



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, January 7, 2020 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. Countryside Elementary School and Youth Council Members will be providing a report pertaining to current Youth events and projects

F. City Clerk Report

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

2.	Citywide	Consideration and action on the minutes of December 17, 2019 Regular City Council Meeting and Executive Session and December 19, 2019 Special City Council Meeting.	None Sherry Aguilar City Clerk
3.	District 6	Consideration and action to approve a request by Theresa June Morse, Agent/ for a Series 12 (Restaurant) liquor license for Amigos Authentic Mexican Grill and Bar located at 13621 N. Litchfield Road, Surprise, Arizona 85379.	None Sherry Aguilar City Clerk
4.	District 6	Consideration and action to approve a request by Manuel Coronado Jimenez, Owner / for a Series 12 (Restaurant) liquor license for Under Review located at 13699 N. Litchfield Road, Surprise, Arizona 85379.	None Sherry Aguilar City Clerk
5.	District 1	Consideration and action pertaining to approval of the Final Master Plat entitled, "Rio Rancho Parcels 1B.1 & 1B.2" and dated August 2, 2019, a 36.88 acre property generally located on the southwest corner of Happy Valley Road and 183rd Avenue located in the Rio Rancho Estates Planned Unit Development ("PUD").	None Hobart Wingard Community Development
6.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, "Sierra Sky" and dated October 17, 2019, a 41.51 acre property generally located on the northeast corner of Cactus Road and 175th Avenue within the Gehan at 175th and Cotton Planned Unit Development ("PUD").	None Hobart Wingard Community Development
7.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "Bell Pointe II - North and Tract LL of Bell Pointe I Plat" and dated November 11, 2019, and the related Alternative Assurance Agreement- Planning case FS19-665; Resolution # 2020-04.	None Robert Kuhfuss Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

8.	District 1	Consideration and action pertaining to approval of the Mesquite Mountain Ranch III Rezone with PUD Overlay to Rezone 201.9 acres generally located on the northeast corner of Beardsley Road and 227th Avenue from Mesquite Mountain Ranch PAD and Mesquite Mountain Ranch II PAD (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay; Ordinance # 2020-05.	None Hobart Wingard Community Development
9.	District 6	Consideration and action pertaining to the rezoning of 27.16 acres of property located in Sub-Parcels seven and eight of the Surprise Pointe Planned Area Development ("PAD") on the northwest corner of Dysart Road and Sweetwater Avenue from 'PAD-I1' and 'PAD-CC' to 'PAD-C2-C3-I1' ; Ordinance # 2020-02.	None Hobart Wingard Community Development

10.	District 6	Consideration and action pertaining to a Rezone of approximately 5.7 acres generally located north of Peoria Avenue and west of Litchfield Road from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church; Ordinance # 2020-04.	None Shirley Phan Community Development
11.	District 3	Consideration and action pertaining to approval of a Comprehensive Sign Program for Sterling Grove, also known as Toll at Prasada. Planning case FS19-648.	None Robert Kuhfuss Community Development
12.	District 3	Consideration and action pertaining to adoption of an Ordinance rezoning property located on the southwest corner of Cactus and Reems Roads from Greer Ranch Community Commercial (CC-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD); Ordinance #2020-01.	None Hobart Wingard Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

13.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, "Vita Communities at Greer Ranch" and dated September 20, 2019, a 15.09 acre property generally located on the southwest corner of Reems Road and Cactus Road in the Greer Ranch Planned Area Development ("PAD").	None Hobart Wingard Community Development
14.	Citywide	Consideration and action pertaining to an amendment to Surprise Municipal Code Chapter 34, Article IV, Section 34-74, relating to the permissible periods for the sale and use of fireworks; Ordinance #2020-07.	None Robert Wingo Legal

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));

- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: January 2, 2019 at 9:45 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2020
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person:
Submitting Department: Information Technology District: Citywide
Staff Recommendations:

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Reports

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020

Contact Person: Michael Frazier, CITY
MANAGER

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Countryside Elementary School and Youth Council Members will be providing a report pertaining to current Youth events and projects

Motion:

None

Background:

Countryside Elementary School which is a National Junior Honor Society School and Surprise Youth Council will provide a report pertaining to current youth events and projects.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action on the minutes of December 17, 2019 Regular City Council Meeting and Executive Session and December 19, 2019 Special City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 121919 special
 2. 1217REG
-

CITY OF SURPRISE
Special City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Thursday, December 19, 2019 @ 5:00PM

Call To Order

Roll Call

Mayor Hall called to order the Special City Council Meeting of December 19, 2019 at 5:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Council Members; Duffy, Hayden, Judd and Sanders and Remley. Excused - Vice Mayor Winters.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Call To The Public

Special City Council Meeting Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code Chapter 2, Article III, Sec. 2-142, related to the duty's of the City Attorney; Ordinance #2019-34 - APPROVED

Council Member Judd made the motion to approve Ordinance 2019-34. Council Member Remley seconded the motion. Six yes votes, one absent (Winters), motion carried.

Adjournment

Council Member Remley made the motion to adjourn the Special City Council Meeting of December 19, 2019 at 5:02 PM. Council Member Sanders seconded the motion. Six yes votes, one absent (Winters), motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Special City Council Meeting of **Thursday, December 19, 2019.**

Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, December 17, 2019 @ 6:00PM

Call To Order

Invocation

Led by Jon Cavaletto.

Roll Call

Mayor Hall called to order the Regular City Council Meeting of December 17, 2019 at 6:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Winters, Council Members; Duffy, Hayden, Judd and Sanders and Remley.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

City Manager Report

Andrew Frazier, Principal at Sonoran Heights Elementary School.

Surprise Police Department Explorer Program - Postponed until a later date.

Youth Council reports.

Reports:

1. Sonoran Heights Elementary School and Youth Council Members will be providing a report pertaining to current Youth events and projects.

2. Surprise Police Department Explorer program recognition.

City Clerk Report

Call To The Public

Coral Herndon - Domestic Violence victim and homeless. A resident of Surprise for many years, harassed and laughed at by Surprise cops. They labeled me as a mental health patient, taking away my rights. Tortured for 9 years straight. Please help me help myself, I would like an appointment to speak to someone in private.

Joe Clure - Representing the Police Association and will be the only one speaking today, but wanted to make clear for the record the Fire department is here as well. I am assuming that you have heard or seen the letter that has been sent to the board, the letter expresses some of our same concerns. The Board has a right to independent Council and have a right to vote in their own Secretary. The Board has had 6 attorneys over the past few years. The City Attorney has released the attorneys without the consent of the board and without authority. There is a possibility of a conflict of interest with the Mayor serving on the boards. The simple solution we offer, we recommend reconstitute the local boards and obey the law. We stand ready to work with the City on this issue.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Vice Mayor Winters made the motion to approve the consent agenda excluding item #10. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

3. Consideration and action to approve a request by Huong Tran, Agent/Owner for a Series 12 (Restaurant) liquor license for CHILL'D TEA LOUNGE located at 14071 W. Bell Road, Suite 103, Surprise, Arizona 85374 - APPROVED

4. Consideration and action to approve a request by Jeffrey Craig Miller, Agent/ for a Series 12 (Restaurant) liquor license for Angry Crab Shack located at 11340 W. Bell Road, 118A, Surprise, Arizona 85374 - APPROVED

5. Consideration and action on the minutes of December 3, 2019 Regular City Council Work Session and Regular City Council Meeting - APPROVED

6. Consideration and action pertaining to formally accepting the donations associated with the Veterans Reflection Circle, Capital Project P61540; Resolution #2019-37 - APPROVED

7. Consideration and action declaring the City's intention of establishing the street light improvement district known as, " City of Surprise, Arizona, SU-City Center 01 187 Lighting Improvement District pursuant to A.R.S. Â§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Texas Rangers Housing Facility Street Lighting Improvement District; Resolution #2019-143 - APPROVED

8. Consideration and action declaring the City's intention to establish the street light improvement district known as, "City of Surprise, Arizona, SU-175th and Cactus 186 Lighting Improvement District" pursuant to A.R.S. Å§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks Resolution #2019-136 - APPROVED

9. Consideration and action pertaining to approval of a Streetlight Maintenance Agreement between the City of Surprise and Westcor Surprise RSC, LLC, in order to provide lighting along Prasada Parkway and Alexandria Way, south of Waddell within the Prasada Development; Resolution #2019-99 - APPROVED

10. Consideration and action pertaining to approval of the Final Plat entitled, Bell Pointe II - North and Tract LL of Bell Pointe I Plat" and dated November 11, 2019, a 7.69 acre property generally located north of Bell Road and east of Bell Pointe Boulevard - POSTPONED INDEFINITELY

Council Member Judd made the motion to postpone item #10 indefinitely. Council Member Hayden seconded the motion. Seven yes vote, motion carried.

11. Consideration and action pertaining to approval of the Final Plat entitled, "Loop 303 and Bell Road" and dated October 24, 2019, a 5.91 acre property located generally north of Bell Road and west of Loop 303, in the Community Commercial (CC) zoning district - APPROVED

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

12. Presentation and discussion pertaining to Public-Private Partnerships - NO ACTION

Jeanine Jerkovic and Kendra Pettis gave a powerpoint presentation on this item. Current projects and upcoming and proposed projects were reviewed.

Mayor Hall - Wyoming and Arizona are the only states that don't have a TIF. The legislature is considering this next year.

Council Member Sanders - I like options, so this was very informative. It's about the City bringing something to the table as well. Looking at the City assets right now, do we have anything to position ourselves to look at this option.

Ms. Pettis commented that yes the City does have assets to offer, and we are looking at how we can bring additional partners to the table.

Council Member Sanders asked for clarification around the gift clause. How do you value and determine this?

Ms. Jerkovic gave an explanation on how this works.

Vice Mayor Winter's when are we going to get a White Castle in Surprise?

Council Member Remley questioned cost adjustment arrangements with Ottawa University.

Council Member Judd one theme that you seem to touch on in the examples is land. This is something that we have to plan for in the future. As far as the gift clause goes, aren't there some watch dog groups out there that keep us in line?

Ms. Jerkovic - that is correct, one is the Goldwater Group. Jeanine further commented that Council doesn't give themselves enough credit, there has been so much vision set over the past couple of years.

Council Member Duffy commented that when the Recreation Center was removed from the bond, we have totally outgrown our current facilities and we need to take a look at this. The aquatic center is overcrowded and have outgrown our facilities.

Mayor Hall, glad that Council Member Sanders asked for this item, we only have so many resources but we need to prioritize our future projects with the amount of growth we are experiencing.

13. Presentation and discussion pertaining to a possible amendment to Sec. 2-298 of the Surprise Municipal Code reducing the number of members of the Veterans, and human services commission through attrition - NO ACTION

Hobie Wingard, Attorney's Office gave a powerpoint presentation on this item.

Vice Mayor Winters asked to have this item added to the agenda to line up with all the other boards and commissions. Would like to add disabled, or relatives of disabled as an added change.

Council Member Remley commented that when the committee was created we added more members because they were going to have a lot of responsibility.

Seth Dyson answered the question about attendance. He further commented that this subject was brought up at the last meeting and there was no discussion.

Council Member Sanders asked what will happen when the number of members reduces to 7, is there an application process?

City Attorney Wingo verified that this board follows what all other boards and commission process outlined in the City code.

Council Member Judd asked Seth Dyson what work load is distributed to members, what is the workload? Do we have a lot of interest from our residents?

Yes, many applications on file for future vacancies.

Council Member Judd asked what types of projects are they working on?
Mr. Dyson gave an overview of topics being worked on right now.

Council Member Duffy commented that when he first saw this, what is wrong? Now I am hearing there is nothing wrong with this commission. If there is nothing wrong, then why fix it!

Mayor Hall commented that he understands the attorney's explanation with the size of a board over 7 members. I think the Chair does a good job with running the meeting. Weren't the members involved in the Community Assessment plan?

Council Member Remley I have attended a few of their meetings, this is a commission that we just put together recently with multitasks. I can see where they are going to have some things coming up.

Council Member Hayden I thought we were taking the number down to have consistency, I find when you have a smaller group it runs smoother. Now that I have heard the explanations, I think we should continue with the current amount since it is working and there are many volunteers wanting to serve.

14. Consideration and action pertaining to approval of the Shared Active Transportation Vehicle (SATV) Pilot Program Temporary Operating Agreement with Slidr, LLC - APPROVED

Lloyd Abrams gave a brief powerpoint presentation on this item.

Council Member Judd presumably these guys will all follow the same rules if approved.

Mr. Abrams commented that this is correct and can be cancelled if problems.

Council Member Sanders made the motion to approve the SATV Pilot Program. Vice Mayor Winters seconded the motion. Five yes votes, two no votes (Hall and Remley), motion carried.

Other Business and Future Agenda Items

City Council Reports

Vice Mayor Winters made the motion to recess the Regular City Council Meeting and enter into Executive Session at 7:30 PM. Council Member Remley seconded the motion. Seven yes votes, motion carried.

Executive Session

15. Consideration and action to recess into executive session for discussion and consultation with the City's attorneys for legal advice pertaining to potential litigation pursuant to A.R.S 38-431.03 (A)(3).

Adjournment

Vice Mayor Winters made the motion to adjourn the Regular City Council Meeting of December 17, 2019 at 8:35 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, December 17, 2019.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 6

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve a request by Theresa June Morse, Agent/ for a Series 12 (Restaurant) liquor license for Amigos Authentic Mexican Grill and Bar located at 13621 N. Litchfield Road, Surprise, Arizona 85379.

Motion:

I move to approve a request by Theresa June Morse, Agent/ for a Series 12 (Restaurant) liquor license for Amigos Authentic Mexican Grill and Bar located at 13621 N. Litchfield Road, Surprise, Arizona 85379.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Amigos 13621 N Litchfield Rd Liquor License
2. Amigos Authentic Mexican Grill & Bar_Memo to Clerk_20191218
3. Amigos Mexican Grill December 2019 Report
4. AMIGOS MEXICAN GRILL, DECEMBER 2019 MAP
5. Police Amigos Authentic Mexican Restaurant



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



December 23, 2019

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Amigos Mexican Grill and Bar
13621 N Litchfield Road
Surprise, AZ 85379

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location within the last 12 months to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department



MEMO

Date: 12/18/2019

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Amigos Authentic Mexican Grill & Bar – 13621 N Litchfield Rd #131

Business License Status:

License #1022680, current and valid through 2020.



COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 20, 2019
To: Sherry Aguilar, City Clerk
From: Chris Boyd, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**AMIGOS AUTHENTIC MEXICAN GRILL AND BAR
THERESA JUNE MORSE/AGENT
13621 N. LITCHFIELD Rd., SURPRISE, ARIZONA 85379**

SERIES 12 - RESTAURANT

The number and series of licenses in close proximity to the subject site are:

1. N & B Pizza (Series 12) – 14010 N. Litchfield Rd.#212
2. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
3. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd.
4. Native New Yorker (Series 12) – 13929 W. Waddell Rd.
5. Quiktrip #466 (Series 10) – 14057 W. Waddell Rd. (Expired)
6. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
7. PT Noodles (Series 12) – 13749 N. Litchfield Rd. #109
8. Nicks Diner II (Series 12) – 13765 N. Litchfield Rd. (Not Shown)
9. Under Review (Series 12)- 13699 N. Litchfield Rd.
10. AMC Surprise Pointe 14 (Series 6) – 13649 N. Litchfield Rd. (Not Shown)
11. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd.

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

AMIGOS AUTHENTIC MEXICAN GRILL AND BAR

PAD
ROYAL
RANCH

IG,
I-2

PAD
SIERRA VERDE

RL-5, R1-5

PAD
ROSEVIEW

CC, C-2

RR, R1-43

Under Review

Nick's Diner II

RL-5, R1-5

PAD
MARLEY
PARK

AMC

Site

PAD
SURPRISE
POINTE

IG, I-2

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: December 23, 2019

JOB NUMBER – 88830
Series #12 – New License,

APPLICANT:

Amigos Authentic Mexican Grill and Bar
13621 N. Litchfield Road #131
Surprise, Arizona 85379

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Amigos is looking to replace a previous Mexican food restaurant with a full service Mexican food restaurant Mexican as well. Their market is open to all ages and demographics. There is seating for 112 patrons inside the restaurant including 18 in the designated bar area. There is no live entertainment scheduled, but there are two televisions in the bar and one in the main restaurant.

- 2) ***Effect of vehicular traffic in close proximity.***

This new license should have no effect on vehicular traffic.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***

No criminal activity noted at this location in the last five years.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

Amigos is open most days until 9 PM except Fridays and Saturdays when it closes at 10 PM. Also, on Sunday, it will be open from 8 AM to 8 PM. The Uptown Alley is in the same retail plaza and is fairly close to Amigos. It has a bar inside and is open until 2AM on the weekends. Across the plaza on the west end of the parking lot, there is a bar/restaurant, Under Review which is open late until early morning as well on the weekends. The local AMC movie theater is open until approximately midnight when the last movie ends, and it too has a liquor license.

- 5) ***Appropriateness of series license requested.***

A series 12 license is appropriate and applicable for the Amigos, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2020
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 6

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve a request by Manuel Coronado Jimenez, Owner / for a Series 12 (Restaurant) liquor license for Under Review located at 13699 N. Litchfield Road, Surprise, Arizona 85379.

Motion:

I move to approve a request by Manuel Coronado Jimenez, Owner / for a Series 12 (Restaurant) liquor license for Under Review located at 13699 N. Litchfield Road, Surprise, Arizona 85379.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Under Review 13699 N Litchfield Rd Fire Report
2. Under Review 13699 N Litchfield Rd Liquor License
3. Under Review.police
4. Under Review_Memo to Clerk_20191217
5. Under Review December 2019 Report
6. UNDER REVIEW SPORTS GRILL, DECEMBER 2019 MAP



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



December 17, 2019

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Under Review Bar and Grill
13699 N Litchfield Road
Surprise, AZ 85379

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location within the last 12 months to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



December 17, 2019

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Under Review Bar and Grill
13699 N Litchfield Road
Surprise, AZ 85379

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location within the last 12 months to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: December 23, 2019

JOB NUMBER: 88606
Series #12 – New License

APPLICANT:

Under Review

13699 N. Litchfield Road
Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Under Review is a sports bar with full restaurant menu and is geared toward all ages interested in sports entertainment and dining. There is seating for 208 patrons, including 48 for the bar area. There are also 23 televisions spread out throughout the restaurant for viewing sporting activities and painting on easels, which is free to patrons.

- 2) ***Effect of vehicular traffic in close proximity.***

There are plenty of ingress/egress points for Under Review, which is located near the main intersection of Litchfield and Waddell Roads in the large commercial retail plaza known as Surprise Pointe. The change of ownership will not have effect traffic.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***

In the last five years, Under Review took over from a previously bar/restaurant, Beef O' Brady's who went out of business. In this time there have been various calls for service to include: (3) Disorderly Conduct, (2) Thefts, (2) Fights, (5) Intoxicated person calls, (4) Trespass calls, and (3) Unwanted Guests. A few of these incidents resulted in the arrests, and most of them resulted in the involved persons being asked to leave the premises.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

Under Review is in the northwest section a large retail plaza and it closes by 2 AM. Across the parking lot at the southeast section is the Uptown Alley, which has a bowling, video games and a bar inside the facility. It is open until 2AM on weekends. After 10 PM, it is only for patrons over 21 years old, unless accompanied by a parent. There are approximately three other restaurants in the plaza that have liquor licenses. None of them are open late like the aforementioned. Additionally, the AMC theaters, which are directly east across the parking lot from Under Review has a liquor license as well. They are usually closed by midnight at latest, unless special engagements are playing.

- 5) ***Appropriateness of series license requested.***

A series 12 license is appropriate and applicable for the Under Review per state guidelines for restaurants only.

Submitted by Officer Chris Tovar #2059



MEMO

Date: 12/17/2019

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Under Review LLC– 13699 N Litchfield Rd

Business License Status:

License #1022606, current and valid for 2019.



COMMUNITY DEVELOPMENT DEPARTMENT

Date: December 20, 2019
To: Sherry Aguilar, City Clerk
From: Chris Boyd, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**MANUEL CORONADO JIMENEZ/OWNER
UNDER REVIEW
13699 N. Litchfield Road, Surprise, Arizona 85379**

SERIES 12 - RESTAURANT

The number and series of licenses in close proximity to the subject site are:

1. N & B Pizza (Series 12) – 14010 N. Litchfield Rd.#212
2. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
3. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd.
4. Native New Yorker (Series 12) – 13929 W. Waddell Rd.
5. Quiktrip #466 (Series 10) – 14057 W. Waddell Rd. (Expired)
6. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
7. PT Noodles (Series 12) – 13749 N. Litchfield Rd. #109
8. Nicks Diner II (Series 12) – 13765 N. Litchfield Rd. (Not Shown)
9. AMC Surprise Pointe 14 (Series 6) – 13649 N. Litchfield Rd. (Not Shown)
10. Amigos Authentic Mexican Grill and Bar (Series 12) – 13621 N. Litchfield Rd. (Not Shown)
11. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd.

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.

UNDER REVIEW SPORTS GRILL

PAD
ROYAL
RANCH

IG,
I-2

PAD
SIERRA VERDE

RL-5, R1-5

PAD
ROSEVIEW

CC, C-2

RR, R1-43

RL-5, R1-5

PAD
MARLEY
PARK

SITE

Amigos Authentic
Mexican Grill and Bar

PAD
SURPRISE
POINTE

Nick's Diner II

AMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Final Master Plat entitled, "Rio Rancho Parcels 1B.1 & 1B.2" and dated August 2, 2019, a 36.88 acre property generally located on the southwest corner of Happy Valley Road and 183rd Avenue located in the Rio Rancho Estates Planned Unit Development ("PUD").

Motion:

I move to approve the Final Master Plat entitled, "Rio Rancho Parcels 1B.1 & 1B.2" and dated August 2, 2019.

Background:

Goodwin and Marshall, Inc., on behalf of Klondike Land Portfolio, seek approval of a Master Final Plat to provide two (2) parcels for residential development and property for 183rd Avenue Right-Of-Way ("ROW").

Objective Analysis:

The proposed Master Final Plat will provide 16.96 acres for a RM-9-PUD zoned parcel, 19.10 acres for a RM-6-PUD zoned parcel, and 0.83 acres for the 183rd Avenue ROW.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS18-591 - Rio Rancho South FP - CC Staff Report - 010720
 2. 01 - FS18-591 - Rio Rancho South FP - Vicinity - 010720
 3. 02 - FS18-591 - Rio Rancho South FP - Final Plat - 010720
 4. 03 - FS18-591 - Rio Rancho South FP - Landscape - 010720
 5. 04 - FS18-591 - Rio Rancho South FP - CC PowerPoint - 010720
 6. RW value FS18-591 Rio Rancho Estates South
-

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS18-591

Project Name: Master Final Plat for Rio Rancho Estates South

Council District: 1 – Acacia

Meeting Date: January 7, 2020

Planner: Hobart Wingard, Planner II

Owner: Klondike Land Portfolio

Applicant: Goodwin and Marshall, Inc.

Request: Master Final Plat approval for Rio Rancho Estates South within the Rio Rancho Estates Planned Unit Development (“PUD”).

Site Location: Generally, on the southwest corner of Happy Valley Road and 183rd Avenue within the Rio Rancho Estates PUD.

Site Size: Approximately 36.88 acres

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

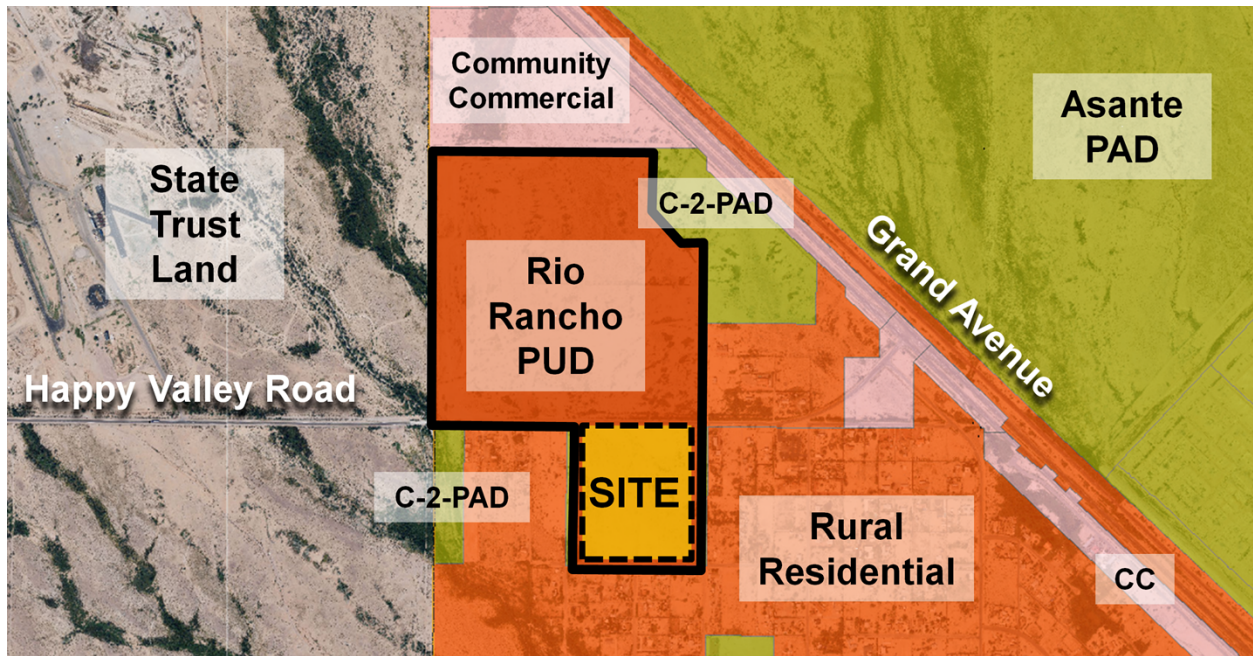
Support/Opposition: None received by staff

PROJECT DESCRIPTION:

Goodwin and Marshall, Inc., on behalf of Klondike Land Portfolio, seek approval of a Master Final Plat to provide two (2) parcels for residential development and property for 183rd Avenue Right-Of-Way (“ROW”). Final residential plats for Parcels 1B.1 and 1B.2 will be heard by the City Council subsequently.

EXISTING ZONING:

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



Rio Rancho Estates PUD (MDR and LDR)	Rio Rancho Estates PUD (MDR and LDR)	Residential Ranch (RR)
Residential Ranch (RR)	Rio Rancho Estates PUD (MDR and LDR)	Residential Ranch (RR)
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

BACKGROUND:

April 12, 2001: The subject parcels were annexed into the City of Surprise by the Mayor and City Council under Ordinance 01-04.

April 12, 2001: The Mayor and City Council approved a PAD for Rio Rancho Estates under Case PAD00-035.

January 27, 2005: The Mayor and City Council approved a PAD Amendment for Rio Rancho Estates under Case PADA04-201.

December 19, 2017: The Mayor and City Council approved a Preliminary Plat for Rio Rancho Estates under case FS17-259.

March 25, 2019: The applicant submitted for a Master Final Plat for Rio Rancho South, under Case FS18-591, the subject case.

October 31, 2019: The applicant submitted the subject Master Final Plat for review.

59 **ANALYSIS AND DISCUSSION:**

60 Goodwin and Marshall, Inc., on behalf of Klondike Land Portfolio, seek approval of a
61 Master Final Plat to provide:

- 62 • 16.96 acres for Parcel 1B.1
- 63 ○ Zoned Medium Density Residential (RM-9-PUD)
- 64 • 19.10 acres for Parcel 1B.2
- 65 ○ Zoned Medium Density Residential (RM-6-PUD)
- 66 • 0.83 acres for 183rd Avenue ROW.

67 Final residential Plats for Parcels 1B.1 and 1B.2 will be heard by the City Council
68 subsequently.

69 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	Beardsley
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	City of Surprise
Natural Gas:	SWG

70
71 **CONFORMANCE WITH ADOPTED PLANS:**

72 The Surprise General Plan 2035 shows the subject property as lying within the
73 Neighborhood Character Area which supports residential uses such as that proposed.

74
75 **REVIEWING AGENCIES:**

76 All City reviewing departments have reviewed the request and expressed no objections.
77 The subject Master Final Plat was also routed to the standard external reviewing
78 agencies, which provided no other comments.

79
80 **SUMMARY:**

81 Staff believes the proposed Master Final Plat is consistent with the manner and intent of the
82 Neighborhood Character Area in which it occupies. Approval will allow the site to be
83 developed in accordance with the requirements of the City of Surprise.

84
85 **FINDINGS:**

- 86 • The proposed Master Final Plat demonstrates compliance with the General Plan.
- 87 • The proposed Master Final Plat demonstrates compliance with the Rio Rancho
- 88 Estates PUD.
- 89 • The reviewing agencies have indicated no objections to the request.

91 **ATTACHMENTS:**

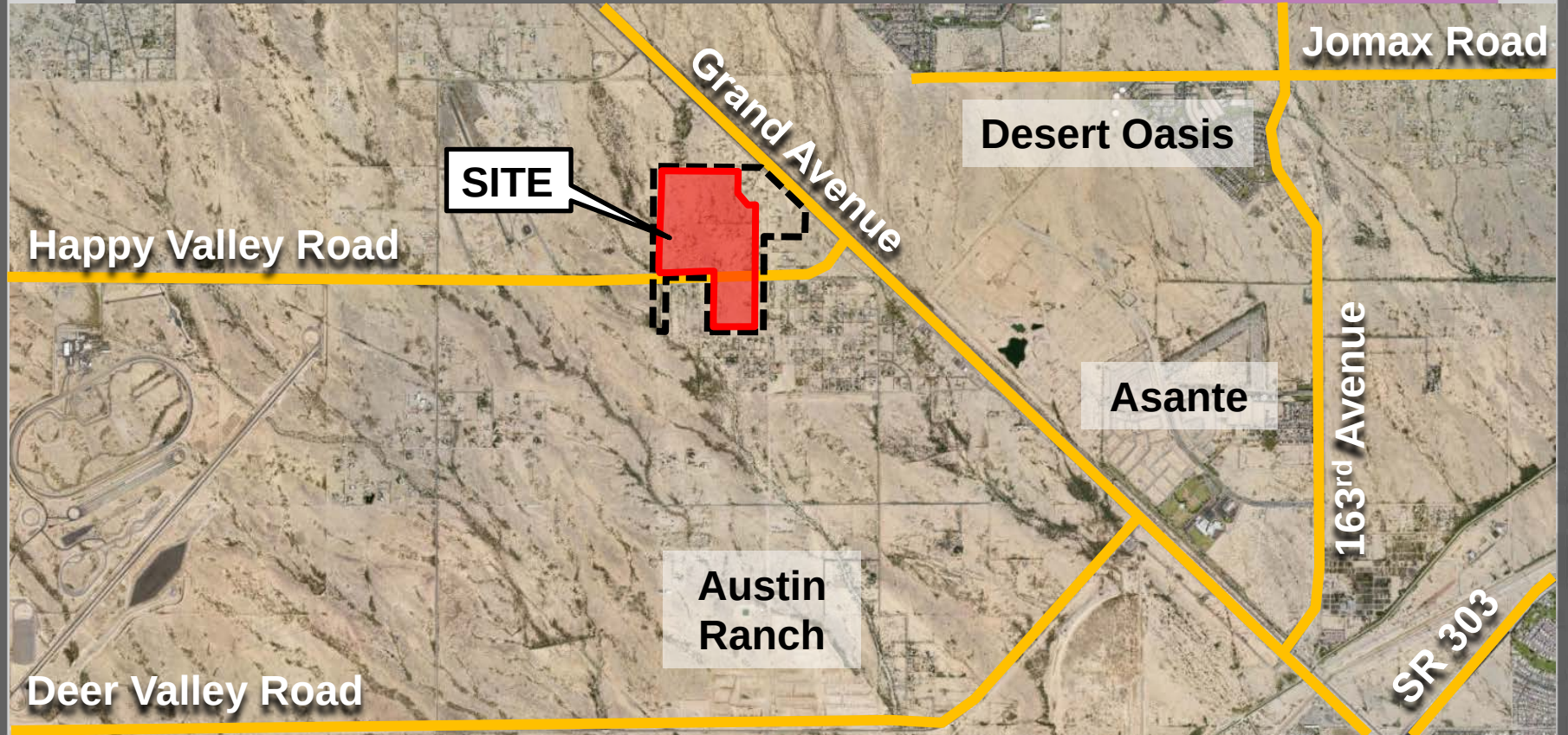
92 01 - Vicinity Maps

93 02 - Master Final Plat

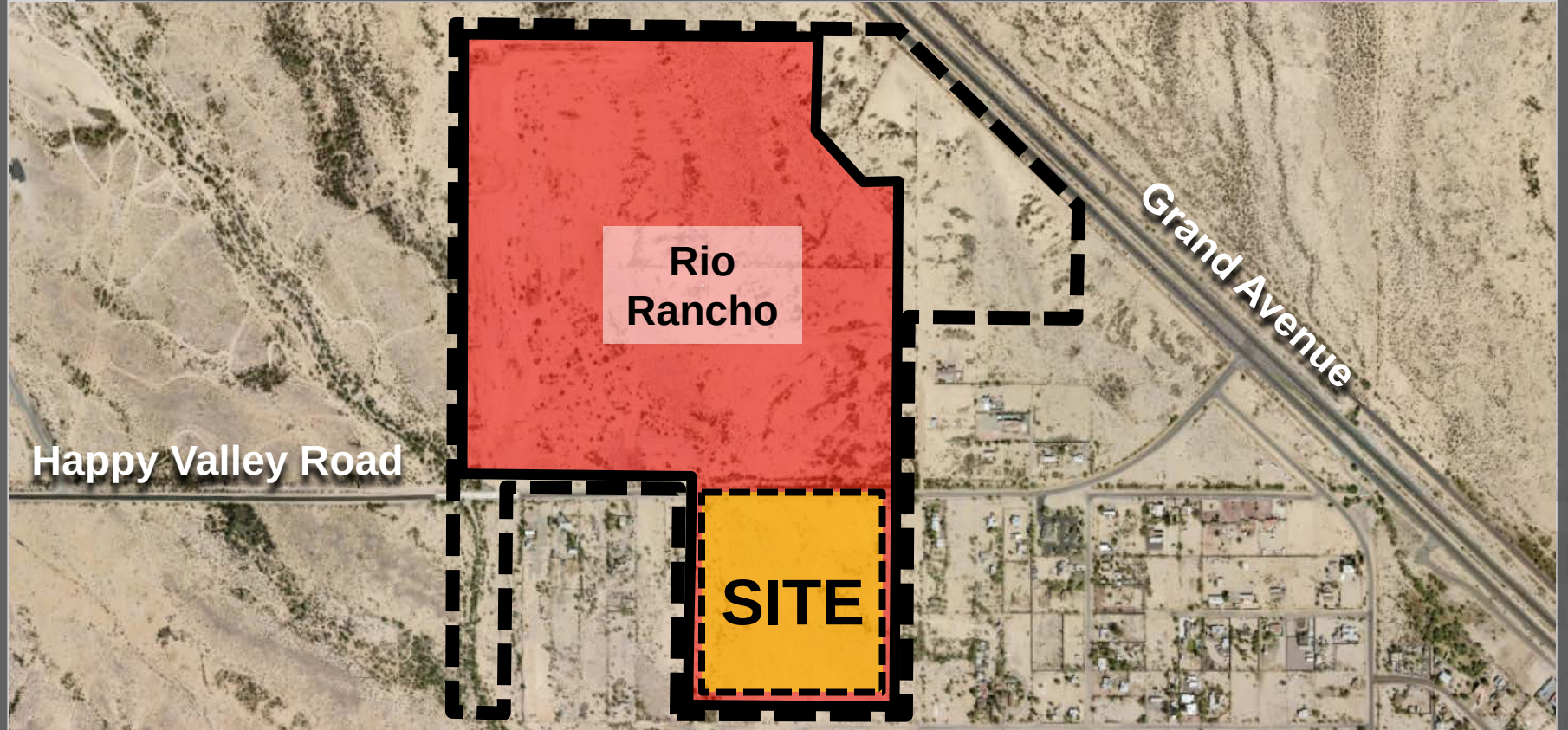
94 03 - Landscape Plans

95 04 - PowerPoint

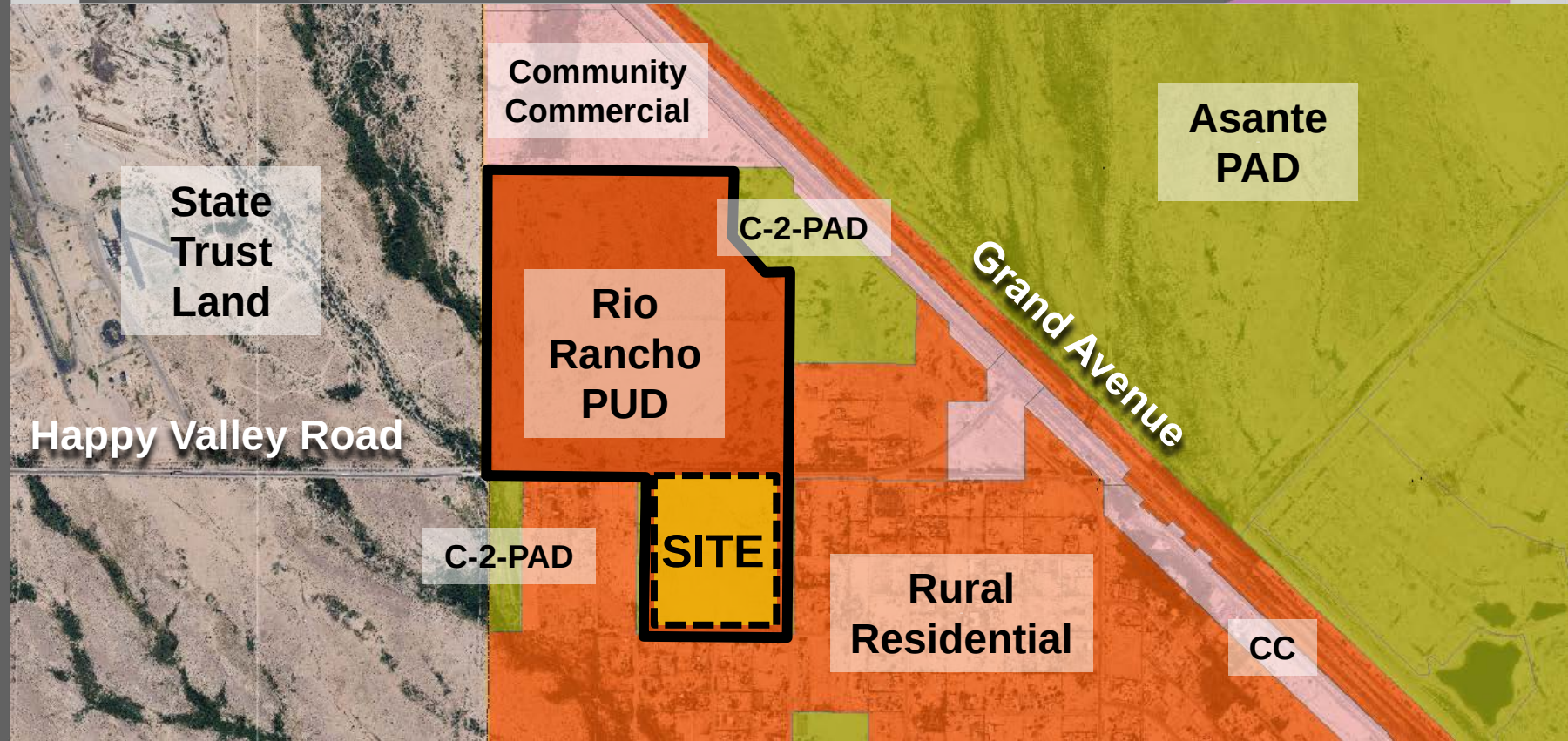
VICINITY MAP



VICINITY MAP



SURROUNDING ZONING



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT KLONDIKE LAND PORTFOLIO LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MASTER PLAT OF "RIO RANCHO ESTATES PARCELS 1B.1, & 1B.2," SURPRISE, ARIZONA BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "RIO RANCHO ESTATES PARCELS 1B.1, & 1B.2," AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

OWNER, HEREBY DEDICATES TO THE CITY THE RIGHTS-OF-WAY AS SHOWN HEREON.

OWNER, HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER, HEREBY GRANTS TO THE CITY A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER, HEREBY DEDICATES TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELDS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY THE OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION, HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION AS PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

TRACT A IS HEREBY DEDICATED TO A FUTURE HOMEOWNER'S ASSOCIATION AND ARE DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON THIS PAGE OF THIS MASTER PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

IN WITNESS WHEREOF:
KLONDIKE LAND PORTFOLIO LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

KLONDIKE LAND PORTFOLIO LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: JUSTIN MERRITT, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

ON THIS _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED JUSTIN MERRITT, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT OF KLONDIKE LAND PORTFOLIO LLC., AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MASTER PLAT
OF
"RIO RANCHO PARCELS 1B.1 & 1B.2"
SURPRISE, ARIZONA

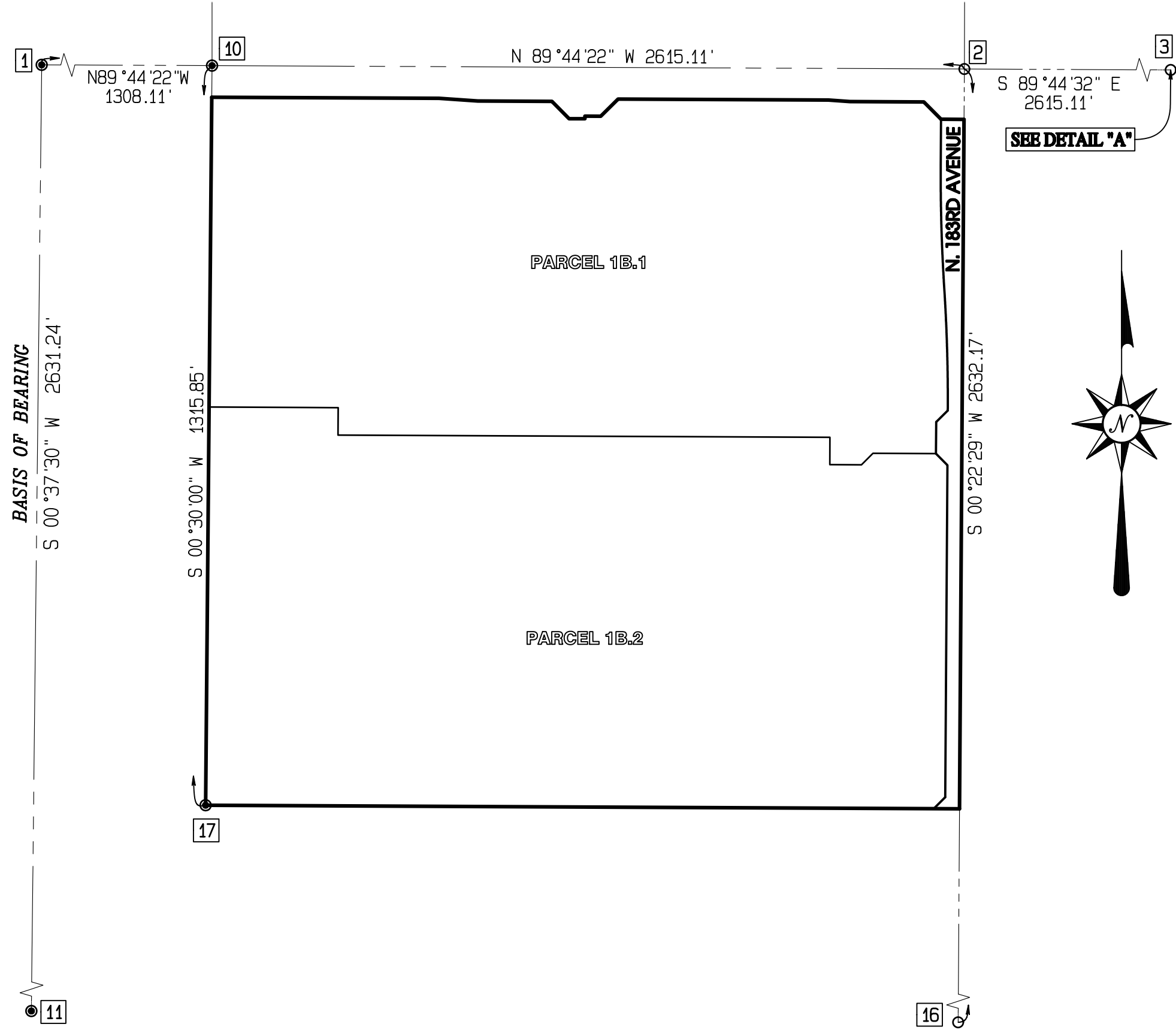
BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1	COVER, LEGAL DESCRIPTION, BASIS OF BEARINGS, DEDICATION, DETAILS, KEY MAP
SHEET 2	LOT SUMMARY TABLE, MONUMENT NOTES, LEGEND, CURVE AND LINE TABLE, AND TYPICAL PLAT PLANS

KEY MAP

N.T.S.



