

SYCAMORE FARMS

CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
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Planned Area Development

637.4-Acre Parcel
Cactus Road, Sarival Avenue,
Peoria Avenue and Cotton Lane

Prepared for
City of Surprise, Arizona

Approved by City Council
July 22, 2004

SYCAMORE FARMS

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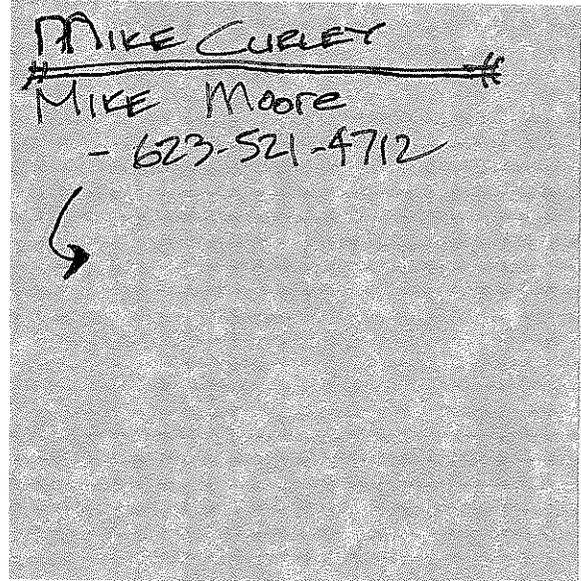
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SYCAMORE FARMS

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SYCAMORE FARMS PAD NARRATIVE

Introduction

Sycamore Farms is a 637.4-acre mixed-use Planned Area Development (PAD) master plan located on both sides of the planned Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD intends to implement the City's vision of a "Gateway" mixed-use employment-oriented development at the southern gateway into the City. The PAD proposes: detached single-family residential, attached single-family residential, multi-family residential, commercial (neighborhood level retail and community level retail) mixed-use (office, institutional, retail, and/or residential) institutional, community linear park, pedestrian trail system, and the Loop 303 freeway that bisects the site including two freeway interchanges. The PAD zoning includes elements of the R1-5, R-2, R-3, and C-2 underlying base zoning districts.

The property encompasses an entire square mile located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west (see Vicinity Map, Exhibit A). All of the existing adjacent arterials are improved with two lanes of paving. The site is currently in general agricultural use, and is relatively flat with a slight slope from northwest to southeast.

Adjacent properties in the area are either in general agricultural use or in various phases of construction. Adjacent properties to the east and southeast are planned and zoned with a mixture of residential and commercial land uses including: Greer Ranch to the east, which is a one-square-mile residential master planned community; and White Tank Vistas to the south east, which is a 100 plus-acre retail and office master plan. Properties to the north and west are currently in design for residential master-planned communities (see Context Map, Exhibit B). The 1988 and 1995 Luke AFB AICUZ 65-Ldn contours are located approximately 1½ miles southeast of Sycamore Farms near the intersection of Reems Road and Peoria Avenue (see Luke AFB AICUZ Map, Exhibit C).

General Plan

The City of Surprise General Plan 2020 identifies the entire Sycamore Farms site to be developed as "Mixed Use Gateway" (see General Plan Map, Exhibit D). Mixed Use Gateway is defined as a primary entry area into the City intended for a unique mix of land uses including: commercial, employment, public, and residential in a master plan that creates a special environment. The General Plan notes that the City encourages diversity and innovation through master planning. The General Plan also encourages projects that create a "sense of place". The Sycamore Farms complies with the Mixed Use Gateway

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designation, creates a sense of place within a master plan format. Sycamore Farms PAD complies with the Surprise General Plan 2020.

Sycamore Farms is located within Special Planning Area One (SPA 1). SPA 1 is expected to have a mix of economic activities. This Planning Area will support 210,000 population and 81,602 jobs. The Sycamore Farms site is identified as the primary location for commercial activity in this part of the City. The commercial development in the Sycamore Farms Mixed-Use Gateway area is intended to bring activity from the other Special Planning Areas as well as from outside the City. The Sycamore Farms Mixed-Use Gateway is envisioned as the future front door to the City of Surprise. The Loop 303 Freeway is a major transportation corridor not only for SPA 1, but also for the entire community.

The General Plan incorporates a series of goals, objectives and policies to ensure development meets the vision of the community. Sycamore Farms through its mixed-use master plan successfully incorporates the following Land Use Element objectives and policies:

Objective: Promote a compatible mix of land uses throughout the planning area.

Policy: Minimize the amount of job leakage.... by ensuring that adequate employment areas are maintained.

Policy: Encourage the location of residential neighborhoods to activity centers to minimize travel times.

Policy: Locate higher density/intensity...uses near major roadway corridors to promote an efficient transportation system.

Policy: Encourage the development of unique, compatible mixed-use developments in the designated "Gateway" areas.

Objective: Practice comprehensive development master planning that...incorporates a mix of compatible land uses.

Policy: Strive to master-plan large parcels...review the treatment...and impact on adjacent land uses.

Objective: Support the construction of viable commercial centers...

Policy: Encourage...regionally oriented retail and service uses of other high intensity employment uses along major roadways...

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Policy: Discourage strip commercial developments and encourage clustering of commercial developments ...

Policy Require...developers to...locate commercial sites in close proximity to population centers...

Objective: Protect the public health, safety, and welfare in areas around Luke Air Force Base.

Policy: The City of Surprise recognizes the 1988 noise contours around Luke Air Force Base as shown on the Land Use Map.

The Economic Development Element sets a community goal to increase the jobs-to-population ratio, keep dollars in the community, and bring dollars from outside the community. Sycamore Farms plans a mixture of retail commercial, office and institutional uses that accommodate up to as much as 275.8-acres of land uses that can generate new jobs and tax base for the City of Surprise. Sycamore Farms is in compliance with the following Economic Development objective and policies:

Objective: Raise and maintain the employment-to-population ratio...

Policy: Ensure that adequate land is reserved for business development...

Objective: Provide employment and shopping opportunities in proximity to residential areas.

Policy: Maintain employment and commercial related land uses as prescribed in each Special Planning Area.

Objective: Ensure a stable municipal revenue stream to provide community services and development new amenities.

Policy: Reserve sites for commercial development to accommodate residents and minimize leakage to other communities.

The Open Space and Recreation Element identify an Urban Park to be located within the Sycamore Farms site. Sycamore Farms includes a 50-acre linear community park along with interconnecting pedestrian trails and open spaces among adjacent land uses that creates a unique integration of land uses to generate that special environment envisioned in the City's General Plan. Sycamore Farms is in compliance with the following Open Space objectives and policies:

Objective: Identify appropriate locations for man-made open space areas and corridors...

Policy: Utilize the park classifications to increase...re creational acreage within the City.

Policy: Define a park as a tract of land that contains a mix of active and passive recreation facilities...t hat are landscaped/hardscaped... Parks should be generally located in the center of their service area and...be developed to jointly...s erve as retention basins for storm water.

The Sycamores Farms PAD Master Plan is consistent with the General Plan Land Use map, SPA 1 designations, Open-Space and Recreation map; and many of the General Plan land use, economic development, and open space/recreation objectives and policies.

PAD Development Plan

The Sycamore Farms site is zoned Rural-43 in unincorporated Maricopa County. An annexation application has been filed to bring the site into the City of Surprise. The City of Surprise will convert the Rural-43 County zoning to R1-43 City zoning following the annexation. The Sycamore Farms request is to rezone the site from R1-43 to Planned Area Development (PAD). The Sycamore Farms PAD Master Plan incorporates a complete mixture of land uses in accordance with the intent of the "Gateway" designation in the General Plan. The following paragraphs describe the proposed PAD in terms of the circulation system, non-residential uses, residential uses, and open spaces that comprise Sycamore Farms. The land use arrangements are shown parcel by parcel within the bubble land use plan (see Land Use Plan, Exhibit E). The land uses are conceptually illustrated to show how the parcels could be developed and how they could be interconnected (see Illustrative Land Use Plan, Exhibit F). This Illustrative Plan is intended to show the potential land use combinations that could occur within Sycamore Farms. The implementation of the planned land uses, layouts of buildings and other design features will vary when site plans and plats are approved for each parcel. The illustrative plan shows how the planned land uses can be linked with pedestrian trails and the street system. The illustrative plan establishes a level of quality from which future site plans on parcels shall be measured.

Circulation (Vehicular)

The framework of Sycamore Farms is created by a street circulation system that will translate this planned Mixed-Use Gateway Area into developable and viable focal point for the City. The square mile is bordered on its perimeter by four planned arterial streets. A planned 6-lane regional freeway (303) bisects the site from north to south. The planned regional freeway includes two freeway interchanges. The Sycamore Farms street internal system provides every land use with direct or indirect access to at least two of the four perimeter arterial streets.

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The Loop 303 Freeway proposes interchanges at Peoria Avenue and Cactus Road. The exact freeway and interchange designs will be determined in the future. The location of the 303 Freeway through the middle of the site, and the location of the freeway interchanges creates the need for a special collector and local street system within Sycamore Farms. The land use plan identifies collector street access points to Peoria Avenue and Cactus Road approximately one-quarter mile on each side of the freeway interchanges. Collector street intersections are planned at the half-mile and quarter-mile points along Sarival Avenue and Cotton Lane. The City prefers an option to include a collector street crossing at the half-mile point that crosses over the 303 Freeway. Due to the estimated \$8 million cost of this bridge crossing, this option will need to be publicly financed. Sound attenuation devices and pedestrian crossing details will be determined during the platting process.

Due to concerns by the City Traffic Engineer, the quarter mile access points with Sarival Avenue and Cotton Lane will not automatically have full turning movements (left turn out) unless approved by the City Traffic Engineer at the time of appropriate site plan or preliminary plat review on parcels that impact quarter mile access points. The exact locations and turning movements allowed at the collector street access points along Peoria Avenue and Cactus Road will be determined at the time of site plan or preliminary plat approval pursuant to the review of Traffic Impact Analyses submitted at the time of appropriate site plan or preliminary plat review on parcels that impact those collector street locations. On Cotton Lane and Sarival Avenue, full access will be provided at the one-half mile points only. On Cactus Road and Peoria Avenue, the developers' traffic engineer is required to demonstrate how signal progression will work, with locations of full access to be determined by the city of Surprise City Engineer.

Unless otherwise approved by the City, all streets within the property, including the adjacent arterials, shall be designed and constructed in accordance with the City's adopted street cross sections in place at the time of construction. Due to the unique characteristics of the some of the planned land uses, special street cross sections may be needed to accommodate individual project designs including private streets or special public streets as approved by the City.

The curvilinear collector streets on each side of the freeway are designed to carry traffic flow from one arterial street intersection through the mixture of land uses to another arterial street intersection. This looping collector street system provides complete internal traffic circulation among different land uses, while also allowing arterial outlets in different directions for proper traffic distribution. The curvilinear collector streets are designed to slow traffic speeds and create different view angles of buildings that front or back to these streets.

The southern portion of the collector street system incorporates two roundabouts to create that special environment that will facilitate continuous traffic flow, but will also slow

traffic speeds enough to allow safe pedestrian crossing opportunities near land uses that will have high pedestrian orientation. The landscaped roundabouts create interesting vistas at the end of street sections. The roundabouts are located in areas where pedestrian crossings are needed along the linear park; and between the linear park, institutional, and mixed-use parcels. These roundabouts create a unique circulation opportunity that complements vehicular and pedestrian circulation needs. The design of the roundabouts shall follow USDOT FHWA-RD-00-067 design standards and be approved by the City. Roundabouts shall be used at all collector intersections whenever appropriate as deemed by the City Engineer.

The lighting standard for the PAD shall be subject to further review and approval by the Community and Economic Development Director, and the developers of all parcels shall comply with any adopted lighting standards that exist prior to the first final plat approval.

Circulation (Pedestrian)

Non-vehicular circulation is needed to properly provide for the integration of land uses. This is accomplished with a series of pedestrian walkways located within landscape open spaces, linear park, and as part of individual projects on parcels when the PAD develops. The major pedestrian 8-foot wide trail is planned in two linear park parcels located in the southern portion of Sycamore Farms. A 6-foot wide detached sidewalk and/or 6-foot wide trail will link the 8-foot wide primary trail in the linear park through the low density residential parcels to the half mile point along Sarival Road to the east and Cotton Lane to the west.

Additional north-south open spaces with 8-foot wide primary trail connections are also planned along both sides of the 303 Freeway. The primary trail system in the linear park and in the landscape open spaces along the freeway allows for easy secondary trail connections from nearly every land use parcel in the PAD. The City prefers an option for the primary trail system to cross the 303 Freeway. The primary trail system can cross the 303 Freeway at the one-half mile point with a bridge crossing or at the Linear Park alignment by constructing either an underpass or a bridge depending on the final 303 Freeway design.

The exact cross-section designs of either the primary trail or secondary trail shall be determined when a plan for the linear park is approved by the City, or when the first project is approved that requires construction of either the primary or secondary trail system. The pedestrian trail crossings shall be clearly identified with markings and/or pavement treatment where the trails cross the collector streets so motorists can easily see pedestrians (see Pedestrian Trail Crossing, Exhibit G). The exact design of the trail crossing shall be approved when the first project comes in where a trail crossing is needed. The collector street trail crossings shall be located per the Conceptual Landscape Plan & Trails

Plan, Exhibit R. Minor modifications to these trail crossing locations may occur when individual plans for parcels are submitted for approval. Any trail crossing location changes are subject to City administrative approval.

Development of parcels along the linear park and the pedestrian trail system shall provide site plans and building orientations to take full advantage of the trail system. Detached single-family subdivisions adjacent to the linear park shall provide a local street along the frontage of the linear park so that homes front onto the linear park and do not back onto it. Homes must front or side onto the street between the subdivision and the linear park. A 6-foot wide pedestrian trail connection must link from the subdivision to the trail in the linear park including a decorative pedestrian crosswalk on the local street (see Pedestrian Connection, Exhibit H). The requirement is to provide maximum visibility and accessibility to the park and to place semi-public spaces (front or side yards) next to public spaces (park). No walls or fences, except to enclose yards for individual homes, are permitted between the subdivision and the park in which case view walls shall be used.

High and medium density residential uses or non-residential uses adjacent to the linear park or the open spaces along the 303 Freeway shall provide site plans that orient buildings, and not parking spaces, next to the park or open spaces. The site plans shall provide a secondary pedestrian connection to the primary trail system within the park or open spaces (see Pedestrian Connection, Exhibit I). View fences for security are permitted, but not solid walls, between buildings and the park or open spaces. Non-residential projects shall provide opportunities for courtyards and/or plazas adjacent to the park or open spaces as part of the pedestrian link to the primary trail system in the park or open spaces (see Pedestrian Connection, Exhibit J). These courtyards and plazas may be fenced with view fences as needed for security purposes only, however solid walls are not permitted. Visual access is required between the plazas, courtyards and the adjacent park or open spaces.

Future transit stops are planned at the arterial/arterial intersections and at the collector/arterial intersections. These transit stop intervals will preclude a rider from having to walk more than a quarter mile to public transit stop. Park and Ride facilities may be incorporated into the site design of various institutional or commercial land uses depending on final site plan approvals and written agreements with the end users.

Employment Related Uses

The focal point of Sycamore Farms as a "Gateway" project is the concentration of employment land uses that create jobs and generate revenue for the City. Approximately 275.8-acres or over 47 percent of the developable site area, excluding the 303 Freeway, is planned for commercial, mixed-use or institutional land uses. These employment generating land uses create a significant employment core at the southern gateway of the City. All of the employment related land uses share superior regional access off of the two 303 Freeway interchanges in addition to local access off of the four-arterial/arterial

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intersections along Peoria Avenue and Cactus Road. These employment land uses combined with adjacent residential uses form the “sense of place” where residents work, live and play within the southern Gateway to the City.

Commercial

The two commercial sites are planned at the arterial-arterial intersections for maximum accessibility and visibility from surrounding residential neighborhoods, arterial streets and the Loop 303 freeway. The commercial sites account for 96.4-acres of land . Each of the commercial parcels has direct access to two arterial streets and an internal collector street. Pedestrian trail connections shall be provided to each commercial parcel as part of the Sycamore Farms pedestrian trail system (see Conceptual Commercial Project, Exhibit K). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The commercial parcels shall be integrated with adjacent land uses using landscape retention areas and pedestrian trail connections as open space transitions. Screen walls shall be used when needed for aesthetic or security purposes only. Land uses shall be integrated by building orientation, architecture, shared parking, pedestrian walkways and compatible landscape themes.

Uses in Commercial Parcel

- Permitted as listed in the C-2 Zoning District per the Zoning Use Matrix in Exhibit X
- Conditionally permitted uses as listed in the C-2 Zoning District per the Zoning Matrix in Exhibit X with a Conditional Use Permit
- Home Improvement Center (indoors) permitted with a Conditional Use Permit
- Retailer over 50,000 square feet with an ancillary garden center.
- New vehicle dealership and ancillary uses permitted with a Conditional Use Permit

Commercial parcel uses shall be developed in accordance with the Development Standards Table listed in this PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Mixed-Use

The mixed-use parcels create opportunities for different land uses to interface on one or more parcels through the use of site planning, building architecture, building orientation, shared open space, shared driveway entries, and pedestrian linkages. The mixed-use parcels accommodate 140.9-acres of land within the PAD. Mixed-Use parcels

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shall provide a combination of three or more of the following land uses: high-density residential, retail commercial, institutional, or office; of which residential is a required land use as part of the land use mix. Each land use, within the mixture, must be a distinct land use integrated with the other land uses. If there is any question whether a land use is distinct enough to be a legitimate contributor to the mix, the final decision will be made by the City.

In accordance with the Luke Air Force Base Graduated Density Policy, which calls for a gross density of 6 dwelling units per acre on the Sycamore Farms project, the number of residential units on the mixed-use parcels shall be limited to 1,232 units. If however development on the surrounding residential parcels occurs at a lower density than the maximum allowed in this PAD document, the number of residential units on the mixed use parcels can be increased provided the overall density in the Sycamore Farms PAD does not exceed 6 dwelling units per acre.

The mix of buildings shall include similar character by providing similar architectural styles with shared use of materials and colors. Mixed-Use parcels shall also include a common landscape palate. Buildings on a mixed-use parcel shall incorporate the use of courtyards and pedestrian connections between buildings when possible. No physical barriers, such as solid walls or other similar barriers are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Buildings and land uses in mixed-use parcels shall integrate the design of entries off of arterial streets to provide a common entry theme.

There are no limitations (except the minimum of three different land uses) on the combination of land use(s) that can occur within the mixed-use category as long as the land uses are listed as permitted uses. For example Mixed-Use parcels may be developed with: residential units in the same building above or adjacent to retail or office uses; offices in the same building over or adjacent to retail uses; retail, institutional, office and residential uses on the same floor or different floors in the same building; a campus of buildings with residential, institutional, office and retail in different buildings with a shared architectural, and landscape theme; retail, institutional, office and residential uses on adjacent properties with shared vehicular entry access; any combination of two or more land uses designated for Mixed-Use parcels in this PAD (see Conceptual Mixed-Use Project, Exhibit L). This concept plan is to illustrate how the integration of buildings and land uses on mixed-use parcels should occur. It does not reflect a specific project or design but does reflect intended quality.

Mixed-Use parcels may develop in sequential phases with one land use preceding others, or all land uses may develop in a single phase. In the case where land uses are developed in sequential phases, the following shall apply: 1) A conceptual site plan shall be provided that includes the proposed land use project, and how any remaining undeveloped acreage within the mixed-use parcel can be developed with the minimum

required mixture of land uses. The conceptual site plan shall illustrate how the proposed project and the conceptual mixture of land uses can be integrated. This conceptual site plan is required until the last of the undeveloped acreage within the mixed-use parcel is part of an application for a specific project; 2) The first land use shall establish the basic architectural use of color and materials, landscape palate, and pedestrian connection for the mixed use parcel; 3) Each land use project within the mixed-use parcel is responsible for perimeter improvements adjacent to its street frontages or project boundaries; and 4) The exact location and configuration of buildings, structures and improvements shall be submitted at the site plan review stage. In the site plan review stage the orientation of buildings, pedestrian linkages, landscape open spaces, parking fields, and interface with other existing or future conceptual uses shall be illustrated to provide an overall context within the mixed use parcel. The context of the planned land uses shall also show adjacent existing uses in the PAD that are not within the mixed-use parcel.

Depending on site plan submittals the Mixed-Use parcels could result in approximately: 1,232 residential units; 270,000⁴ square feet of retail or 540,000 square feet of office space, which could generate 2,120 new jobs⁵. There is potential for the office space square footage and new jobs estimates to exceed these figures if the site plans include multi-story structures and higher Floor Area Ratios (FAR). The mixed-use parcels will be developed under the R-2 and R-3 base districts for residential uses, under the C-2 base district for the institutional, retail and office uses based on the Zoning Use Matrix (see Zoning Use Matrix, Exhibit X), and in accordance with the following permitted use list and the Development Standards Table listed in this PAD narrative, and all applicable City development regulations in effect at the time development is occurring.

Uses in Mixed Use Parcels

- Permitted uses as listed in the C-1, C-2, R-2, and R-3 Zoning Districts per the Zoning Use Matrix in Exhibit X
- Conditionally permitted uses as listed in the C-1, C-2, R-2 and R-3 Zoning Districts per the Zoning Use Matrix in Exhibit X with a Conditional Use Permit
 - Auto Mall or new vehicle dealerships and ancillary support facilities.
 - Conference Center.
 - Motion picture, art or photo studio (indoors only).
 - Radio or Television studio (not including transmitters or towers).
 - Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan (not to exceed 24 months per project).
- Uses permitted in the Institutional permitted use list of this PAD.

⁴ Assuming 25% in retail on 80 percent net acreage and a .22 FAR.

⁵ Assuming 50% in office with 1.43 jobs per retail square foot and 3.21 jobs per office square foot at a .22 FAR.

Institutional

There are two Institutional parcels located along each side of the Loop 303 Freeway in the southern portion of Sycamore Farms. The Institutional parcels provide 38.5-acres for the development of public/quasi-public land uses as defined in this narrative. These parcels may also be employment generators that can provide approximately 335,000 square feet of building space and approximately 483 new jobs⁶. Each of the institutional parcels has regional accessibility from the 303 Freeway, and Peoria Avenue with local accessibility from one of the major collector streets that provide primary access into Sycamore Farms. Both institutional parcels are adjacent to the primary pedestrian trail system and the planned linear park that allows the potential for institutional uses to share recreational facilities with the City (see Conceptual Institutional Project, Exhibit M). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Institutional parcels shall include a common landscape palate. Projects shall incorporate the use of courtyards and pedestrian connections between the buildings. No physical barriers, such as solid walls or other similar barriers that block views are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Pedestrian linkages are required to provide connection to adjacent land uses; such as the development of walkways through connecting common open spaces or connecting decorative pedestrian cross walks in streets.

Institutional uses are also allowed in any of the Mixed-Use parcels. Due to the unknown demand for institutional uses and the changing needs of the City, or if the institutional uses locate in a different part of Sycamore Farms within one of the Mixed-Use parcels, this PAD document may need to be revisited and amended. The Institutional parcels shall be developed in accordance with the following permitted use list and the Development Standards Table listed in this PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Uses in Institutional Parcels

- Public facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings.
- Quasi-public facilities for use by civic or non-profit organizations
- Public or Private College, University, post-secondary Trade School
- Hospital, Out-Patient Care, Medical Offices
- Medical research, and laboratories
- Public or private museums

⁶ Assuming 80 percent net acreage at .25 FAR and 1.44 jobs per 1,000 s.f. of building space.

- Public or Private Theatre or Concert Hall with live entertainment or other similar uses as approved by the City of Surprise.
- All uses shall be conducted indoors except for patios, balconies, plazas, recreation fields for schools, and parking and loading/unloading areas.
- Other public or quasi-public facilities as approved by the City of Surprise
- Public civic center, meeting rooms, or conference center.

Residential Land Uses

Approximately 261-acres or 44 percent of the developable site area is planned with a mixture of residential densities and unit types. All of the residential properties are located near the middle of the master plan away from freeway interchanges and arterial intersections. All residential parcels have access to the primary pedestrian trail system. The residential component of the master plan includes three different density categories that provide for a range of detached single-family, attached single-family, condominiums and apartment multi-family housing.

High Density Residential

Three parcels are planned for high-density multi-family residential units. The three parcels account for 34.1-acres of land area with a maximum potential for 1,193 units. These parcels are located adjacent to the linear park and the primary pedestrian trail system. All three parcels have frontage along either a collector street or an arterial street to provide marketing windows. The locations of the parcels allow massing of vertical buildings. The high-density residential parcels provide land use transitions between the freeway and the lower density detached single-family parcels or between institutional and commercial parcels. Residents in these complexes will have easy pedestrian access to parks, trails, institutional uses, and retail commercial uses.

High-density residential uses are intended to be intense with densities to 35 units per acre and building heights to five stories or 60-feet. These residential units are intended to include owner-occupied condominiums, renter-occupied apartment units, fractional ownership timeshares, or dormitories for a college or trade school on one of the Institutional parcels. Condominiums will be operated and maintained by a Home Owners Association. Professional property management companies will operate apartment or time share units. Schools will operate dormitories. These residential parcels shall include on-site open space, recreation amenities, and pedestrian trail connections to the linear park and the primary pedestrian trail system (see Conceptual High Density Residential Project, Exhibit N). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

These parcels shall include a common landscape palate. Buildings shall incorporate the use of open space amenities and pedestrian connections between the buildings. No

physical barriers, such as solid walls or other similar barriers that block views are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Physical barriers between adjacent land use parcels shall be minimized as much as practical depending on the adjacent land use. Residential buildings shall not immediately back to public streets or open spaces with the primary trail system. Parking lots or covered parking spaces shall not be located along street frontages. The high-density parcels shall be developed under the R-3 district based on the Zoning Use Matrix (see Zoning Use Matrix, Exhibit X), and in accordance with the Development Standards Table listed in this PAD narrative and all applicable City development regulations in effect at the time development is occurring.

Medium Density Residential

Two parcels are planned for medium-density residential projects. The parcels combine for 78.5-acres of land that will allow up to 628 units. Both parcels are located on either side of the Loop 303 Freeway but are separated from the freeway by landscaped open spaces with the primary pedestrian trail system. These parcels shall provide secondary pedestrian trail access to the primary trail system. Both parcels front along a collector street that provides access to arterial streets and the 303 Freeway interchanges.

These parcels are positioned between the Loop 303 Freeway and lower density single-family residential parcels. The separation from the 303 Freeway created by the landscape open spaces, the primary pedestrian trail system and a noise screen wall will mitigate freeway noise impacts and create desired horizontal transitions to the lower density detached single-family parcels. Both parcels are also located between planned commercial or mixed-use parcels to the north and high-density residential parcels to the south. The medium density residential uses provide the most compatible land uses next to trails, commercial, mixed-use, high-density residential and lower density residential uses (see Conceptual Lots for a Medium Density Residential Project, Exhibit O). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user, but does reflect intended quality. In order to promote an integrated mixed-use environment, homes should be encouraged to front the collector streets.

The medium-density residential parcels shall permit attached or detached single-family units targeted at 8 units per acre and building heights to three stories or 36-feet. In the event that the half-mile collector street extends across the 303 Freeway as illustrated with a dashed line in the Sycamore Farms Land Use Plan – Exhibit E, the remnant portions of the medium density parcels to the south of the collector street shall be allowed to blend densities, development standards and acreage with the adjacent high density parcels if it is determined that either of the remnant medium density parcels are too small to be developed by themselves.

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The units are anticipated to be owner-occupied units. The configuration of the house products can vary widely in design from one story to three stories and include attached or detached single-family units. Although the design of the units may differ from traditional detached single-family units, the architectural quality of medium density units shall be comparable to the quality expectations identified in the City's Single-Family Home Product Design Guidelines.

The medium density parcels are intended to be platted subdivisions with common open spaces, recreation amenities, connections to the pedestrian trail system and pedestrian linkages via common open spaces to adjacent land uses if practical depending on the adjacent land use. Variations in lot configuration and unique house products are encouraged as long as the subdivisions fall between the 5 to 8 units per acre density range. The common areas shall be owned and maintained by a homeowners' association. The medium-density parcels shall be developed under the permitted use lists in the R-1 and R-2 districts with the intention to allow a wide range of house products including: duplexes, townhouses, attached and detached single-family homes on cluster lots, Z lots, shared driveway lots or other equivalent lot configurations that may be introduced into the future residential market. The medium density parcels shall be developed under the R-2 district based on the Zoning Use Matrix (see Zoning Use Matrix, Exhibit X), and in accordance with the Development Standards Table listed in this PAD narrative, and all applicable City development regulations in effect at the time development is occurring.

Low Density Residential

Two parcels are planned for single-family residential subdivisions. The two parcels makeup 148.4-acres of the master plan. These residential parcels may be developed with approximately 549 detached single-family units. Both parcels are buffered from the Loop 303 Freeway by noise walls, trails, landscape buffers, high-density residential parcels, medium-density residential parcels, and the internal collector streets with landscape medians. Both parcels are contiguous to the linear park and the primary pedestrian trail system. Both parcels are separated from higher intensity residential and non-residential uses by the collector streets and the linear park. The single-family subdivisions on these parcels will have collector street access to arterials at the quarter-mile and one-half mile points plus convenient access to employment, retail shopping, institutional uses, and a community park.

