

**Zanjero Trails
PAD 07-341**

**PAD Amendment
Parcels 16 and 17**

**November 1, 2016
Revised December 16, 2016**

**Property Owner:
JEN Arizona 11, LLC
20045 N. 19th Avenue, Bldg. 10, Ste. 3
Phoenix, AZ 85027**

**Applicant:
TerraWest Communities
20045 N. 19th Avenue, Bldg. 10, Ste. 3
Phoenix, AZ 85027**

**Engineer:
Hilgart/Wilson
2141 E. Highland, Suite 250
Phoenix, AZ 85016**

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Executive Summary

The Zanjero Trails PAD, encompassing 879 acres, was approved by the city of Surprise in September 2008. The PAD contains a variety of land uses, including single-family detached, single-family attached, high-density residential and commercial uses.

The purpose of this request is to reduce the intensity of zoning on two parcels, totaling approximately 27 acres. One parcel is zoned R-2 and is designated for court home development containing up to 256 dwelling units and one parcel is zoned C-1 for retail uses. This amendment will reduce the zoning density and intensity on those two parcels to an R1-5 designation, which is consistent with the surrounding residential densities within Zanjero Trails.

Project Location

The subject property surrounds the northwest corner of Peoria Avenue and Perryville Road. Refer to Exhibit A for a project location map.

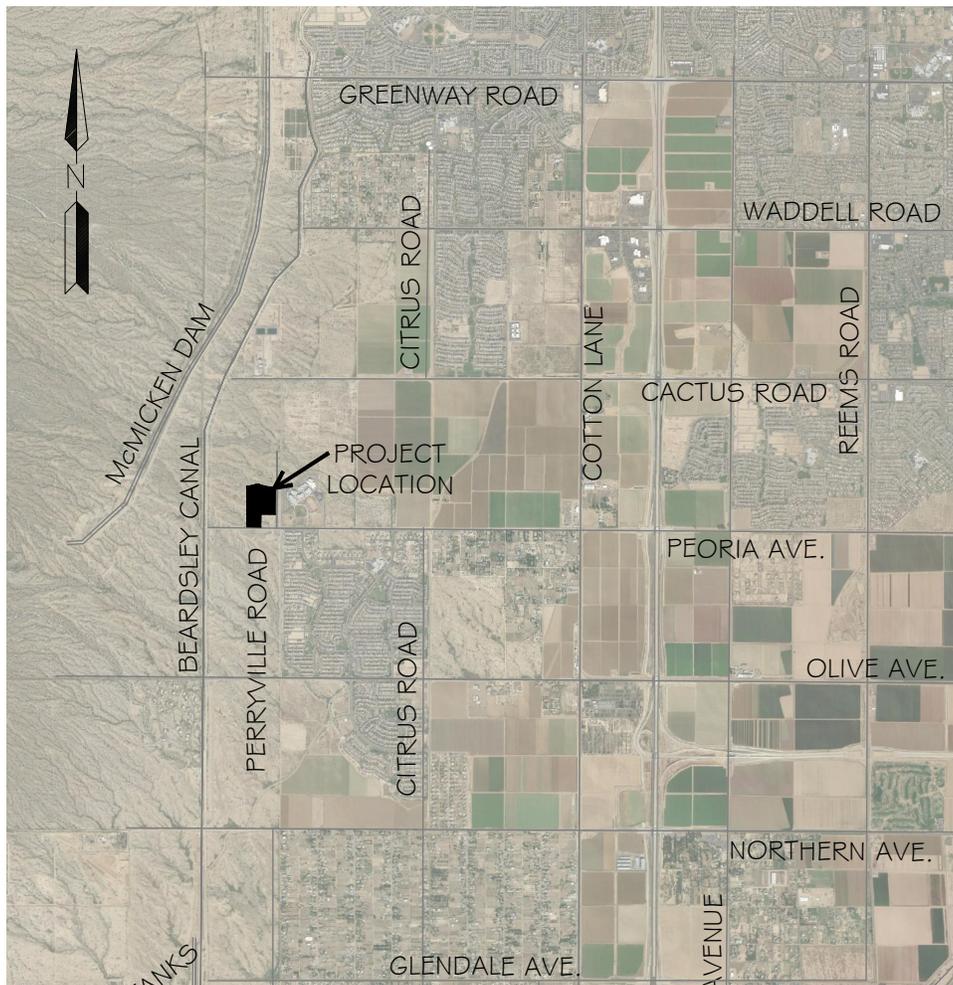


EXHIBIT A – Location Map

Project History

The Zanjero Trails annexation and the associated PAD were approved by the city of Surprise in September 2008 (Refer to Exhibit B for the zoning classifications approved with the 2008 PAD). Zanjero Trails was originally part of a much larger Development Master Plan approved in Maricopa County that included over 2,600 acres. Zanjero Trails contains a variety of land uses, including single-family detached, single-family attached, high-density residential and commercial uses. Subsequent to the annexation of the property and approval of the PAD, a preliminary plat was approved for approximately 412 acres of the PAD. The subject property was included in that preliminary plat, PP07-346.

