary Development Plan on 2,359 acres located north of Union Hills Road.

22. **COUNTY PARKS AND RECREATION:** This Department has received and reviewed the subject Development Master Plan and has no comment.

23. **RECREATION CENTERS OF SUN CITY WEST:** This Association has four areas of concern; cost of maintaining open spaces, increased traffic on 135th Avenue, insufficient recreational facilities, and insufficient library space. Copies of the Recreation Centers' letters, dated September 24 and December 6, 1993, are attached. It should be noted that a new governing board will take office January 1994 and a new letter is expected.

24. **SUN CITY WEST P.O.R.A.:** This Association strongly endorses and supports the recommendations set forth in a Recreation Centers of Sun City West report regarding an increase in recreational facilities, and requests that it be given serious consideration.

25. **OTHER AGENCIES:** On September 7, 1993, Phoenix Metro Investors, A.T. & S.F. Railway, State Land Department, Arizona Corporation Commission, Arizona Department of Transportation, Arizona Department of Environmental Quality, Citizen's Utility Company, Ryley, Carlock & Applewhite and County Air Pollution Control were sent a copy of the Narrative Report, Case Map and Land Use Plan Map. As of the writing of this report, no response from these agencies have been received.

CONFORMANCE TO ADOPTED LAND USE PLANS:

11. A previous item on this agenda, if approved, would amend the Surprise Comprehensive Development Guide. Subject request would be consistent with this Plan. The amended Plan will designate the site as Typical Neighborhood (6-7 dwelling units per acre). The proposed density is within this range. The Development Guide also includes several Goals and Policies that should direct the growth of this area for the next several years. Higher standards for site planning and design within the proposed development are addressed in the General Plan and are also included as part of the Development Guide. It is the intent of the Development Guide to provide the necessary guidelines of protection needed to maintain the integrity and quality of the proposed development. It appears that subject request will not conflict with this Development Guide.

AREA LAND USE ANALYSIS:

12. Subject property is zoned R1-43 and is vacant and agricultural land. Surrounding property to the north and west is vacant and is zoned P.A.D. (R1-5, R-3 and C-2). Northeast of the site is Sun City West. A portion of the property to the east is developed as Radnor Sun Village and Kingswood Parke and is zoned P.A.D. Property on the south is zoned R1-43. The proposed expansion is consistent and compatible with the urban uses to the north and east and will continue the urban pattern south and west to Cotton Lane.

PLAN ANALYSIS:

13. If approved, Z 94-8 would allow for a total of 3,847 single family dwelling units on 882.9 acres of land. Additional acreage is designated as follows; 49.5 acres for arterial streets, 248.2 acres for private open space including a golf course, stormwater drainage and detention, and open space, a 12.0 acre church site and a golf course clubhouse. No Multi-family or Commercial development is proposed for this site.

14. An 18-hole golf course with pro shop and practice range is planned within the project area. The turf, landscaped and hardscaped areas of the golf course will be designed to meet current water use requirements of the Arizona Department of Water Resources. Additionally, the golf course turf and landscaped areas are to be irrigated with recovered and treated effluent. Portions of the golf course are to be located adjacent to the proposed Estrella Freeway and Bell Road to mitigate the noise and air pollution affects of those roads on adjacent lots.

15. A golf course club house is proposed for the golf course. The amended Zoning Ordinance revisions approved on April 28, 1994 will allow private or jointly owned community centers, recreational facilities, pools, tennis courts and golf clubhouses in R1-5 Zoning. However, according to State of Arizona liquor laws, a clubhouse facility providing liquor sales must be located in a C-2 zone or be conditionally permitted in a residential zone. The clubhouse located at Union Hills Road and the R.H. Johnson Boulevard extension is in R1-5 and must be rezoned.

16. The lakes, golf course turf and grounds are planned to utilize 100% treated effluent. The method proposed for recovery of effluent is an underground storage and recovery project. Pursuant to the Development Agreement as amended, the developer shall assist the City with the cost of design, permits, land acquisition and construction of a recharge and recovery project. The City will own, operate and maintain the recharge project. An aquifer protection permit must be issued by the Arizona Department of Environmental Quality that provides the recharge of treated effluent into the aquifer. A separate permit must be issued by the Arizona Department of Water Resources that allows for the underground storage and recovery of treated effluent.

17. The development will be subject to the City's new library development fee that will be used to expand the City's public library facilities in the area.

18. A 12.0 acre church site is shown at Union Hills Road, immediately west of the outparcel. Churches are Principally Permitted Uses allowed in the R1-5 zone as approved in Zoning Ordinance revisions by the City Council on April 28, 1994.

19. The primary entry for this master planned development will be from Bell Road at the R.H. Johnson Boulevard extension. This entry will be designed to highlight the residential character of the master plan.

Traffic within the project will be collected and dispersed by means of an internal loop road.

20. An interchange is proposed at Bell Road at its intersection with the proposed Estrella Freeway. According to ADOT plans, access to the Estrella Freeway will be provided at Bell Road and near Grand Avenue, consistent with the Surprise Comprehensive Development Guide.

21. The Overall Traffic and Circulation Plan for the development appears to provide for easy access within the project. Additionally, an improved transportation system for the West Valley will be realized with the completion of the Estrella Freeway. Although the Estrella Freeway is not expected to be completed within the next twenty (20) years, the Arizona Department of Transportation currently has a two-lane interim highway constructed within the freeway right-of-way.

22. The major roadways depicted within the project are proposed to function as minor arterials with 110 foot rights-of-way. The design intent is to minimize pavement to the extent possible and to maximize landscaping opportunities within these very large rights-of way.

23. The arterial roadway network is to be built in 4 phases beginning in 1996 and ending in 2004. Phase 1 includes Meeker Boulevard/Reems Road. Phase 3 completes the loop road system and extends R.H. Johnson south to Bell Road. Finally, Phase 4 connects the north loop road approved with the previous P.A.D. with Reems Road and provides access to the outparcel located at the present Reems and Union Hills alignments. No road construction is planned during Phase 2 in this portion of the overall development.

24. The golf course cart path crosses the arterial roadway at four locations within this portion of the development. The roadways are projected as minor arterials with 110 feet of right-of-way and 4 lanes of traffic separated by a raised median. Since golf carts and automobile traffic are incompatible whenever they intersect, and since golf is a major amenity of this development, it is recommended that golf cart underpasses be installed wherever a path crosses an arterial road. Two should be constructed under the loop road west of R.H. Johnson Boulevard and two should be constructed under the loop road east of R.H. Johnson Boulevard. Mention of these crossings should occur in the Narrative and their location should be identified on the Plan. Staff feels that underpasses are the best solution to solve the potential traffic hazards and will ensure the safety of both golfers and automobile drivers.

25. The proposed Preliminary Development Plan provides acceptable land use types and densities. Additionally, the proposed Plan is in conformance with the proposed amendment to the Surprise Comprehensive Development Guide. The character and primary use of Del Webb's Grand Avenue Property is a large-scale active adult community, physically integrated with surrounding developments by its arrangement of major and collector streets providing efficient and effective circulation.

26. The proposed development will also provide for a trail system which is included as part of the Freeway Buffer Area, arterial roadway network and drainage facilities, with links to the major commercial centers and easy pedestrian access by all residents throughout the development.

RECOMMENDATION: (Z 94-8)

27. Subject request (Z 94-8) is consistent with the proposed amended Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for a timely, efficient and orderly development of the Grand Avenue Property. Additionally, approval of this request will not adversely impact the surrounding area. Accordingly, it is **recommended** that this request, Z 94-8, a request to approve a Planned Area Development with a Preliminary Development Plan **be approved** subject to the following conditions:

a) Development in accordance with the Narrative Report entitled "Application for: Planned Area Development (PAD) Zoning with Preliminary Development Plan for Del Webb's Grand Avenue Property" (property south of Union Hills Road) as required to be revised,

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

c) Water and sewer plans must be submitted and approved, [illegible] prior [illegible]

d) All stipulations approved for the previous P.A.D.A.94-28 [illegible] must be adhered to,

e) [illegible] Safe golf cart crossings [illegible] shall be installed wherever a golf course is bisected by the arterial road,

f) Drainage features must be fully operational prior to the subdivision of land,

g) The golf clubhouse shall be designated as C-2 in the Preliminary Development Plan,

h) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and shall submit a single integrated plan document for the entire development area north of Bell Road and south of Grand Avenue,

i) Bus pull-outs to be provided along arterial and collector streets. Locations to be determined by applicant and approved by the City Engineer.

Exhibit A

Preliminary Development Plan, with phasing

(North of Union Hills Road)

For

Del Webb's

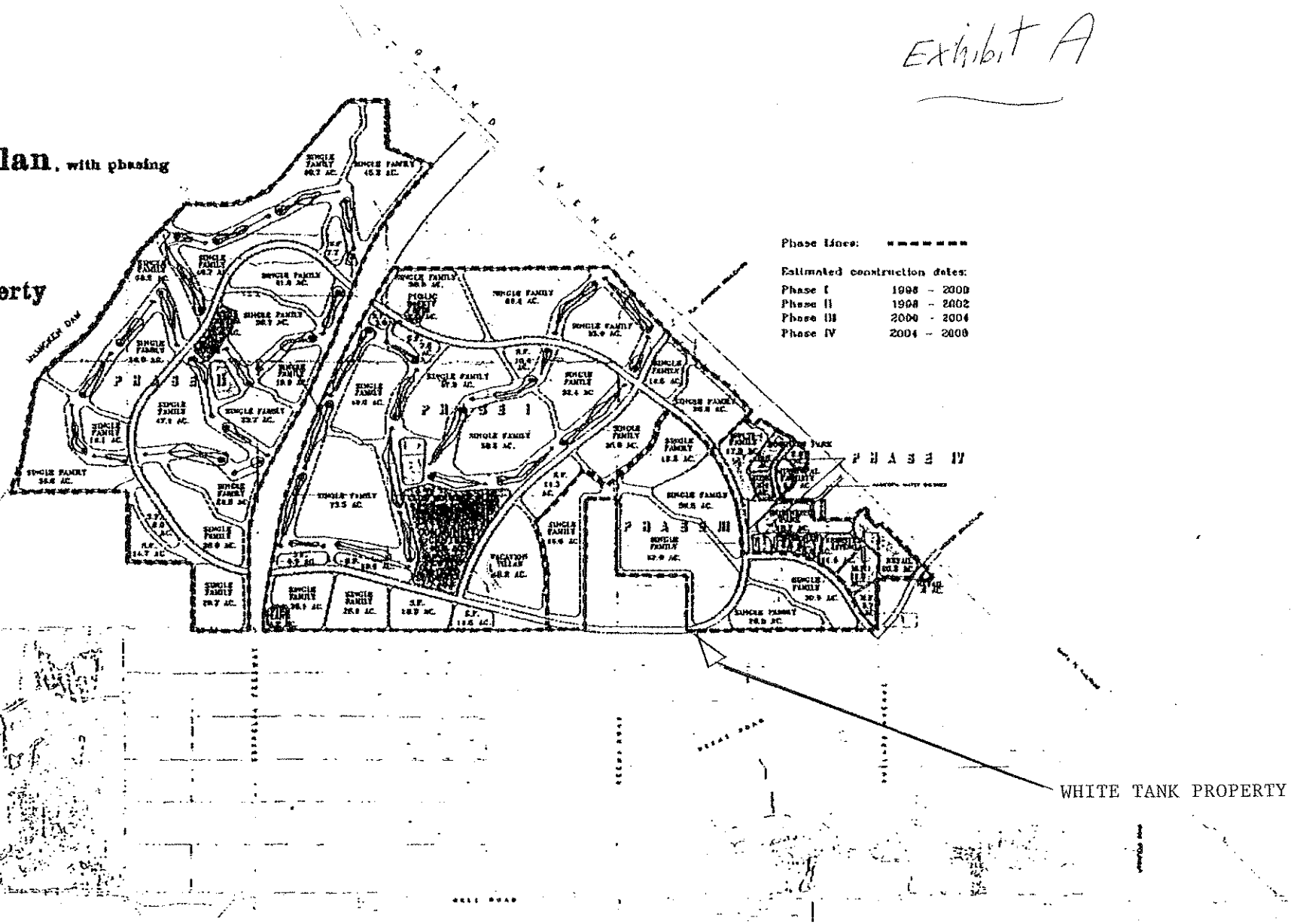
Grand Avenue Property

Surprise, Arizona

North

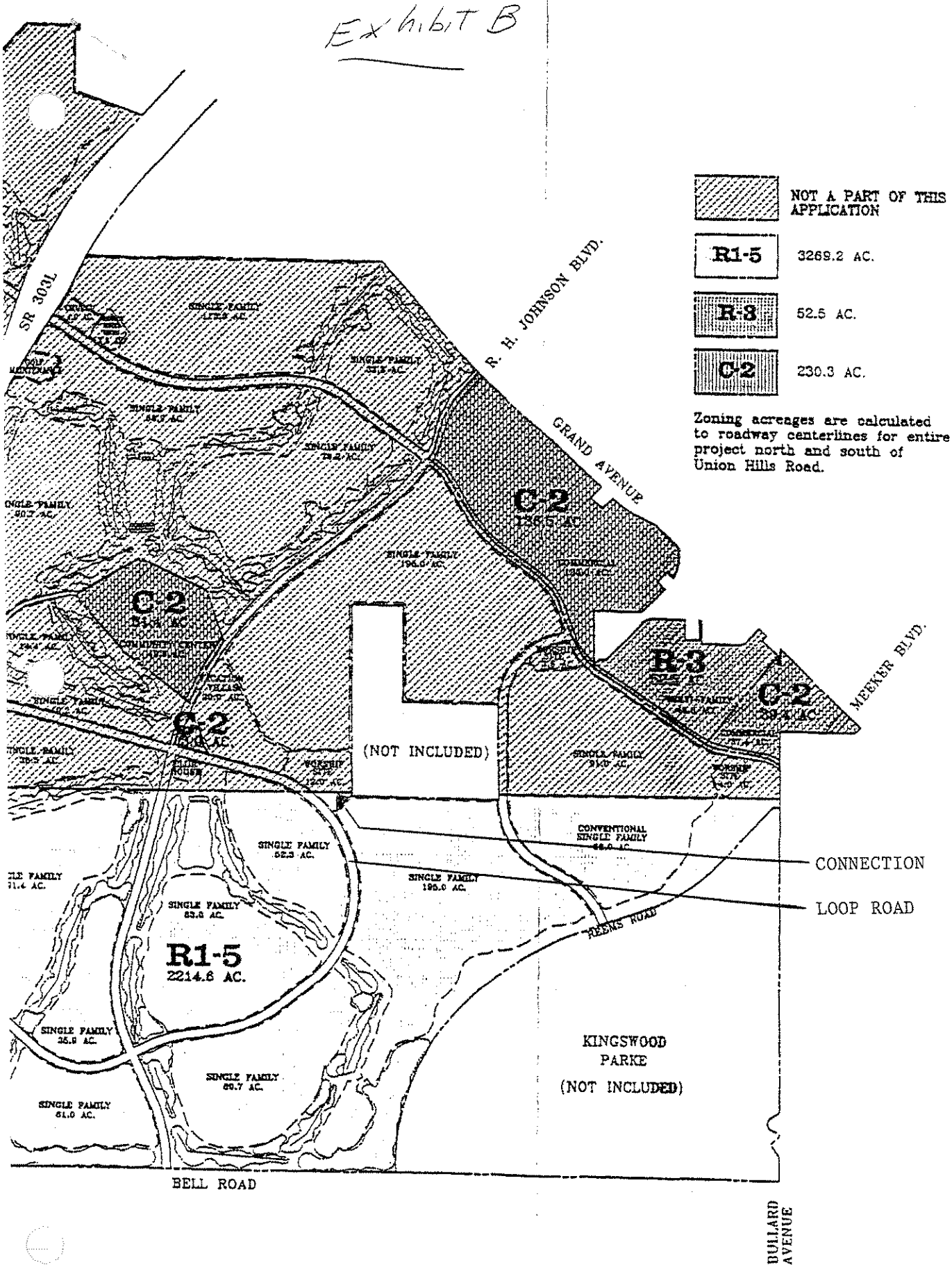
Scale 1" = 800'

March 10, 1994



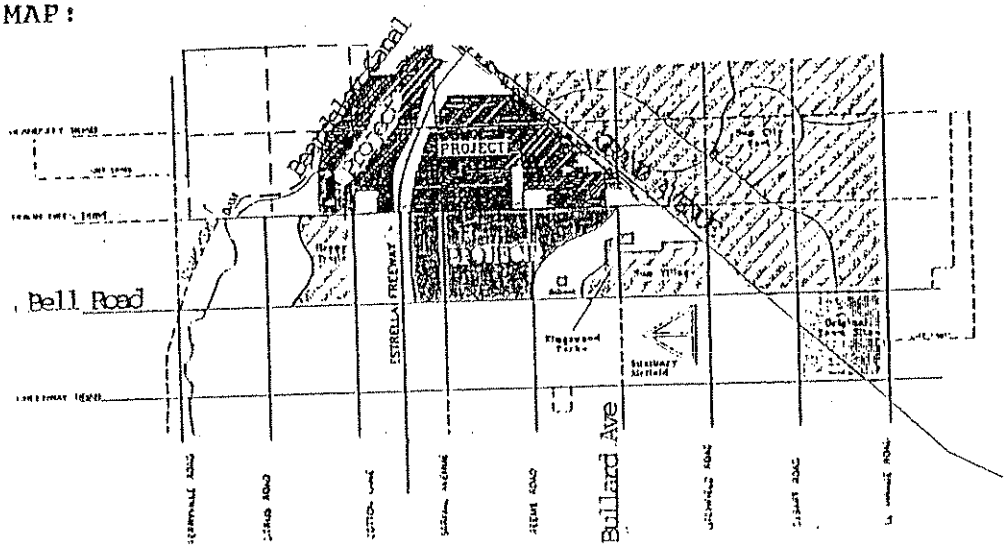
Map No. 5

Exhibit B


NOT A PART OF THIS APPLICATION
R1-5 3269.2 AC.
R-3 52.5 AC.
C-2 230.3 AC.
Zoning acreages are calculated to roadway centerlines for entire project north and south of Union Hills Road.
SR 303L
R. H. JOHNSON BLVD.
GRAND AVENUE
MEEKER BLVD.
C-2
C-2
C-2
C-2
R-3
(NOT INCLUDED)
CONNECTION
LOOP ROAD
REEMS ROAD
R1-5
2214.6 AC.
KINGSWOOD PARKE
(NOT INCLUDED)
BELL ROAD
BULLARD AVENUE

TAKE NOTICE THAT AT THE TIME AND PLACE LISTED BELOW, THE CITY OF SURPRISE CITY COUNCIL WILL HOLD A PUBLIC HEARING REGARDING THE GENERAL PLAN AMENDMENTS. AMENDED ELEMENTS INCLUDE LAND USE, OPEN SPACE, PUBLIC FACILITIES, AND TRANSPORTATION PLANS. PROPERTY IS GENERALLY BOUNDED BY GRAND AVENUE, THE BEARDSLEY CANAL, BULLARD AVENUE AND BELL ROAD.

VICINITY MAP:



DATE: November 17, 1994

TIME: 7:00 P.M.

PLACE: Surprise City Hall
12425 West Bell Road
Building D-100
Surprise, Arizona 85374

AT THIS MEETING ANY MEMBER OF THE PUBLIC MAY APPEAR AND BE HEARD RELATIVE TO THIS PETITION OR MAY SUBMIT, IN WRITING, COMMENTS AT ANY TIME PRIOR TO THE PUBLIC HEARING. (ALL WRITTEN COMMENTS REGARDING THE HEARING WILL BE RECORDED INTO THE RECORD OF THE CITY.) ANY INTERESTED PARTY MAY OBTAIN AN AGENDA 24 HOURS PRIOR TO THE PUBLIC HEARING AT THE SURPRISE CITY HALL, AS SHOWN ABOVE.

CITY OF SURPRISE
OFFICIAL APPLICATION FOR PLANNED AREA DEVELOPMENT
PRE-APPLICATION AND PRELIMINARY DEVELOPMENT PLAN
APPROVAL FOR DEL WEBB'S ADDITIONAL GRAND AVENUE PROPERTIES

Petition No: PAD 94-29
Date Filed: 10-11-94
Filing Fee: 34,559.00 (INCLUDES GPA. AMEND) (GRAND AVE PADA)
Check No: 448608
Receipt No: 387397
Received By: Edythe Cox
Public Hearing: 11-8-94
Approved/Denied:
OFFICE USE ONLY

LOCATION OF PROPERTY (ADDRESS OR DESCRIPTION): Generally bounded by Grand Avenue., Beardsley Canal, Union Hills Road and Bullard Avenue

Del Webb Home Construction, Inc., an Arizona Corporation
PETITIONER

2231 E. Camelback Road., Ste. 400 Phoenix, AZ 85016 — N/A
PETITIONER'S ADDRESS — TELEPHONE NUMBER

N/A
PROPERTY OWNER (if other than petitioner)

N/A
OWNER'S MAILING ADDRESS — TELEPHONE NUMBER

Stephen C. Earl/Earl, Curley & Lagarde
CONTACT PERSON

3101 N. Central Avenue., Ste. 1090, Phoenix AZ 85012 — (602) 265-0094
CONTACT PERSON'S ADDRESS — TELEPHONE NUMBER

NAME OF P.A.D. Del Webb's Grand Avenue Property

PRESENT ZONING: R1-43

ACREAGE: 1192.6

PROPOSED LAND USE(S): Planned Area Development for a Master Planned Active Adult (Age Restricted) Community to be developed in conjunction with property to the north approved for development in PAD 94-07.

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

07 NOV 1994

ORIGINAL

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

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

SUBJECT: Proposed Grand Avenue Development

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

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

Sincerely

STEPHEN B. PLUMMER, Brig Gen, USAF
Commander

NOV 08 '94 10:41

original letter

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

November 8, 1994

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

503-60-5A
SEC 29, T4N,
R1W
& SEC 29

Re: NEW and NWC Union Hills and Reems Road

Dear Mr. McComb:

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

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

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

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

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

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

Sincerely,

Tim Sexson
White Tank Equities Limited Partnership
General Partner

TS:alc
Enclosure

SURPRISE

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

November 17, 1994

Tim Sexson, General Partner
White Tank Equities Limited Partnership
310 E. Keim Drive
Phoenix, Arizona 85012

Re: Del Webb Plans

Dear Mr. Sexson:

I am in receipt of your letter requesting the City impose certain stipulations on Del Webb requiring Webb to build a road into the south west corner of your property. After reviewing the plans submitted by Webb it is the City Staff's position that the stipulation is not warranted and will not be recommended to the City Council as a requirement.

The staff believes that Webb is providing adequate access to your property along the east side. The fact that your land is divided into two legal descriptions does not justify that Webb provide access to both parcels in light of the fact that your two parcels are contiguous on one side and that you have the capability of providing access through your own parcel of land.

You asked me whether the City would object to a road being constructed along the south line of your property, and I responded on the phone that the City would have no objection. The question of whether this road would be built on your property or Webb's is an issue that must be addressed by you and Webb. It does not involve the City.

In that same telephone conversation I asked how many lineal feet you would have along the east border of your property. You indicated 1500 to 1600 feet. Based on that information I indicated that I did not believe there would be a problem having three roads into your property. This, of course, is subject to review and approval by the City's Planning and Zoning department. I might mention here that we would require two entrances for fire and safety purposes.

I hope that this answers your inquiries.

Happiness,

Richard W. McComb,
City Manager

Maricopa County
Planning and Development

November 17, 1994

Shirley Berg
Town of Surprise
12425 West Bell Road D-100
Surprise, AZ 85375

Re: GPA 94-27, PADA 94-28 and PAD 94-29

Dear Shirley:

Thank you for the opportunity to comment on the above noted cases. The property in question is located within the County's Grand AvenueArea Land Use Plan but is not designated with a land use category. Lands east of Grand Avenue are designated Urban Residential/Very Low (0-4 dwelling units per acre). It appears that the proposed project is similar and consistent with the densities approved in the Sun City West Project.

The Town may want to consider requiring sound proofing for residential structures in order to protect future residents from high noise levels generated from Luke Air Force Base. As you know, MAG recently reviewed the Joint Land Use Study and found a high level of overflights on the west side of the base. The property in question could be impacted by these overflights.

Again, we appreciate the opportunity to comment. If you have any further questions, please contact me at 506-7163.

Sincerely,

Jill Herberg-Kusy

Jill Herberg-Kusy
Principal Planner

R94-97

THE CITY OF SURPRISE, ARIZONA

BUILDING ADMINISTRATION AND
COMMUNITY DEVELOPMENT DEPT.
15818 N. HOLLYHOCK ST.
SURPRISE, AZ 85374
602-583-1088 - FAX 602-583-1091

December 14, 1994

Kirkham, Michael and Associates
9201 N. 25th Avenue, Suite 195
Phoenix, Arizona 85021

Re: TRAFFIC STUDY REVIEW: Del Webb's Grand Avenue Property
Development Agreement Traffic Report
February, 1994 - Amended October, 1994

Del Webb's Grand Avenue Property
Additional Properties Traffic Report
October, 1994

Gentlemen:

Plan review for the above referenced project has been completed. This letter reflects comments to be addressed. In order to facilitate a shorter backcheck time, we request that you please provide revised reports, plans and calculations, highlighting any changes, along with a written response to each of the noted items indicating the action taken.

1. With regard to major signalized and major unsignalized intersections, the report should be more specific as to recommend distances between intersections or should provide specific locations of intersections from other adjacent intersections. With these distances and/or locations provided, the report should address traffic signal coordination, especially along Grand Avenue adjacent to the proposed retail center.

2. For proposed signalized intersections within the study site and for the major entrance, a traffic signal warrant analysis should be provided.

3. For the major intersections and driveways where site generated traffic has been assigned, an analysis of the need for auxiliary left and right turn lanes should be provided with appropriate storage lengths calculated using AASHTO requirements or the requirements published by the Federal Highway Administration in Access Management For Streets and Highways. From a review of the traffic volumes at some of the intersections, right turn lanes are recommended in some cases and not recommended in other cases where the right turn volumes are shown to be relatively equal and high. The results of a capacity analysis may not indicate the need for auxiliary traffic lanes. However, large turning movement volumes should be considered in a supplemental analysis as indicated in the above noted reference.

4. The need for dual left turn lanes should be addressed where it is possible that the required storage length for a single left turn lane could not physically be constructed without encroachment into adjacent intersections.

5. The suggested locations of major street and driveway locations along Grand Avenue and Bell Road should be coordinated with existing and/or planned adjacent driveway and street intersections and median openings.

6. It is suggested that a four way stop capacity and warrant analysis be considered for the intersection of the east-west connector and 159th Avenue.

7. Threshold volume levels should be referenced for proposed street cross sections and the projected daily volume demand for each arterial and collector internal street segment should be compared to these volume ranges to insure that the appropriate street cross section is recommended.

Sincerely,

CITY OF SURPRISE

Shirley Berg

Shirley Berg
Planning and Zoning Director

SB:tv

6049su1.94

MEMORANDUM

Date: December 14, 1994

From: Skip Nelson, Willdan Associates

To: Shirley Berg, City of Surprise

Subject: **TRAFFIC STUDY REVIEW: Del Webb's Grand Avenue Property**

From a previous review conducted of this report on March 10, 1994, a comment was provided regarding modifications to the standard roadway cross sections for the City of Surprise. This current report still proposes modification of the standard cross sections and it is suggested that this issue be brought to your attention for its consideration.

SN:tv

6049mem1.94

WILLDAN ASSOCIATES ☐ ENGINEERS & PLANNERS

Professional Consulting Services Since 1964

BUILDING SAFETY - LOG-OUT RECORD

TO: CITY OF SURPRISE
12425 W. BELL ROAD STE. D100
SURPRISE, AZ 85374

ATTENTION: SHIRLEY BERG

DATE: DECEMBER 15, 1994

PROJECT: Del Webb's Grand Ave.

JOB NO; 03077-6049

We are forwarding by: [ ] **UPS** [x] **MAIL** [ ] **HAND DELIVERY**

The attached plan package contains those elements indicated below:

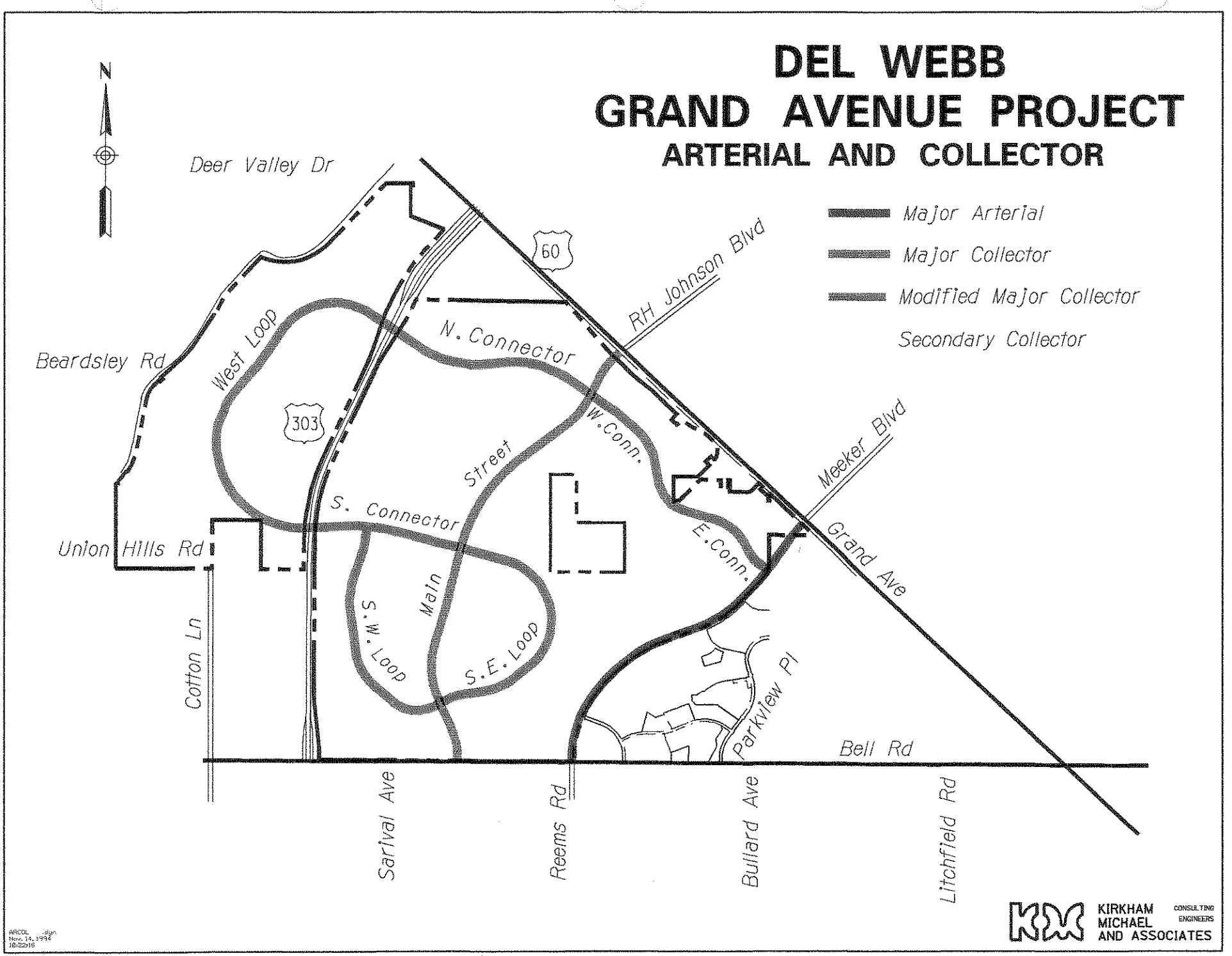
[ ]	Architectural Plans	[ ]	Permit Application or Transmittal/Release
[ ]	Structural Plans	[ ]	Response Letter
[ ]	Plumbing Plans	[ ]	Valuation/Discrepancy Report
[ ]	Mechanical Plans	[ ]	Fee Record
[ ]	Electrical Plans	[ ]	Plan Review Correction Letter
[ ]	Soils Report	[ ]	Acceptance Letter
[ ]	Structural Calculations	[ ]	Quality Control Agreement
[ ]	Energy Conservation/Calculations	[ ]	Print Package Check List
[ ]	Specifications/Project Manual	[ ]	Permit Fees
[ ]	Drainage report	[X]	Comment letter and memo
[ ]		[ ]	

NOTE: 3RD & SUBSEQUENT REVIEWS ARE SUBJECT TO ADDITIONAL PLANCHECKING FEES

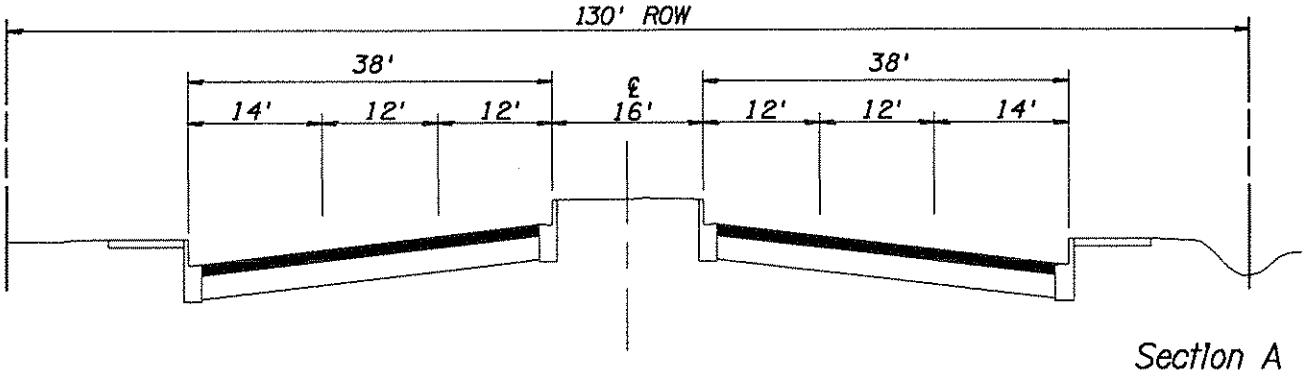
COMMENTS

BY: Skip Nelson

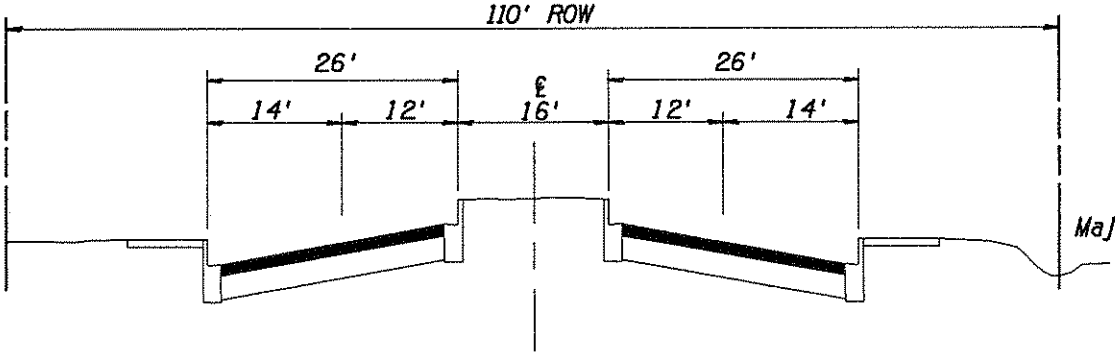
1717 WEST NORTHERN AVE. • SUITE 112 • PHOENIX, ARIZONA 85021-5469 • (602) 870-7600 • (800) 643-3671 • FAX (602) 870-7601


DEL WEBB
GRAND AVENUE PROJECT
ARTERIAL AND COLLECTOR
Major Arterial
Major Collector
Modified Major Collector
Secondary Collector
N
Deer Valley Dr
Beardsley Rd
West Loop
303
60
N. Connector
RH Johnson Blvd
W. Conn.
Street
Meeker Blvd
S. Connector
Union Hills Rd
E. Conn.
Grand Ave
Main
S.W. Loop
S.E. Loop
Cotton Ln
Parkview Pl
Bell Rd
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
KIRKHAM MICHAEL AND ASSOCIATES
CONSULTING ENGINEERS

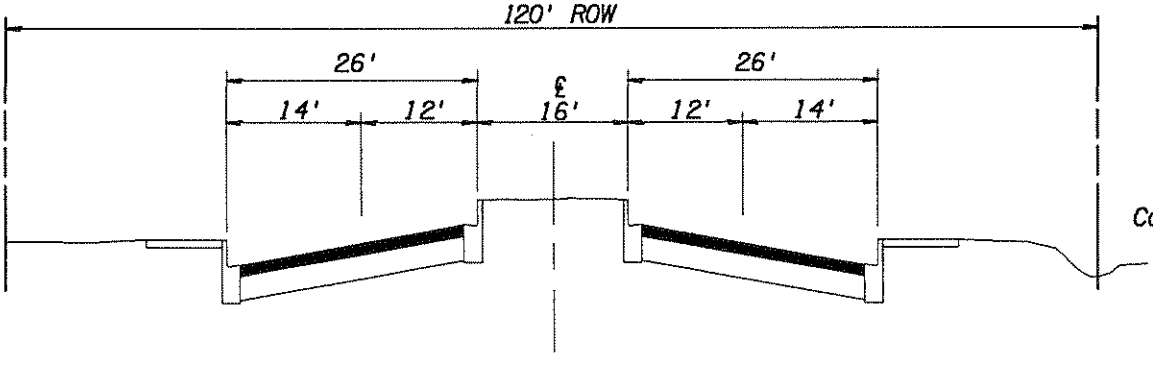
DEL WEBB'S
GRAND AVENUE PROJECT
Typical Sections *



Section A
Major Arterial Roadways
Reems Road



Section B
Major Collector Roadways

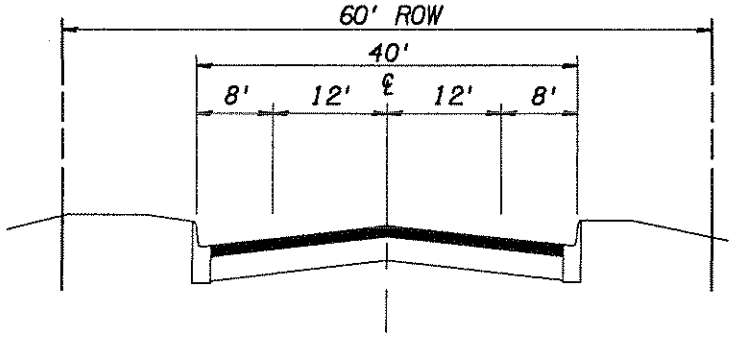


Section C
Modified Major
Collector Roadways
Main Street

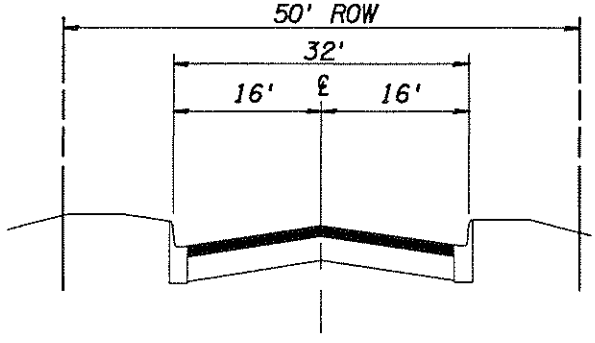
* *Sidewalks subject to PAD Application Requirements*

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB'S
GRAND AVENUE PROJECT
Typical Sections *



Section D
Secondary Collector Roadways



Local Roadways

* Sidewalks subject to PAD Application Requirements

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

EARL, CURLEY & LAGARDE
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1090
Phoenix, Arizona 85012

MEMORANDUM

TO: Mayor Roy Villenueva and the Surprise City Council
Mr. Dick McComb, City Manager
Ms. Shirley Berg, Planning Director

FROM: Stephen C. Earl and Members of the Del Webb Grand Avenue Development Team

DATE: October 26, 1994

RE: Executive Summary of Proposed Amendments to the Approved PAD for Del Webb's Grand Avenue Property (Z94-07)

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
THIS APPROVAL IS NOT TO BE CONSTRUED AS AN APPROVAL OF ANY VIOLATION OF THE SURPRISE MUNICIPAL CODE.
Case No. PADA 95-31
P&Z Comm. Approval: 8-31-95 B.O.A. _____
City Council Approval _____
Stipulations: Res 95-44

On April 28, 1994, the City of Surprise approved the PAD for Webb's 2,359 acre Grand Avenue Property master planned community in Application No. PAD 94-07. This approval represented the first step towards implementing the project that was envisioned by the Development Agreement approved earlier in the year on February 24, 1994. Since that time, Del Webb Home Construction Company obtained title to the property known as the "Additional Properties" referenced in the Development Agreement and has now completed revised conceptual engineering and land use plans for the entire 3,552 acres. The acquisition of the Additional Properties continues to demonstrate Del Webb's commitment to creating an exceptional living environment that sets a standard for excellence and innovation in master plan development.

In order to develop the entire 3,552 acres as one overall master planned community, several slight modifications to the plan elements of PAD 94-07 are necessary. These modifications are the result of ongoing project engineering and continued market analysis. Perhaps the most significant change to the plan is the creation of a 160.4 acre commercial center site on the south side of Grand Avenue between R.H. Johnson Blvd. and the Maricopa County Water District facility and just north of Meeker Blvd. This major commercial center (commonly referred to as a power center in the retail industry) will eventually contain over 1 million square feet of retail space and be a major sales tax generator for the City. The plan revisions also include the diversification of the housing unit types with the addition of the single family "Courtyard" unit (which market analyses have indicated will be a very successful addition to the range of housing types offered in the Master Plan), and an increase of 12 acres of multiple family zoning. Other less significant but important refinements include an 80 acre increase in the drainage/detention/open

space area, an upward adjustment in the total number of housing units (to offset the impacts of the power center and to increase housing diversification), more worship sites and some slight street and golf course alignment changes.

These modifications allow Del Webb Home Construction Company to utilize both its past and current experience in the social and physical aspects of master planned community design. Del Webb's ongoing developments locally as well as those in five other states across the country, continue to provide evolutionary suggestions for improvements to the Grand Avenue Master Plan. The attached Master Plan narrative contains much of the language that was approved by the City Council in April. We have indicated the changes to this text caused by the proposed plan amendment in the legislative format for the convenience of the City Staff. The scope of refinements to the Phase I Master Plan are discussed in more detail in the following paragraphs.

COMMERCIAL

Just as engineering of the project began following PAD approval in April, Del Webb Home Construction Company was approached by Midland Properties to develop a 160.4 acre power center along the south side of Grand Avenue south of R.H. Johnson Blvd. The introduction of this new significant land use element presented a real dilemma for the Del Webb Corporation. Clearly, there were benefits both to the City from the new sales tax revenues and to Del Webb's Grand Avenue master planned community by having quality retail services close by, but the April PAD approval did not envision a retail complex of this magnitude. After balancing the real positive impacts and the new developmental challenges created by this commercial proposal, it became apparent that we should not allow this opportunity to slip away, but should modify the approved PAD and Development Agreement to address and overcome the development challenges.

The incorporation of Midland's power center into the Master Plan causes a number of changes to occur. First, the loop Road paralleling Grand Avenue must be shifted slightly south to create a deeper site to accommodate the major retailers and the associated parking and to allow continuous northwest/southeast travel without negotiating a T-intersection as was shown in the original Plan. The commercial site is generally located in the area previously designated for approximately 42 acres of single-family, 9.8 acres of churches, 28.4 acres of business park, 11.5 acres of assisted living, 9.4 acres of municipal facilities and utilities, 20 acres of retail and 34.5 acres of multi-family. The 20 acres of retail at Meeker will be increased to 39.4 acres and the 34.5 acres of multi-family will be consolidated on the north side of the Meeker retail site (Phase I of the Power Center) and increased to 54.5 acres.

GOLF COURSE/DRAINAGE/DETENTION/OPEN SPACE

The Additional Properties PAD application (for property south of Union Hills as well as west of Cotton Lane and north of Union Hills) that accompanies this PAD amendment application has afforded new golf course routing flexibility for the entire project. The rerouting is considered slight and is concentrated west of the Estrella Highway (SR303). The drainage/detention/open space areas had comprised 2.1% of the project north of Union Hills, but now comprises 5.5%. The additional 80 acres of drainage/detention/open space area has also

afforded significant flexibility in drainageway designs to maximize golf course aesthetics and natural areas. Finally, the clubhouse in Phase I has been shifted approximately 1,000 feet to the northeast.

RESIDENTIAL

With the creation of Midland's power center and the enlargement of the drainage/detention/open space uses, the land available for attached and detached single-family housing decreased by approximately 164 acres. To offset the loss of this acreage, Del Webb has developed two complementary plan refinements: the introduction of single-family "Courtyard" units to be built on 50 foot by 80 foot wide lots, together with the addition of 8.8 acres of multiple-family zoning to the 34.6 acres already zoned adjoining the proposed power center site. Marketing studies have indicated that the "Courtyard" units will be a very popular addition to the range of housing opportunities in this master plan, and the additional multi-family units are strategically located to satisfy the demographic requirements for the power center. The overall densities for single-family have increased slightly from the original target of 3.5 units per acre to 4.35 units per acre which is still well below the typical neighborhood densities designated in the Comprehensive Development Guide. The number of units north of Union Hills has been adjusted upward from 6,039 to 7,073, thus further supporting the demographic needs of the commercial node and offsetting the increased infrastructure costs resulting from the power center development.

OTHER LAND USES

The original PAD allocated approximately 9.8 acres for worship sites throughout the project. The total area of these sites has increased to approximately 15 acres and individual sites are now distributed through the project. The neighborhood recreation clubhouse remains 11.6 acres in size. The 8.9 acres set aside for utility uses can be reduced to 4.9 acres.

STREETS

As noted earlier, there are slight realignments proposed for several streets due to the new golf course routing west of the Estrella Highway and the proposed power center site. The expansion of this project into the Additional Properties south of Union Hills (and north of Union Hills west of Cotton Lane) allows for the implementation of the Loop Road concept as originally envisioned in the Development Agreement. The required public street access to the outparcel has been retained on a north/south orientation via a new street called 159th Avenue connecting Reems Road with the Power Center Loop Road.

AMENDED STANDARDS

New amended standards are included with this application to accommodate the 50 foot by 80 foot lots needed for the "Courtyard" units, and the ability to construct four-story multiple-family buildings, as well as allowing increased building height in the C-2 area for a hotel (provided such uses at four stories are sprinklered). For convenience in the City's review of the amended development standards, we have shown the proposed changes to the approved amended development standards in italicized print.

We sincerely appreciate the positive working relationship we have with the City of Surprise. Everyone has been very thoughtful and cooperative in addressing the development issues that have arisen over the past several months. We are confident that this revised Plan (and the accompanying new PAD for the Additional Properties) will make the outstanding master plan even better. We look forward to reviewing the plan refinements with you and your staff.

SCE:jfr

CITY OF SURPRISE
OFFICIAL APPLICATION FOR PLANNED AREA DEVELOPMENT
PRE-APPLICATION AND PRELIMINARY DEVELOPMENT PLAN

AMENDMENT TO DEL WEBB'S GRAND AVENUE PROPERTY
PAD APPROVAL BY CITY OF SURPRISE, APRIL 28, 1994

Petition No_____
Date Filed:_____
Filing Fee:_____
Check No:_____
Receipt No:_____
Received By:_____
Public Hearing:_____
Approved/Denied:_____
OFFICE USE ONLY

LOCATION OF PROPERTY (ADDRESS OR DESCRIPTION): Generally bounded by Grand Ave., Beardsley Canal, Union Hills Rd. and Bullard Avenue.

Del Webb Construction, Inc., an Arizona corporation
PETITIONER

2231 E. Camelback Rd., Ste. 400, Phoenix, AZ 85016 — N/A
PETITIONER'S ADDRESS — TELEPHONE NUMBER

N/A
PROPERTY OWNER (If other than petitioner)

N/A
OWNER'S MAILING ADDRESS — TELEPHONE NUMBER

Stephen C. Earl/Earl, Curley & Lagarde
CONTACT PERSON

3101 N. Central Ave., Ste. 1090, Phoenix, AZ 85012 — (602) 265-0094
CONTACT PERSON'S ADDRESS — TELEPHONE NUMBER

NAME OF P.A.D. Del Webb's Grand Avenue Property

PRESENT ZONING: Approved PAD

ACREAGE: 2,359.4

PROPOSED LAND USE (S): Active Adult (Age Restricted Community with residential, commercial, recreational and business uses. Refinements to the approved PAD for the Master Planned

DEL WEBB'S GRAND AVENUE PROPERTY
SURPRISE, ARIZONA

~~March 29, 1994~~
November 8, 1994

APPLICATION FOR:
Planned Area Development (PAD) Zoning
with Preliminary Development Plan

CONTENTS **PAGE NUMBER**

- o **INTRODUCTION AND OVERVIEW** 1
- o **EXISTING CONDITIONS** ~~1~~ 2
  - Current Land Use/Zoning 4 2
  - Physical Features 4 2
- o **DEVELOPMENT MASTER PLAN** ~~4~~ 3
  - Proposed Land Uses 4 3
    - o Residential Land Uses ~~6~~ 3
    - o Retail and Commercial ~~6~~ 4
    - ~~o Business Park 8~~
    - o Community Center ~~8~~ 4
    - o Recreational Uses ~~8~~ 4
    - o Other Uses ~~8~~ 5
  - Circulation ~~8~~ 5
  - Drainage ~~11~~ 6
- o **UTILITIES AND SERVICES** ~~14~~ 8
  - Water ~~14~~ 8
  - Wastewater ~~15~~ 9
  - Power/Telephone/Gas ~~17~~ 11
  - Police/Fire/Library ~~17~~ 11
- o **DESIGN GUIDELINES** ~~17~~ 11
- o **DEVELOPMENT STANDARDS** ~~19~~ 12
- o **APPENDIX EXHIBITS** ~~20~~ 13

LIST OF MAPS

Number	Description	Following Page Number
1	Exhibit Map	~~2~~ 1
2	Generalized Location Map	~~3~~ 1
3	Site Conditions Map	~~5~~ 2
4	Zoning Map	~~9~~ 4
5	Preliminary Development Plan (with phasing)	~~10~~ 4

APPENDIX EXHIBITS

Exhibit	Description
A	Property Legal Description
B	Development Agreement Traffic Report, ~~Jan. 1994~~ Amended October, 1994
C	Landscape and Open Space Conceptual Master Plan
D	Project Roadway Phasing Plan
E	Conceptual Drainage Plan
F	Conceptual ~~Domestic~~ Water Plan
G	Conceptual Wastewater Plan
H	Amended R1-5 (Section 7-704) Zoning District Regulations and Standards Amended R-3 (Section 7-706) Zoning District Regulations and Standards Amended C-2 (Section 7-708) Zoning District Regulations and Standards
I	Amended Subdivision Ordinance Provisions
J	Amended Sign Code Provisions (Section 85-8)
K	List of Property Owners Within 300 Feet
L	Public Notices for Advertisement
M	Color Examples of Architectural and Landscape Elements
N	Full Size Copies: - Property Ownership Map - Exhibit Map - Site Conditions Map - Generalized Location Map - Zoning Map - Preliminary Development Plan with Phasing - Landscape and Open Space Conceptual Master Plan - Conceptual Drainage Plan - Conceptual Water Plan - Conceptual Wastewater Plan

INTRODUCTION AND OVERVIEW

On February 24, 1994, following months of review, the City of Surprise approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation regarding the area generally bounded by Grand Avenue, Bell Road and the Beardsley Canal. Together these two actions established the general parameters for City review and approval of a "state-of-the-art" active adult, age restricted, master planned development, which will benefit from Del Webb's extensive experience in this field of community development.

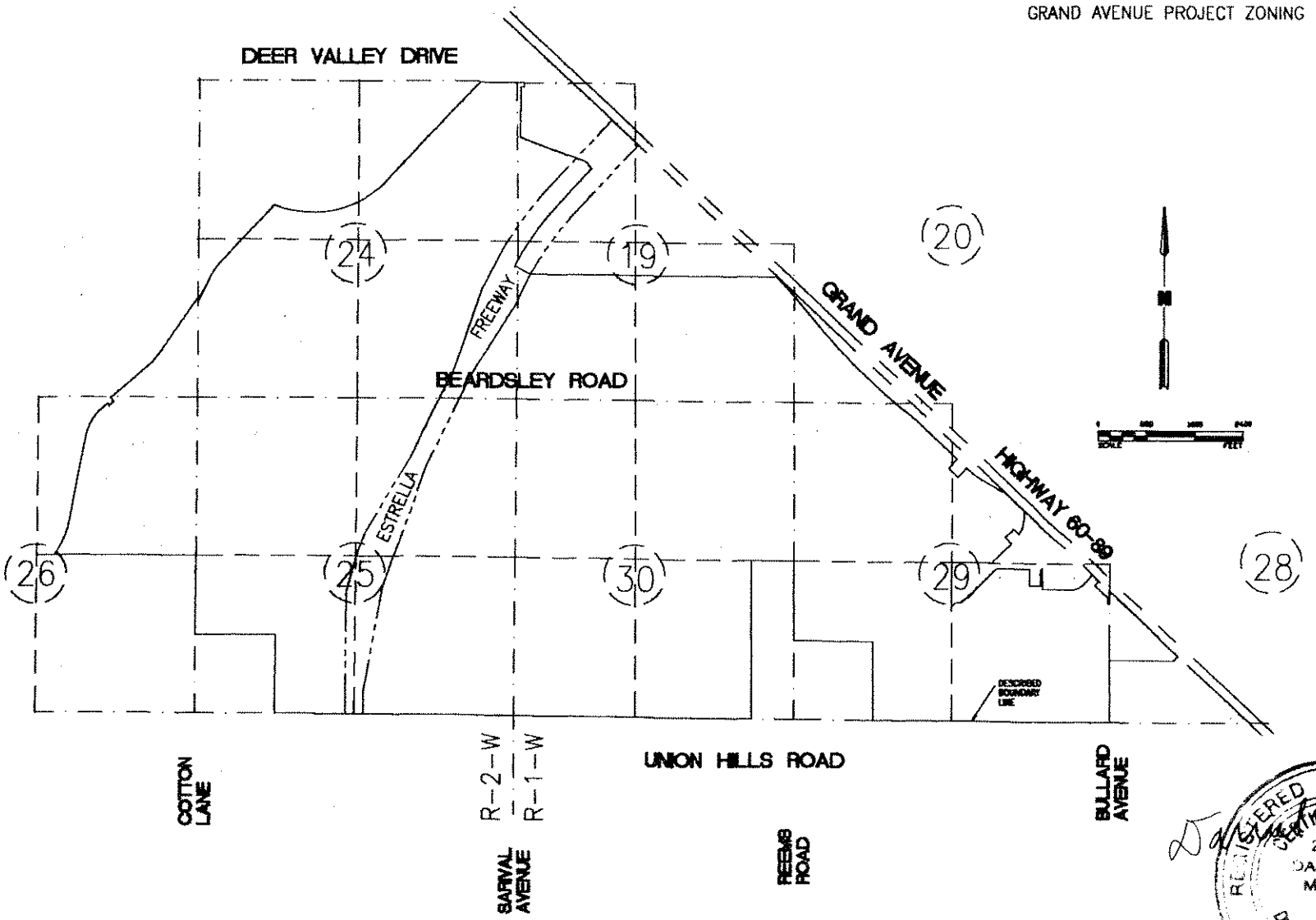
This PAD application (and Preliminary Development Plan) was originally approved on April 28, 1994 to begins the zoning phase of ~~this project and seeks Planned Area Development (PAD) approval, with a Preliminary Development Plan,~~ Del Webb's Grand Avenue property on approximately 2,359 acres ~~for that portion of the property~~ lying north of the Union Hills Road alignment. More specifically, the boundaries of this application are Grand Avenue on the north, the Beardsley Canal on the west, Union Hills Road on the south, and Bullard Avenue on the east. See Maps 1 and 2 for the location of the property and Exhibit A for the property's legal description. Now that Del Webb has completed acquisition of the aAdditional pProperties as addressed in the Development Agreement, it is necessary to amend this PAD approval in order to develop the entire 3,552 acres as one overall master planned community. To avoid confusion, this PAD Amendment will focus on the changes that are occurring to the approved PAD north of Union Hills. The companion PAD application that completes the overall project down to Bell Road will focus on the Additional Properties and how both elements work together to complete the overall integrated Master Plan Project.

These modifications are the result of ongoing project engineering and continued market analysis. Perhaps the most significant change to the plan is the creation of a 160.4 acre commercial center site on the south side of Grand Avenue between R.H. Johnson Blvd. and the Maricopa County Water District facility and just north of Meeker Blvd. This major commercial center (commonly referred to as a power center in the retail industry) will eventually contain over 1 million square feet of retail space and be a major sales tax generator for the City. The plan revisions also include the diversification of the housing unit types with the addition of the single family "Courtyard" unit (which market analyses has indicated will be a very successful addition to the range of housing types offered in the Master Plan), and an increase of 12 acres of multiple family zoning adjacent to and in support of the commercial center. Other less significant but important refinements include an 80 acre increase in the golf course/drainage/detention/open space area, an upward adjustment in the total number of housing units (to offset the impacts of the power center and to increase housing diversification), more worship sites and some slight street and golf course alignment changes.

These modifications allow Del Webb Home Construction Company to utilize both its past and current experience in the social and physical aspects of master planned community design. Del Webb's ongoing developments locally as well as those in five other states across the country continue to provide evolutionary suggestions for improvements to the Grand Avenue Master Plan. The following narrative contains much of the language that was approved by the City Council in April. We have indicated the changes to this text caused by the proposed plan amendment in the legislative format for the convenience of the City Staff. The scope of refinements to the Phase I Master Plan are discussed in more detail in the Executive Summary that accompanies this application.

EXHIBIT MAP

GRAND AVENUE PROJECT ZONING MAP



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 2/18/99
ARIZONA, U.S.A.

PROPOSED PAD AMENDMENT

Generalized
Location Map

For

Del Webb's
Grand Avenue Property

Surprise, Arizona

North

0 .25 .5 1 MILE 1.5 2 MILES

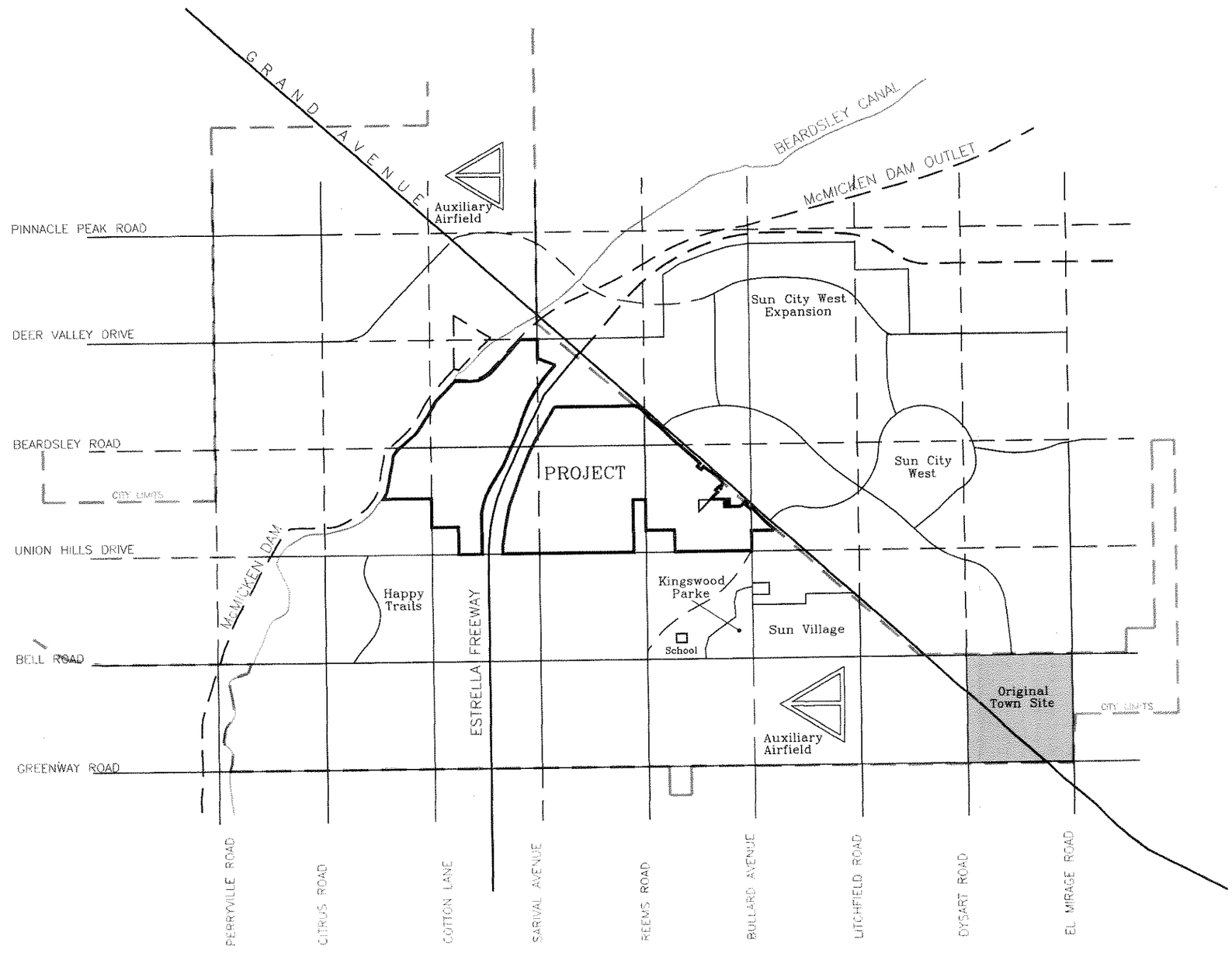
Scale: 1" = .5 MILE

March 10, 1994

RICHARDSON VERDOORN

Planners, Development Consultants
Landscape Architects

712 Congress Avenue, Suite 500
Austin, Texas 78701
(512) 480-0800 Fax (512) 480-0617



Land Use Legend:

- Residential
- Mixed Use
- Agicultural or vacant

The proposed refinements for ~~T~~this master planned development will offer a better opportunity to create a truly exceptional living environment for active adults that implements the City's newly amended Comprehensive Development Guide for this area and sets a standard for excellence and innovation in community development.

The following narrative, maps and exhibits detail the scope of uses and improvements that are proposed at this time. All required PAD submittal information is either provided in this narrative or on attached exhibits.

EXISTING CONDITIONS

Current Land Use/Zoning

The property is ~~currently~~ now zoned ~~R1-43~~ PAD and is ~~either~~ currently being used for agricultural purposes or it is vacant. The surrounding land uses are also either agricultural or vacant as well, except for the residential projects of Sun City West (to the east), Radnor Sun Village and Kingswood Parke (to the southeast), and Happy Trails (to the southwest). To the north, there is very little development beyond Deer Valley Road with only one pocket of home sites at Deer Valley Road and Citrus Lane roughly 3/4 mile to the northwest across the Beardsley Canal.

The subject property surrounds, but does not include, two parcels of land at the northeast and northwest corners of Reems Road and the Union Hills alignment nor does it include the Maricopa Water District facility at Santa Fe Avenue on the west side of Grand Avenue. The PAD has been carefully planned to buffer these outparcels.

Physical Features

The property is essentially flat and does not feature any exceptional landforms or vegetation. In fact, due to years of farming, there are no significant stands of native vegetation on the site. ~~An existing citrus orchard and s~~Some existing native trees and abandoned nursery plants offer some limited relocation opportunities, but the health and size of this material will be evaluated to determine whether its preservation is warranted. One of the most attractive features of the property to be optimized in the land plan is the westerly view of the White Tank Mountains.

The property slopes gradually from the northwest to the southeast, averaging 0.5% at elevations of 1220 to 1330 feet above sea level. There are no FEMA flood zones indicated on the property. McMicken Dam and the Beardsley Canal effectively eliminate off-site runoff to the property. Currently, on-site surface drainage generally accumulates in and occasionally discharges from the sump on the north side of Bell Road west of Reems. Please see Map 3, Site Conditions Map. More detailed information on drainage is contained in the Drainage section of this report on page 11.

Soils on the property are alluvial, eroded from the White Tank Mountains. The predominant soil association on-site is Mohall-Laveen. Anthropogenic features on the property include

the Beardsley Canal (at the western boundary) and its associated irrigation laterals, controlled by the Maricopa Water District (MWD). The MWD also has a number of well sites on the property.

A Phase I environmental assessment of the property has revealed no significant problems. There are several underground storage tanks, some debris from former farming operations and other miscellaneous construction/house trash on the property. Most of these materials have now been removed. These remaining environmental issues will also be remedied in accordance with state regulations as the project moves forward towards development. A copy of the Phase I assessment has been provided to the City under separate cover.

DEVELOPMENT MASTER PLAN

Proposed Land Uses

Del Webb's Grand Avenue property will be an integrated age restricted master planned development comprised predominantly of a variety of low and medium density single family housing types and a small component of multi-family residential housing. This project is designed around a balanced community concept that serves the needs of its residents - complete with a Community Center, retail opportunities, extensive recreational and social amenities, employment opportunities, churches, fire and police services, local trails, and 36 holes of golf.

Development of the property north of Union Hills will conform to the ~~6,039~~ unit cap established in the Development Agreement (as it may be amended from time to time). The allocation of the residential unit types is shown on Table 1. Two eighteen hole golf courses are planned as part of an ~~extensive~~ open space system in this PAD that will serve recreational, ~~transportation~~ and stormwater conveyance purposes. Each land use type is discussed in more detail in the following pages.

o Residential Land Uses

The residential land uses in this active adult master plan will be designated either R1-5 or R-3 and will comprise approximately ~~65%~~ 61.4% of the land area of this project, with single family (attached and detached) units predominating. With the exception of the multi-family units (which includes any assisted living units) (~~34.5~~ 43.4 acres) ~~and the assisted living units (11.5 acres)~~, most other units will be single story (although varying roof designs and features will be used to create architectural diversity). The anticipated range of housing types is again depicted on Table 1, but the precise mix will be determined by market conditions as the project is built out. These housing types are not segregated into separate areas, but rather are mixed throughout the master plan to create harmonious, socially integrated neighborhoods. This approach to lotting patterns has proven to be very effective in other Del Webb projects at building an overall sense of unity throughout the project. To accomplish this important integration of lot sizes and housing types, Del Webb utilizes the R1-5 category for all of the single family products and the R-3 category for the multi-family products.

It's important to highlight that the portions of the project that abut the out parcels at the northeast and northwest corners of Reems Road and the Union Hills alignment are planned with single family uses, which are consistent with the Typical Neighborhood designation on the City of Surprise

TABLE 1

PRELIMINARY DEVELOPMENT PLAN FOR: AMENDED PAD
Proposed Allocation of Land Uses for
Del Webb's Grand Avenue Property
Surprise, Arizona

November 8, 1994

Land Uses	Zoning	Acres	U/Ac.	Units	%
Arterial Streets (Minor Arterials)	R1-5,R-3,C-2	126.5	N/A	N/A	5.4%
Open Space (Public)	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
- Golf (2-18 hole golf courses)	R1-5	404.9	N/A	N/A	17.2%
- Drainage/Detention//Open Space	R1-5,R-3,C-2	130.4	N/A	N/A	5.5%
Residential					
- Adult Single-Family (attached and detached)	R1-5	1382.9	4.35	6016	58.6%
- Vacation Villas	R1-5	20.0	6.25	125	0.8%
- Multi-Family	R-3	43.4	20.0	868	1.8%
Commercial:					
- Retail/Commercial	C-2	162.9	N/A	N/A	6.9%
- Community Center*	C-2	49.9	N/A	N/A	2.1%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship Sites	R1-5	15.0	N/A	N/A	0.6%
- Utilities	C-2,R1-5	4.9	N/A	N/A	0.2%
- Fire/Municipal Services	C-2,R1-5	7.0	N/A	N/A	0.3%
- Neighborhood Rec./Clubhouse	R1-5	11.6	N/A	N/A	0.5%
		2359.4		7009 **	100.0%

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

** Actual units not to exceed Development Agreement entitlement.

k:\931685\misc\jw1003.wk1

PRELIMINARY DEVELOPMENT PLAN (Approved April 28, 1994)

Proposed Allocation of Land Uses for

Del Webb's Grand Avenue Property

Surprise, Arizona

March 11, 1994

LAND USES	ZONING	ACRES	U/AC.	UNITS	%
Arterial Streets (Minor Arterials)	R1-5, R-3, C-2	114.6	N/A	N/A	4.9%
Open Space (Public)	N/A	0	N/A	N/A	0.0%
Open Space (Private):					
• Golf (2-18 hole golf courses)	R1-5	402.0	N/A	N/A	17.0%
• Drainage Corridors/Open Space	R1-5, C-2	50.0	N/A	N/A	2.1%
Residential					
• Adult single-family (attached and detached)	R1-5	1547.1	3.5	5415	65.6%
• Vacation villas	R1-5	48.2	3.5	169	2.0%
• Multi-family	R-3	34.5	16	552	1.5%
• Assisted living	R-3	11.5	20	230	0.5%
Commercial:					
• Retail	C-2	21.1	N/A	N/A	0.9%
• Business Park	C-2	28.4	N/A	N/A	1.2%
• Community Center*	C-2	65.0	N/A	N/A	2.8%
Industrial:	N/A	0	N/A	N/A	0.0%
Other:					
• Churches	C-2	9.8	N/A	N/A	0.4%
• Utilities	C-2, R1-5	8.6	N/A	N/A	0.4%
• Fire/Municipal Services	C-2, R1-5	7.0	N/A	N/A	0.3%
• Neighborhood Rec./Clubhouse	R1-5	11.6	N/A	N/A	0.5%
	Total:	**2359.4**		****6366**	**100%**

*Community Center includes:

Recreation Center
Social Center
Post Office
Convenience Retail
Sales Center
Models
Non-Profit Space

**Actual units not to exceed Development Agreement entitlement.

General Plan. Care has been taken in the PAD plan to be sure that the outparcels can be developed independently with typical neighborhood uses consistent with the City's General Plan.

o Retail and Commercial

With the exception of some localized retail activities within or near the Community Center (discussed below), general retail and community level commercial activities are clustered between ~~at~~ the important intersections of Grand Avenue & ~~and~~ Meeker Road and Grand Avenue & R.H. Johnson and ~~are~~these retail properties are ~~being~~ designated C-2 under the proposal by Midland Properties which accompanies this application. ~~At an assumed floor area ratio (FAR) of 0.25, t~~The ~~21.1~~ 160.4 ~~designated~~ acres of C-2 could yield ~~up to 230,000~~ over 1 million square feet of community retail/commercial space. The retail/commercial uses have been located to minimize internal traffic conflicts ~~and to~~ while maximizing exposure to the larger regional area.

o ~~Business Park~~

~~Business Park activities are clustered near the Maricopa Water District offices on Grand Avenue. This location not only has the obvious advantage of excellent exposure from and access to the major roadway network in the area (i.e., Grand Avenue and Meeker Road) so critical to potential business users, but it also allows these business uses to in turn serve as an excellent buffer for the adjacent housing in the project. At an assumed FAR of 0.35, the 28.4 acres of business park could yield more than 430,000 square feet of employment space. These properties will also be designated C-2 to provide both flexibility for retail uses in these areas (should the demand arise) and, more importantly, to exclude undesirable uses that could otherwise occur by right in the I-1 zoning category.~~

o Community Center

The focal point of the project is the Community Center and this parcel is designated C-2. The range of functions for the Community Center will include a sales center with model homes, a recreational/fitness center with both outdoor and indoor activities, a social center with programmed activities, a golf club house, and some retail/service establishments. The estimated size of the Community Center parcel is ~~65~~ 49.9 acres.

o Recreational Uses

Recreational land uses, aside from those in the Community Center, are planned for more than ~~463~~ 546 acres, or almost ~~20~~ 23% of the project. These uses include two eighteen hole golf courses planned for the overall project, a neighborhood recreational clubhouse on approximately 11 acres, a trail system and ~~a passive~~ an open space system that will ~~serve as a~~ provide stormwater conveyance, detention ~~system~~ and serve as a buffer.

Re-zoning, with Land Use

(Amended PAD)

For

Del Webb's

Grand Avenue Property

Surprise, Arizona

North

Scale: 1" = 800'

0 400 800 1600

10 ac. 5 1 ACRES

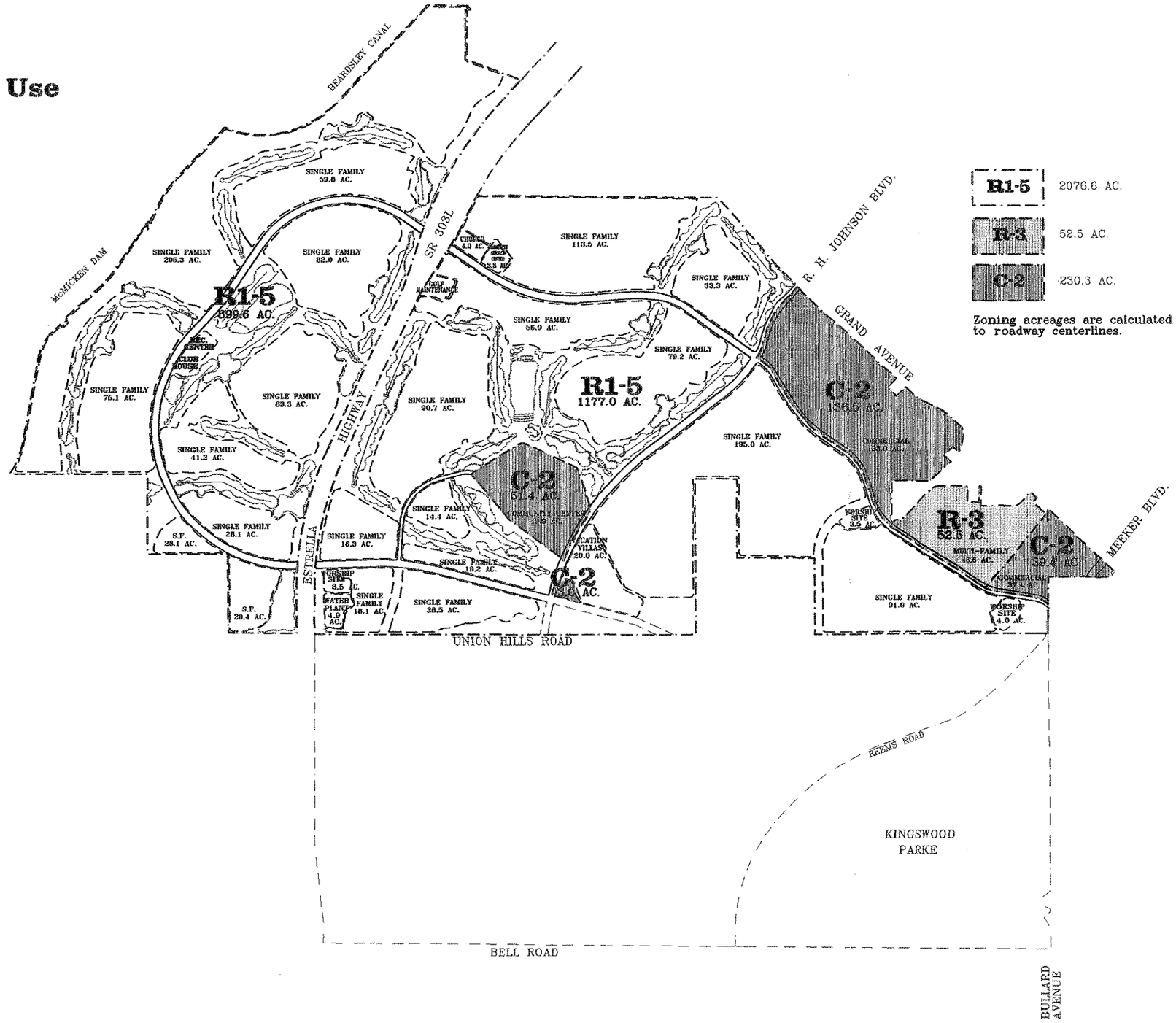
October 20, 1994

RICHARDSON VERDOORN

Planners, Development Consultants
Landscape Architects

715 Congress Avenue, Suite 360
Austin, Texas 78701
(512) 480-0062 Fax (512) 480-0217

This plan is provided for informational purposes only, without representation or warranty express or implied. Del Webb Communities, Inc. reserves the right to make changes to this plan at any time without notice or liability.



Preliminary Development Plan

For

Del Webb's

Grand Avenue Property

Surprise, Arizona

North

0 400 800 1600

Scale: 1" = 600'

ACRES

October 20, 1994

RICHARDSON VERDOORN

Planners, Development Coordinate
Landscape Architects

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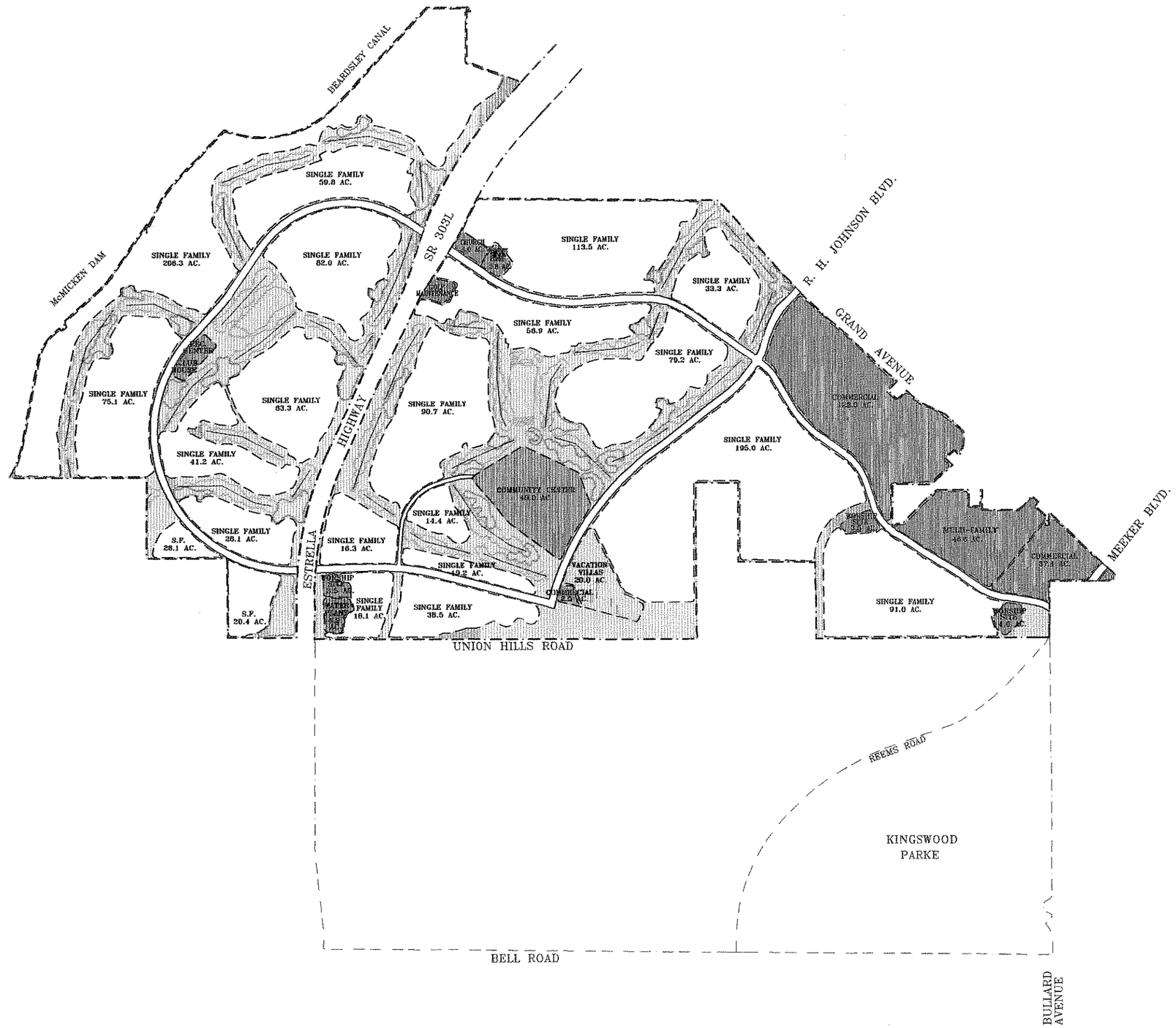
(512) 495-0288 Fax (512) 495-0917



o Other Uses

Other project land uses include numerous church sites, utility sites, a fire station site and a municipal service facility. Combined, these land uses account for approximately ~~25~~ 26.9 acres. See Maps 4 and 5 for specific land use locations and proposed zoning districts.

Circulation

The primary entry for this master planned development will be from Grand Avenue at R.H. Johnson Blvd. This entry, ~~as well as the secondary entry at Meeker and Grand,~~ will be designed to highlight the residential character of the master plan and discourage cut-through traffic. Traffic within the project will be collected and dispersed by means of an internal loop road. The loop road will ultimately be grade-separated at its two intersections with the proposed Estrella Freeway; however, no interchanges are proposed at these points. According to ADOT plans, access to the Estrella Freeway will be provided at Bell Road and near Grand Avenue, consistent with the Surprise Comprehensive Development Guide.

The retail center has its primary access points on Grand Avenue between R.H. Johnson and Meeker Blvds. Additional access is provided from both R.H. Johnson and Meeker as well as from the Loop Road around the power center on its south side.

The major roadways depicted within the project are proposed to function as minor arterials with 110 foot rights-of-way. The design intent is to minimize pavement to the extent possible and to maximize landscaping opportunities within these very large rights-of-way. Key determinants in aligning the collector and local roadways included:

- Maximizing east-west roadway orientation for solar orientation purposes.
- Minimizing or eliminating "cut-through" and "short-cut" possibilities.
- Avoiding long, straight, uninteresting alignments.

Other circulation elements of particular interest are the provision of safe and efficient means for alternative travel modes - golf carts, bicycles and pedestrians. Details of these systems will be the subject of ongoing site planning. However, the planning objectives include:

- Encouraging the use of alternative travel modes, particularly for short, intra-project trips.
- Utilizing drainageways for pedestrian walkways, where possible.
- Separating sidewalks from the adjacent roadways where possible to create a safer and more inviting pedestrian experience.

Given the expansive rights-of-way in this project, there are plenty of opportunities to identify desirable alternative transportation routes. Please refer to Exhibit B, Development Agreement Traffic Report, prepared by Kirkham, Michael & Associates for more detail on the roadway functions and service levels.

Attached as Exhibit C is the revised Landscape and Open Space Conceptual Master Plan which shows all circulation features as well as the open space and recreational opportunities. The revised Project ~~r~~Roadway ~~p~~Phasing ~~p~~Plan is attached as Exhibit D.

Drainage

Del Webb's Grand Avenue property and its contributing drainage area comprise approximately 2,800 acres and are bounded by the McMicken Dam to the northwest, the Beardsley Canal to the north, Grand Avenue to the northeast and the Union Hills alignment to the south. The hydrologic character of this area is typical of the flat desert plain of the Lower Sonoran Desert. The existing desert and graded farm fields rise gently to the northwest at a slope of about 0.005 ft/ft or 26.4 ft/mile. Within the area, the existing drainage patterns are controlled by arterial roads and various roadways and drainage canals in the north-south and east-west direction. Local drainage is typically either east or south in quarter, half and one mile increments as directed by these roads and canals. Within the property, the majority of these existing controls will be changed in some manner, but the general routing of all runoff will continue to be in a southeasterly direction.

Runoff in the property generally consists of sheet flow and shallow concentrated flow except for occasional washes and drainageways formed by roads and irrigation canals which tend to redirect and concentrate flow.

Hydrology of the property has been studied in past reports. The Flood Control District of Maricopa County has contracted with the WLB Group to perform an "Area Drainage Master Study" (ADMS) of the White Tanks - Agua Fria area of which this property is a part. This study is still in progress but hydrology is essentially complete. The White Tanks - Agua Fria ADMS study indicates existing drainage outfall locations south across Bell Road at Litchfield Road, Bullard Avenue, Reems Road, 1/2 mile west of Reems Road, Sarival Avenue and the Interim 303 roadway. This discharge is in the form of shallow overland and street flow.

Prior to the White Tanks - Agua Fria ADMS, a master drainage report was prepared for phase one of the Kingswood Parke Development by Coe and Van Loo Engineers. This report also includes some adjacent Sun Village drainage and indicates a major outfall onto Bell Road just east of Bullard Avenue. Kingswood Parke and Sun Village are existing residential developments in various stages of completion located between Reems Road and Litchfield Road on the north side of Bell Road downstream of this project. A combination of stormwater retention and detention is provided within these developments for both on-site and off-site flows.

The White Tanks - Agua Fria ADMS ~~has designed~~ identified approximately seven miles of Reems Road south from Beardsley Road as an Approximate Flood Zone "A". This includes one mile of Reems Road in the project between Beardsley Road and the Union Hills alignment. ~~This floodplain will not exist once the proposed drainage improvements at Del Webb's Grand Avenue project are implemented. A change to the report is necessary to have the draft floodplain designation amended to eliminate the approximate "A" Zone within the project limits before final adoption of the ADMS.~~ Since development of Del Webb's Grand Avenue project will eliminate the potential for flood

hazards within the project boundaries, a flood zone designation for the property is no longer warranted. The Maricopa County Flood Control District agrees with this determination.

The overall concept for the proposed development drainage plan is to control all the runoff from the 100-year, 2-hour storm in a combination of retention and detention basins distributed throughout the development area. The 100-year, 2-hour design storm is set forth in Exhibit E, "Del Webb's Grand Avenue Property Drainage Standards (hereinafter referred to as "Drainage Standards").

Detention will be provided within the topographic features of the golf courses and the open space associated with the development. It is intended for these basins within the golf courses to drain stormwater ~~down within 24 hours~~ into a groundwater recharge system. ~~of the end of the storm.~~ Drainage not handled in the golf course basins will drain into ~~R~~retention basins with ~~will provide~~ longer term storage of runoff for up to four days from the end of storm as presented in the Drainage Standards. The retention basins will be located at the downstream limits of the project area along ~~the Union Hills~~ Bell Road and Reems Road alignment as shown on the Conceptual Drainage Plan, also attached as Exhibit E.

The controlled outlets of the golf course detention basins will typically consist of culverts under the project roadways. Runoff is bled from the proposed retention basins by a proposed storm drain outlet conduit to the Agua Fria River. The capacity of this conduit is anticipated to be between ~~100~~ 50 and ~~200~~ 100 cfs. The conduit will convey outflow ~~east along the Union Hills alignment to the east limit of the project, then~~ north to Grand Avenue, then southeast along Grand Avenue to the existing Sun City West drainage channel and then by this channel to the Aqua Fria River. This concept represents a regional approach to controlling drainage. The general arrangement of flow paths and detention and retention features are shown on the Conceptual Drainage Plan. Upon compliance with City Standards, the outlet conduit will be turned over to the City of Surprise. The City may tie into the drainage pipe (or outlet conduit) at any point which is to the east of the property for the purpose of capturing and transporting storm runoff through any excess available capacity in the pipe which is over and above developer's usage.

All runoff from the 100-year, 2-hour storm that is tributary to Union Hills Drive will be routed through the retention basins located north of Reems Road and Bell Road. A portion of the flows generated by the proposed development and its contributing drainage area may cross Reems Road and enter the areas immediately downslope from the development in a manner similar to the existing condition.

The intent of the drainage concept is to control runoff up to the 100-year, 2-hour storm and, therefore, eliminate or significantly reduce downstream discharge to Bell Road and Kingswood Parke.

The drainage concept plan will require at least four major drainage crossings of the proposed Estrella Freeway. These will be located as shown on the Conceptual Drainage Plan attached as Exhibit E. There is a potential to employ the existing highway culverts for this purpose but for this conceptual plan, it has been assumed that the existing facilities are to be abandoned.

Preliminary peak flow rates and times to peak have been estimated for various locations throughout the project area under the proposed condition. In general, the peak flow rate reaching any retention or detention facility is in the range of 200 to 800 cfs. The time to peak for these flows ranges from about 1.5 to 15 hours. The controlled outflow from the detention basins is in the range of 25 to 100 cfs. The maximum depth of flow for the golf course/open space routing channels is less than three feet and the velocities are less than six feet per second. Most golf course/open space channels throughout the site will have base widths of 10 to 30 feet and maximum side slopes of 1V to 4H. For applications accommodating greater flows or potentially erosive velocities, channels will be stabilized and have base widths at 10 to 15 feet, 1V to 1.5H side slopes and depths as required to accommodate the flows.

The 100-year, 2-hour precipitation of 2.77 inches and an estimated project area of about 2,359 acres, the required storage volume is on the order of 415 acre-feet.

The proposed golf course detention basins will require storage volumes in the ~~10 to 50~~ 350 acre-feet range. The storage volumes of the proposed retention basins range from ~~50 to 100~~ 65 acre-feet. The planform geometry of the basins will be configured to meet development layout and landscaping requirement. Proposed detention/retention basins are shown schematically on the Conceptual Drainage Plan. The maximum depth of the basins will be about eight (8) feet above the elevation where stormwater storage begins as presented in the Drainage Standards.

UTILITIES AND SERVICES

Water

The Del Webb Grand Avenue property is within Citizens Utilities Agua Fria Division's water certificated area. Domestic water will be supplied from wells that will chlorinate the water and pump to storage reservoirs for short-term storage. Booster pumps will pump the water from the reservoirs into the water distribution system. A 100-year assured water supply will be demonstrated through the standard procedure for new developments, defined by the Arizona Department of Water Resources.

The existing Citizens Utilities Agua Fria water system consists of one water plant inclusive of a one-half million gallon storage reservoir with a booster pumping station and a 1000 GPM supply well. These improvements were primarily built for the existing Sun Village Development, but can also serve other land within the Agua Fria Division including this project and the Kingswood Parke Development. The Agua Fria Water District requires the Grand Avenue property to be developed with two separate water distribution pressure zones.

This project will not only construct a number of water improvements that are needed for the development but also upgrades to the existing Citizens Utilities water plan and one new water plant. The new water plant will pump into the existing Citizens Utilities water zone and pump to a new pressure zone. Improvements include two one-million gallon reservoirs, a 2,500 GPM pump station and three wells with a combined capacity of 3,000 GPM. The existing Citizens Utilities water plant will continue to provide service to Zone 1. The improvements to this plant include a one-million gallon

reservoir, one new water supply well and upgrades to the booster pumps. The water distribution system is shown in the Conceptual Water Plan attached as Exhibit F. Actual layout and pipes sizes will be determined based on a master water model which will be a part of Phase 1 design.

Phase 1 improvements will include Water Plant No. 1 with booster pumps, two wells, a one-million gallon storage reservoir and a distribution system sufficient to meet Phase 1 needs and be in accordance with the master water model for the entire Grand Avenue project.

The City of Surprise will perform a courtesy review of the water plans. Standard review and approval procedures required by the Maricopa County Health Department will be performed. Citizens Utilities shall be solely responsible for the review, approval and inspection of the water system improvements for the Grand Avenue property. Upon completion of each phase of development, the water improvements will be turned over to Citizens Utilities.

Wastewater

Wastewater service for Del Webb's Grand Avenue Property will be provided by the City of Surprise. The project (i.e. north of Union Hills) will require a treatment capacity of ~~.66~~ 1.2 million gallons per day (MGD) based on historical records from similar development projects located both in Maricopa County and in other locations around the country. This data includes a gallon per capita per day value of 90 (gpcd) and 1.9 persons per unit. The property is located in a region of the City that is currently served by an existing wastewater treatment facility (Litchfield Plant) with a planned capacity of 0.43 MGD. Present day flows treated by the existing facility are in the range of 0.25 MGD. The Del Webb Grand Avenue property may use this facility on a first come, first served basis with other developments. Effluent generated by the existing treatment facility is disposed of by means of reuse on landscaping and Bell Road streetscape.

The treatment plant capacity and trunk line size required for the project have been based on approximately ~~6,039~~ 7,073 units for this PAD, which will become integrated with the Additional Properties PAD down to Bell Road. Changes in unit densities, phasing methodologies and/or alignment of the sewer trunk main may change the treatment plant capacity requirement or trunk main size.

The Developer will design, construct and dedicate a sewer line to connect the property to the South Sewage Treatment Plant. The line will be constructed along Reems Road and will connect to the South Sewage Treatment Plant along an alignment designated by the City. The Developer believes that this line must be 18" in diameter to transmit the sewage which will be generated by development north of Union Hills and 21" to serve additional properties north and south of Union Hills. Per the Development Agreement, the City and/or the Developer may request the sewer line to be oversized to serve other properties.

The final size of the sewer line will be determined during final engineering and approval to construct. Wastewater collected from the Grand Avenue Property will flow by gravity to the corner of Reems Road and Bell Road as shown on the Conceptual Wastewater Plan attached as Exhibit G. A

~~small portion of the project may require a lift station due to existing ground elevations and anticipated sewer grades.~~

The City is currently in the process of ~~awarding a contract for the construction of~~ constructing the South Sewage Treatment Plant. This plant will not have sufficient capacity to process sewage from the property on a permanent basis. The parties agree that the South Sewage Treatment Plant is so designed that it can only be expanded in units of 800,000 gallons of treatment capacity per day. Developer will commence designing and obtaining all required permits for, two 800,000 gallons per day (gpd) expansions of the South Sewage Treatment Plant. The final plans and specifications for each Expansion shall be submitted to the City for its review and approval. Upon completion, both expansions shall be owned, maintained and operated by the City.

Immediately upon obtaining all necessary permits, the Developer will commence constructing the First Expansion no sooner than 120 days after the completion of the initial South Sewage Treatment Plant which is being constructed by the City. When the project generates sewage which averages 600,000 gpd for a ninety (90) day period, the Developer will begin diligently pursuing the actions necessary to construct the Second Expansion.

To accommodate an expected two to three year design, approval and construction process for the South Plant Phase II Expansion, the first plant expansion process will begin upon approval of the Development Agreement.

Effluent from the South Plant will be disposed of and reused by Underground Storage and Recovery, a program permitted by the Arizona Department of Environmental Quality (ADEQ). This method of effluent disposal is recognized and encouraged by the Arizona Department of Water Resources (ADWR). If the City is legally permitted to sell recharge credits to the Developer, the Developer may elect to receive effluent through the purchase of recharge credits.

The City has agreed to provide to the Developer sufficient effluent for all of the Developer's effluent usage on the property except the Kingswood property, on a month to month basis, provided however, that the maximum amount of effluent the City shall be required to supply to the Developer in any given year shall be the amount of the available effluent generated by the Property during that year, not including the Kingswood property.

Pursuant to the Development Agreement as amended, the Developer shall assist the City with the cost of design, ~~obtain necessary~~ permits, ~~for,~~ ~~and pay the entire design and permitting costs for~~ land acquisition and construction of a recharge and recovery project capable of infusing 3.2 million gallons of effluent per day. ~~Del Webb will assist with the cost of acquiring land and constructing the Recharge Project pursuant to the Development Agreement.~~ The City shall own, operate and maintain the recharge project.

Power/Telephone/Gas

Electric power from APS, telephone service from US WEST and gas from Southwest Gas will be brought to the property. Distribution line alignments and capacities are currently being analyzed and will be finalized prior to development.

Police/Fire/Library

A new fire and police site and facility will be provided on a ~~2.0~~ 3.8 acre parcel in the northern portion of the project and east of Loop 303 pursuant to the Development Agreement between Del Webb and the City of Surprise. The facility may include other public services such as payments of utility bills. The development will be subject to the City's new library development fee that will be used to expand the City's public library facilities in the area. A second 3.2 acre site (for a total of 7.0 acres) will be provided near the power center in the eastern portion of the project pursuant to the Comprehensive Development Guide.

DESIGN GUIDELINES

The outstanding quality and character of this project will be established and reinforced through detailed site planning and consistent architectural and landscape architectural treatments. The use of complementary materials and forms will identify the project as a unified suburban environment of excellence, in harmony with its setting. Photographic examples that illustrate the high standards maintained in the landscape and architectural treatments of existing Del Webb projects and which will be the foundation for the landscaping and architectural design for this project ~~are attached as the last exhibit,~~ were included in the April PAD approval as Exhibit M. Although these project photographs illustrate a variety of residential architectural styles that Del Webb has used, there are common design standards in all of these units that Del Webb will be utilizing in this project:

- Tile roofs;
- Stucco and/or brick building exteriors;
- Four-sided architecture;
- Ground mounted air conditioning equipment;
- Block and wrought iron walls where appropriate (no wooden fences);
- Recessed entrances;
- Fireplaces (optional);
- Garages; and
- Thematic landscaping.

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

The purpose of the design guidelines is to:

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

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

- Circulation - Definitions and classifications, streetscape treatments, controlled access roadway provisions, design and location of alternative travel systems (pedestrian, bicycle, golf cart), parking, loading.
- Architecture - Definitions, form, size, location, materials, coverage, heights.
- Landscape Architecture - Definitions, entries, screening, materials, water usage, open space, golf course.
- Signage - Definitions, formats, sizes, locations, lighting.
- Lighting - Definitions, types, standard, locations.

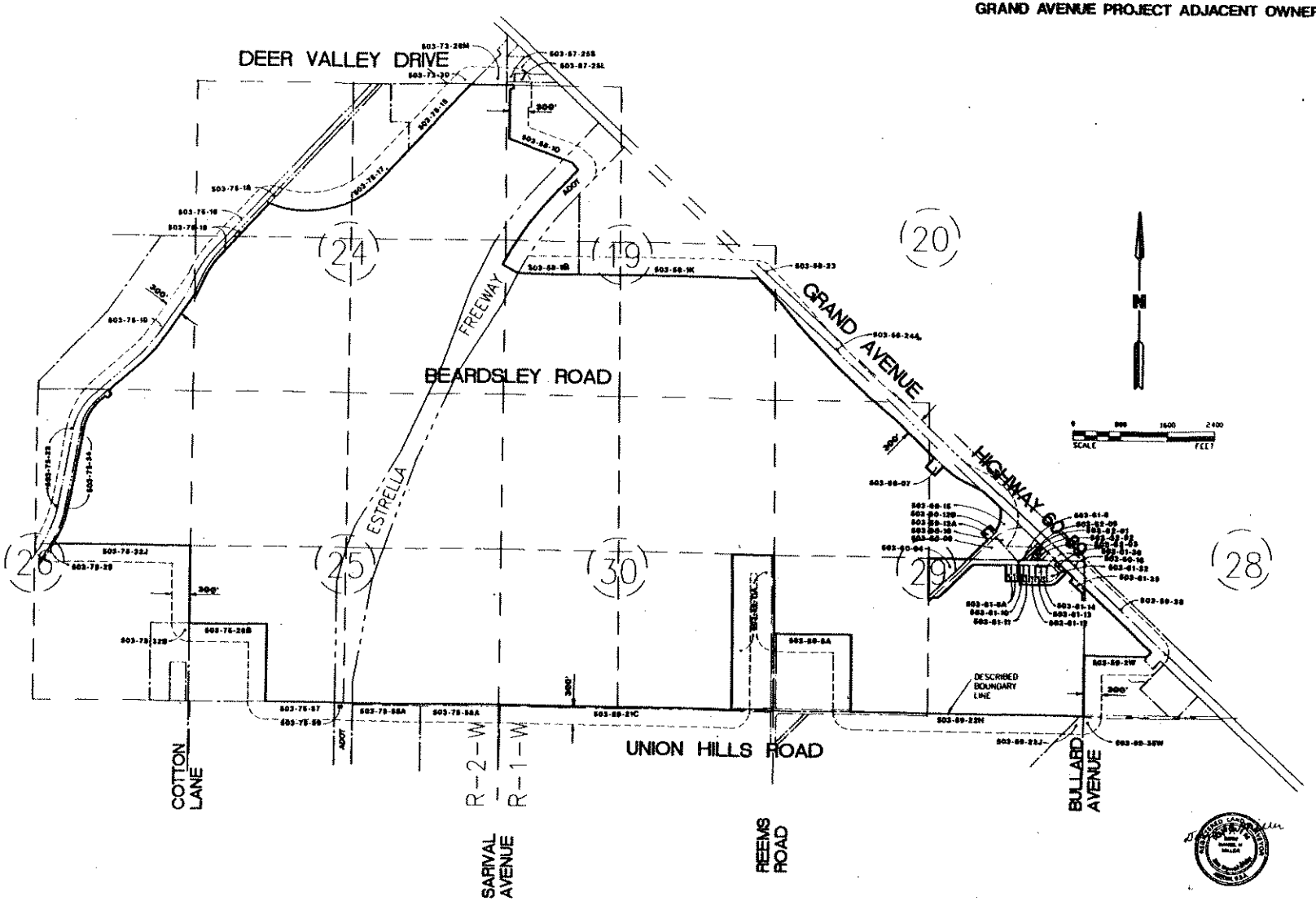
DEVELOPMENT STANDARDS

The planning for ~~the~~ Del Webb's Grand Avenue property ~~has~~ revealed that the City of Surprise Zoning, Subdivision and Sign Ordinances ~~do~~ did not (and really could not) fully anticipate the development of a several thousand acre master planned development and thus some refinements to these ordinances ~~is~~ have been necessary. The need for these refinements was anticipated and provided for in the recently approved Development Agreement. While the City ordinances in effect on February 24, 1994, the time the original Development Agreement was approved and executed by the City, form the basis for City regulation and review of this project, the necessary refinements to these ordinances were approved in April, 1994. With the proposed land use refinements proposed in this amendment, newly revised amended standards to accommodate the unique aspects of these uses (not previously anticipated) are attached as Exhibits H and I. We have also included under Exhibit J our proposed refinements to the Surprise Sign Code, which will be the subject of an application for a Comprehensive Sign Plan in the near future.

Once actual development of the property commences, particular attention will be given to assuring adherence with all City of Surprise, Maricopa County and State air quality regulations.

EXHIBIT MAP

GRAND AVENUE PROJECT ADJACENT OWNERS MAP



PROPOSED PAD AMENDMENT

STANLEY CONSULTANTS, INC.

SHEET 1 of 1

ZONING EXHIBIT

PROJ. NO. 11854

DEL WEBB's GRAND AVENUE RETAIL PROPERTY
Amended PAD North of Union Hills
List of Property Owners within 300'

Bk/Map/Parcel	Name and Address
503-57-025L	Dove Family Trust 2602 W. Bloomfield Rd. Peoria, AZ 85029
503-57-025S	Cowley Companies, Inc. 3303 S. 40th Street Phoenix, AZ 85040
503-75-019 503-75-056A 503-58-005A 503-58-001D 503-58-001K 503-75-32J 503-75-32B	Del Webb Home Construction, Inc. P.O. Box 29040 Phoenix, AZ 85038
503-75-057	First American Title Company 111 West Monroe Phoenix, AZ 85003
503-58-001M	Grand Ave. & Estrella F/.W Prop.Ltd.Ptsp. 5141 N. 40th Street, Ste. 100 Phoenix, AZ 85018
503-58-023 503-58-024A 503-59-038 503-60-15 503-60-016	A T & S F R/R P.O. Box 1738 Topeka, KS 66628
503-59-002W 503-59-035V(W)	Parkeview Place Joint Venture 2425 E. Camelback Rd., Ste. 900 Phoenix, AZ 85016
503-59-011A	Grand Ave. & Union Hills Prop.Gen.Ptsp 310 E. Keim Drive Phoenix, AZ 85012

503-60-005A	White Tank Equities Ltd. 310 E. Keim Drive Phoenix, AZ 85012
503-59-021C 503-59-022H 503-59-22J 503-75-058A	First Service Title Agency, Inc. 3033 N. Central Avenue, Ste. 100 Phoenix, AZ 85012
503-59-35U	Sun City Grand Avenue Partnership 2425 E. Camelback Rd., #900 Phoenix, AZ 85016
503-59-032B 503-60-004 503-60-009 503-60-010 503-62-001 503-62-002 503-62-003 503-62-006 503-75-029 503-75-034 503-75-059	Maricopa County Mun. Wtr.Cons.Dist. 1 P.O. Box 730 Peoria, AZ 85345
503-60-007	Robert Unruh 8450 W. Washington Avenue Peoria, AZ 85345
503-60-012A 503-60-012B	George C. Templeton 5825 W. Frier Glendale, AZ 85301
503-61-008	No Assessor Information
503-61-008A	Jim McCown Rt #2, Box 773 Sun City, AZ 85373

503-61-010 503-61-011 503-61-012 503-61-013 503-61-032 503-61-038	FESTAZ Partnership 111 W. Avenue Festus, MO 63028
503-61-014	John C. & Ellen H. King 115 W. Avenue Festus, MO 63028
503-61-039	Maricopa County 111 S. 3rd Avenue Phoenix, AZ 85003
503-73-0-28M	Granddeer Partners 3612 W. Dunlap, Suite L Phoenix, AZ 85051
503-73-030 503-75-010 503-75-015 503-75-016 503-75-017 503-75-018 503-75-023	Happy Trails Resorts, Inc. and Maricopa County Flood Control Dis. Phoenix, AZ 85009
503-75-026B	Westward Venture General PA c/o Michael J. Harty P.O. Box 14075 Scottsdale, AZ 85267

Del Webb's Grand Avenue Property
April 11, 1994

Ordinance 85-8 Revisions

ARTICLE II. DEFINITIONS

12. FREE-STANDING SIGN: An identification sign which is erected on or mounted upon its own self-supporting permanent structure, detached from the supporting elements of the main building which it identifies. Such signs shall have a maximum height of ~~8~~ ***30*** feet and a maximum area of ***200*** ~~24~~ sq. ft., or as hereinafter provided.

ARTICLE VII. SIGNS PERMITTED FOR RESIDENTIAL USE

SECTION 1: ONE & TWO FAMILY DWELLINGS

1. Identification Signs: A sign not exceeding ***twenty (20)*** ~~one (1)~~ square ~~foot~~ ***feet*** in area ***with a maximum height of 4 feet,*** giving the name only of the land or building on which displayed, or of the owner or lessee thereof.

2. Temporary Signs (See Article VI)

3. Permanent Subdivision Identification Signs for recorded Subdivisions in accordance with the following:

   a. Maximum area of such sign to be ~~24~~ ***50*** square feet with a maximum height of ***six (6)*** ~~five (5)~~ feet.

   b. Such signs to be ***freestanding or*** monument type; i.e., individually mounted letters on a free-standing wall.

   c. Final location of such signs to be approved by the Town Community Development Director.

   d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.

4. Directional Signs: Not to exceed ***twelve (12)*** ~~two (2)~~ square feet in area or ***four (4)*** ~~three (3)~~ feet in height.

5. Permanent Project Identification Signs, one for each major project entry, in accordance with following:

   a. Maximum area of such sign to be 200 square feet with a maximum height of 30'.

   b. Such signs to be freestanding or monument type; i.e., individually mounted letters on a free-standing wall.

   c. Final location of such signs to be approved by the Town Community Development Director.

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d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.

SECTION 2: MULTI-FAMILY DWELLINGS

1. All signs permitted in Section 1: One & Two Family Dwellings, above, of this article.

2. Identification signs for apartments and condominium complexes and such uses as follows:

   a. A free-standing sign, not exceeding ***50*** ~~***24***~~ square feet in area. Such sign shall not exceed ten (10) feet in width or ***six (6)*** ~~***five (5)***~~ feet in height. Such sign must be located at least five (5) feet from any property line.

   b. A wall-mounted sign, not exceeding ***fifty (50)*** ~~***six (6)***~~ square feet in area. Height of such sign shall not exceed ten (10) feet.

ARTICLE VIII. SIGNS PERMITTED FOR NON-RESIDENTIAL USE

SECTION 1: IN RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VII.

2. Civic organizations such as Kiwanis, rotary, Jaycees, etc., may be identified on group display structures in accordance with the following standards:

   a. Such structures shall be on arterial streets and in commercial or industrial districts and within 1/4 mile of the town limits of Surprise.

   b. Structures shall not be over six (6) feet in height or an area in excess of 60 square feet.

   c. The signs shall not be illuminated.

   d. Each civic organization shall be limited to a maximum area of two (2) square feet.

   e. Churches shall not be included in the above.

   f. Exact location and design of the sign structure shall require approval of the Community Development Director.

3. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding ***50*** ~~***24***~~ square feet. Such signs may be wall-mounted with a maximum height of ten (10) feet, and/or such signs may be free-standing according to the following:

   a. One (1) free-standing identification sign shall be permitted with a maximum height of ***six (6)*** ~~***five (5)***~~ feet. A second such free-standing sign shall be

permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.

b. Free-standing identification signs shall be located at least five (5) feet from any property line.

c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

4. In addition to the above, each tenant may be allocated three (3) square feet of ~~non~~-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

5. In addition to the above, a directory with a maximum area of six (6) square feet and a maximum height of six (6) feet may be permitted behind the required front yard setback.

SECTION 2: IN NON-RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VI.

2. Civic organization identification signs same as Section 1.2, Article VII.

3. Business signs shall be in accordance with the following regulations:

a. The total aggregate sign area of one (1) face of all signs on the premises pertaining to any one (1) business shall not exceed 50 square feet. However, if the portion of the building adjacent to its lot's street-property line measures more than 50' then the aggregate area of one (1) face of all such signs on the premises may be increased in area to the rate of one (1) square foot of sign area for each foot of building frontage in excess of 50 lineal feet; but the total aggregate area of one face of such signs on the premises shall not exceed 100 square feet for each business. For corner buildings, only the main entrance frontage shall be so measured.

b. Free-standing identification signs shall be counted as a portion of the total aggregate sign area of the premises and shall be restricted to the following:

1) One (1) free-standing identification for each ~~street upon which the lot has frontage~~ ***major access to the development.***

2) Such signs shall have a maximum area of ~~24~~ ***200*** square feet.

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3) Such signs shall not be closer than 30 feet to any residential district.

4) A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each square foot of sign area.

c. For building complexes or centers, ***these*** ~~***the***~~ regulations ***shall apply.*** ~~***listed below in Section 2.d, Article 8 shall apply and preclude those listed heretofore.***~~ For purposes of this Section, a building complex or center shall mean any number of businesses greater than one which buildings share the same site, using common points of ingress and egress to and from the site.

4. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding 50 ~~***24***~~ ***square feet. Such signs may be wall-mounted with a maximum height of ten (10) feet, and/or such signs may be free-standing according to the following:***

a. One (1) free-standing identification sign shall be permitted with a maximum height of six (6) ~~***five (5)***~~ ***feet. A second such free-standing sign shall be permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.***

b. Free-standing identification signs shall be located at least five (5) feet from any property line.

c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

5. In addition the above, each tenant may be allocated three (3) square feet of non-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

6. In addition to the above, a directory with a maximum area of ~~***six (6)***~~ ***sixty (60) square feet and a maximum height of*** ~~***six (6)***~~ ***twenty (20) feet may be permitted*** ~~***behind the required front yard setback***~~ ***at least five feet from any property line.***

A. <u>PRICE SIGNS FOR SERVICE STATIONS</u> only, in accordance with the following:

a. Maximum area shall not exceed 12 square feet each and shall be counted in the total aggregate sign area of the premises as permitted above.

b. Maximum height shall not exceed five (5) feet.

c. One (1) free-standing price sign per each street frontage on which the service station has frontage.

d. A landscaped area shall be provided, on site at the street frontage, at the base of the free-standing sign, with said landscaped area of four (4) square feet for each square foot of sign area.

e. The maximum sign area for free-standing signs shall not exceed 24 square feet including all identification and price signs.

B. MENU BOARDS FOR DRIVE-IN RESTAURANTS

a. One (1) free-standing or wall mounted menu board per business and shall be located not less than 45 feet from the street property line.

b. Maximum area shall not exceed 12 square feet and shall be counted in the total aggregate sign area of the premises.

c. Maximum sign height shall not exceed five (5) feet for free-standing menu signs.

d. A landscaped area shall be provided, at the base of the free-standing sign with said landscaped area of four(4) square feet of sign area.

C. SIGNS PERMITTED IN THE CENTRAL BUSINESS DISTRICT (CBD)

a. Awning signs, with the following requirements may be permitted on tenant-leased areas:

1) Business name and building address numerals only to be allowed on the vertical portion of the awning with a maximum copy height of ten (10) inches.

2) Logos (with Design Review Board approval) may be permitted on the diagonal portion of the awning.

3) Total area of logo or awning sign not to exceed twenty-five percent (25%) of allowed sign area and to be deducted from that area.

4) Awnings and signs to be non-illuminated and displayed on tenant's leased area only.

b. Flag-mounted signs, with the following requirements, may be permitted on individual tenants' leased area only.

1) Maximum area of six (6) square feet, identifying primary businesses and building address numerals only, to be deducted from allowed sign area.

2) Height to be eight (8) feet minimum to the bottom of the sign and fifteen (15) feet maximum to the top of the sign with the sign centrally located on the tenant's leased area.

3) Signs to be wall-mounted shall be non-illuminated.

D. SIGNS PERMITTED IN PLANNED AREA DEVELOPMENT (PAD)

1. All signs permitted in Section 1 ***and 2***, Article VIII and Section 1 and 2, Article VII.

2. Business signs in non-residential areas shall be in accordance with ~~the following regulations~~ ***Article VIII Section 2.***

3. All signs in Del Webb's Grand Avenue Property Planned Area Development as permitted under these Amended Standards shall be subject to the approval of a Comprehensive Sign Plan by the Planning Commission to achieve design continuity and compatability for signage throughout the PAD.

NR.jr

Del Webb's Grand Avenue Property
November 8, 1994

Ordinance 86-07 Revisions

C.(1) d. No longer applicable.

C.(1) d. C.(1) g. The developer shall install street signs, the type and location to be approved by City Engineer.

C.(1) h. The street lights shall be selected by the developer and approved by the City Engineer.

C.(2) a. Table 1.

Minimum Width of Right-of-Way

Minor Arterial	110'	(row may be widened to include gatehouse, parking, pull-offs and turnarounds)

Minimum Pavement Widths

		Entry Modifications
Local	28'	20' each side of median
Minor/major Collector	32'	20' each side of median

Mimimum Length of Tangents Between Reverse Curves

Local	50'
Collector	100'
Minor Arterial	150'
Principal	200'

Minimum Turn Around (Local Streets Only)

Right-of-way	~~***120'***~~ ***90'***
Pavement	~~***100'***~~ ***80'***

C.(2) b. Pavement types shall be determined by City Engineer, for load capacity purposes only.

C.(2) C. Additional 25' buffer strip required for residential lots along Grand and Estrella. The required buffer need not be contained within the platted lots, but may rather be separately platted.

D.(1) Sidewalk requirements are:

Local street -	optional, 4' wide
Collector -	optional, 6' wide both sides or 8' wide one side
Arterial -	optional, 6' wide both sides or 8' wide one side

Sidewalk requirements are waived if alternative, off-street routes are made available.

E.(2) a. The 100 year, 2 hour storm shall be detained.

E.(2) b. Retention basins shall not exceed 8 feet in depth.

I.(3) 7% of gross area shall be reserved for recreation use.

Del Webb's Grand Avenue Property
RV 931688
November 8, 1994

The amended standards for the R1-5, R-3 and C-2 zoning districts dated April 11, 1994 and approved April 28, 1994 by the Surprise City Council are listed below in normal type. The revisions proposed with this application are shown in ***bold italics***.

