

**ORDINANCE NO. 00-20**

**AN ORDINANCE APPROVING THE PLANNED AREA DEVELOPMENT PAD00-105 FOR A PROPERTY TO BE KNOWN AS SURPRISE CENTER, CONSISTING OF CHANGING THE ZONING FROM C-3 (GENERAL COMMERCIAL) TO P.A.D., AND PROVIDING A MINOR AMENDMENT OF SPECIFIC PROVISIONS OF THE SURPRISE MUNICIPAL CODE SOLELY FOR THIS PAD ZONE ORDINANCE. SUBJECT SITE IS LOCATED SOUTH OF BELL ROAD, WEST OF LITCHFIELD ROAD, NORTH OF GREENWAY ROAD, AND EAST OF BULLARD ROAD.**

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

WHEREAS, changes have occurred in the vicinity of Section 4 of Township 3 North, Range 1 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 property described in Exhibit A is rezoned from C-3 (General Commercial) to Planned Area Development (PAD).

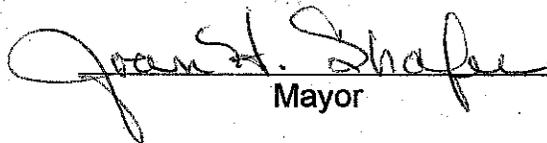
Section 3. The Preliminary Development Plan for the property described on Exhibit A, entitled "Surprise Center PAD." dated November, 2000, as application PAD00-105, a copy of which is on file in the Community Development Department, is approved.

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

Section 5. For purposes of this zoning only, this zoning shall govern and control only the privately held land in this section and shall not apply to or bind the public land held now or in the future.

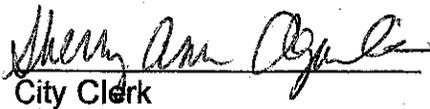
Section 6. Section 17.28.140 of the Surprise Municipal Code, which sets forth requirements related to the development of P.A.D.s in the City of Surprise, is hereby amended as indicated in Exhibit C.

PASSED AND ADOPTED THIS 25th day of January, 2001

  
\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

YEAS: Mayor Shafer, Vice-Mayor Anderson, Councilmembers: Allen, Johnson, Smith, Villanueva. Absent: Montoya.

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

LEGAL DESCRIPTION FOR SURPRISE CENTER SURPRISE ARIZONA

That portion of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 east, a distance of 2638.98 feet, along the north line of said Northwest quarter of section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the Southeast quarter of said Section 4, to the Southeast corner of said Section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4, to the Southwest corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.16 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.17 feet, along the west line of the Northwest quarter of said Section 4, to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Said parcel contains 28,565,092.0062 square feet, or 655.7642 acres, less the following two exceptions.

**EXCEPTION 1**

A portion of land inside the previously described Surprise Center parcel to be dedicated as rights of ways for Bell Road, Litchfield Road, and Greenway Road. This parcel is to hereby be known as **TRACT A**, and more particularly described as follows.

Beginning at the Northwest corner of said Section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the north line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the south quarter of section 4, to the southeast corner of section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 55.00 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence south 89 degrees 09 minutes 02 seconds east, a distance of 2636.06 feet, along said north right of way line of Greenway Road;

Thence south 89 degrees 09 minutes 40 seconds east, a distance of 2582.53 feet, along said north right of way line of Greenway Road, to a point on the west right of way line of Litchfield Road;

Thence north 00 degrees 13 minutes 59 seconds east, a distance of 2593.48 feet, along said west right of way of Litchfield Road;

Thence continuing north 00 degrees 13 minutes 27 seconds east, a distance of 2711.34 feet, along said west right of way line of Litchfield Road, to a point on the south right of way line of Bell Road;

Thence north 89 degrees 23 minutes 04 seconds west, a distance of 2583.62 feet, along said south right of way line of Bell Road;

Thence north 89 degrees 22 minutes 39 seconds west, a distance of 2638.94 feet, along said south right of way of Bell Road, to a point on the west line of the Northwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 65.00 feet, along said west line of the Northwest quarter to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Exception 1, known as TRACT A contains 924,840.2383 square feet, or 21.2314 acres.

#### **CITY PARCEL**

A portion of land inside the SURPRISE CENTER parcel, owned by the City of Surprise, and hereby to be known as the **CIVIC CENTER**, more particularly described as follows.

Commencing at the northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the North line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 65.00 feet, along the north-south mid section line of said Section 4, to a point on the south right of way line of Bell Road, and to the **POINT OF BEGINNING**;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 75.00 feet, along said south right of way line of Bell Road;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 527.37 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 250.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1260.09 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet to the beginning of a tangent curve concave to the south, whose center bears south 00 degrees 12 minutes 57 seconds west, a distance of 50.00 feet;

Thence southeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 587.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 1483.16 feet, to a point on the west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 53.83 feet, along said west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 56.17 feet, along said west right of way line of Litchfield Road;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 1483.14 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1225.96 feet to the beginning of a tangent curve concave to the west, whose center bears north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence southwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 110.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet to the beginning of a tangent curve concave to the north, whose center bears north 00 degrees 12 minutes 57 seconds east, a distance of 50.00 feet;

Thence northwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1225.96 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 110.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 587.54 feet to the beginning of a tangent curve concave to the east, whose center bears south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence northeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1260.09 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 250.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 528.43 feet, to a point on the south right of way line of Bell Road;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 75.00 feet, along said right of way line of Bell road, to the **POINT OF BEGINNING**.

**CITY PARCEL**, known as the Civic Center contains 5,009,412.2325 square feet, or 115.0002 acres.

The net parcel, known as the **SURPRISE CENTER** contains 22,630,839.5354 square feet, or 519.5326 acres.

**RECOMMENDATIONS:** (PAD00-105)

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 recommends that the City Council approve the rezone of 655 acres from C-3 (General Commercial) to Planned Area Development (PAD00-105) for Surprise Center, subject to the following stipulations:

**STANDARD STIPULATIONS:**

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

**SPECIAL STIPULATIONS:**

- c) The applicant shall submit a preliminary and full set of landscape construction drawings for review and approval by the Community Development Director prior to final plat approval for any part of this development;
- d) All street cross-sections, including traffic calming features, except for street right-of-way, are conceptual and shall not be considered final approved documents unless otherwise indicated in an approved Development Agreement between the applicant and the City of Surprise;
- e) All fees and infrastructure improvements shall occur pursuant to an approved development agreement, in the time period required.
- f) The applicant shall include these stipulations within the final PAD document.
- g) The applicant shall include a new section with Exhibit D of the Surprise Center PAD also known as Surprise Center PAD permitted Land Uses List/Restricted Land Uses, to be titled "Prohibited Land Uses." Under the "Prohibited Land Uses" section of the PAD the following shall be included:
  - 1. Escort Services
  - 2. Sexually Oriented Businesses as defined by the City of Surprise Municipal Code

Amendment to Title 17 Section 17.28.140

The purpose of this exhibit is to amend the Planned Area Development section of the Zoning Ordinance to facilitate the development of the Surprise Center P.A.D. and is hereby attached to Ordinance No. 00-20, which is the Ordinance for approval of the Surprise Center P.A.D.

Section 1. For purposes of the Surprise Center P.A.D., Section 17.28.140 is hereby amended as follows:

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

B. General Requirements and Standards

6. Front, Rear and Side Yard Building Setback Regulations

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

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

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

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

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

**PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT**

**CASE NO.: PAD00-105**

(Surprise Center Planned Area  
Development)

**Stipulations a through f**

Planning & Zoning Commission Hearing Date:

December 19, 2000

City Council Hearing Date:

January 11, 2001

**APPLICANT:**

Stephen Earl  
Earl, Curley and Lagarde  
3101 N. Central Avenue  
Suite 1000  
Phoenix, AZ 85012  
(602) 265-0094

**PROPERTY OWNER:**

Surprise Center Development Company

**REQUEST:**

Approval of a Rezone of 655 gross acres from C-3 to  
P.A.D.

**SITE LOCATION:**

Subject site is located at the southwest corner of the Bell  
Road and Litchfield Road.

**SITE SIZE:**

655 gross acres

**CONFORMANCE TO ADOPTED LAND USE PLANS:**

**GENERAL PLAN:**

The General Plan was previously amended to  
accommodate the C-3 zoning on this parcel to an  
employment designation. No further amendments are  
necessary.

**DEVELOPMENT PLAN:**

The Surprise Center PAD is the development plan.

**COMMENTING JURISDICTIONS:**

Town of Buckeye:

No comments were received.

City of El Mirage:

No comments were received.

City of Peoria:

No comments were received.

Maricopa County:

No comments were received.

Dysart Unified School District:

No comments were received.

Maricopa Water District:  
Luke Air Force Base:

No comments were received.  
No comments were received.

**DEPARTMENTAL REVIEW:**

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

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

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

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

**STAFF RECOMMENDATION:**

The Planning and Zoning Commission recommends approval of this Planned Area Development application for Surprise Center (PAD00-105) subject to the stipulations listed under "Recommendations."

**EXISTING AND SURROUNDING ZONING:**

- 1. ON-SITE: C-3
- NORTH: PAD (Sun Village)
- EAST: PAD (West Point Towne Center)
- SOUTH: R-43 (Maricopa County) and PAD (Royal Ranch)
- WEST: PAD (Orchards)

**EXISTING AND SURROUNDING LAND USE :**

- 2. ON-SITE: Vacant Land
- NORTH: Single Family Homes, Golf Course, Commercial uses
- EAST: Single Family Homes, Commercial Uses, Vacant Land
- SOUTH: Agriculture/Vacant Land
- WEST: Vacant Land

**ADJACENT ROAD STATUS**

Street Name	Right of Way	Pavement Width	Landscaping	# of Lanes in each direction	Sidewalks
Bell Road	130 Feet	55	Sides, Median	3 Lanes	6 foot both sides
Litchfield Road	110 feet	40	East side	1 Lane	East side

Greenway Road	110 feet	None	None	None	None
Bullard Avenue	110 feet	None	None	None	None

**EXISTING UTILITIES AND SERVICES STATUS:**

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

**100 YEAR ASSURED WATER SUPPLY CERTIFICATION:**

10. The City of Surprise has been designated as having a 100 Year Assured Water Supply. However, this application does not require a 100 Year Assured Water Supply because it is a commercial project, not a residential project.

**FINANCIAL ASSURANCE FOR COMPLETION OF INFRASTRUCTURE:**

11. To be required upon platting process.

**SCHOOL DISTRICT POSITION:**

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

**STREET LIGHT IMPROVEMENT DISTRICT:**

13. To be required upon platting process.

## **PLAN ANALYSIS:**

### **PROPOSAL**

14. The applicant has submitted a PAD plan entitled Surprise Center Planned Area Development. The purpose of this request is to rezone the subject parcel of approximately 640 acres from C-3 to P.A.D. in order to permit additional flexibility on the property to provide for a variety of commercial and employment opportunities. However, the City owned property, current and future, is not bound by the provisions of this P.A.D.

### **HISTORY**

15. This parcel of land was used as a training grounds for fighter pilots during World War II. Since the time that it was abandoned by the armed services, this property has primarily remained vacant. Portions of the airstrip still remain, but the remainder is primarily creosote and other desert shrubs.

### **PROPOSED LAND USES/PERCENTAGES**

16. At this time, there are no specific land uses that have been designated on the site other than the potential recreational and civic development to occur on the City property, which is not a part of this application. However, the intended uses on site consist of business park, medical/wellness campus, major retail and village shopping, entertainment uses, and other employment opportunities, as well as future high density residential uses, subject to deed restrictions. The permitted land uses section sets forth all of the uses proposed to be permitted in this P.A.D. zone.

### **COMPARISON TO THE ZONING ORDINANCE**

17. The standards proposed within this P.A.D. are amended to provide for zero lot line development and increased building height. All amended standards will be subject to the requirement of the 1997 Uniform Building Code. This P.A.D. provides more flexibility due to the goals and objectives for this property. In order to be seen as a true town center, the standards that the City of Surprise currently has would eliminate the ability to create the density needed and the intensity of uses needed to create a downtown area.

#### EXISTING SITE CONDITIONS:

18. This property is almost entirely flat, though there is a gentle slope to the southeast. The Engineering Department will be reviewing all grading and drainage concept plans as well as final construction drawings.

#### SURPRISE CENTER DESIGN ELEMENTS:

19. The Surprise Center P.A.D. book contains significant language dealing with the architecture of the site, the pedestrian orientation, street trees, landscaping theme, and the general concept of the Surprise Center.
20. Within the Surprise Center P.A.D. book, the reason for the needed rezone is addressed from a perspective of both the City and the property owner. From the City's perspective, the provisions within the Surprise Center P.A.D. may seem unusual when considering the pattern of development that is standard within the City. It is important to note, however, that this is not the normal standard of development within the City, or even within the Phoenix Metropolitan Area. No other City or developer, because of where the property is situated, or because of the partnership that has been created, has the opportunity to create a downtown area by initial design. The development team of Surprise Center, including City staff, have the opportunity to observe places such as downtown Phoenix, Los Angeles, San Francisco and places like Santa Barbara, San Diego and La Jolla to look at what works and what does not work in a downtown setting. This piece of property is the future of Surprise, and this property is the primary opportunity for the City of Surprise to become something other than a bedroom community to the City of Phoenix/Glendale.
21. In order to create a place where people can live, work and play, there has to be a base. People can currently live in Surprise, but the City does not have the employment base in numbers or in quality that are needed to continue to sustain a thriving city. The Surprise Center generates the opportunity with more dense urban development giving way to medical and office uses, high tech development, major corporation involvement and is all centered on the "Central Park" theme of the Surprise Center and the City of Surprise property. With 100 acres of City park with a Civic Center, library, museum, recreational facility, other civic facilities, surrounded with retail uses, entertainment, pedestrian oriented development, and the best high quality employment opportunities to bring the executives and the high paying jobs, this is the greatest urban planning opportunity in the north and west valleys.

#### AESTHETIC CONSIDERATIONS:

22. The property is proposed to contain grand entrances, pedestrian paseos, and different landscaping themes to accommodate the Mediterranean style of architecture that is required on the site.
23. Additionally, the site will be designed with the pedestrian in mind, meaning that architecture on the street level, as well as the landscaping and street features will be developed on a pedestrian level, rather than a large scale ignoring the pedestrian, as do many business parks and employment centers.

#### INFRASTRUCTURE IMPROVEMENTS:

24. With this development, the arterial roads adjacent to the property will be developed at the width as required by the City Engineering department. Additionally, all internal roads will be developed to their full required right-of-way.
25. Water infrastructure will be developed as required by the City of Surprise.
26. Wastewater infrastructure will be developed as required by the City of Surprise.

#### NOISE:

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

#### CONCLUSION:

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

New Stipulation to read:

The applicant shall include a new section within Exhibit D of the Surprise Center PAD, also known as Surprise Center PAD Permitted Land Uses List/Restricted Land Uses, to be titled "Prohibited Land Uses."

Under the "Prohibited Land Uses" section of the PAD the following shall be included:

Escort Services

Sexually Oriented Businesses as defined by the City of Surprise Municipal Code

115

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:

- Public Hearing
- Resolution
- First Reading/Ordinance
- Grant  Submission  Acceptance
- Agreement

- Final Reading/Ordinance**
- Emergency Clause
- Special Consideration
- Intergovernmental Agreement
- Presentation- No Action

Council Priority (Check Appropriate Areas):

- Neighborhood Revitalization
- Education
- Public Facilities
- Job Creation
- Employment Infrastructure
- Quality Service Delivery
- Community Activities
- Legislative Agenda

- Transportation
- Public Safety
- Housing
- Work Force Preparation
- Park, Recreation, Library
- Human Service Needs
- City Elections
- 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, and the public was given an opportunity to comment upon the application.

Action Taken: January 11, 2001, Council approval of application PAD00-105 and first reading of ordinance 00-20.

Agenda Wording: Consideration and action to approve Ordinance no. 00-20. An ordinance approving a Planned Area Development PAAD00-105 for a property to be known as Surprise Center, consisting of changing the zoning from C-3 (Community Commercial) to PAD, and providing a minor amendment of specific provisions of the Surprise Municipal Code solely for this PAD Zone Ordinance. Subject site is located south of Bell Road, west of Litchfield Road, north of Greenway Road, and east of Bullard Road. (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 PAD00-105, subject to stipulations.

Fiscal Impact: Yes \_\_\_\_\_ No XX  
Budget Account Code: \_\_\_\_\_ Amount Available: \_\_\_\_\_

List Attachments as Follows:

On file for review in the City Clerk's Office: P.A.D. Book, attachments



# *Surprise Center*

Surprise Center  
Development  
Commission

*Prepared by Earl, Cullen  
Lagarde, P.C. and CM*

Revised: December 2000

**ORDINANCE #00-20  
PAD00-105**



THE CITY OF SURPRISE, ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT

12425 WEST BELL ROAD  
SUITE D-100  
SURPRISE, AZ 85374  
OFFICE (623) 583-1088 FAX (623) 583-1091

MEMORANDUM

January 5, 2001

To: Honorable Mayor and Members of the City Council

From: Scott Phillips, Senior Planner

Re: Surprise Center P.A.D. and photo gallery

You received a notebook of photos from our California trip that represent the themes and styles of architecture, open spaces, streetscapes, etc. intended for the Surprise Center. Please include those with this notebook.

Thank you.