The applicant purchased eight of the parcels contained in the Preliminary Plat in 2013. Since that acquisition, final plats have been approved for five of the eight parcels and development of the site has now begun. Prior to approval of the final plats, the applicant worked closely with the Development Services Department to adopt an enhanced set of design guidelines for the property.

It is also noteworthy that Shadow Ridge High School was built on one of the parcels approved as part of the Zanjero Trails preliminary plat and is immediately across the street from the subject property.

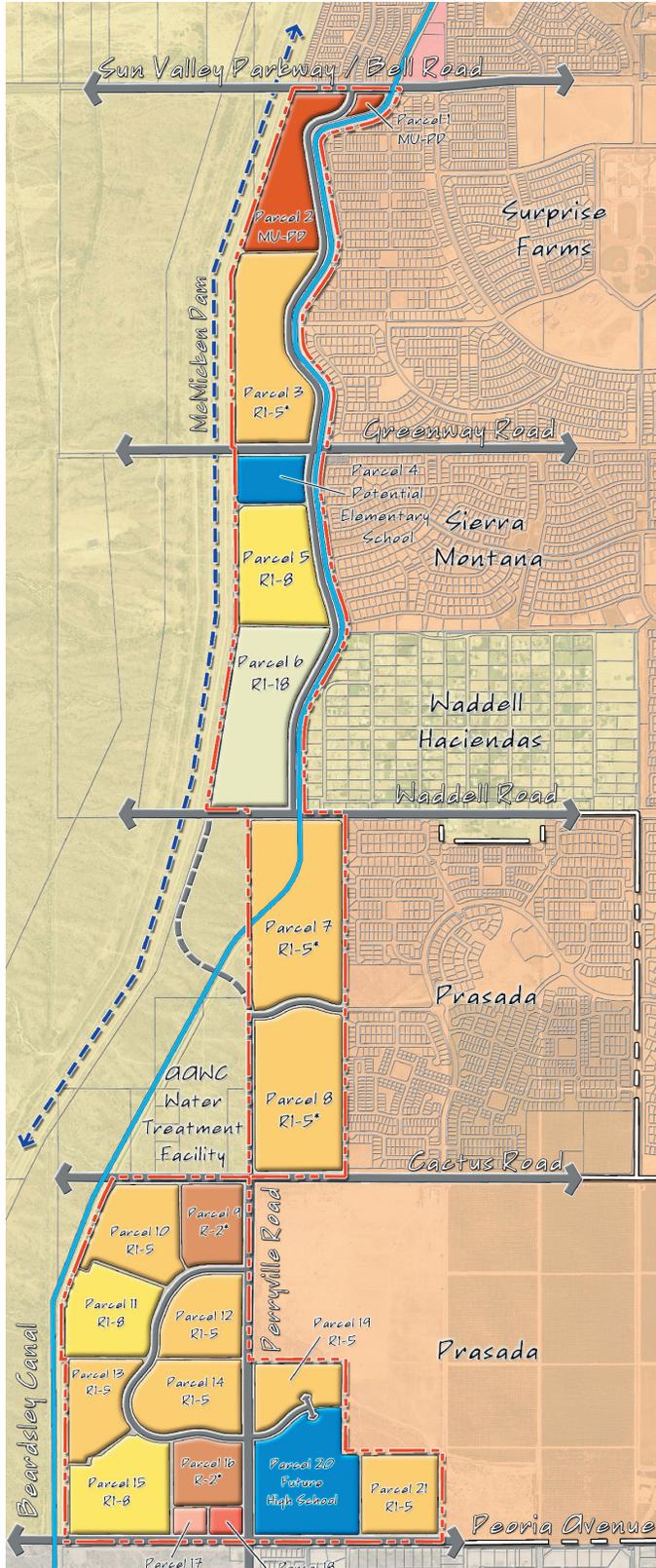


EXHIBIT B – Existing PAD Zoning

Purpose of Request

A significant amount of time has elapsed since the original PAD was approved and the property was annexed into Surprise. In that time, there has been a shift in the residential real estate market, with a stronger emphasis on traditional single-family detached housing in this area of Surprise.