Single-family residential uses shall be detached single-family units on 58-foot wide or wider lots with a target density of approximately 3.7 units per acre. The house products will be one and two story with a maximum height of 30-feet. These parcels shall be developed for owner-occupied units with a variety of architectural elevations and open spaces that are consistent with the City of Surprise Single-Family Design Guidelines Manual and the Single-Family Home Product Design Guidelines. Common open spaces and recreational amenities shall be owned and maintained by homeowners associations. Pedestrian linkage is required to be provided to the Linear Park and the primary pedestrian

trail system. The low density parcels shall be developed under the R-1 zoning district based on the Zoning Use Matrix (see Zoning Use Matrix, Exhibit X), and in accordance with the Development Standards Table listed in this PAD narrative and all applicable development regulations in effect at the time development is occurring.

Single-Family Design Guidelines

The two low-density parcels within the Sycamore Farms PAD shall comply with the Single-Family Design Guidelines (see Single-Family Design Guidelines, Exhibit P). The low-density parcels meet a Base Density of 3.7 dwelling units per acre. The Guideline’s “Determination Lot Category” based on the Permitted Lot Size Mix in Table 1 identifies that Sycamore Farms falls under Category C, because the minimum 58-foot wide lot category is the smallest lot size category that exceeds the 15% mix. According to the Permitted Densities in Table 2 under Category C at a base density of 3.7 units per acre Sycamore Farms needs to obtain a total of 72 design points. Due to the location of the two low-density parcels near high and medium density residential land uses, the mix of lot sizes will be 58 and 63-foot wide lots.

Each of the Sycamore Farms low-density parcels shall be developed with a mix of 58- foot and wider lots. All lots shall follow the development standards identified in the Sycamore Farms Development Standards Table for low-density Parcels 2 and 13. The Sycamore Farms PAD Single-Family parcels shall comply with the Single-Family Residential Design Guidelines Manual and the Single-Family Residential Home Product Design Guidelines. The following tables include only a summary of the City Requirement language. The entire language for the City Requirements in the Single-Family Residential Design Guideline Tables is noted in Exhibit P of this PAD narrative.

Standard Design Requirement List Compliance (Apply to Low Density Residential Parcels 2 & 13)

List #	City Requirement	Sycamore Farms Compliance
A	If lots are less than 70’ wide or 7,700 s.f. the PAD must comply with items A1, A2, and A3.	Lots are less than 70’ wide and 7,700 s.f.
A1	No percentage of lots within categories A, B, C or D can exceed 30% of total within one category.	Not Applicable because of maximum densities on other parcels in the PAD
A2	The percentage of lots within categories E, F, and G cannot be less than 30% combined.	Not Applicable because of maximum densities on other parcels in the PAD
A3	If 10% of lots fall within categories F and G, then item A2 requirement is reduced to 25%.	Not Applicable because of maximum densities on other parcels in the PAD
B	No less than 10% of gross acreage of open space; and no less than 5% is a tract maintained by HOA.	The single-family residential parcels will comply with 10% open space requirement

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C	Provide entry monuments at all entries from arterial streets.	Entry monuments are planned for single-family parcels
D	Provide staggered perimeter walls.	The perimeter walls are staggered two feet
E	Houses will have a minimum of 3 different floor plans with 3 different elevations for each floor plan; and each floor plan must have a front porch option.	The single-family parcels shall comply with this guideline.
F	No house will have the same elevation or color scheme as a house adjacent to or across the street.	The single-family parcels shall comply with this guideline.
G	No more than 2 adjacent houses backing on an arterial can have the same roofline.	The single-family parcels shall comply with this guideline
H	The garage must be a min. of 20' x 20', free of obstructions such as water heaters, and the back or one side must contain additional work/storage space at least 4' wide.	Single-family homes on the single-family parcels shall comply with this guideline
I	Need 2 parking spaces in driveways outside of garage; and no driveway less than 22' deep from back of sidewalk.	The single-family lots shall comply with this guideline
J	Lot width and housing product width.	Homes in the single-family parcels shall meet the minimum width requirements based on lot widths per Development Standards Table in this PAD
K	Setback requirements.	The setbacks are listed in the <u>Development Standard Table</u> in this narrative

Design Option List B Compliance

List #	City Requirement	Sycamore Farms Compliance	Points
A	For each 40 acres, provide 3 cul-de-sacs with a diversity feature such as island or access to open space.	Not Selected.	0
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots.	Selected	2
C	On no less than 20% of the lots in category A, B, C and D provide a mix of driveway orientations.	Not Selected	0
D	Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range.	Not Selected	0
E	Stagger front setbacks in lot categories A, B, C, D and E in 3' increments (18', 21', 24' setbacks).	Selected	2
F	Design lineal open space greenbelt through project.	Selected. The plats shall provide this feature	4
G	Provide open space that is visible from both residential and arterial streets.	Selected. The plats shall provide this feature through open space locations	2

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H	Provide at least 600' of open space per mile along arterial streets.	Not Selected.	0
I1	Provide 6' of separation between curb and 8' sidewalk on arterial and collectors.	Not Selected.	0
I2	Install a raised median in collectors and arterials to be maintained by POA and HOA.	Selected. Medians shall be provided in collectors and arterials within or adjacent to the PAD.	2
I3	Plant enhanced landscaping along arterials and collectors with 24" box trees every 50'.	Selected	4
I4	Double points can be obtained if developer provides I1, I2, I3 on both side of street.	Not Selected	0
J	Design view corridors of mountain views.	Selected. The plats shall provide this feature when possible based on freeway design and height of buildings on adjacent parcels.	4
K	Design lots so that no lot is located at the end of a "T" intersection.	Not Selected	0
L	Provide pedestrian and bike access to non-residential sites.	Selected. Trail connections are required per Exhibit R to connect open spaces in plats to primary trail system.	6
M	Design traffic calming devices, raised decorative paving, etc. 2pts for every 3 devices.	Raised decorative paving is provided at major entrances. Decorative paving at trail crossings and round-a-bouts in collector streets. Minimum 9 devices total	6
N	Design trails that connect open spaces.	Selected. Trails in the PAD shall connect residential, non-residential, park and open spaces per Exhibit R	6
O	Construct decorative hardscape features at entrances and pedestrian crossings.	Selected and illustrated on Exhibit R	2
P	Donate land for municipal purposes.	Not Selected	0
Q	Provide berms, enhanced landscaping with perimeter walls.	Not Selected	0
R	Utilize neo-traditional planning such as detached garages, internal commercial.	Not Selected	0
S	Propose unique design elements.	Selected. SF parcels are pedestrian friendly with limited perimeter walls & orientations to parks & open spaces	2
Total Required	Based on Category C	Points Required	28
Total Selected	Based on Category C	Points Selected	42

Design Option List C Compliance

List #	City Requirement	Sycamore Farms Compliance	Points
A	Prohibit same front elevation on adjacent homes and same rear elevation on two consecutive homes visible from arterial.	Selected. Subdivisions shall prohibit the same front elevation on adjacent homes and same rear elevation on two	2

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		consecutive homes visible from arterials.	
B	De-emphasize garage fronts, provide side-entry garages and L-shape floor plans	Not Selected	0
C	Three floor plans with at least 2 elevations which have covered front entries, front porches, enhanced door and window details, roof overhangs, etc.	Not Selected.	0
D	Three distinct roofing types.	Selected. Each subdivision shall provide three distinct roofing types by the use of materials, colors or shape of tile	1
E	On every elevation of every floor plan, incorporate a variety of durable finishes such as brick, masonry, tile inlays, etc.	Not Selected	0
F	Design lots backing on arterials to avoid roof-lines parallel to or all perpendicular to the arterial street.	Selected. In subdivisions, lots backing to arterials shall avoid repetitive roof-lines that are either all parallel or all perpendicular to the arterial	2
G	Extend all front architectural treatments along the side of the house for 6' or to the side fence return.	Selected. In subdivisions, architectural treatments on the front elevations shall be extended to the sides of the houses to the return wall	2
H	On homes 40' or less, limit width of garage doors.	Selected. On homes less than 40' wide, garages will be no more than 20' wide along the front elevation.	2
I	Embellish window treatments on the front and rear of all homes and sides of homes which side on an arterial.	Selected. Window treatments to meet City design guidelines.	3
J	Developer install front yard landscaping in lots in category A, B, and C.	Selected. Developers shall install front yard landscaping on lots within 90 days of Certificate of Occupancy	2
K	Install decorative pavement such as salt finish on at least 25% of lots.	Selected. At least 25% of the lots in each subdivision shall provide decorative pavement treatment to the homeowners.	2
L	Construct entry walls with walkways from the street to the front entry on 50% of all lots.	Not Selected	0
M	Construct second story on 2-story homes with a 6' offset between 1 st and 2 nd floors.	Not Selected	0
N	Unique design features.	Not Selected	0
Total Required	Based on Category C	Points Required	16
Total Selected	Based on Category C	Points Selected	16

Note: All single-family residential units shall comply with the Single-Family Residential Home Product Guidelines.

Design Option List D Compliance

List #	City Requirement	Sycamore Farms Compliance	Points
A	Provide trail system connecting open space areas to residential and non-residential developments.	Selected. The PAD includes a trail system that ties the entire master plan together including private recreation open spaces with amenities	4
B	Provide a clubhouse with outdoor recreation amenities that is maintained by a HOA.	Not Selected	0
C	Provide an active recreational facility to be maintained by HOA.	Selected. Pocket Parks will be provided with recreation equipment and trail connections for master trail system	4
D	Provide swimming pool maintained by HOA.	Not Selected	0
E	Provide a large open space corridor with a minimum width of 75' and an average of 100' to be maintained by HOA.	Not Selected	0
F	Provide common area lakes or wetlands.	Not Selected	0
G	Provide golf course.	Not Selected	0
H	Provide open space in excess of the 10% minimum. 2 points for each 1% over 10%.	Selected. The plats shall provide 12% open space including all HOA common areas.	4
I	Neighborhood amenity, which encourages meetings/interaction such as amphitheaters.	Not Selected	0
J	Unique design element.	Numerous pedestrian trail connections are included to link the single family residential to adjacent land uses and to the extensive trail system throughout the entire project.	2
Total Required	Based on Category C	Points Required	14
Total Selected	Based on Category C	Points Selected	14

Parks and Open Spaces

The major open space feature in Sycamore Farms is a public community linear park with a primary pedestrian trail system. This is a public community park. The public park will have all or some of the following: paved trails, multi-use recreation fields, swimming pool, ball courts, benches, amphitheatre, picnic tables, Ramada, BBQ grills and parking lots. The park and trail system are complemented by a series of private open spaces, courtyards, plazas or recreational amenities within the institutional, mixed-use and residential parcels. All parcels shall have appropriate perimeter landscape tracts with connections to other open spaces and the trail system. Exact open space uses, sizes and locations within each parcel will be determined at the site plan or subdivision plat approval. Specific locations for trail connections and trail crossings over collector streets are identified in the Landscape / Trails Plan illustrated in Exhibit R.

The linear park may accommodate regional storm water retention and/or retention for land uses in the PAD. In a situation that involves PAD land uses, the individual developer may negotiate to provide landscape or park improvements on the portions of the park in exchange for needed storm water retention. The park is planned in compliance with the Surprise General Plan (see Linear Park Conceptual Plan, Exhibit Q). The trail system in the park shall be designed in a manner to ensure that connections to the trail system can be accommodated by adjacent land uses. This concept plan illustrates how the park can be developed. The City will determine the exact design of uses within the park. This exhibit is intended to show how the park can be developed with a variety of community recreational uses, and how to provide trail connections with adjacent land uses.

Pedestrian trails in the linear park are designed to allow connection to residential and non-residential parcels throughout Sycamore Farms (see Conceptual Landscape and Trails Plan, Exhibit R). This trail system allows employees, students and residents to walk, jog, skateboard or bike between planned residential, institutional, office and retail uses. An option may include a pedestrian bridge under or over the 303 Freeway near the linear park alignment or the half-mile collector street alignment. Due to the expense of this bridge or underpass, it will need to be publicly financed.

By submittal of the PAD, that applicant as landowner agrees and approves to the open space designated in the approved PAD plan. The community park open space is to be purchased and improved by the City or through separate negotiated development agreements with developers of adjacent parcels.

Economic Impacts

Sycamore Farms could have substantial financial impact on the City of Surprise. The combination of retail centers, offices, and institutional uses could potentially generate hundreds of new jobs for residents. Based on the planned acreage for different employment related uses, the annual salary for employees could be in the millions per year. The salary income is spent mostly in the local economy, which translates into retail sales tax for the City. The potential retail sales tax that could be generated by the retail uses in Sycamore Farms may be in the millions per year.

The benefit of Sycamore Farms, as the southern Gateway into the City of Surprise, is the creation of a mixed-use employment oriented core with a unique environment where people can live, work, and play. The mixture of the planned employment-oriented uses is intentionally diversified to capture all areas of the current and future employment market. Sycamore Farms is geographically larger than downtowns of most major cities with the added benefit of planned open spaces, trails and a mixture of residential unit types. The regional access and balance of residential and non-residential uses creates a formula that will engender economic success for this City of Surprise Gateway.

Development Standards

Each parcel in Sycamore Farms is designated with a land use and a corresponding Base Zoning District permitted use list or a separate permitted use list identified under the planned land use category discussions in this PAD. All land uses identified in the PAD Land Use Plan for Sycamore Farms extend to the existing ownership property lines. All agricultural land uses on each parcel within the Sycamore Farms PAD Land Use Plan are permitted to continue and expand as exempted uses until each parcel is developed with the land uses identified in the PAD Land Use Plan and this narrative.

The land uses identified in the Sycamore Farms PAD Land Use Plan shall be developed under the permitted use list identified under each land use category discussed in this PAD narrative, and any additional permitted principal uses, conditional uses, and accessory uses identified in the Zoning Use Matrix (see Zoning Use Matrix, Exhibit X). The land uses shall be developed under development standards identified in the Development Standards Table listed on the next page of this PAD and all applicable City development regulations in effect at the time development is occurring.

Sycamore Farms Development Standards Table

Parcel #	10 and 14	1 and 6	7 and 8	4, 9 and 11	3 and 12	2 and 13
Description	Commercial	Mixed-Use	Institutional	High Density Residential	Medium Density Residential	Low Density Residential
Min Area	1-ACRE	1-ACRE	1-ACRE	5-ACRES	5-ACRES	5-ACRES
Max Density	NA	16 DU/AC	NA (3)	35 DU/AC	8 DU/AC	3.7 DU/AC
Max House Width	NA	NA	NA	NA	NA	(4)
Min Lot Width	100'	100'	100'	100'	30'	58'
Min Lot Depth	NA	NA	NA	NA	80'	110'
Min lot Area/Unit		2,000 sf	NA (3)	1,000 sf	2,600 sf	6,000 sf
Front	35'	35' Non-Residential (5)	35'	20'	12' for Living Area or Side Load Garage 20' for Front Load Garage (6)(7)	12' for Living Area or Side Load Garage 20' for Front Load Garage (7)
Side	15' Interior 25' Corner	15' Interior 25' Corner	15' Interior 25' Corner	20'	0'/0' attached 3'/3' detached	5'/8' for detached units
Street Side	25'	25' (5)	25'	20'	10' (2)	13' single story 20' multi-story (2)
Rear	15'	15'	15'	20'	10 for Living' 5' for Garage & unenclosed Patio Cover (1)	15' for Living 10' for unenclosed Patio Cover (1)
Rear or Side Adjacent to Residential Zoning	45'	45'	45'	N/A	N/A	N/A
Rear Adjacent to Arterial Street	20'	20'	20'	20'	20'	20'
Outdoor Living Area/unit	NA	NA (5)	NA	300 sf	300 sf	NA
Distance between/ Adjacent Building or House	NA	NA (5)	NA	20'	0' for attached units or 12' between bldgs w/ attached units; 6' between detached units	10' between detached units
Lot Coverage	.30 FAR	.50 FAR (5)	1.0 FAR	Per Setbacks	Per Setbacks	Per Setbacks
Maximum Bldg Height	40'	4 Stories	4 Stories	4 Stories	36'	30'

Development Standards Table Notes

- (1) Fireplaces, bay windows, or entertainment pop-outs may encroach 3' into the rear setback.
- (2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
- (3) Dormitories permitted as part of college, university or trade school at High Density Residential DUAC.
- (4) Based on permitted lot size matrix "Table 1" of the Single-Family Design Guidelines.
- (5) Refer to High Density Residential setbacks when developed with residential uses
- (6) Front setbacks may be 10' to property line if units have rear loaded garages and rear entry drives
- (7) In no case shall the face of the garage be less than 20' from back of sidewalk.

Landscape and Design Theme

Landscape Theme

There is an integrated landscaping and wall theme for Sycamore Farms. The Conceptual Landscape Plan establishes the landscape theme for Sycamore Farms (see Conceptual Landscape and Trail Plan, Exhibit R). Plant materials shall be selected from the final plant palette as approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The primary pedestrian trail system through the linear park and along the Freeway open spaces shall be a minimum of 8-foot wide, surfaced with concrete or other equivalent materials approved by the City. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Theme Walls and Entry Features

The PAD provides: 1) a decorative theme wall design that may be developed along arterial and collector street frontages next to the planned low-density residential parcels; 2) a decorative view wall design that may be developed along open spaces next to planned low density residential parcels; and 3) a low decorative screen wall and/or landscaped berm that may be developed along street frontages next to parking spaces in non-residential projects. The perimeter theme wall and the view wall are to be located along arterial or collector street frontages when the single-family lots or open spaces in the planned low-density parcels back or side to these streets (see Theme Walls, Exhibit S). The perimeter theme wall or view wall are not intended to be implemented on other planned parcels. Any theme wall, view wall or screen wall in locations other than those mentioned above shall require the review and approval of the City at the time of preliminary plat or the development plan review.

Sycamore Farms incorporates a theme wall design where different non-residential projects may create variations off of the theme wall design if for some reason the theme wall is needed. Variations of the theme wall are permitted as long as they share some of the theme wall design elements, colors and materials. This gives non-residential or mixed-use parcel users some flexibility in design that ties to the theme of the PAD. The theme

wall design incorporates single-scored smooth face block with repeating cultured stone veneer columns, and occasional rammed earth stone, stucco or trellis bar accents that match the entry feature designs. Cultured stone veneer columns repeat approximately every 250-feet. View walls include a single-scored smooth block base with a wrought iron top and repeating cultured stone veneer columns. The 3-foot high screen walls will provide single-scored smooth block with repeating cultured stone veneer columns. The 303 Freeway sound attentualtion design and timing will be based on ADOT policy. The sound attenuation shall be consistent with the PAD theme wall in colors and materials as much as is practical.

The Sycamore Farms entry features incorporate rammed earth stone panels and cultured stone veneer columns with a beam laid horizontally across the top of the rammed earth panels. Trellis bars provide accents at either end of the entry feature with one set of trellis bars supporting the Sycamore Farms sign. The entry feature incorporates vent louvers that are typically found on top of barns and other large farm buildings to vent hot air from the top of the roof. The vent louvers are repeated at different entry features to provide an agricultural historical context to the overall master plan. Smaller entry features are designed to provide an entry feature theme for residential subdivisions, retail centers, institutional uses, and office centers. All of the smaller entry features use common materials and design elements found in the main Sycamore Farms entry features (see Entry Features, Exhibit T).

Architecture

Sycamore Farms will incorporate a variety of architectural styles for commercial, office, institutional and residential. The architectural styles will vary, but the quality will be consistent throughout the PAD.

Non-Residential

All non-residential architectural designs must comply with City adopted Planning and Design Guidelines.

Low Density Residential

Each residential development shall provide a common architectural style. The architectural styles among parcels may differ, however all single-family products shall comply with the Single-Family Home Product Design Guidelines. Exact architectural elevations, floor plans and color schemes will be submitted for approval during the plat process. The intent of the Sycamore Farms PAD is to provide diversity in the residential architecture and floor plans offered throughout the PAD.

Medium Density Residential

Single-family home products within the medium density parcels shall comply with the Single-Family Home Product Design Guidelines. All Medium Density projects shall comply with the following design guidelines:

1. Allow of variety of house product options including but not limited to detached courtyard or Z-lot homes, attached townhouses, attached or detached condominiums.
2. The architectural quality and use of materials shall be consistent with the quality and use of materials illustrated in the Single-Family Home Product Design Guidelines.
3. Prohibit more than 4 consecutive attached units, or 4-units within a building.
4. Articulate house products along street frontages. Articulate front elevations and orientation of houses on adjacent lots.
5. Provide a multiple approach to treating garages. Add variety by changing garage door shapes, types, materials, and locations on the lot (i.e.: garage forward on lot adjacent to garage back on lot).
6. Provide a variety of architectural elevations within an architectural theme. Prohibit the use of same elevations on adjacent lots or across the street from each other.
7. Provide a private courtyard, covered balcony or covered patio for each unit. All upper story units shall provide covered balconies.
8. Encourage the use of covered front porches. Require a covered front porch option on some models.
9. Allow private rear entry drives with rear garage access to units. Rear entry drives shall be owned and maintained by an association, and be a minimum of 20-feet wide. Rear entry drives shall not substitute for public or private street circulation within a project.
10. Prohibit the backing of house products to collector streets. Front, side or angle house products to streets to prevent the use of theme walls along streets.
11. Provide a centrally located open space with common area recreation amenities.
12. Provide common open spaces and tracts that intersect with and are visible from the street.

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13. Provide a variety of street patterns such as: rear entry drives, cul-de-sacs, curvilinear, or gated private streets. The City shall approve private street widths and cross sections.
14. Extend pedestrian walkways between internal streets to connect segments of the project and to allow easy access to open spaces with recreation amenities.
15. Provide open space and pedestrian access to the primary trail system. Provide pedestrian trail connections to other land uses when practical.
16. Provide entry features at main entrances into the project, such as raised landscape median, decorative pavement, signage with planter boxes, and separate pedestrian entrances.
17. Provide a unifying character theme that ties the architect of the residential units, entrances, open spaces, pedestrian trails and landscaping together.

High Density Residential

High Density projects shall comply with the following design guidelines:

1. Avoid the repetitive use of a single building configuration, and repetition in building facades.
2. The proportions and details of building architecture and materials must reflect residential character. Special attention shall be paid to the ground floor.
3. Reduce scale of buildings by:
 - Varying the height of buildings within the project.
 - Limit the number of units in one building to 12 unless vertically constructed over 2 stories.
 - Offset wall planes on elevations.
 - Vary rooflines with offsets, stepping roof elements, and vary treatments such as parapets, hips, gables, or mansards.
4. Chimneys shall be constructed with materials to match the primary building. Exposed flues are prohibited.
5. Provide patios or balconies for each unit and to add relief in the architectural wall plane elevations. All patios and balconies must be covered and provide optional screening for privacy.

6. Patio covers must be integrated into the building(s). Flat patio roofs shall be screened with parapet walls. Support posts cannot include exposed wood or metal pipes.
7. Recess doorways to achieve individuality for the units, but not enough to preclude visibility to the front door per Crime Prevention Through Environmental Design (CEPTED).
8. Use arches, gateways, courtyards and roof forms to shelter doorways and create a sense of arrival.
9. Freestanding stairways cannot make a straight run from the ground to upper floors. They must have landing(s) and make angled turn(s).
10. Detail stairways with insets, reveals, decorative texture, decorative handrails or newel posts.
11. Windows shall provide accents by recesses, projections, shadow boxes, planter boxes, sills, awnings (with materials that can take the sun), or shutters.
12. All mechanical equipment, regardless of location, must be screened from view.
13. Parking covers or garages must be designed to be compatible with the primary buildings including the use of some of the detail elements such as fascias to give a finished look. All garages will have closable doors. Colors are to match the primary buildings.
14. Separate accessory structures shall be architecturally consistent in design and materials as the primary buildings.

Flood Control and Drainage

Repeated flooding and drainage problems in past years damaged many of the agricultural improvements in the area and flooded Luke Air Force Base. This flooding resulted in the construction of McMicken Dam (Trilby Wash Basin) in the 1950's. The Dam is located northwest of Sycamore Farms. McMicken Dam is an earth structure that intercepts runoff from the White Tank Mountains and discharges it to the northeast through a system of channels that eventually outfall to the Agua Fria River. This structure is located about three miles up-slope and reduces the area that contributes runoff to the Sycamore Farms property. Because of the high level of design used in the construction of McMicken Dam, it is generally recognized as the upper drainage limit for all of the area below it.

According to Flood Insurance Rate Map Panel 04013C1600 for Maricopa County, Arizona and Incorporated Areas, the Sycamore Farms property is situated in a "shaded" Zone X flood insurance zone. A shaded Zone X is defined as follows:

"Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood."

The shaded Zone X designation applies to almost the entire region between McMicken Dam and the Agua Fria River. A shaded Zone X does not carry any mandatory federal requirement for flood insurance coverage.

The Flood Control District of Maricopa County (FCDMC) has extensively studied the drainage area below McMicken Dam over the past 10 to 12 years. Sycamore Farms is situated in the White Tank / Agua Fria Area Drainage Master Plan (White Tank ADMP) study area. This study is currently being updated by FCDMC and the Maricopa County Department of Transportation (MCDOT) to identify the need for drainage and flood control improvements in the study area.

One specific area of focus for this study update is the drainage system that will be needed for the Loop 303 Freeway when it reaches its ultimate configuration. The freeway will have the potential to collect and divert storm runoff. There are intercepts for runoff from the White Tank Mountains that discharge storm water to the southeast of this site. Some storm water retention may be needed along the west side of the 303 freeway. The proposed PAD plan provides room for this retention.

The drainage system currently planned for the Loop 303 Freeway through the White Tank ADMP update consists of an open channel along the west side of the freeway corridor with off-line detention basins at intervals of approximately two to three miles. The off-line basins will receive and temporarily store a portion of the drainage flows carried by the channel. This will regulate the channel's flow rate to a reasonable level. The Loop 303 channel will tentatively run from approximately Greenway Road to Northern Avenue where it would join another regional channel that will carry the flow east to the Dysart Detention Basin (an existing regional basin at the northeast corner of Northern Avenue and Reems Road).

Another regional drainage channel and off-line detention basin are planned through the White Tank ADMP update along Reems Road that would also discharge to the Dysart Detention Basin. The recommended alternative for future flood control facilities in this region will consist of a system of interconnected channels and detention basins that will ultimately outfall to either the Agua Fria River or the Gila River. The recommended alternative drainage system will serve both the region and the future Loop 303 Freeway.

Only flows for the 100-year, 24-hour storm were estimated through the White Tank ADMP Update. Two scenarios were considered. One for existing conditions and one for future anticipated land use conditions with all of the recommended alternative flood control channels and detention basins in place. Future land use conditions assume that

Sycamore Farms

onsite storm water retention has been incorporated in all new development per local drainage ordinance.

It is intended that the Sycamore Farms Plan include the results of the White Tank ADMP Update to handle regional flood control issues and the Loop 303 Freeway. All on-site drainage is accommodated by a series of retention areas integrated into the individual project open spaces on each parcel. Drainage is designed to accommodate storm water retention for parcels located on each side of the 303 Freeway (see Master Drainage Plan, Exhibit U). Grading and drainage plans for each project within each parcel will be reviewed and approved within the context of the Sycamore Farms master plan and City guidelines. Any regional retention basins that are designed to handle off-PAD drainage flows are not the responsibility of individual parcel developers.

Public Utilities and Services

Sewer

The estimated average daily flows and peak daily flows for this PAD are approximately 1.2 MGD and 3.6 MGD respectively. A 42-inch sewer main will be constructed along Peoria Avenue from the east by the Greer Ranch master plan project on the adjacent square mile to the east. The 42-inch main will be constructed from Bullard Avenue to Reems Road along Peoria Avenue. Sycamore Farms will financially participate in a 30-inch sewer main extension from Reems Road to the intersection of Sarival Avenue and Peoria Avenue through the Payback Ordinance since the 30-inch line will be in place by the time Sycamore Farms starts developing. However, if that is not the case, the developers will enter into a Development Agreement with the City to extend the sewer line to the site. Sycamore Farms shall be responsible for paying for its proportionate share of the Peoria/Litchfield interceptor that extends from the City's South Water Reclamation Facility to Reems Road. Two 24-inch sewer lines will be connected to the sewer main in Peoria Avenue and extended north in the Sycamore Farms collector streets located on each side of the Loop 303 Freeway. Individual projects within parcels shall connect sewer lines to the 24-inch lines in the collector streets (see Sewer Plan, Exhibit V).

The existing City of Surprise Wastewater Treatment Plant, located 3.5 miles east of Sycamore Farms has a capacity of 3.2 MGD. There is a current expansion of 4 MGD that will bring the capacity to 7.2 MGD in the near future. Additional expansion increments of 4 MGD will be provided on an as needed basis.

Water

The estimated average daily flows, maximum daily flows and peak daily flows for this PAD are approximately 1.3 MGD, 2.4 MGD and 3.9 MGD respectively. There is one

Sycamore Farms

6-inch water line existing along Cotton Lane. Sycamore Farms will extend the existing 6-inch water line in Cotton Lane to the east along Peoria Avenue and to the east in the Sycamore Farms collector streets. The water line will be extended under the freeway along both Peoria Avenue and Cactus Road to provide water to the east half of the master plan. The water lines will be constructed in all of the Sycamore Farms collector streets. Individual projects within the parcels will connect into the water lines in the collector streets (see Water Plan, Exhibit W) and (see Water and Sewer Feasibility Study under separate cover). The applicant has received a "Will Serve" letter from Arizona American Water Company to serve water to the site.

Streets

All adjacent arterials (Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane) will be constructed with paving, curb, gutter, sidewalk, street lighting and landscaping with half-width rights-of-way in accordance with City of Surprise Arterial street cross-sections. Collector and local streets will be constructed in accordance with approved City cross-section standards. Special designs shall be submitted to and approved by the City of Surprise for the two roundabouts in the collector street system. Analysis of the one-quarter mile access points to the arterial streets will be conducted at the time of platting and/or site plan reviews to determine their exact locations and design configurations.