Surprise Center  
**TABLE OF CONTENTS**

Description	Tab / page
<b>Table of Contents</b>	<b>Tab #1</b>
<b>Development Team</b>	<b>Tab #2</b>
Development Team	1
<b>PAD Overview</b>	<b>Tab #3</b>
Surprise Center PAD	3
Request	4
Location	5
Exhibit (1): Vicinity Map	6
History	7
Surrounding Zoning and Land Uses	8
Exhibit (2): Surrounding Zoning and Land Uses Map	9
P.A.D. Ordinance Intent	10
Exhibit (3): Area Map	11
<b>Project Description</b>	<b>Tab #4</b>
Surprise Center Experience	12
Landscape / Open Space	13
Employment	15
Land Uses	16
Exhibit (4): Conceptual Land Uses Map	18
Existing Landscape	19
<b>Design Guidelines</b>	<b>Tab #5</b>
Design Guidelines	20
<b>Infrastructure</b>	<b>Tab #6</b>
Streets	26
Phasing	27
Utilities	28
Water Supply System	29
Exhibit (5): Conceptual Master Water Plan	30
Wastewater Collection System	31
Exhibit (6): Conceptual Wastewater Master Plan	32
Storm Drain System	33
Reuse System	34
<b>Appendix</b>	<b>Tab #7</b>
Exhibit A: Legal Description/Legal Description Exhibit	
Exhibit B: Existing Topographic Map	
Exhibit C: Surprise Center PAD Landscape Palette	
Exhibit D: Surprise Center PAD Permitted Land Uses List/ Restricted Land Uses	
Exhibit E: Surprise Center PAD Development Standards	

Surprise Center  
**SURPRISE CENTER PAD DOCUMENT  
DEVELOPMENT TEAM**

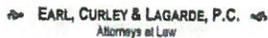
Owner/  
Developer

Surprise Center Development Company, L.L.C.  
1811 N. Tatum Road, Suite 4052  
Phoenix, AZ 85028  
(602) 953 - 8700  
(602) 953 - 8707 facsimile  
rwest@carefreepartners.com  
Richard B. West, III  
David N. Beckham  
Timothy J. Keenan  
Cristine Davis



Applicant

Earl, Curley and Lagarde, P.C.  
3101 North Central Avenue, Suite 1000  
Phoenix, AZ 85012  
(602) 265-0094  
(602) 265-2195 facsimile  
Stephen C. Earl



Storey & Pieroni, P.L.C. for Surprise Center  
Development Company, L.L.C.  
3030 E. Camelback Road, Suite 265  
Phoenix, AZ 85016  
(602) 468 - 0111  
(602) 468 - 1335 facsimile  
Darin A. Sender, Esq.  
Lesa J. Storey, Esq.  
STOREY & PIERONI  
P.L.C.

Planning/  
Engineering

CMX Group, Inc.  
1515 East Missouri, Suite 115  
Phoenix, AZ 85014  
(602) 279 - 8436  
(602) 265 - 1191 facsimile  
Mike Lloyd, President  
Richard Russell, Director of Design  
Denise Staley, Planner



Surprise Center

PAD Submittal  
Design Theme

Surprise Center Development Company, L.L.C.  
11811 N. Tatum Road, Suite 4052  
Phoenix, AZ 85028  
(602) 953 - 8703  
(602) 953 - 8707 facsimile

Robert Odermatt, FAIA  
(510) 845 - 4293  
(510) 841 - 7496 facsimile



Gene Watson, AIA  
(480) 488 - 1634  
(480) 488 - 1635 facsimile



CMX Group, Inc.  
(602) 279 - 8436  
(602) 279 - 8498 facsimile



Traffic / Transit  
Engineering

TASK Engineering Co., Inc.  
1904 E. Medlock Drive  
Phoenix, AZ 85016-4127  
(602) 277 - 4224  
(602) 277 - 4228 facsimile

Ken Howell, P.E.



Archaeological /  
Biological /  
Cultural Studies

Engineering and Environmental Consultants, Inc.  
3501 North 16<sup>th</sup> Street  
Phoenix, AZ 85016-7851  
(602) 248 - 7702  
(602) 248 - 7851 facsimile

Michael Collins, Vice President



Environmental /  
Soils Studies

Speedie & Associates, Inc.  
11029 N. 24th Avenue  
Phoenix, AZ 85029  
(602) 997 - 6391  
(602) 943 - 5508 facsimile

Greg Greaser



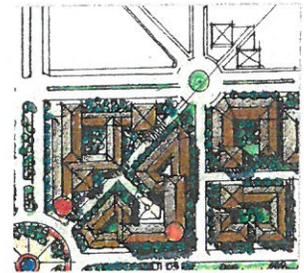
**SURPRISE CENTER  
Planned Area  
Development  
P.A.D. 00-105**

- REQUEST:** Rezoning to Surprise Center P.A.D. designation.
- APPLICANT:** Earl, Curley and Lagarde, P.C. for owner Surprise Center Development Company, L.L.C.
- SITE LOCATION:** Area generally bounded by Bell and Greenway Roads on the north and south, and Litchfield Road and the Bullard Road Alignment on the east and west.
- GENERAL PLAN:** Regional Commercial.
- EXISTING ZONING:** C-3 (General Commercial.)
- EXISTING LAND USES:** Vacant.
- PROPOSED ZONING:** Surprise Center P.A.D.

## Surprise Center REQUEST

This is a formal request by the Surprise Center Development Company (“SCDC”) to rezone approximately 655.76 gross acres of land located at the southwest corner of Bell and Litchfield Roads (the “Site”) from C-3, General Commercial, to the Surprise Center Planned Area Development (the “Surprise Center PAD”). The Site is surrounded by Bell Road on the north, Greenway Road on the south, Litchfield Road on the east, and the Bullard Avenue alignment on the west. Currently vacant, the Site has not been used since World War II when it was utilized as a United States Army Air Corps training and emergency airfield. Current land uses create blighting conditions and include a dilapidated and obsolete triangular-shaped runway system, an unused munitions dump, and several areas of illegal dumping on the vacant property. Because of the current and continuing condition of the Site and its location within an emerging area of the City of Surprise, the public health, safety and welfare are best served by this redevelopment.

Within the redevelopment site the City of Surprise owns 115 gross acres (the “City Property”) for the development of a new City Municipal Civic Center Complex. The City Property is part of this PAD application. However, the PAD shall govern and control only the privately held land in this section. The PAD shall not apply to or bind the publicly held land. The PAD zoning for the entire section is being done to facilitate minor boundary adjustments between the publicly and privately held land. The privately held land will be developed to create an exciting new urban core for the City of Surprise. This urban core will combine residential and non-residential uses to establish a dynamic mixed-use downtown. Consistent with the goals and objectives found within the City of Surprise Comprehensive Development Guide, the Site and the City Property are intended to be planned in a cooperative manner by the City of Surprise and SCDC with the Civic Center serving as the central municipal and recreational focus. The SCDC Site is more particularly described in Appendix Exhibit “A”.



The land use relationships between the SCDC Site and the City Site are intended to be planned cooperatively. The Development Standards of the Surprise Center PAD shall apply to development on the SCDC Site, notwithstanding contrary provisions found within the City of Surprise Zoning Ordinance. (Please refer to the Surprise Center Development Standards, Appendix Exhibit “F”.) Ideally, the development of the City Site will reflect and relate to the architectural, landscape and streetscape development themes occurring on the Site.

The City of Surprise and SCDC contemplate that adjacent properties may be incorporated into the Surprise Center PAD at a later time. The City and SCDC will work together to incorporate such additional properties in an expeditious manner.

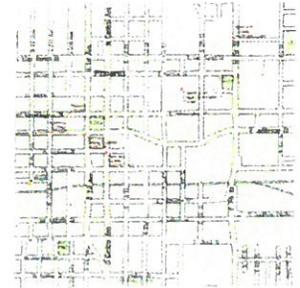
## Surprise Center SITE LOCATION

The Site is located at the southwest corner of Bell and Litchfield Roads, approximately one-half mile west of Grand Avenue (U.S. 60) in an area, which is rapidly becoming a developing population center of the City. The Site is an infill parcel surrounded by planned development on all sides. (Please refer to Exhibits "1", "2" and "3" on pages 6, 7 and 10 for additional general location maps.) The Site occupies approximately one square mile of land, roughly equivalent to lower Manhattan, downtown San Francisco or downtown Phoenix and is similarly an excellent location for an urban core. Surrounded by existing or planned major arterial streets on four sides, this location is ideal for the development of a new Civic Center with new employment-based



New York

private development. Several master-planned residential communities entitled to allow over 30,000 homes are currently under planning or development within three miles of the Site. Prominent examples include: the West Point Town Center, entitled to contain approximately 1,300 units, directly east adjacent to the Site across Litchfield Road; Sun City Grand, a 10,000 unit active adult retirement community developed by Del Webb located one mile north of the Site on Bell Road; Kingswood Parke, a 1,497 unit master-planned residential



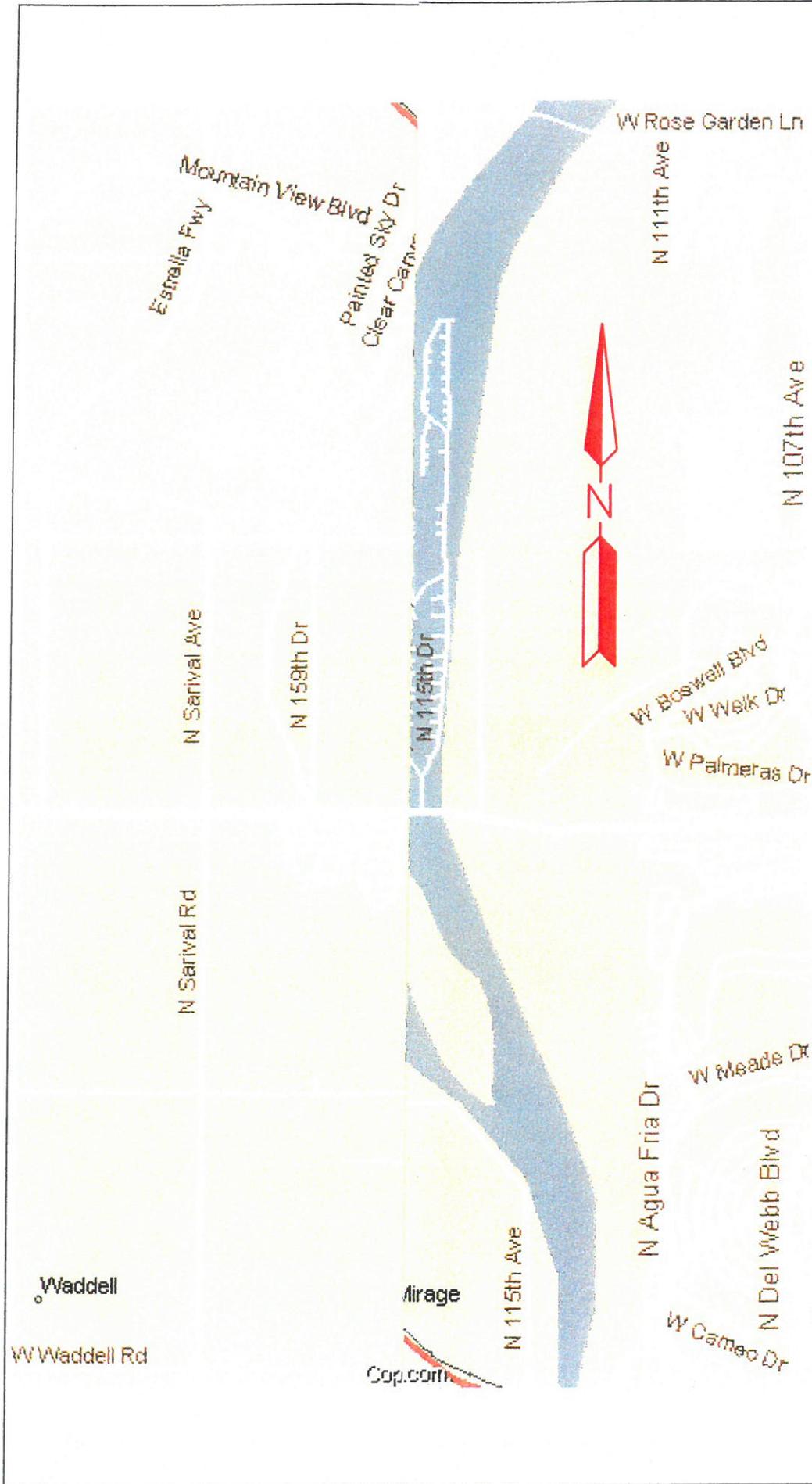
Phoenix

community on Bell Road directly northwest of the Site; Arizona Traditions, a 1,725 unit active adult retirement community on Bell Road three miles northwest of the Site; The Villages at Surprise, a 7,339 unit master-planned residential community two miles west of the Site, south of Bell Road; Mountain Vista Estates, a 2,200 unit master-planned residential community one mile west of the Site on the south side of Bell Road; and Happy Trails, an 1,800 unit motor and manufactured home golf community located at the northwest corner of Bell and Cotton Roads. (Please refer to Exhibits "1" and "3" on pages 6 and 10 for locations of these developments.)



San Francisco





CMX JOB NO.	5645.02
DATE:	11-15-00
SCALE:	N.T.S.
DRAWN BY:	MsB
CHECKED BY:	

**VICINITY MAP**  
**SURPRISE CENTER**  
 BELL & LITCHFIELD ROADS  
 SURPRISE, ARIZONA



1515 E. MISSOURI  
 PHOENIX, AZ 85014  
 PH (602)279-8436  
 FAX (602)265-1191

## Surprise Center HISTORY

The relevant history of this Site begins during World War II when it was used as a United States Army Air Corps training and emergency airfield, the Luke Auxiliary Field 3. In 1949, the Site was no longer needed and the City of Phoenix obtained ownership of the Site from the Army. Since that date, this property has remained vacant and unused.

During a citizen's planning charette in 1995, the conceptual planning for the future of Surprise began. With an eye toward the future, the Surprise Center Development Company perceived the unique locational qualities of the Site, which lend themselves well to the creation of a new city center at this location. In 1997, the SCDC and the City of Surprise entered into the Greenway Corridor Redevelopment Area Redevelopment and Disposition Agreement, opening the doors for the development of this Site as anticipated in this Planned Area Development application.

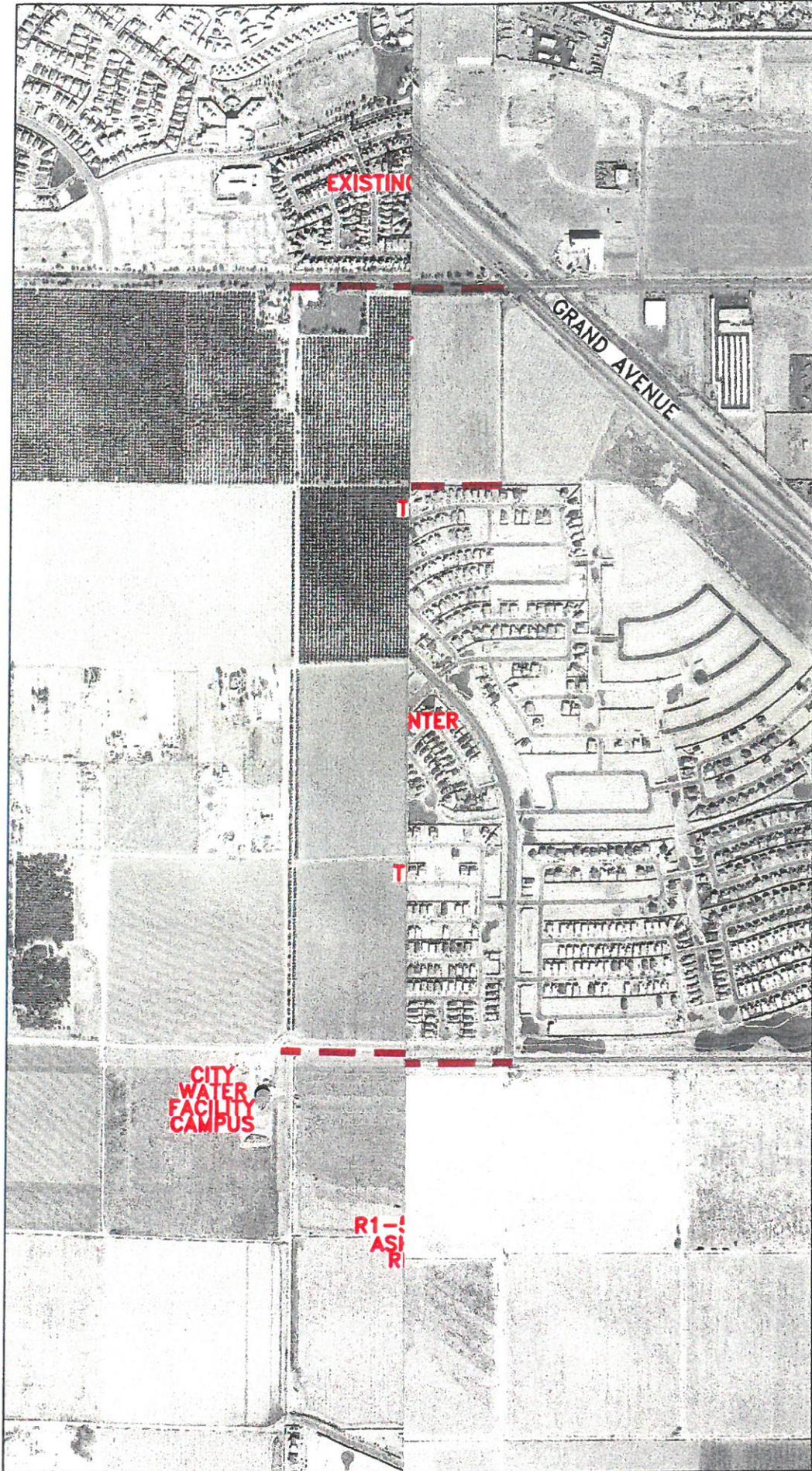
In 2000, SCDC acquired the Site and the City acquired its Property. This enabled the entire section to be developed in a unique public/private effort which is currently planned to include a new public Civic Center on the City Property consisting of municipal, social and recreational amenities, and includes private amenities such as banking, shopping, working, entertainment and educational opportunities on the Site for the benefit of all citizens of the City of Surprise.

Today, this Planned Area Development application is the next step in realizing the goal of creating a unique public/private city center for the City of Surprise.