The lack of demand for attached housing product in this submarket, has resulted in this request, which seeks to modify the approved zoning from a higher density attached housing product to a single-family detached designation that is consistent with the other parcels being developed in Zanjero Trails and in the community to the south of Peoria Avenue, Cortessa.

Additionally, there is insufficient demand expected to retain both of the commercial parcels that were zoned as part of the original PAD. One of the two commercial parcels is included with this request to be converted to single-family residential uses to allow for a unified development parcel.

In order to maintain the option to provide some limited commercial services in the area, the approximately five-acre parcel at the immediate corner of Peoria Avenue and Perryville Road is being retained. That parcel is of sufficient size to provide limited retail services for the immediately surrounding area, without attracting larger users that would be out of character for this area.

General Plan Conformance

The City of Surprise General Plan 2035 identifies the subject area as suitable for development in the Residential Character Area (See Exhibit C). The proposed amendment, which reduces the allowable density and removes a small commercial parcel, is consistent with the General Plan Land Use Designation.

At the proposed density, the land use will fall into the Suburban Neighborhood Category. This land use density is consistent with the other parcels in Zanjero Trails and Cortessa, the community on the south side of Peoria Avenue.



EXHIBIT C – General Plan Designation

Existing and Proposed Zoning

Both Parcels 16 and 17 are currently zoned PAD. Parcel 16 has an R-2 multi-family designation and Parcel 17 has a C-1 commercial zoning designation. The proposed amendment will change both of those zoning classifications to an R1-5 single-family residential classification. Refer to Exhibits D-1 and D-2 for a depiction of the existing and proposed zoning classifications.

For clarification purposes, Parcels 16 and 17 were renumbered to Parcels 12D and 14 as part of the approved preliminary plat for Zanjero Trails Phase 2.



EXHIBIT D-1 – Existing Zoning



EXHIBIT D-2 – Proposed Zoning

Compliance with PAD Development Standards

The development of this site will be consistent with the high-quality residential subdivisions being developed on the surrounding parcels and will conform to the development standards approved as part of the original PAD and in compliance with the enhanced design guidelines approved for Zanjero Trails in 2015. No modifications to the existing development standards are being proposed.

Infrastructure

No additional off-site infrastructure will be necessitated by this amendment. As part of the improvement plans approved in conjunction with the final plats for the surrounding parcels, the City has approved plans for the adjacent roadways, Peoria Avenue, Perryville Road and Desert Cove Road. These roadways are being installed as part of the off-site improvements for the surrounding parcels.

Land Use Budget

| Parcel | Existing Zoning District | Proposed Zoning District | Gross Acreage | Existing Density | Existing Number of Dwelling Units | Proposed Density | Proposed Number of Dwelling Units |
|--------------|--------------------------|--------------------------|---------------|------------------|-----------------------------------|------------------|-----------------------------------|
| 1 | MU-PD | MU-PD | 6.8 | 9.3 | 298 | 9.3 | 296 |
| 2 | MU-PD | MU-PD | 25.1 | | | | |
| 3 | R1-5 | R1-5 | 105.5 | 4.0 | 421 | 4.0 | 422 |
| 4 | R1-8 | R1-8 | 15 | 2.0 | 128 | 2.0 | 129 |
| 5 | R1-8 | R1-8 | 49.6 | | | | |
| 6 | R1-18 | R1-18 | 96.6 | 1.0 | 96 | 1.0 | 96 |
| 7 | R1-5 | R1-5 | 82.8 | 2.2 | 182 | 2.2 | 182 |
| 8 | R1-5 | R1-5 | 76.4 | 4.0 | 306 | 4.0 | 305 |
| 9 | R-2 | R-2 | 29.8 | 7.8 | 232 | 7.8 | 232 |
| 10 | R1-5 | R1-5 | 40.8 | 3.2 | 131 | 3.2 | Preliminary Platted for 131 |
| 11 | R1-8 | R1-8 | 37.8 | 2.9 | 110 | 2.9 | Preliminary Platted for 110 |
| 12 | R1-5 | R1-5 | 34.9 | 3.4 | 120 | 3.4 | Preliminary Platted for 120 |
| 13 | R1-5 | R1-5 | 29.6 | 3.3 | 98 | 3.3 | 97 Platted |
| 14 | R1-5 | R1-5 | 39.5 | 3.1 | 123 | 3.1 | 121 Platted |
| 15 | R1-8 | R1-8 | 49.3 | 2.4 | 117 | 2.4 | 116 Platted |
| 16 | R-2 | R1-5 | 24.6 | 10.4 | 256 | 3.5 | 103 |
| 17 | C-1 | R1-5 | 5 | NA | 0 | | |
| 18 | C-2 | C-2 | 5.8 | NA | 0 | NA | 0 |
| 19 | R1-5 | R1-5 | 26.7 | 3.4 | 91 | 3.4 | 92 |
| 20 | R1-5 | R1-5 | 61.9 | 3.7 | 229 | NA | 0 |
| 21 | R1-5 | R1-5 | 35.2 | 3.3 | 116 | 3.3 | 118 |
| TOTAL | | | 878.7 | 3.48 | 3054 | 3.04 | 2670 |