The Arizona Department of Transportation (ADOT) and the City of Surprise are working on the design of the Estrella 303 Freeway and the two freeway interchanges. ADOT has indicated that as long as development is outside the dedicated ROW there should be no problem.

Open Space / School

The applicant has planned a community public park in accordance with the City of Surprise General Plan. The configuration of the linear park may change if the City enters into an agreement with the Maricopa County Flood Control District to use a portion of the park as a regional retention basin.

The applicant has an agreement with the Dysart School District to donate land for a school site.

Sewer	City of Surprise
Water	Arizona American Water Co.
Electricity.....	Arizona Public Service
Telephone	Various

Sycamore Farms

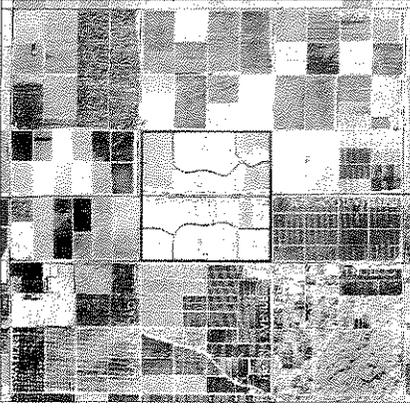
Cable TV	Cox Communications
Gas.....	Southwest Gas Company
Refuse	City of Surprise
Fire and Emergency	City of Surprise
Police	City of Surprise
Schools.....	Dysart Unified District #89

All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement.

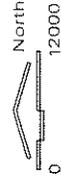
Phasing

Sycamore Farms may be constructed on a parcel-by-parcel basis depending on market demand. The exact phasing of infrastructure improvements shall be determined at the time each project within each parcel is to be constructed within the PAD. The phasing of infrastructure shall comply with all City Codes. All needed off-site and on-site improvements shall be constructed at the time each parcel is developed with a specific user, and in accordance with the City's adopted timing chart for arterial streets construction. When a parcel is developed it shall include needed sewer connections to the City system, water connections to the Arizona American water system, on-site storm water retention, and street improvements as required by the City. Water distribution system and water line connections shall be made per agreements with the Arizona American Water Company and comply with the fire-flow needs of the Surprise Fire Department. Entry features shall be constructed when development occurs on a parcel that is contiguous to a street improvement where an entry feature is identified in the PAD.

\\Echserver\apps\INDEX\Moore\Cactus&Cotton\docs\Sycamore Farms PAD Narrative.doc



SITE PLAN
@ 1"=4800'

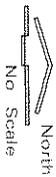
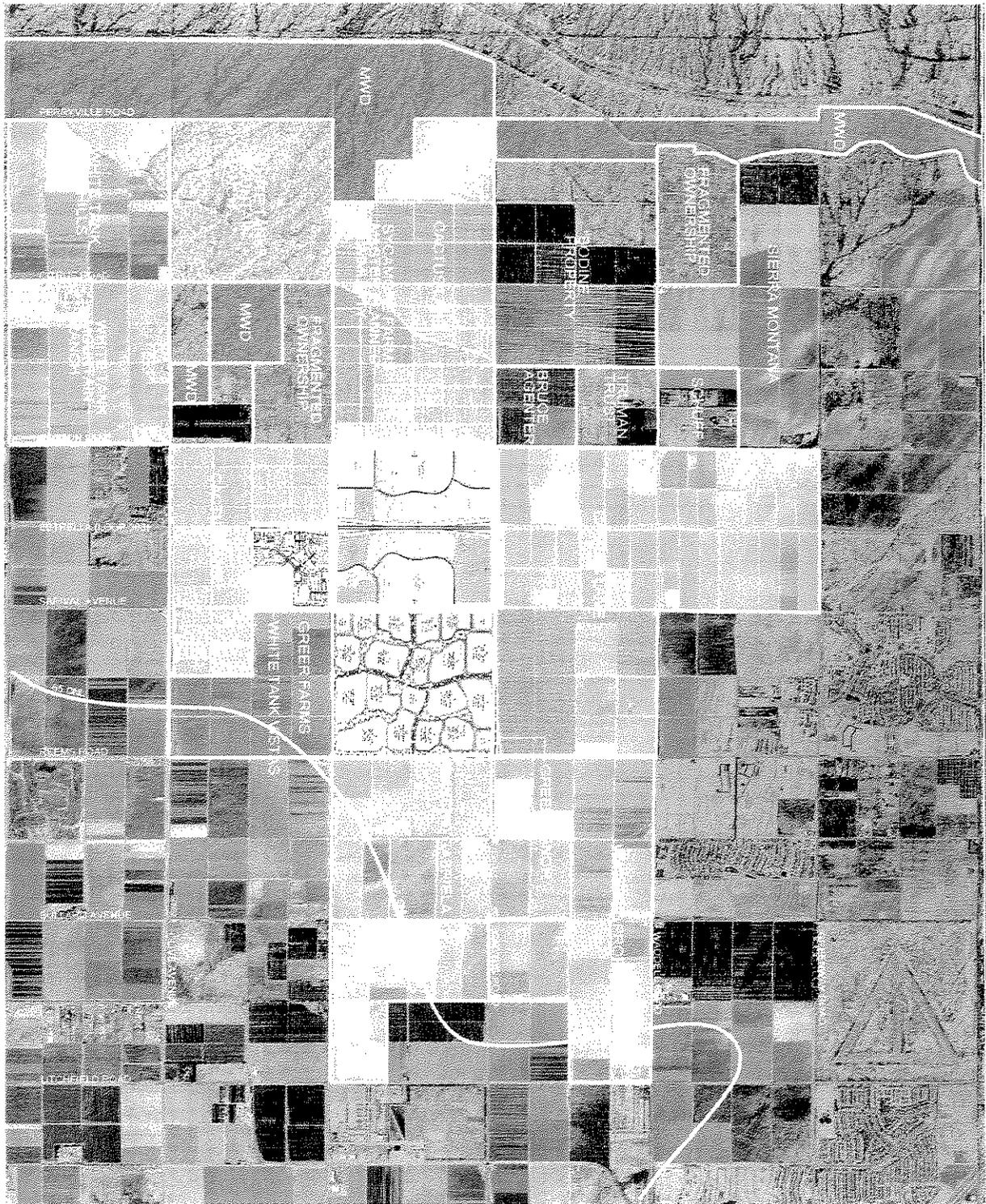


Sycamore Farms
PLANNED AREA DEVELOPMENT

AERIAL LOCATION/VICINITY
CITY OF SURPRISE

AERIAL DATE: JULY 2002
OCTOBER 9, 2003

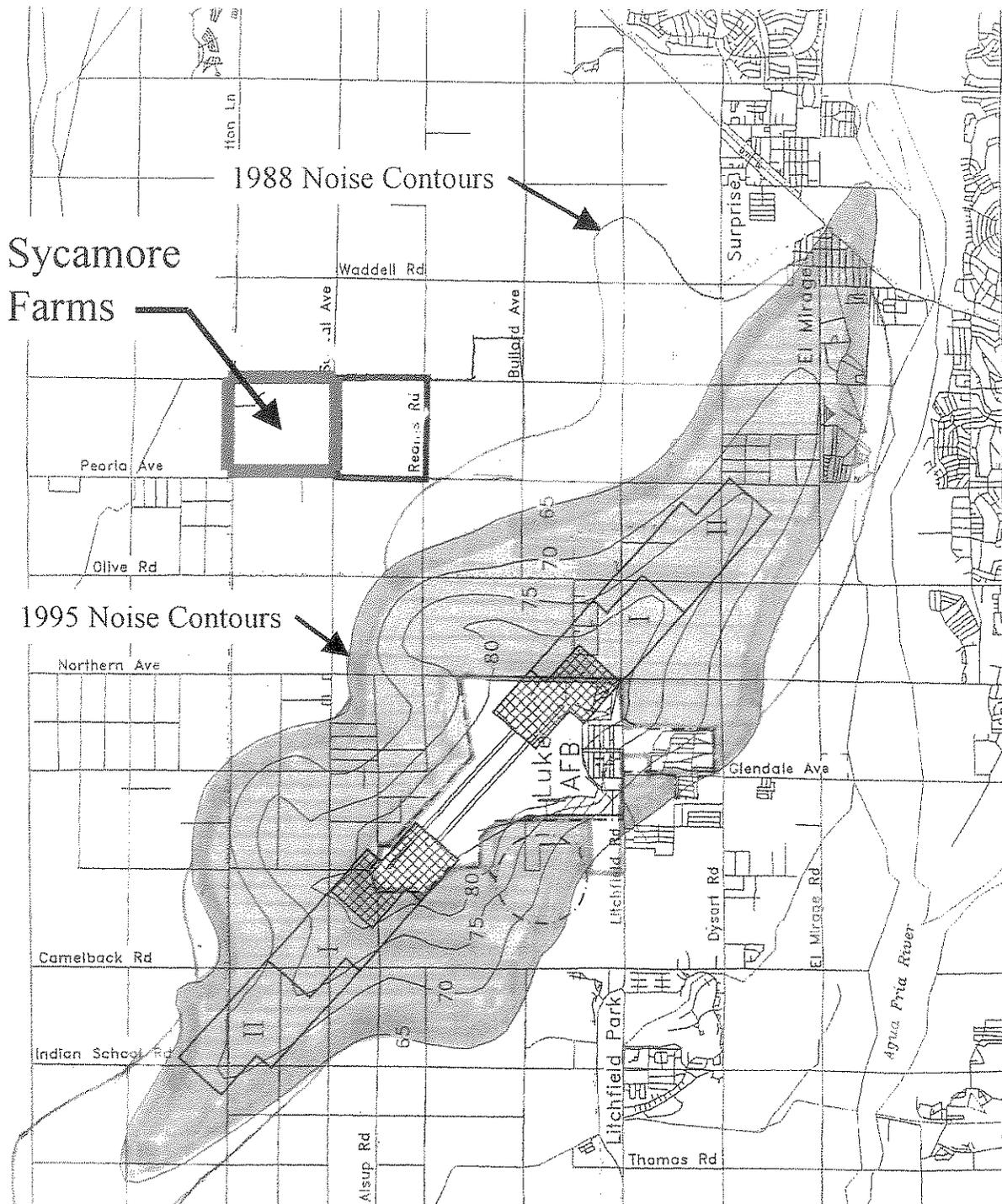




**SURROUNDING PROPERTY
ADJACENT OWNERSHIP**

**Sycamore Farms
PLANNED AREA DEVELOPMENT**

AERIAL DATE: JULY 2002
OCTOBER 9, 2003



Legend

-  Clear Zone
-  Accident Potential Zone I
-  Accident Potential Zone II

Sources

- (1) Bureau of the Census TIGER/Line Data - 1990
- (2) NOISEMAP Version 6.4
-  Added Buffer with 1988 Contours

LUKE AFB 1988 & 1995 NOISE CONTOURS



SYCAMORE FARMS PLANNED AREA DEVELOPMENT

Conceptual Land Use Plan for: SYCAMORE FARMS Planned Area Development Surprise, Arizona

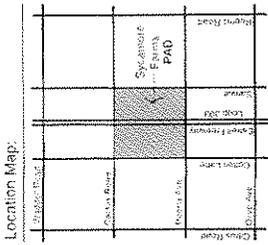
Conceptual Plan Data:

Parcel	Forecast Use	Forecast Area (Acres)	Forecast Density (Units/Acre)	Forecast Units
1	Low Density Residential	66.5	100	6,650
2	Low Density Residential	66.5	100	6,650
3	Medium Density Residential	38.5	100	3,850
4	High Density Residential	9.5	100	950
5	High Density Residential	11.6	100	1,160
6	Mixed Use	66.5	100	6,650
7	Institutional	14.2	100	1,420
8	Institutional	24.3	100	2,430
9	High Density Residential	11.6	100	1,160
10	Commercial	24.4	100	2,440
11	High Density Residential	9.5	100	950
12	Medium Density Residential	43.0	100	4,300
13	Low Density Residential	81.9	100	8,190
14	Commercial	22.0	100	2,200
15	Freeway Right-of-Way	70.0	-	-

Land Use Summary:

Forecast Use	Forecast Area (Acres)	Forecast Density (Units/Acre)	Forecast Units
Low Density Residential	133.0	100	13,300
Medium Density Residential	43.0	100	4,300
High Density Residential	32.7	100	3,270
Mixed Use	66.5	100	6,650
Institutional	38.5	100	3,850
Commercial	46.4	100	4,640
Freeway Right-of-Way	70.0	-	-
Total	330.1	100	33,010

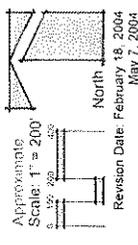
City of
Surprise



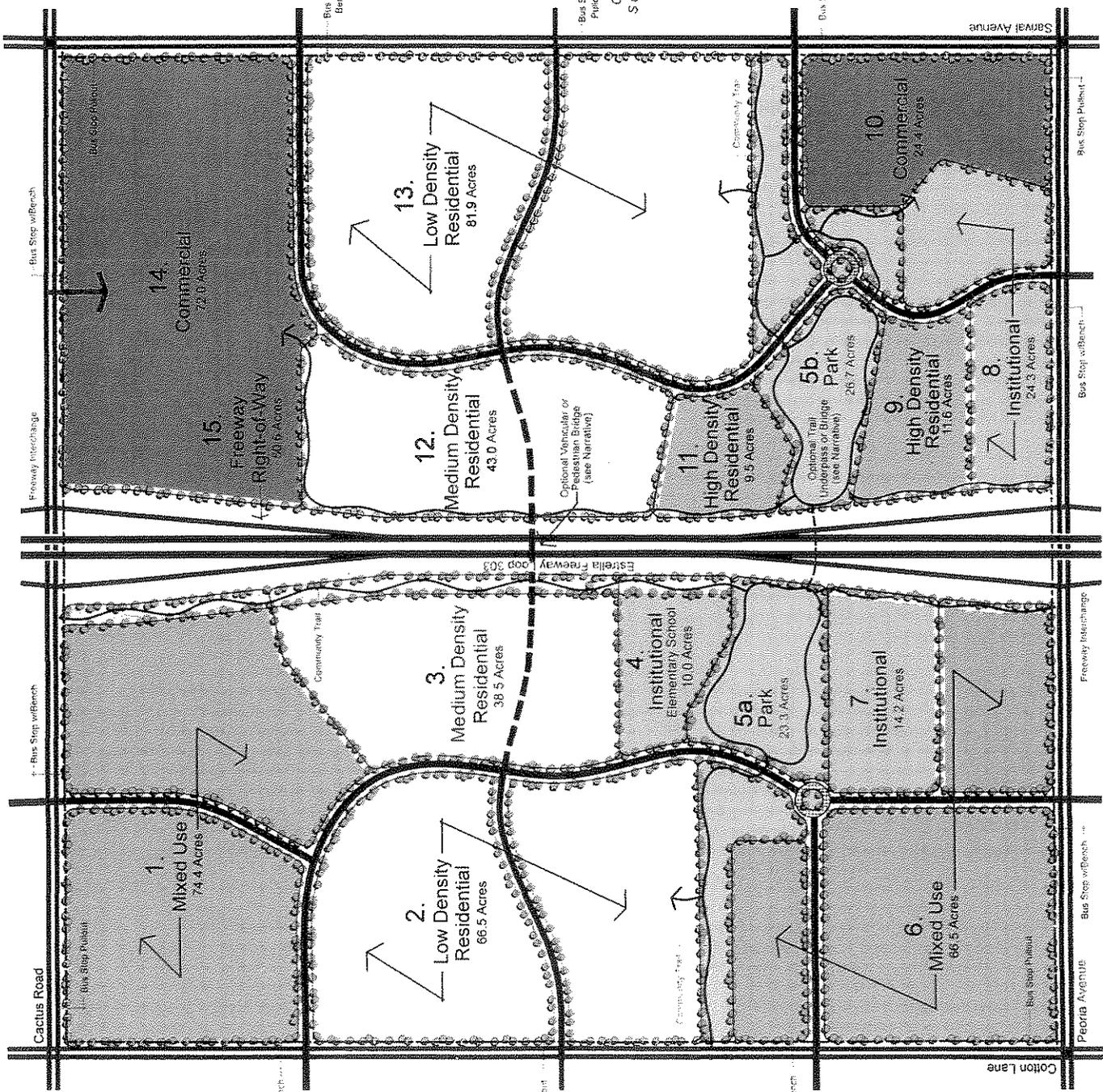
Prepared by:
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Fax: 602-998-2701

Checked by:
Earl Cully & Lagarde
100 N. Camelback Road, Suite 100
Phoenix, Arizona 85016
Phone: 602-244-6000
Fax: 602-244-6001



Approximate
Scale: 1" = 200'
Revision Date: February 18, 2004
May 7, 2004



City of Glendale

Conceptual Plan Data:

Parcel:	Gross Acres:	Proposed Use:	Maximum Density:	Number of Units:
1.	74.4	Mixed Use	16 DU/Ac	Varies*
2.	66.5	Single Family Residential	5 DU/Ac	332
3.	38.5	Medium Density Residential	8 DU/Ac	308
4.	10.0	Institutional - Elementary School	-	-
5a.	23.3	Public Park	-	-
5b.	26.7	Public Park	-	-
6.	66.5	Mixed Use	16 DU/Ac	Varies*
7.	14.2	Institutional	-	-
8.	24.3	Institutional	-	-
9.	11.6	High Density Residential	35 DU/Ac	406
10.	24.4	Commercial	-	-
11.	9.5	High Density Residential	35 DU/Ac	332
12.	43.0	Medium Density Residential	8 DU/Ac	344
13.	81.9	Single Family Residential	5 DU/Ac	409
14.	72.0	Commercial	-	-
15.	50.6	Loop 303 R.O.W.	-	-

Totals: 637.4 Acres

2131 Units
Approximate

Note: * Depends on Mix of Uses

Land Use Summary:

Proposed Use:	Gross Acres:
Single Family Residential	148.4
Medium Density Residential	81.5
High Density Residential	21.1
Institutional	48.5
Mixed Use	140.9
Commercial	96.4
Park	50.0
Loop 303 R.O.W.	50.6
Total:	637.4

Illustrative Plan for:
SYCAMORE FARMS
 Planned Area Development
 Surprise, Arizona

15. Freeway Right-of-Way
 14. Commercial
 13. Low Density Residential
 12. Medium Density Residential
 11. High Density Residential
 10. Commercial
 9. High Density Residential
 8. Medium Density Residential
 7. Medium Density Residential
 6. Medium Density Residential
 5a. Park
 5b. Park
 4. High Density Residential
 3. Medium Density Residential
 2. Low Density Residential
 1. Mixed Use

Conceptual Plan Data:

Block	Area (Acres)	Residential Units	Commercial Units
1	24.4	1,000	100
2	55.4	2,200	200
3	13.0	500	50
4	13.0	500	50
5a	23.3	0	0
5b	48.9	0	0
6	14.2	500	50
7	17.6	700	70
8	17.6	700	70
9	24.4	1,000	100
10	43.0	1,500	150
11	81.9	3,000	300
12	153.0	5,000	500
TOTAL	537.4	18,000	1,800

Land Use Summary:

Residential Units: 18,000
 Commercial Units: 1,800
 Total Units: 19,800
 Total Area: 537.4 Acres
 Density: 36.8 Units/Acre
 Commercial Density: 3.3 Units/Acre
 Residential Density: 33.5 Units/Acre
 Total Density: 36.8 Units/Acre

Note: This Illustrative Plan is conceptual in nature.

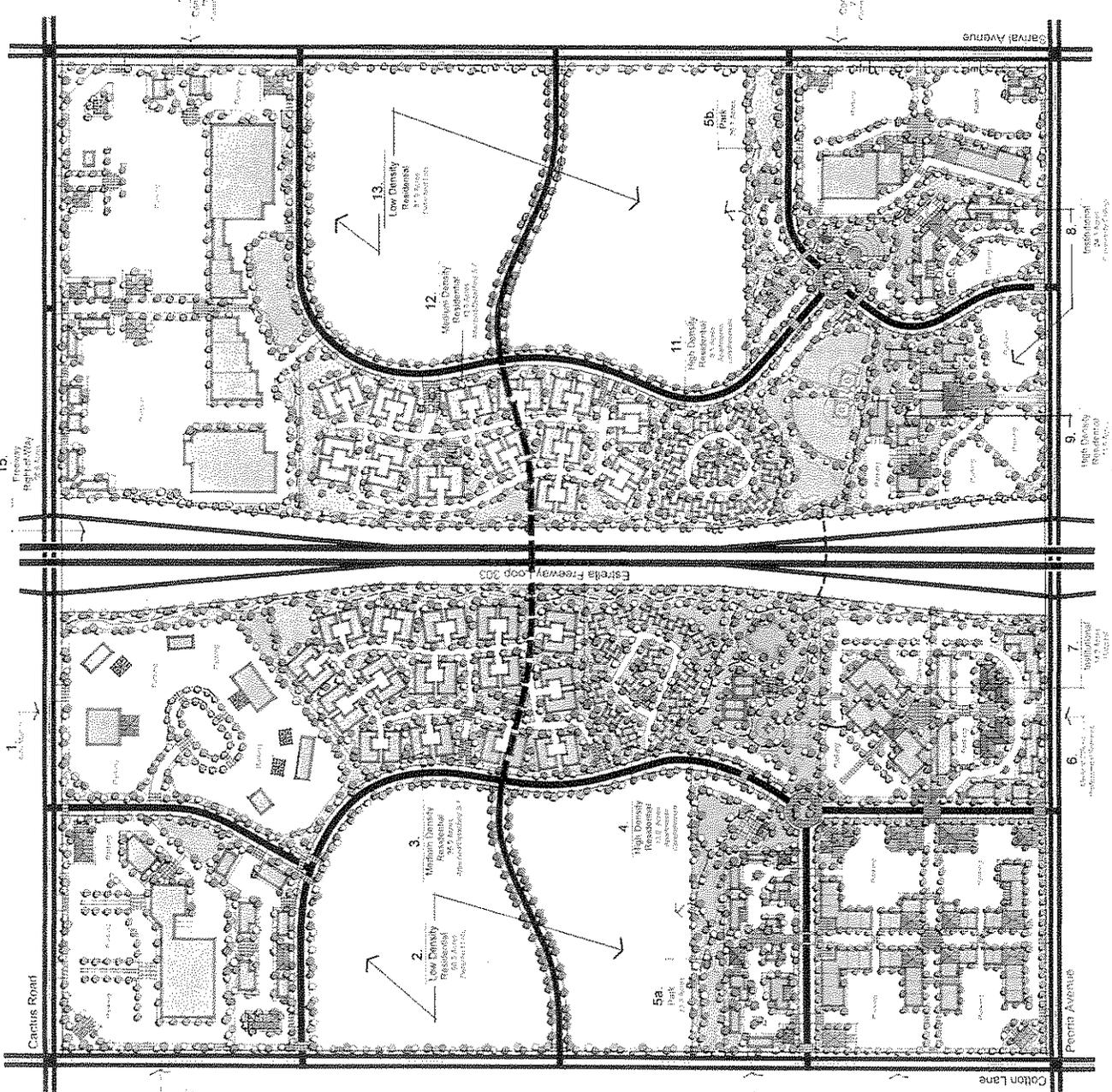
Prepared by:
Taylor Thiel Farms, LLC
 72441 Avenida 6500
 48317-4172



Approximate
 Scale: 1" = 200'



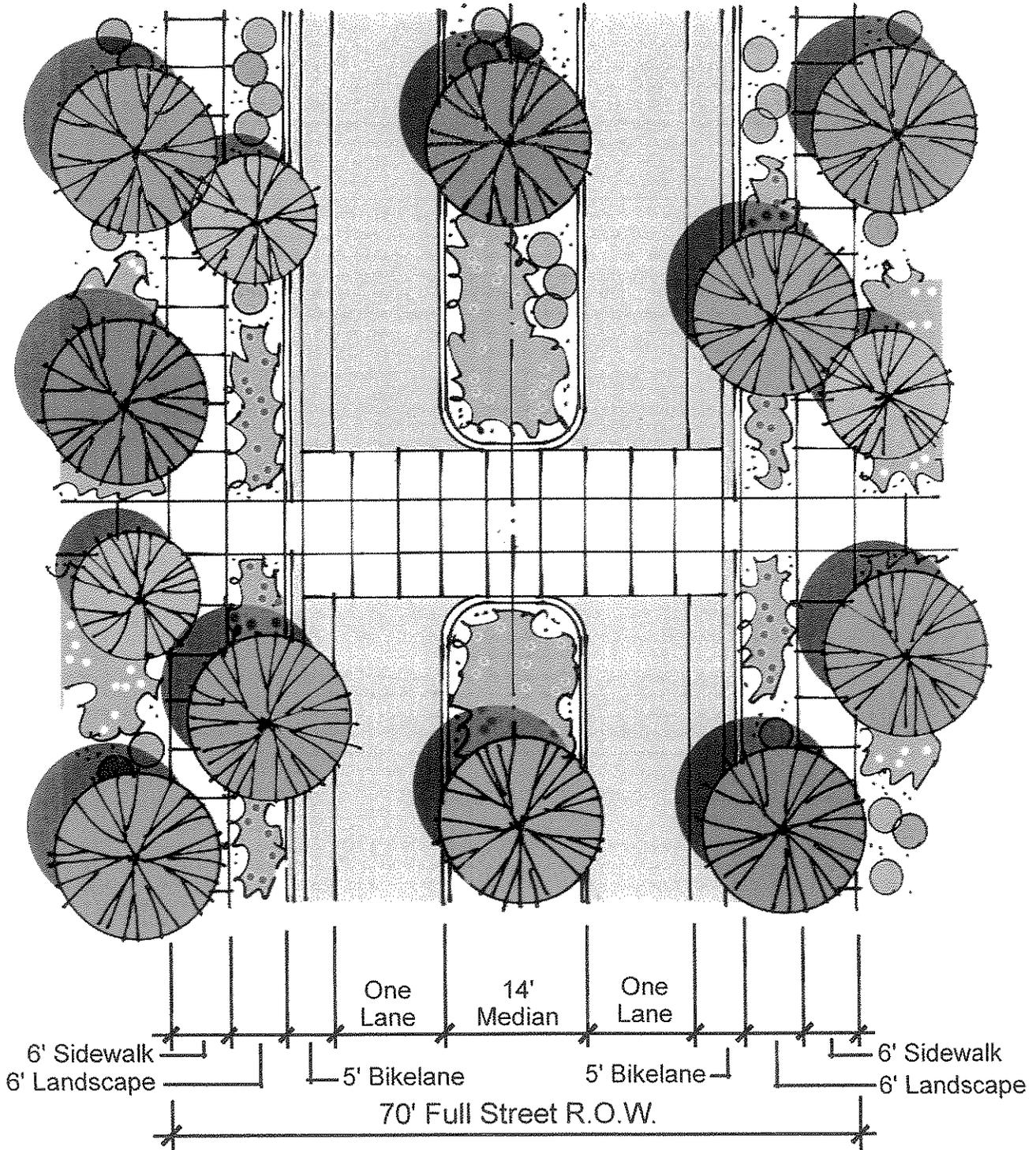
Revision Date: 12/16/2003
 2/6/2004
 2/18/2004



1. Mixed Use
 2. Low Density Residential
 3. Medium Density Residential
 4. High Density Residential
 5a. Park
 5b. Park
 6. Medium Density Residential
 7. Medium Density Residential
 8. Medium Density Residential
 9. High Density Residential
 10. Commercial
 11. High Density Residential
 12. Medium Density Residential
 13. Low Density Residential
 14. Commercial
 15. Freeway Right-of-Way