Surprise Center  
**SURROUNDING ZONING  
AND LAND USES**

The requested land uses within this PAD are compatible with the surrounding residential and non-residential land uses and zoning designations. (Please refer to Exhibit "3" on page 10.) The surrounding land uses and zoning include:

	<b>Zoning</b>	<b>Land Use(s)</b>
<b>NORTH</b>	C-2, PAD (R1-5 equivalent)	Commercial, Residential
<b>SOUTH</b>	PAD (R1-5 equivalent), R-43 (County)	Planned Residential
<b>EAST</b>	PAD (C-2 equivalent), PAD (R1-5 equivalent)	Commercial, Residential
<b>WEST</b>	PAD (R1-5 equivalent)	Planned Residential
<b>NORTHEAST</b>	PAD (C-2 equivalent)	Commercial
<b>NORTHWEST</b>	PAD (R1-5 equivalent)	Residential
<b>SOUTHEAST</b>	R1-5	Planned Residential
<b>SOUTHWEST</b>	PAD (R1-5 equivalent)	Planned Residential



1515 E. MISSOURI  
 PHOENIX, AZ 85014  
 PH (602)279-8436  
 FAX (602)265-1191



**CMX  
 GROUP**

CMX JOB NO.	5645.02
DATE:	11-15-00
SCALE:	N.T.S.
DRAWN BY:	MsB
CHECKED BY:	MsB

<b>ADJACENT LAND USE &amp; ZONING PLAN</b>
<b>SURPRISE CENTER</b>
BELL AND LITCHFIELD ROADS
SURPRISE, ARIZONA

Surprise Center  
**PAD ORDINANCE**

The City of Surprise Planned Area Development Zoning Ordinance anticipates the changing technologies and lifestyles, which are a constant part of everyday life in the 21<sup>st</sup> Century: the PAD zone was also developed “to reflect changes in the technology of land development.” In general, the PAD zoning district was created as an alternative to conventional zoning districts in reaction to new and ever-changing land development opportunities, which the increasing urbanization of our Valley currently requires and will continue to require well into the 21<sup>st</sup> Century. The Ordinance states that the Planned Area Development zone is “an alternative to conventional zoning and development approaches” which is created “in order that the public health, safety and general welfare be furthered in an era of increasing urbanization...” The Surprise Center PAD is an innovative alternative which anticipates the increasing urbanization of the Valley through specialized development standards and architectural guidelines, which encourage residential and non-residential development, while maintaining high standards for the health, safety and welfare of the City’s citizens. The Ordinance also states that the PAD zone is meant to “encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, conveniently located, may extend to all citizens and residents of Surprise...” Again, the Surprise Center PAD is designed to allow many opportunities for creative and innovative development, which all citizens of the City of Surprise may enjoy. This is most clearly illustrated by the availability under the Surprise Center PAD for creation of open spaces surrounded by an urban fabric potentially containing a broad range of mixed-use opportunities throughout the Site.

Surprise Center  
**THE SURPRISE CENTER  
EXPERIENCE**

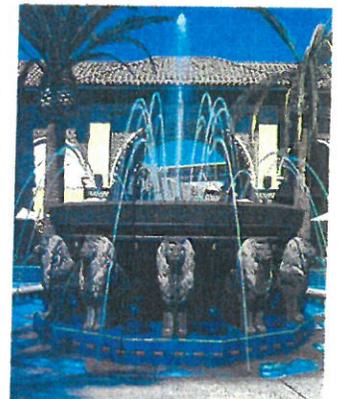
The best way to communicate the “SURPRISE CENTER EXPERIENCE” is to take a stroll through a typical “downtown” space. The Mediterranean-style architecture creates an environment that reflects the southwest lifestyle and speaks to the area’s Latin heritage. Landscaping, appropriate to the Southwest and complementary to the Mediterranean-style architecture, shades and cools the area.

Shaded, meandering sidewalks provide comfortable pedestrian passageways. Groups of people – families, neighbors, friends and visitors – walk amiably and interact and socialize. The pleasant streetscape includes pedestrian-oriented building facades, storefront treatments and interesting window displays. The articulated building facades add detail and visual interest. This lively street scene engages people’s attention and encourages strolling and window-shopping.



Street/pedestrian activities

The Mediterranean-style architecture, with its textured walls, terra cotta roof tiles and warm-hued colors, invites people through arched gateways into interior garden courtyards. Quaint bistros, cafes and specialty stores line the courtyard. Trellis-covered interior walks and seating areas enhance the intimacy and comfort of the courtyards. The courtyard paving materials add to the visually appealing space. Water fountains create pleasant background sounds. Green lawn areas allow children to play while parents look on as they sit with friends sharing lively conversations over cool refreshments.



Landscape feature

Surprise Center will be a place of pride and focus for the entire community. The Mediterranean-style architecture, with its natural textures and colors, will set the tone and overall feeling of the Center.

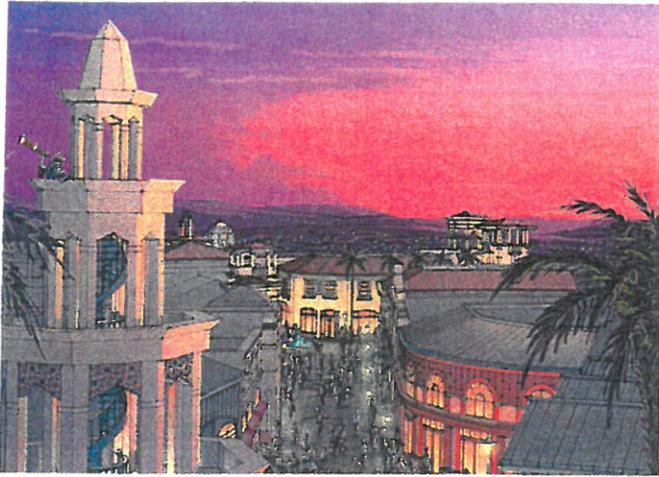


Street/pedestrian activities

Planned open spaces and strategically placed amenities will create a natural and relaxing ambiance – a place where the community will come together to socialize, recreate, shop and work. The unifying design features in both architecture and landscaping will create a sense of balance, coherence and comfort – a true sense of place – and that place is Surprise Center.

## Surprise Center LANDSCAPE AND OPEN SPACE

The Civic Center will most likely comprise a significant portion of the major open space, park and recreation facilities for Surprise Center. The SCDC Site will include open space elements to unite the overall Surprise Center open space system. A network of landscaped public and private open spaces, including streets, sidewalks, parks, plazas, passageways (paseos) and courtyards may be developed on the SCDC Site to create a socially active and environmentally-responsive environment. An inviting pedestrian streetscape should certainly play an important role in creating an integrated landscape, pedestrian and community framework for Surprise Center. Please refer to the Design Guidelines contained herein at page 21.



In addition, major access streets will be designed to create a hierarchy of land uses and unity of design. View corridors could be used to enhance the visual importance of community facilities by, for example, placing the Civic Center at the terminus of a landscaped boulevard. A common landscape theme should also be developed for the major access streets and the internal loop road. The streetscape landscaping will be enhanced by incorporating special street furniture compatible with the surrounding prevalent architectural themes. For example, this street furniture could include such items as architecturally integrated directional graphics, benches, trash containers, and light and signal standards. The streetscape could be further designed to accommodate banners, flags and lighting to generate seasonal interest and to mark the occasion of special events or community celebrations.



The intent of the landscaping concept throughout Surprise Center concentrates landscaping elements to create an inviting, primarily shaded pedestrian environment while being respectful of the need to conserve water. An emphasis should be placed upon the role of landscape to create shade and facilitate summer season use. The landscape concept for each separate development should build upon shade and streetscape concepts, while incorporating paseos, courtyards or small parks. The private landscape and open space could also be designed to create seasonal interest through annual changes in the plant materials. The landscape and the architecture could be designed as an integrated whole with the use of planter boxes, trellis, espalier elements on buildings and freestanding pergolas, trellises and covered walkways. Water

## Surprise Center

as a visual and acoustical feature could be used as a focal element, such as in small lakes, ponds, streambeds, formal fountains or runnels. These elements add a pleasant ambient sound and help in moderating the heat. A proposed landscape plant material palette for the entire SCDC Site is included as Appendix Exhibit "D".



## Surprise Center EMPLOYMENT

Employment opportunities within the City of Surprise will be dramatically expanded by development of this Site under the Surprise Center PAD regulations. The City of Surprise is currently a bedroom community of the City of Phoenix, City of Glendale and Luke Air Force Base with a negligible employment base. The addition of non-residential development will raise



the City from a bedroom community to a regional economic force in the Valley. Also, the addition of professional and administrative offices, a medical center and/or campus or a university along with the Civic Center has the potential to increase the employment base for the City's residents as well as to attract non-residents to the City for personal and professional services, employment and entertainment opportunities. Along with increasing employment opportunities for

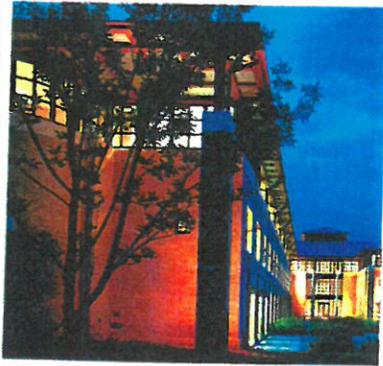
its residents, retail development under the Surprise Center PAD will provide convenient shopping for the City's residents while retaining the residents' sales tax dollars within the City. Residential development will fulfill a need for unique, urban density housing within the City and allow the City's residents to have easy access to employment, commercial, retail, office, medical, educational and municipal services within a cohesive community urban fabric.

## Surprise Center LAND USES

Proposed land uses for the Site include a mix of public and private uses combining the City's and SCDC's planning expertise to insure appropriate relationships between the public and private land uses within the Site.

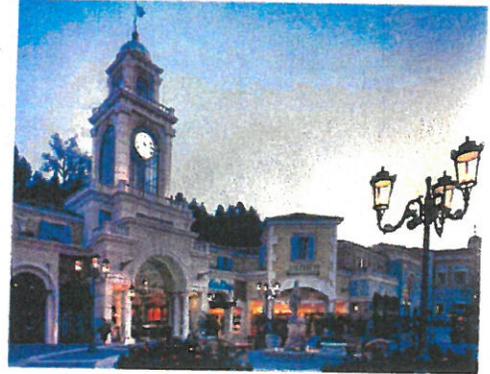
### THE SITE

The Site will be developed by SCDC and will provide opportunities for various land uses including, for example; employment, commercial, retail, office, medical, educational and municipal services, and other similar land uses. Some proposed land uses include: specialty shops and services, small and large-scale merchandisers, neighborhood retail, entertainment, restaurants, administrative and professional offices and general commercial. In addition, the Surprise Center PAD creates the potential for a medical campus with research facilities, clinical facilities along with physical and other therapy. Other mixed-uses may also occur within the Site



Business

under the Surprise Center PAD regulations, as well as high technology facilities, light assembly, light manufacturing, distribution, research and development, office/showrooms or warehousing. (Please refer to Exhibit "4" on page 19 for a conceptual land use plan showing one possible method of site development.) Certain specific land uses are currently limited until such time as an existing deed restriction is removed.



Mediterranean style retail center

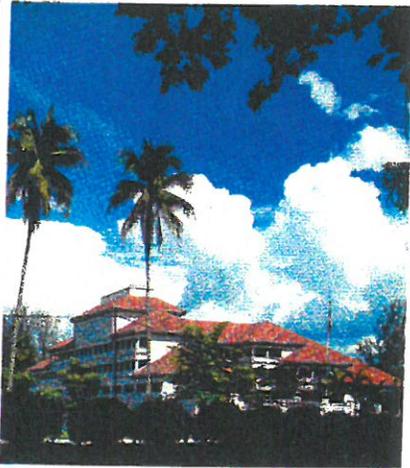
The ultimate location and inclusion of individual uses will take into account many factors including, for example, the available frontages on major arterial or local collector streets as well as the location of designed view corridors into the Civic Center. It is the intent of SCDC to develop a harmonious, diverse and cohesive urban fabric through careful land planning techniques.

The physical location of various uses on the SCDC Site are not proposed in this PAD. For illustrative purposes only, the conceptual land use plan has been developed to assist in understanding one method of adapting the land use pattern to the SCDC Site. (Exhibit "4" on page 19.) While a multi-use pattern of development will be emphasized, the uses will be planned to optimize access patterns, visual exposure, pedestrian and transit strategies and appropriate adjacencies. Campus-like settings or open space plazas may also be used. The general intent is to create a cohesive urban fabric that will generate an active Surprise Center experience.



## CITY PROPERTY

Although not a part of this PAD application, the City Property may include those uses consistent with the equivalent zoning of "Governmental Use", which allows all non-profit municipal and community recreational land uses for the provision of municipal services to the community and which will complement the surrounding land uses within the Surprise Center PAD. These uses may include municipal uses, public open space and community recreational facilities. City Property land uses are currently regulated by two deed restrictions. Some of the land uses on the City Site may include, for example, the new City of Surprise municipal building, museums, galleries, performing arts facilities and meeting rooms, passive parks and open spaces for gathering and informal recreation, an aquatic center, children's play areas, a recreation center and active recreation areas for



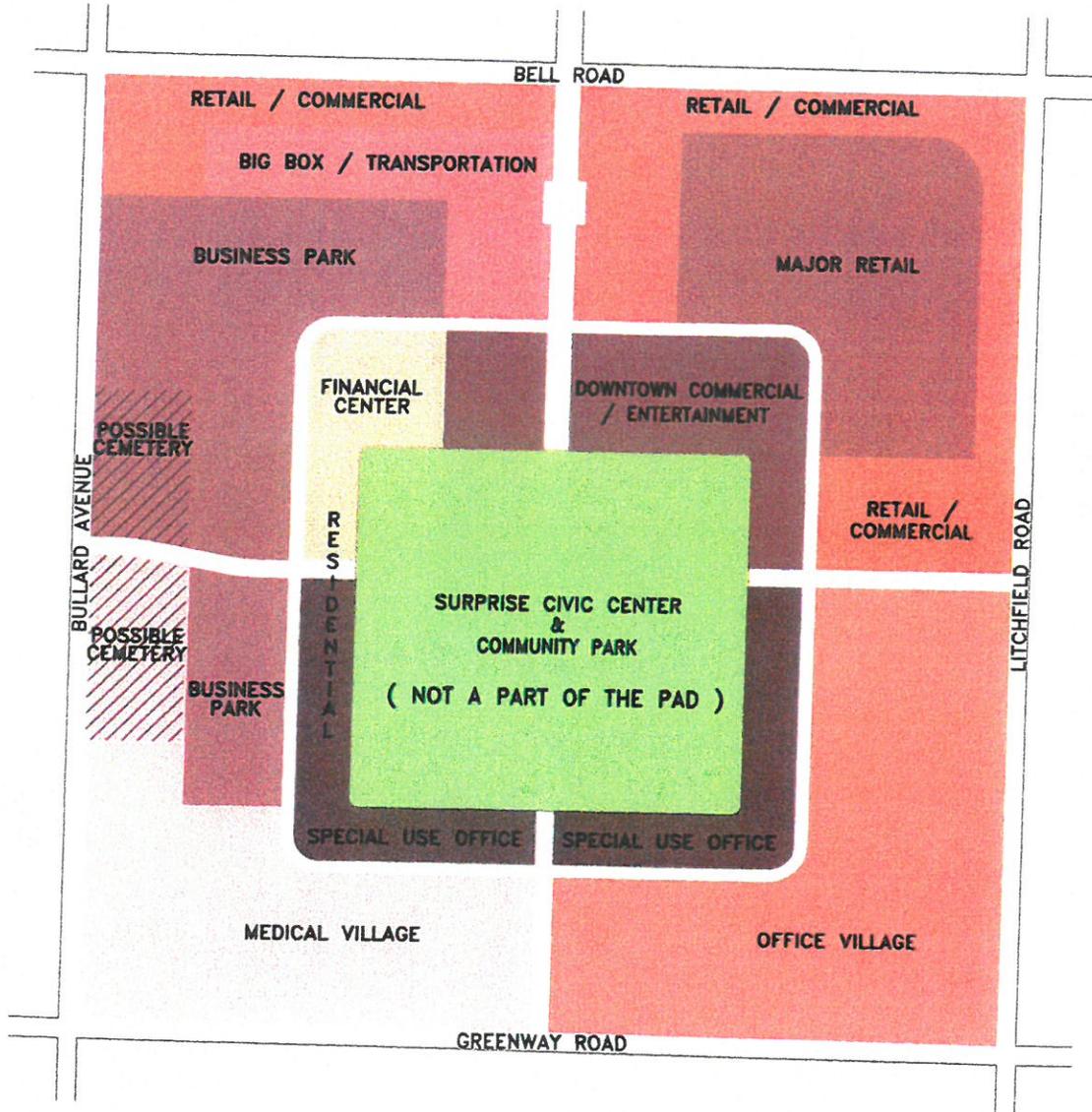
Civic Center buildings in a park setting

organized activities such as soccer, football, baseball, tennis, basketball and softball, in addition to the potential for professional sports complexes and a stadium or amphitheater. This area is intended to be planned to enhance the public environment through the development of open space, water and/or effluent recharge lakes and municipal buildings and community facilities to create a true "Civic Center" for the City of Surprise. A bicycle and pedestrian path system may also be included within the Civic Center to create a relationship with the Site through open space linkages. To maintain the civic prominence of the City Property, the City of Surprise will also



have the opportunity to utilize view corridors to establish a visual precedence of the Civic Center from the main entry and from development within the SCDC Site.