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

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

B. Principally Permitted Uses
Single Family Courtyard Dwelling Unit
Two-family structure
Churches
Golf Courses

C. Conditionally Permitted Uses
See Section 6-602 B, as amended by 7-704 B, above.

D. Permitted Accessory Uses
Contractors storage yard
Golf driving range and miniature golf course
Greenhouse
Home occupations
Private garage
Private or jointly owned community center, recreational facilities, pools, tennis courts, golf clubhouse (with liquor sales).
Signs, as per approved Comprehensive Signage Plan
Tool sheds, for storage of domestic supplies
Model Homes, Temporary, with Administrative review and approval
Temporary sales & office buildings, with Administrative review and approval

E. Lot Area and Lot Dimensions

(1) Required Lot Area:

Use	Minimum Lot Area
Single-family and two family dwelling units	5,500 square feet[1]

[1] This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than 4,700 square feet in size and that not more than 25% of the lots are less than 5,500 square feet in size.

Single-family courtyard dwelling units	***4,000 square feet***
Other Permitted Uses	Minimum area to be determined by building area, parking requirements, and required setbacks.

(2) Required Lot Dimensions:

Use	Minimum Lot Width	Minimum Lot Depth
Single-family and two family dwelling units	50 feet[2]	80 feet
Single-family Courtyard dwelling units	***50 feet[2] x 80 feet[2] x***	***80 feet or 50 feet***
Other Permitted Uses	Lot dimensions to be determined by building area, parking requirements and required setbacks.	

(3) Density: There shall not be more than two (2) dwelling units on any one (1) lot.

F. Setbacks, Yards and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear Yard
Single-family and two family dwelling units	20'	5'	10' and 15' on Key lots	15'
Single-family courtyard dwelling units	***10'[3]***	***0'[3]***	***10'[3]***	***0'[3]***
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	25' *	25' *	50'
Structures accessory to single-family residences	10'	3'	10'	3'

* Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35'.

[2] Flag lots shall have a minimum width of 20 feet.

[3] (Zero lot line development may be permitted.) ***Side and rear setbacks may be 0 feet, provided that the minimum distance between principal buildings is at least 10 feet. Minimum garage face setbacks on any dedicated street or R.O.W. area 18 feet.***

Structures for all other principal, conditional or accessory uses	20'	10'	20'	20'

(2) Maximum Building Height: 35 feet, for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than 35' above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall. ***Buildings of four stories up to 56 feet in height are permitted if sprinklered.***

G. Encroachment into Required Front and Side Yard Setbacks ***(Nos. 1, 2 & 3 below are already ordinance requirements found in the R-43 zoning district (Sec. 7-701G). Nos. 4 and 5 are new. All of these provisions are incorporated here for convenience).***

(1) Open steps and decks shall be permitted to extend into the required front and side yard setbacks a distance of not more than five (5) feet.

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

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

(4) ***Non-windowed architectural projections to the ground may extend into the required front and side yard setbacks a distance of not more than three feet.***

(5) ***Bay windows to the ground may extend into the required yard setbacks a distance not to exceed 25% of the depth of the minimum required yard.***

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

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

7-706. Multi-Family Residential Zone (R-3)

A. Purpose

The purpose of the R-3 Multi-Family Residential Zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 Zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses

Four family structure
Multiple Family Structure
Townhouse cluster, not to exceed four (4) units or 120 feet in length.
Townhouse cluster, with four or more units, but not to exceed 160' in length
Churches

C. Conditionally Permitted Uses

See Section 6-602 B., as amended by 7-706 B., above.

D. Permitted Accessory Uses

Greenhouse
Home occupations
Private garage
Private or jointly owned community center, recreation facilities, pools, tennis court, golf clubhouse (with liquor sales)
Signs, as per approved Comprehensive Signage Plan
Tool sheds, for storage of domestic supplies

E. Lot Area and Lot Dimensions

In determining minimum lot area and minimum lot dimensions, the following table shall be used:

Use	Minimum Area Per Unit	Minimum Lot Dimensions[4]	Outdoor Living Area[5]
Multi-family structure	2,000 sq. ft./unit	Width: 50' Depth: 80'	300 sq. ft./unit
Townhouse Cluster	2,000 sq. ft./unit[6]	Width: 50' Depth: 80'	400 sq. ft./unit
Other Permitted Uses	Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.		

[4] These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures dwelling units.

[5] Outdoor Living Area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the Outdoor Living Area shall be the width of the lot.

[6] May be calculated as average lot size per unit per structure.

F. Schedule of Allowances
The minimum areas per unit in 7-706 E. may be adjusted in accordance with Section 7-705 F.

G. Setbacks, yards, and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear
Multi-family structure	20'	15'	20'	15'
Townhouse cluster	20'	5'	20'	10'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	25'	25'*	50'
Structure accessory to multi-family residences	20'	3'	20'	3'
Structures for all other principal or conditional uses.	20'	10'	20'	20'

(2) For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

(3) Maximum Building Height: 40 feet for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than ~~35'~~ **45** above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall. ***Buildings of four stories up to 56' in height are permitted if sprinklered.***

* Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35 feet.

H. Accessory Buildings
See Section 7-705 H of this Ordinance.

I. Distance Between Building
See Section 7-705 I of this Ordinance.

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

K. Relationship to Overlay Zones

Any property located in the R-3 Zone as well as in the F-1 or F-2 Overlay Zone must comply with the regulations of the Overlay Zones.

7-708. Community Commercial Zone (C-2)

A. Purpose

The purpose of the C-2 Community Commercial Zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses

See Section 6-603 A., adding:

(1) Bowling alley
(2) Community center or meeting hall
(3) Golf Course
(4) Golf driving range and miniature golf course
(5) Greenhouse
(6) Model homes, Temporary, subject to Administrative review and approval.
(7) Temporary sales & office buildings, subject to Administrative review and approval.

C. Conditionally Permitted Uses

(1) Automobile Service Stations

(a) Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.

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

(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 feet from any residential zone boundary.

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

(e) Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

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

(2) Automobile Washing Establishments:

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

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

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

(3) Convenience-Food Restaurants:

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

(4) Day-Care Center, including adult care

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

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

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

(6) Public utility service yard

(7) Recreational Vehicle Park and Overnight Campground:

(a) Recreational vehicle park shall be screened from view of any residential development, as approved by the Planning and Zoning Commission.

(b) Internal circulation roads shall be paved with a dust-free surface.

(c) Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least 1,500 square feet in size.

(d) Individual recreational vehicle parking pads shall be set back at least 30 feet from the perimeter of the park and 30 feet from any public street right-of-way.

(e) Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

(f) Park plans, certified approved by Maricopa Department of Health Services shall be submitted.

(8) Video Arcades

(9) Contractors storage yard

D. Permitted Accessory Uses:

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

(2) Signs, as per approved Comprehensive Signage Plan.

E. Access

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

(2) Access points shall be located at least 150 feet from any street intersection.

(3) Access points on the same street shall not be spaced closer than 100 feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

(4) Commercial developments which may not be able to meet the requirements of Sections 7-709 E(2) and (3), and are requesting deviations from the above noted standards, shall submit to the town engineer an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:

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

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

F. Setbacks and Height

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

Setbacks		Feet
(a)	Building Setbacks:	
1.	Front	25'
2.	Interior side and rear	3'
3.	Corner side	10'
4.	Residential Zone Boundary	25'

Note: For C-2 property along Grand Avenue, the standard building setbacks in the Ordinance shall be maintained.

(b)	Parking Lots:	Feet
1.	Front	4'
2.	Interior side and rear	3'
3.	Corner side	4'
4.	Residential Zone Boundary	3'

(2) Maximum Building Height

~~40~~ *45* feet, for residential structures and ~~*60*~~ *55* feet, for non-residential structures provided that no habitable area is constructed more than ~~35~~ *45'* above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall. ***Buildings of four stories up to 56' in height are permitted if sprinklered.***

G. Lot Width and Lot Area

(1) The minimum lot width shall be 60 feet except that corner lots shall have a minimum width of 100 feet, and except for model homes, which shall have the same requirements as the R1-5 Zone.

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

H. Additional Building and Performance Standards

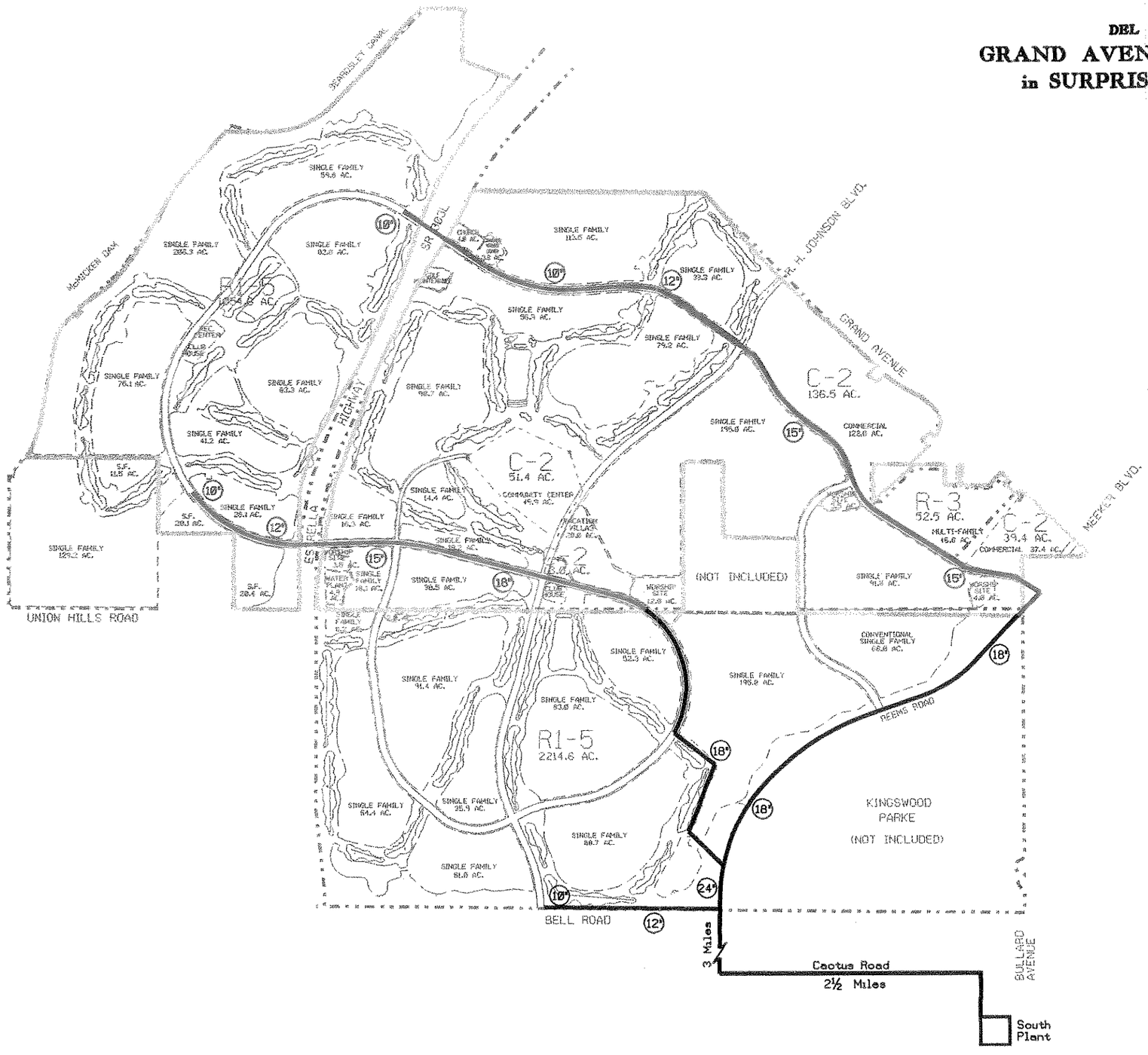
Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

I. Relationship to Overlay Zones

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

CONCEPTUAL WASTEWATER PLAN

DEL WEBB'S
GRAND AVENUE PROPERTY
in SURPRISE, ARIZONA



LEGEND

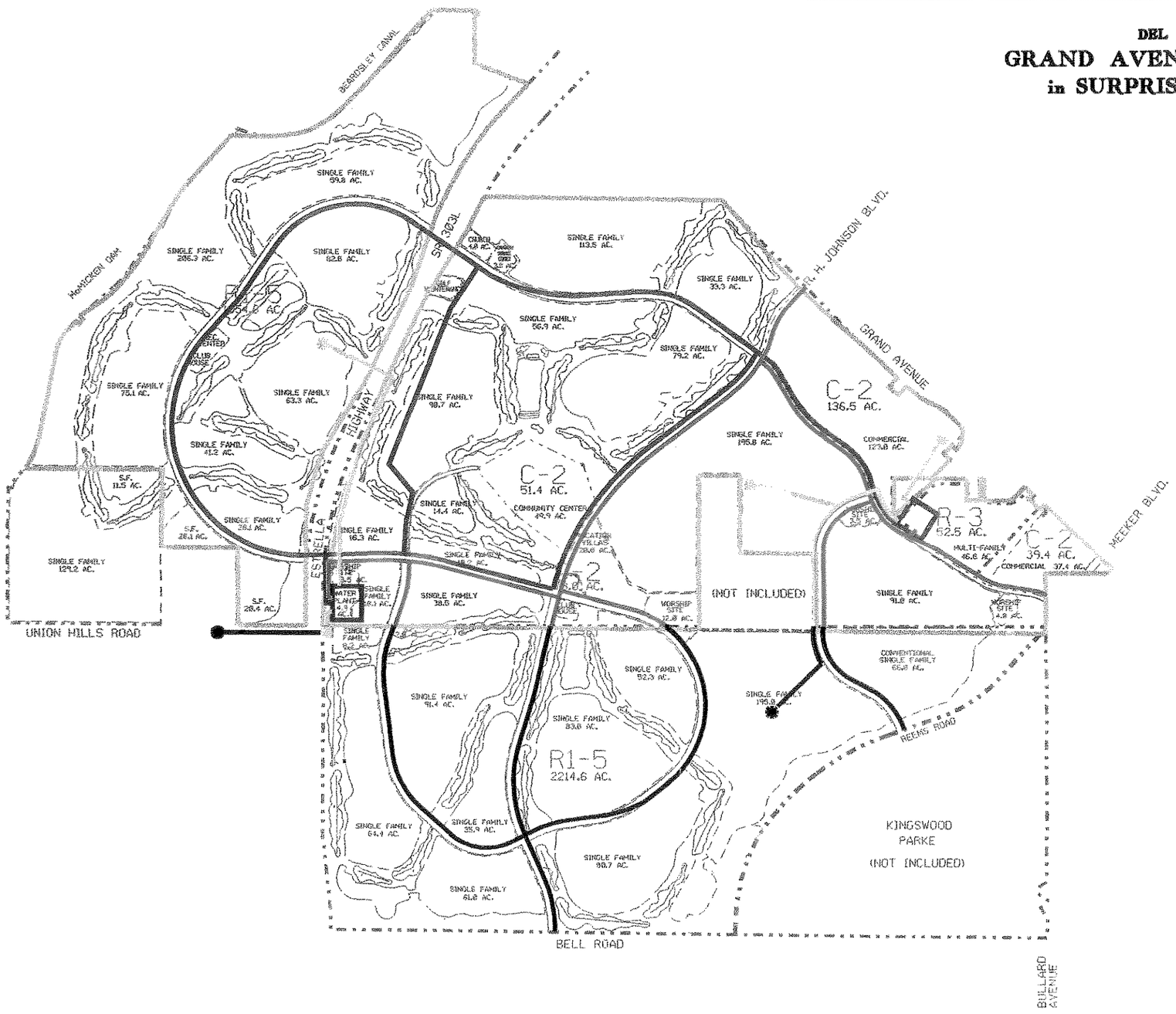
- PROPOSED SANITARY SEWER MAIN
- PROJECT BOUNDARY
- (12") PIPE SIZE

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

PROPOSED PROPERTIES PAD

CONCEPTUAL WATER PLAN

DEL WEBB'S
GRAND AVENUE PROPERTY
in SURPRISE, ARIZONA



LEGEND

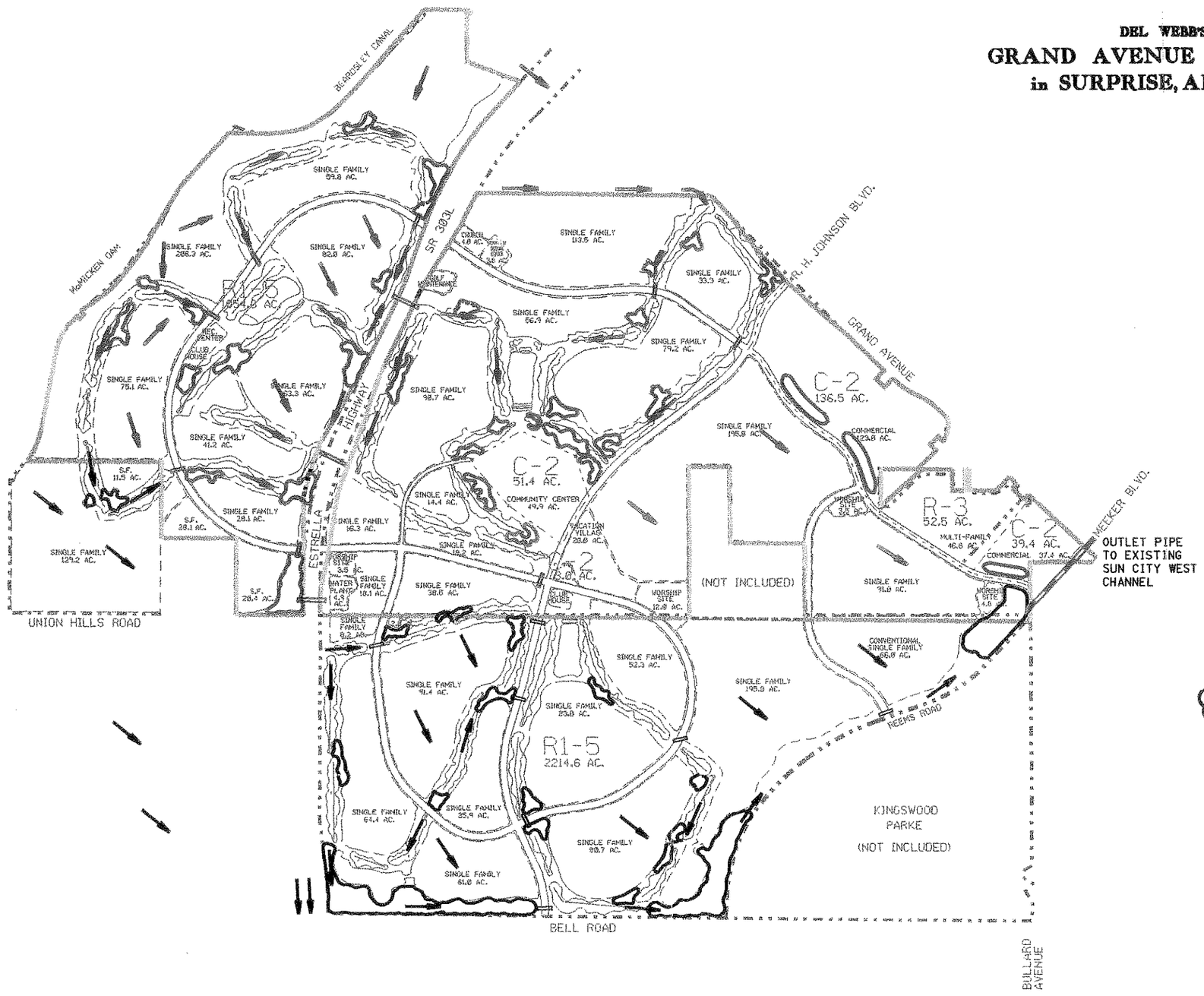
- PROPOSED WATER DISTRIBUTION MAIN - ZONE 1
- PROPOSED WATER DISTRIBUTION MAIN - ZONE 2
- PROPOSED WELL SUPPLY LINE
- PROPOSED WATER PLANT
- PROPOSED WATER WELL
- PROJECT BOUNDARY

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

PROPOSED PAD AMENDMENT

CONCEPTUAL DRAINAGE PLAN

DEL WEBB'S
GRAND AVENUE PROPERTY
in SURPRISE, ARIZONA



STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

PROPOSED PROPERTIES PAD

Project Roadway Phasing Plan

For

Del Webb's

Grand Avenue Property

Surprise, Arizona

North

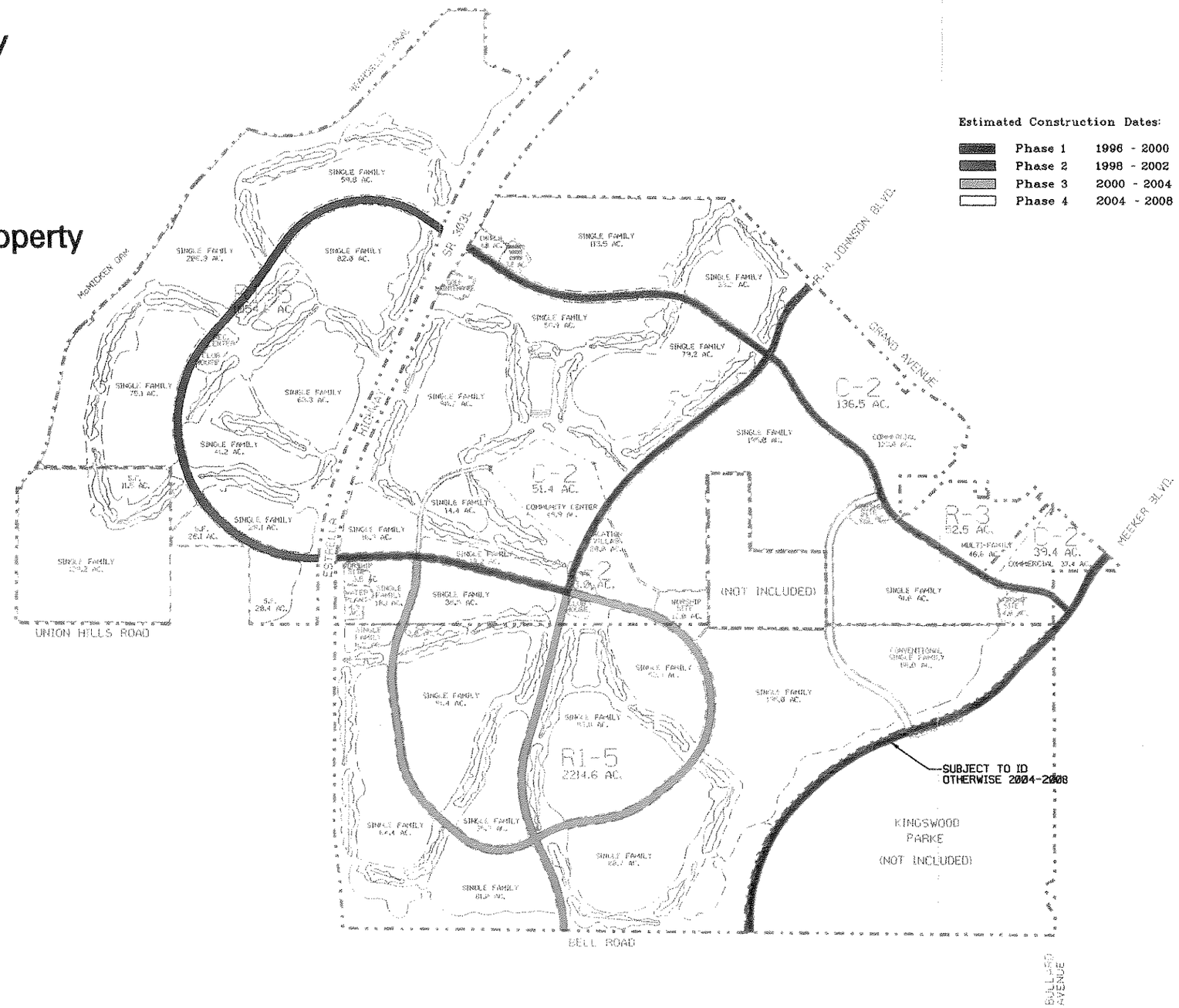
0 500 1000 2000

Scale: 1" = 2000'

ACRES

October, 1994

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500



Estimated Construction Dates:

Phase 1	1996 - 2000	
Phase 2	1998 - 2002	
Phase 3	2000 - 2004	
Phase 4	2004 - 2008	

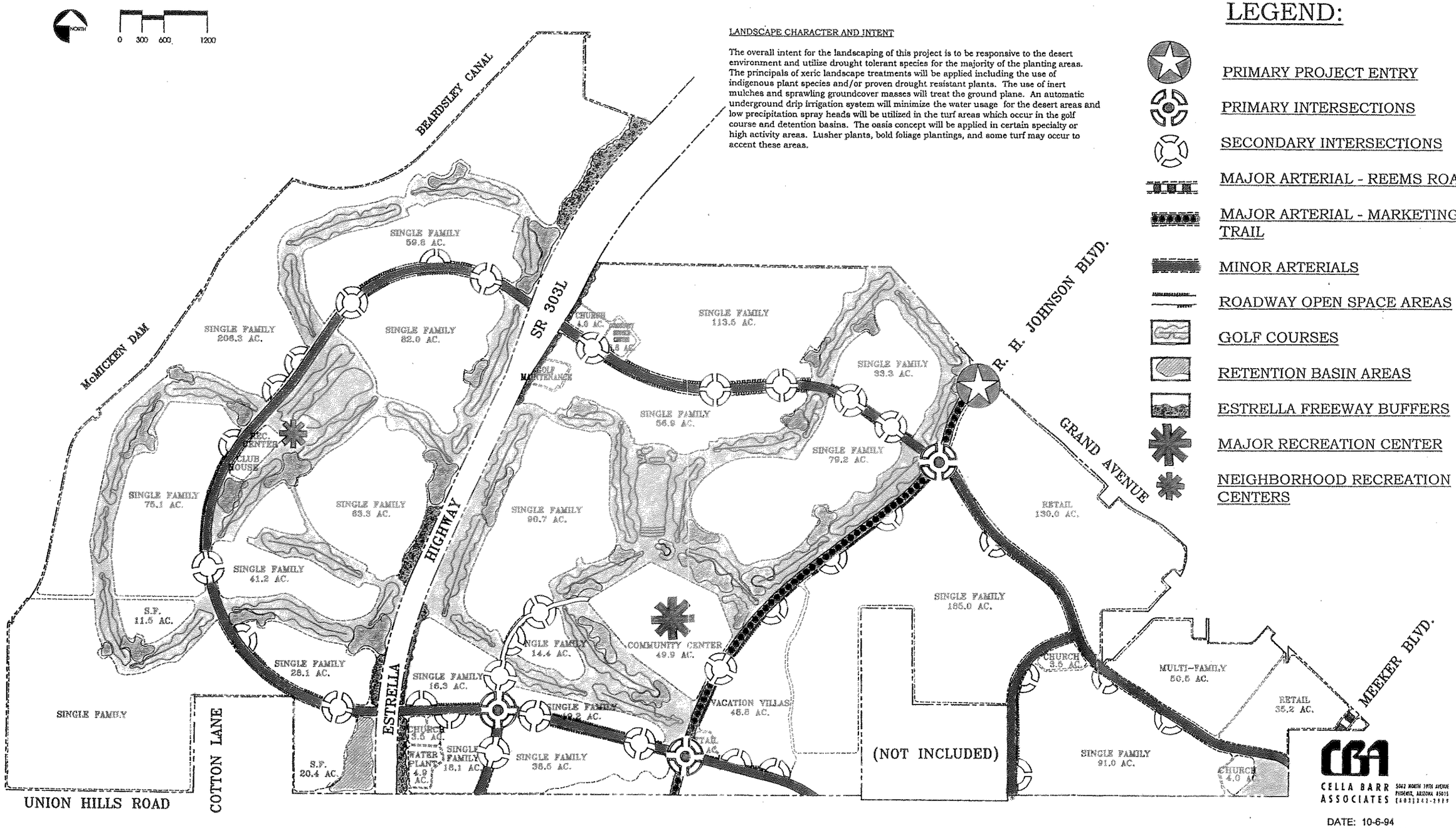
DEL WEBB'S

GRAND AVENUE PROPERTY

LANDSCAPE & OPEN SPACE CONCEPTUAL MASTER PLAN

Proposed P.A.D. Amendment

Exhibit C



LANDSCAPE CHARACTER AND INTENT

The overall intent for the landscaping of this project is to be responsive to the desert environment and utilize drought tolerant species for the majority of the planting areas. The principals of xeric landscape treatments will be applied including the use of indigenous plant species and/or proven drought resistant plants. The use of inert mulches and sprawling groundcover masses will treat the ground plane. An automatic underground drip irrigation system will minimize the water usage for the desert areas and low precipitation spray heads will be utilized in the turf areas which occur in the golf course and detention basins. The oasis concept will be applied in certain specialty or high activity areas. Lusher plants, bold foliage plantings, and some turf may occur to accent these areas.

LEGEND:

- PRIMARY PROJECT ENTRY
- PRIMARY INTERSECTIONS
- SECONDARY INTERSECTIONS
- MAJOR ARTERIAL - REEMS ROAD
- MAJOR ARTERIAL - MARKETING TRAIL
- MINOR ARTERIALS
- ROADWAY OPEN SPACE AREAS
- GOLF COURSES
- RETENTION BASIN AREAS
- ESTRELLA FREEWAY BUFFERS
- MAJOR RECREATION CENTER
- NEIGHBORHOOD RECREATION CENTERS

CBA
CELLA BARR ASSOCIATES
3642 NORTH 19TH AVENUE
PHOENIX, ARIZONA 85015
(602)242-2919

DATE: 10-6-94
JOB#: 241721-01

DEL WEBB'S
GRAND AVENUE PROPERTY

LANDSCAPE & OPEN SPACE CONCEPTUAL MASTER PLAN
Proposed P.A.D. Amendment
Exhibit C

I. INTERSECTION TREATMENTS

Primary Project Entry - Occurs at the entry from Grand Avenue. Design features will include structural elements such as monumentation, information booth, and specialty signage. Bold foliage plant materials and accent plantings will be installed. The thematic treatments for the project will be presented at this entry point.

Primary Intersections - These occur at intersections between major and minor arterials and also at minor to minor arterials. These are areas which will have a high volume of vehicular traffic and directional information will be provided. Design features will include the continuation of the thematic elements in terms of wall treatments, signage monumentation and accent plantings.

Secondary Intersections - These occur at intersections between minor arterial roads and collectors or collectors to collectors intersections. Design features will include thematic signage and accent plantings which enhance these intersection areas. These thematic design and signage elements may also occur at local to local intersections.

II. ROADWAY LANDSCAPE TREATMENTS

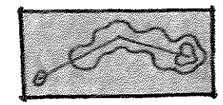
Major Arterials - Reems Road - This roadway will have a 130' R.O.W. with a 16' median. Design features include xeriscape plantings with color and bold foliage accents. Meandering walkway will be provided on one side of the roadway. The ground plane will consist of inert ground covers and freeform earthen mounding.

Major Arterials - Marketing Trail - This occurs at the Marketing Trail Spine. This roadway will have a 120' R.O.W. with a 16' median. Design features include xeriscape plantings with color and bold foliage accents. Meandering walkways will be provided on one side of the roadway. The ground plane will consist of inert ground covers and freeform earthen mounding with intermittent granite boulder groupings.

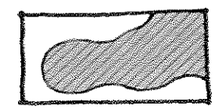
Minor Arterials - These roadways are the high volume roadways which provide primary access through the community. They have a 110' R.O.W. with a 16' medians. Medians and shoulders will be treated in a similar fashion as the major arterials utilizing the drought tolerant plant materials and continuation of the thematic character for the community. Meandering walkways may be provided.

Roadway Open Space Areas - At certain locations along the minor arterial roadways there will be additional areas outside of the R.O.W., landscaped in a similar fashion as the roadway treatments. This will add variety to the linear shoulder treatments and will enhance the buffer area between the roadways and the residential lots.

III. OPEN SPACE AREA



Golf Courses - The golf courses for this project will run throughout the master planned community and in addition to the recreational benefits, these courses will serve as functional amenities. In the Master Plan, golf courses are located in areas which will aid in collecting and carrying drainage, provide buffers to adjacent roadways and enhance the open space feel of the community.



Detention Basin Areas - These areas occur on the southern edges of the site. Their primary function is to address storm drainage. However, these areas will be landscaped in a similar fashion as the golf course and will be incorporated as an open space amenity. These are also located in an area that buffers the residences from significant roadways.

Estrella Freeway Buffer - Buffering is provided along the Estrella Freeway by an adjacent golf course or landscaped buffer. These areas will be treated with xeriscape plantings and earthen mounds to screen the freeway from the residents.

IV. RECREATON FACILITIES

Major Recreation Center - This will be a significant facility providing a variety of active recreational opportunities for the residents. This facility is centrally located and will act as the community center to the golf course and open space corridors.

Neighborhood Recreation Center - These are small recreation facilities which will provide recreational opportunities to various phases of the community and will supplement the major recreation facilities.

LANDSCAPE CHARACTER AND INTENT

The overall intent for the landscaping of this project is to be responsive to the desert environment and utilize drought tolerant species for the majority of the planting areas.The principals of xeric landscape treatments will be applied including the use of indigenous plant species and/or proven drought resistant plants. The use of inert mulches and sprawling groundcover masses will treat the ground plane. An automatic underground drip irrigation system will minimize the water usage for the desert areas and low precipitation spray heads will be utilized in the turf areas which occur in the golf course and detention basins. The oasis concept will be applied in certain specialty or high activity areas. Lusher plants, bold foliage plantings, and some turf may occur to accent these areas.

Date: 10-6-94
Job#: 241721-01

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CELLA BARR ASSOCIATES
5042 NORTH 15TH AVENUE
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(602)242-2999

DEL WEBB'S GRAND AVENUE PROPERTY

DEVELOPMENT AGREEMENT TRAFFIC REPORT

Prepared for:

Del Webb Corporation
2231 East Camelback Road, Suite 400
Phoenix, Arizona 85016

Prepared by:

Kirkham, Michael and Associates
9201 North 25th Avenue, Suite 195
Phoenix, Arizona 85021
(602) 944-6564

Registered Profes... CERTIFICATE NO. 19029 JAMES A. BOOK Date Signed 10-10-94 ARIZONA, U.S.A.

February, 1994
Ammended October, 1994

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EXECUTIVE SUMMARY

Del Webb's Grand Avenue Property located in Surprise, Arizona was analyzed for a build-out condition which will occur by the year 2010. The project is 2,359 acres and the traffic analysis was based on ~~6,039~~ **7,073** dwelling units.

The year 2010 analysis was based on the MAG TPD 2010 projections and traffic generated by Del Webb's Grand Avenue Property. The capacity analysis for those projections indicated that the roadway network anticipated to be in place in the year 2010 is adequate and provides excellent Levels of Service for the projected traffic.

The only interim condition for the year 2010 analysis was that at-grade intersections between the project streets and the Interim Estrella Roadway will be maintained. This also affects the intersections of the Interim Estrella Roadway with Bell Road and Grand Avenue.

An alternative analysis was done for the ultimate access plan when the Estrella is brought up to freeway standard with no at-grade intersections. This proposed roadway system under this coordination still provides an excellent Level of Service.

This report has been amended to incorporate a retail center located on the southwest corner of Grand Avenue between R.H. Johnson Boulevard and Meeker Boulevard. Previously this property had residential land uses. The retail center is 165 acres and is proposed as a power center with mixed C-2 uses. Chapter 5 is a new chapter which specifically addresses the retail center. The number of dwelling units for the residential uses of Del Webb's Grand Avenue Property have also be revised.

Changes to the original February, 1994 report are shown in bold face. When figures or tables are replaced the old figure or table is included (screened) for reference.

CHAPTER 1. INTRODUCTION

Project Description

The Del Webb's Grand Avenue Property as proposed by the Del Webb Corporation is located in the northern section of the City of Surprise and immediately southwest of the Del Webb's Sun City West Development as shown on Figure 1. The project is bounded by Grand Avenue diagonally on the north side, Union Hills Road on the south side and the Beardsley Canal on the west side, as shown on Figure 2.

The total project covers approximately ~~2,360~~ **2,359.4** acres of which the dominant proposed land use is single family residential dwellings for an active adult community. This development's land use impacts would be similar to the existing Sun City West and Sun City developments in Maricopa County. In addition to single family residential, other land uses include limited amounts of multi-family, congregate care, golf courses, community centers, open space, churches, limited retail and business park uses generally in support of the residential community.

There will be two major project access points on Grand Avenue; one will form a four-legged intersection with R.H. Johnson Boulevard and the other a four-legged intersection with Meeker Boulevard to the northeast, both provide access to Sun City West. Table 1 indicates approximate distances from the Phoenix Metropolitan Area points of interest and the project site. These destinations and locations of interest determine the direction of approach for most of the residents departing and accessing the site.

The project will be for the property north of Union Hills Drive, which will be approximately ~~6,039~~ **7,073** of the active adult dwellings units. During this phase the existing intersection between Union Hills Drive and the Interim Estrella Roadway will be maintained. Additionally, intersections between the Loop Road and the Interim Estrella Roadway will be constructed and maintained. Ultimately there will be grade separated facilities without access at these locations and alternate access will be provided to Bell Road.

DEL WEBB
GRAND AVENUE PROJECT
PROJECT LOCATION

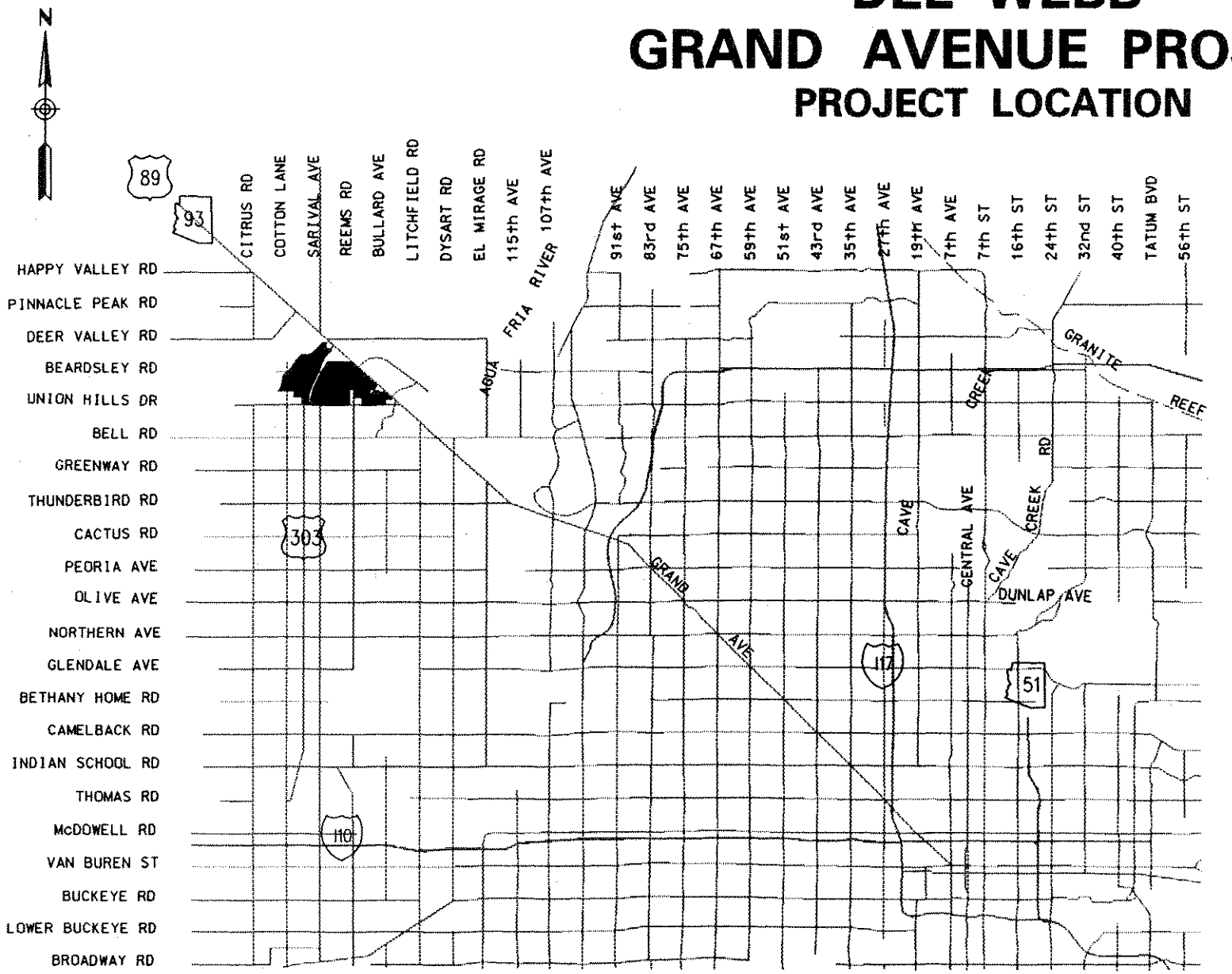

FIGURE 1

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

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Oct. 7, 1994
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DEL WEBB
GRAND AVENUE PROJECT
SITE MAP

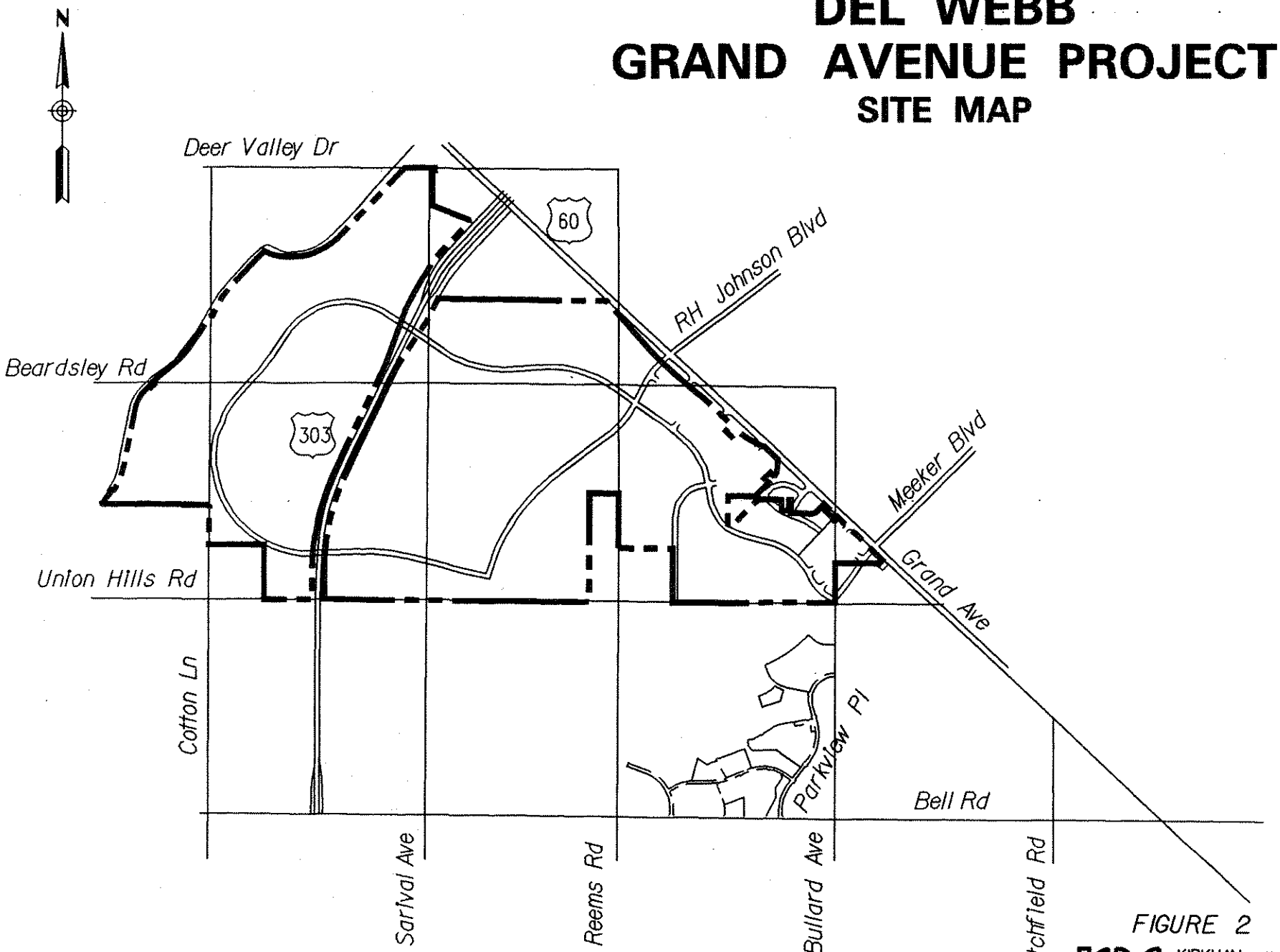


FIGURE 2

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

SITE Date 7, 1994 14457x33

DEL WEBB
GRAND AVENUE PROJECT
SITE MAP

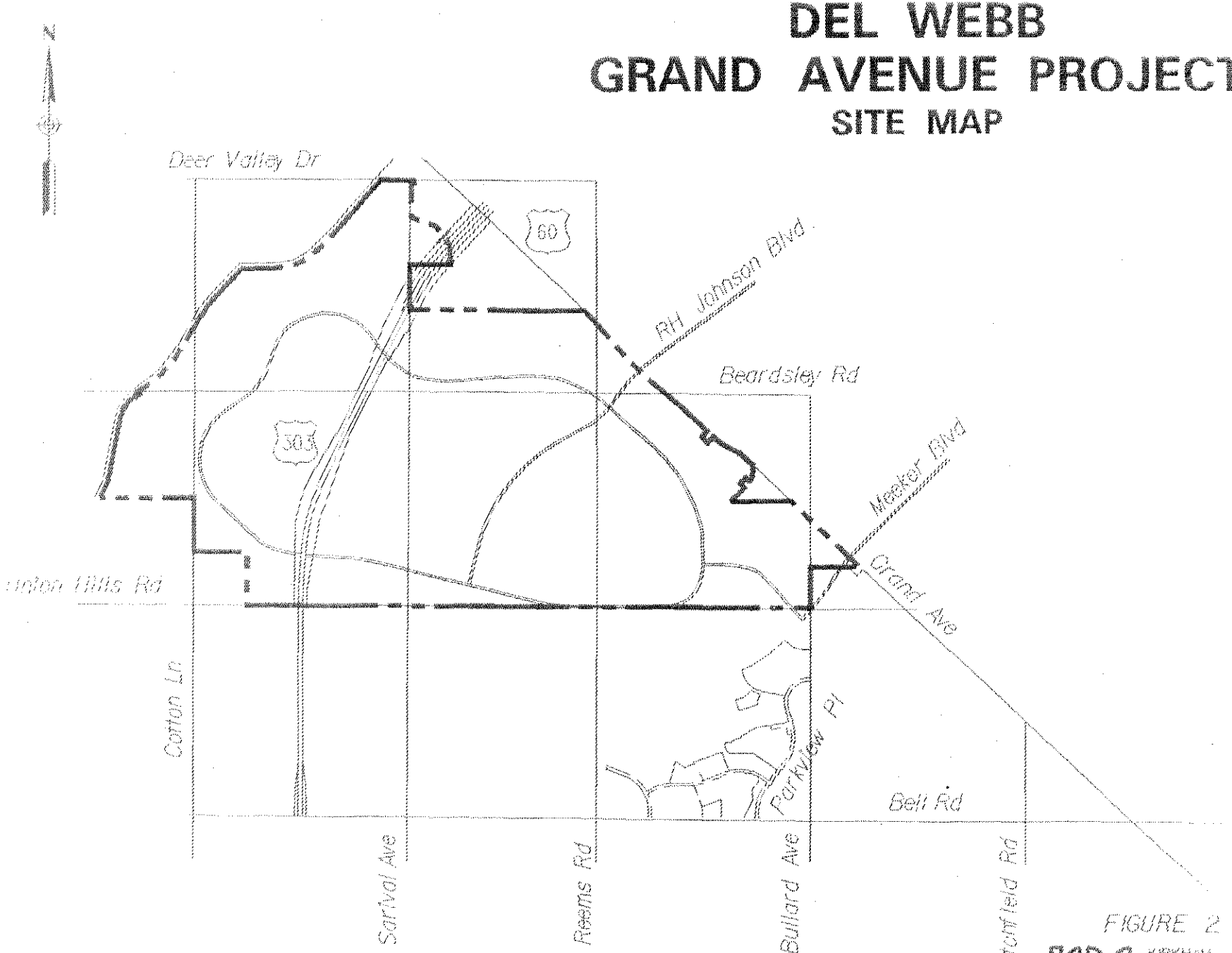


FIGURE 2

KKM KIRKHAM MICHAEL AND ASSOCIATES

TABLE 1

DEL WEBB'S GRAND AVENUE PROPERTY

Valley Communities/Freeway Corridors	Distance in Miles
Sun City West	3.5
Sun City	9.0
Glendale	16.5
Phoenix	34.0
Scottsdale	39.0
Mesa	54.0
Tempe	44.0
Wickenberg	30.0
Interstate-17	18.5
Interstate-10	15.0
Major Shopping	
Scottsdale Fashion Square	38.0
Arrowhead Mall	11.0
Metro Center Mall	23.0
Biltmore Fashion Park	32.0
Venues	
America West Arena	35.0
Sun Devil Stadium	45.0
Sundome	3.5
Veterans Memorial Coliseum	33.0
Desert Sky Pavillion Amphitheater	23.5
Peoria Sport Complex (Seattle Mariners & San Diego Padres)	11.5
Lake Pleasant	23.0
Colleges	
ASU West	17.5
ASU Main Campus	45.0
Glendale Community College	18.0
American Graduate School of International Management	5.5

CHAPTER 2. STUDY METHODOLOGY

In order to analyze and evaluate the potential traffic impact of the Del Webb's Grand Avenue Property, the following tasks were undertaken:

1. A field reconnaissance of the site and the adjoining roadways was performed to evaluate the existing physical and operational characteristics of adjacent roadways and intersections. In addition to this, 24 hour traffic counts were taken at twelve locations and were augmented by peak hour turning movements counts taken at the Bell Road and Grand Avenue intersection.

2. Representatives of the Del Webb's Grand Avenue Project Planning Team met with representatives of the City of Surprise to discuss the proposed changes to the circulation element of the City's General Plan as well as the methodology that would be undertaken for this report.

3. Trip Generation rates were obtained from two primary sources; 1) The ITE Trip Generation Fifth Edition, and 2) background counts documented for Del Webb's Sun City West Development. The residential trip generation rates used were from actual experience at Del Webb's Sun City West, have lower trip rates for conventional single family residential and higher rates for retirement communities than stated in the ITE Trip Generation Fifth Edition. Directional distributions were also taken from these two documents. The trip generation for the area road network was taken from Maricopa Association of Government Transportation Planning Department (MAGTPD) projections for the year 2010 dated February, 1991. This is the most recent adopted computer run for the area transportation model.

4. Discussions were held with representatives of ADOT regarding the status of the Estrella Freeway and the Grand Avenue Expressway/Freeway. For the purposes of this study, the Estrella Freeway will remain as the interim facility it is today. For the study year 2010, Grand Avenue was regarded as an expressway with three through lanes in each direction.

5. Trip Distribution assumptions were made and the site traffic was assigned to the proposed arterial system for the year 2010. The year 2010 was selected because with Del Webb's normal production rate of home construction, they will build-out this site by the year 2010. Since this horizon year exists for transportation modeling, it appeared to be a ideal year for analysis. A capacity analysis was done for both AM and PM peak hour flow traffic for external intersections on Grand Avenue and Bell Road. In addition, four internal intersections were also analyzed for the PM peak hour flow. The Signal 85 and the Highway Capacity Software (HCS) was used to analyze peak

hour levels of service. For the internal intersections, AM peak hour analysis was not done because according to Del Webb's experience with Age Restricted Communities there is not a AM peak hour issue. The Sun City experience is that in the AM hours only 6% of the average daily traffic operates in the normal AM peak hours, between 7 a.m. and 9 a.m. In the evening peak hours, that ratio is 8% of the average daily traffic. The project internally has a uniform directional split and the PM peak hour contribution from the active adult community is significantly larger than the AM. Based on this, the assumption was made, that if the intersections function at an acceptable level of service in the PM peak hour, they would also be satisfactory in the AM peak hour. For the external intersections, however, different directional splits were used and both AM and PM peak hour analyses were completed.

6. Once the intersection capacity analysis was completed, specific measures were evaluated to insure intersections would operate at an acceptable level of service, preferably C.

CHAPTER 3. AREA ROAD NETWORK

Existing Road Network

The existing road network in the project vicinity is shown on Figure 3. Grand Avenue provides a northern boundary for the project and Union Hills Road is the southern project limit. The project abuts the Beardsley Canal which is the western project boundary. Both Grand Avenue and Bell Road are continuous with crossings at the Beardsley Canal. The other area streets are discontinued at the canal, such as Union Hills Drive, Beardsley Road, Cotton Lane and Citrus Road. Another major road that goes through the project area is the Estrella Freeway. This interim roadway is a two-lane roadway section with at-grade intersections from Grand Avenue south to a connection with Cotton Lane at Thomas Road, approximately 11 miles south of Bell Road. Grand Avenue is currently two lanes in each direction with a median section and turn lanes. Union Hills Road is planned for two lanes in each direction with a raised median and left turn lanes. Bell Road, which is one mile south of the property, is three lanes in each direction with a raised median and left turn lanes. All the rest of the roadways that cross the Del Webb's Grand Avenue property are low volume two-lane facilities. A number of 24 hour traffic counts were taken for the roadway system near the Del Webb's Grand Avenue property and are shown on Figure 4. These counts were all taken in 1993.

The following intersections in the area are currently signalized:

Grand Avenue and Meeker Boulevard
Grand Avenue and Bell Road
Bell Road and Litchfield Road
Bell Road and Reems Road
Bell Road and Cotton Lane

Future Road Network

The year 2010 is a very significant planning horizon for transportation planning in the Phoenix Metropolitan Area. This is the primary planning year that was used for the MAG Freeway and Expressway system and further Del Webb's Grand Avenue Property will be at built-out by the year 2010. Therefore it provides a very meaningful analysis period. The latest MAGTPD's adopted transportation forecast for the year 2010 is dated February, 1991. A portion of those projections, which cover the project area, is shown on Figure 5. The major difference between the transportation road network anticipated in the year 2010 and the existing roadway system is that Grand Avenue will by that time be built out as an expressway with three through lanes in each direction plus turning lanes.

The proposed street system in the area is very similar to the Surprise Comprehensive Development Plan Circulation Element for the area. The land use intensity being proposed is similar to that anticipated in the Comprehensive Development Plan. Therefore, the roadway capacity shown in the City's Circulation Element exceeds the actual needs of the area. The major difference between the Circulation Element of the City's Comprehensive Development Plan and the Circulation Plan proposed for Del Webb's Grand Avenue

DEL WEBB
GRAND AVENUE PROJECT
AREA ROAD NETWORK

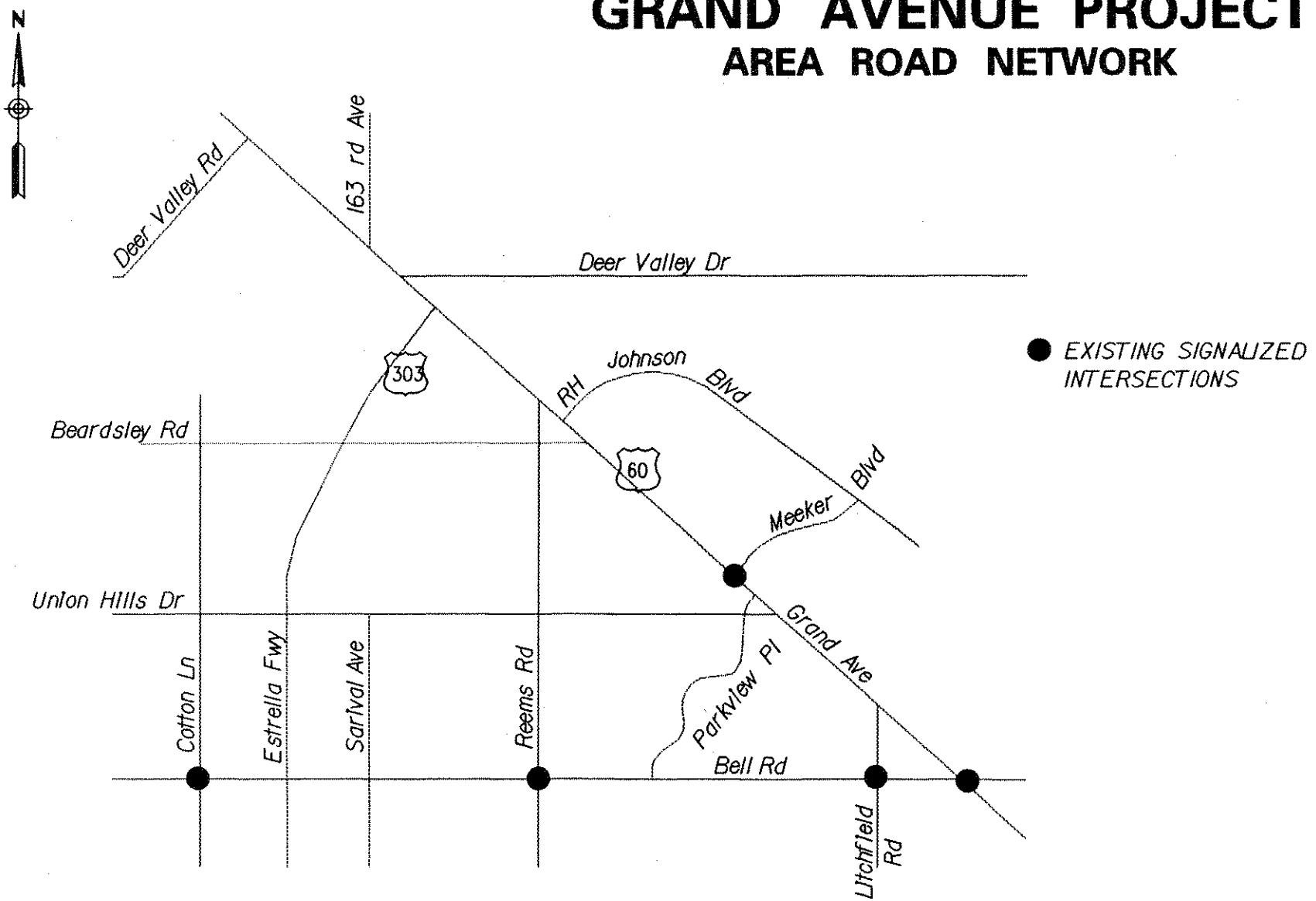


FIGURE 3

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
1993 ADT VOLUMES
TWO WAY VOLUMES

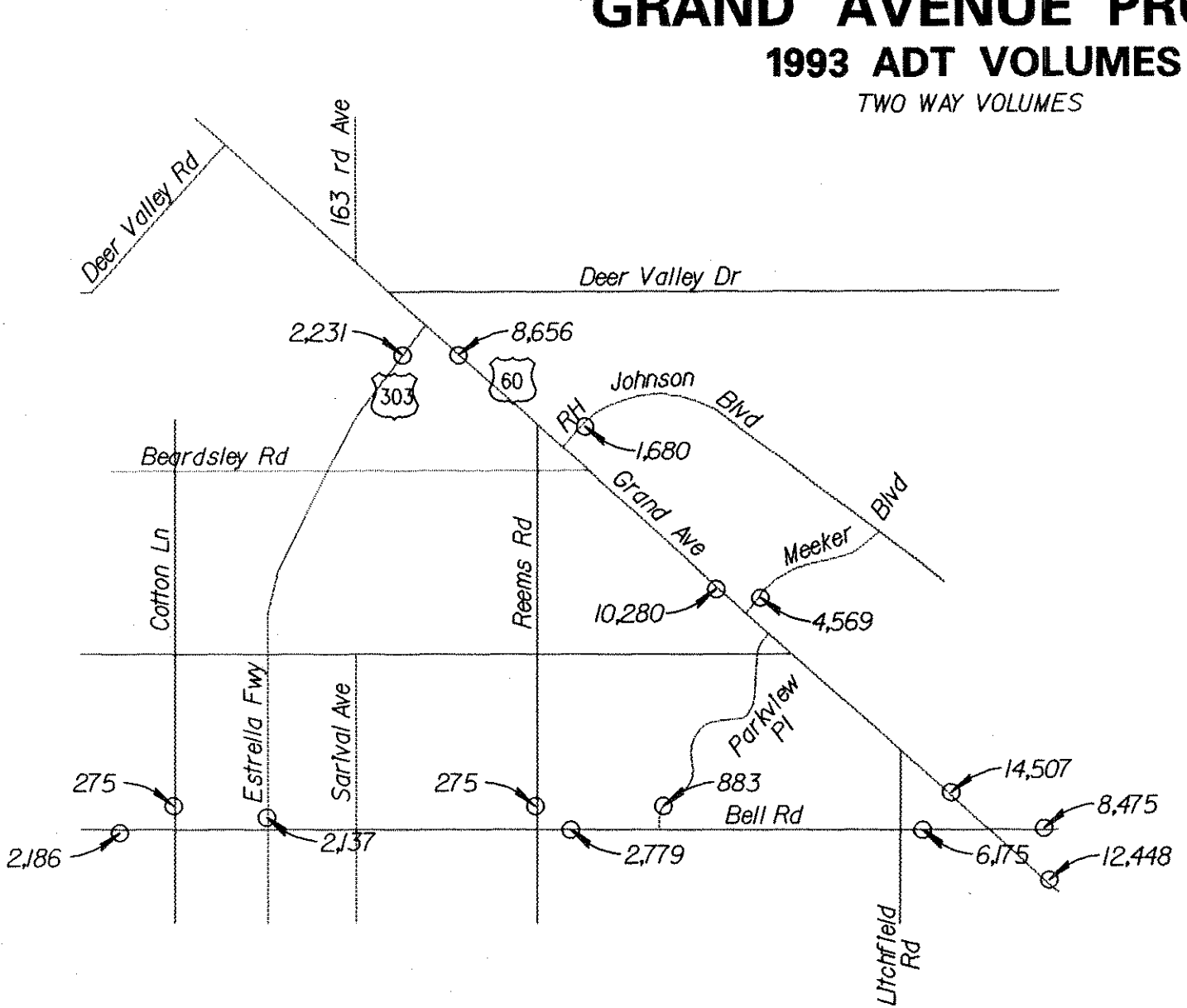
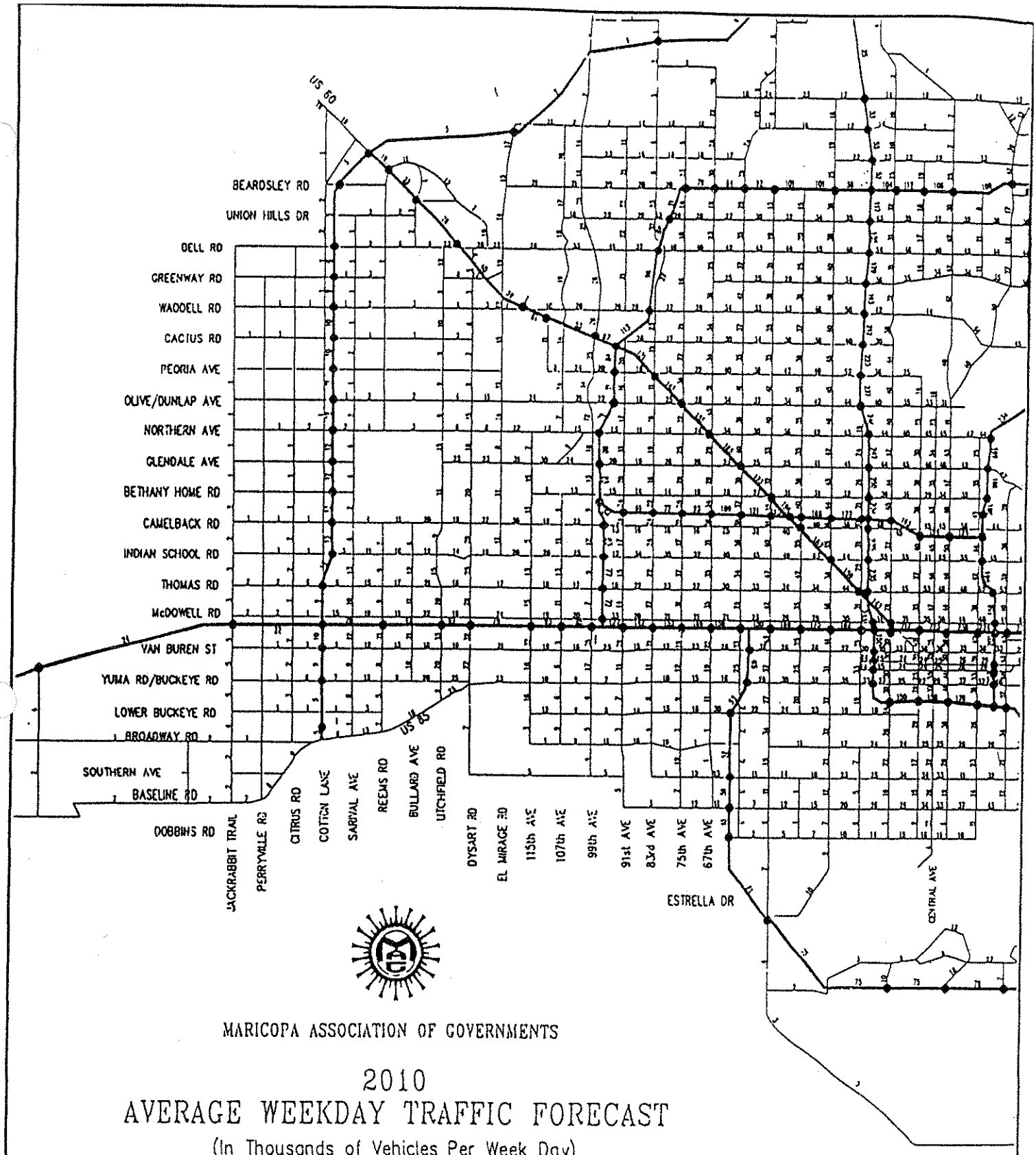


FIGURE 4

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS



MARICOPA ASSOCIATION OF GOVERNMENTS

2010
AVERAGE WEEKDAY TRAFFIC FORECAST
(In Thousands of Vehicles Per Week Day)

NOTE: The traffic forecasts shown above are not adopted by MAG and are subject to change. The forecasts are based on the MAG Population Allocations adopted November, 1989. Bold lines indicate MAG Freeway/Expressway Plan elements. Interchange locations indicated for forecasting purposes only.

FEBRUARY 1991

FIGURE 5

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Property is that the property will not have direct access to the Estrella Freeway. Although part of the project is located west of the Estrella Freeway, the connections will ultimately be grade separated and all external access for the Del Webb's Grand Avenue Property will be either to Grand Avenue or to Bell Road. The arterial roadway system anticipated for the Del Webb's Grand Avenue Property is as shown on Figure 6. This map shows the internal arterial streets for the Del Webb's Grand Avenue Property. Del Webb may desire to modify street sections to provide some additional landscaping. When direct access to the Estrella Freeway is eliminated our alternative access to Bell Road via Cotter Lane or another facility will be used.

The roadway on the eastern side of the property which is across from Meeker Boulevard at Grand Avenue and across from Reems Road at Bell Road is on approximately the alignment currently shown in the Surprise Comprehensive Development Plan. This roadway will be a Major Arterial street. The remaining streets shown would be Minor Arterials with two through lanes in each direction and a 16' median in a 110' of right-of-way.

The property has excellent access to the principal arterial system. Because of the access and the shape of the property, there is no need for a principal arterial other than the Estrella Freeway to penetrate the Del Webb's Grand Avenue Property limits. Ultimately, Del Webb will provide grade separations with no direct access to the Estrella Freeway.

Although there are some differences between the proposed Circulation Plan for the Del Webb's Grand Avenue Property as compared to the City's Comprehensive Development Plan, these alterations are easily accommodated. The proposed density for this project is similar to that contemplated in the City's Comprehensive Development Plan. With the excellent principal arterial system surrounding the property, traffic can move easily through the area without penetrating the Del Webb's Grand Avenue Property. Since this is primarily residential property with a strong neighborhood sense, through traffic should be discouraged anyway.

It is anticipated golf carts will be a part of the traffic mix in Del Webb's Grand Avenue Property. Golf carts are included in the internal traffic counts and trip generation factors in Sun City Communities. The projected volumes on the arterial roadways already include golf carts and those volumes are well below the capacity of the roadways. The accident statistics kept by the Maricopa County Department of Transportation do not indicate any unusual incidence of accidents involving golf carts in Sun City or Sun City West.

Local roadways and street sections will be in conformance with the Surprise Comprehensive Development Guide. One clarification needs to be made. Because of the difficulty of locating individual driveways, Del Webb proposes to use a rolled curb section along its residential streets.

Collector roadways will be proposed for the project as needed. These roadway sections will also comply with the Surprise Comprehensive Development Guide for collector roadways. Del Webb will not provide driveway access to collector roadways with projected volumes in excess of 1,500 vehicles per day.

DEL WEBB
GRAND AVENUE PROJECT
PROJECT STREETS

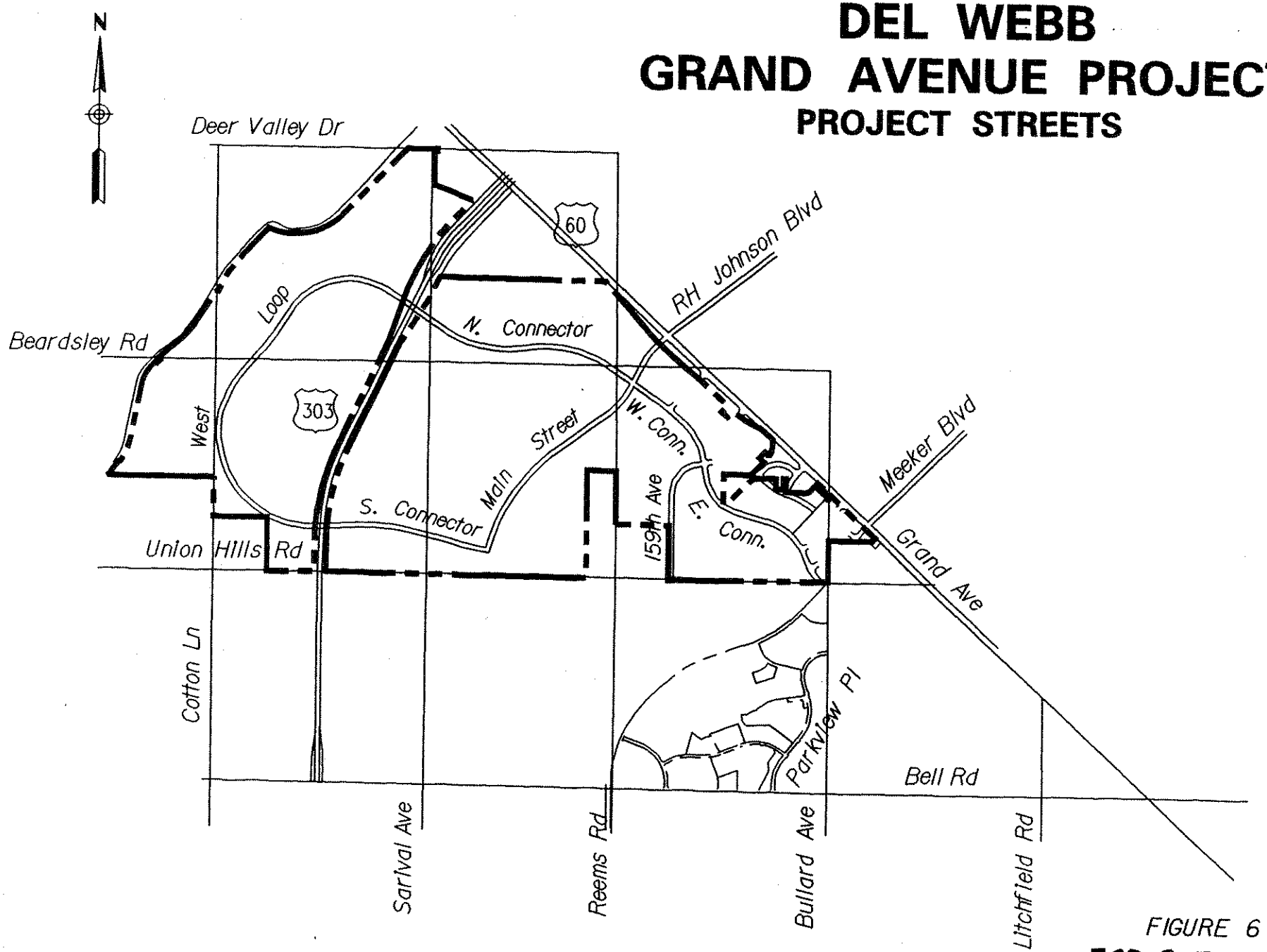

FIGURE 6

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DEL WEBB
GRAND AVENUE PROJECT
PROJECT STREETS

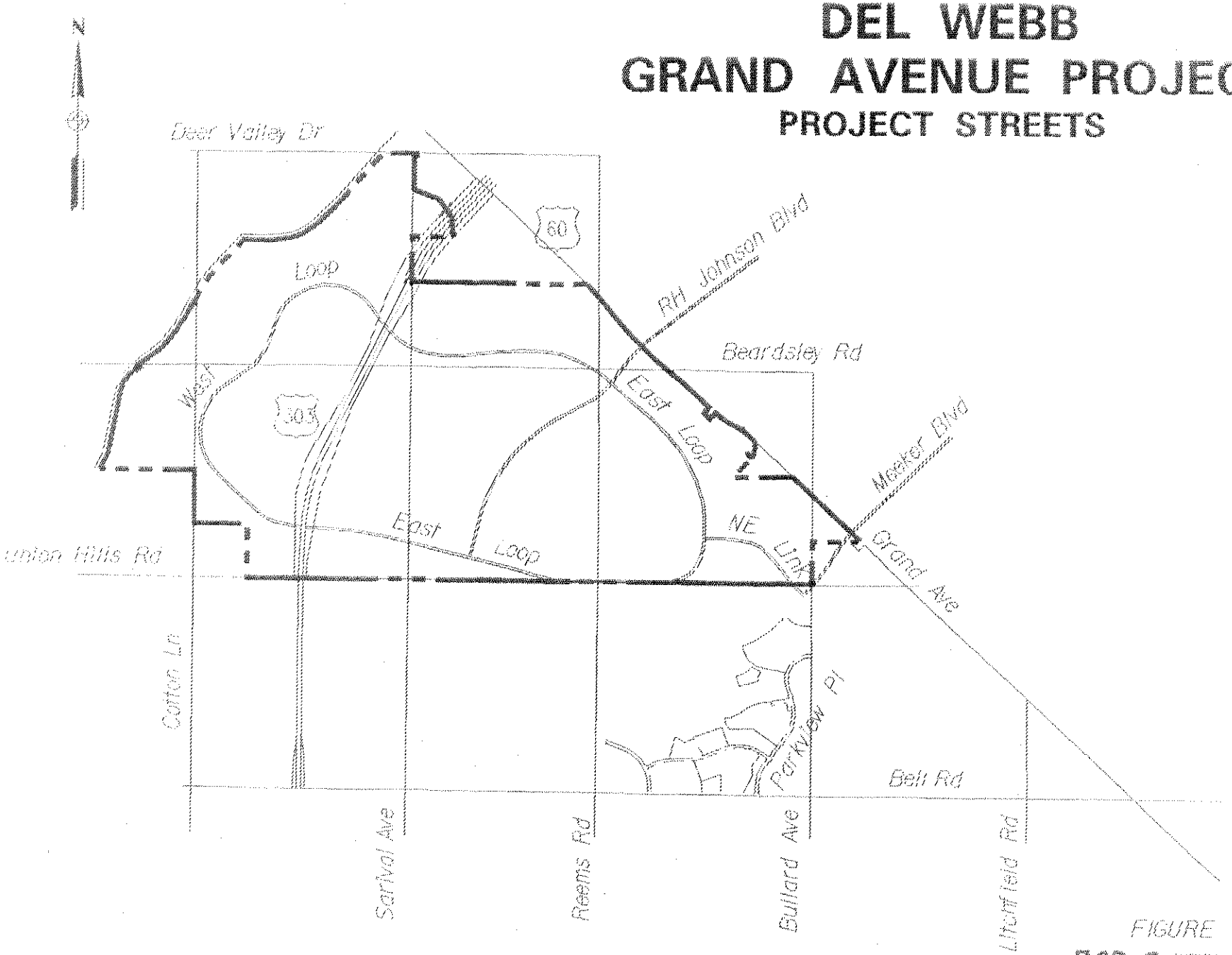

FIGURE 6

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CHAPTER 4. TRIP GENERATION

A Del Webb Age Restricted Community as proposed for Del Webb's Grand Avenue Property takes on traffic characteristics that have significantly lower impacts than those associated with conventional housing. Therefore, the transportation analysis is treated more like a community with these unique characteristics in mind. The Del Webb's Grand Avenue Property is laid out as shown on Figure 7. There are separate neighborhood nodes throughout the project that are served by recreational facilities contained within the limits of the project. Additionally, there are separate commercial properties for the convenience retail needs of the residents and the adjacent areas.

The Del Webb's Grand Avenue Property is divided into the three zones labelled A, B, and C as shown on Figure 7. Zone A is the project property that lies west of the Estrella Freeway alignment. Zone B lies east of Estrella Freeway project and west of "Main Street", (this is a generic name indicating the location), which crosses the project north-south and meets R.H. Johnson at Grand Avenue. Zone C lies between Main Street and East Street. East Street connects to Grand Avenue at Meeker Boulevard.

As noted above the historical analysis of Del Webb communities indicates far lower trip generation rates than for conventional residential developments. The community is an active adult community which includes recreational and church facilities for the residents totally within the project boundaries. Therefore, the residents do not need to leave the project for pastime trips. Since a large percentage of the residents are retired, there is also very little home to work based trips. There are, of course, employment opportunities for outside employees to come into the community to provide a labor force for the residents needs.

Del Webb has performed a considerable amount of research to determine an appropriate trip generation rate for their communities. Since the primary land use is residential dwelling units and all of the other facilities within the project boundaries are in support of those residences, the trip generation rate for the project is based on dwelling units. Separate generation rates are not considered for the recreational facilities since they are for the express purpose of serving the project residents. The commercial facilities adjacent to the property will not increase the internal trips for the project. Any attraction to or from the commercial facilities by the residents is already incorporated in the trip rate for the residential dwelling units. The external trips for the commercial facilities will not enter the property, but will access Grand Avenue. The research Del Webb has conducted regarding trip generations for communities of this size indicates that the average dwelling unit generates 5.1 trips per day. Of these 5.1 trips, 3.0 trips physically leave the limits of the project and access the surrounding area roadway network (external trips).

When this trip generation rate is compared to the ITE 5th Edition Trip Generation Manual, it compares very favorably. For single family residential developments (Section 210), the trip generation rate is 6.15 trips per dwelling units with two or less persons. The difference between this trip generation rate and the Del Webb community generation rate lies in the fact that a Del Webb's Sun City is more a total community with many more of the needs of its residents met internally than a typical residential development.

DEL WEBB
GRAND AVENUE PROJECT
PROJECT MAP

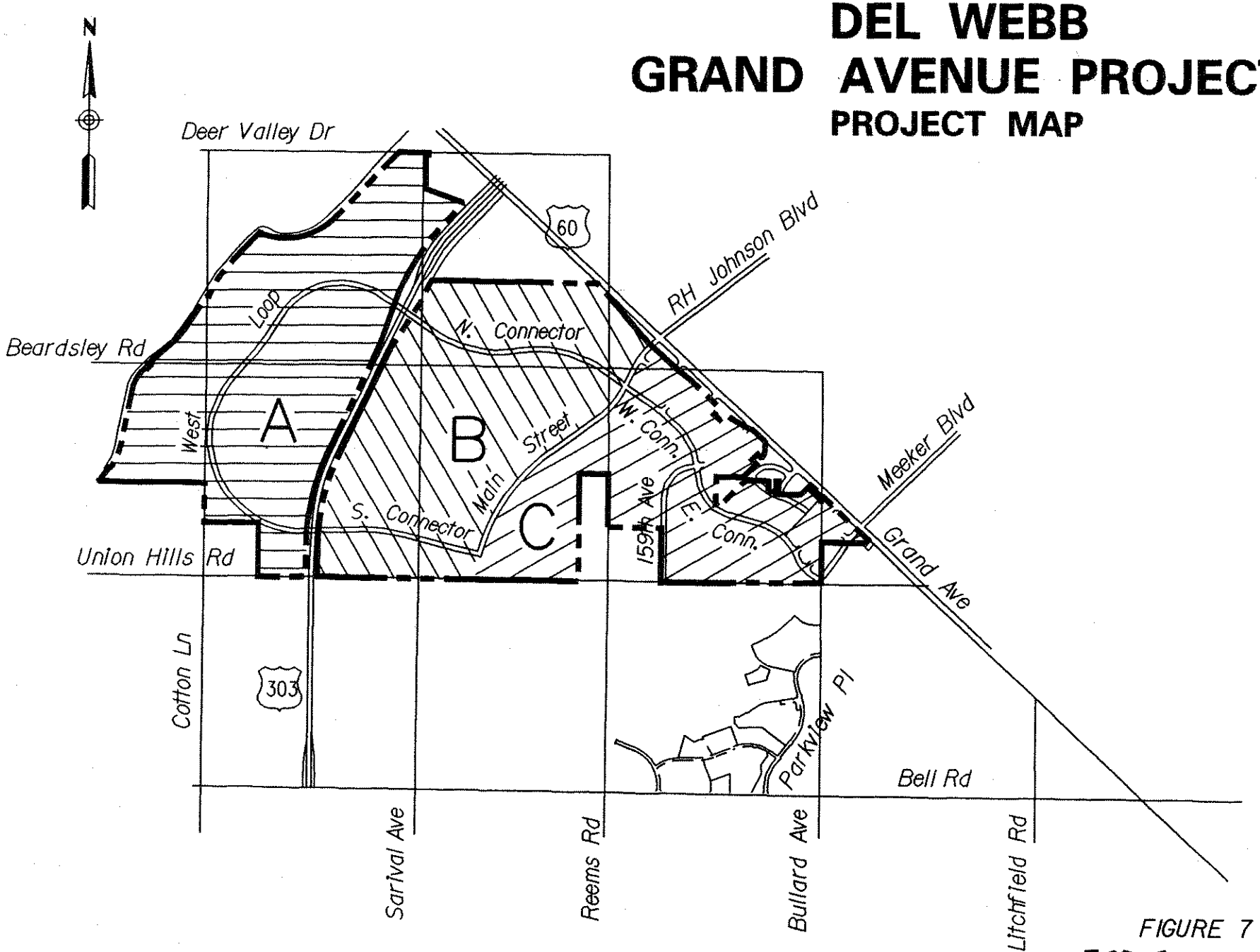

FIGURE 7

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DEL WEBB
GRAND AVENUE PROJECT
PROJECT MAP

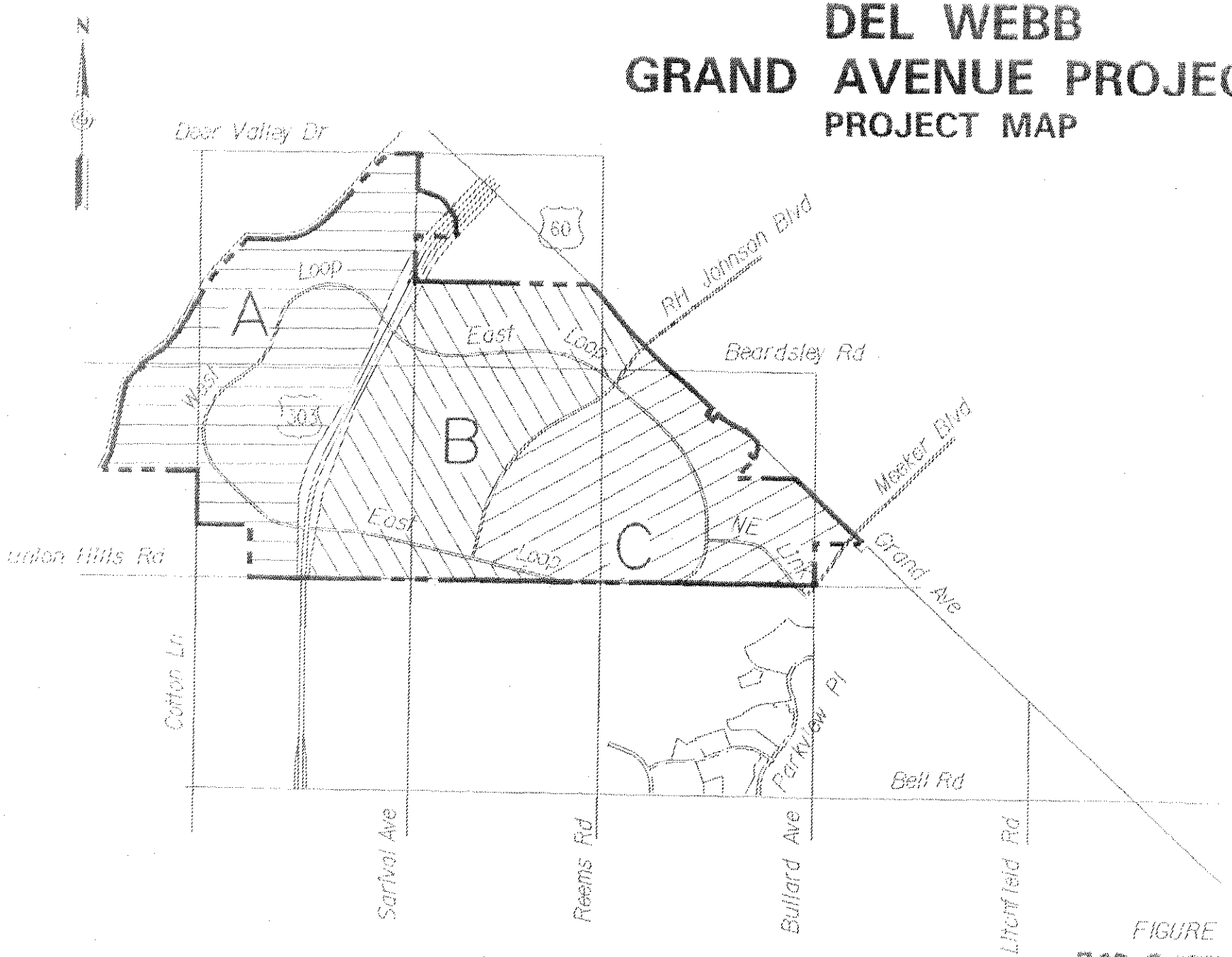

FIGURE 1

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Trip generation for the retail center is addressed separately in Chapter 5 of this report. The retail center and the Del Webb residential development are very compatible land uses. As previously mentioned, 3.0 trips out of the 5.1 trips, or 60 percent of the residential trips leave the limits of the residential community. Approximately 20 percent of the residential trips are shopping trips. Refer to ITE Transportation Planning Handbook, 1992, Chapter 2, Urban Travel Characteristics, page 41. Therefore one of the three trips per dwelling unit have been assigned to the retail power center. In the previous assignment there was no large scale retail near the residential community and trips were thus routed south and east of the Bell Road and Grand Avenue intersection. The reciprocal is also true; a larger portion of the trips attracted to the retail power center will be from Del Webb Grand Avenue Residential Community in Surprise and Sun City West, 30 to 40 percent.

Dividing the project into residential nodes, Table 2 was developed to indicate the trip generation for each of those neighborhood nodes. Table 2 indicates the number of daily trips generated by each of the neighborhood nodes and determines how many of them are internal versus external daily trips. There are further breakdowns provided for AM and PM peak hour external trips. These are the trips that in the normal AM period (7 a.m. to 9 a.m.) and the normal PM period (4 p.m. to 6 p.m.) will be accessing the adjacent area roadway network.

Peak Hour Characteristics

An interesting anomaly of a Del Webb community is that the peaking characteristics of the community are different from the background roadway network trips. In typical background traffic, the peak hours in the AM are between 7 a.m. to 9 a.m. and in the evening, 4 p.m. to 6 p.m. Generally, the PM peak hour has a higher volume than the AM peak hour. In addition to the work to home trip, commercial trips are included in the PM peak hour. Traffic counts within Del Webb communities indicate that the peak hour does not follow this normal 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m. time frames. In addition, the peaking characteristics in a Del Webb community are not as high as normal peaking characteristics for the background traffic. Traffic counts taken near the project indicate that the peaking on the area roadway network is approximately 10 percent. Typically as traffic increases on highway facilities, the peak hours tend to extend and generally will flatten out from a 10% peaking characteristic to an 8% peaking characteristic. The traffic counts taken for Del Webb communities indicate that the peak hour generally occurs between 9 a.m. and 2 p.m. and is less than but near 8% of the total ADT. This unique peaking characteristic during the middle of the day dramatically reduces the impact on the external roadways.

To analyze the internal intersections, the 8% factor was used to determine the peak hour operations of internal site traffic. Further, site trips in the normal PM peak hour will be 8% for analysis purposes. The actual site traffic generated during the 7 a.m. to 9 a.m. period is 6% of the ADT. This 6% factor will be used for the AM peak hour site traffic. Background traffic for both AM and PM peak hours will be 8 percent of the projected ADT, as per the City of Surprise traffic assessment guidelines.

The trips shown on Table 2 being generated by each of the neighborhood nodes is the traffic that will be assigned to both the internal and external area roadway network and a capacity analysis will be performed for the peak hours.

TABLE 2

DEL WEBB GRAND AVENUE PROPERTY
RESIDENTIAL PROPERTY TRIP GENERATION

Parcel	Land Use Type	Acres	Units per Acre	Resident Units	Average Daily Traffic Gen. Rate	Average Daily Traffic Trips	Internal Trips ADT	External Trips ADT	External Trips AM PK H	External Trips PM PK HR
A1	SF	206.3	4.4	901	5.1	4,593	1,891	2,702	162	216
A2	SF	59.8	4.4	261	5.1	1,331	548	783	47	63
A3	SF	82.0	4.4	358	5.1	1,826	752	1,074	64	86
A4	SF	75.1	4.4	328	5.1	1,672	689	984	59	79
A5	SF	63.3	4.4	276	5.1	1,409	580	829	50	66
A6	SF	41.2	4.4	180	5.1	917	378	540	32	43
A9	SF	28.1	4.4	123	5.1	626	258	368	22	29
A10	SF	28.1	4.4	123	5.1	626	258	368	22	29
A11	SF	20.4	4.4	89	5.1	454	187	267	16	21
B1	SF	113.5	4.4	496	5.1	2,527	1,041	1,487	89	119
B2	SF	33.3	4.4	145	5.1	741	305	436	26	35
B3	SF	56.9	4.4	248	5.1	1,267	522	745	45	60
B4	SF	79.2	4.4	346	5.1	1,763	726	1,037	62	83
B5	SF	90.7	4.4	396	5.1	2,019	832	1,188	71	95
B6	SF	14.4	4.4	63	5.1	321	132	189	11	15
B7	SF	16.3	4.4	71	5.1	363	149	213	13	17
B8	SF	19.2	4.4	84	5.1	427	176	251	15	20
B9	SF	38.5	4.4	168	5.1	857	353	504	30	40
B10	SF	18.1	4.4	79	5.1	403	166	237	14	19
C1	SF	185.0	4.4	808	5.1	4,119	1,696	2,423	145	194
C2	VV	48.8	4.4	213	5.1	1,087	447	639	38	51
C3	MF	52.0	18	936	6.59	6,168	2,540	3,628	218	290
C4	CONV	91.0	4.4	397	9.55	3,794	1,562	2,232	134	179
	TOTALS	**1,461**		**7,088**		**39,313**	**16,188**	**23,125**	**1,388**	**1,850**

LEGEND

SF- Single Family
VV- Vacation Villas
MF- Multiple Family
CONV- Conventional

TABLE 2

DEL WEBB GRAND AVENUE PROPERTY
PROPERTY TRIP GENERATION

Parcel	Land Use Type	Acres	Units per Acre	Resident Units	Average Daily Traffic Gen. Rate	Average Daily Traffic Trips	Internal Trips ADT	External Trips ADT	External Trips AM PK HR	External Trips PM PK HR
CA	SF	14.5	3.5	51	5.1	259	107	152	9	12
CB	SF	26.8	3.5	94	5.1	478	197	281	17	23
CC	MF	17.8	16	285	5.1	1,452	598	854	51	68
CD	SF	35.8	3.5	125	5.1	639	263	376	23	30
CE	SF	18.8	3.5	66	5.1	336	138	197	12	16
CF	SF	56.5	3.5	198	5.1	1,009	415	593	36	47
CG	SF	11.3	3.5	40	5.1	202	83	119	7	9
CH	SF	46.6	3.5	163	5.1	832	343	489	29	39
CI	SF	62.0	3.5	217	5.1	1,107	456	651	39	52
CJ	VV	48.2	3.5	169	5.1	860	354	506	30	40
CK	SF	26.8	3.5	94	5.1	478	197	281	17	23
CL	SF	31.5	3.5	110	5.1	562	232	562	34	45
CM	BP	6.8	10.89		14.37	1,064	0	1,064	64	85
CN	BP	2.9	10.89		14.37	454	0	454	27	36
CO	UTIL	4.4	10.89		14.37	689	0	689	41	55
CP	MUNI	5	10.89		14.37	782	0	782	47	63
CQ	BP	18.7	10.89		9.32	1,898	0	1,898	114	152
CR	RET	20.3	10.89		9.32	2,060	0	2,060	124	165
CS	RET	0.8	7		42.05	235	97	139	8	11
CT	CH	4	20		9.32	746	307	439	26	35
CU	CH	4.2	20		9.32	783	322	461	28	37
CV	CH	5.6	20		9.32	1,044	430	614	37	49
CW	AL	11.5	20	230	5.5	1,265	521	744	45	60
CX	MF	11	16	176	5.5	968	399	569	34	46
CY	MF	5.7	16	91	5.5	502	207	295	18	24
	TOTALS	**1,621**		**6,039**		**40,751**	**13,919**	**27,063**	**1,624**	**2,165**

LEGEND

SF - Single Family
MF - Multiple Family
VV - Vacation Villa
BP - Business Park
UTIL - Utility
MUNI - Municiple
CH - Church
AL - Assisted Living
RET - Retail

CHAPTER 5. RETAIL CENTER

Retail Center Description

The Grand Avenue Retail Center is located on approximately 165 acres on the southwest side of Grand Avenue between R H Johnson Boulevard and Meeker Boulevard in Surprise, Arizona. This power center will be constructed via a four-phase development plan with a scheduled build-out year of 2010.

Phases I and II will be located on the northwest corner of the Grand Avenue and Meeker Boulevard intersection and total approximately 40 acres of the total development. Phase I will consist of a 150,000 Gross Square Foot (GSF) hotel, a 60,000 GSF supermarket, a 6,000 GSF restaurant, a 5,000 GSF fast food restaurant, and two 2,000 GSF convenience store/gas stations. For purposes of analysis, it was assumed that the hotel provided 200 rooms with an 80% occupancy rate. Phase II will consist of a twin to the hotel in phase I, a 40,000 GSF municipal building and a 40,000 GSF retail facility. The municipal building will be analyzed as an office building for the purpose of trip generation.

Phases III and IV will be located on the south corner of the Grand Avenue and R H Johnson Boulevard intersection and total approximately 125 acres of the total development. Phase III will consist of two pad sites providing 10,000 GSF of floor area, a 280,000 GSF shopping center and a 50,000 GSF theatre complex. The pad sites will be analyzed as fast food restaurants to create a "worst case" scenario for traffic volume generation. The forth and final phase of development will expand the shopping center to 675,000 GSF, provide two more pad sites totalling 10,000 GSF, office buildings of 10,000 and 6,000 GSF and a 4,000 GSF drive-through bank. Because the exact uses of the two pad sites for the final phase are not known, the trip generation rates will be based on the average between a fast food restaurant and a high-turnover sit-down restaurant. The site configuration can be seen in Figure 8.

There will be an area of multi-family residential development between the two retail development centers. The two retail centers will be joined by an access drive that will also tie into one of the entrances onto Grand Avenue. The residential development is included with the analysis of the residential areas elsewhere in this report.

Trip Generation

Standard trip generation rates, as published in the ITE Trip Generation Manual, 1991 5th Edition, as well as experience with developments similar to this, were used to estimate the vehicle trips by the proposed development. A detailed breakdown of the trip generation rates can be seen in Table 3.

Due to the nature of the proposed development containing a mixture of retail, office, fast food, banking, etc., it is assumed that there will be a certain amount of combined trips within the development. Included in the trip generation table are estimates of passer-by and internal trips associated with the proposed development. An example of an internal trip would be a vehicle that stops at the shopping center, then stops again at the fast food

DEL WEBB
GRAND AVENUE PROJECT
RETAIL MAP

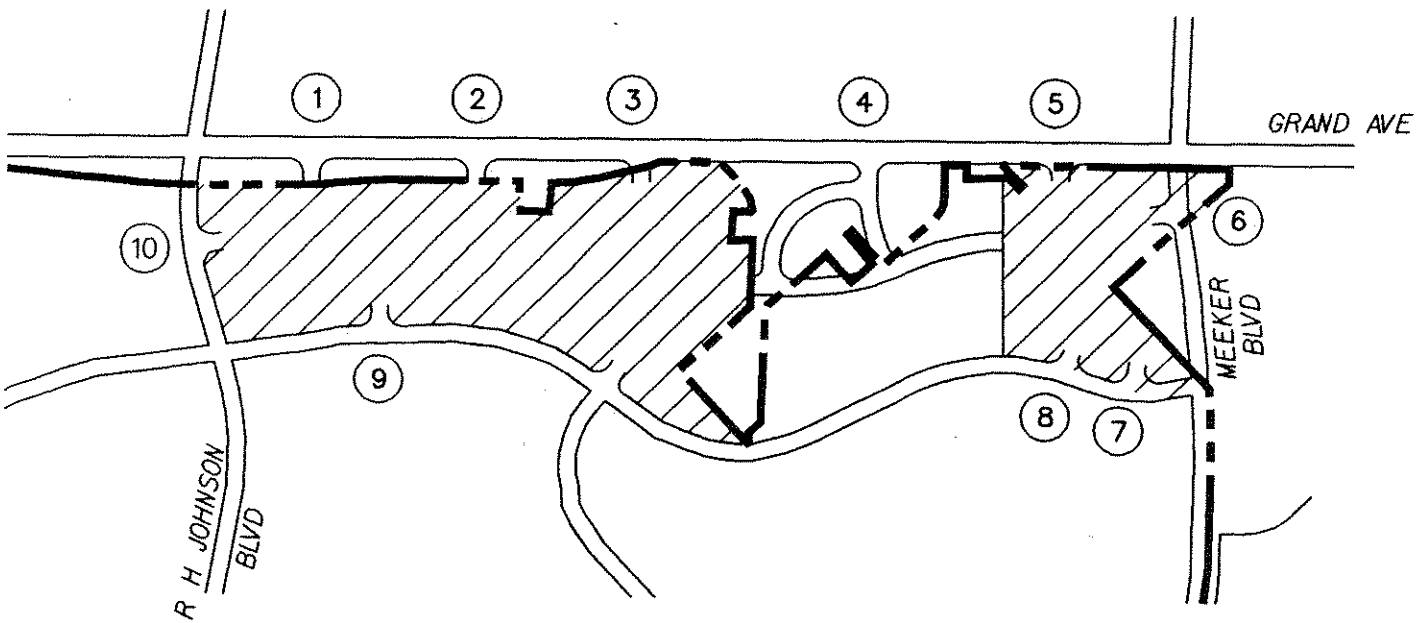

FIGURE 8

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TABLE 3
DEL WEBB GRAND AVENUE PROPERTY
RETAIL CENTER TRIP GENERATION

Parcel	Land Use (ITE Code #)	Size (Sq. Ft.)	ADT Rate	ADT Volume	Rates AM	Rates PM	Peak Hour Driveway Volumes AM	AM In	AM Out	PM	PM In	PM Out	Red.	Peak Hour w/ Passer-By Reduction Network Volumes AM	AM In	AM Out	PM	PM In	PM Out
Phase I																			
A	Hotel (310)	150,000	8.4	1,260	0.6	0.7	90	54	36	105	57	48	0%	90	54	36	105	57	48
B	Grocery Store (850)	60,000	145.0	8,700	2.0	10.3	120	84	36	618	315	303	42%	70	49	21	358	183	176
C	Restaurant (832)	6,000	205.4	1,232	15.7	16.3	94	47	47	98	53	45	35%	61	31	31	64	34	29
D	Fast Food (834)	5,000	632.1	3,161	55.6	36.5	278	142	136	183	95	88	43%	158	81	78	104	54	50
E	Gas Station (845)	2,000	375	750	65.6	82.0	131	66	66	164	82	82	27%	96	48	48	120	60	60
F	Gas Station (845)	2,000	375	750	65.6	82.0	131	66	66	164	82	82	27%	96	48	48	120	60	60
	Subtotal - Phase I			15,853			845	458	387	1,331	684	648		571	310	261	870	448	423
	-Internal Trip Reduction (15%)			2,378			127	69	58	200	103	97		86	46	39	131	67	63
	Total Trips - Phase I			13,475			718	389	329	1,132	581	551		485	263	222	740	380	359
Phase II																			
A	Hotel (310)	150,000	8.4	1,260	0.6	0.7	90	54	36	105	57	48	0%	90	54	36	105	57	48
B	Municipal (710)	40,000	17.8	712	2.3	2.3	92	82	10	92	16	76	0%	92	82	10	92	16	76
C	Retail (820)	40,000	91.7	3,668	2.2	4.8	88	55	33	192	96	96	37%	55	35	21	121	60	60
	Subtotal - Phase II			5,640			270	191	79	389	168	221		237	171	67	318	133	185
	-Internal Trip Reduction (15%)			846			41	29	12	58	25	33		36	26	10	48	20	28
	Total Trips - Phase II			4,794			230	163	67	331	143	188		202	145	57	270	113	157
Subtotal - Phases I & II				18,269			947	552	395	1,462	724	738		687	409	278	1,010	493	517
Phase III																			
A,B	Pad Sites (834)	10,000	632	6,321	55.6	36.5	556	284	272	365	190	175	43%	317	162	155	208	108	100
C,D & E	Shopping Center (820)	280,000	46.8	13,104	1	4.4	280	176	104	1,232	616	616	37%	176	111	65	776	388	388
F	Theatre (444)	50,000	20.1	1,005		3.8	-	-	-	190	122	68	0%	-	-	-	190	122	68
	Subtotal - Phase III			20,430			836	460	376	1,787	927	860		493	273	221	1,174	618	556
	-Internal Trip Reduction (15%)			3,065			125	69	56	268	139	129		74	41	33	176	93	83
	Total Trips - Phase III			17,366			711	391	320	1,519	788	731		419	232	187	998	525	473
Subtotal - Phases I, II & III				35,634			1,658	943	715	2,981	1,512	1,469		1,106	640	466	2,008	1,019	990
Phase IV																			
A, B & E	Shopping Center (820)	675,000	35.1	23,693	0.7	3.3	473	298	175	2,228	1,114	1,114	37%	298	188	110	1,403	702	702
C, D	Pad Sites (Avg. 832-834)	10,000	449	4,488	33.4	40.1	334	170	164	401	209	192	43%	190	97	93	229	119	110
F	Office Building (710)	10,000	24.6	246	3.2	3.4	32	28	4	34	6	28	0%	32	28	4	34	6	28
G	Office Building (710)	6,000	24.6	148	3.2	3.4	19	17	2	20	3	17	0%	19	17	2	20	3	17
H	Drive-Thru Bank (912)	4,000	265	1,061	9.1	43.6	36	-	36	174	112	63	15%	31	-	31	148	95	53
	Subtotal - Phase IV			29,635			894	514	381	2,857	1,443	1,414		570	330	240	1,835	925	910
	-Internal Trip Reduction (15%)			4,445			134	77	57	429	216	212		86	50	36	275	139	136
	Total Trips - Phase IV			25,190			760	437	323	2,429	1,227	1,202		485	281	204	1,559	786	773
Total Trips for Development				47,720			2,138	1,203	935	4,178	2,123	2,055		1,415	810	605	2,791	1,416	1,375

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restaurant on the way out of the development. Although stops were made at two separate establishments within the development, the vehicle only entered and exited from the external roadway system once.

The passer-by trips represent those vehicles already on the roadway network that will enter and exit the development. An example would be a vehicle that currently passes by the site on Grand Avenue and turns into the site to stop at one of the stores. For the future traffic assignment, the total trips minus the internal trip reduction and passer-by trips are assigned to the surrounding roadway network.

Trip Distribution

The trips generated by the retail center of the project shown on Table 3 were then distributed and assigned to the area road network for the 2010 design year. It should be noted that the site generated trips at the driveways do not add up to the site generated volumes at the surrounding intersections. This is due to the passer-by trip reduction on the surrounding intersections. An example of this would be that a driveway may have 100 vehicles entering and exiting during the peak hour but only 65 of these are new to the roadway system due to the other 35 being passer-by trips that were already on the roadway network. The intersections on the surrounding roadway network to the southwest of the development already have the commercial trips included from the previous analysis of the development. It was assumed that this residential development would generate 5.1 trips per day with three of those leaving the site. With the new power center being constructed within a close proximity to the residential areas, it is assumed that one out of the three trips that was leaving the area before, is now going to access the power center. Therefore, these trips have already been accounted for.

The direction of approach for trips anticipated to use the retail center differs significantly from the direction of approach for the residential areas within the project area. The primary difference between the two distribution patterns is that a large percentage of trips to the retail center is anticipated to come from the surrounding residential areas. The end result is a reduction in anticipated traffic from Grand Avenue and Bell Road and an increase in the amount of traffic from R H Johnson Boulevard and Meeker Boulevard. Figure 9 indicates the directions of approach for the retail center. As shown in the figure, when compared with the directional distributions for the residential areas, the retail center is more strongly skewed toward traffic from the surrounding areas.

Proposed Access Locations

The proposed driveways that will provide access to the retail center are shown on Figure 9. The only full movement driveway for the retail center on Grand Avenue is Intersection 2. The other driveways on Grand Avenue are right in/right out only. Intersection 3 is an existing full movement access. There will be one right-in/right-out driveway located on Meeker Boulevard approximately 400' southwest of the Grand Avenue intersection. Additionally, there is one full movement intersection on R.H. Johnson Boulevard. The remaining driveways are located along the south boundary road. Two of these driveways are full movement access. The remaining two driveways are right-in/right-out only.

DEL WEBB
GRAND AVENUE PROJECT
DIRECTION OF APPROACH

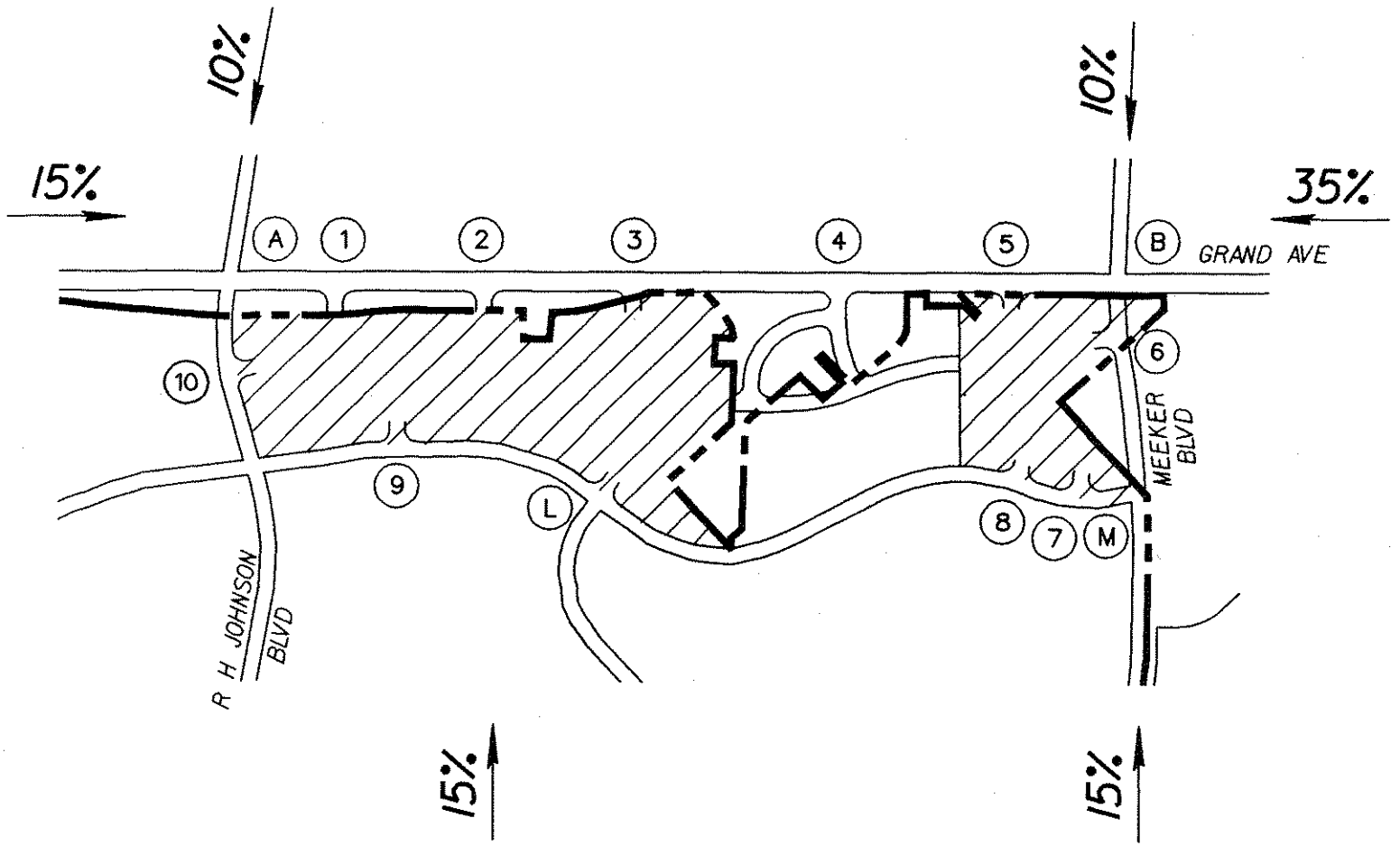

FIGURE 9

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Trip Assignment

The site trips for the retail center were assigned for both the AM and PM peak hours. These assignments are shown on Figures 10 and 11. Based on the trips assigned, the lane demands for the center's driveways and the adjacent intersections are shown on Figure 12. The anticipated increase in average daily traffic (ADT), because of the retail center, is shown on Figure 13.

The peak hour volumes and the ADT volumes are added to the residential trip assignment to determine the total trips in Chapter 6.