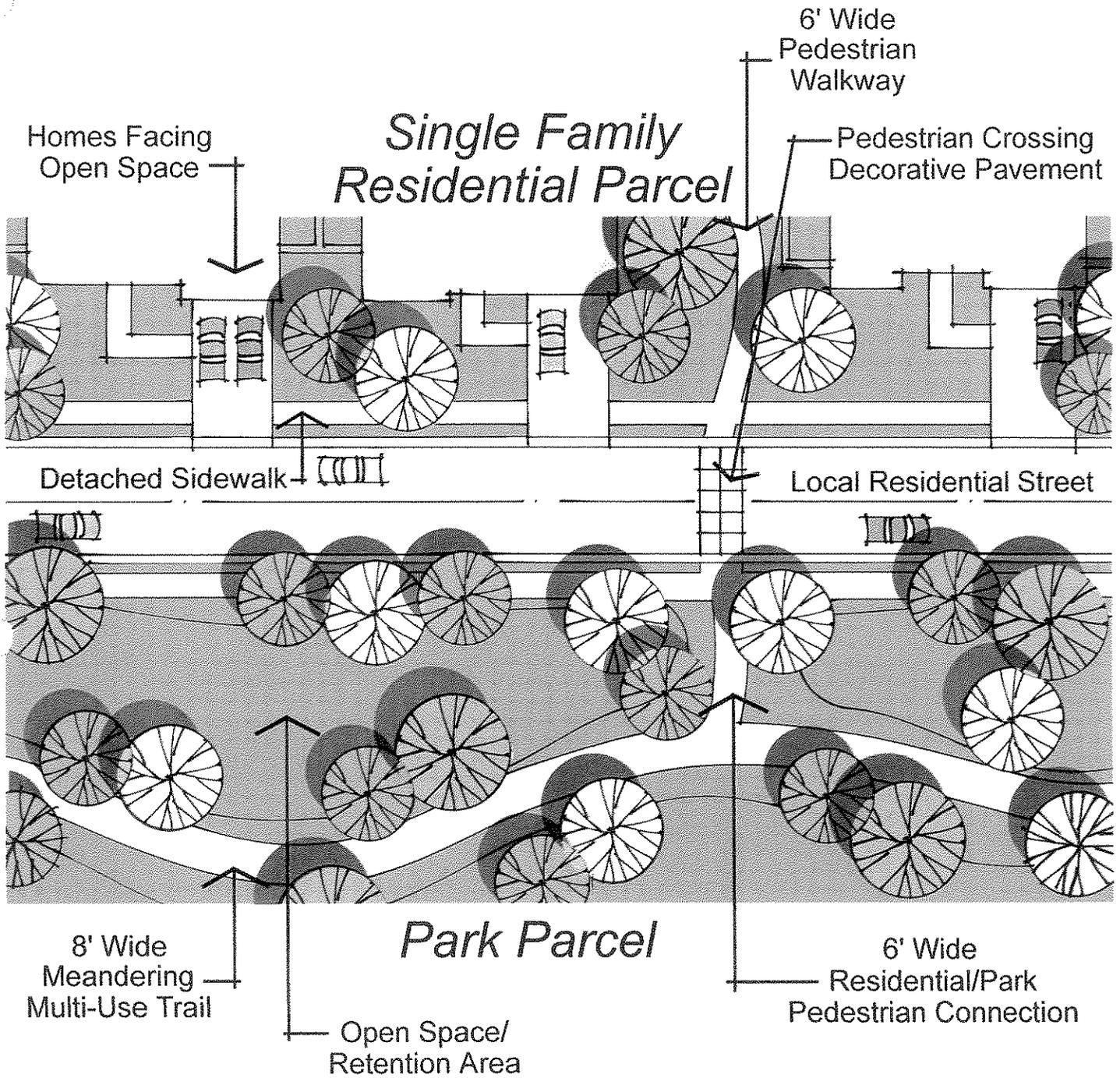
Sycamore Farms

Pedestrian Trail Crossing



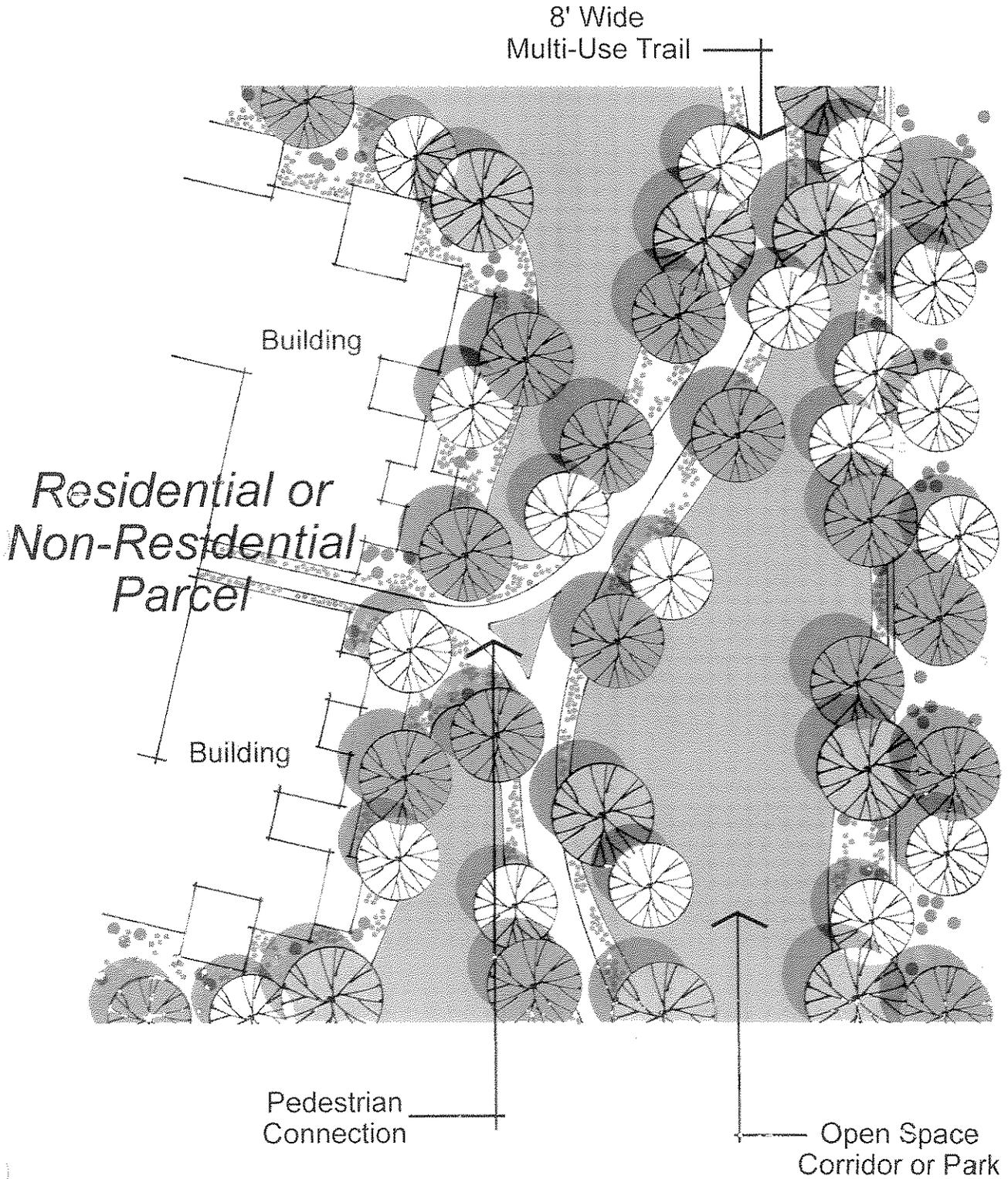
Sycamore Farms

Typical Single Family Parcel Connection to Linear Park



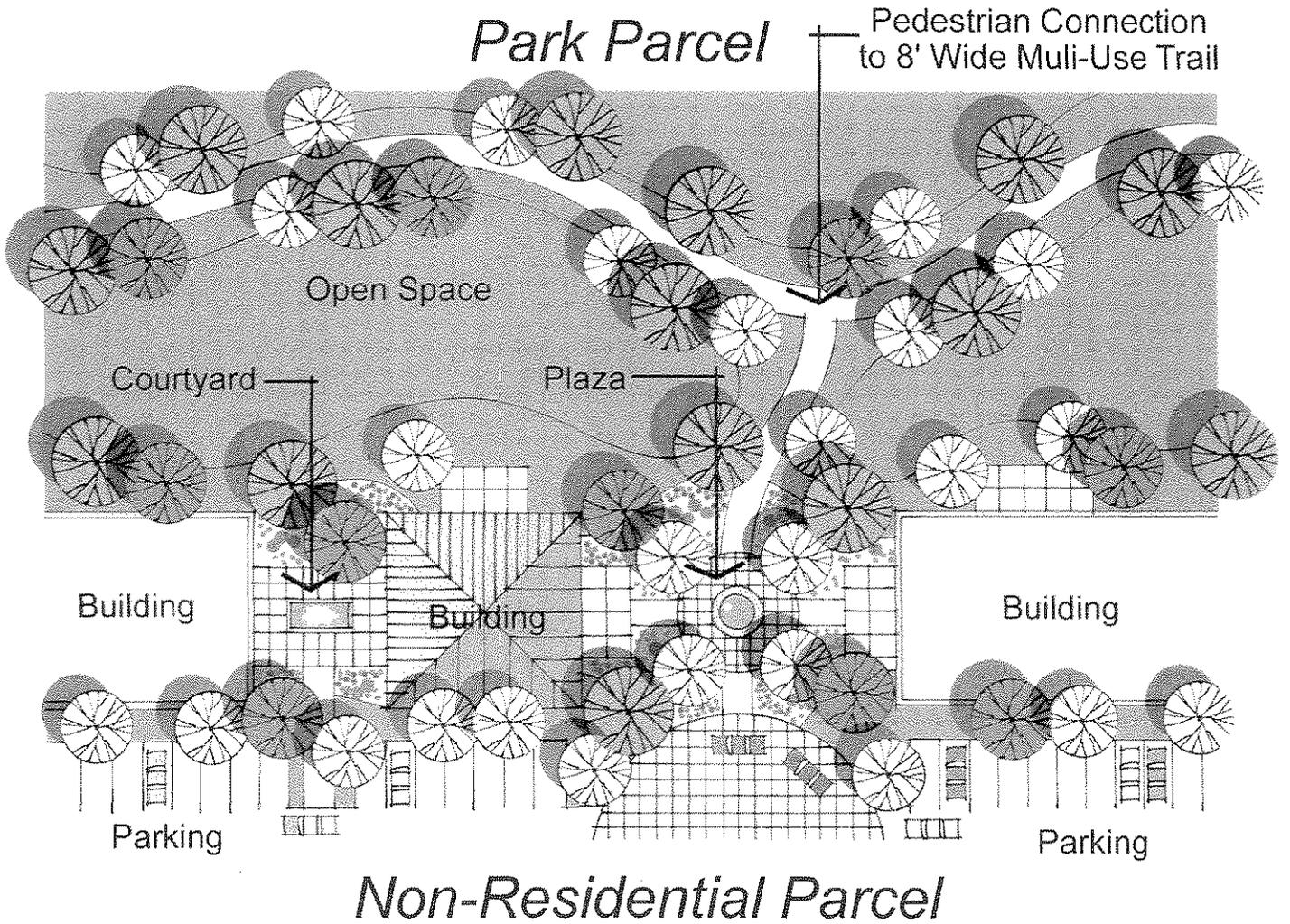
Sycamore Farms

Typical Pedestrian Connection
Between Parcel & Linear Open Space/Park



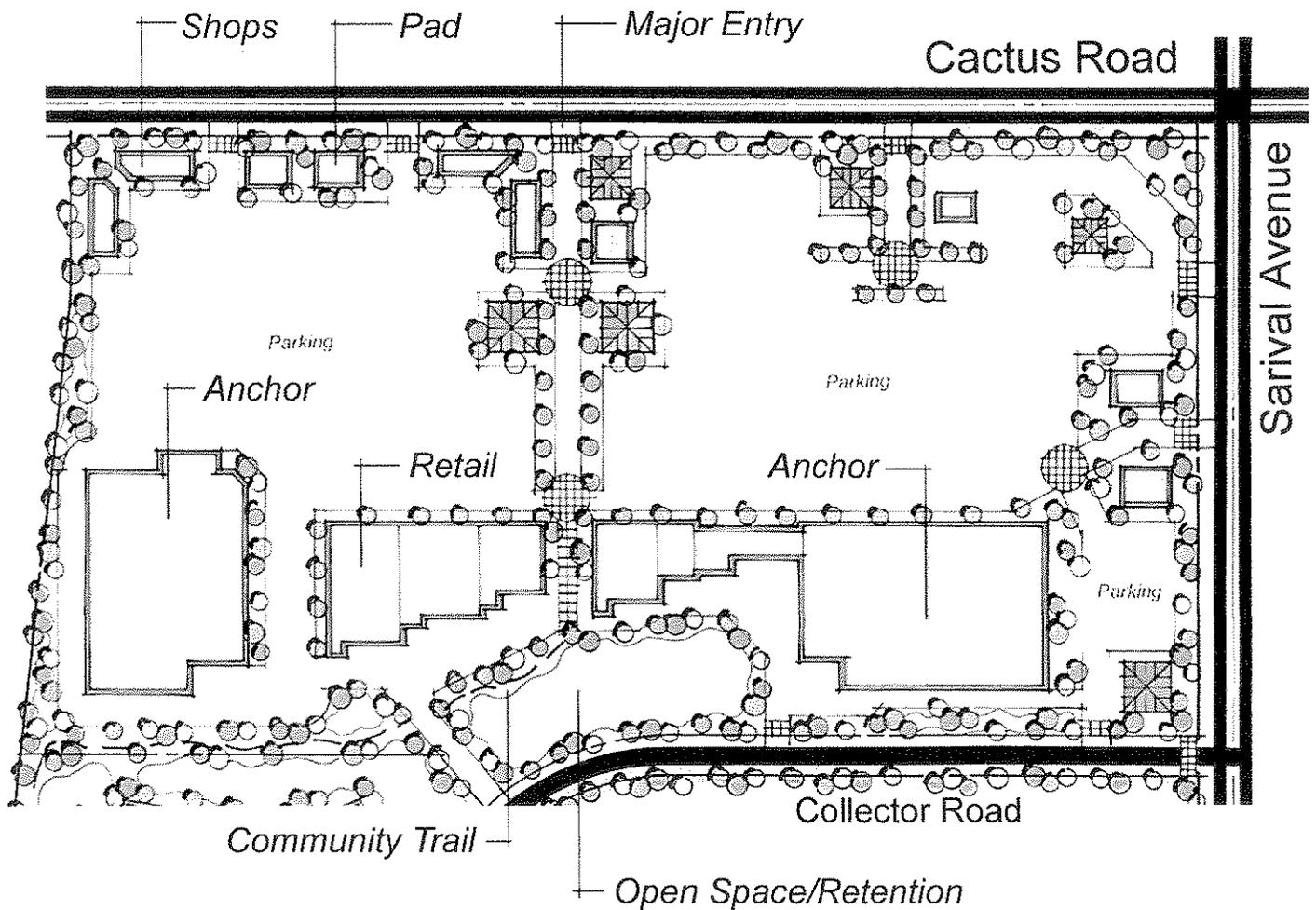
Sycamore Farms

Typical Non-Residential Parcel
Connection to Linear Park



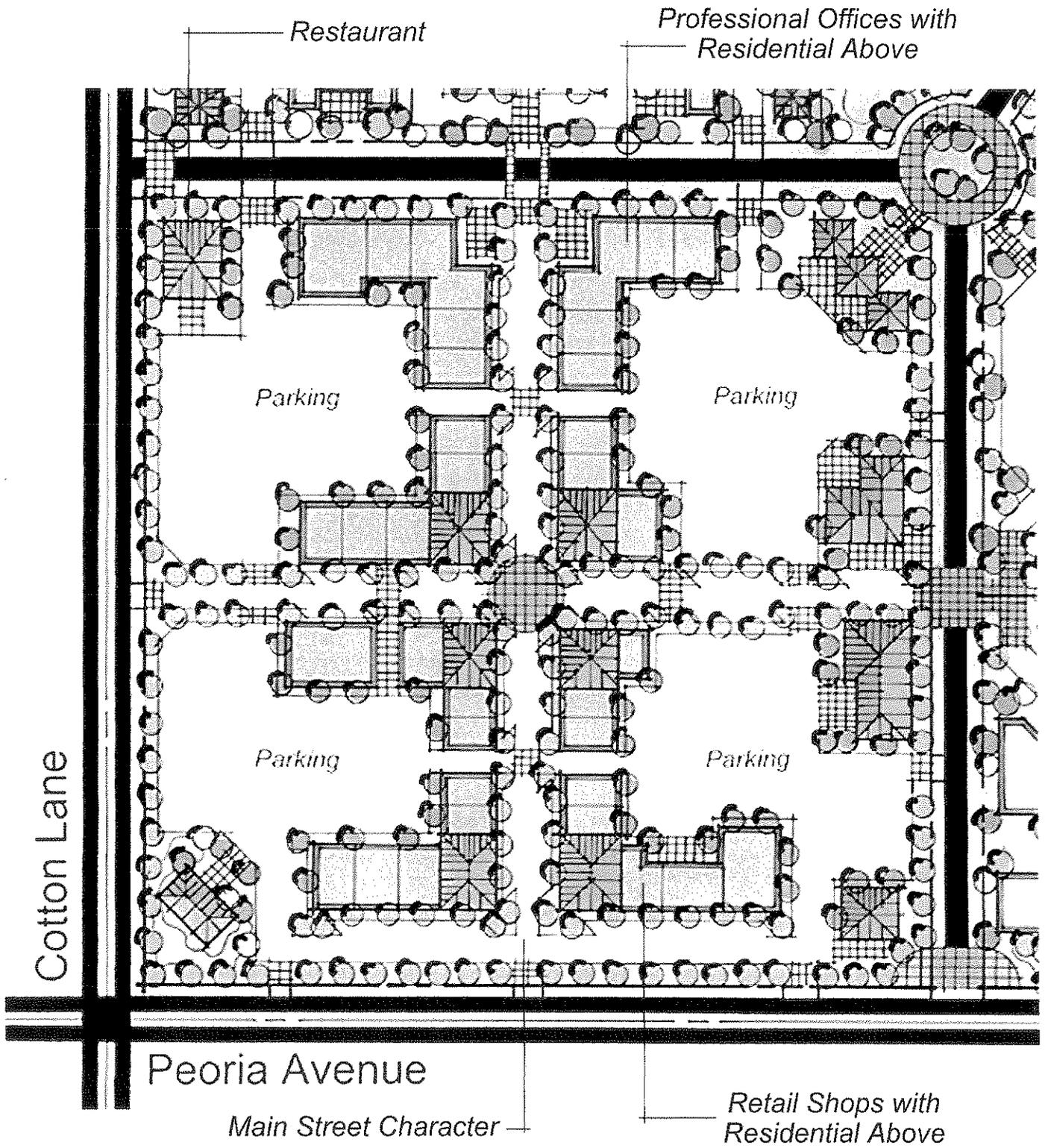
Sycamore Farms

Conceptual Commercial Project



Sycamore Farms

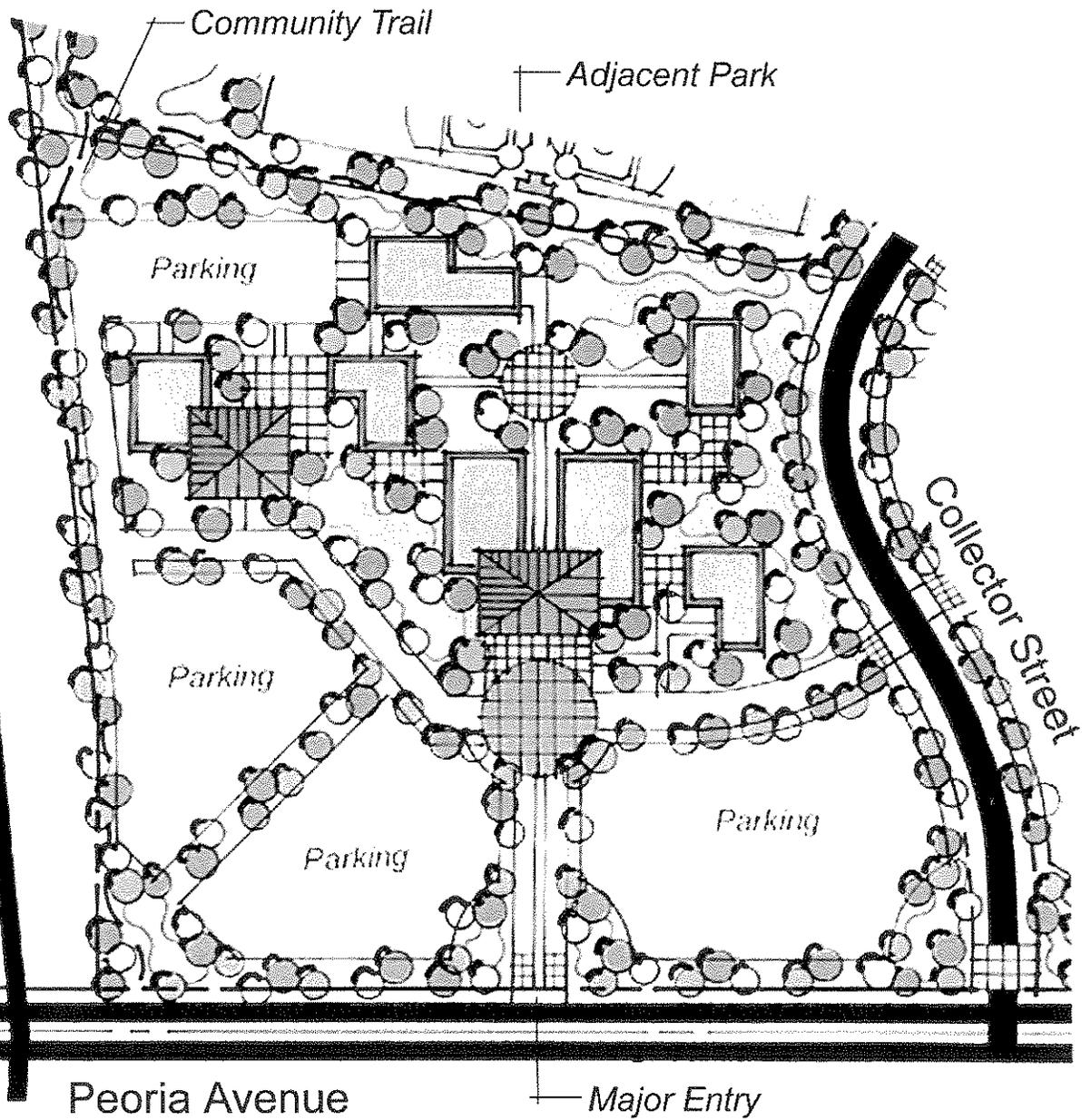
Conceptual Mixed-Use Project



Sycamore Farms

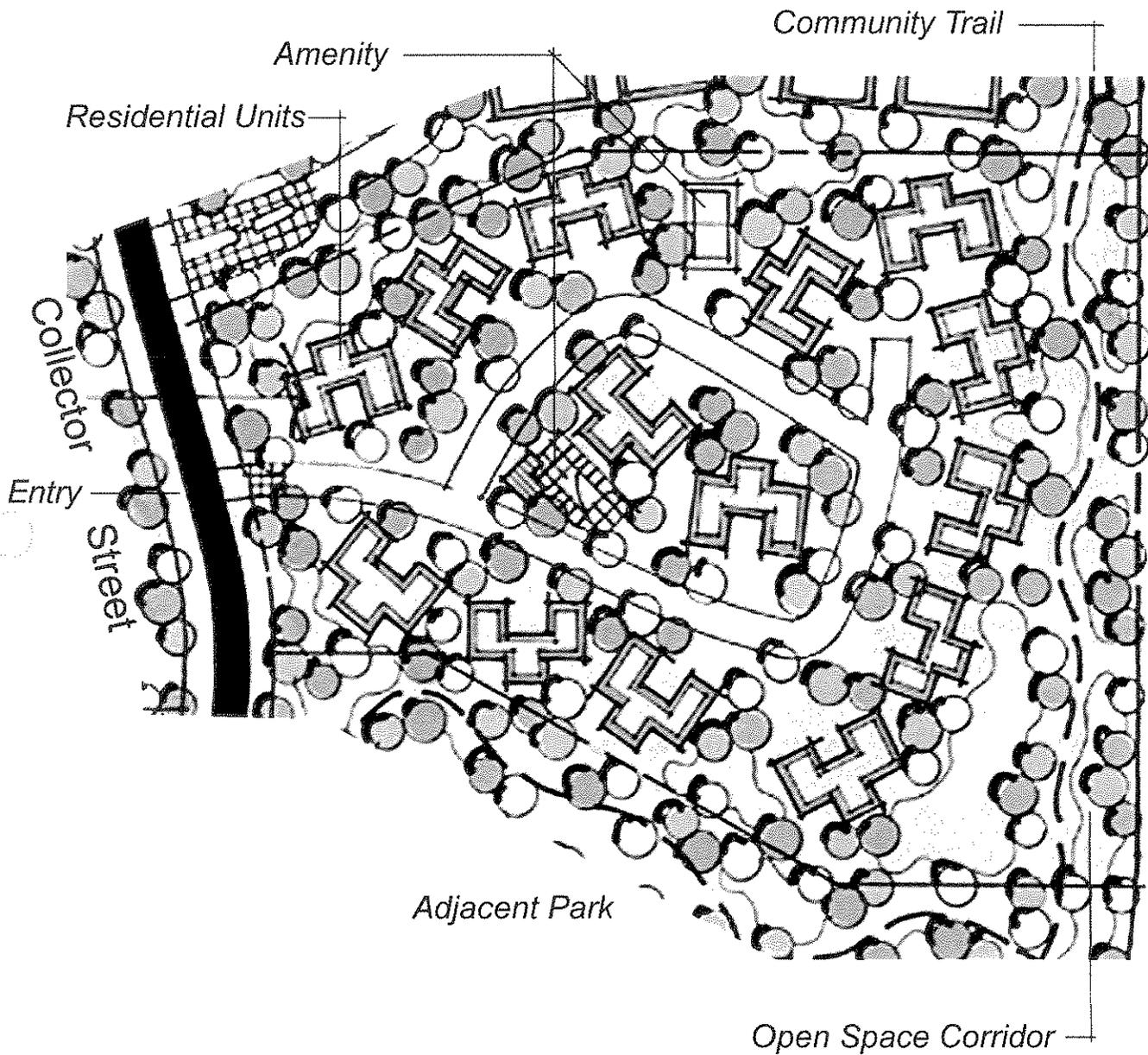
Conceptual Institutional Project

Estrella Freeway Loop 303



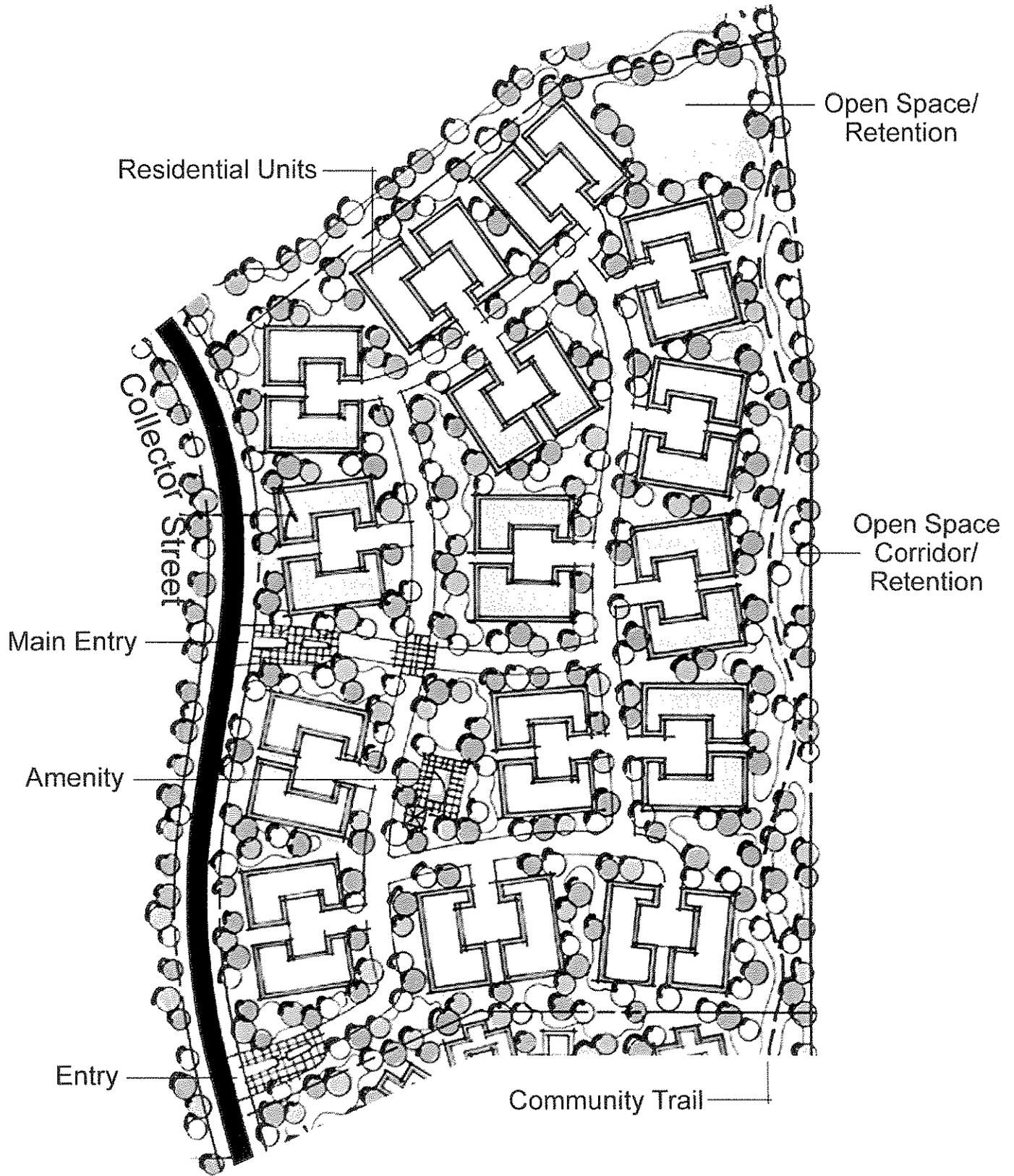
Sycamore Farms

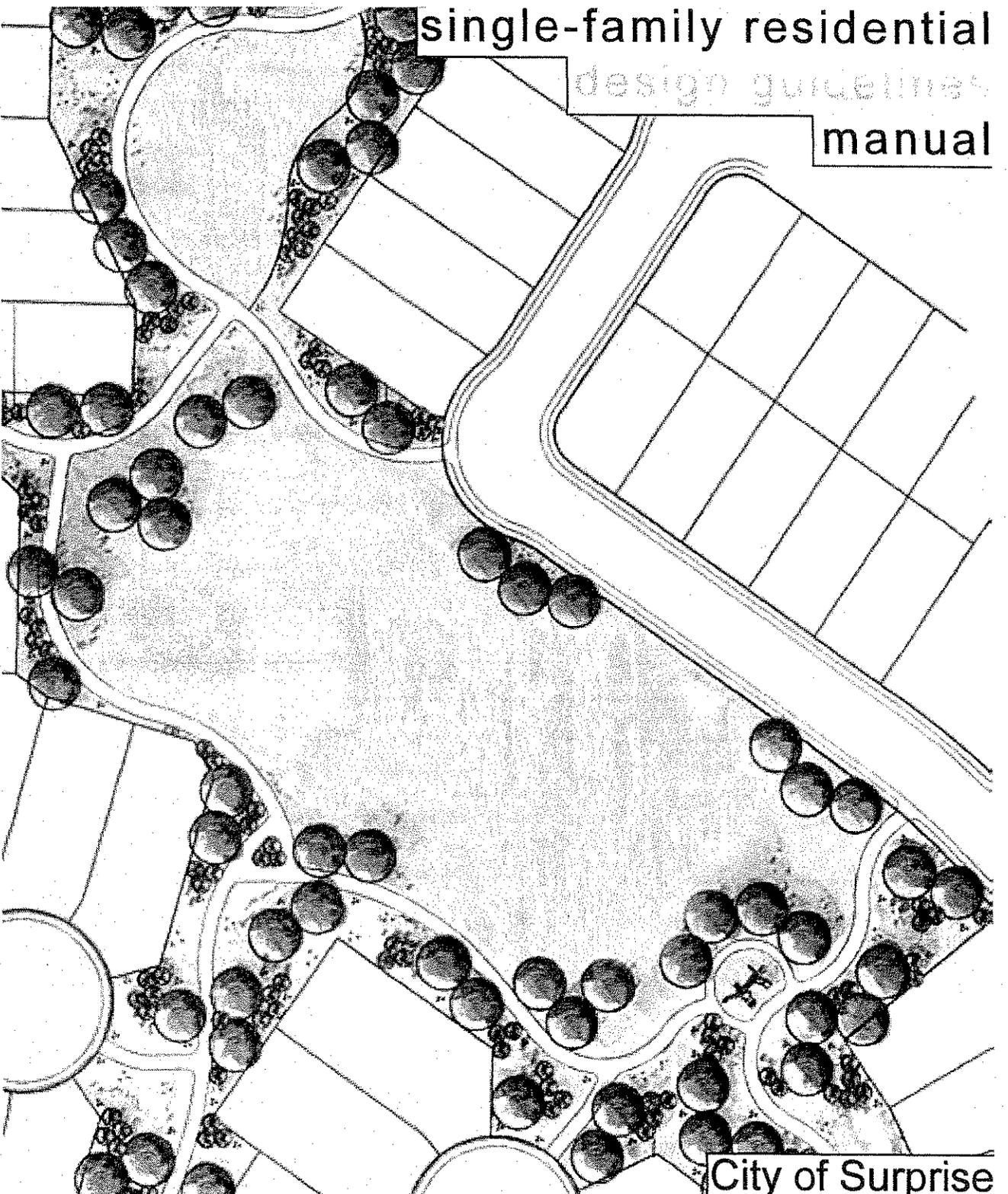
Conceptual High Density Residential Project



Sycamore Farms

Conceptual Medium Density Residential Project





single-family residential
design guidelines
manual

City of Surprise
Community and Economic Development Department

Surprise City Council

Joan Shafer, Mayor
Thomas Allen, Vice Mayor
Johny Montoya
Roy Villaneuva
Tucker Smith
Bob Vukanovich
Donald Cox

Surprise Planning and Zoning Commission

Marth Bails, Chairperson
Daniel Morris, Vice Chairman
Robert Gonzalez
Antonio Segarra
Ken Senft
Lyn Truitt
Janelle Blair

Staff

Scott Phillips, Planning Manager, James Atkins, Design Planner

The material contained in this manual was developed by members of the City of Surprise Community Development Department, Planning and Zoning Division. This manual represents the City's best effort to illustrate as clearly as possible, the intent of the Single-Family Residential Design Guidelines Ordinance. All drawings, sketches, diagrams and photographs are illustrative in nature and are intended to demonstrate a possible approach to achieving a planning and/or design objective. The City of Surprise, the Surprise City Council, the Planning and Zoning Commission and City Staff are not responsible for any errors or inconsistencies in this manual.

