

CONDOMINIUM PLAT

REPORT TO THE CITY COUNCIL

Case: FS21-432

Project Name: Toll at Prasada Stay & Play Cottages

Council District: 3 - Mesquite

Meeting Date: September 21, 2021

Planner: Trever Fleetham, AICP

Owner: Toll Prasada, LLC

Applicant: Aaron Insco of Toll Bros, Inc.

Request: Condominium Plat for Toll at Prasada Stay & Play Cottages in the Prasada PAD

Site Location: Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

Lot Yield: N/A

Area: 1.4975 acres

Density: 5.34 DU/Ac.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Condominium Plat is consistent with the Prasada PAD.
- The proposed Condominium Plat is consistent with the Site Plan as approved under FS20-719.
- The proposed Condominium Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions:

Approval of the requested Condominium Plat will allow the developer to obtain civil permits and commence construction of the Stay & Play Cottages of the Toll at Prasada Project.

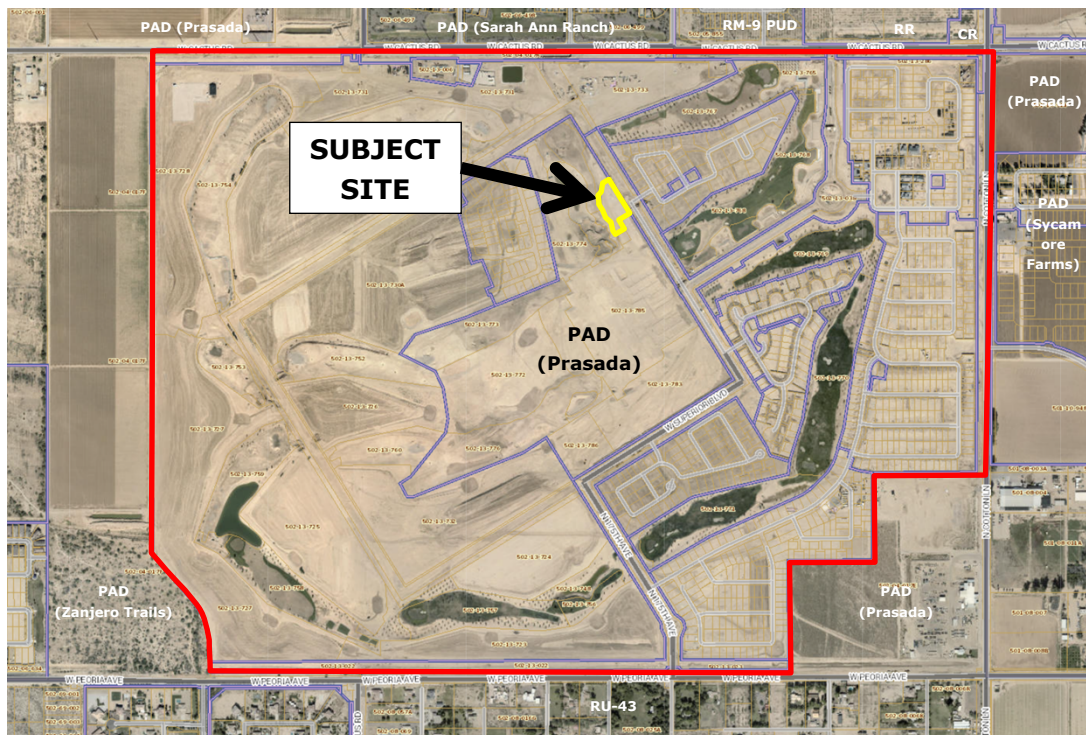
Denial of the requested Condominium Plat will deny the applicant the opportunity to develop the property as depicted on the proposed Condominium Plat.

PROJECT DESCRIPTION:

The subject request involves a Condominium Plat for the Stay & Play Cottages of the Toll at Prasada project. The proposed Condominium Plat includes eight (8), single-story, 1,019 square foot condo units. The subject property was included in the Phase 2 Master Plat that was approved under case FS19-061. The respective site plan for the subject request was approved under case FS20-719.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.



59 **BACKGROUND:**

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61 **June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.

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63 **December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada
64 PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development
65 standards.

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67 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada
68 Lake Village under case FS17-587 for the purpose of revising specific development standards related
69 to the Toll Brothers development.

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71 **April 17, 2018:** The City Council approved the original Preliminary Plat for Toll at Prasada under
72 case FS17-394.

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74 **January 15, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase I
75 Infrastructure under case FS18-290.

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77 **August 6, 2019:** The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure
78 under case FS19-061.

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80 **May 3, 2021:** The Community Development Director and City Engineer approved the
81 administrative site plan for the Stay & Play Cottages under case FS20-719.

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83 **May 27, 2021:** The applicant filed case FS21-432, the subject case.

84
85 **ANALYSIS AND DISCUSSION:**

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87 The proposed condominium development includes eight (8) detached, single-story condo units. Each
88 unit is 1,019 square feet and has a rear patio that overlooks the golf course of the Sterling Grove
89 development. Primary access to the development will be via Greenwich Boulevard, which runs along
90 the northeasterly boundary of the site. The subject site will also have 1.17 acres of Common Element
91 space that includes landscaping and a 19 space parking lot. The subject Condominium plat is
92 consistent with the site plan approved under case FS20-719 and the Prasada PAD.

103 **CONFORMANCE WITH ADOPTED PLANS:**

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105 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
106 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
107 or more, provided appropriate transitions are made between the various Neighborhood types
108 included within the character area. At 5.34 DU/Ac, the project most closely aligns with the Suburban
109 Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the
110 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral
111 to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance
112 offered by the GDC.

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114 **REVIEWING AGENCIES:**

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116 The subject request was routed to the standard reviewing agencies, who offered the following
117 comments:

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119 **Maricopa Water District (MWD):** In an email dated June 1, 2021, MWD stated the project is located
120 within an area included in the Toll at Prasada Development and Water Delivery Agreement between
121 MWD and the original developer/landowner.

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123 **Luke Air Force Base (LAFB):** In a memo dated June 3, 2021, LAFB stated the request will not
124 negatively impact flight operations, but recommends a strong notification program.

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126 **Summary:**

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128 The subject Condominium Plat meets the requirements of the Prasada PAD, in addition to other
129 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the
130 request and expressed no concerns.

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132 **Attachments:**

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134 01 Toll at Prasada Stay & Play Cottages Vicinity Map
135 02 Toll at Prasada Stay & Play Cottages Condominium Plat
136 PowerPoint Presentation