DEL WEBB
GRAND AVENUE PROJECT
RETAIL CENTER SITE GENERATED TRAFFIC
AM PEAK HOUR

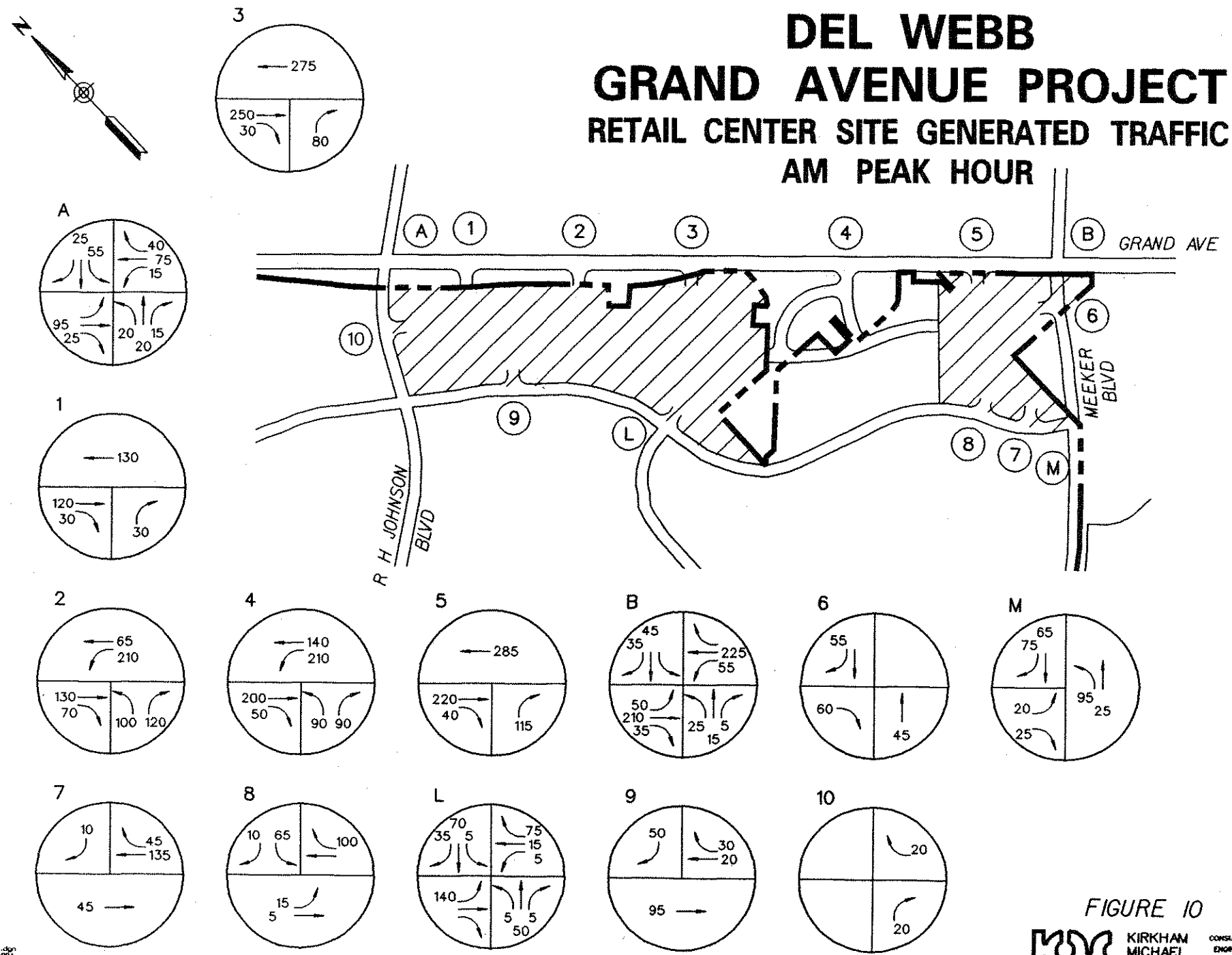

FIGURE 10

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

RETAIL.dgn
Oct. 7, 1994
13:19:49

DEL WEBB
GRAND AVENUE PROJECT
RETAIL CENTER SITE GENERATED TRAFFIC
PM PEAK HOUR

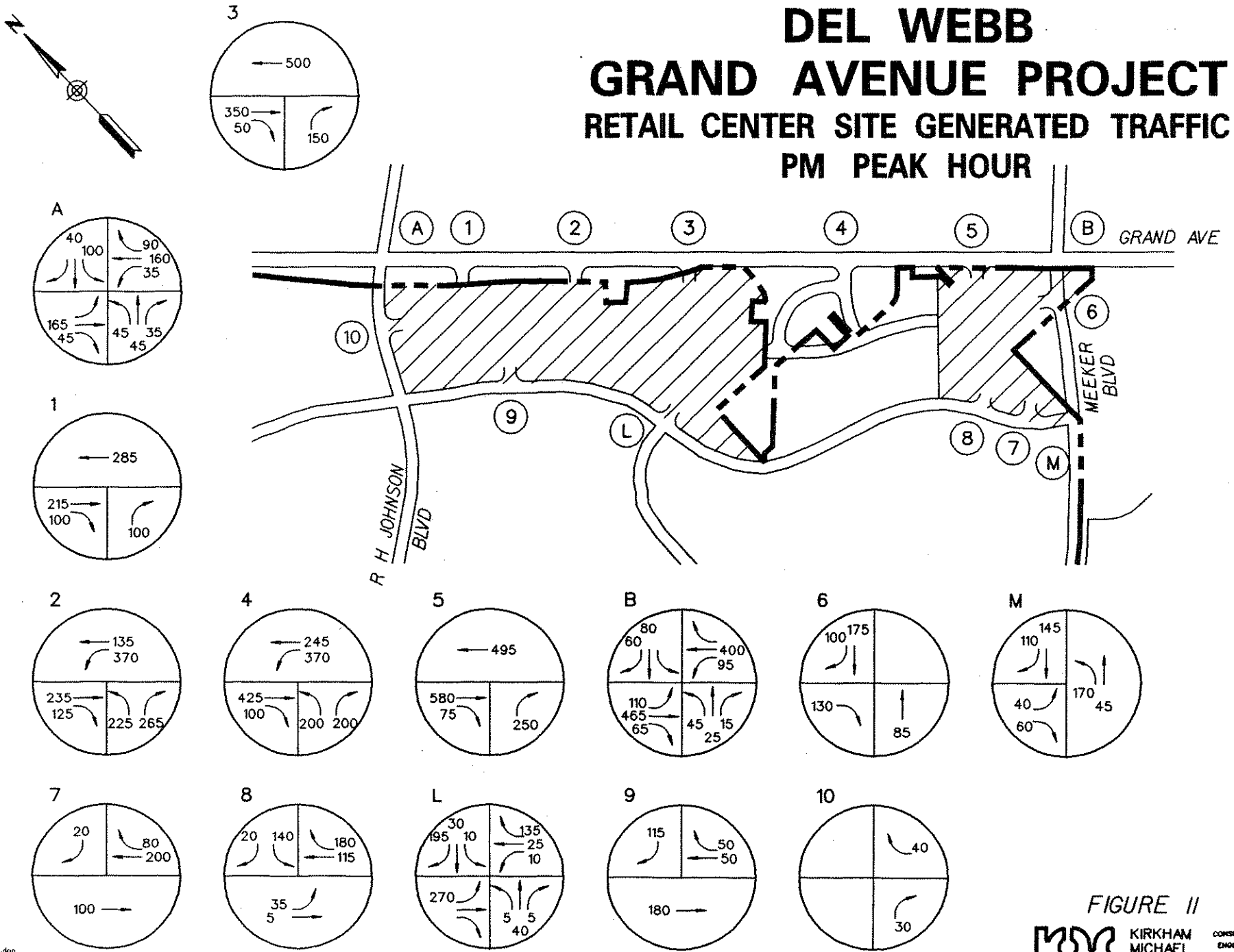

FIGURE 11

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

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Oct. 7, 1994
13:26:18

DEL WEBB
GRAND AVENUE PROJECT
RETAIL CENTER SITE GENERATED TRAFFIC
LANE DEMANDS

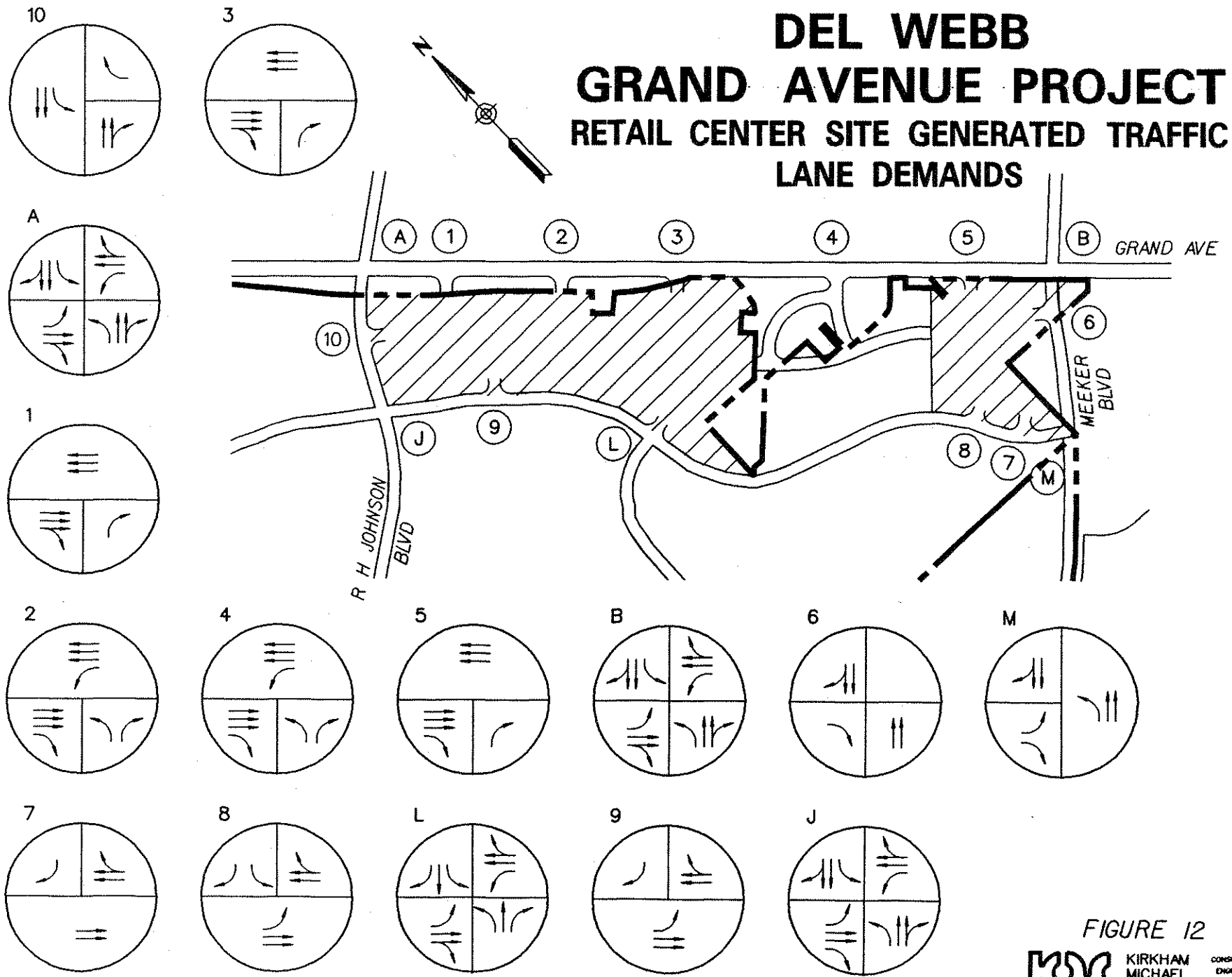

FIGURE 12

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

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Oct. 7, 1994
13:36:58

DEL WEBB
GRAND AVENUE PROJECT
RETAIL CENTER
ADT INCREASES FOR RETAIL

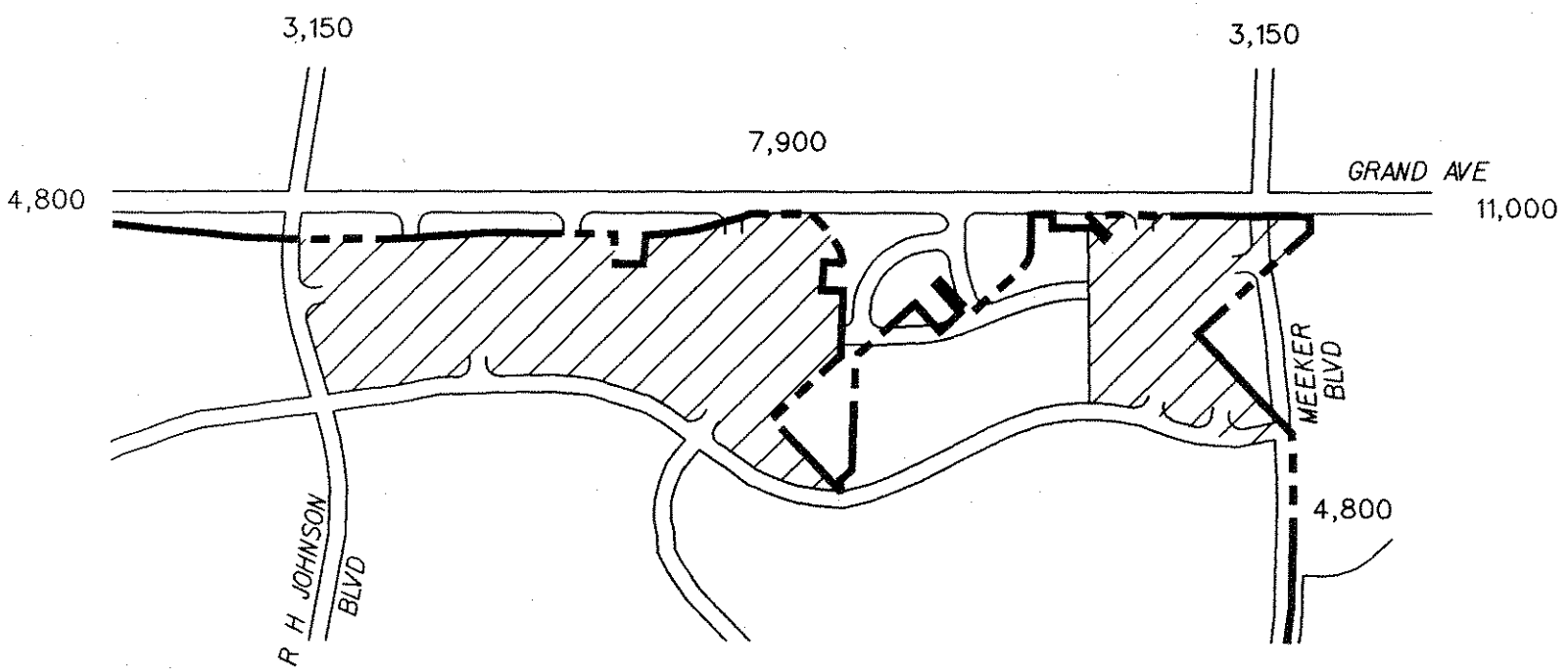

FIGURE 13

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

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Oct. 18, 1994
8:46:49

CHAPTER ~~5~~ 6. TRIP DISTRIBUTION AND ASSIGNMENT

The trips generated by the residential units of the project shown on Table 2 are distributed and assigned to the area road network for the year 2010. **The trips generated by the retail center of the project shown on Table 3, in Chapter 5, were also distributed and assigned to the area road network.**

The assignment of the external trips to the adjacent area road network requires assumptions to be made as to the percentages of site traffic which will approach and depart on each of the highway segments providing access to the site. The Del Webb's Grand Avenue Property is anticipated to begin home construction in 1996. The homes will be built and are expected to be sold at a rate of ~~500~~ **600** to ~~700~~ **800** units per year. Based on an average of ~~600~~ **700** housing units per year, construction will be completed in 10 years, well before the year 2010.

Direction of Approach

The year of completion and the rate of home construction doesn't significantly affect the directions of approach for the project. The difference between the existing roadway network and the future roadway network is not significant in terms of new roads or new alignments. Therefore, it is anticipated that the directions of approach for the Del Webb's Grand Avenue **residential** project will remain consistent throughout the life of the project and past the year 2010. Figure ~~8~~ **14** indicates the directions of approach for the Del Webb's Grand Avenue **residential** project. It is strongly influenced by the number of activities and trip opportunities located to the south and east of the project. There are minor trip assignments to the west and to the north.

The directions of approach for the retail center are shown separately in Chapter 5 on Figure 9.

2010 ADT Trip Assignments

Table ~~3~~ **4** is a compilation of the 2010 projections for the area road network. The MAG 2010 ADT's are further divided using a 8% factor for background traffic for the AM and PM and assigned to each of the roadway links. The 2010 ADT has two columns, it shows the Del Webb's Grand Avenue Property site trips that will be generated at build-out for the year 2010 and it also shows a total traffic assignment for each of those segments including the projected MAG 2010 trips.

The analysis of the MAG 2010 trips included a review of the projected land uses for the Traffic Area Zones (TAZ) for the project area. Those land use projections showed very little activity in the Del Webb's Grand Avenue Property area with the exception of the commercial properties fronting Grand Avenue. Therefore, no deduct was made for the projected land use and the site trips were added directly to the MAG 2010 projections. The commercial parcels, on the site were considered to be included as a part of the MAG 2010 background projected traffic. The final column in Table ~~3~~ **4** is 2010 peak hour projections

DEL WEBB
GRAND AVENUE PROJECT
DIRECTION OF APPROACH

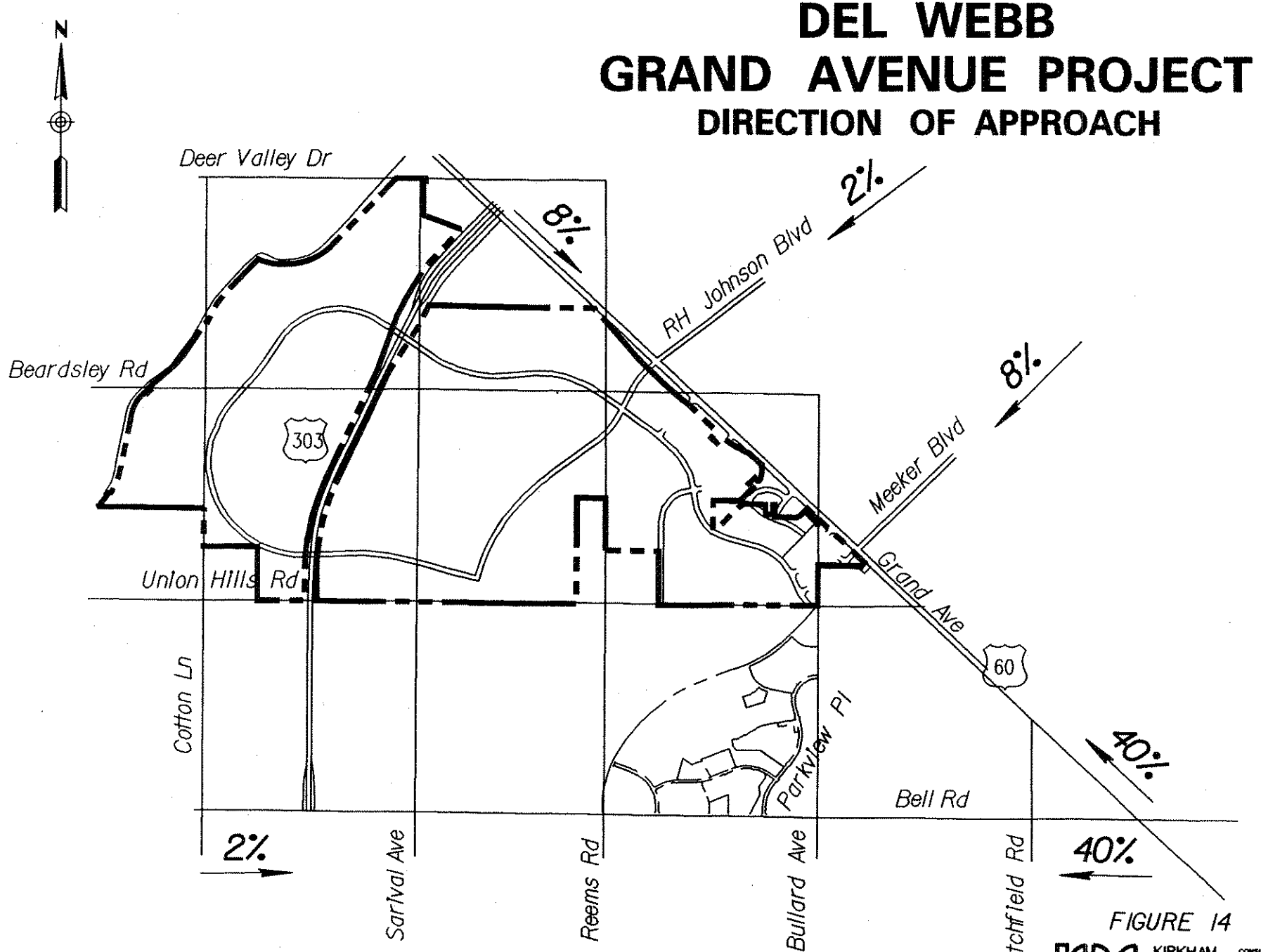

FIGURE 14

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

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Oct. 6, 1994
13:36:21

DEL WEBB
GRAND AVENUE PROJECT
DIRECTION OF APPROACH

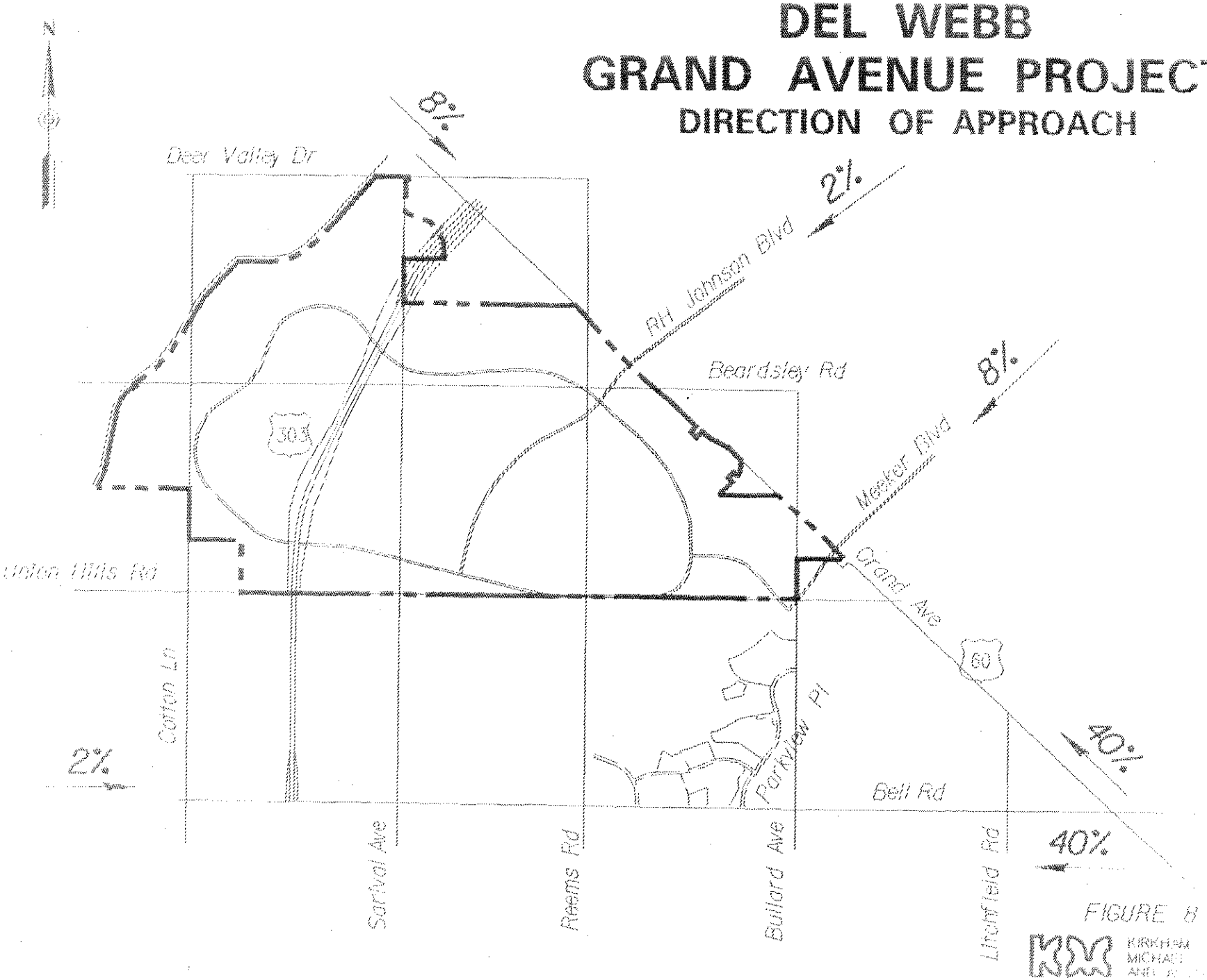


FIGURE 8

KMA KIRKHAM MICHAEL AND ASSOCIATES

TABLE 4

DEL WEBB GRAND AVENUE PROPERTY
RESIDENTIAL TRIP ASSIGNMENT

Roadway Segment	Description	Existing 1993	Projected 2010	Backgnd Pk Hrs AM	Backgnd Pk Hrs PM	2010 ADT Site	2010 ADT Total	2010 Peak Hours AM	2010 Peak Hours PM
1	NW Loop	0	0	0	0	6710	6710	403	537
2	SW Loop	0	0	0	0	3970	3970	238	318
3	N Middle Loop	0	0	0	0	10030	10030	602	802
4	S Middle Loop	0	0	0	0	5180	5180	311	414
5	N Main Street	0	0	0	0	9730	9730	584	778
6	N Mid Main Street	0	0	0	0	9400	9400	564	752
7	Center Main Street	0	0	0	0	9940	9940	596	795
11	W Connector	0	0	0	0	6280	6280	377	502
15	E Connector	0	0	0	0	6880	6880	413	550
16	N East Street	0	3000	240	240	5630	8630	578	690
19	Parkview Place	883	2000	160	160	6140	8140	528	651
20	Grand West of Main	8656	19000	1520	1520	4370	23370	1782	1870
21	Grand East of Main	10280	22000	1760	1760	10730	32730	2404	2618
22	Grand West of East	10280	22000	1760	1760	10730	32730	2404	2618
23	Grand East to Bell	14507	28000	2240	2240	11290	39290	2917	3143
24	Bell Cotton- Estrella	2460	5000	400	400	70	5070	404	406
25	Bell Estrella-Main	0	5000	400	400	1600	6600	496	528
26	Bell Main-East	0	5000	400	400	1600	6600	496	528
27	Bell East-Parkview Pl	2789	9000	720	720	1600	10600	816	848
28	Bell Parkview-Litch	0	9000	720	720	4800	13800	1008	1104
29	Bell Litch-Grand	6175	23000	1840	1840	4800	27800	2128	2224
30	Bell E of Grand	8475	28000	2240	2240	8050	36050	2723	2884
31	Grand S of Bell	12448	34000	2720	2720	8050	42050	3203	3364
32	Estrella Grand-NW	2231	5000	400	400	2280	7280	537	582
33	Estrella NW-SW	0	5000	400	400	790	5790	447	463
34	Estrella SW-Bell	2137	5000	400	400	1670	6670	500	534
35	Grand West of Estrella	8656	19000	1520	1520	1410	20410	1605	1633

TABLE 3

DEL WEBB GRAND AVENUE PROPERTY
TRIP ASSIGNMENT

Roadway Segment	Description	Existing 1993	Projected 2010	Backgnd Pk Hrs AM	Backgnd Pk Hrs PM	2010 ADT Site	2010 ADT Total	2010 Peak Hours AM	2010 Peak Hours PM
1	NW Loop	0	0	0	0	4150	4150	249	332
2	SW Loop	0	0	0	0	6720	6720	403	538
3	N Middle Loop	0	0	0	0	6940	6940	416	555
4	S Middle Loop	0	0	0	0	4590	4590	275	367
5	N Main Street	0	0	0	0	6090	6090	365	487
6	N Mid Main Street	0	0	0	0	7710	7710	463	617
7	Center Main Street	0	0	0	0	6950	6950	417	556
8	NE Loop	0	0	0	0	5380	5380	323	430
9	SE Loop	0	0	0	0	2420	2420	145	194
10	NE Link	0	0	0	0	6580	6580	395	526
11	N East Street	275	3000	240	240	4630	7630	518	610
19	Grand West of Estrella		19000	1520	1520	1420	20420	1605	1634
20	Grand West of Main	8656	19000	1520	1520	4000	23000	1760	1840
21	Grand East of Main	10280	22000	1760	1760	8110	30110	2247	2409
22	Grand West of East	10280	22000	1760	1760	8110	30110	2247	2409
23	Grand East to Bell	14507	28000	2240	2240	12840	40840	3010	3267
24	Bell Cotton- Estrella	2460	5000	400	400	350	5350	421	428
25	Bell Estrella-Main		5000	400	400	4610	9610	677	769
26	Bell Main-Reems		5000	400	400	4610	9610	677	769
27	Bell Reems-Parkview	2789	9000	720	720	4610	13610	997	1089
28	Bell Parkview-Litch		9000	720	720	4610	13610	997	1089
29	Bell Litch-Grand	6175	23000	1840	1840	4610	27610	2117	2209
30	Bell E of Grand	8475	28000	2240	2240	8730	36730	2764	2938
31	Grand S of Bell	12448	34000	2720	2720	8730	42730	3244	3418
32	Estrella Grand-NW	2231	5000	400	400	3430	8430	606	674
33	Estrella NW-SW		5000	400	400	1160	6160	470	493
34	Estrella SW-Bell	2137	5000	400	400	5330	10330	720	826

for both the AM and PM peak hours. Based on the discussion in the Trip Generation section of this report, this 2010 projection is based on 8% of the MAG background projected trips for both the AM and PM peak hour. For the site traffic, a 6% factor for the AM peak hour was used and an 8% factor for the PM peak hour was used for analysis. Figure ~~9~~ **15** indicates the 2010 ADT volumes for the roadway network including the projected site trips for the Del Webb's Grand Avenue Property.

2010 Peak Hour Assignments

Peak Hour Assignments were done for the external intersections influenced by the Del Webb's Grand Avenue Property. These intersections had analysis performed for both AM and PM peak hours. As previously discussed, since there is an 8% factor for PM peaking internal site traffic as opposed to a 6% AM peak hour factor, only a PM analysis was done for the internal site intersections. Since the site does not have a significant directional distribution split like the external system does, the PM peak hour is the worst case for the internal intersections.

In addition to the peak hour factors and the direction of approach information, there is also a directional distribution factor used to differentiate the AM and PM peak hours. It was assumed that in the year 2010 that 55% of the AM peak hour traffic would be exiting the project and would have southbound or eastbound destinations with a 45% opposing movement. This trend would reverse in the PM peak hour with 55% entering the site and having northbound and westbound directions and 45% opposing movements exiting the site and having southbound and eastbound directions. These factors were used to determine the peak hour assignments. Figure ~~10~~ **16** indicates the 2010 AM peak hour intersection assignments for the ~~nine~~ **ten** external intersections analyzed. Figure ~~11~~ **17** shows the 2010 PM peak hour intersection assignments for the ~~nine~~ **ten** external intersections. Figure ~~12~~ **18** shows the 2010 PM peak hour intersection assignments per the ~~four~~ **three** internal intersections.

DEL WEBB
GRAND AVENUE PROJECT
TWO WAY 2010 ADT VOLUMES

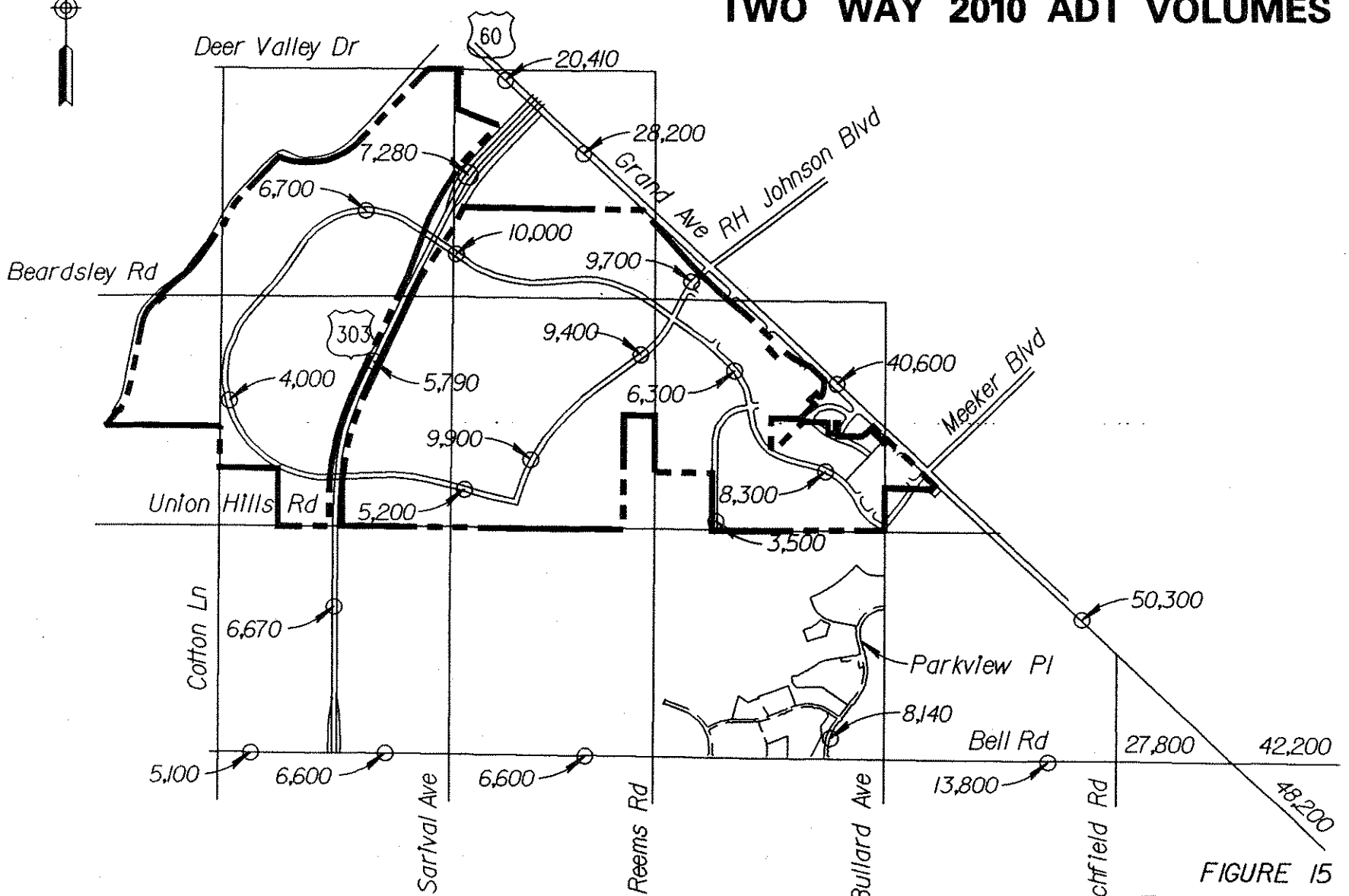


FIGURE 15

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
TWO WAY 2010 ADT VOLUMES

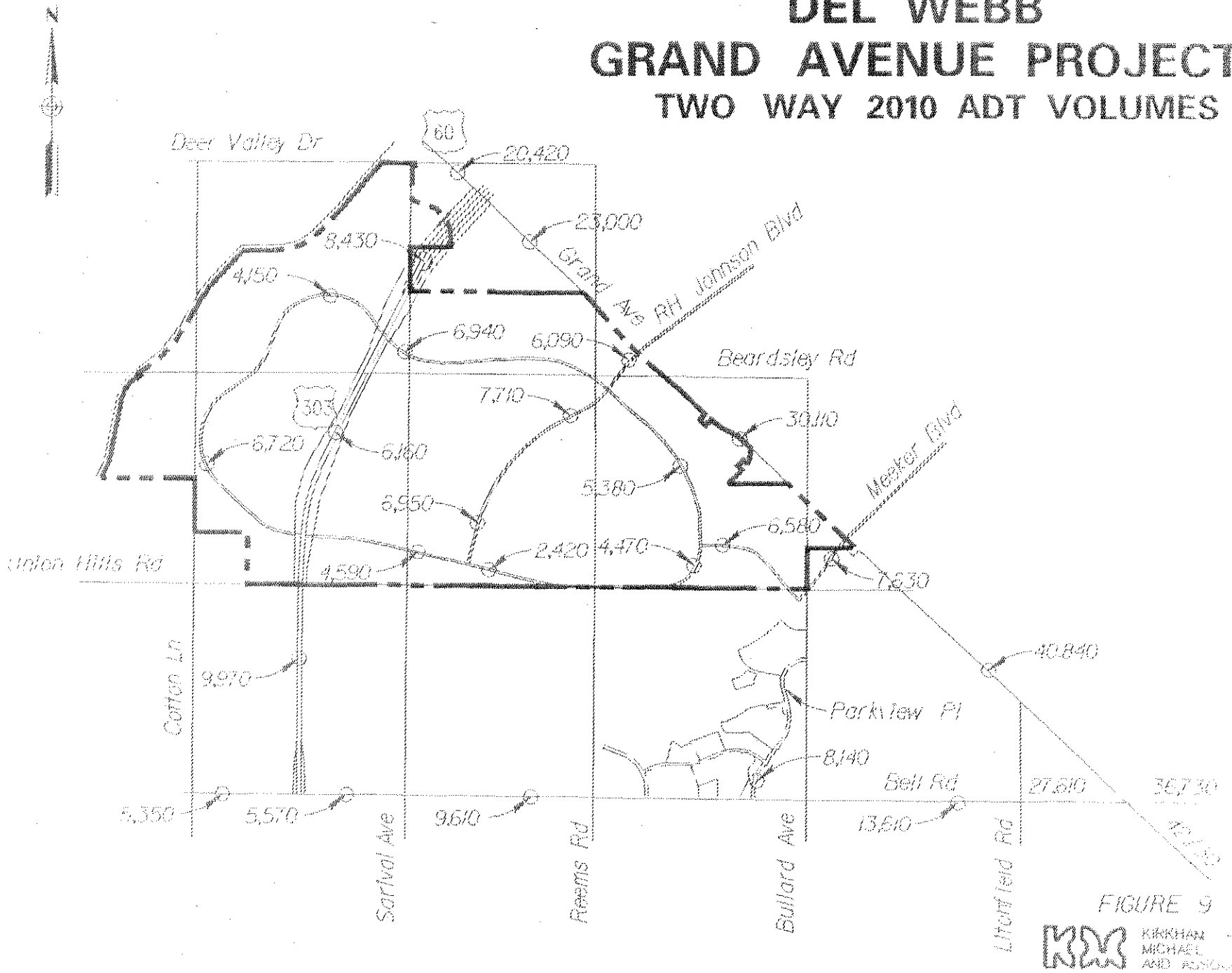


FIGURE 9

KKM KIRKHAM MICHAEL AND ASSOCIATES

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
AM PEAK HOUR INTERSECTIONS

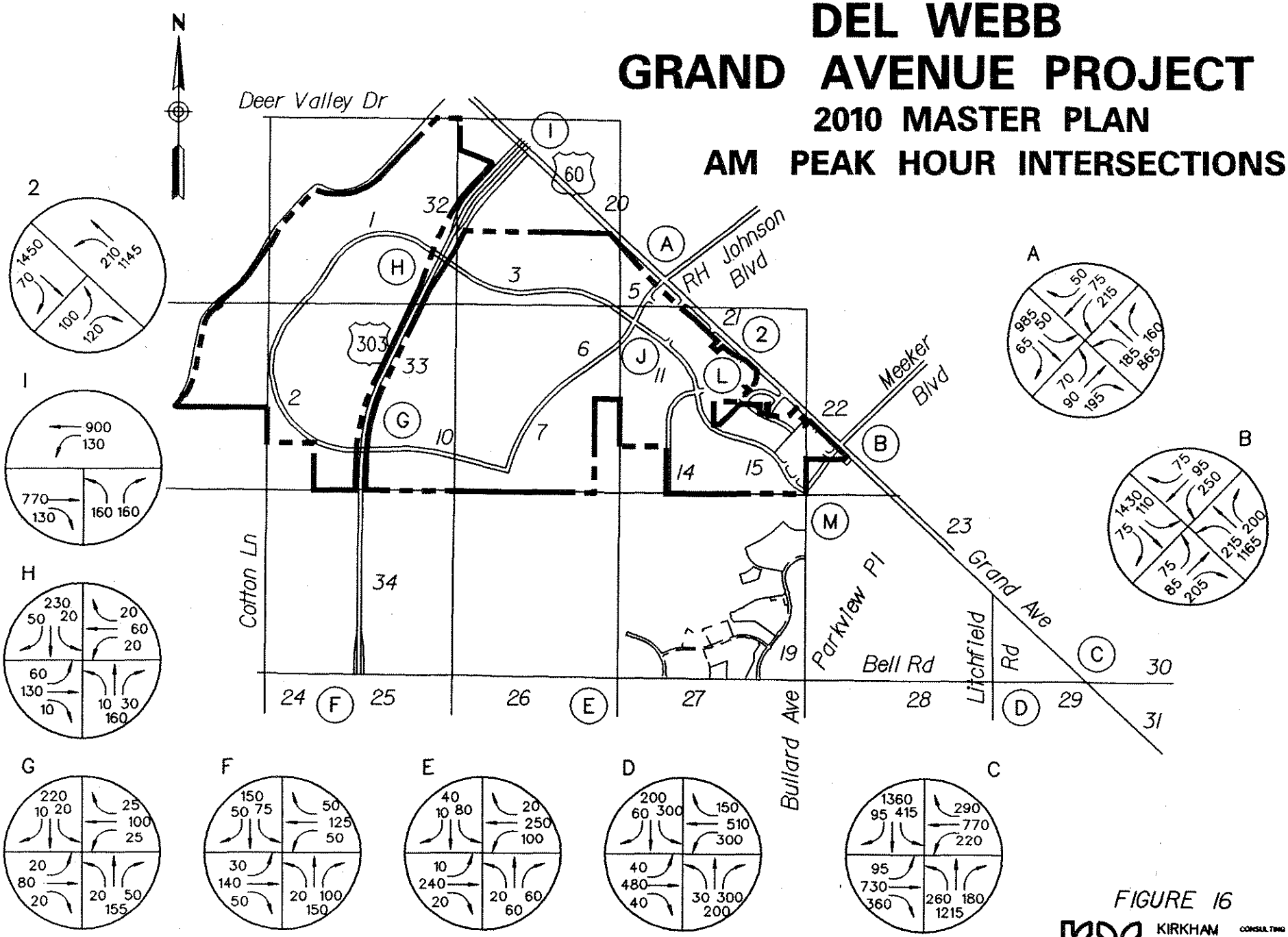


FIGURE 16

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
AM PEAK HOUR INTERSECTIONS

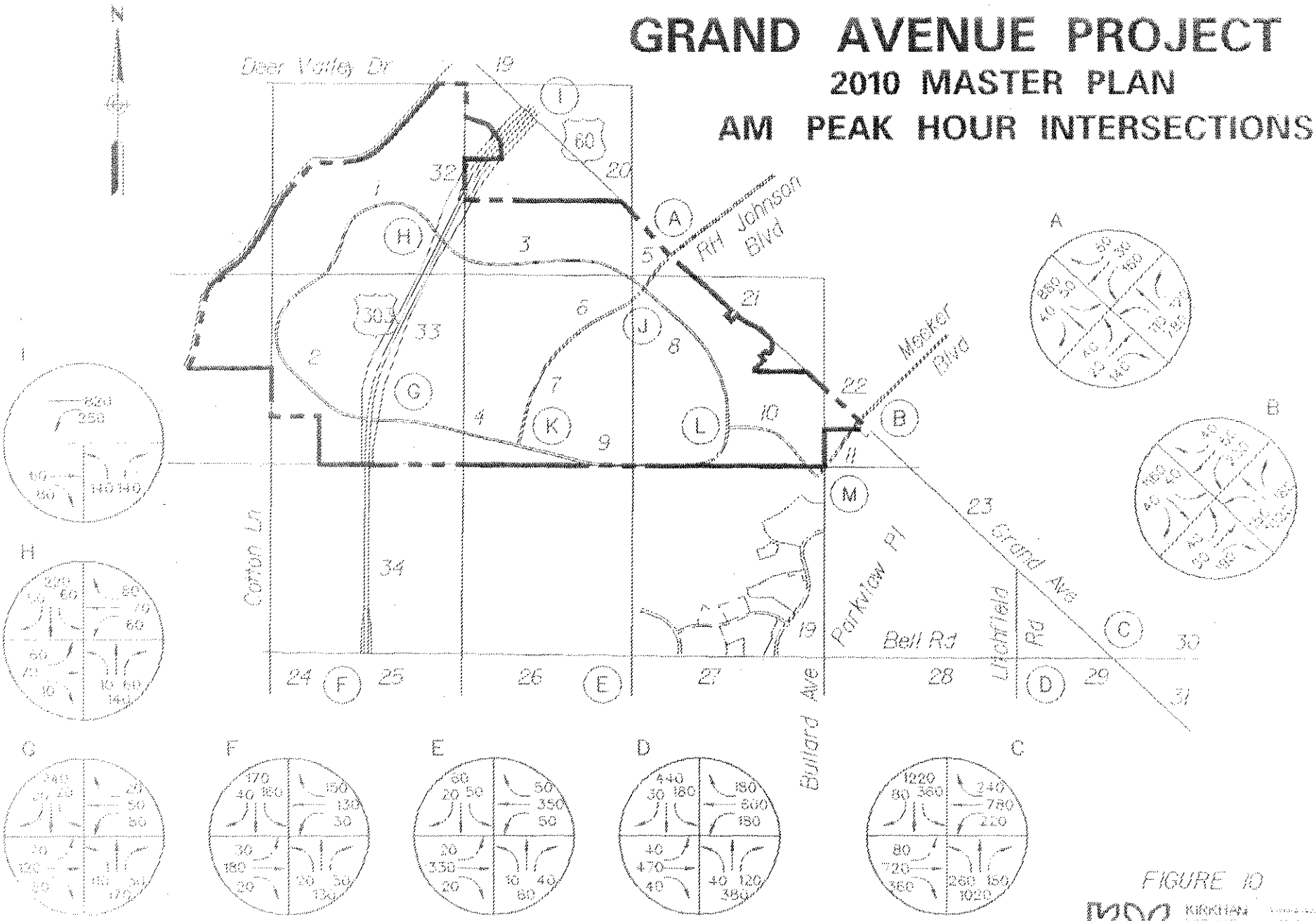


FIGURE 10

KIMLEY-HORN AND ASSOCIATES

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
EXTERNAL INTERSECTIONS
PM PEAK HOUR

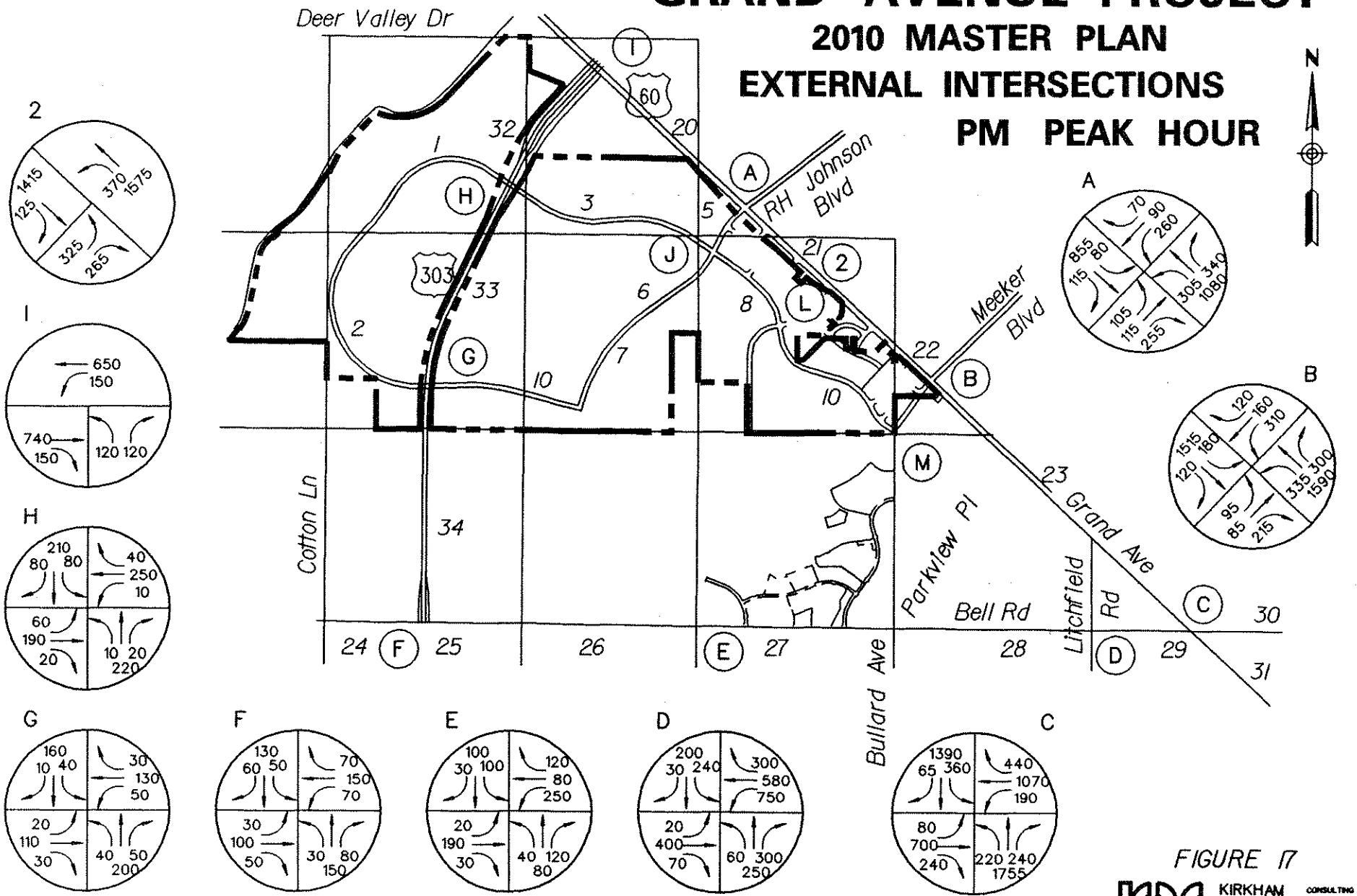


FIGURE 17

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
EXTERNAL INTERSECTIONS
PM PEAK HOUR

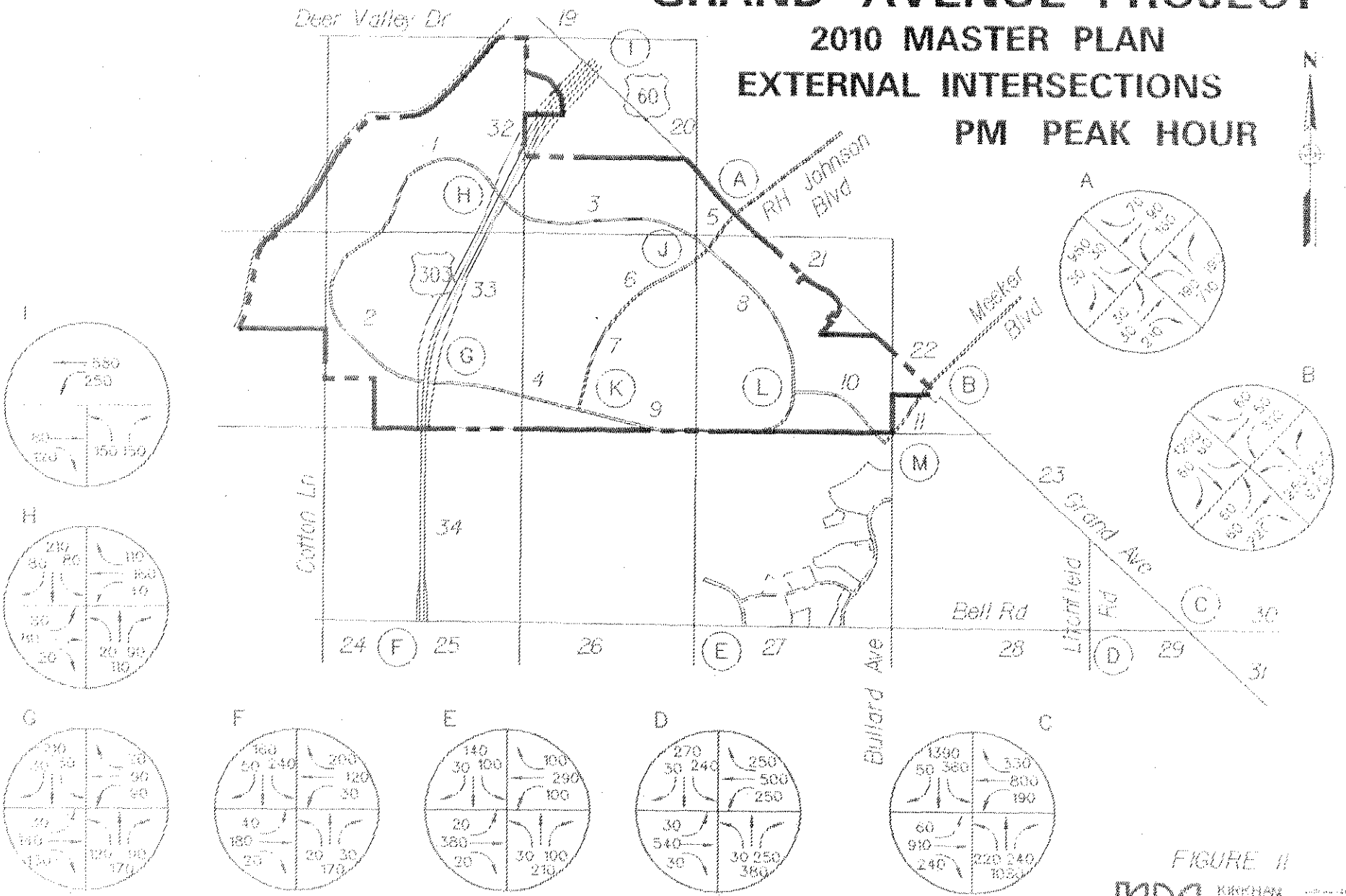
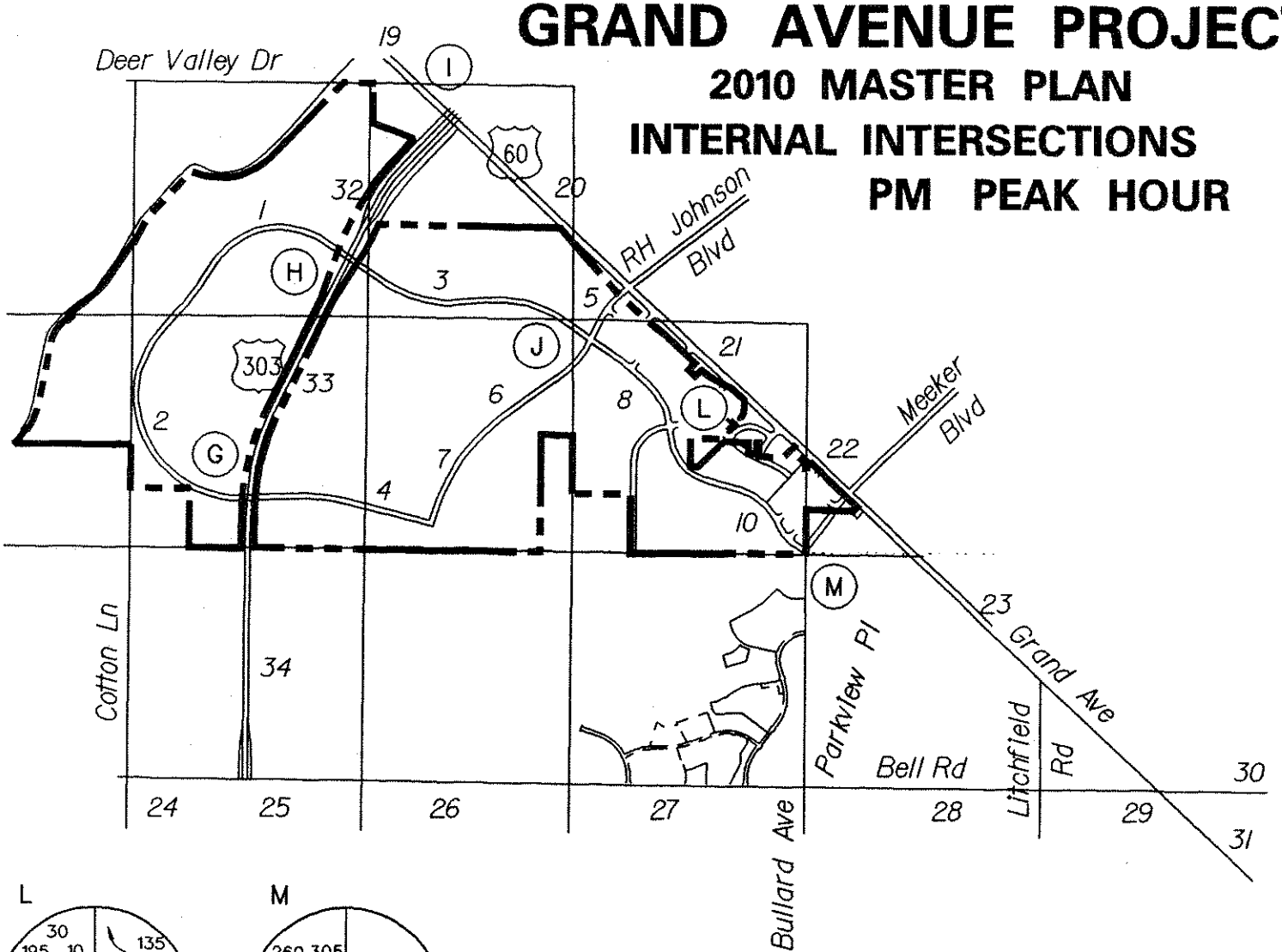
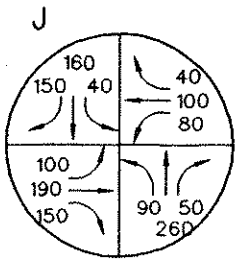


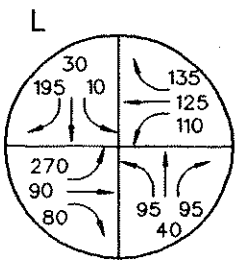
FIGURE 11

KIMLEY-HORN AND ASSOCIATES

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
INTERNAL INTERSECTIONS
PM PEAK HOUR







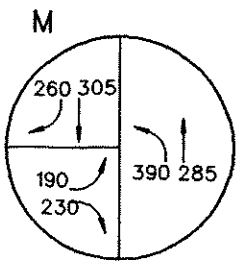


FIGURE 18

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
2010 MASTER PLAN
INTERNAL INTERSECTIONS
PM PEAK HOUR

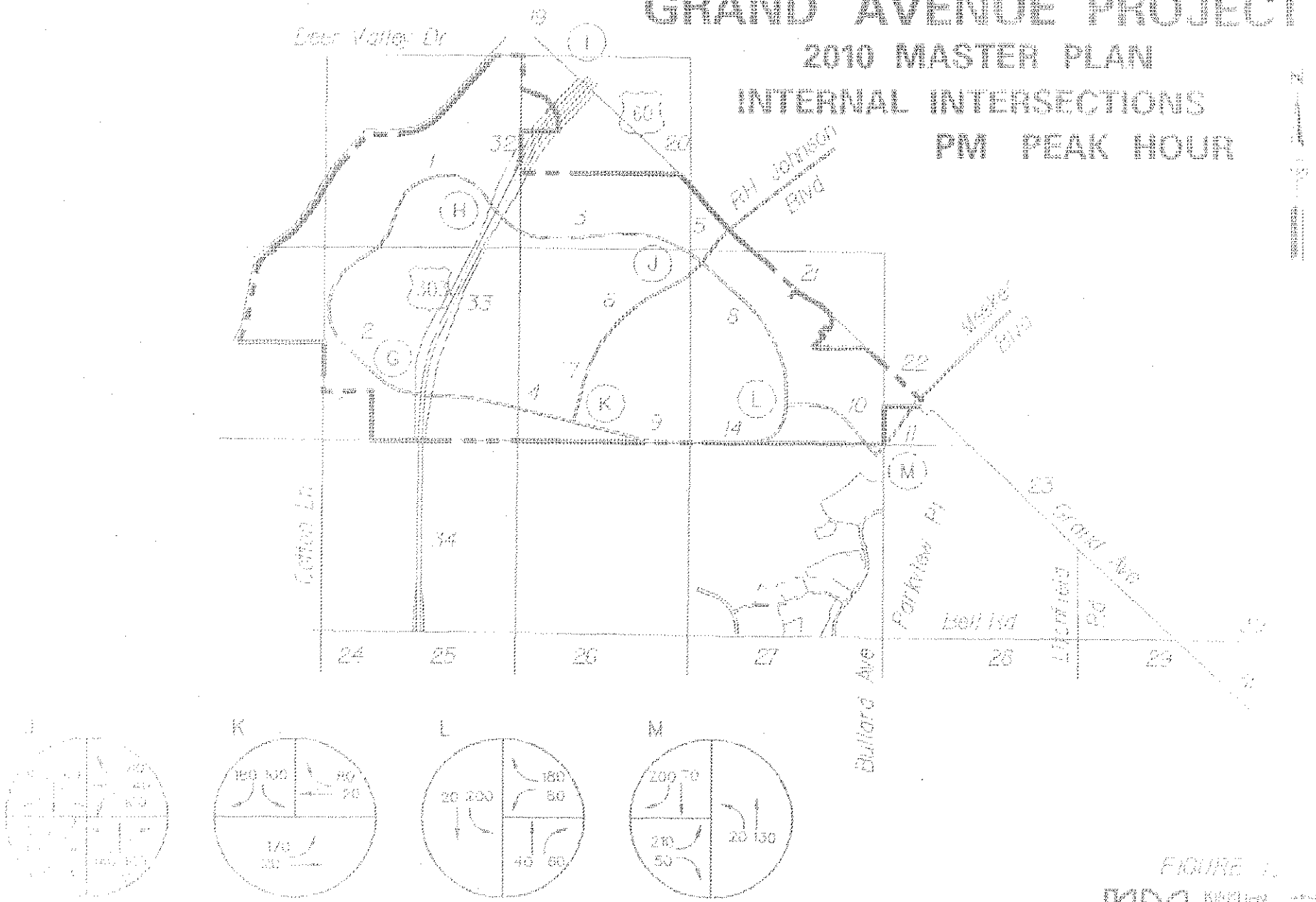


FIGURE 3

KDC

CHAPTER ~~6~~ 7. CAPACITY ANALYSIS

The Capacity Analysis for the Del Webb's Grand Avenue Property was made using the Transportation Research Board (TRB) Highway Capacity Software (HCS) and the Signal 85 Software programs for analysis of intersections. The horizon year analyzed was the year 2010 which is after build-out of the Del Webb's Grand Avenue Property. Both an AM and PM peak hour analysis were conducted for the 2010 volumes for the external intersections. For the internal intersections only a PM peak hour analysis was done. Volumes analyzed for each intersection are shown on Figures ~~11~~ **16**, ~~11~~ **17** and ~~12~~ **18** in Chapter ~~5~~ **6**.

Project Access

The first portion of the community to be developed will be adjacent to Grand Avenue north of Union Hills Drive. The initial construction phases will include the completion of Main Street from Grand Avenue. Additional access will be provided from the Interim Estrella Roadway with intersections on the Loop Road.

The other major street connecting Grand Avenue is East Street. This is a generic name that indicates location of the street within the project and will have a different name in the future, (as will all the internal streets including Main Street). The major internal intersections are the two intersections on Main Street, and the intersections connecting to the **West** Loop Road and the ~~Northeast Link~~ **East West Connector.** An unsignalized, stop sign controlled intersection analysis was done for these four intersections, and it was found that an acceptable level of service will be provided for the build out traffic. However, the intersection of the North Loop Road and Main Street does have two Level of Service D movements and it is recommended that a signal ultimately be installed at this location (Intersection J).

2010 Analysis Results

The Analysis for the AM and PM peak hours for the year 2010 are summarized in Table 4 **5**. Five external intersections were analyzed for signalized control. The internal intersections were analyzed for unsignalized control, stopping the minor approach. As shown in Table 4 **5**, all the external signalized intersections are operating at a level of service C or better, except the Grand Avenue/Bell Road intersection.

The location for each of the intersections is well spaced to provide for coordinated signal timings. Signalized intersections already exist at Bell Road and Grand Avenue (C), Bell Road and Reems (E), Meeker Boulevard and Grand Avenue (B), and Bell Road and Litchfield Road (D). The intersection of Grand Avenue and R.H. Johnson (A) will be signalized when warrants are met according to the MUTCD. However, the analysis indicates that this location will warrant a signalized intersection by the year 2010.

TABLE 4

DEL WEBB'S GRAND AVENUE PROPERTY

Year 2010 Capacity Analysis Results *

Intersection	Maneuver	AM	PM
External Signalized			
A. Grand Avenue/Main/Johnson	All	B	C
B. Grand Avenue/East/Meeker	All	C	C
C. Grand Avenue/Bell Road	All	D	D
D. Bell Road/Litchfield Road	All	B	C
E. Bell Road/Reems	All	B	B
External Unsignalized			
F. Bell Road/Estrella	NB Left	D	D
	NB Through	C	D
	NB Right	A	A
	SB Left	E	F
	SB Through	C	C
	SB Right	A	A
	EB Left	A	A
	WB Left	A	A
G. Estrella/South Loop	WB Left	E	F
	WB Through	C	D
	WB Right	A	A
	EB Left	D	E
	EB Through	D	E
	EB Right	A	A
	NB Left	A	A
	SB Left	A	A

* No AM analysis for internal intersections.

External Unsignalized con't (Table 5)

Intersection	Maneuver	AM	PM
Internal Signalized			
J. Main Street/North Loop	All		B
Internal Unsignalized			
K. South Loop/Main Street	SB Left		A
	SB Right		A
	EB Left		A
L. East-West Connector/ 159th Avenue	NB Left		F
	NB Thru		D
	NB Right		A
	SB Left		E
	SB Thru		D
	SB Right		A
	EB Left		A
	WB Left		A
M. Connector/Meeker Blvd.	EB Left		D
	EB Right		A
	NB Left		A

* No AM analysis for internal intersections.

External Unsignalized con't (Table 4)

Intersection	Maneuver	AM	PM
H. Estrella/North Loop	WB Left	D	D
	WB Through	C	D
	WB Right	A	A
	EB Left	D	F
	EB Through	C	C
	EB Right	A	A
	NB Left	A	A
	SB Left	A	A
I. Estrella/Grand	EB Left	F	F
	EB Right	B	B
	NB Left	E	E
Internal Unsignalized			
J. Main Street/North Loop	EB Left	C	D
	EB Through	A	B
	EB Right	A	A
	WB Left	C	D
	WB Through	A	B
	WB Right	A	A
	SB Left	A	A
	NB Left	A	A
K. South Loop/Main Street	SB Left		A
	SB Right		A
	EB Left		A
L. East Loop/NE Link	WB Left		A
	WB Right		A
	SB Left		A
M. East Street/NE Link	EB Left		B
	EB Right		A
	NB Left		A

* No AM analysis for internal intersections.

The external signalized intersections operate at an above capacity for the year 2010, this is with the assumption that the Interim Estrella Freeway is only a two lane road. The Estrella Freeway is proposed to be upgraded to a divided freeway in the future, when this happens, intersections G and H will be eliminated with the loop roads becoming grade separated at the Estrella Freeway. If the Estrella Freeway is not upgraded and remains as is, considerations should be made for installing four-way stop control at intersection G and H.

The internal intersections also operate at acceptable Levels of Service. The only movements less than Level of Service C (LOS C) are the eastbound and westbound left turns at the intersection of Main Street and North Loop Road (J) and they are at LOS D. This intersection will be candidate for signalization particularly if conditions change and more traffic is routed through this intersection.

Retail Center

The 2010 volumes generated by the retail center were added to all the affected intersections for the 2010 capacity analysis. There is one additional full access intersection proposed to serve the retail center (Intersection 2). Capacity analysis was done on this intersection and is included in the summary.

Intersection 4, shown on Figure 9, is an existing intersection which indirectly serves the retail center. ADOT has indicated a preference to eliminate this left turn exit onto Grand Avenue. A capacity analysis was performed for Intersection 2 with the addition of the left turnouts from Intersection 4. The analysis indicates this movement could be eliminated with no significant loss of service to the area.

The other access to the retail center off of Grand Avenue and Meeker Boulevard are right turn in and out only and operate excellently. Full access is provided for driveways along the East-West Connector and the analysis, based on stop sign control has acceptable levels of service.

2010 Lane Configurations

The lane configurations for the year 2010 are shown on Figure ~~13~~ **19**. These lane configurations were analyzed in the capacity analysis and will be necessary to ensure the level of service shown on Table 4 **5**. ADOT/MAGTPD plans reflect these lane configurations for the year 2010. Also indicated on Figure ~~13~~ **19** are the intersections which require signalization.

Estrella Freeway Alternative

The four intersections along the Estrella Roadway were analyzed as unsignalized intersections. The Estrella Roadway ~~was~~ **is** stop sign controlled at Grand Avenue and Bell Road. For the intersections between the Estrella Roadway and the Loop Road (Intersections G and H), the Loop Roads are stop signed controlled. The analysis indicates some movements at these intersections will ultimately have deteriorating Levels of Service. It is anticipated there will be new access before this occurs.

DEL WEBB
GRAND AVENUE PROJECT
2010 LANE REQUIREMENTS

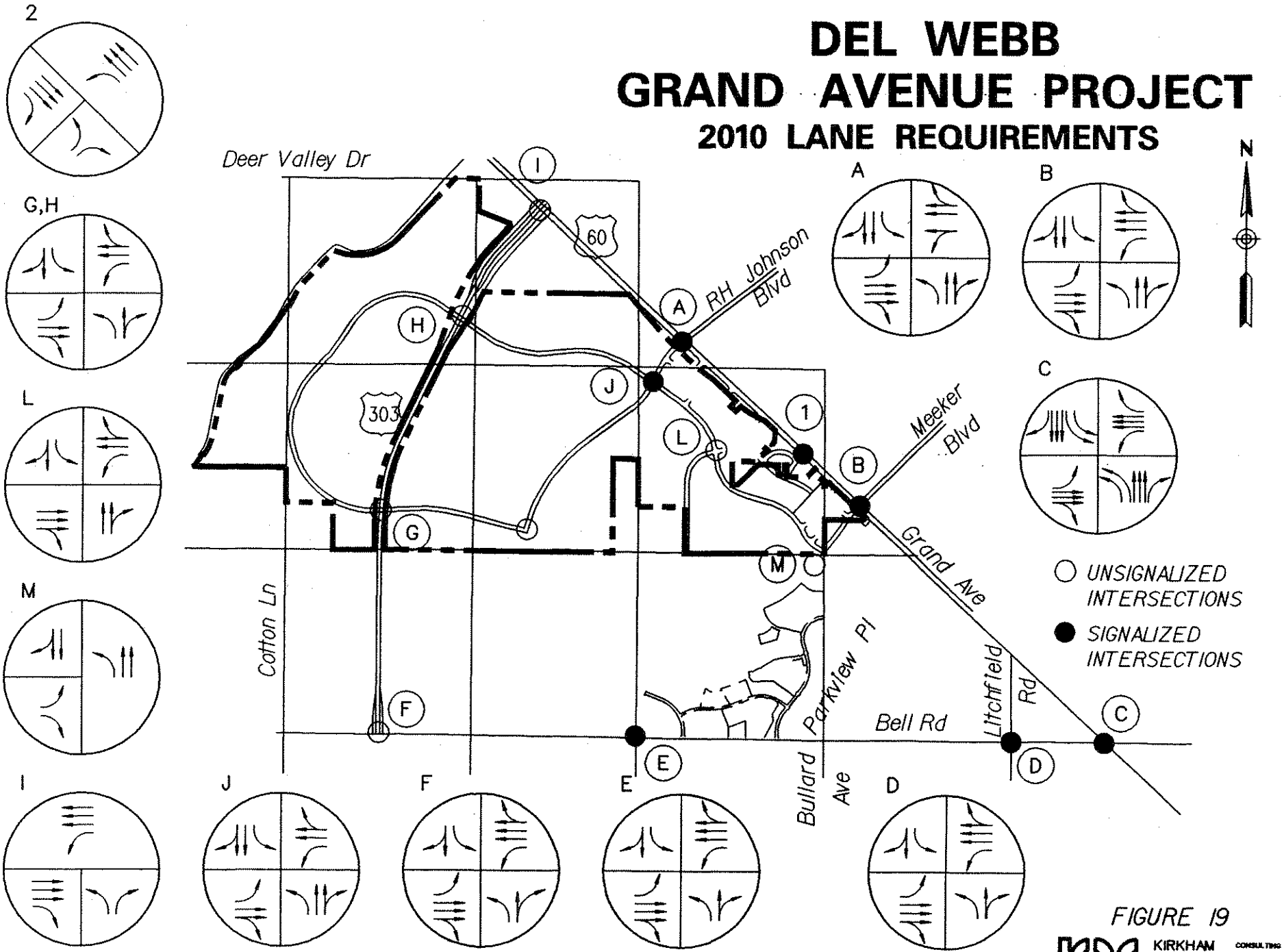


FIGURE 19

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

LANE18 .dgn
Feb. 1, 1994
87,67,38

DEL WEBB
GRAND AVENUE PROJECT
2010 LANE REQUIREMENTS

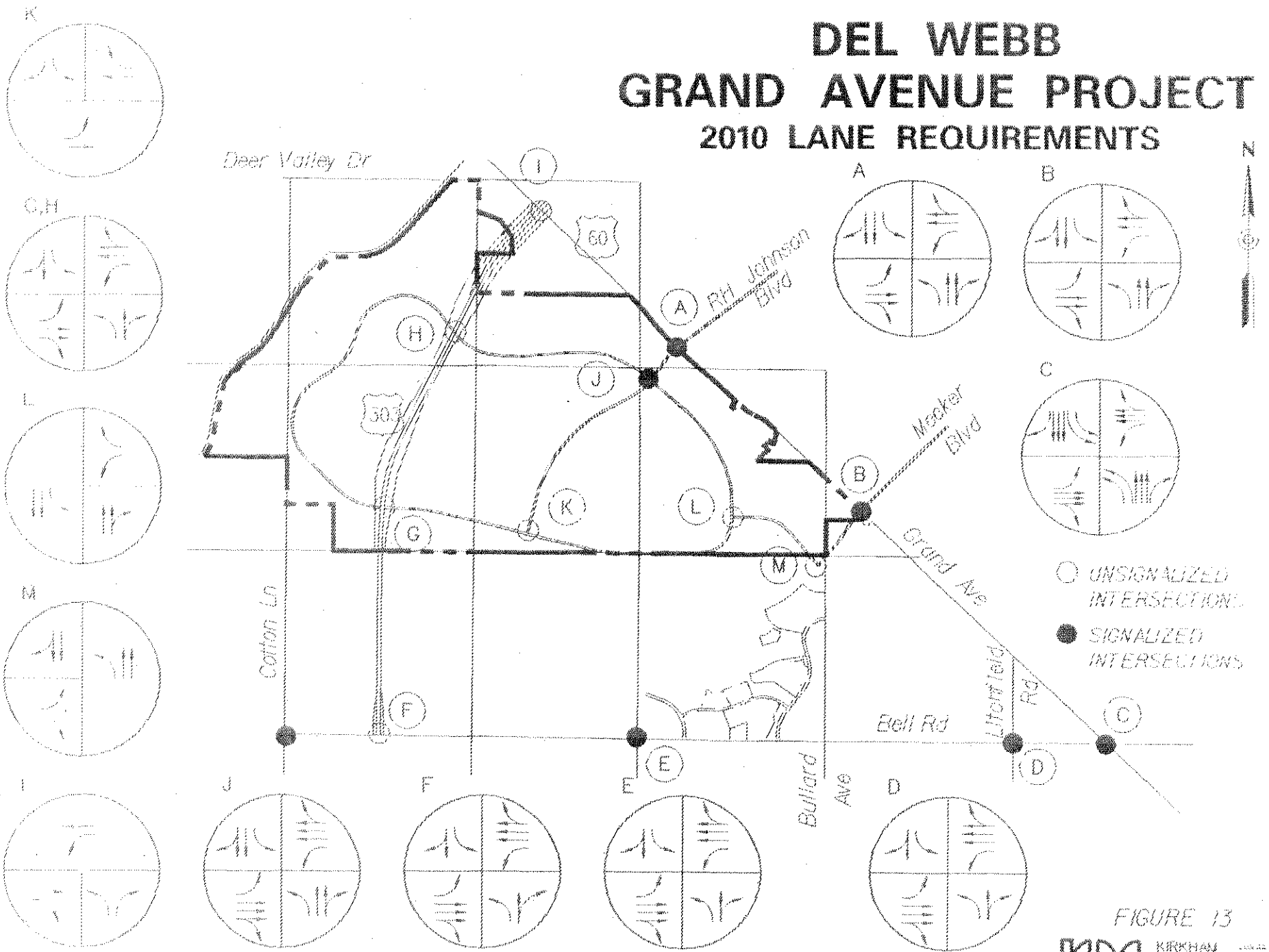


FIGURE 13

KIMLEY-HORN AND ASSOCIATES, INC.

When the Estrella is upgraded to a freeway these four at grade intersections will be removed. The project traffic on the North Loop Road will be rerouted to intersection A via intersection J. The traffic on the South Loop road will be rerouted to a new access with Cotton Lane and ultimately Bell Road as shown on Figure ~~14~~ **20**.

Also shown on Figure ~~14~~ **20** are the modifications to the Average Daily Traffic (ADT) volumes for the 2010 and the AM and PM Peak Hour intersection volumes.

It is Del Webb's intent to initially use the existing Estrella Roadway with at grade intersections. But rather than making interim improvements to that facility such as additional lanes or signalized intersections, which would be removed at freeway construction, the intent is to implement a new permanent access plan before these improvement are required.

As the capacity analysis shows the intersection at Grand Avenue and Main Street (A) can easily accommodate the additional volumes. The connection to Cotton Lane is also easily incorporated since there is an existing traffic signal at the Cotton Lane and Bell Road intersection.

The lane configurations for the year 2010 Estrella Freeway alternative are the same as Figure ~~13~~ **19**. These lane configurations analyzed in the capacity analysis will be necessary to insure the Levels of Service shown on Table ~~5~~ **6**. The lane configurations for the Cotton Lane/~~South~~ West Loop Road intersection (N) will be same as the Estrella/South Loop Road intersection (G) it replaces. Similarly the Cotton Lane/Bell Road intersection (O) will be the same as the Estrella/Bell Road intersection (F) it replaces.

Entrance Queuing Analysis

The project may install access control/information structures within the medians of the Rights-of-Way at the entrances to the Property. These are on Main Street at Grand Avenue, Union Hills Road east of Interim Estrella Freeway, unless additional properties are developed, and west of realigned Reems Road (East Street). The Developer has performed a queuing analysis determined the length of storage needed and believes the analysis to be correct. This storage length is to insure vehicles arriving at the structures do not back up onto the Major Arterials. Pursuant to the queuing analysis, the Developer believes that all of the entrance roadways have sufficient lengths to meet the storage requirements

DEL WEBB
GRAND AVENUE PROJECT
2010 ESTRELLA FREEWAY ALTERNATIVE

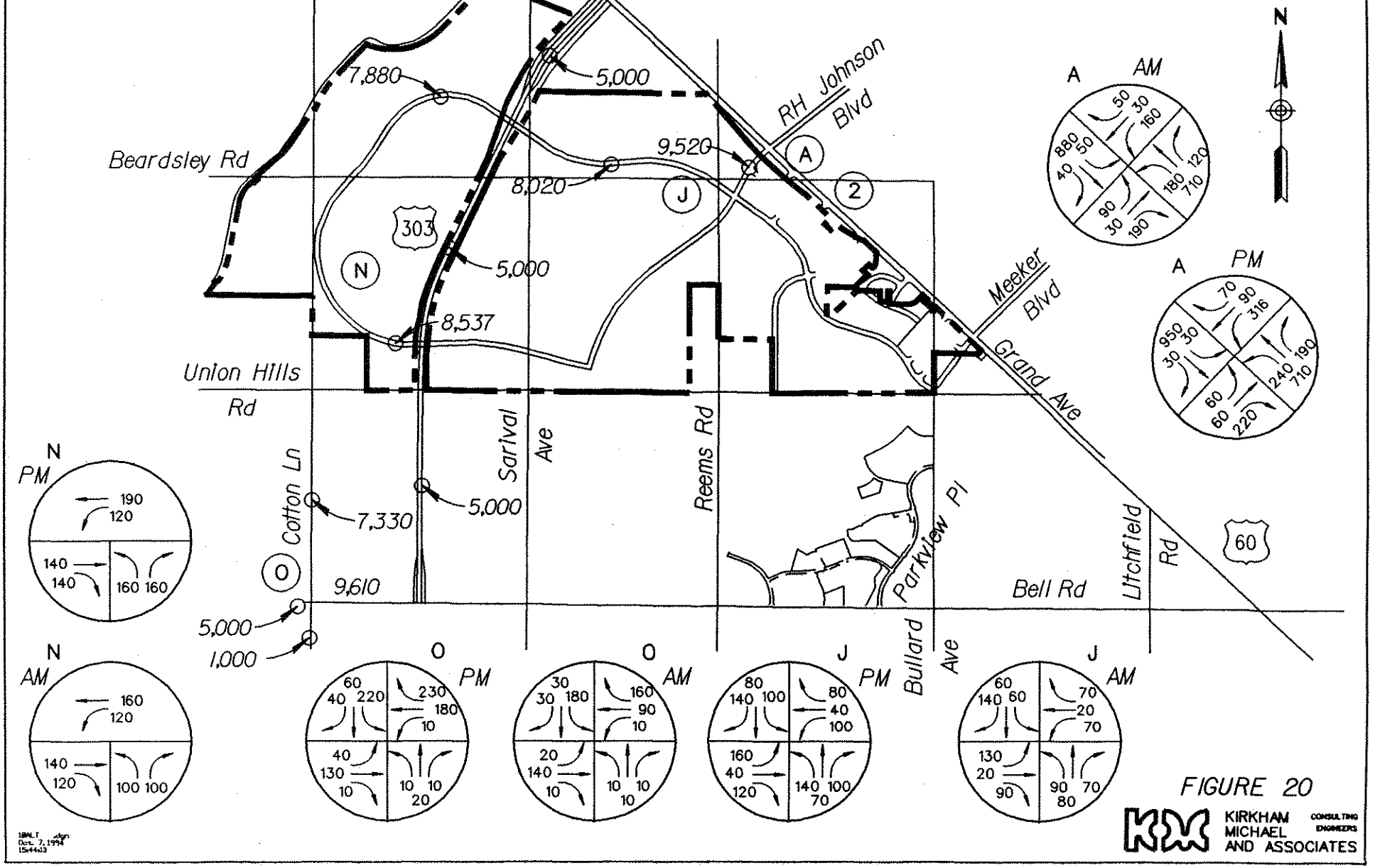


FIGURE 20

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
2010 ESTRELLA FREEWAY ALTERNATIVE

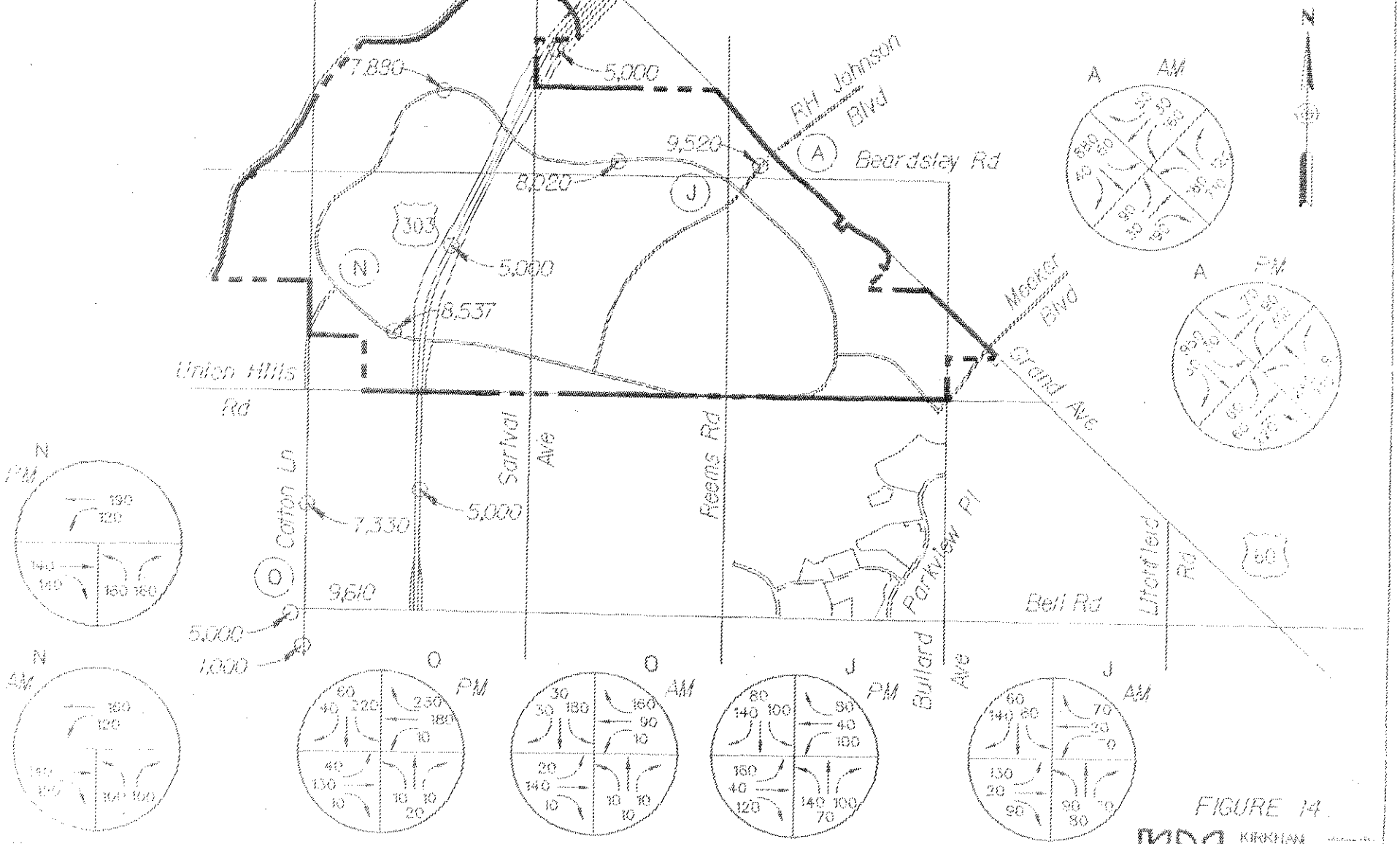


FIGURE 14

KIMLEY-HORN AND ASSOCIATES, INC.

TABLE ~~5~~ 6

DEL WEBB'S GRAND AVENUE PROPERTY
Estrella Freeway Alternative

Year 2010 Capacity Analysis Results *

Modified or New Intersections	Maneuver	AM	PM
Signalized			
A. Grand Avenue/Main St. (New)	All	B	B
B. Grand Avenue/Meeker Blvd.	**All**	**B**	**B**
2. Grand Avenue/Retail Center	**All**	**B**	**B**
J. Main Street/North Loop	All	B	B
O. Cotton Lane/Bell Road	All	B	B
U. Estrella/Grand Avenue	All	B	B
Unsignalized			
N. Cotton Lane/South Loop	NB Left	C	D
	NB Right	A	A
	WB Left	A	A

* No AM analysis for Internal intersection.

Street Sections

Figure ~~15~~ **21** on the following page show the location of the arterial and collector streets for the project.

In the Age Restricted Community, it was determined to use four different street cross sections. One would be the Minor Arterial Roadway cross section with 26' lanes on either side of 16' medians in a 110' right-of-way. This is in compliance with the City of Surprise's standard Minor Arterial Roadway sections. The second section would be a Modified Minor Arterial Roadway. The modification would be that the thru lanes would be 24' lanes either side of a 16' median in a 110' right-of-way. The Minor Arterial Roadway would be on Main Street from the intersection of RH Johnson - Grand Avenue all the way north/south through the property. The Modified Minor Arterial Roadway section would be used in all of the loops connecting to this road and also the ~~northeast~~ **east west** connector between ~~the Loop Road~~ **Main Street** and the realigned Reems - Meeker roadway. The rational for the Modified Minor Arterial Roadway is that although we are using a minor arterial section, the function and traffic volumes for this roadway are more like a major collector. From outside curb to outside curb, we would be proposing the same street section (64') as a Major Collector. Del Webb Corporation would prefer to use the Modified Minor Arterial because the raised median can be used for both landscaping and providing left turn lanes.

The third major street section that would be proposed would be a collector roadway. This would be a modification of the Primary Collector Roadway shown in the Surprise Comprehensive Design Development Guide. In an active adult community traffic volumes are lower on the collector roadways, than for a conventional residential development. Del Webb Communities provide off-street parking for their residents and really do not need to provide parking within the street right-of-ways. Therefore, a 32' street section in a 60' right-of-way will be used instead of using a 44' street section.

A 32' street section allows for two 16' travelways. A disabled vehicle because of a flat tire, or something similar; would typically take up 8' on one side, leaving a remainder of two - 12' thru lanes, one in each direction. Since these roadways would not be centerline striped, the modification can easily be made by the drivers.

The local street section in the active adult community would be the standard local roadway with a 28' face of curb to face of curb dimension, in a 50' right-of-way. This is in compliance with the Surprise Comprehensive Development Guide for two-lane roadways.

In that portion of the development that would have conventional single-family residential developments, we would propose to use the standard street sections in the Surprise Comprehensive Development Guide. The collector roadway with a 44' face of curb to face of curb street section in a 60' right-of-way and the standard two-lane roadway street section of 28' within a 50' right-of-way.

DEL WEBB
GRAND AVENUE PROJECT
ARTERIAL AND COLLECTOR

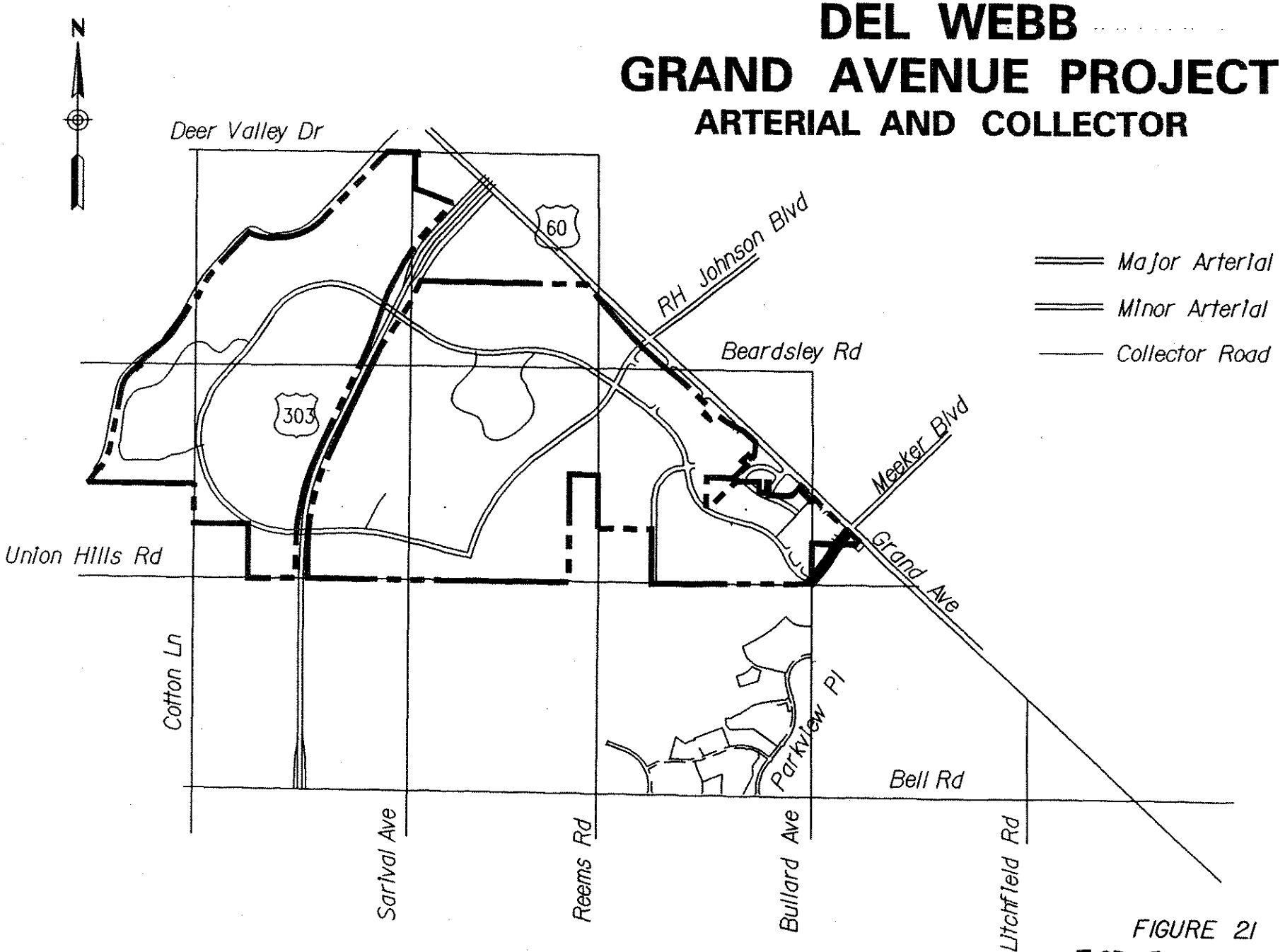


FIGURE 21

KIRKHAM MICHAEL AND ASSOCIATES CONSULTING ENGINEERS

DEL WEBB
GRAND AVENUE PROJECT
ARTERIAL AND COLLECTOR

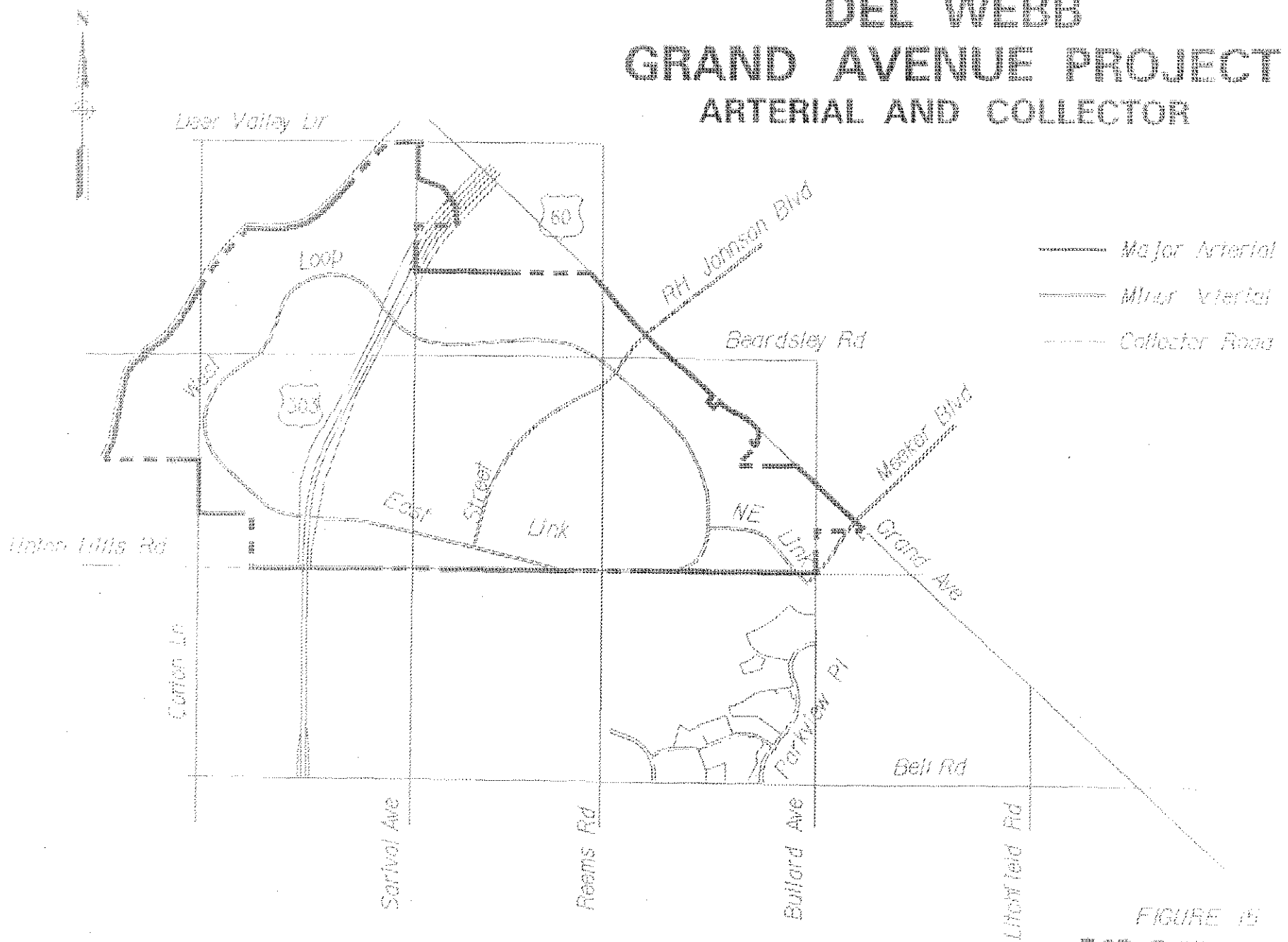


FIGURE 15

KOA

Reems Road (realigned) would be a Major Arterial roadway adhering to the Surprise Comprehensive Development Guide for major arterial roadway: two 38' pavement sections with a 16' median in a 130' right-of-way.

The traffic analysis has determined that there is not a requirement for additional right turn lanes. Because of the low volumes, the right turn lanes can easily be accommodated using the outside lanes as a combination thru right-turn lanes.

In the event the single-family conventional residential area is converted to active adult community residential the street sections for the active adult community will be used.

CHAPTER ~~7~~ 8 CONCLUSIONS

Conclusions and Recommendations

The capacity analysis for the Del Webb's Grand Avenue Property Development Agreement in Surprise indicates for the build out year 2010, intersections operated at extremely high levels of service. The regional use of these major roadways will require signalized intersections at the points indicated on Bell Road and Grand Avenue. The intersection at Bell Road and Grand Avenue is currently signalized. The volume projections for the background traffic was very conservative, and no credit was taken for development of the Del Webb's Grand Avenue Property, **including the proposed retail center,** as a part of that background traffic. The site trips for the Del Webb's Grand Avenue Property were added in addition to those projections. This provides excess capacity for future development in the area. The trip distribution assignment and capacity analysis indicate that the area road network programmed for the year 2010 has adequate capacity to accommodate the project.

A secondary analysis for an Estrella Freeway Alternative was conducted. As an interim measure the Loop Road will have at grade intersections with the Interim Estrella Roadway. To accommodate the Estrella Freeway an alternative access plan was analyzed and this alternative is also easily accommodated by the required roadway system.

The proposed retail center is a compatible land use for the area providing major shopping facilities north and west of the Bell Road and Grand Avenue intersection. Further, the adjacent residential communities provide a major market for the retail center. Therefore, the net effect is that these two major land uses mitigate each others traffic impacts.

The retail center proposes one new full access on Grand Avenue which will be signalized. The signalization for this location will be warranted shortly after the development of the adjacent parcel opens and it is recommended the installation of this signal be completed before any of these businesses open. Any other access on Grand Avenue will be right in/right out only driveways. These driveways should have deceleration and right turn lanes. The other access points for the retail center can be accommodated as a part of the adjacent street construction.

DEL WEBB'S GRAND AVENUE PROPERTY
DEVELOPMENT AGREEMENT TRAFFIC REPORT

Traffic Report Appendices

(Separately Bound)

A. 1993 Traffic Counts

B. Capacity Analysis Worksheets

C. Del Webb's Age Restricted Community Trip Generation Rates

D. Entrance Queuing Analysis

February 18,1994
Del Webb's
Grand Avenue Project
Grand Avenue North of Union Hills Zoning Legal Description

LEGAL DESCRIPTION

A portion of land located in Sections 19, 20, 28, 29 and 30 in Township 4 North, Range 1 West, and in Sections 24, 25, and 26 in Township 4 North, Range 2 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the southeast corner of said Section 29;

thence N 89°22'37" W along the south line of said Section 2625.01 feet to the south quarter corner of said Section;

thence N 89°22'48" W along said south line 1308.63 feet to the southeast corner of the southwest quarter of the Southwest quarter of said Section;

thence N 00°06'49" W along the east line of said southwest quarter 1318.86 feet to the northeast corner of said southwest quarter;

thence N 89°22'00" W along the north line of said southwest quarter 1309.27 feet to the northwest corner of said southwest quarter;

thence N 00°08'29" W along the east line of said Section 30 a distance of 1319.17 feet to the east quarter corner of said Section 30;

thence N 89°19'58" W along the east-west midsection line of said Section 30 a distance of 710.21 feet;
thence S 00°08'29" E along a line parallel with the east line of said Section 30 a distance of 2638.72 feet to the south line of said Section 30;

thence N 89°21'47" W along the south line of said Section 30 a distance of 1930.04 feet to the south quarter corner of said Section 30;

thence N 89°22'14" W along said south line 2012.96 feet to the southwest corner of said Section 30, said corner also being the southeast corner of said Section 25;

thence N 89°45'00" W along the south line of said Section 25 a distance of 2639.42 feet to the south quarter corner of said Section 25;

thence N 89°44'44" W along said south line 1319.97 feet to the southeast corner of the southwest quarter of the Southwest quarter of said Section 25;

thence N 00°19'53" E along the east line of said southwest quarter 1320.09 feet to the northeast corner of said southwest quarter;

thence N 89°45'07" W along the north line of said southwest quarter 1320.09 feet to the northwest corner of said southwest quarter;

thence N 00°19'34" E along the east line of the southeast quarter of said Section 26 a distance of 1319.94 feet to the east quarter corner of said Section 26;

thence N 89°40'54" W along the east-west midsection line of said Section 26 a distance of 2339.00 feet to a point on a line that is 30.00 feet east of and parallel with the east right of way line of the main canal of the Maricopa County Municipal Water Conservation District Number One, said point also being a point on a non-tangent curve, concave northwesterly, to which point a radial line bears S 55°34'52" E;

thence northeasterly 630.17 feet along the arc of said curve and along said parallel line, having a radius of 1539.04 feet, through a central angle of 23°27'37";

thence N 10°57'31" E along said parallel line 1438.67 feet to the beginning of a curve, concave southeasterly, having a radius of 789.93 feet;

thence northerly 516.44 feet along the arc of said curve, and along said parallel line, through a central angle of 37°27'32";

thence N 48°25'09" E along said parallel line 138.80 feet;

thence leaving said parallel line S 41°34'51" E 50.00 feet;

thence N 48°25'09" E 100.00 feet;

thence N 41°34'51" W 80.00 feet to the east right of way line of said main canal;

thence N 48°25'09" E along said right of way 773.47 feet to the beginning of a curve, concave northwesterly, having a radius of 1613.26 feet;

thence northeasterly 390.13 feet along the arc of said curve and along said right of way, through a central angle of 13°51'20";

thence N 34°33'49" E along said right of way line 1059.73 feet to a point on the west line of the southwest quarter of said Section 24;

thence S 00°17'45" W along said west line 69.79 feet to a point that is on a line 30.00 feet easterly of and parallel with the easterly right of way line of said main canal;

thence N 25°45'16" E along said parallel line 398.43 feet to the beginning of a curve, concave southeasterly, having a radius of 1402.86 feet;

thence northeasterly 424.26 feet along the arc of said curve and along said parallel line, through a central angle of 17°19'39";

thence N 43°04'55" E along said parallel line 1236.45 feet;

thence leaving said parallel line S 68°41'37" E 18.94 feet to the beginning of a curve, concave northerly, having a radius of 1700.00 feet;

thence easterly 2015.61 feet along the arc of said curve,said arc also being the southerly line of Tracts 24C and 26C of Trilby Wash Detention Basin, through a central angle of 67°55'58" ;

thence N 43°22'25" E along said southerly line 2240.10 feet to the north line of said Section 24;

thence S 89°31'42" E along said north line 635.27 feet to the northeast corner of said Section 24, said corner also being the northwest corner of said Section 19;

thence S 89°30'36" E along the north line of said Section 19 a distance of 93.00 feet;

thence S 00°18'48" W along a line parallel with the west line of said Section 19 a distance of 70.00 feet;

thence N 89°30'36" W along a line parallel with said north line 60.00 feet to a point on a line 30.00 feet easterly of and parallel with the west line of said Section 19;

thence S 00°18'48" W along said parallel line 838.00 feet;

thence S 69°41'05" E 1139.76 feet;

thence S 41°40'35" E 157.57 feet to the centerline of the Estrella Freeway;

thence S 43°22'12" W along said centerline 588.80 feet to the beginning of a curve, concave southeasterly, having a radius of 5729.58 feet;

thence southwesterly 1472.44 feet along the arc of said curve and along said centerline, through a central angle of 14°43'28";

thence S 61°21'16" E along a radial line 300.00 feet to a point on the South right of way line of the Estrella Freeway;

thence S 89°19'11" E 4082.08 feet to a point on the westerly right of way line of Grand Avenue, said point being on a non-tangent curve, concave southwesterly, to which point a radial line bears N 46°17'15" E;

thence southeasterly 872.65 feet along the arc of said curve and along said right of way line, having a radius of 10934.00 feet, through a central angle of 04°34'22" to the beginning of a reverse curve, concave northeasterly, having a radius of 11555.24 feet;

thence southeasterly 2483.32 feet along the arc of said reverse curve and along said right of way line, through a central angle of 12°18'48" to a point of non-tangency;

thence S 46°31'28" E along said right of way line 926.26 feet;

thence leaving said right of way line S 43°08'19" W 208.70 feet;

thence S 46°31'28" E 208.70 feet;

thence N 43°08'19" E 208.70 feet to said right of way line;

thence S 46°31'28" E along said right of way line 13.80 feet to the beginning of a curve, concave northeasterly, having a radius of 1482.50 feet;

thence southeasterly 416.58 feet along the arc of said curve and along said right of way line, through a central angle of 16°06'00";

thence S 62°37'28" E along said right of way line 321.40 feet to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 29°24'00" E;

thence southeasterly 26.78 feet along the arc of said curve and along said right of way line, having a radius of 1382.70 feet, through a central angle of 01°06'34" to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 42°53'15" E;

thence southeasterly 96.74 feet along the arc of said curve and along said right of way line, having a radius of 11363.08 feet, through a central angle of 00°29'16" ;

thence S 46°37'29" E along said right of way line 320.45 feet to the beginning of a non-tangent curve, concave westerly, to which point a radial line bears N 79°31'43" E;

thence leaving said right of way line in a southerly direction 423.79 feet along the arc of said curve, having a radius of 578.80 feet, through a central angle of 41°57'03" to the point of intersection with a non-tangent line;

thence N 43°21'50" W 130.36 feet;

thence S 46°38'10" W 200.00 feet;

thence S 43°21'50" E 152.84 feet;

thence S 45°37'41" W 459.75 feet to the east-west midsection line of said Section 29;

thence N 89°21'12" W along said midsection line 662.05 feet to the center of said Section 29;

thence S 00°05'10" E along the north-south midsection line of said Section 29 a distance of 724.01 feet;

thence N 45°37'41" E 91.52 feet;

thence S 89°21'33" E 93.32 feet to the southwest corner of Lot 29 of the Plat of BEARDSLEY;

thence N 45°37'41" E along the westerly line of Lots 1,27,28,and 29 of said Plat 754.37 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears N 43°32'57" W;

thence northeasterly 105.98 feet along the arc of said curve and along the northerly line of said Lot 1, having a radius of 140.00 feet, through a central angle of 43°22'22";

thence S 89°21'12" E along the north line of Lots 2,3,4,5,and 6 of said Plat 500.57 feet to the northeast corner of said Lot 6;

thence S 00°06'31" E along the east line of said Lot 6 a distance of 267.06 feet to the southeast corner of said Lot 6;

thence S 89°21'33" E along the southerly line of Lots 7 and 8 of said Plat 200.23 feet to the southwest corner of Lot 9 of said Plat;

thence N 00°06'31" W along the west line of said Lot 9 a distance of 267.04 feet to the northwest corner of said Lot 9;

thence S 89°21'12" E along the north line of said Lot 9 a distance of 33.00 feet;

thence S 00°06'31" E along a line 33.00 feet east of and parallel with the west line of said Lot 9 a distance of 323.04 feet to a point on the north line of Lot 18 of said Plat;

thence S 89°21'33" E along the north line of Lots 14, 15, 16, and 17 of said Plat and the easterly prolongation thereof a distance of 502.26 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 00°14'50" W;

thence northeasterly 151.34 feet along the arc of said curve,and along the northerly line and westerly prolongation thereof, of Lot 32 of said Plat, having a radius of 185.00 feet, through a central angle of 46°52'19";

thence N 43°22'31" E along the northerly line of Lots 30 and 32 a distance of 241.22 feet to the northeasterly corner of Said Lot 30;

thence S 46°37'29" E along the easterly line of said Lot 30 a distance of 147.93 feet to a point on the centerline of old Beardsley Drive as shown on said Plat;

thence S 43°22'31" W along said centerline 93.21 feet to the centerline of Vista Road as shown on said Plat;

thence S 46°37'29" E along said centerline 296.78 feet to a point on the northerly prolongation of the east line of Lot 33 of said Plat;

thence S 00°06'31" E along said east line and prolongation thereof 116.46 feet to the southeast corner of said Lot 33;

thence S 89°21'33" E along the easterly prolongation of the south line of said Lot 33 a distance of 33.00 feet to the east line of the southeast quarter of said Section 29;

thence N 00°06'31" W along said east line 214.05 feet to the westerly right of way line of Grand Avenue;

thence S 46°37'29" E along said right of way line 1566.10 feet;

thence leaving said right of way line S 43°22'31" W 110.57 feet;

thence N 89°49'06" W along a line parallel with the south line of the Southwest quarter of said Section 28 a distance of 1060.23 feet to the west line of said Southwest quarter;

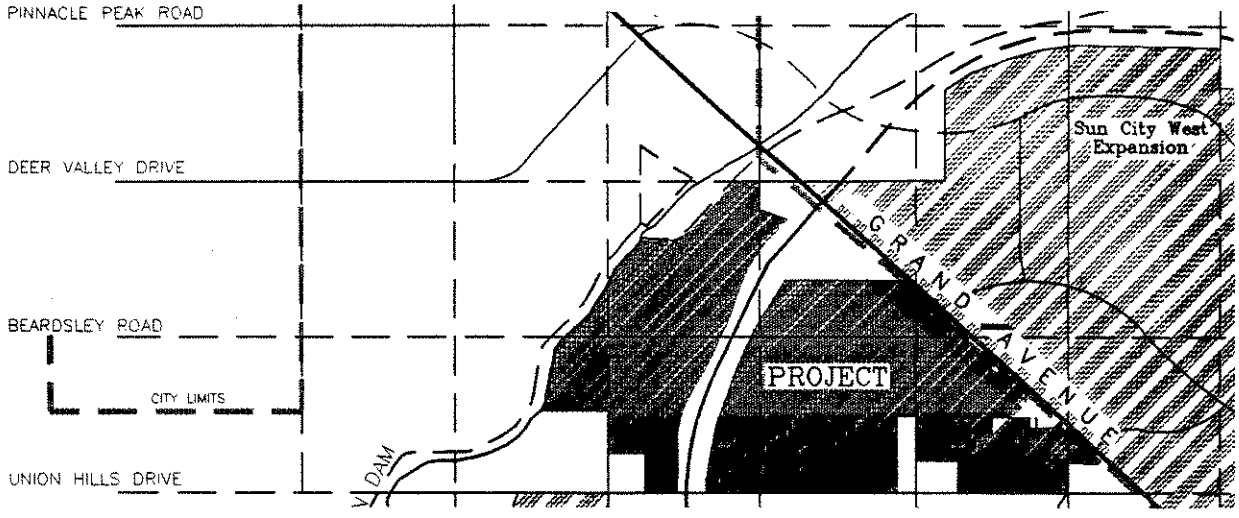
thence S 00°06'31" E along said west line 1038.50 feet to the POINT OF BEGINNING.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 2/18/94
ARIZONA, U.S.A.

TAKE NOTICE THAT AT THE DATE, TIME AND PLACE LISTED BELOW, THE CITY OF SURPRISE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THE REQUEST OF DEL WEBB HOME CONSTRUCTION, INC. FOR APPROVAL OF REZONING TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR THE PROPERTY GENERALLY BOUNDED BY GRAND AVENUE, THE BEARDSLEY CANAL, UNION HILLS ROAD AND BULLARD AVENUE.

LEGAL DESCRIPTION: See Attached.

VICINITY MAP:



DATE: November 8, 1994

TIME: 7:00 p.m.

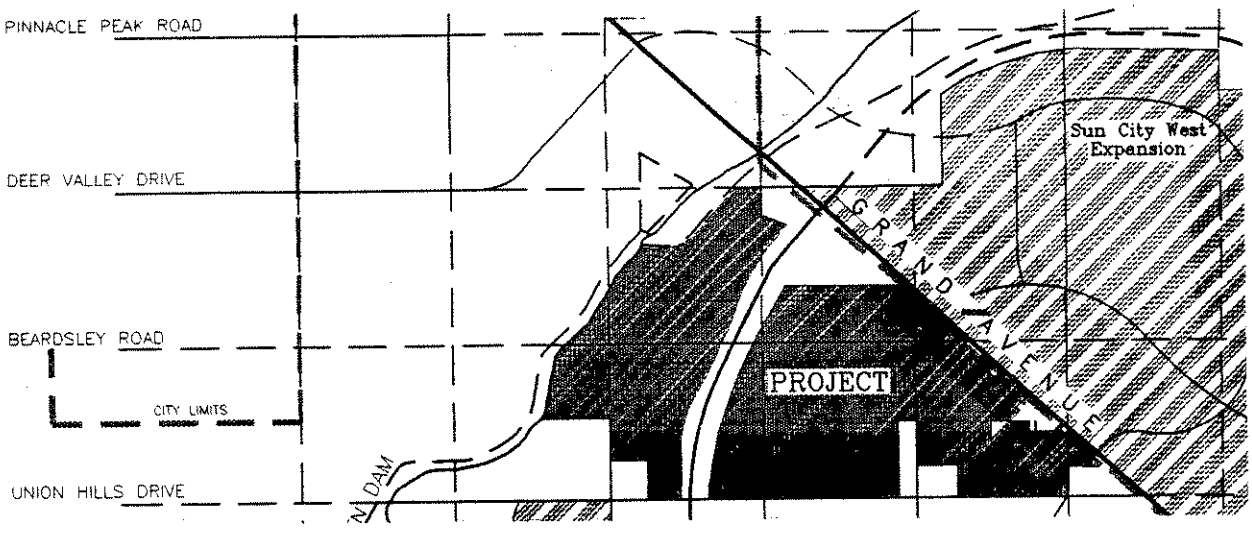
PLACE: Surprise City Hall
12425 West Bell Road
Building D-100
Surprise, Arizona 85374

AT THIS MEETING ANY MEMBER OF THE PUBLIC MAY APPEAR AND BE HEARD, RELATIVE TO THIS PETITION OR MAY SUBMIT, IN WRITING, COMMENTS AT ANY TIME PRIOR TO THE PUBLIC HEARING. (ALL WRITTEN COMMENTS REGARDING THE HEARING WILL BE RECORDED INTO THE RECORD OF THE CITY.) ANY INTERESTED PARTY MAY OBTAIN AN AGENDA 24 HOURS PRIOR TO THE PUBLIC HEARING AT THE SURPRISE CITY HALL, AS SHOWN ABOVE.

TAKE NOTICE THAT AT THE DATE, TIME AND PLACE LISTED BELOW, THE CITY OF SURPRISE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THE REQUEST OF DEL WEBB HOME CONSTRUCTION, INC. FOR APPROVAL OF REZONING TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR THE PROPERTY GENERALLY BOUNDED BY GRAND AVENUE, THE BEARDSLEY CANAL, UNION HILLS ROAD AND BULLARD AVENUE.

LEGAL DESCRIPTION: See Attached.

VICINITY MAP:



DATE: November 17, 1994

TIME: 7:00 p.m.

PLACE: Surprise City Hall
12425 West Bell Road
Building D-100
Surprise, Arizona 85374

AT THIS MEETING ANY MEMBER OF THE PUBLIC MAY APPEAR AND BE HEARD, RELATIVE TO THIS PETITION OR MAY SUBMIT, IN WRITING, COMMENTS AT ANY TIME PRIOR TO THE PUBLIC HEARING. (ALL WRITTEN COMMENTS REGARDING THE HEARING WILL BE RECORDED INTO THE RECORD OF THE CITY.) ANY INTERESTED PARTY MAY OBTAIN AN AGENDA 24 HOURS PRIOR TO THE PUBLIC HEARING AT THE SURPRISE CITY HALL, AS SHOWN ABOVE.

SUN CITY GRAND

PADA 96-037

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA 96-037

P&Z Comm. Approval: 7/2/1996

City Council Approval: 7/25/1996

B.O.A. Approval: _____

Stipulations: Ord 96-12

Meeting called to order at 7:00 p.m.

Roll Call
All Councilmembers were present.

The Common Council of the City of Surprise held a Regular Council Meeting at City Hall - 12425 W. Bell Rd., D-100, Surprise, AZ. on July 25, 1996. Mayor Joan Shafer called the meeting to order at 7:00 p.m. Present, Mayor Shafer, Vice-Mayor Roy Villanueva, Councilmembers Tom Broich, Debbie Johnson, Fred Palm, and Johnny Montoya. Councilmember Harry Reafleng was excused for vacation.

Staff Present:

Assistant City Manager Mike Branham, Community Development Director Shirley Berg, City Planner Rick Toris, City Engineer Bill Parrish & Executive Secretary to the City Clerk Linda Stevens.

Staff Absent:

City Manager McComb was attending out of town conference and City Clerk Sherry Aguilar was on vacation.

Pledge of Allegiance was led by Mayor Shafer.

Invocation was given by Councilman Johnny Montoya.

*Approval of Minutes of 07/11/96 Council Meeting Minutes - Council Workshop and Regular Meeting - PASSED

*Approval of Claims - PASSED

CONSENT AGENDA: (Approval of items designated with (*) PASSED

Johnson made the motion to approve the Consent Agenda. Broich seconded the motion. 6 yes vote, 1 not present (Reafleng). Carried unanimously.

* Ordinance 96-12 - Rezoning parcels - Del Webb/Sun City Grand.

* Purchase of new copier for planning & Zoning Dept. in the amount of $13,344.00.

NEW BUSINESS:

Proclamation Presentation - Welcome Wagon.

Mayor Shafer presented a Proclamation to the Welcome Wagon Organization in recognition of "Welcome Wagon Week" - July 22nd, 1996. Mayor Shafer thanked the representative for all the support the Welcome Wagon has given to our community.