Layout, photographs and designs by James Atkins, Design Planner, unless otherwise noted.





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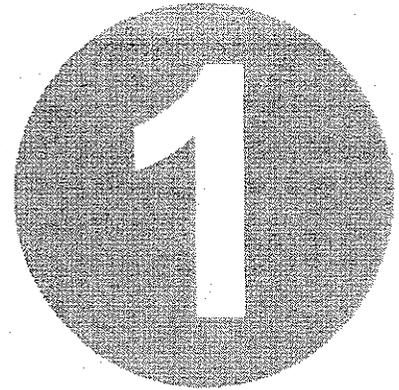
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Introduction

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Forward

It is the goal of the City of Surprise to encourage an aesthetically pleasing natural and built environment by promoting responsible and creative development. With the expected growth in population, the City is positioning itself to become a valley leader in community design and ensure a high level of quality of life and standards in designs. To facilitate this goal, this manual supplements the City of Surprise Residential Design Guidelines Ordinance by outlining general and specific requirements to foster, encourage, promote and advance the innovative application of architecture, landscape and site design standards in the City of Surprise. It is the intent of this manual to better illustrate the intent of the Ordinance and allow for Developers, Home Builders, and the like to use the information contained in this manual to guide them to clear conclusions with respect to city requirements.

This manual is a supplement to the City of Surprise General Plan, the City of Surprise Municipal Code, Single Family Residential Design Guidelines Ordinance No. 00-01 and all approved development plans. Information on this document and other information regarding development in the City of Surprise is available through the Community Development Department's Current Planning Division.

"... The city is in itself the powerful symbol of a complex society. If visually well set forth, it can also have strong expressive meaning. The common hopes and pleasures, the sense of community may be made flesh. Above all, if the environment is visibly organized and sharply identified, then the citizen can inform it with his own meanings and connections. Then it will become a true place, remarkable and unmistakable."

Kevin Lynch: The image of the City

Profile

According to Department of Economic Security data, Surprise is the fastest growing city in the state of Arizona. Located in the northwest valley of the Phoenix Metropolitan area, the City of Surprise offers unparalleled business and industry opportunities for growth and profit. As a rapidly growing suburban community encompassing approximately 70+ square miles, the City is has seen significant increases in the retail and industrial sectors over the few years.

The City of Surprise has also experienced a tremendous amount of growth in population. From the period between 1995 and 2000 the City experienced a population growth rate of 240%. This trend is expected to continue through the new millennium, with a projected population growth rate of 120% for the period 2000 to 2005. The population of the City of Surprise in 2005 is projected to be 80,200.

The new urban freeway system has given Surprise increased accessibility to other parts of the Phoenix metro area. With the Loop 101 connecting to Interstate 17 and Interstate 10 and the future completion of Loop 303, the City will find connectivity to the valley area a simple task.



Theme

With this change in geographic and demographic character, the City of Surprise is rapidly evolving from its agricultural heritage to a future rich in countless opportunities. With this in mind, the areas in which the City is attempting to establish itself is in recreation and employment. With recent incorporations and planned future developments, Surprise is fast becoming an integral destination point for the Phoenix Metropolitan area. The City is nicely positioned to take advantage of recreational areas such as Lake Pleasant, The White Tank Mountain Regional Park and various natural desert areas as well as several existing and proposed neighborhood and city parks.

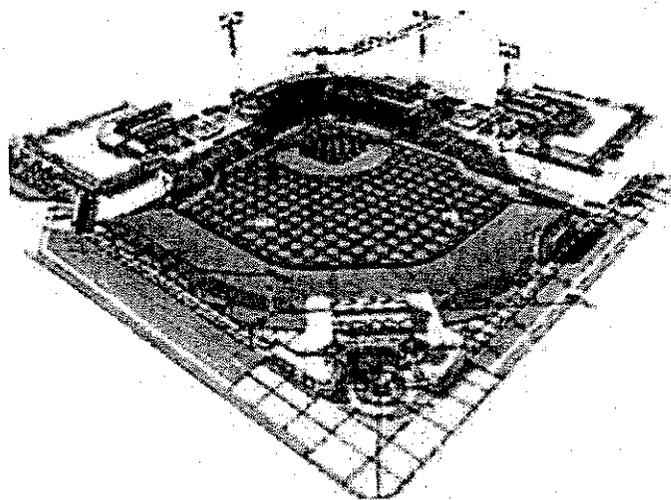


Figure 2: The City of Surprise Baseball Stadium; Spring Training Facility for the Texas Rangers and the Kansas City Royals located in the Surprise Center.

The City of Surprise has also established itself as a strong family-oriented community with safe neighborhoods. Some of the areas that have helped to establish this position are a growing school district, a low crime rate and neighborhood parks. Through Citizen Participation, the City has taken steps in preserving and re-establishing, where necessary, neighborhoods threatened by dilapidation and deterioration.

With Design Review, the City of Surprise desires to further acknowledge and promote its image as a destination city. To encourage the development of this design



Figures 3 & 4: Typical and future Commercial Development in Surprise including retail and office space.

theme, the design guidelines manual will incorporate design review standards that not only capitalize on our existing assets but also promote the development of additional assets. Such improvements can be developed through the generous application of landscaping, pedestrian paths, pedestrian gathering areas, equestrian paths, multi-use trails and architectural and site development that promotes an open air atmosphere and pedestrian friendly environment.



Findings

The City of Surprise Single Family Residential Design Guidelines were developed in response to the concerns of residents, developers and the City. These concerns have been continually raised over the past several years through various public hearings and committee meetings. The following are a summation of these concerns.

Figure 5: Construction of new homes on the rise in the city.



Resident's Concerns

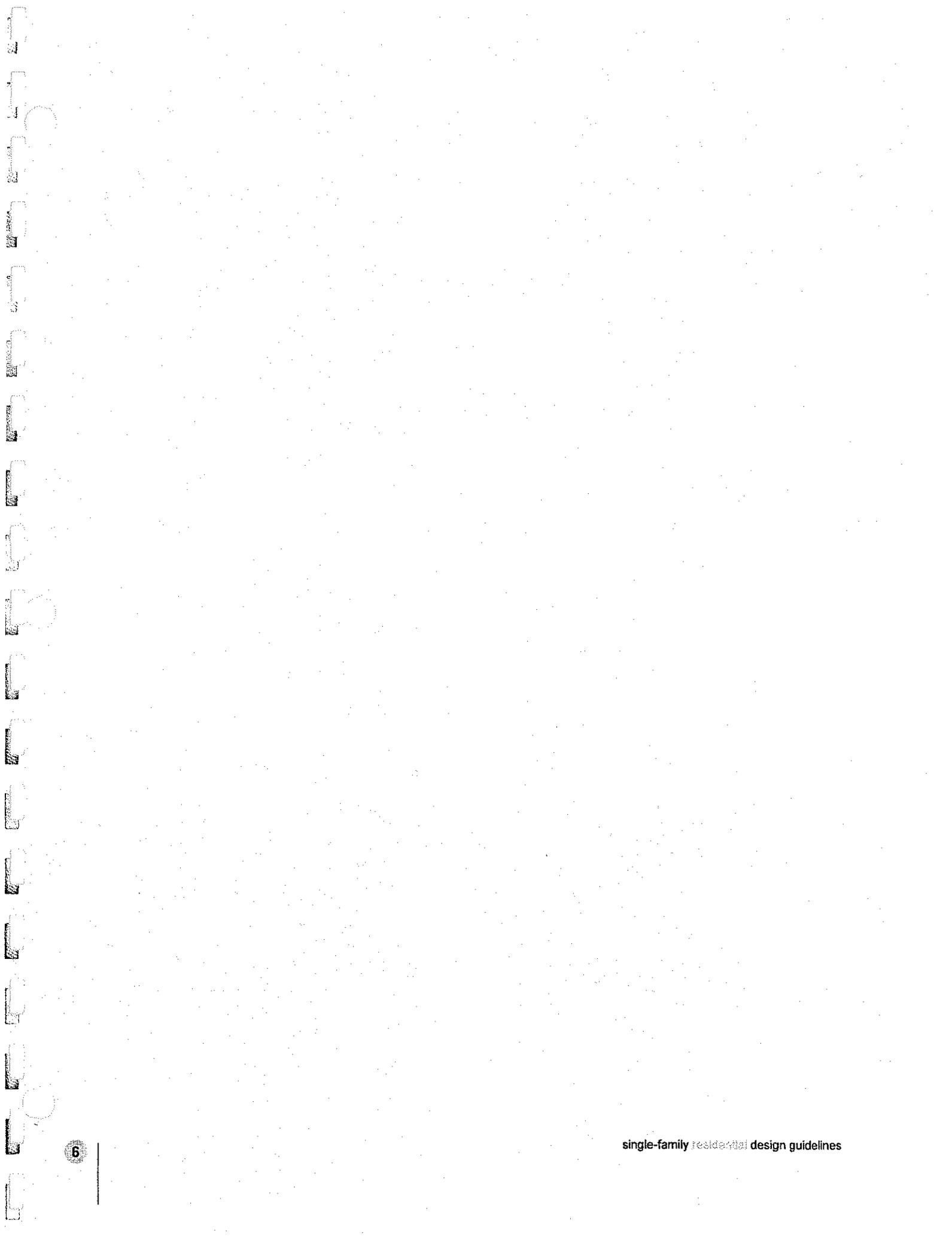
- New development encroaching into pristine desert
- New development not sensitive to desert environment
- Retaining a sense of community, i.e. Quality of Life
- Big Box, featureless commercial areas
- Developing regional recreational opportunities
- Availability of local recreational opportunities including natural open space areas, parks, bike paths, hiking trails and equestrian trails
- Integrating commercial and residential development including buffering and other mitigating techniques

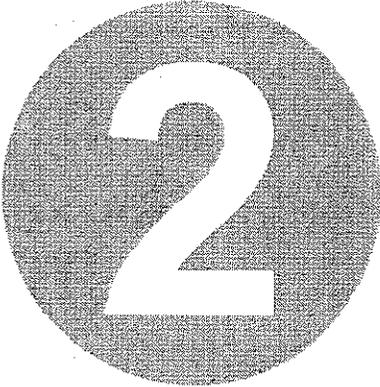
Developers' Concerns

- Increased fees for additional reviews and design requirements
- An increase in project costs as a result of additional design requirements
- An increase in project costs as a result of longer review time
- Providing a marketable and profitable product
- Allowing adequate sized development to cover project costs, i.e. scale of economies
- Providing timely, consistent and fair reviews and implementation

City's Concerns

- Maintaining and improving the City's quality of life
- Enhancing creativity and innovative design
- Enlarging the housing product diversity to achieve a balance in the range of housing
- Capitalizing on the City's growing importance as a destination point for residents, employment and recreation
- Providing adequate recreation areas for all residents of Surprise
- Preserving and integrating the natural environment with new development
- Ensuring all development adequately addresses infrastructure and other public facility needs
- Ensuring a quality review of all projects
- Ensuring a timely review of all projects





Objectives

Overview of requirements 7

Permitted Lot Size Mix and Permitted Density 8

Overview of requirements

The following general requirements and procedures apply to **Design List A (Requirements), Table 1, Table 2, and Design Lists B, C, and D (Options)**.

In order to proceed in the design of any development, a fundamental understanding of these requirements and how they relate to one another is essential. Further instructions on how to assemble these requirements are outlined in the Instructions section of this manual.

“...A true place is by nature complex, hierarchical, polyfunctional, individual, and multiform. A functional zone instead is by nature simplex, nonhierarchical, and uniform, without true identity and individuality. A true nonplace is not more than the sum of its parts.”
Leon Krier

Permitted Lot Size Mix and Permitted Density

In order to achieve the purposes stated above, these Guidelines regulate two different aspects of residential development:

Permitted Lot Size Mix - the percentage of lots in a Residential Development Project which may be created within each Lot Category, as determined by applying **Table 1** and **item A of Design List A (Requirements)**.

Permitted Density - the maximum Density at which Residential Building Lots may be created in a Residential Development Project, as determined by applying **Table 2** to the Project.

These two criteria are to be used to determine the project's scope and the manner in which it will be designed.

Central to the design process is **Design List A (Requirements)**. These include:

- Percentage of Lot Sizes
- Housing Product Variation (see Home Product Portfolio)
- Required Open Space
- Setbacks
- Project entry
- Perimeter Wall
- Elevations and Color Schemes
- Roof Lines
- Garage Configuration

Table 1 - Permitted Lot Size Mix

- The Base Permitted Lot Size Mix is established by **Line 1 of Table 1 and Item A of Design List A (Requirements)**.
- In order to provide a greater percentage of lots in a given Lot Category than allowed under the Base Permitted Lot Size Mix, additional Points must be obtained from **Design (Options) Lists B, C, and D**.
- **Item A of Design List A (Requirements)** establishes important mandatory limits on the number of Residential Building Lots which can be concentrated in the Lot Categories with the three smallest Minimum Lot Size requirements, and requires that a certain percentage of Lots must fall within the Lot Categories with the three highest Minimum Lot Size requirements.

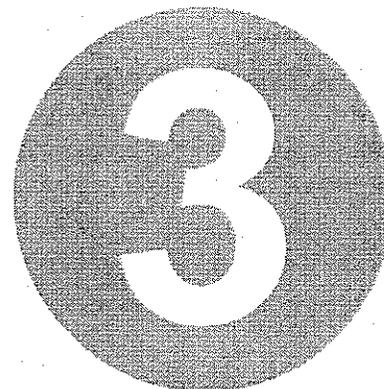
Table 2 - Permitted Density

- The Base Permitted Density is 3.0 DUA, as shown on **Table 2**.
- In order to increase densities above 3.0 DUA, additional Points must be obtained from **Design (Options) Lists B, C, and D**, as shown on **Table 2**.
- If a Residential Development Project contains more large lots, fewer Points are required to obtain an increase in the Project's overall Density.
- If a Residential Development Project contains more small lots, more Points are required to obtain an increase in the Project's overall Density.

Design (Options) Lists B, C, and D.

Some items within **Design (Options) Lists B, C, and D** are worth more Points than others. In order to encourage innovative subdivision design and to provide flexibility in meeting the purposes of these Guidelines, **Design (Options) Lists B, C, and D** permit a Developer to obtain additional Points by providing unique or different design elements which are not specified in the Design Lists.





Instructions

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Overview of instructions

The criteria established in **Design List A (Requirements)** are mandatory for all Residential Development Projects. **Design (Options) Lists B, C, and D** contain additional design elements for which a Developer may elect to include in a Residential Development Project. The number of Points awarded for including each design element is shown in parentheses at the end of the paragraph statement. If a Point-range is shown, the number of Points allowed will be decided by the City Council, and must be discussed with the Planning Staff.

In order to encourage innovative Residential Development Projects and to provide a mechanism for adapting to changes in the housing market, Developers are encouraged to propose unique or different design elements and standards which are not included on the Design Lists for inclusion in a particular Residential Development Project. The Planning Staff will engage in discussions with the Developer regarding the proposed use of such unique or different design elements and standards and the Points to be awarded, if any. The City Council, in its discretion, must make the final decision as to these matters. The procedure described in this paragraph may not be used for the purpose of relieving a Developer of the obligation to comply with these Guidelines.

"The thought must arise even in circles untouched by Art that without... largeness of conception and breadth of vision... and without the constant hand and touch of Art upon every detail, a beautiful city can never be built."

Otto Wagner

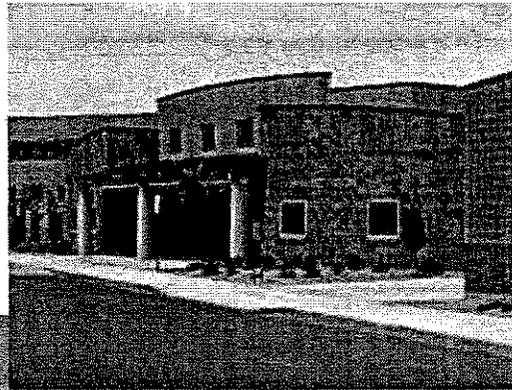
In order to obtain Points:

- the Developer must commit to include in the constructed Residential Development Project design elements from **Design (Options) Lists B, C, and D**, and the City Council must approve the assortment of design elements provided by, and the Points awarded to, the Developer.
- the City Council must also approve the Permitted Lot Size Mix and Permitted Density which will apply to the Residential Development Project.

No person has a right to receive any particular Point total, Permitted Lot Size Mix, Permitted Density or assortment of design elements.

The City Council has the sole discretion to grant or withhold such approvals. Statements or representations made by the City Staff or the Planning and Zoning Commission with respect to these matters are recommendations only and do not bind the City Council or the City of Surprise.

The Developer's commitment to include various design elements in the Residential Development Project must be made legally binding. This will ordinarily be accomplished by including the selected elements in a PAD, or in a zoning narrative which is made enforceable through a stipulation in a zoning ordinance, or in some other manner which is satisfactory to the City Attorney. The ordinance which applies an R1-5 zone, R1-8 zone, or PAD zone with an R1-5 or R1-8 land use designation to a parcel must specify the Permitted Lot Size Mix and Permitted Density which apply to the parcel.



Figures 6 & 7: Typical schools. K-8 schools should be well integrated into the community while High Schools should have good connectivity and convenient access.



If a Residential Development Project is located within a public school district which is a political subdivision of the State of Arizona, and if the public school district in which the Residential Development Project is located notifies the City in writing that:

- 1) the public school district does not need a school site within the Residential Development Project; and
- 2) the Developer of the Residential Development Project has executed a contract with the public school district which commits the Developer to make a voluntary monetary contribution to the public school district in an amount not less than \$1,000 per Residential Building Lot within the Residential Development Project, then the Maximum Permitted Density of the Residential Development Project shall be increased by 0.07 DUA.

In the event of a conflict between the provisions of these Guidelines, and those of Chapter 17.32 of the Code of Ordinances, these Guidelines shall control.

If the Developer proposes to use the Base Permitted Lot Size Mix, the Designation Lot Category is Lot Category G.

The following examples illustrate 5 distinctly different Lot Mix configurations and their Determination Lot Category (These requirements are outlined in further detail in **Design List A (Requirements)**):

Example 1) illustrates the Base Permitted Lot Size Mix taken directly from Table 1:

A	B	C	D	E	F	G
15%	15%	15%	15%	15%	15%	10%

Determination Lot Category _____

Note: In the remaining examples, the circled percentage represents the Determination Lot Category.

The number and distribution of Points required to obtain the Developer's proposed Permitted Lot Size Mix is determined using **Lines 2 through 5** under Lot Category G in **Table 1**. Therefore using the Base Permitted Lot Size Mix, the Developer must obtain a minimum of 18 Points from **Design (Options) List B**, a minimum of 8 Points from **Design (Options) List C**, and a minimum of 8 Points from **Design (Options) List D**, for a total of 34 Points.

Example 2):

A	B	C	D	E	F	G
5%	20%	20%	25%	25%	5%	0%

Starting with category A and reading left to right, the first lot category to exceed the Base Permitted Lot Size Percentage established in Table 1 and illustrated above in Example 1, is the Determination Lot Category.

No one Category, (A, B, C or D) exceeds 30%

Total of Categories E, F and G, combined, not less than 30% per Item A, subsection 2) of the Standard Design Requirements List.

The number and distribution of Points required to obtain the Developer's proposed Permitted Lot Size Mix is determined using **Lines 2 through 5** under Lot Category B in **Table 1**. Therefore using Lot Category B, the Developer must obtain a minimum of 36 Points from **Design (Options) List B**, a minimum of 14 Points from **Design (Options) List C**, and a minimum of 18 Points from **Design (Options) List D**, for a total of 68 Points.

Example 3):

A 10%	B 15%	C 15%	D 30%	E 25%	F 5%	G 0%
Same requirements as in Example 2).				Same requirements as in Example 2).		

The number and distribution of Points required to obtain the Developer's proposed Permitted Lot Size Mix is determined using **Lines 2** through **5** under Lot Category D in **Table 1**. Therefore using Lot Category D, the Developer must obtain a minimum of 24 Points from **Design (Options) List B**, a minimum of 14 Points from **Design (Options) List C**, and a minimum of 12 Points from **Design (Options) List D**, for a total of 50 Points.

Example 4):

A 20%	B 25%	C 15%	D 15%	E 15%	F 5%	G 5%
Same requirements as in Example 2).				Total = 25% per Item A, subsection 2) of the Standard Design Requirements List.		

The number and distribution of Points required to obtain the Developer's proposed Permitted Lot Size Mix is determined using **Lines 2** through **5** under Lot Category A in **Table 1**. Therefore using Lot Category A, the Developer must obtain a minimum of 40 Points from **Design (Options) List B**, a minimum of 16 Points from **Design (Options) List C**, and a minimum of 20 Points from **Design (Options) List D**, for a total of 76 Points.

Example 5):

A 10%	B 10%	C 30%	D 30%	E 5%	F 8%	G 7%
Same requirements as in Example 2).				Total = 20% per Item A, subsection 3) of the Standard Design Requirements List.		

The number and distribution of Points required to obtain the Developer's proposed Permitted Lot Size Mix is determined using **Lines 2** through **5** under Lot Category C in **Table 1**. Therefore using the Lot Category C, the Developer must obtain a minimum of 28 Points from **Design (Options) List B**, a minimum of 16 Points from **Design (Options) List C**, and a minimum of 14 Points from **Design (Options) List D**, for a total of 58 Points.

Once the Determination Lot Category has been established, the number of Points required to obtain the Lot Size Mix proposed by the Developer must be calculated by using **Lines 2 through 5 of Table 1** for the Lot Category which is the Determination Lot Category. The total number of required Points is stated in **Line 5**, and the required distribution of those Points is stated in **Lines 2 through 4**. The total and distribution of Points stated in **Lines 2 through 5** of the Determination Lot Category are mandatory. If Lot Category G is the Determination Lot Category, then the Developer will be required to obtain the fewest number of Points, 34. If Lot Category A is the Determination Lot Category, then the Developer will be required to obtain the greatest number of Points, 76.

If the Developer obtains the required number and distribution of Points by committing to provide design elements listed in **Design (Options) Lists B, C, and D** [and also complies with **Item A of Design List A (Requirements)**], then the Developer's proposed Lot Size Mix, if approved by the City Council, becomes the Permitted Lot Size Mix for the Developer's Residential Development Project. If the Developer does not obtain the required number and distribution of Points [or does not comply with **Item A of Design List A (Requirements)**], then the Base Permitted Lot Size Mix shall apply.

In all cases, the requirements of **Design List A (Requirements)** as modified by **Item A** and **Design (Options) Lists B, C, and D**, shall apply to the Project.

Determining the Permitted Density which applies to a Residential Development Project.

Step 4: Determine whether or not to use the Base Permitted Density.

The Base Permitted Density is 3.0 DUA. The Base Permitted Density applies to a Residential Development Project which utilizes the Base Permitted Lot Size Mix. It also applies to a Residential Development Project which utilizes a different Permitted Lot Size Mix, if the Developer obtains only the minimum required number and distribution of Points from **Design (Options) Lists B, C, and D**, as described above. If the Developer decides to use the Base Permitted Density, then Step 2 does not apply.

Step 5: If the Base Permitted Density will not be used, calculate the applicable Permitted Density.

If the Developer decides not to use the Base Permitted Density, then the Developer must use Table 2 to calculate the applicable Permitted Density. Table 2 sets out the various Point totals which must be obtained from **Design (Options) Lists B, C, and D**, in order to obtain a Permitted Density higher than the Base Permitted Density. The Determination Lot Category determined by using Table 1, as described above, governs the number of Points which are needed to obtain a higher Permitted Density.

In reading Table 2, the column headed by the Determination Lot Category is the column which applies to the Residential Development Project. The applicable Permitted Density is established by finding the number of Points obtained from **Design (Options) Lists B, C, and D** in the Points column on the left, and then reading across the chart to the corresponding place in the column headed by the Determination Lot Category. The number shown in this column for that Point total is the Permitted Density expressed in DUA.

Example 1):

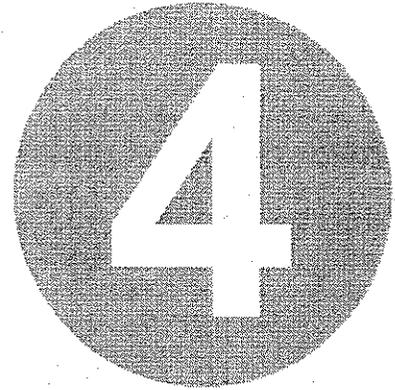
In the second example given above, the Determination Lot Category is B, and the minimum number of required Points is 68. Reading down the Points column of Table 2 to 68, and then reading across to the column headed by Determination Lot Category B, yields a Permitted Density of 3.0 DUA. If the Developer proposes an increased Permitted Density, then the Developer must obtain more Points from **Design (Options) Lists B, C, and D**. In this example, if the Developer obtains 78 Points, then the Permitted Density would be 3.5 DUA. A Point total of 88 would yield a Permitted Density of 4.0 DUA, and so on

Example 2):

The fifth example given above works the same way. The Determination Lot Category is C. Therefore, a Point total of 58 yields a Permitted Density of 3.0 DUA, 78 Points produces 4.0 DUA, and 88 Points yields 4.5 DUA.

In no instance can the Permitted Density exceed 4.5 DUA. Blank spaces in each column of Table 2 below the number 4.5 are a continuation of that number. Blank spaces above the number 3.0 are a continuation of that number.





Requirements

Design List A 21

Design List A

For all land currently or proposed to be zoned R1-5 or R1-8 or zoned PAD with an R1-5 or R1-8 designation; Items A through K, comprise the minimum standard requirements to which these guidelines apply.