# SURPRISE CENTER



## CONCEPTUAL LAND USE PLAN

THIS CONCEPT DRAWING IS ILLUSTRATIVE AND IS MEANT TO DEMONSTRATE BUT ONE WAY THE PERMITTED LIST OF LAND USES AND CIRCULATION COULD BE ARRAYED ON THE SITE

THE PAD IS INTENDED TO ALLOW FLEXIBILITY WITH RESPECT TO THE LOCATION AND CONFIGURATION OF THE PERMITTED USES

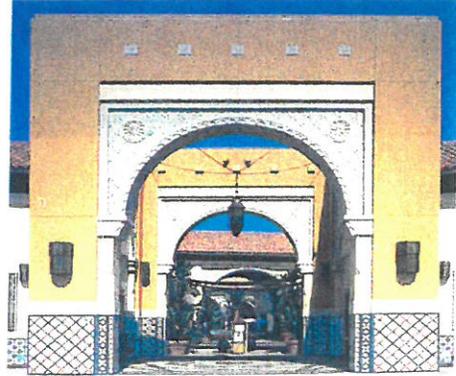


Surprise Center  
**EXISTING LANDSCAPE CHARACTER**

The majority of the Site is primarily devoid of existing vegetation as a result of the Site's former service as an auxiliary airfield for Luke Air Force Base and the past years of inactivity. The most significant landscaping occurs along Bell Road including palm trees, citrus trees, large evergreen trees, and oleander shrubs. A few mesquite and palo verde trees and rabbitbrush grow along the Bullard Avenue alignment and Litchfield Road – primarily at the corners of the property. Dotting the interior of the Site are creosote bush and other similar Sonoran desert shrubs and ground covers. Adjacent to the Site on the south side of the western half of Greenway Road is a row of eucalyptus trees forming a wind barrier for the bordering agricultural field.

## Surprise Center DESIGN GUIDELINES

To create a cohesive “sense of place” throughout the entire Site, the architecture is proposed to embrace the “Mediterranean” style, without mandating a single “typology” or form. The buildings will be allowed to develop their individual character within the broad visual framework of the Mediterranean style. It is intended that the buildings be designed with the same architectural forms and patterns as the historic buildings that were developed around the Mediterranean areas and were later brought to the southwestern United States by the Spanish explorers. Mediterranean architecture functions well in the hot climate and bright light of a desert environment such as ours by utilizing deep reveals, indirect lighting and thick insulating forms to passively control these factors.



The following Architectural and Landscape Design Guidelines should be considered as general guidelines to direct all development within the Surprise Center PAD. These considerations are important to the utilization of the Mediterranean architectural theme chosen

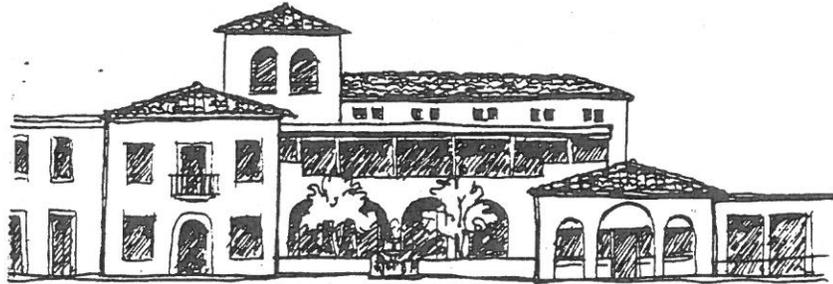


Contemporary mission style building

for the Surprise Center PAD. Since a mix of land uses and a variety of building types and heights are anticipated to be developed within the Surprise Center PAD, the more specific guidelines may be analogized to other comparable building elements to create similar effects as those intended here. For example, for taller buildings, terra cotta tiles, stucco or varying building facades can be used at pedestrian level in conjunction with step-back or similar massing elements above to reduce the buildings' apparent mass. Additionally, the suggested Mediterranean building materials should be interpreted to allow a variety of styles without straying from a common architectural theme. Along that same theory, individual land uses should be encouraged to celebrate their distinctiveness and be identifiable without eliminating the cohesive architectural theme.

## Architectural Design Guidelines

- Buildings composed of a variety of building modules or elements which could include step backs, and where appropriate, planned around open space elements such as courtyards to provide opportunities for outdoor uses are encouraged. The incorporation of a variety of building elements can reduce the mass of the overall building.



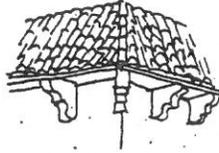
- Buildings shall be designed with materials appropriate to the Mediterranean theme including, but not limited to, stucco or stone and should utilize where appropriate courtyards, arches, towers, balconies, doors and windows, decorative iron and tile details or other features typical of the Mediterranean style.



- Windows should emulate the size and detail of classic Mediterranean style windows.
- Building forms should suggest thick masonry, reminiscent of the period architecture and incorporate features such as recessed doors and windows.

## Surprise Center

- Buildings should develop multiple rhythms in the façade through the use of building elements such as balconies, overhangs, decorative banding, cornices, soffits, windows, shutters, trellises, pergolas, etc.



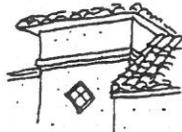
Decorative eave/soffit



Decorative wood door



Traditional window pattern



Decorative banding at roof



Decorative tile and plaster detail



Decorative parapet

- Buildings should be designed for efficient climate control. Exterior elements such as awnings, overhangs and recessed windows are encouraged as architectural sun control elements. Buildings that otherwise incorporate traditional methods of sun control and protection are also strongly encouraged. The use of coated, reflective or colored glass is generally discouraged.
- Roofs should be hipped or gabled, or should have flat roofs completely surrounded by a parapet. Roof materials should reflect the traditional Mediterranean theme where appropriate such as terra cotta or natural clay tiles. The skyline of the building is important to the overall neighborhood character. Therefore, flat and monotonous rooflines are discouraged, while roof profiles with a planned variety of forms are encouraged.



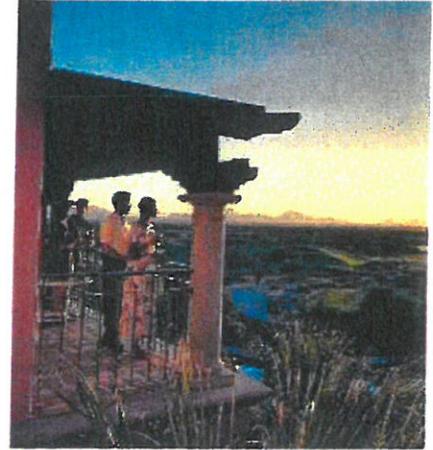
Desirable roof profile



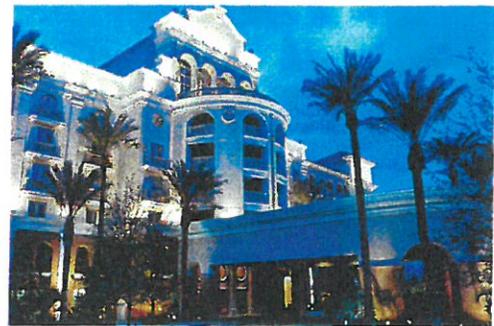
Undesirable roof profile

## Surprise Center

- Buildings colors should reflect the many varieties of the Mediterranean style, including both warm tone muted colors as well as bright bold tone colors. Multiple color combinations could be used provided a consistent design theme is used. Variations in shade or tone could be used to articulate architectural features.
- The articulation between the base, middle and top of a building creates three-dimensional interest in the façade. Buildings should incorporate decorative architectural elements similar to belt-courses, cornices and eaves that project from the building to define the building elements where appropriate.
- Façade design should incorporate multiple rhythms or cadences to reflect patterns found in traditional Mediterranean buildings, rather than simple repetition.
- Building walls could be punctured by well-proportioned window openings that provide three dimensional relief, detail, interest and rhythmic variation in the wall.



- Building walls may be articulated with three-dimensional architectural features to mitigate large, unbroken wall segments. Elements that make up the rhythmic variation may include such features as: recessed windows, projecting windows, bay windows, structural elements, textures, patterns and colors, trim elements, balconies, belt-courses, cornices, awnings, trellises, shutters or landscape elements.
- Towers, cupolas, dormers, domes, spires and other distinctive architectural elements can be used to highlight special locations such as major entrances, street termini, gateways, intersections and focal points.
- All mechanical equipment should be incorporated into the design of the roof. Full parapets, sloping roofs and lower parapets with supplemental screens may be used to screen mechanical equipment provided that the screen walls are fully integrated with the building architecture. Parapet walls or other mechanical screening elements must be equal to or taller than the height of the mechanical equipment.
- Satellite dishes should be located and screened to avoid visual intrusion on adjacent uses and neighborhoods.
- Solar panels should be integrated into the roof design and located to be as visually unobtrusive as possible. Panels on sloped roofs shall be parallel to and resting on the roof slope.
- Roof vents, flashing and other roof appurtenances shall be located to be minimally visible from public areas and rights-of-way, and colored to be visibly unobtrusive.



## Landscape Guidelines

- Landscaping should be designed to enhance and incorporate the Mediterranean architectural theme.
- Landscaping should be used as a unifying design element and a cost effective, long-term aesthetic and environmental enhancement to the community.
- The palette of acceptable plant materials for trees, shrubs, flowering plants and groundcovers for the Surprise Center PAD ensures a broad range of plant materials, yet a sense of consistency within Surprise Center.



A wide landscaped median on a major boulevard

- Interior and street-facing courtyards, passages and pedestrian walkways are encouraged. The use of architectural paving materials, trees and colorful, perennial and annual plant species in these areas is also encouraged.
- A combination of trees, shrubs and ground covers should be used to frame, soften and embellish the quality of the architecture and the open space, to screen undesirable views and to define outdoor spaces.

- Landscaping should be in scale with adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
- Lush, colorful, scented, and dramatic-form plant materials are encouraged to enhance the character of entries, courtyards, plazas and pedestrian ways.



Courtyard and shading elements

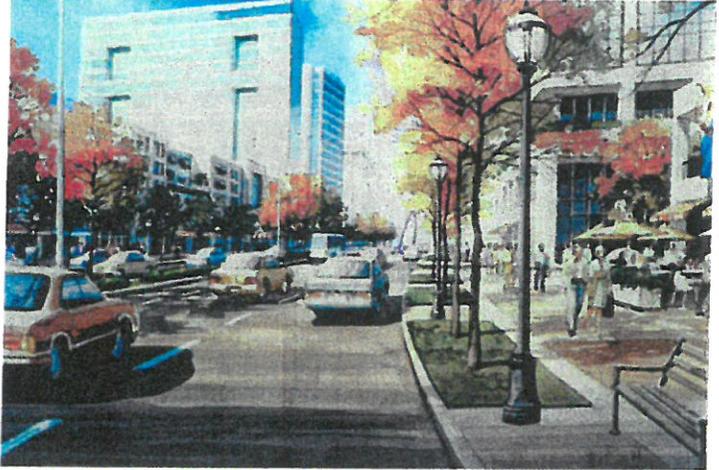
- Permanent containers for flowering plants, such as window boxes and planters, are encouraged for use in limited space areas at entries and in courtyards and plazas.
- Vines and climbing plants integrated with building design and used on walls, trellises and espaliers are encouraged to enhance the structures, soften blank walls and provide passive security barriers.
- The interior portions of non-structured, surface parking lots should be landscaped with trees and planter beds to reduce heat and glare and to provide visual relief from broad expanses of paving.
- Street lighting elements shall be designed to incorporate the character of the areas fronting the particular street and shall reflect a common theme throughout. The Mediterranean theme shall be integrated with the street lighting design where appropriate.

**Signage**

- All signage for Surprise Center will be developed under a Master Sign Program pursuant to Title 15 of the Surprise Center Municipal Code to provide consistency of signage as well as the opportunity for creative private identification within a controlled environment.

## Surprise Center INFRASTRUCTURE

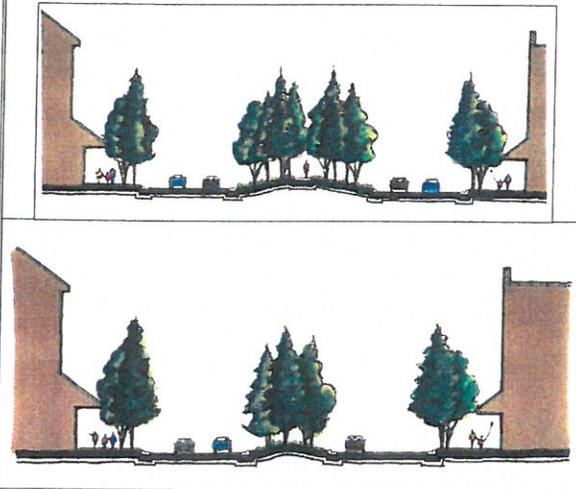
Major internal streets are proposed to be improved at one hundred ten feet (110') in width and will include "Paradise Lane East", an east/west roadway located west of Litchfield Road; "Paradise Lane West", an east/west roadway located east of Bullard Avenue alignment; and "Civic Center Drive South", a north/south roadway located north of Greenway Road. The main entry to the Civic Center will be "Civic Center Drive North", a north/south roadway located south of Bell Road and will be the widest parkway at one hundred fifty feet (150'). The main internal loop road ("Surprise Center Drive") is proposed for four (4) to six (6) lanes in width. Local internal streets will be designed



pursuant to demand and traffic studies as the Site is developed. A common street lighting theme is proposed throughout the SCDC Site to illuminate and enhance the Surprise Center experience. All streets will be dedicated to and maintained by the City, except for certain local streets as shown on the site plan for a specific project which shall, at the property owner's discretion, remain as private streets so as to further connectivity and cohesiveness within the Site.

Primary access to the Site will be from Bell Road, Litchfield Road and Greenway Road with Bullard Avenue providing an important secondary access route. The new major access road,

Civic Center Drive, will extend south from Bell Road to the Civic Center creating a focal point of the municipal Civic Center buildings by placing them at the end of the major landscaped boulevard. The ground under the Civic Center buildings could even be raised in height to further enhance the visual prominence of the community's most important buildings. Paradise Lane connecting the Civic Center with Litchfield Road will also provide a major visual and vehicular connection to the Civic Center.



Conceptual Street Sections

Surprise Center  
**PHASING**

This Site provides the unique opportunity for the owner of the SCDC Site to partner with the City in developing a community center providing a multitude of public and private destinations. As such, development is planned to occur over several years.

Surprise Center  
**UTILITIES**

The Site will utilize City water and sewer services, and other private utilities already in proximity to the Site. Please refer to the following utility statements and Exhibits "5" and "6" on pages 32 and 34 for general existing utility information. Perimeter rights-of-way will be improved and interior streets will be designed and constructed in compliance with current City requirements and standards for the proposed traffic generation.

## **WATER SUPPLY SYSTEM**

### **Existing Conditions**

Water facilities are available adjacent to the site. An existing 24-inch transmission main extends from the west (Ashton Ranch) along Greenway Road to Bullard Avenue. A 20-inch transmission main extends along Bullard Avenue from Greenway Road to the west corner of the section (approximately 2640 feet). The transmission main is connected to the Ashton Ranch water plant located on the south side of Greenway and ½ mile west of Bullard Road. The plant consists of a well, storage tank and booster system.

A 16-inch public distribution main extends along Greenway Road along the site frontage. Near the intersection of Litchfield Road, this existing 16-inch water main connects to the Citizen's Utilities System through a meter. A 12-inch main, which is part of the Citizen's Utilities System, exists along the site frontage on Litchfield Road.

### **Proposed System**

The Site will be served by connecting to and expansion of the City of Surprise System.

The installation of a storage and booster system will either be completed as an expansion of the existing Ashton Ranch system, a new onsite system, or a combination of both. The storage capacity provided would be based on water demand analysis, which will be completed for the Master Water Report and will include both minimum day demand plus fire flow.

Based on the final detailed water analysis noted above, it is anticipated one to three wells will be added to the City of Surprise system to provide the water requirements for the site. Transmission mains will be installed interconnecting the wells with the storage and booster sites.

Distribution piping throughout the Surprise Center PAD development will be provided in accordance with the City of Surprise guidelines

Once more detailed site development information is available, a computer analysis will be completed to assure all portions of the site contain adequate pressure during peak demands and also meet all fire flow demands. The final system will be a result of the computer analysis.

Mains will be extended to Bell Road and Litchfield Road in the event the Citizen's Utility System is integrated into the City of Surprise system or new mains are extended along these roads in the future.

Because the development will occur in phases over several years, the system will be designed so that the initial phases can be served through the installation of smaller size mains with the larger size mains being installed in subsequent phases.



Surprise Center  
**STORM DRAIN SYSTEM**

**Existing Condition**

Offsite Drainage

Topography in the vicinity of the site generally falls from the northwest to the southwest. Development north of Bell Road (Kingswood Park and Sun Village) directs the offsite flows through the developments and a series of retention basins and lakes to Bell Road and Litchfield Road. Engineering and Environmental consultants are currently performing a Master Drainage Study for a 24-square mile area including the site and the offsite development impacting the site.

In the draft of the study, the consultants have identified the quantity of water which may impact the site. The study indicates a very significant quantity flowing east along Bell Road and combining with a flow from the north on Litchfield Road. These two flows are shown combined and flowing south along Litchfield Road.

Onsite Drainage

The site topography gently slopes (0.5%) from the northwest corner to the southeast corner. The aerial photo and topography identified four minor washes traversing the site. (Please refer to Topographic Map, Appendix Exhibit "C"). These natural washes were interrupted many years ago when the airfield was constructed on the site. It appears from the vegetation that the existing drainage was not re-routed, but rather ponded adjacent to the raised runway or flowed along a swale at the edge of the runways.

**Proposed Drainage**

The proposed drainage system will address both the offsite and onsite drainage. The offsite drainage impacting the site will be directed along Bullard Avenue, Bell Road and Litchfield Road. A drainage easement may be required on these roads in addition to right-of-way dedications to carry these offsite flows. The Master Drainage Report will review all existing drainage reports from the developments adjacent to the site (Kingswood Park, Sun Village, The Orchards, WestPoint Towne Center and the Golden Triangle) to determine the size of channels and easements that may be required.

All onsite design will be completed with onsite retention meeting the City of Surprise requirements. Where the proposed grading allows, the retention basins will be sized to accommodate large parcels as opposed to small individual basins for each development. The retention basins will be sized to retain the 100-year, 2 hours frequency storm and will be emptied within 36 hours. The use of drywells in the retention basins will assure the basins have a positive outfall and can also function as part of a groundwater recharge system. Each basin will be designed with an overflow for all storms greater than the retention volume. The site grading will be established so the overflow is directed through the street system to an outfall near the southeast corner of the site (Litchfield Road/Greenway Road Intersection).