Liquor License Request - Jim Henry's Ridge Club PASSED.

Johnson made the motion to approve the request for a Liquor License for the Ridge Club located at 12215 W. Bell Road, Surprise, AZ. 85374. Broich seconded the motion. 6 yes vote, 1 not present (Reafleng). Carried unanimously.

New Contract for consultant services regarding a creation of Ordinance/Telecommunications Agreement and the Cox Communication renewal agreement. PASSED.

Johnson made the motion to approve consultant services regarding the creation of an Ordinance/Telecommunications Agreement and the Cox Communication Renewal Agreement, not to exceed $10,000. Montoya seconded the motion. 6 yes vote, 1 not present (Reafleng). Carried unanimously.

PUBLIC HEARING - Resolution 96-36; Case No. GPA96-36 - Sun City Grand.

Shirley Berg gave a presentation regarding approving an amendment to the General Plan of the City of Surprise relating to a parcel located at the southwest corner of R.H. Johnson Boulevard and Grand Avenue. The request was made by Del Webb Home Construction - **Sun City Grand.** Attorney Lynn Legarde gave a brief summary and was available to answer questions for the Council. No public comments were made. Johnson made the motion to close the Public Hearing regarding Resolution 96-36. Broich seconded the motion. Carried unanimously.

Consideration and action to approve Resolution 96-36 - Case No. GPA96-36 - General Plan Amendment - Sun City Grand.

Johnson made the motion to approve Resolution No. 96-36; A Resolution approving the amendment to the General Plan of the City of Surprise relating to a parcel located at the southwest corner of R.H. Johnson Boulevard and Grand Avenue. The request was made by Del Webb Home Construction - **Sun City Grand.** Palm seconded the motion. Carried unanimously.

PUBLIC HEARING - Ordinance No. 96-12; Case No. PADA 96-37 - Rezoning Parcels - Requested by Del Webb - Sun City Grand.

Shirley Berg gave a presentation regarding Ordinance 96-12; An Ordinance of the Mayor and Common Council of the City of Surprise, Arizona rezoning parcels of the ground that is located at the southwest quarter of Section 20 and the North 1/2 of Section 29 in Township 4 North, Range 1 West from C-2 PAD to R1-5 PAD (Case No. PADA 96-37) with Preliminary Development Plan Approval. No public comments were made. Johnson made the motion to close the Public Hearing. Broich seconded the motion. Carried unanimously.

ORDINANCE 96-12: move to a second reading. PASSED.

Villanueva made the motion to move Ordinance No. 96-12 to a second reading. Montoya seconded the motion. Carried unanimously.

Resolution No. 96-35 - Campbell Wash TABLED.

Johnson made the motion to table Resolution 96-35; A Resolution of the Mayor and Common Council of the City of Surprise, Arizona approving a dedication of Campbell Wash relating to parcel located at the northwest corner of El Mirage Road and Paradise Lane to Greasewood Street. **Broich** seconded the motion. Carried unanimously.

PUBLIC HEARING - Resolution No. 96-37 - Abandonment of Beardsley Drive - PASSED.

Shirley Berg gave a brief presentation regarding Resolution No. 96-37; A Resolution of the Mayor and Common Council of the City of Surprise, Arizona abandoning Beardsley Drive as recorded on the plat of Beardsley Tract A Subdivision in Book 28, of Maps, Page 6 of Maricopa County Records and located between Grand Avenue and Santa Fe within the North 1/2 of the Southeast quarter of Section 29, Township 4 North, Range 1 West of the Gila & S.R.B. and Median, Maricopa County, Arizona. The request was made by Del Webb Home Construction. No public comments were made. Johnson made the motion to close the Public Hearing. Montoya seconded the motion. Carried unanimously.

RESOLUTION NO. 96-37 - Abandonment of Beardsley Drive - PASSED.

Johnson made the motion to approve Resolution No. 96-37 with no stipulations. Broich seconded the motion. Carried unanimously.

MINUTES
CITY OF SURPRISE
PLANNING AND ZONING COMMISSION
REGULAR MEETING

JULY 2, 1996
7:00 P.M.

CALL TO ORDER:
The meeting was called to order at 7:00 P.M.

ROLL CALL:
Present: Chairman Darrell Belk, Commissioners Isaias Gutierrez, Erwin Hartge, Robert Perez, Arnold Weed. Absent: Vice-chairman Donald Jones and Mary Ann Zimmerman

APPROVAL OF MINUTES:
Minutes of June 4, 1996
There being no corrections, Chairman Belk declared the minutes of June 4, 1996 approved.
Minutes of June 11, 1996
There being no corrections, Chairman Belk declared the minutes of June 11, 1996 approved.
Minutes of June 20, 1996
Chairman Belk declared the minutes of June 20, 1996 approved with correction of Vice-chairman Donald Jones absent and Commissioner Erwin Hartge present.

WITHDRAWALS AND CONTINUANCES:
- None

NEW BUSINESS:
A-1 PUBLIC HEARING - APPLICATION NO. GPA 96-3 6: Del Webb Home Construction Inc. requested approval of a General Plan Amendment to redesignate 85.37 acres from (C-2) Commercial to (R1-5) Typical Neighborhood and to consolidate (2) satellite public facility sites into one area. Subject property is generally located south of Grand Avenue between Meeker Blvd. and R. H. Johnson Blvd. Community Development Director Shirley Berg introduced Stephen Earl representing Del Webb. Mr. Earl gave an overview of the Sun City Grand development with a brief history of previous General Plan Applications. Ms. Berg recommended that Application No. GPA96-36 be approved subject to stipulations A through E attached hereto as Exhibit A, and deleting item B as it relates to the Planned Area Development not the General Plan Amendment.

Chairman Belk opened the floor to the public. There being no comments from the public, chairman Belk closed the Public Hearing.

A-2 Consideration and action on Application No. GPA96-36 submitted by Del Webb Home Construction Inc. for approval of a General Plan Amendment to redesignate 85.37 acres from (C-2) Commercial to (R1-5) Typical Neighborhood and consolidate (2) satellite public facility sites into one area. After a brief discussion among the commissioners, Commissioner Weed motioned to approve Application No. GPA96-36 subject to stipulations A through E, except item B, which was deleted. Commissioner Hartge seconded the motion and the motion carried.

B-1 PUBLIC HEARING - APPLICATION NO. PADA96-37: Del Webb Home Construction Inc. requested approval of amendments to a Planned Area Development. Mr. Stephen Earl representing Del Webb gave a presentation on the subject property. Ms. Berg read staff's recommendation for approval subject to stipulations A through D attached hereto as Exhibit B.

Chairman Belk opened the floor to the public. There being no comments from the public, Chairman Belk closed the Public Hearing.

B-2 Consideration and action on Application No. PADA96-37 submitted by Del Webb Home Construction Inc. for approval of amendments to a Planned Area Development and minor refinements to the Preliminary Development Plan. Property is generally bounded by Bell Road, Grand Avenue and the McMicken Dam. After a brief discussion among the commissioners, Commissioner Weed motioned to approve Application No. PADA96-37 subject to stipulations A through D. Commissioner Gutierrez seconded the motion and the motion carried.

OLD BUSINESS:
- None

CITIZENS COMMENTS FROM THE FLOOR ON NON-AGENDA ITEMS:
- None

REPORT FROM THE PLANNING AND ZONING COMMISSION:
Chairman Belk read a letter from Mary Ann Zimmerman resigning from the Planning and Zoning Commission effective June 25, 1996 due to professional commitments.
Vacation schedule for commissioners in July and August of 1996 is as follows:
Vice-chairman Jones from July 1st to July 31st.
Commissioner Gutierrez from July 15th to August 30th.
Commissioner Hartge from July 16th to July 19th.

EARL, CURLEY & LAGARDE
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1090
Phoenix, Arizona 85012

Revised
June 4, 1996

Shirley Berg, Planning Director
City of Surprise
12425 W. Bell Road
Suite D-100
Surprise, AZ 85374

Re: Del Webb - Sun City Grand
Amendment Request - PAD Zoning and Preliminary Development Plan
Companion Application to General Plan Amendment Request

Dear Shirley:

The primary purpose of this application is to rezone 85.37 acres of property located at the southwest corner of R.H. Johnson Boulevard and Grand Avenue from C-2 to R1-5. This property was previously a part of Midland Properties' 160± acre commercial shopping center project. Unfortunately, Midland significantly over estimated the proper amount of commercial acreage that this area could sustain and thus, this land use change to revert this 85.37 acres back to its original residential use has become necessary. This request seeks to return this property to single family residential and golf course uses. Other minor land use changes and revisions to the amended standards are also proposed with this case as discussed below.

PROPOSED AMENDMENTS

The amendments proposed in this application are minor. The most significant of these amendments is the rezoning of the 85.37 acres of commercial back to residential as noted above. The other revisions are as follows:

(1) Consolidation of the 3.8 acre public safety facility at the Estrella Highway and the north loop road with the 3.2 acre facility from the R-3 Multiple Family zoned area onto a new 7.0 acre public facilities site located at the southwest corner of Mountain View Boulevard and Reems/Meeker Road;

(2) Increase of the 4.0 acre Estrella Highway/Loop Road worship site to 6 acres and relocation of it to the south side of the street;

(3) Relocation of the 12.0 acre worship site adjacent to the new 7.0 acre public facility site noted in #1 above, bringing the total number of worship sites to six;

(4) Relocation of the clubhouse and driving range to an interior location;

(5) Realignment of golf holes into the 85.37 acres along Grand Avenue to act as a buffer for the residential;

(6) Increase of the available land in the R-3 zoned area for multiple family housing through the relocation of the public safety site in #1 above;

(7) Consolidation of three worship sites into one location adjacent to the east side of the Vacation Villas near the center of the project.

We have attached to this application a General Location Map, the existing approved 1995 Preliminary Development Plan, the proposed new Preliminary Development Plan with the areas of the above referenced revisions highlighted and numbered as referenced above, the new Zoning With Land Use Map showing the area proposed to be rezoned, a new Phasing Map and a revised table of the Proposed Land Use Allocations. This table has been prepared in legislative format, so that the proposed changes in land use are easily identified.

This request also includes several minor clarifications/refinements to the approved Amended Standards dated November 17, 1994 for Del Webb's Grand Avenue Property (now known as Sun City Grand). Three residential uses which have been part of the conceptual planning for the project from the original April 1994 PAD approval have now been specifically added to the R1-5 zoning district use list: Information centers, Vacation Getaway units and Casita units. Information centers have been added as a principally permitted use in the R1-5 district at project entries with Administrative review and approval; Vacation Getaway units associated with the sales and marketing program have been added as an accessory temporary use with Administrative review and approval; and separate Casita units have been added as an accessory use, subject to identified standards and limitations. In the R-3 zoning district, Water Storage and Pumping Facilities have now been added as a Conditionally Permitted Use. The specific listing of these uses should avoid confusion as the master plan develops out over the next ten to fifteen years.

Minor refinements to the development standards are being requested to accommodate present and future product designs. While the minimum average lot area of 5,500 square feet in the R1-5 district will remain, the minimum lot size is being adjusted to 4,500 square feet from the approved 4,700 square feet and the minimum lot width is being adjusted to 45 feet from 50 feet. This change will allow some 45' x 100' dimensioned lots as an alternative to the Courtyard housing unit type for those individuals or couples that need only a small home, on a

small lot, but want a detached unit without any easement encumbrances. Again, the minimum average lot size remains unchanged at 5,500 square feet.

The last revision is to the garage setback. Street setbacks for the housing unit itself remain at 20 feet. However, setbacks for garages that have a vertically opening door are being proposed at 18 feet. The November 17, 1994 Amended Standards did not account for the use of roll-up garage doors in the garage setbacks. This minor setback reduction of 2 feet is consistent with the practices of cities throughout the Valley. It allows for a vehicle to park on the driveway in back of the curb without interference with the operation of the garage door.

This application has been streamlined, because of the high degree of familiarity that City Staff, Planning Commission and City Council have with the Sun City Grand project. The ongoing planning and development review and our collective experience over the past two years helps to place these minor changes to the master plan in proper context. For more background on the overall project, please refer to Volumes I and II of Del Webb's Grand Avenue property. These two volumes also contain the resolutions and ordinances setting forth the conditions of approval for the overall composite PAD. If you have any questions, please call us.

Very truly yours,

Stephen C. Earl

SCE/ddb
Enclosures

D:\INDEX\DELWEBB\GRAND4\LTRS\BERG3.DOC

PRELIMINARY DEVELOPMENT PLAN FOR BOTH:
CASE NO. 94-28 (FORMERLY 94-07) CASE NO. 94-29, CASE NO. A95-31
and Case No. A96-37
Proposed Allocation of Land Uses for
Del Webb's Grand Avenue Property
Surprise, Arizona

~~June 2, 1995~~
July 2, 1996

Land Uses	Zoning	Acres	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5,R-3,C-2	165.0	N/A	N/A	4.4%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
~~- Golf (3-18 hole golf courses)~~	R1-5	~~585.8~~	N/A	N/A	~~15.5%~~
- Golf (4-18 hole golf courses)		775.8			20.5%
~~(1-18 hole executive golf course)~~	R1-5	~~130.0~~	N/A	N/A	~~3.4%~~
- Drainage/Detention//Open Space	R1-5,R-3,C-2	197.7	N/A	N/A	5.2%
Residential:					
- Adult Single-Family (attached and detached)	R1-5	~~2364.4~~	4.35	~~10,285~~	~~62.6%~~
		2376.8		10,339	62.9%
- Vacation Villas	R1-5	20.0	6.25	125	~~0.5%~~
					0.5%
- Multi-Family	R-3	~~39.2~~	20.0	~~784~~	~~1.0%~~
		41.8		836	1.1%
Commercial:					
- Retail/Commercial	C-2	~~169.1~~	N/A	N/A	~~4.5%~~
		88.6			2.3%
- Community Center*	C-2	49.9	N/A	N/A	1.3%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	~~27.0~~	N/A	N/A	~~0.7%~~
		32.5			0.9%
- Utilities	C-2,R1-5	9.1	N/A	N/A	0.2%
- Fire/Municipal Services	~~R-3,~~ R1-5	7.0	N/A	N/A	0.2%
- Neighborhood Rec./Clubhouse	R1-5	11.6	N/A	N/A	0.3%
		3775.8		~~11,194~~ **	100.0%
				11,300 **	

*Community Center Includes
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

**Actual units not to exceed Development Agreement entitlement of September 29, 1995.

k:\931688\misc\jn040896.xls

Generalized Location Map

For

Del Webb's Sun City Grand

Surprise, Arizona

North

0 .25 .5 1 MILE 1.5 2 MILES

July 2, 1996

RICHARDSON VERDOORN

Planners, Development Consultants
Landscape Architects

712 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 480-0002 Fax (512) 480-0017

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this_____day of_____, 19___.

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____day of _____, 19___.

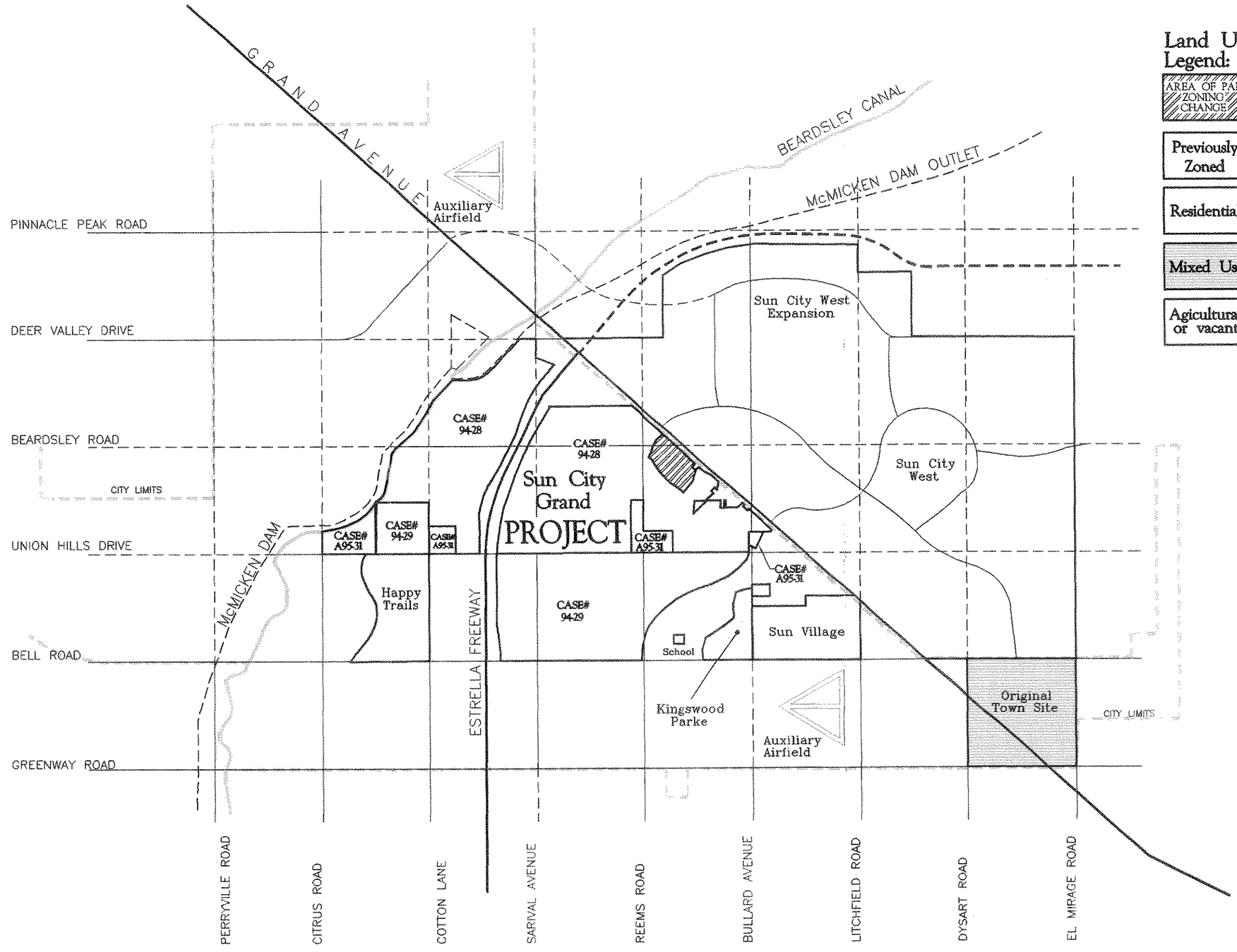
_____
Mayor

_____
City Clerk

I acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)



Land Use Legend:

- AREA OF PAD ZONING CHANGE
- Previously Zoned
- Residential
- Mixed Use
- Agicultural or vacant

Composite PAD

Preliminary Development Plan

Del Webb's
Sun City Grand

Surprise, Arizona

June 2, 1995

North

0 800 1600

Acres

RICHARDSON VERDOORN

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this_____day of_____, 19____

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

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_____
Mayor

_____
City Clerk

I acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)

Existing Approved Composite PAD

SUBSEQUENT AMENDMENTS AND REVISIONS

For reference purposes, the original approvals for Del Webb's Grand Avenue property are as follows:

	Case No.	Date	Location	Nature of Request
•	GPA 94-01	April 28, 1994	3,723 acres generally bounded by Grand Avenue, Bell Road, Bullard Ave. and the Beardsley Canal	Map and text changes to chapters C & D of Comprehensive Development Guide
•	PAD 94-07	April 28, 1994	2,359 acres generally bounded by Grand Ave., the Beardsley Canal, Union Hills Road and Bullard Ave.	PAD zoning with Preliminary Development Plan for 2,359 acres of GPA 94-01 *(This approval was amended in PAD 94-28 as a companion to PAD 94-29 to form the Composite PAD.)*
•	PAD 94-29	November 17, 1994	1,192 acres generally bounded by Grand Avenue, the Beardsley Canal, Bell Road and Bullard Ave.	PAD zoning with Preliminary Development Plan for 1,192 additional acres of GPA 94-01

SUBSEQUENT AMENDMENTS AND REVISIONS

	Case No.	Date	Location	Nature of Request
1.	GPA 94-27	November 17, 1994	3,552 acres generally bounded by Grand Ave., Bell Rd., Reems Rd./Meeker Blvd. and the Beardsley Canal.	Refinements to map and text in chapters C & D of Comprehensive Development Guide.
	PAD 94-28 (Amendment to PAD 94-07)	November 17, 1994	2,359 acres generally bounded by Grand Ave., the Beardsley Canal, Union Hills Rd. and Bullard Avenue.	Amendments to PAD 94-07 to add 160 acre power center, delete Business Park uses, revise housing mix, street, golf course alignments and amended development standards. Together, PAD 94-28 and 94-29 form the Composite PAD for Del Webb's Sun City Grand.
2.	GPA 95-30	September 28, 1995 *(Plans dated June 2) (Landscape dated June 1)*	141.2 acres along the Union Hills Drive alignment from Meeker Boulevard and Grand Avenue to 1 mile west of Cotton Lane.	Amend GP designation on 2 parcels to TN and one parcel to RC on Exhibit 19, and add a small major collector street segment to Exhibit 22 of Comprehensive Development Guide
	PAD A 95-31 (Amendment to PAD 94-28 and 94-29 and a PAD rezoning)	September 28, 1995 *(Plans dated June 2) (Landscape dated June 1)*	3,775.8 acres generally bounded by Grand Avenue, the Beardsley Canal, Reems Road/Meeker Boulevard and the Beardsley Canal.	PAD amendment and rezoning to incorporate 223.8 acres into the Master Plan as highlighted on the Zoning with Land Use Map, add a fourth golf course, increase the total number of units slightly to 11,194 and revise the amended street standards to clarify sidewalk requirements for minor and major collector streets and to allow local streets to have 28' of pavement with a 4' sidewalk on each side.

SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
3.	GPA 96-36	July 25, 1996 *(Plans dated April 9, 1996)*	Southwest corner of Mountain View Blvd. (R.H. Johnson Blvd.) and Grand Avenue; and the southwest corner of Mountain View Blvd. and Reems/Meeker Road intersection	Amend GP designation on northern 85.37 acres of power center site to TN on Exhibit 19 and consolidate two small satellite public safety facility sites into 7.0 acre site on Exhibit 26 of the Comprehensive Development Guide.
	PAD A 96-37 (Amendment to PAD A 95-31)	July 25, 1996	Southwest corner of Mountain View Blvd. (R.H. Johnson Blvd.) and Grand Avenue; and the southwest corner of Mountain View Blvd. and Reems/Meeker Road intersection	PAD amendment to redesignate a 85.37 acre portion of the existing power center commercial area to single family residential; combine the 3.8 acre public safety facility at the Estrella Highway and Mountain View Boulevard with the 3.2 acre facility from the R-3 Multiple Family zoned area into a new 7.0 acre site located at the southwest corner of Mountain View Boulevard and Reems/Meeker Road; increase the 4.0 acre Estrella Highway/Mountain View Boulevard worship site to 6.0 acres and move to the south side of the street; add a new 12.0 acre worship site adjacent to the new 7.0 acre public facility site bringing the total number of worship sites to 6; realign golf holes into the 85.37 acres along Grand Avenue to act as a buffer for the residential; increase the available land in the R-3 zoned area for the multiple family housing through the relocation of one public facility site; and consolidate three worship sites in one location adjacent to the east side of the Vacation Villas.

SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
4.	GPA 97-72	October 23, 1997 *(Plans dated September 12, 1997)*	Various locations covering 166.8 acres	Amend GP designation on 41 acres of Regional Commercial back to Typical Neighborhood and other minor redesignations as described in letter to S. Berg dated September 18, 1997.
	PADA 97-73	October 23, 1997 *(Plans dated September 12, 1997)*	Various locations covering 166.8 acres	PAD amendment to add 78.0 acre out parcel; reflect actual boundaries of Community Center; designate small commercial corners (1.5 and 1.0 Acre); consolidate two golf course clubhouses into one site (4.4 acre); relocate two 4.0 acre worship sites; relocate Golf Course maintenance yard; reconfigure approved 12 acre worship site into (2) 5 acre sites; split 7.0 acre community service center site into two parcels: (1) 3.0 acre parcel for emergency City services and (2) relocate remaining 4.0 acres off-site at Bell and Grand (add a separate 2.0 acre parcel for HOA community facility next to the 3.0 acre site); add 0.7 acre out parcel; rezone 41.0 acre commercial site to single family use (R1-5); reflect minor adjustments to golf course routing; reflect actual size (6.0 ac +) of previously designated recreation center/golf course clubhouse (see zoning with Land Use Map in letter dated September 18, 1997 to S. Berg); expand Vacation Villas by 22.0 acres; designate 9.0 acre community commercial site; and acknowledge potential for softball fields(s) to be placed at location(s) to be determined.

APPROVED
PLANNING AND ZONING DEPT.
DATE
APPVD BY

RECEIVED
MAR 10 1999
CITY OF SURPRISE

SUBSEQUENT AMENDMENTS AND REVISIONS

For reference purposes, the original approvals for Del Webb's Grand Avenue property are as follows:

CITY OF SURPRISE

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SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
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5.	PADA 98-133	December 14, 1998 *(Plans dated November 16, 1998)*	Various locations covering 9.0 acres	Administrative PAD amendment to reclassify (2) two 4 acre worship sites to single family residential (southeast corner of 303 and Clearview and southwest corner of Clearview and Goldwater Ridge Drive) and expand the 10 acre site by (1) one acre at the southwest corner of Mountain View and Reems and create two worship sites of 7 and 4 acres each.

THE CITY OF SURPRISE, ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD
SUITE D-100
SURPRISE, AZ 85374
OFFICE 583-1088 FAX 583-1091

December 14, 1998

Mark Kaushagen
Del Webb Development
13950 Meeker Boulevard
Sun City West, AZ 85375

Re: Planned Area Development Amendment, PADA98-133

Dear Mr. Kaushagen:

We appreciate the opportunity to meet with you regarding the proposed Planned Area Development Amendment for Sun City Grand PAD. The proposal is to revise the land use map to reflect a change in the size and number of worship sites within Sun City Grand. The following items will be required prior to final approval:

- Submit the revision of the PADA list as well as the revised exhibits reflecting the proposed change for all maps indicating the land use. 4 copies of the revisions are required.

If you have any questions, please call me at (602)583-1088.

Sincerely,

Scott Phillips, Planner
City of Surprise

cc: Shirley Berg, Community Development Director

Need Deal ~ subsequent

Del Webb's
Sun City Grand™

November 18, 1998

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

Re: Minor Pad Amendment

Dear Shirley,

Del Webb Home Construction, Inc. is requesting administrative approval of a minor modification to the Planned Area Development for Sun City Grand. As part of this modification, we will be reclassifying nine acres designated as worship site to single family residential, and adding one additional acre of worship site. The proposed areas are as follows:

1. The 4.0 acre worship site located at the southeast corner of the 303 and Clearview Boulevard will be changed to single family residential.

2. Currently, two 4.0 acre worship sites are shown at the southwest corner of Clearview Boulevard and Goldwater Ridge Drive. The western 4 acre site will be changed to single family residential, and the eastern 4.0 acre worship site will be retained as currently shown.

3. On the southwest corner of Mountain View Boulevard and Reems Road, the 10 acre worship site will be expanded to 11 acres by converting one acre of single family to worship site. This will produce one seven acre worship site and one four acre worship site.

4. The net acreage change will be a total reduction of worship site acreage by eight acres.

I have attached an exhibit for your review. If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Mark E. Kaushagen
Vice President, Land Development

/am

P.O. Box 5670
Sun City West, AZ 85375-5670

TCS TOTALLY COMMITTED TO SUCCESS

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
CASE NO. A97-73 and CASE NO. A98-133
Proposed Land Use Transition
Del Webb's Sun City Grand
Surprise, Arizona

November 16, 1998

Land Uses	Zoning	PAD A97-73	Transition	PAD A98-??	%
Arterial Streets (Minor Arterials):	R1-5	178.0	0.0	178.0	4.6%
Open Space (Public):	N/A	0.0	0.0	0.0	0.0%
Open Space (Private):					
- Golf/Detention (4-18 hole courses)	R1-5	839.7	0.0	839.7	21.7%
- Drainage/Detention//Open Space	R1-5	126.2	-1.0	125.2	3.2%
Residential:					
- Single Family	R1-5	2495.1	+9.0	2504.1	64.7%
- Vacation Villas	R1-5	20.0	0.0	20.0	0.5%
-Vacation Villas Expansion	R1-5	22.0	+0.0	22.0	0.6%
- Multi-Family	R-3	43.2	+0.0	43.2	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	0.0	54.4	1.4%
- Community Center*	C-2	36.2	0.0	36.2	0.9%
Industrial:	N/A	0.0	0.0	0.0	0.0%
Other:					
- Churches/Worship sites	R1-5	32.0	-8.0	24.0	0.6%
- Utilities	R1-5,R-3	7.0	0.0	7.0	0.2%
- Fire/Municipal Services	R1-5	5.0	0.0	5.0	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	0.0	10.4	0.3%
		3869.2	**+0.0**	**3869.2**	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
CASE NO. A97-73 AND CASE NO. A98-133
Proposed Allocation of Land Uses for
Del Webb's Sun City Grand
Surprise, Arizona
November 16, 1998

Land Uses (1)	Zoning	Acres (2)	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5	178.0	N/A	N/A	4.6%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
- Golf (4-18 hole courses)	R1-5	839.7	N/A	N/A	21.7%
- Drainage/Detention//Open Space	R1-5	125.2	N/A	N/A	3.2%
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- Single Family	R1-5	2504.1	4.35	10,893	64.7%
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Commercial:					
- Retail/Commercial	C-2	54.4	N/A	N/A	1.4%
- Community Center*	C-2	36.2	N/A	N/A	0.9%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	24.0	N/A	N/A	0.6%
- Utilities	R1-5,R-3	7.0	N/A	N/A	0.2%
- Fire/Municipal Services	R1-5	5.0	N/A	N/A	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	N/A	N/A	0.3%
		3869.2		**11,996 ****	**100.0%**

*Community Center Includes:
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- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

(1) Includes potential softball field(s) at a location to be determined.

(2) Represents actual acreages determined from platting and engineering studies which have been conducted to date.

**Actual units not to exceed Development Agreement entitlement of _____

GENERALIZED LOCATION MAP

FOR

Del Webb's Sun City Grand

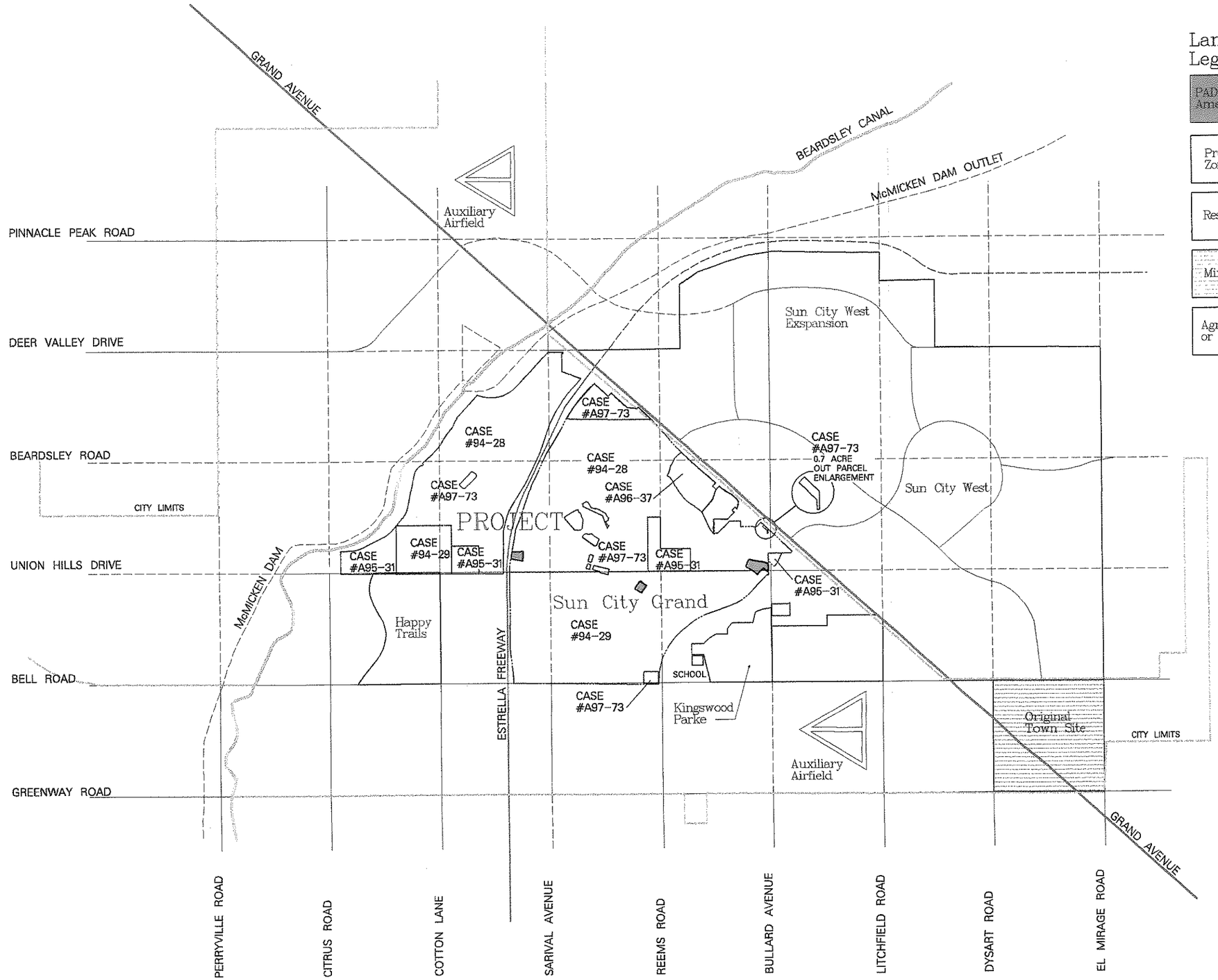
SURPRISE, ARIZONA

NORTH

0 .25 .5 1 MILE 1.5 2 MILE

SCALE 1" = .5 MILE

NOVEMBER 16, 1998



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsp_sch\pad\glm_0299.dgn

DATE: 11 FEB 1999

Composite PAD

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

ACRES

NOVEMBER 16, 1998

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

_____
Mayor

_____
City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

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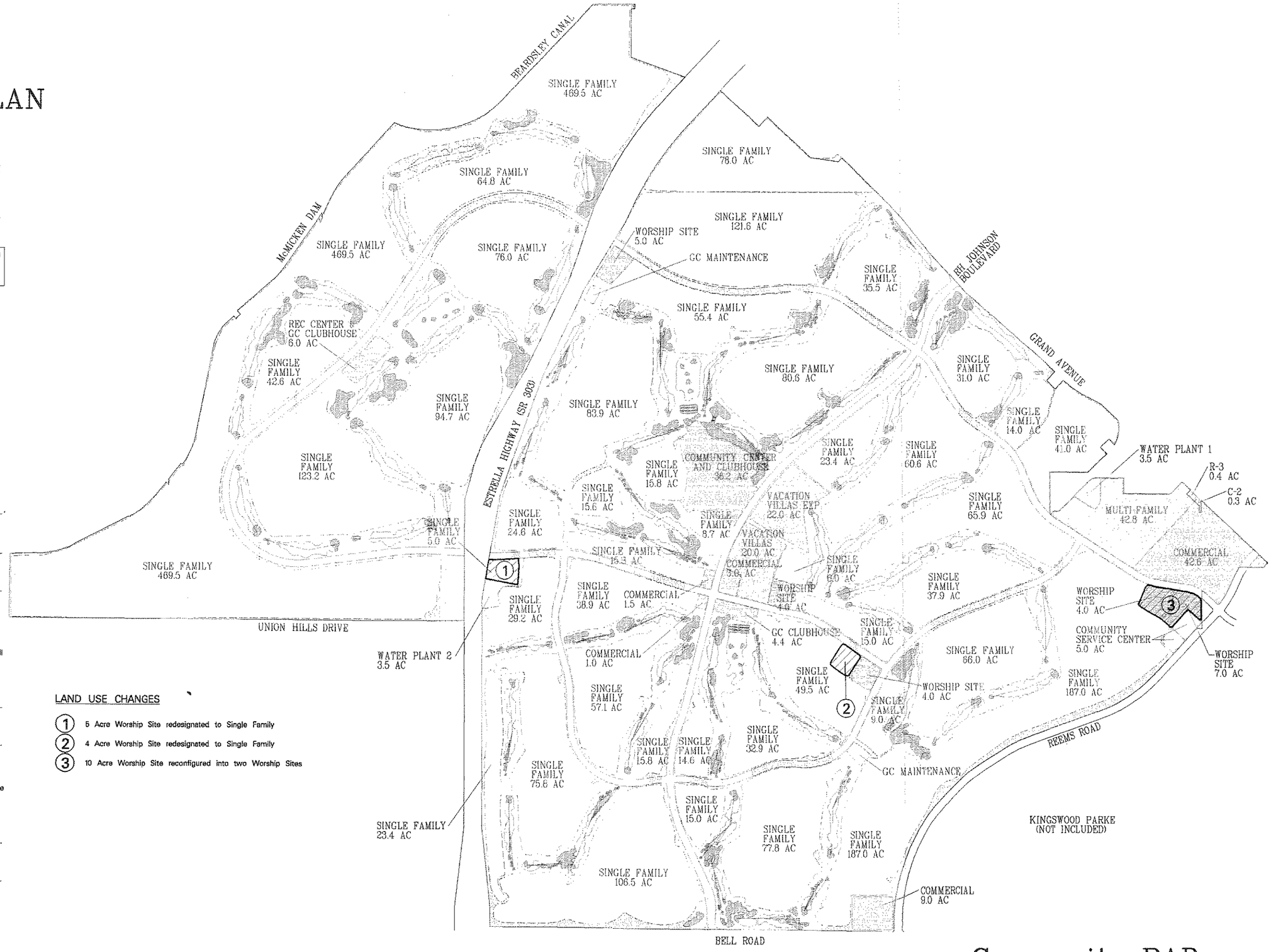
DATE: 11 FEB 1999



LAND USE CHANGES

1. 5 Acre Worship Site redesignated to Single Family
2. 4 Acre Worship Site redesignated to Single Family
3. 10 Acre Worship Site reconfigured into two Worship Sites

Composite PAD

DEVELOPMENT PLAN with PHASING

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

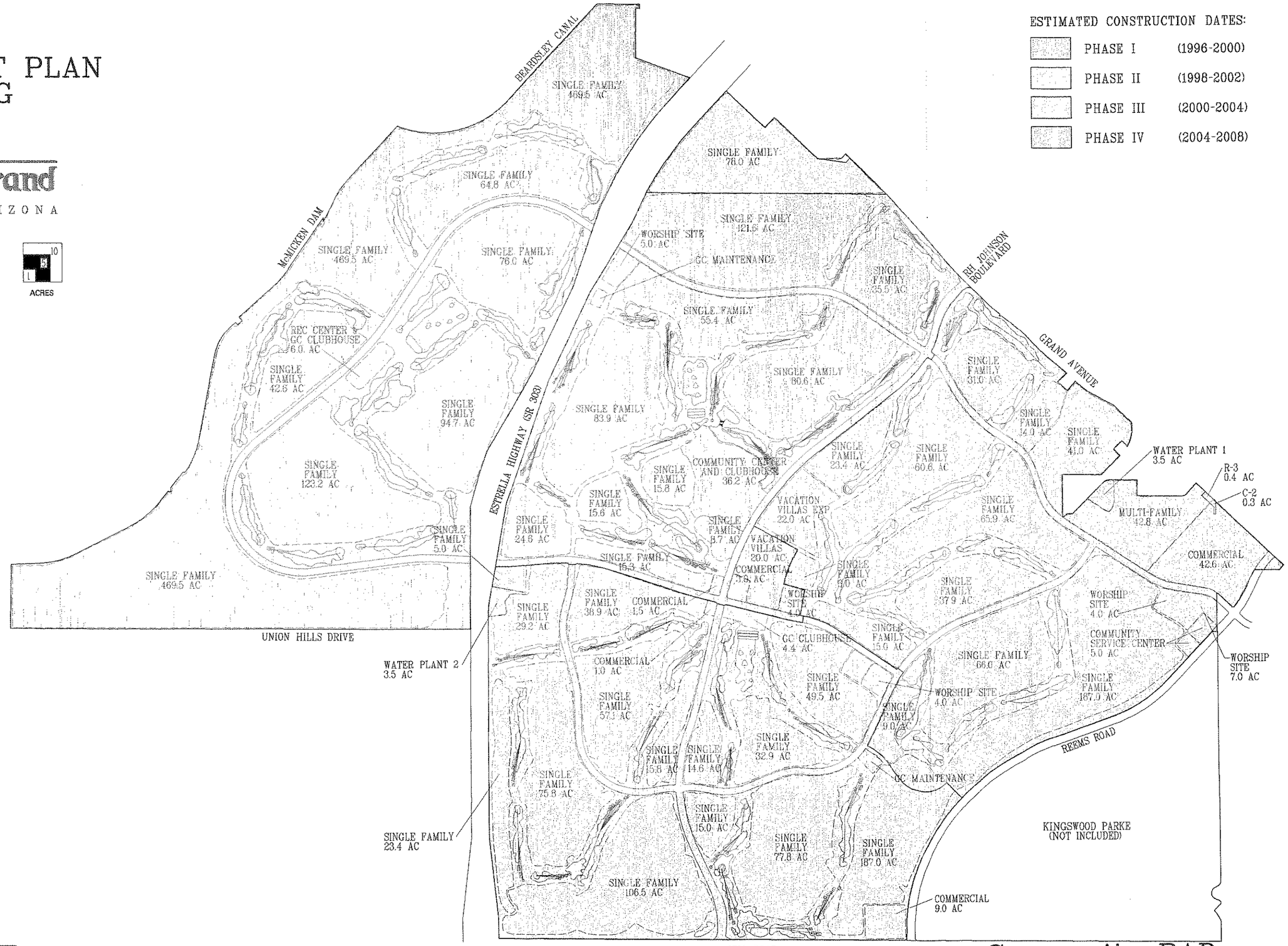
0 800' 1600'
SCALE

10 5 1
ACRES

NOVEMBER 16, 1998

ESTIMATED CONSTRUCTION DATES:

	PHASE I	(1996-2000)
	PHASE II	(1998-2002)
	PHASE III	(2000-2004)
	PHASE IV	(2004-2008)



Composite PAD

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsp_mch\pod\dpp_0298.dgn

DATE: 11 FEB 1999

ZONING, WITH LAND USE
FOR

Del Webb's Sun City Grand

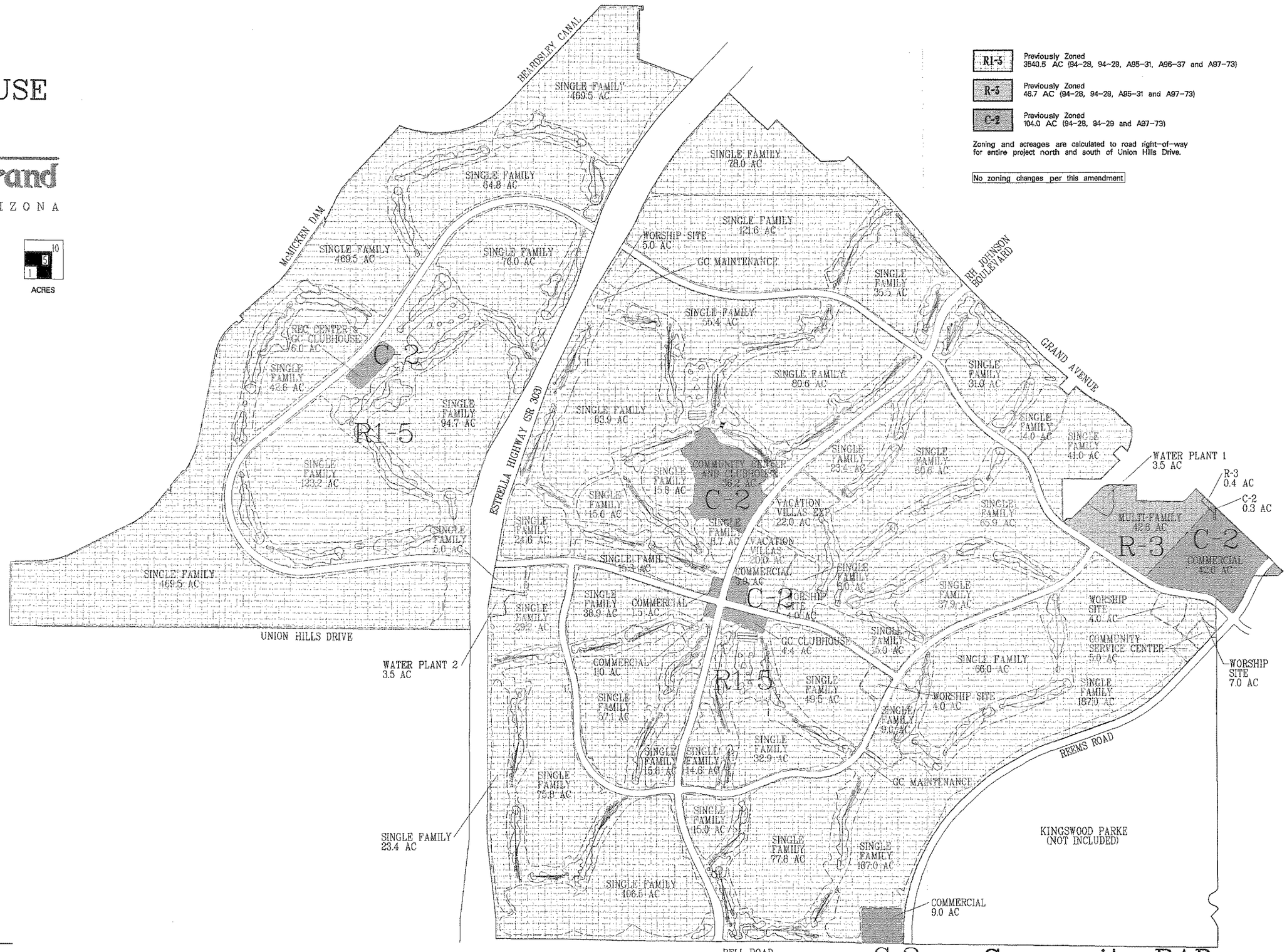
SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

NOVEMBER 16, 1998



C-2 Composite PAD

Stanley Consultants INC.
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsg_mch\pad\zu_0200.dgn DATE: 11 FEB 1999

APPROVED
PLANNING AND ZONING DEPT.
DATE
APPV'D BY

SUBSEQUENT AMENDMENTS AND REVISIONS

RECEIVED
MAR 10 1999
CITY OF SURPRISE

For reference purposes, the original approvals for Del Webb's Grand Avenue property are as follows:

CITY OF SURPRISE

Case No.	Date	Location	Nature of Request
• GPA 94-01	April 28, 1994	3,723 acres generally bounded by Grand Avenue, Bell Road, Bullard Ave. and the Beardsley Canal	Map and text changes to chapters C & D of Comprehensive Development Guide
• PAD 94-07	April 28, 1994	2,359 acres generally bounded by Grand Ave., the Beardsley Canal, Union Hills Road and Bullard Ave.	PAD zoning with Preliminary Development Plan for 2,359 acres of GPA 94-01 *(This approval was amended in PAD 94-28 as a companion to PAD 94-29 to form the Composite PAD.)*
• PAD 94-29	November 17, 1994	1,192 acres generally bounded by Grand Avenue, the Beardsley Canal, Bell Road and Bullard Ave.	PAD zoning with Preliminary Development Plan for 1,192 additional acres of GPA 94-01

SUBSEQUENT AMENDMENTS AND REVISIONS

	Case No.	Date	Location	Nature of Request
1.	GPA 94-27	November 17, 1994	3,552 acres generally bounded by Grand Ave., Bell Rd., Reems Rd./Meeker Blvd. and the Beardsley Canal.	Refinements to map and text in chapters C & D of Comprehensive Development Guide.
	PAD 94-28 (Amendment to PAD 94-07)	November 17, 1994	2,359 acres generally bounded by Grand Ave., the Beardsley Canal, Union Hills Rd. and Bullard Avenue.	Amendments to PAD 94-07 to add 160 acre power center, delete Business Park uses, revise housing mix, street, golf course alignments and amended development standards. Together, PAD 94-28 and 94-29 form the Composite PAD for Del Webb's Sun City Grand.
2.	GPA 95-30	September 28, 1995 *(Plans dated June 2) (Landscape dated June 1)*	141.2 acres along the Union Hills Drive alignment from Meeker Boulevard and Grand Avenue to 1 mile west of Cotton Lane.	Amend GP designation on 2 parcels to TN and one parcel to RC on Exhibit 19, and add a small major collector street segment to Exhibit 22 of Comprehensive Development Guide
	PAD A 95-31 (Amendment to PAD 94-28 and 94-29 and a PAD rezoning)	September 28, 1995 *(Plans dated June 2) (Landscape dated June 1)*	3,775.8 acres generally bounded by Grand Avenue, the Beardsley Canal, Reems Road/Meeker Boulevard and the Beardsley Canal.	PAD amendment and rezoning to incorporate 223.8 acres into the Master Plan as highlighted on the Zoning with Land Use Map, add a fourth golf course, increase the total number of units slightly to 11,194 and revise the amended street standards to clarify sidewalk requirements for minor and major collector streets and to allow local streets to have 28' of pavement with a 4' sidewalk on each side.

SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
3.	GPA 96-36	July 25, 1996 *(Plans dated April 9, 1996)*	Southwest corner of Mountain View Blvd. (R.H. Johnson Blvd.) and Grand Avenue; and the southwest corner of Mountain View Blvd. and Reems/Meeker Road intersection	Amend GP designation on northern 85.37 acres of power center site to TN on Exhibit 19 and consolidate two small satellite public safety facility sites into 7.0 acre site on Exhibit 26 of the Comprehensive Development Guide.
	PAD A 96-37 (Amendment to PAD A 95-31)	July 25, 1996	Southwest corner of Mountain View Blvd. (R.H. Johnson Blvd.) and Grand Avenue; and the southwest corner of Mountain View Blvd. and Reems/Meeker Road intersection	PAD amendment to redesignate a 85.37 acre portion of the existing power center commercial area to single family residential; combine the 3.8 acre public safety facility at the Estrella Highway and Mountain View Boulevard with the 3.2 acre facility from the R-3 Multiple Family zoned area into a new 7.0 acre site located at the southwest corner of Mountain View Boulevard and Reems/Meeker Road; increase the 4.0 acre Estrella Highway/Mountain View Boulevard worship site to 6.0 acres and move to the south side of the street; add a new 12.0 acre worship site adjacent to the new 7.0 acre public facility site bringing the total number of worship sites to 6; realign golf holes into the 85.37 acres along Grand Avenue to act as a buffer for the residential; increase the available land in the R-3 zoned area for the multiple family housing through the relocation of one public facility site; and consolidate three worship sites in one location adjacent to the east side of the Vacation Villas.

SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
4.	GPA 97-72	October 23, 1997 *(Plans dated September 12, 1997)*	Various locations covering 166.8 acres	Amend GP designation on 41 acres of Regional Commercial back to Typical Neighborhood and other minor redesignations as described in letter to S. Berg dated September 18, 1997.
	PADA 97-73	October 23, 1997 *(Plans dated September 12, 1997)*	Various locations covering 166.8 acres	PAD amendment to add 78.0 acre out parcel; reflect actual boundaries of Community Center; designate small commercial corners (1.5 and 1.0 Acre); consolidate two golf course clubhouses into one site (4.4 acre); relocate two 4.0 acre worship sites; relocate Golf Course maintenance yard; reconfigure approved 12 acre worship site into (2) 5 acre sites; split 7.0 acre community service center site into two parcels: (1) 3.0 acre parcel for emergency City services and (2) relocate remaining 4.0 acres off-site at Bell and Grand (add a separate 2.0 acre parcel for HOA community facility next to the 3.0 acre site); add 0.7 acre out parcel; rezone 41.0 acre commercial site to single family use (R1-5); reflect minor adjustments to golf course routing; reflect actual size (6.0 ac +) of previously designated recreation center/golf course clubhouse (see zoning with Land Use Map in letter dated September 18, 1997 to S. Berg); expand Vacation Villas by 22.0 acres; designate 9.0 acre community commercial site; and acknowledge potential for softball fields(s) to be placed at location(s) to be determined.
5.	PADA 98-133	December 14, 1998 *(Plans dated November 16, 1998)*	Various locations covering 9.0 acres	Administrative PAD amendment to reclassify (2) two 4 acre worship sites to single family residential (southeast corner of 303 and Clearview and southwest corner of Clearview and Goldwater Ridge Drive) and expand the 10 acre site by (1) one acre at the southwest corner of Mountain View and Reems and create two worship sites of 7 and 4 acres each.

THE CITY OF SURPRISE, ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD
SUITE D-100
SURPRISE, AZ 85374
OFFICE 583-1088 FAX 583-1091

December 14, 1998

Mark Kaushagen
Del Webb Development
13950 Meeker Boulevard
Sun City West, AZ 85375

Re: Planned Area Development Amendment, PADA98-133

Dear Mr. Kaushagen:

We appreciate the opportunity to meet with you regarding the proposed Planned Area Development Amendment for Sun City Grand PAD. The proposal is to revise the land use map to reflect a change in the size and number of worship sites within Sun City Grand. The following items will be required prior to final approval:

- Submit the revision of the PADA list as well as the revised exhibits reflecting the proposed change for all maps indicating the land use. 4 copies of the revisions are required.

If you have any questions, please call me at (602)583-1088.

Sincerely,

Scott Phillips, Planner
City of Surprise

cc: Shirley Berg, Community Development Director

Need Deal ~ subsequent

Del Webb's
Sun City Grand™

November 18, 1998

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

Re: Minor Pad Amendment

Dear Shirley,

Del Webb Home Construction, Inc. is requesting administrative approval of a minor modification to the Planned Area Development for Sun City Grand. As part of this modification, we will be reclassifying nine acres designated as worship site to single family residential, and adding one additional acre of worship site. The proposed areas are as follows:

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2. Currently, two 4.0 acre worship sites are shown at the southwest corner of Clearview Boulevard and Goldwater Ridge Drive. The western 4 acre site will be changed to single family residential, and the eastern 4.0 acre worship site will be retained as currently shown.

3. On the southwest corner of Mountain View Boulevard and Reems Road, the 10 acre worship site will be expanded to 11 acres by converting one acre of single family to worship site. This will produce one seven acre worship site and one four acre worship site.

4. The net acreage change will be a total reduction of worship site acreage by eight acres.

I have attached an exhibit for your review. If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Mark E. Kaushagen
Vice President, Land Development

/am

P.O. Box 5670
Sun City West, AZ 85375-5670

TOTALLY COMMITTED TO SUCCESS

PRELIMINARY DEVELOPMENT PLAN FOR:
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CASE NO. A97-73 and CASE NO. A98-133
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Surprise, Arizona

November 16, 1998

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- Community Center*	C-2	36.2	0.0	36.2	0.9%
Industrial:	N/A	0.0	0.0	0.0	0.0%
Other:					
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- Utilities	R1-5,R-3	7.0	0.0	7.0	0.2%
- Fire/Municipal Services	R1-5	5.0	0.0	5.0	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	0.0	10.4	0.3%
		3869.2	**+0.0**	**3869.2**	**100.0%**

*Community Center Includes:
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- Social Center
- Post Office
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- Models
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PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
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Proposed Allocation of Land Uses for
Del Webb's Sun City Grand
Surprise, Arizona
November 16, 1998

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(2) Represents actual acreages determined from platting and engineering studies which have been conducted to date.

**Actual units not to exceed Development Agreement entitlement of _____

GENERALIZED LOCATION MAP

FOR

Del Webb's Sun City Grand

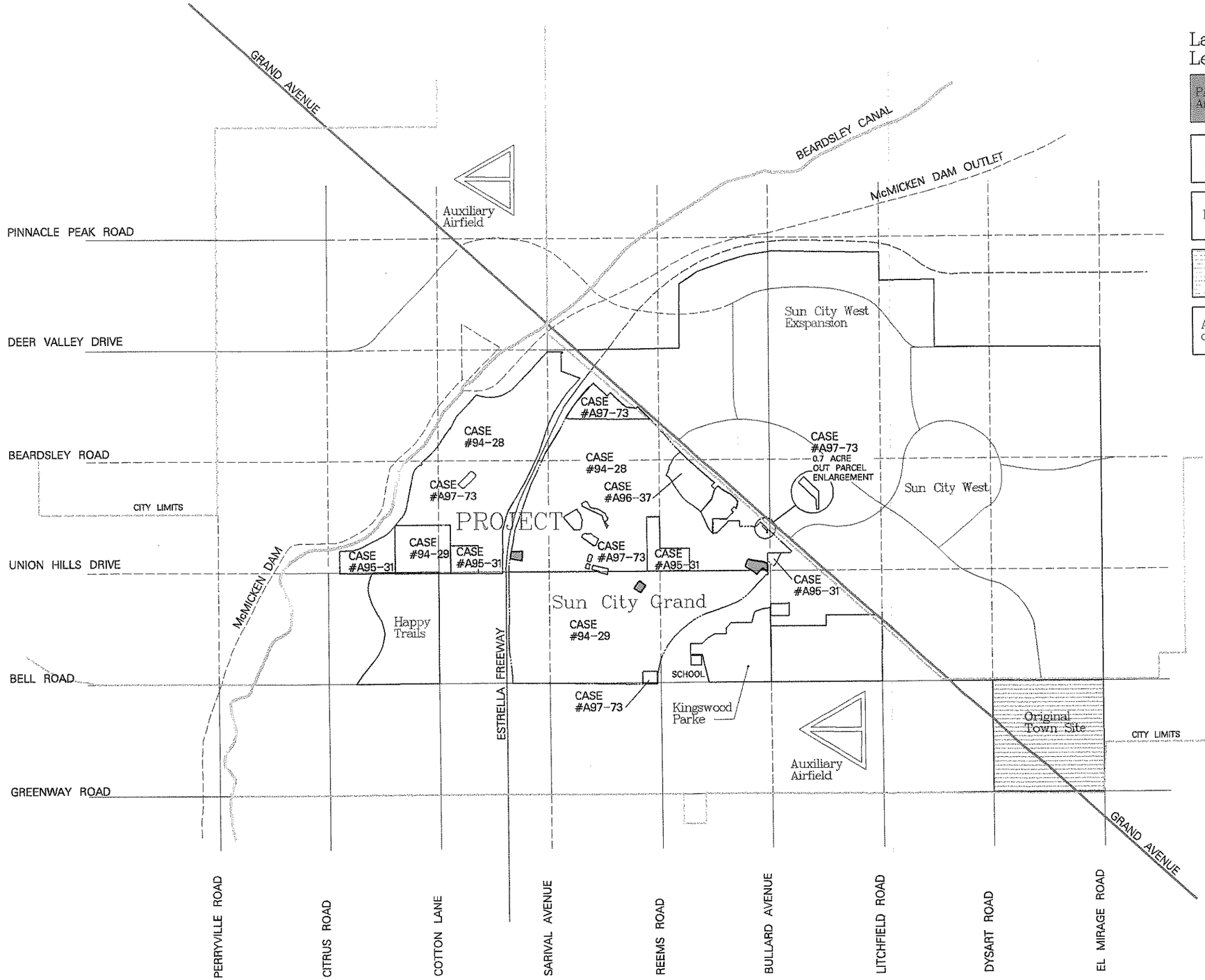
SURPRISE, ARIZONA

NORTH

0 .25 .5 1 MILE 1.5 2 MILE

SCALE 1" = .5 MILE

NOVEMBER 16, 1998



Land Use Legend:

- PAD Amendments
- Previously Zoned
- Residential
- Mixed Use
- Agricultural or Vacant

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gap_edi\pad\glm_0200.dgn

DATE: 11 FEB 1999

Composite PAD

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

0 1
ACRES

NOVEMBER 16, 1998

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

_____
Mayor

_____
City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
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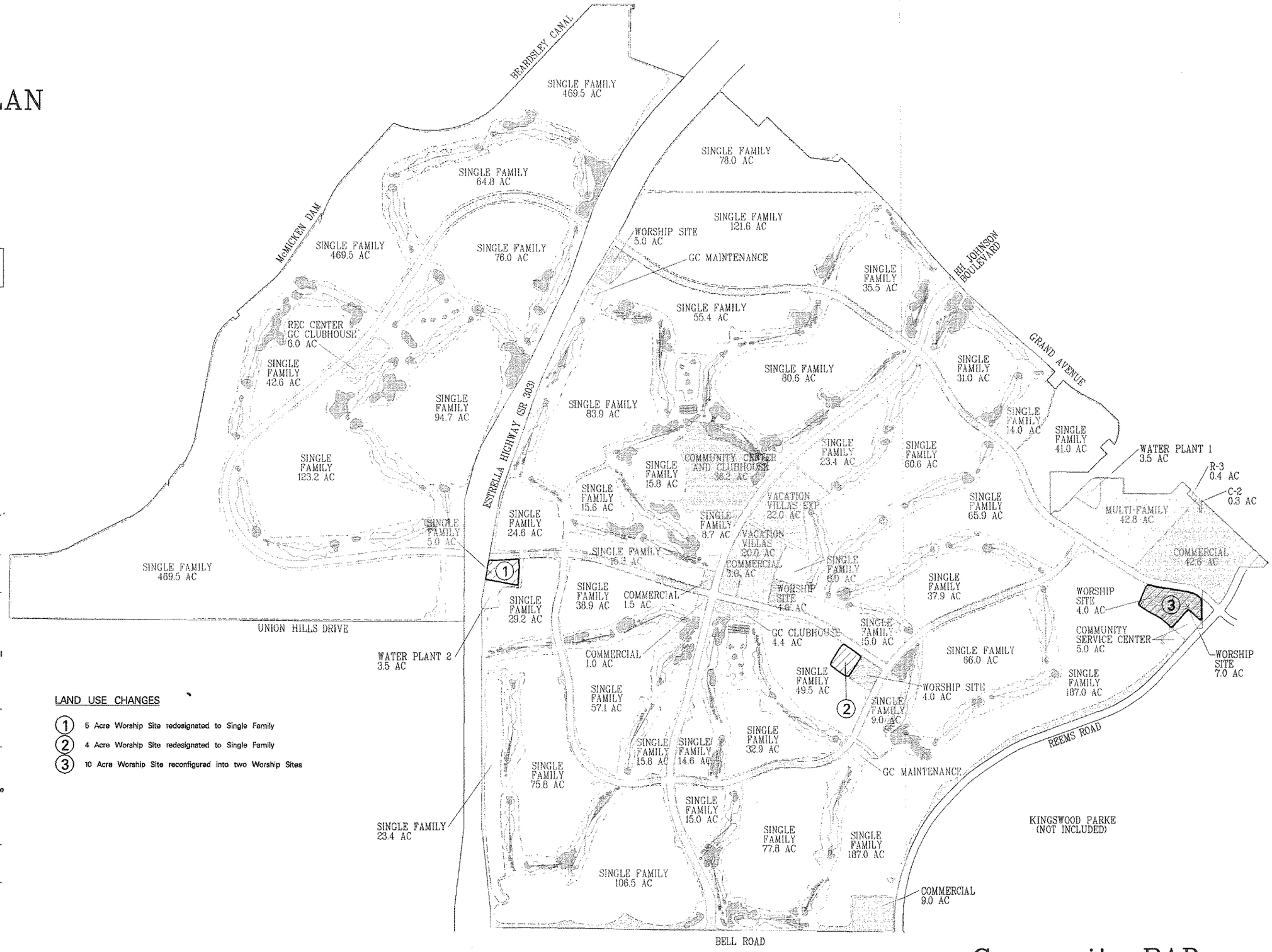
Signature of Property Owner
(if other than petitioner)



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Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: c:\grp_sch\pad\pdp_0299.dgn

DATE: 11 FEB 1999

Composite PAD

ZONING, WITH LAND USE

FOR

Del Webb's Sun City Grand

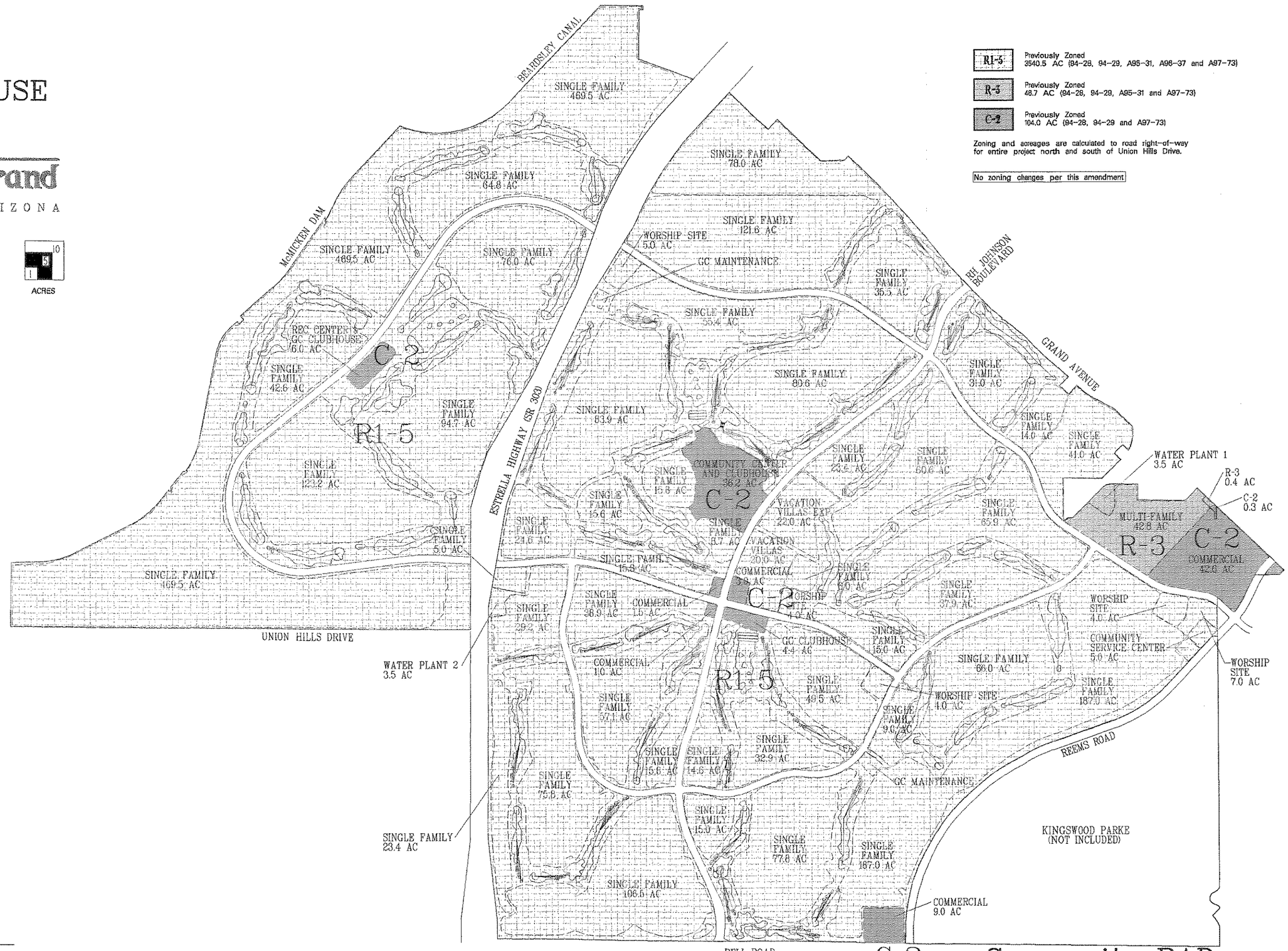
SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

1 5 10
ACRES

NOVEMBER 16, 1998



C-2 Composite PAD

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsp_exh\pad\zlu_0299.dgn

DATE: 11 FEB 1999

DEVELOPMENT PLAN with PHASING

FOR

Del Webb's Sun City Grand

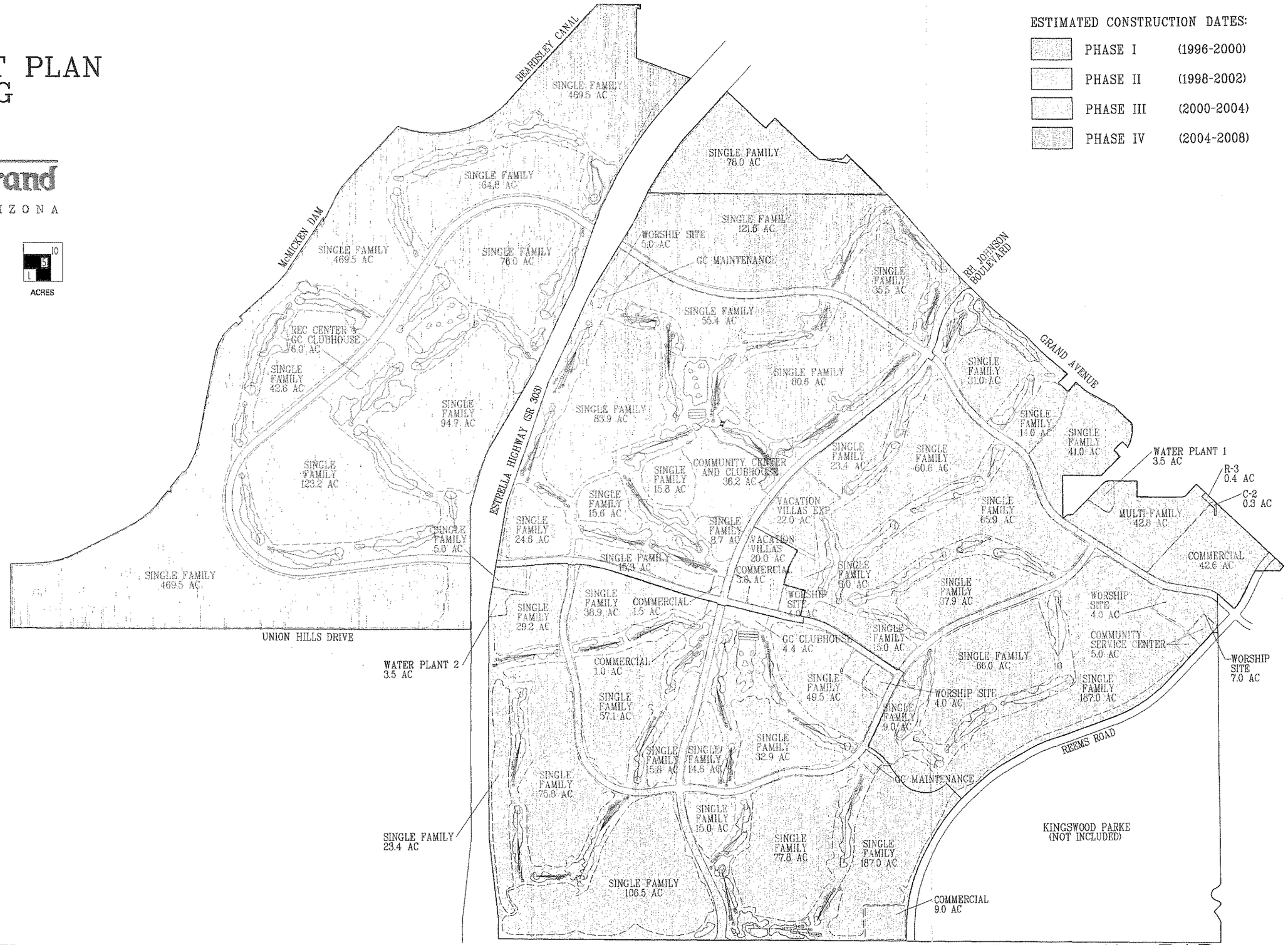
SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

ACRES

NOVEMBER 16, 1998



Composite PAD

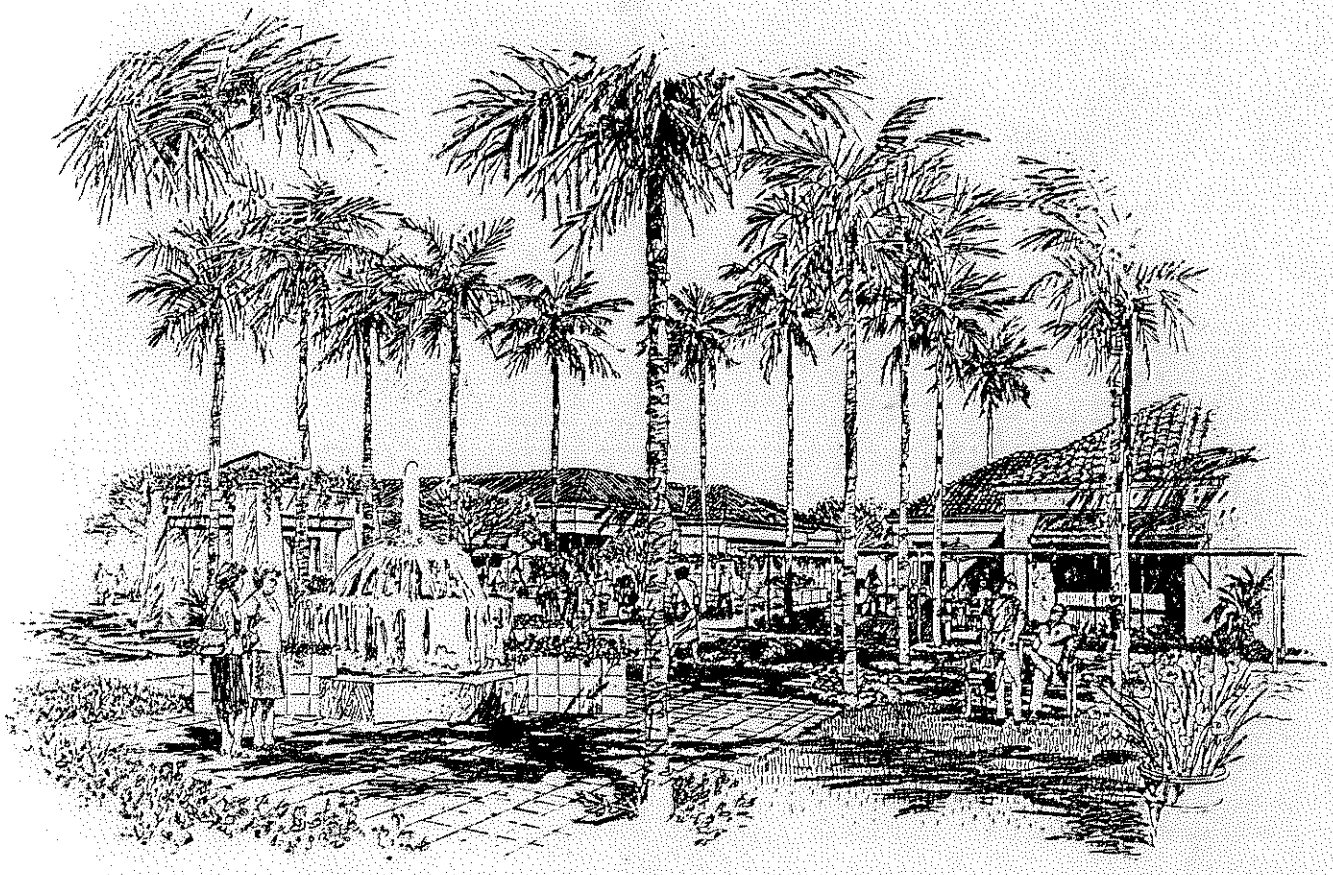
Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsp_exh\pad\dpp_0298.dgn

DATE: 11 FEB 1999

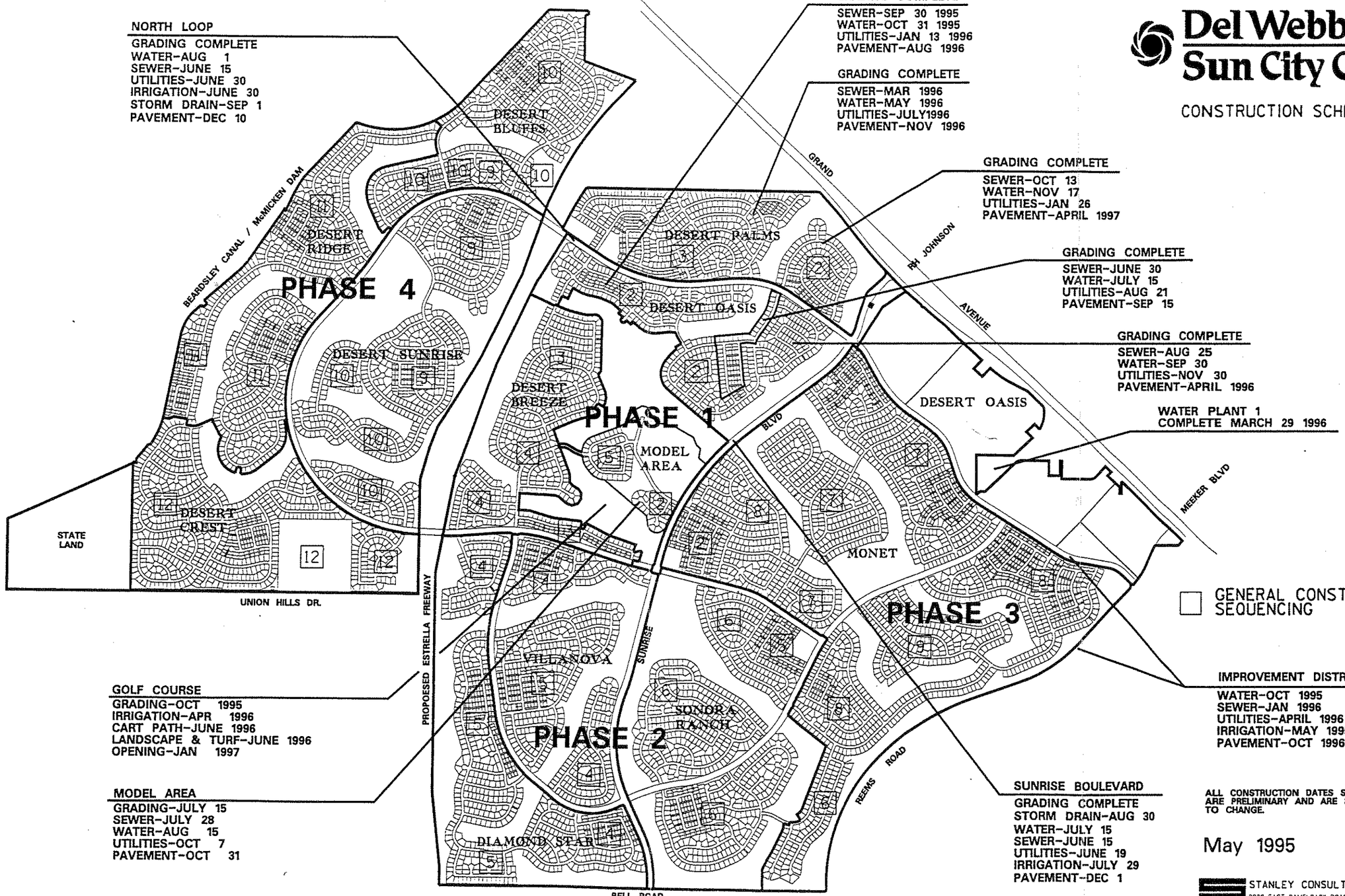
Del Webb's Sun City Grand™



SCHEMATIC DESIGN

Del Webb's Sun City Grand

CONSTRUCTION SCHEDULE



NORTH LOOP
GRADING COMPLETE
WATER-AUG 1
SEWER-JUNE 15
UTILITIES-JUNE 30
IRRIGATION-JUNE 30
STORM DRAIN-SEP 1
PAVEMENT-DEC 10

GRADING COMPLETE
SEWER-SEP 30 1995
WATER-OCT 31 1995
UTILITIES-JAN 13 1996
PAVEMENT-AUG 1996

GRADING COMPLETE
SEWER-MAR 1996
WATER-MAY 1996
UTILITIES-JULY1996
PAVEMENT-NOV 1996

GRADING COMPLETE
SEWER-OCT 13
WATER-NOV 17
UTILITIES-JAN 26
PAVEMENT-APRIL 1997

GRADING COMPLETE
SEWER-JUNE 30
WATER-JULY 15
UTILITIES-AUG 21
PAVEMENT-SEP 15

GRADING COMPLETE
SEWER-AUG 25
WATER-SEP 30
UTILITIES-NOV 30
PAVEMENT-APRIL 1996

WATER PLANT 1
COMPLETE MARCH 29 1996

GENERAL CONSTRUCTION SEQUENCING

IMPROVEMENT DISTRICT
WATER-OCT 1995
SEWER-JAN 1996
UTILITIES-APRIL 1996
IRRIGATION-MAY 1995
PAVEMENT-OCT 1996

GOLF COURSE
GRADING-OCT 1995
IRRIGATION-APR 1996
CART PATH-JUNE 1996
LANDSCAPE & TURF-JUNE 1996
OPENING-JAN 1997

MODEL AREA
GRADING-JULY 15
SEWER-JULY 28
WATER-AUG 15
UTILITIES-OCT 7
PAVEMENT-OCT 31

SUNRISE BOULEVARD
GRADING COMPLETE
STORM DRAIN-AUG 30
WATER-JULY 15
SEWER-JUNE 15
UTILITIES-JUNE 19
IRRIGATION-JULY 29
PAVEMENT-DEC 1

ALL CONSTRUCTION DATES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.

May 1995

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

SC069501

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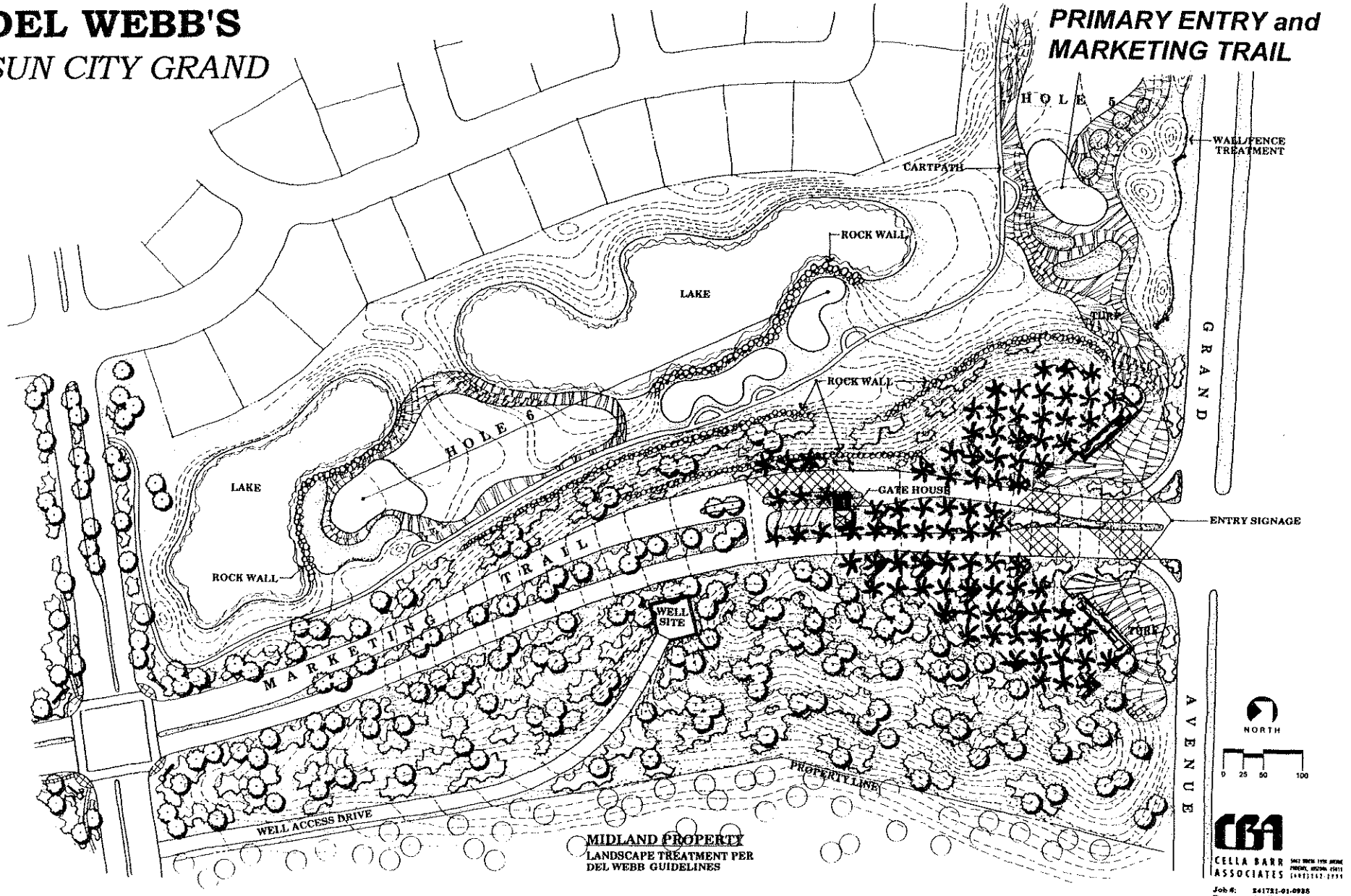
PRIMARY ENTRY and MARKETING TRAIL



CELLA BARR ASSOCIATES

Job #: 241721-01-0935
Date: April 28, 1995

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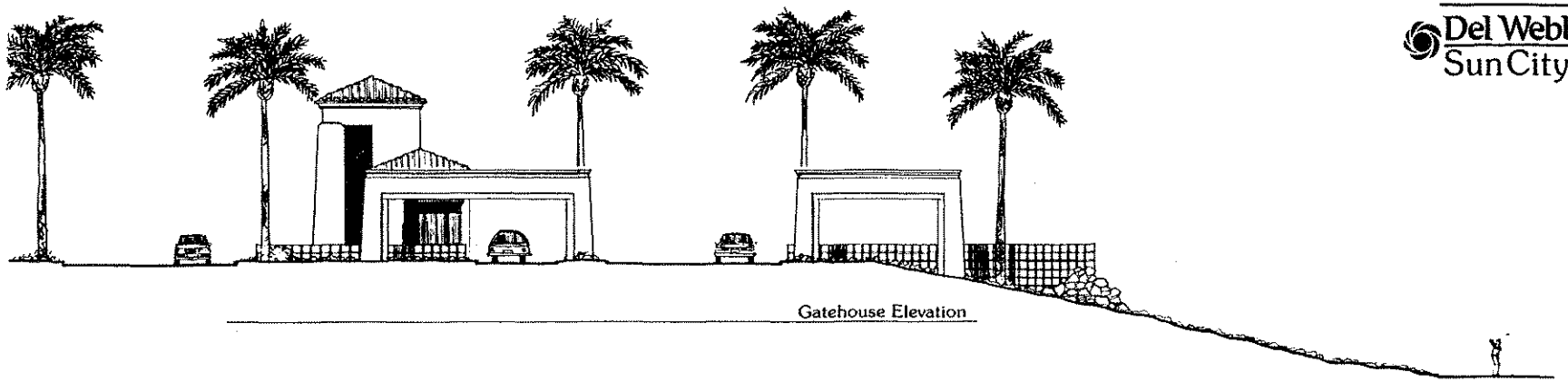
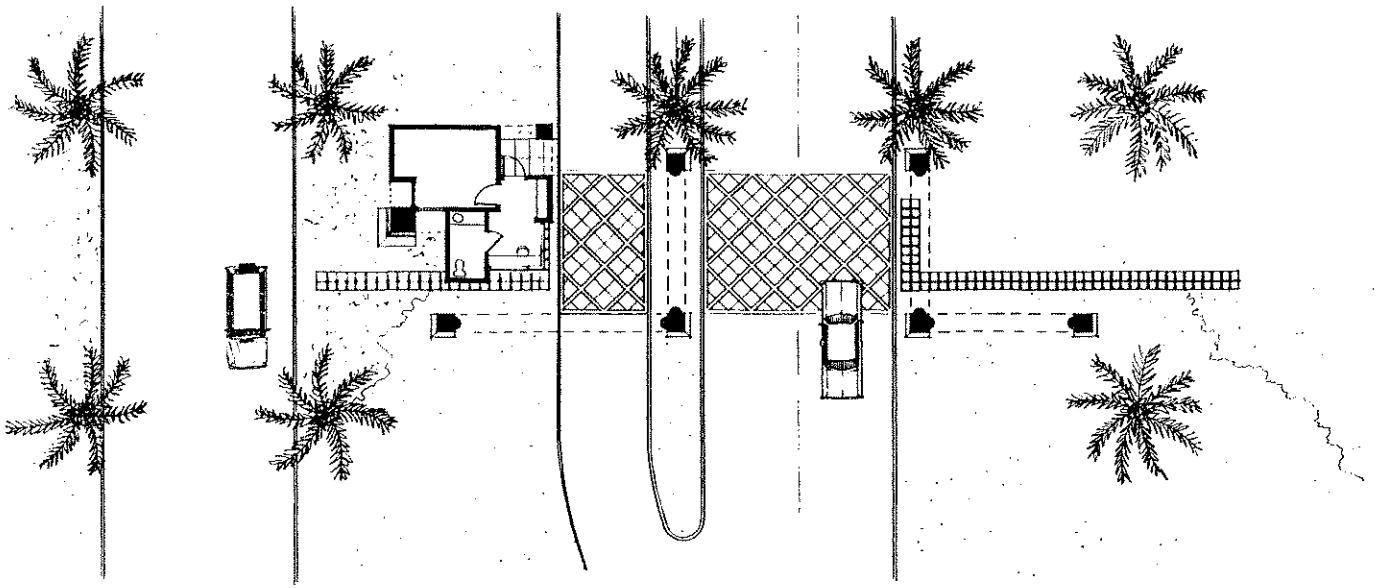
Sun City Grand



Gatehouse Elevation



Gatehouse Plan

△	DESCRIPTION	DATE	DRAWN
REVISIONS			

Entry Gatehouse

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

Conceptual Design

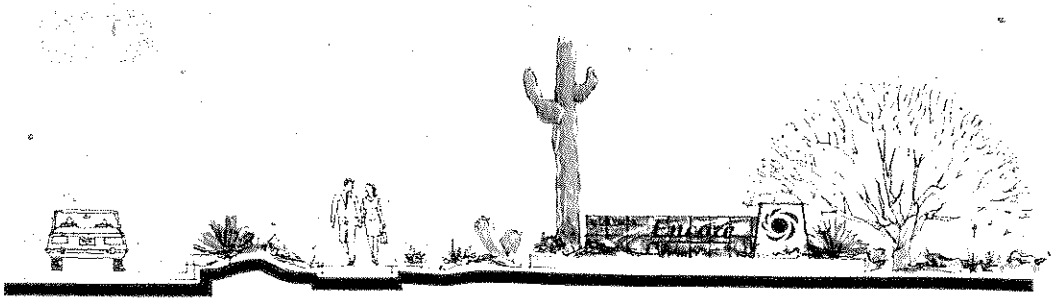
Sun City Grand
Sun City Grand

DEL WEBB'S

SUN CITY GRAND

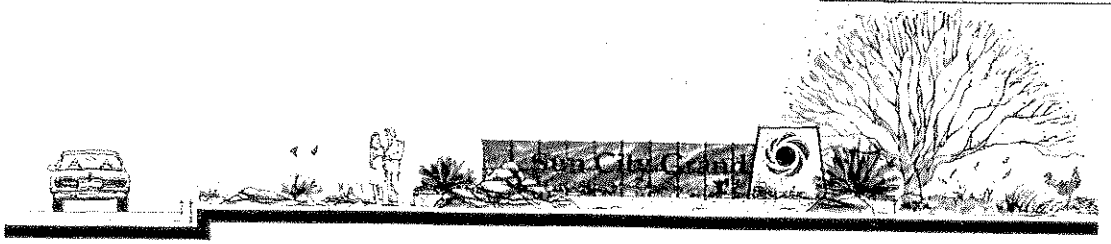
SIGNAGE MONUMENTS

(Family of Signs)



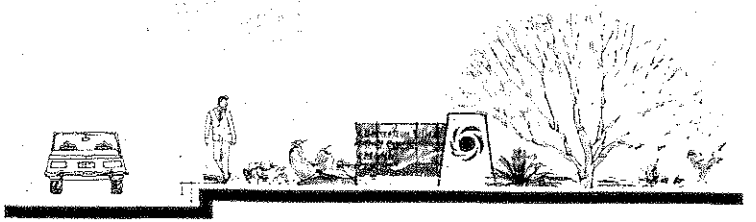
Neighborhood Monument

Scale 1/4" = 1'-0"



Major Intersection / Activity Center Monument

Scale 1/4" = 1'-0"



Intermediate / Directional Monument

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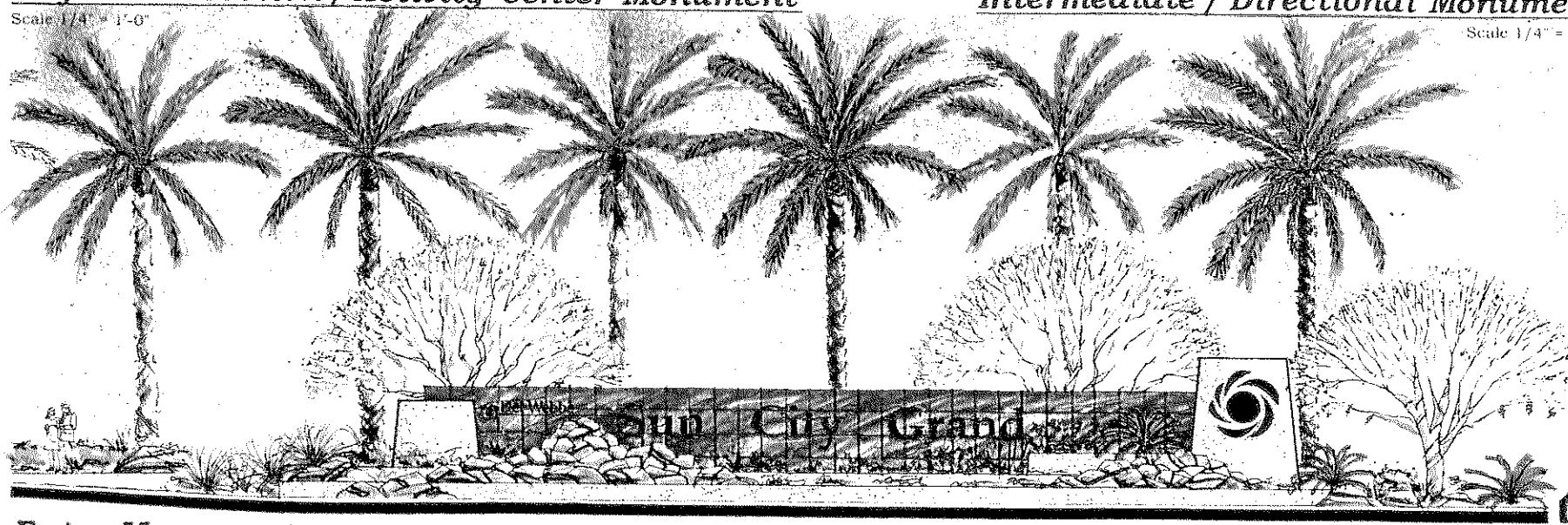

Entry Monument Scale 1/4" = 1'-0"

CBA

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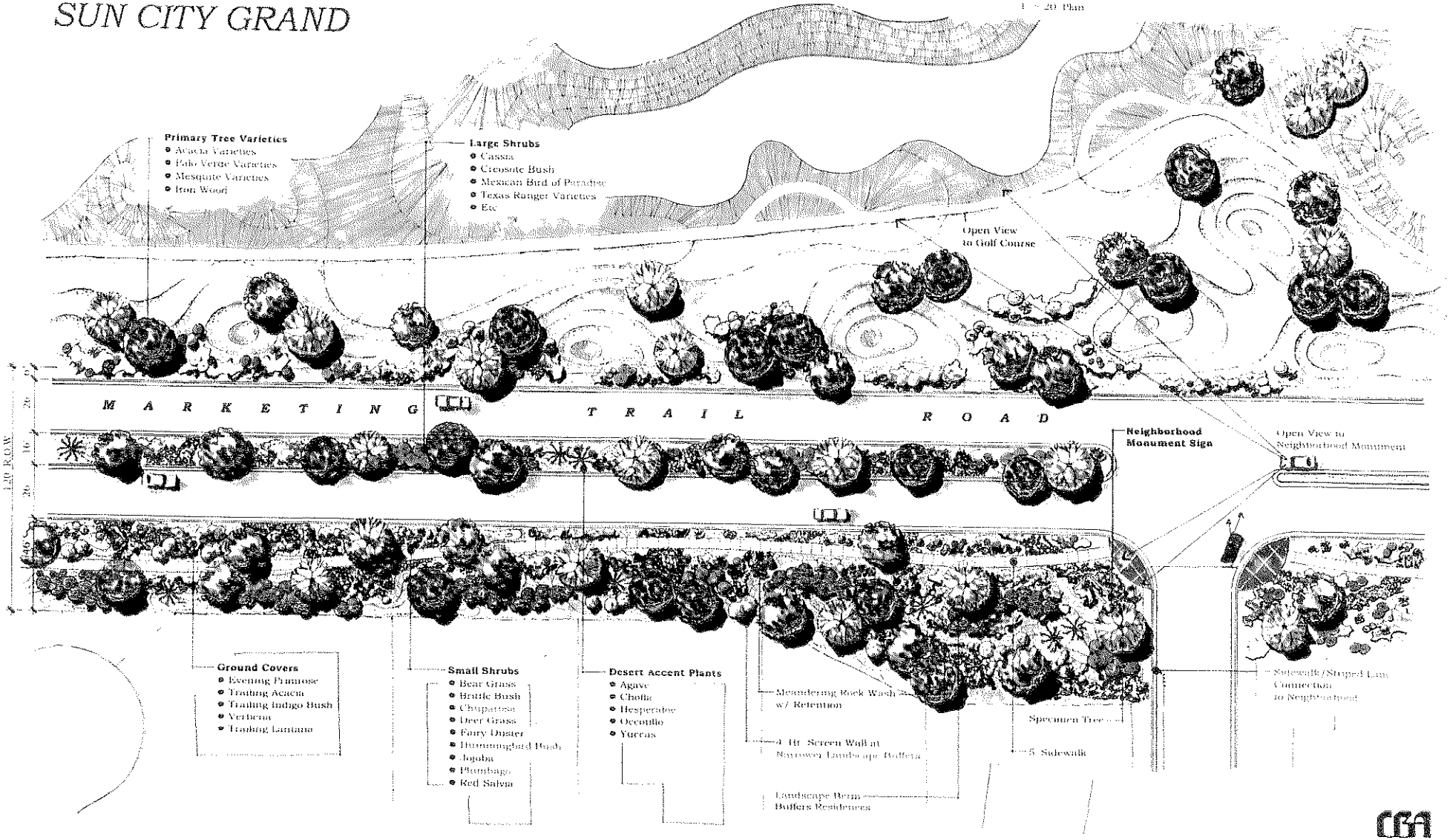
MARKETING TRAIL ROADWAY

1 = 20 Plan



CBA
CELLA BARR ASSOCIATES

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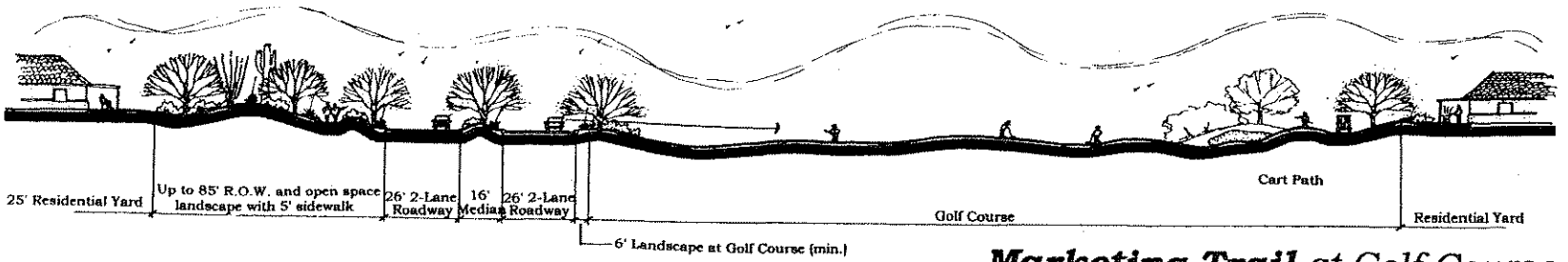
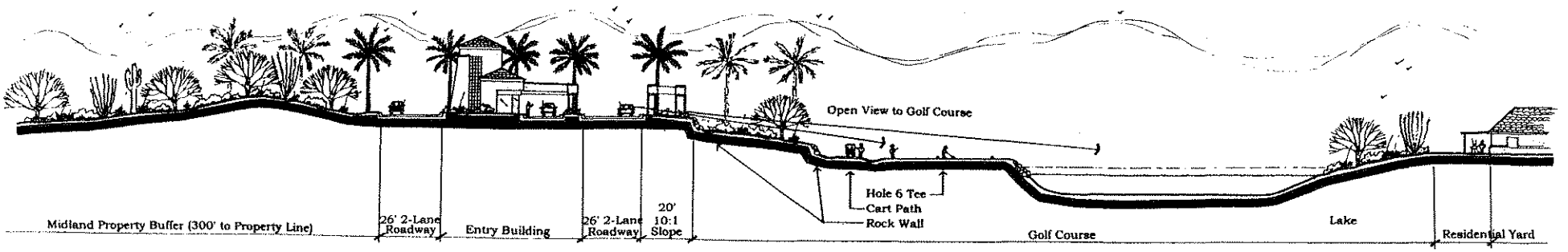
MARKETING TRAIL SECTIONS



Marketing Trail *at Golf Course*

Scale 1" = 20'



Marketing Trail *at Entry*

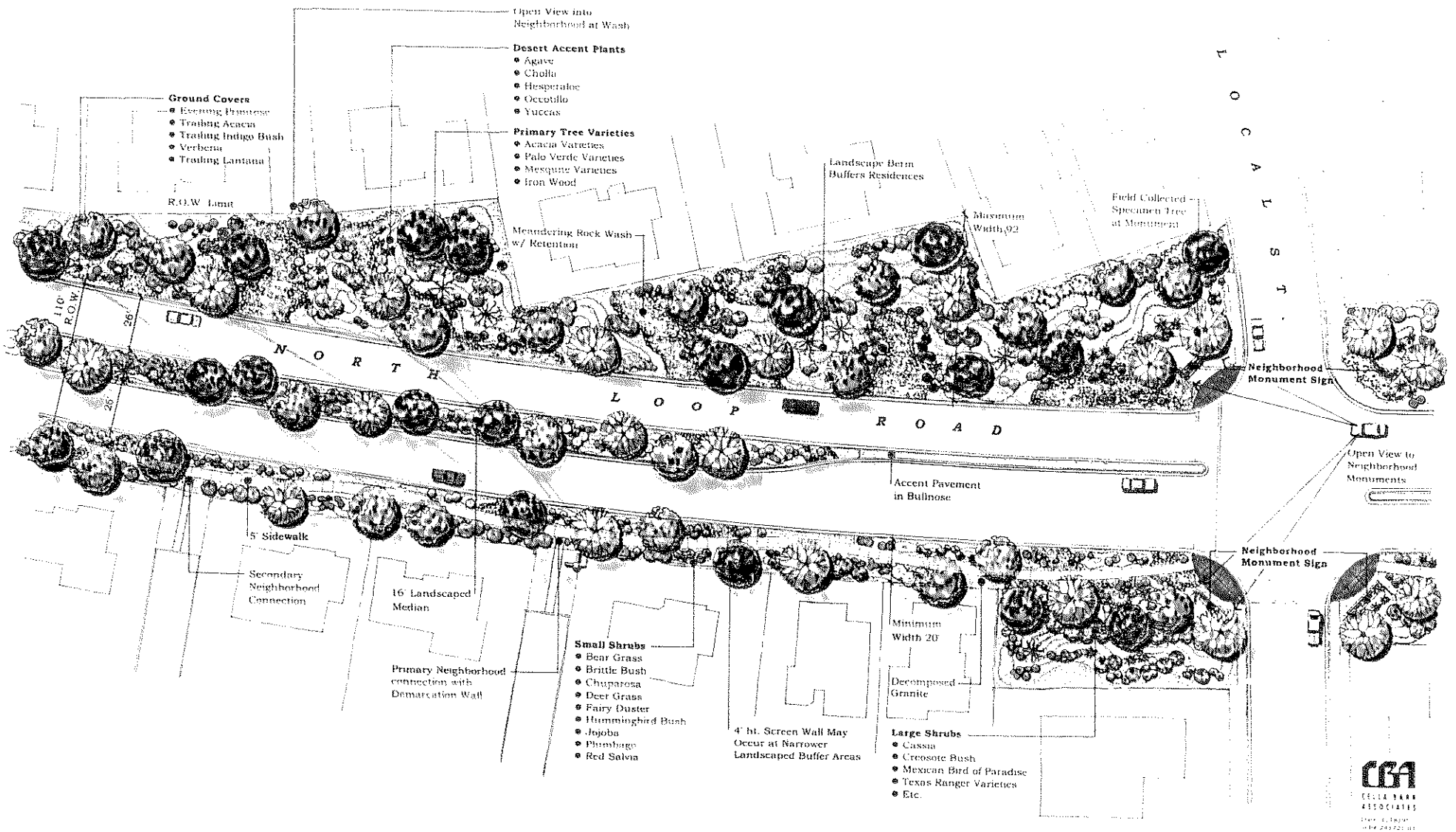
Scale 1" = 20'

CBA
CELLA BARR ASSOCIATES

Date: 4/26/95
Job# 241721-01

DEL WEBB'S
SUN CITY GRAND

NORTH LOOP ROADWAY
1" = 20' Plan



The concept of vegetative zones and the value of preserving or enhancing native environments.

Many large properties are comprised of more than one natural vegetative zone, such as riparian areas, lowlands and high-slope areas where the type and density of naturally occurring plants differs from one 'zone' to another. The identification of these zones is important to the planner and designer because the natural vegetation yields valuable clues concerning soil types, drainage, water availability and wildlife habitat which can in turn be important in preserving valuable natural assets and avoiding potential conflicts with human habitation.

Several vegetative zones are quite clear at The Villages at Desert Hills and somewhat apparent at Terravita. This is clearly NOT the case at the Grand property where the land has long ago been graded and used for agriculture. In Sun City Grand, we have therefore determined there to be but one 'natural' vegetative zone, which we shall call generically, "Upper Sonoran Desert."

In environmentally responsible developments the 'installed' landscapes within each natural vegetative zone are sensitive to that zone's natural ecology. This is done initially through the inventory of native plants in each zone so that these "indigenous" plants make up the foundation of the natural plant palette. The various areas of the 'installed' landscape are then defined and thought of in terms of how far each area will be allowed to deviate from the natural plant palette of its' vegetative zone. Again, in the case of Sun City Grand, rather than an inventory, we have prepared a generic list of those plants 'native' to the "Upper Sonoran Desert".

Water consumption as the defining characteristic of the desert landscape.

In the desert, a plant's water consumption is one of its' most important attributes. Its' water consumption is a factor in its very survivability or; in the case of a developed or 'installed' landscape, its' water consumption is a significant factor in the cost of its upkeep and maintenance. It is water consumption therefore, that serves as the principle defining characteristic in categorizing the basic areas within the installed landscape. Those plants that require ***no*** supplemental water can (with other criteria notwithstanding) be placed in 'natural' areas where supplemental watering or irrigation is not possible or desirable. Plants that require ***some*** supplemental water but are relatively low-maintenance may (with other criteria notwithstanding) be placed in 'transitional' or quasi-natural areas. Finally, plants that require ***considerable*** supplemental water should be placed together in 'oasis-like' areas where higher maintenance and water costs are acceptable. For this reason, the developed or 'installed' landscape of our property has been divided initially into three basic 'areas':

The Natural Desert Areas that require no supplemental water.

The Transitional Areas that require some supplemental water.

The Oasis Areas that require considerable supplemental water.

Although plants that require little or no water may flourish when they receive supplemental water, continued or excessive water is often hazardous to the health of arid plants. So even though plants approved for use in the Natural Desert Areas may be used in the Transitional Areas, and plants approved for use in the Transitional Areas may be used in the Oasis Areas, care should be exercised in these arrangements to insure that overwatering does not harm the plants requiring less water.

It is important to note that this multiple area applicability of approved plants works in one direction only! Plants approved for use in Oasis Areas MAY NOT BE USED in Transitional Areas, and plants approved for use in Transitional Areas MAY NOT BE USED in Natural Desert Areas!

The subdivision of the three basic landscape areas.

After the basic classification on the basis of water requirements, various functional, practical and aesthetic considerations further subdivide the landscape areas. For example, if people will be walking or riding their bicycles in the landscape, their appreciation of the landscape is considerably different than if they are traveling in their car at 40 mph! Even more importantly, areas used for relaxation and recreation must be more inviting, cool, comfortable and interesting than the typical streetscape or parking lot. Golf courses must satisfy a number of aesthetic, economic and functional requirements such as visual variety, maintainability, playability and challenge, as well as safety, to name but a few. Practical considerations such as these as well as initial cost and maintenance expense are factors that have been used to establish subdivisions of the three basic areas.

For the purposes of this community, we have established the following areas and subareas:

- Natural Desert Areas
- Transitional Areas
  - Arterial and Collector Streetscapes
  - Golf Courses
  - Private Yards
    - visible from streets and common areas
    - not visible from streets and common areas
- Oasis Areas
  - Cultivated Gardens
  - 'Natural' Riparian Areas

The special importance of 'Appearance' in the desert, and the criteria for judging it.

In addition to the dry climate and pollen-free air, the natural beauty of the of the Upper Sonoron Desert is both an attraction and a potentially valuable asset. In the desert, however, the landscape is easily overwhelmed, and often overrun by the intrusion of buildings and foreign trees, and in the case of Sun City Grand this valuable asset was eradicated by agriculture several decades ago. It is incumbent on us therefore, to recreate the natural asset of the desert landscape and to diligently preserve its' integrity, and thus its economic, environmental and aesthetic benefits, for the life of the community.

In order to do this we have created hydronic, aesthetic and environmental criteria with which to judge the suitability of any plants proposed for use within any of the landscape areas in the community. The aesthetic or 'appearance' of plants is judged according its' height, its color, its shape and its' texture or density. For example, the maximum height of a tree proposed for use in a Natural Desert Area is 25', its color must be a desert green, its' shape (except Saguaros) must be canopied (not columnar or conical), and its texture or density must be lacy and somewhat transparent; whereas, certain columnar trees (Date Palms) up to 40' in height may be used in Garden Oasis Areas, and certain columnar trees (Robustas) up to 30' in height may be used in Riparian Oasis Areas.

These specific criterion for each plant group (trees, shrubs, and ground covers) within each landscape area can be found in the Appendix to the Landscape Section of the Community Design Guidelines.

Environmental effects and the Prohibited Plant List.

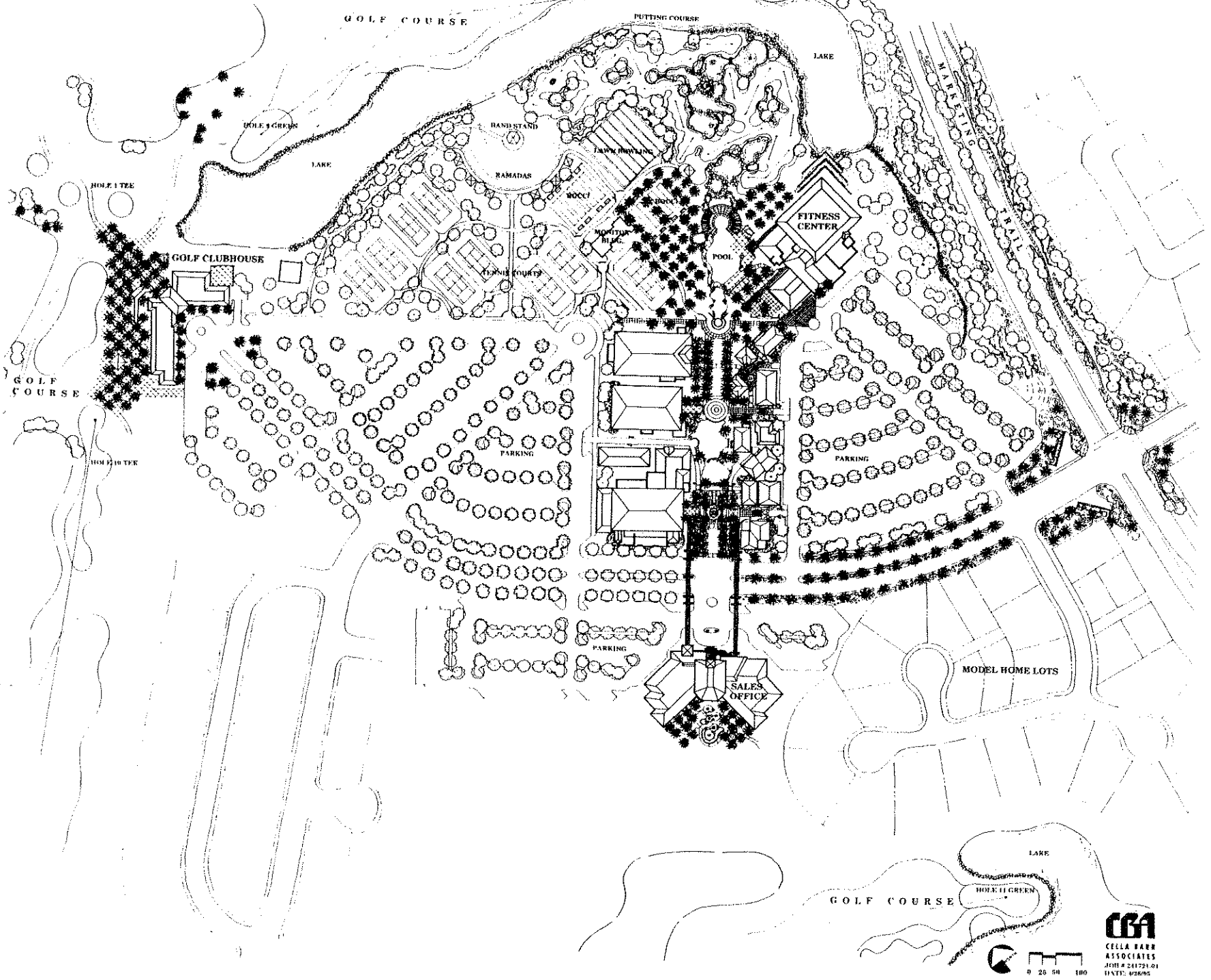
The third set of criteria by which plant materials are qualified and located are 'environmental effects'. These include the plant's tendencies to attract noxious insects and/or rodents, its tendencies to uncontrollably reproduce, and its proliferation of common allergens and noxious pollens. Another environmental consideration is the plant's contribution to the habitat of native or desirable nonnative animal life, and/ or its' impact on the general ecology of the landscape. Plants, native or non-native, known to possess any of these or other disadvantageous qualities have been placed in a **"Prohibited Plant List"** and may not be used in any location within the community. Much work is currently being done with respect to urban landscapes and their impacts on the 'urban ecology' and it is the aim of responsible development to take this new awareness and knowledge into account in the planning and design of the 'built environment'.