Note: Parcel 20 is now a high school

Legal Description

EXHIBIT "A"
ZANJERO TRAILS
PARCEL 16-17
LEGAL DESCRIPTION

A parcel of land being situated within the Southeast Quarter of Section 21, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap flush accepted as the Southeast corner of said Section 21 from which a found brass cap flush accepted as the South Quarter corner of said Section 21 thereof bears North 89°42'03" West, 2639.43 feet;

Thence North 89°42'03" West, 551.50 feet along the south line of the Southeast Quarter of said Section 21;

Thence leaving said south line, North 00°17'57" East, 68.00 feet to the northerly Right-of-Way line of Peoria Avenue as recorded in Book 1282, Page 7 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence North 89°42'03" West, 258.71 feet along said northerly Right-of-Way;

Thence continuing along said northerly Right-of-Way, North 85°07'37" West, 25.08 feet;

Thence continuing along said northerly Right-of-Way, North 89°42'03" West, 203.05 feet;

Thence leaving said northerly Right-of-Way, North 00°00'01" East, 443.44 feet;

Thence North 00°00'00" East, 965.90 feet to the southerly Right-of-Way of Desert Cove Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;

Thence North 78°21'17" East, 282.52 feet to the beginning of a tangent curve, concave southerly, having a radius of 460.00 feet;

Thence easterly along said curve, through a central angle of 27°57'09", an arc length of 224.42 feet to a tangent line;

Thence South 73°41'35" East, 169.65 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 15°58'29", an arc length of 167.29 feet to a tangent line;

Thence South 89°40'04" East, 148.82 feet;

Thence South 44°40'04" East, 22.63 feet to the westerly Right-of-Way line of Perryville Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

Thence leaving said southerly Right-of-Way, South 00°19'56" West, 843.18 feet along said westerly Right-of-Way;

Thence continuing along said westerly Right-of-Way, South 01°18'50" West, 82.08 feet;

Thence leaving said westerly Right-of-Way, North 89°59'48" West, 495.41 feet;

Thence South 00°17'54" West, 447.96 feet to the **POINT OF BEGINNING**.