It is crucial for developers and homebuilders to gain a fundamental understanding of this section and how it sets forth the foundation for community design prior to accumulating the required amount of design points for each lot category.

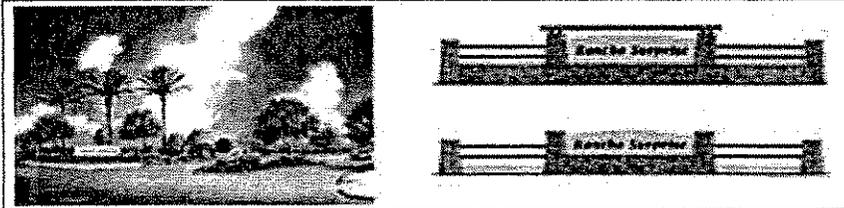
A. Percentage of Lot Sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:

- 1) The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories A, B, C, and D in **Table 1** shall not exceed 30 percent in any one of such Lot Categories.
- 2) The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F, and G in **Table 1** shall be not be less than 30 percent in these three Lot Categories combined.
- 3) If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in **Table 1** combined, then the 30 percent requirement for Lot Categories E, F, G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in **Table 1** combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

B. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not less than 5 percent of such Gross Acreage shall be open space which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

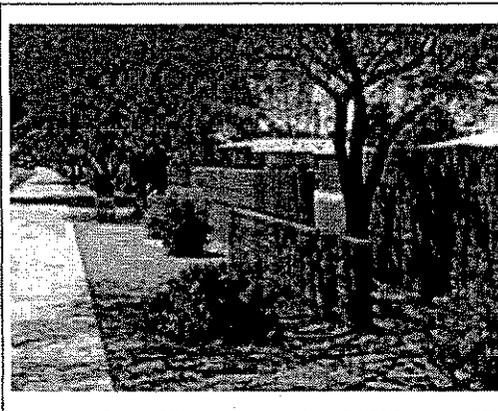
- 1) A storm water retention area;
- 2) A tract, other than a private street, which is owned and maintained by a homeowners association;
- 3) A power line corridor if the corridor is improved and maintained by a homeowners association;
- 4) A lake;
- 5) A golf course;
- 6) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
- 7) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.



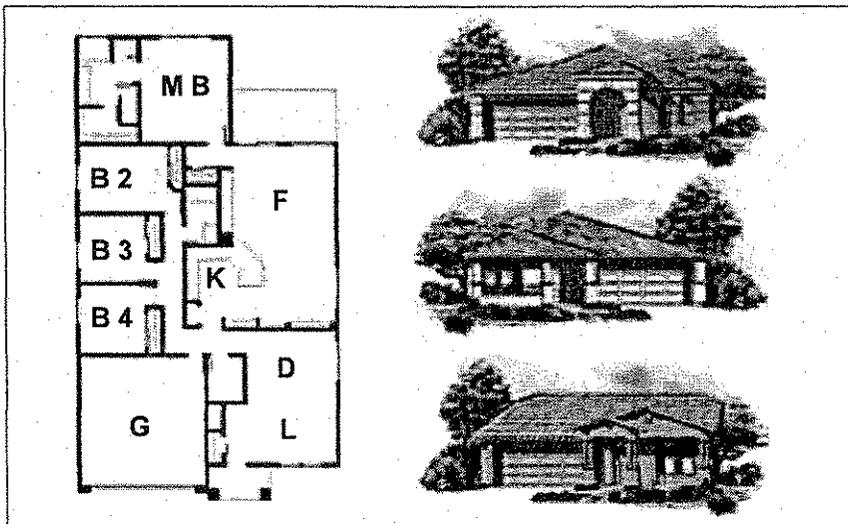
Example 1: Major entry into a residential community with two examples of monument signage.

D. Staggered Perimeter Wall: The Developer of a Residential Development Project shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.



Example 2: Staggered Wall using several different materials while allowing visibility and penetration into the neighborhood.

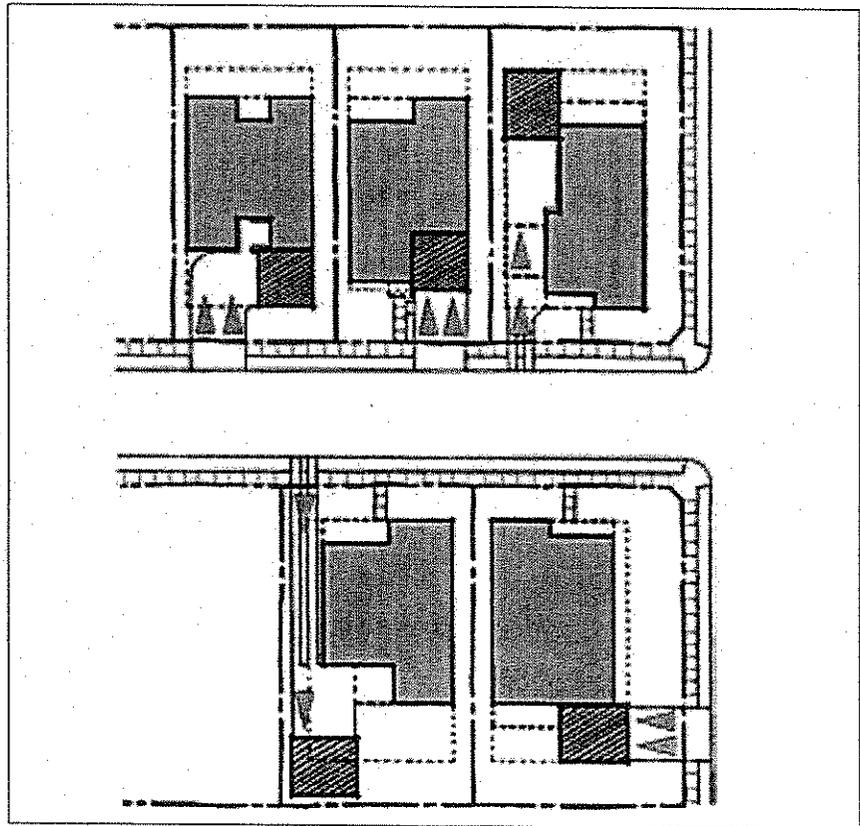
E. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.



Example 3: Illustration of one (1) floor plan that has at least three (3) distinctly different elevations.

- F. **Adjacent Elevations and Color Schemes:** No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.
- G. **Adjacent Roof Lines:** If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.
- H. **Garage Configuration:** All garages constructed in a Residential Development Project shall be configured as follows: 1) the garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) the space required by 1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc. and must be accessible for the parking of automobiles; and 3) the back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.
- I. **Off-street Parking/Driveway:** There shall be space for two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from back of curb.

Example 4: Diagram of lots allowing for several different configurations for Off-Street Parking.



J. Lot Category requirements:

Lot Category:	A	B	C	D	E	F	G
Minimum lot frontage required:	48'	53'	58'	63'	68'	75'	83'
Maximum house width permitted on minimum lot:	35'	40'	45'	50'	55'	60'	65'
Minimum lot size (sq. ft.):	5280	5830	6380	6930	7480	8250	9130

K. Setbacks:

<u>Dwelling Unit</u>	<u>Distance in feet</u>
Front (all lot categories)	
Home	12'
Garage	18'
45-degrees or more	12'

Side (lot categories A, B, C, D and E)	
Single-story	5'/8'
Multi-story	5'/8'

*Two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet.

**If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

Side (lot categories F and G)	
Single-story	5'/10'
Multi-story	7'/10'

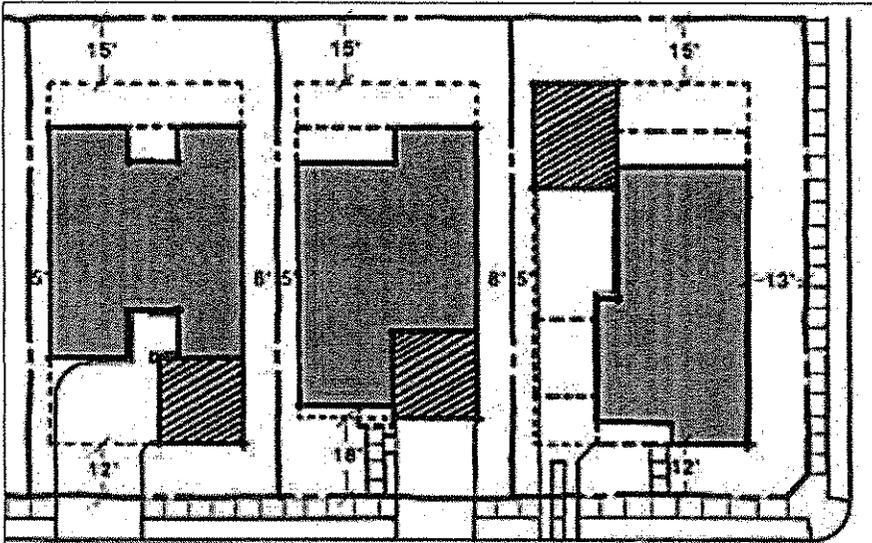
Corner side	
Single-story	13'
Multi-story	20'

Rear	
Home	15'

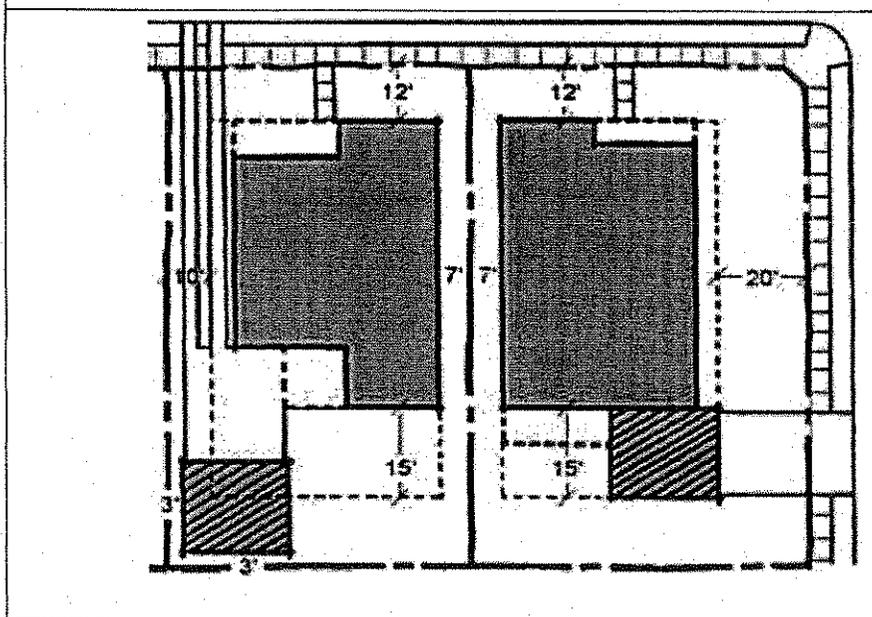
*Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Rear Abutting an Arterial	
Single-story	20'
Multi-story	25'

*If the portion of a multi-story house or structure which abuts an arterial street in the rear is single-story, then the rear setback shall be not less than 20 feet as measured from the property line.



Example 5: Setbacks for Single-Story Homes.



Example 6: Setbacks for Multi-Story Homes.

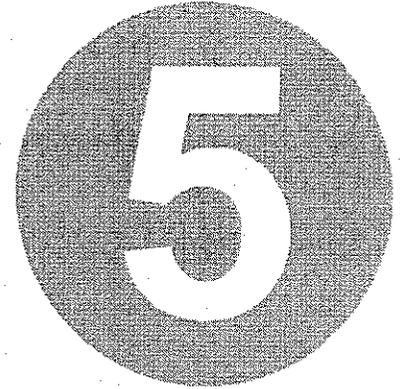
If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:

- (a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20') for one and 25-feet (25') for the other; or
- (b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25') for one and 30-feet (30') for the other; or
- (c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and
- (d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent houses or structures may have the same rear setback.

A non-structural element such as a fireplace, bay window, pop out, or patio cover may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10-feet (10') from the rear property line for single-story house or structure, or 15-feet (15') from the rear property line for a multi-story house or structure.

If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall be not less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increased to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5-feet (5').



Design (Options) Lists

Design (Options) List B - <i>Engineering</i>	30
Design (Options) List C - <i>Architectural</i>	38
Design (Options) List D - <i>Amenities</i>	42

Design (Options) Lists

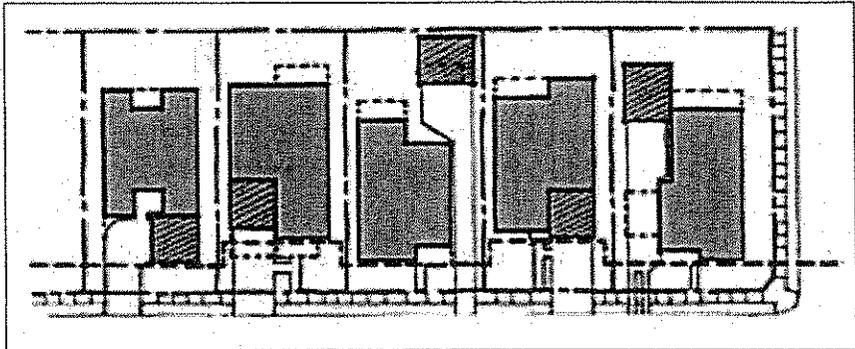
The following requirements shall apply to all land to which these Guidelines apply.

Design (Options) Lists B, C and D refer to Engineering, Architectural and Community Amenity Design elements necessary to meet the required point total for a Development's Lot Determination Category.

Design (Options) List B - Engineering

- A. For each 40 Gross Acres included in a Residential Development Project, provide at least three cul-de-sacs (or other street feature such as a knuckle or single-loaded street) with a diversity feature such as a landscaped island, access to common open space, etc.
(1 Pt.)
- B. Design all corner lots so that the minimum width of each corner lot is at least 10-feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of Table 1; or alternatively; Or, On all corner lots, construct an 8-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and the adjacent rights-of-way to the same standard as other tracts and common areas maintained by the homeowners association.
(2 Pts.)
- C. On not less than 20 percent of the lots which fall within Lot Categories A, B, C and D, provide a mix of driveway orientations, e.g. elbow, circular, angled, split, or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike.
(3 Pts.)
- D. Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E to achieve a range of variation in front setbacks of at least 10-feet. When calculating the range of variation, the front setbacks of side entry garages and houses in which the living area is in front of the garage may be used.
(3 Pts.) *Points may not be awarded for both Paragraphs C and D.

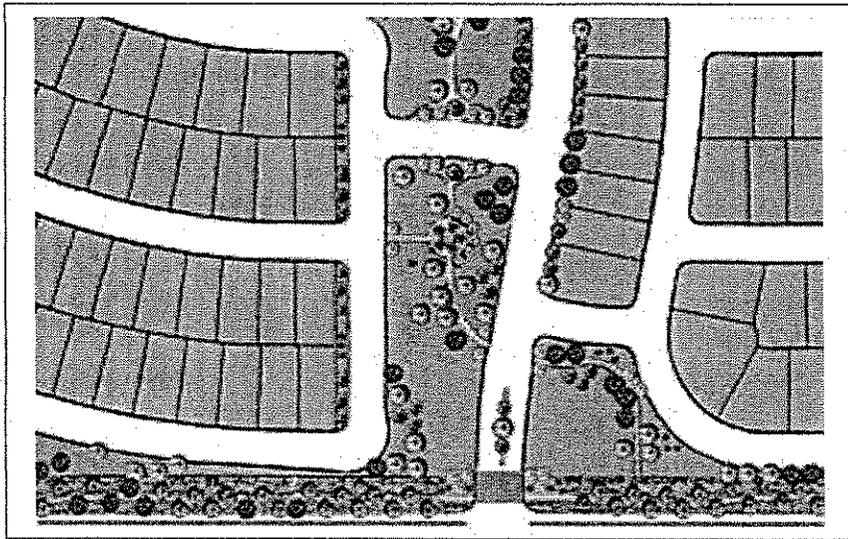
Example 7: Diagram of lots where the homes have a staggered setback of at least 10-feet.



- E. Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3-feet, so that the front setbacks vary among 18-feet, 21-feet, and 24-feet. Garage setbacks must comply with the requirements of Design List A (Requirements).
(2 Pts.) *Points may not be awarded for both Paragraphs C and D.

F. Design and construct storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.
(4 Pts.)

G. Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.
(2 Pts.)

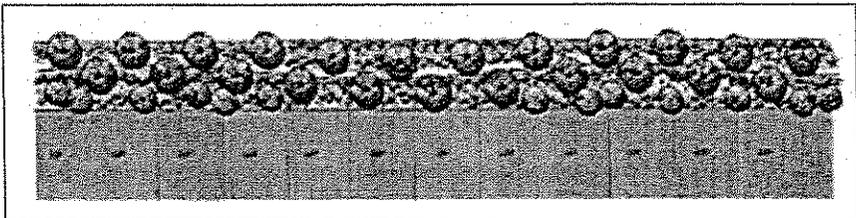


Example 8: Large, visible open space adjacent to arterial, collector and local streets.

H. Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association.
(3 Pts.)

- I. Design and construct some or all of the following in any combination.
 - 1) Provide a minimum six-feet of separation between the curb and the sidewalk on all arterial and collector streets, and install an 8-foot wide sidewalk;
(2 Pts.)
 - 2) Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association;
(2 Pts.)
 - 3) Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50-feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25-feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association.
(4 Pts.)
 - 4) In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1,2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Points shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2, and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.

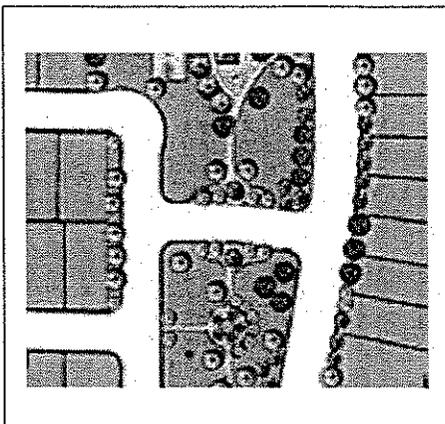
Example 9: Enhanced landscaping and open space buffering residential lots from arterial or collector streets.



- J. Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association.

(4 Pts.)

- K. Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one or a combination of the following:



Example 10: "T" intersection where the streets face open space/landscape tracts.

- 1) a landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or
- 2) the side yard boundary between two Residential Building Lots; or
- 3) the back of a Residential Building Lot, buffered from the street by an eight foot wide landscaped area installed by the Developer, and require a homeowners association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association.

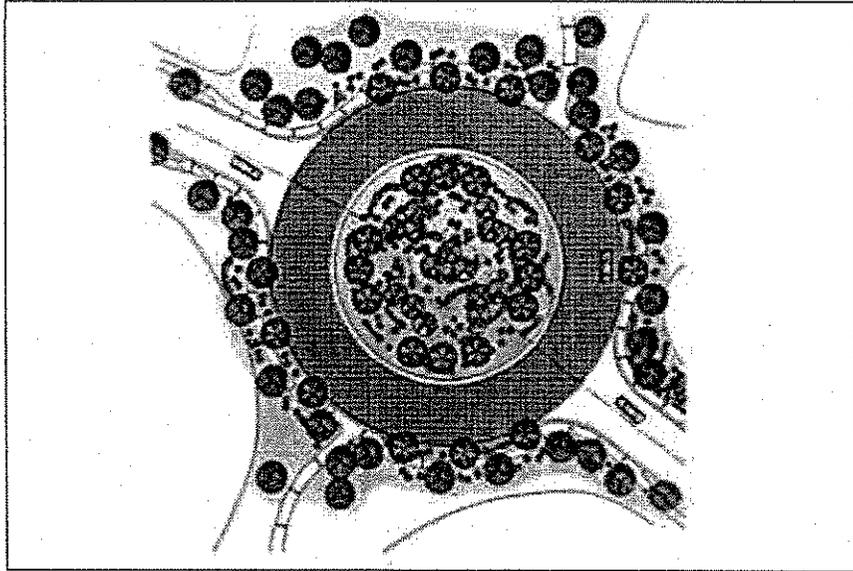
(4 Pts. for either 1, 2 or 3)

- L. Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., by incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30-feet wide and shall contain a trail to accommodate both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.

(2 Pts. per access tract, maximum 6 points)

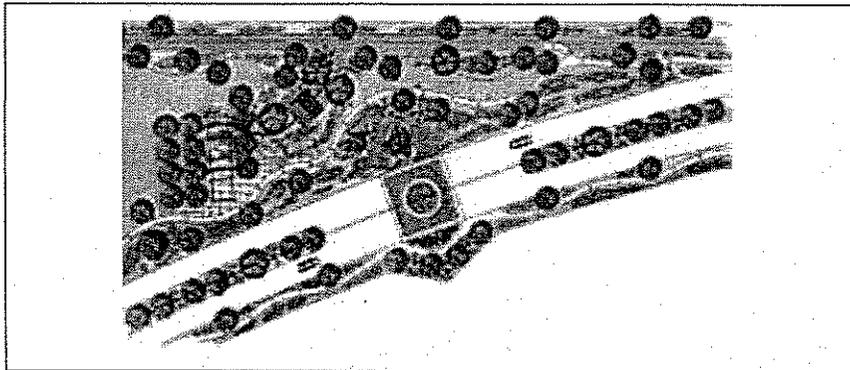
- M. Install traffic calming devices such as traffic circles, decorative raised paving, landscaped diverters, traffic chokers and other landscaping devices.
(2 Pts. for every three devices; maximum 6 Pts.)

Example 11: Large round-about or traffic circle within a residential community.

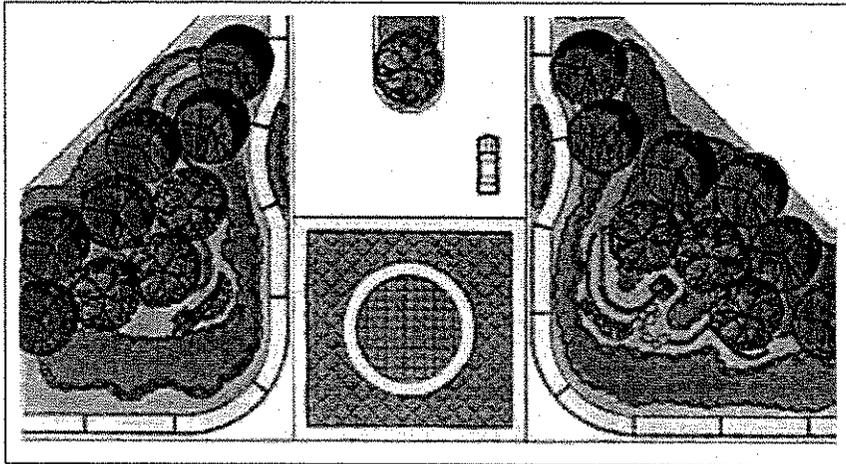


- N. Design and construct paths and trails, separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development.
(6 Pts.)

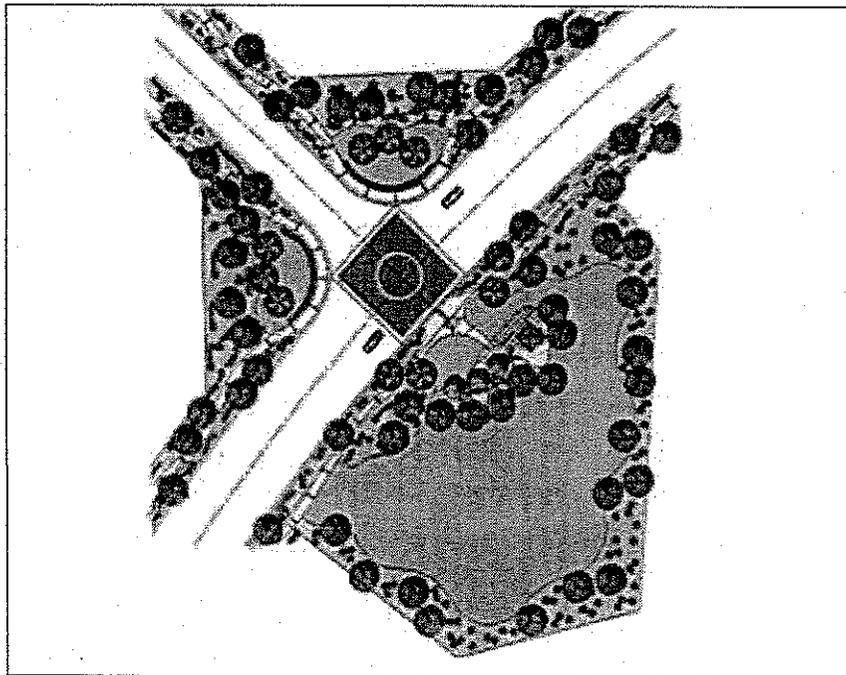
Example 12: Separated path and/or trail system for pedestrians or bikes.



- O. Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; and at all points where a trail system crosses the road system trail system crossings.
(2 Pts.)



Example 13: Decorative paving enhancement at the entrance to a residential community.



Example 14: Decorative paving enhancement at the entrance to a residential community as well as bike path and trail system crossings.

- P. Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks, libraries, etc.
(2 Pts for each 15,000 square feet of donated land including any adjacent half streets; total of 10 points possible)
- Q. On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.
(6 Pts., plus the ability to construct perimeter walls to a height of 7 feet adjacent to arterial roadways)

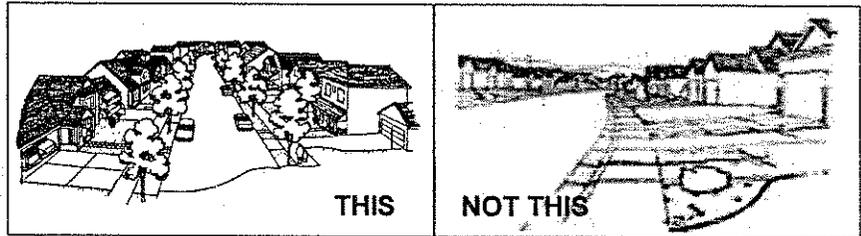
- R. Throughout a Residential Development Project, utilize neo-traditional planning concepts, such as detached garages, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood, and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks.
(1-8 Pts.)

- S. Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project.
(1-4 Pts.)

Design (Options) List C - Architectural

- A. Prohibit the same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from an arterial street.
(2 Pts.)
- B. Utilize floor plans which de-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g. incorporate side access garages, in line garages, L-shaped floor plans, etc.
(1 Pt. for each floor plan, maximum 5 Pts.)

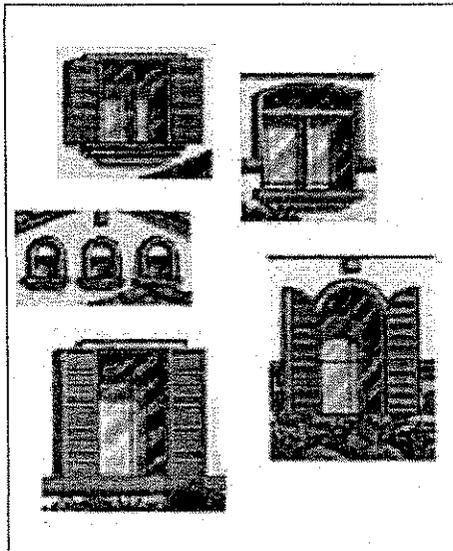
Example 15: Street scene that illustrates the desired effect of reducing garage dominate architecture.



- C. Utilize a minimum of three floor plans that incorporate, in at least two elevations, design features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc.
(3 Pts.)
- D. Install at least three distinct roofing types, including colors, textures, and component shapes, e.g. barrel tile and flat concrete tile.
(1 Pt.)
- E. On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc.
(5 Pts.)
- F. For all houses on lots backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes, visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street.
(2 Pts.)
- G. Extend all front architectural treatments, including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less.
(2 Pts.)

H. On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively, recess all garage doors so that they are at least six feet farther from the street than the front of the house. (2 Pts.)

I. Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses, structural pop outs, gabled roof features over windows, etc. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side. (3 Pts.)



Example 16: A variety of window treatments that may be used to create visual interest as well as decrease direct sunlight penetration.

J. Install front yard landscaping on all Lots in Lot Categories A, B and C in Table 1. Provide a variety of landscaping choices (desert, turf, and etc.). No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Development Director. Points will not be awarded for landscaping installed by a homebuyer. (2 Pts.)

K. Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete, or bomanite on at least 25 percent of all lots. (2 Pts.)

L. Construct entry walls with walkways from the street to the front entry on 50 percent of all lots (2 Pts.)

M. Construct all multi-story houses so that the vertical plane of the front of the ground floor, and the vertical plane(s) of the front(s) of the second and higher floors, are offset by at least six feet for a distance, measured at the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first floor and the ground. (2 Pts.)

- N. Meet the requirements of Paragraph M on all sides of all multi-story houses.
(4 Pts.)