Categories of plant materials:

For the purposes of these design guidelines, all plant materials have been placed into three broad categories; **trees, shrubs** and **ground covers**, on the basis of their ***size***, not their botanical classification. In the case of cacti for example, Saguaros are considered 'trees' while Ocotillos are considered 'shrubs'. One will find that a plant's categorization as a 'tree' a 'shrub' or a 'ground cover' has no bearing on its qualification or application in a given area.

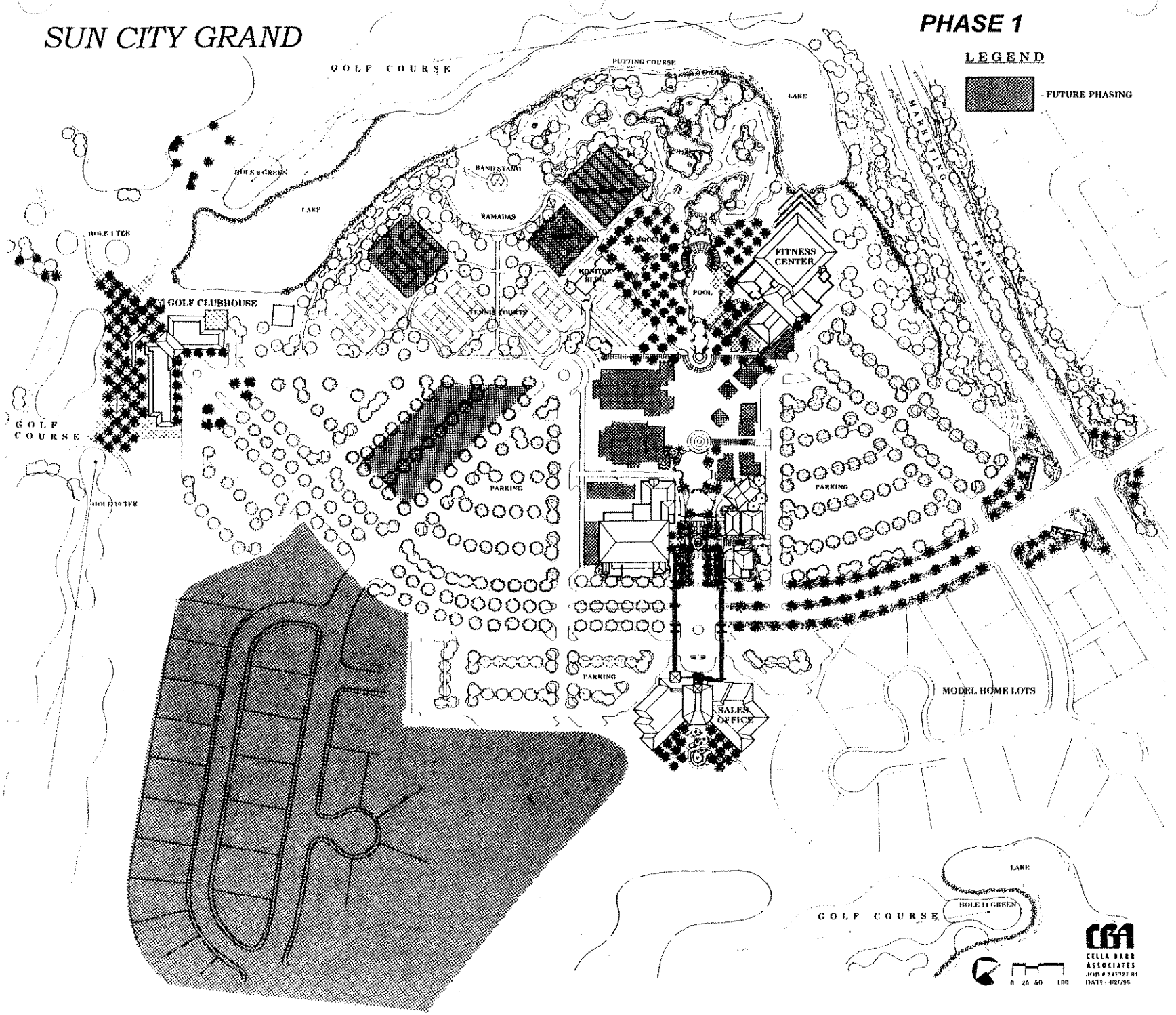
SUN CITY GRAND

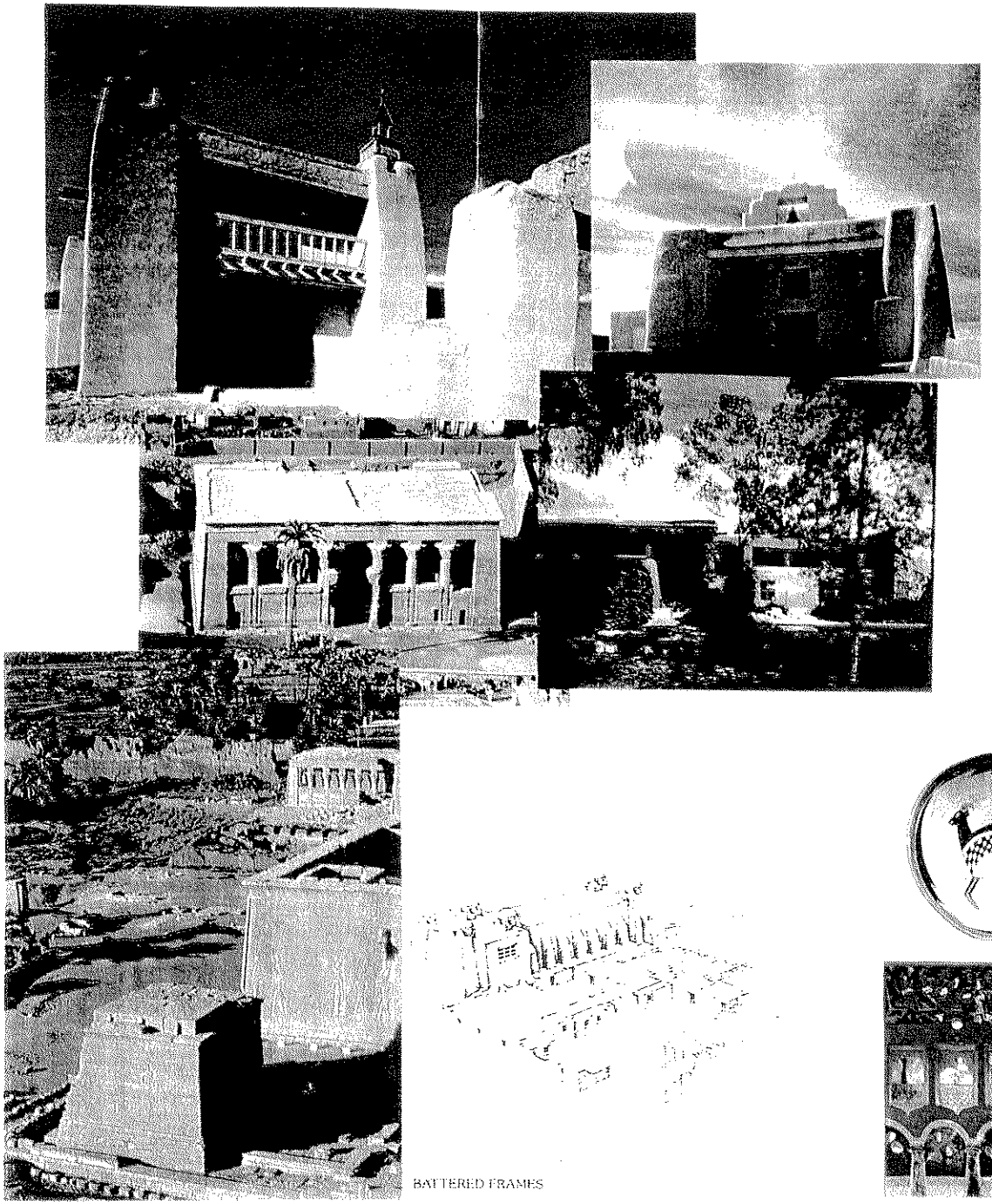
FINAL BUILD OUT



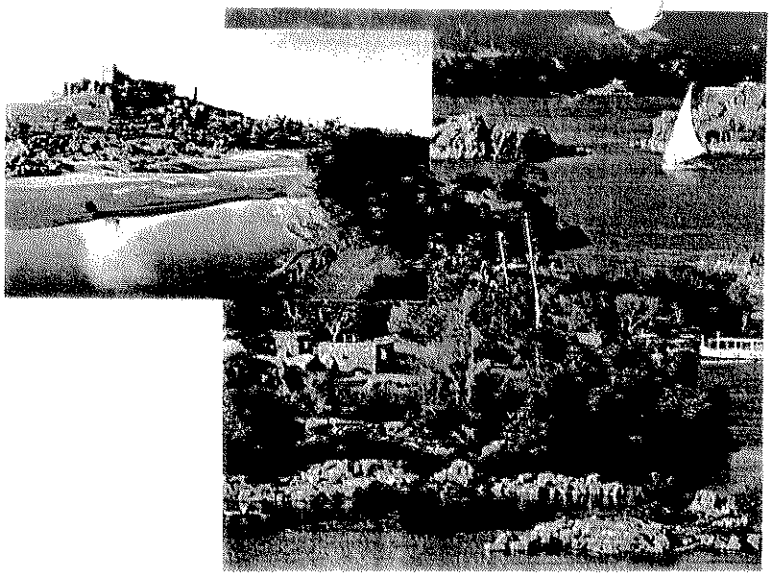
SUN CITY GRAND

PHASE 1

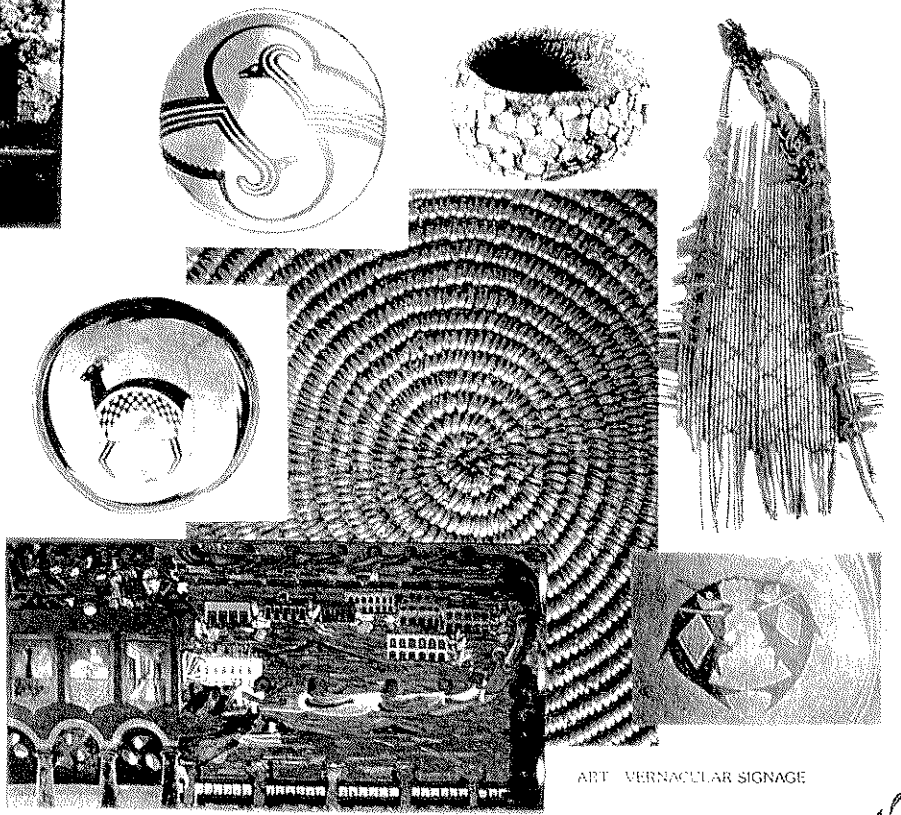




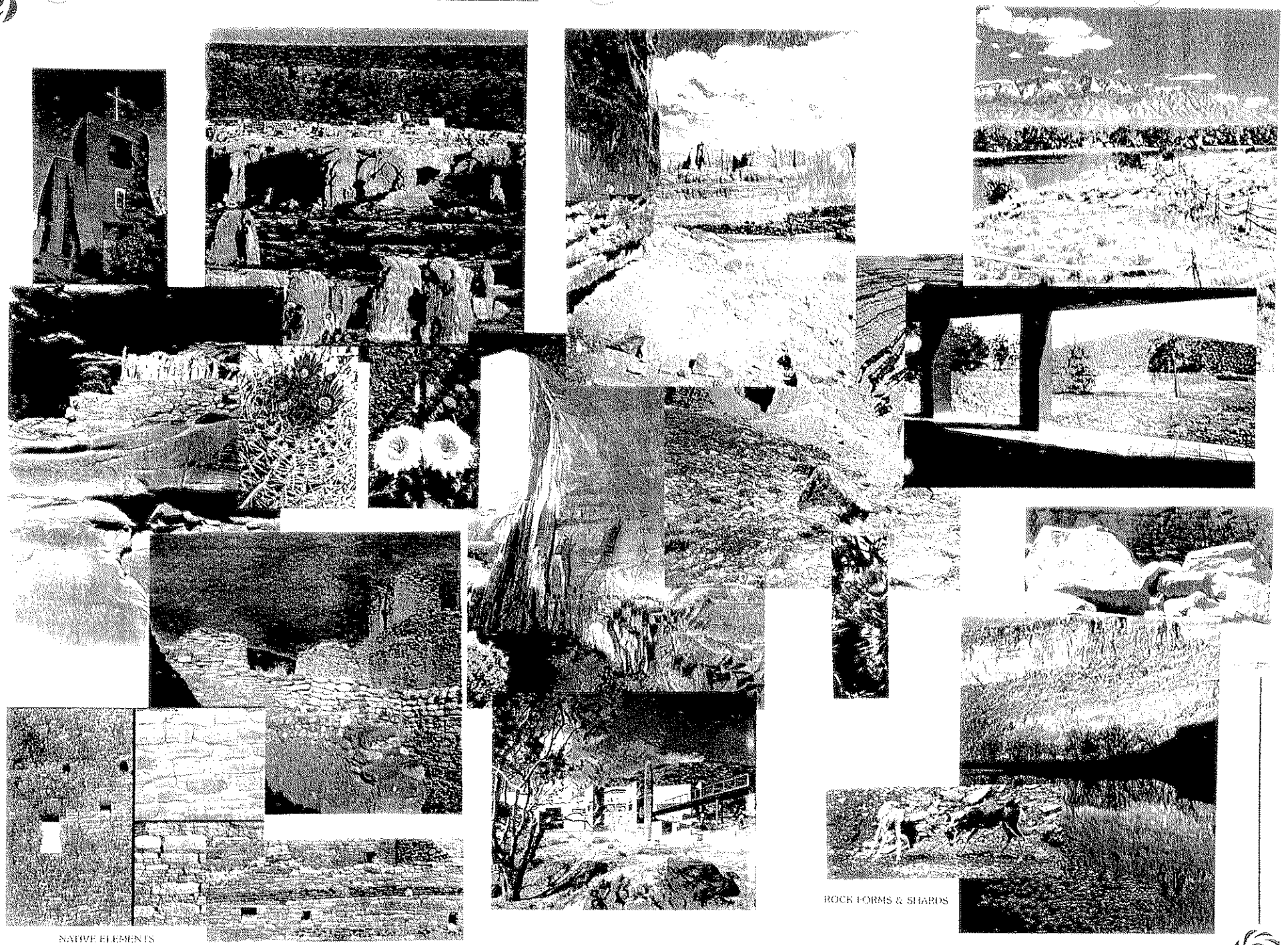
BATTERED FRAMES



ROCK & DESERT AT WATER'S EDGE

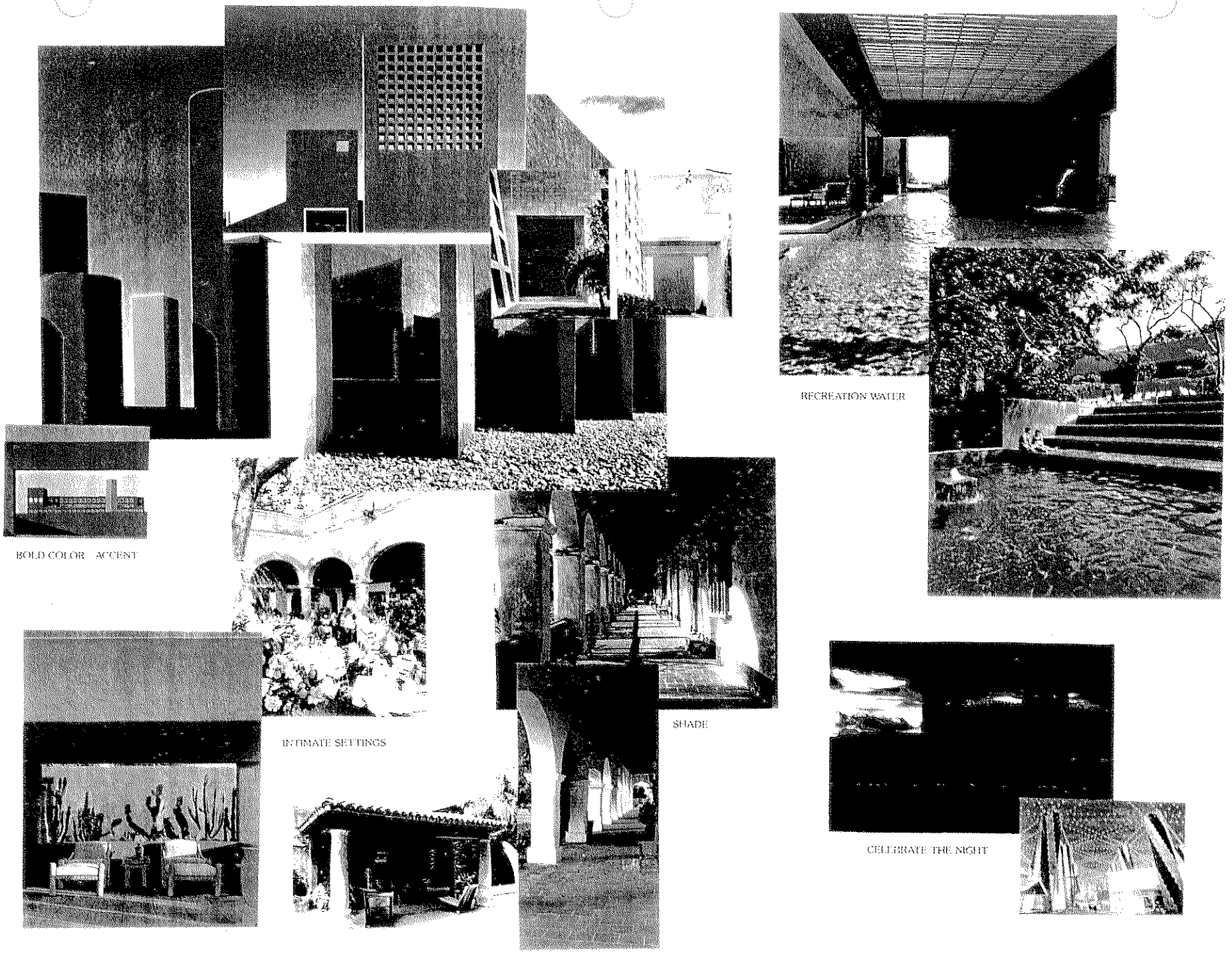


ART - VERNACULAR SIGNAGE



NATIVE ELEMENTS

ROCK FORMS & SHARDS



BOLD COLOR ACCENT

INTIMATE SETTINGS

SHADE

RECREATION WATER

CELEBRATE THE NIGHT

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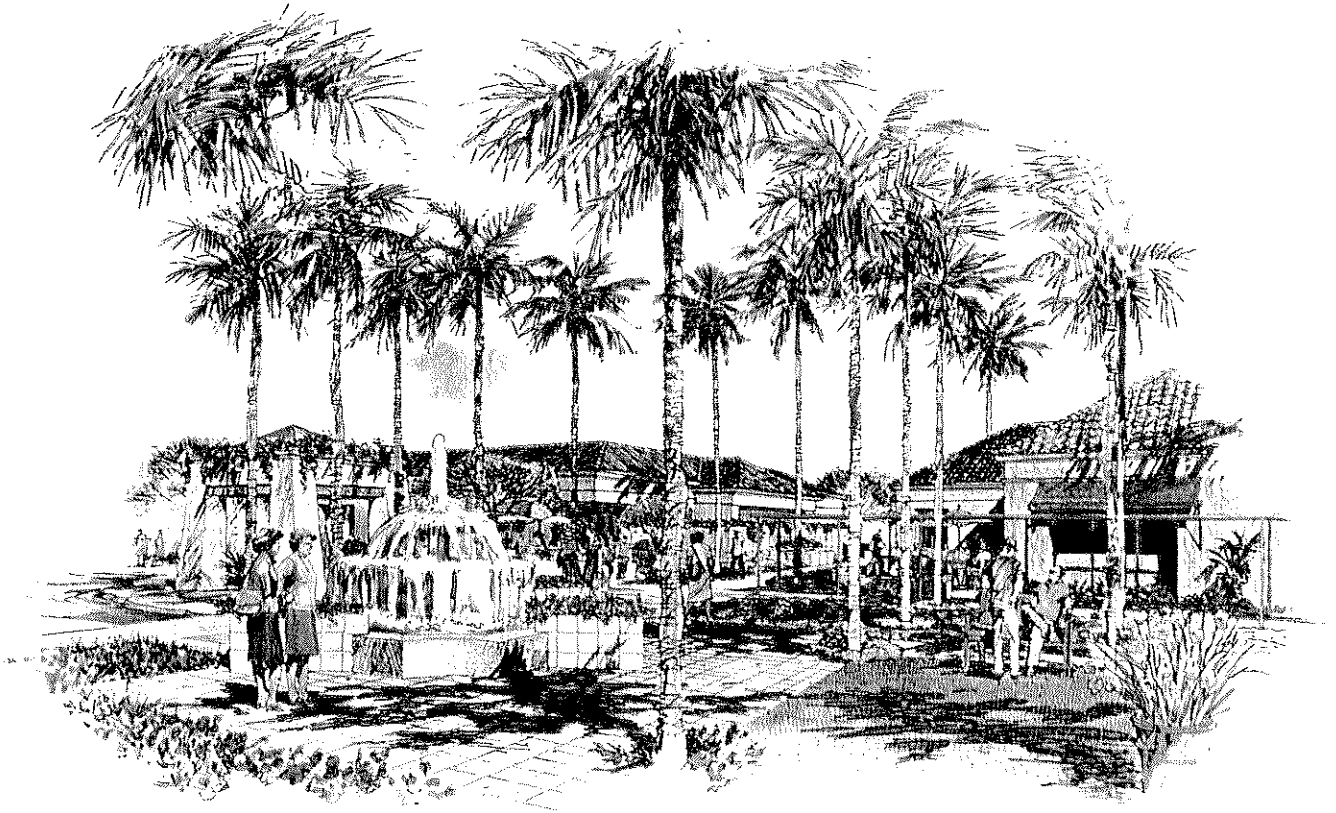
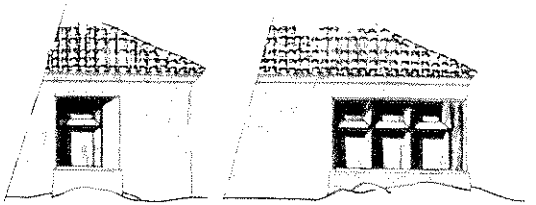


'Oasis' Courtyard

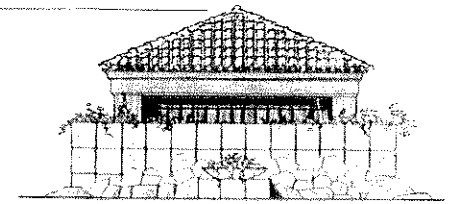
Garden Walk Trellis | Buttress Column & Glass | Awning @ Shop Entry | Roof Transition

COURTYARD FACADES

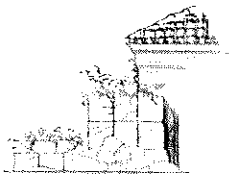


Single Deepset Window | Deepset Corner Window w/ Angled Sun Baffle

PERIMETER FACADES



Entry Walk Facade



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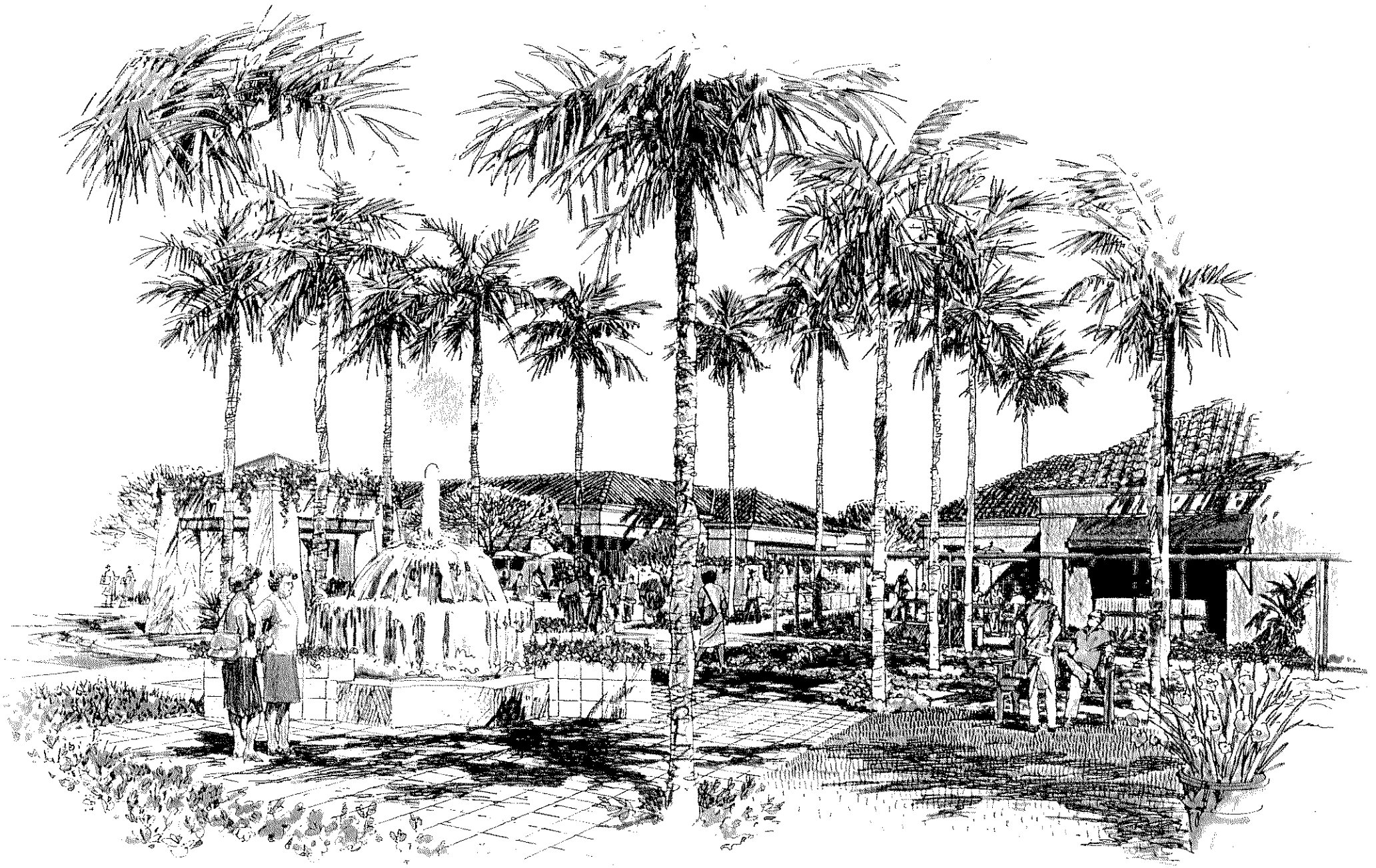
DATE _____ OF



"Oasis" Courtyard

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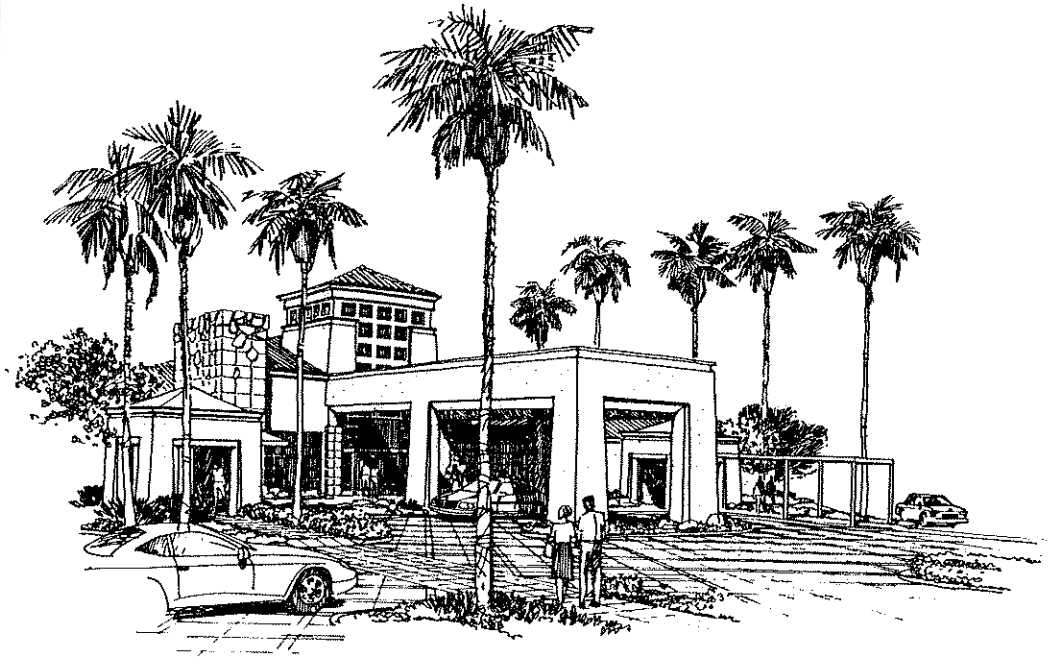
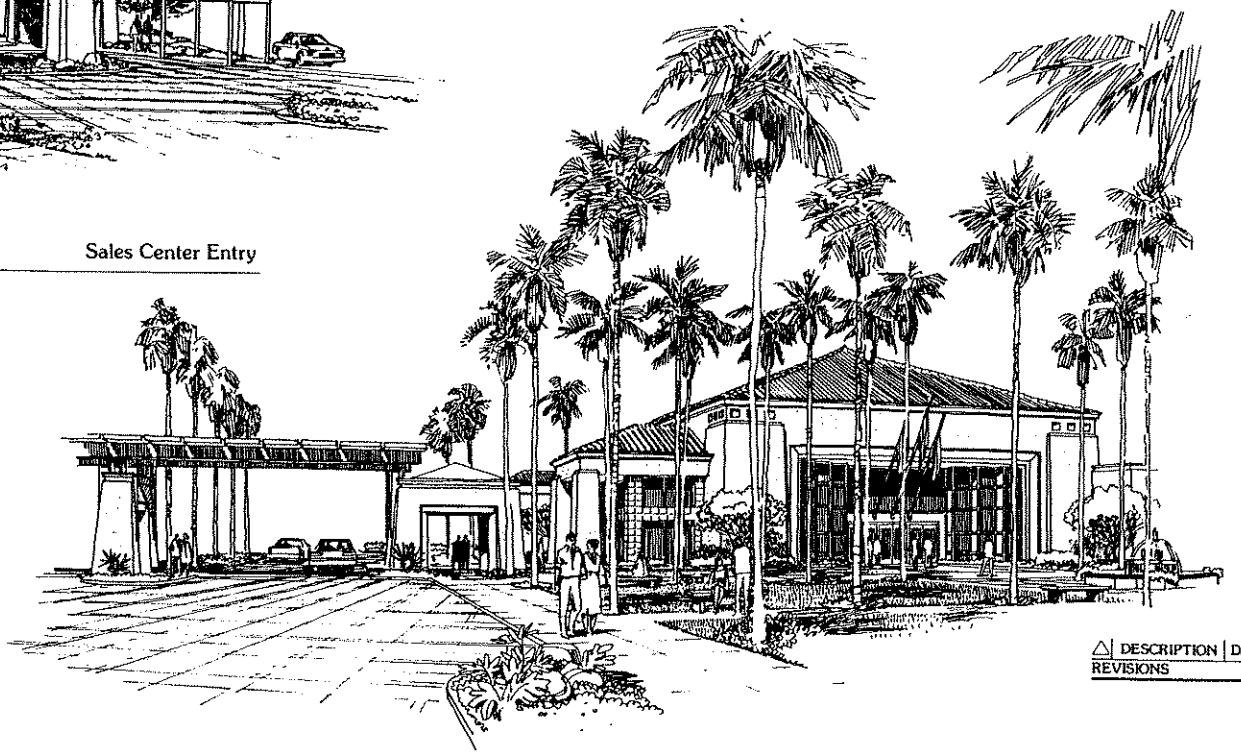


Sales Center Entry



Social Building at Plaza

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DATE May 2, 1995 OF

Conceptual Design

Master Plan

For

Del Webb's

Grand Avenue Property

Surprise, Arizona

North

0 400 800 1600

10 ac.
5
1
ACRES

January 12, 1995

RICHARDSON VERDOORN

Planners, Development Consultants
Landscape Architects

712 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 480-0036 Fax (512) 480-0617

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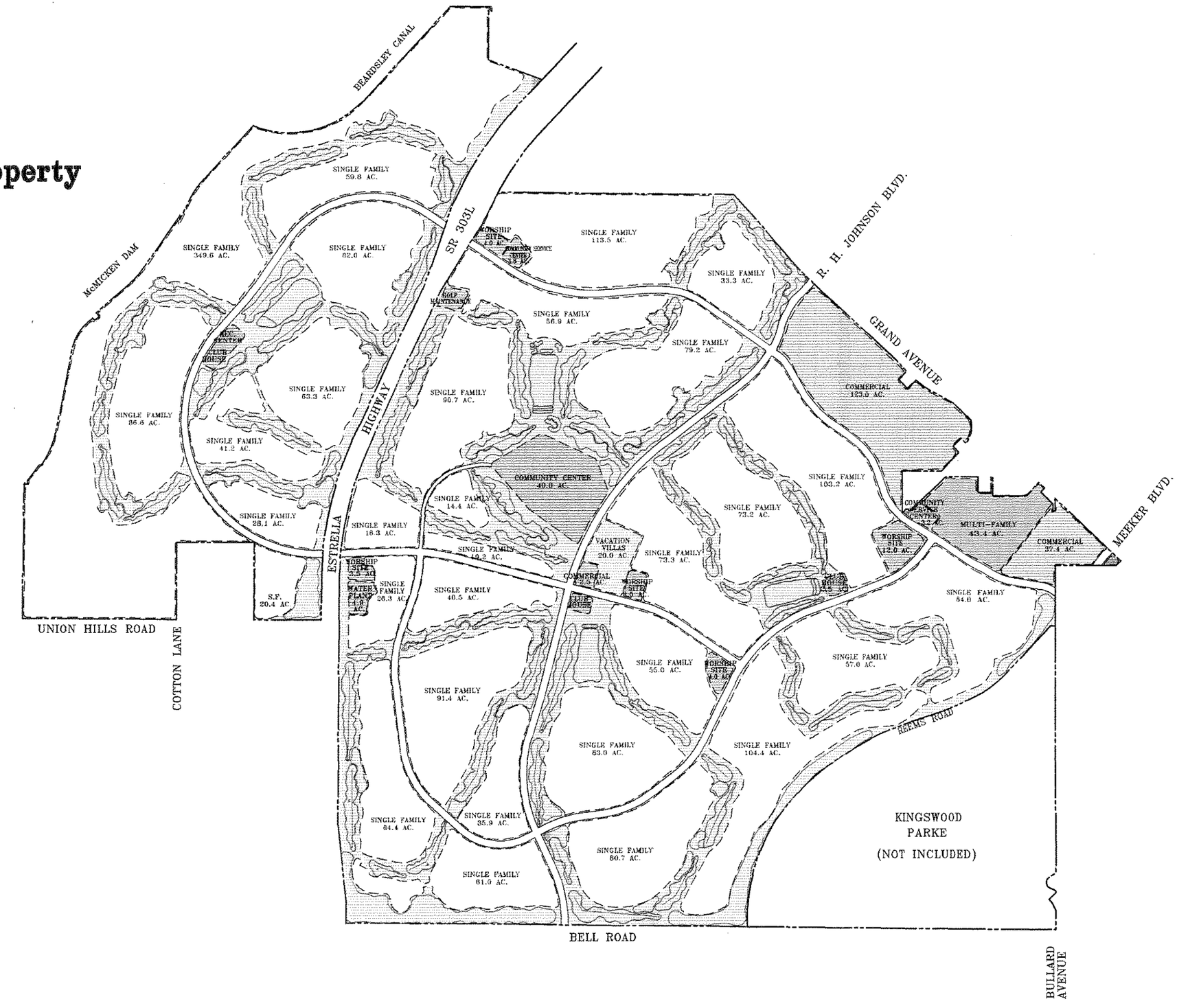

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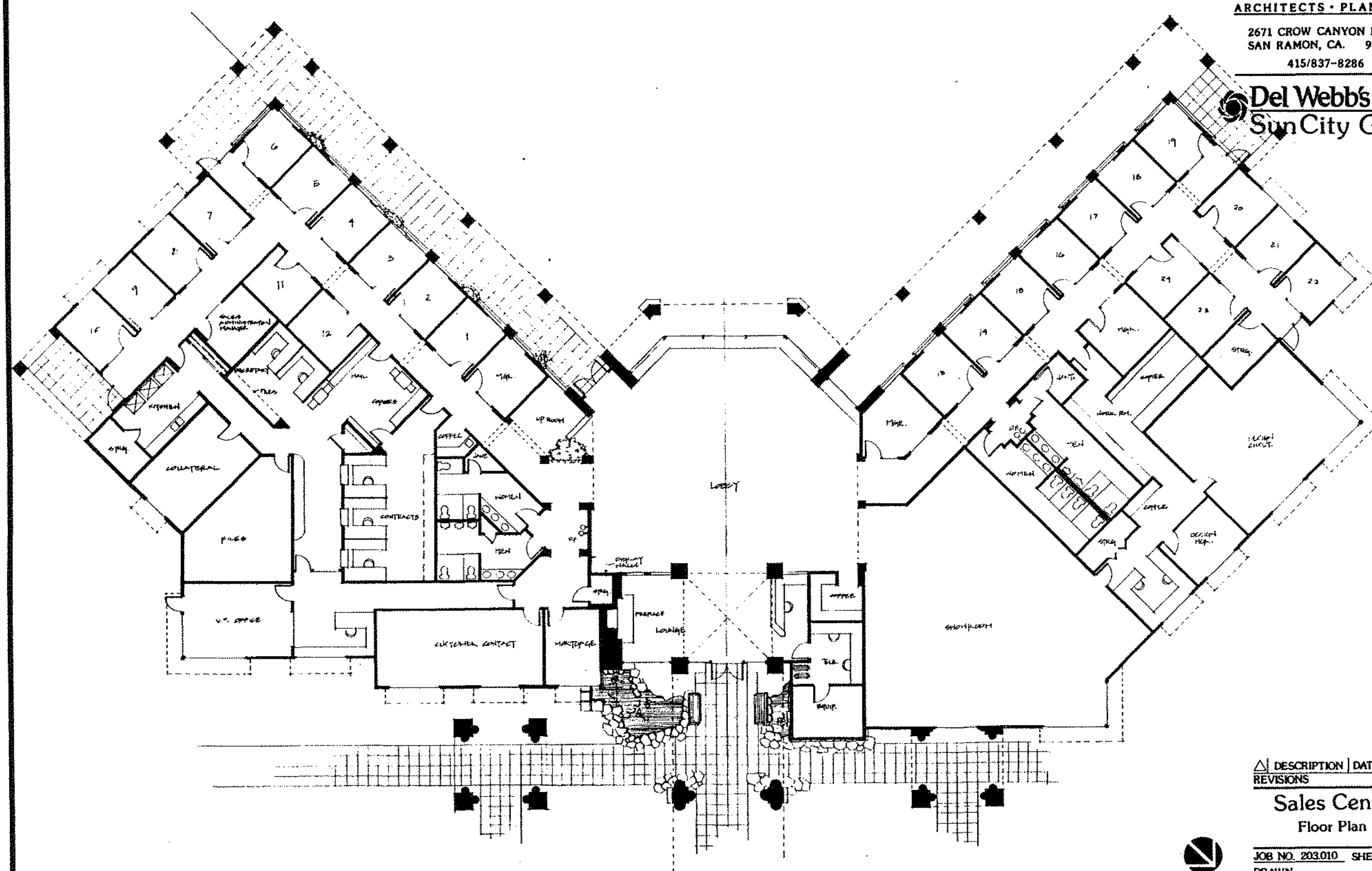

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REVISIONS

Sales Center

Floor Plan

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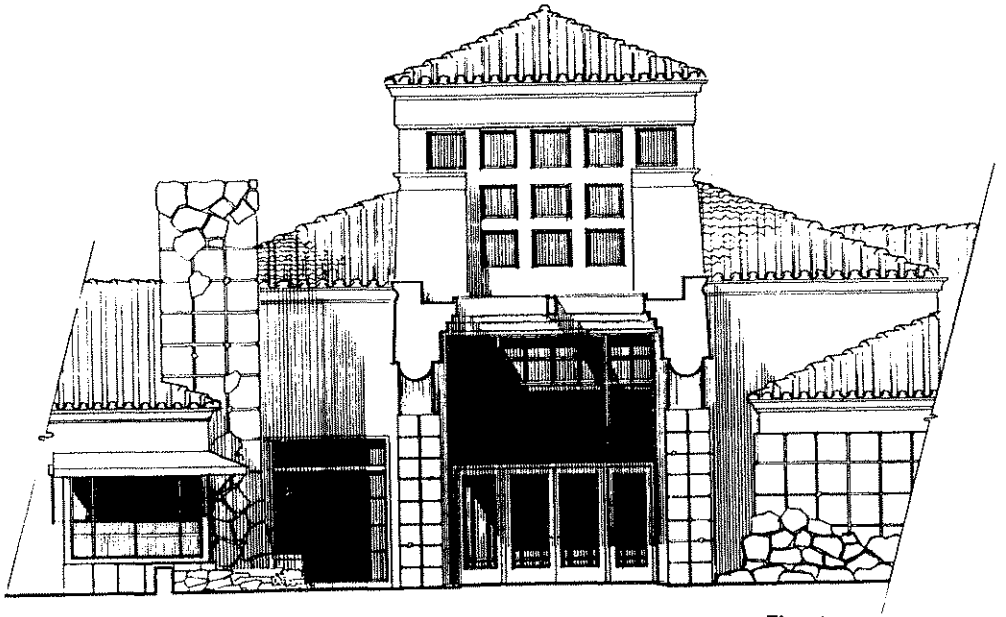
Sun City Grand



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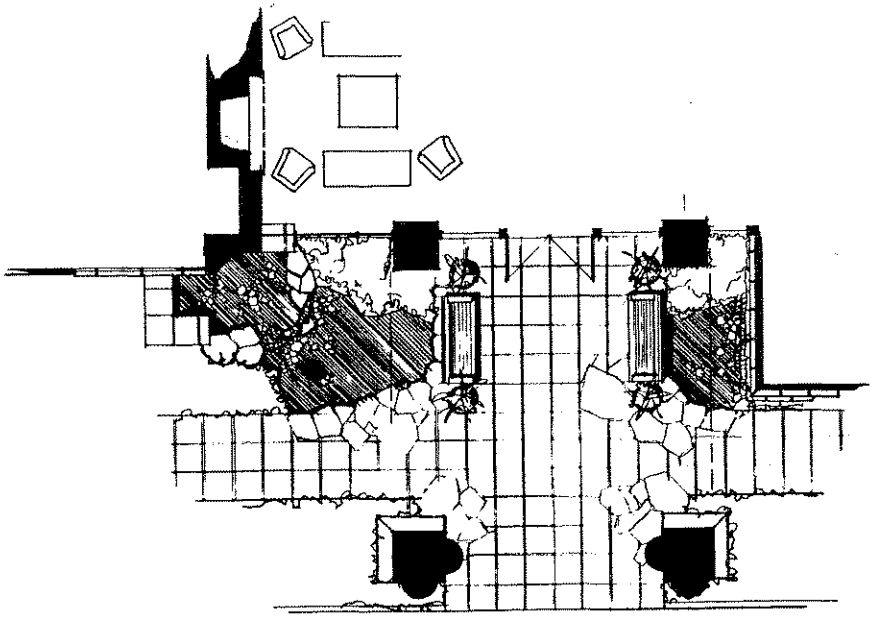

Plan

△	DESCRIPTION	DATE	DRAWN

REVISIONS

Sales Center

Entry

JOB NO. 203.010 SHEET

DRAWN

CHECK

DATE May 2, 1995 OF

Conceptual Design

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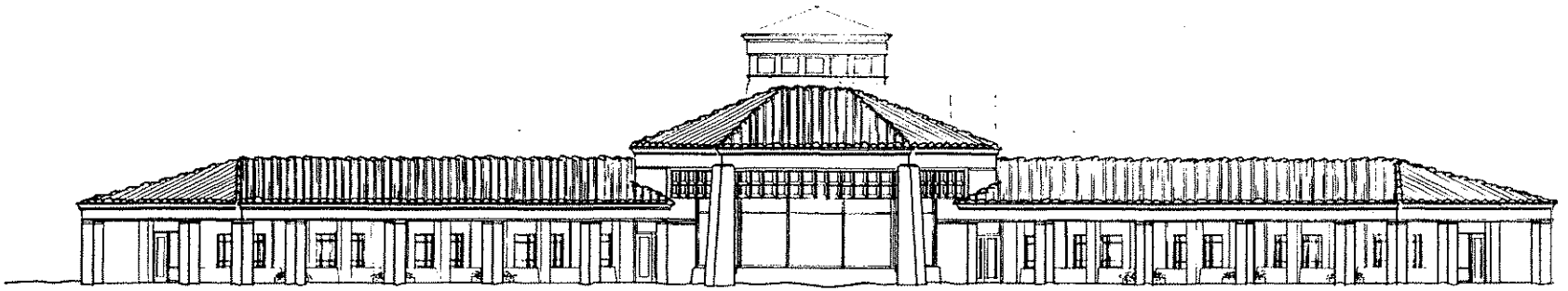
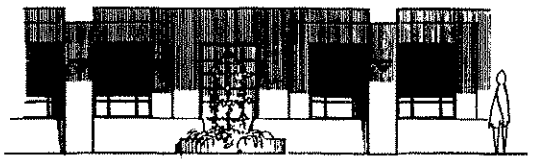
Sun City Grand

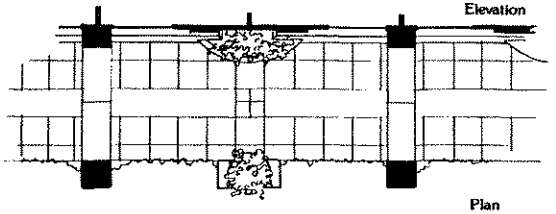
Front Elevation



Rear Elevation

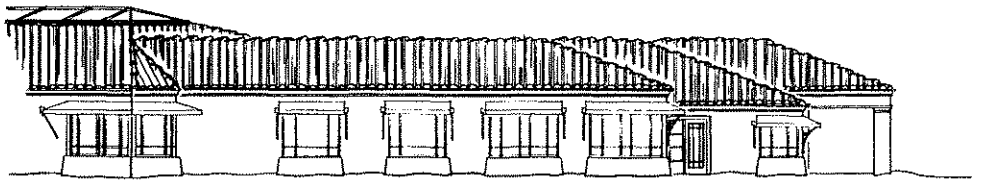


Elevation



Plan

Rear Arcade



Right Side Elevation

△	DESCRIPTION	DATE	DRAWN

REVISIONS

Sales Center

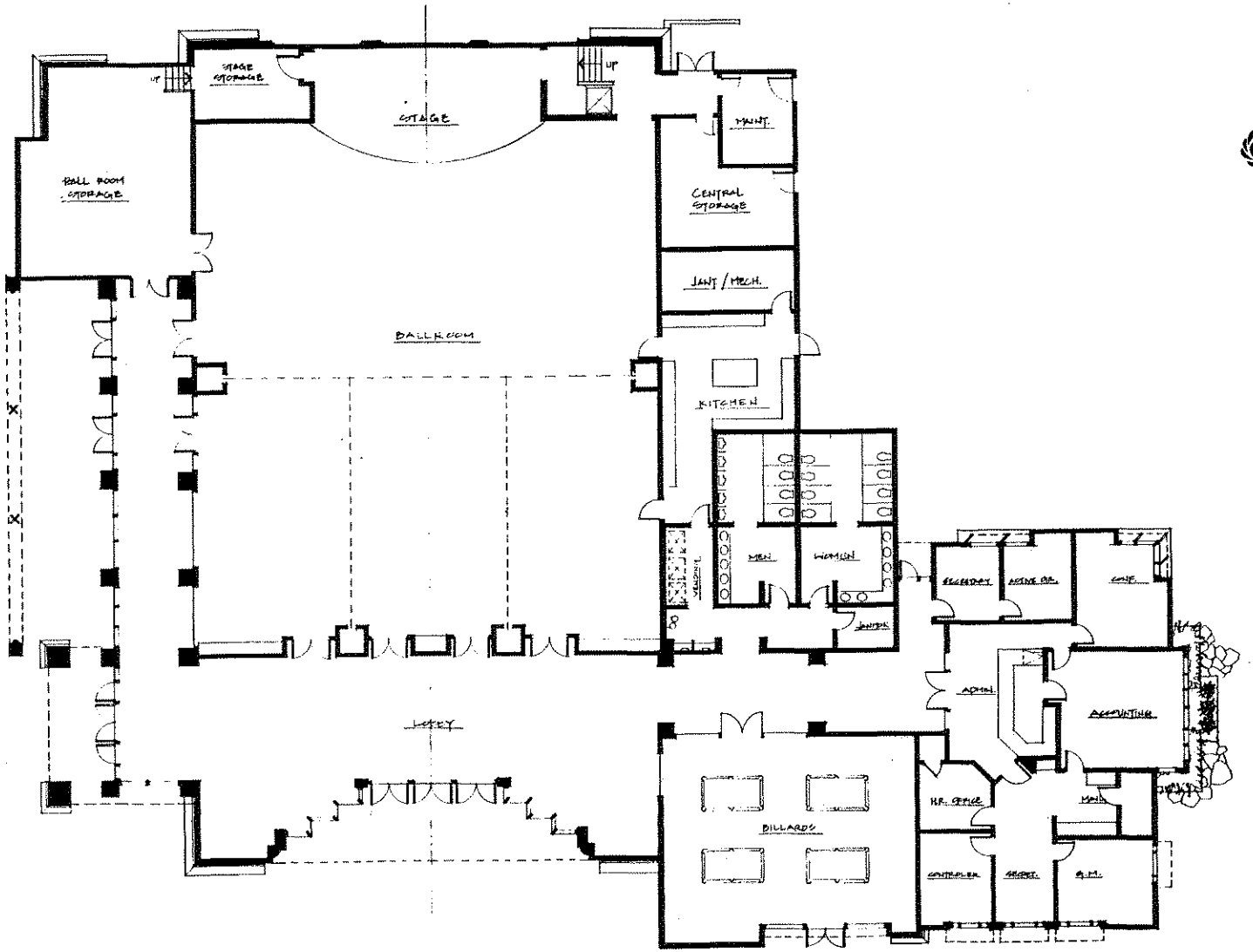
Exterior Elevation & Arcade

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

Conceptual Design

DAHLIN GROUP
ARCHITECTS · PLANNERS
2671 CROW CANYON ROAD
SAN RAMON, CA. 94583
415/837-8286

Del Webb's
Sun City Grand



DESCRIPTION	DATE	DRAWN
REVISIONS		

Social Building

Floor Plan

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

Conceptual Design

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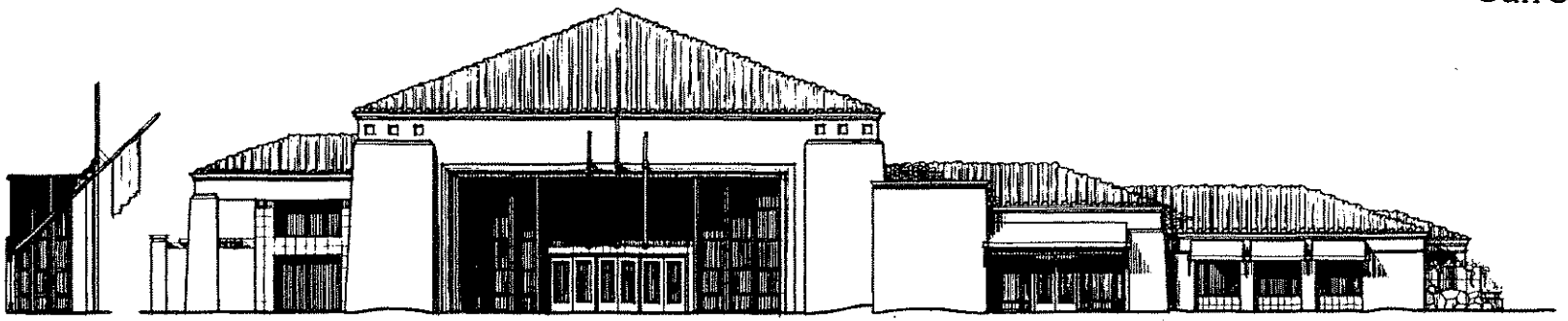
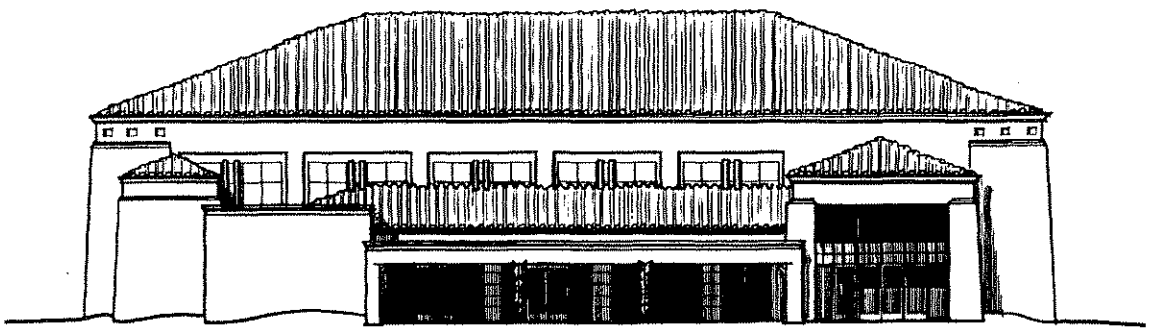
SAN RAMON, CA. 94583
415/837-8286

Del Webb's
SunCity Grand



Section at
Front Entry

Front Elevation



Left Side Elevation

△	DESCRIPTION	DATE	DRAWN

REVISIONS

Social Building

Exterior Elevation

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

0 8 16 32

Conceptual Design

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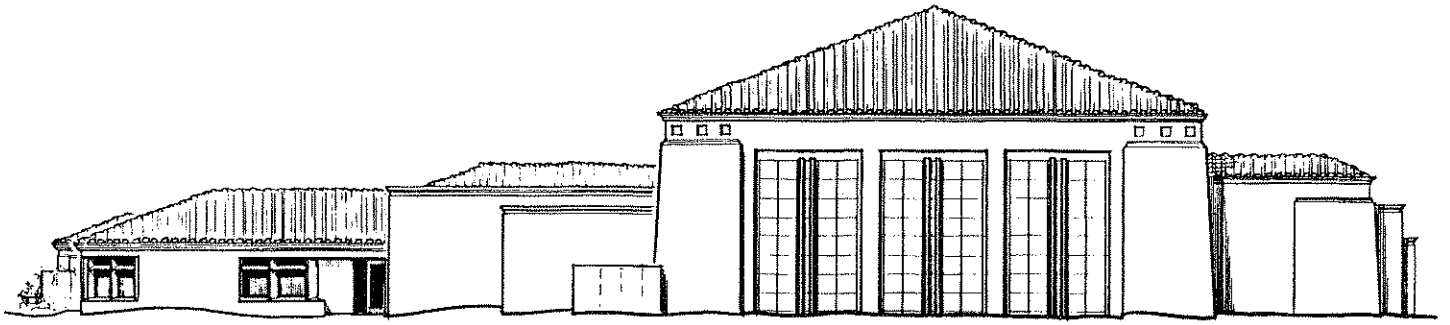
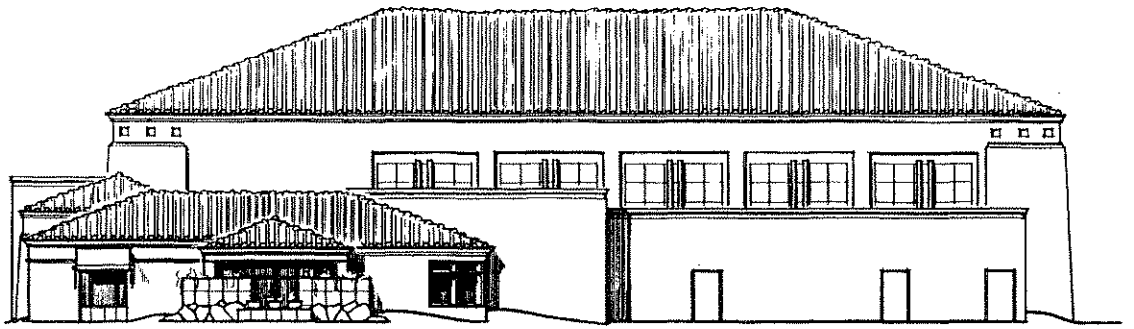
Del Webb's
Sun City Grand



Rear Elevation



Right Side Elevation

△	DESCRIPTION	DATE	DRAWN

REVISIONS

Social Building

Exterior Elevation

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

Conceptual Design

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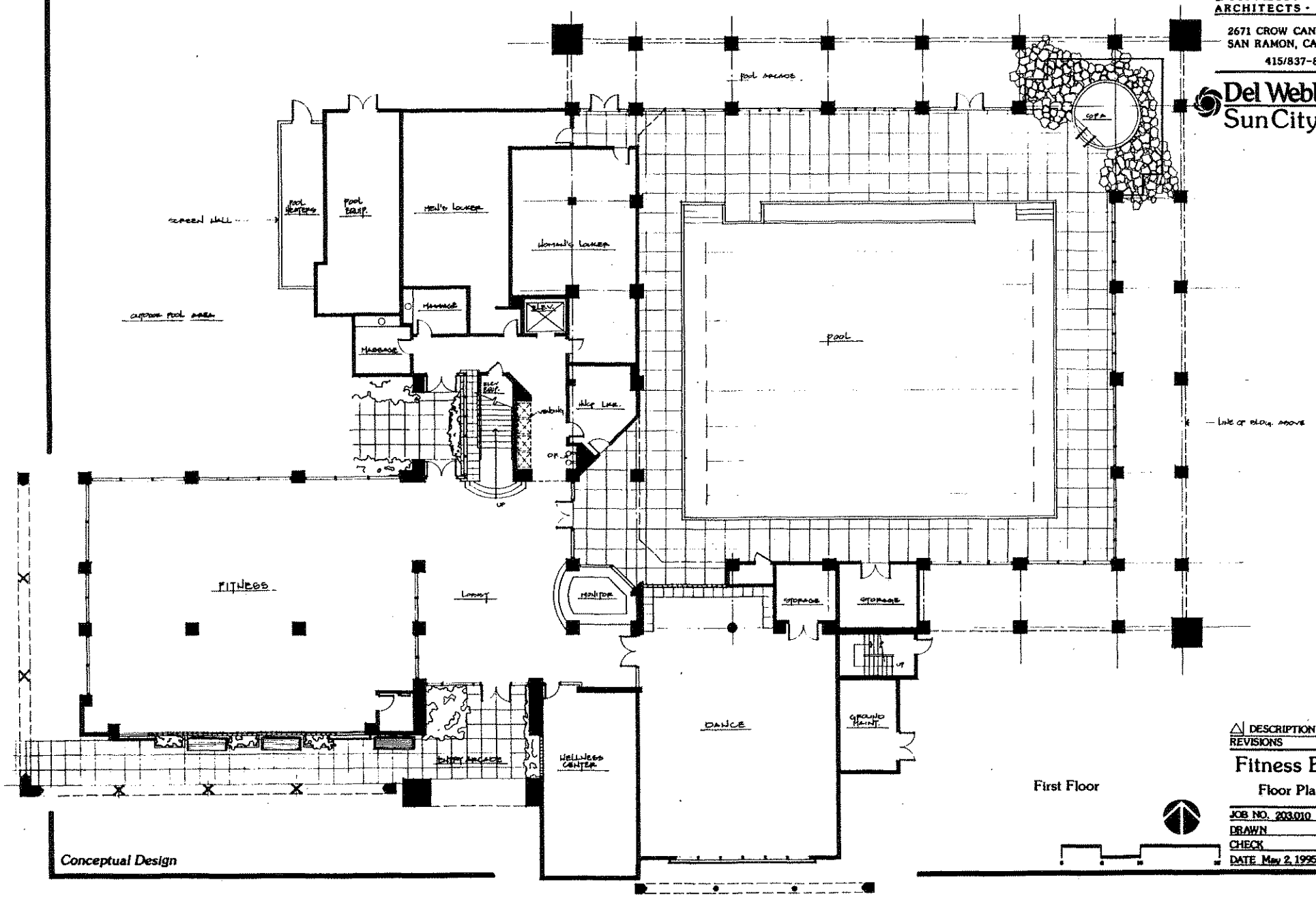
415/837-8286

Del Webb's
Sun City Grand



First Floor

Conceptual Design

DESCRIPTION	DATE	DRAWN
REVISIONS		

Fitness Building

Floor Plan

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

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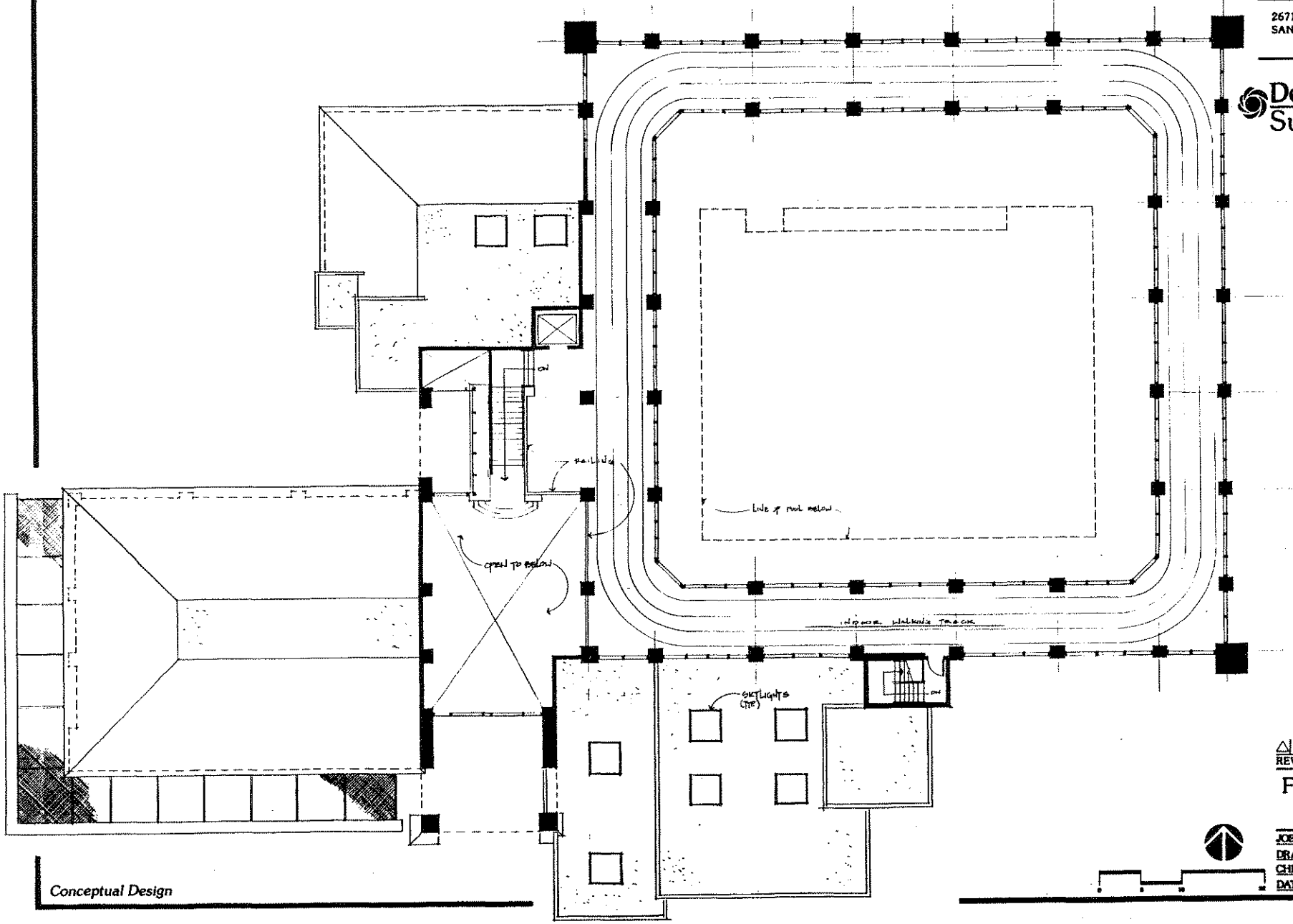
415/837-8286

Del Webb's
Sun City Grand



DESCRIPTION	DATE	DRAWN

REVISIONS

Fitness Building

Floor Plan

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

Conceptual Design

DAHLIN GROUP
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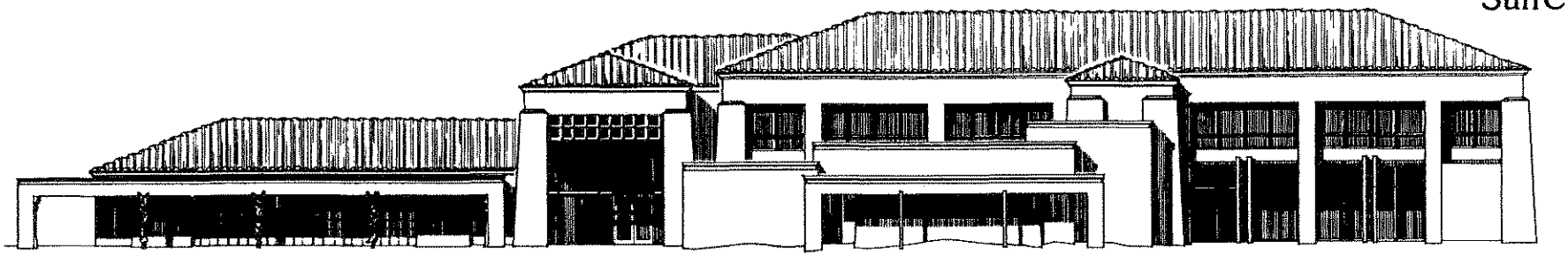
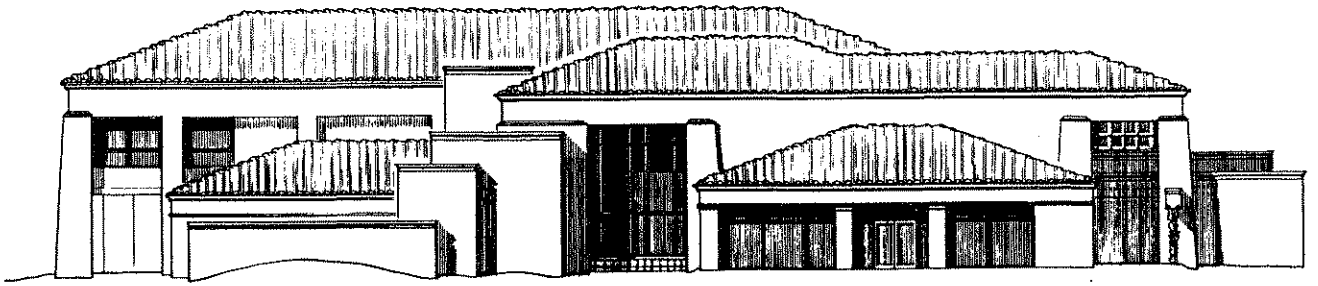
Del Webb's
Sun City Grand



Front Elevation



Left Side Elevation

△	DESCRIPTION	DATE	DRAWN

REVISIONS

Fitness Building

Exterior Elevation

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

0 8 16 32

Conceptual Design

DAHLIN GROUP
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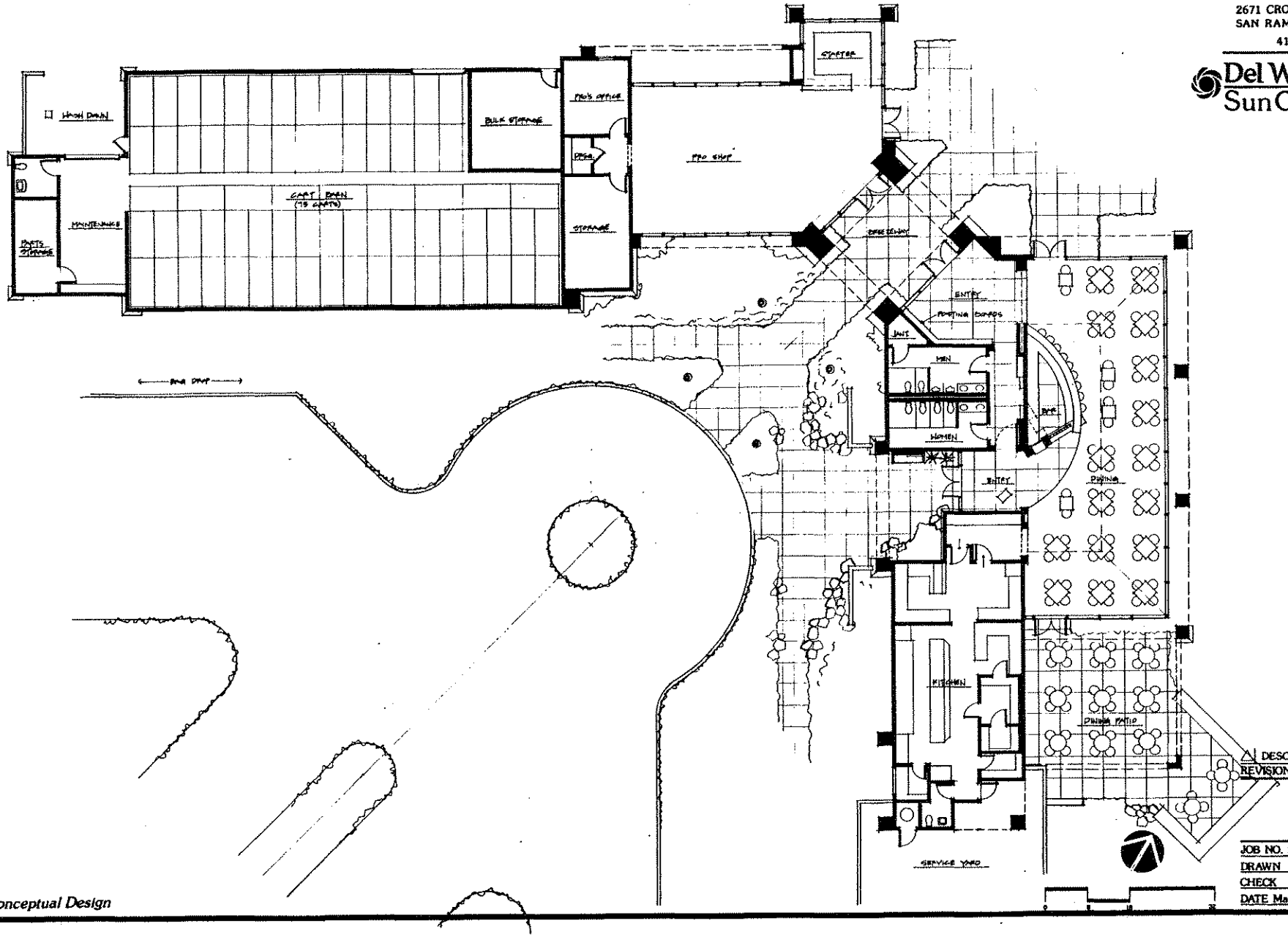
SAN RAMON, CA. 94583
415/837-8286

Del Webb's
Sun City Grand



Conceptual Design

DESCRIPTION	DATE	DRAWN

REVISIONS

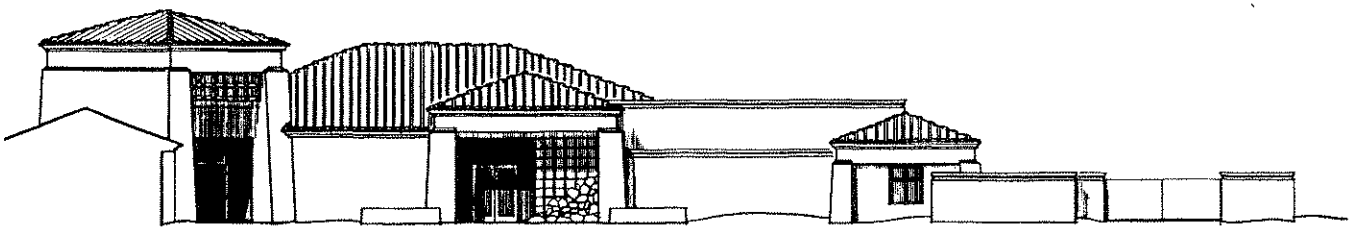
Golf Club

Floor Plan

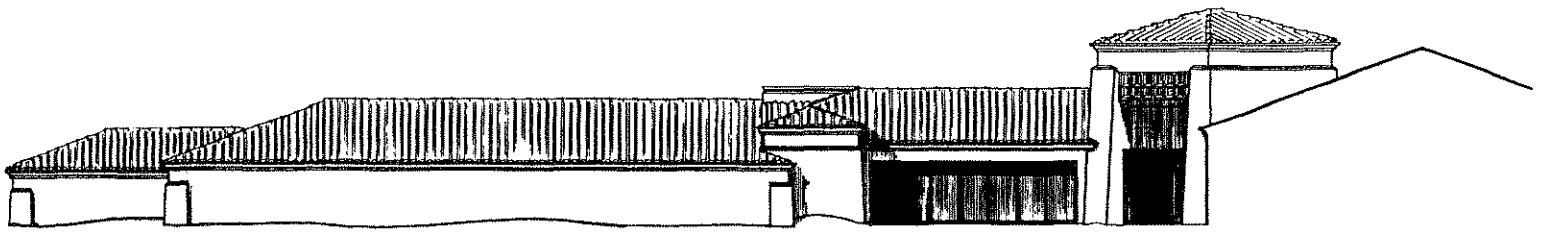
JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

DAHLIN GROUP
ARCHITECTS · PLANNERS
2671 CROW CANYON ROAD
SAN RAMON, CA. 94583
415/837-8286

Del Webb's
Sun City Grand



Front(Right) Elevation



Front(Left) Elevation

△	DESCRIPTION	DATE	DRAWN

REVISIONS

Golf Club

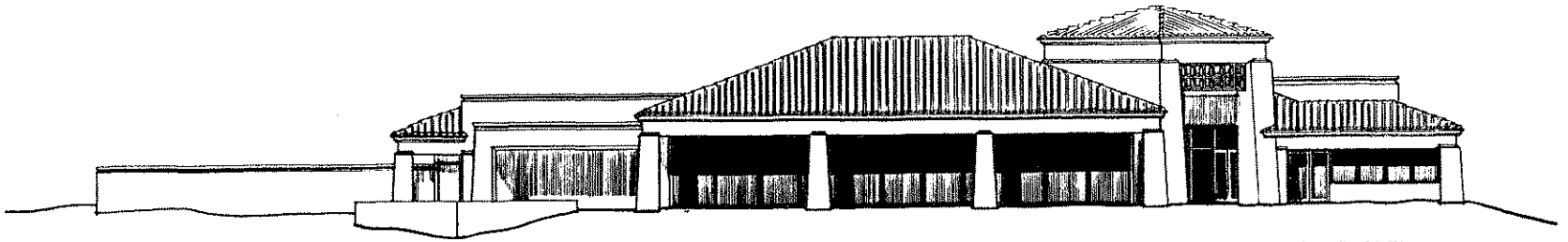
Elevations

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

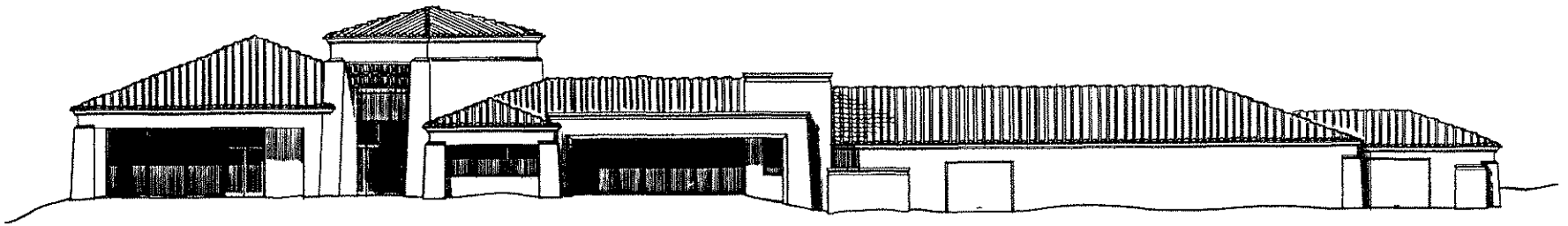
Conceptual Design

DAHLIN GROUP
ARCHITECTS · PLANNERS
2671 CROW CANYON ROAD
SAN RAMON, CA. 94583
415/837-8286

Del Webb's
Sun City Grand



Rear(Left) Elevation



Rear(Right) Elevation

△	DESCRIPTION	DATE	DRAWN

REVISIONS

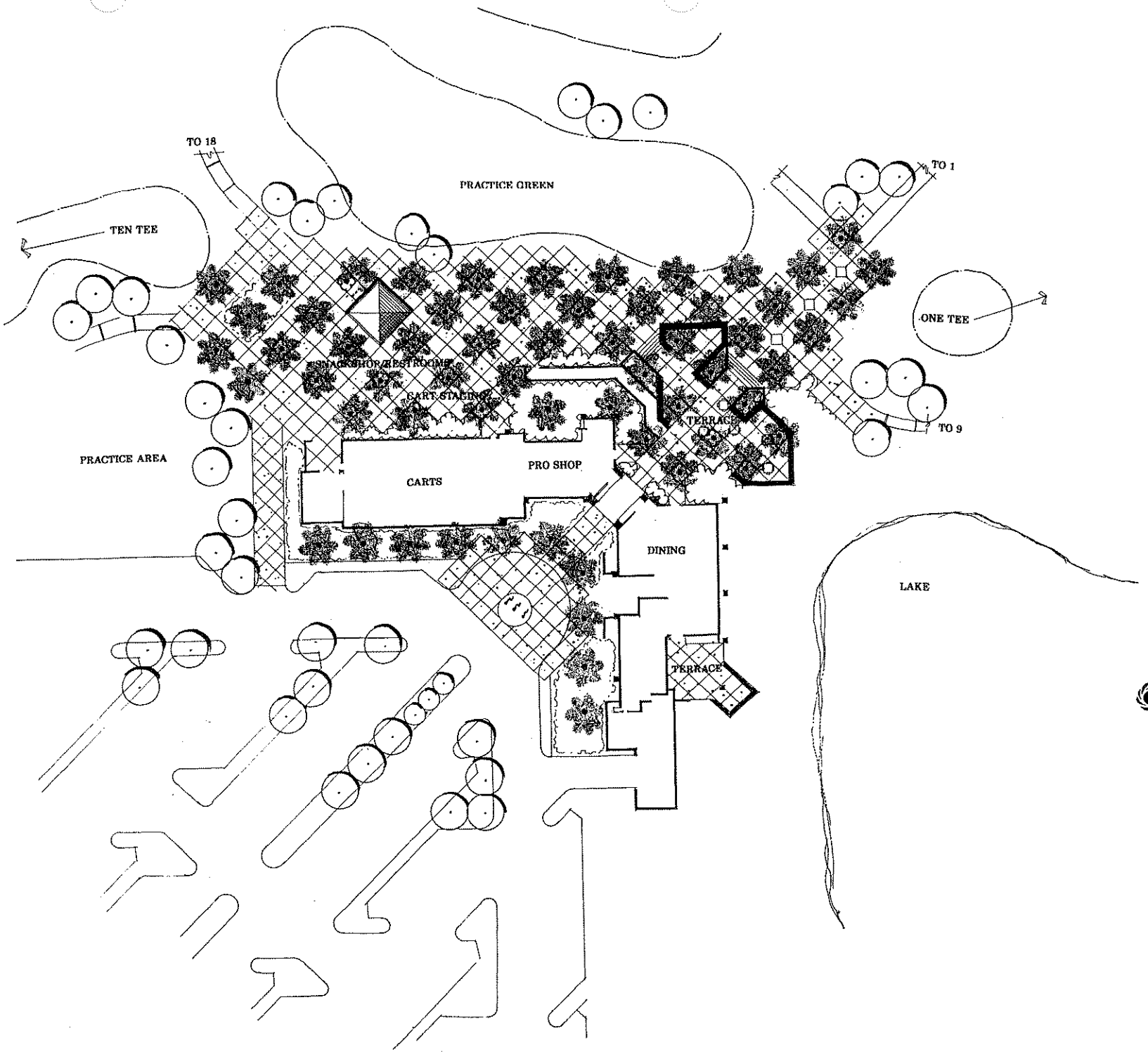
Golf Club

Elevations

JOB NO. 203.010 SHEET
DRAWN
CHECK
DATE May 2, 1995 OF

0 8 16 32

Conceptual Design



PRO SHOP CART TERRACE

Del Webb's
Sun City Grand

NORTH

4-21-95

Desert Color Blocking Guidelines

Definition of Color Applications

Predominant Wall:

More than 50% of colored (non-glass) area of any given facade, and generally the color occurring near eye level (between 4' and 7' above the ground).

Accent Color:

A second or third color covering less than 50% of the area of any given facade.

Trim Color:

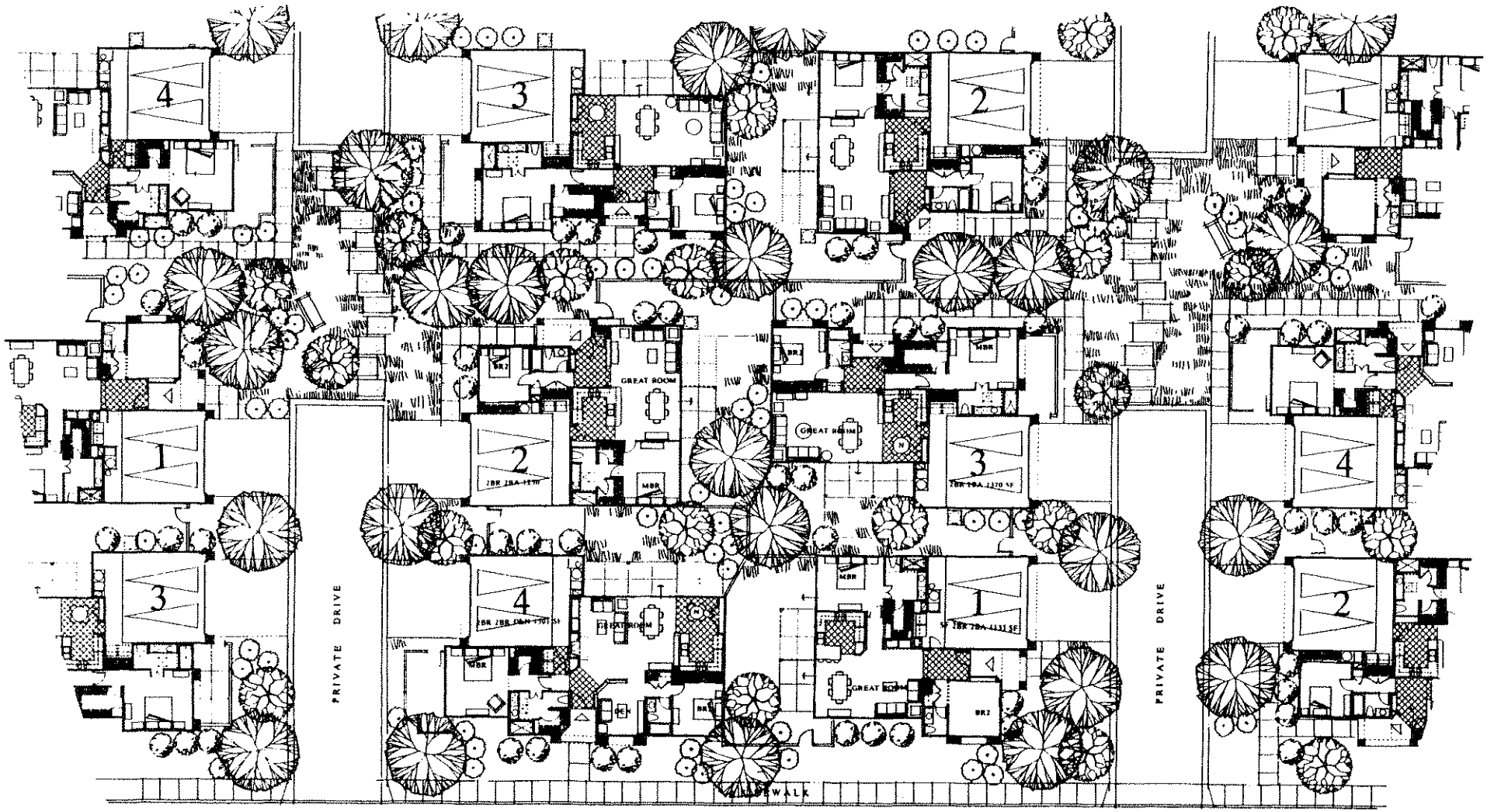
Generally a color outlining the perimeter of various building elements i.e., door and window frames (sash), roof edges such as eaves and/or facias; parapet or wall caps.

Ornamental Color:

Always occurs on a different material and / or plane than surrounding surfaces; generally discrete elements such as doors, shutters, gates and fences, light fixtures, etc.

Decorative Color:

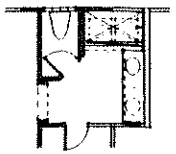
Patterns, textures or images applied to a background without a change of material or change of plane.



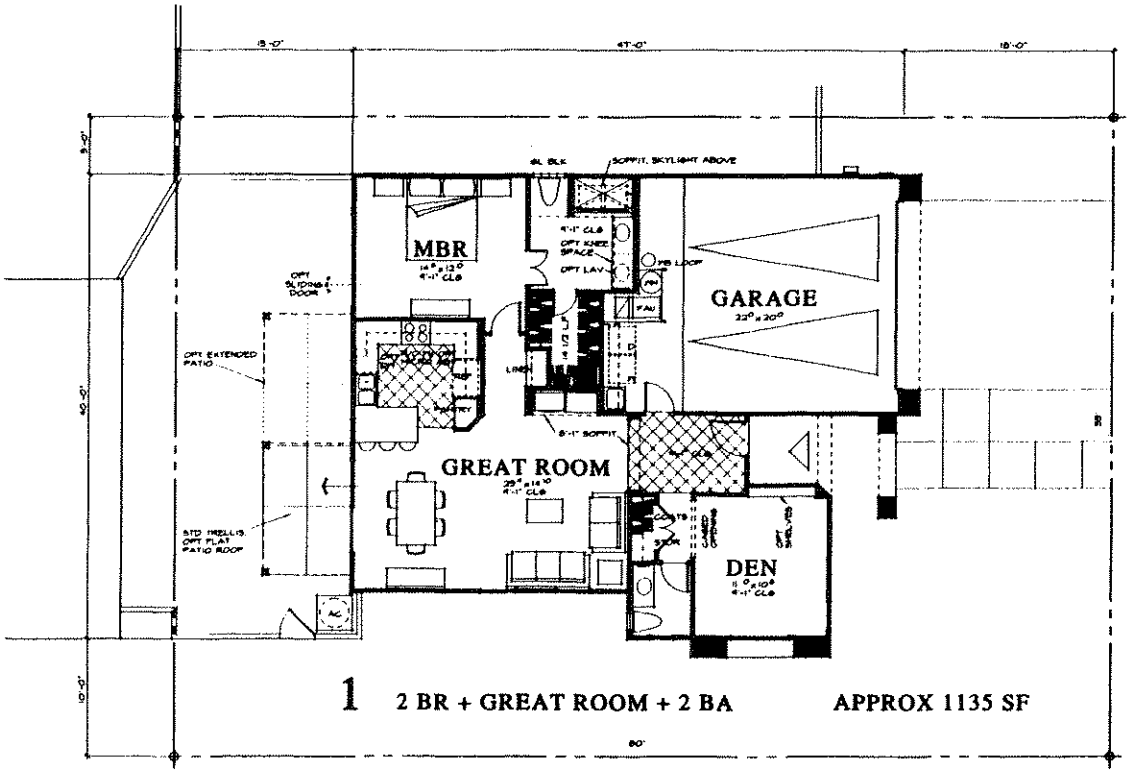
REFER TO CONSTRUCTION DOCUMENTS
FOR CURRENT FLOOR PLANS

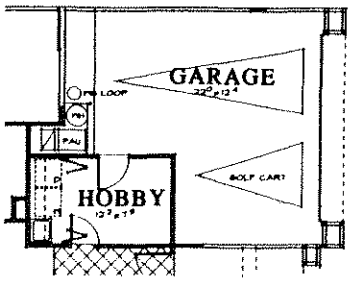
DEL WEBB'S
COURTYARD HOMES

DORIUS

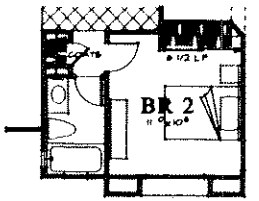


OPT M BATH





OPT HOBBY RM
+ 96 SF



OPT BR 2

DEL WEBB'S

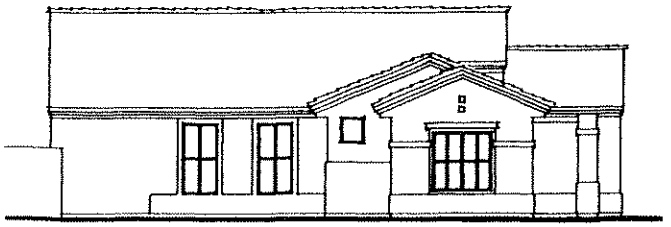
COURTYARD HOMES

SUN CITY GRAND AVENUE

DEL WEBB CORPORATION

JZ DORIUS

94202 4-21-95



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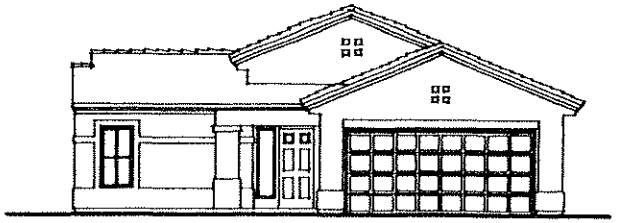
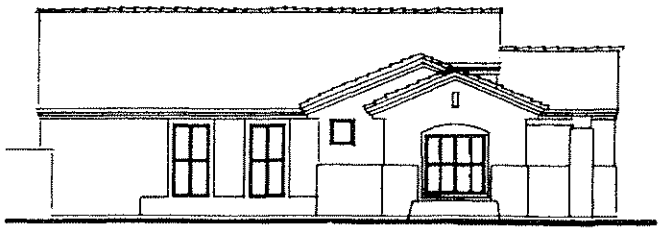
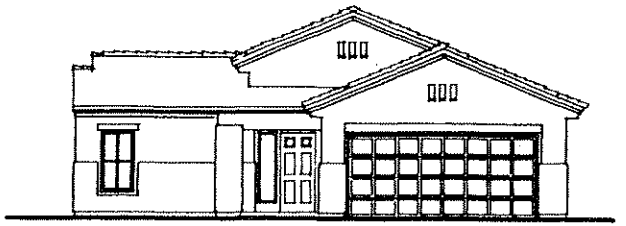


1A FRONT



1B LEFT



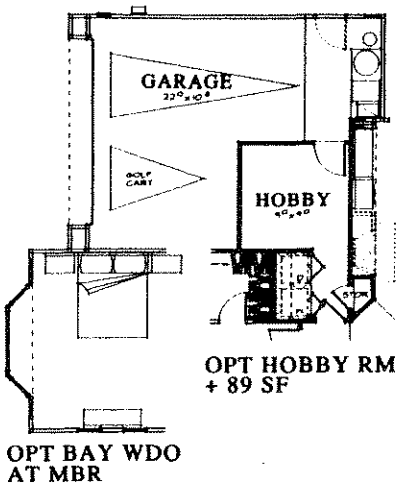
1B FRONT

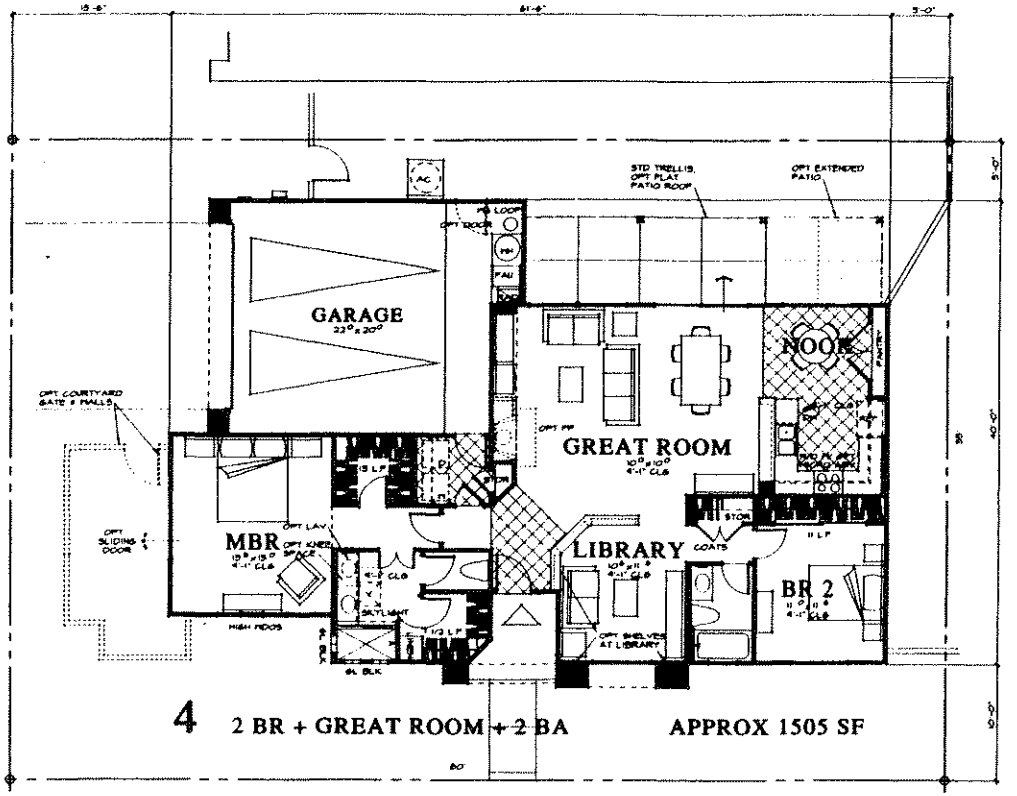
DEL WEBB'S

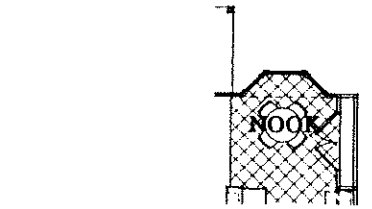
COURTYARD HOMES

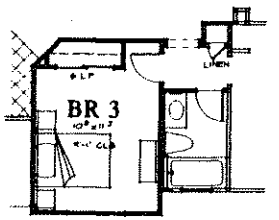
SUN CITY GRAND AVENUE

DEL WEBB CORPORATION







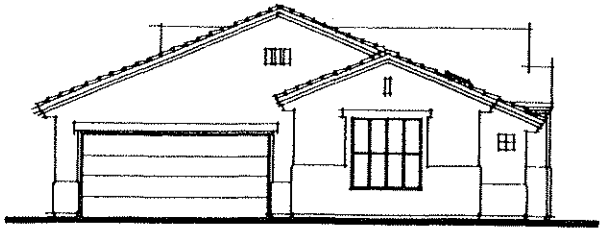


DEL WEBB'S

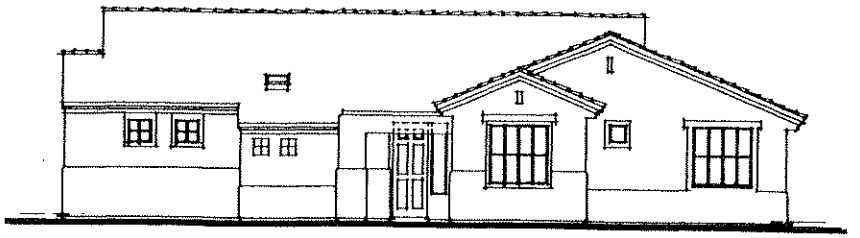
COURTYARD HOMES

SUN CITY GRAND AVENUE

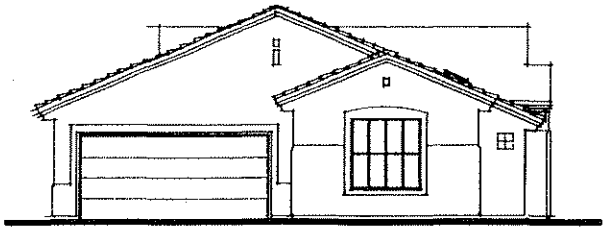
DEL WEBB CORPORATION



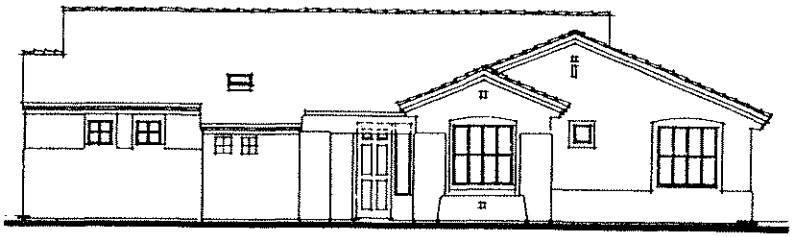
4A FRONT



4A RIGHT



4B FRONT



4B RIGHT

DEL WEBB'S

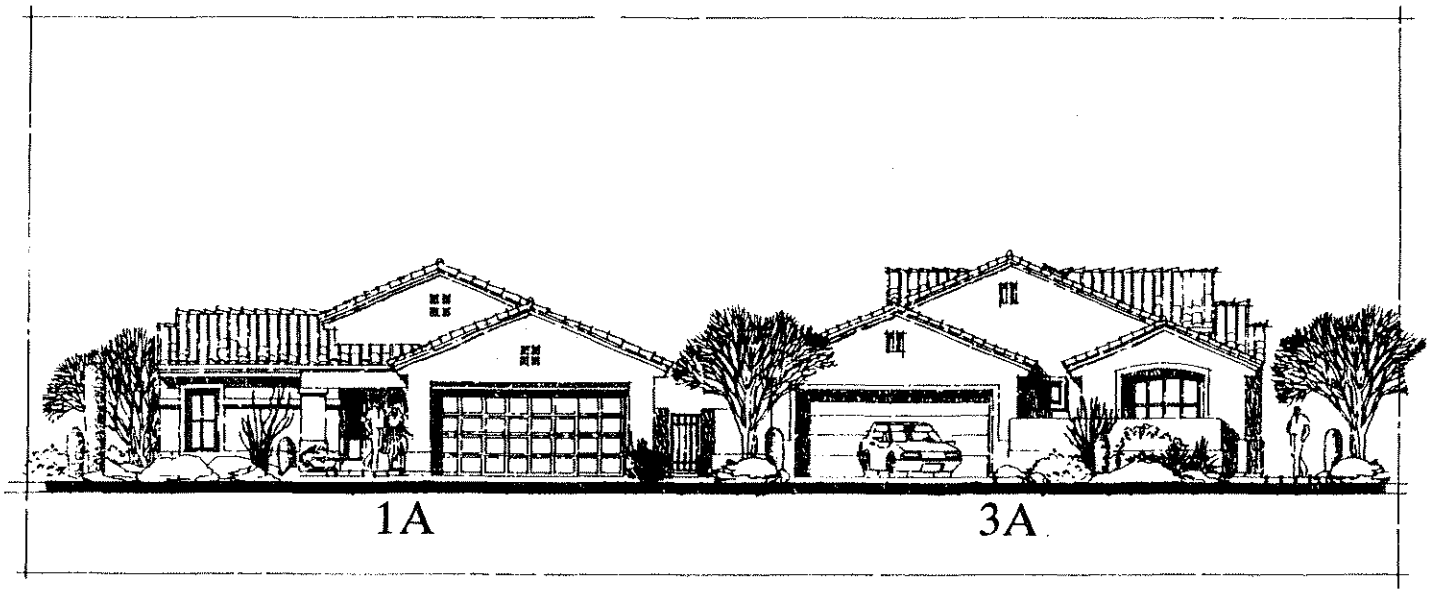
COURTYARD HOMES

SUN CITY GRAND AVENUE

DEL WEBB CORPORATION

DORIUS

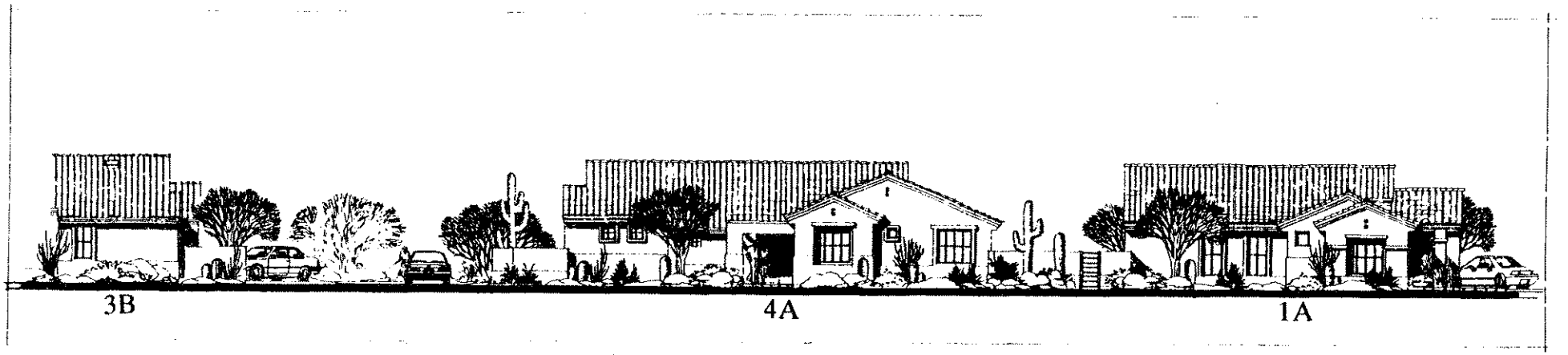
94282 6-21-95



CHARACTER ELEVATIONS

DEL WEBB'S

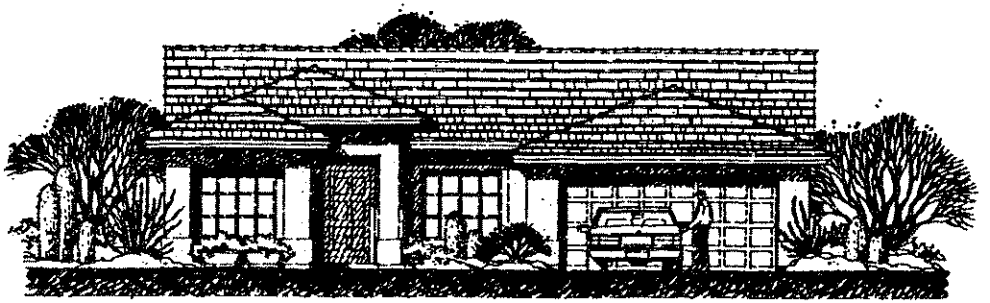
COURTYARD HOMES



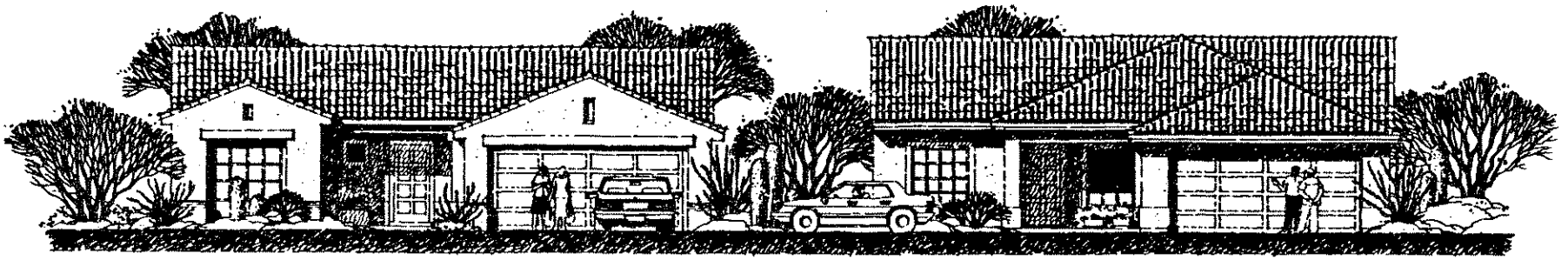
CHARACTER ELEVATIONS

DEL WEBB'S

COURTYARD HOMES



C ▪ 4B



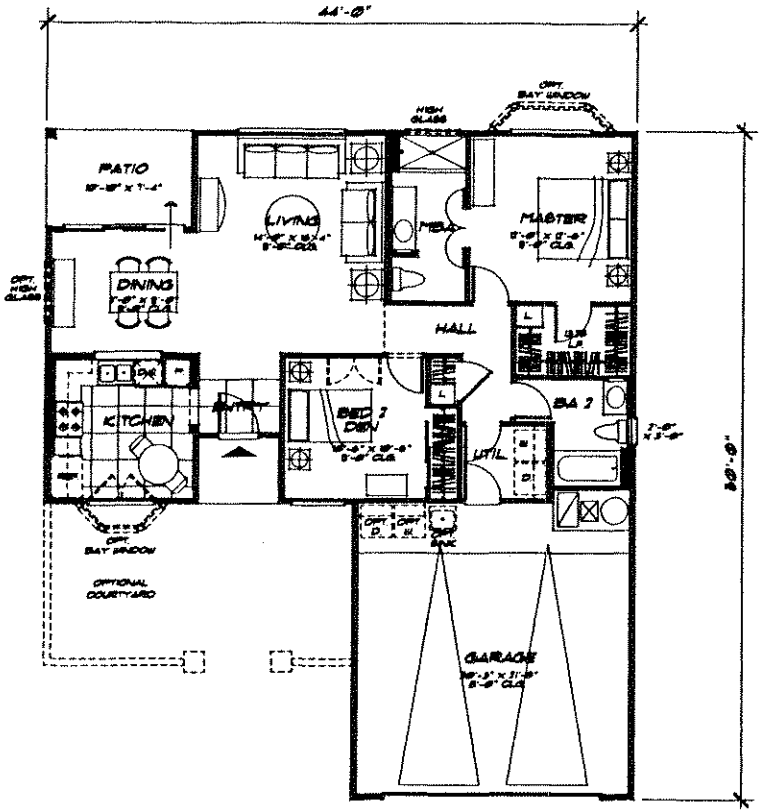
C ▪ 2A

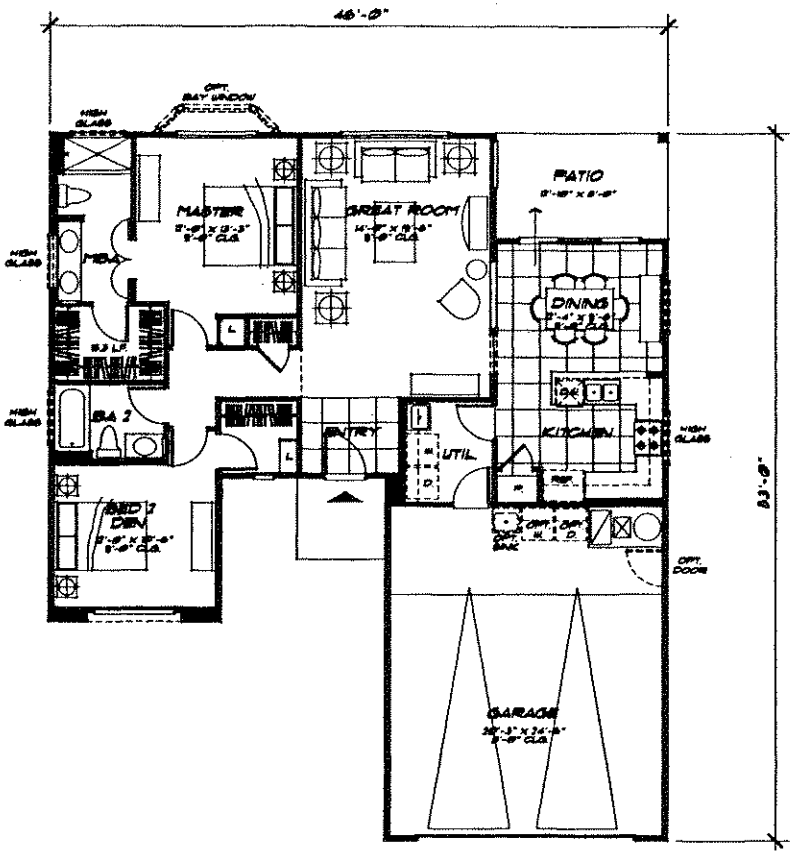
C ▪ 1B

■ SUN CITY GRAND CLASSICS SERIES ■

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning





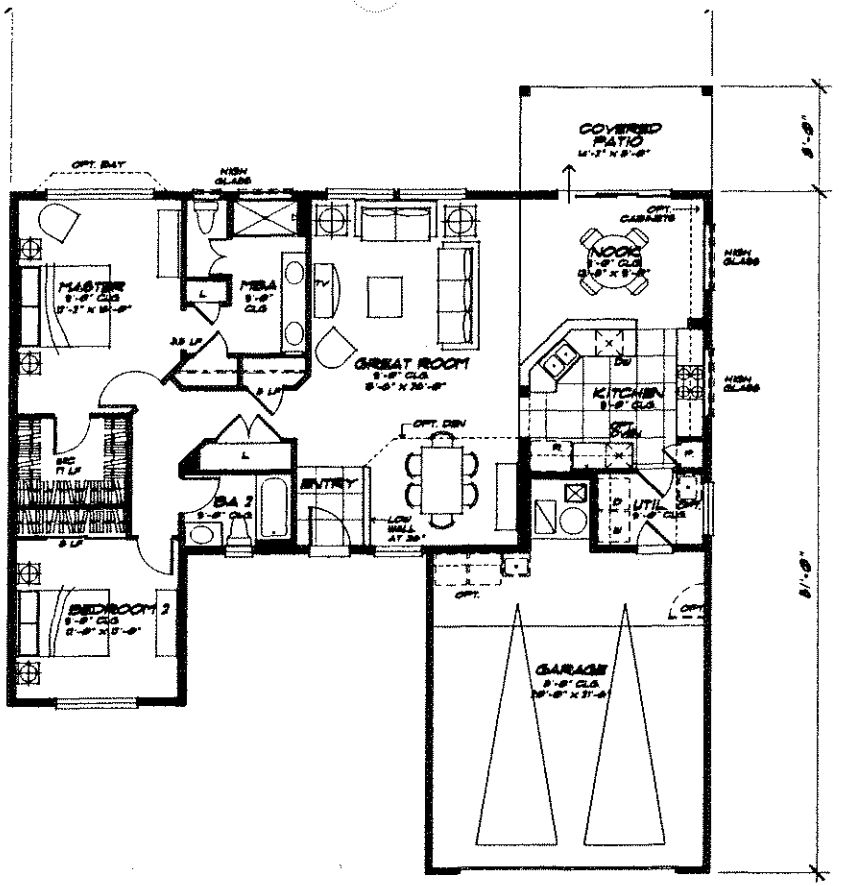
C - 1
PROGRAM: 1100 SF
ACTUAL: 1115 SF

C - 2
PROGRAM: 1250 SF
ACTUAL: 1266 SF

SUN CITY GRAND CLASSICS SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning

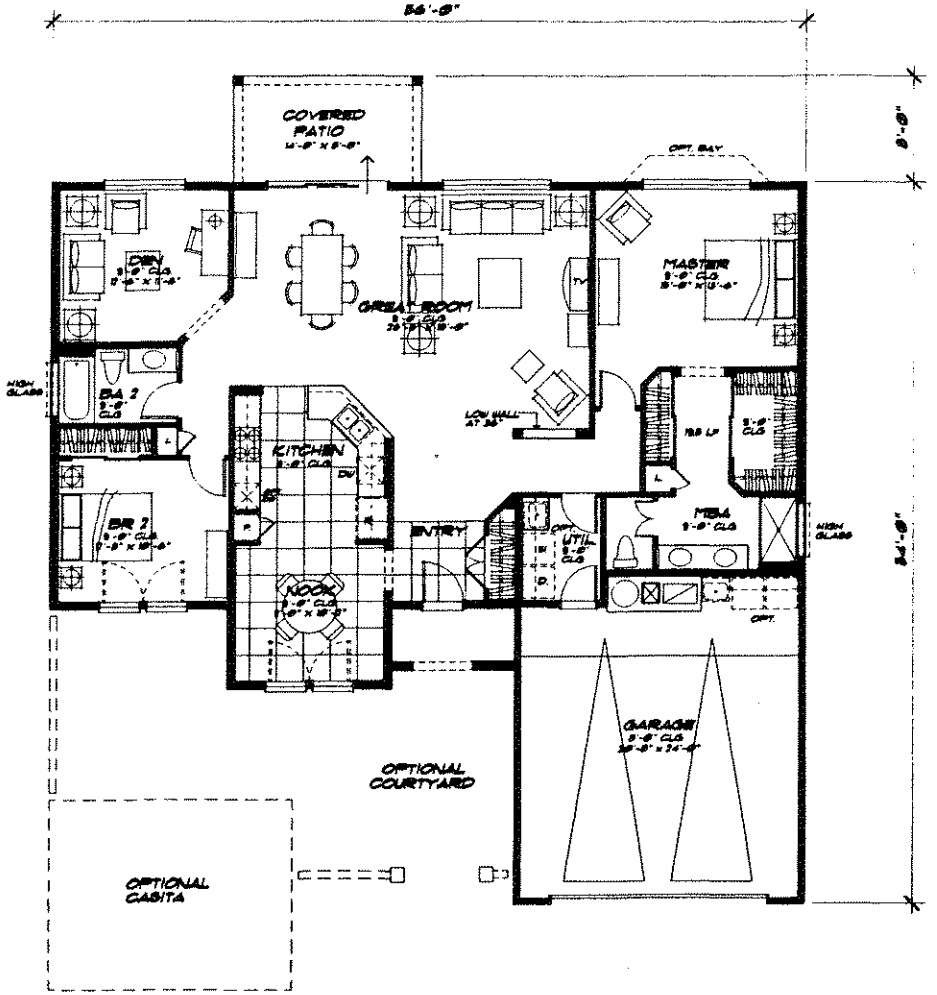


P = 2
PROGRAM: 1500 SF
ACTUAL: 1530 SF

SUN CITY GRAND PREMIER SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning

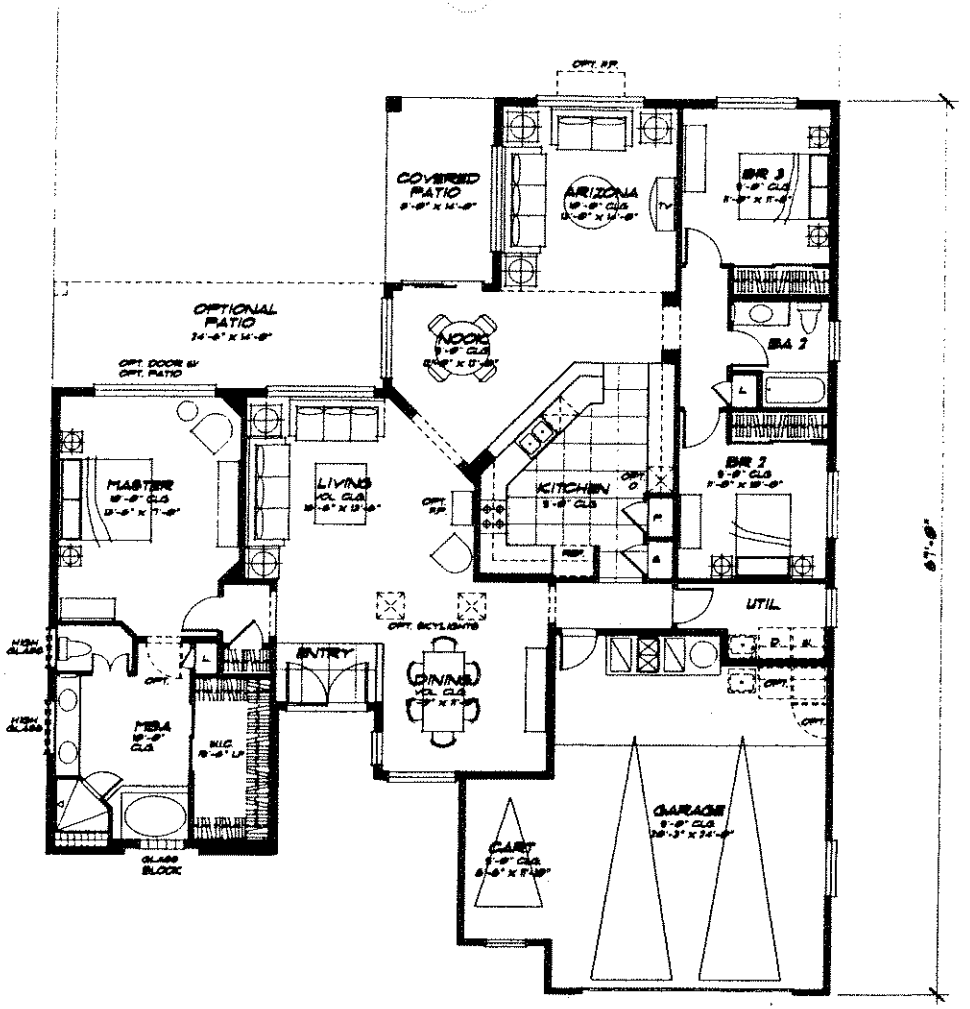


P = 4
PROGRAM: 1800 SF
ACTUAL: 1829 SF

SUN CITY GRAND PREMIER SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning

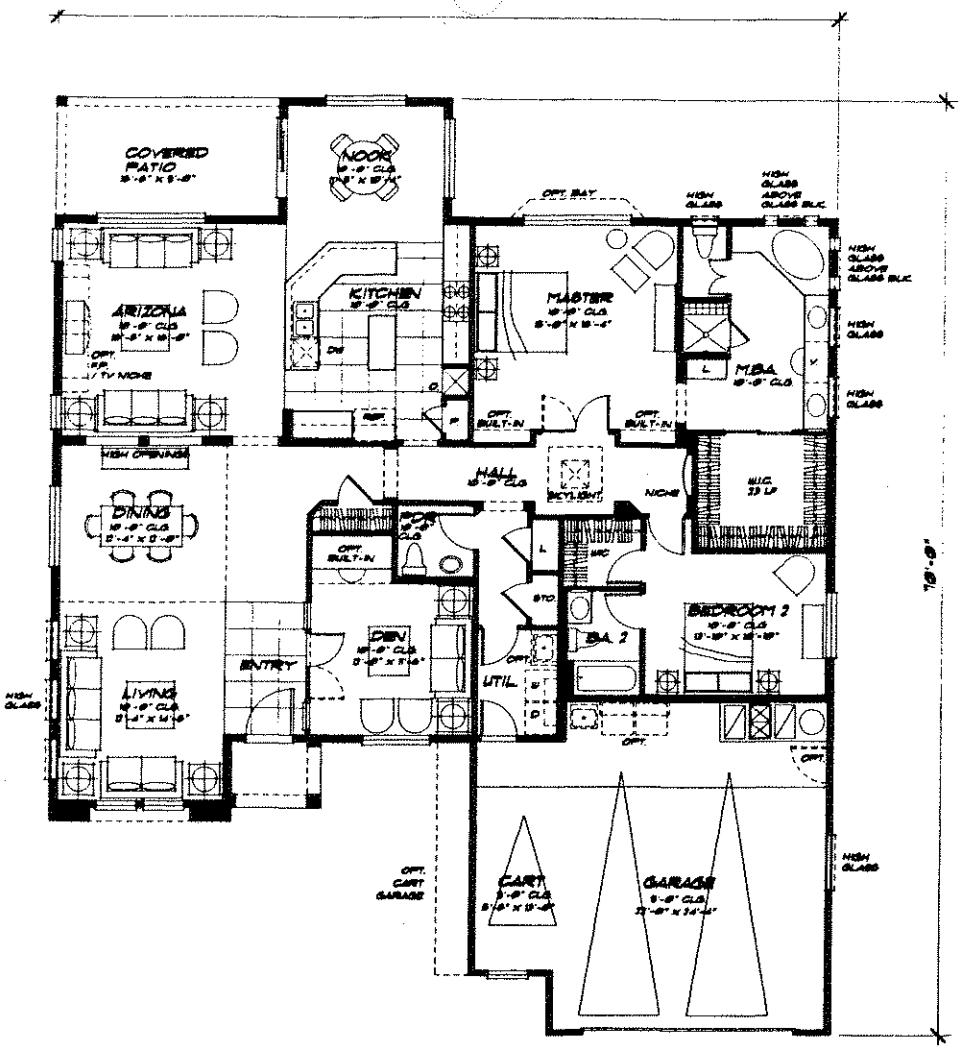


P - 6
PROGRAM: 2150 SF
ACTUAL: 2163 SF

SUN CITY GRAND PREMIER SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning



P = 8
PROGRAM: 2400 SF
ACTUAL: 2394 SF

SUN CITY GRAND PREMIER SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning

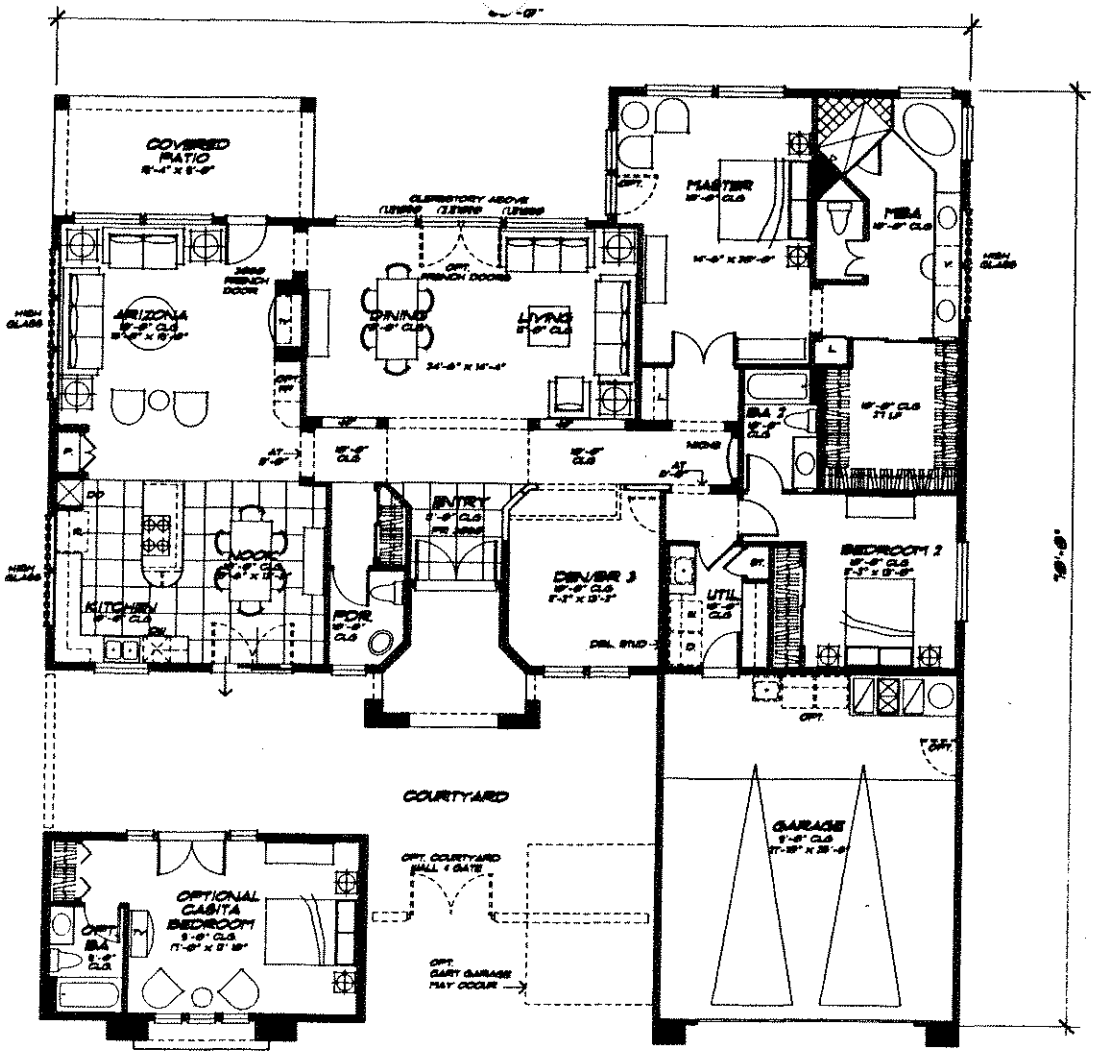
E ▪ 1B

E ▪ 4C

■ SUN CITY GRAND ESTATE SERIES ■

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning

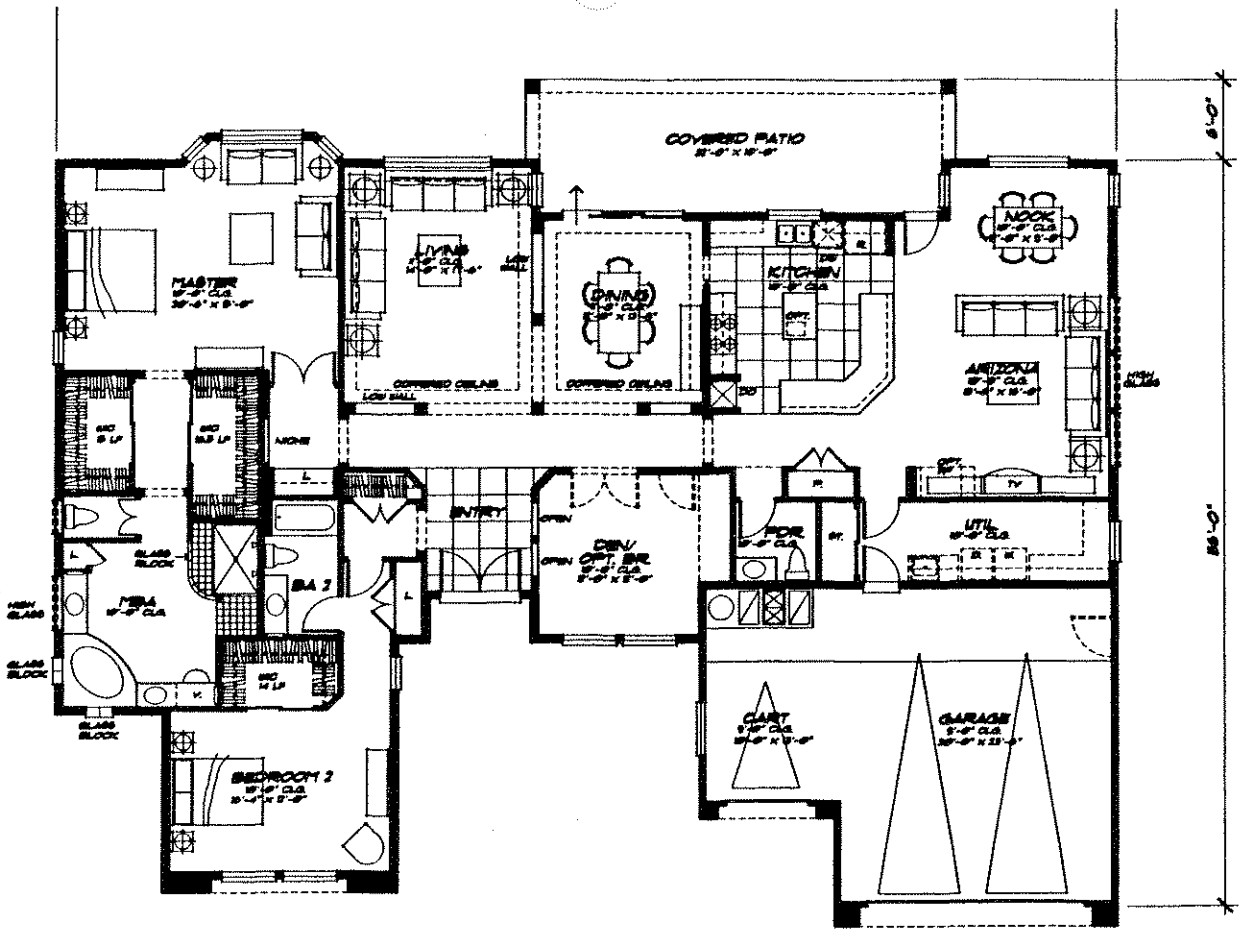


E • 1
PROGRAM: 2500 SF
ACTUAL: 2528 SF

SUN CITY GRAND ESTATE SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning



E - 4
PROGRAM: 2900 SF
ACTUAL: 2967 SF

SUN CITY GRAND ESTATE SERIES

DEL WEBB CORPORATION

IVERSON ASSOCIATES, INC.
Architecture and Planning

RESOLUTION NO. 97-56

A RESOLUTION APPROVING AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF SURPRISE WITHIN THE AREA GENERALLY BOUNDED BY THE BEARDSLEY CANAL (MCMICKEN DAM), UNION HILLS DRIVE, ESTRELLA HIGHWAY, BELL ROAD, REEMS ROAD AND GRAND AVENUE, WITHIN DEL WEBB'S SUN CITY GRAND, IN SECTIONS 19, 20, 28, 29, 30, 31 AND 32 IN T.4N; R.1W AND IN SECTIONS 23, 24, 25, 26 AND 36 IN T.4N; R.2W, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

WHEREAS, the City Council has previously adopted a General Plan for the development of land within the City boundaries; and

WHEREAS, since the General Plan was adopted, changes have occurred which affect the area bounded generally by the Beardsley Canal (McMicken Dam), Union Hills Drive, Estrella Highway, Bell Road, Reems Road and Grand Avenue, and amendments to the General Plan for this area were approved on the 24th day of February 1994, the 17th day of November, 1994, the 22nd day of September, 1995 and the 11th day of July, 1996;

WHEREAS, in light of these changes the General Plan should be amended; and

WHEREAS, the Planning and Zoning Commission has recommended approval of this General Plan Amendment; and

WHEREAS, this Amendment constitutes an overall improvement to the General Plan and is not solely for the benefit of a particular landowner; and

WHEREAS, this Amendment will enhance the public health, safety or welfare; and

WHEREAS, this Amendment furthers overall intent of the General Plan; and

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

The General Plan Amendment submitted by Del Webb Communities, Inc. as Application No. GPA 97-72, a copy of which is on file in the Community Development Department, is adopted with the stipulations contained in Exhibit A.