**REUSE SYSTEM**

**Existing System**

Existing reuse systems are not readily available adjacent to the site. The Maricopa Water District (M.W.D.) facility ends one-half mile west of Bullard Avenue along the south side of Bell Road. There is also a source of reclaimed water at the City of Surprise South Water Reclamation Facility.

**Proposed System**

Initial stages of the development (the Civic Center) will most likely use one of the two existing sources of reuse water as indicated above. A detailed Reuse Master Plan will be prepared which will identify the details for each of the options.

## LEGAL DESCRIPTION FOR SURPRISE CENTER, SURPRISE ARIZONA

That portion of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 east, a distance of 2638.98 feet, along the north line of said Northwest quarter of section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the Southeast quarter of said Section 4, to the Southeast corner of said Section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4, to the Southwest corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.16 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 2702.17 feet, along the west line of the Northwest quarter of said Section 4, to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Said parcel contains 28,565,092.0062 square feet, or 655.7642 acres, less the following two exceptions.

### **EXCEPTION 1**

A portion of land inside the previously described Surprise Center parcel to be dedicated as rights of ways for Bell Road, Litchfield Road, and Greenway Road. This parcel is to hereby be known as **TRACT A**, and more particularly described as follows.

Beginning at the Northwest corner of said Section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the north line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 2638.64 feet, along the north line of the Northeast quarter of said Section 4, to the Northeast corner of said Section 4;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 2777.12 feet, along the east line of the Northeast quarter of said Section 4, to the East quarter corner of said Section 4;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 2647.91 feet, along the east line of the southeast quarter of section 4, to the southeast corner of section 4;

Thence north 89 degrees 09 minutes 40 seconds west, a distance of 2637.51 feet, along the south line of the Southeast quarter of said Section 4, to the South quarter corner of said Section 4;

Thence north 89 degrees 09 minutes 02 seconds west, a distance of 2636.03 feet, along the south line of the Southwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 55.00 feet, along the west line of the Southwest quarter of said Section 4, to the West quarter corner of said Section 4;

Thence south 89 degrees 09 minutes 02 seconds east, a distance of 2636.06 feet, along said north right of way line of Greenway Road;

Thence south 89 degrees 09 minutes 40 seconds east, a distance of 2582.53 feet, along said north right of way line of Greenway Road, to a point on the west right of way line of Litchfield Road;

Thence north 00 degrees 13 minutes 59 seconds east, a distance of 2593.48 feet, along said west right of way of Litchfield Road;

Thence continuing north 00 degrees 13 minutes 27 seconds east, a distance of 2711.34 feet, along said west right of way line of Litchfield Road, to a point on the south right of way line of Bell Road;

Thence north 89 degrees 23 minutes 04 seconds west, a distance of 2583.62 feet, along said south right of way line of Bell Road;

Thence north 89 degrees 22 minutes 39 seconds west, a distance of 2638.94 feet, along said south right of way of Bell Road, to a point on the west line of the Northwest quarter of said Section 4;

Thence north 00 degrees 11 minutes 00 seconds east, a distance of 65.00 feet, along said west line of the Northwest quarter to the Northwest corner of said Section 4, and to the **POINT OF BEGINNING**.

Exception 1, known as TRACT A contains 924,840.2383 square feet, or 21.2314 acres.

#### **CITY PARCEL**

A portion of land inside the SURPRISE CENTER parcel, owned by the City of Surprise, and hereby to be known as the **CIVIC CENTER**, more particularly described as follows.

Commencing at the northwest corner of said section 4;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 2638.98 feet, along the North line of the Northwest quarter of said Section 4, to the North quarter corner of said Section 4;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 65.00 feet, along the north-south mid section line of said Section 4, to a point on the south right of way line of Bell Road, and to the **POINT OF BEGINNING**;

Thence south 89 degrees 23 minutes 04 seconds east, a distance of 75.00 feet, along said south right of way line of Bell Road;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 527.37 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 250.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1260.09 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet to the beginning of a tangent curve concave to the south, whose center bears south 00 degrees 12 minutes 57 seconds west, a distance of 50.00 feet;

Thence southeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 587.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 1483.16 feet, to a point on the west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 27 seconds west, a distance of 53.83 feet, along said west right of way line of Litchfield Road;

Thence south 00 degrees 13 minutes 59 seconds west, a distance of 56.17 feet, along said west right of way line of Litchfield Road;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 1483.14 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 1225.96 feet to the beginning of a tangent curve concave to the west, whose center bears north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence southwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet;

Thence south 00 degrees 12 minutes 57 seconds west, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 110.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 300.00 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 995.00 feet to the beginning of a tangent curve concave to the north, whose center bears north 00 degrees 12 minutes 57 seconds east, a distance of 50.00 feet;

Thence northwesterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1225.96 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 110.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 300.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 587.54 feet to the beginning of a tangent curve concave to the east, whose center bears south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence northeasterly, along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds, a distance of 78.54 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 975.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 1260.09 feet;

Thence north 89 degrees 47 minutes 03 seconds west, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 250.00 feet;

Thence south 89 degrees 47 minutes 03 seconds east, a distance of 50.00 feet;

Thence north 00 degrees 12 minutes 57 seconds east, a distance of 528.43 feet, to a point on the south right of way line of Bell Road;

Thence south 89 degrees 22 minutes 39 seconds east, a distance of 75.00 feet, along said right of way line of Bell road, to the **POINT OF BEGINNING**.

CITY PARCEL, known as the Civic Center contains 5,009,412.2325 square feet, or 115.0002 acres.

The net parcel, known as the **SURPRISE CENTER** contains 22,630,839.5354 square feet, or 519.5326 acres.

## SURPRISE CENTER - LANDSCAPE PALETTE

### TREES

<i>Botanical Name</i>		<i>Common Name</i>
<b>Genus</b>	<b>Species</b>	<b>Common Name</b>
- <i>Acacia</i>	<i>spp.</i>	Acacia, Wattle
* <i>Acacia</i>	<i>abyssinica</i>	Abyssinian Acacia
* <i>Acacia</i>	<i>aneura</i>	Mulga
* <i>Acacia</i>	<i>farnesiana (smallii, minuta)</i>	Sweet Acacia
* <i>Acacia</i>	<i>greggii</i>	Catclaw Acacia
* <i>Acacia</i>	<i>salicina</i>	Willow-leaf Acacia
* <i>Acacia</i>	<i>schaffneri</i>	Twisted Acacia
* <i>Acacia</i>	<i>stenophylla</i>	Shoestring Acacia
* <i>Acacia</i>	<i>willardiana</i>	Palo Blanco
- <i>Bauhinia</i>	<i>congesta</i>	Anacacho Orchid Tree
- <i>Brahea</i>	<i>spp.</i>	Fan Palm
* <i>Brahea</i>	<i>armata</i>	Mexican Blue Palm
* <i>Brahea</i>	<i>edulis</i>	Guadalupe Palm
- <i>Butia</i>	<i>capitata</i>	Jelly Palm
- <i>Caesalpinia</i>	<i>spp.</i>	Bird-of-Paradise
* <i>Caesalpinia</i>	<i>cacalaco</i>	Cascalote
- <i>Celtis</i>	<i>reticulata</i>	Western Hackberry
- <i>Ceratonia</i>	<i>siliqua</i>	St. John's Bread Tree, Carob Tree
- <i>Cercidium</i>	<i>spp.</i>	Palo Verde
* <i>Cercidium</i>	<i>floridum</i>	Blue Palo Verde
<i>Cercidium</i>	<i>hybrid 'Desert Museum'</i>	Desert Museum Palo Verde
* <i>Cercidium</i>	<i>microphyllum</i>	Foothill Palo Verde
* <i>Cercidium</i>	<i>praecox</i>	Sonoran Palo Verde, Palo Brea
- <i>Cercis</i>	<i>canadensis var. mexicana</i>	Mexican Redbud
- <i>Cercis</i>	<i>canadensis var. texensis</i>	Texas Redbud
- <i>Chamaerops</i>	<i>humilis (Castela emoryi)</i>	Mediterranean Fan Palm
- <i>Chilopsis</i>	<i>linearis</i>	Desert-willow
- <i>Chitalpa</i>	<i>tashkentensis</i>	Chitalpa
- <i>Cupressus</i>	<i>arizonica</i>	Arizona Cypress
- <i>Cupressus</i>	<i>sempervirens</i>	Italian Cypress
- <i>Dalbergia</i>	<i>sissoo</i>	Sissoo Tree
- <i>Eucalyptus</i>	<i>spp.</i>	Eucalyptus
* <i>Eucalyptus</i>	<i>erythrocorys</i>	Red Cap Gum
* <i>Eucalyptus</i>	<i>leucoxyton</i>	White Ironbark
* <i>Eucalyptus</i>	<i>microtheca</i>	Coolibah
* <i>Eucalyptus</i>	<i>papuana</i>	Ghost Gum
<i>Fraxinus</i>	<i>velutina 'Rio Grane'</i>	Fan-Tex Ash
- <i>Gleditsia</i>	<i>triacanthos</i>	Honey Locust
<i>Jacaranda</i>	<i>mimosifolia</i>	Jacaranda
* <i>Lysiloma</i>	<i>candida</i>	Palo Blanco
* <i>Lysiloma</i>	<i>microphylla var. thornberi</i>	Desert Fern
- <i>Olea</i>	<i>europaea</i>	Olive

- <i>Olneya</i>	<i>tesota</i>	Ironwood
- <i>Phoenix</i>	<i>canariensis</i>	Canary Island Date Palm
- <i>Phoenix</i>	<i>dactylifera</i>	Date Palm
- <i>Pinus</i>	<i>canariensis</i>	Canary Island Pine
- <i>Pinus</i>	<i>eldarica</i>	Afghan Pine
- <i>Pinus</i>	<i>halepensis</i>	Aleppo Pine
- <i>Pinus</i>	<i>pinea</i>	Italian Stone Pine
- <i>Pinus</i>	<i>roxburghii</i>	Chir Pine
- <i>Pistacia</i>	<i>spp.</i>	Pistachio
* <i>Pistacia</i>	<i>atlantica</i>	Mt. Atlas Pistache
* <i>Pistacia</i>	<i>chinensis</i>	Chinese Pistache
- <i>Pithecellobium</i>	<i>spp.</i>	Ebony
* <i>Pithecellobium</i>	<i>flexicaule</i>	Texas Ebony
* <i>Pithecellobium</i>	<i>mexicanum</i>	Palo Chino
- <i>Pittosporum</i>	<i>phillyraeoides</i>	Willow Pittosporum
- <i>Prosopis</i>	<i>spp.</i>	Mesquite
* <i>Prosopis</i>	<i>alba</i>	Argentine Mesquite
* <i>Prosopis</i>	<i>chilensis</i>	Chilean Mesquite
* <i>Prosopis</i>	<i>glandulosa var. torreyana</i>	Texas Honey Mesquite
* <i>Prosopis</i>	<i>pubescens</i>	Screwbean Mesquite
* <i>Prosopis</i>	<i>velutina (juliflora)</i>	Velvet Mesquite
- <i>Quercus</i>	<i>spp.</i>	Oak
* <i>Quercus</i>	<i>virginiana</i>	Southern Live Oak
- <i>Rhus</i>	<i>lancea</i>	African Sumac
- <i>Schinus</i>	<i>terebinthifolius</i>	Brazilian Pepper Tree
- <i>Schinus</i>	<i>molle</i>	California Pepper Tree
- <i>Sophora</i>	<i>secundiflora</i>	Texas Mountain-laurel, Mescal Bean
- <i>Tipuana</i>	<i>tipu</i>	Tipu Tree
- <i>Ulmus</i>	<i>parvifolia cv. 'Sempervirens'</i>	Evergreen Elm
- <i>Vitex</i>	<i>agnus-castus</i>	Chaste Tree
- <i>Washingtonia</i>	<i>spp.</i>	Desert Fan Palm
* <i>Washingtonia</i>	<i>filifera</i>	California Fan Palm
* <i>Washingtonia</i>	<i>robusta</i>	Mexican Fan Palm
- <i>Ziziphus</i>	<i>jujuba</i>	Chinese Jujube

## SHRUBS

<i>Botanical Name</i>		<i>Common Name</i>
<i>Genus</i>	<i>Species</i>	<b>Common Name</b>
- <i>Abutilon</i>	<i>palmeri</i>	Superstition Mallow
- <i>Anisacanthus</i>	<i>spp.</i>	Desert Honeysuckle
* <i>Anisacanthus</i>	<i>andersonii</i>	Anderson's Honeysuckle
* <i>Anisacanthus</i>	<i>quadrifidus</i>	Flame Honeysuckle
* <i>Anisacanthus</i>	<i>thurberi</i>	Desert Honeysuckle
- <i>Bauhinia</i>	<i>congesta (lunarioides)</i>	Anacacho
- <i>Bauhinia</i>	<i>macaranthera</i>	Orchid Tree
- <i>Bauhinia</i>	<i>ramosissima</i>	Orchid Tree
- <i>Berberis</i>	<i>trifoliolata</i>	Agarita
- <i>Caesalpinia</i>	<i>spp.</i>	Bird-of-Paradise
* <i>Caesalpinia</i>	<i>gilliesii</i>	Desert Bird of Paradise
* <i>Caesalpinia</i>	<i>mexicana</i>	Red Bird of Paradise
* <i>Caesalpinia</i>	<i>pulcherrima</i>	Mexican Bird of Paradise
- <i>Calliandra</i>	<i>californica</i>	Baja Red Fairy Duster
- <i>Calliandra</i>	<i>eriphylla</i>	Pink Fairy Duster
- <i>Calliandra</i>	<i>peninsularis</i>	Fairy Duster
- <i>Callistemon</i>	<i>citrinus</i>	Lemon Bottlebrush
- <i>Callistemon</i>	<i>phoeniceus</i>	Salt Resistant Bottlebrush
- <i>Callistemon</i>	<i>viminalis</i> cv. 'Captain Cook'	Dwarf Bottlebrush
- <i>Cassia (Senna)</i>	<i>spp.</i>	Cassia
* <i>Cassia (Senna)</i>	<i>artemisioides</i>	Feathery Cassia
* <i>Cassia (Senna)</i>	<i>biflora</i>	Twin Flower Cassia
* <i>Cassia (Senna)</i>	<i>nemophila</i>	Desert Cassia
* <i>Cassia (Senna)</i>	<i>phyllodinea</i>	Silver-leaf Cassia
* <i>Cassia (Senna)</i>	<i>wislizenii</i>	Shrubby Cassia
- <i>Celtis</i>	<i>pallida</i>	Desert Hackberry
- <i>Chrysactinia</i>	<i>mexicana</i>	Damianita
- <i>Chrysothamnus</i>	<i>nauseosus</i>	Rabbit Brush
- <i>Convolvulus</i>	<i>cneorum</i>	Bush Morning Glory, Silverbush
- <i>Cordia</i>	<i>parvifolia</i>	Little Leaf Cordia
- <i>Dalea</i>	<i>spp.</i>	Smoketree, Indigo Bush
* <i>Dalea</i>	<i>bicolor</i> var. <i>argyraea</i>	Silver Dalea
* <i>Dalea</i>	<i>frutescens</i>	Black Dalea
* <i>Dalea</i>	<i>pulchra</i>	Indigo Bush
* <i>Dalea</i>	<i>versicolor</i> var. <i>sessilis</i>	Wislizenus Dalea
- <i>Dodonaea</i>	<i>viscosa</i>	Hopbush
* <i>Encelia</i>	<i>farinosa</i>	Brittle Bush
- <i>Ephedra</i>	<i>spp.</i>	Mormon-tea
* <i>Ephedra</i>	<i>nevadensis</i> var. <i>aspera</i>	Boundary Ephedra
* <i>Ephedra</i>	<i>trifurca</i>	Mormon Tea
- <i>Jasminum</i>	<i>spp.</i>	Primrose Jasmine
- <i>Juniperus</i>	<i>chinensis</i> varieties	Juniper
- <i>Justicia</i>	<i>spp.</i>	Mexican Honeysuckle, Chuparosa
* <i>Justicia</i>	<i>californica</i>	Chuparosa
* <i>Justicia</i>	<i>candicans (ovata)</i>	Red Justicia
* <i>Justicia</i>	<i>sonorae</i>	Palm Canyon Justicia
* <i>Justicia</i>	<i>spicigera</i>	Mexican Honeysuckle

- <i>Lantana</i>	<i>spp.</i>	Lantana
- <i>Larrea</i>	<i>tridentata</i>	Creosote Bush
- <i>Leucophyllum</i>	<i>spp.</i>	Texas Sage, Texas Ranger
* <i>Leucophyllum</i>	<i>candidum</i>	Silver Sage (cv. 'Silver Cloud', 'Thunder Cloud')
* <i>Leucophyllum</i>	<i>frutescens</i>	Texas Sage (cv. 'Green Cloud', 'White Cloud', 'Compacta')
* <i>Leucophyllum</i>	<i>laevigatum</i>	Chihuahuan Sage
* <i>Leucophyllum</i>	<i>langmanniae</i>	Sierra Madre Sage
* <i>Leucophyllum</i>	<i>pruinatum</i>	Fragrant Sage
* <i>Leucophyllum</i>	<i>zygophyllum</i>	Blue Ranger
* <i>Lycium</i>	<i>brevipes</i>	Frutilla
- <i>Melaleuca</i>	<i>spp.</i>	Australian Myrtle
- <i>Myrtus</i>	<i>communis</i>	Myrtle
- <i>Myrtus</i>	<i>communis 'boetica'</i>	Twisted Desert Myrtle
- <i>Nandina</i>	<i>domestica</i>	Heavenly-bamboo
- <i>Nerium</i>	<i>oleander varieties</i>	Oleander
- <i>Nerium</i>	<i>oleander 'Petite Pink'</i>	Dwarf Oleander "Petite Pink"
- <i>Punica</i>	<i>granatum varieties</i>	Pomegranate
- <i>Pyracantha</i>	<i>spp.</i>	Pyracantha, Fire-thorn
* <i>Pyracantha</i>	<i>coccinea</i>	Firethorn
- <i>Rhus</i>	<i>choriophylla</i>	Mearns Sumac
- <i>Rhus</i>	<i>microphylla</i>	Desert Sumac
- <i>Rhus</i>	<i>ovata</i>	Sugarbush
- <i>Rhus</i>	<i>trilobata</i>	Skunkbush
- <i>Rhus</i>	<i>virens</i>	Evergreen Sumac
- <i>Rosmarinus</i>	<i>officinalis</i>	Bush Rosemary
- <i>Ruellia</i>	<i>spp.</i>	Ruellia
- <i>Ruellia</i>	<i>peninsularis</i>	Baja Ruellia
- <i>Salvia</i>	<i>spp.</i>	Sage
* <i>Salvia</i>	<i>chamaedryoides</i>	Blue Sage
* <i>Salvia</i>	<i>clevelandii</i>	Chapparal Sage
* <i>Salvia</i>	<i>dorrii</i>	Desert Sage
* <i>Salvia</i>	<i>greggii</i>	Autumn Sage
* <i>Salvia</i>	<i>leucantha</i>	Mexican Bush Sage
* <i>Salvia</i>	<i>leucophylla</i>	Purple Sage
- <i>Simmondsia</i>	<i>chinensis</i>	Jojoba
- <i>Tecoma</i>	<i>spp.</i>	Tacoma
- <i>Tecoma</i>	<i>stans 'stans'</i>	Arizona Yellowbells
- <i>Tecomaria</i>	<i>capensis</i>	Cape Honeysuckle