RELEASE OF LIABILITY

KLONDIKE LAND PORTFOLIO LLC., ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

KLONDIKE LAND PORTFOLIO LLC., AN ARIZONA LIMITED LIABILITY COMPANY (OWNER) DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT-OF-WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found 1/2" rebar stamped "RLS #39863" for the Northwest corner of said Section 10, from which a found 2" Maricopa County aluminum cap stamped "RLS #35632, dated 2004" for the West Quarter corner of said Section 10 bears South 00 deg. 37 min. 30 sec. West (Basis of Bearings) - 2631.24 feet,

THENCE South 89 deg. 44 min. 22 sec. East along the North line of the Northwest Quarter of said Section 10, a distance of 1308.11 feet to a found 1" iron pipe for the North 16th corner of the Northwest Quarter of said Section 10,

THENCE South 00 deg. 30 min. 00 sec. West along the West line of the Northeast Quarter of said Section 10, a distance of 55.00 feet to the TRUE POINT OF BEGINNING,

THENCE South 89 deg. 44 min. 22 sec. East being 55 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 431.74 feet,

THENCE South 82 deg. 53 min. 48 sec. East, a distance of 20.98 feet,

THENCE South 89 deg. 44 min. 22 sec. East being 59.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 138.86 feet,

THENCE South 42 deg. 53 min. 32 sec. East, a distance of 43.86 feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 27.50 feet,

THENCE North 00 deg. 15 min. 38 sec. East, a distance of 4.50 feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 27.50 feet,

THENCE North 45 deg. 15 min. 38 sec. East, a distance of 42.43 feet,

THENCE South 89 deg. 44 min. 22 sec. East being 55.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 372.07 feet,

THENCE South 82 deg. 53 min. 48 sec. East, a distance of 20.98 feet,

THENCE South 89 deg. 44 min. 22 sec. East being 57.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 138.89 feet,

THENCE South 44 deg. 40 min. 57 sec. East, a distance of 42.38 feet,

THENCE South 89 deg. 37 min. 31 sec. East, a distance of 40.00 feet to the East line of the Northwest Quarter of said Section 10,

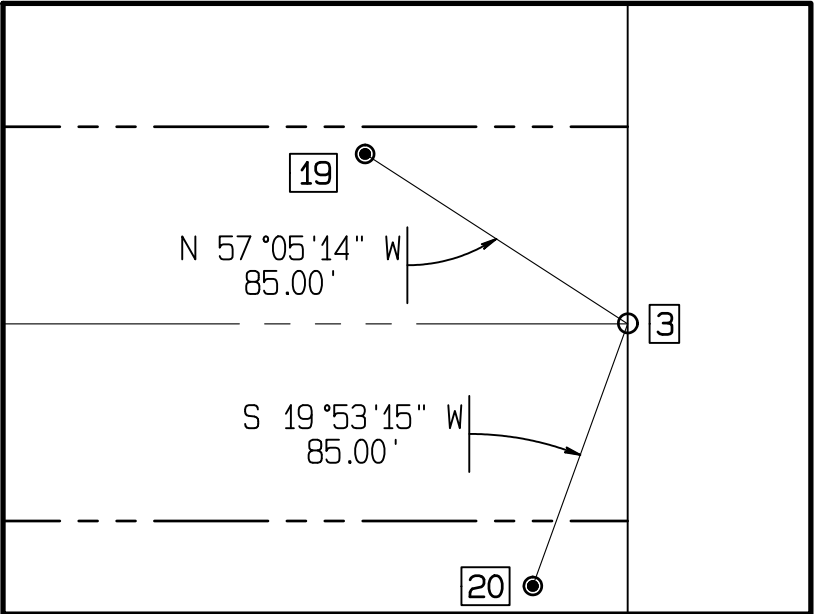
THENCE South 00 deg. 22 min. 29 sec. West along said East line, a distance of 1198.51 feet,

THENCE North 89 deg. 43 min. 43 sec. West departing said East line, a distance of 1310.92 feet to a found 1/2" rebar stamped "RLS #38863" in the West line of the Northeast Quarter of the Northwest Quarter of said Section 10,

THENCE North 00 deg. 30 min. 00 sec. East along said West line, a distance of 1230.85 feet to the POINT OF BEGINNING, containing 1,606,684 square feet or 36.884 acres of land, more or less.

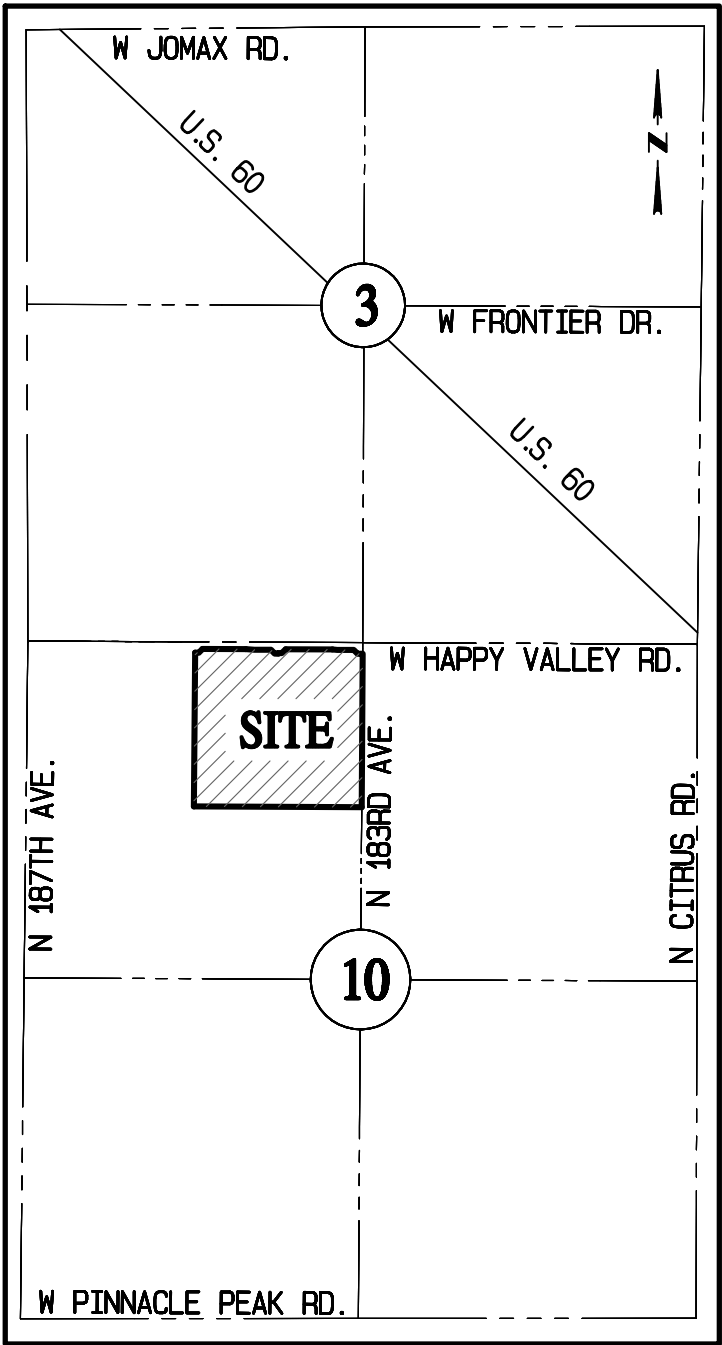
DETAIL "A"

N.T.S.



OWNER:

KLONDIKE LAND PORTFOLIO LLC
12790 EL CAMINO REAL
SUITE 150
SAN DIEGO, CA 92130



VICINITY MAP

N.T.S.

SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:

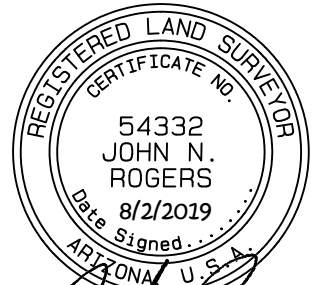
LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2440 W. MISSION, SUITE 4
PHOENIX, ARIZONA 85021
(602) 246-9919



I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

BY:

JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2705 S. ALMA SCHOOL RD., SUITE 2
CHANDLER, ARIZONA 85286
(602) 218-7285



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS DAY _____ OF _____, 2019, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY _____ OF _____, 2019.

APPROVED BY: _____ DATE: _____
MAYOR

ATTESTED BY: _____ DATE: _____
CLERK

PREPARED AUGUST 2019

SHEET 1 OF 2

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 South Alma School Road, Suite 2
Chandler, Arizona 85286
(602) 218-7285

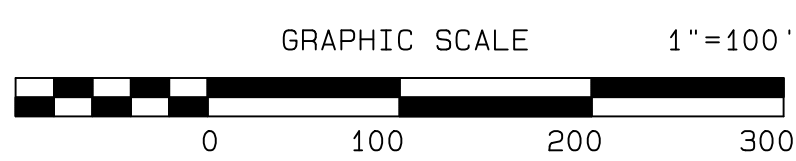
SURVEYED BY:



2440 W. Mission, Suite 4
Phoenix, Arizona 85021
(602) 246 - 9919

"RIO RANCHO ESTATES PARCELS 1B.1, & 1B.2"

CASE NO. FS18-591
W:\10692A - Rio Rancho\COGO\MASTER PLAT\MASTER PLAT SOUTH.pro Plotted: Fri Aug 02 14:36:32 2019



RIO RANCHO

183rd Avenue (South of Happy Valley Road)

Hardscape, Landscape & Irrigation Construction Documents

City of Surprise - General Notes:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

Notes:

1. MATURE PLANTS IN THE SITE VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS.
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENTS OR WALLS.

Developer:

SOUTHWEST VALUE PARTNERS
DAVID HENRY
7600 E. DOUBLETREE RANCH ROAD, SUITE 120
SCOTTSDALE, ARIZONA 85258
480.800.7994

Design Consultants:

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT, LA
328 WEST 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.505.8090

CIVIL ENGINEER:
GOODWIN AND MARSHALL, INC
WARREN RUSSELL
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286
602.218.7285

ELECTRICAL ENGINEER:
GTR ENGINEERING, LLC
DOUG MORNING
2340 W. PARKSIDE LANE, SUITE H-109
PHOENIX, ARIZONA 85027
602.241.1144

Sheet Index:

Hardscape

SHEET C1.0	COVER SHEET
SHEET H0.1	HARDSCAPE COVER SHEET
SHEET H0.2	OVERALL HARDSCAPE PLAN
SHEET H1.1	HARDSCAPE PLAN

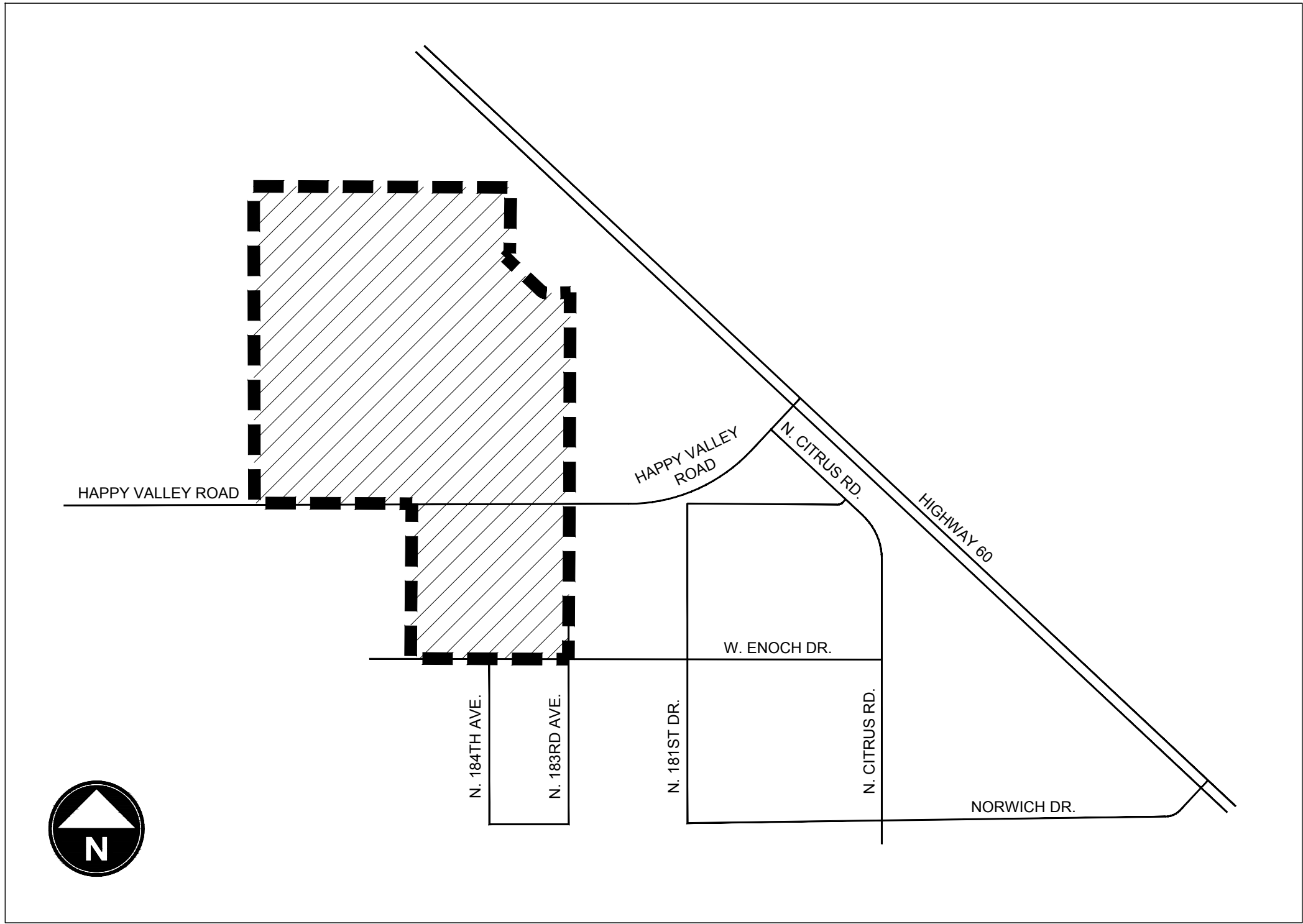
Landscape

SHEET L0.1	LANDSCAPE COVER SHEET
SHEET L0.2	OVERALL LANDSCAPE PLAN
SHEET L1.1	LANDSCAPE PLAN
SHEET L1.2	LANDSCAPE DETAILS
SHEET L1.3	MAINTENANCE SCHEDULE

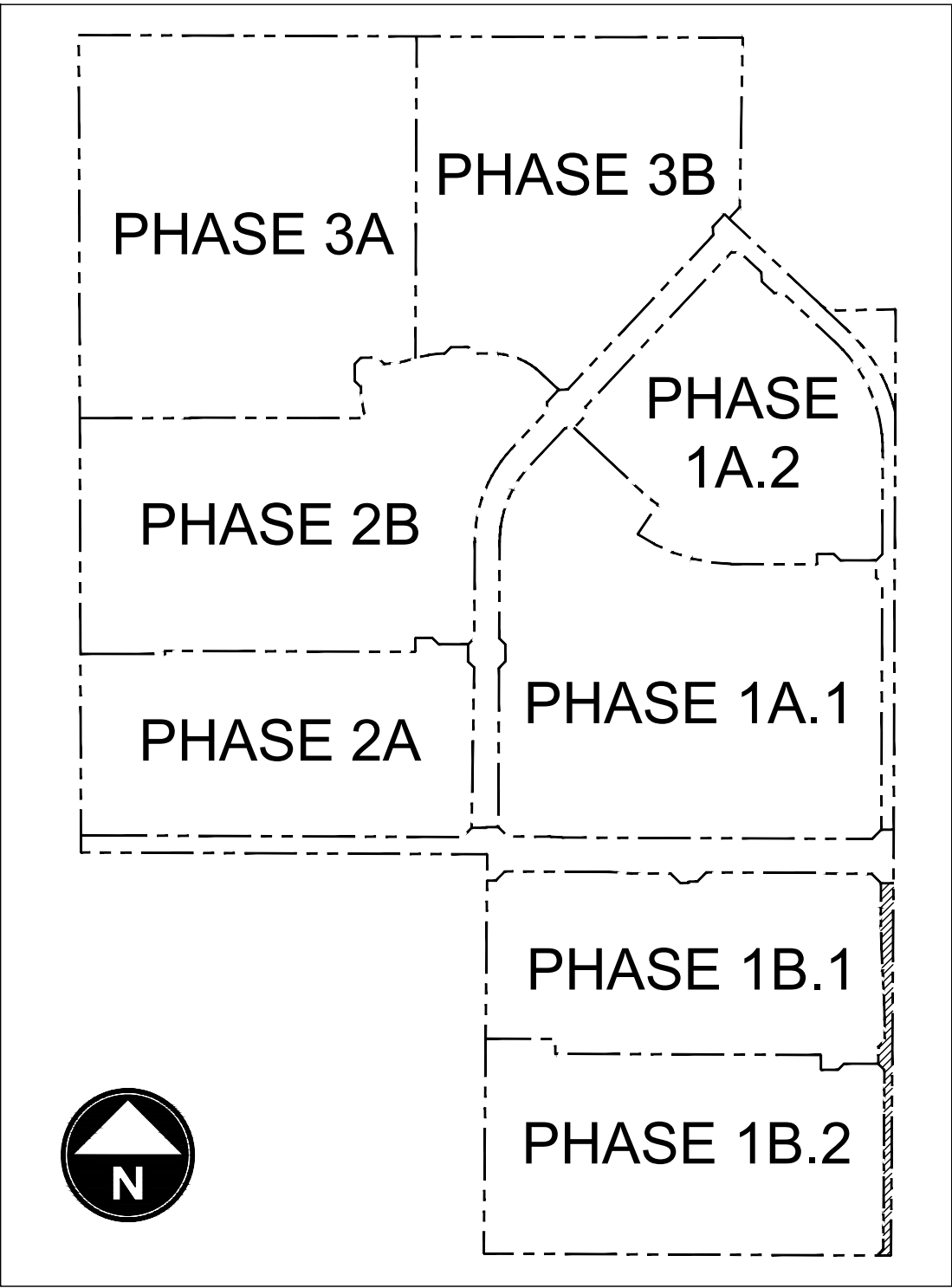
Irrigation

SHEET I0.1	IRRIGATION COVER SHEET
SHEET I0.2	OVERALL IRRIGATION PLAN
SHEET I1.1	IRRIGATION PLAN
SHEET I1.2	IRRIGATION DETAILS

Vicinity Map:



Phase Key Map:



RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



Chris Langvardt

PREPARED FOR:

DATE:	JUNE 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
OVERALL COVER SHEET

SHEET NUMBER:

C1.0

RIO RANCHO

183rd Avenue (South of Happy Valley Road)

Hardscape Construction Documents

Hardscape Quantities:

	Type	Units	Quantity
Masonry Walls			
N/A			

1. QUANTITIES ARE FOR REFERENCE PURPOSES ONLY.
2. WALLS, RAMADAS AND OTHER AMENITIES SHALL BE SUBMITTED TO BUILDING SAFETY FOR REVIEW, APPROVAL, PERMITTING AND INSPECTION

Callout Notes:

- 1

5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 2

ADA HANDICAP ACCESSIBLE RAMP (TYP.)
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 3

LOCAL SIGHT VISIBILITY TRIANGLES PER C.O.S.
EDS DETAIL 4-02 FOR LOCAL STREETS AND
SIGHT DISTANCE REQUIREMENTS FOR 183RD AVE.
(CITY OF SURPRISE EDS DETAIL 4-01)
- 4

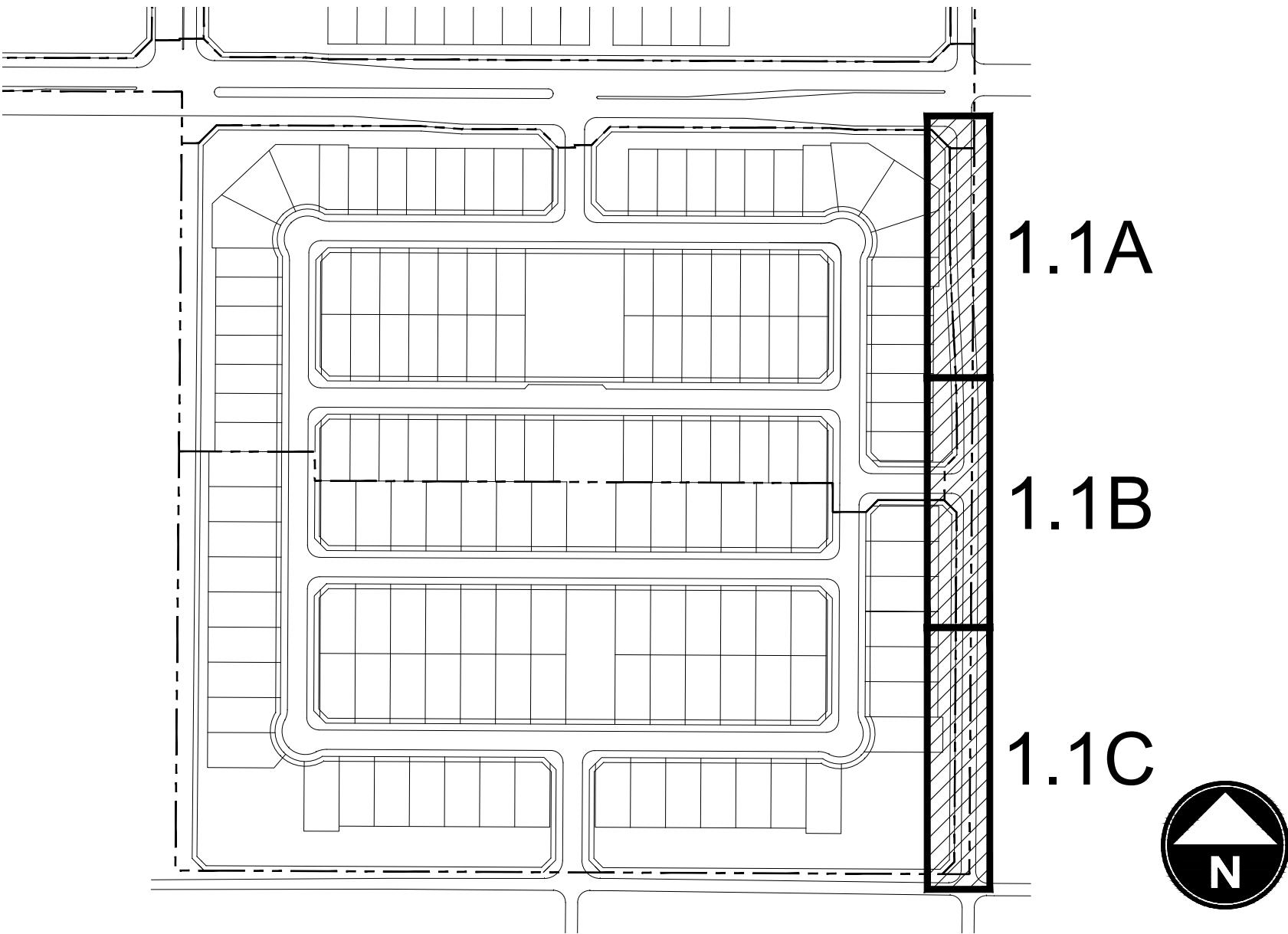
STREET LIGHT (TYP.)
(SEE ELECTRICAL PLANS)
- 5

SIGHT DISTANCE PER C.O.S.
STANDARD DETAIL 4-01

Sheet Index:

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SHEET H0.2	OVERALL HARDSCAPE PLAN
SHEET H1.1	HARDSCAPE PLAN

KEY MAP:



RIO RANCHO

183RD AVENUE (SOUTH OF HAPPY VALLEY RD)

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



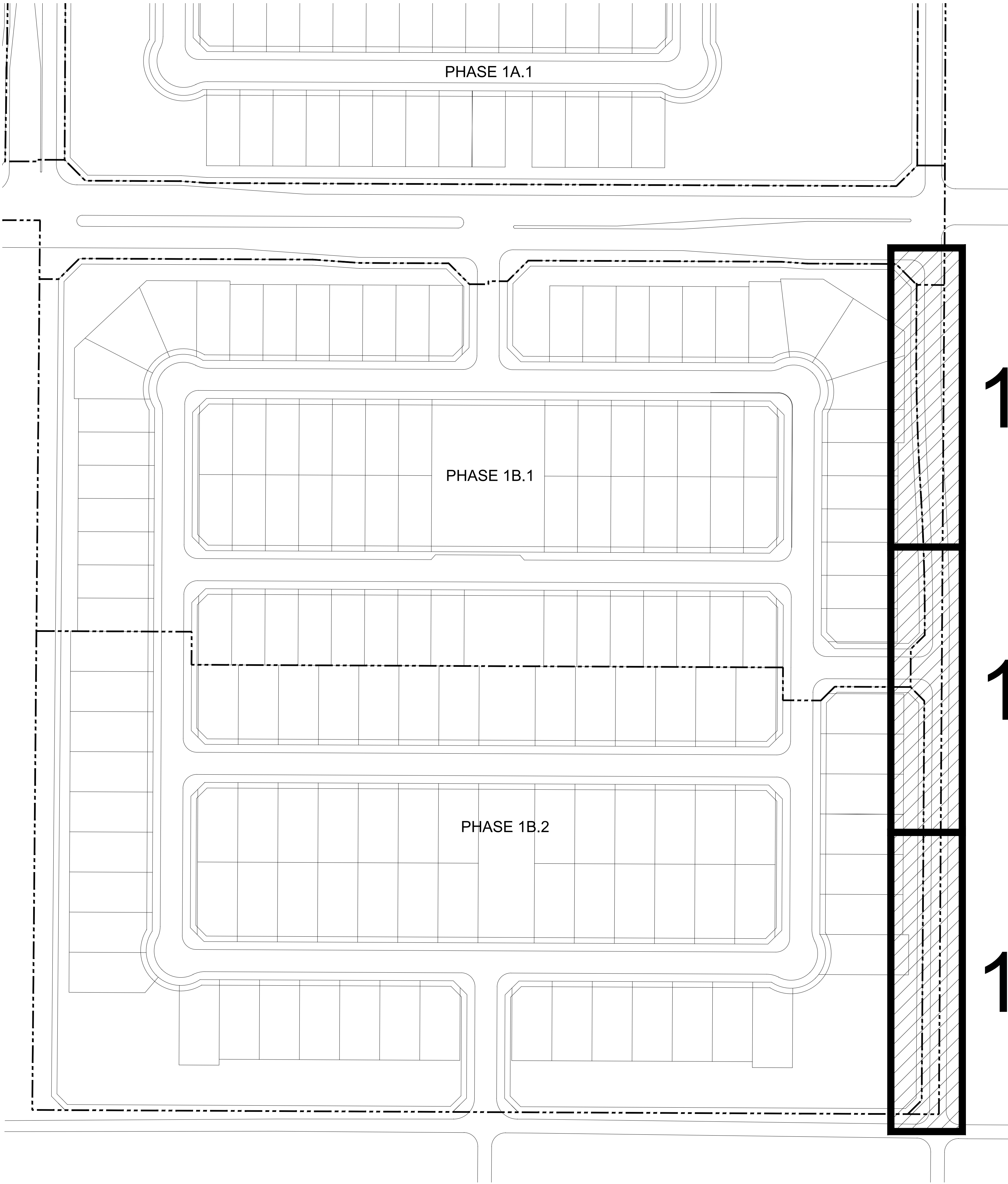
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REVIEW BY:	TK
VERSION:	
REVISIONS:	

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HARDSCAPE COVER SHEET

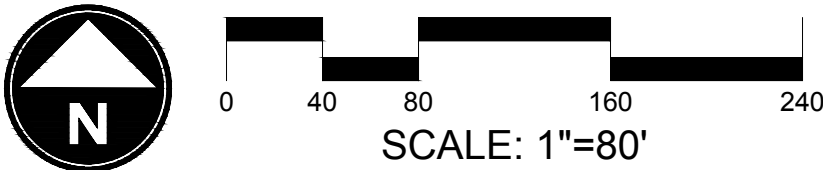
SHEET NUMBER:

H0.1



Callout Notes:

- 1 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 2 ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- 3 LOCAL SIGHT VISIBILITY TRIANGLES PER C.O.S. EDS DETAIL 4-02 FOR LOCAL STREETS AND SIGHT DISTANCE REQUIREMENTS FOR 183RD AVE. (CITY OF SURPRISE EDS DETAIL 4-01)
- 4 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)
- 5 SIGHT DISTANCE PER C.O.S. STANDARD DETAIL 4-01



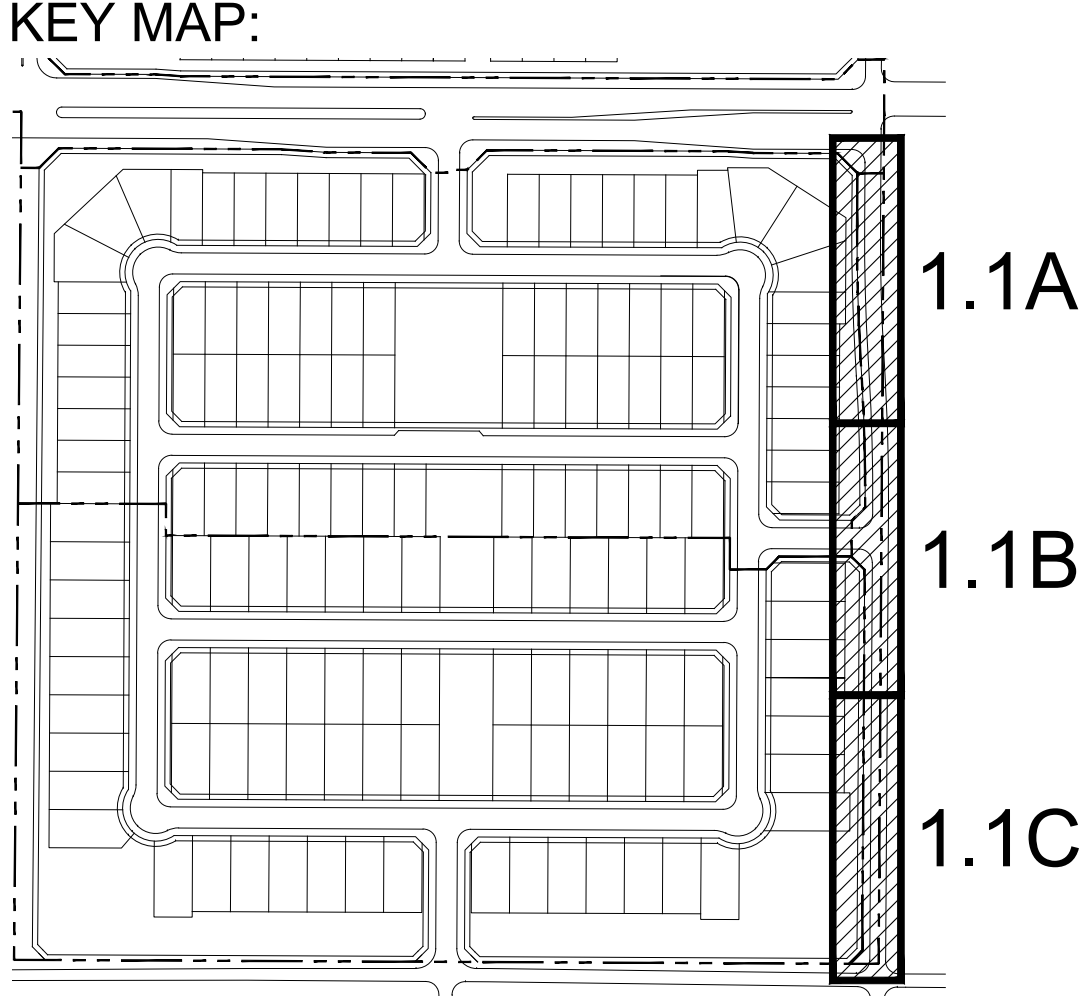
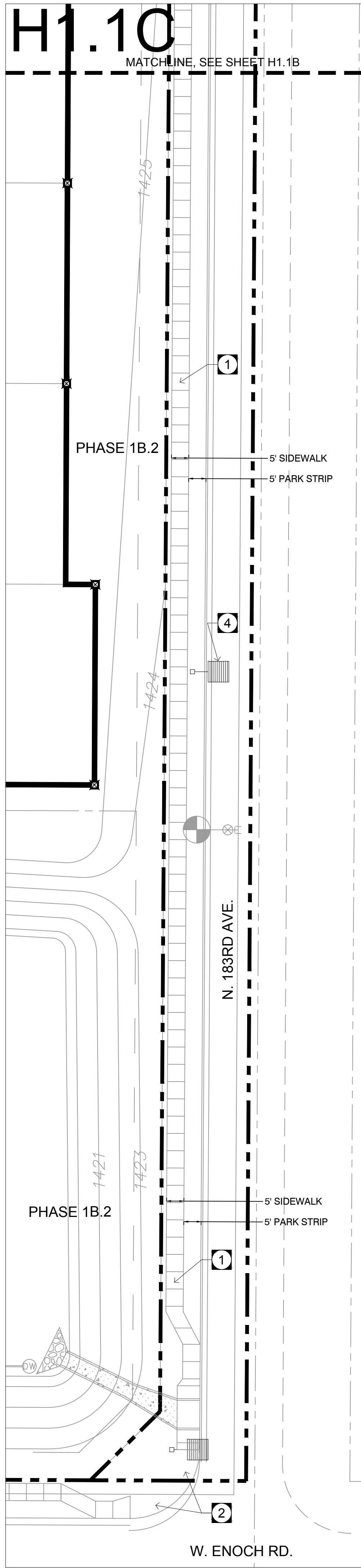
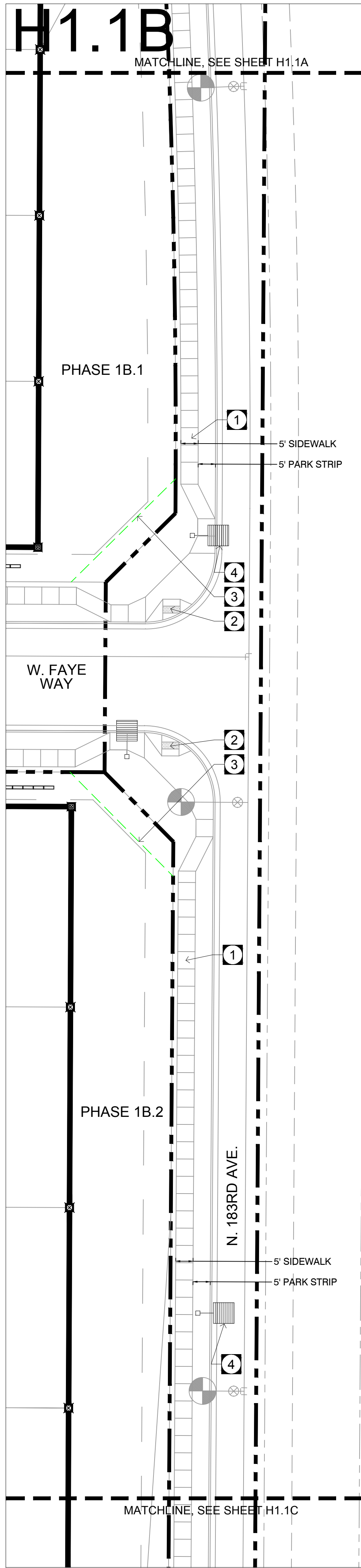
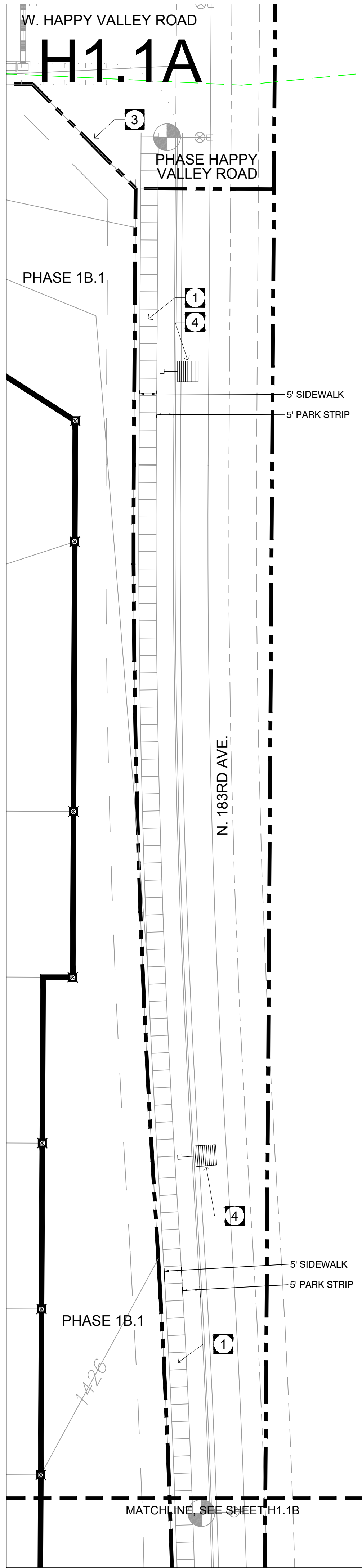
RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA

PREPARED FOR:

DATE:	JUNE 2019
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DRAWN BY:	TK
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REVISIONS:	

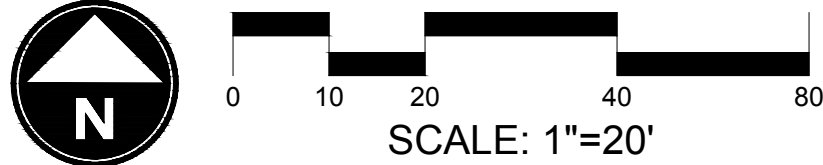
SHEET TITLE:
**OVERALL
HARDSCAPE PLAN**

SHEET NUMBER:
H0.2



Callout Notes:

- 1 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY FOR REFERENCE ONLY - SEE CIVIL PLANS
- 2 ADA HANDICAP ACCESSIBLE RAMP (TYP.) FOR REFERENCE ONLY - SEE CIVIL PLANS
- 3 LOCAL SIGHT VISIBILITY TRIANGLES PER C.O.S. EDS DETAIL 4-02 FOR LOCAL STREETS AND SIGHT DISTANCE REQUIREMENTS FOR 183RD AVE. (CITY OF SURPRISE EDS DETAIL 4-01)
- 4 STREET LIGHT (TYP.) (SEE ELECTRICAL PLANS)
- 5 SIGHT DISTANCE PER C.O.S. STANDARD DETAIL 4-01



LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA

REQUIRED LANDSCAPE ARCHITECT
CERTIFICATE NOTED
41357
CHRIS ERIC
LANGVARDT
Date Signed 09/05/2019
ARIZONA, U.S.A.
Chris Langvardt

PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

REVISIONS:

SHEET TITLE:
HARDSCAPE
PLAN

SHEET NUMBER:

H1.1

RIO RANCHO

183rd Avenue South Landscape Construction Documents

Landscape Notes:

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. THEY SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS, CURBS AND HEADERS FOR PLANTER BEDS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
11. ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLANS SHALL RECEIVE A 2" TOP DRESSING OF 7/8" MINUS DECOMPOSED GRANITE 'SUPERIOR GOLD.' (PROVIDE SAMPLE)
12. STAKE LOCATIONS OF ALL TREES AND HEADERS FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
13. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
14. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. DO NOT SUBSTITUTE PLANT MATERIAL SELECTIONS OR ALTER QUANTITIES FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY'S LANDSCAPE ARCHITECT.
15. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 50% NATIVE SOIL, 25% SAND AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
16. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET
5 GALLON PLANT - 2 TABLETS
15 GALLON PLANT - 4 TABLETS
BOXED TREE - 6 TABLETS (MIN.)
17. TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OF IMPROPER CARE.
20. PRIOR TO INITIATING THE 90 DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90 DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL PALM TREES AND TREES AND A PERIOD OF SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM THE START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT ALL GUARANTEED PLANT MATERIAL. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
22. ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY THE RIO RANCHO H.O.A. THIS INCLUDES ALL STREETScape AREAS, INCLUDING THE RIGHT OF WAY, AND ALL INTERIOR LANDSCAPE TRACTS AND EASEMENTS.
23. SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS SHALL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-01 AND 4-02.