ADOPTED AND APPROVED this 23rd day of October, 1997.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Yeas: Mayor Shafer, Vice-Mayor Villanueva, Councilmembers Broich, Montoya, Reafleng, Anderson & Johnson.

Nays: _____

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THE FOREGOING INSTRUMENT IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL RECORD IN THE OFFICE OF THE CITY CLERK.

ATTEST BY: City Clerk

DATE: April 20, 1998

RECOMMENDATION: (GPA97-72 Del Webb's Sun City Grand - General Plan Amendment)

Subject request is consistent with the intent of the Surprise Comprehensive Development Guide. Furthermore, approval of this request (GPA97-72) would allow for a timely, efficient and orderly development of the Grand Avenue Property. Additionally, approval of this request will not adversely impact the surrounding area. The Planning and Zoning Commission **recommends** that this request, a General Plan Amendment, **be approved** subject to the following conditions:

STANDARD

a) Major changes to this General Plan Amendment (Application No. GPA97-72) and the Land Use Map with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the General Plan Amendment may be administratively approved by the City Manager and the Community Development Director;

b) Submit one set of 8-1/2" x 11" transparencies of all the maps in the Narrative Report,

c) Applicant must submit four (4) copies of the Development Guide Plan Map at 24" x 36" sheet size and four (4) copies at 11" x 17" sheet size of with incorporated Land Use Amendments, in color, to the City of Surprise Community Development Department within 30 days of City Council approval; and

d) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and to incorporate all of the data and information regarding the overall project to the City of Surprise Community Development Department within 30 days of City Council approval.

EXHIBIT - A
TO RESOLUTION NO. 97-56

REPORT TO THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL

PREPARED BY THE CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT

CASE NO: GPA97-72 (Del Webb - Sun City Grand - General Plan Amendment)
Planning and Zoning Commission Hearing Date: October 7, 1997
City Council Hearing Date: October 23, 1997

REQUEST: Del Webb Home Construction Inc., is requesting approval for a General Plan Amendment to amend to the Surprise Comprehensive Development Guide Land Use Map.

SITE LOCATION: Generally bounded by Grand Avenue, the Beardsley Canal, Union Hills Drive, the Estrella Highway (Loop 303), Bell Road, and Reems Road.

SITE SIZE: Sun City Grand - **3,769 acres.**

THIS REQUEST SITE SIZE:

Typical Neighborhood (6-7 D.U./Acre):	137.4 acres
High Density Residential (9-22 D.U./Acre):	.4 acres
Community Commercial:	28.7 acres
Regional Commercial:	.3 acres
Total	**166.8 acres**

COMMENTING JURISDICTIONS:

Town of Buckeye:	No comments were received
City of El Mirage:	No comments were received
City of Peoria:	No comments were received
Maricopa County:	No comments were received
Dysart Unified School District:	No comments were received
Maricopa Water District:	No comments were received
Luke Air Force Base:	No comments were received

DEPARTMENTAL REVIEW:

The **Engineering Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations".

The **Fire Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations".

The **Public Works Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations".

The **Police Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations".

The **City Manager's Office** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations".

STAFF RECOMMENDATION: Approve subject to stipulations listed under "Recommendations".

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: This item is a request to amend the Surprise Comprehensive Development Guide Land Use Map.

(For the purpose of this Staff Report the following section is created to help identify the various proposed land use locations, acreages, and surrounding land uses. Furthermore, the general locations and acreages for each land use request is shown on the Preliminary Development Plan dated July 25, 1997 (see attached))

Proposed Land Use general locations, acreages and surrounding land uses:

Location 1: Generally bounded by the Estrella Highway, Grand Avenue and the northern boundary of Sun City Grand - Desert Sage subdivision and consists of 78.0 acres. The existing land use to the north, south, east and west is currently vacant undeveloped land designated as Typical Neighborhood. This General Plan Amendment proposes to add approximately 78 acres and change the land use designation from Garden Industrial/Business Park to Typical Neighborhood.

Location 2: Generally bounded by Mountain View Boulevard, Sunrise Boulevard, Clearview Boulevard, and the Estrella Highway. More specifically located within The Village Center in the Sun City Grand - Model Area subdivision and consists of 6.8 acres. The existing land use to the north, south, east and west is designated as Typical Neighborhood except for a small area to the south and southeast which is designated as Community Commercial. This amendment proposes to expand the Community Commercial designation.

Location 3: Generally located at the northwest and southwest corners of Sunrise Boulevard and Clearview Boulevard and consists of 1.5 and 1.0 acres respectively. The existing land use to the north, south, and west is currently designated as Typical Neighborhood and to the east is vacant undeveloped land designated as Community Commercial. This amendment proposes change the "TN" designation to a Community Commercial designation.

Location 4: Generally located at the southeast corner of Sunrise Boulevard and Clearview Boulevard and consists of 4.4 acres. The existing land use to the north is designated as Community Commercial. To the south, east and west is vacant undeveloped land designated as "TN". This amendment proposes to change the "TN" designation to a "CC" designation.

Location 5: Generally bounded by Sunrise Boulevard, Grand Avenue, Reems Road, and Bell Road and consists of 8.0 acres. The existing land use to the north, south, east and west is currently vacant undeveloped land designated as "TN". No land use changes are proposed for this area.

Location 6: Generally bounded by Sunrise Boulevard, Mountain View Boulevard, Reems Road, and Bell Road. The existing land use to the north, south, east and west is currently vacant undeveloped land designated as "TN". No land use changes are proposed for this area.

Location 7: Generally bounded by Sunrise Boulevard, Mountain View Boulevard, Reems Road, and Bell Road. More specifically northwest of the Reems Road and Mountain View Boulevard intersection and consists of 10 acres. The existing land use to the south and west is currently vacant undeveloped land designated as "TN" and to the north and east is designated Community Commercial. No land use changes are proposed for this area.

Location 8: Generally bounded by Sunrise Boulevard, Mountain View Boulevard, Reems Road, and Bell Road. More specifically southwest of the Reems Road and Mountain View Boulevard intersection and consists of 5.0 acres. The existing land use to the north, south and west is vacant undeveloped land designated as "TN" and to the east is Community Commercial. No land use changes are proposed for this area.

Location 9: Generally located between Sunrise Boulevard and Reems Road adjacent to Grand Avenue and consists of 0.7 acres. The existing land use to the north is "TN"; to the south and east is "CC"; and to the west is vacant undeveloped land designated as "HDR". This amendment proposes to change the Garden Industrial/Business Park to "HDR" and "RC".

Location 10: Generally located between Sunrise Boulevard and Reems Road adjacent to Grand Avenue and consists of 41.0 acres. The existing land use to the north, south, and east is currently vacant undeveloped land designated as "TN". To the west of the subject area exists scattered businesses designated as Garden Industrial/Business Park. This amendment proposes to change subject area from "RC" to "TN".

Location 11: Generally bounded by Sunrise Boulevard, Mountain View Boulevard, Reems Road, and Bell Road. The existing land use to the north, south, east and west is currently vacant undeveloped land designated as "TN". No land use changes are proposed for this area.

Location 12: Generally bounded by the Beardsley Canal, Union Hills Drive, and the Estrella Highway (Loop 303) and consists of 6.0 acres. The existing land use to the north, south, east and west is currently vacant undeveloped land designated as "TN". This amendment proposes to change subject area from "TN" to "CC".

Location 13: Generally bounded by Sunrise Boulevard, Mountain View Boulevard, Reems Road, and Clearview Boulevard and consists of 22.0 acres. The existing land use to the north, south, and east is "TN" and to the west is "CC". No land use changes are proposed for this area.

Location 14: Generally located at the northwest corner of Bell Road and Reems Road and consists of 9.0 acres. The existing land use to the north and west is currently designated as Typical Neighborhood and to the south and east is vacant undeveloped land designated as Community Commercial. This amendment proposes change the "TN" designation to a Community Commercial designation.

Location 15: Potential softball field(s) at a location to be determined.

ADJACENT ROAD STATUS:

3. **GRAND AVENUE:** Currently two-lanes in each direction with a median section and left turn lanes.

4. **ESTRELLA HIGHWAY:** The Arizona Department of Transportation has a two-lane interim roadway currently in place. This roadway was originally projected to be a grade separated freeway. However, an at-grade crossing with signalized intersections is now proposed and accepted by A.D.O.T.

5. **SUNRISE BOULEVARD:** Currently exists. It is proposed to be 110' Right-of-Way and will be provided by Del Webb. Sunrise Boulevard is designed and approved in accordance with the Master Development Agreement and approved by the City Engineer. Scheduled for construction with Desert Oasis Final Plat.

6. **MOUNTAIN VIEW BOULEVARD:** Currently exists from the Estrella Highway to Sunrise Boulevard. It is proposed to be 110' Right-of-Way and will be provided by Del Webb. Mountain View Boulevard is designed and approved in accordance with the Master Development Agreement and approved by the City Engineer.

7. **CLEARVIEW BOULEVARD:**

Currently exists from the Estrella Highway to Sunrise Boulevard. It is proposed to be a 110' Right-of-Way and will be provided by Del Webb. Designs, including a 8' sidewalk on one side and a raised median will be in accordance with the Master Development Agreement and shall be approved by the City Engineer.

BACKGROUND:

8. **FEBRUARY 24, 1994**: The City Council approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation.

9. **APRIL 28, 1994**: The City Council approved the original P.A.D. and Preliminary Development Guide on subject property upon a recommendation for approval by the Planning and Zoning Commission.

10. **NOVEMBER 17, 1994:** The City Council approved the first amendment to the approved P.A.D and Preliminary Development Guide for the area north of Union Hills Road and approved a new P.A.D for the area located south of Union Hills down to Bell Road.

11. **AUGUST 29, 1995:** The City Council approved the second amendment to the approved P.A.D. and Preliminary Development Guide by adding 223.8 acres to the previously approved Planned Area Development.

12. **JULY 11, 1997:** The City Council approved the third amendment to the approved P.A.D. and Preliminary Development Guide by redesignating 92.37 acres to the previously approved Planned Area Development.

CONFORMANCE TO ADOPTED LAND USE PLANS:

13. If approved, this request would amend the Surprise Comprehensive Development Guide Land Use Map. The amended Plan will re-designate a portion of the existing regional commercial parcel to Typical Neighborhood (6-7 dwelling units per acre). The proposed density is within this range. Also, proposes to redesignate 28.7 acres from Typical Neighborhood to Community Commercial, and redesignate 18.4 acres from Community Commercial to Typical Neighborhood. Additionally, this request proposes to add 0.4 acres of

High Density Residential to an existing 42.8 acre High Density Residential designation, add 0.3 acres of Community Commercial to an existing 42.6 acre Regional Commercial designation, and add a 78.0 acre Typical Neighborhood out parcel. It is the intent of the Development Guide to provide the necessary guidelines of protection needed to maintain the integrity and quality of the proposed development. Subject request would be consistent with the intent of the Plan.

AREA LAND USE ANALYSIS:

14. Subject parcels are currently designated as Typical Neighborhood, Community Commercial, Garden Industrial/Business Park and Regional Commercial and are either single-family residences, commercial, and/or vacant undeveloped land. The proposed request is consistent and compatible with the urban uses and will continue the urban pattern in the immediate area.

PLAN ANALYSIS:

15. Subject request is to redesignate 41.0 acres from Regional Commercial to Typical Neighborhood, redesignate 28.7 acres from Typical Neighborhood to Community Commercial, and redesignate 18.4 acres from Community Commercial to Typical Neighborhood. Furthermore, this request proposes to add 0.4 acres of High Density Residential to an existing 42.8 acre High density Residential designation, add 0.3 acres of Community Commercial to an existing 42.6 acre Regional Commercial designation, and add a 78.0 acre Typical Neighborhood designation out parcel.

16. This application proposes to amend the existing Development Guide Plan as follows:

    a) Redesignate a new 78.0 acres designation from Garden Industrial/Business Park to Typical Neighborhood (6-7 dwelling units/acre). Said 78.0 acres will be added to the existing Typical Neighborhood designation at the northern most boundary of Sun City Grand -Desert Sage subdivision between the Estrella Highway and Grand Avenue. Furthermore, these 78.0 acres will become part of the Sun City Grand development.

    b) Redesignate portions of the Community Center from Community Commercial to Typical Neighborhood and Typical Neighborhood to Community Commercial to reflect the actual boundaries of the Community Center and to accurately depict the limits of the Community Center and the Model Complex.

c) Redesignate two (2) locations, one at the northwest corner and the other at the southwest of Sunrise Boulevard and Clearview Boulevard, from Typical Neighborhood to Community Commercial to allow to small commercial corners.

d) Redesignate two (2) locations, both at the southeast corner of Sunrise Boulevard and Clearview Boulevard, from Typical Neighborhood to Community Commercial to combine two (2) Golf Course Clubhouses into one site (4.4 acres).

e) Redesignate 6.0 acres generally bounded by Beardsley Canal, Union Hills Drive, and the Estrella Highway from Typical Neighborhood to Community Commercial.

f) Redesignate 41.0 acres from Regional Commercial to Typical Neighborhood to combine to an existing Typical Neighborhood designation.

g) Redesignate a new 0.4 acre designation from Garden Industrial/Business Park to High Density Residential (HDR 9-22 D.U./Acre). Said 0.4 acres will be added to the existing High Density Residential designation between Sunrise Boulevard and Reems Road adjacent to Grand Avenue. Furthermore, these 0.4 acres will become part of the Sun City Grand development.

h) Redesignate a new 0.3 acre designation from Garden Industrial/Business Park to Community Commercial. Said 0.3 acres will be added to the existing Community Commercial designation between Sunrise Boulevard and Reems Road adjacent to Grand Avenue. Furthermore, these 0.3 acres will become part of the Sun City Grand development.

i) Redesignate 9.0 acres generally located at the northwest corner of Reems Road and Bell Road from Typical Neighborhood to Community Commercial. This 9.0 site is being returned back to its original land use (Community Commercial) designation of several years ago.

17. These parcels are proposed to be consistent with the previously approved densities. The amendments are consistent with the adjacent properties within the Sun City Grand development.

18. This proposal will not adversely impact the existing land uses nor will it adversely impact the public health, safety or welfare.

19. The proposed General Plan Amendment and the proposed Preliminary Development Plan provides acceptable land use types and densities. Additionally, the proposed Plan is in conformance with the proposed amendment to the Surprise Comprehensive Development Guide. The character and primary use of Del Webb's Sun City Grand is a large-scale active adult community, physically integrated with surrounding developments by its arrangement of major and collector streets providing efficient and effective circulation.

FINDINGS:

20. In staff's opinion, the proposed amendment constitutes an overall improvement to the Development Guide Plan and will not solely benefit a particular land owner, or owners, at a future point in time.

21. The amendment will not adversely impact the public health, safety, or welfare.

22. The proposed amendment is consistent with the overall intent of the Surprise Comprehensive Development Guide and its Land Use Map.

23. The proposed development patterns provides an acceptable land use and densities which is conducive to the surrounding urban developments.

RECOMMENDATION: (GPA97-72 Del Webb's Sun City Grand - General Plan Amendment)

Subject request is consistent with the intent of the Surprise Comprehensive Development Guide. Furthermore, approval of this request (GPA97-72) would allow for a timely, efficient and orderly development of the Grand Avenue Property. Additionally, approval of this request will not adversely impact the surrounding area. The Planning and Zoning Commission **recommends** that this request, a General Plan Amendment, **be approved** subject to the following conditions:

STANDARD

a) Major changes to this General Plan Amendment (Application No. GPA97-72) and the Land Use Map with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the General Plan Amendment may be administratively approved by the City Manager and the Community Development Director;

b) Submit one set of 8-1/2" x 11" transparencies of all the maps in the Narrative Report,

c) Applicant must submit four (4) copies of the Development Guide Plan Map at 24" x 36" sheet size and four (4) copies at 11" x 17" sheet size of with incorporated Land Use Amendments, in color, to the City of Surprise Community Development Department within 30 days of City Council approval; and

d) Submission of four (4) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and to incorporate all of the data and information regarding the overall project to the City of Surprise Community Development Department within 30 days of City Council approval.

ORDINANCE NO. 97-21

AN ORDINANCE CHANGING THE ZONING OF A PROPERTY APPROXIMATELY 1600' NORTHWEST OF THE REEMS ROAD AND GRAND AVENUE INTERSECTION, SECTION 29, T.4N., R.1W., AND A PROPERTY APPROXIMATELY 400' SOUTH OF THE INTERSECTION OF ESTRELLA HIGHWAY AND GRAND AVENUE IN SECTION 19, T.4N., R.1W., OF THE G& S.R.B.&MED., FROM PAD AND R1-43 RESPECTIVELY, TO PLANNED AREA DEVELOPMENT (PAD) WITH PRELIMINARY DEVELOPMENT PLAN, AND AMENDING THE ZONING OF SEVERAL PARCELS IN DEL WEBB'S SUN CITY GRAND LOCATED WITHIN THE AREA BOUNDED BY THE BEARDSLEY CANAL (MCMICKEN DAM), UNION HILLS DRIVE, ESTRELLA HIGHWAY, BELL ROAD, REEMS ROAD, AND GRAND AVENUE IN SECTION 19,20,28, 29, 30, 31, AND 32 IN T.4N., R.1W., AND SECTIONS 23, 24, 25, 26, AND 36 IN T.4.N., R.2W., G&S.R.B.&MED., BY AMENDING THE PRELIMINARY DEVELOPMENT PLAN WHICH IS CURRENTLY REQUIRED UNDER THE PARCEL'S PLANNED AREA DEVELOPMENT ZONING.

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

WHEREAS, changes have occurred in the vicinity of the Reems Road and Grand Avenue intersection and the Estrella Highway and Grand Avenue intersection which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will enhance the health, safety, and welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Comprehensive Development Guide; and

WHEREAS, the above referenced properties that are currently zoned Planned Area Development are required as a condition of that PAD zoning to develop property in accordance with a particular Preliminary Development Plan; and

WHEREAS, the property owner desires to amend the Preliminary Development Plan; and

WHEREAS, the amended Preliminary Development Plan is consistent with changes which are occurring in the neighborhood, enhances the public health, safety, and welfare, and complies with the Comprehensive Development Guide;

WHEREAS, the Planning and Zoning commission has recommended approval of this rezoning and PAD amendment; and

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

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

Section 2. The property described in Exhibit A are rezoned from PAD and R1-43 to Planned Area Development ("PAD") with Preliminary Development Plan:

Section 3. The Planned Area Development zoning classification which currently applies to the properties on Exhibit B is amended as follows. The Preliminary Development Plan which was previously approved as a requirement of the Planned Area Development zoning is amended as set forth in that certain document entitled Preliminary Development Plan for Del Webb's Sun City Grand dated September 12. 1997, as Application No. PADA97-73, a copy of which is on file in the Community development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only as provided in the approved Preliminary Development Plan and in compliance with the Stipulations contained in Exhibit C.

PASSED AND ADOPTED 13th day of November, 1997.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

YEAS: Mayor Shafer, Vice-Mayor Villanueva, Councilmembers Broich, Montoya, Reafleng, Anderson & Johnson.

NAYS:

THE FOREGOING INSTRUMENT IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL RECORD IN THE OFFICE OF THE CITY CLERK.

ATTEST BY:

City Clerk

DATE: April 20, 1998

STANLEY CONSULTANTS, INC.

2929 East Camelback Road, Suite 130 • Phoenix, AZ 85016-4425 Tel: 602/912-6500 • Fax: 602/912-6599

May 21, 1997
Del Webb's
Sun City Grand
Overall Boundary of project for P. A. D.

LEGAL DESCRIPTION

A portion of land lying within Sections 19, 20, 28, 29, 30, 31 and 32 in Township 4 North, Range 1 West, and in Sections 23, 24, 25, 26 and 36 in Township 4 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the northeast corner of said Section 32;

thence N 89°22'37" W along the north line of said Section 88.99 feet to a point on the northwesterly right of way line of proposed Reems Road as defined in Instrument no. 88-017966, Maricopa County records;

thence S 43°42'05" W along said right of way 1107.32 feet to the beginning of a curve, concave northwesterly, having a radius of 2435.00 feet;

thence southwesterly 1150.69 feet along the arc of said curve and along said right of way, through a central angle of 27°04'33";

thence S 70°46'38" W along said right of way 950.24 feet to the beginning of a curve, concave southeasterly, having a radius of 4415.00 feet;

thence southwesterly 2311.76 feet along the arc of said curve and along said right of way line, through a central angle of 30°00'03" to the beginning of a compound curve, concave southeasterly, having a radius of 3015.00 feet;

thence southwesterly 2131.08 feet along the arc of said curve and along said right of way line through a central angle of 40°29'53";

thence S 00°16'42" W along said line 163.64 feet;

thence S 45°26'06" W along said line 29.62 feet;

thence S 00°35'22" W along said line 65.00 feet to the south line of said Section 31.

thence N 89°24'38" W along said south line 2548.30 feet to the south quarter corner of said Section;

thence N 89°23'30" W along said south line 2024.10 feet to the southwest corner of said Section 31 and the southeast corner of said Section 36;

EXHIBIT A
TO ORDINANCE NO. 97-21

thence N 89°23'37" W along the south line of said Section 36 a distance of 2332.82 feet to the east right of way line of the Estrella Freeway, Route 303, as shown on Right of Way Plans by the Arizona Department of Transportation, Project No. RBA-600-9-701, dated May 1989;

thence N 00°16'06" E along said east line 399.74 feet;

thence N 06°04'03" W along said east line 1359.20 feet;

thence N 00°16'06" E along said east line 3514.10 feet to the south line of said Section 25;

thence N 89°45'00" W along said south line 150.00 feet to the south quarter corner of said Section 25;

thence N 89°44'44" W along said south line 2639.94 feet to the southwest corner of said Section 25 and the southeast corner of said Section 26;

thence N 89°41'58" W along the south line of said Section 26 a distance of 2641.72 feet to the south quarter corner of said Section;

thence N 89°41'31" W along said south line 2641.61 feet to the southwest corner of said Section 26;

thence N 00°31'39" E along the west line of said Section a distance of 1079.42 feet to the south right of way line of the Main Canal of the Maricopa County Municipal Water Conservation District Number One;

thence N 88°11'49" E along said south line 462.50 feet to the beginning of a curve, concave northwesterly, having a radius of 1502.11 feet;

thence northeasterly 655.42 feet along the arc of said curve, and along said south line, through a central angle of 25°00'00";

thence N 63°11'49" E along said south line 1042.00 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 26°57'44" E;

thence northeasterly 650.23 feet along the arc of said curve, and along said south line, having a radius of 1502.19 feet, through a central angle of 24°48'03";

thence N 38°50'39" E along said right of way line 235.60 feet;

thence S 00°25'34" W along a line parallel with and 20.00 feet east of the north-south midsection line of said Section 26 a distance of 25.17 feet;

thence S 89°41'58" E along a line parallel with and 2306.30 feet north of the south line of said Section a distance of 40.00 feet;

thence N 00°25'34" E along a line parallel with and 60.00 feet east of said midsection line 75.52 feet to said southeasterly right of way line;

thence N 38°50'39" E along said southeasterly line 229.48 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 51°02'45" E;

thence northeasterly 99.04 feet along the arc of said curve and along said southeasterly line, having a radius of 1509.04 feet, through a central angle of 03°45'38" to the east-west midsection line of said Section;

thence S 89°40'54" E along said midsection line 36.40 feet to a point on a line that is 30.00 feet east of and parallel with the east right of way line of the main canal of the Maricopa County Municipal Water Conservation District Number One, said point also being a point on a non-tangent curve, concave northwesterly, to which point a radial line bears S 55°34'52" E;

thence northeasterly 630.17 feet along the arc of said curve and along said parallel line, having a radius of 1539.04 feet, through a central angle of 23°27'37";

thence N 10°57'31" E along said parallel line 1438.67 feet to the beginning of a curve, concave southeasterly, having a radius of 789.93 feet;

thence northerly 516.44 feet along the arc of said curve, and along said parallel line, through a central angle of 37°27'32";

thence N 48°25'09" E along said parallel line 138.80 feet;

thence leaving said parallel line S 41°34'51" E 50.00 feet;

thence N 48°25'09" E 100.00 feet;

thence N 41°34'51" W 80.00 feet to the east right of way line of said main canal;

thence N 48°25'09" E along said right of way 773.47 feet to the beginning of a curve, concave northwesterly, having a radius of 1613.26 feet;

thence northeasterly 390.13 feet along the arc of said curve and along said right of way, through a central angle of 13°51'20";

thence N 34°33'49" E along said right of way line 1059.73 feet to a point on the west line of the southwest quarter of said Section 24;

thence S 00°17'45" W along said west line 69.79 feet to a point that is on a line 30.00 feet easterly of and parallel with the easterly right of way line of said main canal;

thence N 25°45'16" E along said parallel line 398.43 feet to the beginning of a curve, concave southeasterly, having a radius of 1402.86 feet;

thence northeasterly 424.26 feet along the arc of said curve and along said parallel line, through a central angle of 17°19'39";

thence N 43°04'55" E along said parallel line 1236.45 feet;

thence leaving said parallel line S 68°41'37" E 18.94 feet to the beginning of a curve, concave northerly, having a radius of 1700.00 feet;

thence easterly 2015.61 feet along the arc of said curve, said arc also being the southerly line of Tracts 24C and 26C of Trilby Wash Detention Basin, through a central angle of 67°55'58" ;

thence N 43°22'25" E along said southerly line 2240.10 feet to the north line of said Section 24;

thence S 89°31'42" E along said north line 635.27 feet to the northeast corner of said Section 24, said corner also being the northwest corner of said Section 19;

thence S 89°30'36" E along the north line of said Section 19 a distance of 93.00 feet;

thence S 00°18'48" W along a line parallel with the west line of said Section 19 a distance of 70.00 feet;

thence N 89°30'36" W along a line parallel with said north line 60.00 feet to a point on a line 30.00 feet easterly of and parallel with the west line of said Section 19;

thence S 00°18'48" W along said parallel line 838.00 feet;

thence S 69°41'05" E 1139.76 feet;

thence S 41°40'35" E 458.69 feet to the southeasterly right of way line of the Estrella Freeway;

thence N 43°22'12" E along said right of way line 239.35 feet;

thence S 46°37'29" E along a line parallel with and 600.00 feet southwesterly of said southwesterly right of way line of Grand Avenue a distance of 900.00 feet;

thence N 43°22'12" E 225.00 feet;

thence S 46°37'29" E along a line parallel with and 375.00 feet southwesterly of said southwesterly right of way line 1024.28 feet;

thence N 88°22'21" E 388.88 feet;

thence N 43°22'31" E 100.00 feet to said southwesterly right of way line;

thence S 46°37'29" E along said right of way line 424.00 feet to the beginning of a curve, concave southwesterly, having a radius of 10934.00 feet;

thence southeasterly 1428.39 feet along the arc of said curve and along said right of way line, having a radius of 10934.00 feet, through a central angle of 07°29'06" to the beginning of a reverse curve, concave northeasterly, having a radius of 11555.24 feet;

thence southeasterly 1930.80 feet along the arc of said reverse curve and along said right of way line, through a central angle of 9°34'25";

thence S 18°05'49" W 27.87 feet;

thence S 89°18'59" E along a line parallel with and 33.00 feet northerly of the north line of said Section 29 a distance of 39.48 feet to a point on the southwesterly right of way line of Grand Avenue, said point being on a non-tangent curve, concave northeasterly, to which point a radial line bears S 41°05'01" W;

thence southeasterly 511.57 feet along the arc of said curve, and along said right of way line, having a radius of 11555.24 feet, through a central angle of 02°32'12";

thence S 46°31'28" E along said right of way line 926.26 feet;

thence leaving said right of way line S 43°08'19" W 208.70 feet;

thence S 46°31'28" E 208.70 feet;

thence N 43°08'19" E 208.70 feet to said right of way line;

thence S 46°31'28" E along said right of way line 13.80 feet to the beginning of a curve, concave northeasterly, having a radius of 1482.50 feet;

thence southeasterly 416.58 feet along the arc of said curve and along said right of way line, through a central angle of 16°06'00";

thence S 62°37'28" E along said right of way line 321.40 feet to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 29°24'00" E;

thence southeasterly 26.78 feet along the arc of said curve and along said right of way line, having a radius of 1382.70 feet, through a central angle of 01°06'34" to the beginning of a non-tangent curve, concave southwesterly, to which point a radial line bears N 42°53'15" E;

thence southeasterly 96.74 feet along the arc of said curve and along said right of way line, having a radius of 11363.08 feet, through a central angle of 00°29'16" ;

thence S 46°37'29" E along said right of way line 320.45 feet to the beginning of a non-tangent curve, concave westerly, to which point a radial line bears N 79°31'43" E;

thence leaving said right of way line in a southerly direction 423.79 feet along the arc of said curve, having a radius of 578.80 feet, through a central angle of 41°57'03" to the point of intersection with a non-tangent line;

thence N 43°21'50" W 130.36 feet;

thence S 46°38'10" W 200.00 feet;

thence S 43°21'50" E 152.84 feet;

thence S 45°37'41" W 459.54 feet to the east-west midsection line of said Section 29;

thence N 89°21'12" W along said midsection line 662.34 feet to the center of said Section 29;

thence S 00°05'10" E along the north-south midsection line of said Section 29 a distance of 724.90 feet;

thence N 45°36'09" E 92.75 feet;

thence S 89°21'33" E 93.28 feet to the southwest corner of Lot 29 of the Plat of BEARDSLEY according to Book 28 of Maps, page 6, Maricopa County records;

thence N 45°36'09" E along the westerly line of Lots 1, 27, 28, and 29 of said Plat 754.01 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears N 43°33'35" W;

thence northeasterly 105.97 feet along the arc of said curve and along the northerly line of said Lot 1, having a radius of 140.00 feet, through a central angle of 43°22'07";

thence S 89°21'12" E along the north line of Lots 2, 3, 4, 5, and 6 of said Plat 490.45 feet;

thence S 00°06'31" E along the west line of the east 10.00 feet of said Lot 6 a distance of 267.06 feet to the north right of way line of Beardsley Drive, as shown on said Plat;

thence S 89°21'34" E along said north right of way line 745.67 feet to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears S 00°14'50"W;

thence northeasterly 105.35 feet along the arc of said curve and along said right of way line, having a radius of 129.00 feet, through a central angle of 46°52'19";

thence N 43°22'31" E along said right of way line 241.22 feet to the southwesterly right of way line of Grand Avenue;

thence S 46°37'29" E along said right of way line 2023.89 feet;

thence leaving said right of way line S 43°22'31" W 110.57 feet;

thence N 89°49'06" W along a line parallel with the south line of the Southwest quarter of said Section 28 a distance of 414.43 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears N 57°45'51" W;

May 21, 1997
Del Webb's
Sun City Grand
Overall Boundary of project for P. A. D.

thence southwesterly 188.56 feet along the arc of said curve, having a radius of 1500.00 feet, through a central angle of 07°12'09";

thence S 25°02'00" W 201.71 feet to the beginning of a curve, concave northwesterly, having a radius of 1370.00 feet;

thence southwesterly 327.80 feet along the arc of said curve, through a central angle of 13°42'33";

thence S 86°13'20" W 28.39 feet;

thence N 46°17'55" W 265.68 feet to the beginning of a curve, concave southwesterly, having a radius of 555.00 feet;

thence northwesterly 97.79 feet along the arc of said curve, through a central angle of 10°05'42" to a point on the east line of said Section 29;

thence S 00°06'31" E along said east line 653.33 feet to the POINT OF BEGINNING.

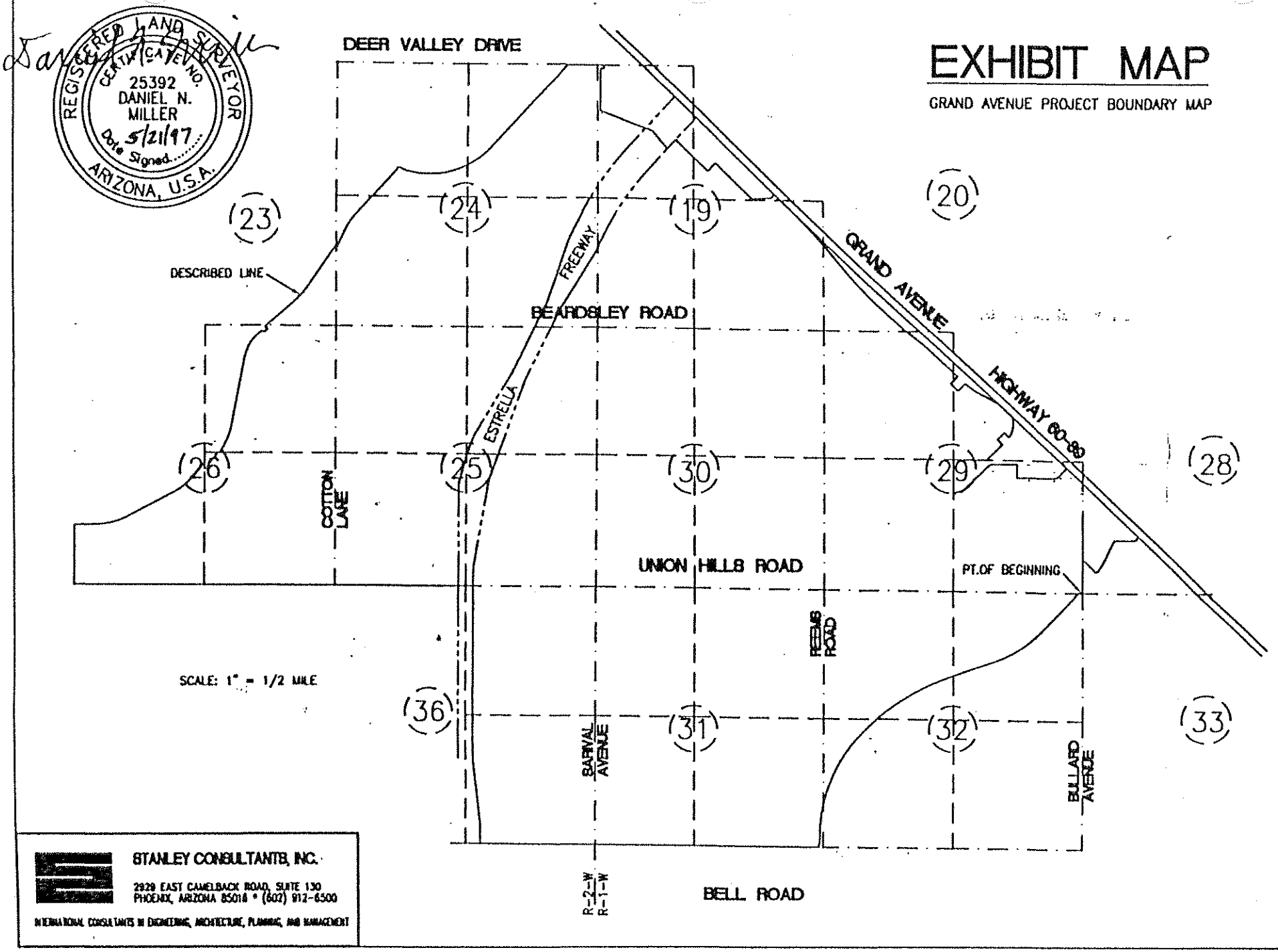
dnm/sy:MAY021.60:13021.03.00-20701

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 5/21/97
ARIZONA, U.S.A.

EXHIBIT A
TO ORDINANCE NO. 97-21

EXHIBIT MAP

GRAND AVENUE PROJECT BOUNDARY MAP



TOTZN2PG.DWG

EXHIBIT A to ORDINANCE NO. 97-21

EXCEPTING THEREFROM;

A parcel of land lying within Section 19, Township 4 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section;

thence S 00°18'56" W along the west line of said Section a distance of 548.49 feet (548.47 feet record);

thence S 89°19'11" E 214.77 feet (214.06 feet record) to the POINT OF BEGINNING, said point being on the southeasterly right of way line of State Route 303, also known as the Estrella Freeway, and being on a non-tangent curve, concave southeasterly, to which point a radial line bears N 61°21'16" W;

thence northeasterly 1395.34 feet (1396.51 feet record) along the arc of said curve, and along said right of way line, having a radius of 5429.58 feet, through a central angle of 14°43'28";

thence N 43°22'12" E 802.14 feet;

thence S 46°37'29" E along a line parallel with and 600.00 feet southwesterly of the southwesterly right of way line of Grand Avenue a distance of 900.00 feet;

thence N 43°22'12" E 225.00 feet;

thence S 46°37'29" E along a line parallel with and 375.00 feet southwesterly of said southwesterly right of way line 1024.28 feet;

thence N 88°22'21" E 388.88 feet;

thence N 43°22'31" E 100.00 feet to said southwesterly right of way line;

thence S 46°37'29" E along said right of way line 424.00 feet to the beginning of a curve, concave southwesterly, having a radius of 10934.00 feet;

thence southeasterly 555.74 feet (554.85 feet record) along the arc of said curve, and along said right of way line, through a central angle of 02°54'44";

thence N 89°19'11" W 4082.08 feet (4081.02 feet record) to the POINT OF BEGINNING;

EXCEPT,

BEGINNING at a point on the East-West midsection line of said Section 19, a distance of 810.3 feet East of the west quarter corner of said Section;

thence N 89°25'09" W along said midsection line 50.00 feet;

thence N 11°07'00" W 50.00 feet;

thence S 89°25'09" E along a line parallel with said midsection line 50.00 feet;

thence S 11°07'00" E 50.00 feet to the POINT OF BEGINNING. AND;

A parcel of land lying within the Southeast Quarter of Section 29, Township 4 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, and being a portion of the Plat of Beardsley, according to Book 28 of Maps, page 6, Maricopa County records, more particularly described as follows:

Commencing at the east quarter corner of said Section 29;

thence S 00°06'31" E along the east line of said Southeast Quarter 444.96 feet to the southeasterly right of way line of Grand Avenue and to the POINT OF BEGINNING;

thence continuing S 00°06'31" E along said east line 214.05 feet to the southeast corner of the north half of the north half of said Southeast Quarter;

thence N 89°21'33" W along the south line of said north half 33.00 feet to the southeast corner of Lot 33 of said Plat of Beardsley;

thence N 00°06'31" W along the east line of said Lot 33 a distance of 116.46 feet to the centerline of Vista Road as shown on said Plat;

thence N 46°37'29" W along said centerline 296.78 feet to the centerline of South Beardsley Road as shown on said Plat;

thence N 43°22'31" E along said centerline of South Beardsley Road 93.21 feet to the southeasterly right of way line of Grand Avenue;

thence S 46°37'29" E along said right of way line 253.86 feet to the POINT OF BEGINNING.

EXHIBIT A

TO ORDINANCE NO. 97-21

STANLEY CONSULTANTS, INC.

2929 East Camelback Road, Suite 130 • Phoenix, AZ 85016-4425

Tel: 602/912-6500 • Fax: 602/912-6599

April 10, 1997
Del Webb's
Sun City Grand
Parcel for purchase from Whitehead
Revision of Legal Description dated April 3, 1997

LEGAL DESCRIPTION

A parcel of land lying within Section 19, Township 4 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section;

thence S 00°18'56" W along the west line of said Section a distance of 548.49 feet (548.47 feet record);

thence S 89°19'11" E 214.77 feet (214.06 feet record) to the POINT OF BEGINNING, said point being on the southeasterly right of way line of State Route 303, also known as the Estrella Freeway, and being on a non-tangent curve, concave southeasterly, to which point a radial line bears N 61°21'16" W;

thence northeasterly 1395.34 feet (1396.51 feet record) along the arc of said curve, and along said right of way line, having a radius of 5429.58 feet, through a central angle of 14°43'28";

thence N 43°22'12" E 802.14 feet;

thence S 46°37'29" E along a line parallel with and 600.00 feet southwesterly of the southwesterly right of way line of Grand Avenue a distance of 900.00 feet;

thence N 43°22'12" E 225.00 feet;

thence S 46°37'29" E along a line parallel with and 375.00 feet southwesterly of said southwesterly right of way line 1024.28 feet;

thence N 88°22'21" E 388.88 feet;

thence N 43°22'31" E 100.00 feet to said southwesterly right of way line;

thence S 46°37'29" E along said right of way line 424.00 feet to the beginning of a curve, concave southwesterly, having a radius of 10934.00 feet;

thence southeasterly 555.74 feet (554.85 feet record) along the arc of said curve, and along said right of way line, through a central angle of 02°54'44";

EXHIBIT A

TO ORDINANCE NO. 97-21

April 10, 1997
Del Webb's
Sun City Grand
Parcel for purchase from Whitehead

thence N 89°19'11" W 4082.08 feet (4081.02 feet record) to the POINT OF BEGINNING;

EXCEPT,

BEGINNING at a point on the East-West midsection line of said Section 19, a distance of 810.3 feet East of the west quarter corner of said Section;

thence N 89°25'09" W along said midsection line 50.00 feet;

thence N 11°07'00" W 50.00 feet;

thence S 89°25'09" E along a line parallel with said midsection line 50.00 feet;

thence S 11°07'00" E 50.00 feet to the POINT OF BEGINNING.

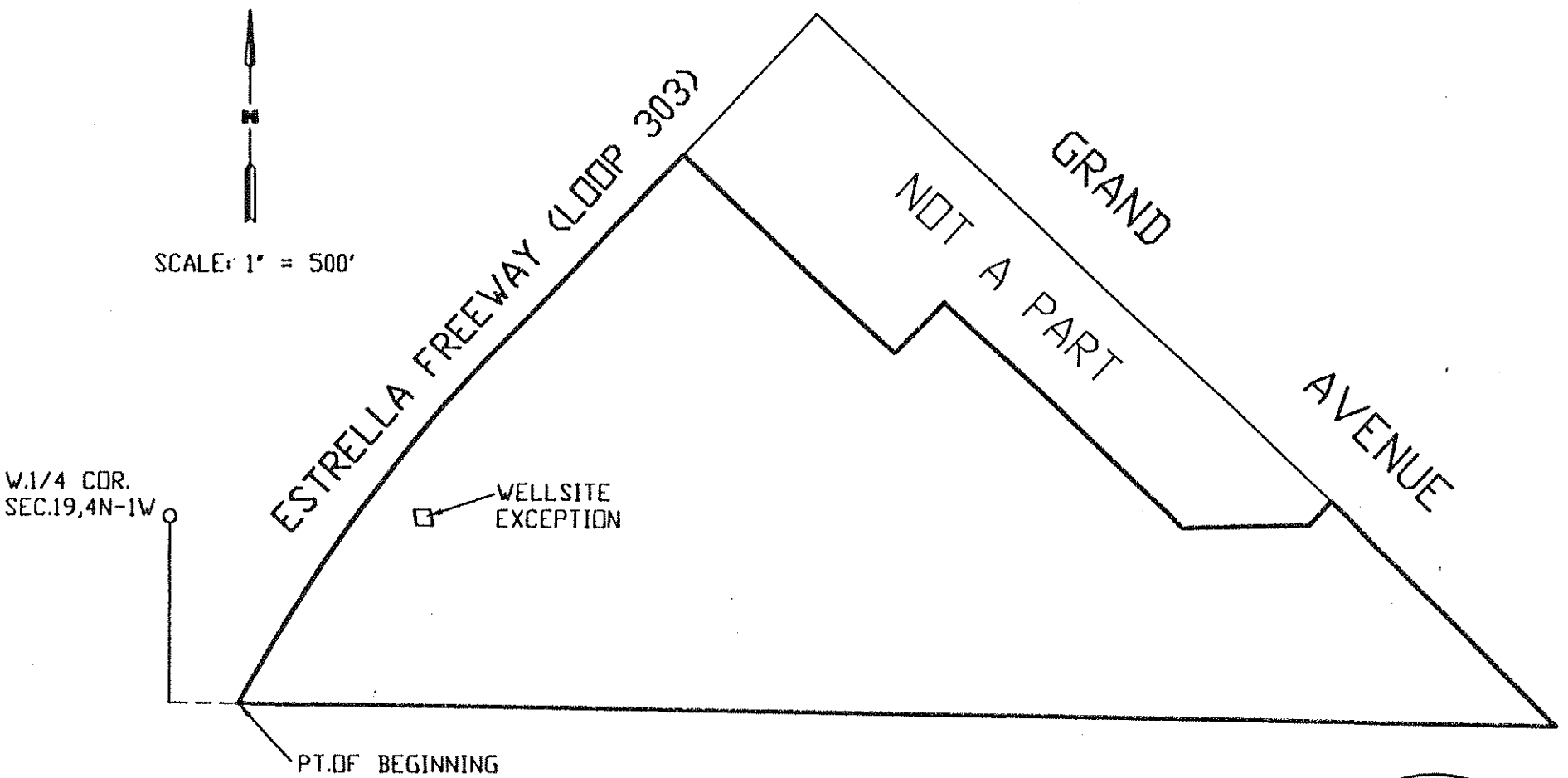
Said Parcel contains 82.994 Acres more or less

drn/tlb:APR022.60:13021.03.00-35010

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 4/10/97
ARIZONA, U.S.A.

EXHIBIT A
TO ORDINANCE NO. 97-21

EXHIBIT A



SUN CITY GRAND - DESERT SAGE
BOOK 426,PAGE 21,M.C.R.

EXHIBIT - A

TO ORDINANCE NO. 97-21

STANLEY CONSULTANTS, INC.
2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500
NATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 4/3/97
ARIZONA, U.S.A.

STANLEY CONSULTANTS, INC.

2929 East Camelback Road, Suite 130 • Phoenix, AZ 85016-4425 Tel: 602/912-6500 • Fax: 602/912-6599

May 20, 1997
Del Webb's
Sun City Grand
Maricopa County Parcel for Abandonment,
East of Multi-Family Parcel

LEGAL DESCRIPTION

A parcel of land lying within the Southeast Quarter of Section 29, Township 4 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, and being a portion of the Plat of Beardsley, according to Book 28 of Maps, page 6, Maricopa County records, more particularly described as follows:

Commencing at the east quarter corner of said Section 29;

thence S 00°06'31" E along the east line of said Southeast Quarter 444.96 feet to the southeasterly right of way line of Grand Avenue and to the POINT OF BEGINNING;

thence continuing S 00°06'31" E along said east line 214.05 feet to the southeast corner of the north half of the north half of said Southeast Quarter;

thence N 89°21'33" W along the south line of said north half 33.00 feet to the southeast corner of Lot 33 of said Plat of Beardsley;

thence N 00°06'31" W along the east line of said Lot 33 a distance of 116.46 feet to the centerline of Vista Road as shown on said Plat;

thence N 46°37'29" W along said centerline 296.78 feet to the centerline of South Beardsley Road as shown on said Plat;

thence N 43°22'31" E along said centerline of South Beardsley Road 93.21 feet to the southeasterly right of way line of Grand Avenue;

thence S 46°37'29" E along said right of way line 253.86 feet to the POINT OF BEGINNING.

Said Parcel contains 0.714 Acres more or less

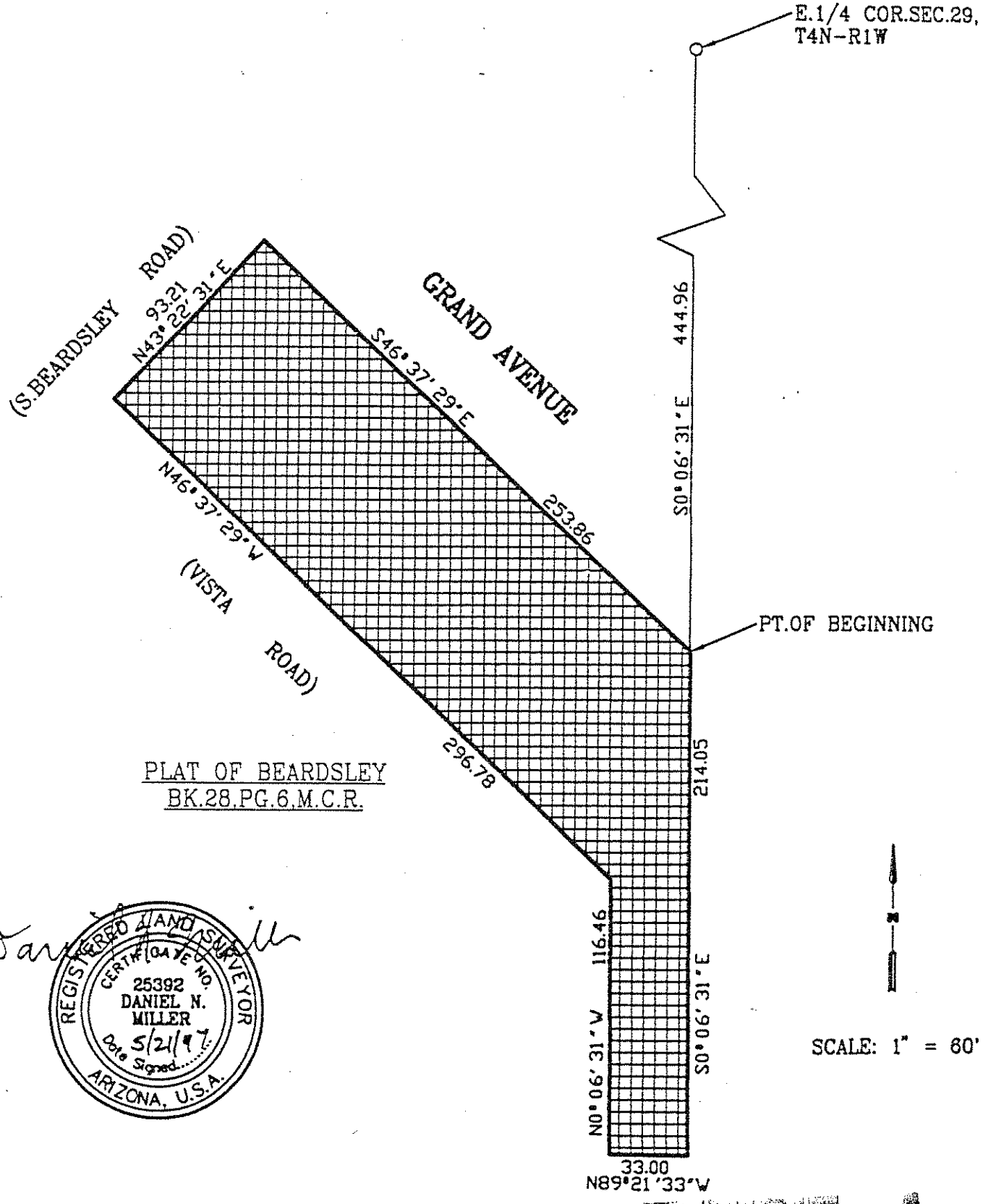
dm/sy:MAY025.60:13021.03.00-20701

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 5/20/97
ARIZONA, U.S.A.

EXHIBIT A

TO ORDINANCE NO. 97-21

EXHIBIT A



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25392
DANIEL N.
MILLER
Date Signed 5/21/97
ARIZONA, U.S.A.

STANLEY CONSULTANTS, INC.

2929 EAST CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016 • (602) 912-6500

EXHIBIT - A

TO ORDINANCE NO. 97-21

EXHIBIT - B TO ORDINANCE NO. 97-21

PRELIMINARY DEVELOPMENT PLAN
FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH — SCALE 0 800' 1600' — ACRES 1 5 10

September 12, 1997

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19

Chairperson

Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19

Mayor

City Clerk

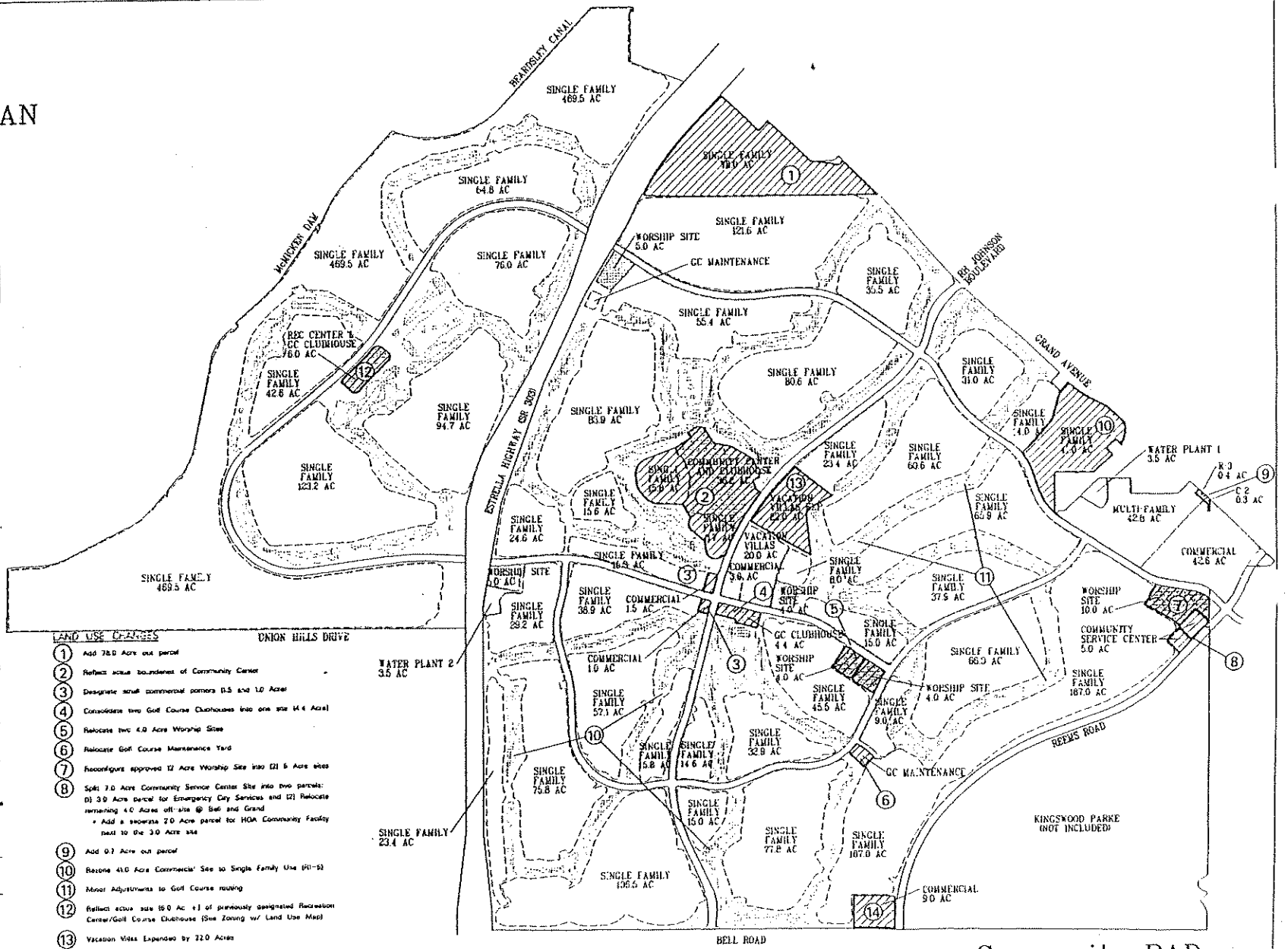
I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate

Signature of Petitioner

Signature of Property Owner (if other than petitioner)

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING AND MANAGEMENT



Composite PAD

LAND USE CHANGES

1. Add 78.0 Acre out parcel
2. Reflect actual boundaries of Community Center
3. Designate small commercial corners 0.5 and 1.0 Acres
4. Consolidate two Golf Course Clubhouses into one site (4.4 Acres)
5. Relocate two 4.0 Acre Worship Sites
6. Relocate Golf Course Maintenance Yard
7. Reconfigure approved 12 Acre Worship Site into (2) 6 Acre sites
8. Split 7.0 Acre Community Service Center Site into two parcels: (1) 3.0 Acre parcel for Emergency City Services and (2) Relocate remaining 4.0 Acres off-site @ Bell and Grand
   - Add a separate 2.0 Acre parcel for HOA Community Facility next to the 3.0 Acre site
9. Add 0.7 Acre out parcel
10. Rezone 41.0 Acre Commercial Site to Single Family Use (R1-5)
11. Minor Adjustments to Golf Course routing
12. Reflect actual size (6.0 Ac ±) of previously designated Recreation Center/Golf Course Clubhouse (See Zoning w/ Land Use Map)
13. Vacation Villas Expanded by 22.0 Acres
14. Designate 9.0 Acre Community Commercial Site
15. Potential Softball Field(s) @ a location to be determined

RECOMMENDATION: (PADA97-73 Del Webb - Sun City Grand - Planned Area Development Amendment)

Subject request is generally follows the intent of the Surprise Comprehensive Development Guide. Furthermore, approval of this request (PADA97-73) would allow for a timely, efficient and orderly development of the property. Additionally, approval of this request will not adversely impact the surrounding area. The Planning and Zoning Commission **recommends** that this request, a Planned Area Development Amendment with a Preliminary Development Plan **be approved** subject to the following conditions:

STANDARD

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

b) All stipulations approved for the previous PAD 94-28, PAD 94-29 and PADA 95-31, and PADA96-37 must be adhered to;

c) The location of the future softball field(s) shall be required to be submitted as a Site Plan Application and shall be subject to Planning and Zoning Commission approval;

d) Submit one set of 8-1/2" x 11" transparencies of all the maps in the Narrative Report; and

e) Submission of six (6) copies of the Narrative Report revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits and to incorporate all of the data and information regarding the overall project within 30 days of City Council approval.

EXHIBIT - C

TO ORDINANCE NO. 97-21

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

September 18, 1997

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

Re: Del Webb Sun City Grand General Plan Amendment Request

Dear Shirley:

This application is being submitted, as with previous amendments, to establish full consistency between the City of Surprise Comprehensive Development Guide and the proposed PAD amendments that are set forth in a companion application to the approved PAD zoning for Sun City Grand. These revisions are the result of discussions with City Staff and ongoing market studies. As Del Webb proceeds with development of the Sun City Grand, these types of minor revisions are normal and customary refinements for a large master plan.

The primary purpose of this application is to redesignate 41.0 acres of Regional Commercial located south of the southwest corner of Sunrise Blvd. and Grand Avenue back to Typical Neighborhood. This property was part of a large Power Center that was approved as part of the second amendment, to the Sun City Grand project. This extensive regional commercial zoning proved to be far in excess of what was actually needed for the area. So with this amendment it is being returned to its original residential Typical Neighborhood designation. The deletion of this mid-block commercial site also overcomes the uncertainty over whether ADOT would ever issue approval for a left-turn bay and the questionable feasibility of a site that would not have enjoyed the full range of traffic movement.

The new vistas and view corridors into this project now afforded by the revised golf course alignment and retention areas provide a prominent and more inviting streetscape along Grand Avenue. The redesignation of the 41.0 acres of regional commercial back to residential use will not adversely affect the project's ability to provide sufficient commercial services for the area. A small 9.0 acre site at the northwest corner of Reems and Bell Roads is being returned to its original land use designation of several years ago which will provide a site for community related commercial needs of this area. This 9.0 acre site is being redesignated back to Community Commercial from Typical Neighborhood.

We have reviewed the amount of land planned and/or developed for commercial uses at the intersection of Grand Avenue and Bell Road and in the Bell Road corridor from approximately Bullard Avenue west to Citrus Road.

We have attached this Commercial Demand Analysis for the Bell Road Corridor (dated 06/06/97) to demonstrate that the redesignation of the middle 41.0 acres of commercial on Grand Avenue back to single family uses will not negatively impact the provision of retail services in the area. The analysis took into account existing retail centers, existing zoning, the additional 9.0 acres of Community Commercial request through this application and the City's Comprehensive Development Guide. This analysis includes a summary table, a table listing commercial acreage provided and the demand for commercial services by population as well as an aerial map depicting all of the commercial sites studied in this analysis. Our review has concluded that there could be as much as 200 acres of commercially zoned and/or planned land in excess of that which would otherwise be needed to service the residents of Sun City Grand and the other residential projects along Bell Road at better locations. The mid-block location of the 41.0 acre site dictates that it would be very unlikely to develop commercially even if ADOT were to issue approval for a left-turn bay, which is doubtful. While this is not a definitive analysis, the material clearly indicates that the City has designated (with both existing and planned commercial sites) more than sufficient acreage to provide the needed retail services to this area. If these amendments are approved, 54.4 acres will still be designated in retail commercial which could yield almost 600,000 s.f. of building area.

This request also relocates four acres of the Community Service Center for the City of Surprise originally located at the northwest corner of Reems Road and Mountain View Road to the intersection of Bell Road and Grand Avenue pursuant to an agreement with the City. Other very small changes include the addition of the two small Community Commercial sites at (1.5 and 1.0 ac.) the intersection of Clearview Blvd. and Sunrise Blvd. to provide financial services, the designation of Community Commercial for the golf clubhouses in Phases II and IV and the adjustments from TN to CC and CC to TN for the Community Center to accurately depict the limits of the Community Center and model home complex.

In addition to the completed application form and other technical requirements, we are providing you with multiple copies of this booklet containing maps of the existing and proposed Comprehensive Development Guide Plan amendments, maps of the proposed and existing location of the satellite public safety facilities and a table entitled Summary of Land Use Changes. Please also refer to the accompanying PAD Amendment application for more detail as to the other minor land use adjustments within the Sun City Grand which have necessitated subtle rezonings but which are consistent with the General Plan.

Very truly yours,

Stephen C. Earl

SCE:GVK/jgs:pfr
cc: M. Jesberger
Z:\INDEX\DELWEBB\GRAND-97\LTRS\bergrev.doc

GENERAL PLAN AMMENDMENT (GPA 97-72)
Summary of Land Use Changes
Del Webb's Sun City Grand

SEPTEMBER 12, 1997

PROPOSED LAND USE CHANGE	LOCATION (1)	ACREAGE
TYPICAL NEIGHBORHOOD TO COMMUNITY COMMERCIAL	2,3,4,12 AND 14	28.7
COMMUNITY COMMERCIAL TO TYPICAL NEIGHBORHOOD	2	18.4
GARDEN INDUSTRIAL/BUSINESS PARK TO HIGH DENSITY RESIDENTIAL	9	0.4
GARDEN INDUSTRIAL/BUSINESS PARK TO REGIONAL COMMERCIAL AND COMMUNITY COMMERCIAL	9	0.3
GARDEN INDUSTRIAL/BUSINESS PARK TO TYPICAL NEIGHBORHOOD	1	78.0
REGIONAL COMMERCIAL TO TYPICAL NEIGHBORHOOD	10	41.0
		166.8

(1) Key to Ammendment Locations as shown on Preliminary Development Plan

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10
5
1
ACRES

September 12, 1997

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

Chairperson

Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

Mayor

City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

Signature of Petitioner

Signature of Property Owner
(if other than petitioner)

STANLEY CONSULTANTS

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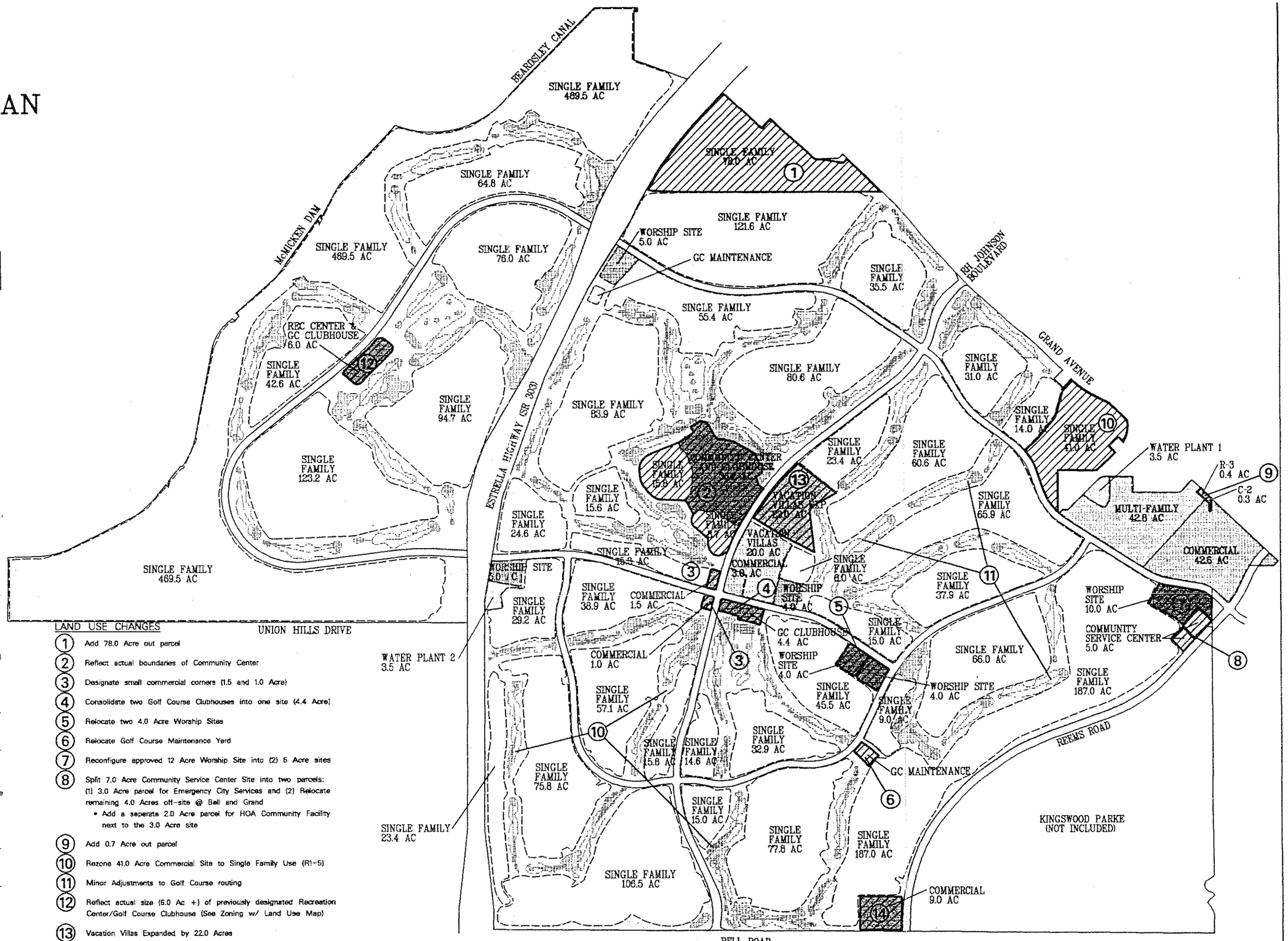
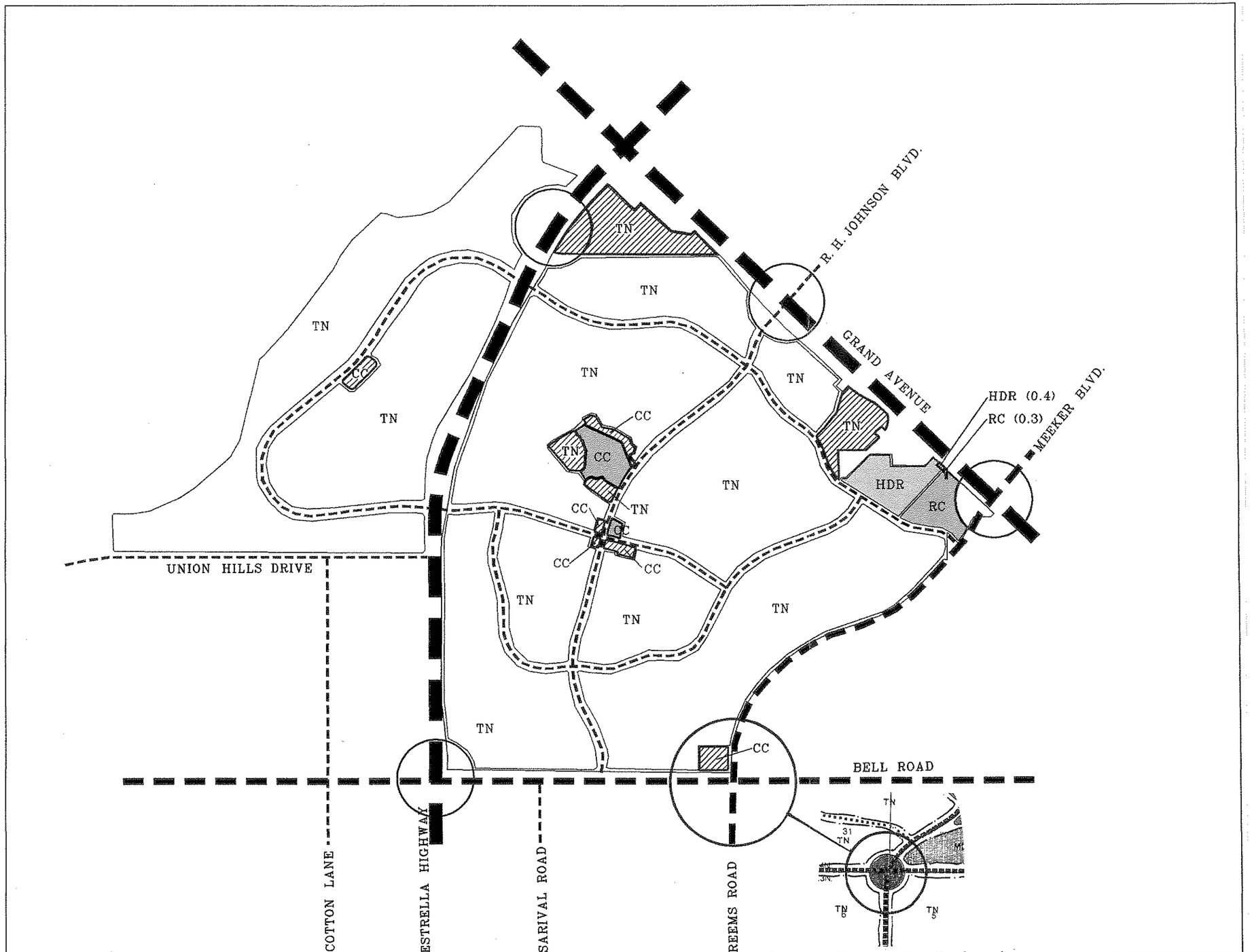


LAND USE CHANGES

1. Add 78.0 Acre out parcel
2. Reflect actual boundaries of Community Center
3. Designate small commercial corners (1.5 and 1.0 Acre)
4. Consolidate two Golf Course Clubhouses into one site (4.4 Acre)
5. Relocate two 4.0 Acre Worship Sites
6. Relocate Golf Course Maintenance Yard
7. Reconfigure approved 12 Acre Worship Site into (2) 5 Acre sites
8. Split 7.0 Acre Community Service Center Site into two parcels: (1) 3.0 Acre parcel for Emergency City Services and (2) Relocate remaining 4.0 Acres off-site @ Bell and Grand
   - Add a seperate 2.0 Acre parcel for HOA Community Facility next to the 3.0 Acre site
9. Add 0.7 Acre out parcel
10. Rezone 41.0 Acre Commercial Site to Single Family Use (R1-5)
11. Minor Adjustments to Golf Course routing
12. Reflect actual size (6.0 Ac +) of previously designated Recreation Center/Golf Course Clubhouse (See Zoning w/ Land Use Map)
13. Vacation Villas Expanded by 22.0 Acres
14. Designate 9.0 Acre Community Commercial Site
15. Potential Softball Field(s) @ a location to be determined

Composite PAD



Original General Plan Designation
Prior to Sun City Grand Amendments

Proposed Amendment to Development Guide Plan

LAND USES:

- TN — Typical Neighborhood (6-7 D.U. / Acres)
- HDR — High Density Residential (9-22 D.U. / Acres)
- CC — Community Commercial
- RC — Regional Commercial
- This Request

TRANSPORTATION SYSTEM:

- Principal Arterial
- Major Arterial
- Major Collector
- Proposed Interchange

Del Webb's Sun City Grand

SURPRISE, ARIZONA

Comprehensive Development Plan and Amendment

0 Mi. .25 .5 .75 1.0

19

September 12, 1997

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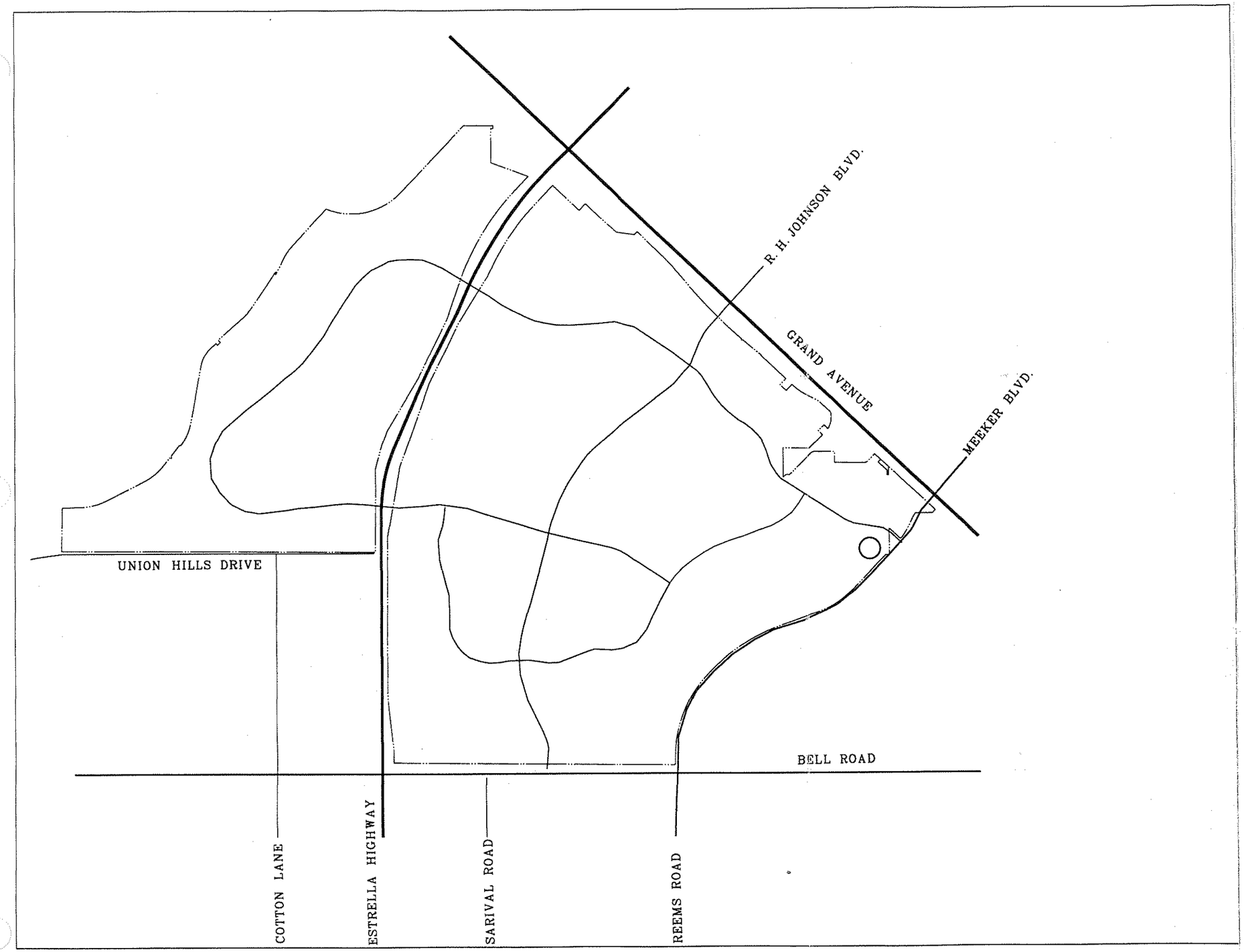

Existing Public/Semi-Public Facilities Plan

Satellite Public Safety Facility

Del Webb's Sun City Grand

SURPRISE, ARIZONA

Comprehensive Development Plan and Amendment

0 Mi. .25 .5 .75 1.0

26

September 12, 1997

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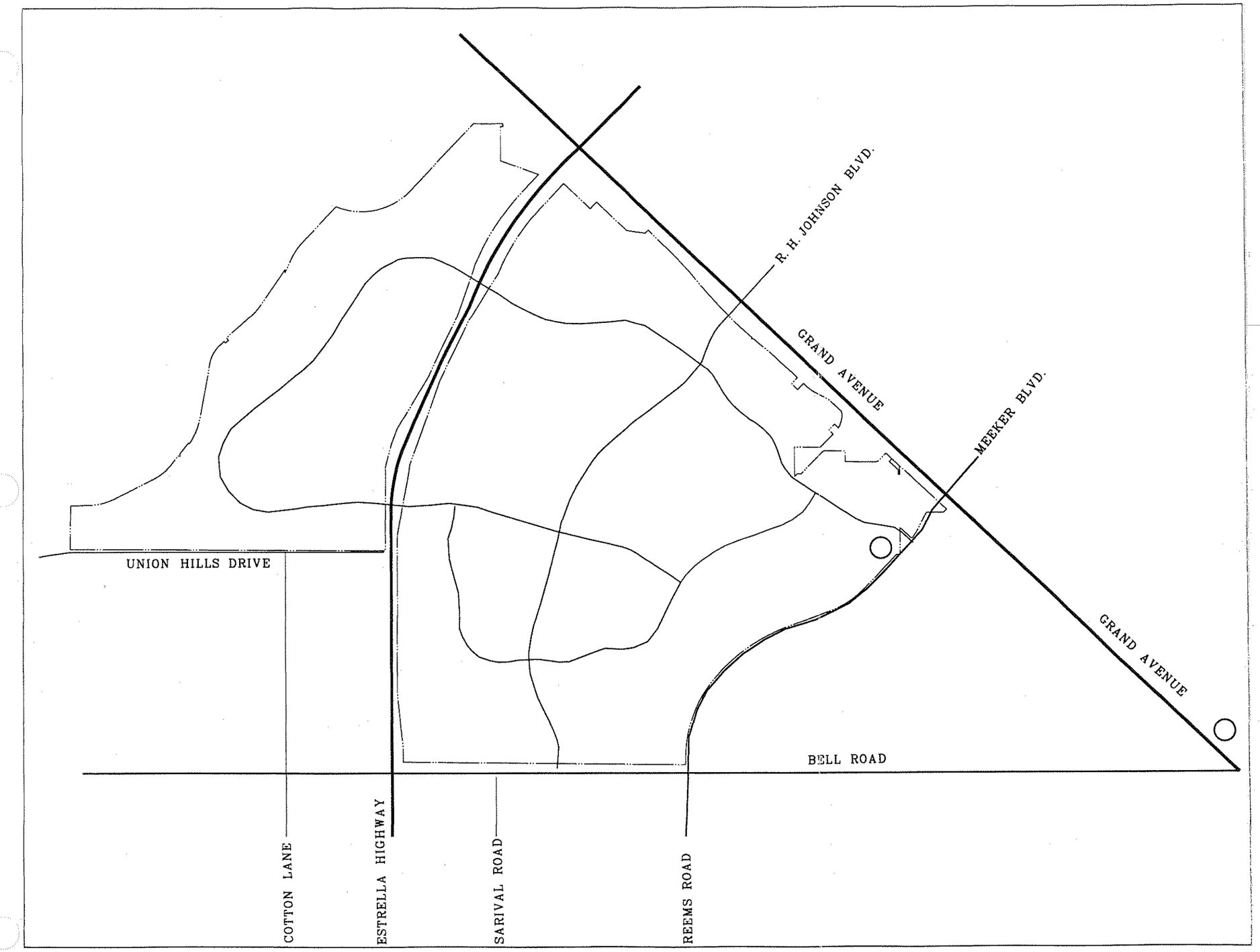

Proposed Public/Semi-Public Facilities Plan

Satellite Public Safety Facility

Del Webb's Sun City Grand

SURPRISE, ARIZONA

Comprehensive Development Plan and Amendment

0 Mi. .25 .5 .75 1.0

26

September 12, 1997

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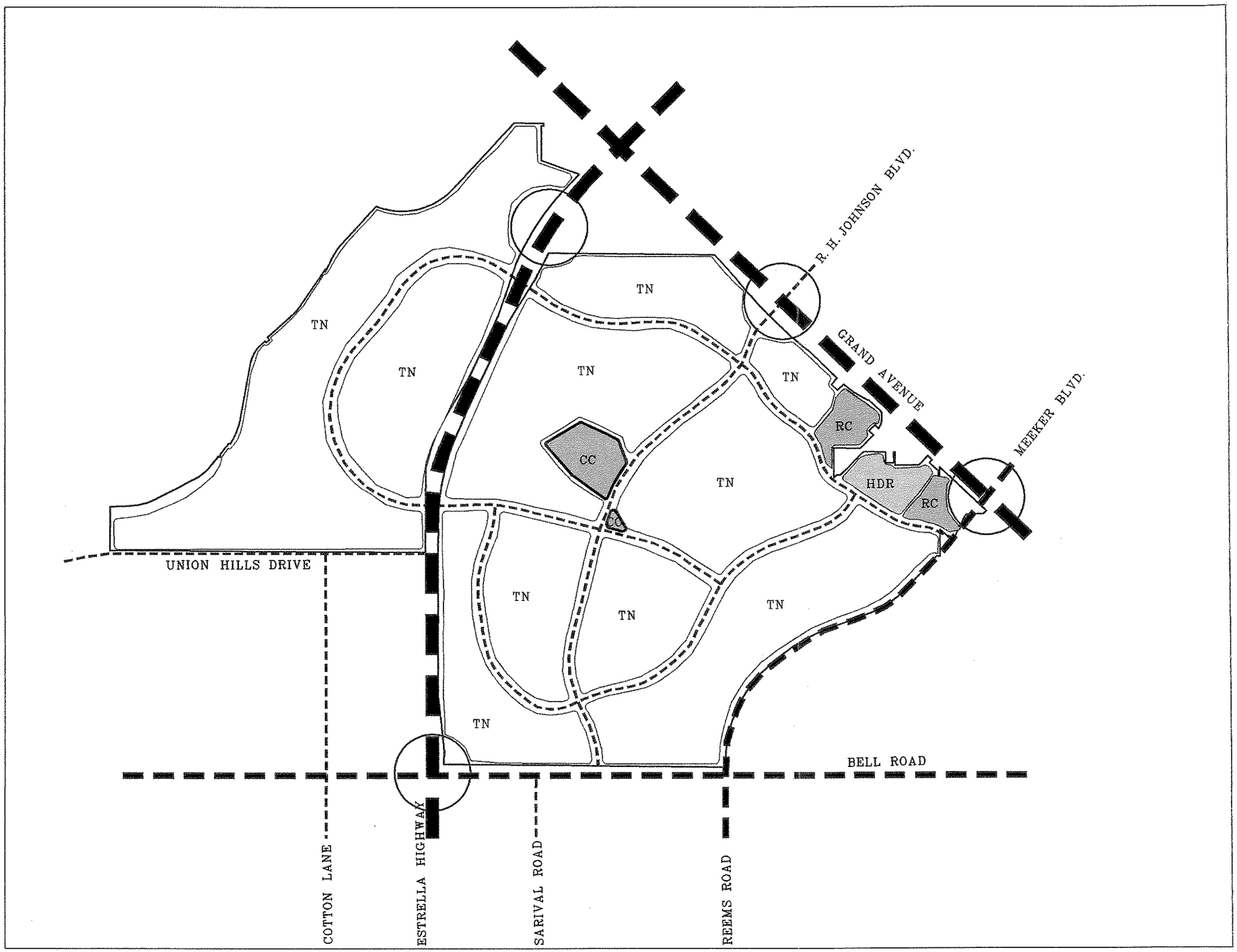

Existing Amendment to Development Guide Plan

LAND USES:

- TN — Typical Neighborhood (6-7 D.U. / Acres)
- HDR — High Density Residential (9-22 D.U. / Acres)
- CC — Community Commercial
- RC — Regional Commercial

TRANSPORTATION SYSTEM:

- Principal Arterial
- Major Arterial
- Major Collector
- Proposed Interchange

Del Webb's Sun City Grand

SURPRISE, ARIZONA

Comprehensive Development Plan and Amendment

0 Mi. .25 .5 .75 1.0

19

September 12, 1997

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EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

September 18, 1997

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

Re: Del Webb Sun City Grand 1997 Amendment Request -- PAD Zoning and Preliminary Development Plan
Companion Application to General Plan Amendment Request

Dear Shirley:

With this letter, we are requesting several amendments to the existing PAD zoning approval and the Preliminary Development Plan for Sun City Grand. Sun City Grand is now well underway with the completion of Phase I nearly at hand. We have processed several amendments to Sun City Grand over the past several years and this request is another in a series of the normal and customary refinements of a large master plan.

The most significant of the amendments in this request are: 1) the addition of an approximately 78 acre outparcel for single family uses (which abuts Sun City Grand's northern perimeter on the east side of the Estrella Highway); 2) the redesignation of approximately 41 acres of Regional Commercial back to single family uses on Grand Avenue south of the intersection of Sunrise Boulevard and Grand Avenue and the redesignation of 9.0 acres of Typical Neighborhood to Community Commercial at the northwest corner of Reems and Bell Roads. Since development is now proceeding on the large 42.6 acre prime commercial zoning parcel at the corner of Reems Road and Grand Avenue, the new 9.0 acre commercial center along with all the other existing and planned commercial projects in the area will more than meet all future retail commercial needs for this area. It is therefore now appropriate to return this middle commercial parcel of 41 acres back to single family, golf course and other open-space uses as it was originally approved in 1994. A complete list of the proposed amendments is provided below.

PROPOSED AMENDMENTS

The following summary details the proposed amendments to the approved Sun City Grand PAD and Preliminary Development Plan. The amendments are as follows:

1. Add a 78 acre outparcel commonly referred to as the Whitehead property which lies on the north boundary of Sun City Grand on the east side of Estrella Highway and

rezoning it to PAD (R1-5). A small portion of the 78 acres has frontage on Grand Avenue. This is a logical addition to the master plan for Sun City Grand, since it is located within the general boundaries of the overall development and access can be easily incorporated through a slight redesign of the adjacent subdivision.

2. Slightly adjust the boundaries of the Community Center and model home complex that is located in the project's interior to reflect the actual zoning boundaries which have resulted from preliminary platting of adjacent subdivisions. The portions of the Community Center with the existing single family model complexes (18.4 ac.) are being rezoned to R1-5.

3. Add two small (1.5 ac. and 1.0 ac.) commercial corners at the northwest and southwest corners of the major project intersection of Clearview Blvd. and Sunrise Blvd.

4. Consolidate the two golf course clubhouses located east of the Community Center into one site at the southeast corner of Clearview Blvd. and Sunrise Blvd. (4.4 ac.)

5. Relocate two 4-acre worship sites from the north side of Clearview Blvd. to the southwest corner of Clearview Blvd. and the East Loop as they existed prior to the 1996 amendment.

6. Relocate the golf maintenance yard from Reems Road to an interior location.

7. Reconfigure the approved 12-acre worship site at the southwest corner of Reems Road and Mountain View to a 10 acre site.

8. Split the Community Service Center for the City of Surprise into two parcels. A three (3) acre parcel will remain in Sun City Grand for emergency City services. The remaining four acres of the original seven-acre Community Service Center site are being relocated to the commerce park at the intersection of Bell and Grand pursuant to an agreement with the City. A separate two (2) acre site is being designated next to the 3.0 acre City site as a future Community Facilities site for use by the Sun City Grand Community Association.

9. Add a 0.7 acre out parcel on Grand Avenue into the project and rezoning it to PAD (0.4 ac. of R-3) and PAD (0.3 ac. of C-2).

10. Rezone 41.0 acres of commercial (C-2) along Grand Avenue in the middle of the project back to single family use (R1-5) as it was originally approved in 1994.

11. Slightly reconfigure several golf hole alignments in Phases II and III.

12. Place the proper commercial zoning on the approved Recreation Center/Golf Course clubhouse west of the Estrella Highway, which is in Phase IV.

13. Designate a 22.0 acre area for Vacation Villas expansion.

14. Redesignate 9.0 acre community commercial site at the northwest corner of Reems and Bell Roads.

15. Potential softball fields(s) at a location to be determined.

16. Amend Street Development Standards to allow 10' diameter landscaped medians in cul-de-sacs where the homes are directly visible from arterial and/or collector streets. This will enhance the livability of the homes in these situations. (Not shown on map. See attached sketch titled CUL-DE-SAC WITH LANDSCAPED ISLAND.)

We have attached a General Location Map, the approved 1996 Preliminary Development Plan, the proposed Preliminary Development Plan, Zoning with Land Use Map, a Phasing Map (which remains unchanged) and four tables depicting the adjustment of project acreage and proposed land use allocations beginning with last year's table dated July 2, 1996. Please note that overall project acreage has been increased by 93.4 acres, which (after deducting the new 78.7 acres being added to the project) results in a slight 14.7 acres increase from the 1996 amendment. The increase is simply the result of more precise engineering from the original planning stages.

We have also attached this Commercial Demand Analysis for the Bell Road Corridor (dated 06/06/97) to demonstrate that the redesignation of the middle 41.0 acres of commercial on Grand Avenue back to single family uses will not negatively impact the provision of retail services in the area. The analysis took into account existing retail centers, existing zoning, the additional 9.0 acres of Community Commercial and the City's Comprehensive Development Guide. This analysis includes a summary table, a table listing commercial acreage provided and the demand for commercial services by population as well as an aerial map depicting all of the commercial sites studied in this analysis. Our review has concluded that there could be as much as 200 acres of commercially zoned and/or planned land in excess of that which would otherwise be needed to service the residents of Sun City Grand and the other residential projects along Bell Road at better locations. The mid-block location of the 41.0 acre site dictates that it would be very unlikely to develop commercially even if ADOT were to issue approval for a left-turn bay, which is doubtful. While this is not a definitive analysis, the material clearly indicates that the City has designated (with both existing and planned commercial sites) more than sufficient acreage to provide the needed retail services to this area. If these amendments are approved, 54.4 acres will still be designated in retail commercial which could yield almost 600,000 s.f. of building area.

Again, this is a companion application to a General Plan Amendment request which is intended to establish full consistency between the Surprise Comprehensive Development Guide and the PAD zoning for Sun City Grand. An amendment to the Development Agreement

(Amendment No. 5) to track these and other community-related issues is being processed concurrently with this amendment through the City Council.

This application has been streamlined, because of the high degree of familiarity that City Staff, Planning Commission, and City Council have with the Sun City Grand project. If this application is approved, additional copies will be provided to Staff to insert into Volumes One and Two of the original PAD and General Plan approvals. These two volumes you will remember, also contain the resolutions and ordinances setting forth the conditions of approval for the overall composite PAD. As always if you have any questions, please do not hesitate to call us. We view these changes as minor in the context of this large master planned project and are anxious to have this request proceed forward to public hearings. If questions arise during your review of the project, please let us know and we will respond promptly.

Very truly yours,

Stephen C. Earl

SCE:GVK/jgs:pfr
cc: M. Jesberger
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PRELIMINARY DEVELOPMENT PLAN FOR BOTH:
CASE NO. 94-28 (FORMERLY 94-07) CASE NO. 94-29, CASE NO. A95-31
and Case No. A96-37
Proposed Allocation of Land Uses for
Del Webb's Grand Avenue Property
Surprise, Arizona

~~June 2, 1995~~
July 2, 1996

Land Uses	Zoning	Acres	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5,R-3,C-2	165.0	N/A	N/A	4.4%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
~~- Gol (3-18 hole golf courses)~~	R1-5	~~585.8~~	N/A	N/A	~~15.5%~~
- Gol (4-18 hole golf courses)		775.8			20.5%
~~(1-18 hole executive golf course)~~	R1-5	~~130.0~~	N/A	N/A	~~3.4%~~
- Drainage/Detention//Open Space	R1-5,R-3,C-2	197.7	N/A	N/A	5.2%
Residential:					
- Adult Single-Family (attached and detached)	R1-5	~~2364.4~~	4.35	~~10,285~~	~~62.6%~~
		2376.8		10,339	62.9%
- Vacation Villas	R1-5	20.0	6.25	125	~~0.5%~~
					0.5%
- Multi-Family	R-3	~~39.2~~	20.0	~~784~~	~~1.0%~~
		41.8		836	1.1%
Commercial:					
- Retail/Commercial	C-2	~~169.1~~	N/A	N/A	~~4.5%~~
		88.6			2.3%
- Community Center*	C-2	49.9	N/A	N/A	1.3%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	~~27.0~~	N/A	N/A	~~0.7%~~
		32.5			0.9%
- Utilities	C-2,R1-5	9.1	N/A	N/A	0.2%
- Fire/Municipal Services	~~R-3,~~ R1-5	7.0	N/A	N/A	0.2%
- Neighborhood Rec./Clubhouse	R1-5	11.6	N/A	N/A	0.3%
		3775.8		~~11,194~~ **	100.0%
				11,300 **	

0

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

**Actual units not to exceed Development Agreement entitlement of September 29, 1995.

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PRELIMINARY DEVELOPMENT PLAN
ACREAGE ADJUSTMENTS TO CASE NO. A96-37(1)
Del Webb's Grand Avenue Property
Surprise, Arizona

September 12, 1997

Land Uses	Zoning	A96-37	Adjustment	Rev A96-37
Arterial Streets (Minor Arterials):	R1-5,R-3 C-2	165.0	+13.0	178.0
Open Space (Public):	N/A	0.0	0.0	0.0
Open Space (Private):				
- Golf/Detention (4-18 hole courses)	R1-5	775.8	+63.9	839.7
- Drainage/Detention//Open Space	R1-5,R-3 C-2	197.7	-71.5	126.2
Residential:				
- Single Family	R1-5	2376.8	+8.3	2385.1
- Vacation Villas	R1-5	20.0	0.0	20.0
-Vacation Villas Expansion	R1-5	0.0	0.0	0.0
- Multi-Family	R-3	41.8	+1.0	42.8
Commercial:				
- Retail/Commercial	C-2	88.6	0.0	88.6
- Community Center	C-2	49.9	0.0	49.9
Industrial:	N/A	0.0	0.0	0.0
Other:				
- Churches/Worship sites	R1-5	32.5	0.0	32.5
- Utilities	C-2,R1-5	9.1	0.0	9.1
- Fire/Municipal Services	R1-5	7.0	0.0	7.0
- Neighborhood Rec/Clubhouse(s)	C-2	11.6	0.0	11.6
Total		**3775.8**	**+14.7**	**3790.5**

(1) Represents actual acreages determined from platting and engineering studies which have been conducted to date within the context and limits of the approved PAD Zoning and Preliminary Development Plan.

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
and CASE NO. A97-73
Proposed Land Use Transition
Del Webb's Sun City Grand
Surprise, Arizona

September 12, 1997

Land Uses	Zoning	PAD A96-37	Transition	PAD A97-73	%
Arterial Streets (Minor Arterials):	R1-5	178.0	0.0	178.0	4.6%
Open Space (Public):	N/A	0.0	0.0	0.0	0.0%
Open Space (Private):					
- Golf/Detention (4-18 hole courses)	R1-5	839.7	0.0	839.7	21.7%
- Drainage/Detention//Open Space	R1-5	126.2	0.0	126.2	3.3%
Residential:					
- Single Family	R1-5	2385.1	+110.0	2495.1	64.5%
- Vacation Villas	R1-5	20.0	0.0	20.0	0.5%
-Vacation Villas Expansion	R1-5	0.0	+22.0	22.0	0.6%
- Multi-Family	R-3	42.8	+0.4	43.2	1.1%
Commercial:					
- Retail/Commercial	C-2	88.6	-34.2	54.4	1.4%
- Community Center*	C-2	49.9	-13.7	36.2	0.9%
Industrial:	N/A	0.0	0.0	0.0	0.0%
Other:					
- Churches/Worship sites	R1-5	32.5	-0.5	32.0	0.8%
- Utilities	R1-5,R-3	9.1	-2.1	7.0	0.2%
- Fire/Municipal Services	R1-5	7.0	-2.0	5.0	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	11.6	-1.2	10.4	0.3%
		3790.5	**+78.7**	**3869.2**	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
and CASE NO. A97-73
Proposed Allocation of Land Uses for
Del Webb's Sun City Grand
Surprise, Arizona
September 12, 1997

Land Uses (1)	Zoning	Acres (2)	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5	178.0	N/A	N/A	4.6%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
- Golf (4-18 hole courses)	R1-5	839.7	N/A	N/A	21.7%
- Drainage/Detention//Open Space	R1-5	126.2	N/A	N/A	3.3%
Residential:					
- Single Family	R1-5	2495.1	4.35	10,854	64.5%
- Vacation Villas	R1-5	20.0	6.15	123	0.5%
-Vacation Villas Expansion	R1-5	22.0	5.27	116	0.6%
- Multi-Family	R-3	43.2	20.0	864	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	N/A	N/A	1.4%
- Community Center*	C-2	36.2	N/A	N/A	0.9%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	32.0	N/A	N/A	0.8%
- Utilities	R1-5,R-3	7.0	N/A	N/A	0.2%
- Fire/Municipal Services	R1-5	5.0	N/A	N/A	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	N/A	N/A	0.3%
		3869.2		**11,957 ****	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

(1) Includes potential softball field(s) at a location to be determined.

(2) Represents actual acreages determined from platting and engineering studies which have been conducted to date.

**Actual units not to exceed Development Agreement entitlement of _____

PINNACLE PEAK RD.
163rd AVE.
McMICKEN DAM OUTLET CHANNEL
DEER VALLEY RD.
STARDUST BLVD.
WEBER BLVD.
R.H. JOHNSON BLVD.
BEARDSLEY RD.
UNION HILLS DR.
AT & SF RR
GRAND AVE. (US 60)
SUN VALLEY PKWY.
ESTRELLA FWY. (INTERM LOOP 303)
CITRUS RD.
COTTON LN.
SARIVA AVE.
REEMS RD.
GREENWAY RD.
BULLARD AVE.
LITCHFIELD RD.
DYSART RD.
Photo Date: 3-27-97
Photo Scale: 1" = 1000'

BELL ROAD CORRIDOR[1]

Generalized Commercial Demand Analysis

06/06/97

ESTIMATED POPULATION	SERVICE [2] COMMERCIAL NEEDED	SERVICE COMMERCIAL PROVIDED	DIFFERENCE
63,900	176.03 ac.	385.42 ac.	+209.39 ac. (serves 11,400 pop.)