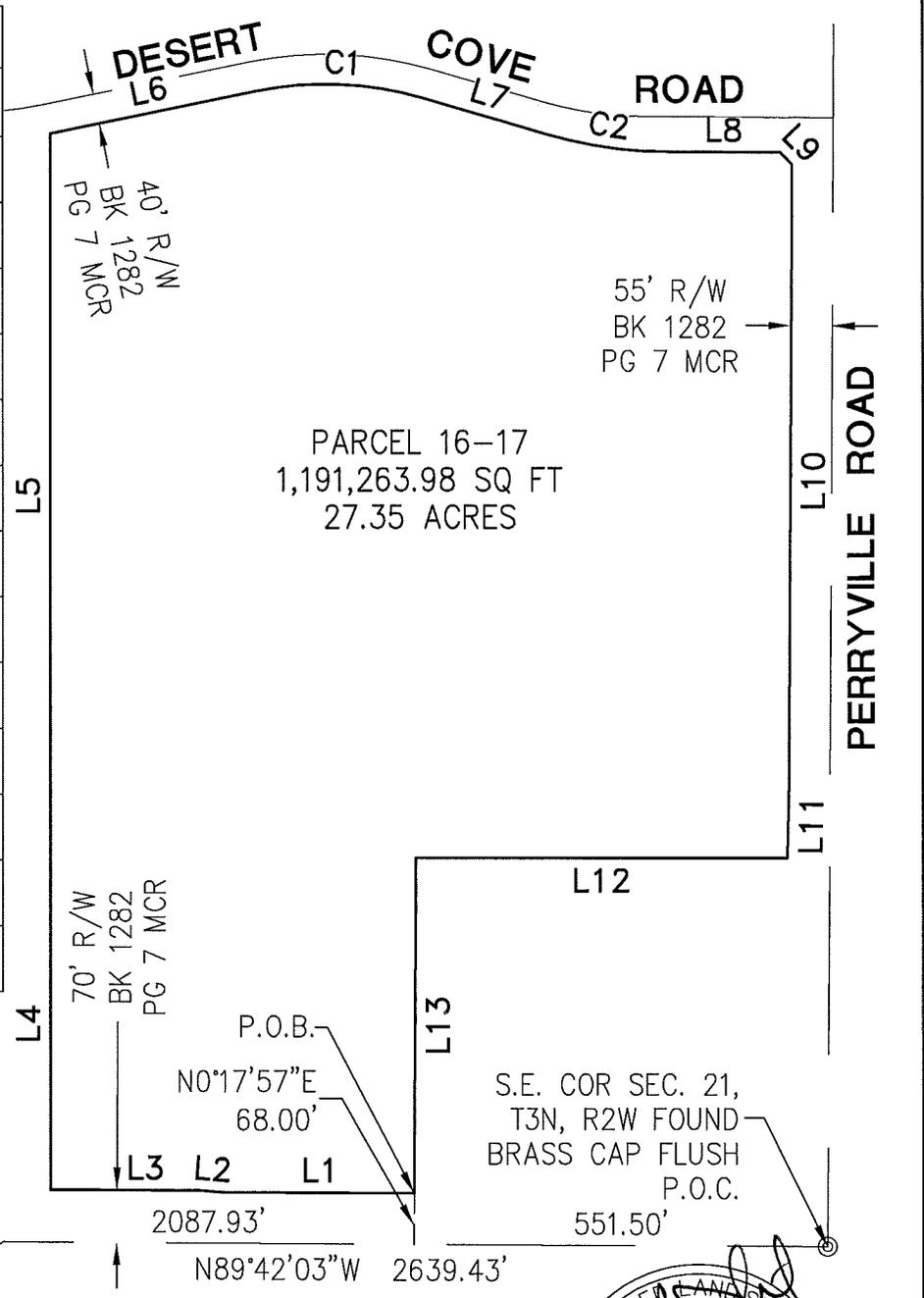
Said parcel of land containing 1,191,263.98 sq.ft., or 27.348 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1078
Date: Nov 2016



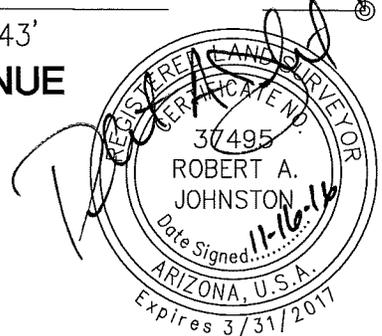
| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | N89°42'03"W | 258.71' |
| L2 | N85°07'37"W | 25.08' |
| L3 | N89°42'03"W | 203.05' |
| L4 | N00°00'01"E | 443.44' |
| L5 | N00°00'00"E | 965.90' |
| L6 | N78°21'17"E | 282.52' |
| L7 | S73°41'35"E | 169.65' |
| L8 | S89°40'04"E | 148.82' |
| L9 | S44°40'04"E | 22.63' |
| L10 | S00°19'56"W | 843.18' |
| L11 | S01°18'50"W | 82.08' |
| L12 | N89°59'48"W | 495.41' |
| L13 | S00°17'54"W | 447.96' |



S1/4 COR SEC. 21,
T3N, R2W FOUND
BRASS CAP FLUSH
P.O.C.

| CURVE TABLE | | | |
|-------------|---------|-----------|---------|
| CURVE # | RADIUS | DELTA | LENGTH |
| C1 | 460.00' | 27°57'09" | 224.42' |
| C2 | 600.00' | 15°58'29" | 167.29' |

PEORIA AVENUE



P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

| | | |
|-----------------|--------------------------|-----------------------------------|
| PROJ.NO.: 1078 | ZANJERO TRAILS | HILGARTWILSON |
| DATE: NOV 2016 | | |
| SCALE: NTS | PARCEL 16-17 | 2141 E. HIGHLAND AVE., STE. 250 |
| DRAWN BY: DSP | MARICOPA COUNTY, ARIZONA | PHOENIX, AZ 85016 |
| CHECKED BY: RAJ | EXHIBIT "B" | P: 602.490.0535 / F: 602.368.2436 |