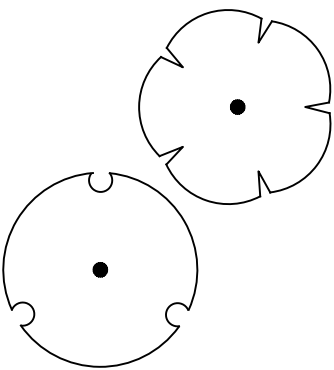
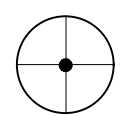
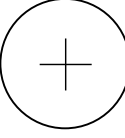
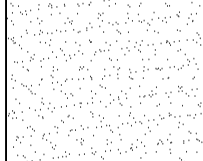
Sheet Index:

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SHEET L0.2	OVERALL LANDSCAPE PLAN
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SHEET L1.2	LANDSCAPE PLAN
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SHEET L1.4	LANDSCAPE PLAN
SHEET L1.5	LANDSCAPE PLAN
SHEET L1.6	LANDSCAPE PLAN
SHEET L1.7	LANDSCAPE PLAN
SHEET L1.8	LANDSCAPE PLAN
SHEET L1.9	LANDSCAPE DETAILS
SHEET L1.10	LANDSCAPE MAINTENANCE SCHEDULE

Tree Emitter Schedule:

SIZE	EMITTER ALLOCATION
15 GAL.	(3) 2 GPH OUTLETS
24" BOX	(4) 2 GPH OUTLETS
30" BOX	(5) 2 GPH OUTLETS
36" BOX	(6) 2 GPH OUTLETS
42" BOX	(7) 2 GPH OUTLETS
48" BOX	(8) 2 GPH OUTLETS
54" BOX	(9) 2 GPH OUTLETS
60" BOX	(10) 2 GPH OUTLETS
72" BOX	(12) 2 GPH OUTLETS

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Acacia salicina	Willow Acacia	24" Box	4
	Pistacia chinensis `Sarah`s Radiance` TM	Chinese Pistache	24" Box	23
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Baileya multiradiata	Desert Marigold	1 gal.	111
	Hesperaloe parviflora	Red Yucca	1 gal.	89
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Decomposed Granite	`Superior Gold`	7/8" Minus	5,328 sf



RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

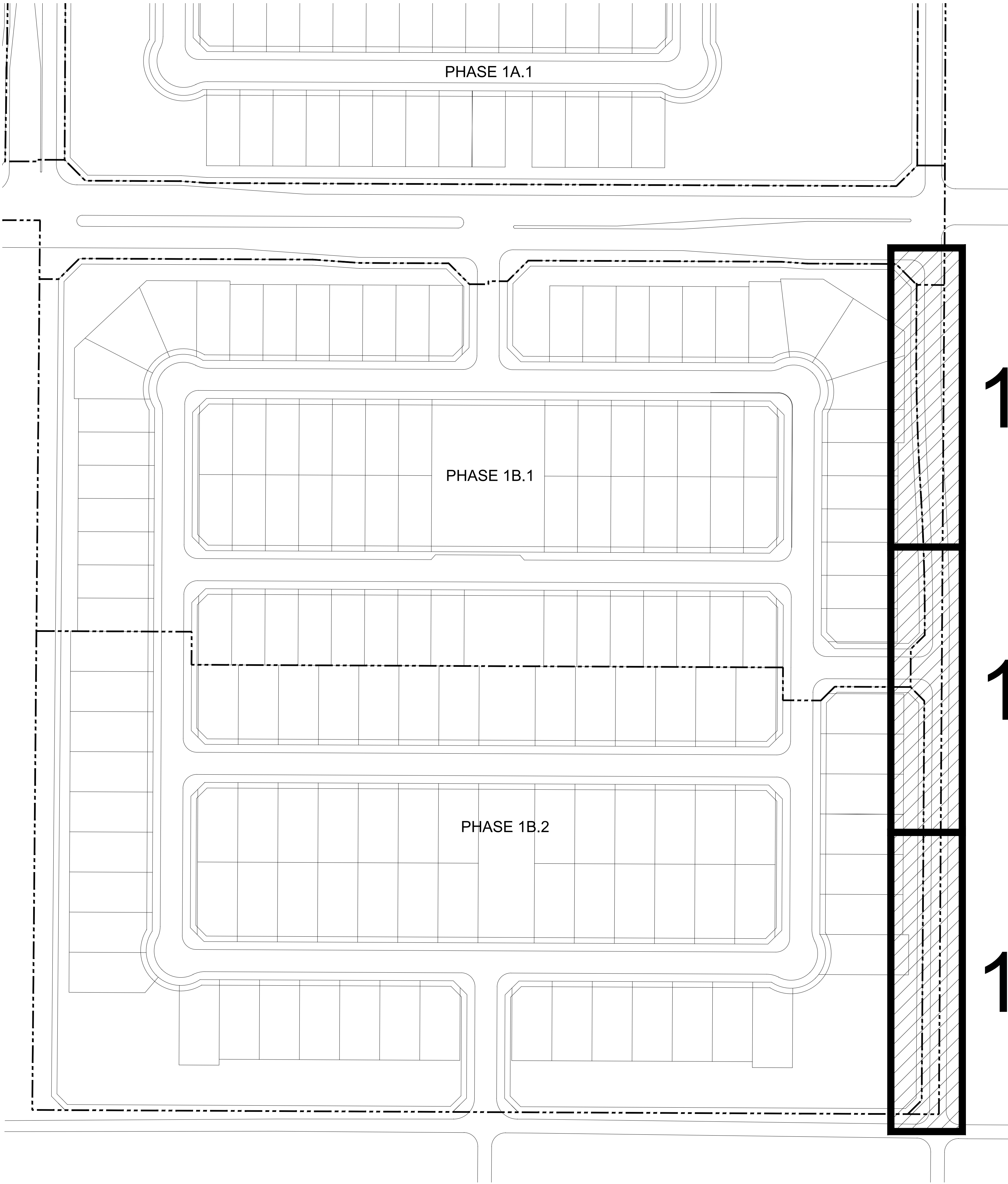
VERSION:

REVISIONS:

SHEET TITLE:
**LANDSCAPE COVER
SHEET**

SHEET NUMBER:

L0.1



PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION		MAINTENANCE NOTES
	Acacia salicina	Willow Acacia	24" Box	4	0.5 GPH Emitter		Prune And Remove Spent Blooms Th Do Not Over Water Or Will Die
	Pistacia chinensis 'Sarah's Radiance' TM	Chinese Pistache	24" Box	23	EMITTER ALLOCATION		MAINTENANCE NOTES
					0.5 GPH Emitter		Prune And Remove Spent Blooms Th Do Not Over Water Or Will Die
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY			
	Baileya multiradiata	Desert Marigold	1 gal.	111	1.0 GPH Emitter		Trim Dead Or Dying Flower Stalks By
	Hesperaloe parviflora	Red Yucca	1 gal.	89	EMITTER ALLOCATION		MAINTENANCE NOTES
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY			
	Decomposed Granite	'Superior Gold'	7/8" Minus	5,328 sf	Contractor To Submit Sample For Approval		

RIO RANCHO

183RD AVENUE (SOUTH OF HAPPY VALLEY RD)

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

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REVIEW BY: TK

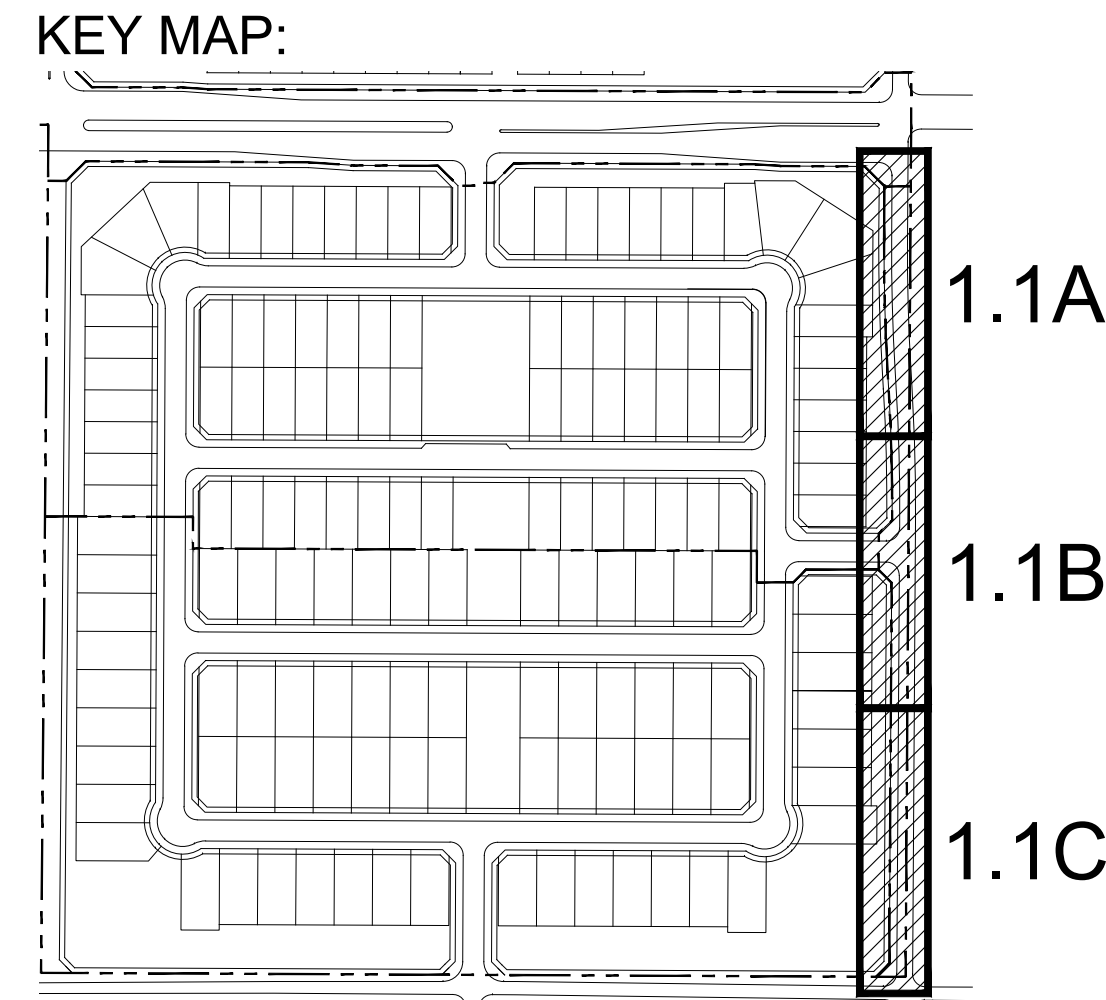
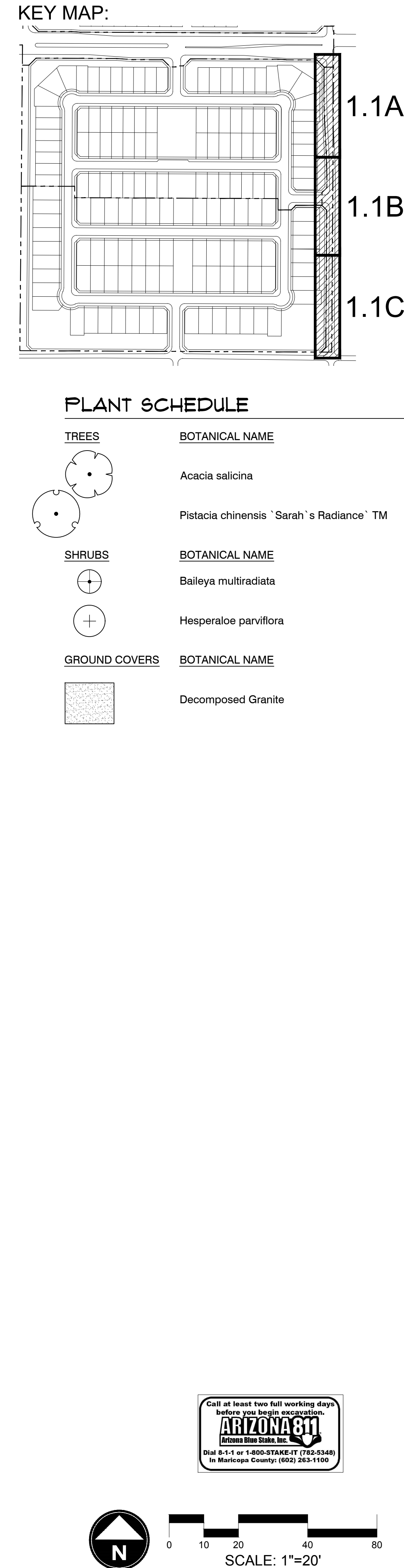
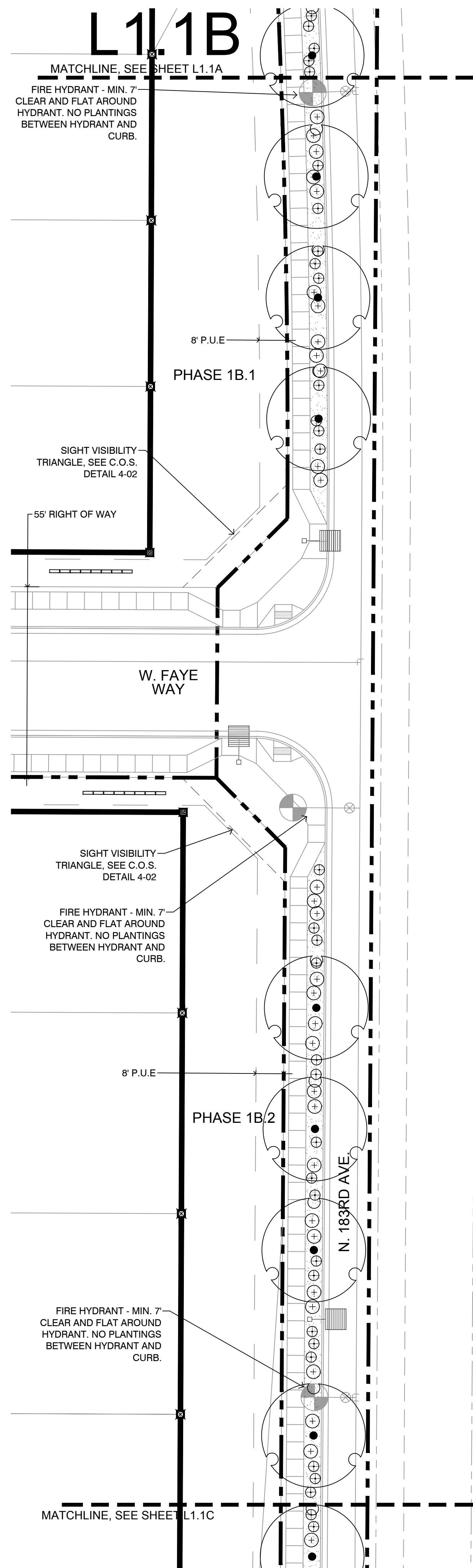
VERSION:

REVISIONS:

SHEET TITLE: OVERALL LANDSCAPE PLAN

SHEET NUMBER: L0.2

SCALE: 1"=80'



PLANT SCHEDULE	
<u>TREES</u> 	<u>BOTANICAL NAME</u> Acacia salicina Pistacia chinensis 'Sarah's Radiance' TM
<u>SHRUBS</u>  	<u>BOTANICAL NAME</u> Baileya multiradiata Hesperaloe parviflora
<u>GROUND COVERS</u> 	<u>BOTANICAL NAME</u> Decomposed Granite



RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

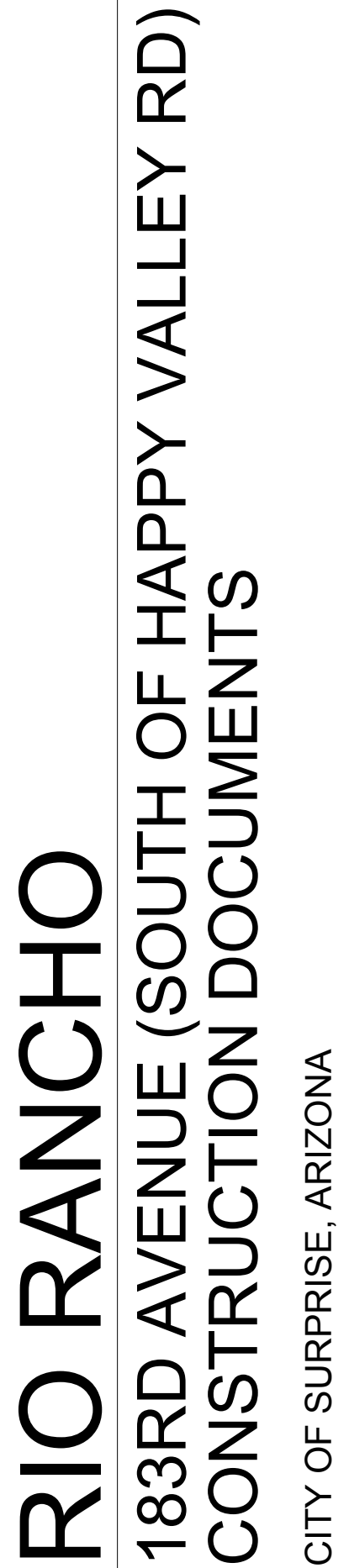
DATE:	JUNE 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

L1.1

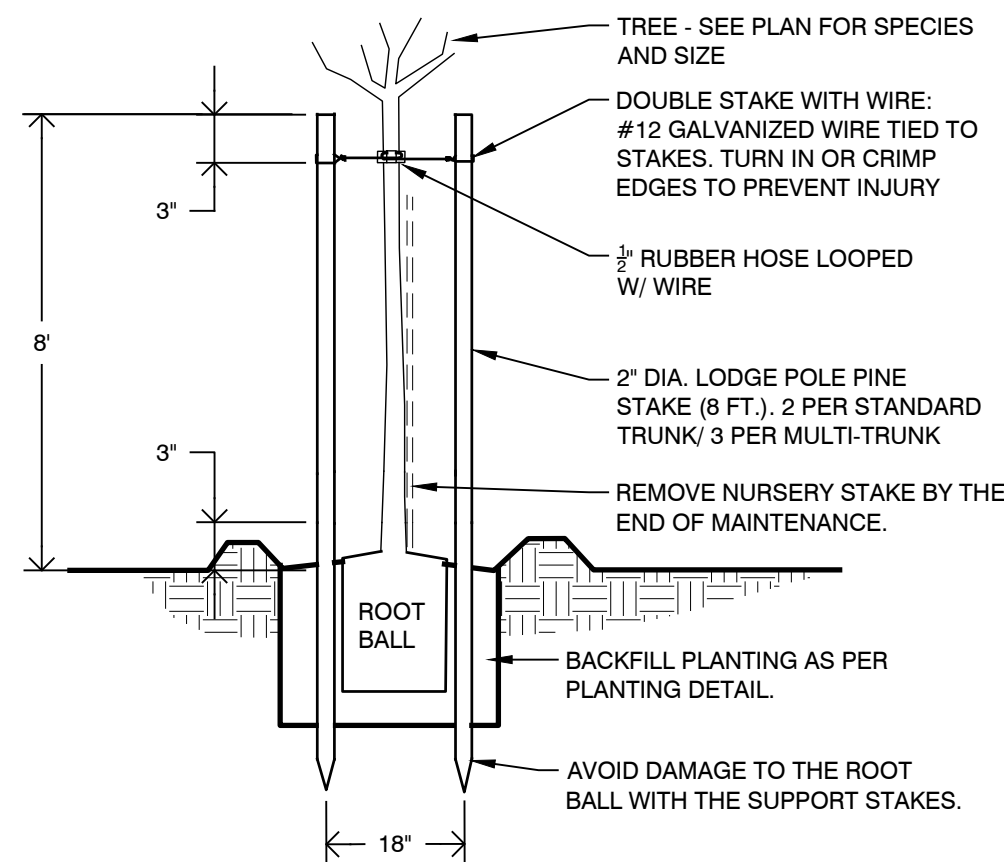


SHEET TITLE:
**LANDSCAPE
DETAILS**

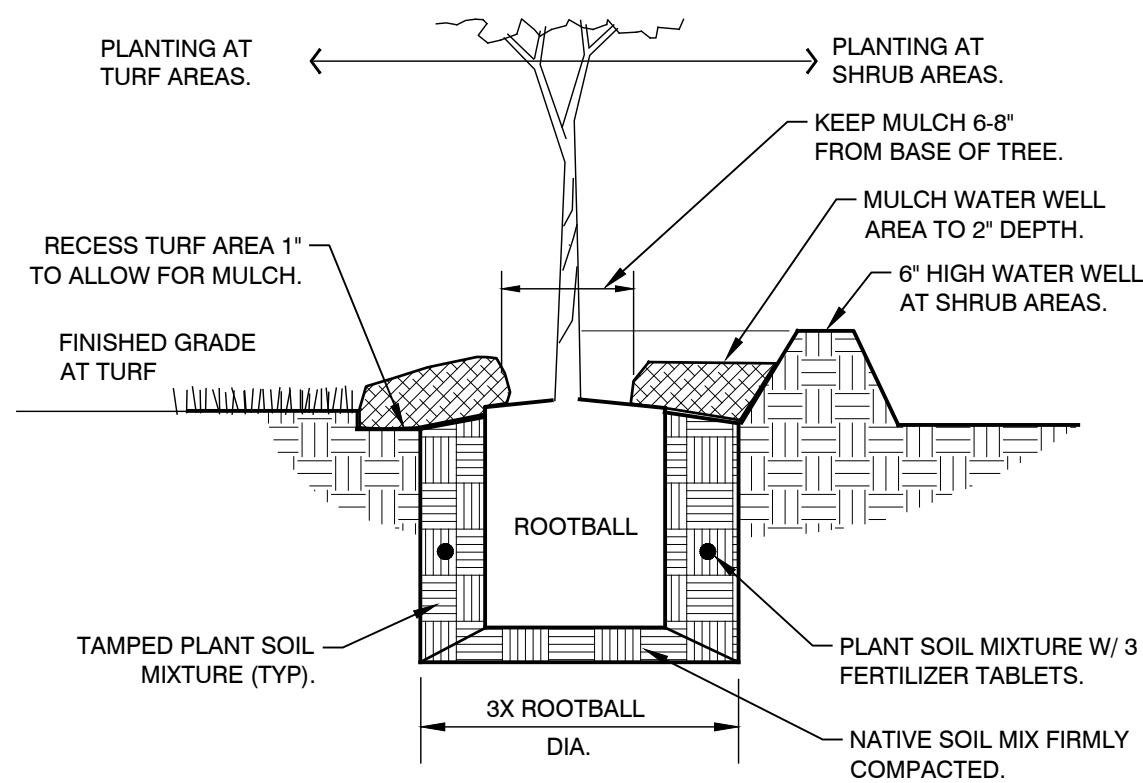
SHEET NUMBER:

L1.2

NOTE:
LANDSCAPE MAINTENANCE CONTRACTOR
SHALL REMOVE ALL TREE STAKES &
TIES AFTER (2) TWO YEARS



STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING

NTS

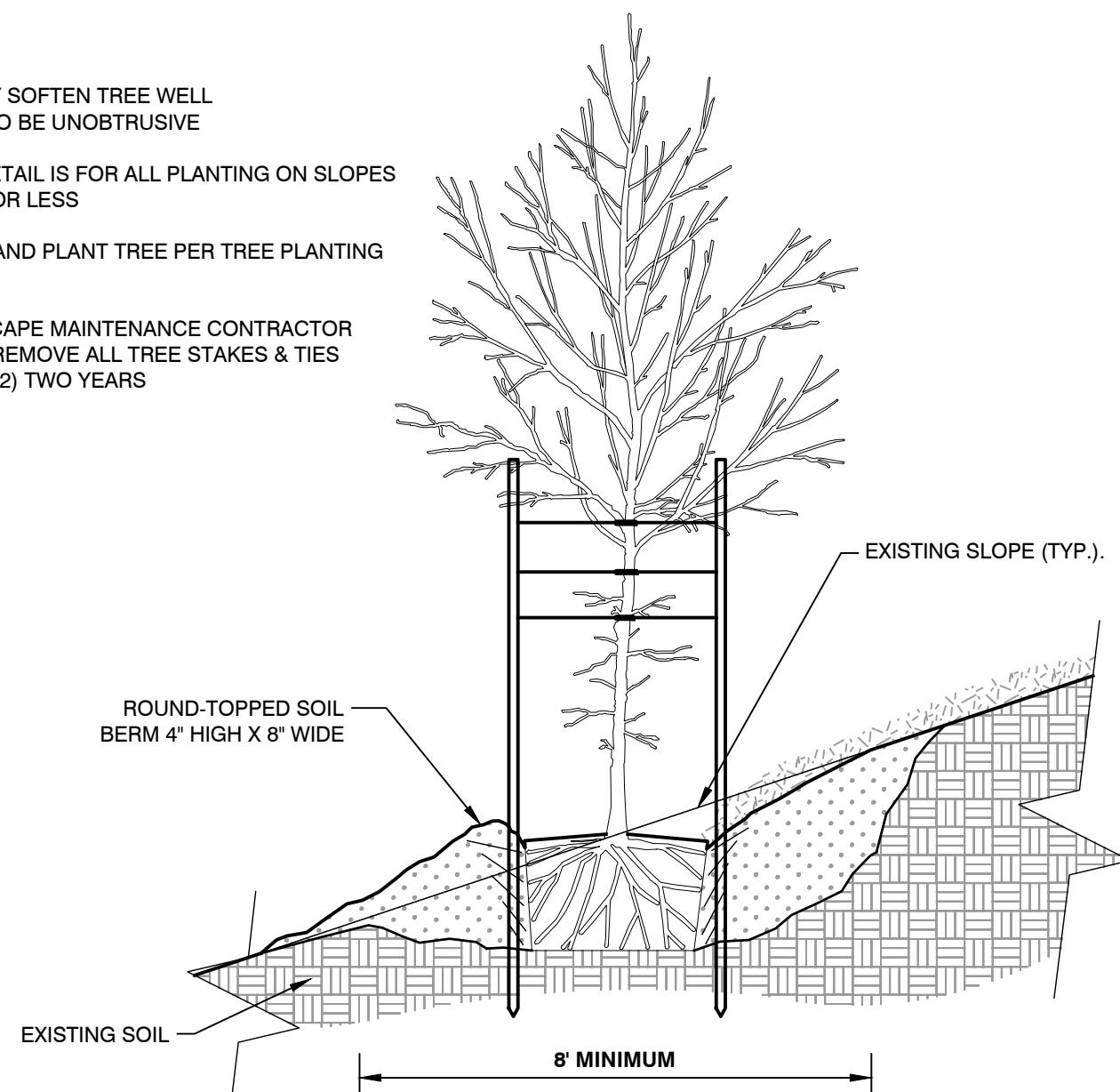
329343-01

NOTES:
GENTLY SOFTEN TREE WELL
EDGE TO BE UNOBTRUSIVE

THIS DETAIL IS FOR ALL PLANTING ON SLOPES
OF 3:1 OR LESS

STAKE AND PLANT TREE PER TREE PLANTING
DETAIL

LANDSCAPE MAINTENANCE CONTRACTOR
SHALL REMOVE ALL TREE STAKES & TIES
AFTER (2) TWO YEARS

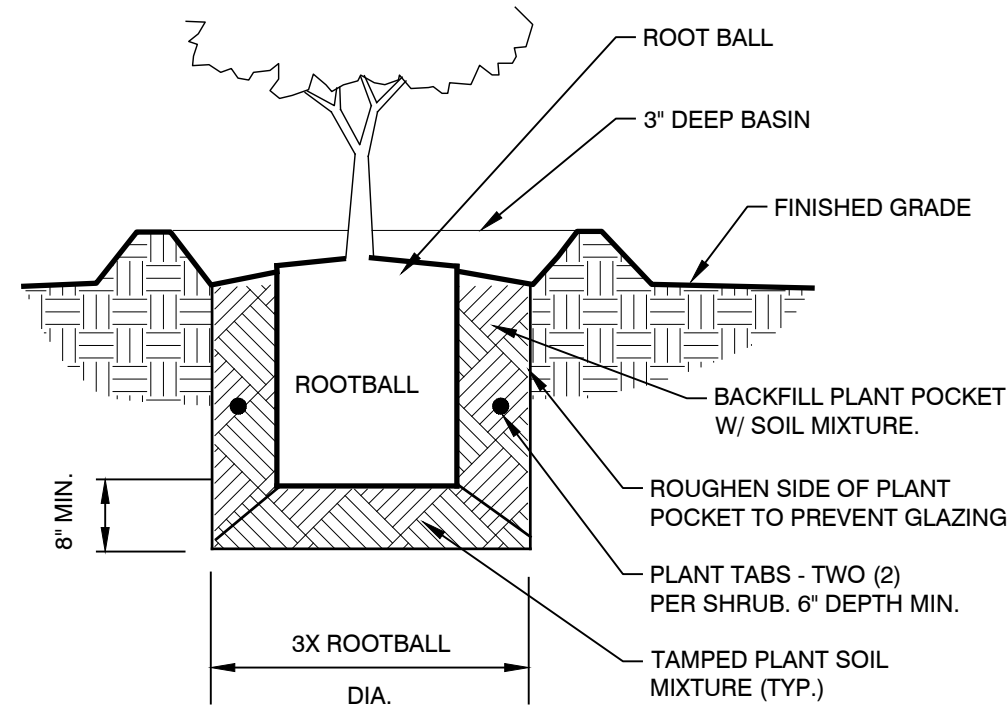


SLOPE PLANTING

NTS

329343-02

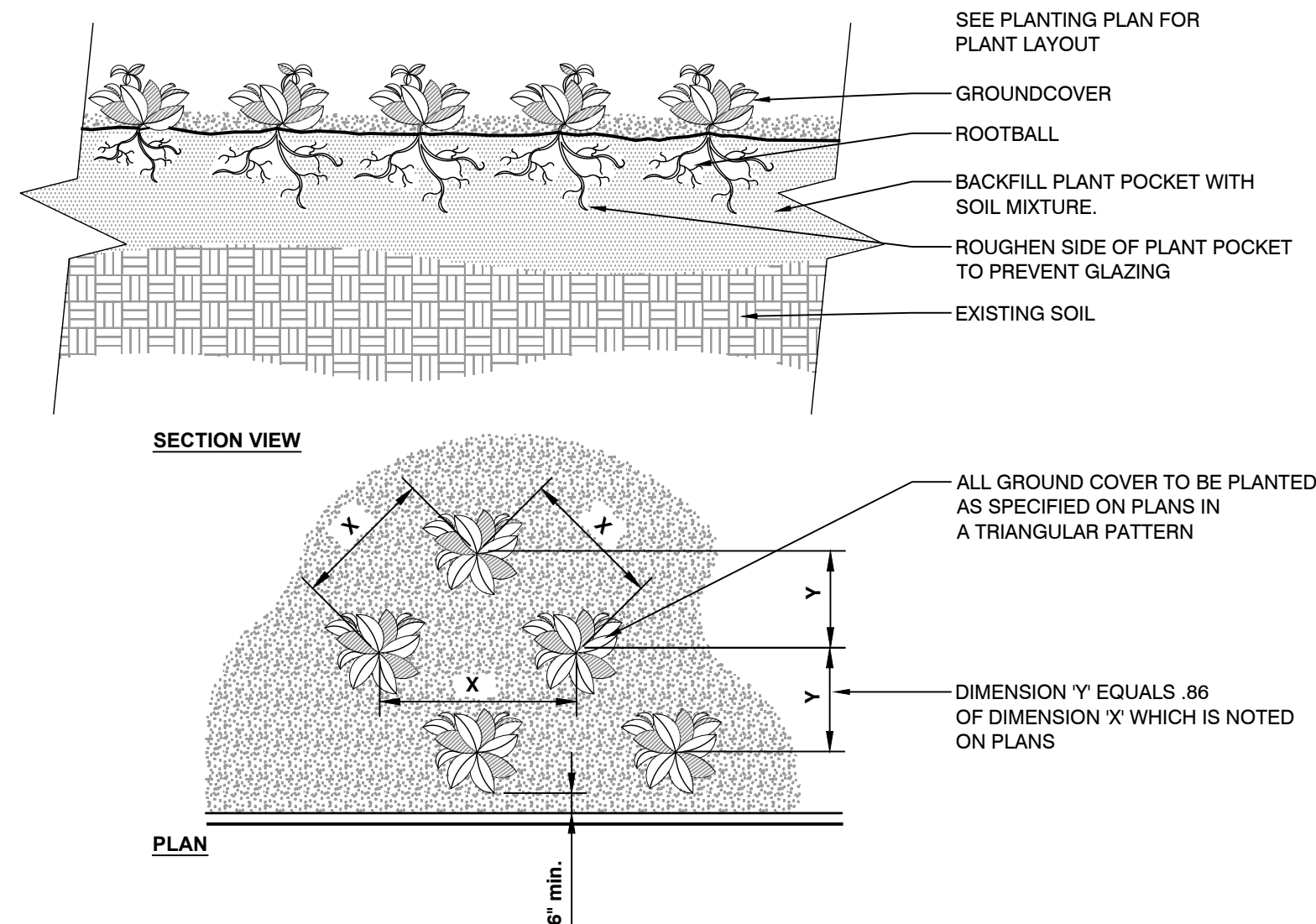
NOTE:
FOR SHRUB PLANTING ON SLOPES, REFER TO
SLOPE PLANTING DETAIL



SHRUB PLANTING

NTS

329333-01

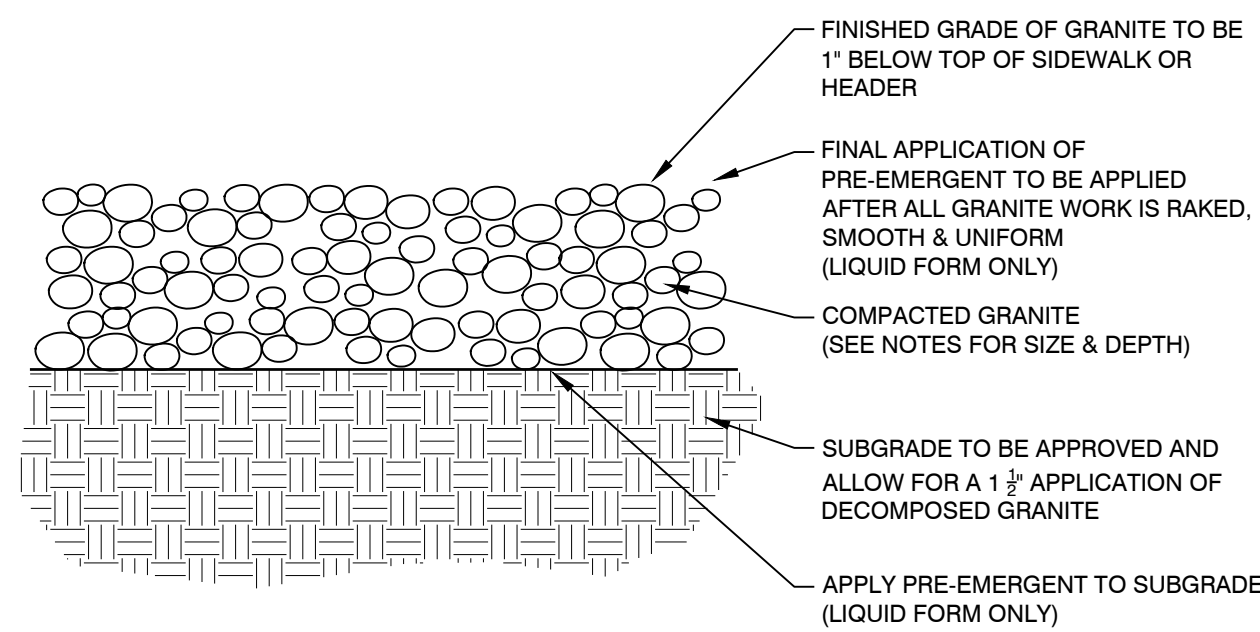


NOTE:
FOR GROUND COVER PLANTING ON SLOPES, SEE SLOPE PLANTING DETAIL.

4 GROUND COVER

NTS

329301-01

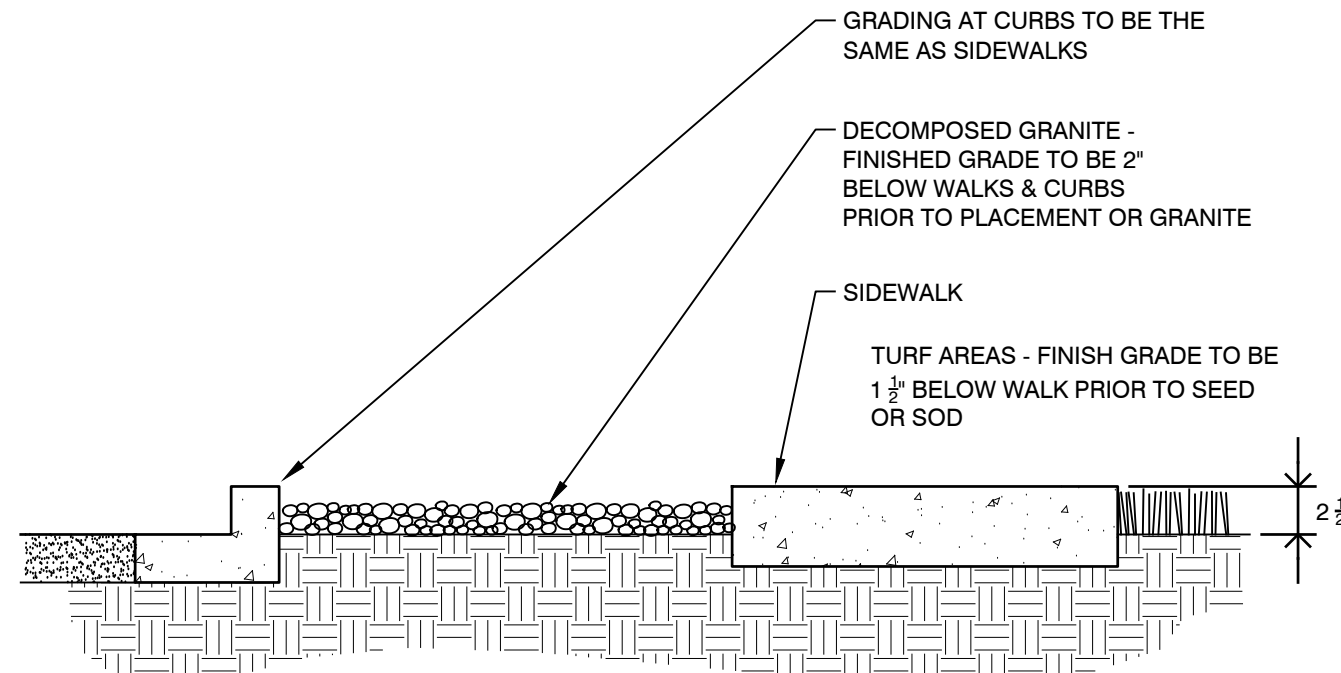


NOTE:
EACH APPLICATION OF SURFLAN TO BE APPLIED AT 2-5 QUARTS PER ACRE.
CONTRACTOR TO CALL & VERIFY EACH APPLICATION WITH THE PROJECT
LANDSCAPE ARCHITECT OR OWNERS AGENT.

DECOMPOSED GRANITE

NTS

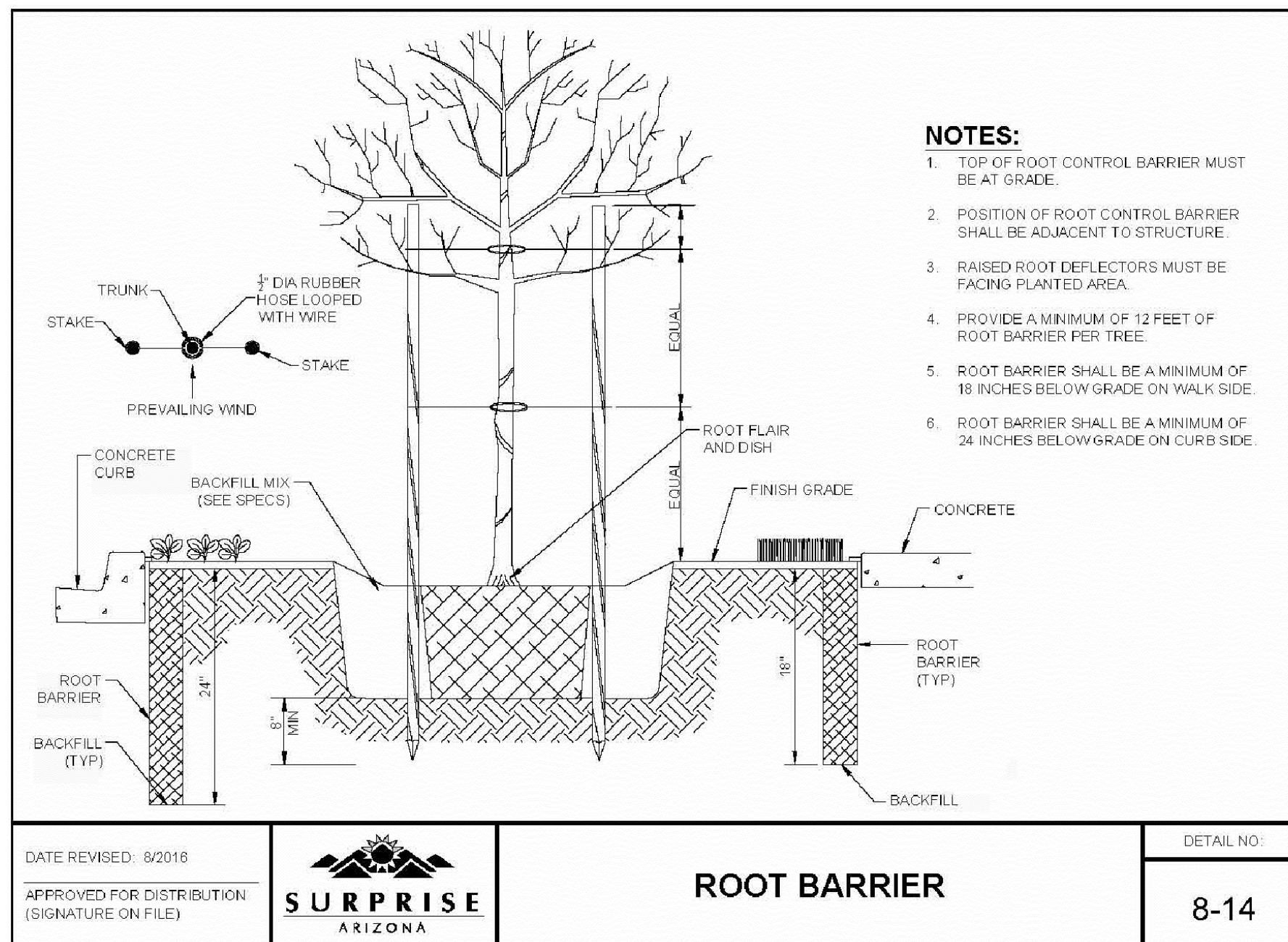
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© GRADING @ WALKS/ CURBS

NTS

033344-02



7 ROOT BARRIER

NTS

RIO RANCHO

183rd Avenue South

Landscape Maintenance Schedule

Monthly Maintenance Schedule:

January

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)

February

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) / PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEB. 25 - MARCH 5TH.
- TRIM ALL DEER GRASS BACK TO 6" IN HEIGHT W/ GAS POWERED TRIMMER AND A BRUSHCUTTER BLADE. (SEE DEER GRASS MAINTENANCE NOTES TO THE RIGHT.)

March

- LAWN MAINTENANCE/PERENNIAL RYE GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- TRIM BUSH BOUGAINVILLEA BACK TO 12" IN DIA. ON MARCH 1ST.
- TRIM PETITE PINK OLEANDERS BACK TO 12" IN HEIGHT ON MARCH 1ST.
- TRIM BAJA RUELLIA BACK TO 18" IN HEIGHT ON MARCH 1ST.
- TRIM BLACK DALEA BACK TO 18" IN HEIGHT ON MARCH 1ST.

April

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) MAINTAIN RYEGRASS AT 3/4" OR LOWER TO ENCOURAGE SPRING TRASITION BACK TO BERMUDA GRASS.
- PRUNE 'VALENTINE' (SHRUB) BACK TO 18" IN HEIGHT AFTER APRIL 1ST. (NO LATER THAN 4/7)

May

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) MAINTAIN RYEGRASS AT 1/2" WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.

June

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT, REMOVE THATCH WHEN MORE THAN 1/2" THICK, AERIFY AS NEEDED DURING THE FIRST FOUR WEEKS OF SUMMER.
- TRIM RED YUCCA FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 1ST.

July

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT.

August

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

September

- LAWN MAINTENANCE/PERENNIAL BERMUDA GRASS FERTILIZED ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
- TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.

October

- LAWN MAINTENANCE/PERENNIAL RYE GRASS SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPT. 25TH.
- REPAIR AND ADJUST ROTOR SPRAY HEADS IF NEEDED
- PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDED RYE GRASS UNTIL AFTER 1ST MOWING.

November

- LAWN MAINTENANCE/PERENNIAL RYE GRASS WHEN OVERSEEDDED RYE GRASS IS 2", BARELY MOW THE RYEGRASS, NO LOWER THAN 1 1/2". ONCE ESTABLISHED (WHEN EACH PLANT HAS 3 TO 4 BLADES) YOU CAN LOWER THE MOWER HEIGHT.
- TRIM RED BIRD OF PARADISE TO 12" HEIGHT NOVEMBER 1ST.
- PRUNE FEATHERY CASSIA ON NOVEMBER 31ST.

December

- LAWN MAINTENANCE/PERENNIAL RYE GRASS
FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER (WEED CONTROL)

Bermuda Grass - Monthly Water Requirements:

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL	
MONTHLY IRRIGATION														
HIGH TURF QUALITY	1.7"	2.4"	4.0"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"	57.5"	NOTE: TURFGRASS CONSUMPTIVE USE VALUES FOR THE PHOENIX AREA WERE PROVIDED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.
ACCEPTABLE TURF QUALITY	1.4"	2.0"	3.4"	5.2"	6.3"	6.4"	6.7"	6.4"	4.8"	3.6"	2.1"	1.4"	49.9"	

Landscape Maintenance Intent:

THE PLANT PALETTE SELECTED FOR THIS PROJECT WAS BASED SOLELY ON THE NATURAL CHARACTERISTICS OF EACH PLANT SPECIES. THE PLANTS NATURAL SIZE, SHAPE, LEAF TEXTURE AND SEASONAL COLOR ARE ALL IMPORTANT ELEMENTS OF THE LANDSCAPE DESIGN. IN ORDER TO RETAIN THE NATURAL CHARACTERISTICS OF EACH PLANT AND KEEP THE INTEGRITY OF THE LANDSCAPE DESIGN, A SPECIALIZED PRUNING AND MAINTENANCE PROGRAM NEEDS TO BE IMPLEMENTED. IN ORDER TO ACHIEVE THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK JUST ONCE A YEAR, AT A SPECIFIED TIME OF YEAR THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER MUCH QUICKER, WHILE RETAINING THEIR NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR IF WE ALLOW THE SAME PLANT TO BE TRIMMED ONCE A MONTH, IT WILL NOT ONLY DESTROY THE PLANTS NATURAL SHAPE AND FLOWERING CAPACITY, BUT EVENTUALLY LIMIT ITS ABILITY TO PRODUCE NEW GROWTH AND BECOME WOODY. THIS PROGRAM SHOULD ALSO REDUCE THE ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUND COVER WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT.

Drip Irrigation Watering Schedule:

DAILY HIGH TEMP.	WATERING HRS.	DAY INTERVAL	EMITTER ALLOCATION
60-75 DEGREES	0.5 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
75-95 DEGREES	1.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
95-115 DEGREES	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

Turf Irrigation Watering Schedule:

ALL BURMUDA GRASS SHOULD BE DEEP WATERED TO PROMOTE DEEP ROOT GROWTH. ONCE ESTABLISHED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL WATER THE TURF AREAS NO MORE THAN ONCE EVERY THREE DAYS. THE AMOUNT OF WATER APPLIED TO THE TURF AREA SHALL BE DIRECTLY PROPORTIONAL TO THE IRRIGATION SYSTEMS PRECIPITATION RATE AND THE AMOUNT OF WATER REQUIRED FOR BERMUDA GRASS OR RYE GRASS AT A SPECIFIC TIME OF YEAR. (SEE SCHEDULE FOR BERMUDA GRASS BELOW LEFT)

FOR RYE GRASS WATERING REQUIREMENTS, PLEASE REFER TO THE PHOENIX WATER CONSERVATION OFFICE (602.256.3370) OR THE ARIZONA REPUBLIC'S WEATHER PAGE, WHERE LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY.

Deer Grass Maintenance:

- STEP 1
WRAP A BUNGEE CORD AROUND THE BASE OF THE PLANT AND ROLL THE BUNGEE CHORD UP THE PLANT APPROXIMATELY 12 INCHES.

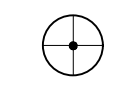
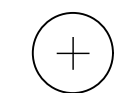
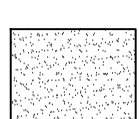
- STEP 2
STRETCH THE BUNGEE CHORD AGAIN AND DOUBLE IT UP AROUND THE DEER GRASS SO THAT IT IS TIGHT.

- STEP 3
CUT THE DEER GRASS OFF 6" ABOVE FINISHED GRADE WITH A GAS POWERED TRIMMER USING A BRUSHCUTTER BLADE.