[1] Area Bounded by Grand Avenue, Beardsley Canal, Bullard and ½ mile south of Bell

[2] At 30 s.f. per person

BELL ROAD CORRIDOR[1]

Generalized Commercial Demand Analysis

06/06/97

PROJECT	EST. POP.	SERVICE COMMERCIAL NEEDED	SERVICE COMMERCIAL PROVIDED	DIFFERENCE
Sun City Grand	23,283	64 ac.	54.4 ac.	-9.6 ac.
Bell West Ranch	3,150	8.68 ac.	34.75 ac.	+26.07 ac.
Mountain Vista Ranch[1] (including exception parcel)	2,603	7.17 ac.	30 ac.	+22.83 ac.
Orchards[1]	2,691	7.4 ac.	19.2 ac.	+11.80 ac.
Kingswood Pk.	3,863	10.65 ac.	22 ac.	+11.36 ac.
Villages North	4,918	13.55 ac.	0 ac.	-13.55 ac.
Villages South[1]	8,385	23.10 ac.	25 ac.	+1.9 ac.
Surprise Vista	1,345	3.70 ac.	0 ac.	-3.70 ac.
Happy Trails	2,400	6.61 ac.	0 ac.	-6.61 ac.
Whitehead Parcel	0	0	10.0 ac.±	+10.0 ac.
Park Place	2,360	6.50 ac.	44.5 ac.	+38.0 ac.
Sun Village	3,960	10.91 ac.	23.67 ac.	+12.76 ac.
West Point Town Center[1]	4,942	13.62 ac.	121.9 ac.	+108.28 ac.
	63,900	176.03 ac.	385.42 ac.	+209.39 ac.

[1] Includes planned/pending amendments and ONLY ½ of area south of Bell Road.

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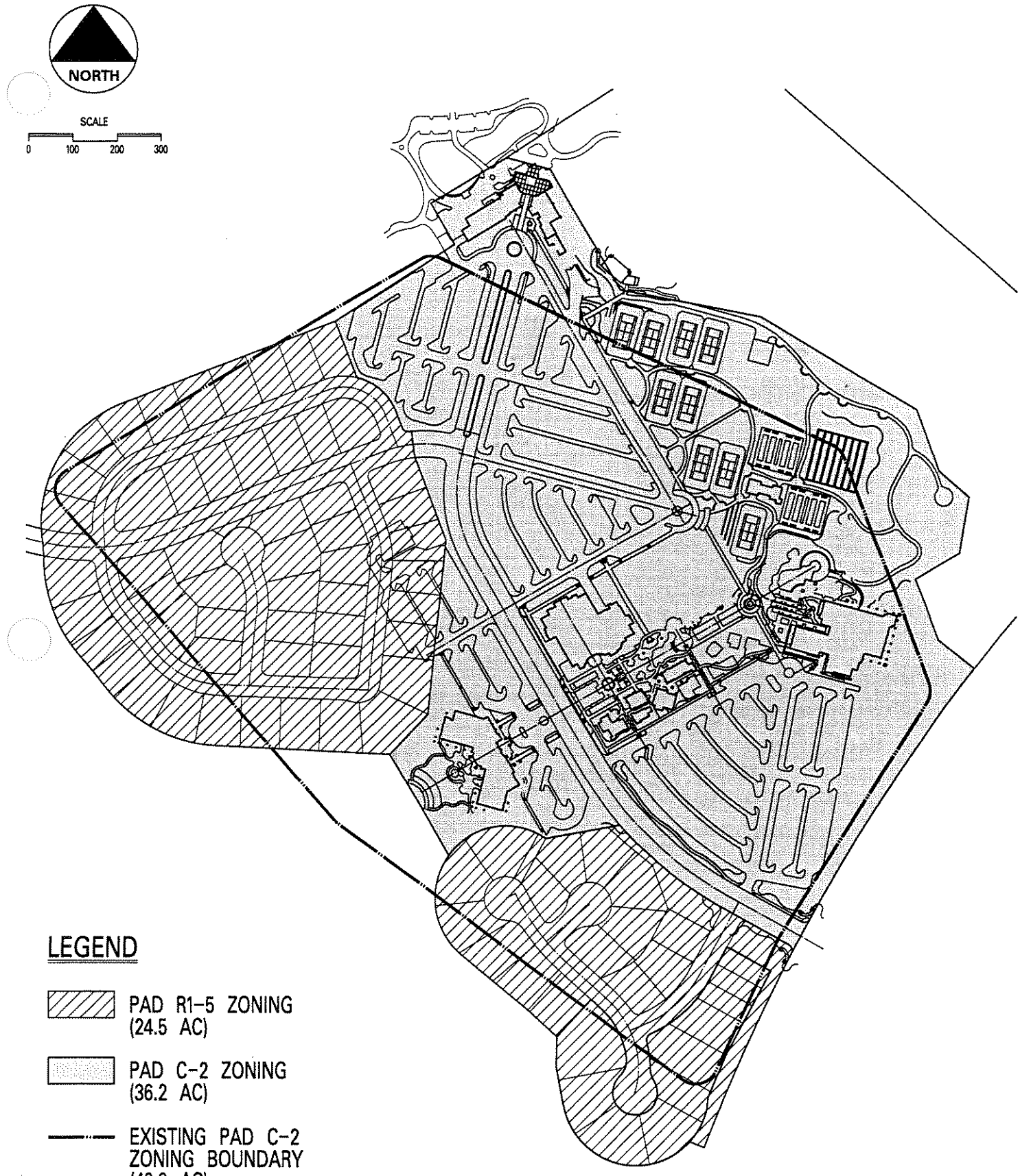


LEGEND

PAD R1-5 ZONING (24.5 AC)

PAD C-2 ZONING (36.2 AC)

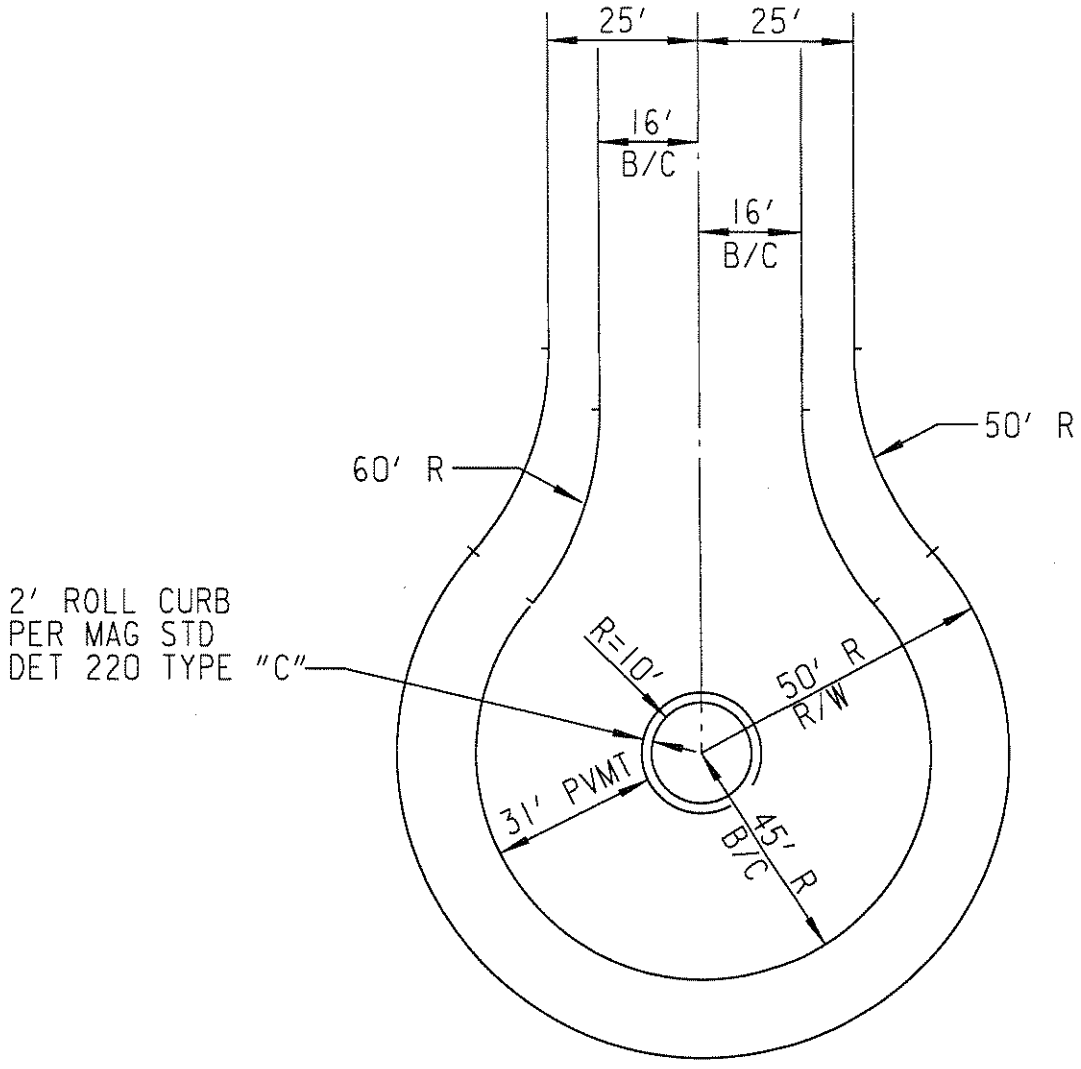
EXISTING PAD C-2 ZONING BOUNDARY (49.9 AC)

Del Webb's Sun City Grand

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

Q:\GAP EXH \MDLZN A .DGN DATE: MAY 08 97



CUL-DE-SAC WITH LANDSCAPED ISLAND

Del Webb's
Sun City Grand

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

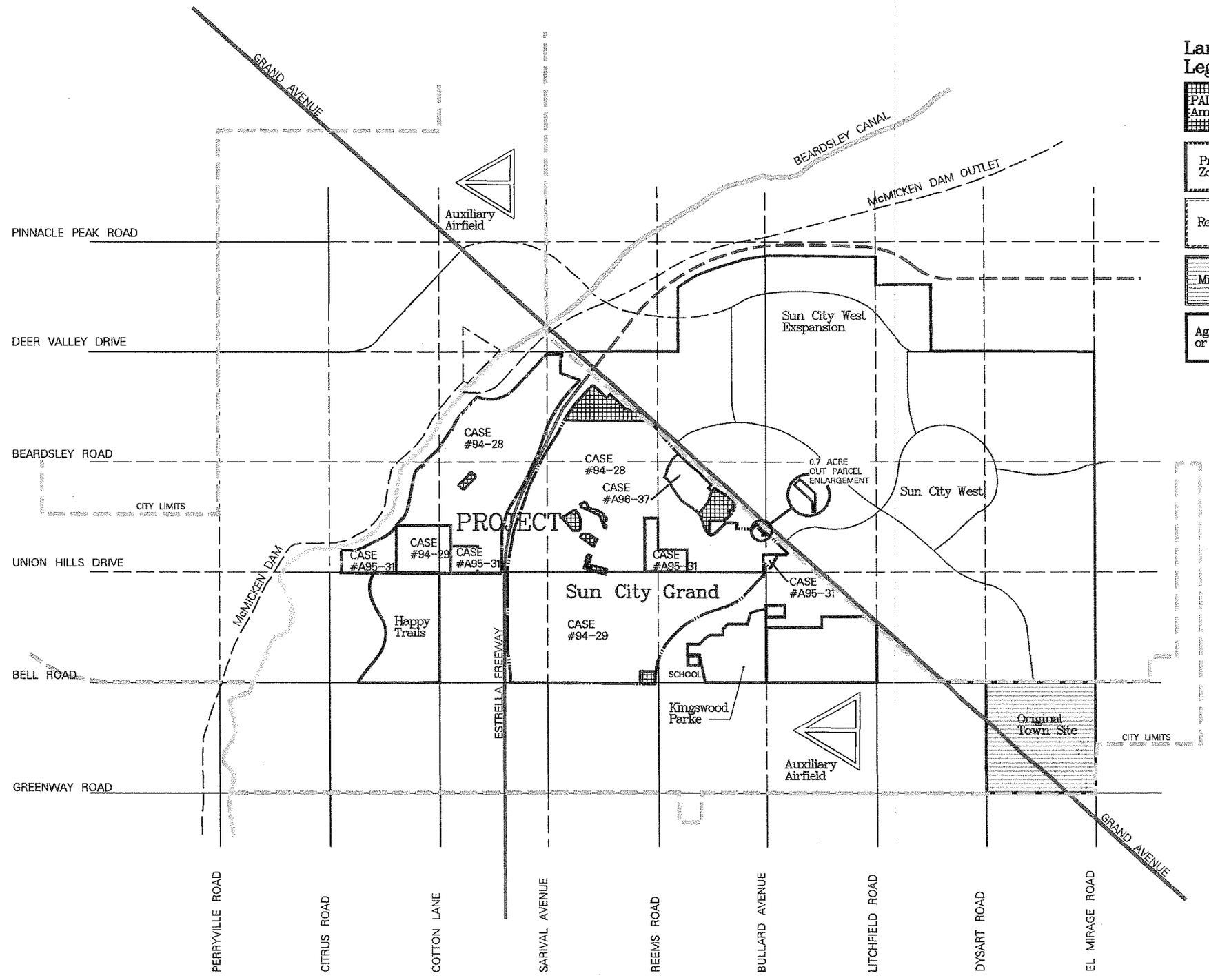
GENERALIZED LOCATION MAP
FOR

Del Webb's
Sun City Grand
SURPRISE, ARIZONA

NORTH

0 .25 .5 1 MILE 1.5 2 MILE
SCALE 1" = .5 MILE

September 12, 1997



Land Use Legend:

- PAD Amendments
- Previously Zoned
- Residential
- Mixed Use
- Agricultural or Vacant

STANLEY CONSULTANTS
INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

Composite PAD

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

JULY 2, 1996

RICHARDSON VERDOORN

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

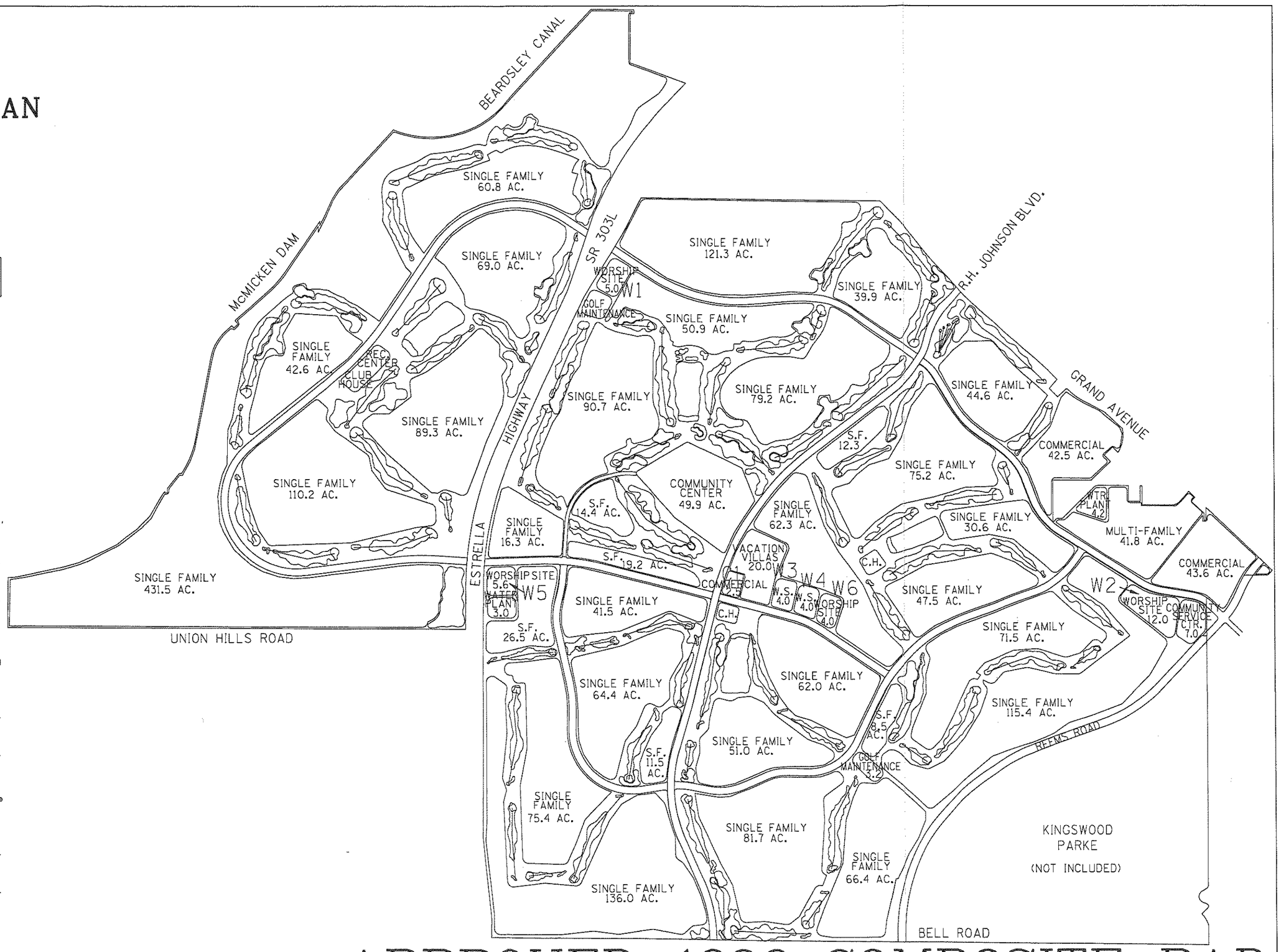
_____
Mayor

_____
City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)



APPROVED 1996 COMPOSITE PAD

PRELIMINARY DEVELOPMENT PLAN
FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

September 12, 1997

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

Chairperson

Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

Mayor

City Clerk

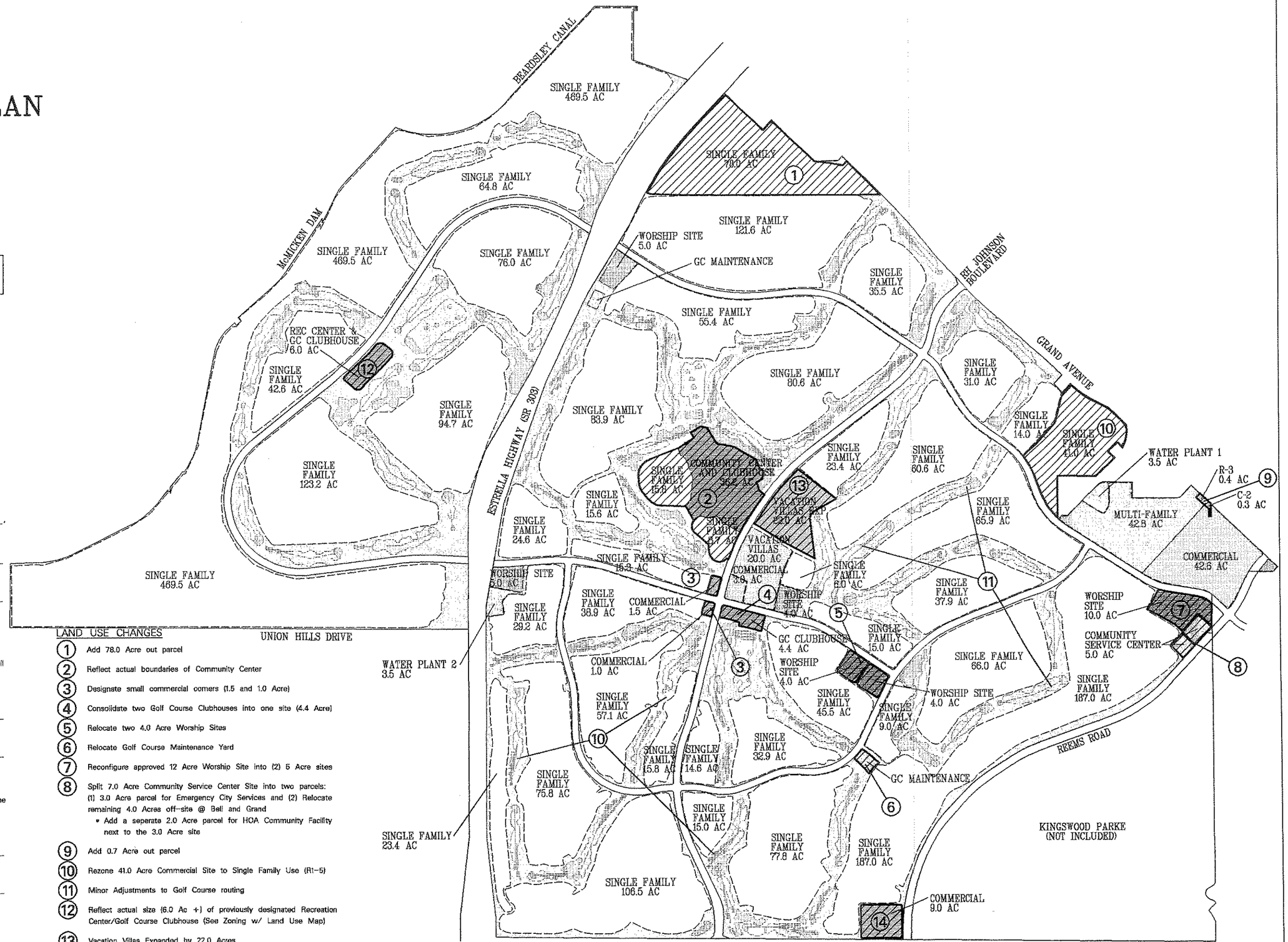
I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

Signature of Petitioner

Signature of Property Owner
(if other than petitioner)

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT



LAND USE CHANGES

1. Add 78.0 Acre out parcel
2. Reflect actual boundaries of Community Center
3. Designate small commercial corners (1.5 and 1.0 Acre)
4. Consolidate two Golf Course Clubhouses into one site (4.4 Acre)
5. Relocate two 4.0 Acre Worship Sites
6. Relocate Golf Course Maintenance Yard
7. Reconfigure approved 12 Acre Worship Site into (2) 5 Acre sites
8. Split 7.0 Acre Community Service Center Site into two parcels: (1) 3.0 Acre parcel for Emergency City Services and (2) Relocate remaining 4.0 Acres off-site @ Bell and Grand
   - Add a seperate 2.0 Acre parcel for HOA Community Facility next to the 3.0 Acre site
9. Add 0.7 Acre out parcel
10. Rezone 41.0 Acre Commercial Site to Single Family Use (R1-5)
11. Minor Adjustments to Golf Course routing
12. Reflect actual size (6.0 Ac +) of previously designated Recreation Center/Golf Course Clubhouse (See Zoning w/ Land Use Map)
13. Vacation Villas Expanded by 22.0 Acres
14. Designate 9.0 Acre Community Commercial Site
15. Potential Softball Field(s) @ a location to be determined

Composite PAD

ZONING, WITH LAND USE
FOR

Del Webb's Sun City Grand

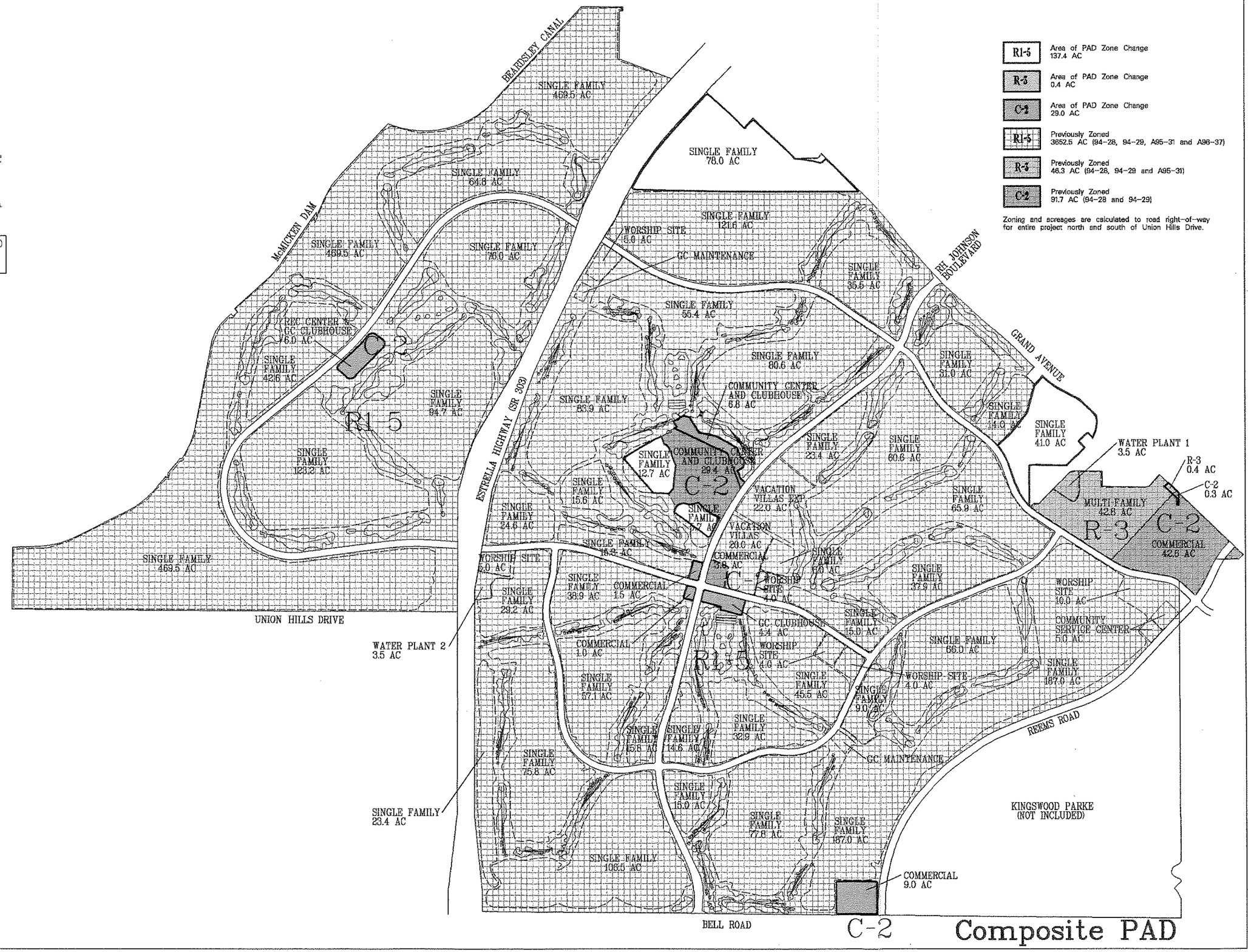
SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10
5
1
ACRES

September 12, 1997



Composite PAD

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

DEVELOPMENT PLAN with PHASING

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'

SCALE

10 5 1

ACRES

September 12, 1997

ESTIMATED CONSTRUCTION DATES:

	PHASE I	(1996-2000)
	PHASE II	(1998-2002)
	PHASE III	(2000-2004)
	PHASE IV	(2004-2008)

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

Composite PAD

COUNCIL AGENDA ACTION FORM

_X_ **Regular Meeting**
___ **Special Meeting**
___ **Workshop**

MEETING SCHEDULED
Time: 7:00 P.M.
Date: November 17, 1994

Ord. 94-18

Public Hearing, New Business, ~~Resolution~~

Agenda Item # ___ Consent Agenda _X_ Regular Agenda

Title

Consideration and action on Application No. PADA94-28, a request by Del Webb Construction, Inc. for approval of Amendments to Planned Area Development(No. PAD94-07) with Preliminary Development Plan approval for property generally bounded by Grand Avenue, Beardsley Canal, Union Hills and Bullard Avenue.

Name of Department/Individual

Planning Department/Shirley Berg

Action Requested:

A motion to approve Application No. PADA94-28 with stipulations listed on Exhibit c. The request submitted by Del Webb Construction, Inc. for approval of Amendments to Planned Area Development (PAD94-07) with Preliminary Development Plan.

Comments:
Exhibit A: Del Webb's Grand Avenue Property - PAD "Proposed Amendment"
Exhibit B: Staff Report
Exhibit C: Recommendations

Fiscal Impact:___ Budgeted ___ Not Budgeted
Comments:

City Manager's Recommendation:_X_ Approve ___ Disapprove ___ None

Council Action:

Motion/ Second	Councillor's Name	Vote
_____	Villanueva	_____
_____	Shafer	_____
_____	Reafleng	_____
_____	Bott	_____
_____	Broich	_____
_____	Johnson	_____
_____	Montoya	_____

Results:

Votes: For ____Against _____
Abstained _____
Passed_____Failed _____

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

REPORT TO THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

PREPARED BY THE CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT

CASE NO: PADA94-28 (Del Webb's Grand Avenue Property Amendment)

Planning and Zoning Commission Meeting Date: January 6, 1994

Agenda Item No: 2

REQUEST: Amend an approved P.A.D. and Preliminary Development Plan for Del Webb's Grand Avenue Property

SITE LOCATION: North of the Union Hills Road alignment and south of Grand Avenue, between the Beardsley Canal on the west and Bullard Avenue on the east (approximately)

SITE SIZE: 2,359 acres

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: The previous item on this agenda ( ) is a request to amend the Surprise Comprehensive Development Guide. If approved, this request would comply with the Plan.

PRELIMINARY DEVELOPMENT PLAN: Subject request is an addendum to the approved Planned Area Development (P.A.D.) for Del Webb's Grand Avenue Property

STAFF RECOMMENDATION: Approve subject to stipulations

EXISTING AND SURROUNDING ZONING:

1. ON-SITE:	R1-5, R-3 and C-2 (Planned Area Development)
NORTH:	R1-43,
EAST:	R1-43
SOUTH:	R1-43
WEST:	R1-43

EXISTING AND SURROUNDING LAND USE:

2. ON-SITE:	Agriculture, Vacant
NORTH:	Vacant, Scattered single-family residences
EAST:	Agriculture, Vacant, Residential development (Sun City West to the east)
SOUTH:	Vacant, Residential developments (Radnor Sun Village to the southeast and Happy Trails to the southwest)
WEST:	Beardsley Canal, McMicken Dam Outlet Channel

ADJACENT ROAD STATUS:

3. **GRAND AVENUE:**	Currently two-lanes in each direction with a median section and left turn lanes.
ESTRELLA FREEWAY: (PROPOSED)	Not expected to be constructed within the next twenty (20) years. The Arizona Department of Transportation has a two-lane interim roadway currently in place.

EXISTING UTILITIES AND SERVICES STATUS:

4. **WATER**	Citizens Utilities
5. **SEWER**	City of Surprise
6. **FIRE PROTECTION:**	The Surprise Fire Department currently has a fire station located at 15818 North Hollyhock Street. A fire station is proposed near the intersection of the north Loop Road and the interim Estrella Roadway.
7. **POLICE PROTECTION:**	The SurprisePolice Department currently has a

BACKGROUND:

8. **FEBRUARY 24, 1994:** The City Council approved an amendment to the Comprehensive Development Guide and executed a Development Agreement with the Del Webb Corporation.

9. **APRIL 28, 1994:** The City Council approved the original P.A.D. and Preliminary Development Guide on subject property upon a recommendation for approval by the Planning and Zoning Commission.

10. The previous item on this agenda ( ) is a request to amend the Surprise Comprehensive Development Guide. It involves a reduction in residential land use and an increase in commercial land use. A portion of this General Plan Amendment is on the same 2,359 acres included in subject request.

CONFORMANCE TO ADOPTED LAND USE PLANS:

11. The previous item on this agenda, if approved, would amend the Surprise Comprehensive Development Guide. Subject request would be consistent with this Plan. The amended Plan will designate the site as Typical Neighborhood (6-7 dwelling units per acre), High Density Residential (9-22 dwelling units per acre), Community Commercial and Regional Commercial. The proposed density is within this range. The Development Guide also includes several Goals and Policies that should direct the growth of this area for the next several years. Higher standards for site planning and design within the proposed development are addressed in the General Plan and are also included as part of the Development Guide. It is the intent of the Development Guide to provide the necessary guidelines of protection needed to maintain the integrity and quality of the proposed development. It appears that subject request will not conflict with this Development Guide.

AREA LAND USE ANALYSIS:

12. Subject property is zoned R1-5, R-3 and C-2 (Planned Area Development) and is vacant and agricultural land. Surrounding property to the north and west is vacant and is zoned R1-43. Northeast of the site is Sun City West. A portion of the property to the south and east is developed as Radnor Sun Village and is zoned R1-43 on the south and P.A.D. on the southeast. The proposed expansion is consistent and compatible with the urban uses to the north and east and will continue the urban pattern south and west to Cotton Lane.

PLAN ANALYSIS:

13. If approved, Z 94-7 would allow for a total of 7,073 dwelling units on 1,449.5 acres of land. Residential land uses include; 6,016 single family residences (attached and detached) on 1382.9 acres and designated R1-5, 125 vacation villas on 20.0 acres designated R1-5 and 932 multi-family residences on 46.6 acres designated R-3.

14. The previously approved P.A.D. proposed 6,366 dwelling units on 1,641.3 acres - an increase of 707 dwelling units and a decrease of 191.8 acres. The size of the multi-family parcel is increased by 12.1 acres and the single family parcels are decreased from 1,547.1 acres to 1,382.9 acres by this amendment to the previously approved P.A.D. Assisted Living facilities were previously proposed on 11.5 acres but have been deleted from subject amendment. This housing type is not designated in the amended plan but may be conditionally permitted in either R1-5 or R-3 zones.

15. Additionally, 535.3 acres, up from 452.0 acres, are designated as Open Space for golf courses, freeway buffer, stormwater detention and drainage channel. Freeway, arterial and collector street right-of-way take 126.5 acres where 114.6 acres were previously proposed. Two parcels totaling 160.4 acres are designated Regional Commercial for a "power center" and two parcels, 49.9 and 2.5 acres, are designated as Community Commercial.

16. This proposed P.A.D. amendment increases the previously approved commercial land uses by 113.4 acres, from 49.5 to 162.9 acres. Two parcels, 123.0 and 37.4 acres are located south of Grand Avenue between R.H.Johnson and Meeker Boulevards and are to be designated C-2. A retail power center with office and hotel sites are proposed for these sites and could yield over 1,000,000 square feet of retail/commercial space. A separate site plan approval request has been submitted and will be considered at a later date.

17. A 49.9 Community Center site is designated C-2 and is located near the center of the project north of the south loop road on the west side of the R.H. Johnson Boulevard extension. The range of functions for the Community Center will include a sales center with model homes, a recreational center with both outdoor and indoor activities, a social center with programmed activities, a golf clubhouse and retail/service establishments such as a Post Office, convenience retail and non-profit space.

18. A 2.5 acre Community Commercial parcel is located at the northeast corner of the south loop road and the R.H. Johnson Boulevard extension. Neighborhood commercial land uses are proposed for this site and is designated C-2.

19. Two 18-hole golf courses with pro shops and practice ranges are planned within the project area. The turf, landscaped and hardscaped areas of the golf course will be designed to meet current water use requirements of the Arizona Department of Water Resources. Additionally, the golf course turf and landscaped areas are to be irrigated with recovered and treated effluent. Portions of the golf course are to be located adjacent to the proposed Estrella Freeway

to mitigate the noise and air pollution affects of the freeway on adjacent lots.

20. Golf courses club houses are proposed for each of the golf courses. The amended Zoning Ordinance revisions approved on April 28, 1994 will allow private or jointly owned community centers, recreational facilities, pools, tennis courts and golf clubhouses in R1-5 Zoning. However, according to State of Arizona liquor laws, a clubhouse facility providing liquor sales must be located in a C-2 zone or be conditionally permitted in a residential zone. The clubhouse located within the 49.9 acre Community Center parcel satisfies this criteria as it will be located in a C-2 zone. However, the clubhouse located along the loop road, west of the Estrella Freeway is in R1-5 and must be rezoned.

21. Additionally, a golf course maintenance facility is designated on a parcel of land located on the east side of the Estrella Freeway, south of the north loop road. The Zoning Ordinance or it's approved revisions do not specify whether this type of use is Principally or Conditionally Permitted or if it is a Permitted Accessory Use. Noise and odors from equipment and storage of materials may require this to be a Conditionally Permitted Use. If it is to be a Permitted Accessory Use, it must be located within or contiguous to the golf course boundaries. The City Council must determine the appropriate zoning categories and the developer should consider relocating the maintenance facility to a site adjacent to the golf course with buffering and screening from adjoining residences.

22. The lakes, golf course turf and grounds are planned to utilize 100% treated effluent. The method proposed for recovery of effluent is an underground storage and recovery project. Pursuant to the Development Agreement as amended, the developer shall assist the City with the cost of design, permits, land acquisition and construction of a recharge and recovery project. The City will own, operate and maintain the recharge project. An aquifer protection permit must be issued by the Arizona Department of Environmental Quality that provides the recharge of treated effluent into the aquifer. A separate permit must be issued by the Arizona Department of Water Resources that allows for the underground storage and recovery of treated effluent.

23. A fire and police site approved in the first P.A.D. will be provided on a larger 3.8 acre parcel located in the northern portion of the project and east of Loop 303 (Estrella Freeway) pursuant to the Development Agreement between Del Webb and the City of Surprise. The facility may include other public services such as payments of utility bills. A second 3.2 acre public facility (for a total of 7.0 acres) will be provided near the power center in the eastern portion of the project pursuant to the Comprehensive Development Guide. The second site is not shown on the amended Preliminary Development Plan (page 9 of the Narrative) and must be shown upon approval of the Plan.

24. The development will be subject to the City's new library development fee that will be used to expand the City's public library facilities in the area. Again, the Preliminary Development Plan does not identify the location of the library site and must be shown upon approval of the Plan.

25. The previous Plan included 2 church sites on 9.8 acres. Subject amendment provides 4 church sites on 15.0 acres. Furthermore, whereas the previously approved sites were concentrated near the northeast portion of the development, the amended Plan disperses the sites throughout the project. Churches are Principally Permitted Uses allowed in R1-5, R-3 and C-2 zones as approved in Zoning Ordinance revisions by the City Council on April 28, 1994.

26. The primary entry for this master planned development will be from Grand Avenue at R.H. Johnson Boulevard. This entry will be designed to highlight the residential character of the master plan. Traffic within the project will be collected and dispersed by means of an internal loop road.

27. The loop road will ultimately be grade separated at its two intersections with the proposed Estrella Freeway; however, no interchanges are proposed at these points. According to ADOT plans, access to the Estrella Freeway will be provided at Bell Road and near Grand Avenue, consistent with the Surprise Comprehensive Development Guide.

28. The Overall Traffic and Circulation Plan for the development appears to provide for easy access within the project. Additionally, an improved transportation system for the West Valley will be realized with the completion of the Estrella Freeway. Although the Estrella Freeway is not expected to be completed within the next twenty (20) years, the Arizona Department of Transportation currently has a two-lane interim highway constructed within the freeway right-of-way.

29. The major roadways depicted within the project are proposed to function as minor arterials with 110 foot rights-of-way. The design intent is to minimize pavement to the extent possible and to maximize landscaping opportunities within these very large rights-of way.

30. The arterial roadway network is to be built in 4 phases beginning in 1996 and ending in 2004. Phase 1 includes the Meeker and R.H. Johnson Boulevard extensions, the north loop road between Meeker and the Estrella Freeway (Loop 303), and the south loop road between R.H. Johnson and Loop 303. The second phase includes the loop road and Cotton Lane extensions west of Loop 303. Phase 3 completes the loop road system south into the additional properties. Finally, Phase 4 connects the north loop road with Reems Road and provides access to the outparcel located at the present Reems and Union Hills alignments.

31. Major circulation and transportation differences between the previously approved Plan and this amendment are as follows; The R.H. Johnson Boulevard extension is now designated a major arterial road, whereas

previously it was a minor arterial. The Cotton Lane connection is now included in the Project Roadway Phasing Plan (Phase 2 - year 2202) whereas it was not included previously. Traffic circulation patterns are improved by having the north loop road connect directly to the Meeker Boulevard extension, whereas previously a separate arterial road connected the loop road to Meeker Boulevard.

32. When the Estrella roadway is upgraded to ultimate freeway status, consideration should be given as to the type of grade separated crossings for the loop road. If the freeway is built at grade, will the crossings be depressed or elevated? Further, will the freeway itself be depressed or elevated? Buffering is provided along the freeway corridor by open space and golf courses. However, there does not appear to be sufficient screening and buffering at the northeast corner of the south loop and Estrella roadway and the southeast corner of the north loop and Estrella roadway. Additional open space and landscaping should be included at these intersections so that they are in place when the ultimate freeway improvements are constructed.

33. The golf course cart paths cross the arterial roadways at several locations within the development. The roadways are projected as minor arterials with 110 feet of right-of-way and 4 lanes of traffic separated by a raised median. Since golf carts and automobile traffic are incompatible whenever they intersect, and since golf is a major amenity of this development, it is recommended that golf cart underpasses be installed wherever a path crosses an arterial road. Two should be constructed under the north loop road west of R.H. Johnson Boulevard, especially since this location is adjacent to the proposed power center. Further, four should be constructed under the loop road west of the Estrella roadway. Mention of these crossings should occur in the Narrative and their location should be identified on the Plan. Staff feels that underpasses are the best solution to solve the potential traffic hazards and will ensure the safety of both golfers and automobile drivers.

34. The proposed Preliminary Development Plan provides acceptable land use types and densities. Additionally, the proposed Plan is in conformance with the proposed amendment to the Surprise Comprehensive Development Guide. The character and primary use of Del Webb's Grand Avenue Property is a large-scale active adult community, physically integrated with surrounding developments by its arrangement of major and collector streets providing efficient and effective circulation.

35. The proposed development will also provide for a trail system which is included as part of the Freeway Buffer Area, arterial roadway network and drainage facilities, with links to the major commercial centers and easy pedestrian access by all residents throughout the development.

RECOMMENDATION: (Z 94-7)

DATE: November 10, 1994
TO: Honorable Mayor and Councilmembers
FROM: Shirley Berg, Planning Director
RE: Del Webb's Grand Avenue Property
Planned Area Development Amendment
Application No. PADA94-28

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

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

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

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

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

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

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

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

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

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

J) The golf course maintenance facility shall be buffered and screened from adjoining residences,

EXHIBIT "C" TO PADA94-28

K) The Preliminary Development plan shall be amended to show the location of the public facility site in the northeast portion of the project pursuant to the Surprise Comprehensive Development Guide,

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

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

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

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

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

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

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

PADA 97-073

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

September 18, 1997

RECEIVED
SEP 25 1997
CITY OF SURPRISE

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

Re: Del Webb Sun City Grand 1997 Amendment Request -- PAD Zoning and Preliminary Development Plan
Companion Application to General Plan Amendment Request

Dear Shirley:

With this letter, we are requesting several amendments to the existing PAD zoning approval and the Preliminary Development Plan for Sun City Grand. Sun City Grand is now well underway with the completion of Phase I nearly at hand. We have processed several amendments to Sun City Grand over the past several years and this request is another in a series of the normal and customary refinements of a large master plan.

The most significant of the amendments in this request are: 1) the addition of an approximately 78 acre outparcel for single family uses (which abuts Sun City Grand's northern perimeter on the east side of the Estrella Highway); 2) the redesignation of approximately 41 acres of Regional Commercial back to single family uses on Grand Avenue south of the intersection of Sunrise Boulevard and Grand Avenue and the redesignation of 9.0 acres of Typical Neighborhood to Community Commercial at the northwest corner of Reems and Bell Roads. Since development is now proceeding on the large 42.6 acre prime commercial zoning parcel at the corner of Reems Road and Grand Avenue, the new 9.0 acre commercial center along with all the other existing and planned commercial projects in the area will more than meet all future retail commercial needs for this area. It is therefore now appropriate to return this middle commercial parcel of 41 acres back to single family, golf course and other open-space uses as it was originally approved in 1994. A complete list of the proposed amendments is provided below.

PROPOSED AMENDMENTS

The following summary details the proposed amendments to the approved Sun City Grand PAD and Preliminary Development Plan. The amendments are as follows:

1. Add a 78 acre outparcel commonly referred to as the Whitehead property which lies on the north boundary of Sun City Grand on the east side of Estrella Highway and

rezoning it to PAD (R1-5). A small portion of the 78 acres has frontage on Grand Avenue. This is a logical addition to the master plan for Sun City Grand, since it is located within the general boundaries of the overall development and access can be easily incorporated through a slight redesign of the adjacent subdivision.

2. Slightly adjust the boundaries of the Community Center and model home complex that is located in the project's interior to reflect the actual zoning boundaries which have resulted from preliminary platting of adjacent subdivisions. The portions of the Community Center with the existing single family model complexes (18.4 ac.) are being rezoned to R1-5.

3. Add two small (1.5 ac. and 1.0 ac.) commercial corners at the northwest and southwest corners of the major project intersection of Clearview Blvd. and Sunrise Blvd.

4. Consolidate the two golf course clubhouses located east of the Community Center into one site at the southeast corner of Clearview Blvd. and Sunrise Blvd. (4.4 ac.)

5. Relocate two 4-acre worship sites from the north side of Clearview Blvd. to the southwest corner of Clearview Blvd. and the East Loop as they existed prior to the 1996 amendment.

6. Relocate the golf maintenance yard from Reems Road to an interior location.

7. Reconfigure the approved 12-acre worship site at the southwest corner of Reems Road and Mountain View to a 10 acre site.

8. Split the Community Service Center for the City of Surprise into two parcels. A three (3) acre parcel will remain in Sun City Grand for emergency City services. The remaining four acres of the original seven-acre Community Service Center site are being relocated to the commerce park at the intersection of Bell and Grand pursuant to an agreement with the City. A separate two (2) acre site is being designated next to the 3.0 acre City site as a future Community Facilities site for use by the Sun City Grand Community Association.

9. Add a 0.7 acre out parcel on Grand Avenue into the project and rezoning it to PAD (0.4 ac. of R-3) and PAD (0.3 ac. of C-2).

10. Rezone 41.0 acres of commercial (C-2) along Grand Avenue in the middle of the project back to single family use (R1-5) as it was originally approved in 1994.

11. Slightly reconfigure several golf hole alignments in Phases II and III.

12. Place the proper commercial zoning on the approved Recreation Center/Golf Course clubhouse west of the Estrella Highway, which is in Phase IV.

13. Designate a 22.0 acre area for Vacation Villas expansion.

14. Redesignate 9.0 acre community commercial site at the northwest corner of Reems and Bell Roads.

15. Potential softball fields(s) at a location to be determined.

16. Amend Street Development Standards to allow 10' diameter landscaped medians in cul-de-sacs where the homes are directly visible from arterial and/or collector streets. This will enhance the livability of the homes in these situations. (Not shown on map. See attached sketch titled CUL-DE-SAC WITH LANDSCAPED ISLAND.)

We have attached a General Location Map, the approved 1996 Preliminary Development Plan, the proposed Preliminary Development Plan, Zoning with Land Use Map, a Phasing Map (which remains unchanged) and four tables depicting the adjustment of project acreage and proposed land use allocations beginning with last year's table dated July 2, 1996. Please note that overall project acreage has been increased by 93.4 acres, which (after deducting the new 78.7 acres being added to the project) results in a slight 14.7 acres increase from the 1996 amendment. The increase is simply the result of more precise engineering from the original planning stages.

We have also attached this Commercial Demand Analysis for the Bell Road Corridor (dated 06/06/97) to demonstrate that the redesignation of the middle 41.0 acres of commercial on Grand Avenue back to single family uses will not negatively impact the provision of retail services in the area. The analysis took into account existing retail centers, existing zoning, the additional 9.0 acres of Community Commercial and the City's Comprehensive Development Guide. This analysis includes a summary table, a table listing commercial acreage provided and the demand for commercial services by population as well as an aerial map depicting all of the commercial sites studied in this analysis. Our review has concluded that there could be as much as 200 acres of commercially zoned and/or planned land in excess of that which would otherwise be needed to service the residents of Sun City Grand and the other residential projects along Bell Road at better locations. The mid-block location of the 41.0 acre site dictates that it would be very unlikely to develop commercially even if ADOT were to issue approval for a left-turn bay, which is doubtful. While this is not a definitive analysis, the material clearly indicates that the City has designated (with both existing and planned commercial sites) more than sufficient acreage to provide the needed retail services to this area. If these amendments are approved, 54.4 acres will still be designated in retail commercial which could yield almost 600,000 s.f. of building area.

Again, this is a companion application to a General Plan Amendment request which is intended to establish full consistency between the Surprise Comprehensive Development Guide and the PAD zoning for Sun City Grand. An amendment to the Development Agreement

(Amendment No. 5) to track these and other community-related issues is being processed concurrently with this amendment through the City Council.

This application has been streamlined, because of the high degree of familiarity that City Staff, Planning Commission, and City Council have with the Sun City Grand project. If this application is approved, additional copies will be provided to Staff to insert into Volumes One and Two of the original PAD and General Plan approvals. These two volumes you will remember, also contain the resolutions and ordinances setting forth the conditions of approval for the overall composite PAD. As always if you have any questions, please do not hesitate to call us. We view these changes as minor in the context of this large master planned project and are anxious to have this request proceed forward to public hearings. If questions arise during your review of the project, please let us know and we will respond promptly.

Very truly yours,

Stephen C. Earl

SCE:GVK/jgs:pfr
cc: M. Jesberger
Z:\INDEX\DELWEBB\GRAND-97\LTRS\BERG1rev.doc

PRELIMINARY DEVELOPMENT PLAN FOR BOTH:
CASE NO. 94-28 (FORMERLY 94-07) CASE NO. 94-29, CASE NO. A95-31
and Case No. A96-37
Proposed Allocation of Land Uses for
Del Webb's Grand Avenue Property
Surprise, Arizona

~~June 2, 1995~~
July 2, 1996

Land Uses	Zoning	Acres	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5,R-3,C-2	165.0	N/A	N/A	4.4%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
~~- Gol (3-18 hole golf courses)~~	R1-5	~~585.8~~	N/A	N/A	~~15.5%~~
- Gol (4-18 hole golf courses)		775.8			20.5%
~~(1-18 hole executive golf course)~~	R1-5	~~130.0~~	N/A	N/A	~~3.4%~~
- Drainage/Detention//Open Space	R1-5,R-3,C-2	197.7	N/A	N/A	5.2%
Residential:					
- Adult Single-Family (attached and detached)	R1-5	~~2364.4~~	4.35	~~10,285~~	~~62.6%~~
		2376.8		10,339	62.9%
- Vacation Villas	R1-5	20.0	6.25	125	~~0.5%~~
					0.5%
- Multi-Family	R-3	~~39.2~~	20.0	~~784~~	~~1.0%~~
		41.8		836	1.1%
Commercial:					
- Retail/Commercial	C-2	~~169.1~~	N/A	N/A	~~4.5%~~
		88.6			2.3%
- Community Center*	C-2	49.9	N/A	N/A	1.3%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	~~27.0~~	N/A	N/A	~~0.7%~~
		32.5			0.9%
- Utilities	C-2,R1-5	9.1	N/A	N/A	0.2%
- Fire/Municipal Services	~~R-3,~~ R1-5	7.0	N/A	N/A	0.2%
- Neighborhood Rec./Clubhouse	R1-5	11.6	N/A	N/A	0.3%
		3775.8		~~11,194~~ **	100.0%
				11,300 **	

0

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

**Actual units not to exceed Development Agreement entitlement of September 29, 1995.

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PRELIMINARY DEVELOPMENT PLAN
ACREAGE ADJUSTMENTS TO CASE NO. A96-37(1)
Del Webb's Grand Avenue Property
Surprise, Arizona

September 12, 1997

Land Uses	Zoning	A96-37	Adjustment	Rev A96-37
Arterial Streets (Minor Arterials):	R1-5,R-3 C-2	165.0	+13.0	178.0
Open Space (Public):	N/A	0.0	0.0	0.0
Open Space (Private):				
- Golf/Detention (4-18 hole courses)	R1-5	775.8	+63.9	839.7
- Drainage/Detention//Open Space	R1-5,R-3 C-2	197.7	-71.5	126.2
Residential:				
- Single Family	R1-5	2376.8	+8.3	2385.1
- Vacation Villas	R1-5	20.0	0.0	20.0
-Vacation Villas Expansion	R1-5	0.0	0.0	0.0
- Multi-Family	R-3	41.8	+1.0	42.8
Commercial:				
- Retail/Commercial	C-2	88.6	0.0	88.6
- Community Center	C-2	49.9	0.0	49.9
Industrial:	N/A	0.0	0.0	0.0
Other:				
- Churches/Worship sites	R1-5	32.5	0.0	32.5
- Utilities	C-2,R1-5	9.1	0.0	9.1
- Fire/Municipal Services	R1-5	7.0	0.0	7.0
- Neighborhood Rec/Clubhouse(s)	C-2	11.6	0.0	11.6
Total		**3775.8**	**+14.7**	**3790.5**

(1) Represents actual acreages determined from platting and engineering studies which have been conducted to date within the context and limits of the approved PAD Zoning and Preliminary Development Plan.

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
and CASE NO. A97-73
Proposed Land Use Transition
Del Webb's Sun City Grand
Surprise, Arizona

September 12, 1997

Land Uses	Zoning	PAD A96-37	Transition	PAD A97-73	%
Arterial Streets (Minor Arterials):	R1-5	178.0	0.0	178.0	4.6%
Open Space (Public):	N/A	0.0	0.0	0.0	0.0%
Open Space (Private):					
- Golf/Detention (4-18 hole courses)	R1-5	839.7	0.0	839.7	21.7%
- Drainage/Detention//Open Space	R1-5	126.2	0.0	126.2	3.3%
Residential:					
- Single Family	R1-5	2385.1	+110.0	2495.1	64.5%
- Vacation Villas	R1-5	20.0	0.0	20.0	0.5%
-Vacation Villas Expansion	R1-5	0.0	+22.0	22.0	0.6%
- Multi-Family	R-3	42.8	+0.4	43.2	1.1%
Commercial:					
- Retail/Commercial	C-2	88.6	-34.2	54.4	1.4%
- Community Center*	C-2	49.9	-13.7	36.2	0.9%
Industrial:	N/A	0.0	0.0	0.0	0.0%
Other:					
- Churches/Worship sites	R1-5	32.5	-0.5	32.0	0.8%
- Utilities	R1-5,R-3	9.1	-2.1	7.0	0.2%
- Fire/Municipal Services	R1-5	7.0	-2.0	5.0	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	11.6	-1.2	10.4	0.3%
		3790.5	**+78.7**	**3869.2**	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
and CASE NO. A97-73
Proposed Allocation of Land Uses for
Del Webb's Sun City Grand
Surprise, Arizona
September 12, 1997

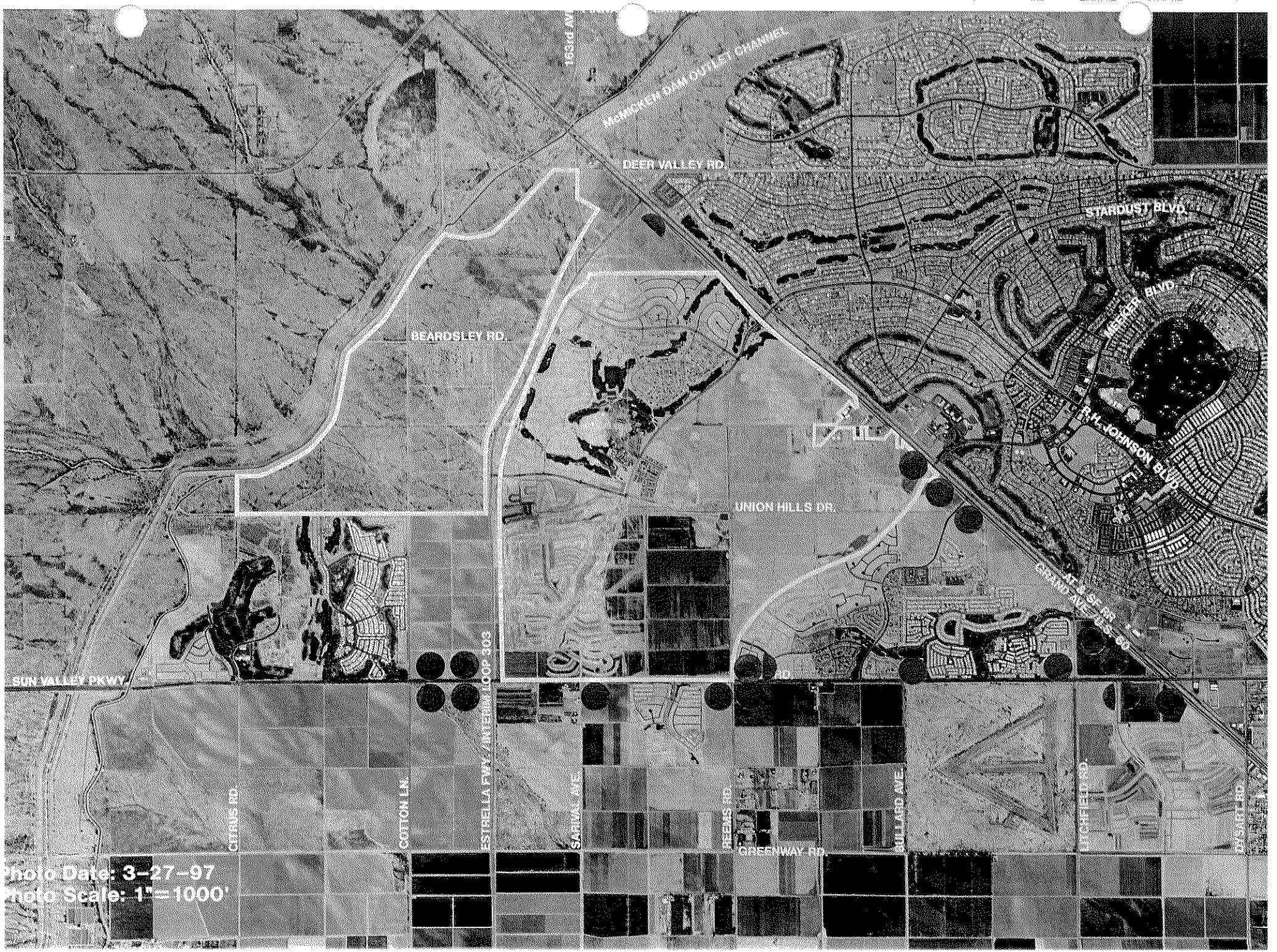
Land Uses (1)	Zoning	Acres (2)	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5	178.0	N/A	N/A	4.6%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
- Golf (4-18 hole courses)	R1-5	839.7	N/A	N/A	21.7%
- Drainage/Detention//Open Space	R1-5	126.2	N/A	N/A	3.3%
Residential:					
- Single Family	R1-5	2495.1	4.35	10,854	64.5%
- Vacation Villas	R1-5	20.0	6.15	123	0.5%
-Vacation Villas Expansion	R1-5	22.0	5.27	116	0.6%
- Multi-Family	R-3	43.2	20.0	864	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	N/A	N/A	1.4%
- Community Center*	C-2	36.2	N/A	N/A	0.9%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	32.0	N/A	N/A	0.8%
- Utilities	R1-5,R-3	7.0	N/A	N/A	0.2%
- Fire/Municipal Services	R1-5	5.0	N/A	N/A	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	N/A	N/A	0.3%
		3869.2		**11,957 ****	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

(1) Includes potential softball field(s) at a location to be determined.

(2) Represents actual acreages determined from platting and engineering studies which have been conducted to date.

**Actual units not to exceed Development Agreement entitlement of _____



McMICKEN DAM OUTLET CHANNEL
163rd AVE
DEER VALLEY RD.
STARDUST BLVD.
MEEKER BLVD.
BEARDSLEY RD.
R.H. JOHNSON BLVD.
UNION HILLS DR.
AT & SF RR
GRAND AVE. U.S. 60
SUN VALLEY PKWY.
INTERIM LOOP 303
CITRUS RD.
COTTON LN.
ESTRELLA FWY.
SARIVAL AVE.
REEMS RD.
GREENWAY RD.
BULLARD AVE.
LITCHFIELD RD.
DYSART RD.
Photo Date: 3-27-97
Photo Scale: 1"=1000'

BELL ROAD CORRIDOR[1]

Generalized Commercial Demand Analysis

06/06/97

ESTIMATED POPULATION	SERVICE [2] COMMERCIAL NEEDED	SERVICE COMMERCIAL PROVIDED	DIFFERENCE
63,900	176.03 ac.	385.42 ac.	+209.39 ac. (serves 11,400 pop.)

[1] Area Bounded by Grand Avenue, Beardsley Canal, Bullard and ½ mile south of Bell

[2] At 30 s.f. per person

BELL ROAD CORRIDOR[1]

Generalized Commercial Demand Analysis

06/06/97

PROJECT	EST. POP.	SERVICE COMMERCIAL NEEDED	SERVICE COMMERCIAL PROVIDED	DIFFERENCE
Sun City Grand	23,283	64 ac.	54.4 ac.	-9.6 ac.
Bell West Ranch	3,150	8.68 ac.	34.75 ac.	+26.07 ac.
Mountain Vista Ranch[1] (including exception parcel)	2,603	7.17 ac.	30 ac.	+22.83 ac.
Orchards[1]	2,691	7.4 ac.	19.2 ac.	+11.80 ac.
Kingswood Pk.	3,863	10.65 ac.	22 ac.	+11.36 ac.
Villages North	4,918	13.55 ac.	0 ac.	-13.55 ac.
Villages South[1]	8,385	23.10 ac.	25 ac.	+1.9 ac.
Surprise Vista	1,345	3.70 ac.	0 ac.	-3.70 ac.
Happy Trails	2,400	6.61 ac.	0 ac.	-6.61 ac.
Whitehead Parcel	0	0	10.0 ac.±	+10.0 ac.
Park Place	2,360	6.50 ac.	44.5 ac.	+38.0 ac.
Sun Village	3,960	10.91 ac.	23.67 ac.	+12.76 ac.
West Point Town Center[1]	4,942	13.62 ac.	121.9 ac.	+108.28 ac.
	63,900	176.03 ac.	385.42 ac.	+209.39 ac.

[1] Includes planned/pending amendments and ONLY ½ of area south of Bell Road.

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LEGEND

PAD R1-5 ZONING (24.5 AC)

PAD C-2 ZONING (36.2 AC)

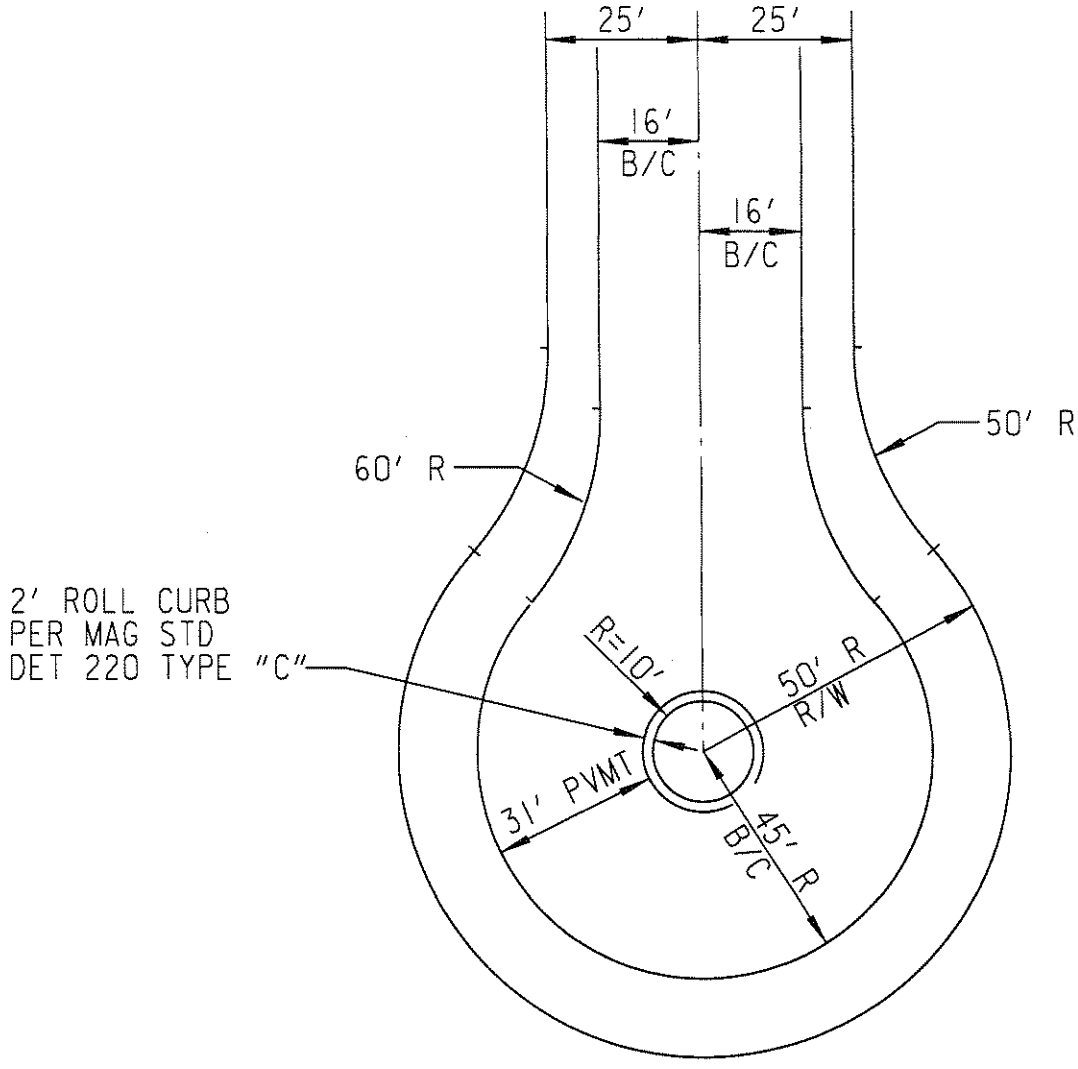
EXISTING PAD C-2 ZONING BOUNDARY (49.9 AC)

Del Webb's Sun City Grand

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

G:\GAP EXH \MDLZN A .DGN DATE: MAY 08 97



CUL-DE-SAC WITH LANDSCAPED ISLAND

Del Webb's
Sun City Grand

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

GENERALIZED LOCATION MAP
FOR

Del Webb's Sun City Grand

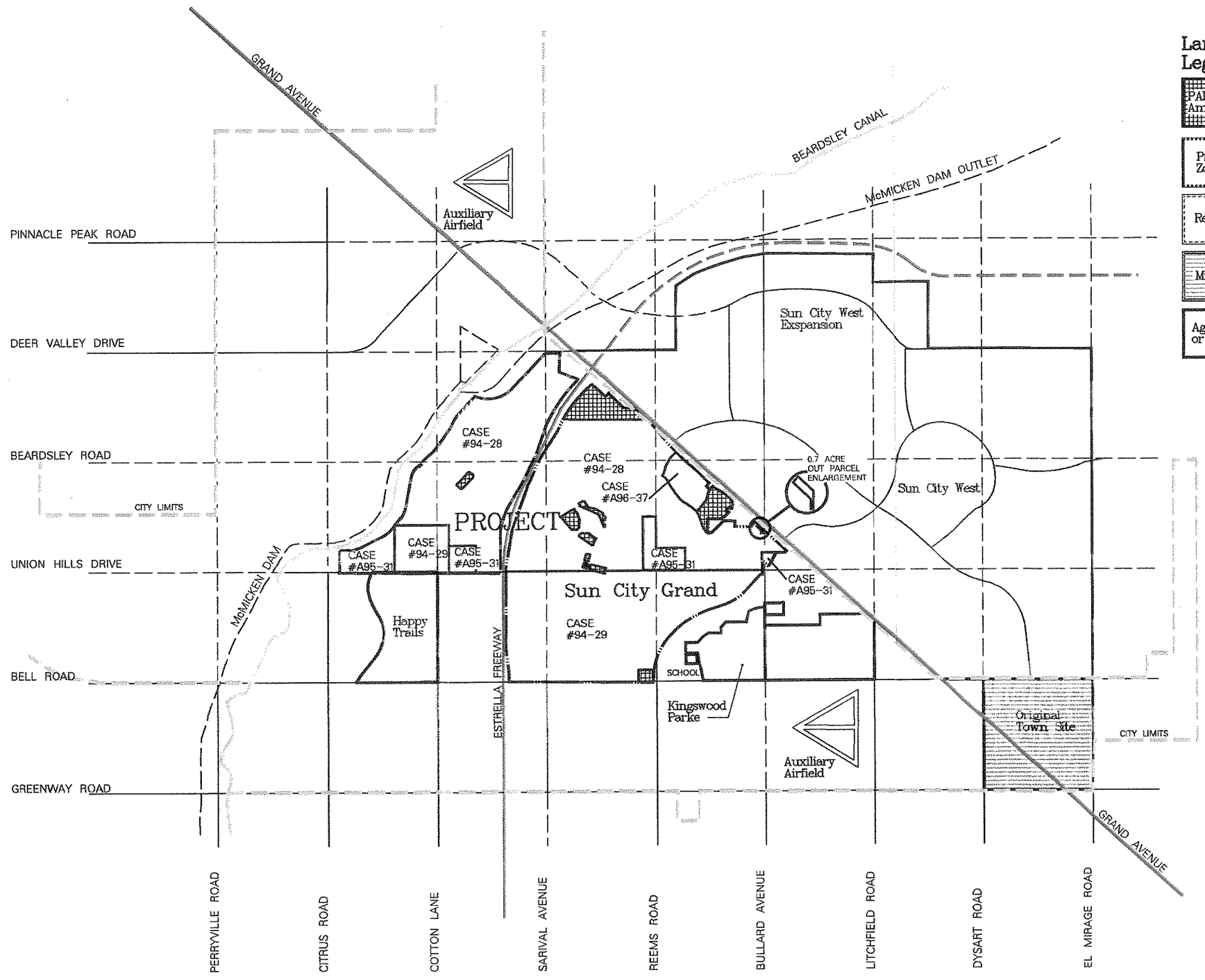
SURPRISE, ARIZONA

NORTH

0 .25 .5 1 MILE 1.5 2 MILE

SCALE 1" = .5 MILE

September 12, 1997



Land Use Legend:

- PAD Amendments
- Previously Zoned
- Residential
- Mixed Use
- Agricultural or Vacant

STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

Composite PAD

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

JULY 2, 1996

RICHARDSON VERDOORN

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

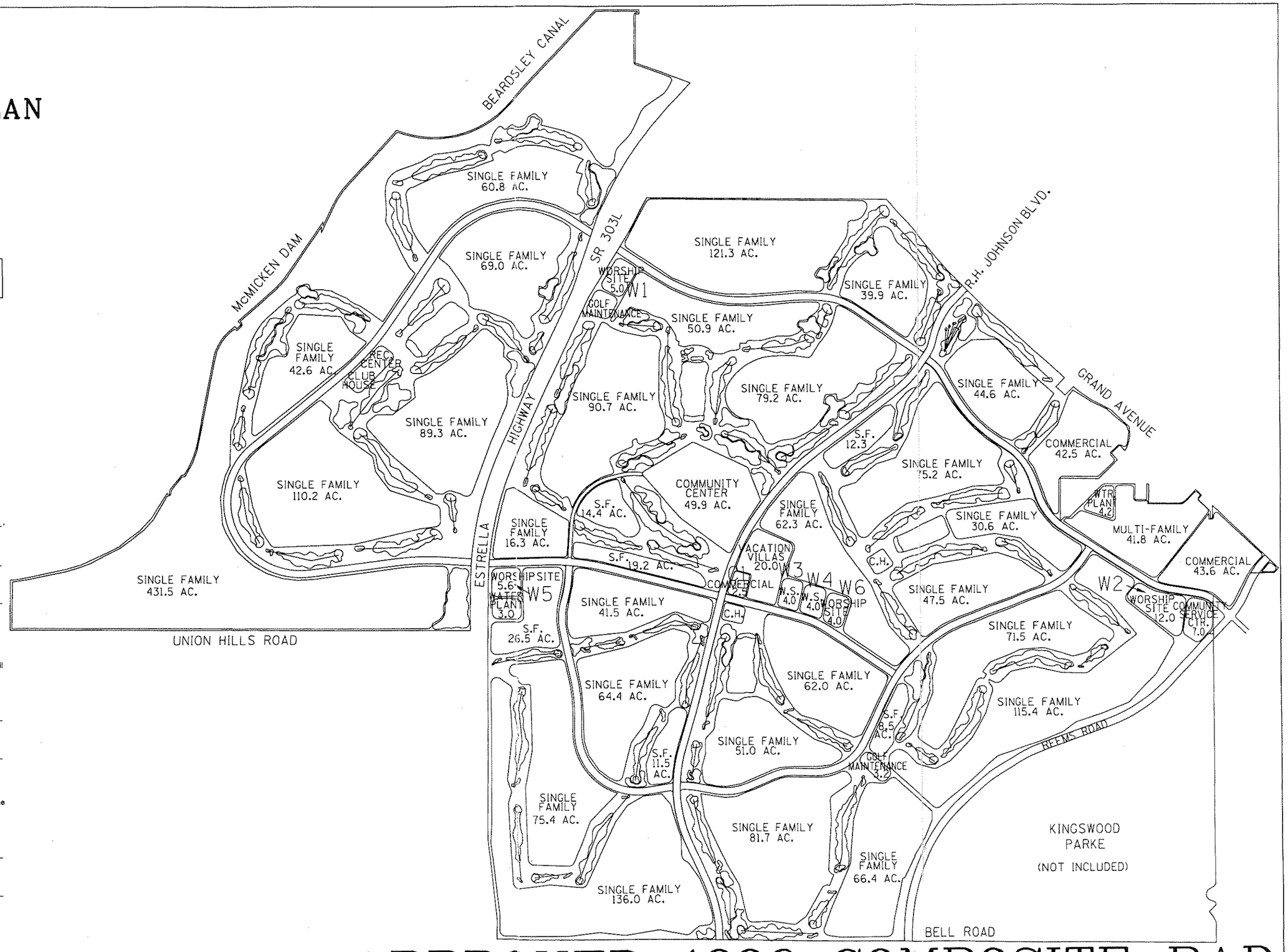
_____
Mayor

_____
City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)



APPROVED 1996 COMPOSITE PAD

PRELIMINARY DEVELOPMENT PLAN
FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

September 12, 1997

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

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Secretary

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City Clerk

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Signature of Property Owner
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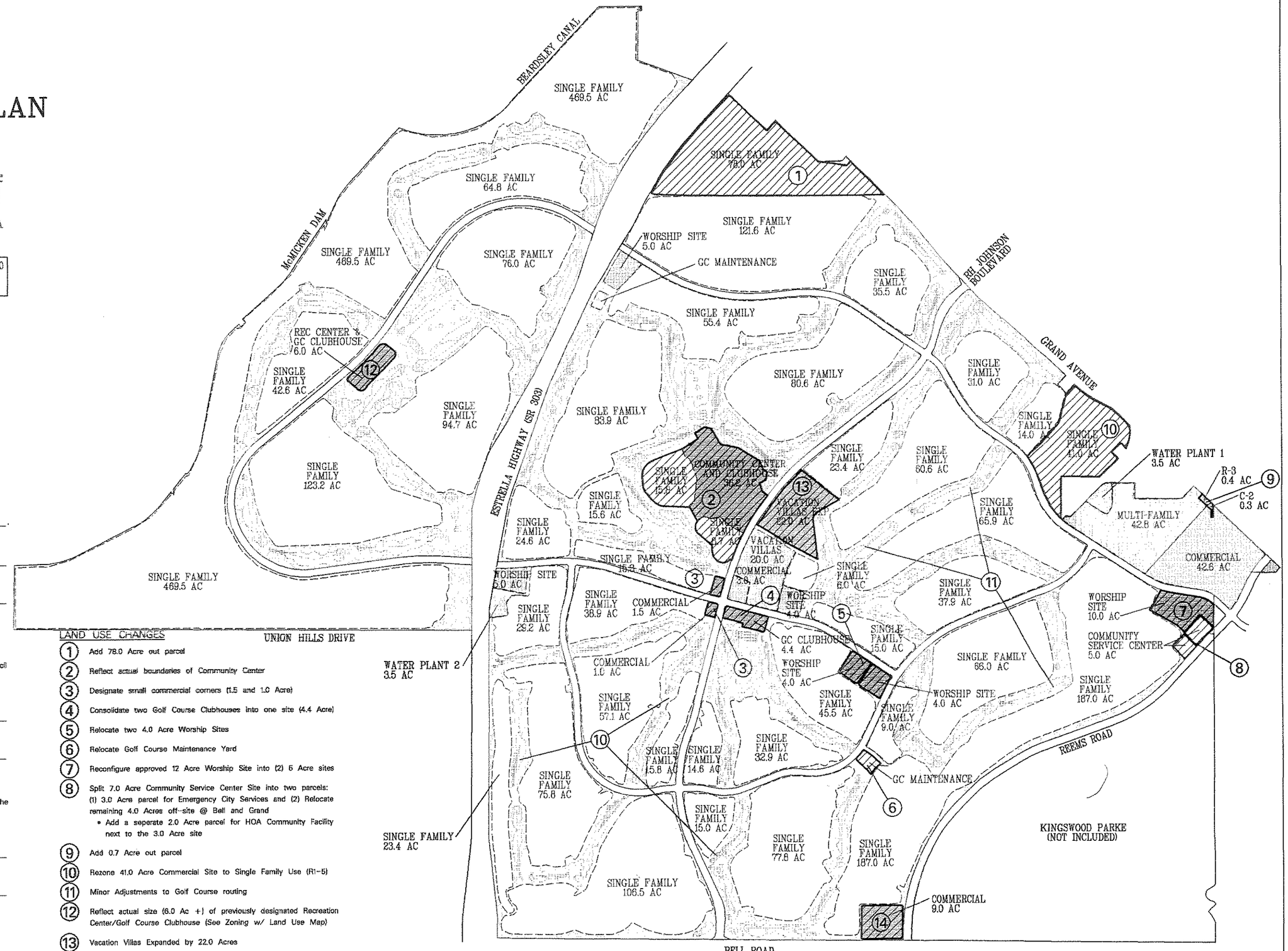
STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT



LAND USE CHANGES

1. Add 78.0 Acre out parcel
2. Reflect actual boundaries of Community Center
3. Designate small commercial corners (1.5 and 1.0 Acre)
4. Consolidate two Golf Course Clubhouses into one site (4.4 Acre)
5. Relocate two 4.0 Acre Worship Sites
6. Relocate Golf Course Maintenance Yard
7. Reconfigure approved 12 Acre Worship Site into (2) 6 Acre sites
8. Split 7.0 Acre Community Service Center Site into two parcels: (1) 3.0 Acre parcel for Emergency City Services and (2) Relocate remaining 4.0 Acres off-site @ Bell and Grand
   - Add a seperate 2.0 Acre parcel for HOA Community Facility next to the 3.0 Acre site
9. Add 0.7 Acre out parcel
10. Rezone 41.0 Acre Commercial Site to Single Family Use (R1-5)
11. Minor Adjustments to Golf Course routing
12. Reflect actual size (6.0 Ac +) of previously designated Recreation Center/Golf Course Clubhouse (See Zoning w/ Land Use Map)
13. Vacation Villas Expanded by 22.0 Acres
14. Designate 9.0 Acre Community Commercial Site
15. Potential Softball Field(s) @ a location to be determined

Composite PAD

ZONING, WITH LAND USE

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

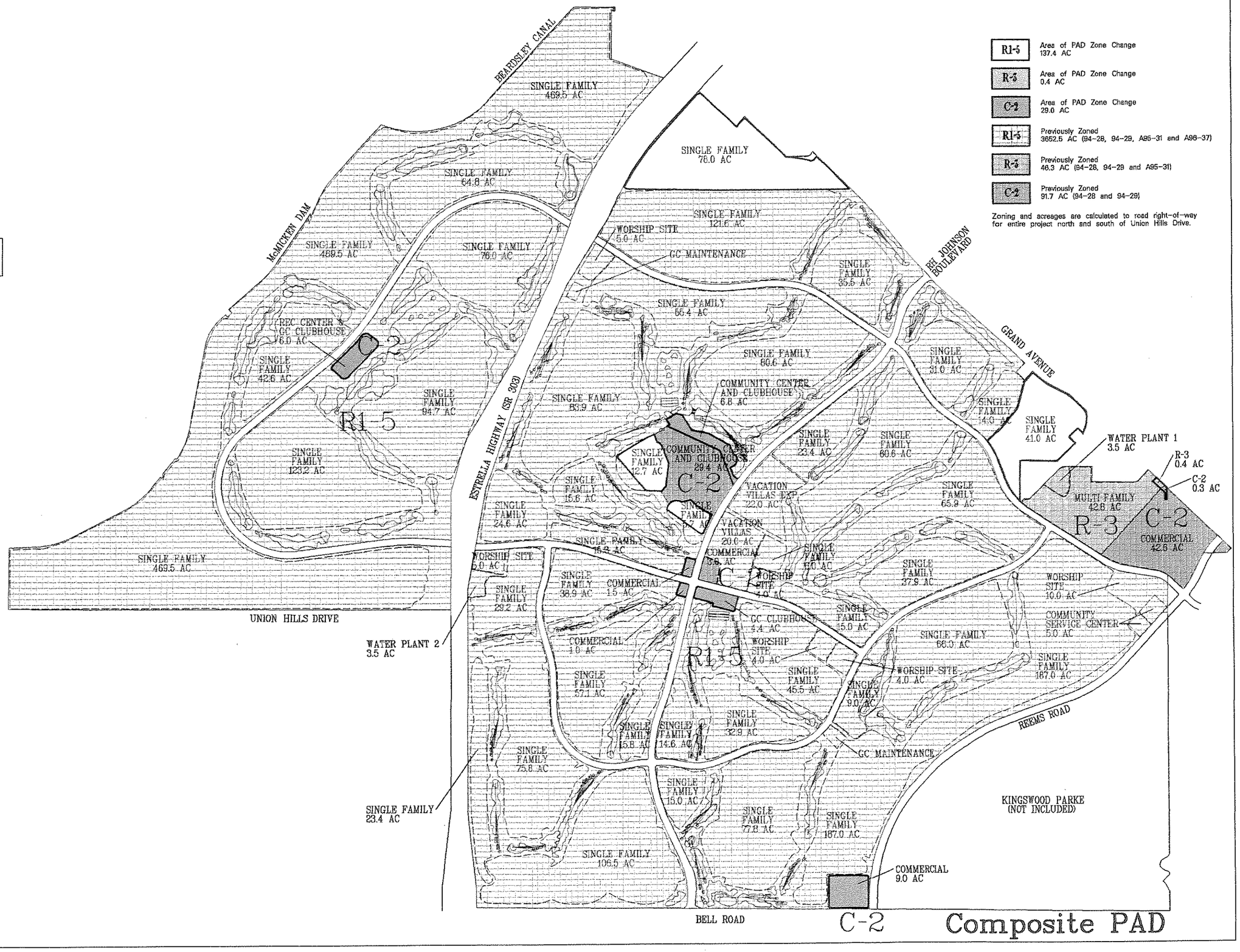
0 800' 1600'

SCALE

1 5 10

ACRES

September 12, 1997



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Composite PAD

DEVELOPMENT PLAN with PHASING

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

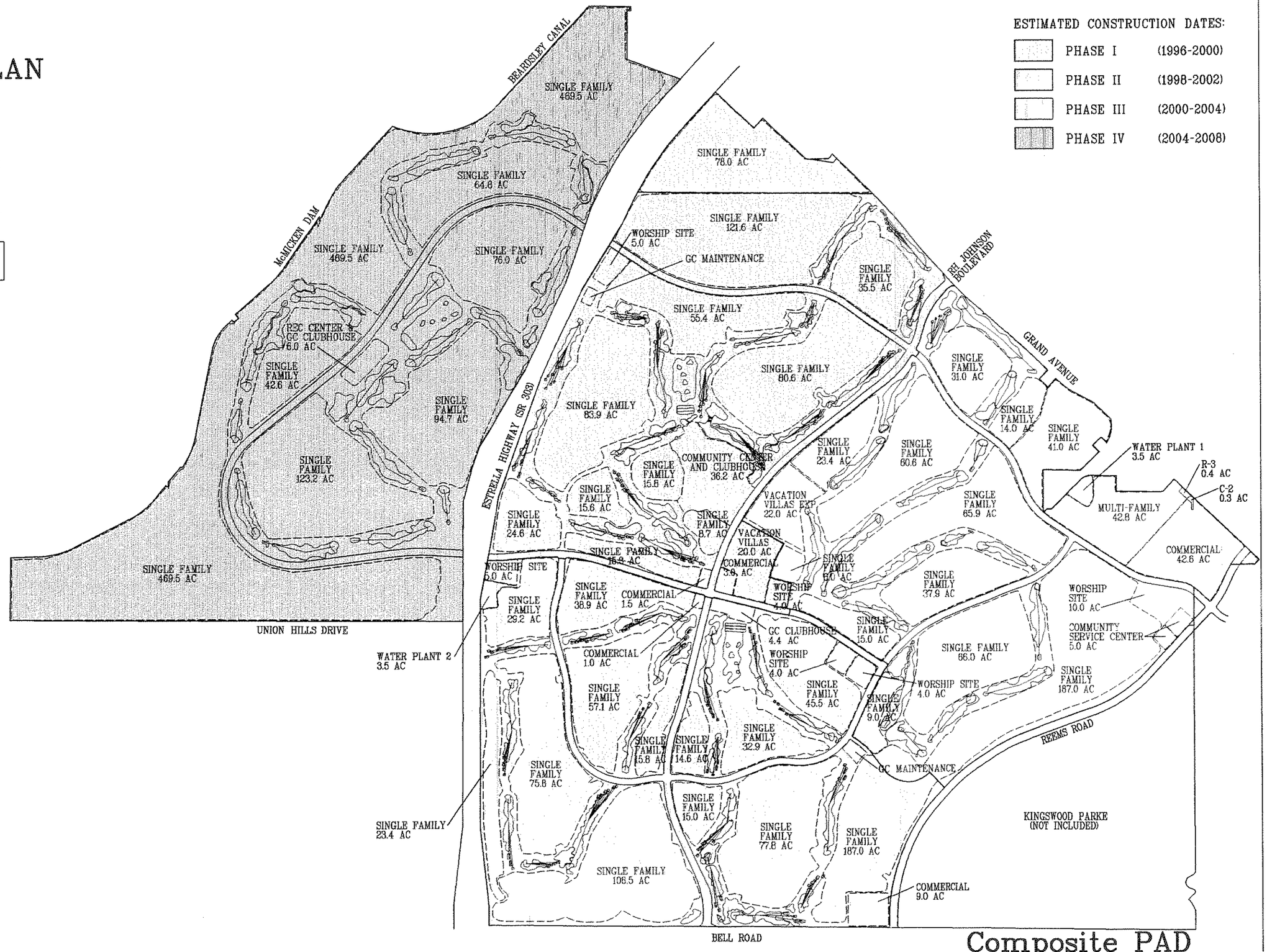
0 800' 1600'
SCALE

10 5 1
ACRES

September 12, 1997

ESTIMATED CONSTRUCTION DATES:

	PHASE I	(1996-2000)
	PHASE II	(1998-2002)
	PHASE III	(2000-2004)
	PHASE IV	(2004-2008)



STANLEY CONSULTANTS

INTERNATIONAL CONSULTANTS IN ENGINEERING, ARCHITECTURE, PLANNING, AND MANAGEMENT

Composite PAD

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

August 7, 1998

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

Re: Updates to Sun City Grand PAD Binders

Dear Shirley,

On October 23, 1997 the City Council approved GPA 97-72 and PADA 97-73 amendments to Del Webb's Sun City Grand. The stipulations of approval required the submittal of the full size Preliminary Development Plan, narrative report and transparencies of the maps in the narrative report. With this letter, we are submitting to you:

1. Four (4) sets of the narratives for both the PAD and GPA amendment narratives with full size Preliminary Development Plan; and

2. Transparencies of the map depicting the approved changes to the Development Guide Map and the Preliminary Development Plan.

We have formatted these materials to be inserted into the Subsequent Amendments section of the white project binders for Sun City Grand in your office. These packets are to be placed in the Amendment Section as Tab No. 4. Please note that the resolution and ordinances, which document these approvals, are included. The table summarizing all of the amendments todate should replace the current list in your binder(s).

Very truly yours,

Stephen C. Earl

SCE:GVK/gvk:mr
cc: C. Roach
L. Landry
R. Hoppe

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RECEIVED
AUG 10 1998
CITY OF SURPRISE

Preliminary Development Plan

Del Webb's
Sun City Grand

Surprise, Arizona

July 2, 1996

North

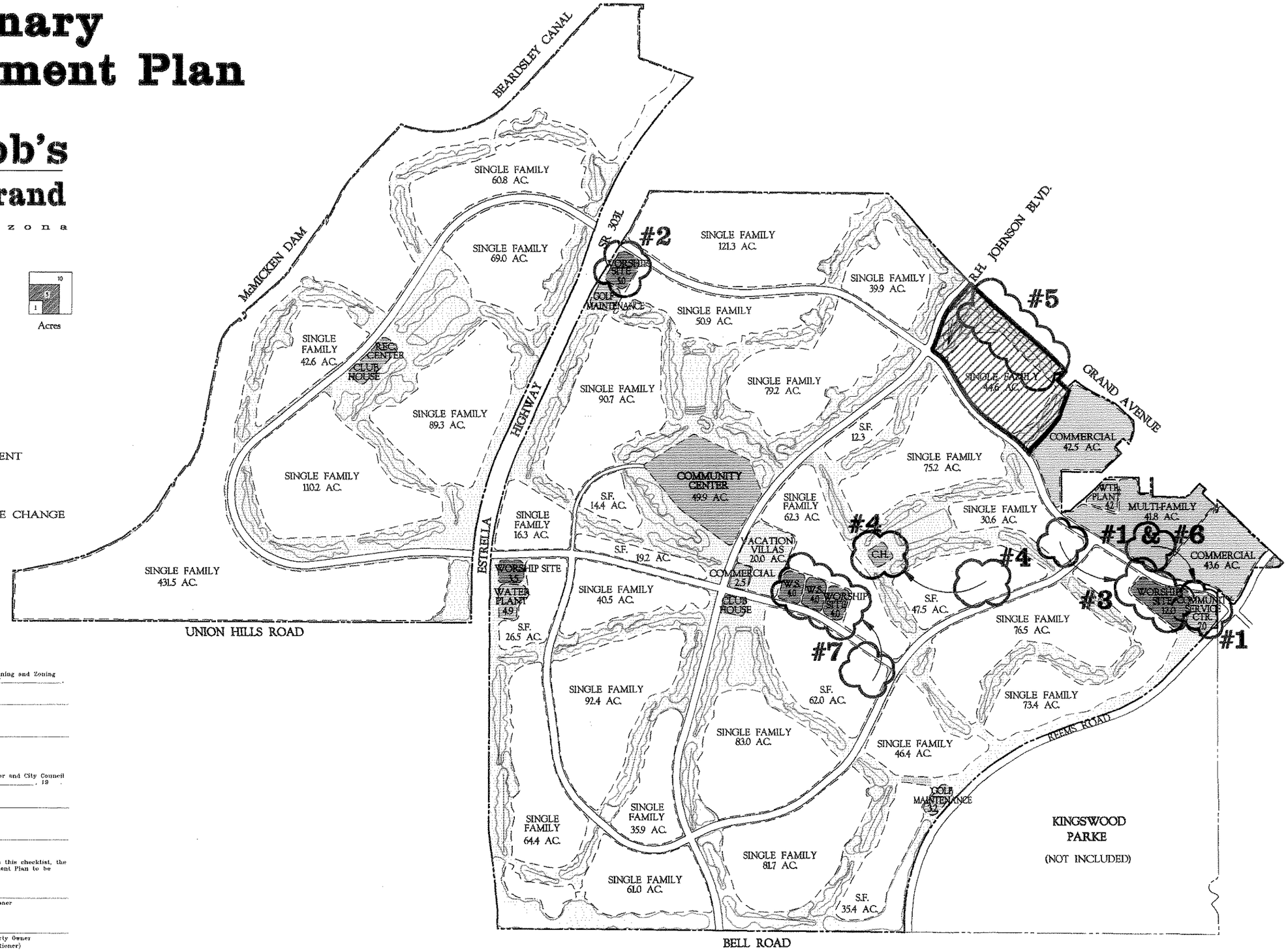
0 800 1600

Acres

RICHARDSON VERDOORN

AREA OF AMENDMENT

AREA OF LAND USE CHANGE



PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this_____day of_____, 19____.

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

_____
Mayor

_____
City Clerk

I acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)

Composite PAD

Zoning, with Land Use

Del Webb's Sun City Grand

Surprise, Arizona

July 2, 1996

North

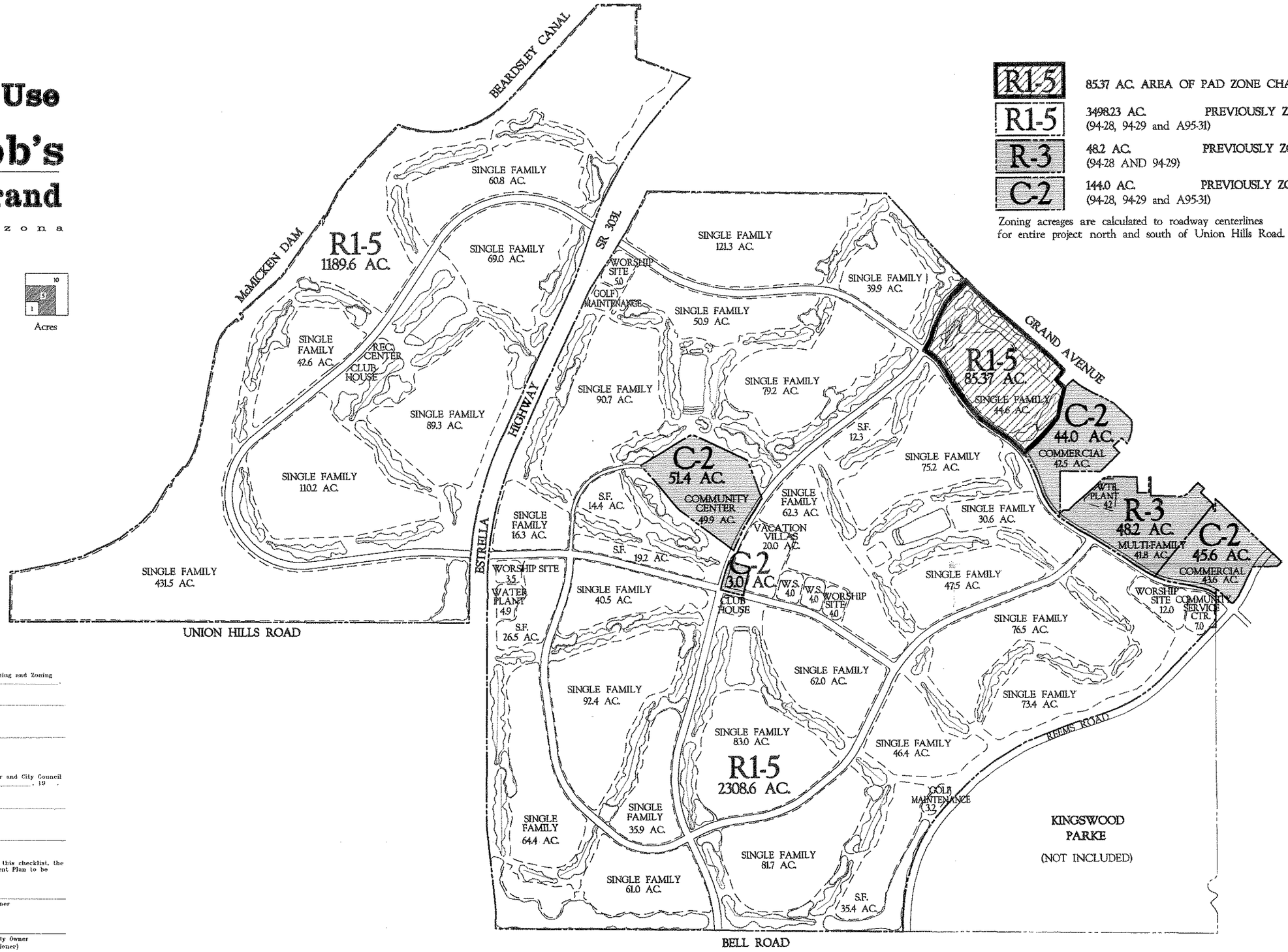
0 800 1600

Acres

RICHARDSON VERDOORN

R1-5	85.37 AC. AREA OF PAD ZONE CHANGE
R1-5	3498.23 AC. PREVIOUSLY ZONED (94-28, 94-29 and A95-31)
R-3	48.2 AC. PREVIOUSLY ZONED (94-28 AND 94-29)
C-2	144.0 AC. PREVIOUSLY ZONED (94-28, 94-29 and A95-31)

Zoning acreages are calculated to roadway centerlines for entire project north and south of Union Hills Road.



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Secretary

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Signature of Petitioner

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Signature of Property Owner
(if other than petitioner)

Composite PAD

Development Plan with Phasing

Del Webb's
Sun City Grand

Surprise, Arizona

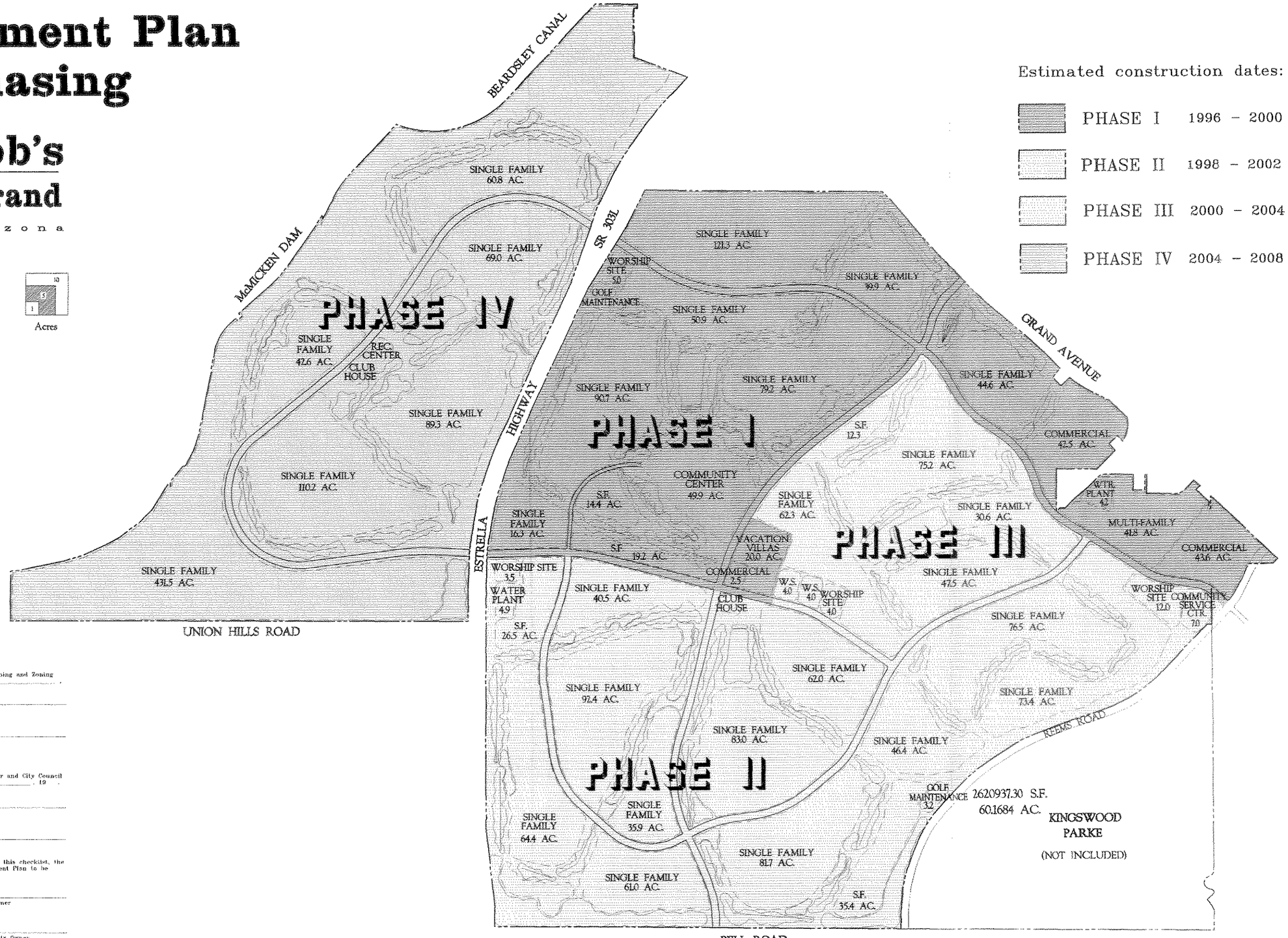
July 2, 1996

North

0 800 1600

Acres

RICHARDSON VERDOORN



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(if other than petitioner)

Composite PAD

Development Plan with Phasing

Del Webb's
Sun City Grand

Surprise, Arizona

July 2, 1996

North

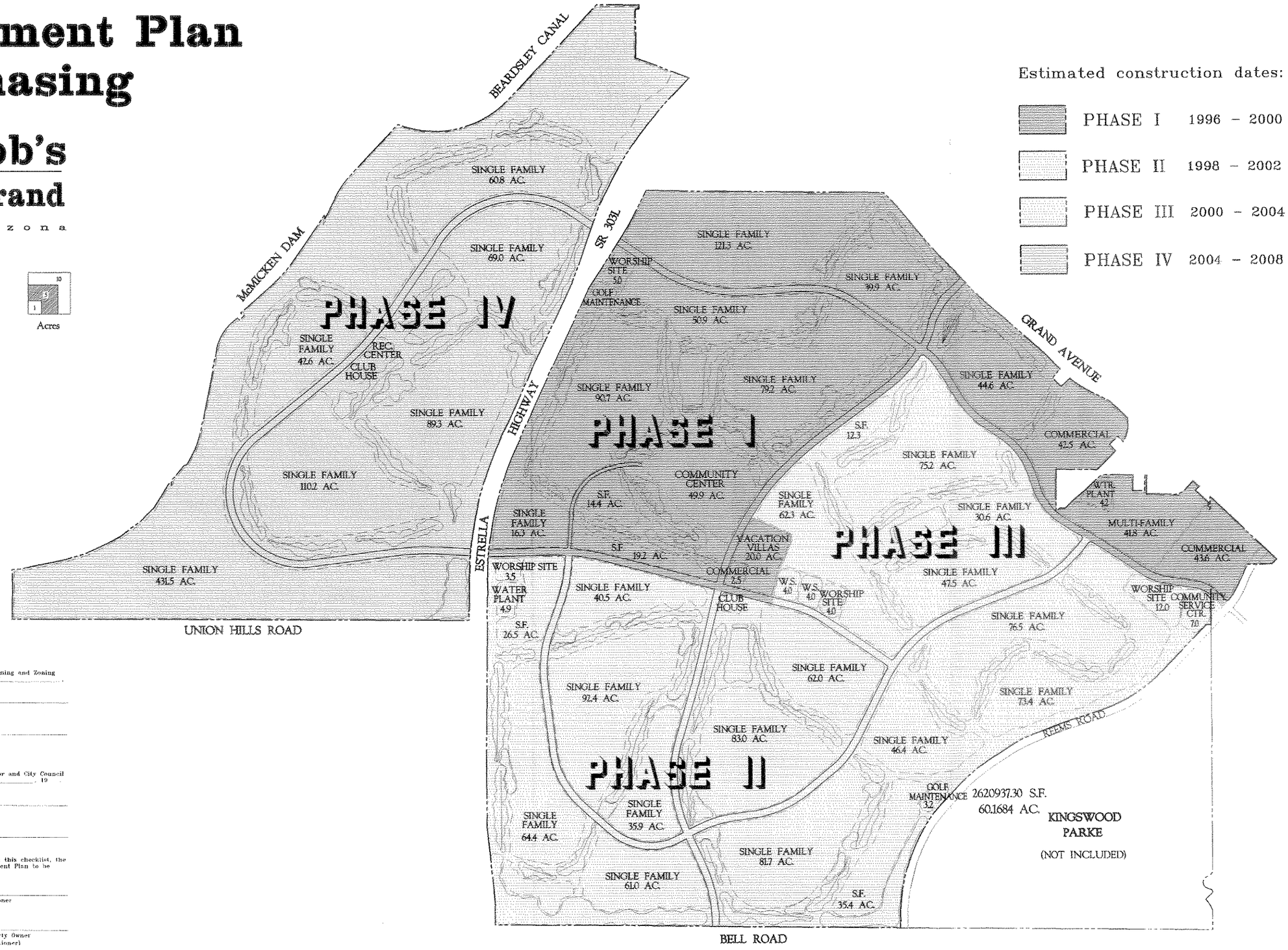
0 800 1600

Acres

RICHARDSON VERDOORN

Estimated construction dates:

- PHASE I 1996 – 2000
- PHASE II 1998 – 2002
- PHASE III 2000 – 2004
- PHASE IV 2004 – 2008



PLANNING AND ZONING COMMISSION

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(if other than petitioner)

Composite PAD

Del Webb's Grand Avenue Property
~~November 17, 1994~~ June 4, 1996
Amended Standards

REVISIONS ARE UNDERLINED

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

A. Purpose

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

B. Principally Permitted Uses

Single family dwelling unit
Single Family Courtyard Dwelling Unit, defined as single family residential units grouped together with common access to adjacent streets from private driveways.
Two-family structure, duplex only, as defined by the Surprise Zoning Ordinance
Churches
Golf Courses
Golf course maintenance facilities, with Administrative review and approval[1]
Information Center structure at entries to project with Administrative review and approval

C. Conditionally Permitted Uses

See Section 6-602 B, as amended by 7-704 B, above.

D. Permitted Accessory Uses

Contractors storage yard, with Administrative review and approval[1]
Golf driving range and miniature golf course
Greenhouse
Home occupations
Private garage
Private or jointly owned community center, recreational facilities, pools, tennis courts, golf clubhouse (with liquor sales)
Signs, as per approved Comprehensive Signage Plan
Tool sheds, for storage of domestic supplies
Model Homes, Temporary, with Administrative review and approval[1]
"Vacation Getaway" units (associated with the Sales and Marketing program), temporary, with Administrative review and approval
Attached "casita" unit accessory to a single family residence to be no greater than 600 square feet subject to the following standards:

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[1] Administrative review and approval shall be defined as written approval by the City Planning Director.

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

1. Attachment to the principal structure shall be accomplished by a breezeway roof element of the same material as the main roof structure or by a minimum 6 foot wall that is constructed on the footer that is poured with and connected to the main structure footer and is finished in the same materials as the exterior walls of the principal structure to provide a uniform appearance. Access through this connecting wall element is permitted.
2. No kitchen or laundry facilities shall be permitted.
3. No 220 volt outlet in the interior of the unit shall be permitted.
4. The casita unit shall be limited to a single room (with separate bathroom facilities and sitting area allowed).

Temporary sales & office buildings, with Administrative review and approval[1]

(go to page 3)

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

Revisions are underlined and highlighted for convenience.

E. Lot Area and Lot Dimensions

(1) Required Lot Area:

Use	Minimum Lot Area
Single-family and two family dwelling units	5,500 square feet[2]
Single-family courtyard dwelling units	4,000 square feet
Other Permitted Uses	Minimum area to be determined by building area, parking requirements, and required setbacks.

(2) Required Lot Dimensions:

Use	Minimum Lot Width	Minimum Lot Depth
Single-family and two family dwelling units	~~50~~45 feet[3]	80 feet
Single-family Courtyard dwelling units	50 feet [3] x 80 feet [3] x	80 feet or 50 feet
Other Permitted Uses	Lot dimensions to be determined by building area, parking requirements and required setbacks.	

(3) Density: There shall not be more than two (2) dwelling units on any one (1) lot.

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2 This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than ~~4,700~~ 4,500 square feet in size and that not more than 25% of the lots are less than 5,500 square feet in size.

3 Flag lots shall have a minimum width of 20 feet.

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

Revisions are underlined and highlighted for convenience.

F. Setbacks, Yards and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear Yard
Single-family and two family dwelling units	20' (18')[4]	5'	10' and 15' on Key lots	15'
Single-family courtyard dwelling units	10' [4]	0' [4,5]	10' [5]	0' [4,5]
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	25'	25' *	50'
Structures accessory to single-family residences	10'	3'	10'	3'
Structures for all other principal, conditional or accessory uses	20'	10'	20'	20'

* Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35'.

(2) Maximum Building Height: 35 feet, for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than 35' above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall.

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4 20' setback required. This 20' is reducible to 18' where vertical opening garage doors are used.

5 (Zero lot line development may be permitted.) Side and rear setbacks may be zero feet, provided that the minimum distance between the principal building is at least 10 feet. Minimum garage face setbacks on any dedicated street or right of way area is 20 feet. An 18 feet setback for a vertical garage door is allowed.

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

G. Encroachment into Required Front and Side Yard Setbacks (Nos. 1, 2 & 3 below are already ordinance requirements found in the R-43 zoning district (Sec. 7-701G). Nos. 4 and 5 are new. All of these provisions are incorporated here for convenience).

(1) Open steps and decks shall be permitted to extend into the required front and side yard setbacks a distance of not more than five (5) feet.

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

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

(4) Non-windowed architectural projections to the ground may extend into the required front and side yard setbacks a distance of not more than three feet.

(5) Bay windows to the ground may extend into the required yard setbacks a distance not to exceed 25% of the depth of the minimum required yard.

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

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

7-706. Multi-Family Residential Zone (R-3)

A. Purpose

The purpose of the R-3 Multi-Family Residential Zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 Zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses

Four family structure
Multiple Family Structure
Townhouse cluster, not to exceed four (4) units or 120 feet in length.
Townhouse cluster, with four or more units, but not to exceed 160' in length
Churches
Assisted living residences including life care units and nursing homes

C. Conditionally Permitted Uses

See Section 6-602 B., as amended by 7-706 B., above.
Water storage and pumping facilities

D. Permitted Accessory Uses

Greenhouse
Home occupations
Private garage
Private or jointly owned community center, recreation facilities, pools, tennis court, golf clubhouse (with liquor sales)
Signs, as per approved Comprehensive Signage Plan
Tool sheds, for storage of domestic supplies

7-706. Multi-Family Residential Zone (R-3) (Continued)

E. Lot Area and Lot Dimensions

In determining minimum lot area and minimum lot dimensions, the following table shall be used:

Use	Minimum Area Per Unit	Minimum Lot Dimensions[6]	Outdoor Living Area[7]
Multi-family structure	2,000 sq. ft./unit	Width: 50' Depth: 80'	300 sq. ft./unit
Townhouse Cluster	2,000 sq. ft./unit[8]	Width: 50' Depth: 80'	400 sq. ft./unit
Other Permitted Uses	Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.		

F. Schedule of Allowances

The minimum areas per unit in 7-706 E. may be adjusted in accordance with Section 7-705 F.

G. Setbacks, Yards, and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear
Multi-family structure	20'	15'	20'	15'
Townhouse cluster	20'	5'	20'	10'

---

6 These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structure's dwelling units.

7 Outdoor Living Area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the Outdoor Living Area shall be the width of the lot.

8 May be calculated as average lot size per unit per structure.

7-706. Multi-Family Residential Zone (R-3) (Continued)

Use	Front	Interior Side	Corner Side	Rear
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	25'	25'*	50'
Structure accessory to multi-family residences	20'	3'	20'	3'
Structures for all other principal or conditional uses.	20'	10'	20'	20'

(2) For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

(3) Maximum Building Height: The maximum building height shall be four stories or 56'. Buildings with habitable space above 35' must be sprinklered and meet all other City Code requirements, including setback requirements relating to building height and Uniform Fire Code requirements.

* Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35 feet.

H. Accessory Buildings
See Section 7-705 H. of this Ordinance.

I. Distance Between Building
See Section 7-705 I. of this Ordinance.

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

7-706. Multi-Family Residential Zone (R-3) (Continued)

K. Relationship to Overlay Zones
Any property located in the R-3 Zone as well as in the F-1 or F-2 Overlay Zone must comply with the regulations of the Overlay Zones.

7-708. Community Commercial Zone (C-2)

A. Purpose

The purpose of the C-2 Community Commercial Zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses

See Section 6-603 A., adding:

(1) Bowling alley
(2) Community center or meeting hall
(3) Golf course
(4) Golf maintenance facilities, subject to Administrative review and approval[9]
(5) Golf driving range and miniature golf course
(6) Greenhouse
(7) Model homes, temporary, subject to Administrative review and approval[8]
(8) Temporary sales & office buildings, subject to Administrative review and approval[8]

C. Conditionally Permitted Uses

(1) Automobile Service Stations:

(a) Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.

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

(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 feet from any residential zone boundary.

---

9 Administrative review and approval shall be defined as written approval by the City Planning Director.

7-708. Community Commercial Zone (C-2) (Continued)

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

(e) Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

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

(2) Automobile Washing Establishments:

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

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

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

(3) Convenience-Food Restaurants:

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

7-708. Community Commercial Zone (C-2) (Continued)

(4) Day-Care Center, including adult care:

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

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

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

(6) Public utility service yard

(7) Recreational Vehicle Park and Overnight Campground:

(a) Recreational vehicle park shall be screened from view of any residential development, as approved by the Planning and Zoning Commission.

(b) Internal circulation roads shall be paved with a dust-free surface.

(c) Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least 1,500 square feet in size.

(d) Individual recreational vehicle parking pads shall be set back at least 30 feet from the perimeter of the park and 30 feet from any public street right-of-way.

(e) Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

(f) Park plans, certified approved by Maricopa Department of Health Services shall be submitted.

SUN CITY GRAND
PADA98-133
(Signed but not dated document)

APPROVED
PLANNING AND ZONING DEPT.
DATE
APPV'D BY

SUBSEQUENT AMENDMENTS AND REVISIONS

For reference purposes, the original approvals for Del Webb's Grand Avenue property are as follows:

	Case No.	Date	Location	Nature of Request
•	GPA 94-01	April 28, 1994	3,723 acres generally bounded by Grand Avenue, Bell Road, Bullard Ave. and the Beardsley Canal	Map and text changes to chapters C & D of Comprehensive Development Guide
•	PAD 94-07	April 28, 1994	2,359 acres generally bounded by Grand Ave., the Beardsley Canal, Union Hills Road and Bullard Ave.	PAD zoning with Preliminary Development Plan for 2,359 acres of GPA 94-01 *(This approval was amended in PAD 94-28 as a companion to PAD 94-29 to form the Composite PAD.)*
•	PAD 94-29	November 17, 1994	1,192 acres generally bounded by Grand Avenue, the Beardsley Canal, Bell Road and Bullard Ave.	PAD zoning with Preliminary Development Plan for 1,192 additional acres of GPA 94-01

SUBSEQUENT AMENDMENTS AND REVISIONS

	Case No.	Date	Location	Nature of Request
1.	GPA 94-27	November 17, 1994	3,552 acres generally bounded by Grand Ave., Bell Rd., Reems Rd./Meeker Blvd. and the Beardsley Canal.	Refinements to map and text in chapters C & D of Comprehensive Development Guide.
	PAD 94-28 (Amendment to PAD 94-07)	November 17, 1994	2,359 acres generally bounded by Grand Ave., the Beardsley Canal, Union Hills Rd. and Bullard Avenue.	Amendments to PAD 94-07 to add 160 acre power center, delete Business Park uses, revise housing mix, street, golf course alignments and amended development standards. Together, PAD 94-28 and 94-29 form the Composite PAD for Del Webb's Sun City Grand.
2.	GPA 95-30	September 28, 1995 *(Plans dated June 2) (Landscape dated June 1)*	141.2 acres along the Union Hills Drive alignment from Meeker Boulevard and Grand Avenue to 1 mile west of Cotton Lane.	Amend GP designation on 2 parcels to TN and one parcel to RC on Exhibit 19, and add a small major collector street segment to Exhibit 22 of Comprehensive Development Guide
	PAD A 95-31 (Amendment to PAD 94-28 and 94-29 and a PAD rezoning)	September 28, 1995 *(Plans dated June 2) (Landscape dated June 1)*	3,775.8 acres generally bounded by Grand Avenue, the Beardsley Canal, Reems Road/Meeker Boulevard and the Beardsley Canal.	PAD amendment and rezoning to incorporate 223.8 acres into the Master Plan as highlighted on the Zoning with Land Use Map, add a fourth golf course, increase the total number of units slightly to 11,194 and revise the amended street standards to clarify sidewalk requirements for minor and major collector streets and to allow local streets to have 28' of pavement with a 4' sidewalk on each side.

SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
3.	GPA 96-36	July 25, 1996 *(Plans dated April 9, 1996)*	Southwest corner of Mountain View Blvd. (R.H. Johnson Blvd.) and Grand Avenue; and the southwest corner of Mountain View Blvd. and Reems/Meeker Road intersection	Amend GP designation on northern 85.37 acres of power center site to TN on Exhibit 19 and consolidate two small satellite public safety facility sites into 7.0 acre site on Exhibit 26 of the Comprehensive Development Guide.
	PAD A 96-37 (Amendment to PAD A 95-31)	July 25, 1996	Southwest corner of Mountain View Blvd. (R.H. Johnson Blvd.) and Grand Avenue; and the southwest corner of Mountain View Blvd. and Reems/Meeker Road intersection	PAD amendment to redesignate a 85.37 acre portion of the existing power center commercial area to single family residential; combine the 3.8 acre public safety facility at the Estrella Highway and Mountain View Boulevard with the 3.2 acre facility from the R-3 Multiple Family zoned area into a new 7.0 acre site located at the southwest corner of Mountain View Boulevard and Reems/Meeker Road; increase the 4.0 acre Estrella Highway/Mountain View Boulevard worship site to 6.0 acres and move to the south side of the street; add a new 12.0 acre worship site adjacent to the new 7.0 acre public facility site bringing the total number of worship sites to 6; realign golf holes into the 85.37 acres along Grand Avenue to act as a buffer for the residential; increase the available land in the R-3 zoned area for the multiple family housing through the relocation of one public facility site; and consolidate three worship sites in one location adjacent to the east side of the Vacation Villas.

SUBSEQUENT AMENDMENTS AND REVISIONS (CONT'D)

	Case No.	Date	Location	Nature of Request
4.	GPA 97-72	October 23, 1997 *(Plans dated September 12, 1997)*	Various locations covering 166.8 acres	Amend GP designation on 41 acres of Regional Commercial back to Typical Neighborhood and other minor redesignations as described in letter to S. Berg dated September 18, 1997.
	PADA 97-73	October 23, 1997 *(Plans dated September 12, 1997)*	Various locations covering 166.8 acres	PAD amendment to add 78.0 acre out parcel; reflect actual boundaries of Community Center; designate small commercial corners (1.5 and 1.0 Acre); consolidate two golf course clubhouses into one site (4.4 acre); relocate two 4.0 acre worship sites; relocate Golf Course maintenance yard; reconfigure approved 12 acre worship site into (2) 5 acre sites; split 7.0 acre community service center site into two parcels: (1) 3.0 acre parcel for emergency City services and (2) relocate remaining 4.0 acres off-site at Bell and Grand (add a separate 2.0 acre parcel for HOA community facility next to the 3.0 acre site); add 0.7 acre out parcel; rezone 41.0 acre commercial site to single family use (R1-5); reflect minor adjustments to golf course routing; reflect actual size (6.0 ac +) of previously designated recreation center/golf course clubhouse (see zoning with Land Use Map in letter dated September 18, 1997 to S. Berg); expand Vacation Villas by 22.0 acres; designate 9.0 acre community commercial site; and acknowledge potential for softball fields(s) to be placed at location(s) to be determined.
5.	PADA 98-133	December 14, 1998 *(Plans dated November 16, 1998)*	Various locations covering 9.0 acres	Administrative PAD amendment to reclassify (2) two 4 acre worship sites to single family residential (southeast corner of 303 and Clearview and southwest corner of Clearview and Goldwater Ridge Drive) and expand the 10 acre site by (1) one acre at the southwest corner of Mountain View and Reems and create two worship sites of 7 and 4 acres each.

THE CITY OF SURPRISE, ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD
SUITE D-100
SURPRISE, AZ 85374
OFFICE 583-1088 FAX 583-1091

December 14, 1998

Mark Kaushagen
Del Webb Development
13950 Meeker Boulevard
Sun City West, AZ 85375

Re: Planned Area Development Amendment, PADA98-133

Dear Mr. Kaushagen:

We appreciate the opportunity to meet with you regarding the proposed Planned Area Development Amendment for Sun City Grand PAD. The proposal is to revise the land use map to reflect a change in the size and number of worship sites within Sun City Grand. The following items will be required prior to final approval:

- Submit the revision of the PADA list as well as the revised exhibits reflecting the proposed change for all maps indicating the land use. 4 copies of the revisions are required.

If you have any questions, please call me at (602)583-1088.

Sincerely,

Scott Phillips, Planner
City of Surprise

cc: Shirley Berg, Community Development Director

Need Deal ~ subsequent

Del Webb's
Sun City Grand™

November 18, 1998

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

Re: Minor Pad Amendment

Dear Shirley,

Del Webb Home Construction, Inc. is requesting administrative approval of a minor modification to the Planned Area Development for Sun City Grand. As part of this modification, we will be reclassifying nine acres designated as worship site to single family residential, and adding one additional acre of worship site. The proposed areas are as follows:

1. The 4.0 acre worship site located at the southeast corner of the 303 and Clearview Boulevard will be changed to single family residential.

2. Currently, two 4.0 acre worship sites are shown at the southwest corner of Clearview Boulevard and Goldwater Ridge Drive. The western 4 acre site will be changed to single family residential, and the eastern 4.0 acre worship site will be retained as currently shown.

3. On the southwest corner of Mountain View Boulevard and Reems Road, the 10 acre worship site will be expanded to 11 acres by converting one acre of single family to worship site. This will produce one seven acre worship site and one four acre worship site.

4. The net acreage change will be a total reduction of worship site acreage by eight acres.

I have attached an exhibit for your review. If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Mark E. Kaushagen
Vice President, Land Development

/am

P.O. Box 5670
Sun City West, AZ 85375-5670

TOTALLY COMMITTED TO SUCCESS

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
CASE NO. A97-73 and CASE NO. A98-133
Proposed Land Use Transition
Del Webb's Sun City Grand
Surprise, Arizona

November 16, 1998

Land Uses	Zoning	PAD A97-73	Transition	PAD A98-??	%
Arterial Streets (Minor Arterials):	R1-5	178.0	0.0	178.0	4.6%
Open Space (Public):	N/A	0.0	0.0	0.0	0.0%
Open Space (Private):					
- Golf/Detention (4-18 hole courses)	R1-5	839.7	0.0	839.7	21.7%
- Drainage/Detention//Open Space	R1-5	126.2	-1.0	125.2	3.2%
Residential:					
- Single Family	R1-5	2495.1	+9.0	2504.1	64.7%
- Vacation Villas	R1-5	20.0	0.0	20.0	0.5%
-Vacation Villas Expansion	R1-5	22.0	+0.0	22.0	0.6%
- Multi-Family	R-3	43.2	+0.0	43.2	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	0.0	54.4	1.4%
- Community Center*	C-2	36.2	0.0	36.2	0.9%
Industrial:	N/A	0.0	0.0	0.0	0.0%
Other:					
- Churches/Worship sites	R1-5	32.0	-8.0	24.0	0.6%
- Utilities	R1-5,R-3	7.0	0.0	7.0	0.2%
- Fire/Municipal Services	R1-5	5.0	0.0	5.0	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	0.0	10.4	0.3%
		3869.2	**+0.0**	**3869.2**	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
CASE NO. A97-73 AND CASE NO. A98-133
Proposed Allocation of Land Uses for
Del Webb's Sun City Grand
Surprise, Arizona
November 16, 1998

Land Uses (1)	Zoning	Acres (2)	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5	178.0	N/A	N/A	4.6%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
- Golf (4-18 hole courses)	R1-5	839.7	N/A	N/A	21.7%
- Drainage/Detention//Open Space	R1-5	125.2	N/A	N/A	3.2%
Residential:					
- Single Family	R1-5	2504.1	4.35	10,893	64.7%
- Vacation Villas	R1-5	20.0	6.15	123	0.5%
-Vacation Villas Expansion	R1-5	22.0	5.27	116	0.6%
- Multi-Family	R-3	43.2	20.0	864	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	N/A	N/A	1.4%
- Community Center*	C-2	36.2	N/A	N/A	0.9%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	24.0	N/A	N/A	0.6%
- Utilities	R1-5,R-3	7.0	N/A	N/A	0.2%
- Fire/Municipal Services	R1-5	5.0	N/A	N/A	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	N/A	N/A	0.3%
		3869.2		**11,996 ****	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

(1) Includes potential softball field(s) at a location to be determined.

(2) Represents actual acreages determined from platting and engineering studies which have been conducted to date.

**Actual units not to exceed Development Agreement entitlement of _____

ZONING, WITH LAND USE

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

1 5 10
ACRES

NOVEMBER 16, 1998

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsp_cdr\pad\pdu_0289.dgn

DATE: 11 FEB 1999

C-2 Composite PAD

DEVELOPMENT PLAN with PHASING

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

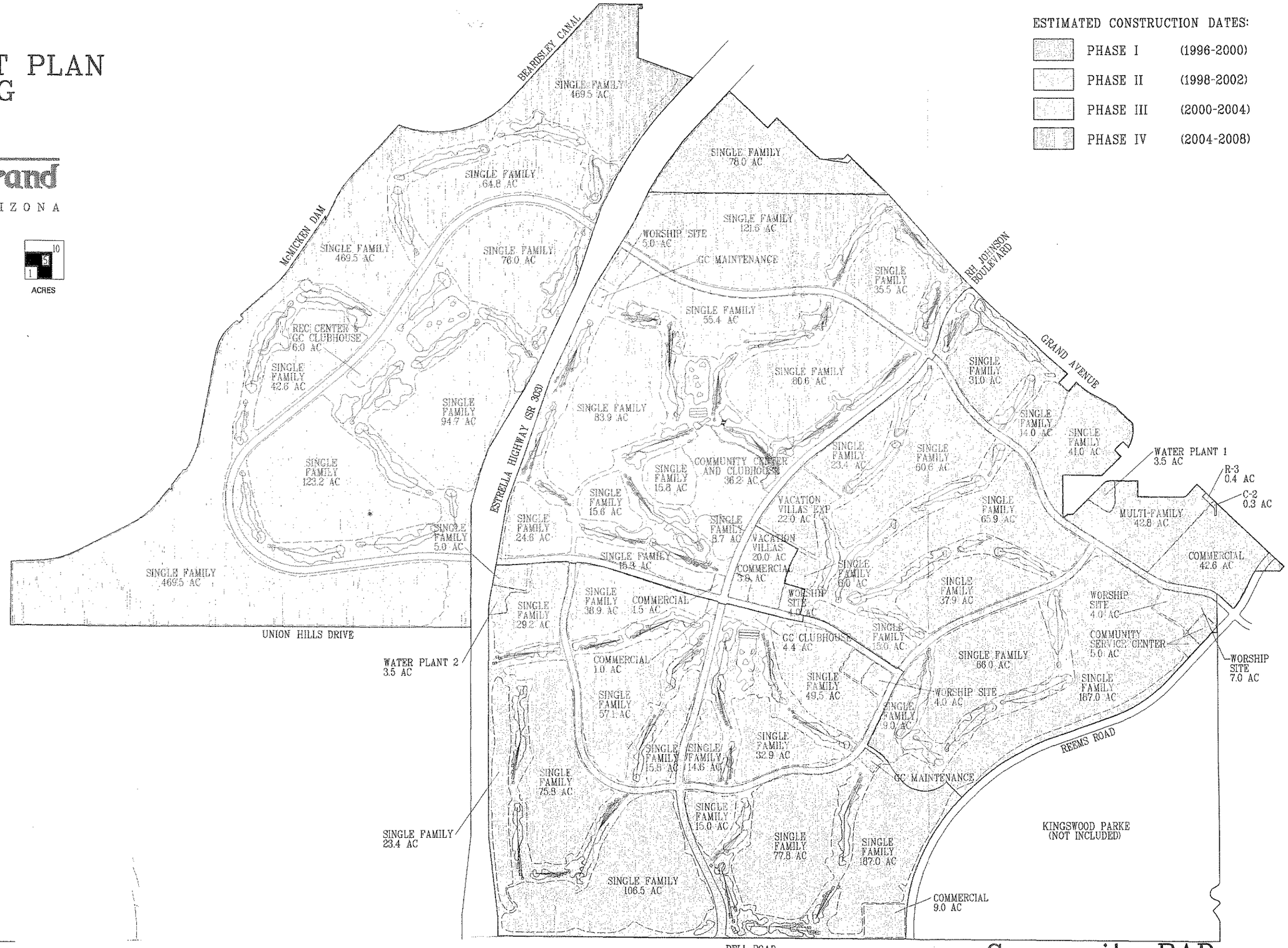
0 800' 1600'
SCALE

10 5 1
ACRES

NOVEMBER 16, 1998

ESTIMATED CONSTRUCTION DATES:

	PHASE I	(1996-2000)
	PHASE II	(1998-2002)
	PHASE III	(2000-2004)
	PHASE IV	(2004-2008)



Composite PAD

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

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DATE: 11 FEB 1999

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

ACRES

NOVEMBER 16, 1998

AREA OF LAND USE CHANGE

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

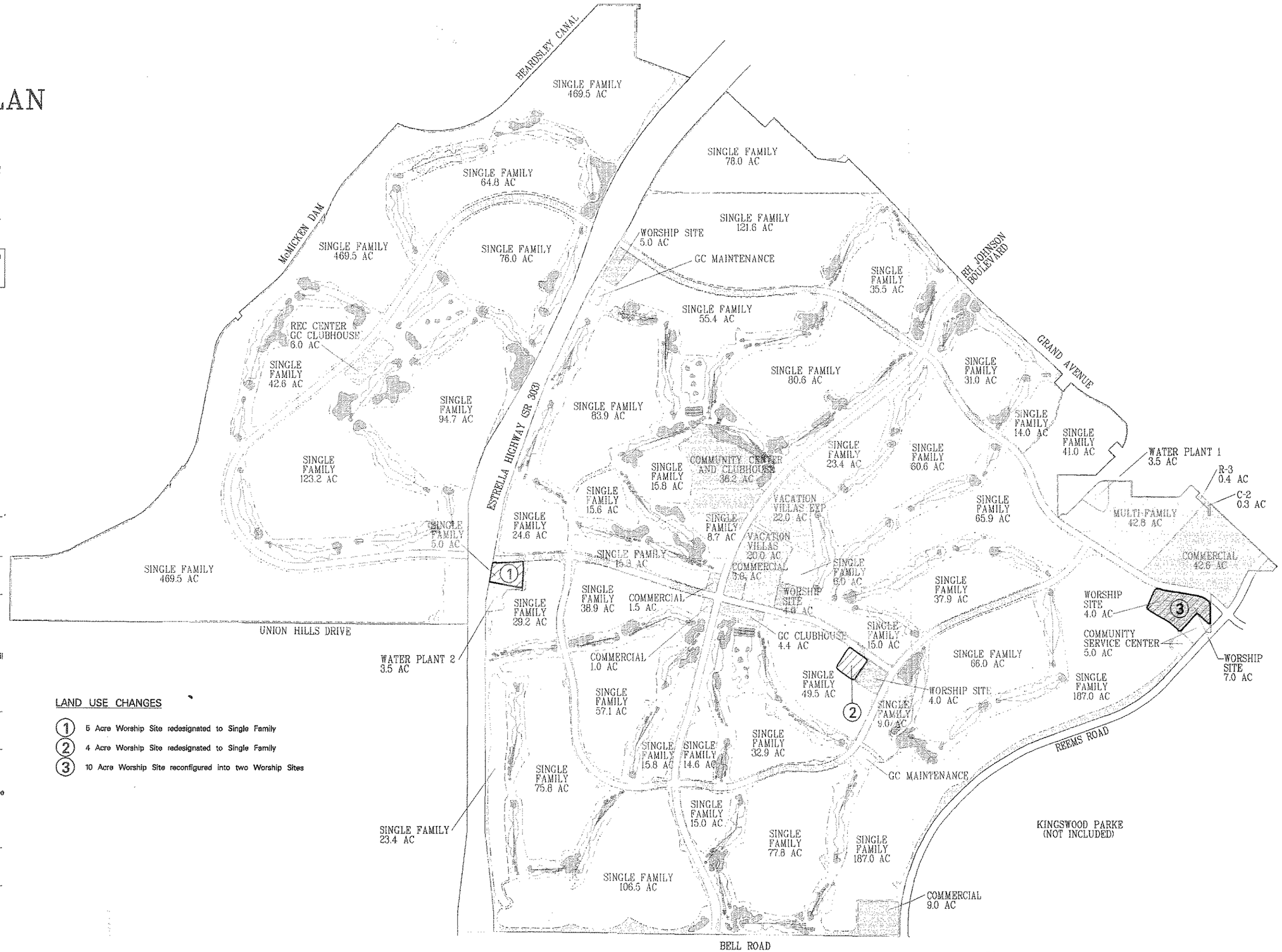
_____
Mayor

_____
City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)



LAND USE CHANGES

1. 5 Acre Worship Site redesignated to Single Family
2. 4 Acre Worship Site redesignated to Single Family
3. 10 Acre Worship Site reconfigured into two Worship Sites

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gas_swh\pad\pdp_0200.dgn

DATE: 11 FEB 1999

Composite PAD

GENERALIZED LOCATION MAP

FOR

Del Webb's Sun City Grand

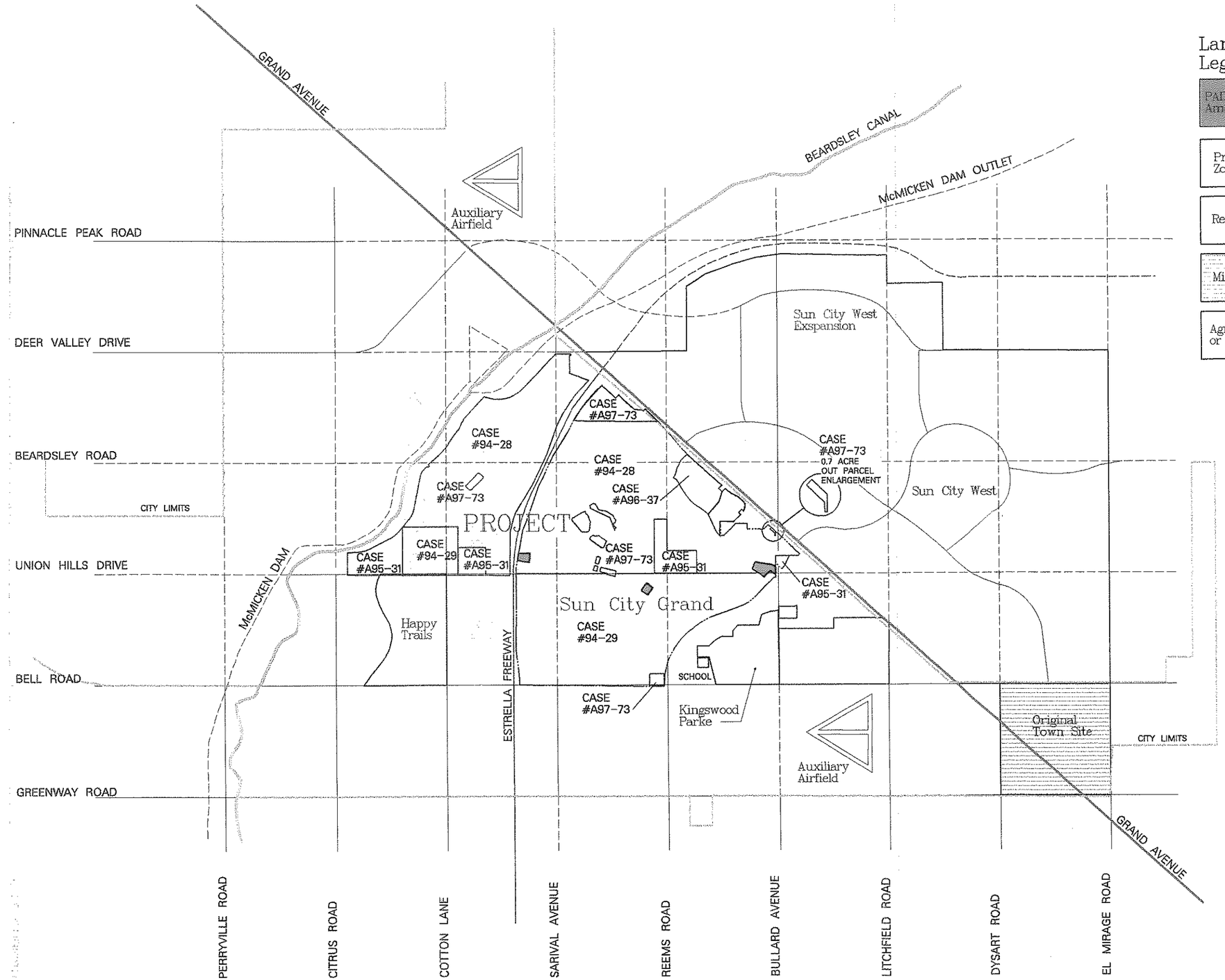
SURPRISE, ARIZONA

NORTH

0 .25 .5 1 MILE 1.5 2 MILE

SCALE 1" = .5 MILE

NOVEMBER 16, 1998



Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: q:\gsp_cdr\pad\gim_0239.dgn

DATE: 11 FEB 1999

Composite PAD

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: _____

P&Z Comm. Approval _____

City Council Approval _____

B.O.A. Approval: Admin 8/21/1999

Stipulations: _____

Del Webb's
Sun City Grand®
Retire from work. Not life.™

RECEIVED
JUL 26 1999
CITY OF SURPRISE

July 12, 1999

Ms. Shirley Berg
Deputy City Manager
Community Development
City of Surprise
12425 West Bell Road
Suite D-100
Surprise, Arizona 85374

Re: Sun City Grand - PAD
Request for Administrative Amendment to Section J of the PAD (Signage Section)

Dear Shirley:

This letter will serve as a formal request for Administrative Approval of a minor text change to Section J of the PAD. Section J, attached as an exhibit, contains the signage component of the PAD. The specific request is the eliminate the 10' height restriction on wall-mounted signs.

Please reference **"ARTICLE VII. SIGNS PERMITTED FOR NON-RESIDENTIAL USE, SECTION 2: IN NON-RESIDENTIAL AREAS."** This request is to change the second sentence under number 4 on page 4 of Section J of the PAD to read (revision shown on attachment):

Such signs may be wall-mounted, and/or such signs may be free-standing according to the following:

This change only eliminates the 10' height restriction on wall-mounted signs for non-residential use in non-residential areas. This is also consistent with the most recent City of Surprise Sign Ordinance that does not restrict the height of wall-mounted signs in Commercial and Industrial Zones. A copy of the relevant section of the current City Ordinance is also attached.

I hope you will find this proposal to be acceptable to the City. As you may be aware there is a sign package ready for submittal pending your response. Should you have any questions regarding this request, please do not hesitate to contact me at 546-5039.

Sincerely,
Del Webb's Sun City Grand

Samuel C. Colgan
Vice President, Land Development

Approvals:

Deputy City Manager 7-28-99

8-2-99
City Manager

P.O. Box 5670
Sun City West, AZ 85375-5670

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Del Webb's
Sun City Grand®

Retire from work. Not life.™

July 12, 1999

RECEIVED
JUL 15 1999
CITY OF SURPRISE

Ms. Shirley Berg
Deputy City Manager
Community Development
City of Surprise
12425 West Bell Road
Suite D-100
Surprise, Arizona 85374

Re: Sun City Grand - PAD
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Sincerely,
Del Webb's Sun City Grand

Samuel C. Colgan
Vice President, Land Development

c: Scott Phillips
Ed Packard

P.O. Box 5670
Sun City West, AZ 85375-5670

TOTALLY COMMITTED TO SUCCESS

Del Webb's Grand Avenue Property
April 11, 1994

Ordinance 85-8 Revisions

ARTICLE II. DEFINITIONS

12. FREE-STANDING SIGN: An identification sign which is erected on or mounted upon its own self-supporting permanent structure, detached from the supporting elements of the main building which it identifies. Such signs shall have a maximum height of ~~8~~ ***30*** feet and a maximum area of ***200*** ~~24~~ sq. ft., or as hereinafter provided.

ARTICLE VII. SIGNS PERMITTED FOR RESIDENTIAL USE

SECTION 1: ONE & TWO FAMILY DWELLINGS

1. Identification Signs: A sign not exceeding ***twenty (20)*** ~~one (1)~~ square ~~foot~~ ***feet*** in area ***with a maximum height of 4 feet,*** giving the name only of the land or building on which displayed, or of the owner or lessee thereof.

2. Temporary Signs (See Article VI)

3. Permanent Subdivision Identification Signs for recorded Subdivisions in accordance with the following:

   a. Maximum area of such sign to be ~~24~~ ***50*** square feet with a maximum height of ***six (6)*** ~~five (5)~~ feet.

   b. Such signs to be ***freestanding or*** monument type; i.e., individually mounted letters on a free-standing wall.

   c. Final location of such signs to be approved by the Town Community Development Director.

   d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.

4. Directional Signs: Not to exceed ***twelve (12)*** ~~two (2)~~ square feet in area or ***four (4)*** ~~three (3)~~ feet in height.

5. Permanent Project Identification Signs, one for each major project entry, in accordance with following:

   a. Maximum area of such sign to be 200 square feet with a maximum height of 30'.

   b. Such signs to be freestanding or monument type; i.e., individually mounted letters on a free-standing wall.

   c. Final location of such signs to be approved by the Town Community Development Director.

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NR0310.rpt

d. ***Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.***

SECTION 2: MULTI-FAMILY DWELLINGS

1. All signs permitted in Section 1: One & Two Family Dwellings, above, of this article.

2. Identification signs for apartments and condominium complexes and such uses as follows:

   a. A free-standing sign, not exceeding ***50*** ~~***24***~~ square feet in area. Such sign shall not exceed ten (10) feet in width or ***six (6)*** ~~***five (5)***~~ feet in height. Such sign must be located at least five (5) feet from any property line.

   b. A wall-mounted sign, not exceeding ***fifty (50)*** ~~***six (6)***~~ square feet in area. Height of such sign shall not exceed ten (10) feet.

ARTICLE VIII. SIGNS PERMITTED FOR NON-RESIDENTIAL USE

SECTION 1: IN RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VII.

2. Civic organizations such as Kiwanis, rotary, Jaycees, etc., may be identified on group display structures in accordance with the following standards:

   a. Such structures shall be on arterial streets and in commercial or industrial districts and within 1/4 mile of the town limits of Surprise.

   b. Structures shall not be over six (6) feet in height or an area in excess of 60 square feet.

   c. The signs shall not be illuminated.

   d. Each civic organization shall be limited to a maximum area of two (2) square feet.

   e. Churches shall not be included in the above.

   f. Exact location and design of the sign structure shall require approval of the Community Development Director.

3. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding ***50*** ~~***24***~~ square feet. Such signs may be wall-mounted with a maximum height of ten (10) feet, and/or such signs may be free-standing according to the following:

   a. One (1) free-standing identification sign shall be permitted with a maximum height of ***six (6)*** ~~***five (5)***~~ feet. A second such free-standing sign shall be

permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.

b. Free-standing identification signs shall be located at least five (5) feet from any property line.

c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

4. In addition to the above, each tenant may be allocated three (3) square feet of ~~non~~-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

5. In addition to the above, a directory with a maximum area of six (6) square feet and a maximum height of six (6) feet may be permitted behind the required front yard setback.

SECTION 2: IN NON-RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VI.

2. Civic organization identification signs same as Section 1.2, Article VII.

3. Business signs shall be in accordance with the following regulations:

a. The total aggregate sign area of one (1) face of all signs on the premises pertaining to any one (1) business shall not exceed 50 square feet. However, if the portion of the building adjacent to its lot's street-property line measures more than 50' then the aggregate area of one (1) face of all such signs on the premises may be increased in area to the rate of one (1) square foot of sign area for each foot of building frontage in excess of 50 lineal feet; but the total aggregate area of one face of such signs on the premises shall not exceed 100 square feet for each business. For corner buildings, only the main entrance frontage shall be so measured.

b. Free-standing identification signs shall be counted as a portion of the total aggregate sign area of the premises and shall be restricted to the following:

1) One (1) free-standing identification for each ~~street upon which the lot has frontage~~ ***major access to the development.***

2) Such signs shall have a maximum area of ~~24~~ ***200*** square feet.

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NR0310.rpt

3) Such signs shall not be closer than 30 feet to any residential district.

4) A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each square foot of sign area.

c. For building complexes or centers, ***these*** ~~***the***~~ regulations ***shall apply.*** ~~***listed below in Section 3.d, Article 8 shall apply and preclude those listed heretofore.***~~ For purposes of this Section, a building complex or center shall mean any number of businesses greater than one which buildings share the same site, using common points of ingress and egress to and from the site.

4. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding 50 ~~***24***~~ ***square feet. Such signs may be wall-mounted*** ~~***with a maximum height of ten (10) feet,***~~ ***and/or such signs may be free-standing according to the following:***

a. One (1) free-standing identification sign shall be permitted with a maximum height of six (6) ~~***five (5)***~~ ***feet. A second such free-standing sign shall be permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.***

b. Free-standing identification signs shall be located at least five (5) feet from any property line.

c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

5. In addition the above, each tenant may be allocated three (3) square feet of non-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

6. In addition to the above, a directory with a maximum area of ~~***six (6)***~~ ***sixty (60) square feet and a maximum height of*** ~~***six (6)***~~ ***twenty (20) feet may be permitted*** ~~***behind the required front yard setback***~~ ***at least five feet from any property line.***

A. <u>PRICE SIGNS FOR SERVICE STATIONS</u> only, in accordance with the following:

a. Maximum area shall not exceed 12 square feet each and shall be counted in the total aggregate sign area of the premises as permitted above.

b. Maximum height shall not exceed five (5) feet.

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c. One (1) free-standing price sign per each street frontage on which the service station has frontage.

d. A landscaped area shall be provided, on site at the street frontage, at the base of the free-standing sign, with said landscaped area of four (4) square feet for each square foot of sign area.

e. The maximum sign area for free-standing signs shall not exceed 24 square feet including all identification and price signs.

B. MENU BOARDS FOR DRIVE-IN RESTAURANTS

a. One (1) free-standing or wall mounted menu board per business and shall be located not less than 45 feet from the street property line.

b. Maximum area shall not exceed 12 square feet and shall be counted in the total aggregate sign area of the premises.

c. Maximum sign height shall not exceed five (5) feet for free-standing menu signs.

d. A landscaped area shall be provided, at the base of the free-standing sign with said landscaped area of four(4) square feet of sign area.

C. SIGNS PERMITTED IN THE CENTRAL BUSINESS DISTRICT (CBD)

a. Awning signs, with the following requirements may be permitted on tenant-leased areas:

1) Business name and building address numerals only to be allowed on the vertical portion of the awning with a maximum copy height of ten (10) inches.

2) Logos (with Design Review Board approval) may be permitted on the diagonal portion of the awning.

3) Total area of logo or awning sign not to exceed twenty-five percent (25%) of allowed sign area and to be deducted from that area.

4) Awnings and signs to be non-illuminated and displayed on tenant's leased area only.

b. Flag-mounted signs, with the following requirements, may be permitted on individual tenants' leased area only.

1) Maximum area of six (6) square feet, identifying primary businesses and building address numerals only, to be deducted from allowed sign area.

2) Height to be eight (8) feet minimum to the bottom of the sign and fifteen (15) feet maximum to the top of the sign with the sign centrally located on the tenant's leased area.

3) Signs to be wall-mounted shall be non-illuminated.

D. SIGNS PERMITTED IN PLANNED AREA DEVELOPMENT (PAD)

1. All signs permitted in Section 1 ***and 2***, Article VIII and Section 1 and 2, Article VII.

2. Business signs in non-residential areas shall be in accordance with ~~the following regulations~~ ***Article VIII Section 2.***

3. ***All signs in Del Webb's Grand Avenue Property Planned Area Development as permitted under these Amended Standards shall be subject to the approval of a Comprehensive Sign Plan by the Planning Commission to achieve design continuity and compatability for signage throughout the PAD.***

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NR0310.rpt

installation, and the permit number as approved by the city manager or designee. (Ord. 97-06 §2 Exh. A(part), 1997)

ARTICLE V. REGULATIONS BY ZONE

15.24.170 Residential zones. A. Residential Uses in Residential Zones.

1. General:

a. Applicable Zones. This subsection applies to all signs for residential uses in the R1-43, R1-18, R1-8, R1-5, R-2, R-3 zones, and in all residential areas which are vacant or are in a planned area development (PAD) zone.

b. Permitted Signs. Only signs which are specifically permitted by this subsection are allowed. Any sign which is not specifically permitted by this subsection is prohibited.

c. Aggregate Sign Area Allowed.

i. Parcels Less Than or Equal to Two Acres. Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is less than two acres shall not exceed one and one-half square feet.

ii. Parcels Larger Than Two Acres. Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is larger than two acres shall not exceed eight square feet.

2. Wall Signs. Wall signs are permitted, but shall not exceed a height of fifteen feet.

3. Freestanding Signs.

a. One freestanding sign shall be permitted on each parcel with a maximum height of five feet and a maximum area of one and one-half square feet.

b. A freestanding sign my include only the name of the occupant and the street address. Such sign shall not include any advertising copy.

c. The base shall have an aggregate width of at least fifty percent of the width of the sign (refer to Figure SR-7, attached to the ordinance codified in this chapter and on file in the city clerk's office).

d. Reader Panels. Reader panels are not permitted.

4. Identification Signs. Each residence in a residential zone may have one identification sign. The sign may be a wall sign or a freestanding sign. The sign may include only the name of the residence, the name of the occupant, and the street address, and shall not include advertising copy.

5. Residential Entry Sign. A maximum of two residential entry signs, placed at the entrance to a multifamily or duplex development, manufactured home park, or single-family development only in order to identify the name of the development, and with a maximum aggregate area of

twenty-four square feet shall be permitted at each main entrance. The residential entry signs may be freestanding signs. The residential entry signs may include only the name of the development and the street address, but shall not include advertising copy.

6. Temporary Signs. Temporary signs are permitted in accordance with Section 15.24.140 of this chapter.

B. Nonresidential Uses in Residential Zones.

1. General.

a. Applicable Zones. This subsection applies to all signs for nonresidential uses in residential zones which includes but are not limited to churches, schools, institutions, commercial farms or ranches, public facilities and similar activities which are located in R1-43, R1-18, R1-8, R1-5, R-2 or R-3 zones and for all nonresidential uses in residential areas in a planned area development (PAD) zone.

b. Permitted Signs. Only signs which are specifically permitted by this subsection are allowed. Any sign which is not specifically permitted by this subsection is prohibited.

c. Maximum Aggregate Area. The maximum aggregate area of all signs on a parcel shall not exceed forty-eight square feet.

2. Wall Signs. Wall signs are permitted, but shall not exceed a height of fifteen feet.

3. Freestanding Signs.

a. One freestanding sign shall be permitted on each parcel with a maximum height of eight feet and a maximum area of twenty-four square feet.

b. A freestanding sign may include only the name of the facility, building or organization it is intended to identify. Such sign shall not include any advertising copy. The sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.

c. The base shall have an aggregate width of at least fifty percent of the width of the sign (refer to Figure SR-7, attached to the ordinance codified in this chapter and on file in the city clerk's office).

d. Reader Panels. No more than one-half of the allowed freestanding sign area shall be used for reader panels.

4. Wall, Fascia, Mansard and Parapet Signs. Wall, fascia, mansard and parapet signs are permitted, and may identify the facility, building or organization by name or by name and principal activity when the name alone does not identify the general nature of the use, and may include the street address.

5. Directional Signs. Directional signs are permitted when required to assist the flow of traffic. Direc-

tional signs shall not exceed six square feet in area or three feet in height.

6. Directory Signs. Directory signs are permitted for nonresidential uses in multiresidential developments and other multiple tenant facilities.

a. Each directory shall be illuminated with a maximum area of eighteen square feet and a maximum height of six feet.

b. The number and location of the signs must be approved by the city manager or designee.

7. Temporary Signs. Temporary signs are permitted in accordance with Section 15.24.190 of this chapter. (Ord. 97-06 §2 Exh. A(part), 1997)

15.24.180 Commercial and industrial zones. A. General.

1. Applicable Zones. This section applies to all signs in the C-1, C-2, C-3 and industrial zones and in all commercial and industrial areas in a planned area development (PAD) zone, unless otherwise restricted.

2. Permitted Signs. Only signs which are specifically permitted by this section are allowed. Any sign which is not specifically permitted by this subsection is prohibited.

3. Aggregate Sign Area Allowed.

a. Unless otherwise modified by this section, the maximum aggregate sign area for any business is one square foot of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed, not to exceed two hundred forty-eight square feet.

b. Businesses on a separate parcel or lot, or on a pad site within a project of three or more businesses, shall be permitted sign area as described in subsection (A)(3)(a) of this section for any one elevation, with sign area on all other elevations not to exceed one-half square foot for each linear foot of elevation where the sign is displayed.

B. Wall, Fascia, Mansard, Parapet and Shingle Signs.

1. General.

a. Wall, fascia, mansard and parapet signs are allowed only on the exterior elevation of the space occupied by the business. NO HEIGHT RESTRICTION

b. Wall, fascia, mansard or parapet signs may identify the individual businesses, building complex, or center, by name, and may identify up to three principal services when the name alone does not identify the general nature of the business. Any wall, fascia, mansard or parapet sign may include the street address, but shall not include advertising copy.

2. Wall, Fascia, Mansard and Parapet Signs for Theaters.

a. One wall, fascia, mansard or parapet sign for a theater may contain a reader panel.

b. The area of the reader panel shall not exceed seventy-five square feet or the maximum wall sign area otherwise allowed, whichever is less.

c. The reader panel shall be used exclusively for the purpose of identifying entertainment, motion pictures, or special events which occur on the premises.

3. Shingle Signs.

a. One shingle sign which is designed and oriented primarily for the aid of pedestrians is permitted per business.

b. The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven feet, six inches.

c. A shingle sign must be located immediately adjacent to the business it identifies.

C. Freestanding Signs.

1. General.

a. Freestanding signs are permitted.

b. The base of any freestanding sign shall have an aggregate width at least fifty percent of the width of the sign (refer to Figure SR-7, attached to the ordinance codified in this chapter and on file in the city clerk's office).

c. Single Tenant Buildings. Any freestanding sign which identifies a single tenant building shall only bear the name of the business or building it is intended to identify, and shall not include any advertising copy.

d. Any freestanding sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.

2. Maximum Number and Height of Signs Allowed. One freestanding sign shall be permitted per single tenant building or multiple tenant complex, except on parcels with multiple arterial street frontages. On parcels with multiple arterial street frontages, one sign is permitted on each arterial street. The freestanding sign shall not exceed a height of ten feet.

3. Aggregate Sign Area Allowed.

a. Freestanding Signs in Industrial Zones or for Multiple Tenant Complexes. The maximum aggregate sign area allowed for all freestanding signs in industrial zones or for multiple tenant complexes is forty-eight square feet on parcels up to twenty acres and sixty square feet on parcels over twenty acres.

b. Freestanding Signs for Single Tenant Buildings. The maximum aggregate sign area allowed for all freestanding signs for single tenant buildings in the C-1 zone is twelve square feet. The maximum aggregate sign

area allowed for all freestanding signs in the C-2 and C-3 zones is twenty-four square feet on parcels up to two acres and thirty-six square feet on parcels over two acres.

4. Identification of Tenants in a Multiple Tenant Complex. Any freestanding sign within the multi-tenant building or shopping center may identify the name of the building, complex, or center and the names of tenants within the complex. Such signs shall not include any advertising copy.

a. Any freestanding sign for a multiple tenant complex is subject to administrative design review and approval by the community development department. Appeals to the planning and zoning commission must be filed within fifteen days and shall follow the requirements of Section 15.24.290 of this chapter.

b. Any sign shall be evaluated on the multiple tenant freestanding identification sign design guidelines approved by the city council.

D. Reader Panels.

1. Churches in the commercial zones may use up to fifty percent of the allowed freestanding sign area for a reader panel.

2. Gasoline service stations may use up to sixty-six percent of the allowed freestanding sign area for a reader panel only to identify the current price of fuel being sold.

E. Directional Signs. Directional signs when required to assist the flow of traffic are permitted, but shall not exceed six square feet in area or three feet in height. Such sign may include business identification by word or symbol on up to twenty-five percent of the sign area.

F. Directory Signs. Directory signs when required to identify the location of the various buildings or businesses located within the center or complex are permitted as follows;

1. Each directory sign shall be illuminated with a maximum area of eighteen square feet and a maximum height of six feet.

2. The number and location of the signs must be approved by the city manager or designee.

G. Noncommercial Signs. In all commercial and industrial zones, noncommercial signs shall have a maximum area of twelve square feet and a maximum height of five feet.

H. Temporary Signs. Temporary signs are permitted in accordance with Section 15.24.190 of this chapter.

I. Menu Boards.

1. Two menu boards are permitted per business. Such signs may be freestanding or wall mounted.

2. The maximum aggregate area for a menu board shall not exceed twenty-four square feet.

3. The maximum height shall not exceed five feet.

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA 00-032

P&Z Comm. Approval: 4/19/1991

City Council Approval: 4/28/1991

B.O.A. Approval: _____

Stipulations: _____

AVERY
RECYCLED PAPER MADE FROM 20% POST CONSUMER CONTENT

Del Webb's
Sun City Grand®

February 29, 2000

Shirley Berg
Deputy City Manager
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, Arizona 85374

Re: Sun City Grand PAD Administrative Amendment
Section J – Signage (Banners and Flags)

Dear Shirley:

Please find the attached application for a minor amendment to our PAD, Section J - Signage. The application includes the application form, verbiage for the Section J modification, and a check for $300.

Please contact me at your earliest convenience to discuss any further questions that you might have at 623-546-5219. Thank you for your time and consideration.

Sincerely,

Ken Estrada
Sales Manager

Attachment

cc: Sam Colgan – Del Webb

PLANNING & ZONING
APPROVED
2.29.00

19726 North Remington Drive
Surprise, AZ 85374

TOTALLY COMMITTED TO SUCCESS

Del Webb's
Sun City Grand®

March 6, 2000

Mr. Scott Phillips
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, Arizona 85374

Re: PAD Amendment

Dear Scott:

Please find the attached copies of our PAD amendment. Ed Packard had requested this for the file prior to his departure.

Thanks again for all of your help.

Sincerely,

Ken Estrada/bld

Ken Estrada
Sales Manager

Attachment

/bld

19726 North Remington Drive
Surprise, AZ 85374

TOTALLY COMMITTED TO SUCCESS

Sun City Grand PAD Amendment (Section J)
Roadway Banners and Flags

Concept

Banners and flags are to add color to and beautify the roadways; to promote holidays, community's festivities and themes; and to exhibit the US and state flags. The banners and flags shall be attached to the street light poles along the arterial and collector rights-of-way. Flags shall be temporary in nature and shall be place no more than three months at a time. Banners that stretch from one side of the roadway to the other shall be promotional and temporary in nature, to be in place no more than two weeks. The City of Surprise shall grant approval for banners and flags.

Attachment

Banners and flags shall be placed on one side of the street light pole (facing inward to the street) so that the bottom is at a minimum height above ground surface of 15 feet. Banners shall be secured at two ends (top and bottom) with horizontal brackets, which shall extend at least 2 inches beyond the edge of the banner, but no more than 5 inches. Flags shall be secured using the outside end of the top horizontal bracket and at a point, approximately 90 inches below the top bracket by a cable, on the street light pole to provide an angle from which the flag will hang. Temporary banners shall be attached at each corner with a cable that shall be attached to a bracket at the street light pole.

Materials

Banners and flags shall consist of acrylic woven awning and marine fabric or other suitable material with a minimum warranty of one year. If material warranty is less than one year, then the banners or flags shall be replaced prior to warranty expiration such that the material is maintained in an unfaded and unfrayed condition. Banners shall be 30 inches wide and 90 inches long; flags shall be 30 inches wide and 60 inches long; and temporary banners shall extend the width of the roadway being crossed and maximum of 36 inches high. In cases where a median is in the roadway, the temporary banner limits may terminate in the median.

Brackets and cables shall consist of steel or other durable material that will meet wind loads without failure. The bracket base shall conform to the shape of the light pole and be secured without penetrating the light pole itself.

Graphics/Colors

Banners and flags shall contain graphic designs and text that depict holidays, community's festivities, themes or patriotism, including the US and state flags. Banners and flags shall not include graphic designs and text that could be deemed offensive to the general public. Colors shall be consistent with community colors, holidays, and themes.

Brackets, including banding, shall match the color of the street light poles.

LIVE ON

Live on

LIVE ON

Live on

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live on

Del Webb's
Sun City Grand®

February 3, 2000

APPROVED
PLANNING AND ZONING DEPT.
DATE 3/13/00
APPV'D BY
CITY OF SURPRISE

Scott Phillips
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, Arizona 85374

Re: Sun City Grand Banners

Dear Scott:

Per our conversation, Del Webb is requesting a right-of-way permit for the placement of banners and flags along Sunrise Boulevard and Remington Road (see attached community map). These colorful banners and flags will be attached to the street light poles and provide additional color and life to our busiest corridors (see the attached figure). As you know, we already have banners that are periodically displayed in the median on our palm trees.

The banners are 30 inches wide and 90 inches long; and the flags are 30 inches wide and 60 inches long. The minimum height from ground will be 15 feet, which exceeds clearance requirements. We have already received authorization from APS to attach the banners/flags to their street light poles.

Please contact me at your earliest convenience to discuss any further questions that you might have at 623-546-5219. Thank you for your time and consideration.

Sincerely,

Ken Estrada
Sale Manager

Attachment

cc: Pam Evans, APS

19726 North Remington Drive
Surprise, AZ 85374

TOTALLY COMMITTED TO SUCCESS

1/12/2000

Del Webb's
Sun City Grand®

PADA 00-032

February 2, 2001

Mr. John J. Guenther, M.A.
Interim Community Development Director
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

Re: Sun City Grand PAD Administrative Amendment
Section 7-704.F Single Family Residential Zones (R1-5)

Dear Mr. Guenther:

Del Webb Home Construction, Inc. is requesting administrative approval of a minor modification to the Planned Area Development for Sun City Grand. As part of this modification, we propose to change the corner side setback from 15' to 10' on key lots. I have attached a copy of Section 7-704.F, page 4, which reflects the proposed change.

I appreciate your help in this matter. Please call me at 623/546-5101 should you have any questions or need any additional information.

Sincerely,

Del Webb Home Construction, Inc.

Thomas E. Cheney
Director, Land Development

Attachment

Cc: Sam Colgan – Del Webb

APPROVED
PLANNING AND ZONING DEPT.
DATE 2/7/00
APPV'D BY
CITY OF SURPRISE

14780 W. Mountain View Blvd. • Surprise, AZ 85374 • 623.546.5000
P.O. Box 5670 • Sun City West, AZ 85376-5670

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

Revisions are underlined and highlighted for convenience.

F. Setbacks, Yards and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear Yard
Single-family and two family dwelling units	20' (18')[4]	5'	10' ~~and 15' on Key lots.~~	15'
Single-family courtyard dwelling units	10' [4]	0' [4,5]	10' [5]	0' [4,5]
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	25'	25' *	50'
Structures accessory to single-family residences	10'	3'	10'	3'
Structures for all other principal, conditional or accessory uses	20'	10'	20'	20'

* Except at the intersection of two arterial streets, where the minimum corner sideyard setback shall be 35'.

(2) Maximum Building Height: 35 feet, for residential structures and 60 feet, for non-residential structures provided that no habitable area is constructed more than 35' above adjacent finished grade. Buildings over 35' in height shall be subject to additional fire protection as required by the City Engineer and Fire Marshall.

---

4 20' setback required. This 20' is reducible to 18' where vertical open[illegible] garage doors [illegible]

5 (Zero lot line development may be permitted.) Side and rear setbacks may be zero feet, provided that the minimum distance between the principal building is at least 10 feet. Minimum garage face setbacks on any dedicated street or right of way area is 20 feet. An 18 feet setback for a vertical garage door is allowed.

CITY OF SURPRISE

OFFICIAL APPLICATION FOR PLANNED AREA DEVELOPMENT AMENDMENT

_____ MAJOR AMENDMENT
✓ MINOR AMENDMENT
P & Z COMMISSION
HEARING DATE: _____
ACTION: _____

CITY COUNCIL
HEARING DATE: _____
ACTION: _____

APPLICATION NO. : _____
DATE FILED : _____
RECEIVED BY: _____
FILING FEE: _____
RECEIPT NO. : _____
CHECK NO. : _____
(OFFICE USE ONLY)

LOCATION OF PROPERTY (ADDRESS OR DESCRIPTION): _____

SUN CITY GRAND

PROPERTY OWNER(S):

NAME: DEL WEBB HOME CONSTRUCTION PHONE: 623/546-5101

ADDRESS: P.O. BOX 5670

CITY: SUN CITY WEST STATE: AZ ZIP CODE: 85376

I/WE HEREBY GIVE AUTHORIZATION TO (APPLICANT):

NAME: _____ PHONE: _____

COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TO REPRESENT ME/US IN THIS APPLICATION DATED THIS 2 DAY OF Feb ~~19~~ 2001

SIGNATURE OF OWNER ON RECORD

NAME OF P.A.D. (DEVELOPMENT) _____
PRESENT ZONING: _____
ACREAGE : _____
CURRENT LAND USE(S): _____
PROPOSED LAND USE(S): _____

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA 00-157

P&Z Comm. Approval:

City Council Approval: 1/25/2001

B.O.A. Approval:

Stipulations:

ORDINANCE NO. 00-28

AN ORDINANCE APPROVING A PLANNED AREA DEVELOPMENT AMENDMENT FOR A PROPERTY KNOWN AS SUN CITY GRAND, PADA00-157, CONSISTING OF REZONING 34 ACRES OF PROPERTY FROM R1-43 (RURAL RESIDENTIAL) TO R1-5 P.A.D. (SINGLE FAMILY RESIDENTIAL), AND OTHER DEVELOPMENT PLAN MODIFICATIONS TO SUN CITY GRAND P.A.D. ZONING. AMENDMENTS AFFECT PORTIONS OF PHASE III AND IV OF THE SUN CITY GRAND PLANNED AREA DEVELOPMENT. SUBJECT AREA IS GENERALLY LOCATED NORTH OF THE UNION HILLS DRIVE ALIGNMENT, WEST OF REEMS ROAD AND SOUTHWEST OF GRAND AVENUE.

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

WHEREAS, changes have occurred in the vicinity of Sections 25,27,and 30 of Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, which require that the zoning of a parcel of land in that area be changed; and

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

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

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

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

Section 2. The 34-acre property described in Exhibit B is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD) and shall integrated within Sun City Grand Preliminary Development Plan.

Section 3. The Preliminary Development Plan for the property, entitled "Del Webb Sun City Grand 2000 Amendment Request" dated November 14th, 2000, as application PADA00-157, a copy of which is on file in the Community Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit B shall develop the property only in accordance with the requirements of the Sun City Grand PAD, and in compliance with the Stipulations contained in Exhibit A.

PASSED AND ADOPTED THIS 25th day of January, 2001

Joan H. Shafer
Mayor

ATTEST:

Sherry Ann Ogilvie
City Clerk

APPROVED AS TO FORM:

George (Ted) Maricopa
City Attorney

YEAS: Mayor Shafer, Vice-Mayor Anderson, Councilmembers: Allen, Johnson, Smith, Villanueva. Absent: Montoya.

NEAS:

RECOMMENDATIONS: (PADA00-157)

Subject request is consistent with the proposed Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for efficient and orderly development. The Planning and Zoning Commission and Staff recommend that the Mayor and City Council approve case PADA00-157, Sun City Grand P.A.D. Amendment, subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;

b) All provisions of an approved amended development agreement must be met in the time periods specified;

c) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

SPECIAL STIPULATIONS:

d) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;

e) All fees and infrastructure improvements shall occur pursuant to an approved amended development agreement, in the time period required;

f) The applicant shall include these stipulations within the final PAD document;

g) The applicant shall provide any residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings for any new home product type, subject to review and approval by the Community Development Director;

h) Approval of the proposed P.A.D amendment shall be contingent upon approval of an amended Sun City Grand Development Agreement, incorporating the thirty-four (34) acre expansion parcel into the document;

i) By its submittal of the PAD plan, the applicant - as landowner - agrees and approves in writing to the open space designated in the approved PAD plan.

EXHIBIT A, ORDINANCE NO. 00-28

LEGAL DISCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR REFERENCE, BEGIN AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, A 1/2" REBAR;

THENCE S 89°42'33" E ALONG THE SOUTH LINE OF SAID SECTION 27, 732.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE MARICOPA WATER DISTRICT BEARDSLEY CANAL PROPERTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 29°02'09" E ALONG SAID RIGHT OF WAY A DISTANCE OF 159.60 FEET;

THENCE S 60°57'51"E A DISTANCE OF 41.16 FEET;

THENCE N 29°02'09"E A DISTANCE OF 60.00 FEET;

THENCE N 60°57'51"W A DISTANCE OF 41.16 FEET TO A POINT ON THE AFOREMENTIONED RIGHT OF WAY;

THENCE CONTINUE N 29°02'09"W ALONG SAID RIGHT OF WAY A DISTANCE OF 6.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST TO WHICH POINT A RADIAL LINE BEARS N 60°57'51" W;

THENCE 286.07 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 647.22 FEET, THROUGH A CENTRAL ANGLE OF 25°19'28";

THENCE N 54°21'36" E 679.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, TO WHICH POINT A RADIAL LINE BEARS N 35°38'24" W;

THENCE 769.50 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1326.52 FEET, THROUGH A CENTRAL ANGLE OF 33°14'12";

THENCE N 87°35'48" E 159.84 FEET;

THENCE N 88°25'16" E 186.67 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27;

THENCE DEPARTING SAID RIGHT OF WAY LINE S 00°36'12" W ALONG THE EAST LINE OF SAID SECTION 27 1074.19 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27, A ½" IRON BAR;

THENCE N 89°42'33" W ALONG THE SOUTH LINE OF SAID SECTION 27 1902.84 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 33.7124 ACRES, MORE OR LESS.

"EXHIBIT B", ORDINANCE NO. 00-28

REPORT TO THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

CASE NO.: PADA00-157 (Sun City Grand P.A.D. Amendment, 34 acre expansion)
stipulations: a thru i

Planning & Zoning Commission Hearing Date: December 19, 2000
City Council Hearing Date: January 11, 2001

APPLICANT:

Stephen C. Earl
Earl, Curley and Legarde
3001 N. Central Avenue, Suite 1000
Phoenix, AZ 85012

PROPERTY OWNER:

Del Webb Home Construction, Inc.
14780 W. Mountain View Boulevard
Surprise, AZ 85374

REQUEST:

The applicant requests approval of a P.A.D. amendment to the Sun City Grand development (Ordinance no. 00-27). The P.A.D. amendment encompasses a request for rezoning of 34 acres from rural residential (R1-43) to single family residential (R1-5). Within the existing P.A.D. boundaries, the applicant seeks rezoning of nine (9) acres from single family residential (R1-5) to community commercial (C-2); and rezoning of four (4) acres of community commercial (C-2) to single family residential (R1-5).

Furthermore, the applicant seeks amendment to the P.A.D. zoning development plan map that includes minor re-configuration of designated land use areas and incorporating the 34acre expansion parcel into the development plan. If this subject application is approved, Sun City Grand will encompass a total area of: **3902.9 Gross Acres.**

SITE LOCATION:

Site 1, (34 acre expansion parcel) Subject site is **33.7 acres**; generally located west of Sun City Grand; west of Cotton Lane and north of Union Hills Drive, south and east of the Beardsley Canal.

Site 2. (Clubhouse site rezoning) Approximately **fourteen (14) acres** of property centrally located within phase IV of the Sun City Grand Planned Area Development.

Site 3. (Phase III, development plan modification) Approximately fifteen **(15) acres**, generally located at the northwest corner of Sunrise Boulevard and Clearview Boulevard, within Sun City Grand Phase III.

Site 4. (Phase IV, development plan reconfigurations) Throughout Phase IV of Sun City Grand, generally located west of the Estrella Freeway, (SR 303), south of Grand Avenue and north of Union Hills Drive. Phase IV is approximately 1,100 acres.

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: This application for P.A.D. amendment is preceded by a request for a General Plan Amendment (GPA00-156). If the preceding request is approved, this request will comply with the Surprise Comprehensive Development Guide. This request is consistent with the designation identified within land use element of the General Plan Update 2020.

DEVELOPMENT PLAN: If approved, this request will comply with the Sun City Grand P.A.D. zoning and development plan, and with all subsequent amendments.

COMMENTING JURISDICTIONS:

Town of Buckeye:	No comments were received.
City of El Mirage:	No comments were received.
City of Peoria:	No comments were received.
Maricopa County:	No comments were received.
Dysart Unified S.D.:	No comments were received.
Maricopa Water District:	Comments were received.
Luke Air Force Base:	Comments were received.

DEPARTMENTAL REVIEW:

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

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

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

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

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Planning and Zoning Commission recommends that the Mayor and City Council approve application PADA00-157 (Ordinance no. 00-28), Sun City Grand Planned Area Development Amendment, subject to stipulations listed in the "Recommendations" section.

STAFF RECOMMENDATION:

The applicant requests approval of a P.A.D. amendment that will incorporate 34 acres of property into the master planned community. The applicant seeks single-family zoning for the additional property and other minor modifications to the P.A.D.. Staff finds that this request is an improvement to the existing Sun City Grand Planned Area Development and surrounding area. Therefore, Staff recommends approval of Application PADA00-157, subject to stipulations listed within "Exhibit A" of Ordinance no. 00-28.

EXISTING AND SURROUNDING ZONING:

1. (34 acre addition)

ON-SITE:	R1-43, (Proposed R1-5, Sun City Grand)
NORTH:	R1-43
EAST:	PAD (Sun City Grand)
SOUTH:	PAD (Arizona Traditions)
WEST:	R1-43

2. (Recreation Center Site)

ON-SITE:	R1-5, C-2, (Sun City Grand P.A.D.)
NORTH:	R1-5 (Sun City Grand P.A.D.)
EAST:	R1-5 (Sun City Grand P.A.D.)
SOUTH:	R1-5 (Sun City Grand P.A.D.)
WEST:	R1-5 (Sun City Grand P.A.D.)

EXISTING AND SURROUNDING LAND USE:

3. (34 acre addition)

ON-SITE:	Vacant Land
NORTH:	Beardsley Canal, Vacant Land
EAST:	Sun City Grand PAD (future single family)
SOUTH:	Arizona Traditions PAD (future single family)

WEST: Beardsley Canal, Vacant Land

4. (Recreation Center Site)
   ON-SITE: Vacant Land (future recreation center)
   NORTH: Vacant Land (future single family)
   EAST: Vacant Land (future single family)
   SOUTH: Vacant Land (future single family)
   WEST: Vacant Land (future single family)

ADJACENT ROAD STATUS:

5. (Phase III and Phase IV, affected areas of P.A.D amendment request)

Street Name	Right of Way	Pavement Width	Landscape	Lanes / each direction	Sidewalks
CLEARVIEW BLVD.	110'	52'	Sides/ Median	2 Lane	1 side / 8' wide
PALM VIEW LN. (proposed)	60'	41'	Sides	1 Lane	2 sides/ 4' wide
UNION HILLS DR.	55'	NONE	NONE	1Lane (unimproved)	NONE
SUNRISE BLVD.	110'	52'	Sides/ Median	2 Lane	1 side / 8' wide

UTILITIES AND SERVICES STATUS:

6. WATER — Citizens Utilities

7. SEWER — City of Surprise

8. FIRE PROTECTION: The Surprise Fire Department has a fire station located at 15616 North Hollyhock Street and one located at 18600 N. Reems Road.

9. POLICE PROTECTION: The Surprise Police Department currently has a station located at 12425 W. Bell Road and a substation located at 18600 Reems Road.

100 YEAR ASSURED WATER SUPPLY CERTIFICATION:

10. Existing portions of Sun City Grand have been designated as having an assured water supply pursuant to ARS 45-576 (D). The developer shall provide a certificate of 100 Year Assured Water Supply, issued by the Arizona Department of Water Resources, prior to recordation of any final plat upon the 34 acre addition.

STREET LIGHT IMPROVEMENT DISTRICT:

11. The City and the Developer have entered into a Development Agreement (Doc. 94-0162702), which was recorded on February 28, 1994, addressing the installation and maintenance. At the present time, the 34 four-acre addition has not been included in any amendment of the Development Agreement. However, the Legal Department and the Developer have agreed upon a draft amendment to the development agreement that incorporates the 34-acre parcel. The Legal Department is forwarding the draft amendment to the City Council for review and approval.

PLAN ANALYSIS:

12. PAD ZONING HISTORY/ BACKGROUND

February 1994:	Council approves amendment to the Comprehensive Development Guide and entered into a development agreement with the Del Webb Corporation.
April 1994:	Council approves original P.A.D Zoning Development Plan on subject property. *(Case 94-28)*
November 1994:	Council approves the 1st amendment to the approved P.A.D. for an area located between Union Hills and Bell Road *(Case 94-29)*
August 1995:	Council approves 2nd amendment to the P.A.D., by incorporating 223.8 acres of property to the master planned community. *(Case PADA95-31)*
July 1997:	Council approves the 3rd amendment to the P.A.D.. by redesignating 92.37 acres to the previously approved PA.D.. *(Case PADA96-37)*
October 1997:	Council approves the 4th amendment to the P.A.D., .by incorporating 78 acres located at the southeast corner of Sunrise Boulevard and Grand Avenue. Amendment to P.D.P. includes relocation of landuses and reallocation of landuse acreages. *(Case PADA97-73)*
January 2001:	Subject application submitted for consideration. *(Case PADA00-157)*

14. PROPOSAL (PADA00-157)

The applicant has submitted with this application a P.A.D. amendment entitled "Del Webb Sun City Grand 2000 Amendment Request". The document includes requests for rezoning of property within and adjacent to Sun City Grand, and a request for Preliminary Development Plan (P.D.P.) amendment. The application, if approved, will affect portions within Phase III and Phase IV of the development. Listed on the page below are changes to the development requested by Del Webb.

Summary of Major PAD Amendments (PADA00-157) :

14.a Request change of zoning on 34 acres from rural residential (R1-43) to P.A.D single family residential (R1-5). - Located on the west side of Phase IV.

- Property, upon approval, would be incorporated into Phase IV of the development plan and given a designation of "single family residential.. The site will be utilized for the development of approximately 100 single-family dwelling units and open space.

14.b Rezoning of nine (9) acres of property from P.A.D. single-family residential (R1-5) to P.A.D. community commercial (C-2). - Centrally located within Phase IV. The commercial property will become the future site of a 10-acre neighborhood recreational clubhouse. This amendment will increase the size of a recreational clubhouse site by approximately four (4) acres and shift the location slightly to the south west, which is reflected in the development plan map.

14.c Rezoning of four (4) acres of P.A.D. community commercial (C-2) to single family residential (R1-5). - Centrally located within Phase IV. With the above request for the clubhouse expansion, a portion of the existing site will be absorbed into the neighborhood, immediately to the north. This modification is reflected in the development plan map.

Minor Development Plan Modifications:

14.d Amendment to the development map, realigning the route of the golf course within phase IV. The new alignment will have no bearing on the golf course acreage. The total area within Sun City Grand will remain at 839.7 acres.

14.e Development plan amendment reflecting the addition of an minor arterial road. The proposed right-of way will join Cotton Lane south of the development to Clearview Boulevard. This connection will provide an additional point of access to Phase IV from the south and to the remaining portions of the Sun City Grand development via the minor arterial road circulation system.

14.f The P.A.D. development map plan reflects a change to Clearview Boulevard, reducing the length of the minor arterial road. Thus, 5.4 acres of the minor arterial will be absorbed into the single-family neighborhoods.

14.g The development map reflects a reduction of 15 acres of the " Vacation Villas", which is absorbed into the single-family neighborhood to the north. Amendment of the development map reflects 27 acres allocated to the "Vacation Villas" area in Phase III of the Sun City Grand Development.

15. The applicant has submitted within the PAD Amendment Application booklet a matrix of the proposed modifications. The matrix, located on the third page of the booklet, provides a clear understanding how the amendment will affect landuses within the overall development.

DISCUSSION:

16. The applicant requests rezoning approval upon 33.7 acres of property on the west side Sun City Grand. The property is presently owned by the Maricopa Water District, which is currently being purchased by the Del Webb. The subject property is physically landlocked by the Sun City Grand Master Planned Community on the east side and by the Arizona Traditions Development to the south. To the north and west, the 34-acre property is constrained by the Beardsley Canal and the McMicken Dam.

17. The amendment to the Sun City Grand PAD shows the 34-acre property absorbed into the Master Plan. With the addition of the 34 acres, the applicant does not request additional dwelling units to be approved for the overall development, or additional acreage to be designated dwelling units. The unit count for the overall development will remain at 11,996 dwelling units, thus the gross density of the entire development will be decreased as a result of the additional 34 acres.

18. The overall master planned subdivision will contain over 1,000 acres of open space (25%) within the golf course and drainage/open space areas. With in PAD amendment for Sun City Grand the applicant proposes to increase open space area by 38.3 acres. The request also proposes that the single-family residential component be increased by 11 acres in total and that the recreational clubhouse area by increased by four acres.

19. Staff believes that this application is a positive amendment to the P.A.D. zoning, since no additional lots or an increase residential acreage is not being requested. The incorporation of the thirty-four acres provides the developer flexibility to provide a different routing for the golf course and provide expansion of a neighborhood recreation clubhouse center. In essence, with the 34-acre acquisition, the developer is utilizing all of the additional acreage acquired through the Maricopa Water District to enhance recreational elements and open space throughout the community. The table below identifies the P.A.D. landuse categories affected by this amendment.

LANDUSE	EXISTING P.A.D.	PROPOSED P.A.D.
Single Family Residential	2504.1 acres	2515.9 acres
Vacation Villas	42.0 acres	27.0 acres
Drainage / Open space	125.2 acres	163.5 acres
Arterial Roads	178.0 acres	172.6 acres
Clubhouse Site	10.4 acres	14.4 acres

20. The applicant has had a previous hearing before the Board of Adjustment for Variance request (VA001-167). The Board of Adjustment approved the variance from the single-family residential guidelines for dwelling unit performance standards applied to this property. If this rezoning request is approved, the existing development standards established for Sun City Grand as provided by the Development Agreement will prevail. The Board of Adjustment approved the variance based in part, by the following justification:

21. In essence, the applicant is utilizing all the thirty-four acres of property toward open space and recreational amenities. Even though there are 100 single family homes proposed to be constructed on the subject property, open space and amenities increase throughout the entire development by 42.3 acres.

22. The variance application requests a transfer 100 dwelling units that were previously approved through the development agreement, and which fall under the development standards within the development agreement.

23. The existing Sun City Grand Community is consistent with Single Family Design Guidelines relating to lot sizes and open space provisions. The overall density of Sun City Grand, including the expansion parcel, is approximately 3.5 dwelling units per acre. The point total needed to achieve this density under the single-family guidelines is 84 points. Upon analysis of the existing Sun City Grand, the development would achieve 139 points under the single-family design guideline performance standards table. It should be noted that the proposed 100 units on the 34-acre expansion, could be built within the existing boundaries of Sun City Grand, with or without the parcel. Without the transfer of dwelling units new parcel, the overall density of the development would increase. Furthermore, if the property is not incorporated into the Sun City Grand Community, the area of open space in the vicinity would decrease.

24. Staff believes that this PAD amendment request is in harmony with the Zoning Ordinance, and if approved, it would not be detrimental to the health, safety or welfare of the citizens of the City of Surprise.

RECOMMENDATIONS: (PADA00-157)

Subject request is consistent with the proposed Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for efficient and orderly development. The Planning and Zoning Commission and Staff recommend that the Mayor and City Council approve case PADA00-157, Sun City Grand P.A.D. Amendment, subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this Planned Area Development with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this Planned Area Development may be administratively approved by the City Manager and the Community Development Director;

b) All provisions of an approved amended development agreement must be met in the time periods specified;

c) The applicant shall submit a Written Response to Stipulations and five (5) copies of the revised P.A.D. Said submission must be under one (1) transmittal package;

SPECIAL STIPULATIONS:

d) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;

e) All fees and infrastructure improvements shall occur pursuant to an approved amended development agreement, in the time period required;

f) The applicant shall include these stipulations within the final PAD document;

g) The applicant shall provide any residential home product information (i.e., colored elevations and materials sample information) and related materials prior to release of the standard construction drawings for any new home product type, subject to review and approval by the Community Development Director;

h) Approval of the proposed P.A.D amendment shall be contingent upon approval of an amended Sun City Grand Development Agreement, incorporating the thirty-four (34) acre expansion parcel into the document;

i) By its submittal of the PAD plan, the applicant - as landowner - agrees and approves in writing to the open space designated in the approved PAD plan.

Attachments
1. Comments received
2. P.A.D. amendment book and attachments

ATTACHMENT 1

DEPARTMENT OF THE AIR FORCE
56TH CIVIL ENGINEER SQUADRON (AETC)
LUKE AIR FORCE BASE, ARIZONA

MEMORANDUM FOR SHELLEY HOHMAN
PLANNING ADMINISTRATIVE ASSISTANT
CITY OF SURPRISE

FROM: 56 CES/CECB
13970 West Lighting Street
Luke AFB, AZ 85309-1149

SUBJECT: Sun City Grand, Case Numbers: GPA00-156, PADA00-157

1. Subject parcels do not lie within the '88 MAG/JLUS or '97 AICUZ contours.

2. The subdivision will be subject to overflights and single-event noise intrusions.

3. This site is within the "Territory in the vicinity of Luke AFB" as defined in A.R.S., which stipulates notice to property owners of high noise or accident potential that could impact their property.

4. For questions or further information, I may be reached at (623) 856-6137.

CRIS E. BROWNLOW, GS-11, DAF
Community Planner

IGA NOTIFICATION

MWD RESPONSE TO SURPRISE ENHANCED NOTIFICATION

TO: City of Surprise
12425 West Bell Road, Suite D100
Surprise, AZ 85374
Attn: Shelley Hohman

FROM: Maricopa Water District
P.O. Box 900
Waddell, AZ 85355
Attn: KoKo Kvistad

CASE: GPA00-156 **MWD RESPONSE DATE:** 11/15/00

NAME: Del Webb Home Construction

LOCATION: **Section:** Sections 25, 26, 36 4N-2W **General:** Bounded by Union Hills on the south, Beardsley Canal on the west, Loop 303 on the east & north

RE: General Planned Amendment & Rezone to Sun City Grand as "Typical Neighborhood"

NOTICE: **Date:** 11/1/00 **Comment Deadline:** 11/16/00 **Public Hearing:** 11/21/00

MWD RESPONSE:

1. **MWD Service Area:** X Within MWD ____ Outside MWD

2. **MWD Existing Facilities/Properties:**
   X None ____ Undetermined ____ Facilities ____ Properties

3. **MWD Impacts:**
   X MWD Is Not Impacted ____ MWD Is Or May Be Impacted

4. **MWD Development Agreement:**
   ____ Not Applicable ____ Applicable, Development Agreement Notice Required
   ____ A Development Agreement with the Owner is required to address impacts on MWD.
   X MWD has a(n) **Sun City Grand** Development Agreement.

5. **MWD Facilities/Properties - Disposition Or Treatment:**
   X Not Applicable
   ____ Undetermined - Needs to be Addressed Between MWD and Owner
   ____ MWD's Development Agreement provides for MWD Facilities/Property Interests to be:
   ____ Abandoned by MWD: All ___ Portion
   ____ Relocated by the Owner/Developer: All ___ Portion
   ____ Unaffected and Remain in Place: All ___ Portion

6. **IGA Notice:** ____ Required ____ Undetermined X Not Applicable
7. **IGA Submittals:** ____ Required ____ Undetermined X Not Applicable

8. **Additional Information Required By MWD:**
   ____ No Further Information Required
   X Request To Be Kept Informed
   ____ MWD Needs Further Information Prior To Commenting

9. **Comments:** _____

MWD Staff cc: JRS / KKK / GV / RF / CK / File

#6

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

XX ___ **Regular Meeting**
___ Special Meeting
___ Workshop

MEETING SCHEDULED
Time: 6:30 p.m.
Date: January 25, 2001

Submitting Department: **Community Development**

Contact Person: **John Guenther**

Consent XX ___
Regular ___

Requesting Action XX ___
Report Only ___

Type of Document Needing Approval:

O Public Hearing
O Resolution
O First Reading/Ordinance
O Grant O Submission O Acceptance
O Agreement

X **Final Reading/Ordinance**
O Emergency Clause
O Special Consideration
O Intergovernmental Agreement
O Presentation- No Action

Council Priority (Check Appropriate Areas):

O Neighborhood Revitalization
O Education
O Public Facilities
O Job Creation
O Employment Infrastructure
O Quality Service Delivery
O Community Activities
O Legislative Agenda

O Transportation
O Public Safety
O Housing
O Work Force Preparation
O Park,Recreation,Library
O Human Service Needs
O City Elections
X **Growth Management**

Neighborhood/Commission/Committee Notified by Submitting Department: Public Notices sent to all property owners within 300 feet of the subject property, posted on the property, and sent to the newspaper for publishing. Developer held two Neighborhood meetings, for public information and awareness.

Action Taken: January 11, 2001, Council approval of application PADA00-157 and first reading of ordinance 00-28.

Agenda Wording: Consideration and action to approve **Ordinance no. 00-28**. An ordinance approving a Planned Area Development Amendment for a property known as **Sun City Grand, PADA00-157**, consisting of rezoning 34 acres of property from R1-43 (rural residential) to R1-5 P.A.D. (single-family residential), and other development plan modifications to the Sun City Grand P.A.D. Zoning. Amendments affect portions of phase III and phase IV of the Sun City Grand Planned Area Development. Subject area is generally located north of the Union Hills Drive alignment, west of Reems Road and southwest of Grand Avenue. **(FINAL READING)**

Background: **This application was heard before the Planning and Zoning Commission on December 19, 2000.**

Recommendation: **The Planning and Zoning Commission and Staff have recommended approval on application PADA00-157, subject to stipulations.**

Fiscal Impact: Yes ___ No XX
Budget Account Code: ___ **Amount Available:** ___

List Attachments as Follows: P.A.D. amendment booklet, ordinance, attachments
On file for review in the City Clerk's Office: P.A.D. amendment booklet, ordinance
Include in Council Packets: P.A.D. amendment booklet, ordinance, attachments

Signatures of Submitting Officers (Sign Legibly):

Dept. Head | Supervisor | Robert A. Nilles Finance Administrator

Ted Mariscal Legal Review | E.M. DeShazo ACM. City Manager/Designee

Distribution After Council Action:

~~General Files~~ Lisa B.
Agenda file

City Clerk: Originals - Rosa
01-26-01
fax BPC & Record Reporter

Council Action:

Motion/Second	
Shafer	
Montoya	
Villanueva	2nd
Johnson	M
Anderson	
Smith	
Allen	

Results:

For	6
Against	0
Passed	✓
Failed	
Deny	
Continue	
Tabled	
Absent	MONTOYA
Other	

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

Revised October 31, 2000
October 31, 2000

RECEIVED
NOV 14 2000
CITY OF SURPRISE

Mr. John Guenther
Acting Director
Community Development Department
City of Surprise
12425 West Bell Road Suite D-100
Surprise, AZ 85374

Re: Del Webb Sun City Grand 2000 Amendment Request –
PAD Zoning and Preliminary Development Plan
Companion Application to General Plan Amendment Request

Dear Mr. Guenther:

With this letter, we are requesting several relatively minor amendments to the existing Sun City Grand PAD and the Preliminary Development Plan. Phases 1 and 2 are nearly complete. Phase 3 is well under development and plans for Phase 4 (west of Loop 303) are now being finalized. This request is number 6 in a series of the normal and customary refinements of a large master plan.

The most significant of the amendments in this request is the addition of a small out-parcel of approximately 34 acres at the extreme southwest tip of Sun City Grand adjacent to the Beardsley Canal. This isolated parcel is on the north side of the Union Hills Dr. alignment to the east of the McMicken Dam and is most logically incorporated into Sun City Grand for single family use consistent with the balance of Phase 4. A complete list of the proposed amendments is provided below.

PROPOSED AMENDMENTS

1. Add the above referenced 34-acre outparcel, to be designated TN (Typical Neighborhood) and developed with single family uses consistent with the balance of Phase 4. This parcel will be incorporated into sun City Grand as opposed to be developed by itself as a stand-alone parcel with different housing product. Lot sizes have varied in each subdivision throughout Sun City Grand, as they will on this new parcel when it becomes part of a larger subdivision. Overall, lot sizes in Sun City Grand have varied from 45' to 90' and more. The new 34-acre parcel simply creates additional subdivision and golf course routing design flexibility. Most importantly, no additional density or units are being added to Sun City Grand. This parcel is best incorporated into the master plan for Sun City Grand since located within the natural physical boundaries of the overall development.

REVIEWED
PLANNING AND ZONING DEPT.
DATE Jan 12, 2001
APPV'D BY
CITY OF SURPRISE

Jan 11, 2001 Council approved 2nd Reading of ordinance 1-25-01

2. Slightly adjust the location of the golf clubhouse area in Phase 4 and adjust the size from approximately 6 acres of C-2 to 10 acres. This area is completely internal to Sun City Grand.

3. Finalize the golf course routing and location of golf maintenance building.

4. Extend the Cotton Road alignment inside Sun City Grand and add gated/card access at the entrance to Sun City Grand to prevent existing cut-through traffic from using this roadway which functions only as a minor or secondary collector in this area.

5. Reduce the size of the temporary Vacation Villas formalized as a specifically permitted use back in 1996 by 15 acres.

We have attached a General Location Map, Zoning with Land Use Map, the proposed Preliminary Development Plan, a Phasing Map (which remains unchanged) and two tables of project acreage and the proposed land use allocations.

Again, this is a companion application to a General Plan Amendment request which is intended to establish full consistency between the Surprise Comprehensive Development Guide and the PAD zoning for Sun City Grand. An amendment to the Development Agreement (Amendment No. 6) to track these and other community-related issues will be processed concurrently with this amendment.

This application has been streamlined, because of the high degree of familiarity that City Staff, Planning Commission, and City Council have with the Sun City Grand project. If this application is approved, additional copies will be provided to Staff to insert at the back of Volume Two of the original Sun City Grand PAD and General Plan approvals. As always if you have any questions, please do not hesitate to call us. We view these changes as minor in the context of this large master planned project and are anxious to have this request proceed forward as soon as possible. If questions arise during your review of the project, please let us know and we will respond promptly.

Very truly yours,

Stephen C. Earl

SCE:GVK
cc: S. Colgan
T. Cheney

PRELIMINARY DEVELOPMENT PLAN FOR:
CASE NO. 8 (FORMERLY 94-07) CASE NO.94-29, CASE A95-31, CASE NO.A96-37
CASE NO. A97-73, CASE NO. A98-133 and CASE PADA 00-157
Proposed Land Use Transition
Del Webb's Sun City Grand
Surprise, Arizona

October 17, 2000

Land Uses	Zoning	PAD A98-133	Transition	PADA 00-157	%
Arterial Streets (Minor Arterials):	R1-5	178.0	-5.4	172.6	4.4%
Open Space (Public):	N/A	0.0	0.0	0.0	0.0%
Open Space (Private):					
- Golf/Detention (4-18 hole courses)	R1-5	839.7	0.0	839.7	21.5%
- Drainage/Detention//Open Space	R1-5	125.2	38.3	163.5	4.2%
Residential:					
- Single Family	R1-5	2504.1	11.8	2515.9	64.5%
- Vacation Villas (w/ Expansion) **	R1-5	42.0	-15.0	27.0	0.7%
- Multi-Family	R-3	43.2	0.0	43.2	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	0.0	54.4	1.4%
- Community Center*	C-2	36.2	0.0	36.2	0.9%
Industrial:	N/A	0.0	0.0	0.0	0.0%
Other:					
- Churches/Worship sites	R1-5	24.0	0.0	24.0	0.6%
- Utilities	R1-5,R-3	7.0	0.0	7.0	0.2%
- Fire/Municipal Services	R1-5	5.0	0.0	5.0	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	10.4	4.0	14.4	0.4%
		3869.2	**+33.7**	**3902.9**	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

**Vacation Villas Expansion adjusted for accuracy and absorbed into Vacation Villas as a single Land Usage category.

LIMINARY DEVELOPMENT PLAN FOR:
CASE NO.94-28 (FORMERLY 94-07) CASE NO.94-29, CASE NO.A95-31, CASE NO.A96-37
CASE NO. A97-73, CASE NO. A98-133 and CASE PADA 00-157
Proposed Allocation of Land Uses for
Del Webb's Sun City Grand
Surprise, Arizona
October 17, 2000

Land Uses (1)	Zoning	Acres (2)	U/Ac.	Units	%
Arterial Streets (Minor Arterials):	R1-5	172.6	N/A	N/A	4.4%
Open Space (Public):	N/A	0.0	N/A	N/A	0.0%
Open Space (Private):					
- Golf (4-18 hole courses)	R1-5	839.7	N/A	N/A	21.5%
- Drainage/Detention//Open Space	R1-5	163.5	N/A	N/A	4.2%
Residential:					
- Single Family	R1-5	2515.9	4.35	10,944	64.5%
- Vacation Villas ***	R1-5	27.0	6.96	188	0.7%
- Multi-Family	R-3	43.2	20.0	864	1.1%
Commercial:					
- Retail/Commercial	C-2	54.4	N/A	N/A	1.4%
- Community Center*	C-2	36.2	N/A	N/A	0.9%
Industrial:	N/A	0.0	N/A	N/A	0.0%
Other:					
- Churches/Worship sites	R1-5	24.0	N/A	N/A	0.6%
- Utilities	R1-5,R-3	7.0	N/A	N/A	0.2%
- Fire/Municipal Services	R1-5	5.0	N/A	N/A	0.1%
- Neighborhood Rec/Clubhouse(s)	C-2	14.4	N/A	N/A	0.4%
		3902.9		**11,996 ****	**100.0%**

*Community Center Includes:
- Recreation Center
- Social Center
- Post Office
- Convenience Retail
- Sales Center
- Models
- Non-Profit Space

(1) Includes potential softball field(s) at a location to be determined.

(2) Represents actual acreages determined from platting and engineering studies which have been conducted to date.

**Actual units not to exceed Development Agreement entitlement of _____

***Vacation Villas Expansion adjusted for accuracy and absorbed into Vacation Villas as a single Land Usage category.

GENERALIZED LOCATION MAP
FOR

Del Webb's Sun City Grand

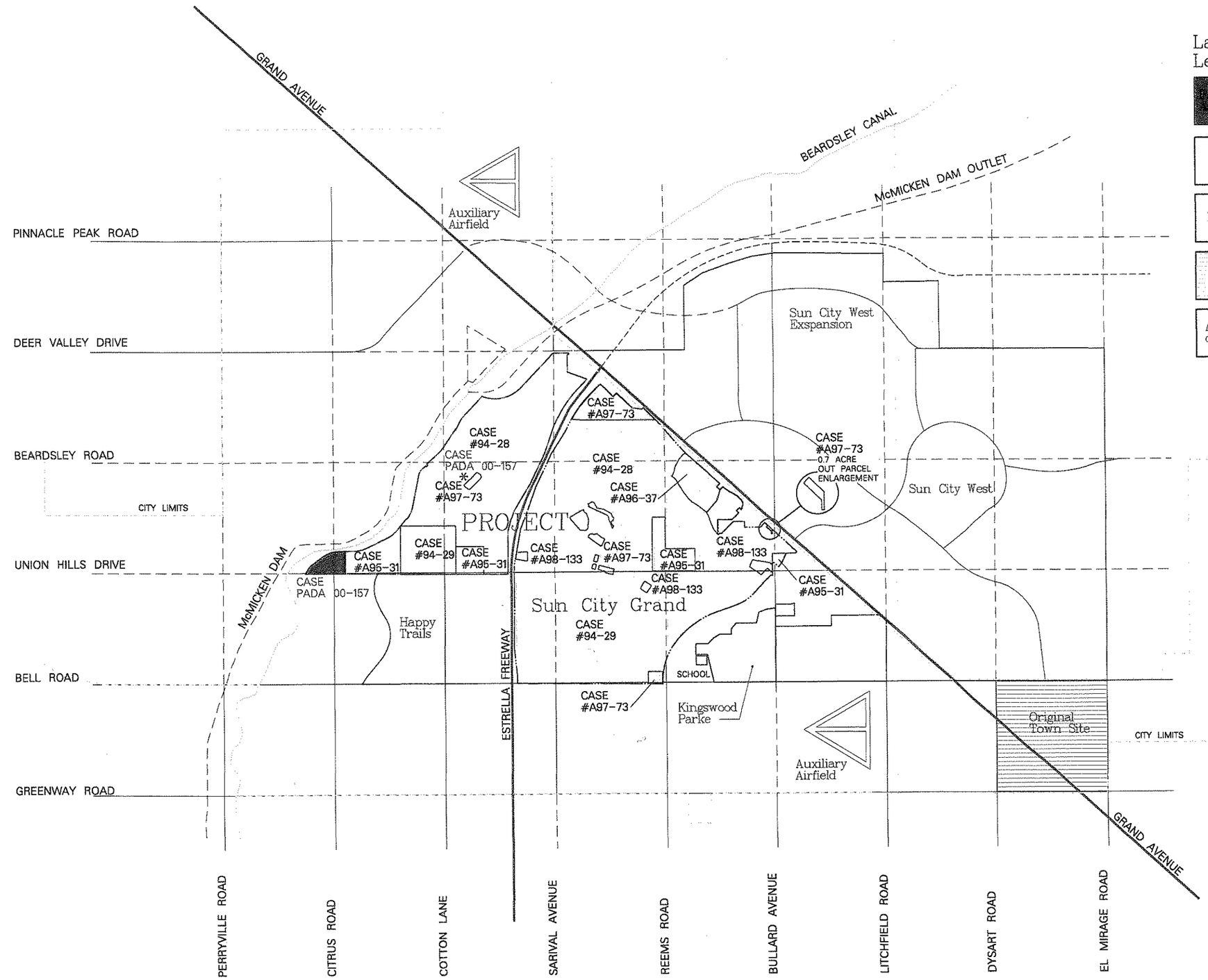
SURPRISE, ARIZONA

NORTH

0 .25 .5 1 MILE 1.5 2 MILE

SCALE 1" = .5 MILE

OCTOBER 17, 2000



Land Use Legend:

- P.S.D. Amendments
- Previously Zoned
- Residential
- Mixed Use
- Agricultural or Vacant

Stanley Consultants INC.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

CADD FILE: Q:\GAP_EXH\PAD\October 2000\glm_1000.dgn DATE: 10/31/00

Composite PAD

PRELIMINARY DEVELOPMENT PLAN

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

OCTOBER 17, 2000

PLANNING AND ZONING COMMISSION

Preliminary Development Plan approved by the Planning and Zoning Commission of the City of Surprise this _____ day of _____, 19 .

_____
Chairperson

_____
Secretary

MAYOR AND CITY COUNCIL

Preliminary Development Plan approved by the Mayor and City Council of the City of Surprise this _____ day of _____, 19 .

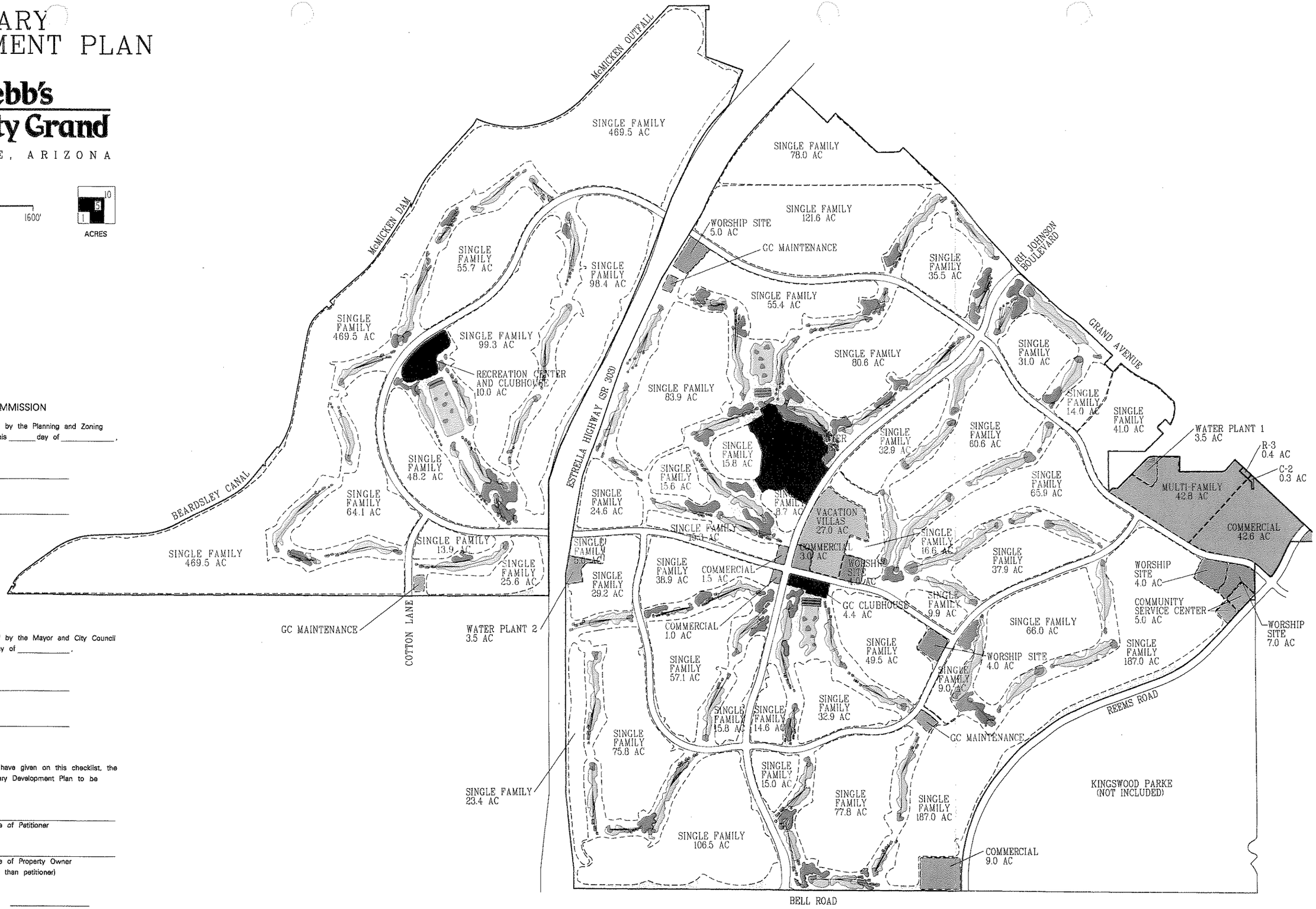
_____
Mayor

_____
City Clerk

I Acknowledge that the information I have given on this checklist, the accompanying application and Preliminary Development Plan to be true and accurate.

_____
Signature of Petitioner

_____
Signature of Property Owner
(if other than petitioner)



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Composite PAD

ZONING, WITH LAND USE
FOR

Del Webb's Sun City Grand

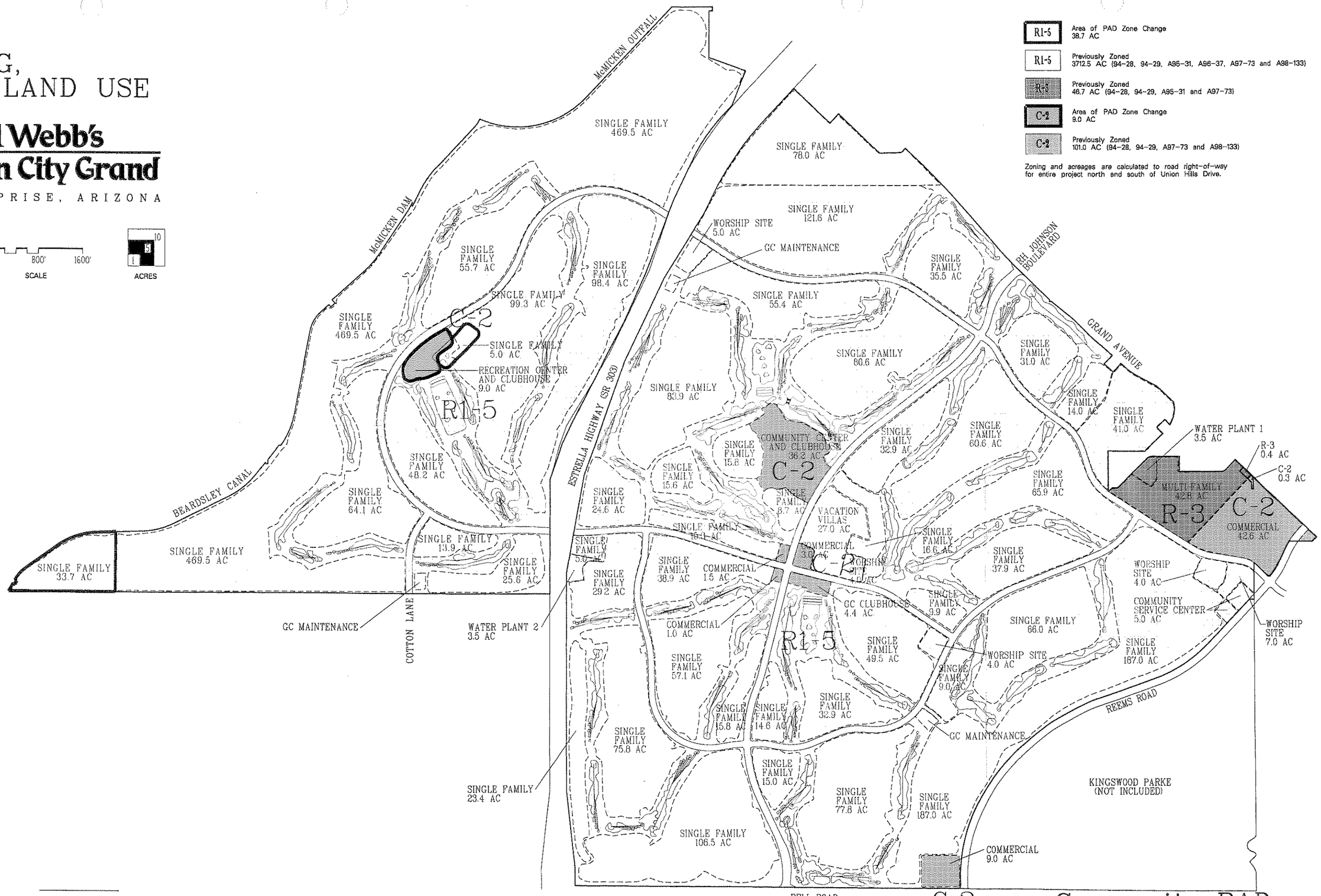
SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

OCTOBER 17, 2000



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Engineering, Environmental and Construction Services - Worldwide

CADD FILE: C:\GAP_EXH\PAD\October 2000\plu_1000.dgn DATE: 10/31/00

DEVELOPMENT PLAN with PHASING

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

10 5 1
ACRES

OCTOBER 17, 2000

ESTIMATED CONSTRUCTION DATES:

PHASE I	(1996-2000)
PHASE II	(1998-2002)
PHASE III	(2000-2004)
PHASE IV	(2004-2008)

Composite PAD

Stanley Consultants INC.

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Engineering, Environmental and Construction Services - Worldwide

CADD FILE: G:\GAP_EXH\PAD\October 2000\dpp_1000.dgn DATE: 10/26/00

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA 02.024

P&Z Comm. Approval:

City Council Approval:

~~B.O.A. Approval:~~ Admin 1/23/2002

Stipulations:

AVERY
RECYCLED PAPER MADE FROM 30% POST CONSUMER CONTENT

Del Webb's
Sun City Grand®

SAMUEL C. COLGAN, P.E.
Vice President
Land Development

(623) 546-5039
FAX (623) 546-7030
e-mail: colgans@delwebb.com

ORIGINAL

January 23, 2002

Mr. Phil Testa
Community Development Director
City of Surprise
12425 W. Bell Road
Surprise, Arizona 85374

Re: Sun City Grand PAD Minor Amendment
Request for Administrative Approval

Dear Mr. Testa:

Del Webb is requesting administrative approval of a Minor Amendment to the Sun City Grand PAD. The amendment addresses allowable rear yard encroachments of covered but not enclosed porches/patios. This amendment will make the Sun City Grand PAD consistent with the current City of Surprise Zoning Ordinance and the recently adopted Residential Design Guidelines. The amended language is shown as letter "J" on the attached excerpt from the PAD.

I appreciate your assistance with this amendment. Please let me know if you have any questions or need additional information.

Sincerely,

Samuel C. Colgan
Vice President, Land Development

Approved

Philip A. Testa
Community Development Director

Approved

E.M. Deshay
City Manger (or designee)

7-704, Single Family Residential Zones (R1-5) (Continued)

G. Encroachment into Required Front and Side Yard Setbacks (Nos. 1, 2 & 3 below are already ordinance requirements found in the R-43 zoning district (Sec. 7-701G). Nos. 4 and 5 are new. All of these provisions are incorporated here for convenience).

(1) Open steps and decks shall be permitted to extend into the required front and side yard setbacks a distance of not more than five (5) feet.

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

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

(4) Non-windowed architectural projections to the ground may extend into the required front and side yard setbacks a distance of not more than three feet.

(5) Bay windows to the ground may extend into the required yard setbacks a distance not to exceed 25 percent of the depth of the minimum required yards.

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

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

J. Encroachment into Required Rear Yard Setback:
Covered but not enclosed porches/patios may extend into the rear yard but not closer than ten (10) feet from the rear lot line. No portion of the porch/patio including roof, foundation or other structural element may extend into the rear yard closer than ten (10) feet from the rear lot line.

Sun City Grand PAD

Major PAD Amendment

PADA09-050

Western Corner of
Reems Road & Mountain View Boulevard

April 2009

SUN CITY GRAND MAJOR PAD AMENDMENT – PADA09-050
REEMS & MOUNTAIN VIEW

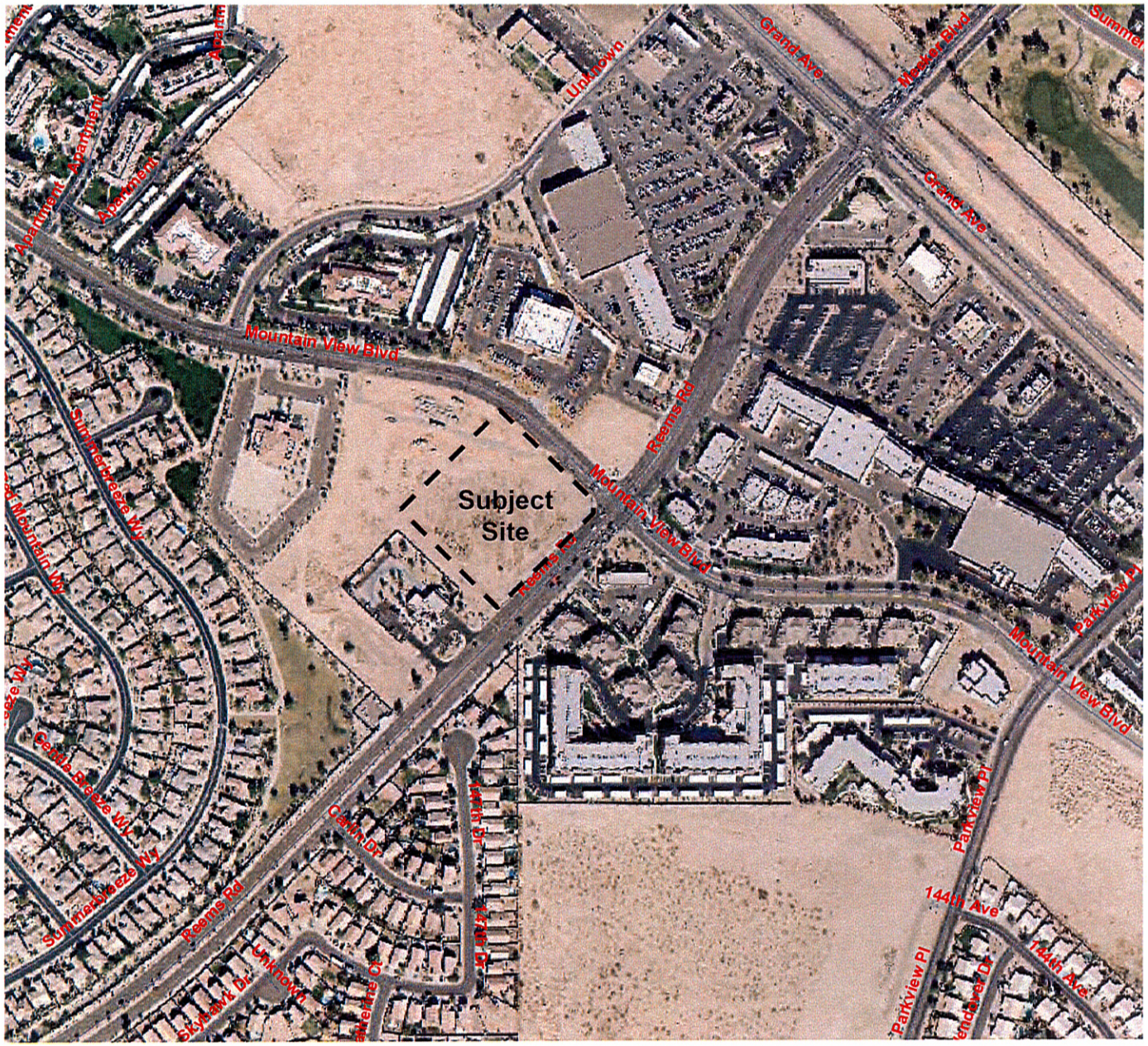
The purpose of this application is to amend the Sun City Grand ("SCG") PAD to incorporate a one acre parcel into the PAD. This PAD is located at the western corner of Reems Road and Mountain View Boulevard. Additionally, the action seeks to designate the subject one acre parcel and an adjacent 1.9 acres already within the SCG PAD as C-2 (see Aerial/Vicinity Map, Exhibit A). The subject site is vacant and relatively flat. Though this is a very small and simple request, staff has indicated that the amendment should be designated as major since we are adding acreage to the PAD and modifying the land uses.

The SCG PAD was originally approved in 1994 with several subsequent amendments throughout the 1990's. The entire PAD currently consists of 3693.2 acres with a breakdown of underlying zoning is as follows: 3540.5 acres for R1-5; 48.7 acres for R-3; and, 104.0 acres for C-2 (see Approved Sun City Grand PAD – Zoning with Land Use Plan, Exhibit B). The proposed request with the added one acre will provide 3538.6 acres of R1-5 and 106.9 acres of C-2 (see Proposed Sun City Grand PAD – Zoning with Land Use Plan, Exhibit C). There is no change in acreage proposed to the R-3 zoning. The following matrix shows the proposed land use changes:

Land Uses	**Zoning**	**Acreage**
Single Family Residential	R1-5	~~3540.5~~ (-1.9) 3538.6
Multi Family Residential	R-3	48.7
Commercial	C-2	~~104~~ (+1.9; +1.0 new) 106.9

Total Acres: 3694.2

The 1.9 acres currently within the SCG PAD was originally proposed to be part of the development's golf course. The underlying zoning was R1-5. The golf course was originally identified as drainage areas for the



NORTH

Aerial/Vicinity Map

SWC of Reems Road & Mountain View Boulevard

Exhibit A

ZONING, WITH LAND USE

FOR

Del Webb's Sun City Grand

SURPRISE, ARIZONA

NORTH

0 800' 1600'
SCALE

ACRES

NOVEMBER 16, 1998

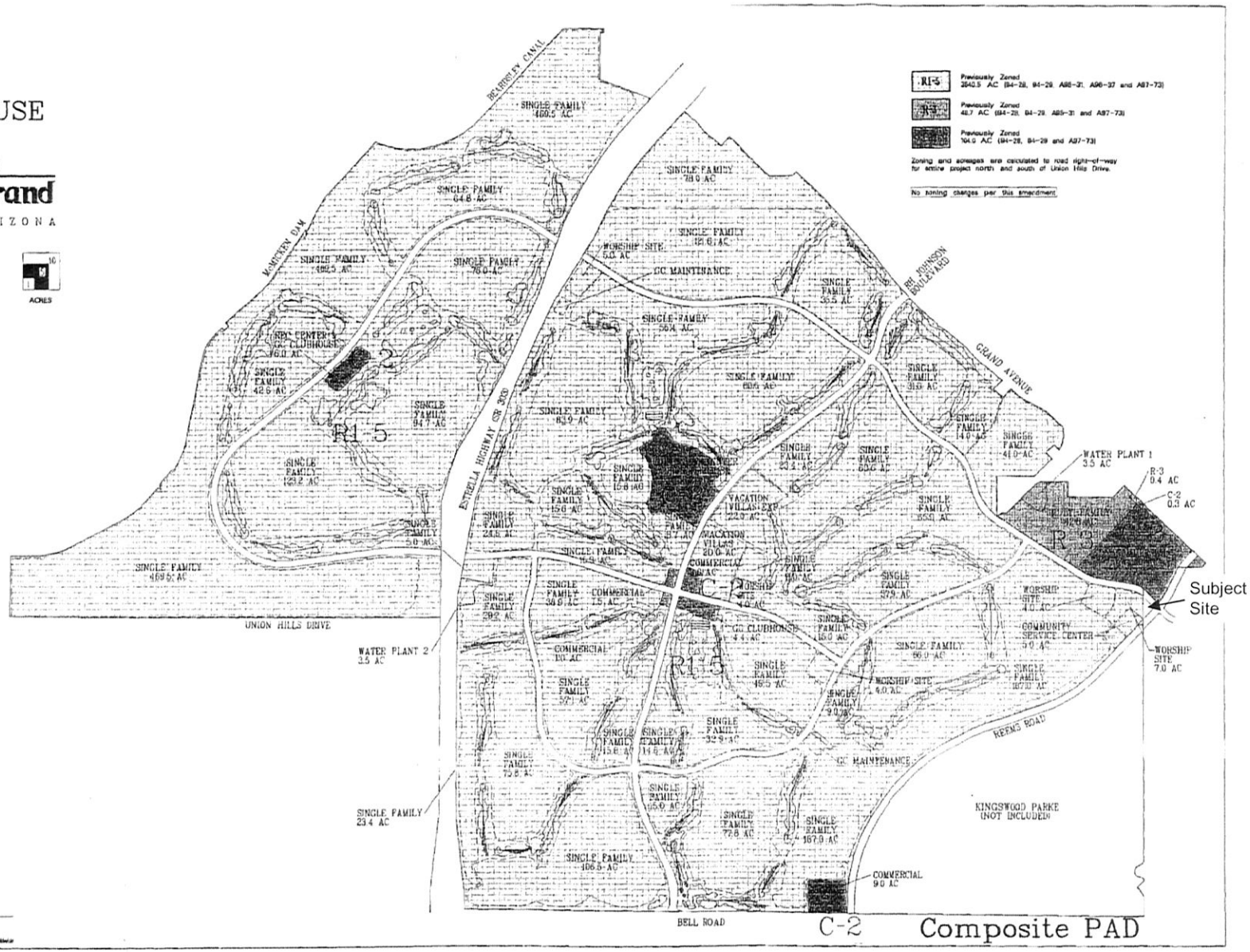


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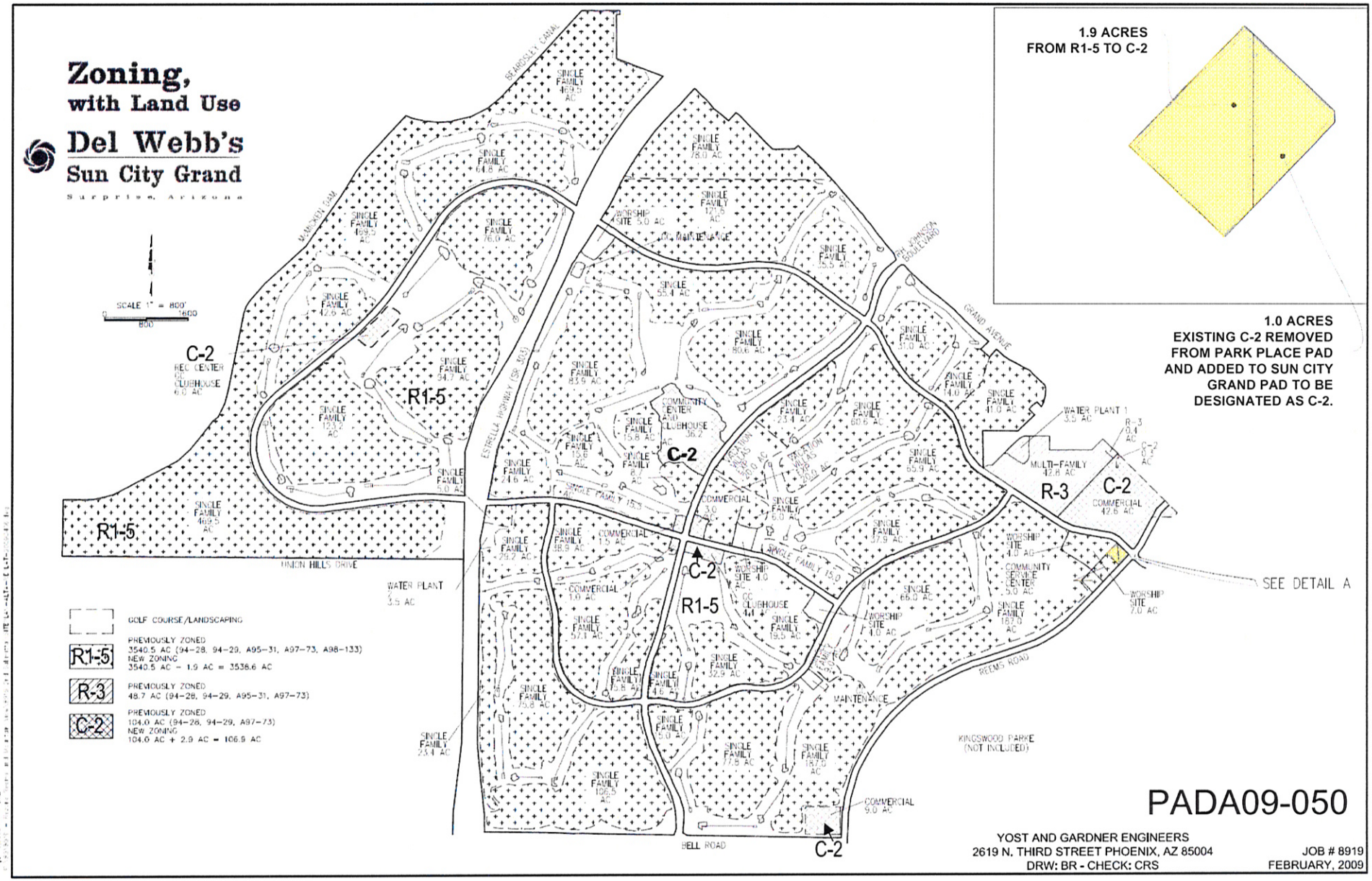
Exhibit B

Zoning, with Land Use

Del Webb's Sun City Grand

Surprise, Arizona

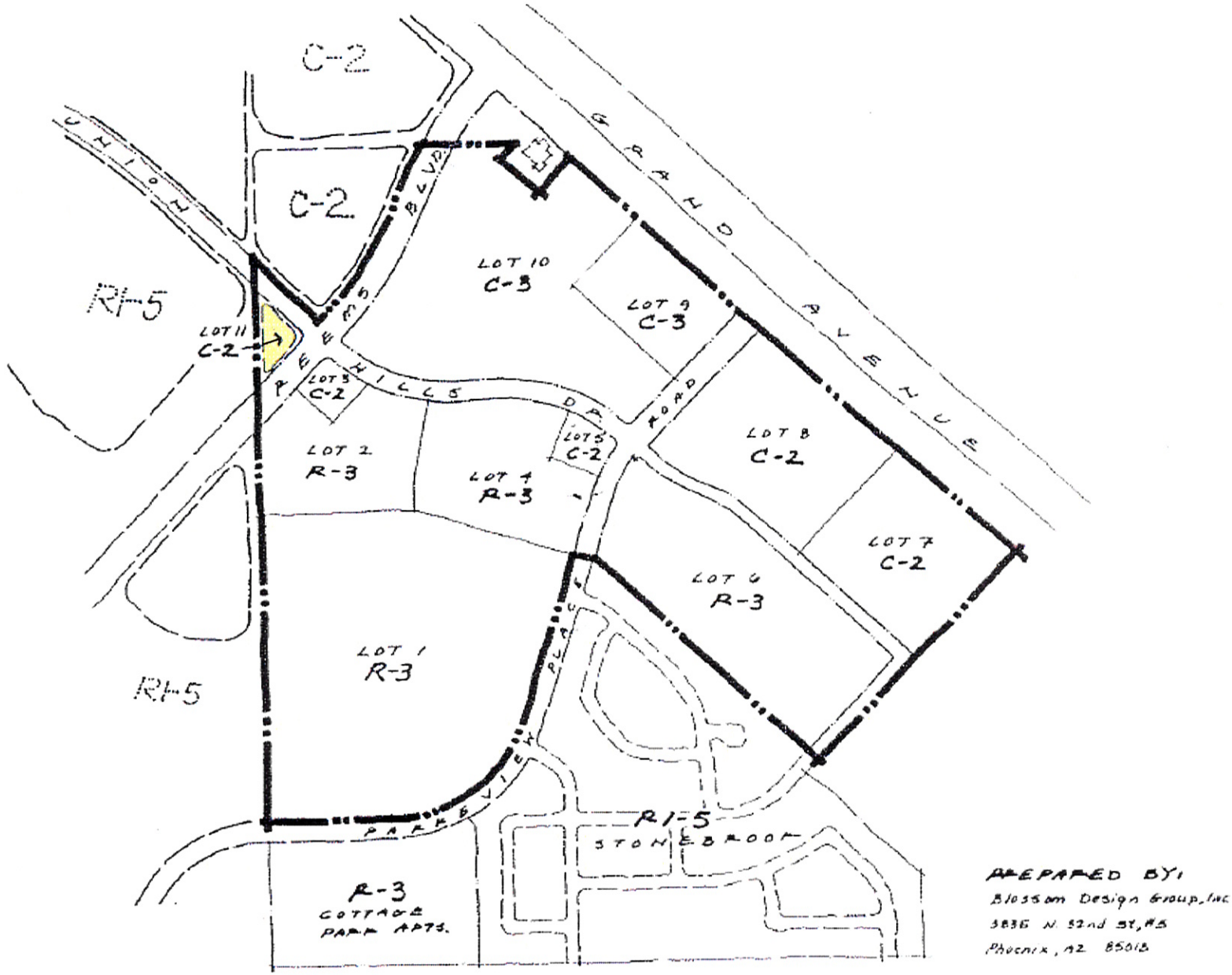


PADA09-050

YOST AND GARDNER ENGINEERS
2619 N. THIRD STREET PHOENIX, AZ 85004
DRW: BR - CHECK: CRS

JOB # 8919
FEBRUARY, 2009

Exhibit C



Park Place - Land Use Plan

Exhibit D