

PRELIMINARY PLAT

REPORT TO CITY COUNCIL

Case: FS20-823

Project Name: Bonita Ranch – Preliminary Plat

Council District: 1 - Acacia

City Council Date: October 19, 2021

Planner: Robert H. Kuhfuss, AICP

Owner: Sun Belt Land Investment Limited Partnership, et. al.

Applicant: Atwell, LLC

Request: Preliminary Plat for a 208-lot single-family residential subdivision in the Rancho Mercado PAD and RM-6 PUD zoning districts

Site Location: Generally located south of Jomax Road and west of 147th Avenue

Site Size: 73.01 acres (approx.)

Gross Density: 2.85 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Preliminary Plat is consistent with the Rancho Mercado PAD and the RM-6 PUD (Bonita Ranch) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Commission

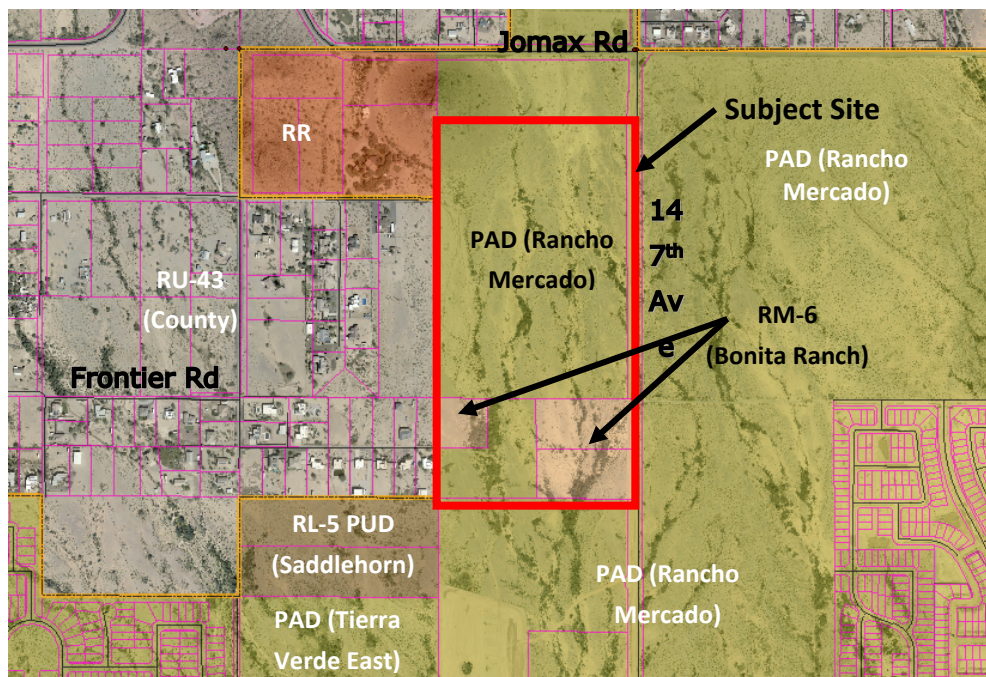
Recommendation: The Planning and Zoning Commission recommends **approval** of case FS20-823 to the City Council, subject to stipulations 'a' through 'd.'

PROJECT DESCRIPTION:

Michael Park of Atwell, on behalf of Sun Belt Investments Limited Partnership et. al., seeks approval of a Preliminary Plat covering Rancho Mercado Parcels A23 and A24 (Rancho Mercado PAD), as well as Bonita Ranch Parcels A, B, and C (all zoned RM-6 PUD). The applicant seeks to subdivide the subject property into 208 lots and 15 tracts, to be developed in two (2) phases.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounds:



BACKGROUND:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, Ordinance #2007-46.

November 10, 2007: The City Council approved the annexation of the Rancho Mercado property under Ordinance # 2007-47.

December 8, 2010: Staff approved a Minor Amendment to the Rancho Mercado PAD under FS10-210.

67 **August 15, 2017:** The City Council approved the annexation of Bonita Ranch Parcel A under case
68 FS17-107.

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70 **August 15, 2017:** The City Council approved the rezoning of Bonita Ranch Parcel A under case FS17-
71 108.

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73 **August 15, 2017:** The City Council approved the rezoning of Bonita Ranch Parcels B and C under case
74 FS17-109.

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76 **October 8, 2020:** The applicant discussed the proposed development during a regularly scheduled
77 Concept Review meeting under CR20-604.

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79 **December 28, 2020:** The applicant filed the subject request under FS20-823.

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81 **September 16, 2021:** The Planning and Zoning Commission recommended approval of the proposed
82 Preliminary Plat (FS20-823) subject to staff-recommended stipulations 'a' through 'd'.

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84 **ANALYSIS AND DISCUSSION:**

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86 The subject request includes two (2) parcels located within the Rancho Mercado PAD designated as
87 single-family residential, as well as three (3) parcels that are zoned RM-6 PUD and are associated with
88 Bonita Ranch. The proposed lots will be 58' in width and will range from 110' to 115' in depth. There
89 are a total of 208 lots over approximately 73 acres for a density of 2.85 DU/Ac.

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	Active	7.23 AC
	Passive	8.45 AC
	Natural	4.79 AC
	Total	20.47 AC

Amenities

Within the aforementioned open space, the applicant proposes three (3) pocket parks, several turf play areas, a nature overlook and butterfly garden, two (2) trail plazas, eight (8) seating nodes and a trail system consisting of 6' internal concrete trail, 8' regional concrete trail and 8' DG trail.

Landscaping

The site will be well landscaped using a variety of drought-tolerant species appropriate for the desert. Areas that have been disturbed to accommodate drainage that are not being utilized for internal turf play areas will be revegetated using a Sonoran Desert wildflower and shrub seed mix.

Walls

Primary Theme Walls will consist of 6' high smooth-face CMU panels with a split-face cap, punctuated by stone-veneer columns. View walls will consist of 6' high smooth-face CMU panels and split-face columns topped with wrought iron. There will also be several segments of 4' high split rail fencing providing visual interest. The plan also calls for three (3) 8' tall entry monuments to be located along the 147th Avenue frontage. These entry monuments will be located within the Rancho Mercado parcels. Section 3.a of the Rancho Mercado PAD which will allow the height of the entry features to be evaluated on a case-by-case basis and approved administratively if deemed appropriate.

Utility and Services Table:

Water:	City of Surprise.
Wastewater:	City of Surprise
School District:	Dysart Unified

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request, who have indicated no objections to the request.

Summary:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

Findings:

- The proposed Preliminary Plat is consistent with the Rancho Mercado PAD and RM-6 PUD (Bonita Ranch) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Commission Recommendation:

Based on the findings noted above, the Planning and Zoning Commission moved to recommend approval of the subject Preliminary Plat to the City Council, subject to stipulations 'a' through 'd' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Bonita Ranch", prepared by Atwell and received July 29, 2021.
- b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled "Bonita Ranch Preliminary Landscape Submittal", prepared by RVi Planning + Landscape Architecture and received July 29, 2021.

- 185 c. Prior to the City recording a final plat or approving a site plan or building permit within the
186 property, the applicant shall provide the City with a Notice of Payment from William Lyon
187 Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE")
188 Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in
189 the Rancho Mercado Supplemental Development Agreement (Regional Improvements
190 Overlay Agreement), as amended, have been paid.
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- 192 d. Non-compliance with the stipulations of approval of this case will be treated as a violation in
193 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
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195 **Attachments:**
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197 01 Vicinity Map

198 02 Case Map

199 03 Preliminary Plat

200 04 Preliminary Landscape Plan