Notes:

- TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
- PALM TREES, ACAVES AND YUCCA SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS.
- RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EMITTER ALLOCATION	MAINTENANCE NOTES
	Acacia salicina	Willow Acacia	24" Box	4	0.5 GPH Emitter	Prune And Remove Spent Blooms Throughout The Year Do Not Over Water Or Will Die
	Pistacia chinensis `Sarah`'s Radiance` TM	Chinese Pistache	24" Box	23	EMITTER ALLOCATION	MAINTENANCE NOTES
					0.5 GPH Emitter	Prune And Remove Spent Blooms Throughout The Year Do Not Over Water Or Will Die
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY		
	Baileya multiradiata	Desert Marigold	1 gal.	111	1.0 GPH Emitter	Trim Dead Or Dying Flower Stalks By June 1st Each Year
	Hesperaloe parviflora	Red Yucca	1 gal.	89	EMITTER ALLOCATION	MAINTENANCE NOTES
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY		
	Decomposed Granite	`Superior Gold`	7/8" Minus	5,328 sf	Contractor To Submit Sample For Approval	



RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



Chris Langvardt

PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

REVISIONS:

SHEET TITLE:
LANDSCAPE
MAINTENANCE

SHEET NUMBER:

L1.3

RIO RANCHO

Phase 183rd Ave. (South of Happy Valley Rd) Irrigation Construction Documents

Irrigation Notes:

- ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO THE OWNER WILL BE ACCEPTED AFTER BIDDING THIS PROJECT.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES AND PIPING SHALL BE LOCATED IN PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- THE IRRIGATION SYSTEM IS DESIGNED FOR 70 STATIC PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST BETWEEN DESIGN PRESSURE AND ACTUAL PRESSURE, NOTIFY OWNERS AGENT IMMEDIATELY.
- CONTRACTOR TO CONFORM TO ALL STATE AND LOCAL CODES AND OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAKES CENTER (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED IN THE IRRIGATION PLAN(S). HE/SHE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVEING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR.
- PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES, PRESET PRESSURE REGULATORS AND FLUSH PLUGS.
- USE ONLY #14 OR #12 (WHEN JUSTIFIED) DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRES RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EPOXY FILLED WATERPROOF WIRE ASSEMBLIES BY SPEARS (OR EQ.) FOR ALL WIRE SPLICES. COLOR COORDINATE AS INDICATED ON DRAWINGS.
- OBTAIN APPROVAL FROM THE OWNER'S AGENT OF STAKED LOCATIONS FOR ALL VALVES, MAINLINE AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- THE MAINLINE FROM WATER SOURCE TO ELECTRIC VALVES AND QUICK COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 12 HOURS. OBTAIN APPROVAL FROM OWNER'S AGENT BEFORE BACKFILLING.
- ALL PVC PASSING UNDER WALKS, DRIVES, CONCRETE AND THROUGH FOOTINGS SHALL BE SCHEDULE 40 PVC PIPE MINIMUM TWO SIZES LARGER THAN THE PIPE PASSING THROUGH.
- EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TEFLON PIPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
- ALL DRIP SYSTEM LATERAL PIPING SHALL BE ¾" CLASS 200. ALL FITTINGS SHALL BE A MINIMUM OF SCHEDULE 2 PVC.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- PROVED TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO INSIDE DOOR OF EACH CONTROLLER.
- PRIOR TO INITIATING 90-DAY MAINTENANCE PERIOD, TEST TO DEMONSTRATE WITH OWNER'S AGENT PRESENT, THAT THE SYSTEM IN FULLY OPERATIONAL. PROVIDE WRITTEN RECOMMENDATION OF SUGGESTED WATER SCHEDULES FOR SEASONAL REQUIREMENTS. PROVIDE WRITTEN 18 MONTH GUARANTEE FOR ALL SPRINKLER MATERIAL DATED FROM MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:

VALVE CALLOUT

—	CONTROLLER & STATION NO.
—	FLOW (IN GPM)
1-1/2"	VALVE SIZE
S	SHRUB EMITTERS
T	TREE EMITTERS

Emitter Notes:

- INSTALL ONE SL-206 (½ GPH), SL-210 (1 GPH), SL-220 (2-GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE IRRIGATION DETAILS)
- INSTALL ONE ML-210 (1.0 GPH) MULTI OUTLET EMITTER PER GROUND COVER BED. EACH MULTI-PORT EMITTER SHALL BE CENTERED TO IRRIGATE 6 GROUND COVER PLANTS AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE IRRIGATION DETAILS)
- INSTALL ONE OR TWO ML220 (2.0 GPH) MULTI OUTLET EMITTER PER TREE AS REQUIRED. (SEE IRRIGATION DETAILS)
- INSTALL ALL EMITTER UPGRADE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
- INSTALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

Tree Emitter Schedule:

SIZE	EMITTER ALLOCATION
15 GAL.	(3) 2 GPH OUTLETS
24" BOX	(4) 2 GPH OUTLETS
30" BOX	(5) 2 GPH OUTLETS
36" BOX	(6) 2 GPH OUTLETS
42" BOX	(7) 2 GPH OUTLETS
48" BOX	(8) 2 GPH OUTLETS
54" BOX	(9) 2 GPH OUTLETS
60" BOX	(10) 2 GPH OUTLETS
72" BOX	(12) 2 GPH OUTLETS

Sheet Index:

SHEET 10.1	IRRIGATION COVER SHEET
SHEET 10.2	OVERALL IRRIGATION PLAN
SHEET 11.0	IRRIGATION PLAN
SHEET 12.0	IRRIGATION DETAILS

Irrigation Schedule

IRRIGATION EQUIPMENT

- IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
- RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
- RAIN BIRD KCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
- HUNTER I-CORE CONTROLLER AND ENCLOSURE
- HUNTER HQ-LRC-R 1" QUICK COUPLER VALVE
- BRASS MAIN LINE BALL VALVE

ROTORS

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI

- MP2000-90 (90° - 210°)
- MP2000-210 (210° - 270°)
- MP2000-360 (360°)

HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI

- MP3000-90 (90° - 210°)
- MP3000-210 (210° - 270°)
- MP3000-360 (360°)

HUNTER I-25-04 ROTOR @ 50 PSI

- PART CIRCLE (04 NOZZLE)
- PART CIRCLE (08 NOZZLE)
- FULL CIRCLE (08 NOZZLE)

USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES

SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4"
SCHEDULE 40 PVC WIRE SLEEVE - 2"

CONTROL VALVE DESIGNATION:

—	CONTROLLER & STATION NO.
—	FLOW (IN GPM)
1-1/2"	VALVE SIZE
S	SHRUB EMITTERS
T	TREE EMITTERS



RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
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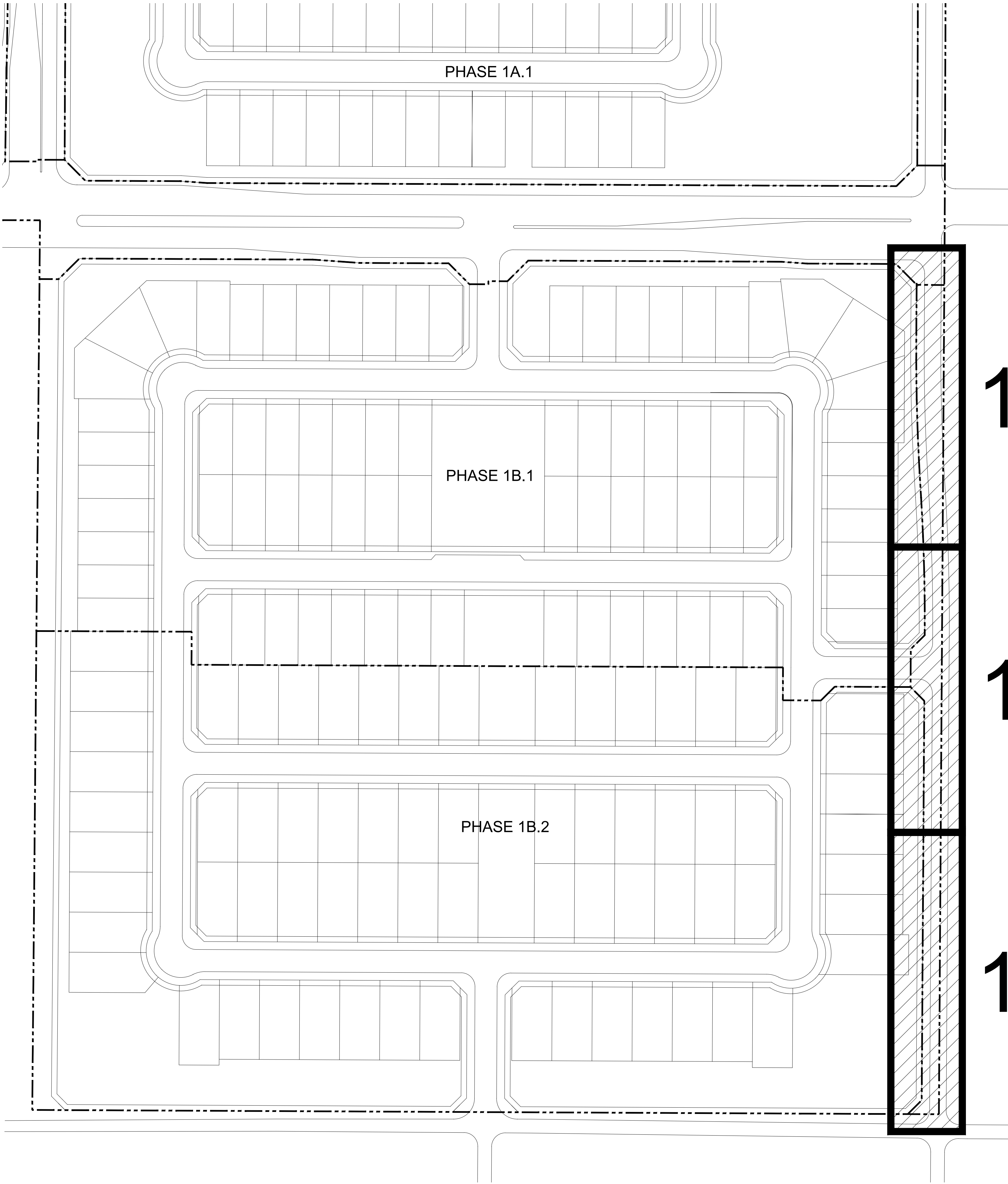
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IRRIGATION COVER SHEET

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10.1



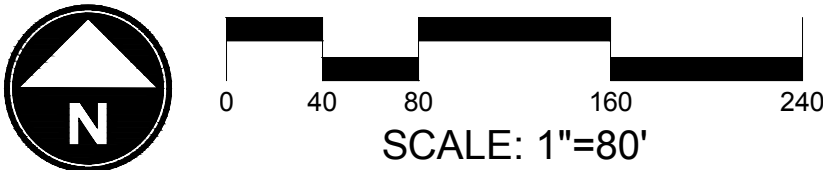
Irrigation Schedule

- IRRIGATION EQUIPMENT
- ⊗ IRRIGATION SERVICE AND BFP.
[M] SEE CIVIL PLANS
 - RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - # HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - ⦿ HUNTER HQ-LRC-R 1" QUICK COUPLER VALVE
 - ⚡ BRASS MAIN LINE BALL VALVE

- ROTORS
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
- Ⓢ MP2000-90 (90° - 210°)
 - Ⓢ MP2000-210 (210° - 270°)
 - Ⓢ MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV)
W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
- Ⓢ MP3000-90 (90° - 210°)
 - Ⓢ MP3000-210 (210° - 270°)
 - Ⓢ MP3000-360 (360°)
- HUNTER I-25-04 ROTOR @ 50 PSI
- ⦿ PART CIRCLE (04 NOZZLE)
 - ⦿ PART CIRCLE (08 NOZZLE)
 - ⦿ FULL CIRCLE (08 NOZZLE)
- USE BOWSMITH 1/2" THREADED MULTI-OUTLET & SINGLE OUTLET EMITTERS PER EMITTER SCHEDULE

- SCHEDULE 40 PVC MAIN LINE PIPE
- CLASS 200 PVC LATERAL LINE PIPE
- 3/4" CLASS 200 PVC EMITTER PIPE TO SHRUBS
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- 3/4" CLASS 200 PVC EMITTER PIPE TO TREES
- SCHEDULE 40 PVC PIPE SLEEVE - MINIMUM 4" SCHEDULE 40 PVC WIRE SLEEVE - 2"

- CONTROL VALVE DESIGNATION:
- | | |
|--------|----------------------------|
| — | — CONTROLLER & STATION NO. |
| — | — FLOW (IN GPM) |
| 1-1/2" | — VALVE SIZE |
| — | — S = SHRUB EMITTERS |
| — | — T = TREE EMITTERS |



RIO RANCHO

183RD AVENUE (SOUTH OF HAPPY VALLEY RD)

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

PREPARED FOR:

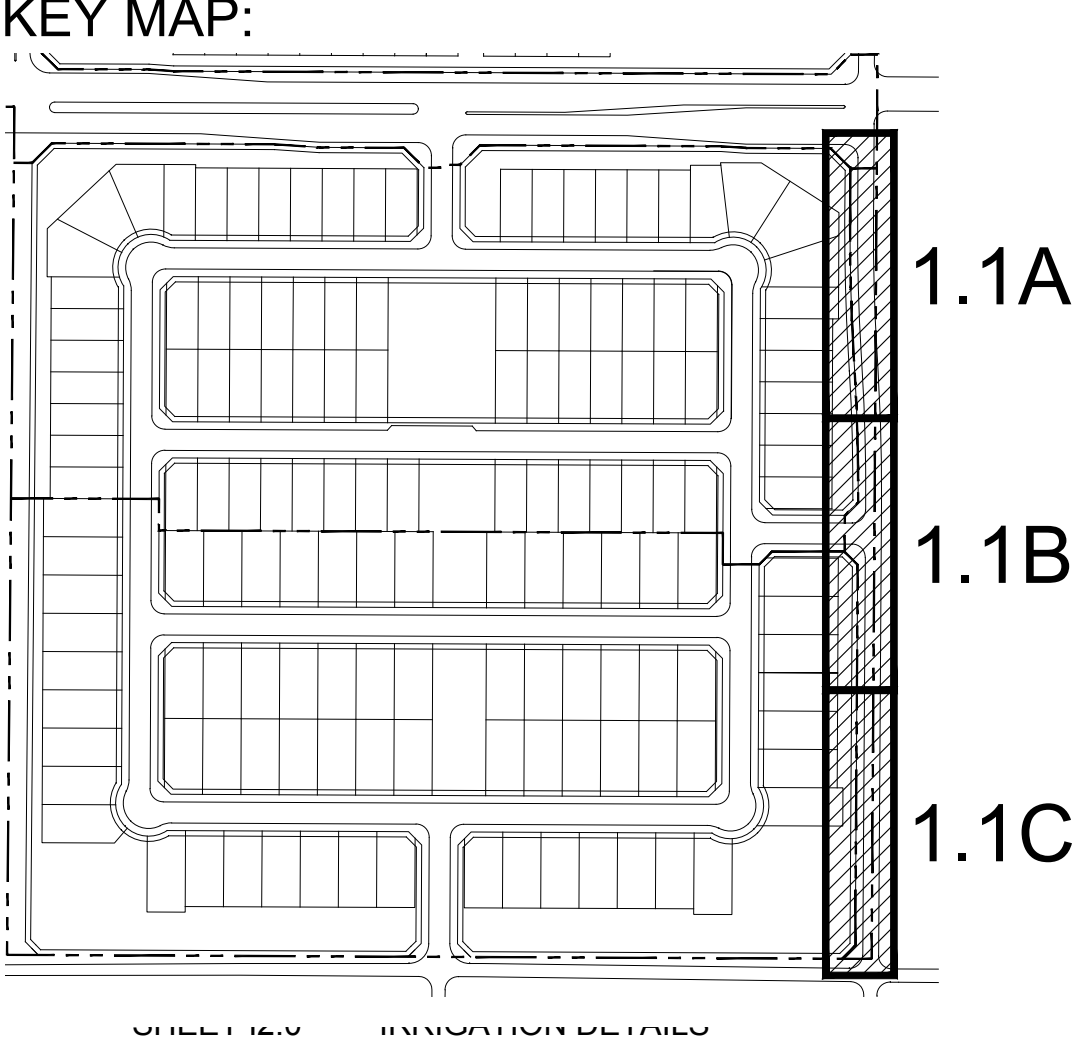
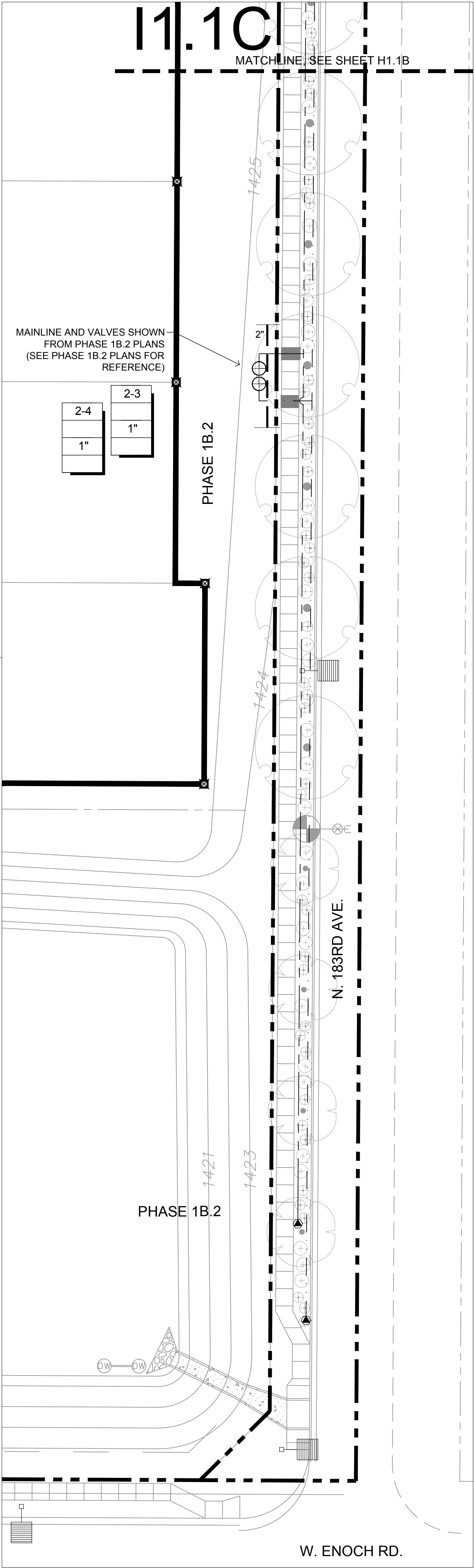
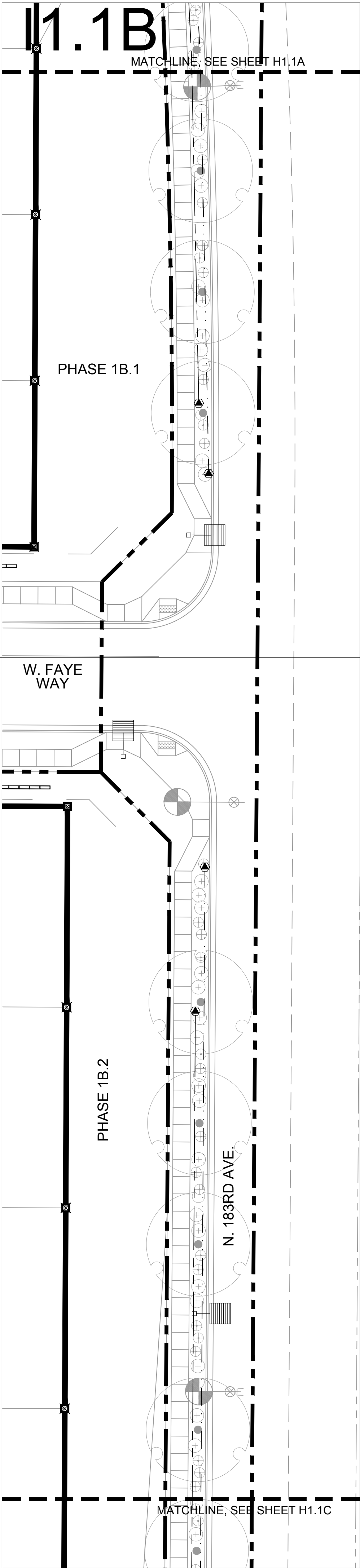
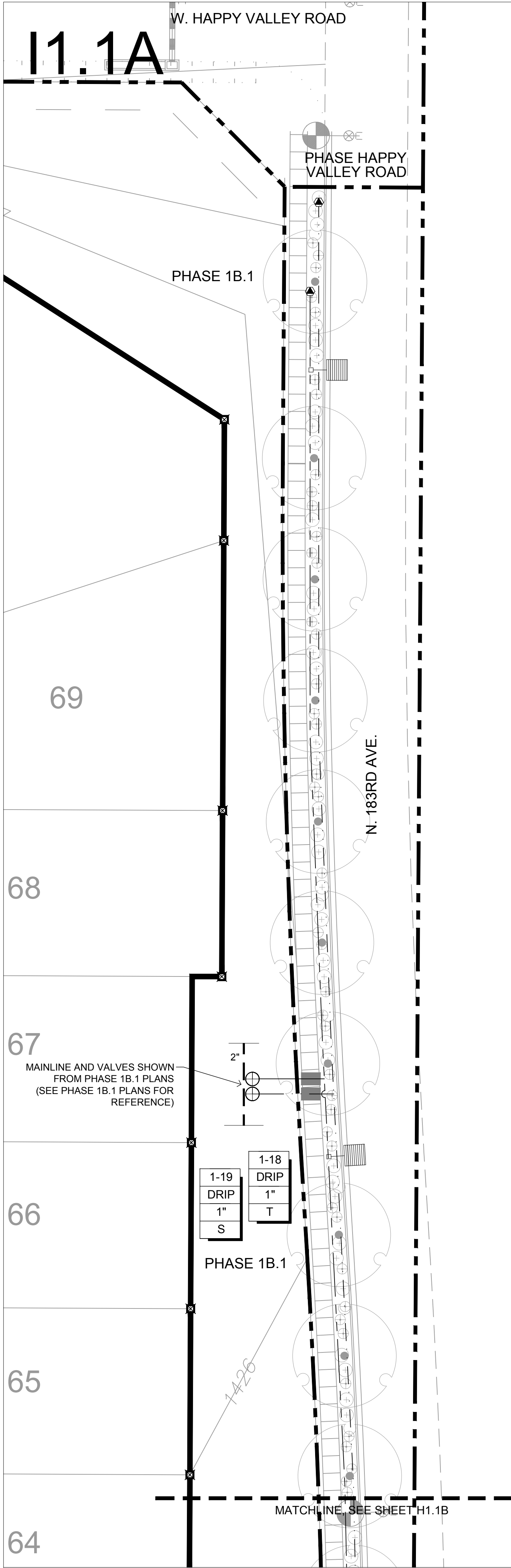
DATE:	JUNE 2019
PROJECT:	000.0000.81
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:

OVERALL IRRIGATION PLAN

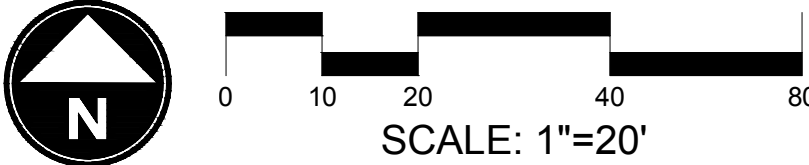
SHEET NUMBER:

10.2



Irrigation Schedule

- IRRIGATION EQUIPMENT
- IRRIGATION SERVICE AND BFP. SEE CIVIL PLANS
 - RAINBIRD PEB SERIES REMOTE CONTROL VALVE FOR TURF
 - RAIN BIRD XCZ 100-PEB 1" ELEC. VALVE, 1" Y-FILTER, & 3/4" SENNINGER PRESSURE REGULATOR FOR DRIP
 - HUNTER I-CORE CONTROLLER AND ENCLOSURE
 - HUNTER HQ-LRC-R 1" QUICK COUPLER VALVE
 - BRASS MAIN LINE BALL VALVE
- ROTORS
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 2000 SERIES NOZZLES @ 40 PSI
- MP2000-90 (90° - 210°)
 - MP2000-210 (210° - 270°)
 - MP2000-360 (360°)
- HUNTER PRO-SPRAY PRS40 SPRAY BODY (PROS-04-PRS40-CV) W/ HUNTER MP ROTATOR 3000 SERIES NOZZLES @ 40 PSI
- MP3000-90 (90° - 210°)
 - MP3000-210 (210° - 270°)
 - MP3000-360 (360°)
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- CONTROL VALVE DESIGNATION:
- | | |
|--------|--------------------------|
| - | CONTROLLER & STATION NO. |
| - | FLOW (IN GPM) |
| 1-1/2" | VALVE SIZE |
| S | SHRUB EMITTERS |
| T | TREE EMITTERS |



LANDSCAPE DESIGN GROUP

EST. 2006

LDG

SALT LAKE CITY

PLANNING & LANDSCAPE ARCHITECTURE

RIO RANCHO

183RD AVENUE (SOUTH OF HAPPY VALLEY RD)

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

REQUIRED LANDSCAPE ARCHITECT CERTIFICATE NOTED
41357
CHRIS ERIC LANGVARDT
State Signed 09/03
ARIZONA, U.S.A.
Chris Langvardt

PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: TK

VERSION:

REVISIONS:

SHEET TITLE: IRRIGATION PLAN

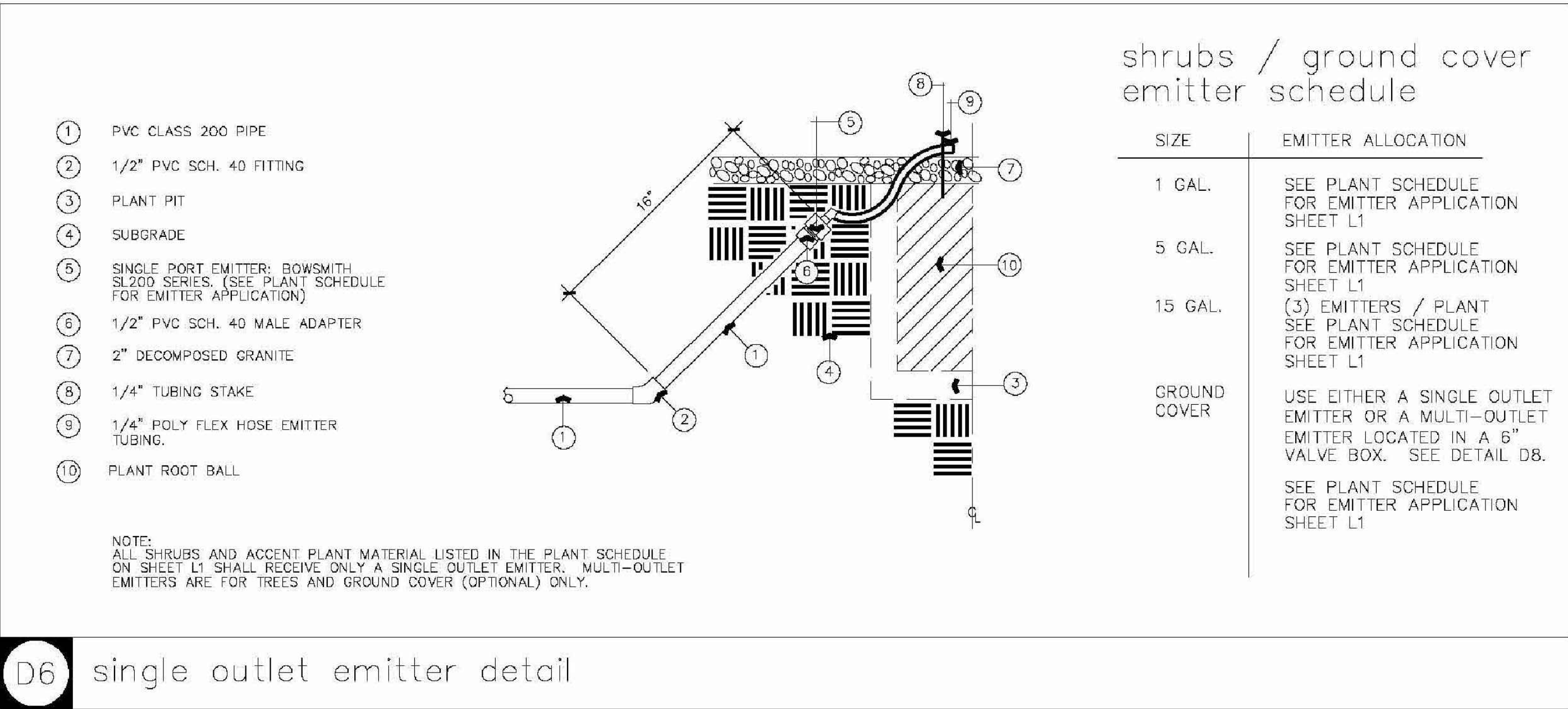
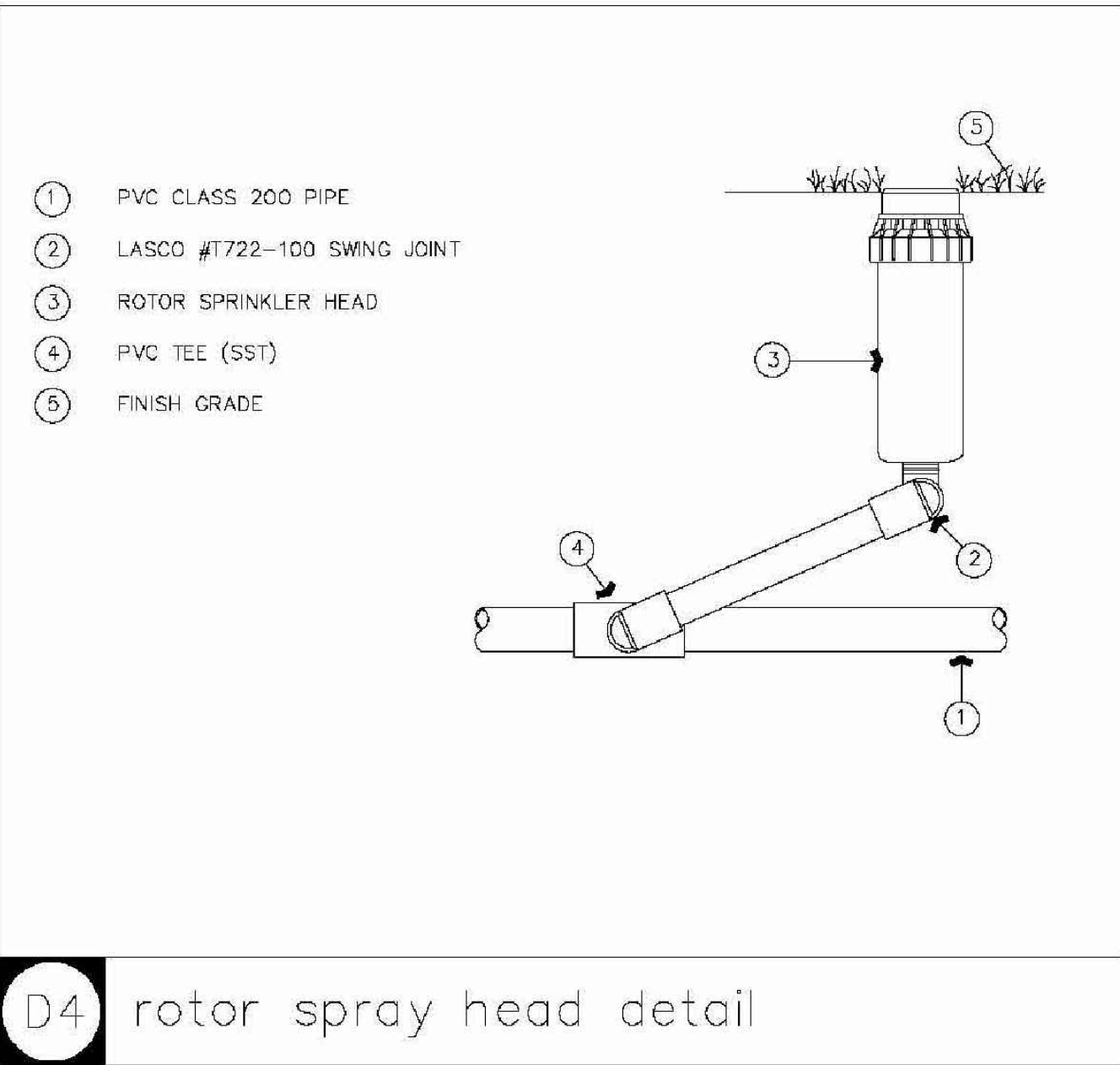
SHEET NUMBER: I1.1

Page 54 of 525

pipe size	flow (gph)
3/4"	0 - 6
1"	7 - 12
1 1/4"	13 - 222
1 1/2"	23 - 30
2"	31 - 45
2 1/2"	46 - 60

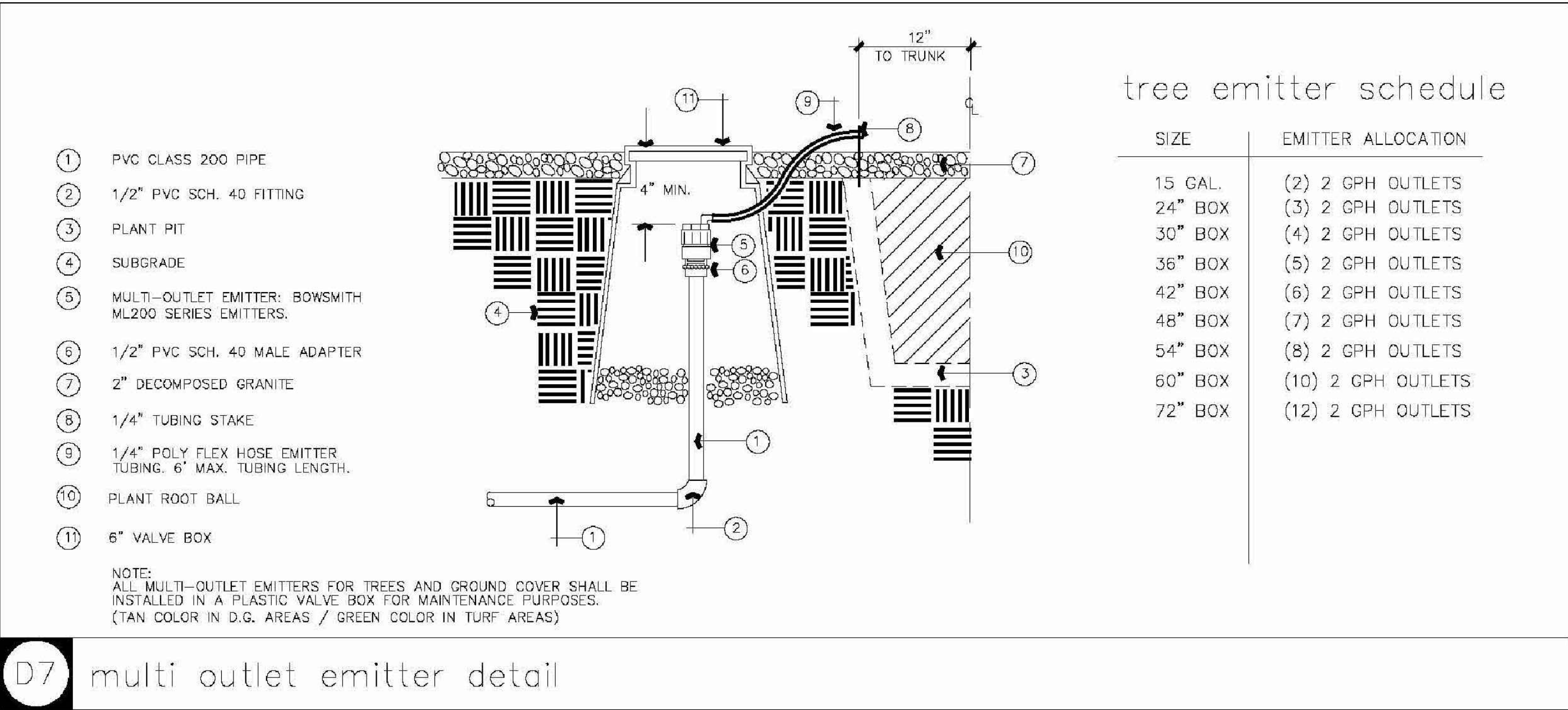
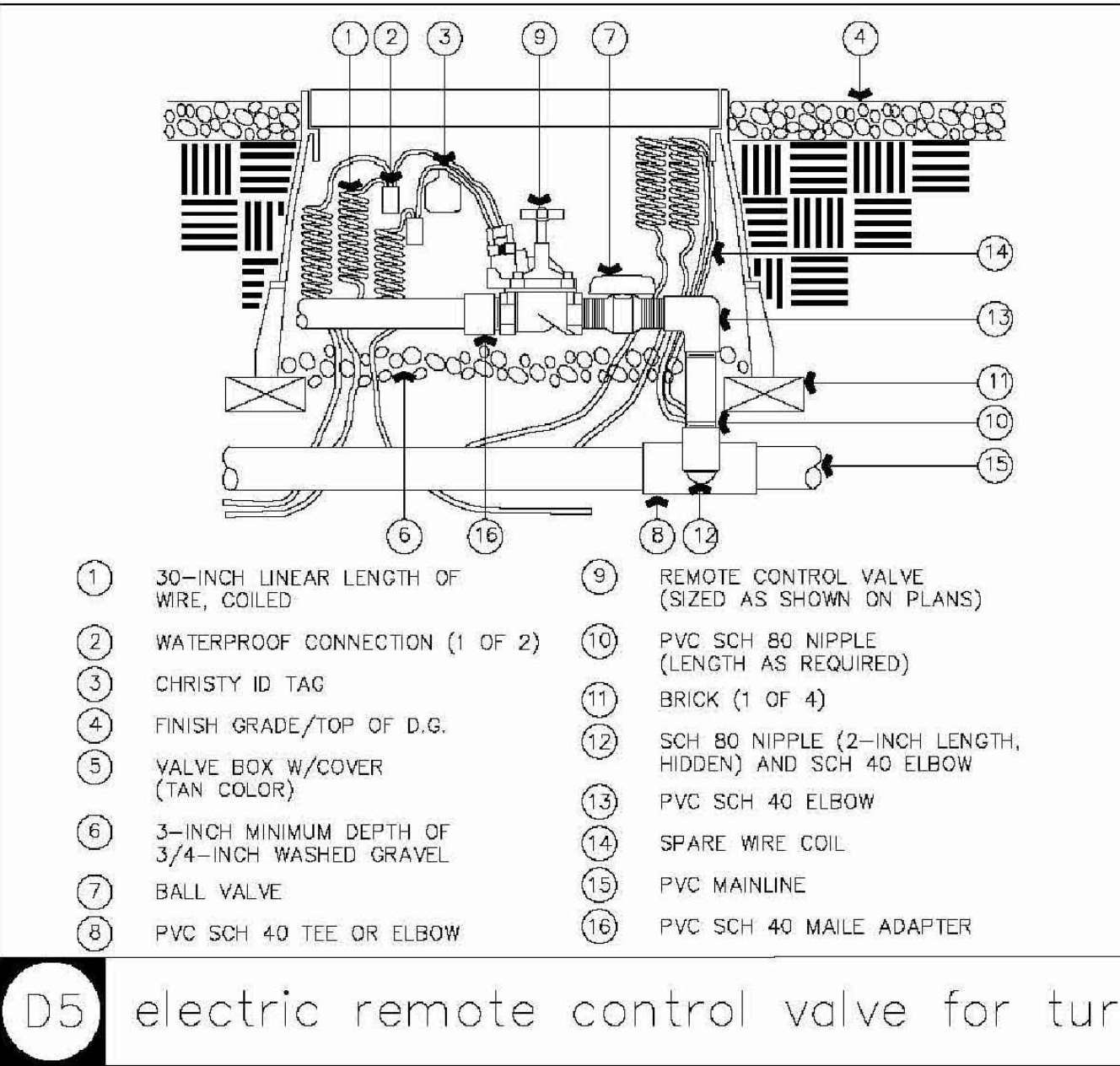
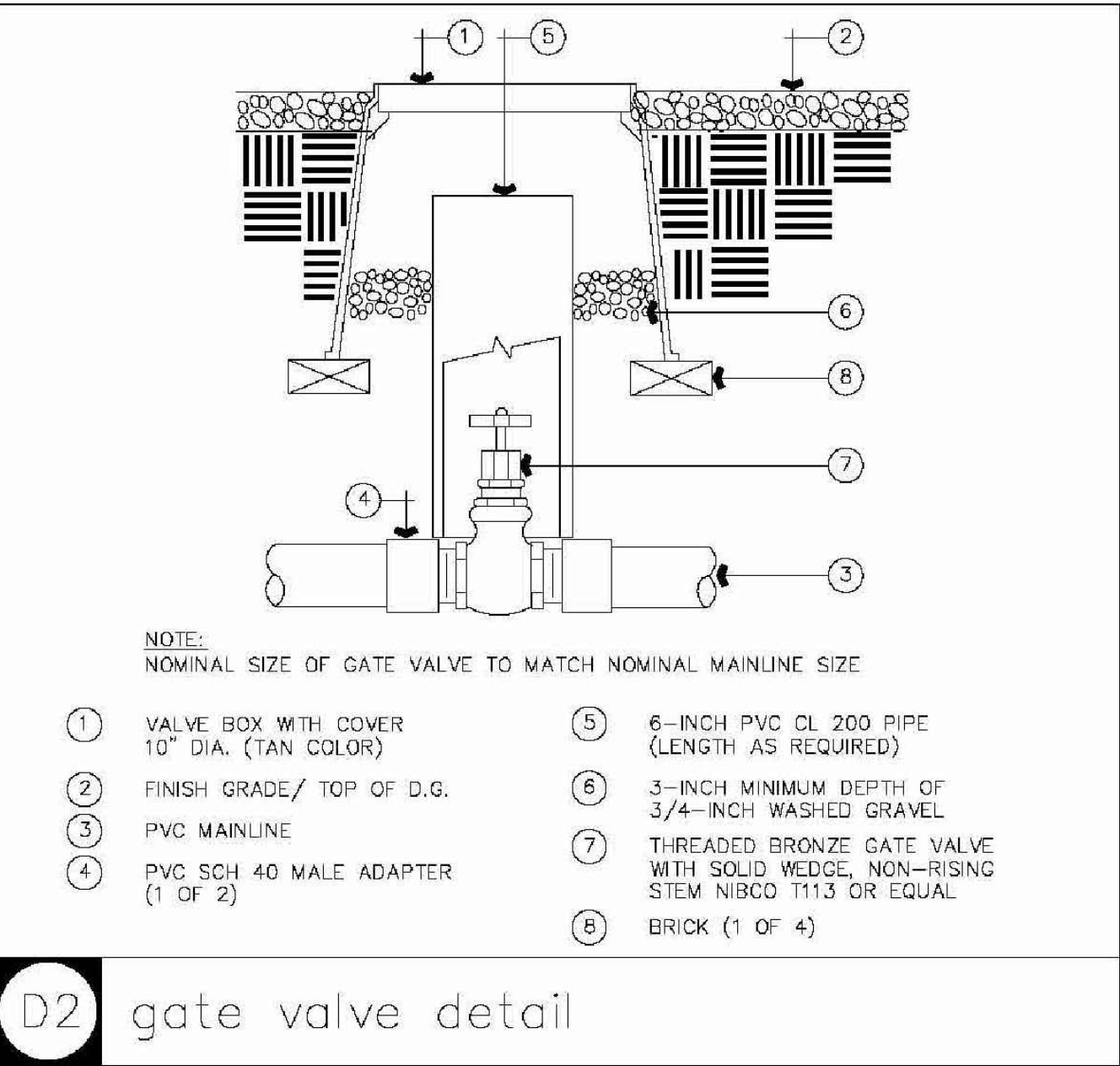
D1

pipe sizing schedule



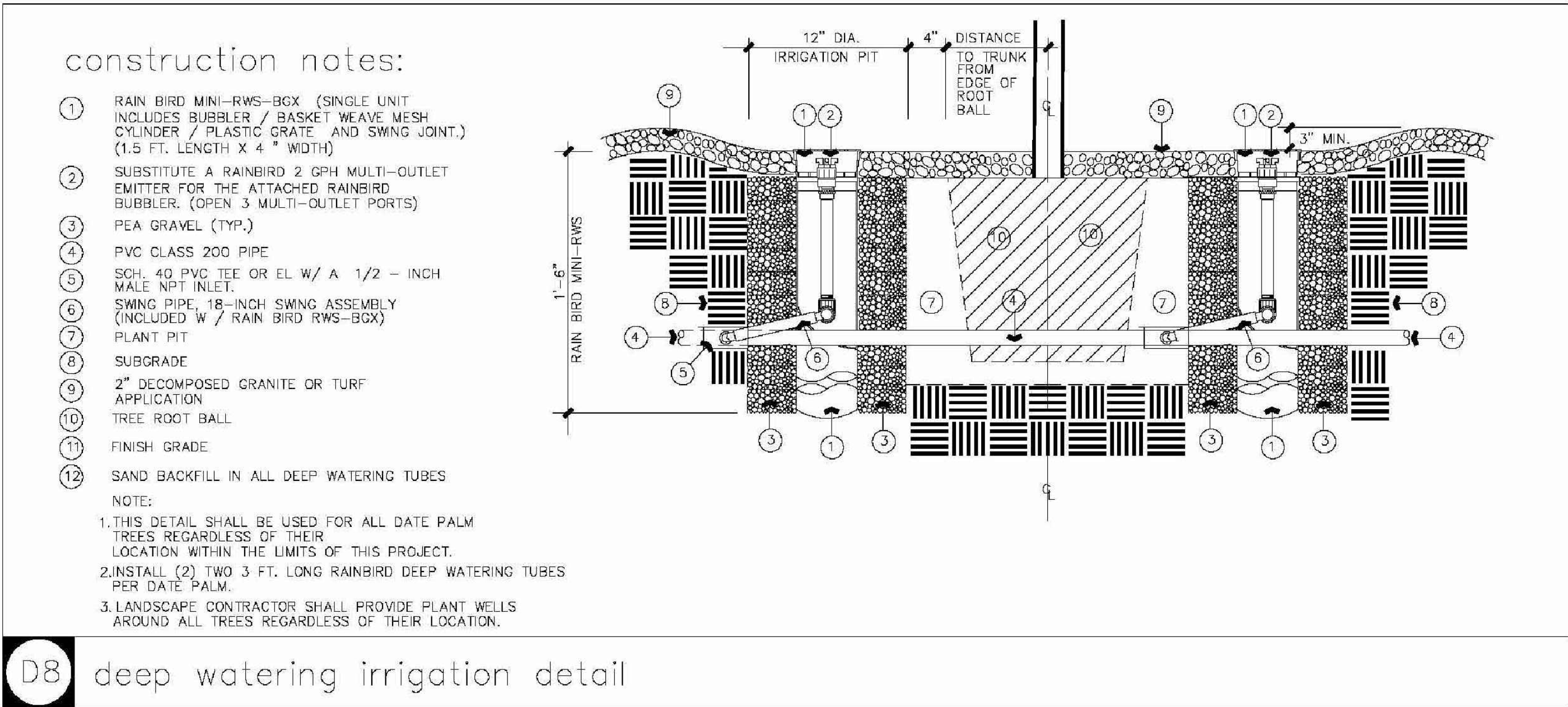
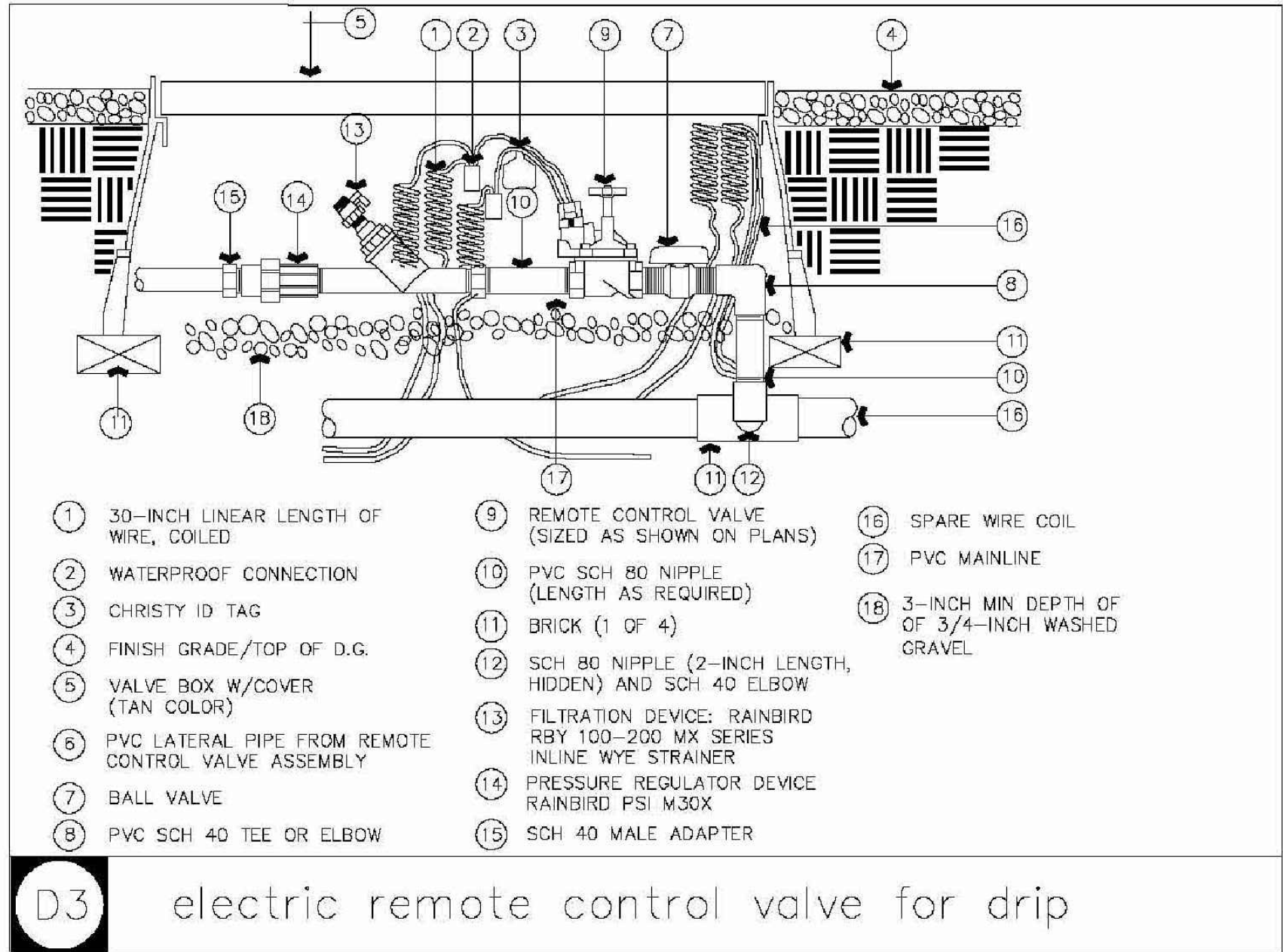
shrubs / ground cover
emitter schedule

SIZE	EMITTER ALLOCATION
1 GAL.	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
5 GAL.	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
15 GAL.	(3) EMITTERS / PLANT SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1
GROUND COVER	USE EITHER A SINGLE OUTLET EMITTER OR A MULTI-OUTLET EMITTER LOCATED IN A 6" VALVE BOX. SEE DETAIL D8.
	SEE PLANT SCHEDULE FOR EMITTER APPLICATION SHEET L1



tree emitter schedule

SIZE	EMITTER ALLOCATION
15 GAL.	(2) 2 GPH OUTLETS
24" BOX	(3) 2 GPH OUTLETS
30" BOX	(4) 2 GPH OUTLETS
36" BOX	(5) 2 GPH OUTLETS
42" BOX	(6) 2 GPH OUTLETS
48" BOX	(7) 2 GPH OUTLETS
54" BOX	(8) 2 GPH OUTLETS
60" BOX	(10) 2 GPH OUTLETS
72" BOX	(12) 2 GPH OUTLETS



construction notes:

- RAIN BIRD MINI-RWS-BOX (SINGLE UNIT INCLUDES BUBBLER / BASKET WEAVE MESH CYLINDER / PLASTIC GRATE AND SWING JOINT.) (1.5 FT. LENGTH X 4" WIDTH)
 - SUBSTITUTE A RAINBIRD 2 GPH MULTI-OUTLET EMITTER FOR THE ATTACHED RAINBIRD BUBBLER. (OPEN 3 MULTI-OUTLET PORTS)
 - PEA GRAVEL (TYP.)
 - PVC CLASS 200 PIPE
 - SCH. 40 PVC TEE OR EL W/ A 1/2 - INCH MALE NPT INLET.
 - SWING PIPE, 18-INCH SWING ASSEMBLY (INCLUDED W / RAIN BIRD RWS-BOX)
 - PLANT PIT
 - SUBGRADE
 - 2" DECOMPOSED GRANITE OR TURF APPLICATION
 - TREE ROOT BALL
 - FINISH GRADE
 - SAND BACKFILL IN ALL DEEP WATERING TUBES
- NOTE:
1. THIS DETAIL SHALL BE USED FOR ALL DATE PALM TREES REGARDLESS OF THEIR LOCATION WITHIN THE LIMITS OF THIS PROJECT.
2. INSTALL (2) TWO 3 FT. LONG RAINBIRD DEEP WATERING TUBES PER DATE PALM.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT WELLS AROUND ALL TREES REGARDLESS OF THEIR LOCATION.



