

**Zanjero Trails
PAD 07-341**

**PAD Amendment
Parcels 16 and 17**

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

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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.

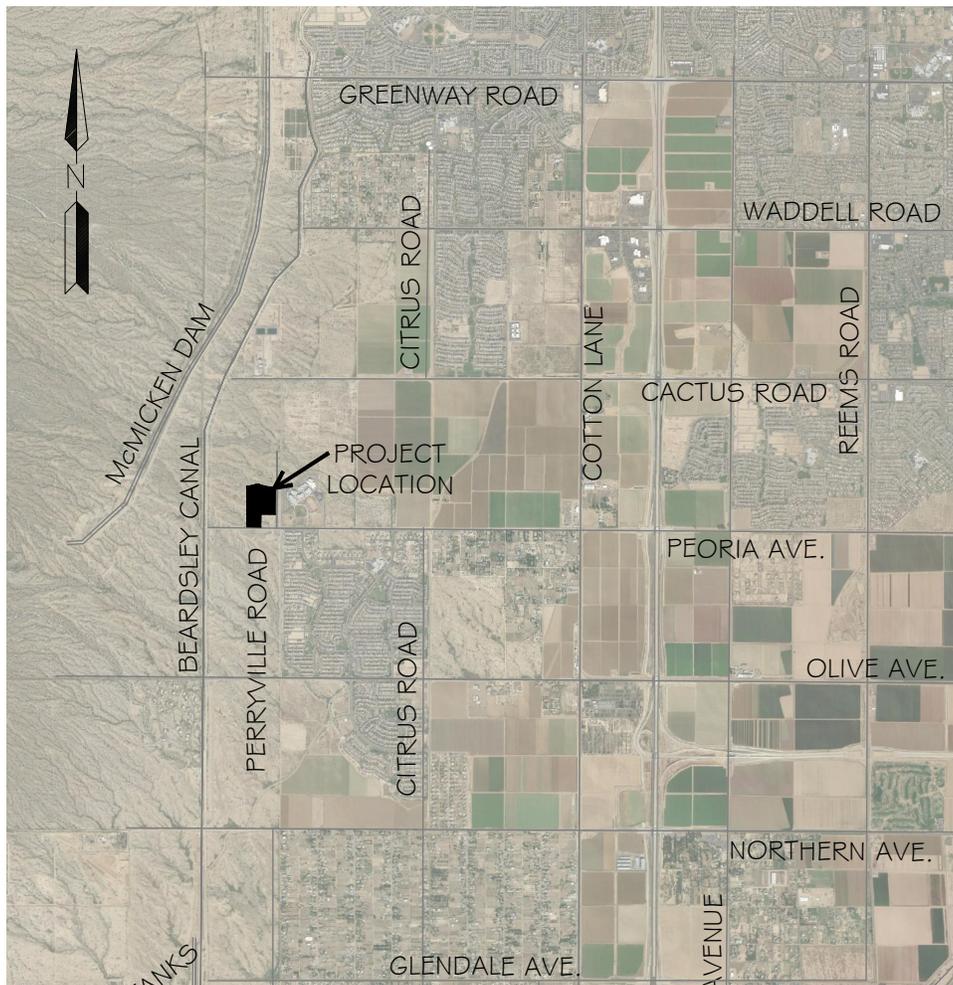


EXHIBIT A – Location Map

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.

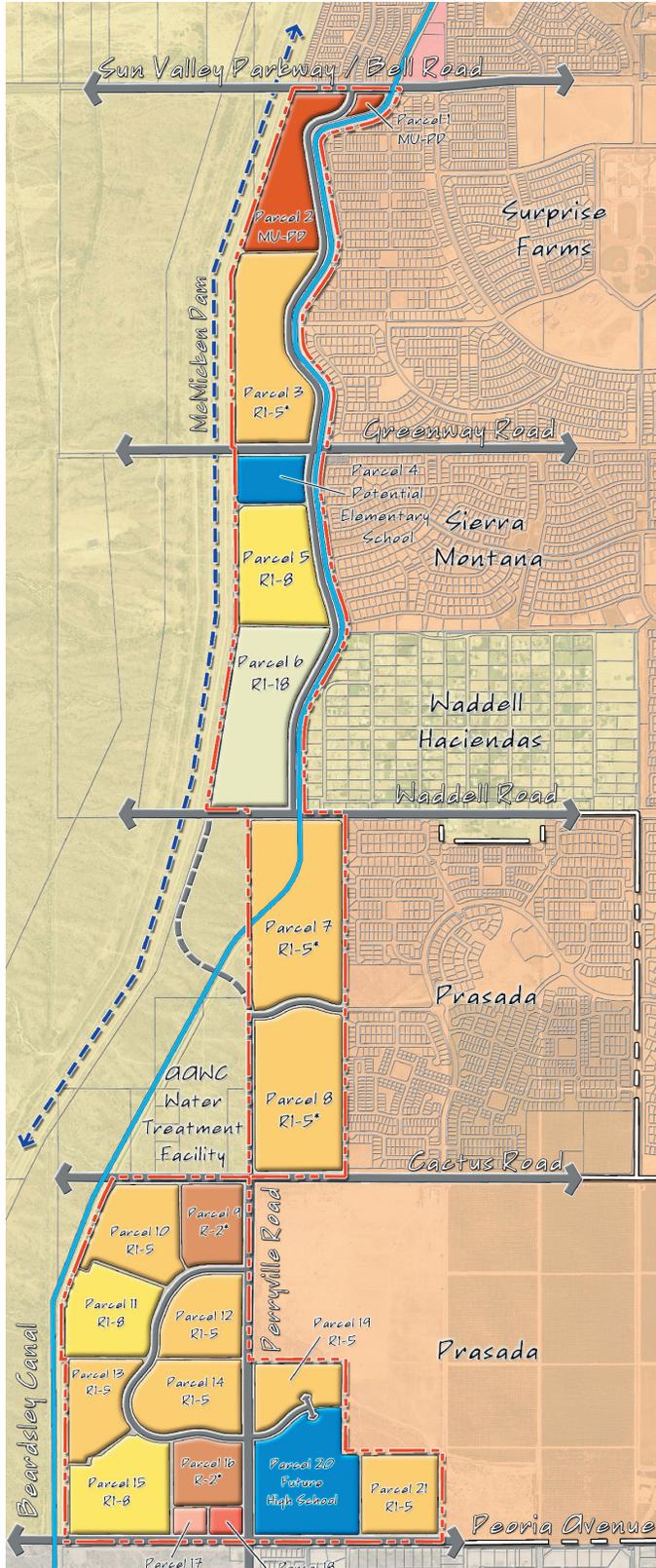


EXHIBIT B – Existing PAD Zoning

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