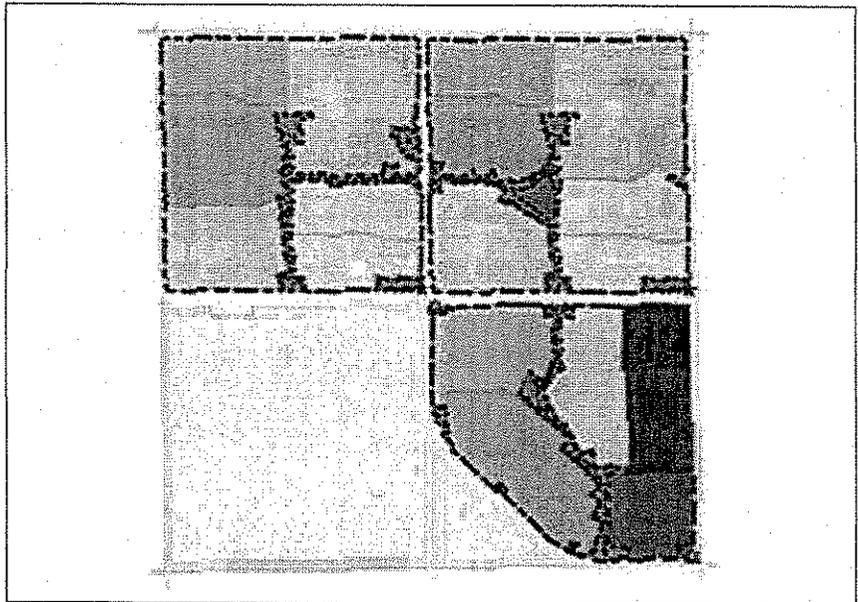
- O. Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project.
(1-4 Pts.)

Design (Options) List D - Amenities

- A. Provide a trail system that connects all open space areas within the Residential Development Project and creates pedestrian linkages with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 persons and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require a homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association.

(4 Pts.)

Example 17: A major development that incorporates an open space/trail system linking all parts of the community.

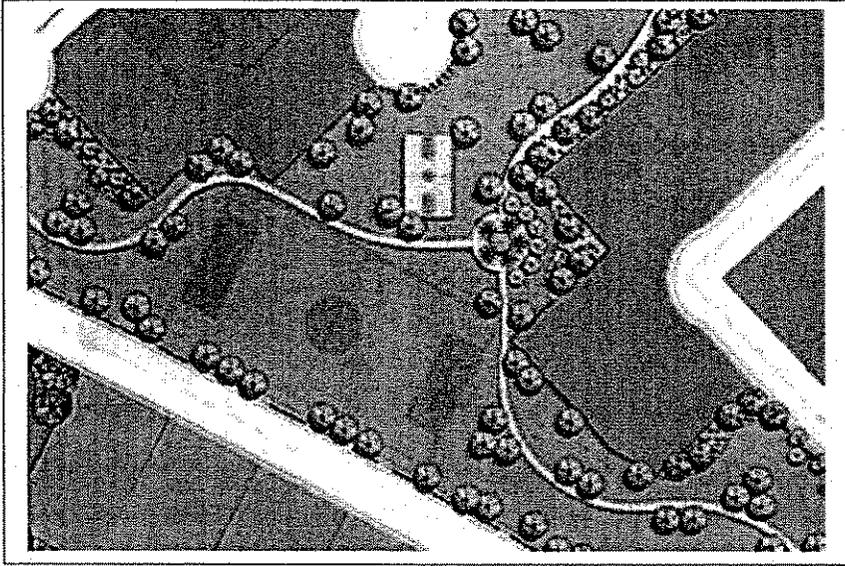


- B. Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise, and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association.

(4 Pts.)

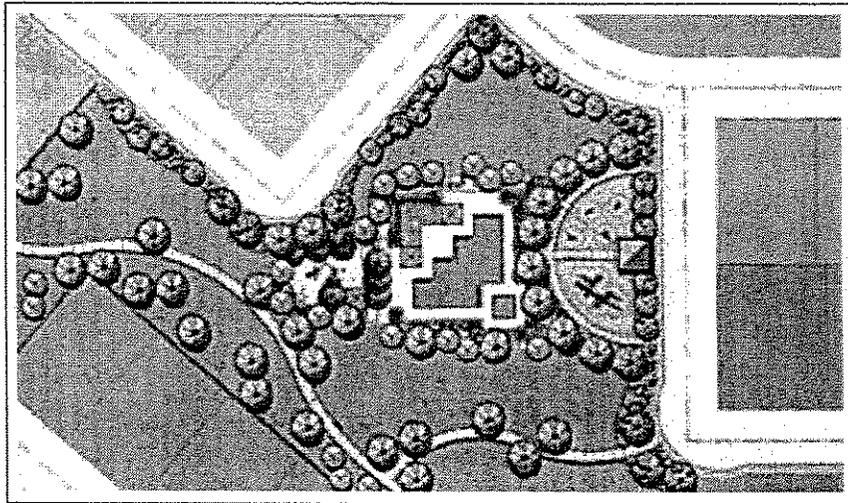
- C. Construct and convey to a homeowners association active outdoor recreational facilities for adults, such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require the homeowners association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association.

(4 Pts.)



Example 18: A major development that incorporates active outdoor recreational facilities for adults.

- D. Construct and convey to a homeowners association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association.
(6 Pts.)

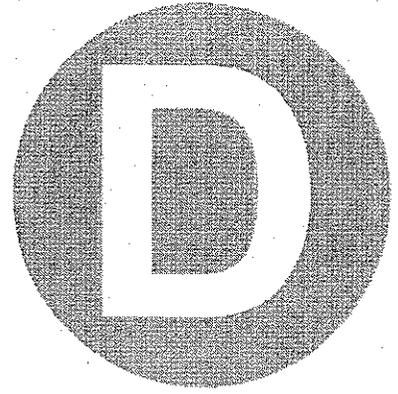


Example 19: A major development that incorporates a community swimming pool.

- E. Construct and convey to a homeowners association a large open space corridor, with a minimum width of 75-feet, and an average width of 100-feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approved plant list, and must provide view corridors and a trail system. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.
(4 Pts., however, Points will be doubled each time the minimum and average corridor widths are doubled, up to a maximum of 12 Pts.)
- F. Provide common area lakes and/or open space natural wetlands, using a source of water other than the City's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association.
(3 Pts. for each 40,000 s.f. of lake/wetlands area, up to maximum of 12 Pts.)
- G. Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City.
(4 Pts. for each 9 holes, up to 16 points).
- H. Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association.
(2 Pts. for each full 1 percent of the Gross Acreage of the Residential Development Project which is provided as open space in addition to the required 10 percent minimum, up to a maximum of 10 Pts.)
- I. Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades, or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association.
(4 Pts.)

- J. Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the City of Surprise or the Residential Development Project.
(2-5 Pts.)

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Definitions

In these Guidelines, the following terms have the meanings set forth below:

"Base Permitted Density" means the maximum Permitted Density at which a Residential Development Project may be developed without obtaining additional Points, as provided in Table 2, and is established as 3.0 DUA.

"Base Permitted Lot Size Mix" means the Lot Size Mix set forth in Line 1 of Table 1, the Standard Design Requirements List, and Item A of the Standard Design Requirements List.

"Density" means the result obtained by dividing the total number of Residential Building Lots in a Residential Development Project by the Gross Acreage of the Project, expressed in Dwelling Units Per Acre rounded down to the nearest one-tenth.

"Determination Lot Category" means the Lot Category which must be used 1) to determine the number of Points required to obtain a Permitted Lot Size Mix, as provided in Table 1; and 2) to determine the Permitted Density, as provided in Table 2. If the Base Permitted Lot Size Mix applies to a Residential Development Project, then the Determination Lot Category is Lot Category G. If the Base Permitted Lot Size Mix does not apply to a Project, then the Determination Lot Category is the Lot Category in Table 1, 1) for which the percentage of Lots proposed by the Developer exceeds the percentage shown for that Lot Category in Line 1 of Table 1; and 2) which has the smallest Minimum Lot Size, as shown in Table 1, of all of the Lot Categories for which 1) is true.

"Developer" means any person with an ownership interest in a Residential Development Project and the agent of such a person.

"Dwelling Units Per Acre or DUA" has the meaning stated in the definition of Density.

"Gross Acreage" means the area of all portions of a Residential Development Project that are or will be zoned R1-5, R1-8, or PAD with an R1-5 or R1-8 land use designation. Gross Acreage includes all roads, rights of way, open spaces, retention areas, common area tracts, school sites, well sites, and other similar areas lying within the Project. If a road or right of way abuts the perimeter of a parcel which is or will be zoned as set forth above, then Gross Acreage includes the portion of the road or right of way lying between the edge of the parcel and the centerline of the road or right of way. All other portions of the Project, including all portions of the Project which are or will be zoned within any zoning classification other than those set forth above, are excluded from the Gross Acreage of the Project.

"Lot Category" means a grouping of Residential Building Lots based on the Minimum Lot Size of each lot as shown in Table 1. The lots within a given Lot Category shall include all lots which are equal in area to, or greater in area than, the Minimum Lot Size for that Lot Category, but smaller in area than the Minimum Lot Size for the next higher Lot Category, provided however, that if necessary to accommodate reasonable street geometry conflicts created by the use of cul-de-sacs, knuckles, curvilinear streets, or other similar design features, not more than ten percent of the lots within a Lot Category may be smaller than the Minimum Lot Size for that Lot Category. Any such smaller lot must meet the Minimum Lot Frontage Required for that Lot Category.

"Maximum Permitted Density" means the greatest density at which a Residential Development Project may be developed, and is established as 4.5 DUA.

"Minimum Lot Frontage Required" means the width of any lot measured at the front setback line. The Minimum Lot Frontage Required for each lot in each Lot Category is shown Table 1.

"Minimum Lot Size" means the minimum square footage for each lot within a Lot Category as shown on Table 1 and in item J of the Standard Design Requirements List.

"Minimum Standards" means the design standards that apply to all land and subdivisions of land to which this Manual applies, regardless of the Permitted Lot Size Mix or Permitted Density of a Residential Development Project. The Minimum Standards are outlined in the Standard Design Requirements List.

"Permitted Density" means the maximum Density at which Residential Building Lots may be created in a Residential Development Project, as determined by applying Table 2 to the Project.

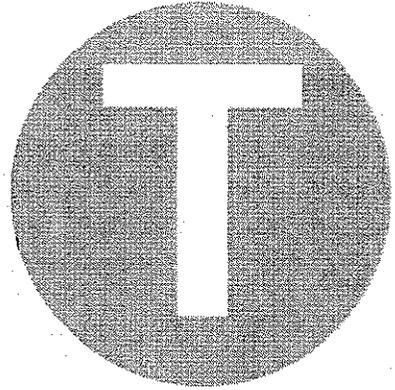
"Permitted Lot Size Mix" means the percentage of lots in a Residential Development Project which may be created within each Lot Category, as determined by applying Table 1 and Item A of the Standard Design Requirements List to the Project.

"Points" are used in Table 1, and Table 2 to establish the Permitted Lot Size Mix and Permitted Density and are calculated using Design Options Lists 1, 2, and 3.

"Residential Building Lot" means a parcel of land on which a single-family dwelling may be constructed.

"Residential Development Project" means any subdivision, or proposed subdivision, of land to which these Guidelines apply and which has the effect of creating one or more Residential Building Lots.

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Tables

Table 1 - Permitted Lot Size Mix 52

Table 2 - Permitted Densities 53

TABLE 1

PERMITTED LOT SIZE MIX

LOT CATEGORY AND MINIMUM LOT FRONTAGE AND LOT SIZE (SQ. FT.) REQUIRED	A	B	C	D	E	F	G
	48'	53'	58'	63'	68'	75'	83'
	(5280)	(5830)	(6380)	(6930)	(7480)	(8250)	(9130)
1) BASE PERMITTED LOT SIZE MIX - PERCENTAGES PERMITTED WITHOUT INCURRING ADDITIONAL PERFORMANCE STANDARDS	15%	15%	15%	15%	15%	15%	10%
2) ADDITIONAL SUBDIVISION STANDARDS REQUIRED IF PERCENTAGE EXCEEDS PERCENTAGE ABOVE	40 POINTS FROM DESIGN (Options) LIST B	36 POINTS FROM DESIGN (Options) LIST B	28 POINTS FROM DESIGN (Options) LIST B	24 POINTS FROM DESIGN (Options) LIST B	22 POINTS FROM DESIGN (Options) LIST B	20 POINTS FROM DESIGN (Options) LIST B	18 POINTS FROM DESIGN (Options) LIST B
3) ADDITIONAL HOME STANDARDS REQUIRED IF PERCENTAGE EXCEEDS PERCENTAGE ABOVE	16 POINTS FROM DESIGN (Options) LIST C	14 POINTS FROM DESIGN (Options) LIST C	16 POINTS FROM DESIGN (Options) LIST C	14 POINTS FROM DESIGN (Options) LIST C	12 POINTS FROM DESIGN (Options) LIST C	10 POINTS FROM DESIGN (Options) LIST C	8 POINTS FROM DESIGN (Options) LIST C
4) ADDITIONAL AMENITIES REQUIRED IF PERCENTAGE EXCEEDS PERCENTAGE ABOVE	20 POINTS FROM DESIGN (Options) LIST D	18 POINTS FROM DESIGN (Options) LIST D	14 POINTS FROM DESIGN (Options) LIST D	12 POINTS FROM DESIGN (Options) LIST D	10 POINTS FROM DESIGN (Options) LIST D	8 POINTS FROM DESIGN (Options) LIST D	8 POINTS FROM DESIGN (Options) LIST D
5) MINIMUM REQUIRED NUMBER OF POINTS IF PERCENTAGE OF LOTS EXCEEDS PERCENTAGE ABOVE	76	68	58	50	44	38	34

TABLE 2

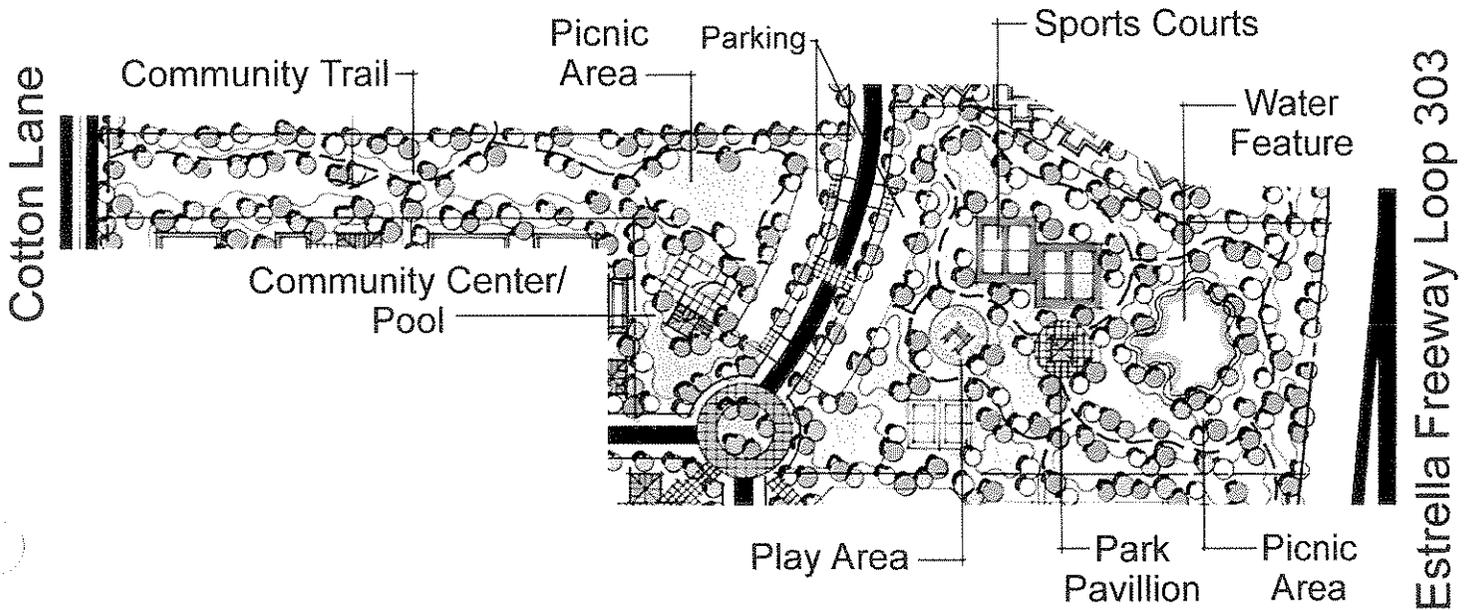
PERMITTED DENSITIES

POINTS	A	B	C	D	E	F	G
34							3
36							3.1
38						3	3.2
40						3.1	3.3
42						3.2	3.4
44					3	3.3	3.5
46					3.1	3.4	3.6
48					3.2	3.5	3.7
50				3	3.3	3.6	3.8
52				3.1	3.4	3.7	3.9
54				3.2	3.5	3.8	4
56				3.3	3.6	3.9	4.1
58			3	3.4	3.7	4	4.2
60			3.1	3.5	3.8	4.1	4.3
62			3.2	3.6	3.9	4.2	4.4
64			3.3	3.7	4	4.3	4.5
66			3.4	3.8	4.1	4.4	
68		3	3.5	3.9	4.2	4.5	
70		3.1	3.6	4	4.3		
72		3.2	3.7	4.1	4.4		
74		3.3	3.8	4.2	4.5		
76	3	3.4	3.9	4.3			
78	3.1	3.5	4	4.4			
80	3.2	3.6	4.1	4.5			
82	3.3	3.7	4.2				
84	3.4	3.8	4.3				
86	3.5	3.9	4.4				
88	3.6	4	4.5				
90	3.7	4.1					
92	3.8	4.2					
94	3.9	4.3					
96	4	4.4					
98	4.1	4.5					
100	4.2						
102	4.3						
104	4.4						
106	4.5						

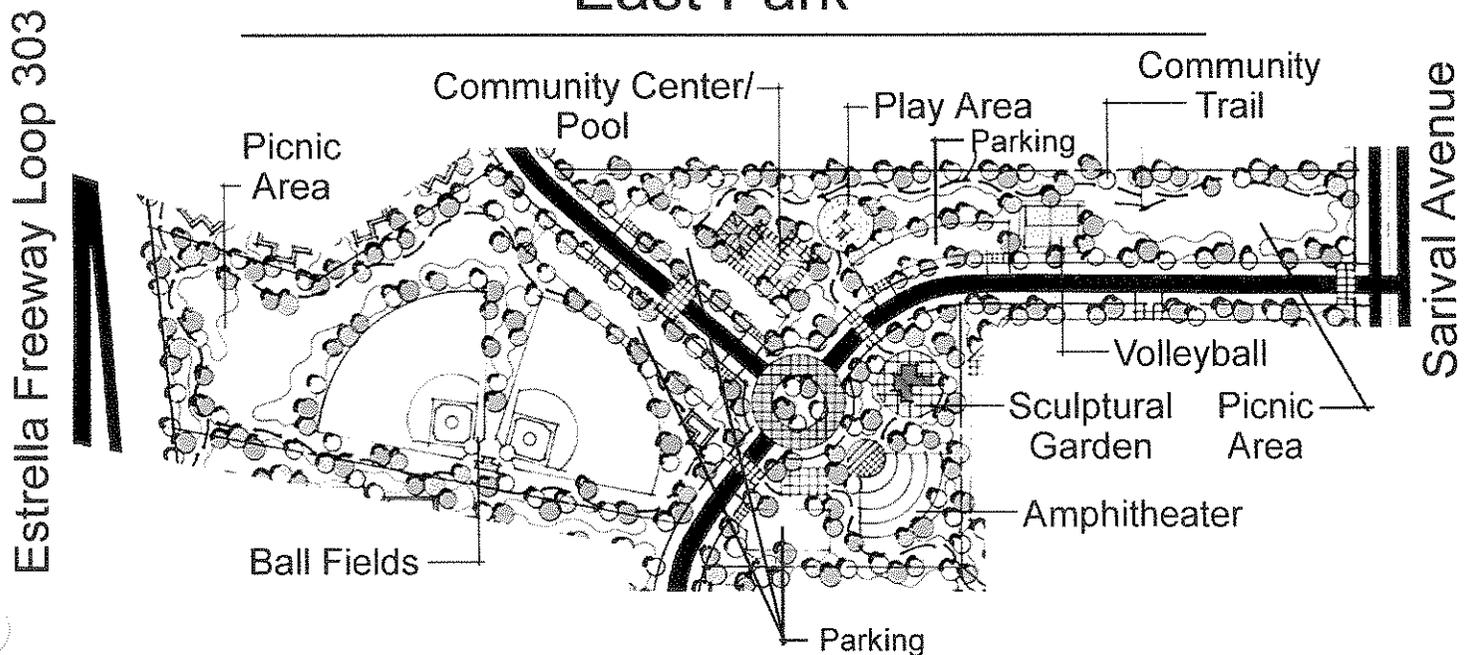
Sycamore Farms

Linear Park Conceptual Plan

West Park



East Park



Landscape Concept Statement

Provide enhanced landscaping that creates continuity throughout the project area utilizing both arid and lush plant materials. Select project theme trees and colorful ground covers within streetscapes that create a continuous landscape character for the project. Use turf in recreational open space areas, retention basins and at select project entries. Establish a project plant list that is sensitive to environmental concerns and adheres to City and ADWR approved plant lists.

Conceptual Plant List

Theme Trees

Palo Verde
Mesquite
Palo Brea

Accent Trees

Acacia Sp.
Texas Ebony
Orchid Tree
Desert Willow
Theme Trees

Open Space Trees

Acacia Sp.
Arizona Sycamore
Eucalyptus
Evergreen Elm
African Sumac
Theme Trees
Accent Trees

Shrubs

Texas Ranger
Mexican Bird of Paradise
Ruellia
Cassia
Hopbush
Mexican Honeysuckle

Ground Covers

Salvia
Mexican Primrose
Lantana
Verbena
Penstemon
Bush Morning Glory

Accent Materials

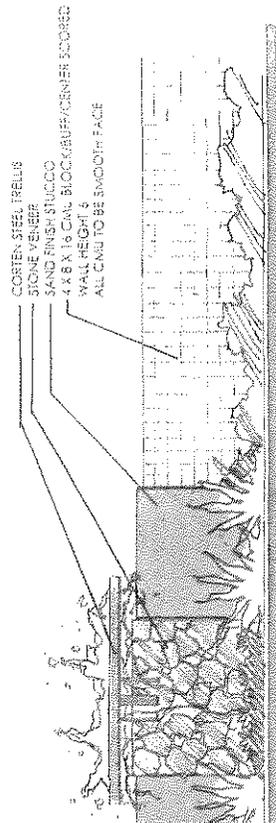
Agave
Hesperaloe
Desert Spoon

Other Materials

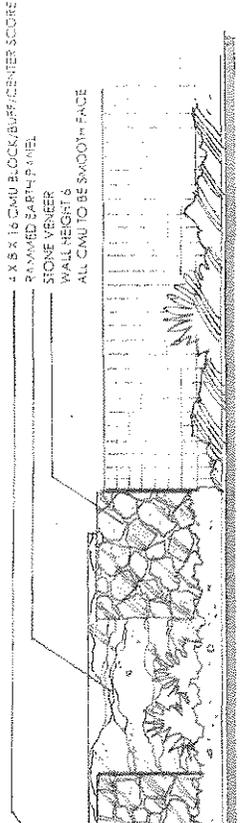
Turf (Mid-iron)
Decomposed Granite
Boulders

Note: Additional plant materials may be introduced as the project progresses with landscape plans. Any additional plant materials proposed will be presented to staff for approval.

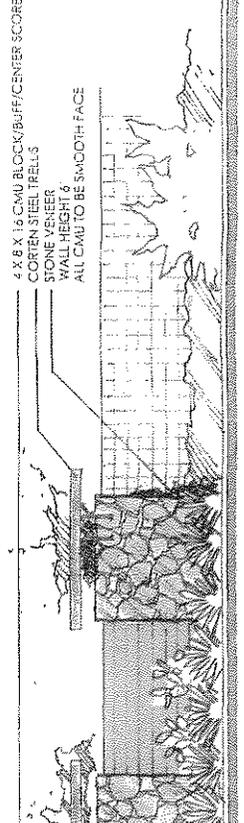
SYCAMORE FARMS



WALL 1
FEATURE OCCURS EVERY 300'



WALL 2
FEATURE OCCURS EVERY 300'



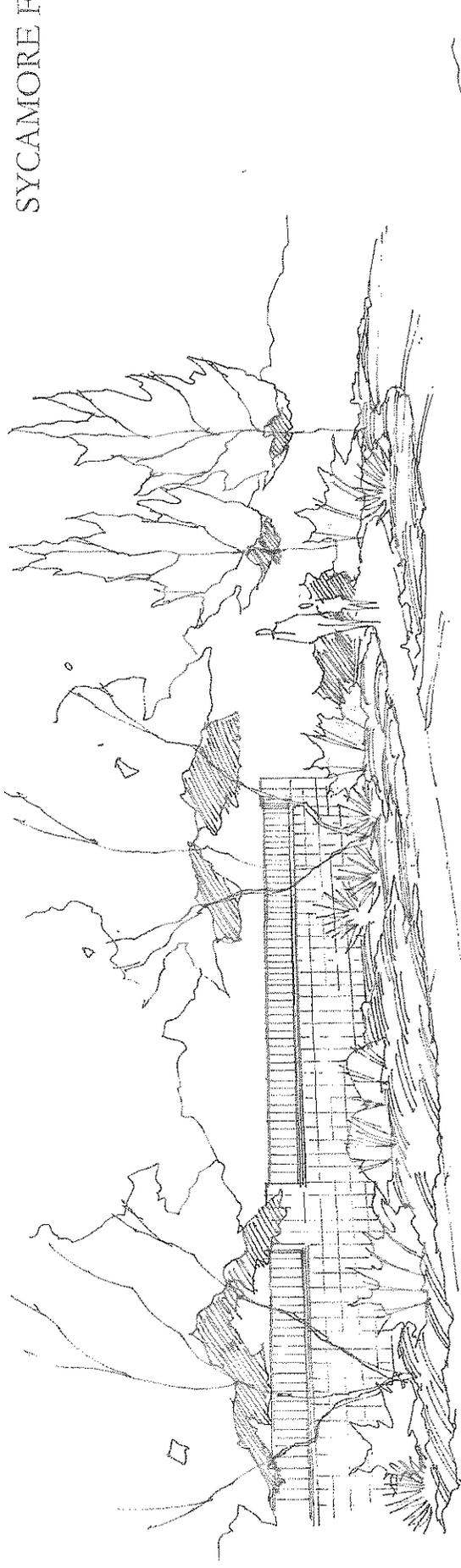
WALL 3
FEATURE OCCURS EVERY 300'

MACDONALD LANDSCAPE ARCHITECTURE

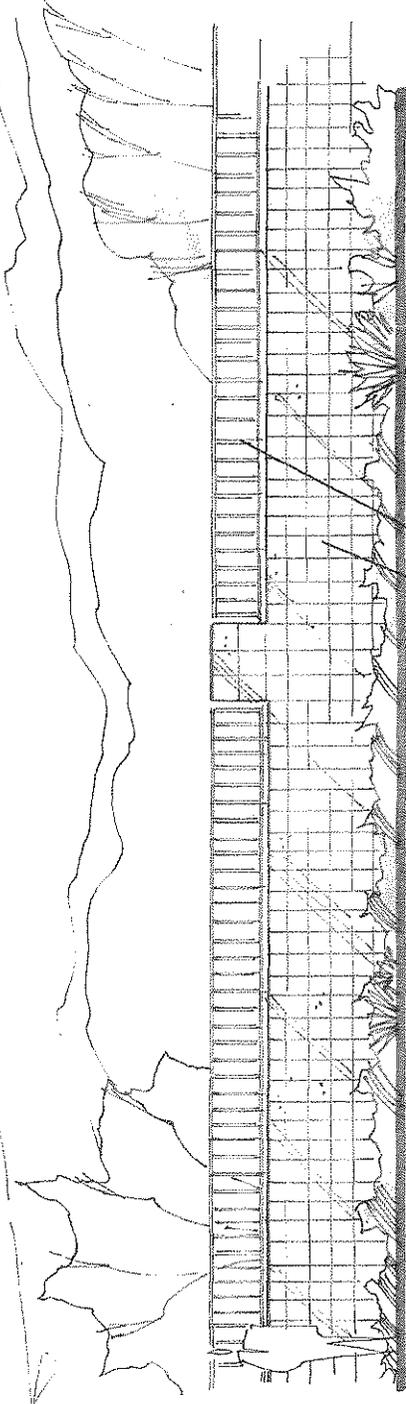
MACDONALDDDESIGN@COX.NET

WALL DESIGNS

SYCAMORE FARMS



PERSPECTIVE



ELEVATION

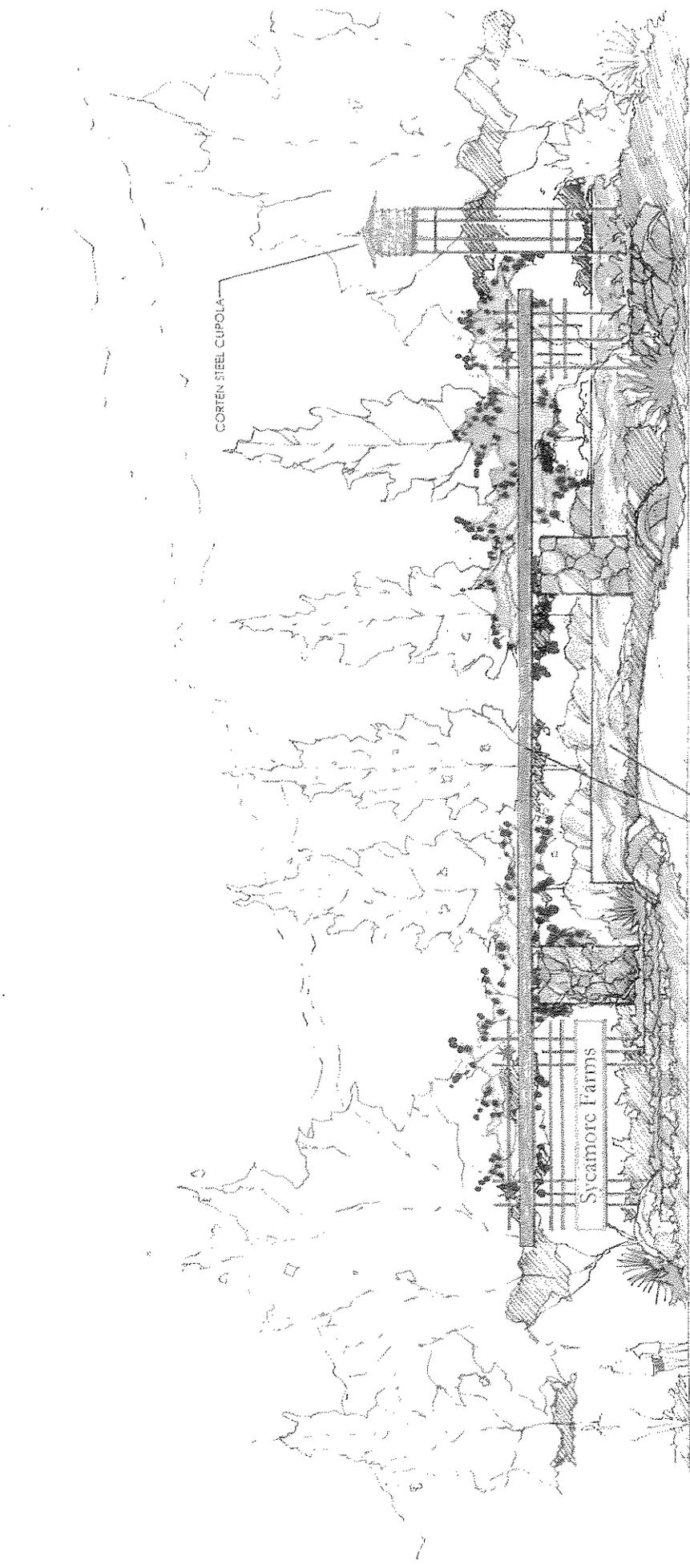
4' X 8' X 16 SINGLE SCORE CMU BLOCK / SMOOTH / COLOR BUFF
2' VIEW FENCE / ALL VIEW WALLS TO BE POOL CODE COMPLIANT