## GROUND COVERS

<i>Botanical Name</i>		<i>Common Name</i>
<i>Genus</i>	<i>Species</i>	<i>Common Name</i>
- <i>Acacia</i>	<i>spp.</i>	Acacia
* <i>Acacia</i>	<i>redolens</i>	Trailing Acacia (cv. 'Desert Carpet')
- <i>Asparagus</i>	<i>densiflorus</i> cv. ' <i>Sprengeri</i> '	Sprenger Asparagus
* <i>Baccharis</i>	cv. ' <i>Centennial</i> '	Centennial Baccharis
- <i>Convolvulus</i>	<i>mauritanicus</i>	Ground Morning Glory
- <i>Dalea</i>	<i>spp.</i>	Indigo Bush
* <i>Dalea</i>	<i>greggii</i>	Trailing Dalea
- <i>Eschscholzia</i>	<i>mexicana</i>	Mexican Gold Poppy
- <i>Gazania</i>	<i>spp.</i>	Gazania
* <i>Gazania</i>	<i>rigens</i>	Trailing Gazania
- <i>Lantana</i>	<i>spp.</i>	Lantana
<i>Lantana</i>	<i>camara</i>	Trailing Yellow Lantana
<i>Lantana</i>	<i>montevidensis</i>	Trailing Purple Lantana
- <i>Myoporum</i>	<i>parvifolium</i>	Myoporum Green
- <i>Oenothera</i>	<i>speciosa</i> ( <i>berlandieri</i> )	Mexican Evening Primrose
- <i>Oenothera</i>	<i>stubbei</i>	Saltillo Primrose
- <i>Rosmarinus</i>	<i>officinalis</i> cv. ' <i>Prostratus</i> '	Prostrate Rosemary
- <i>Salvia</i>	<i>chamaedryoides</i>	Blue Sage
- <i>Salvia</i>	<i>farinacea</i>	Mealy Cup Sage
- <i>Verbena</i>	<i>spp.</i>	Verbena
- <i>Verbena</i>	<i>bipinnatifida</i>	Verbena
- <i>Verbena</i>	<i>peruviana</i>	Peruvian Verbena
<i>Verbena</i>	<i>pulchella</i>	Rock Verbena
- <i>Verbena</i>	<i>rigida</i>	Sandpaper Verbena
- <i>Verbena</i>	<i>tenera</i>	Moss Verbena

## VINES

<i>Botanical Name</i>		<i>Common Name</i>
<i>Genus</i>	<i>Species</i>	<b>Common Name</b>
- <i>Antigonon</i>	<i>leptopus</i>	Coral Vine, Queen's Wreath
- <i>Bougainvillea</i>	<i>spp.</i>	Bougainvillea
<i>Bougainvillea</i>	<i>sp. 'Barbara Karst'</i>	Barbara Karst Bougainvillea
* <i>Bougainvillea</i>	<i>spectabilis (brasiliensis)</i>	Bougainvillea
- <i>Callaeum</i>	<i>macropterum (Mascagnia macroptera)</i>	Yellow Orchid Vine
- <i>Campsis</i>	<i>radicans</i>	Common Trumpet Creeper
- <i>Cissus</i>	<i>trifoliata</i>	Grape Ivy
- <i>Macfadyena</i>	<i>unguis - cati</i>	Cat's Claw
- <i>Mascagnia</i>	<i>lilacina</i>	Purple Mascagnia
- <i>Maurandya</i>	<i>antirrhiniflora</i>	Snapdragon Vine
- <i>Maurandya</i>	<i>wislizeni</i>	Snapdragon Vine
- <i>Merremia</i>	<i>aurea</i>	Yellow Morning Glory Vine
- <i>Podranea</i>	<i>ricasoliana</i>	Pink Trumpet Vine
- <i>Rhynchosia</i>	<i>texana</i>	Rosary Bead Vine
- <i>Rosa</i>	<i>banksiae</i>	Lady Bank's Rose
- <i>Solanum</i>	<i>jasminoides</i>	Potato Vine

## GRASSES

<i>Botanical Name</i>		<i>Common Name</i>
<i>Genus</i>	<i>Species</i>	<i>Common Name</i>
- <i>Aristida</i>	<i>purpurea</i>	Purple Three-awn
- <i>Bouteloua</i>	<i>aristidoides</i>	Six-weeks Grama
- <i>Bouteloua</i>	<i>curtipendula</i>	Side Oats Grama
- <i>Bouteloua</i>	<i>gracilis</i>	Blue Grama
- <i>Erioneuron</i>	<i>pulchellum</i>	Fluffgrass
- <i>Hilaria</i>	<i>rigida</i>	Big Galleta
- <i>Muhlenbergia</i>	<i>capillaris</i>	Gulf Muhly
- <i>Muhlenbergia</i>	<i>dumosa</i>	Giant Muhly
- <i>Muhlenbergia</i>	<i>emersleyi</i>	Bull Grass
- <i>Muhlenbergia</i>	<i>lindheimeri</i>	Lindheimer Muhly
- <i>Muhlenbergia</i>	<i>porteri</i>	Bush Muhly
- <i>Muhlenbergia</i>	<i>rigens</i>	Deer Muhly
- <i>Pennisetum</i>	<i>setaceum</i> cv. ' <i>Cupreum</i> '	Purple Fountain Grass
- <i>Schismus</i>	<i>barbatus</i>	Mediterranean Grass
- <i>Setaria</i>	<i>macrostachya</i>	Plains Bristlegrass
- <i>Sporobolus</i>	<i>cryptandrus</i>	Sand Dropseed
- <i>Trichachne</i>	<i>californica</i>	Cotton top

## SUCCULENTS/ACCENTS

<i>Botanical Name</i>		<i>Common Name</i>
<b>Genus</b>	<b>Species</b>	<b>Common Name</b>
- <i>Agave</i>	<i>spp.</i>	Century Plant, Agave
* <i>Agave</i>	<i>americana</i>	Century Plant
* <i>Agave</i>	<i>colorata</i>	Mescal Ceniza
* <i>Agave</i>	<i>murpheyi</i>	Murphy's Agave
* <i>Agave</i>	<i>parryi</i>	Parry's Agave
* <i>Agave</i>	<i>victoriae-reginae</i>	Royal Agave
<i>Agave</i>	<i>vilmoriniana</i>	Octopus Agave
* <i>Agave</i>	<i>weberi</i>	Smooth Edged Agave
- <i>Aloe</i>	<i>spp.</i>	Aloe
* <i>Aloe</i>	<i>barbadensis (vera)</i>	Medicinal Aloe
* <i>Aloe</i>	<i>ferox</i>	Tree Aloe
* <i>Aloe</i>	<i>marlothii</i>	
* <i>Aloe</i>	<i>saponaria</i>	Tiger Aloe
* <i>Aloe</i>	<i>striata</i>	Coral Aloe
- <i>Bulbine</i>	<i>frutescens</i>	Bulbine
* <i>Carnegiea</i>	<i>gigantea</i>	Saguaro
* <i>Carpobrotus</i>	<i>chilensis</i>	Ice Plant
* <i>Carpobrotus</i>	<i>edulis</i>	Hottentot Fig
* <i>Cephalophyllum</i>	<i>cv. 'Red Spike'</i>	Red Spike Ice Plant
* <i>Cereus</i>	<i>hildmannianus</i>	Hildmann's Cereus
- <i>Dasyliirion</i>	<i>spp.</i>	Desert Spoon
* <i>Dasyliirion</i>	<i>acrotriche</i>	Green Desert Spoon
* <i>Dasyliirion</i>	<i>wheeleri</i>	Sotol, Desert Spoon
* <i>Drosanthemum</i>	<i>speciosum</i>	Dewflower
* <i>Echinocactus</i>	<i>engelmannii</i>	Engelmann's Hedgehog
* <i>Echinocereus</i>	<i>grusonii</i>	Golden Barrel
* <i>Ferocactus</i>	<i>acanthodes</i>	Compass Barrel
* <i>Ferocactus</i>	<i>wislizenii</i>	Fishhook Barrel
- <i>Fouquieria</i>	<i>spp.</i>	Ocotillo
* <i>Fouquieria</i>	<i>splendens</i>	Ocotillo
- <i>Hesperaloe</i>	<i>spp.</i>	Hesperaloe
* <i>Hesperaloe</i>	<i>parviflora</i>	Red Hesperaloe
* <i>Malephora</i>	<i>crocea</i>	Ice Plant
- <i>Manfreda</i>	<i>maculosa</i>	Common Ice Plant
- <i>Nolina</i>	<i>spp.</i>	Bear-grass
* <i>Nolina</i>	<i>matapensis</i>	Tree Bear Grass
* <i>Nolina</i>	<i>microcarpa</i>	Bear Grass
<i>Opuntia</i>	<i>spp.</i>	Prickly Pear
* <i>Opuntia</i>	<i>acanthocarpa</i>	Buckhorn Cholla
* <i>Opuntia</i>	<i>basilaris</i>	Beavertail Prickly Pear
* <i>Opuntia</i>	<i>bigelovii</i>	Teddy Bear Cholla
* <i>Opuntia</i>	<i>engelmannii</i>	Desert Prickly Pear
* <i>Opuntia</i>	<i>ficus-indica</i>	Indian Fig
* <i>Opuntia</i>	<i>violacea</i>	Purple Prickly Pear
* <i>Pachycereus</i>	<i>marginatus</i>	Mexican Organ Pipe
* <i>Stenocereus</i>	<i>thurberi</i>	Arizona Organ Pipe
* <i>Trichocereus</i>	<i>candicans</i>	Argentine Trichocereus
- <i>Yucca</i>	<i>spp.</i>	Yucca

* <i>Yucca</i>	<i>aloifolia</i>	Spanish Bayonet
* <i>Yucca</i>	<i>baccata</i>	Banana Yucca
* <i>Yucca</i>	<i>brevifolia</i>	Joshua Tree
* <i>Yucca</i>	<i>elata</i>	Soaptree Yucca
* <i>Yucca</i>	<i>rigida</i>	Blue Yucca
* <i>Yucca</i>	<i>rostrata</i>	Beaked Yucca

## ANNUAL WILDFLOWERS

<i>Botanical Name</i>		<i>Common Name</i>
<i>Genus</i>	<i>Species</i>	<b>Common Name</b>
* Abronia	villosa	Sand-verbena
* Argemone	pleiacantha	Prickly-poppy
* Camissonia	cardiophylla	Heart-leaved Primrose
* Camissonia	brevipes	Yellow Cups
* Catharanthus	roseus	Madagascar Periwinkle
* Centaurea	rothrockii	Basket Flower
* Cirsium	neomexicanum	Thistle
* Clarkia	amoena	Farewell-to-Spring
* Collinsia	heterophylla	Chinese-houses
- Cosmos	bipinnatus	
- Cosmos	parviflorus	
* Cosmos	spp.	Cosmos
- Cosmos	sulphureus	Yellow Cosmos
- Dimorphotheca	sinuata	African Daisy
* Dimorphotheca	spp.	African Daisy
* Eriastrum	diffusum	Prickly Stars
* Eriophyllum	lanosum	Woolly Daisy
* Eriophyllum	wallacei	Woolly Daisy
* Eschscholzia	californica	California Poppy
* Euphorbia	heterophylla	Painted Spurge
* Gaillardia	pulchella	Fire Wheel, Blanket Flower
* Geraea	canescens	Desert Sunflower
* Gomphrena	globosa	Globe Amaranth
* Helianthus	annuus	Wild Sunflower
* Helichrysum bracteatum		Everlasting Daisy
* Helipterum	spp.	Helipterum
- Helipterum	roseum	Pink Everlasting
* Ipomoea	crisulata	Morning Glory
* Ipomoea	leptotoma	Morning Glory
* Kallstroemia	grandiflora	Arizona poppy
* Lasthenia	chrysostoma	<i>(Baeria chrysostoma) Goldfield</i>
* Layia	platyglossa	
* Lesquerella	gordonii	Yellow Blanket
- Linaria	maroccana	Toadflax
- Linaria	pinnifolia	Toadflax
* Linaria	spp.	Toadflax
- Linaria	texana	Toadflax
* Linum	grandiflorum cv. 'Rubrum'	Red Flax
* Lupinus	arizonicus	Arizona Lupine
* Lupinus	densiflorus	Lupine
* Lupinus	sparsiflorus	Desert Lupine
* Lupinus	succulentus	Arroyo Lupine
* Machaeranthera	canescens (Aster bigelovii)	Blue Aster
* Machaeranthera	tanacetifolia (Aster)	Purple Aster, Tahoka Daisy
* Matricaria	grandiflora	Pineapple Weed
* Matthiola	longipetala cv. 'Bicornis'	Evening Scented Stock Birdcage
- Mentzelia	involucrata	Morning Stars
- Mentzelia	lindleyi	Blazing Stars

## ANNUAL WILDFLOWERS

<i>Botanical Name</i>		<i>Common Name</i>
* Mentzelia	spp.	Blazing Star
* Mimulus	bigelovii	Bigelow's Monkeyflower
* Mohavea	confertiflora	Ghost Flower
* Monarda	austromontana	Bee Balm
* Monoptilon	bellioides	Belly Flower
* Nama	demissum	Purple Mat
* Nama	hispidum	Purple Mat
* Nemophila	maculata	Five Spot
* Nemophila	menziesii	Baby Blue Eyes
* Oenothera	deltoides	Evening Primrose
* Oenothera	primiveris	Evening Primrose
* Orthocarpus	purpurascens	Owl's Clover
* Papaver	rhoeas	Shirley Poppy
* Pectis	papposa	Chinch Weed
* Perityle	emoryi	Rock Daisy
- Phacelia	campanularia	California Bluebell
* Phacelia	spp.	Scorpion Weed
- Phacelia	tanacetifolia	Scorpion Weed
- Plantago	insularis	Indian Wheat
* Plantago	spp.	Indian-wheat
* Platystemon	californicus	Cream Cups
* Proboscidea	parviflora	Devil's Claw
* Rafinesquia	neomexicana	Desert-chicory
* Salvia	columbariae	Chia
* Sisymbrium	ambiguum	Purple Rocket
* Solanum	xanti	Solanum
* Tithonia	rotundifolia	Mexican Sunflower
- Ursinia	calenduliflora	
- Ursinia	chrysanthemoides	
- Ursinia	speciosa	
* Ursinia	spp.	Ursinia
* Verbesina	encelioides	Golden Crown Beard
* Viguiera	annua	Golden Eye
*		Desert Coreopsis
*		Showy Blue Gilia

## PERENNIAL WILDFLOWERS

<i>Botanical Name</i>		<i>Common Name</i>
<b>Genus</b>	<b>Species</b>	<b>Common Name</b>
* <i>Allionia</i>	<i>incarnata</i>	Trailing Windmills
* <i>Amsonia</i>	<i>palmeri</i>	Amsonia
- <i>Anigozanthos</i>	<i>flavidus</i>	Kangaroo Paw
- <i>Anigozanthos</i>	<i>manglesii</i>	Kangaroo Paw
* <i>Anigozanthos</i>	<i>spp.</i>	Kangaroo-paw
- <i>Anigozanthos</i>	<i>viridis</i>	Kangaroo Paw
* <i>Anisodonteia</i>	<i>hypomandrum</i>	African Mallow
- <i>Arctotis</i>	<i>acaulis</i>	African Daisy
* <i>Arctotis</i>	<i>spp.</i>	African Daisy
* <i>Argemone</i>	<i>munita</i>	Prickly Poppy
* <i>Argemone</i>	<i>platyceras</i>	Prickly Poppy
* <i>Bahia</i>	<i>absinthifolia</i>	Bahia
* <i>Baileya</i>	<i>multiradiata</i>	Desert Marigold
* <i>Berlandiera</i>	<i>lyrata</i>	Chocolate Flower
* <i>Castilleja</i>	<i>chromosa</i>	Indian Paintbrush
* <i>Castilleja</i>	<i>lanata</i>	Indian Paintbrush
* <i>Datura</i>	<i>inoxia</i>	Sacred Datura, Jimsonweed
* <i>Delphinium</i>	<i>amabile</i>	Larkspur
* <i>Delphinium</i>	<i>scaposum</i>	Barestem Larkspur
* <i>Dichelostemma</i>	<i>pulchellum</i>	Bluedicks
* <i>Dyssodia</i>	<i>acerosa</i>	Dyssodia
* <i>Dyssodia</i>	<i>pentachaeta</i>	Dyssodia
* <i>Erigeron</i>	<i>divergens</i>	Spreading Fleabane
* <i>Eupatorium</i>	<i>greggii</i>	Eupatorium
* <i>Evolvulus</i>	<i>arizonicus</i>	Arizona Blue Eyes
* <i>Gaura</i>	<i>lindheimeri</i>	Desert Orchid
* <i>Hesperocallis</i>	<i>undulata</i>	Ajo Lily
* <i>Hibiscus</i>	<i>coulteri</i>	Desert Rose Mallow
* <i>Hymenoxys</i>	<i>acaulis</i>	Angelita Daisy
* <i>Ipomopsis</i>	<i>longiflora</i>	Pale Blue Trumpets
* <i>Justicia</i>	<i>sonorae</i>	Sonoran Justicia
* <i>Linum</i>	<i>lewisii</i>	Blue Flax
* <i>Lotus</i>	<i>rigidus</i>	Desert Rock Pea
* <i>Machaeranthera</i>	<i>gracilis</i>	Yellow Aster
* <i>Machaeranthera</i>	<i>tortifolia</i>	Mohave Aster
* <i>Melampodium</i>	<i>leucanthum</i>	Blackfoot Daisy
* <i>Mirabilis</i>	<i>multiflora</i>	Desert Four O'Clock
* <i>Oenothera</i>	<i>caespitosa</i>	Tufted Evening Primrose
- <i>Penstemon</i>	<i>baccharifolius</i>	Rock Penstemon
- <i>Penstemon</i>	<i>barbatus</i>	Scarlet Penstemon
- <i>Penstemon</i>	<i>eatonii</i>	Firecracker Penstemon
- <i>Penstemon</i>	<i>palmeri</i>	Palmer's Penstemon
- <i>Penstemon</i>	<i>parryi</i>	Parry's Penstemon
- <i>Penstemon</i>	<i>pseudospectabilis</i>	Canyon Penstemon
- <i>Penstemon</i>	<i>spectabilis</i>	Royal Penstemon
* <i>Penstemon</i>	<i>spp.</i>	Penstemon
- <i>Penstemon</i>	<i>superbus</i>	Superb Penstemon
* <i>Proboscidea</i>	<i>altheaefolia</i>	Devil's Claw