RIO RANCHO
183RD AVENUE (SOUTH OF HAPPY VALLEY RD)
CONSTRUCTION DOCUMENTS
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

DATE: JUNE 2019
PROJECT: 000.0000.81
DRAWN BY: TK
REVIEW BY: TK
VERSION:
REVISIONS:

SHEET TITLE:
IRRIGATION
DETAILS
SHEET NUMBER:

11.2



FS18-591

Rio Rancho South

Master Final Plat

Mayor and City Council – January 7, 2020

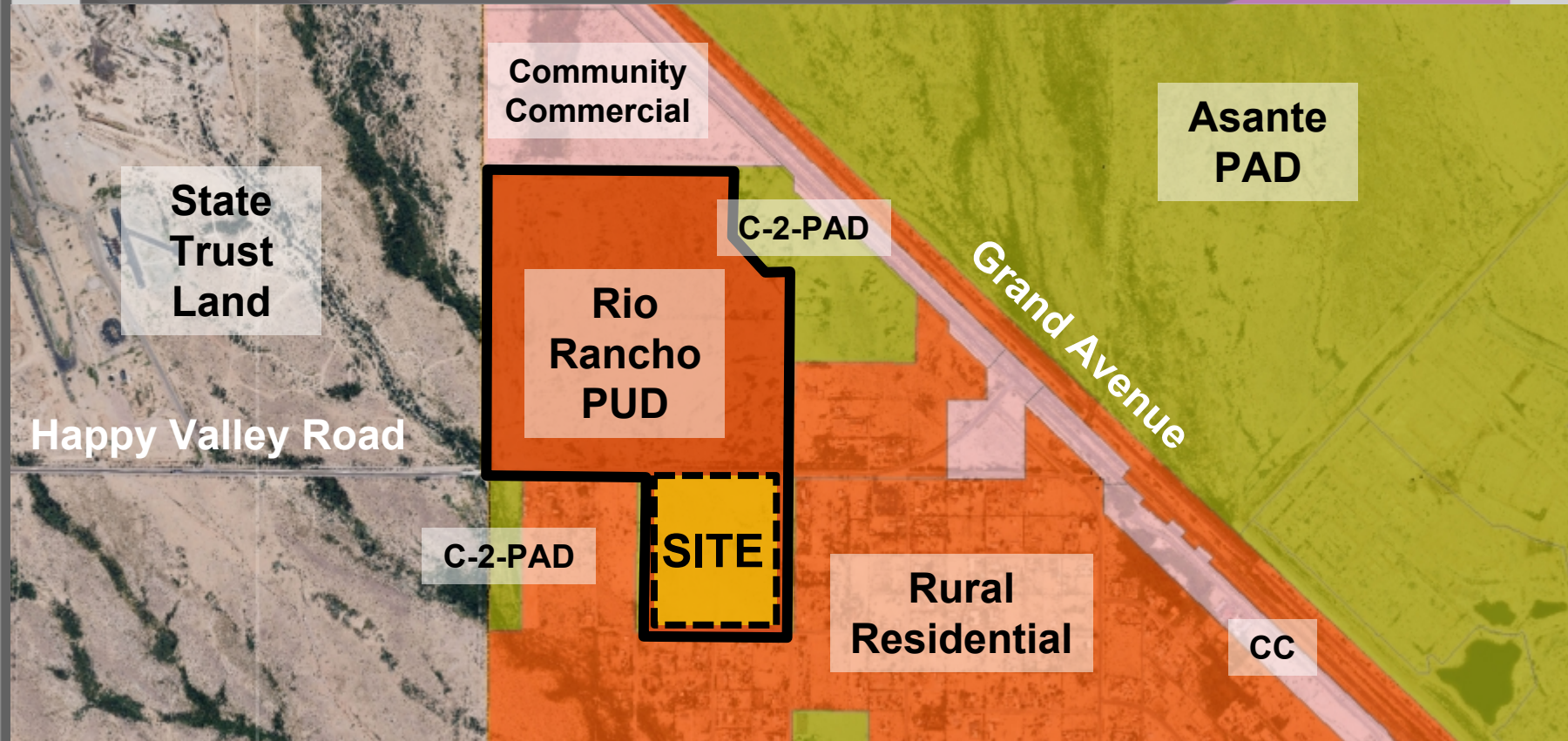
VICINITY MAP

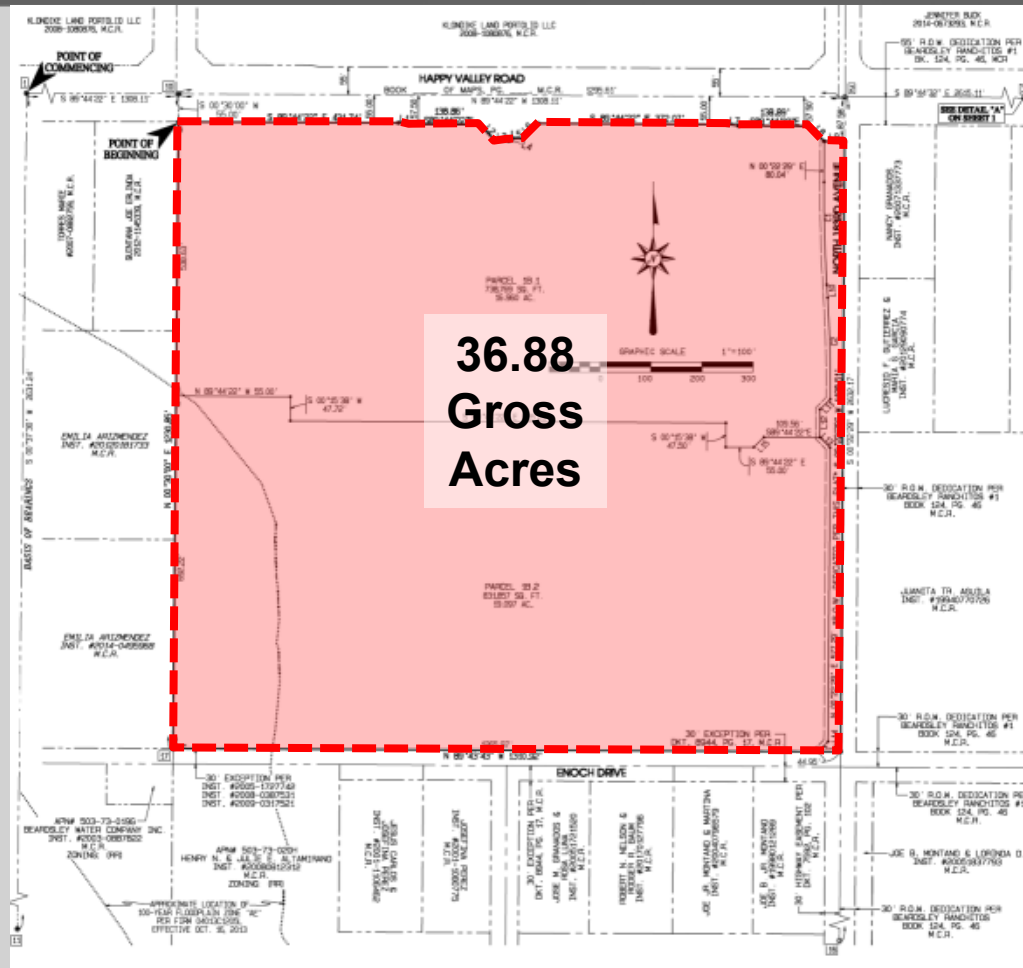


VICINITY MAP

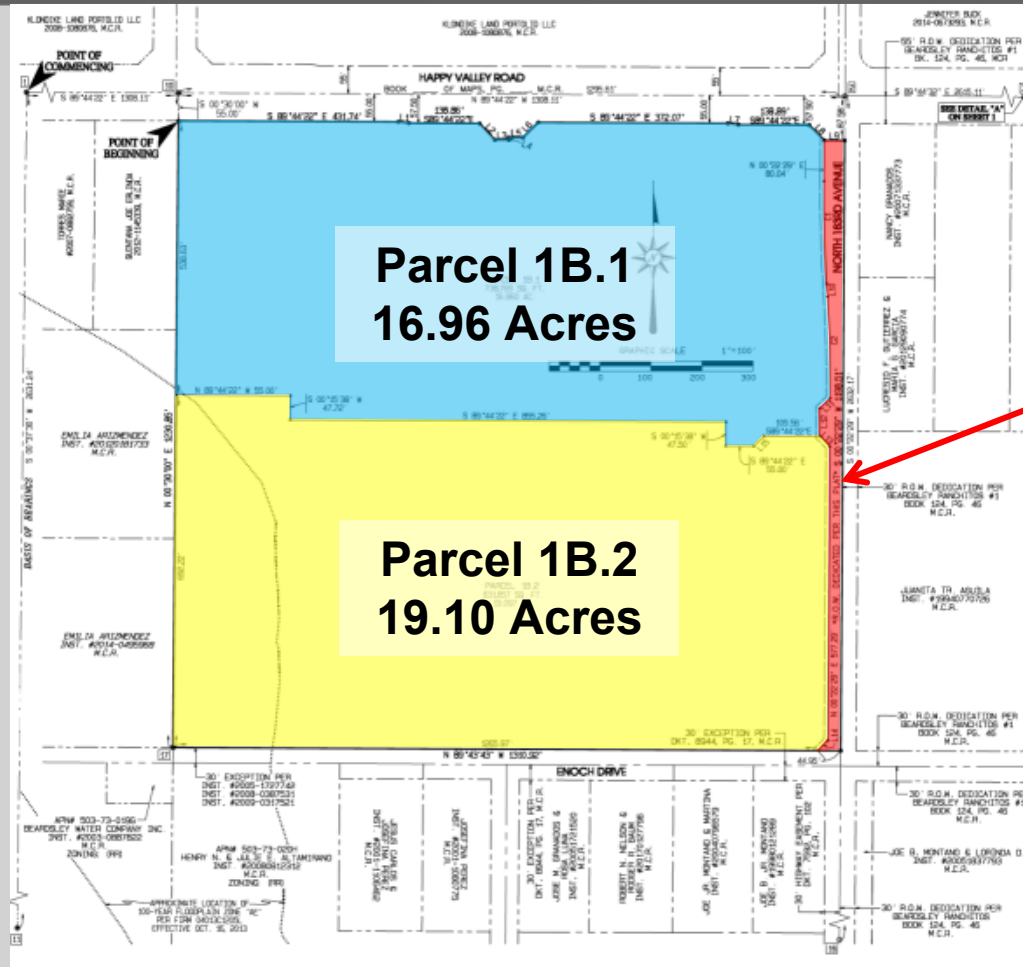


SURROUNDING ZONING



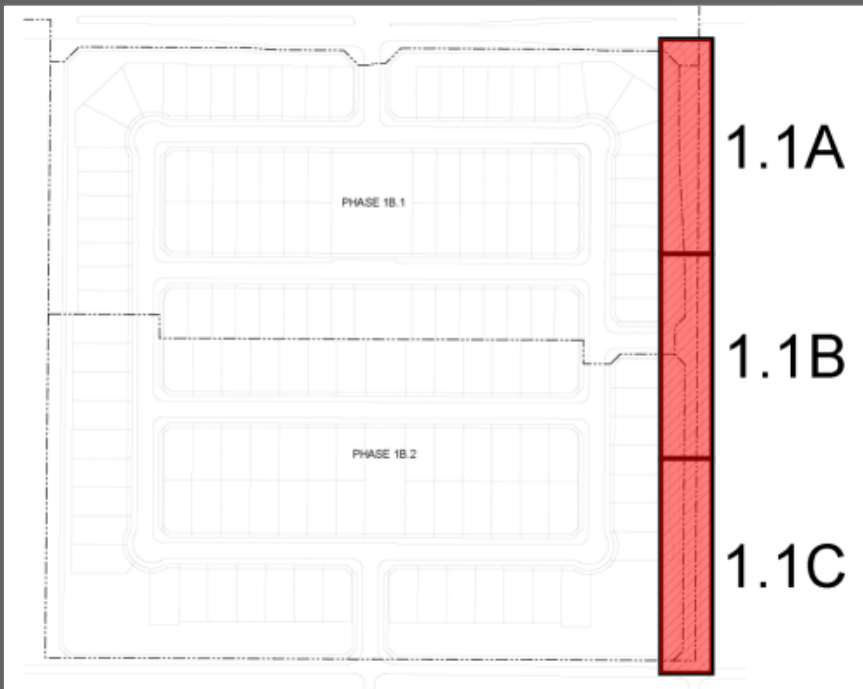


FINAL PLAT



**ROW
Dedication
0.83 Acres**

FINAL PLAT



FINAL PLAT



QUESTIONS OR COMMENTS?

Thank You



COMMUNITY DEVELOPMENT
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374

T. 623-222-3000

Date: December 10, 2019

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS18-591 Final Plat of Rio Rancho Estates South Right of Way Valuation

The Value of the Right of Way associated with the Final Plat of Rio Rancho Estates South FS18-591 is \$180,335.00.

The area being dedicated as right-of-way is 36,067 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Sierra Sky” and dated October 17, 2019, a 41.51 acre property generally located on the northeast corner of Cactus Road and 175th Avenue within the Gehan at 175th and Cotton Planned Unit Development (“PUD”).

Motion:

I move to approve the Final Plat entitled, “Sierra Sky” and dated October 17, 2019.

Background:

Gehan Homes on behalf of S and S Cotton, seeks approval of a Final Plat to provide 157 residential lots on 41.51 acres for a density of 3.78 dwelling units per acre (du/A).

Objective Analysis:

The proposed Final Plat will provide 157 lots on 22.31 acres, 16 tracts on 8.13 acres, and 11.07 acres for ROW.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS19-465 - Sierra Sky FP - CC Staff Report - 010720
2. 01 - FS19-465 - Sierra Sky FP - Vicinity - 010720
3. 02 - FS19-465 - Sierra Sky FP - Final Plat - 010720

4. 03 - FS19-465 - Sierra Sky FP - Landscape - 010720
 5. 04 - FS19-465 - Sierra Sky FP - CC PowerPoint - 010720
 6. RW value FS19-465 Final Plat for Sierra Sky
-

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS19-465

Project Name: Final Plat for Sierra Sky

Council District: 3 – Mesquite

Meeting Date: January 7, 2020

Planner: Hobart Wingard, Planner II

Owner: S and S Cotton

Applicant: Gehan Homes

Request: Final Plat approval for Sierra Sky Residential Subdivision

Site Location: Generally, on the northeast corner of Cactus Road and 175th Avenue

Site Size: Approximately 41.51 acres

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

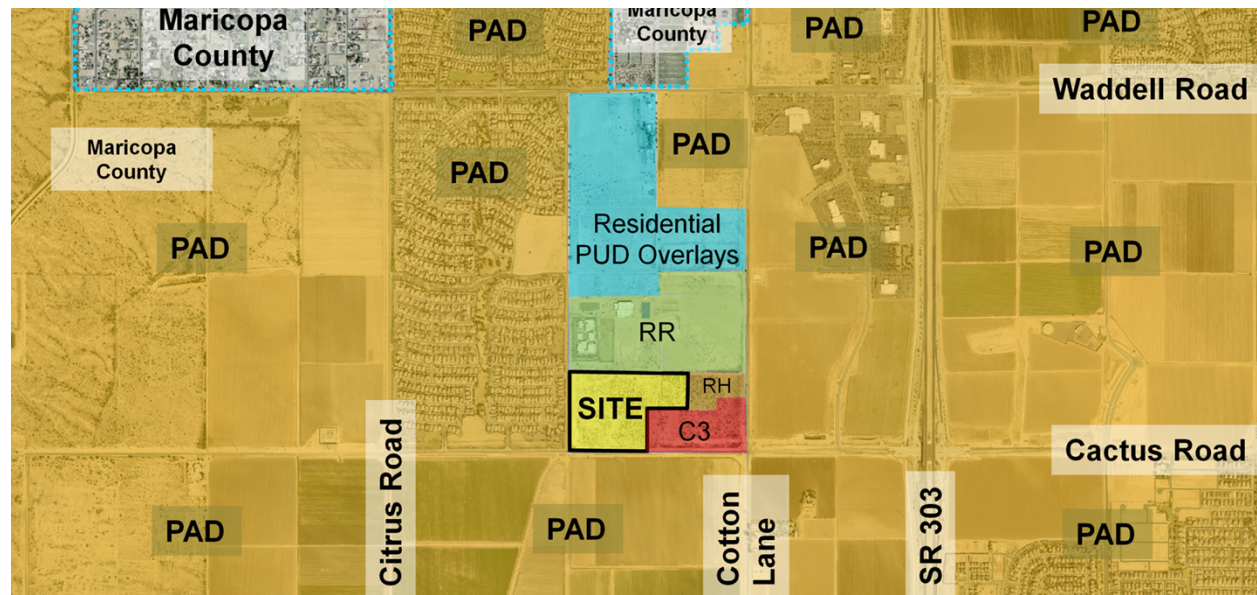
Support/Opposition: None received by staff

PROJECT DESCRIPTION:

Gehan Homes on behalf of S and S Cotton, seeks approval of a Final Plat to provide 157 residential lots on 41.51 acres for a density of 3.78 dwelling units per acre (du/A).

EXISTING ZONING:

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



Sarah Ann Ranch PAD RL-5-PAD	Paradise Education Residential Ranch (RR)	Ryder Ranch PUD RM-6 and RM-9-PUD
Sarah Ann Ranch PAD RL-5-PAD	175th & Sweetwater PUD RM-9-PUD	NWC of Cotton and Cactus RH-PUD and CR-PUD
Prasada PAD Toll Brothers	Prasada PAD Toll Brothers	Prasada PAD Toll Brothers

BACKGROUND:

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for 175th & Sweetwater under Case FS16-391.

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for Zone Change and Preliminary for Magnolia under Case FS16-392. Said case was subsequently withdrawn.

September 28, 2016: On behalf of the applicant, staff opened Case FS16-427 relating to the annexation of the subject property.

January 17, 2017: The City Council approved the annexation of the subject property under Case FS16-427.

April 16, 2019: The Mayor and City Council approved a Rezone with PUD Overlay for Gehan at 175th and Cactus.

July 1, 2019: The applicant submitted for a Final Plat for Gehan at 175th and Cactus.

59 **ANALYSIS AND DISCUSSION:**

60 Gehan Homes, on behalf of S and S Cotton, seeks approval of a Final Plat to provide 157
61 residential lots on 41.51 acres for a density of 3.78 dwelling units per acre (du/A). The plat
62 will provide:

- 63 • Lots: 157 units on 22.31 acres
- 64 • ROW: 11.07 acres
- 65 • Tracts: 16 tracts on 8.13 acres

66 All figures correspond with the preliminary plat approved by the Mayor and City Council on
67 April 16, 2019 under Case FS18-566.

68
69 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	City of Surprise
Natural Gas:	SWG

70
71 **CONFORMANCE WITH ADOPTED PLANS:**

72 The Surprise General Plan 2035 shows the subject property as lying within the
73 Neighborhood Character Area which supports residential uses such as that proposed.

74
75 **REVIEWING AGENCIES:**

76 All City reviewing departments have reviewed the request and expressed no objections.
77 The subject Final Plat was also routed to the standard external reviewing agencies,
78 which provided no other comments.

79
80 **SUMMARY:**

81 Staff believes the proposed Final Plat is consistent with the manner and intent of the
82 Neighborhood Character Area in which it occupies. Approval will allow the site to be
83 developed in accordance with the requirements of the City of Surprise.

84
85 **FINDINGS:**

- 86 • The proposed Final Plat demonstrates compliance with the General Plan.
- 87 • The proposed Final Plat demonstrates compliance with the Gehan at Cactus and
88 175th PUD.
- 89 • The reviewing agencies have indicated no objections to the request.

92 **ATTACHMENTS:**

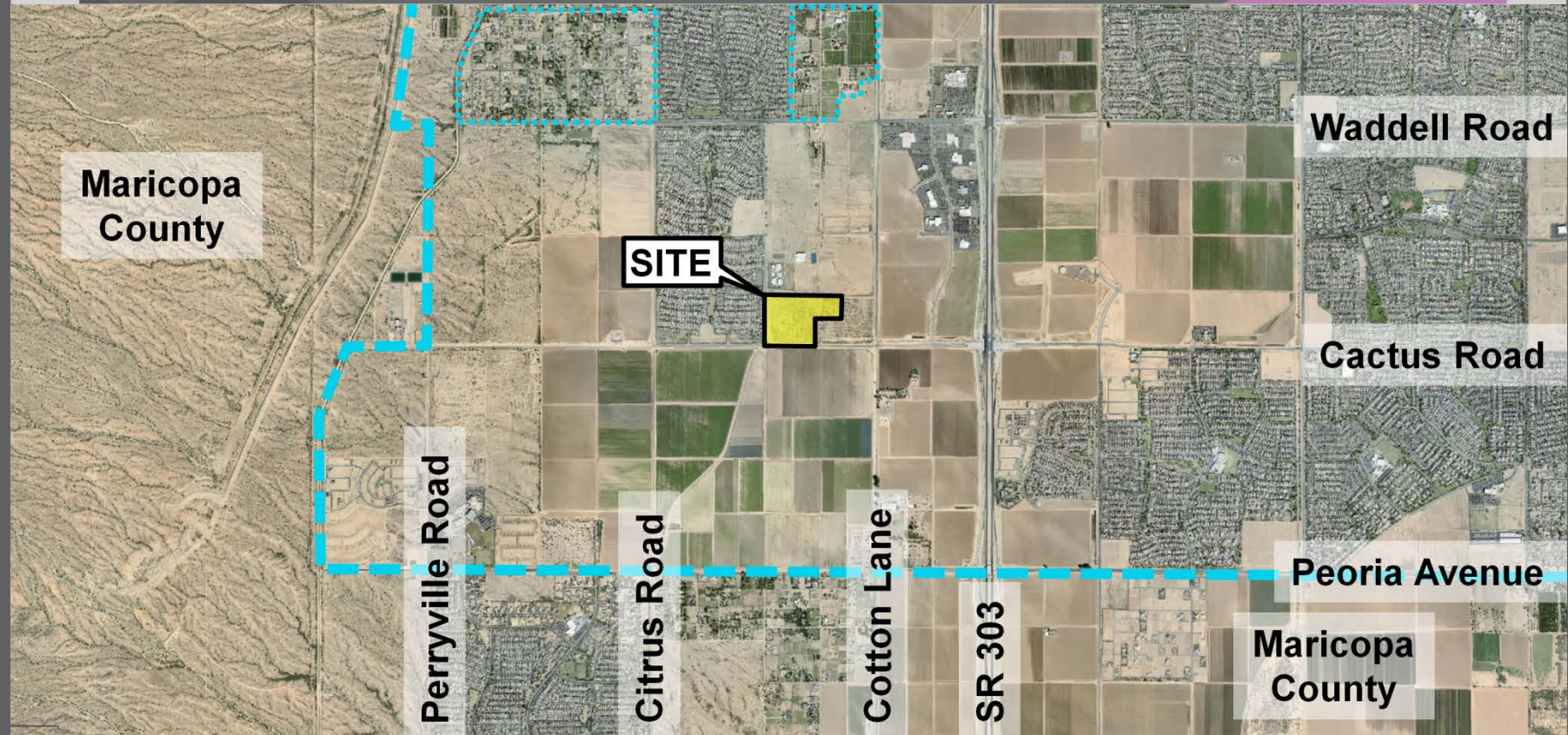
93 01 - Vicinity Maps

94 02 - Final Plat

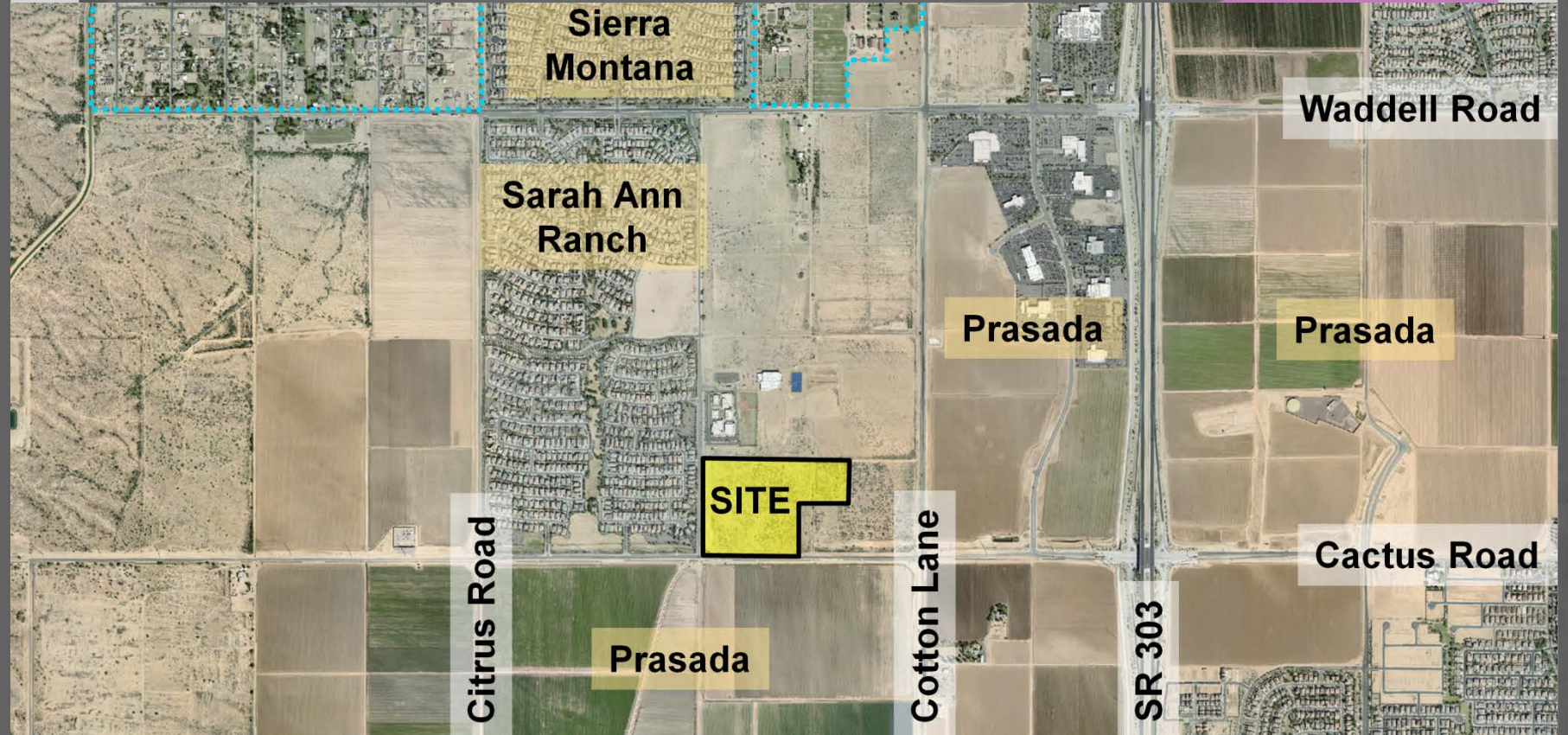
95 03 - Landscape Plans

96 04 - PowerPoint

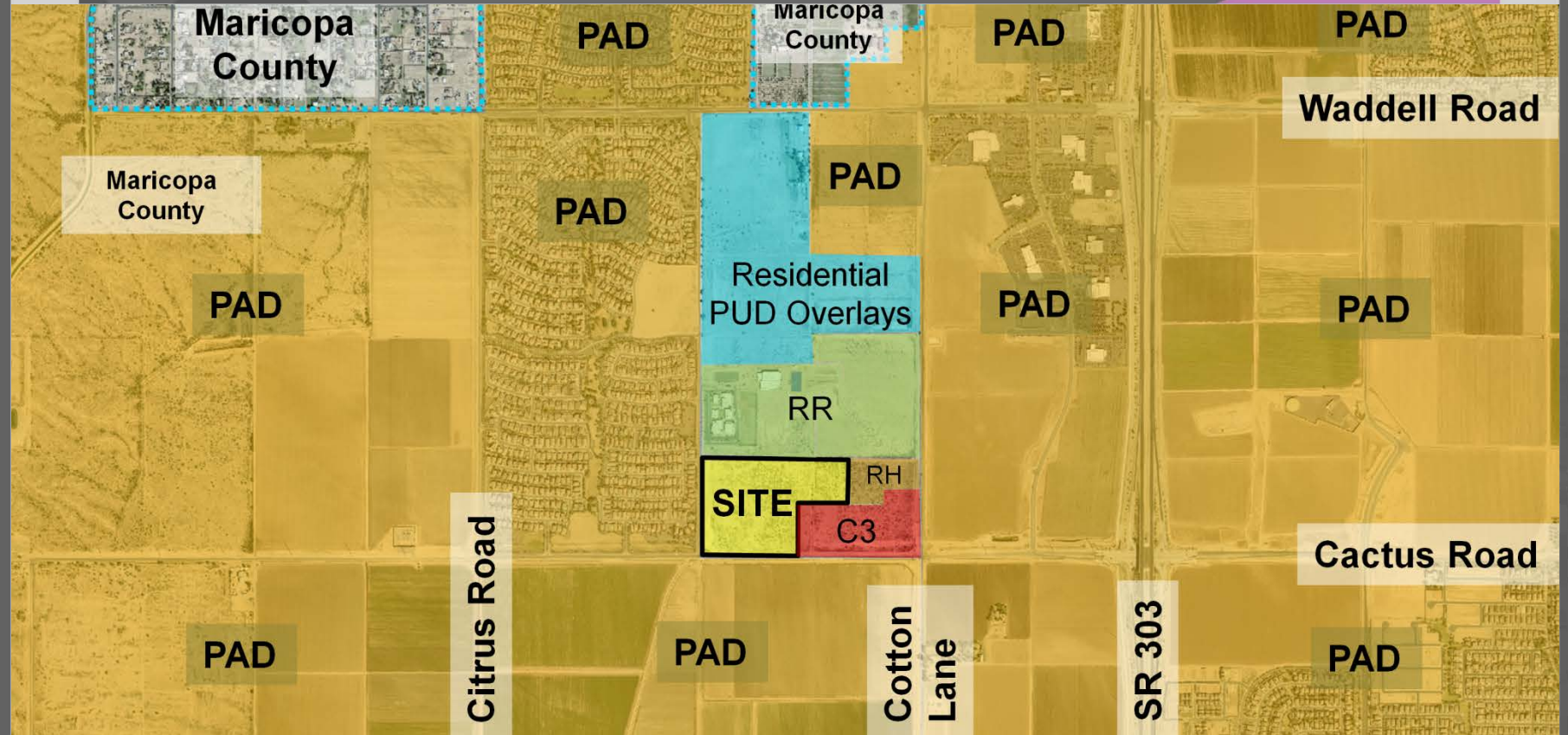
VICINITY MAP



VICINITY MAP



SURROUNDING ZONING



DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS

THAT GEHAN HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SIERRA SKY", A SUBDIVISION LOCATED IN A PORTION OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "SIERRA SKY", AND DOES HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, GEHAN HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY, AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE, A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS SEWER LINE, AND MANHOLES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES, AND MANHOLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT DISTANCE TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENT AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATIONS OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

EXCEPT AS TO ANY AREA SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THE PLAT IS GRANTED TO EPCOR WATER COMPANY, AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENT, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY HOMEOWNERS' ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENT GRANTED TO THE GRANTEE; PROVIDED, HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

THE EASEMENT IN FAVOR OF THE GRANTEE IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT, BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL, AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS, IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", AND "P" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", AND "P".

AS INDICATED IN THE TRACT AREA AND USE TABLES, ALL TRACTS LISTED IN THE TABLE, ARE HEREBY DECLARED AS COMMON AREA FOR THE PURPOSES SHOWN AND FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SIERRA SKY", AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS.

ALL IMPROVEMENTS, FOR STREETS, AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, THAT ARE INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

IN WITNESS WHEREOF:

THAT GEHAN HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2019.

BY: _____

ITS: _____

BY: _____
NAME DATE

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF GEHAN HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

EXPIRES

NOTES:

1. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER(S) (THE "HOMEOWNERS' ASSOCIATION").

2. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS, AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION.

3. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

4. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

5. THE PROPERTY OWNER, AT THE TIME WHEN EPCOR'S WATER, AND THE CITY OF SURPRISE'S SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH EPCOR AND SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE.

6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

8. IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE CITY OF SURPRISE GENERAL PLAN.

9. PURSUANT TO ARS 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS *14751 AND *14710, WHEN APPLICABLE.

10. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS, EXCEPT AS OTHERWISE PROVIDED IN THIS PLAT OR AS PERMITTED BY THE PARTY BENEFITED BY SUCH EASEMENT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.

11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

12. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'X30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' ABOVE GROUND LEVEL.

13. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING FOR THIS PROJECT, AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.

14. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE HOMEOWNERS' ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (SLID).

15. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE "175TH AVENUE & CACTUS ROAD" PRELIMINARY PLAT, APPROVED DATE 4/16/19, UNDER CASE FS18-566.

16. ZONING OF THE PROPERTY IS AS APPROVED BY THE CITY COUNCIL ON 4/16/19 UNDER CASE FS18-566, OR AS SUBSEQUENTLY AMENDED.

17. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 157 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.

18. THERE SHALL BE NO FURTHER DIVISION OF LAND OR DELINEATION OF PARCELS WITHIN THE AREA OF THIS SUBDIVISION PLAT WITHOUT APPROVAL BY THE CITY COUNCIL.

19. ANY PARTY WITH RIGHTS TO ANY WATER OR SEWER EASEMENT THAT OVERLAPS ANOTHER WATER OR SEWER EASEMENT SHALL HAVE THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND UTILIZE THE WATER/SEWER LINES/WATER METERS IN SUCH EASEMENTS THAT OVERLAP IN AN EMERGENCY SITUATION WITHOUT THE CONSENT OF ALL PARTIES WITH RIGHTS TO SUCH EASEMENTS, IN SUCH AREAS THAT OVERLAP IN A NON-EMERGENCY SITUATION ALL PARTIES SHALL CONSENT PRIOR TO ALLOWING ANY OTHER PARTY TO PERFORM ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, OR REPLACEMENT WORK WITHIN THE EASEMENT.

NOTICE OF SIERRA SKY DEVELOPMENT AGREEMENT:

LANDOWNER HAS ENTERED INTO A SIERRA SKY DEVELOPMENT AGREEMENT DATED _____ ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON _____ AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. _____. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AN USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT GEHAN HOMES OF ARIZONA, L.L.C., AND ARIZONA LIMITED LIABILITY COMPANY, 1501 W. FOUNTAINHEAD PKWY, SUITE 150, TEMPE, ARIZONA 85282, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATE THIS _____ DAY OF _____, 2019

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____
ITS: PROPERTY & CONTRACTS MANAGER

BY: _____
ITS: ASSISTANT SECRETARY

GEHAN HOMES OF ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT:

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHT-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND US OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDERS' USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

100 YEAR ASSURED WATER SUPPLY:

PER ARS 45-576, THIS SUBDIVISION, "SIERRA SKY", HAS APPLIED FOR A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, AND HAS OBTAINED A WATER WILL-SERVE LETTER FROM EPCOR WATER COMPANY.

FINAL PLAT
FOR
SIERRA SKY

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
CASE #19-465

LEGAL DESCRIPTION

PARCEL NO. 1
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1332.63 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

EXCEPT THAT PORTION DEDICATED TO THE CITY OF SURPRISE IN INSTRUMENT NO. 2016-134602 AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 14 LIES SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2645.36 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2612.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE DEPARTING SAID SOUTH LINE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE ON A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE AFORESAID SOUTH LINE, NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 2612.84 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO NWC COTTON LANE & CACTUS, L.L.C. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2018-351627.

PARCEL NO. 2

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2009-552092, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2645.33 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1332.63 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ONE-HALF OF ALL THE OIL, GAS AND MINERALS IN, OR UNDER THE SURFACE OF SAID LAND, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

EPCOR APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2019, BY EPCOR

APPROVED:

EPCOR REPRESENTATIVE

CITY OF SURPRISE

COUNCIL APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF SURPRISE, ARIZONA
THIS _____ DAY OF _____, 2019
ATTEST:

APPROVED:

MAYOR

CITY CLERK

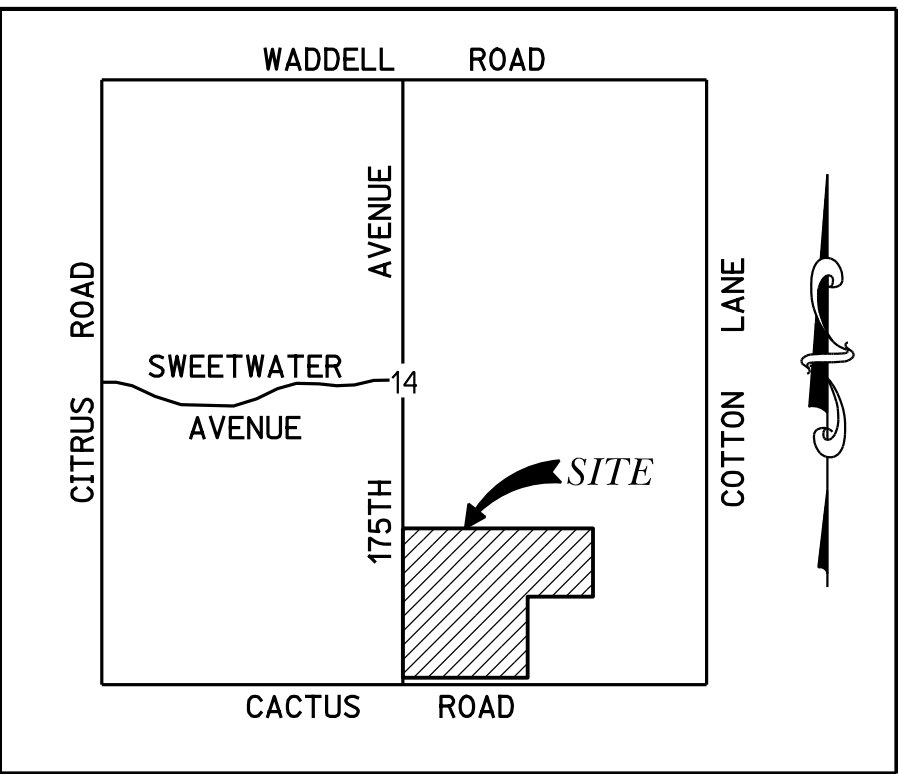
CITY OF SURPRISE

ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2019, BY THE CITY ENGINEER OF SURPRISE, ARIZONA

APPROVED:

CITY ENGINEER



VICINITY MAP

N.T.S.

CLIENT/DEVELOPER:

GEHAN HOMES OF ARIZONA, LLC
1501 W. FOUNTAINHEAD PKWY.
SUITE 150
TEMPE, ARIZONA 85282
CONTACT: KEVIN SHERRILL
PHONE: (480) 662-5054

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: JAMES LOFTIS, R.L.S.
PHONE: (602) 334-4387
EMAIL: JIM@ENGINEERING.COM

ZONING:

PUD RM-6

BENCHMARK:

THE BENCHMARK IS THE CITY OF SURPRISE BENCHMARK "WAD" AZD0T BRASS CAP ELEV.=1242.90 NAVD '88 (216' WEST & 30' SOUTH OF 175TH AVE. & CACTUS

BASIS OF BEARING:

SOUTH LINE OF THE SE QUARTER OF SEC. 14, T. 3N, R. 2W, BEARING N 89°59'50" W PER LEGAL DESCRIPTION.