MACDONALD DESIGN ARCHITECTURE

MACDONALD DESIGN ARCHITECTURE

VIEW WALL

SYCAMORE FARMS



CORTEN STEEL CUPOLA

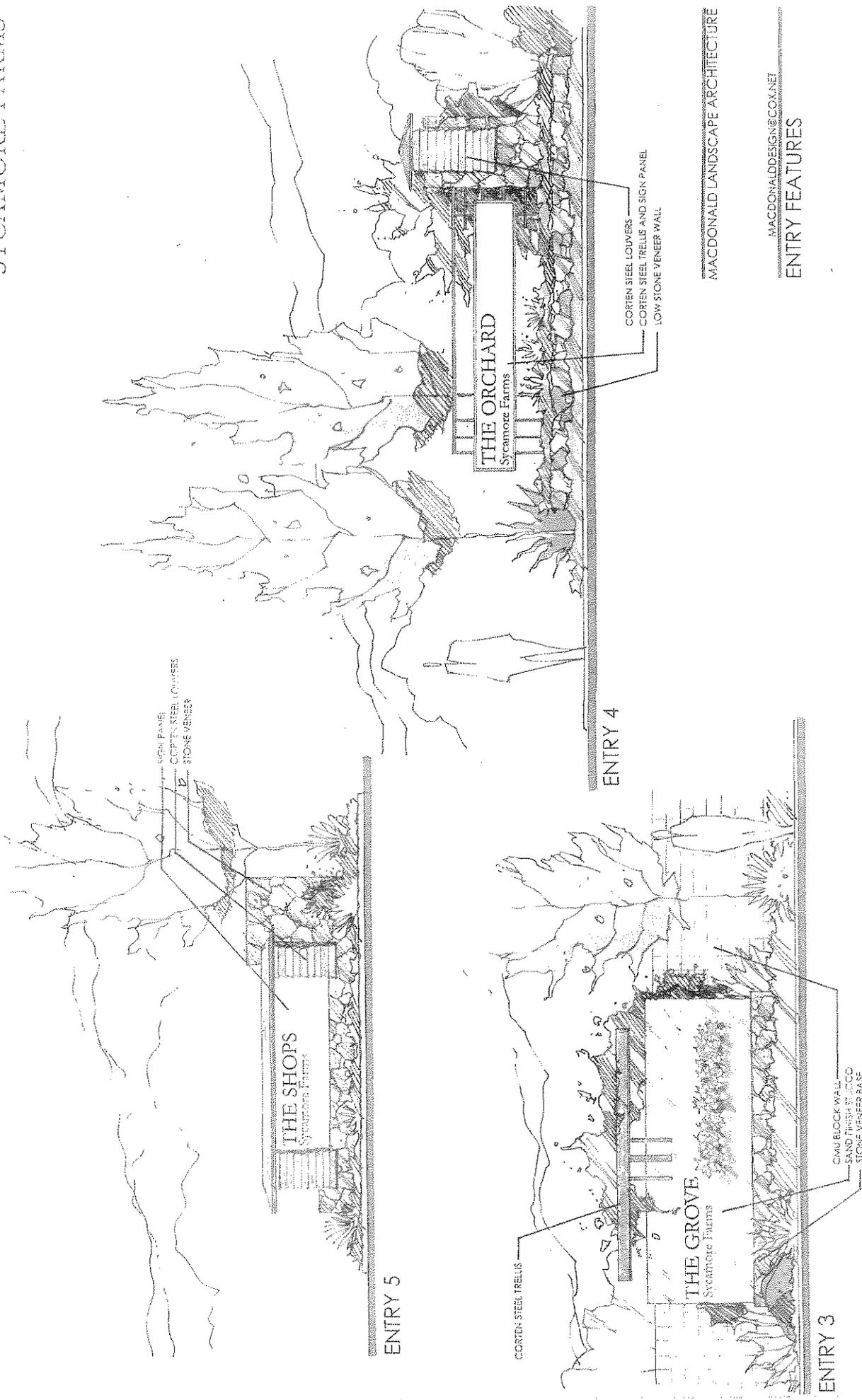
CORTEN STEEL BEAMS AND LATTICEWORK
RAMMED EARTH WALL
FEATURE IS 75' LONG AND 15' HIGH APP.

MACDONALD LANDSCAPE ARCHITECTURE

MACDONALDDDESIGN@COX.NET

ENTRY FEATURE 1

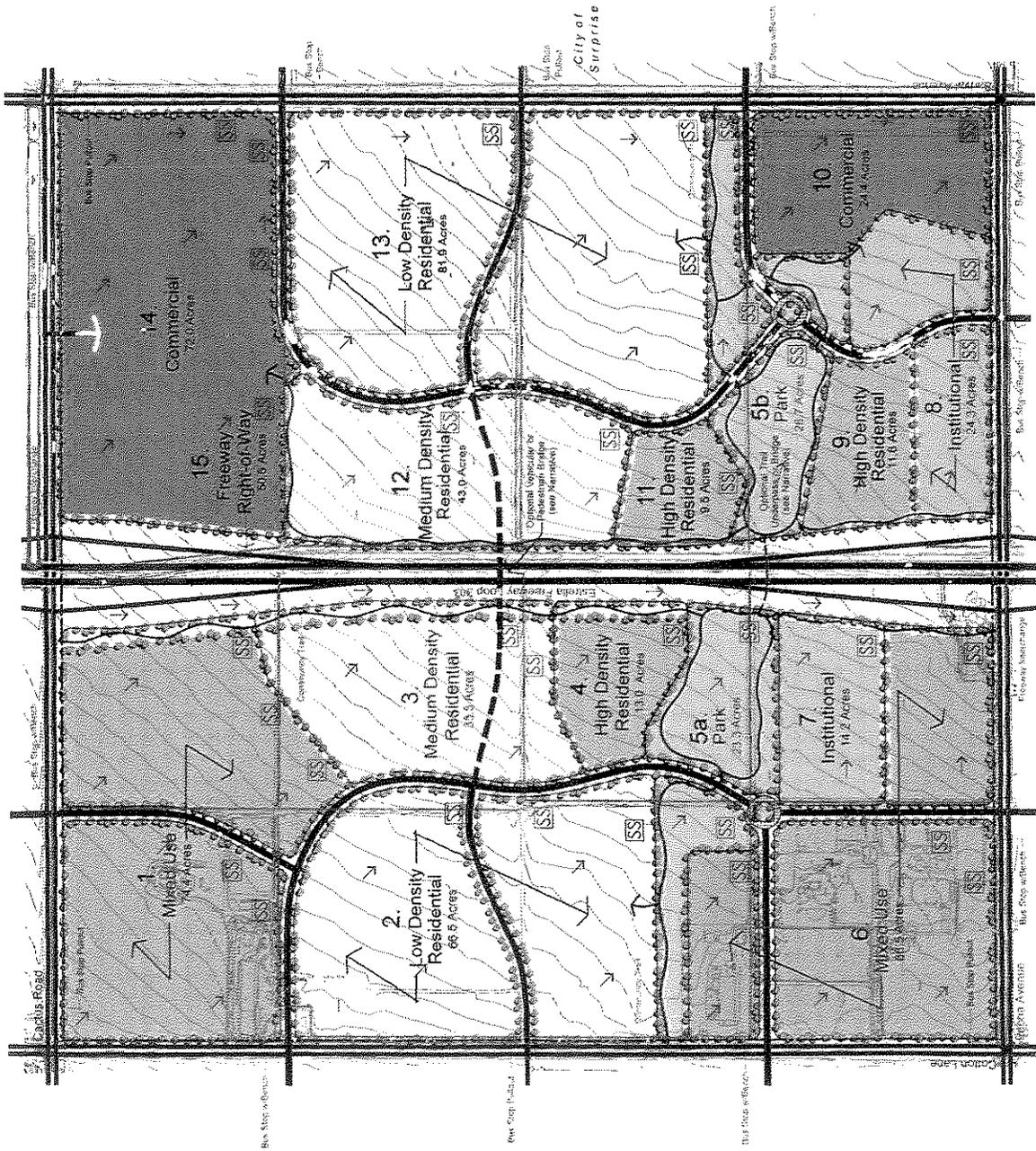
SYCAMORE FARMS



MACDONALD LANDSCAPE ARCHITECTURE

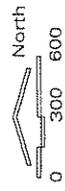
MACDONALDDDESIGN.COX.NET

ENTRY FEATURES



LEGEND

- Direction Of Stormwater Flow
- SS Stormwater Storage



**Sycamore Farms
PLANNED AREA DEVELOPMENT**

**Proposed Onsite Drainage
Patterns (Figure 4)**

MARCH 15, 2004

City of Granddara

PRELIMINARY WHITE TANK
ADMP UPDATE HEC-1
DISCHARGES

100-YR, 24-HR SCS II
EXISTING CONDITIONS
L303M3K.oh1 (HEC-1)
MASTER SUMMARY
URS.xls

100-YR, 24-HR SCS II
FUTURE LAND USE
WITH RECOMMENDED
ALTERNATIVE
FUG70202.oh1 (HEC-1)
FUTURE MASTER
SUMMARY 070202.xls



Not to Scale

LEGEND

164A



SUBBASIN NAME

HYDROGRAPH DIVERSION

CONTRIBUTING DRAINAGE
AREA

EXISTING CONDITION
DISCHARGE

FUTURE CONDITION
DISCHARGE

15.08
1639
214

NOTE: DISCHARGES ARE PRELIMINARY
AND SUBJECT TO CHANGE

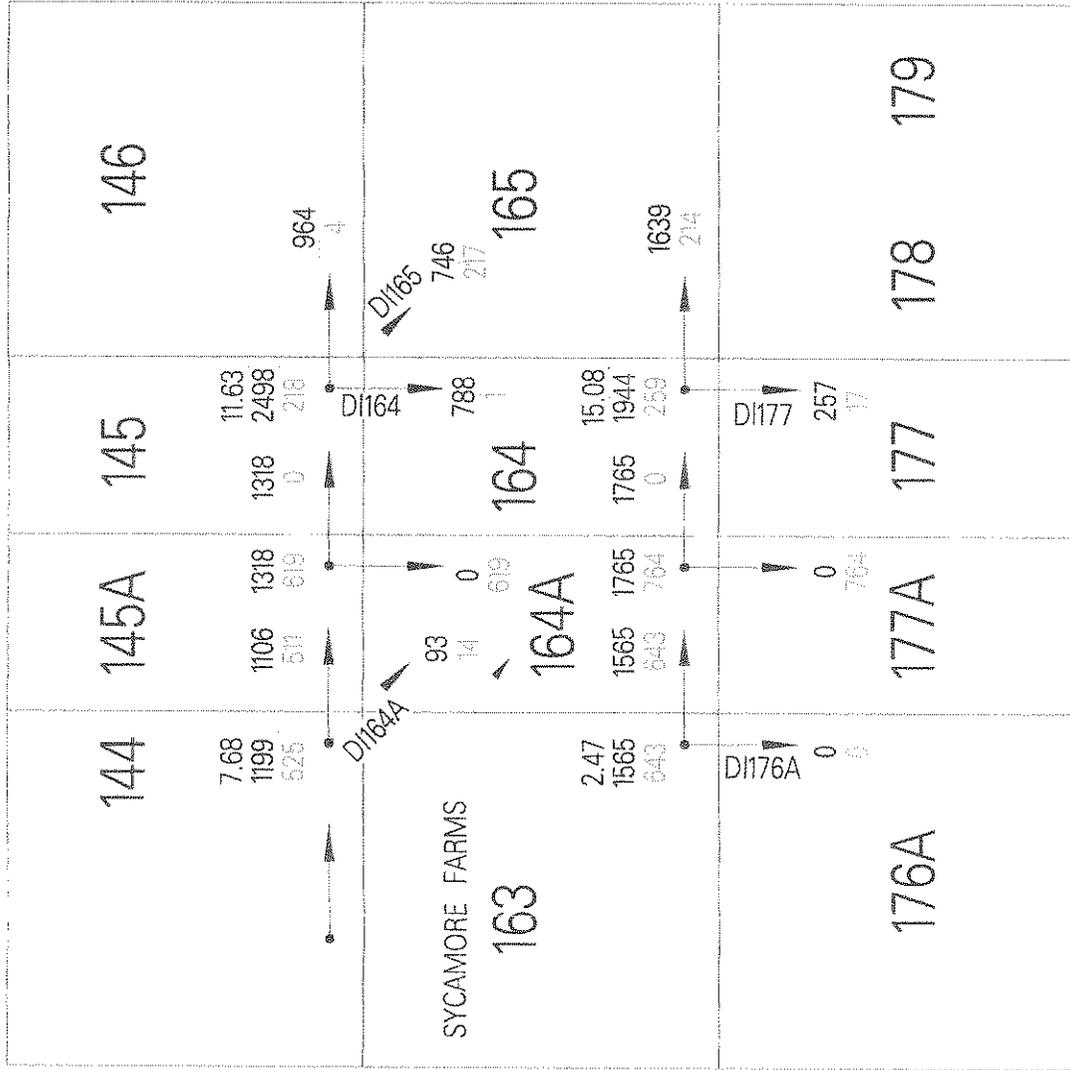
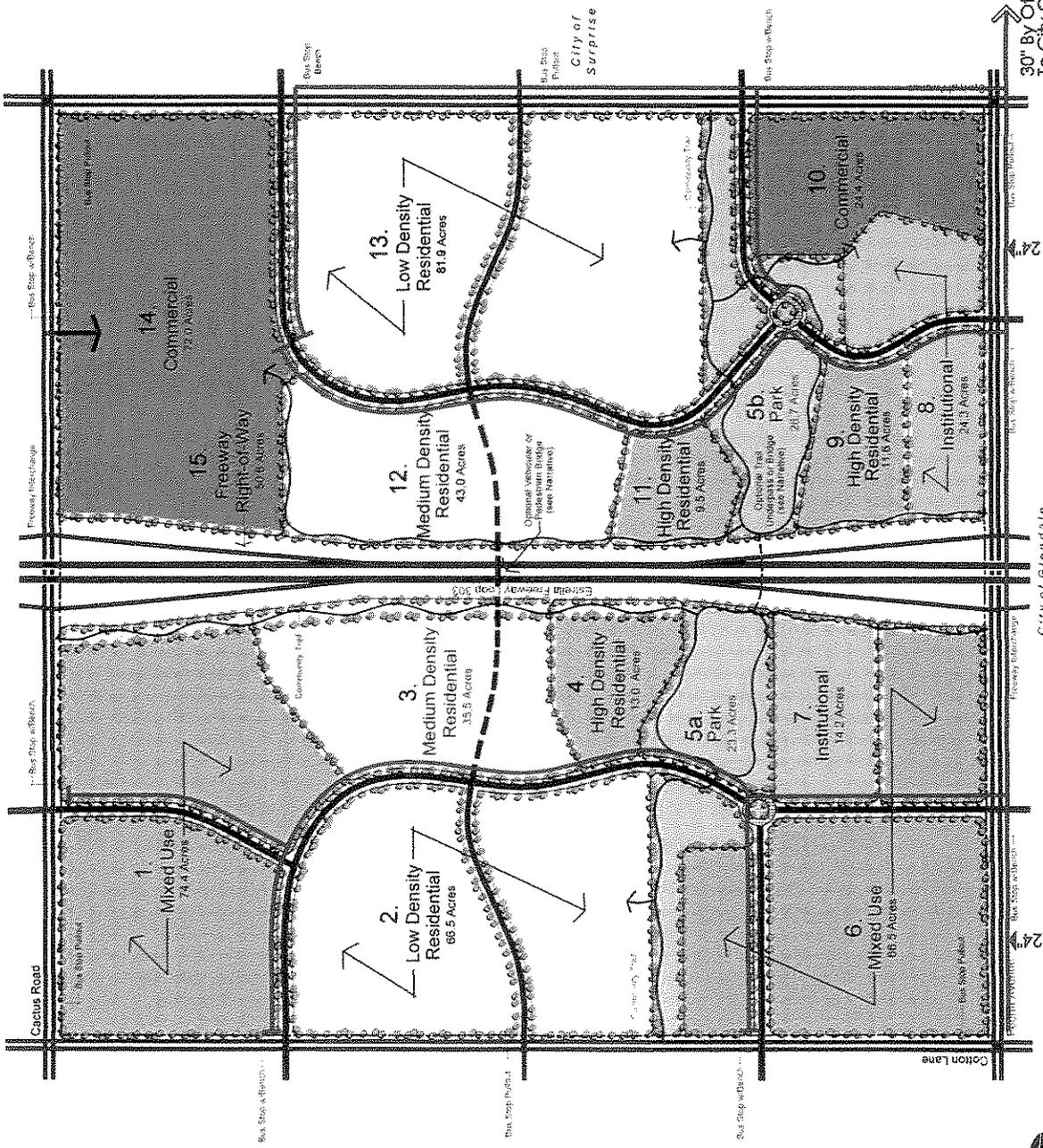
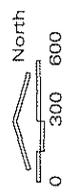


FIGURE 3- OFFSITE DISCHARGE RATES
SYCAMORE FARMS- CONCEPTUAL MASTER DRAINAGE REPORT



Stanley Consultants Inc.

3415 127 2025



LEGEND

SEWER BY SYCAMORE FARMS

SEWER BY OTHERS

**Sycamore Farms
PLANNED AREA DEVELOPMENT**

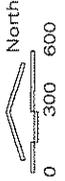
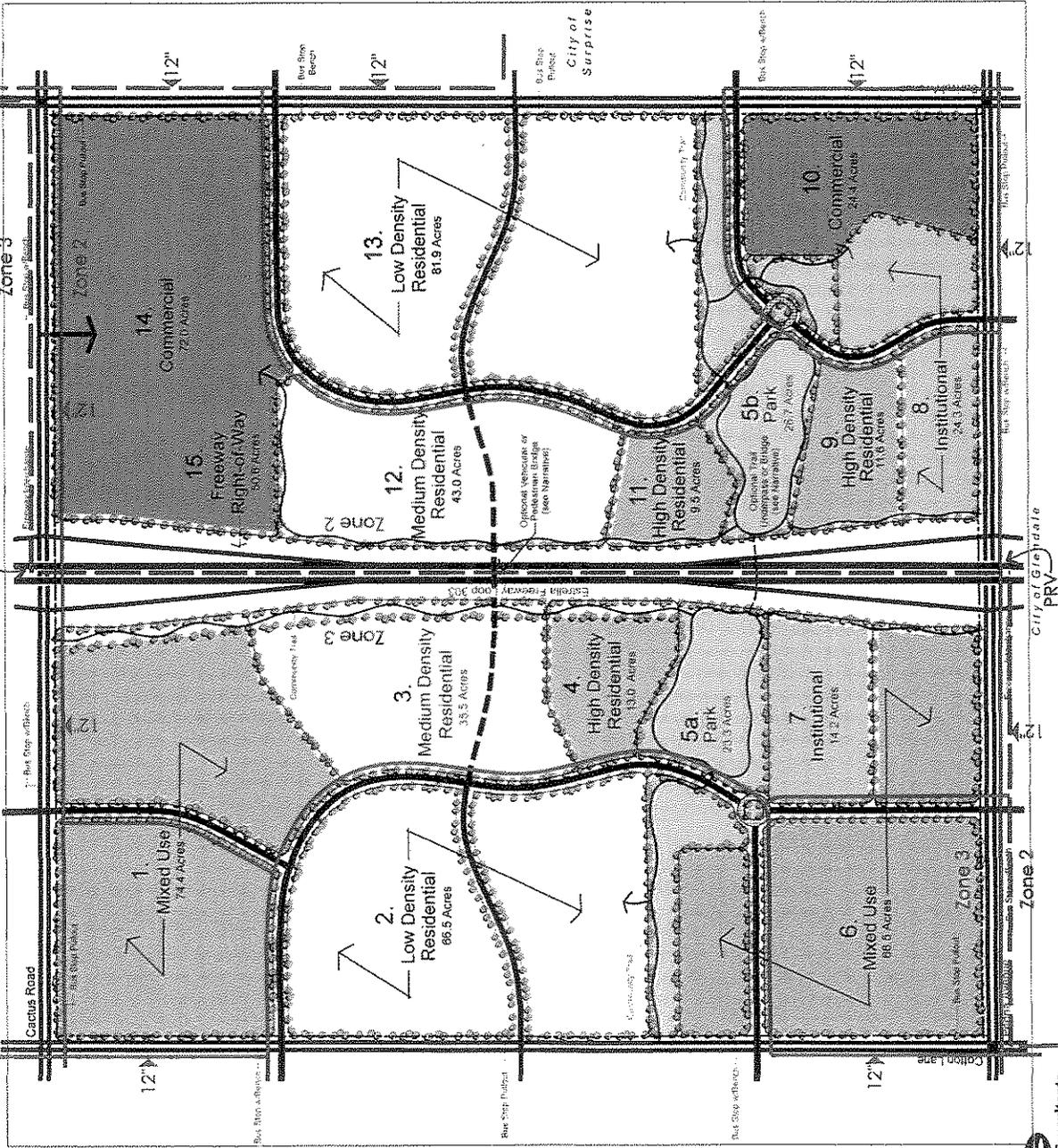
**CONCEPTUAL WASTEWATER
SYSTEM**

MARCH 15, 2004

30" By Others
To City Of Surprise WWTP

City of Glendale

Extend 12" Line To Existing Water Line @ Cotton Lane And Hearn Road



- LEGEND**
- ZONE BOUNDARY
 - WATER BY SYCAMORE FARMS
 - WATER BY OTHERS

**Sycamore Farms
PLANNED AREA DEVELOPMENT**

**CONCEPTUAL WATER
SYSTEM**

MARCH 15, 2004

Zoning Use Matrix USE GROUP	ZONING DISTRICTS	
	Permitted Use **	Conditionally Permitted Use **
Agricultural, Ranching & Open Space Uses		
Animal Hospitals, Clinic, and Boarding Facilities	C-2, C-3, I-1	R-1
Equestrian Center, Stables, and Riding Academies	C-2, C-3	R-1
Parks, Recreation, and Open Lands	All Districts	
Residential Uses		
Assisted Living Facility	R-2, R-3,	
Bed And Breakfast Establishments		R-1, R-2, R-3
Caretaker, Guest or Granny Flat Dwelling	R-1, R-2	
Congregate Care Facility	R-2, R-3,	
Group Home	R-1, R-2, R-3	
High Density Dwellings	R-3	
Hotels, Timeshares	C-2, C-3	
Low Density Dwellings	R-1	
Medium Density Dwellings	R-2, RC,	
Model Home Complex	R-1, R-2, R-3, C-1, C-2, C-3	
Residential Setting Care Facility	R-1, R-2, R-3	
Retail and Service Uses		
Alcohol – Bar and/or Tavern, Microbrewery	C-1, C-2, C-3	
Alcohol – Beverage Retail Sales	C-2, C-3	
Ambulance Service	C-2, C-3, I-1	
Ammunition and Firearms Sales	C-2, C-3, I-1	
Cemetery – Pets (limited to small animals)		C-2, C-3, I-1
Cemetery or Mausoleum		R-1, R-2, R-3, C-2, C-3
Day Care Center – Child and/or Adult Care		R-1, R-2, R-3, C-1, C-2, C-3
Drive-Through Facilities	C-3, I-1	C-2
Funeral Home, Mortuary	C-2, C-3	
Gunsmith	I-1	C-3
Home Improvement Center – (Typically home, lawn, and garden supplies, brick, lumber, and other similar building materials)	C-3, I-1	
Landscaping Materials – Sales & Storage	I-1	
Laundry or Dry Cleaning – Bulk Operation	I-1	
Linen/Uniform/Diaper Service (Pickup & Supply Only)	C-3, I-1	

**Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Unified Development Code.

Zoning Use Matrix USE GROUP	ZONING DISTRICTS	
	Permitted Use **	Conditionally Permitted Use **
Vehicle Service – Major Repair	I-1, I-2	C-3
Vehicle Service – Minor Repair	I-1	C-2, C-3
Vehicle Washing Facilities	C-3, I-1, I-2	C-1, C-2
Vehicle Sales - Less than 15 (Facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers)	I-1	
Vehicle Sales - Large Scale (Uses Listed Above in Vehicle Sales: Less than 15 vehicles)	C-3, I-1	
Wholesale Shopping Establishment (Uses Listed Above in Retail Shopping Establishment)	C-3	
Wireless Communication Systems	I-2, I-3	R-1, R-2, R-3, C-1, C-2, C-3, BP, I-1
Wrecker Service	I-1, I-2	
Office Uses		
Call Center	C-3, BP	
Laboratory – Research & Testing	BP, I-1, I-2	
Office	C-1, C-2, C-3, BP, I-1, I-2, I-3	
Office / Warehouse - (Front Office Flex Space)	C-3, BP, I-1, I-2, I-3	
Public/Quasi-Public Facility Uses		
Animal Shelter		C-2, C-3
Clubhouse, Private including Lodges	C-2, C-3	
Community Facilities or Public Meeting Hall	R-1, R-2, R-3, C-1, C-2, C-3	
Convention Facilities	C-3	
Correction Institution		I-3
Fairground and/or Stadium		C-3, I-1,
Library	R-1, R-2, R-3, C-1, C-2, C-3	
Post Office	CS, C-1, C-2, C-3, BP	
Sanitary Landfill, Solid Waste Facility		I-3
State Vehicle Inspection Station	C-2, C-3, I-1, I-2	
Utility Equipment Infrastructure	All Districts	
Education, Religious, and Assembly Uses		
Places of Worship	R-3, C-2, C-3,	

**Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Unified Development Code.

Zoning Use Matrix USE GROUP	ZONING DISTRICTS	
	Permitted Use **	Conditionally Permitted Use **
	I-1, BP	
Places of Worship (less than 5,000 sq. ft.)	R-1, R-2, R-3, C-1, C-2, C-3	
School – University or College		C-1, C-2, C-3, I-1
School – Pre-K – 12		R-1, R-2, R-3, C-1, C-2
School – Specialty or Trade		C-2, C-3, I-1, I-2
Recreational and Amusement Uses		
Amusement and/or Theme Park, Circus (permanent)		C-3
Archery Range – Indoor	C-3, I-1	
Archery Range – Outdoor		I-1, I-2, I-3
Athletic or Fitness Club, Commercial Recreation Facilities	R-3, C-2, C-3, BP, I-1	
Athletic or Fitness Club, Commercial Recreation Facilities (Less than 5,000 gross sq. ft. and Indoor Activities Only)	R-1, R-2, R-3, C-1, C-2, C-3, BP, I-1, I-2	
Athletic Fields – Non-commercial	R-1, R-2, R-3, C-1, C-2, C-3	
Bingo Parlor	C-2, C-3	
Bowling Alley, Dance Hall, Pool Hall	C-2, C-3	
Galleries, Auditoriums, Museums	C-2, C-3	
Golf Course, Driving Range, & Miniature Golf Facilities	C-2, C-3	
Racetrack		I-1, I-2
Rifle & Pistol Range – Indoor Only	I-1, I-2	
Sexually Oriented Businesses	I-2, I-3	
Skateboard Track – Outdoor Commercial	I-1	C-2, C-3
Skating Rink – Ice or Roller Skating	C-2, I-1	
Theater – Indoor including Dinner Theatres	C-2, C-3	
Theater – Outdoor including Drive-In & Amphitheaters	I-1	C-3
Video Games – Commercial	C-1, C-2, C-3	
Zoos, Exotic Animal Keeping		C-3, I-1

**Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Unified Development Code.