## PERENNIAL WILDFLOWERS

<i>Botanical Name</i>		<i>Common Name</i>
*	<i>Psilostrophe cooperi</i>	Paperflower
*	<i>Psilostrophe tagetina</i>	Paperflower
*	<i>Ratibida columnaris</i>	Mexican Hat, Coneflower
*	<i>Romneya coulteri</i>	Matilija Poppy
*	<i>Senna covesii (Cassia covesii)</i>	Desert Senna
-	<i>Sphaeralcea ambigua</i>	Globe Mallow
*	<i>Sphaeralcea spp.</i>	Globe-mallow
*	<i>Stachys coccinea</i>	Red Mint, Betony
-	<i>Tagetes lucida</i>	Mexican Mint Marigold
-	<i>Tagetes palmeri (lemmoni)</i>	Mt. Lemmon Marigold
*	<i>Tagetes spp.</i>	Marigold
*	<i>Verbena gooddingii</i>	Goodding Verbena
*	<i>Zephyranthes spp.</i>	Rain Lily
-	<i>Zephyranthes candida</i>	Zephyr Flower
-	<i>Zephyranthes citrina</i>	Fairy Lily
-	<i>Zephyranthes grandiflora</i>	Rain Lily
*	<i>Zinnia acerosa</i>	Desert Zinnia
*	<i>Zinnia grandiflora</i>	Rocky Mountain Zinnia

## I. PERMITTED LAND USES

Except as specifically defined within the City of Surprise of Surprise Zoning Ordinance dated September 1, 2000, all uses shall have their customary dictionary definitions.

Accessory buildings  
Antique shop and store  
Apparel and accessory store  
Appliance repair, sales and services  
Art supply stores  
Assembly halls and auditoriums  
Athletic clubs and commercial recreation  
Auctioneers' auditorium for antiques and fine arts  
Auto seat covers and trim shop  
Auto supply store  
Automated collection center  
Automobile parking lot or garage (public or private)  
Automobile sales  
Automobile rental and/or leasing  
Automobile service center, major and/or minor  
Automobile service station, with or without convenience store  
Automobile washing establishments  
Automobile, auto body repair  
Automobile, boat or recreational vehicle sales, service and rental  
Bakers and baked goods, manufacturing wholesale and storage  
Bakery for on-site sales  
Bank vault storage  
Banks and other savings and lending institutions  
Barber shop  
Bars and cocktail lounges  
Baths, public  
Beauty parlor  
Beer, ale and wine distributor, wholesale and storage  
Beverages, wholesale and storage  
Bicycle sales, service and repair shop  
Bingo  
Blood banks and blood plasma centers as accessory to a hospital  
Blueprint shop  
Boat repair  
Bonding companies  
Book and stationery store  
Bookbinders, commercial  
Bowling alley  
Brokerage house  
Building and loan associations  
Building materials, retail  
Burglar alarm watching service  
Bus terminals  
Business and office machine sales, service and repair shop  
Business signs  
Business, technical or vocational schools  
Candy and ice cream store  
Candy, wholesale distribution  
Car wash  
Carpet, rug and furniture cleaners

Caterers  
Cemetery  
Chemicals and drugs, storage and distribution  
Christian science reading rooms  
Church  
Church and parish house  
Cigar and tobacco store  
Cigars manufacturing, custom hand rolled  
Cigars, wholesale and storage  
Cleaning and dyeing outlets  
Clothing and costume rental shop  
Clothing, wholesale and distribution  
Coffee, wholesale and storage, no roasting  
Coin machines, rental and service  
Collection agencies  
Community center or meeting hall  
Community correctional facility  
Compressed natural gas retail sales, as an accessory use to automobile service stations  
Conference and reception center and facilities  
Contractors storage yard, temporary during construction  
Convenience food restaurant  
Convenience store restaurants  
Convenience store, with or without gas pumps  
Costumes rentals  
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less  
Dancing or theatrical studio  
Delicatessen and catering establishment  
Department store  
Detective agencies  
Diaper supply service  
Draperies, manufacturing  
Dressmakers, custom  
Drive-in business  
Driving schools, auto  
Drugs, wholesale storage  
Dry cleaning and laundry establishment  
Dry goods and notion store  
Dry goods, wholesale and storage  
Electrical substation  
Electronic instruments and devices, assembling and manufacturing  
Employment agencies, not including day labor hiring and transportation centers  
Engravers  
Entertainment bureaus  
Environmental remediation facility  
Equipment and machining rental, retail  
Essential public service or utility installation  
Exhibition hall  
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way, accessory to primary permitted use.  
Exterminator shop  
Family game center  
Feed store  
Finance companies and loan offices  
Florist  
Frozen food locker  
Frozen foods, wholesale storage and distribution

Furniture store  
 Furniture, repairing and refinishing  
 Furs, custom cleaning, storage  
 Game rooms, pool halls  
 Garages, public  
 Garden supply store  
 Gas regulating station  
 Gift shop  
 Golf course, miniature  
 Golf driving range and practice facilities  
 Granary, elevator storage  
 Greenhouse  
 Grocery store, (including retail markets and produce store)  
 Gymnasiums, private or commercial  
 Hardware, retail with or without outdoor garden display and/or sales  
 Hat cleaners and renovators  
 Health and exercise center  
 Health / recreation center facilities  
 Hemstitching  
 Hobby, stamp and coin shop  
 Home improvement store, including building materials  
 Hospital service organizations  
 Hunting and fishing supply store  
 Industrial, scientific or business research development and testing laboratories and offices  
 Interior decorators shop  
 Janitors' supplies, storage and warehouse  
 Jewelers, manufacturing  
 Jewelry and metal craft store  
 Laboratories, clinical and dental  
 Laboratories, testing and research  
 Laundries, collecting shops  
 Laundromat, self-service  
 Lawn mower repair shops  
 Leather goods and luggage store  
 Leather goods, repairing, sales, custom or handicraft manufacturing  
 Libraries  
 Linen supply and service  
 Liquor store  
 Liquor, storage and wholesale  
 Lithographers  
 Lock and key shop  
 Lockers, food storage  
 Locksmiths' repair shops  
 Mail order catalog store  
 Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances  
 Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cork, cloth, feathers, felt, fibers, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yarn  
 Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods  
 Market, stock and bond  
 Medical and orthopedic appliance store  
 Medical center

Medical clinic  
Medical schools  
Messenger or telegraph service station  
Messenger service  
Millinery and artificial flower making  
Millwork (woodworking, manufacturing)  
Mini-warehouse/storage/distribution center  
Mirrors, resilvering, custom work  
Monument sales and engraving shop  
Mortuary  
Motion picture studio  
Motion picture theatres  
Museum  
Music and instrument sales, service and repair shop  
Music or dance studio  
Needlework  
News dealers  
News service  
Newspaper distribution centers with management offices  
Newspaper office  
Newspaper printing  
Newsstand  
Office service: stenographic service, letter preparation, addressing and mailing, duplicating, multigraphing, machine tabulation, research and statistical  
Office supply and office equipment store  
Offices  
Optical goods, manufacturing and sales  
Optician  
Orthopedic appliances, manufacturing and sales  
Outdoor recreational facility  
Outside retail food sales as an accessory use to a general retailer  
Package liquor store  
Paint and wallpaper store  
Painters' equipment and supplies shops, wholesale and storage  
Parking lot  
Personal and convenience services  
Personal wireless service facility, subject to the provisions of Section 17.32.150  
Pet shop  
Philatelist (stamps)  
Photo-engraving  
Photographic developing and printing  
Photographic equipment and supply store  
Photographic studio  
Picture frame shop  
Plant nursery, retail  
Plumbing shop  
Pool and billiard halls  
Poster illustration, studio  
Precision instruments, custom repair  
Printers  
Printing and publishing house (including newspapers)  
Private club, fraternity, sorority or lodge, for profit and/or non-profit  
Private garage  
Private or jointly owned community center recreational facilities, pools, tennis courts  
Private streets  
Professional and administrative offices

Propane retails sales as an outside accessory use to a retail facility  
 Public buildings  
 Public park  
 Public storage garages  
 Public utility plants  
 Public utility facilities  
 Publicity service  
 Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations  
 Radio or television sales, service and repair  
 Recreational facilities, indoor and/or outdoor  
 Reducing salons  
 Research facility  
 Restaurant  
 Retail membership stores with or without outdoor garden display and/or sales  
 Retail sales of goods and services  
 Rug cleaning  
 RV repair  
 Schools, including, but not limited to: barber, beauty, business, commercial correspondence, data processing, dancing, gymnastics, health, insurance, martial arts, modeling, private, real estate and stenographic  
 Sewer lift station  
 Sewing machine store  
 Shoe repair and shoe shine shop  
 Shoe store  
 Shopping center  
 Sightseeing tours, garages and depot  
 Sign fabrication shops  
 Sign painters shops  
 Signs  
 Skating rinks, indoor  
 Slip covers, custom manufacturing  
 Sound systems, rental and repairs  
 Spices, wholesale and storage  
 Sporting and athletic goods store  
 Stable  
 Stadium  
 Steam baths  
 Surgical center and treatment facility, with no overnight stays  
 Swimming pool commercial  
 Tailor shop  
 Tailors, custom  
 Tanning salon  
 Tapestries  
 Tavern, bar or lounge  
 Taxidermist  
 Teaching of fine arts  
 Temporary buildings accessory to construction work  
 Temporary construction offices and sheds, appurtenant storage incidental to a construction project only for the duration of such project  
 Temporary sales and office buildings, buildings incidental to construction work  
 Temporary uses (Subject to Section 17.32.170 of the City of Surprise Zoning Ordinance)  
 Temporary uses related to seasonal or special events (Subject to Section 17.32.170 of the City of Surprise Zoning Ordinance)  
 Theaters  
 Theatrical agencies  
 Tire sales, repair and mounting (with or without outside storage)  
 Tobacco, wholesale and storage

Tools, wholesale and distribution  
Trade schools  
University  
Upholstery shop  
Variety store  
Venetian blinds, custom manufacturing and cleaning  
Veterinary hospitals  
Video arcades  
Wallpaper store  
Warehousing and distribution centers  
Watch repair shop  
Water or mineral, drinking or curative, bottling and distribution  
Water pump station  
Water tower  
Wholesale sales of goods  
Window cleaners' service  
Window display installations, studio and shops  
Window glass installation shops  
Wines, storage and wholesale

Any and all uses not listed here may which are similar to, but not more detrimental than, the above uses shall also be permitted.

## II. RESTRICTED LAND USES

SCDC acquired this property from the City of Phoenix pursuant to a contract entitled "Exchange and Settlement Agreement", which is dated November 19, 1999, and signed by the City of Phoenix, the City of Surprise, and the Surprise Center Development Company, LLC. Under the terms of the Exchange and Settlement Agreement, SCDC agreed that certain uses would be prohibited on its property, and that this prohibition would be enforced through a restriction on the deed by which SCDC obtained title to its property from the City of Phoenix. Under both the Exchange and Settlement Agreement and the deed restriction, these uses are prohibited until such time as "Luke Air Force Base permanently ceases active military flight operations which overfly" the SCDC property, or until an earlier time when the City of Phoenix elects to voluntarily release the deed restriction, if any. None of the uses prohibited by the deed restriction is permitted use under this PAD, and therefore, these uses are also prohibited by this zoning action.

Nevertheless, certain of the prohibited uses would be appropriate uses on this property, if it were not for the restrictions described above. Both the City of Surprise and SCDC desire to honor their commitments to the City of Phoenix, while at the same time providing for appropriate use of this property if the restrictions described above are ever lawfully released with respect to any or all of the uses listed below, then that or those uses(s) shall become principally permitted use(s) on the property beginning on the date that the restrictions are released.

Apartment building (subject to the limitations stated below for Residential Dwelling Units)

Assisted living facilities

Congregate care facility group home

Day Care Center

Hospitals

Hotels, restricted to 2,500 units across site

Motels, restricted to 2,500 units across site

Medical facilities/offices with facilities (i.e. beds) for overnight recovery from medical procedures

Nursing homes

Post-secondary education facilities with outdoor uses

Residential Dwelling Units

Residential Dwelling units shall be permitted at a minimum of 10 dwelling units per gross acre and a maximum of 55 dwelling units per gross acre. No single family detached residential units shall be permitted.

Schools, university

Tourist home

If any or all of these uses become principally permitted uses in the manner described above, then such uses(s) shall be subject to the development standards and the processing requirements of the Surprise Center PAD.

The Exchange and Settlement Agreement and the deed restriction prohibit other uses, which are not listed above. If these restrictions are released with respect to prohibited uses, which are not listed above, such non-listed uses shall not thereby become permitted uses under this PAD.

## **SURPRISE CENTER PAD DEVELOPMENT STANDARDS**

Due to the proposed mix of land uses and the resultant potential for an exciting and distinctive Civic Center, general site development regulations must take into account the unique and innovative nature of this type of land development. Building heights will be allowed from one (1) to fifteen (15) stories to adequately address the potential for both taller, urban scale office building, hospital or hotel uses as well as small, pedestrian scale retail uses along exterior major arterial streets. Within 300' of the major arterial streets, building height will be limited to 4 stories.

Consequently, non-residential land use densities may occur at a maximum floor area ratio ("FAR") of 1.5 across the entirety of the SCDC Site. For example, this level of density adequately allows development of taller buildings on portions of the SCDC Site, which if calculated within their lot area only, would exceed 1.5 FAR. However, this ratio is calculated across the entire SCDC Site where development of shorter buildings with pedestrian plazas and open spaces on the remaining portions of the SCDC Site will, on average across the entire development, result in an FAR of 1.5 or less. Therefore, a true urban fabric encompassing a mix of high and low density may occur within the entirety of the planned development allowing the opportunity for resort, conference center and general hotel and/or motel uses.

Again, due to the unique vision for the development of Surprise Center, setbacks and building separation parameters within the Site may, but are not required to, utilize zero foot setbacks and/or building separations. In any event, there shall be no minimum or maximum building setback or separation requirement. This development standard allows the creation of a dense urban city center with tightly-knit building facades and exciting streetscapes, while maintaining the option to create the wide depths of pedestrian lanes or alternating setbacks with plazas and open spaces in other areas of the //Site. In the event such zero foot setbacks or separations are desired, strict accordance with City of Surprise building and fire code requirements shall be maintained. Each site plan will indicate the chosen building separations and setbacks for that portion of development.

I. Surprise Center PAD Development Standards.

A. General.

1. *Intent.* The intent of the Surprise Center PAD Development Standards is to provide for a diverse mix of land uses, densities and architectural character within a high-quality, attractive development with the potential for both residential and non-residential uses, while promoting the health, safety and welfare of the citizens of the City of Surprise.

2. *Applicability.* These Development Standards shall apply to all development on the SCDC Site within the Surprise Center PAD and shall specifically supercede any similar or more restrictive regulations contained within the City of Surprise Zoning Ordinance.

3. *Conflict.* Where these Development Standards conflict with similar provisions of the City of Surprise Zoning Ordinance, the Surprise Center Development Standards shall prevail.

B. Permitted Land Uses. Permitted land uses shall be those uses listed in the Permitted Land Uses List, Appendix Exhibit "E". All uses similar to and not more detrimental than those listed in the Permitted Land Uses List shall also be permitted. Except as specifically defined within the City of Surprise of Surprise Zoning Ordinance as of September 1, 2000, all land uses listed in Appendix Exhibit "E" shall have their customary dictionary definitions.

C. Access.

1. Location of access points is critical to an efficient traffic circulation system. All access points for specific developments are to be planned in conjunction with the overall access plan and under a traffic study completed by a qualified traffic engineer and submitted to the City of Surprise Traffic Engineer.

2. The above traffic study shall address the following site conditions, present and future:

- i. Traffic volumes;
- ii. Turning movements;
- iii. Traffic controls;
- iv. Site design;
- v. Site distances;
- vi. Location and alignment of other access points.