INDEX OF SHEETS	
	DESCRIPTION
PT01	COVER SHEET
PT02	KEY MAP & TABLES
PT03-05	FINAL PLAT SHEETS

RELEASE OF LIABILITY:

GEHAN HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF and from any liability FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

RELEASE OF LIABILITY:

GEHAN HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT-OF-WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME AS THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY:

EACH OWNER OF A LOT DOES HEREBY RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. NOTWITHSTANDING THE FOREGOING, THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.



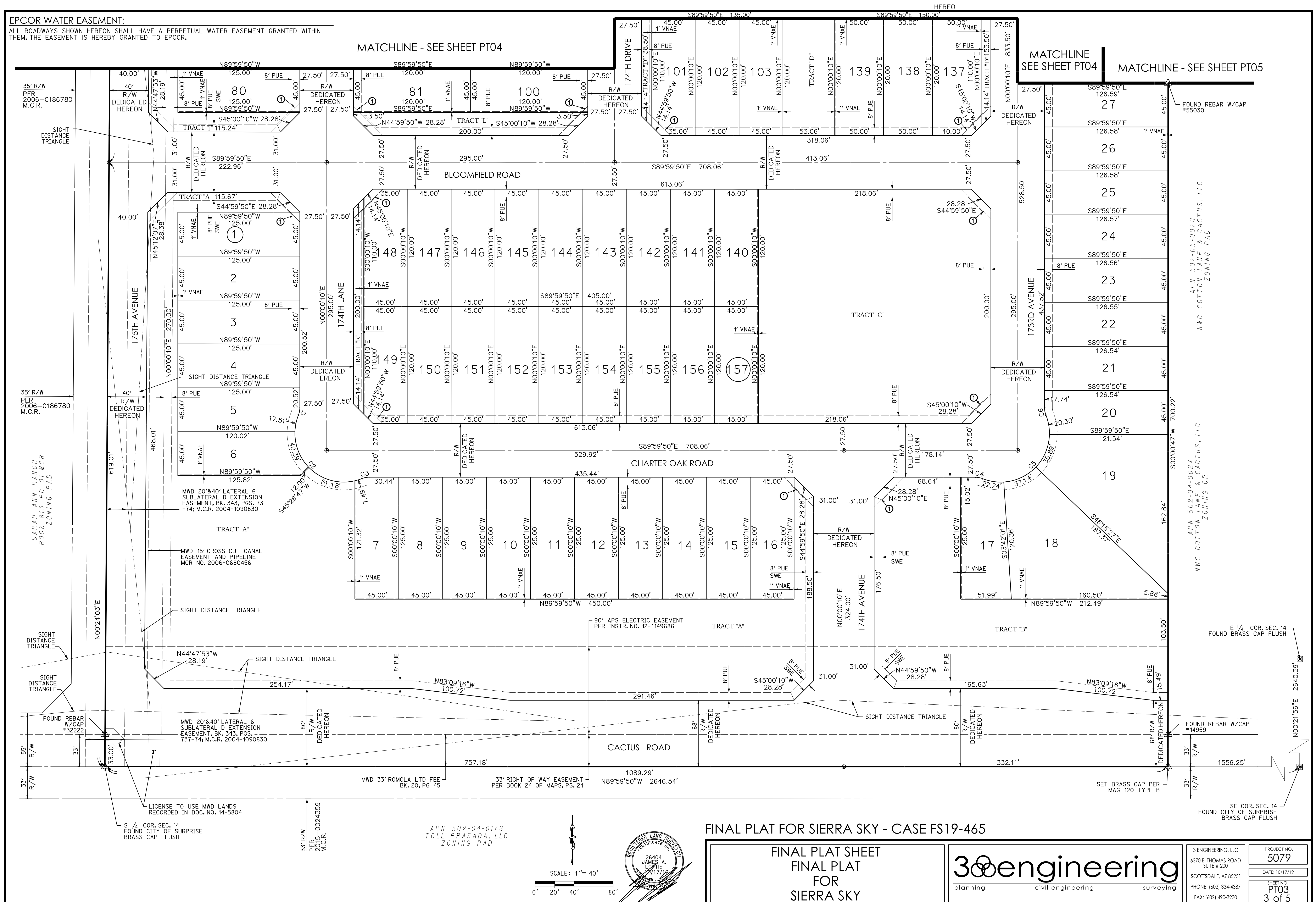
REGISTERED
LAND SURVEYOR

10/17/19
DATE

ALL ROADWAYS SHOWN HEREON SHALL HAVE A PERPETUAL WATER EASEMENT GRANTED WITHIN THEM. THE EASEMENT IS HEREBY GRANTED TO EPCOR.

MATCHLINE
SEE SHEET PT04

MATCHLINE - SEE SHEET PT05



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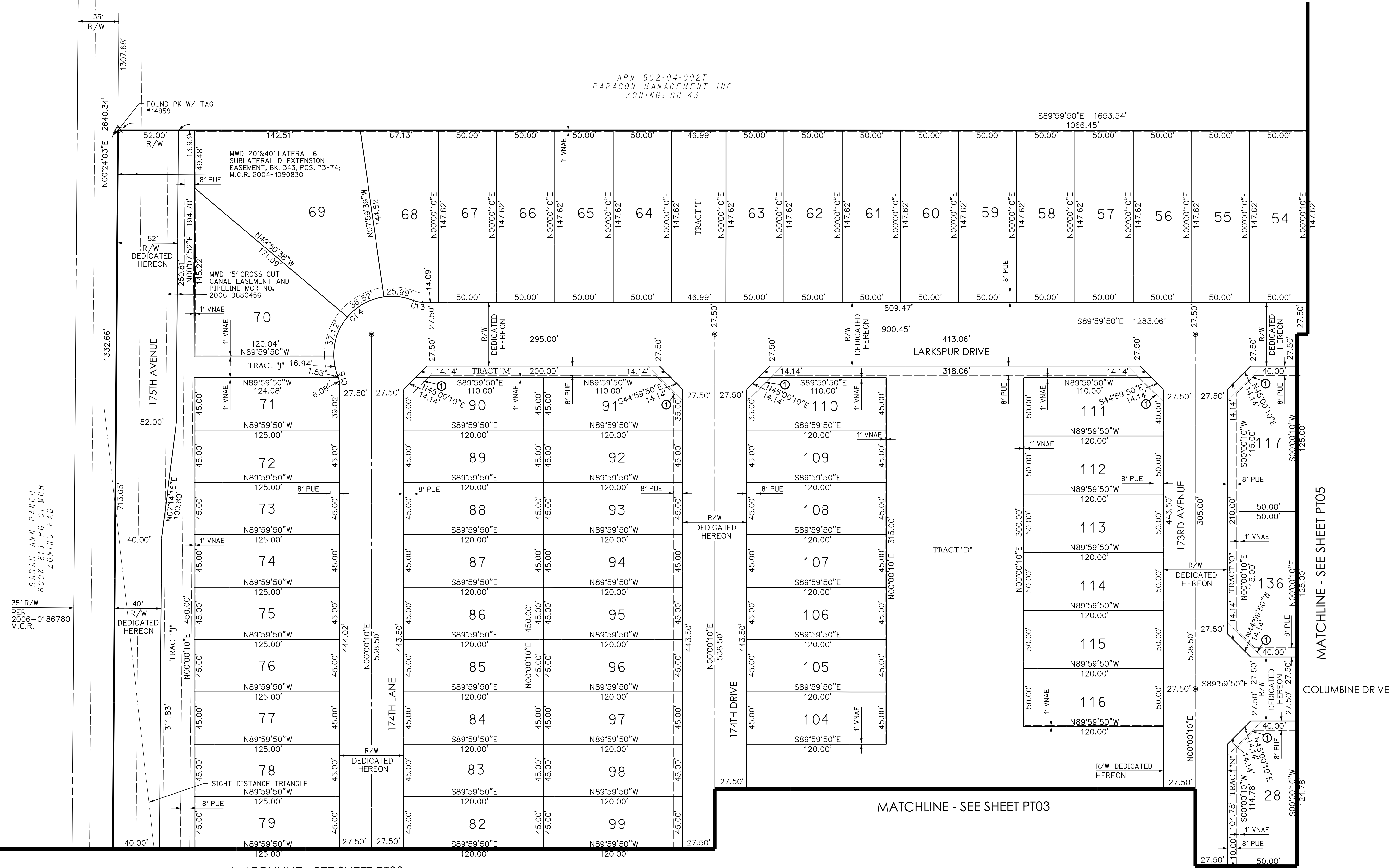
CENTER SEC. 14
FOUND CITY OF SURPRISE
BRASS CAP FLUSH
#42137

S89°59'52"E 2643.91'

E 1/4 COR. SEC. 14
FOUND BRASS CAP FLUSH

EPCOR WATER EASEMENT:
ALL ROADWAYS SHOWN HEREON SHALL HAVE A PERPETUAL WATER EASEMENT GRANTED WITHIN
THEM. THE EASEMENT IS HEREBY GRANTED TO EPCOR.

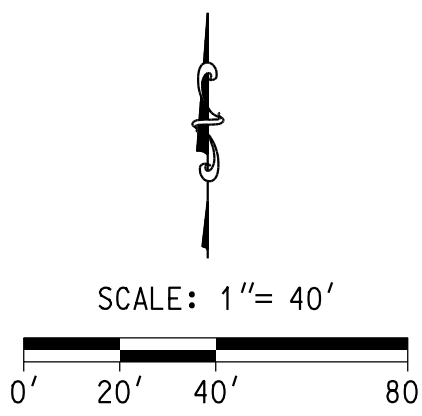
APN 502-04-0027
PARAGON MANAGEMENT INC
ZONING: RU-43



MATCHLINE - SEE SHEET PT03

MATCHLINE - SEE SHEET PT03

MATCHLINE - SEE SHEET PT05



FINAL PLAT FOR SIERRA SKY - CASE FS19-465

FINAL PLAT SHEET
FINAL PLAT
FOR
SIERRA SKY

300engineering

planning civil engineering surveying

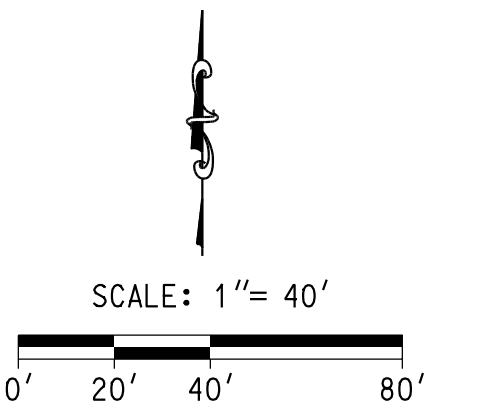
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
5079

DATE: 10/17/19

SHEET NO.
PT04
4 of 5

ALL ROADWAYS SHOWN HEREON SHALL HAVE A PERPETUAL WATER EASEMENT GRANTED WITHIN THEM. THE EASEMENT IS HEREBY GRANTED TO EPCOR.



300 engineering

planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
6079

DATE: 10/17/19

SHEET NO.
PT05
of 5

CLIENT:

Gehan Homes
1501 W. Fountainhead Parkway, Suite 150
Tempe, AZ 85282
P. 480.385.7428
Contact: Kevin Sherrill
Email: ksherrill@gehanhomes.com

Consultant Team

Landscape Architect/Planner:

AndersonBaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
F. 480.699.7986
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

Civil Engineer:

3 Engineering
6370 E. Thomas Rd., Suite 200
Scottsdale, AZ 85251
P. 602.334.4387 x-103
F. 602.490.3230
Contact: Matthew J. Mancini
Email: matt@3engineering.com

Structural Engineer:

Felten Group
18325 N. Allied Way Suite 200
Phoenix, AZ 85054
P. 602.867.2500
F. 602.867.2503
Contact: Joe Freye
Email: joe.frey@feltengroup.com

Electrical Engineer:

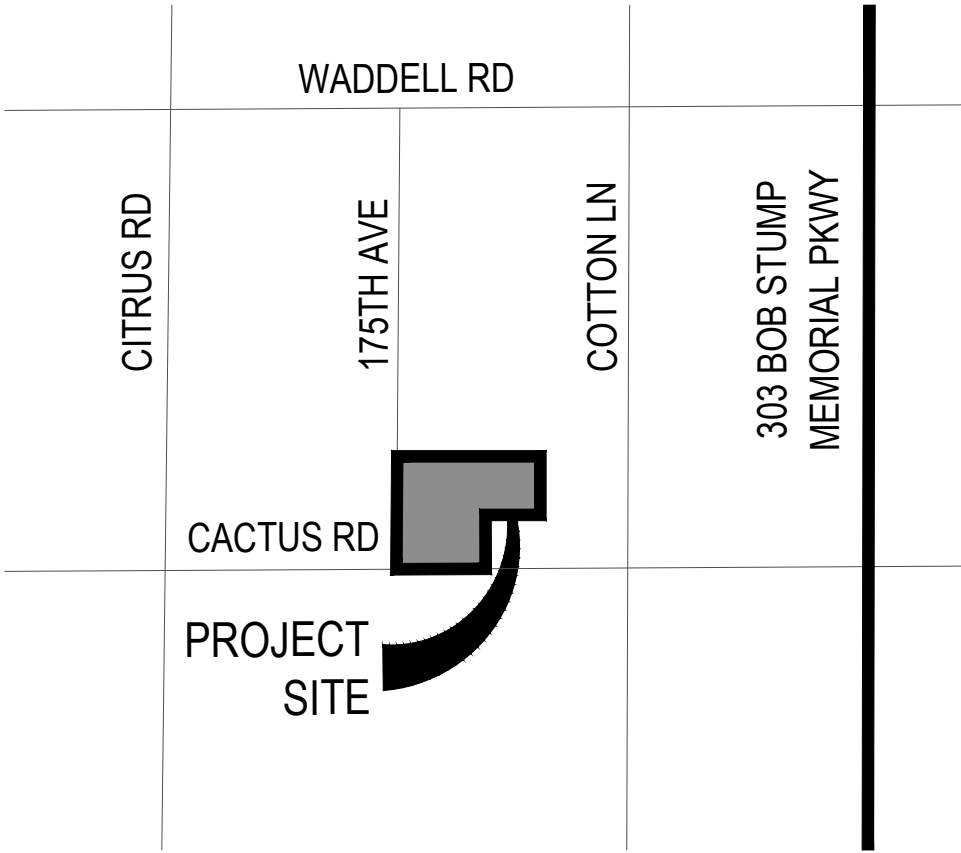
Wright Engineering Corporation
165 E. Chilton Dr.
Chandler, AZ 85225
P. 480.497.5829
F. 480.497.5807
Contact: Adam Bowers
Email: abowers@wrightengineering.us

Landscape Plan Submittal
For
SIERRA SKY
175th Avenue & Cactus Road
Surprise, AZ 85388

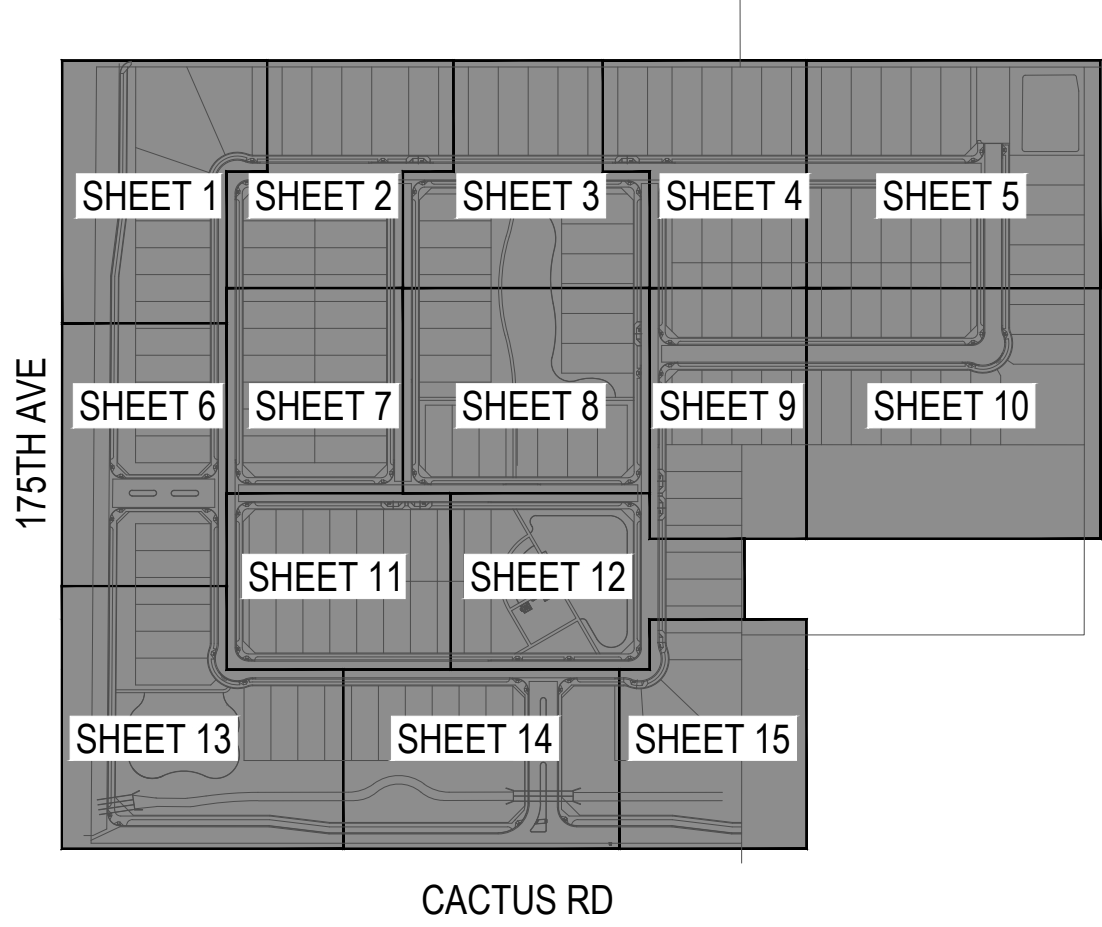
10.17.2019

CASE NUMBER: FS19-465

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



KEY MAP



SHEET INDEX

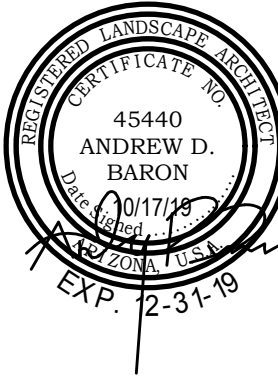
Cover Sheet	
General Notes/Materials Legend	LA0.1
Wall Plan	LA2.0
Layout Plan	LA2.1 - LA2.15
Overall Planting Plan	LA3.0
Planting Plan	LA3.1 - LA3.15
Overall Irrigation Plan	LA4.0
Irrigation Plan	LA4.1 - LA4.15
Construction Details	LA6.1 - LA6.10
Planting Details	LA7.1 - LA7.3
Irrigation Details	LA7.4 - LA7.6
Specifications	LA8.1 - LA8.3
General Structural Notes	SD1
Structural Details	SD2

SITE DATA:

Shown for submittal purposes only. All quantities shown are for the landscape architect's estimating purposes only and therefore are not guaranteed. The contractor shall calculate quantities based on this drawing set.	
On-Site Landscape Area.....	5.6 Ac. (244,756 s.f.)
Off-Site Landscape Area.....	3.6 Ac. (158,389 s.f.)
Total Landscape Area.....	9.2 Ac. (403,145 s.f.)
Total Turf Area.....	1.5 Ac. (66,772 s.f. (19%))
Gross Acres.....	41.51 Ac. (1,808,175 s.f.)
Net Acres.....	38.39 Ac. (1,672,461 s.f.)

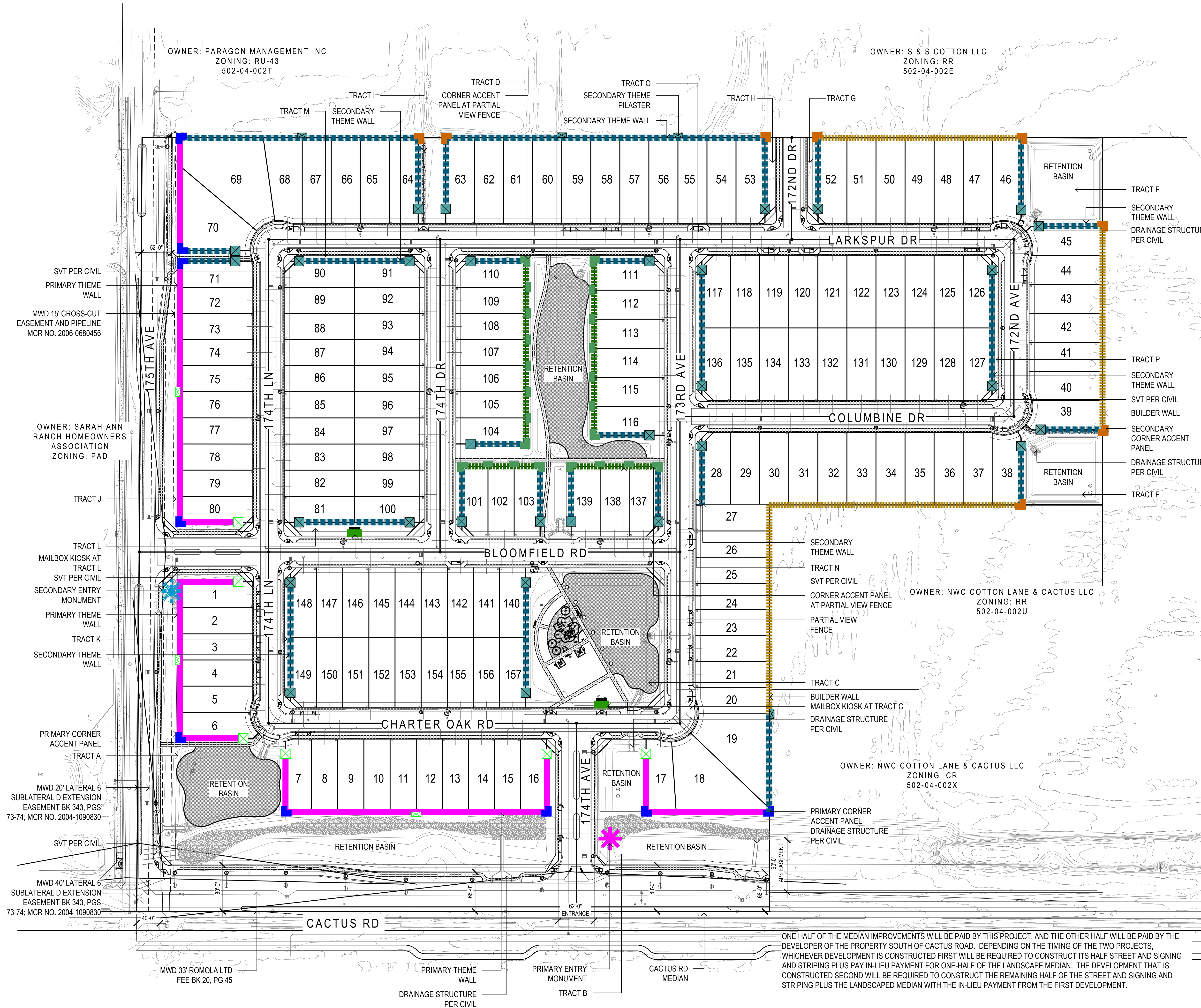
Landscape Plan Submittal
For
SIERRA SKY
175th Avenue & Cactus Road
Surprise, AZ 85388
10.17.2019

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f. 480.699.7986



Revisions

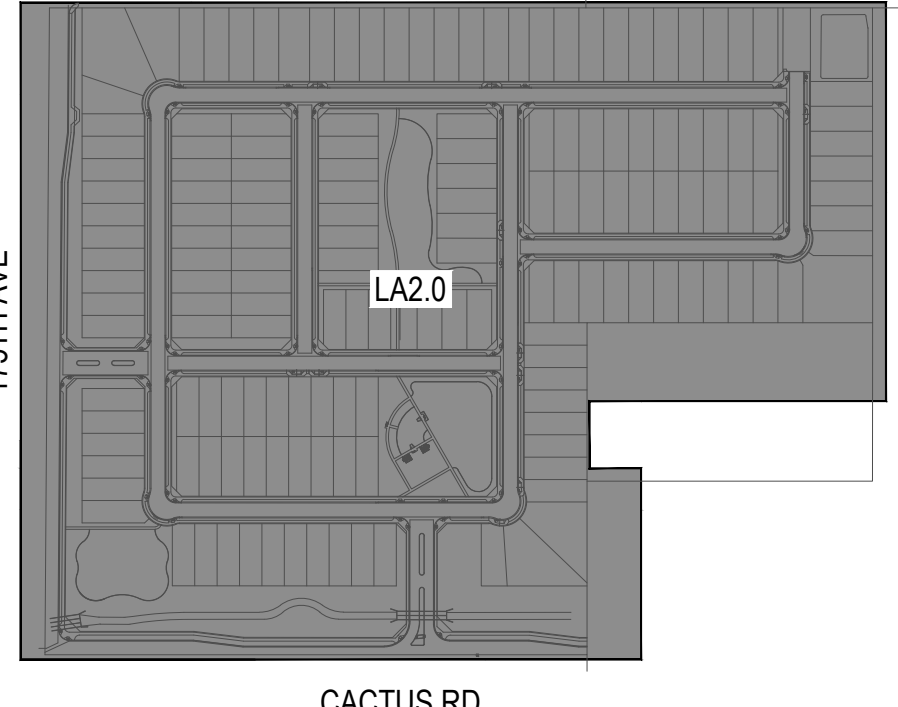
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WALL LEGEND			
SYMBOL	DESCRIPTION	DETAIL	QTY.
	PRIMARY THEME WALL	DETAIL 1, SHEET LA6.4	2,186 LF
	SECONDARY THEME WALL	DETAIL 2, SHEET LA6.4	4,268 LF
	PARTIAL VIEW FENCE	DETAIL 3, SHEET LA6.4	900 LF
	BUILDER WALL	DETAIL 4, SHEET LA6.4	1,494 LF
	PRIMARY ENTRY MONUMENT	DETAIL 1, SHEET LA6.2	1 EA
	SECONDARY ENTRY MONUMENT	DETAIL 1, SHEET LA6.3	1 EA
	PRIMARY CORNER ACCENT PANEL	DETAIL 1, SHEET LA6.6	9 EA
	SECONDARY CORNER ACCENT PANEL	DETAIL 2, SHEET LA6.6	8 EA
	CORNER ACCENT PANEL AT PARTIAL VIEW FENCE	DETAIL 3, SHEET LA6.6	8 EA
	PRIMARY THEME COLUMN	DETAIL 1, SHEET LA6.5	6 EA
	SECONDARY THEME COLUMN	DETAIL 2, SHEET LA6.5	31 EA
	PRIMARY THEME PILASTER	DETAIL 3, SHEET LA6.5	3 EA
	SECONDARY THEME PILASTER	DETAIL 4, SHEET LA6.5	4 EA
	PARTIAL VIEW FENCE PILASTER	DETAIL 4, SHEET LA6.6	15 EA
	MAILBOX KIOSKS	DETAILS 1 & 2, SHEET LA6.8	2 EA

CMU LEGEND	
COLOR:	
PRIMARY THEME WALL	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ GROUND FACE CAP
SECONDARY THEME WALL	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ CMU CAP
PARTIAL VIEW FENCE	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ CMU CAP POWDER COAT COLOR: BLACK - FRAME AND VERTICAL PICKETS
PRIMARY CORNER ACCENT PANEL	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ GROUND FACE CAP
SECONDARY CORNER ACCENT PANEL	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ CMU CAP
CORNER ACCENT PANEL AT PARTIAL VIEW FENCE	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ CMU CAP
PRIMARY THEME COLUMN	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ GROUND FACE CAP
SECONDARY THEME COLUMN	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ CMU CAP
PRIMARY THEME PILASTER	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ GROUND FACE CAP
SECONDARY THEME PILASTER	PAINT COLOR: SW9102 - SPLIT FACE CMU W/ CMU CAP

- GENERAL WALL NOTES**
- ALL WALLS TO TERMINATE WITH THEME COLUMN 25'-0" FROM R.O.V.
 - QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
 - CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
 - CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
 - QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
 - FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER
 - REFER TO MATERIALS LEGEND ON SHEET LA0.1 FOR COLORS AND FINISHES



Key Map Not To Scale

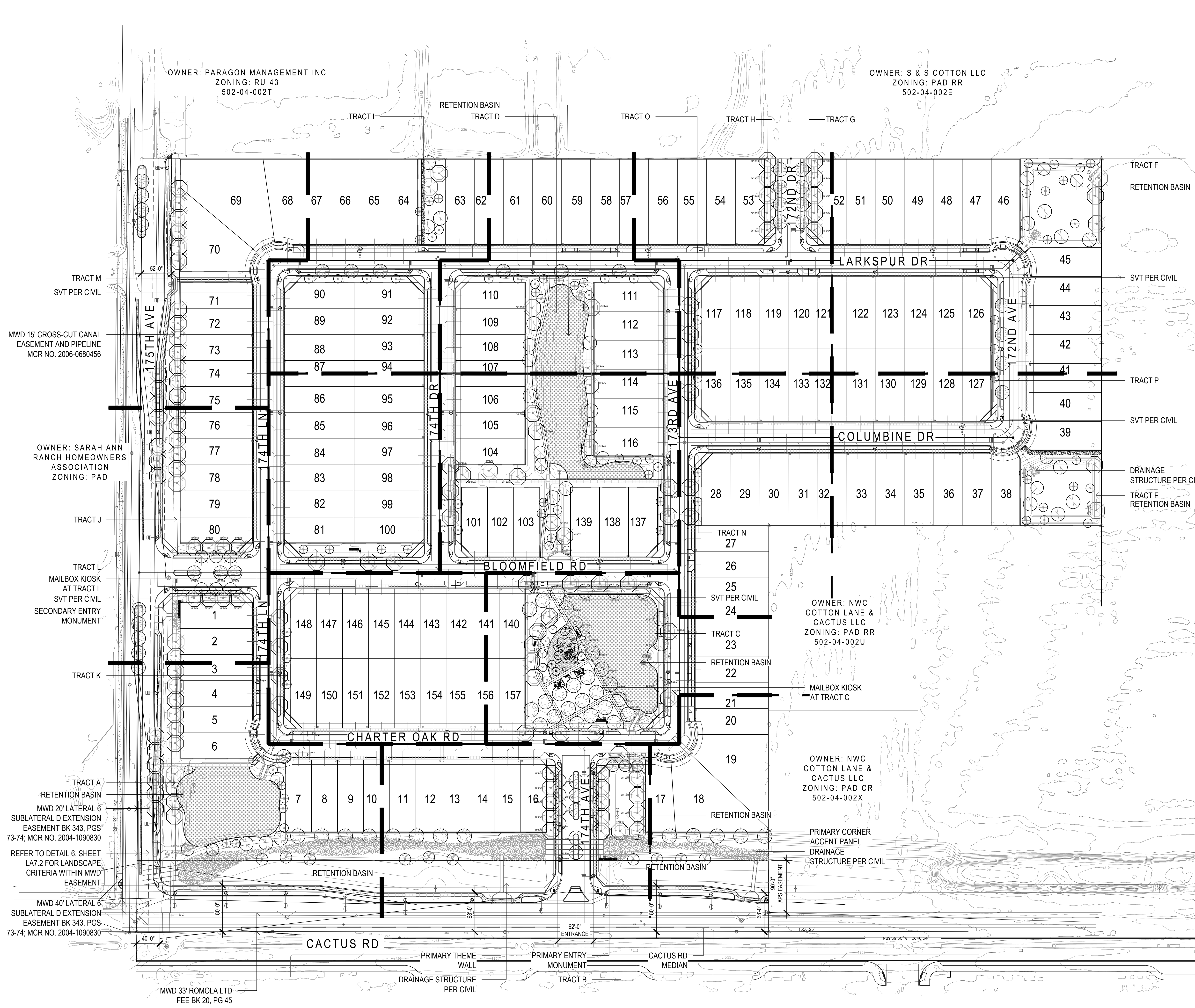
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Landscape Plan Submittal For
Sierra Sky
Surprise, AZ 85388
Wall Plan

Gehan
Designed for New Life HOMES

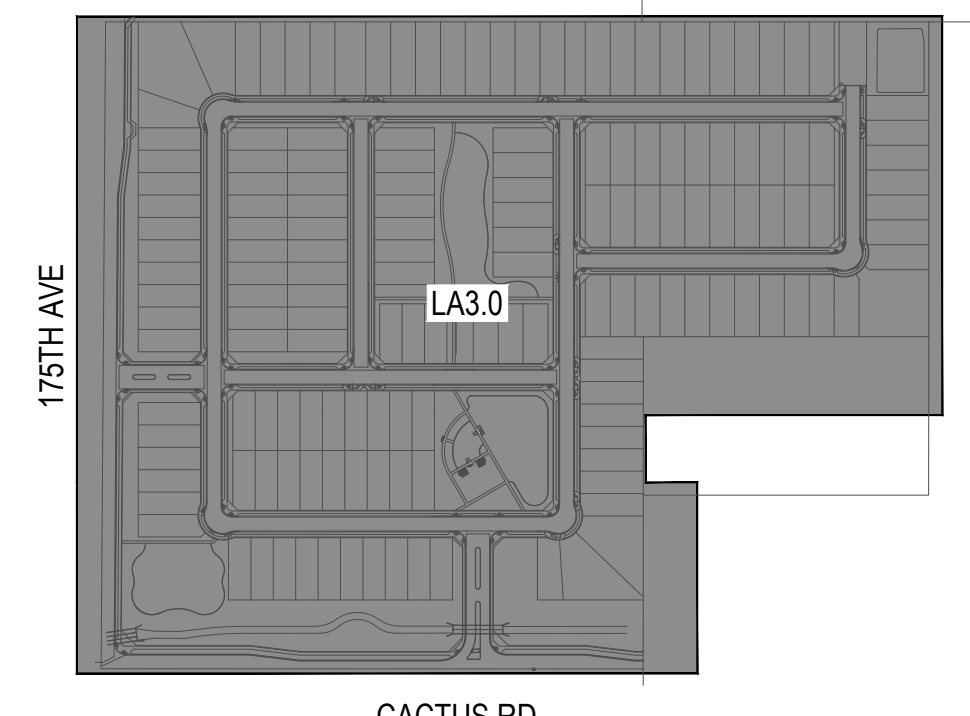
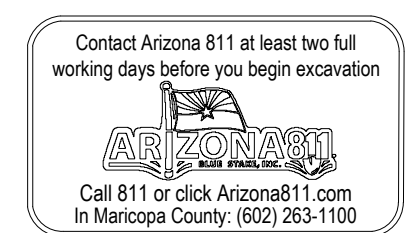
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issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	10-17-19
☐ bid package	
☐ construction	
title	
date issued	Wall Plan
scale	10-17-19
drawn by	1" = 60'-0"
checked by	MP, YD, LC
project number	AB
	89-002-18
case number	
	FS19-465
sheet number	



PLANT MATERIALS LEGEND					
Trees	Size	Qty.	Caliper (in.)	Height (ft.)	Width (ft.)
Chilopsis linearis Desert Willow	24" Box	22	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Chitalpa tashkinensis Chitalpa	24" Box	27	1.0"-1.5"	6.0'-7.0'	3.0'-4.0'
Ebenopsis ebano Texas Ebony	24" Box	13	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Pistacia chinensis Chinese Pistache	24" Box 36" Box	18 18	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Pistacia lentiscus Mastic Tree	24" Box	79	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Quercus virginiana Southern Live Oak	24" Box 36" Box	76 54	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'
Sophora secundiflora Texas Mountain Laurel	24" Box	6	0.75"-1.0"	3.0'-4.0'	2.0'-3.0'
Ulmus parvifolia 'Allee' Elm	24" Box	47	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	161	Acacia redolens Prostrate Acacia	1 gal.	18
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	96	Hymenoxis acaulis Angelita Daisy	1 gal.	105
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	15	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	157
Cordia parvifolia Littleleaf cordia	5 gal.	120	Eremophila prostrata Outback Sunrises Eremophila	1 gal.	412
Dodonaea viscosa Hopbush	5 gal.	56	Lantana montevidensis Purple Trailing Lantana	1 gal.	329
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	95	Lantana sp. 'New Gold' Lantana	1 gal.	348
Tecoma Stans Yellow Bells	5 gal.	38	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	302
Vauquelinia californica Arizona Rosewood	5 gal.	23	Cacti/ Accents	Size	Qty
Large Shrubs	Size	Qty	Agave americana 'Marginata' Century Plant	5 gal.	23
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.	149	Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal.	387
Leucophyllum frutescens Green Cloud Sage	5 gal.	289	Dasylium wheeleri Desert Spoon	5 gal.	392
Medium Shrubs	Size	Qty	Hesperaloe funifera Giant Hesperaloe	5 gal.	24
Eremophila hygrophana Blue Bells	5 gal.	577	Hesperaloe parviflora 'Brakekights' Red Yucca	3 gal.	385
Justicia spicigera Mexican Honeysuckle	1 gal.	40	Muhlenbergia capillaris 'Regal Mist'	5 gal.	440
Leucophyllum zygochrysum Cimarron Sage	5 gal.	269	Nolina bigelovii Beargrass	5 gal.	19
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal.	216	Portulacaria afra minima Dwarf Elephant Food	5 gal.	92
Rosmarinus officinalis Rosemary	1 gal.	188	Yucca pallida Pale Leaf Yucca	5 gal.	353
Ruellia peninsularis Desert Ruellia	5 gal.	148	Inerts	Size	Qty
Simmondsia chinensis 'Vista' Cajoy Jojoba	5 gal.	14	Decomposed Granite 2" Depth In All Planting Areas	302,982 sf.	
Small Shrubs	Size	Qty	Rip-Rap, 3"-6" Where Specified	27,448 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.	108	Wood Fiber	3,532 sf.	
Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	100	Turf, Hybrid Bermuda	67,849 sf.	
Russelia equestiformis Coral Fountain	5 gal.	160	Concrete Header	6" Wide 1,616 lf.	
Lavandula stoechas Spanish Lavender	1 gal.	67			
Teucrium chamaedrys Germander	1 gal.	361			

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.
4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
5. REFER TO MATERIALS LEGEND FOR COLORS AND SIZES OF INERT MATERIALS



Key Map Not To Scale

REFER TO DETAIL 6, SHEET LA7.2 FOR LANDSCAPE CRITERIA WITHIN MWD EASEMENT

MWD 40' LATERAL 6
SUBLATERAL D EXTENSION
EASEMENT BK 343, PGS
73-74; MCR NO. 2004-1090830

MWD 20' LATERAL 6
SUBLATERAL D EXTENSION
EASEMENT BK 343, PGS
73-74; MCR NO. 2004-1090830

TRACT K

TRACT L
MAILBOX KIOSK
AT TRACT L
SVT PER CIVIL
SECONDARY ENTRY
MONUMENT

TRACT J

OWNER: SARAH ANN
RANCH HOMEOWNERS
ASSOCIATION
ZONING: PAD

MWD 15' CROSS-CUT CANAL
EASEMENT AND PIPELINE
MCR NO. 2006-0680456

TRACT M
SVT PER CIVIL

OWNER: PARAGON MANAGEMENT INC
ZONING: RU-43
502-04-002T

OWNER: S & S COTTON LLC
ZONING: PAD RR
502-04-002E

OWNER: NWC
COTTON LANE &
CACTUS LLC
ZONING: PAD RR
502-04-002U

OWNER: NWC
COTTON LANE &
CACTUS LLC
ZONING: PAD CR
502-04-002X

ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT, AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

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Landscape Plan Submittal For
Sierra Sky
Surprise, AZ 85388
Overall Planting Plan



revisions	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	10-17-19
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title	
Overall Planting Plan	
date issued	
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1" = 80'-0"	
drawn by	
MP, YD, LC	
checked by	
AB	
project number	
89-002-18	
case number	
FS19-465	
sheet number	

OWNER: SARAH ANN
RANCH HOMEOWNERS
ASSOCIATION
ZONING: PAD

MWD 20' LATERAL 6
EXTENSION EASEMENT BK 343,
PGS 73-74; MCR NO. 2004-1090830

REFER TO DETAIL 6, SHEET LA7.2
FOR LANDSCAPE CRITERIA
WITHIN MWD EASEMENT

STREETLIGHT TYP. CONTRACTOR TO
PROVIDE 3' CLEAR ZONES AROUND
BASE OF LIGHT POLE. TREE CANOPY
SHALL BE ADJUSTED WHERE IT
INTERFERES WITH STREET LIGHTS.
LOCATIONS SHOWN ARE SCHEMATIC
AND SHALL BE ADJUSTED, TYP.

STREETLIGHT TYP. CONTRACTOR TO PROVIDE 3' CLEAR
ZONES AROUND BASE OF LIGHT POLE. TREE CANOPY
SHALL BE ADJUSTED WHERE IT INTERFERES WITH
STREET LIGHTS. LOCATIONS SHOWN ARE SCHEMATIC
AND SHALL BE ADJUSTED, TYP.

LIMIT OF WORK
BACK OF CURB
6'-0" SIDEWALK PER CIVIL

ROW
MWD 15'-0" CROSS-CUT CANAL
EASEMENT AND PIPELINE
MCR NO. 2006-0680456
8'-0" PUE

6'-0" CONCRETE SIDEWALK
TRACT J
LIMIT OF WORK

175TH AVENUE

MWD 15'-0" CROSS-CUT
CANAL EASEMENT AND
PIPELINE MCR NO.
2006-0680456

MWD 15'-0" CROSS-CUT
CANAL EASEMENT AND
PIPELINE MCR NO.
2006-0680456

BACK OF CURB
6'-0" SIDEWALK PER CIVIL
8'-0" PUE
TRACT J
LIMIT OF WORK
MWD 15'-0" CROSS-CUT CANAL
EASEMENT AND PIPELINE
MCR NO. 2006-0680456

FOR TYPICAL STREET TREE PLANTING IN FRONT
OF LOTS REFER TO DETAILS 1&2, SHEET LA7.3.
CHINESE PISTACHE TO BE USED AT THIS
LOCATION PER APPROVED PRE-PLAT

74

BACK OF CURB
5'-0" SIDEWALK PER CIVIL
ROW
8'-0" PUE

75

MATCHLINE - SEE SHEET LA3.6

69

68

70

LARKSPUR DR

FOR TYPICAL STREET TREE PLANTING IN FRONT
OF LOTS REFER TO DETAILS 1&2, SHEET LA7.3.
CHINESE PISTACHE TO BE USED AT THIS
LOCATION PER APPROVED PRE-PLAT

8'-0" PUE
ROW
5'-0" SIDEWALK PER CIVIL

LARKSPUR DR

174TH LN

MATCHLINE - SEE SHEET LA3.2

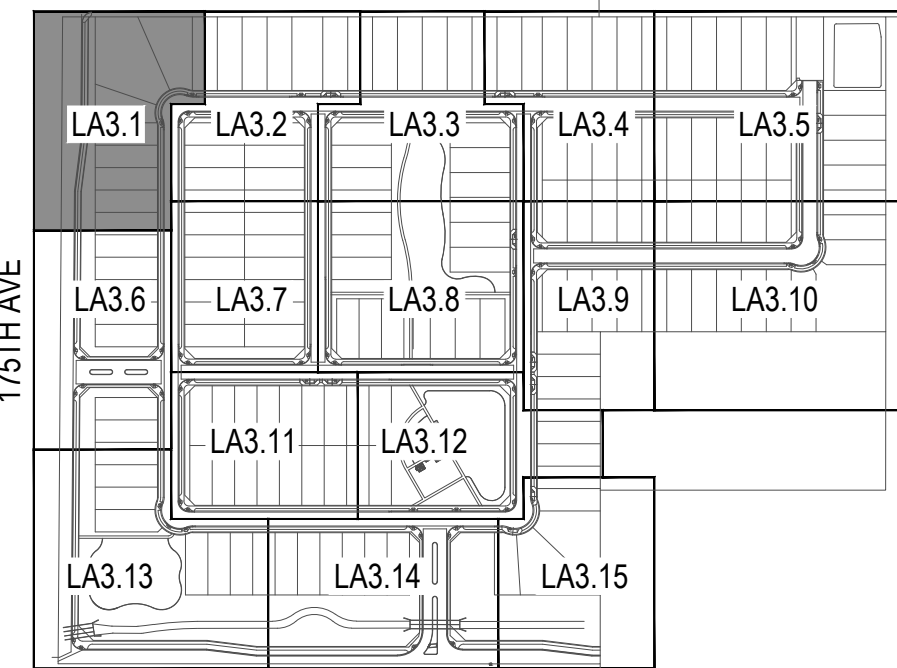
MATCHLINE - SEE SHEET LA3.7

PLANT MATERIALS LEGEND

Trees	Size	Qty.	Caliper (in.)	Height (ft.)	Width (ft.)
Chilopsis linearis Desert Willow	24" Box	22	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Chitalpa tashkinensis Chitalpa	24" Box	27	1.0"-1.5"	6.0'-7.0'	3.0'-4.0'
Ebenopsis ebano Texas Ebony	24" Box	13	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Pistacia chinensis Chinese Pistache	24" Box 36" Box	18 18	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Pistacia lentiscus Mastic Tree	24" Box	79	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Quercus virginiana Southern Live Oak	24" Box 36" Box	76 54	1.0"-1.5"	7.0'-9.0' 10.0'-12.0'	3.0'-4.0' 3.0'-4.0'
Sophora secundiflora Texas Mountain Laurel	24" Box	6	0.75"-1.0"	3.0'-4.0'	2.0'-3.0'
Ulmus parvifolia 'Allée' Elm	24" Box	47	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Bougainvillea 'Rosenka' Bougainvillea	5 gal. 161	Pa	Acacia redolens Prostrate Acacia	1 gal. 18	
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal. 96	Ha	Hymenoxis acaulis Angelita Daisy	1 gal. 105	
Caesalpinia mexicana Mexican Bird of Paradise	5 gal. 15	Dp	Ruellia 'katie' Dwarf Ruellia 'Katie'	1 gal. 157	
Cordia parvifolia Littletree cordia	5 gal. 120	En	Eremophila prostrata Outback Sunrise Eremophila	1 gal. 412	
Dodonaea viscosa Hopbush	5 gal. 56	P	Lantana montevidensis Purple Trailing Lantana	1 gal. 329	
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal. 95	Y	Lantana sp. 'New Gold' Lantana	1 gal. 348	
Tecoma Stans Yellow Bells	5 gal. 38	R	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal. 302	
Vauquelinia californica Arizona Rosewood	5 gal. 23		Cacti/ Accents	Size Qty	
Large Shrubs	Size Qty		Agave americana 'Marginata' Century Plant	5 gal. 23	
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal. 149		Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal. 387	
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal. 289		Dasylirotrion wheeleri Desert Spoon	5 gal. 392	
Medium Shrubs	Size Qty		Hesperaloe funifera Giant Hesperaloe	5 gal. 24	
Eremophila hygrophana Blue Bells Blue Bells	5 gal. 577		Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal. 385	
Justicia spicigera Mexican Honeysuckle	1 gal. 40		Muhlenbergia capillaris 'Regal Mist'	5 gal. 440	
Leucophyllum zygothymum Cimarron Sage	5 gal. 269		Nolina bigelovii Beargrass	5 gal. 19	
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal. 216		Portulacaria afra minima Dwarf Elephant Food	5 gal. 92	
Rosmarinus officialis Rosemary	1 gal. 188		Yucca pallida Pale Leaf Yucca	5 gal. 353	
Ruellia peninsularis Desert Ruellia	5 gal. 148		Inerts	Size Qty	
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal. 14		Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA7.2	302,982 sf.	
Small Shrubs	Size Qty		Rip-Rap, 3"-6" Where Specified See Detail 4, Sheet LA7.2	27,448 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal. 108		Wood Fiber See Detail 1, Sheet LA6.10	3,532 sf.	
Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal. 100		Turf, Hybrid Bermuda See Detail 11, Sheet LA7.1	67,849 sf.	
Russelia equestiformis Coral Fountain	5 gal. 160		Concrete Header See Detail 5, Sheet LA6.1	6" Wide 1,616 lf.	
Lavandula stoechas Spanish Lavender	1 gal. 67				
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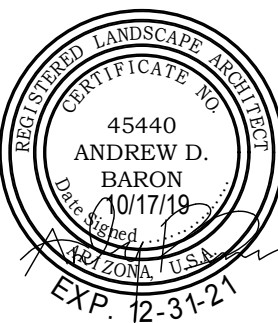
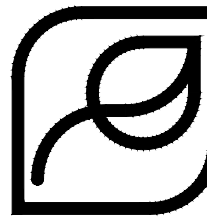
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Key Map

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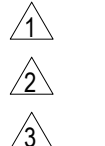
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1" = 20'-0"

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MP, YD, LC

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AB

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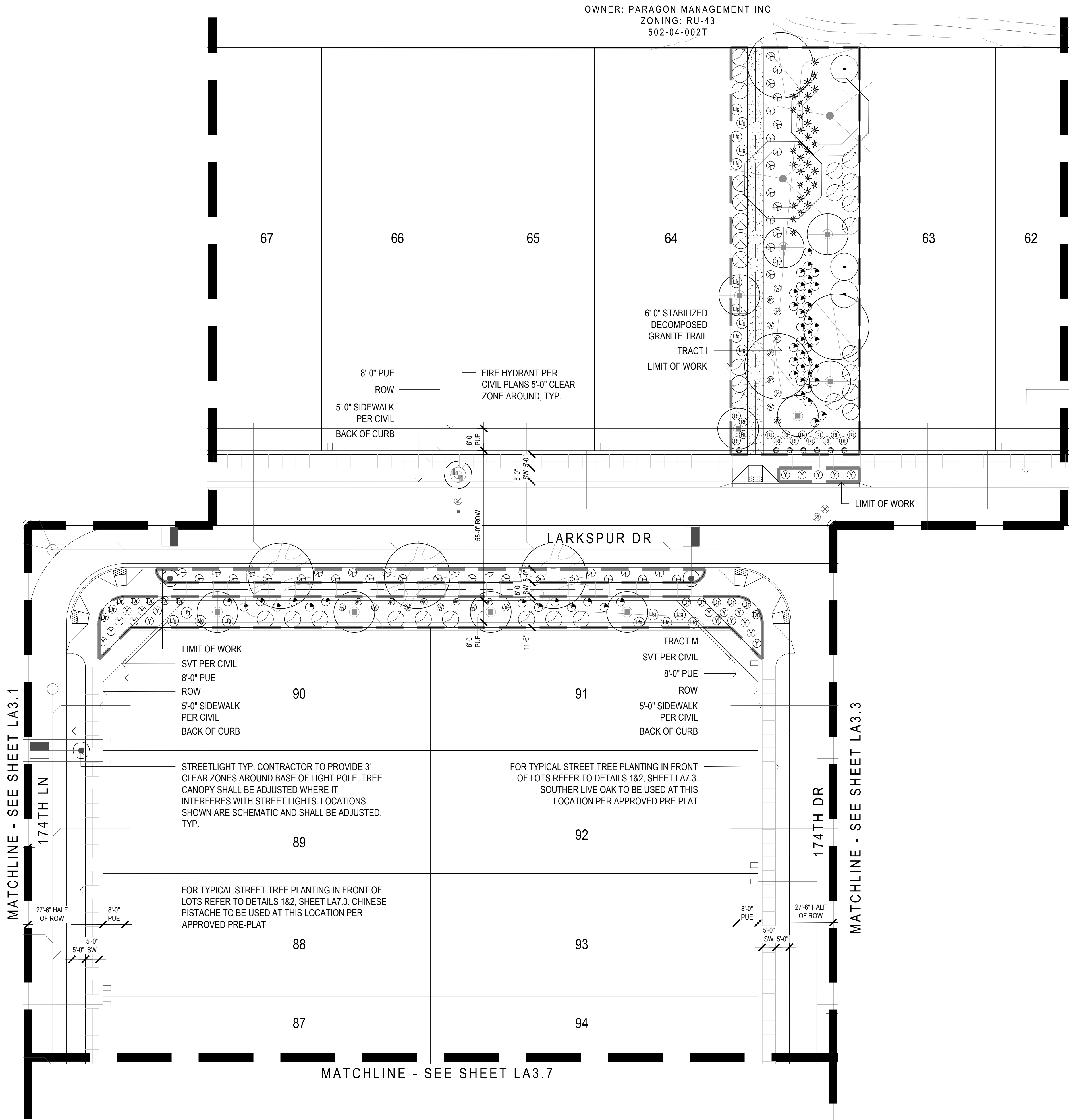
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sheet number

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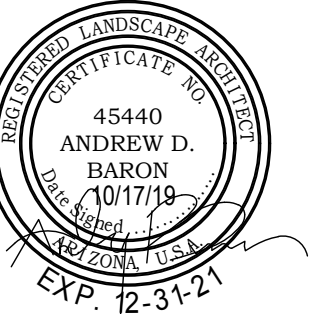
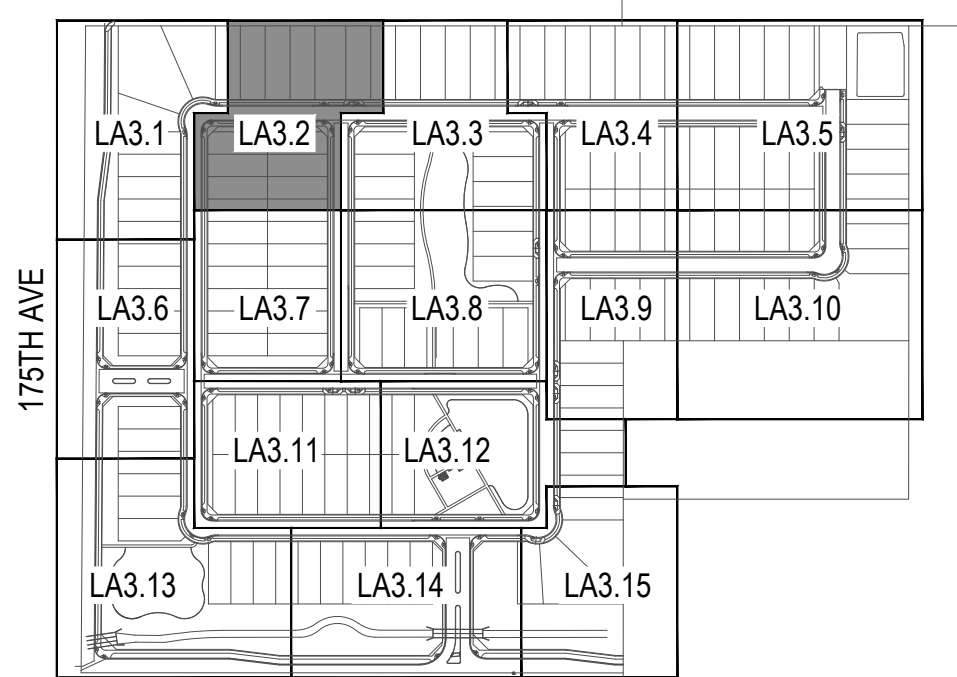
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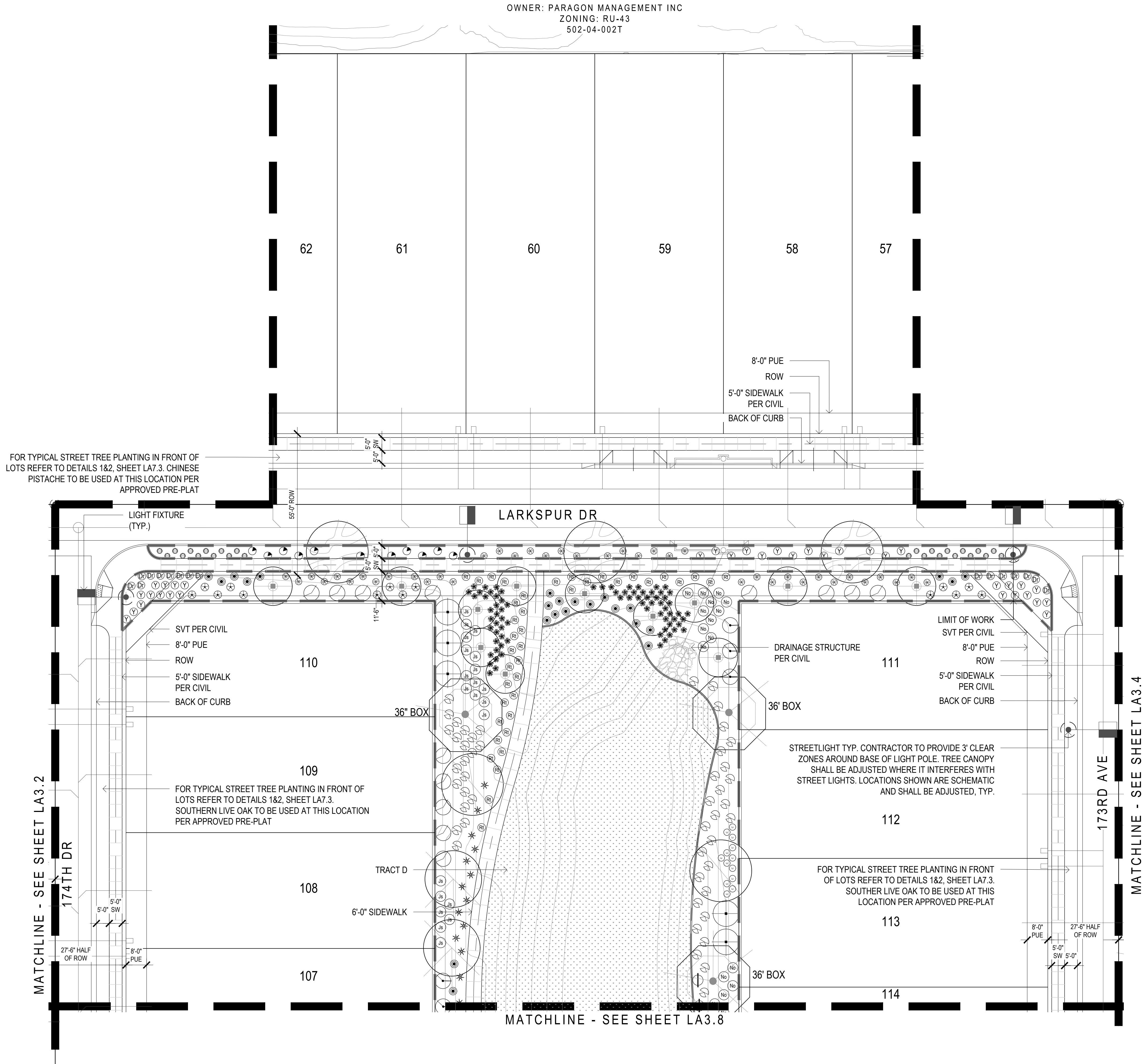
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Caesalpinia gilliesii Yellow Bird of Paradise	5 gal. 96	Ha	Hymenoxis acaulis Angelita Daisy	1 gal. 105	
Caesalpinia mexicana Mexican Bird of Paradise	5 gal. 15	Dp	Ruellia 'katie' Dwarf Ruellia 'Katie'	1 gal. 157	
Cordia parvifolia Littleaf cordia	5 gal. 120	Er	Eremophila prostrata Outback Sunrise Eremophila	1 gal. 412	
Dodonea viscosa Hopbush	5 gal. 56	P	Lantana montevidensis Purple Trailing Lantana	1 gal. 329	
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal. 95	Y	Lantana sp. 'New Gold' Lantana	1 gal. 348	
Tecoma Slans Yellow Bells	5 gal. 38	R	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal. 302	
Vauquelinia californica Arizona Rosewood	5 gal. 23		Cacti/ Accents	Size Qty	
Large Shrubs	Size Qty		Agave americana 'Marginata' Century Plant	5 gal. 23	
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal. 149		Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal. 387	
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal. 289		Dasyliroton wheeleri Desert Spoon	5 gal. 392	
Medium Shrubs	Size Qty		Hesperaloe funifera Giant Hesperaloe	5 gal. 24	
Eremophila hygrophana Blue Bells	5 gal. 577		Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal. 385	
Justicia spicigera Mexican Honeysuckle	1 gal. 40		Muhlenbergia capillaris 'Regal Mist'	5 gal. 440	
Leucophyllum zygothymum Cimarron Sage	5 gal. 269		Nolina bigelovii Beargrass	5 gal. 19	
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal. 216		Portulacaria afra minima Dwarf Elephant Food	5 gal. 92	
Rosmarinus officialis Rosemary	1 gal. 188		Yucca pallida Pale Leaf Yucca	5 gal. 353	
Ruellia peninsularis Desert Ruellia	5 gal. 148		Inerts	Size Qty	
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal. 14		Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA7.2	302,982 sf.	
Small Shrubs	Size Qty		Rip-Rap, 3"-6" Where Specified See Detail 4, Sheet LA7.2	27,448 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal. 108		Wood Fiber See Detail 1, Sheet LA6.10	3,532 sf.	
Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal. 100		Turf, Hybrid Bermuda See Detail 11, Sheet LA7.1	67,849 sf.	
Russelia aequistiformis Coral Fountain	5 gal. 160		Concrete Header See Detail 5, Sheet LA6.1	6" Wide 1,616 lf.	
Lavandula stoechas Spanish Lavender	1 gal. 67				
Teucrium chamaedrys Germander	1 gal. 361				

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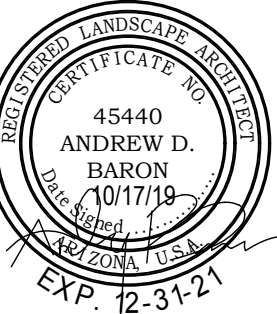
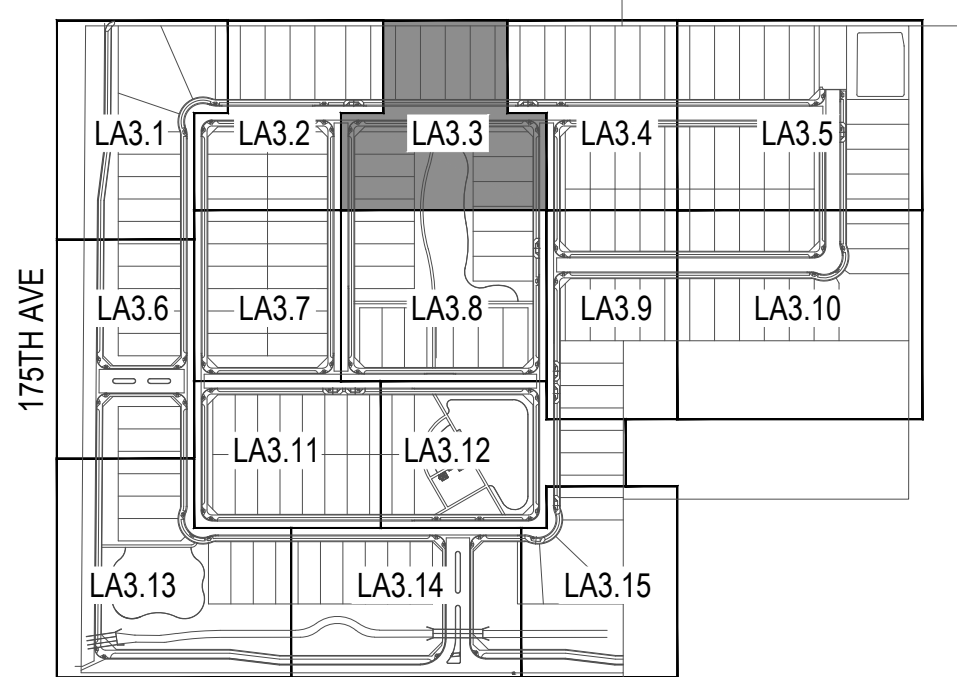
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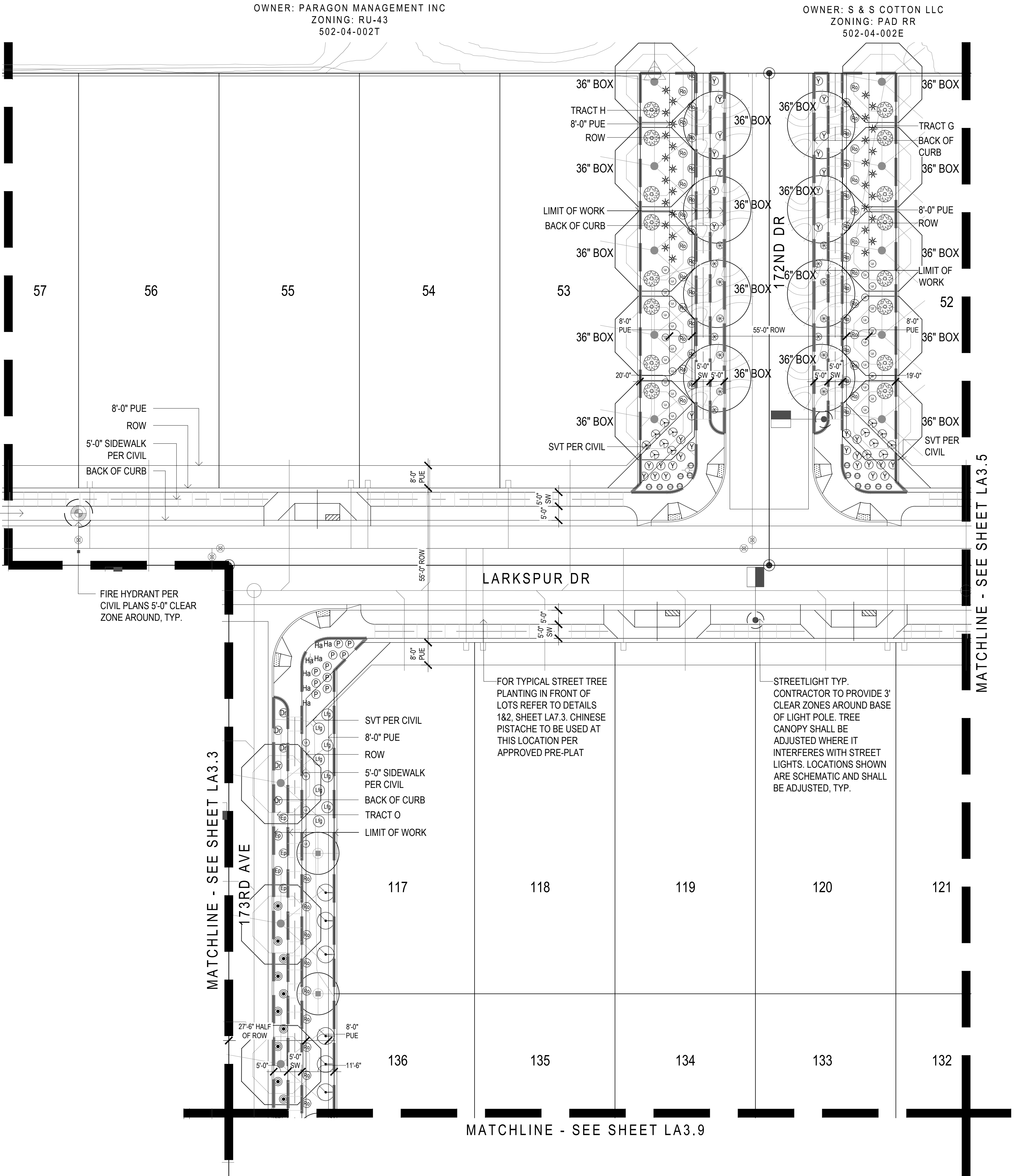
PLANT MATERIALS LEGEND					
Trees	Size	Qty.	Caliper (in.)	Height (ft.)	Width (ft.)
Chilopsis linearis Desert Willow	24" Box	22	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Chitalpa tashkinensis Chitalpa	24" Box	27	1.0"-1.5"	6.0'-7.0'	3.0'-4.0'
Ebenopsis ebano Texas Ebony	24" Box	13	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Pistacia chinensis Chinese Pistache	24" Box 36" Box	18 18	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Pistacia lentiscus Mastic Tree	24" Box	79	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Quercus virginiana Southern Live Oak	24" Box 36" Box	76 54	1.0"-1.5"	7.0'-9.0' 10.0'-12.0'	3.0'-4.0' 3.0'-4.0'
Sophora secundiflora Texas Mountain Laurel	24" Box	6	0.75"-1.0"	3.0'-4.0'	2.0'-3.0'
Ulmus parvifolia 'Aller' Elm	24" Box	47	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	161	Acacia redolens Prostrate Acacia	1 gal.	18
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	96	Hymenoxis acaulis Angelita Daisy	1 gal.	105
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	15	Ruellia 'katie' Dwarf Ruellia 'Katie'	1 gal.	157
Cordia parvifolia Littleaf cordia	5 gal.	120	Eremophila prostrata Outback Sunrise Eremophila	1 gal.	412
Dodonea viscosa Hopbush	5 gal.	56	Lantana montevidensis Purple Trailing Lantana	1 gal.	329
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	95	Lantana sp. 'New Gold' Lantana	1 gal.	348
Tecoma Slans Yellow Bells	5 gal.	38	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.	302
Vauquelinia californica Arizona Rosewood	5 gal.	23	Cacti/ Accents	Size	Qty
Large Shrubs	Size	Qty	Agave americana 'Marginata' Century Plant	5 gal.	23
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	149	Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal.	387
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	289	Dasyliroa wheeleri Desert Spoon	5 gal.	392
Medium Shrubs	Size	Qty	Hesperaloe funifera Giant Hesperaloe	5 gal.	24
Eremophila hygrophana Blue Bells	5 gal.	577	Hesperaloe parviflora 'Brakeleights' Red Yucca	3 gal.	385
Justicia spicigera Mexican Honeysuckle	1 gal.	40	Muhlenbergia capillaris 'Regal Mist'	5 gal.	440
Leucophyllum zygothylum Cimarron Sage	5 gal.	269	Nolina bigelovii Beargrass	5 gal.	19
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal.	216	Portulacaria afra minima Dwarf Elephant Food	5 gal.	92
Rosmarinus officialis Rosemary	1 gal.	188	Yucca pallida Pale Leaf Yucca	5 gal.	353
Ruellia peninsularis Desert Ruellia	5 gal.	148	Inerts	Size	Qty
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal.	14	Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA7.2	302,982 sf.	
Small Shrubs	Size	Qty	Rip-Rap, 3"-6" Where Specified See Detail 4, Sheet LA7.2	27,448 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.	108	Wood Fiber See Detail 1, Sheet LA6.10	3,532 sf.	
Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	100	Turf, Hybrid Bermuda See Detail 11, Sheet LA7.1	67,849 sf.	
Russelia equestiformis Coral Fountain	5 gal.	160	Concrete Header See Detail 5, Sheet LA6.1	6" Wide 1,616 lf.	
Lavandula stoechas Spanish Lavender	1 gal.	67			
Teucrium chamaedrys Germander	1 gal.	361			

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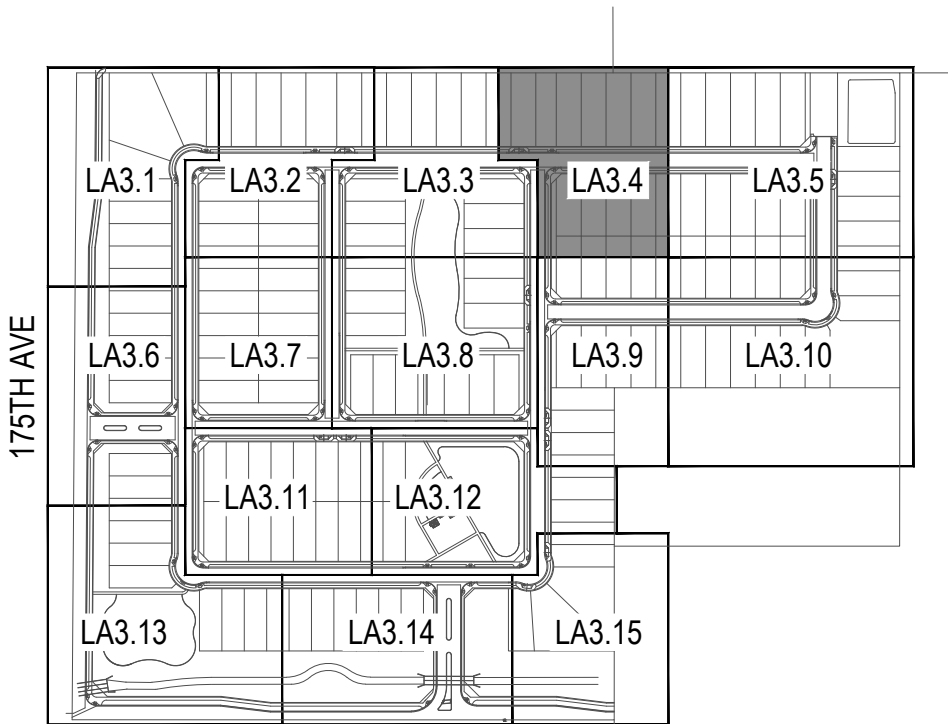
FOR TYPICAL STREET TREE PLANTING
IN FRONT OF LOTS REFER TO DETAILS
1&2, SHEET LA7.3. CHINESE PISTACHE
TO BE USED AT THIS LOCATION PER
APPROVED PRE-PLAT



PLANT MATERIALS LEGEND					
Trees	Size	Qty.	Caliper (in.)	Height (ft.)	Width (ft.)
Chilopsis linearis Desert Willow	24" Box	22	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Chitalpa tashkinensis Chitalpa	24" Box	27	1.0"-1.5"	6.0'-7.0'	3.0'-4.0'
Ebenopsis ebano Texas Ebony	24" Box	13	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Pistacia chinensis Chinese Pistache	24" Box 36" Box	18 18	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Pistacia lentiscus Mastic Tree	24" Box	79	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Quercus virginiana Southern Live Oak	24" Box 36" Box	76 54	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'
Sophora secundiflora Texas Mountain Laurel	24" Box	6	0.75'-1.0'	10.0'-12.0'	2.0'-3.0'
Ulmus parvifolia 'Allee' Elm	24" Box	47	1.75'-2.5"	10.0'-12.0'	6.0'-8.0'

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	161	Acacia redolens Prostrate Acacia	1 gal.	18
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	96	Hymenoxis acaulis Angelita Daisy	1 gal.	105
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Cordia parvifolia Littleaf cordia	5 gal.	120	Eremophila prostrata Outback Sunrise Eremophila	1 gal.	412
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Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	95	Lantana sp. 'New Gold' Lantana	1 gal.	348
Tecoma slans Yellow Bells	5 gal.	38	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.	302
Vauquelinia californica Arizona Rosewood	5 gal.	23	Cacti/ Accents	Size	Qty
Large Shrubs	Size	Qty	Agave americana 'Marginata' Century Plant	5 gal.	23
Leucophyllum langmaniae Lynn's Legacy Sage	5 gal.	149	Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal.	387
Leucophyllum frutescens Green Cloud Sage	5 gal.	289	Dasyliro wheeleri Desert Spoon	5 gal.	392
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Leucophyllum zygothylum Cimarron Sage	5 gal.	269	Nolina bigelovii Beargrass	5 gal.	19
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Rosmarinus officialis Rosemary	1 gal.	188	Yucca pallida Pale Leaf Yucca	5 gal.	353
Ruellia peninsularis Desert Ruellia	5 gal.	148	Inerts	Size	Qty
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal.	14	Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA7.2	302,982 sf.	
Small Shrubs	Size	Qty	Rip-Rap, 3"-6" Where Specified See Detail 4, Sheet LA7.2	27,448 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.	108	Wood Fiber See Detail 1, Sheet LA6.10	3,532 sf.	
Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	100	Turf, Hybrid Bermuda See Detail 11, Sheet LA7.1	67,849 sf.	
Russelia equestiformis Coral Fountain	5 gal.	160	Concrete Header See Detail 5, Sheet LA6.1	6" Wide 1,616 lf.	
Lavandula stoechas Spanish Lavender	1 gal.	67			
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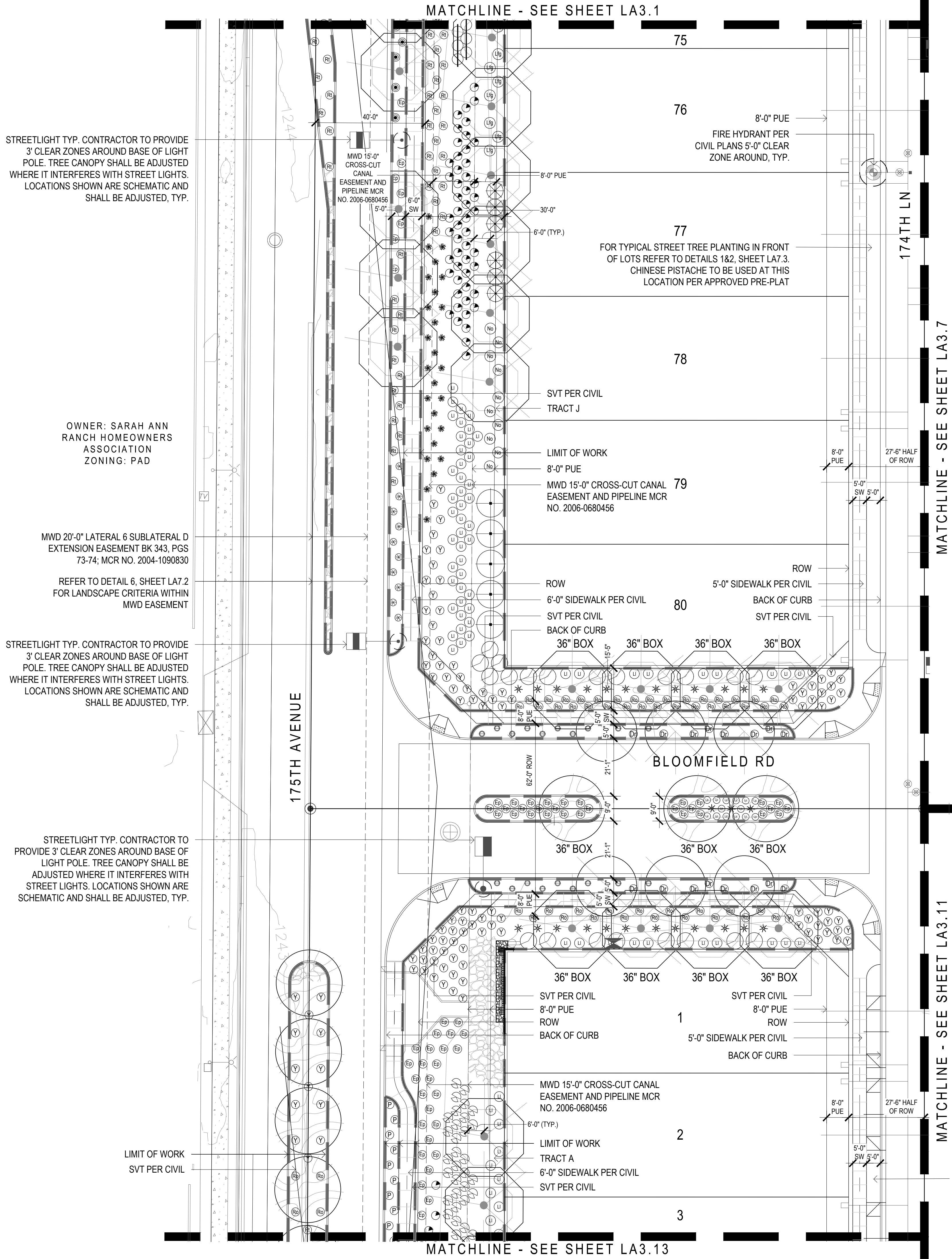
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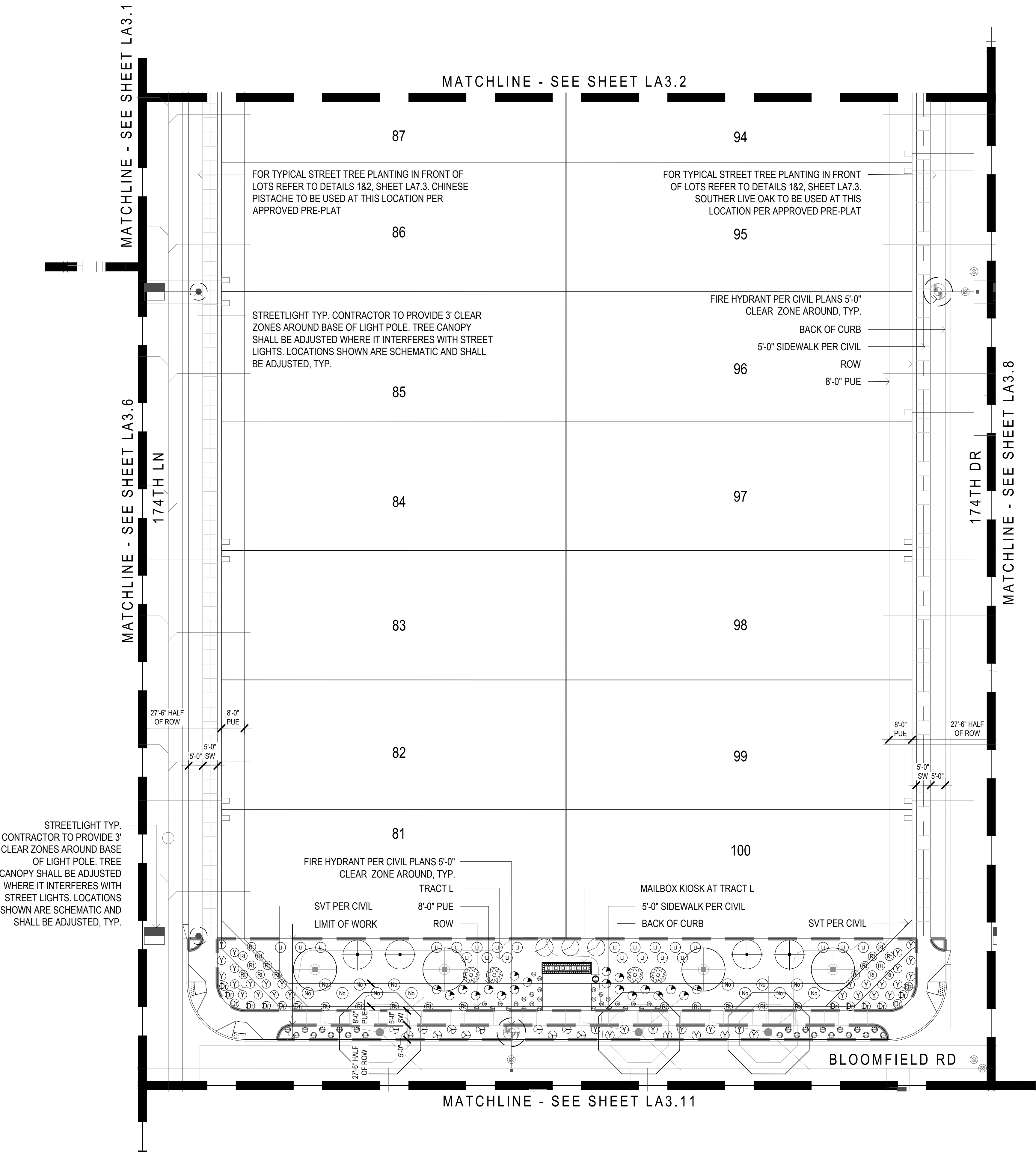


Key Map Not To Scale



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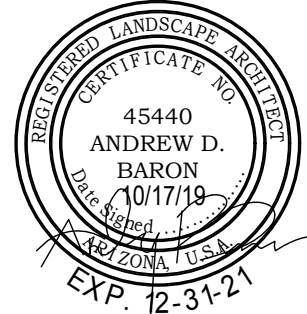
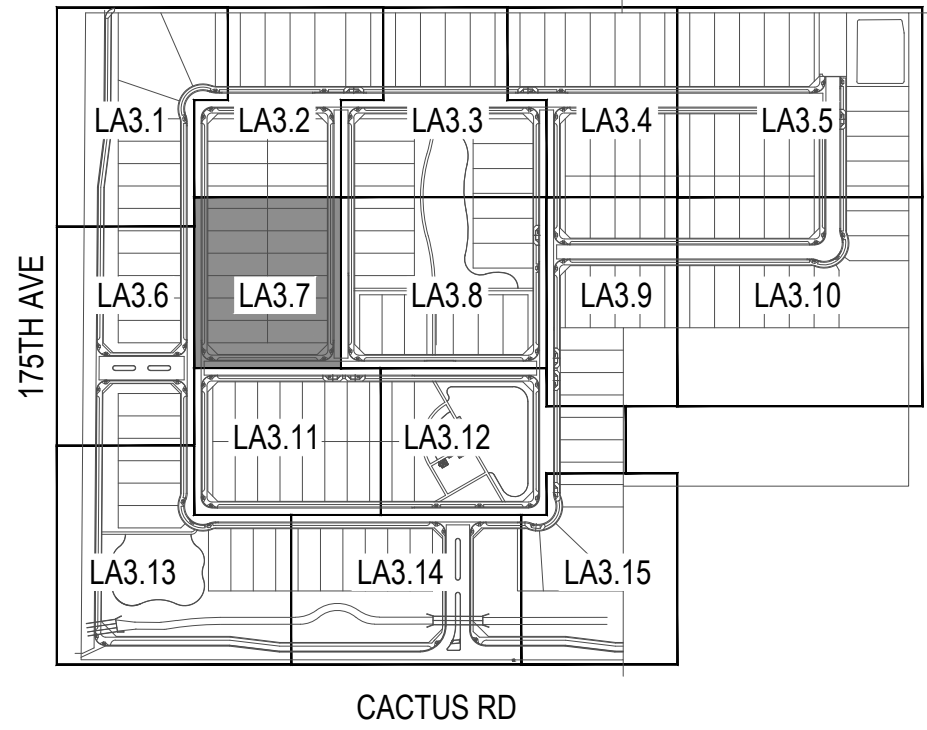




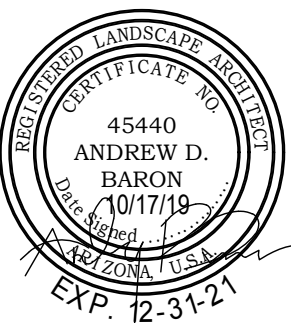
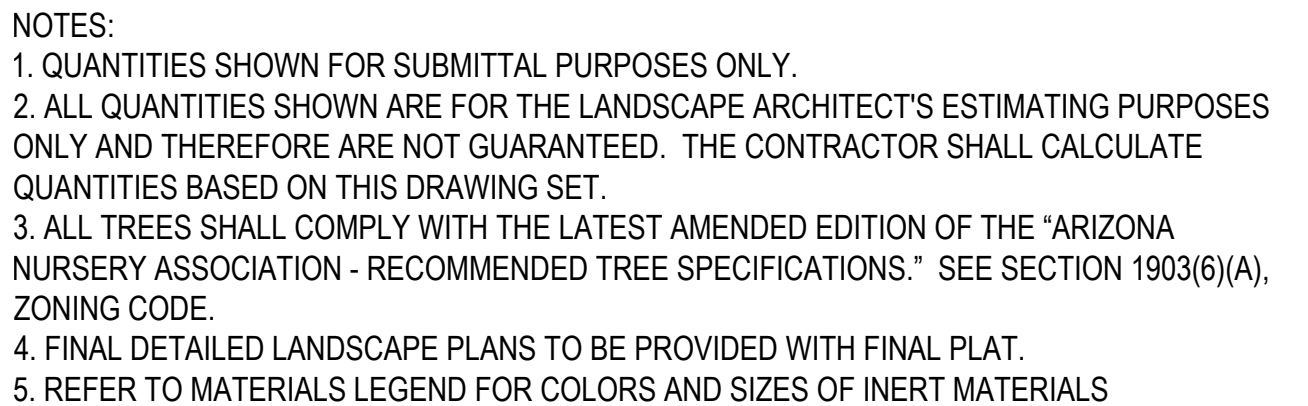
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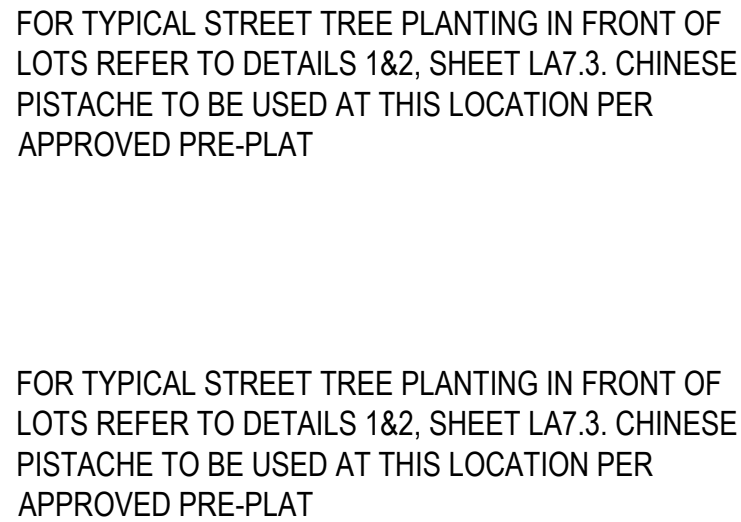
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Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	15	Ruellia 'katie' Dwarf Ruellia 'Katie'	1 gal.	157
Cordia parvifolia Littleaf cordia	5 gal.	120	Eremophila prostrata Outback Sunrise Eremophila	1 gal.	412
Dodonea viscosa Hopbush	5 gal.	56	Lantana montevidensis Purple Trailing Lantana	1 gal.	329
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	95	Lantana sp. 'New Gold' Lantana	1 gal.	348
Tecoma Slans Yellow Bells	5 gal.	38	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.	302
Vauquelinia californica Arizona Rosewood	5 gal.	23	Cacti/ Accents	Size	Qty
Large Shrubs	Size	Qty	Agave americana 'Marginata' Century Plant	5 gal.	23
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Leucophyllum frutescens Green Cloud Sage	5 gal.	289	Dasyliroa wheeleri Desert Spoon	5 gal.	392
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Justicia spicigera Mexican Honeysuckle	1 gal.	40	Muhlenbergia capillaris 'Regal Mist'	5 gal.	440
Leucophyllum zygothylum Cimarron Sage	5 gal.	269	Nolina bigelovii Beargrass	5 gal.	19
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal.	216	Portulacaria afra minima Dwarf Elephant Food	5 gal.	92
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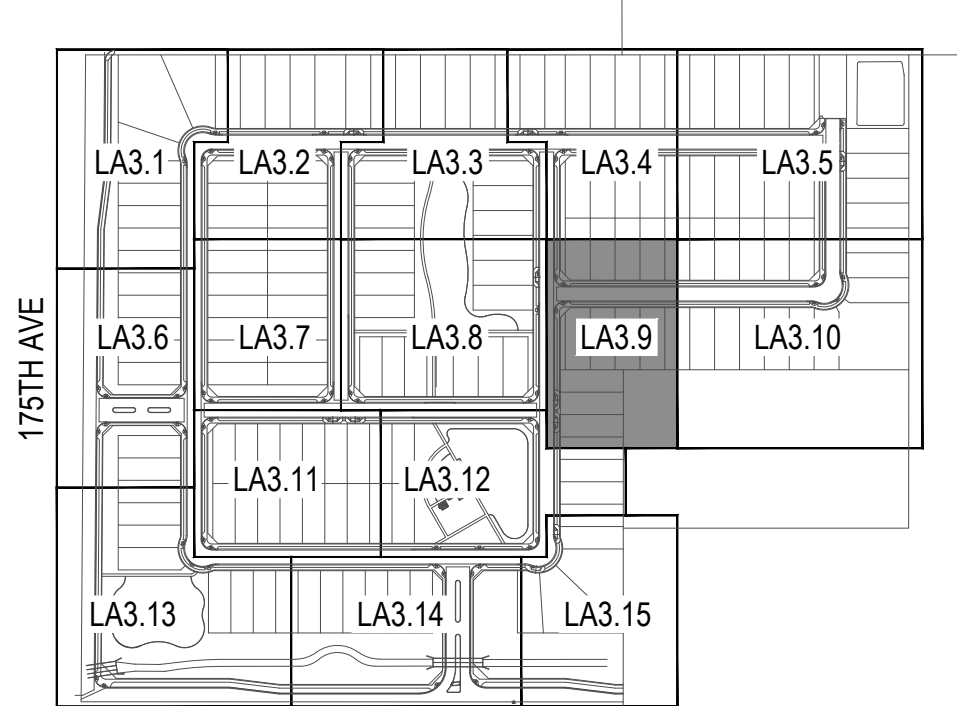




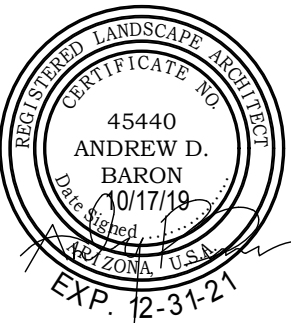
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	Eremophila hygrophana Blue Bells Blue Bells	5 gal.	577		Hesperaloe parviflora 'Redlights' 'Red Yucca'	3 gal.	385
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	Leucophyllum zygophyllum Cimarron Sage	5 gal.	269		Nolina bigelovii bignovus	5 gal.	19
	Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal.	216		Portulacaria afra minima Dwarf Elephant Foot	5 gal.	92
	Rosmarinus officinalis Rosemary	1 gal.	188		Yucca pallida Pale Leaf Yucca	5 gal.	353
	Ruellia peninsularis Desert Ruellia	5 gal.	148		Inerts	Size	Qty
	Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	14		Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA.2	302,982 sf.	
	Small Shrubs	Size	Qty		Rip-Rap 3"-6" (Where Specified See Detail 4, Sheet LA.2	27,448 sf.	
	Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.	108		Wood Fiber See Detail 1, Sheet LA.6,10	3,532 sf.	
	Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal.	100		Turf-Hybrid Bermuda See Detail 11, Sheet LA.7,1	67,849 sf.	
	Russelia equisetiformis Coral Fountain	5 gal.	160		Concrete Header See Detail 5, Sheet LA.6,1	6" Wide	1,616 lf.
	Lavandula stoechas Spanish Lavender	1 gal.	67				
	Teucrium chamaedrys Germander	1 gal.	361				

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4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAN.
5. REFER TO MATERIALS LEGEND FOR COLORS AND SIZES OF INERT MATERIALS



Key Map



Sierra Sky
Surprise, AZ 85388



revisions	
	
	
	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	10-17-19
☐ bid package	
☐ construction	
title	Planting Plan
date issued	10-17-19
scale	1" = 20'-0"
drawn by	MP, YD, LC
checked by	AB
project number	89-002-18
case number	FS19-465
sheet number	

LA3.9

Sheet 28 of 71

Page 90 of

MATCHLINE - SEE SHEET LA3.9

MATCHLINE - SEE SHEET LA3.5

FOR TYPICAL STREET TREE PLANTING IN FRONT OF LOTS REFER TO DETAILS 1&2, SHEET LA7.3. CHINESE PISTACHE TO BE USED AT THIS LOCATION PER APPROVED PRE-PLAT

FIRE HYDRANT PER CIVIL PLANS 5'-0" CLEAR ZONE AROUND, TYP.