D. Setbacks and Height.

1. Consistent with the intent of the Surprise Center PAD to encourage diverse development including an urban core, there shall be no minimum or maximum building setbacks from any lot line or public street right-of-way (except for the perimeter arterial streets

where a minimum building setback of 40' shall be maintained with an average depth of landscaping within the building setback of 25') and no minimum or maximum building separation requirements. All development shall conform to applicable building and fire code requirements, particularly those building and fire code requirements which allow development utilizing zero foot, or near zero foot, lot line setbacks and/or building separations upon the satisfaction of special conditions.

2. *Maximum building height:* fifteen (15) stories. Within that area between zero feet (0') and 300' from the major arterial street rights-of-way (Bell Road, Litchfield Road, Greenway Road and Bullard Avenue), the maximum building height shall be limited to 4 stories.

E. Development Intensity.

1. *Floor Area Ratio.* The allowable Floor Area Ratio ("FAR") for property developed within the SCDC Site shall be calculated as a maximum aggregate allowable of 1.5 FAR across the entire SCDC Site. It is understood that development on any one particular site may be at a density as high as 15.0 FAR while still meeting the 1.5 FAR aggregate maximum across the entire SCDC Site. Under this density, the Surprise Center PAD may therefore include both high and low-density development not exceeding the maximum aggregate FAR of 1.5 across the entire SCDC Site. Additional density above the 1.5 aggregate maximum allowable may be approved by an amendment to the Surprise Center PAD under the provisions contained herein.

F. Lot Width and Lot Area. There shall be no minimum lot area or lot width requirements. Lot area and lot width shall generally be determined by building area, lot size, aboveground parking, if any, and applicable City of Surprise fire codes and/or building codes.

G. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements stated herein, the general intent of the approved Surprise Center PAD, and any amendments or approved refinements thereto.

H. Relationship to Overlay Zones. Any property located in the Surprise Center PAD district, which also falls within the F-1 or F-2 overlay zones, must comply with the regulations of the overlay zones.

II. SURPRISE CENTER PAD LANDSCAPING STANDARDS.

A. Generally. Landscaping requirements as set forth herein have been established to encourage quality development in the City; to provide a smooth transition between adjoining properties; to screen service yards, parking lots and other areas which tend to be unsightly; to facilitate the buffering of one land use from other land uses; to encourage harmonious relationships between buildings which are a part of one development and buildings located on abutting properties; to provide open space and recreational areas to serve the needs of the residents of the City; to soften the effect of development; to improve erosion and storm water runoff control; to reduce the particulate matter in the air; to encourage a sense of commitment to

the City and its residents on the part of the developers; and to provide for the health, safety and general welfare of the residents of the City.

B. Definition. "Landscaping," "landscape" or "landscaped" for the purposes of this chapter shall be defined as including any or all of the following: lawn, turf or grass areas; trees; shrubs; ground cover or other plantings; sprinkler or irrigation systems; decorative rock, natural or man-made; decorative lighting; benches, tables, fountains, planters or other similar outdoor furniture; decorative screen walls; detention and retention ponds; waterfalls and human-made streams; paved exterior pedestrian areas including patios, seating areas and plazas; and berms or mounds.

C. General Requirements.

1. A minimum of ten percent (10%) of the net land area over the entire Site (City Site and SCDC Site) shall be landscaped.

2. Landscaping is encouraged along the street frontage between the street or sidewalk and any buildings, parking areas, loading or storage areas in accordance with the following:

a. The intersection of arterial and collector streets is a dominant feature of the urban landscape, serving as major focal points of activity in the community. Because of the importance of these intersections, design features are encouraged at those intersections, which may include, but not be limited to, unique building orientation and design, or special landscape features such as fountains, walls, or screening elements.

3. Any part of a site not used for buildings, parking driveways, sidewalks, etc., shall be landscaped.

4. An automatic irrigation system shall be provided to all landscaped areas requiring water.

5. All landscaped areas adjacent to vehicular parking and access areas shall, as necessary, be protected by concrete curbing if necessary to control storm water flows and minimize damage by vehicular traffic. Unique edging treatments in these areas are encouraged to complement the architectural design theme of the Surprise Center PAD.

6. All trees and plant material shall conform to the Arizona Department of Water Resources plant material list and/or the Surprise Center Landscape Palette, Appendix Exhibit "D".

7. All trees required by this part shall have a minimum trunk height of six feet (6'), with a minimum one and one-half inch (1 1/2") caliper measured four feet (4') above the ground. Multi-trunk trees may have average caliper measurements not less than one inch (1"). Palms shall have a minimum trunk height of five feet (5'). This size of tree is generally referred to as fifteen gallons in the landscaping industry.

8. Twenty-four inch (24") box trees shall have a minimum trunk height of eight feet (8') with a minimum two-inch (2") caliper measured four feet (4') above the ground. Multi-trunk trees may have average caliper measurements of not less than one and one-half inches (1 ½"). Palms shall have a minimum trunk height of eight feet (8').

9. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II(C) upon the request of the property owner. It is the intent of the property owner and the City that proper landscaping transitions shall be provided between disparate land uses.

D. Streetscape Standards. The streetscape design of any particular project shall be in conformance with the intent of the approved Surprise Center PAD. However, the following general landscaping guidelines shall apply along streets:

1. Special entry features shall be provided at major entrances into a project to provide a sense of identification and uniqueness commensurate with the intent of the Surprise Center PAD.

2. Trees with a minimum size as specified herein shall be planted at the rate of one tree per forty feet (40') of linear street frontage. A minimum of twenty-five percent (25%) of the required trees shall be twenty-four inch (24") box trees.

3. Shrubbery with a minimum size of five (5) gallons shall be planted in appropriate numbers to complement the placement of trees, but in no case shall be less than two shrubs per twenty five feet (25') of linear street frontage.

4. Clustering of trees and shrubbery shall be encouraged to accent focal points or landmarks and to provide variety to the streetscape. Contouring of the ground and placement of mounds, earth berms, raised planters and similar landscaping accents along streets shall further be encouraged to maintain conformance with the intent of the Surprise Center PAD.

5. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (D) upon the request of the property owner.

E. Non-Structure, Surface Parking Lot Landscaping.

1. A minimum of five percent (5%) of the parking lot area shall be landscaped, exclusive of front yard or perimeter landscaping and street trees. Such landscaping shall consist of parking islands located within the perimeter of the parking lot.

2. Parking islands or landscaped areas shall be installed at least every ten lineal consecutive parking spaces; said islands shall be a minimum of five feet (5') wide and contain a minimum of fifty square feet in area. A minimum of one tree shall be provided for every parking island required hereunder, exclusive of perimeter landscaping or street trees.

3. Any area used for vehicular overhang shall not be counted towards the required landscaping. The total length of the stall may be calculated to include area used for the overhang, to a maximum of two feet six inches (2'-6") in depth.

4. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (E) upon the request of the property owner.

F. Ground Cover.

1. Vegetative ground cover shall be so located to accentuate landmarks for focal points on a site and to create a "lush" appearance to the landscaped area from public streets and areas, or to create an appropriate appearance in conformance with the intent of the approved Surprise Center PAD. Mounding and contouring of landscaped areas is encouraged.

2. When used as a landscaping feature, inorganic ground cover, consisting of decomposed granite (3/4 inch or smaller), crushed rock, gravel, river run rock and/or boulders, shall be of sufficient variety in terms of color, texture, and materials to provide a pleasant and diverse appearance.

3. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (F) upon the request of the property owner.

G. Retention Basins.

1. All private retention basins shall be landscaped, contoured and designed as an integral part of any lot frontage and shall not take on the appearance of a ditch. Maximum side slopes of basins shall be a four to one (4:1) ratio; side slopes of six to one (6:1) or of varying slope are preferred.

2. Where exceptional design or shallow depths are proposed for the retention basin, the Planning Director, or his designee may waive or amend the application of the requirements of this Section II (G) as requested by the property owner.

H. Maintenance.

1. All landscape materials and landscaped areas shall be maintained in accordance with the approved landscaped plan. Such landscaped areas shall be kept free of trash, debris, weeds, and dead plant material, and shall in all respects be maintained in a neat and clean fashion.

2. All dead or removed plants shall be replaced with plants of the same variety, and in the size and quality as those removed, unless an appropriate alternative has been approved by the Planning Staff.

3. The maintenance of landscaping in the public right-of-way shall be the responsibility of the City of Surprise.

4. The Planning Director, or his designee, may waive or amend the application of the requirements of this Section II (H) upon the request of the property owner.

I. Foundation Planting. Foundation planting shall not be required.

J. Preliminary Landscape Plan.

1. A preliminary landscape plan shall be submitted along with the required development site plan for review by the Community Development Director, or designee. The preliminary landscape plan may be shown on the development site plan drawings. The preliminary landscape plan shall be a conceptual plan and shall include the following information in generalized form:

a. The location and identification of all proposed landscaped areas (on-site, street right of-way, parking area, landscaped buffers and others).

b. Preliminary data pertaining to the amount of net site area, the ground floor areas of all proposed parking spaces, and the amount of all proposed landscaped areas, required and provided.

c. The approximate location of all proposed trees, shrubs, and other landscape materials and improvements.

d. The location of all visibility site triangles.

e. Notes or geographical representations adequately showing the intent of the proposed plans and materials and indicating how those plans will comply with this chapter and the intent of the Surprise Center PAD.

f. The location, height, type, and general design and finish of all proposed screening walls.

g. The location of all proposed storm-water retention areas.

2. The preliminary landscape plan shall be reviewed and approved by the Community Development Director, or his designee, as part of the development site plan review, and may be approved with stipulated changes or additions.

K. Final Landscape Plan.

1. Five copies of a final landscape plan shall be submitted to the Community Development Director, or his designee, along with other required site improvement and building plans prior to or concurrent with the application for a building permit. The final landscape plan shall contain the final calculations, data, and specific details and information of all proposed landscaped areas, landscape materials, screening walls, irrigation system, and other items that were required and identified in conceptual form on the preliminary landscape plan. The final landscape plan shall clearly indicate the quantity and size of each tree and shrub to be installed.

2. The final landscape plan shall be in conformance with the approved preliminary landscape plan and stipulated changes or additions, and shall be approved by the

City of Surprise Community Development Director, or designee prior to the issuance of a building permit.

3. All changes in landscape plans before, during, or after preliminary or final landscape plan approval and/or landscape installation shall be approved by the Community Development Director, or his designee, with the right of the property owner to appeal such decision pursuant to the general appeal provisions contained within these Development Standards.

L. Installation Prior to Occupancy Permit. All landscaping materials and equipment as provided for on the approved final landscaped plan for any development, or for any particular phase of development, shall be installed prior to the issuance of any occupancy permit, unless one of the following occurs: (1) the City of Surprise issues an expedited permanent Certificate of Occupancy; (2) the City of Surprise issues an expedited or regular temporary Certificate of Occupancy; or (3) the property owner submits to the City of Surprise a financial guarantee in the amount of one hundred fifty percent (150%) of the cost of the materials and labor. Financial guarantees shall be of the types and forms as provided in Chapter 16.242 of the City Code. In the event that a cash deposit is made for the purpose of a financial guarantee, no interest shall be paid by the City unless specific arrangements are made for such interest to be paid, prior to City acceptance of the deposit.

### III. SPECIAL STANDARDS FOR SPECIFIED PERMITTED LAND USES.

A. All land uses listed in the Permitted Land Uses list, Appendix Exhibit "E", shall be permitted by right without conditions, except for these specified uses which shall be required to comply with the setback standards:

1. *Convenience stores:*

a. Pump stands, if any, shall be setback no less than twenty-five feet (25') from any street right-of-way, not less than four feet (4') from any non-street property line.

2. *Automobile service stations and automobile washing establishments:*

a. Pump islands shall be setback not less than twenty-five feet (25') from any street right-of-way line, and not less than forty feet (40') from any non-street property line.

3. The Community Development Director, or his designee, may waive or amend the application of the requirements of this Section III (A) upon the request of the property owner.

IV. MISCELLANEOUS.

A. Duration of Surprise Center PAD zoning approval. Duration of the Surprise Center PAD approval shall be as set forth in the Development Agreement.

B. Amendments to the Surprise Center PAD approval.

1. *Minor Changes.* Proposed changes by a property owner within the Surprise Center PAD which do not increase the approved density and/or intensity shall be referred to the City of Surprise Community Development Director, or his designee. The Planning Director, or his designee, is hereby authorized to review and approve or deny such amendment where such change is requested. The Community Development Director, or his designee shall render a decision on the request for the minor change within thirty (30) days from the date of receipt of the request by the property owner. The decision shall be in writing and delivered to the property owner.

a. The property owner shall have the right to appeal any decision on a minor change to the PAD by the Community Development Director, or his designee, to the Planning Commission. Such appeal shall be made by the property owner in writing within thirty (30) days of receiving the written notification of the Community Development Director, or designee's, decision.

b. Within thirty (30) days of the written request for appeal by the property owner of the Community Development Director, or designee's, decision, the Planning Commission shall approve or deny such request for appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

c. The Commission shall deliver its decision in writing to the property owner stating its decision and reasons therefor.

d. The property owner shall have the right to further appeal any decision of the Planning Commission on a minor amendment appeal to the City Council. Such appeal shall be made by the property owner in writing within thirty (30) days of receiving the written notification of the Commission's decision.

e. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

f. Within thirty (30) days of receipt of the Planning Commission's written decision, the City Council shall hear the appeal of the property owner de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner. The City of Surprise Council shall deliver its decision in writing to the applicant stating its reasons therefor.

g. The approval and appeal procedures as stated in this Section IV(B).1 shall apply to all requests for minor changes to the Surprise Center PAD.

2. *Major Changes.* Proposed changes by a property owner within the Surprise Center PAD which increase the approved density and/or intensity shall be considered to be major changes and shall be referred to the City of Surprise Planning and Zoning Commission.

a. Within thirty (30) days of the written request for amendment by the property owner, and upon advice of the Planning Director, or his designee, the Planning Commission shall approve or deny such request for amendment, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

b. The Commission shall deliver its decision in writing to the property owner stating the decision and reasons therefor. If the amendment is granted by the Commission, the property owner shall submit a revised plan showing the authorized changes to the Planning Department for inclusion in the Surprise Center PAD zoning file.

c. The property owner shall have the right to appeal any decision of the Planning Commission to the City Council within thirty (30) days of receiving the written notification of the Commission's decision.

d. Within fifteen (15) days of receipt of the property owner's written notice of appeal to the City Council, the City shall cause the Planning Commission's decision and reasons therefor to be forwarded to the City Council.

e. Within thirty (30) days of receipt of the Planning Commission's written decision, the City Council shall hear the appeal of the property owner de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner. The City of Surprise Council shall deliver its decision in writing to the property owner stating its reasons therefor.

f. The approval and appeal procedures as stated in this Section IV(B).2 shall apply to all requests for major changes to the Surprise Center PAD.

C. Site Plan Approvals.

1. *Generally.* Due to the unique nature and framework of the Surprise Center PAD, any development proposal within the Surprise Center PAD shall be subject to this Section IV(C) regarding site plan review prior to any physical development of that site. The purpose of this review is to relieve demonstrable adverse impacts of the development, if any, upon the public safety, health or welfare; to protect public investments in roads, drainage facilities, sewage facilities, etc.; to conserve the value of buildings; and to ensure that the regulations of the City of Surprise are upheld.

2. *Application of these procedures.* These procedures shall only apply to site plans for development proposed within the Surprise Center PAD.

3. *Variances.* Any requires variances to the applicable Surprise Center PAD regulations or the applicable City of Surprise Zoning Ordinance regulations shall be heard by the City of Surprise Board of Adjustment in accordance with Chapter 17.12 of the City of Surprise Zoning Ordinance.

4. *Site Plan Review.*

a. In considering applications for site plan approval within the Surprise Center PAD, the Planning Staff, Planning Commission, or City of Surprise Council, as applicable, shall consider the following relationship of the plan elements to conditions both on and off the property: conformance to the development standards set forth herein as well as applicable City of Surprise Zoning Ordinance regulations; conformance to the City of Surprise's Comprehensive Development Guide; conformance with the intent and regulations of the Surprise Center PAD; the impact of the plan in existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location; landscaping; lighting; provision for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; and other related matters.

b. The City Planning Staff shall meet with the property owner or applicant upon request. A written recommendation from the Planning Staff shall be forwarded to the Planning Commission regarding the site plan within fifteen (15) days from the date of application.

c. The Planning Commission shall approve or deny such request for approval of the site plan within thirty (30) days of receipt of the Planning Staff's written recommendation, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

d. The Commission shall deliver its decision in writing to the property owner. If the application for site plan approval is granted by the Commission, no further approvals are required for that site plan.

e. If the Planning Commission shall determine that the proposed site plan will not be detrimental to the health, safety or welfare of the community and at the same time is in harmony with the purpose and intent of the Surprise Center PAD, the plan for the area, if any, and the Comprehensive Development Guide, the Planning Commission may grant such site plan approval, with such conditions and safeguards as it may deem necessary.

f. The property owner shall have the right to appeal a decision of the Planning Commission to the City Council within thirty (30) days of receiving the written notification of the Commission's decision.

g. Within thirty (30) days of receipt of the Planning Commission's decision of denial and reasons therefor, the City Council shall hear the property owner's appeal

de novo and shall approve or deny such appeal, with the exception that a continuance of up to thirty (30) days may be granted with the consent of the property owner.

h. The site plan approval procedures as stated herein shall apply to all requests for site plan approvals within the Surprise Center PAD.

5. *Amendments to Approved Site Plans.*

a. Any request for amendment or modification to an approved site plan by a property owner shall be submitted in writing to the City for approval. All requested amendments or modifications shall be shown on a revised site plan drawing.

b. Any requested amendment or modification to an approved site plan shall be submitted to City of Surprise Planning Director, or his designee, who may approve such amendment(s) if they determine such amendment(s) are acceptable to the City of Surprise, under the site plan review criteria as stated herein, and whether the amendment is in conformance with the intent of the Surprise Center PAD.

c. A decision by the Planning Director, or his designee, regarding a site plan amendment shall be final unless appealed to the Planning Commission by the property owner. Thereafter, the appeal shall be heard as an appeal to the Planning Commission and follow the procedures stated within Section 4(C).5.c through j herein, with subsequent appeal rights by the property owner to the City Council.