FOR TYPICAL STREET TREE PLANTING IN FRONT OF LOTS REFER TO DETAILS 1&2, SHEET LA7.3. CHINESE PISTACHE TO BE USED AT THIS LOCATION PER APPROVED PRE-PLAT

FOR TYPICAL STREET TREE PLANTING IN FRONT OF LOTS REFER TO DETAILS 1&2, SHEET LA7.3. CHINESE PISTACHE TO BE USED AT THIS LOCATION PER APPROVED PRE-PLAT

OWNER: NWC COTTON LANE & CACTUS LLC
ZONING: PAD CR 502-04-002X

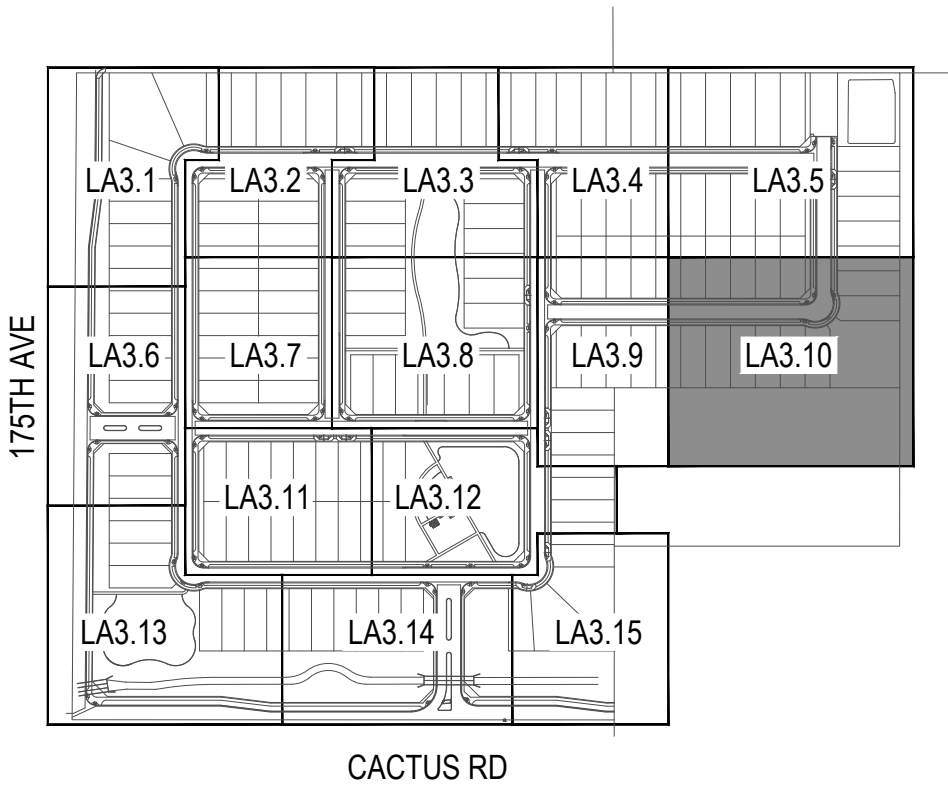
OWNER: NWC COTTON LANE & CACTUS LLC
ZONING: PAD RR 502-04-002U

PLANT MATERIALS LEGEND

Trees	Size	Qty.	Caliper (in.)	Height (ft.)	Width (ft.)
Chilopsis linearis Desert Willow	24" Box	22	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Chitalpa tashkinensis Chitalpa	24" Box	27	1.0"-1.5"	6.0'-7.0'	3.0'-4.0'
Ebenopsis ebano Texas Ebony	24" Box	13	1.0"-1.5"	5.0'-7.0'	3.0'-4.0'
Pistacia chinensis Chinese Pistache	24" Box	18	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Pistacia lentiscus Mastic Tree	24" Box	79	1.0"-1.5"	7.0'-9.0'	2.5'-3.5'
Quercus virginiana Southern Live Oak	24" Box	76	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'
Sophora secundiflora Texas Mountain Laurel	36" Box	54	1.0"-1.5"	10.0'-12.0'	3.0'-4.0'
Ulmus parvifolia 'Aller' Elm	24" Box	6	0.75'-1.0'	3.0'-4.0'	2.0'-3.0'
Ulmus parvifolia 'Aller' Elm	24" Box	47	1.75'-2.5'	10.0'-12.0'	6.0'-8.0'

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Bougainvillea 'Rosenka'	5 gal.	161	Acacia redolens Prostrate Acacia	1 gal.	18
Bougainvillea	5 gal.	96	Hymenoxis acaulis Angelita Daisy	1 gal.	105
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	15	Ruellia 'katie' Dwarf Ruellia 'Katie'	1 gal.	157
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	120	Eremophila prostrata Outback Sunrise Eremophila	1 gal.	412
Cordia parvifolia Littleleaf cordia	5 gal.	56	Lantana sp. Purple Trailing Lantana	1 gal.	329
Dodonea viscosa Hopbush	5 gal.	95	Lantana sp. 'New Gold' Lantana	1 gal.	348
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	38	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.	302
Tecoma Stans Yellow Bells	5 gal.	23	Cacti/ Accents	Size	Qty
Vauquelinia californica Arizona Rosewood	5 gal.	23	Agave americana 'Marginata' Century Plant	5 gal.	23
Large Shrubs	Size	Qty	Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal.	387
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	149	Dasyliroa wheeleri Desert Spoon	5 gal.	392
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	289	Hesperaloe funifera Giant Hesperaloe	5 gal.	24
Medium Shrubs	Size	Qty	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.	385
Eremophila hygrophana Blue Bells	5 gal.	577	Muhlenbergia capillaris 'Regal Mist'	5 gal.	440
Justicia spicigera Mexican Honeysuckle	1 gal.	40	Nolina bigelovii Beargrass	5 gal.	19
Leucophyllum zygothymum Cimarron Sage	5 gal.	269	Portulacaria afra minima Dwarf Elephant Food	5 gal.	92
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal.	216	Yucca pallida Pale Leaf Yucca	5 gal.	353
Rosmarinus officialis Rosemary	1 gal.	188	Inerts	Size	Qty
Ruellia peninsularis Desert Ruellia	5 gal.	148	Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA7.2	302,982 sf.	
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	14	Rip-Rap, 3"-6" Where Specified See Detail 4, Sheet LA7.2	27,448 sf.	
Small Shrubs	Size	Qty	Wood Fiber See Detail 1, Sheet LA6.10	3,532 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.	108	Turf, Hybrid Bermuda See Detail 11, Sheet LA7.1	67,849 sf.	
Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal.	100	Concrete Header See Detail 5, Sheet LA6.1	6" Wide 1,616 lf.	
Russelia equestiformis Coral Fountain	5 gal.	160			
Lavandula stoechas Spanish Lavender	1 gal.	67			
Teucrium chamaedrys Germander	1 gal.	361			

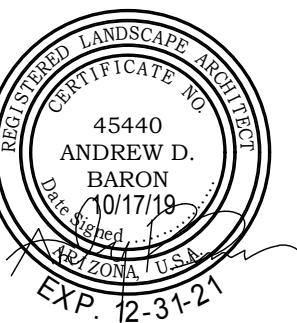
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Key Map

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Landscape Plan Submittal For
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Planting Plan

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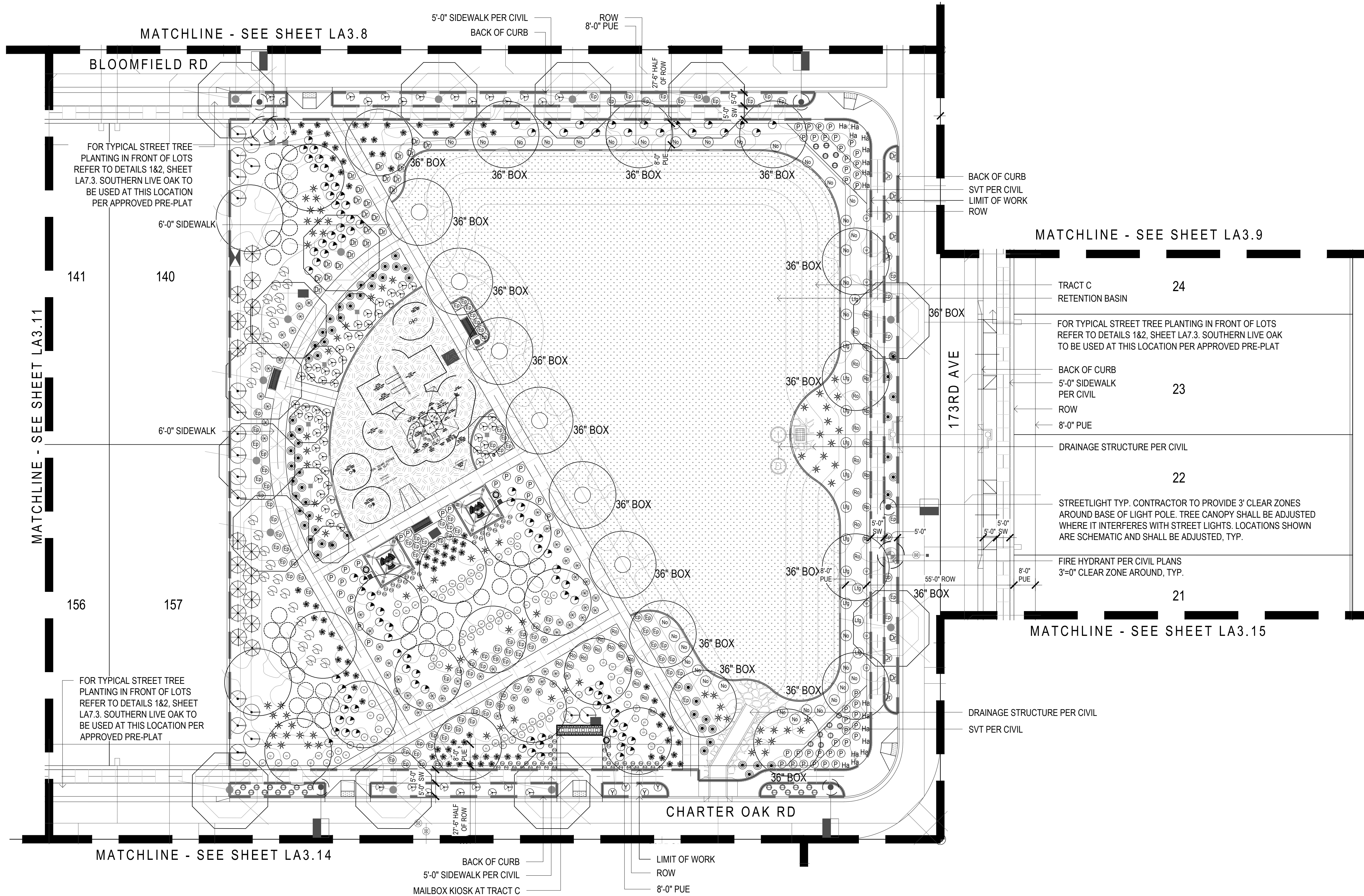
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LA3.10

sheet 29 of 71

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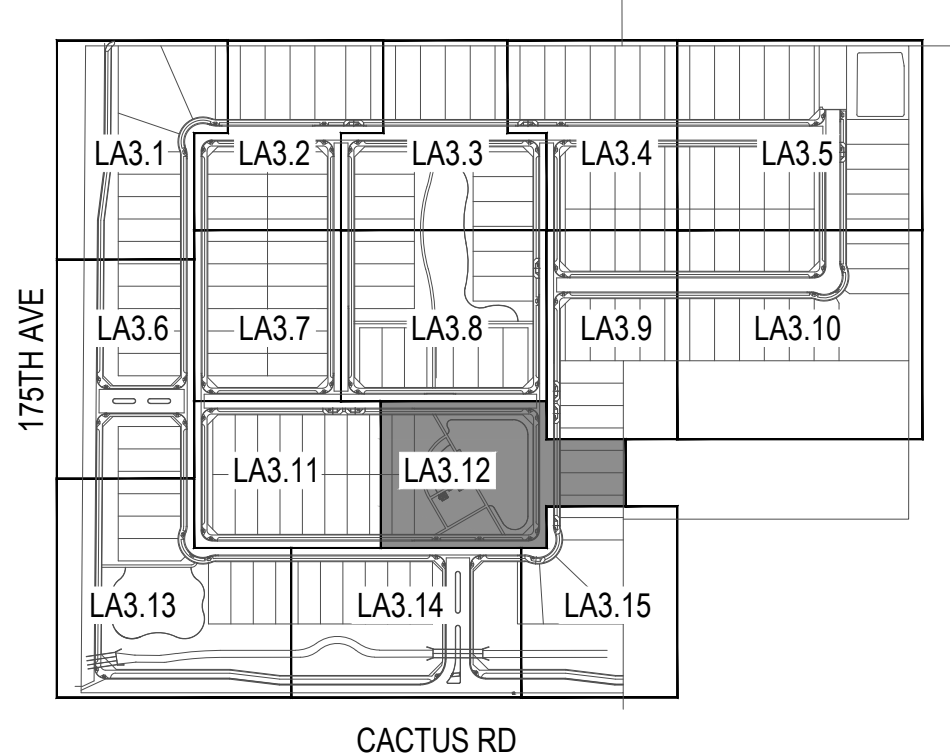




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Sophora secundiflora Texas Mountain Laurel	24" Box	6	0.75"-1.0"	3.0'-4.0'	2.0'-3.0'
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Tecoma Stans Yellow Bells	5 gal.	38	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	302
Vauquelinia californica Arizona Rosewood	5 gal.	23	Cacti/ Accents	Size	Qty
Large Shrubs	Size	Qty	Agave americana 'Marginata' Century Plant	5 gal.	23
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	149	Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal.	387
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	289	Dasyliroa wheeleri Desert Spoon	5 gal.	392
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Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA

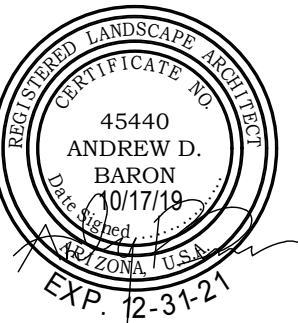
Call 811 or click Arizona811.com
In Maricopa County: (602) 253-1100



Key Map

Not To Scale

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chandler, arizona 85226
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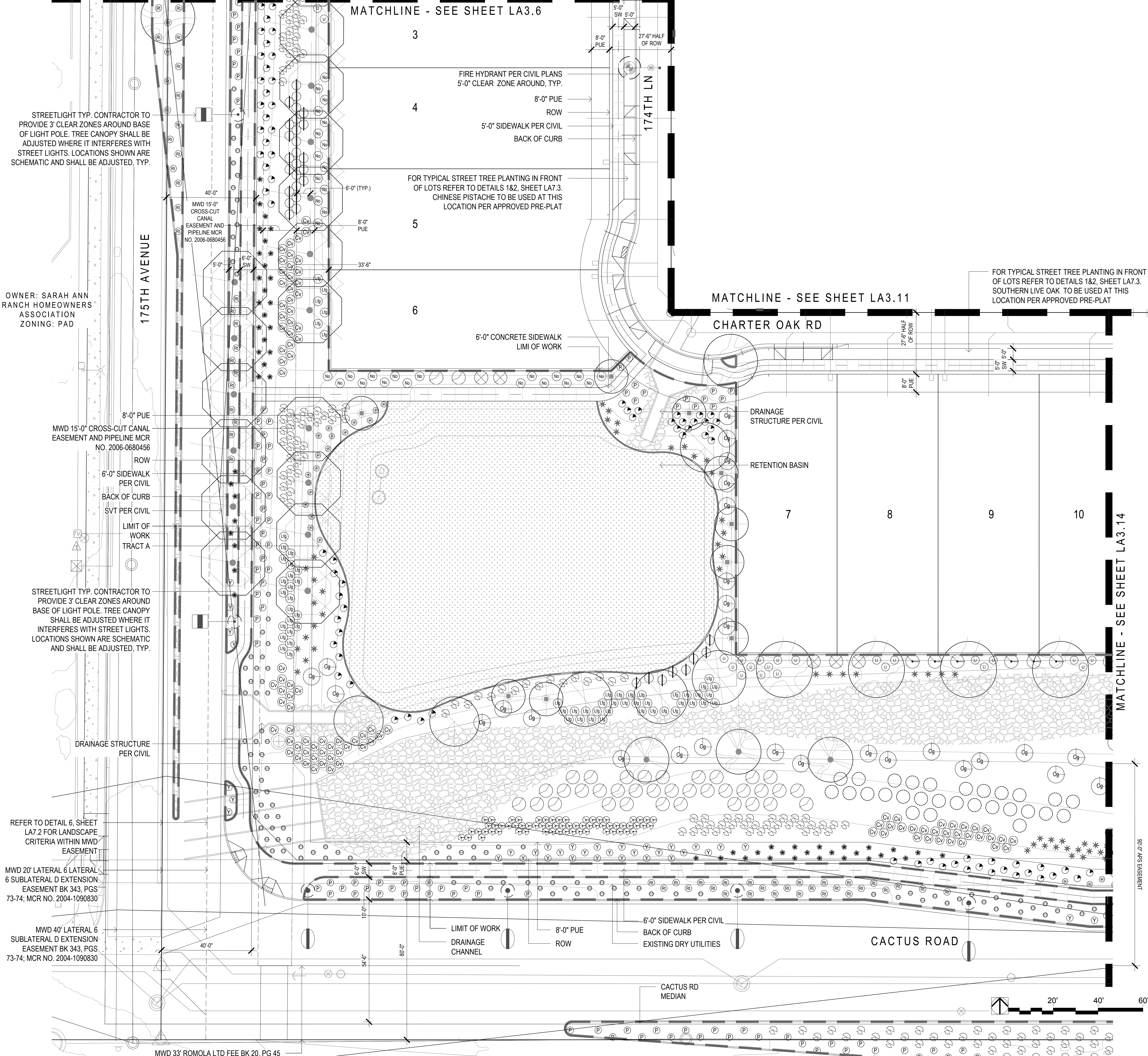


Landscape Plan Submittal For
Sierra Sky
Surprise, AZ 85388
Planting Plan

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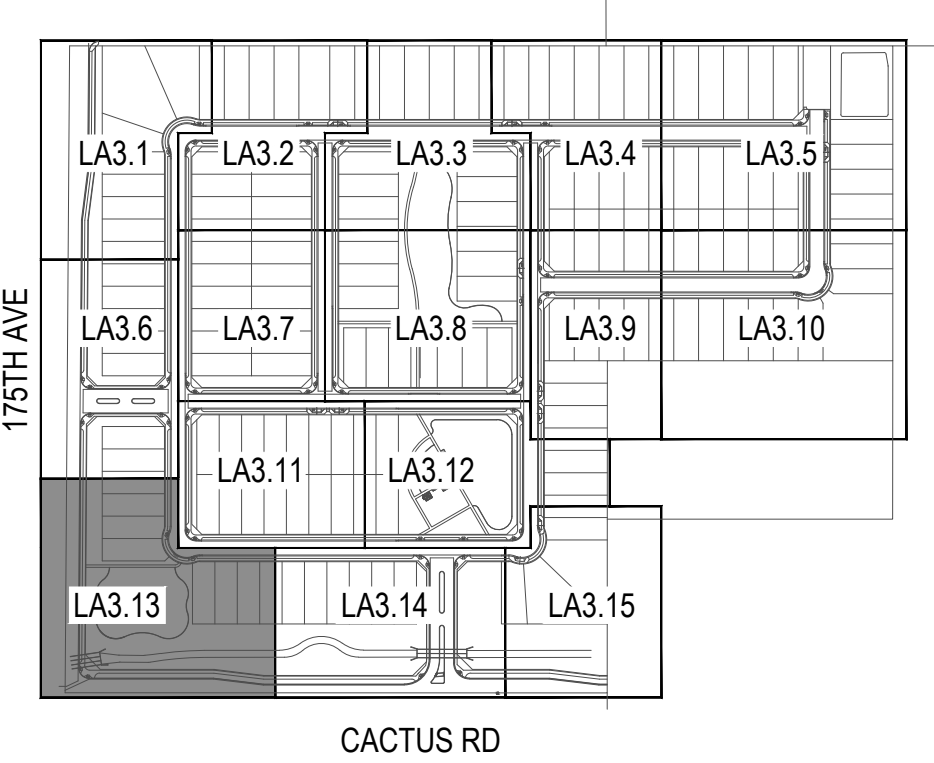
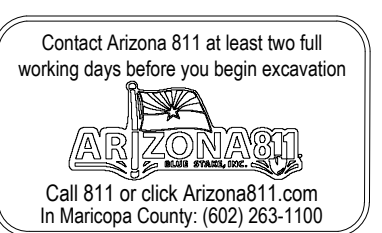
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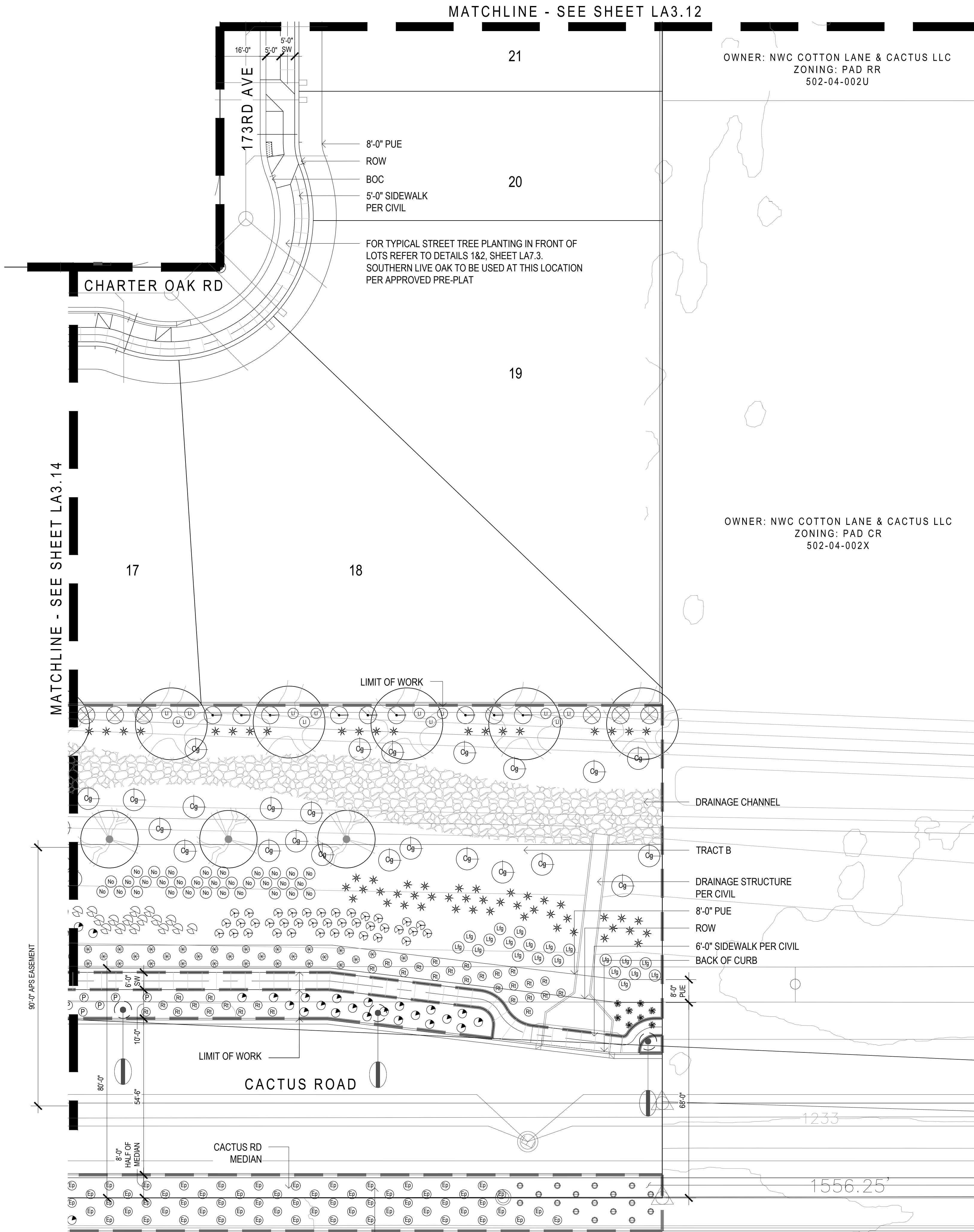
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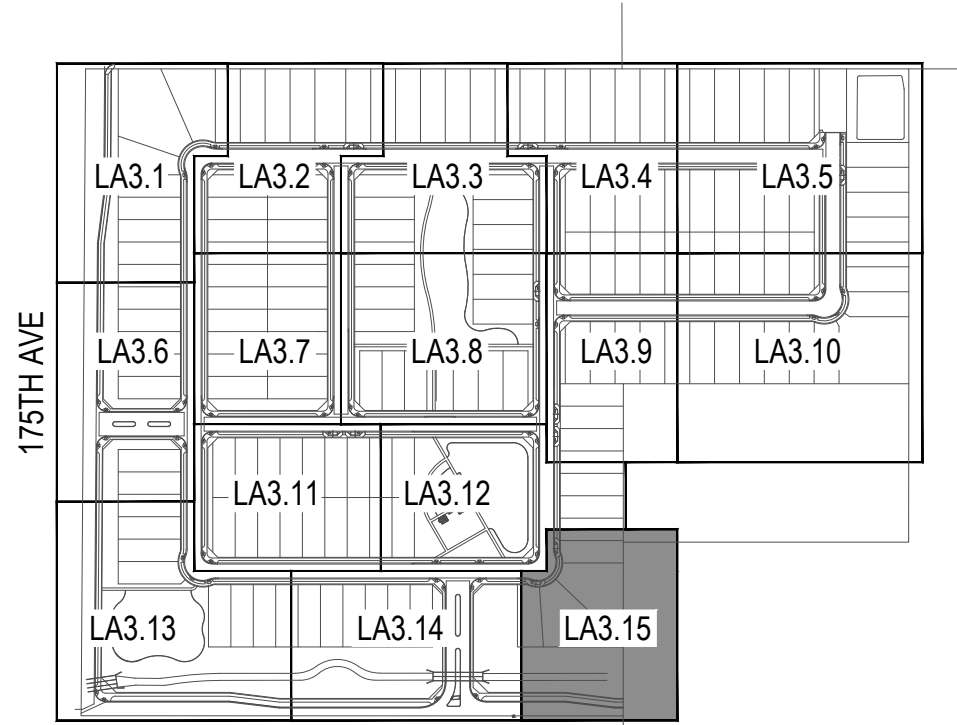
ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT, AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

PLANT MATERIALS LEGEND

Trees	Size	Qty.	Caliper (in.)	Height (ft.)	Width (ft.)
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Sophora secundiflora Texas Mountain Laurel	24" Box	6	0.75"-1.0"	3.0'-4.0'	2.0'-3.0'
Ulmus parvifolia 'Aller' Elm	24" Box	47	1.75"-2.5"	10.0'-12.0'	6.0'-8.0'

Extra Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	161	Acacia redolens Prostrate Acacia	1 gal.	18
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	96	Hymenoxis acaulis Angelita Daisy	1 gal.	105
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	15	Ruellia 'katie' Dwarf Ruellia 'Katie'	1 gal.	157
Cordia parvifolia Littleaf cordia	5 gal.	120	Eremophila prostrata Outback Sunrise Eremophila	1 gal.	412
Dodonea viscosa Hopbush	5 gal.	56	Lantana montevidensis Purple Trailing Lantana	1 gal.	329
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	95	Lantana sp. 'New Gold' Lantana	1 gal.	348
Tecoma Stans Yellow Bells	5 gal.	38	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.	302
Vauquelinia californica Arizona Rosewood	5 gal.	23	Cacti/ Accents	Size	Qty
Large Shrubs	Size	Qty	Agave americana 'Marginata' Century Plant	5 gal.	23
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	149	Aloe hyb. 'Blue Elf' Blue Elf Aloe	3 gal.	387
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	289	Dasyliroium wheeleri Desert Spoon	5 gal.	392
Medium Shrubs	Size	Qty	Hesperaloe funifera Giant Hesperaloe	5 gal.	24
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	577	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.	385
Justicia spicigera Mexican Honeysuckle	1 gal.	40	Muhlenbergia capillaris 'Regal Mist'	5 gal.	440
Leucophyllum zygothylum Cimarron Sage	5 gal.	269	Nolina bigelovii Beargrass	5 gal.	19
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	3 gal.	216	Portulacaria afra minima Dwarf Elephant Food	5 gal.	92
Rosmarinus officialis Rosemary	1 gal.	188	Yucca pallida Pale Leaf Yucca	5 gal.	353
Ruellia peninsularis Desert Ruellia	5 gal.	148	Inerts	Size	Qty
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	14	Decomposed Granite 2" Depth In All Planting Areas See Detail 1, Sheet LA7.2	302,982 sf.	
Small Shrubs	Size	Qty	Rip-Rap, 3"-6" Where Specified See Detail 4, Sheet LA7.2	27,448 sf.	
Callistemon viminalis 'Little John' Little John Bottle Brush	1 gal.	108	Wood Fiber See Detail 1, Sheet LA6.10	3,532 sf.	
Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal.	100	Turf, Hybrid Bermuda See Detail 11, Sheet LA7.1	67,849 sf.	
Russelia equestiformis Coral Fountain	5 gal.	160	Concrete Header See Detail 5, Sheet LA6.1	6" Wide 1,616 lf.	
Lavandula stoechas Spanish Lavender	1 gal.	67			
Teucrium chamaedrys Germander	1 gal.	361			

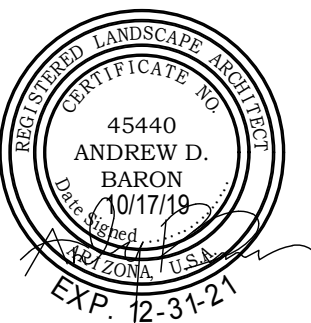
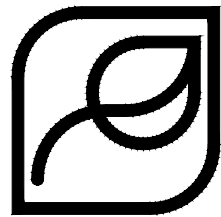
- NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.
 4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.
 5. REFER TO MATERIALS LEGEND FOR COLORS AND SIZES OF INERT MATERIALS



Key Map

Not To Scale

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
Sierra Sky
Surprise, AZ 85388
Planting Plan

Gehan
Designed for Your Life. REDESIGNED

revisions

1

2

3

issued for

☐ design dev.

☐ progress set

☒ city submittal 10-17-19

☐ bid package

☐ construction

title

Planting Plan

date issued

10-17-19

scale

1" = 20'-0"

drawn by

MP, YD, LC

checked by

AB

project number

89-002-18

case number

FS19-465

sheet number

LA3.15

sheet 34 of 71

Page 96 of 525

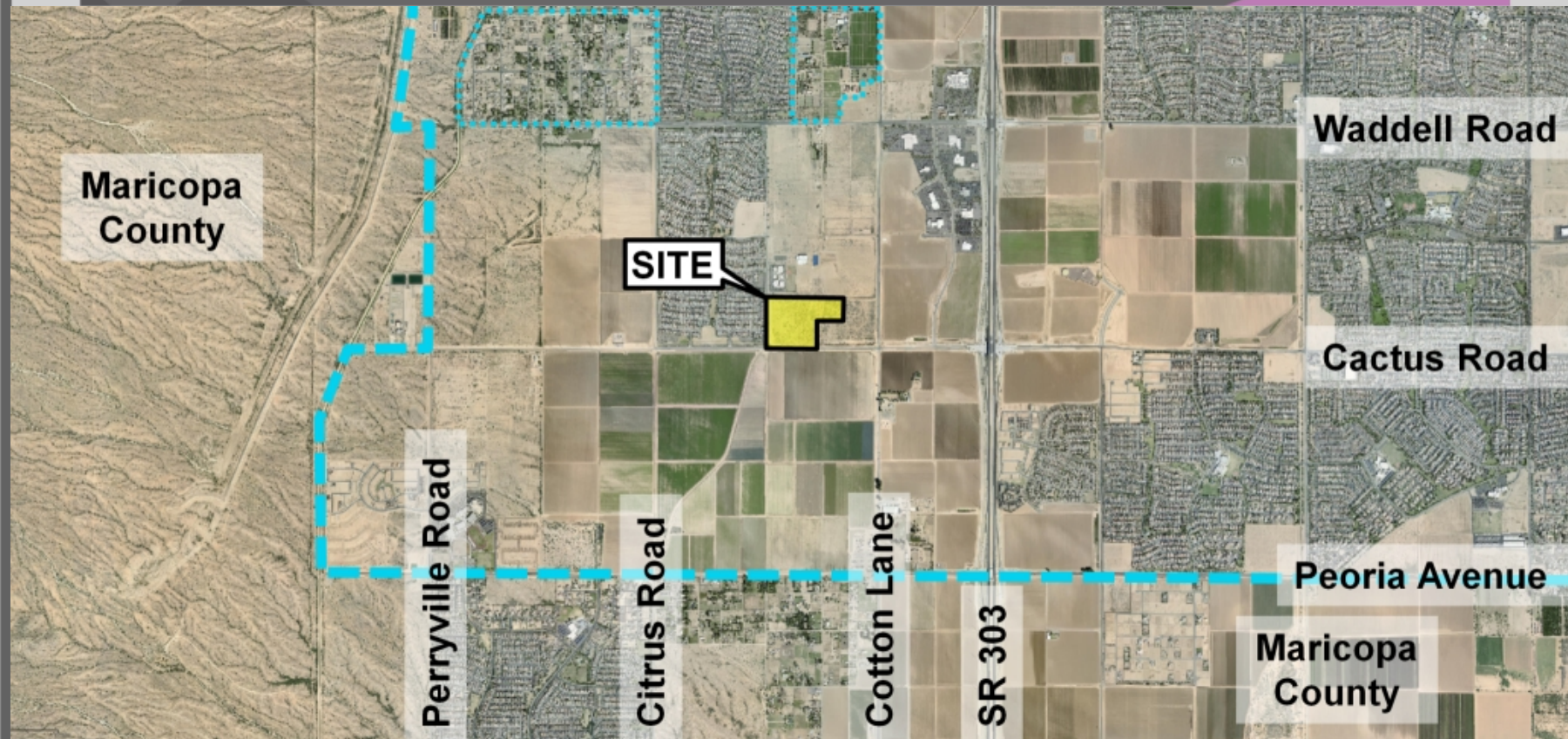


FS19-465

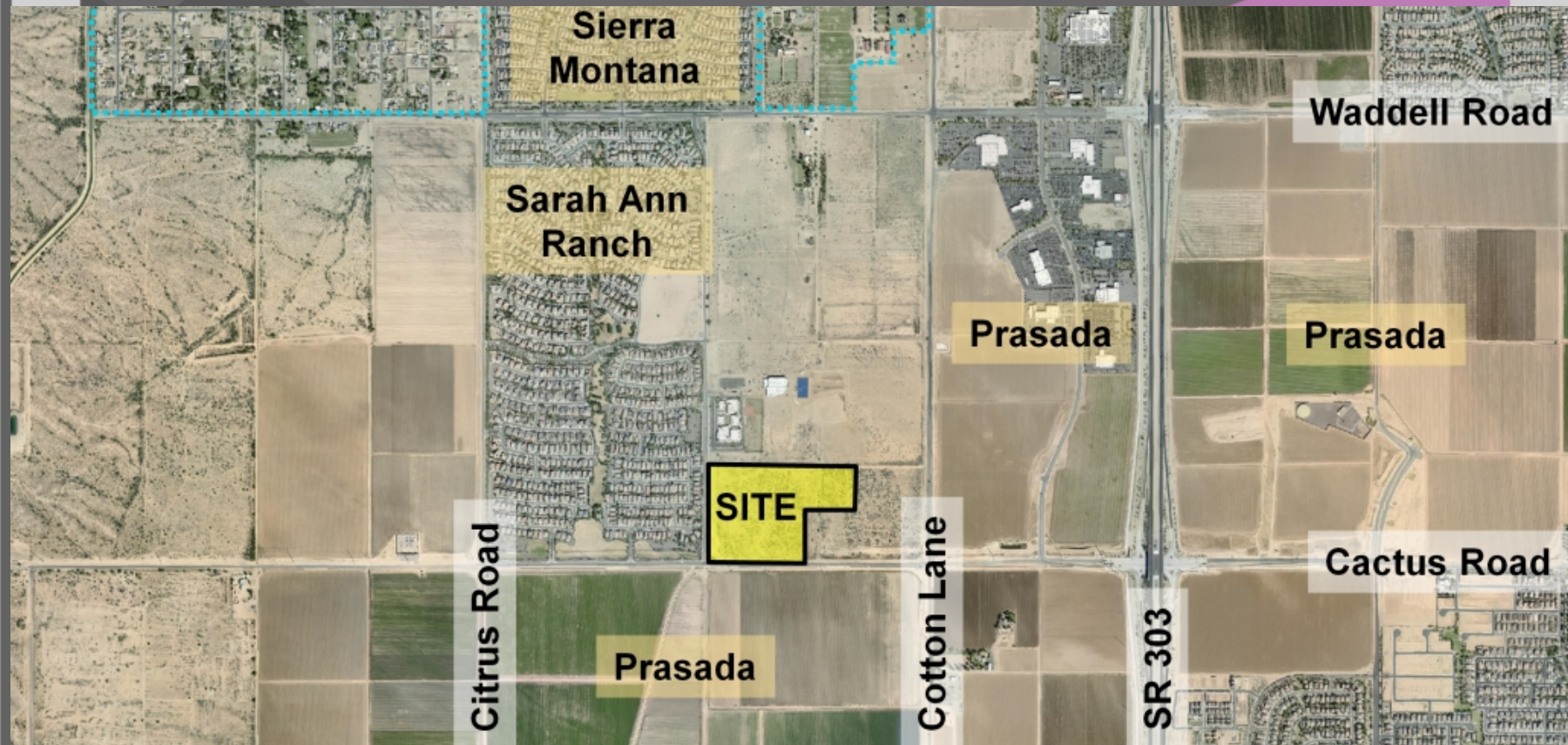
Sierra Sky Final Plat

Mayor and City Council – January 7, 2020

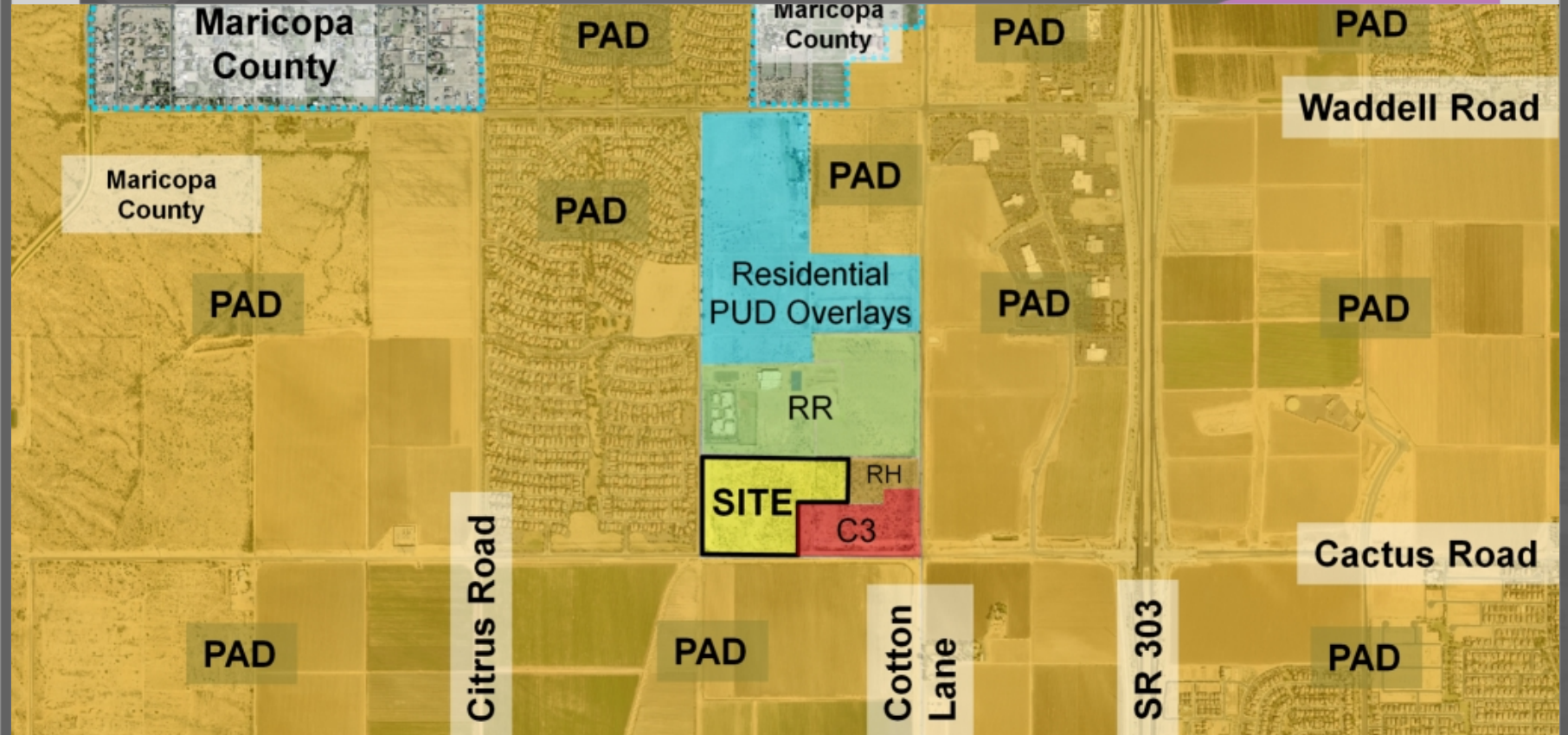
VICINITY MAP



VICINITY MAP



SURROUNDING ZONING



SARAY ANN RANCH
BOOK 813 PG 01 MCN
ZONING PAD

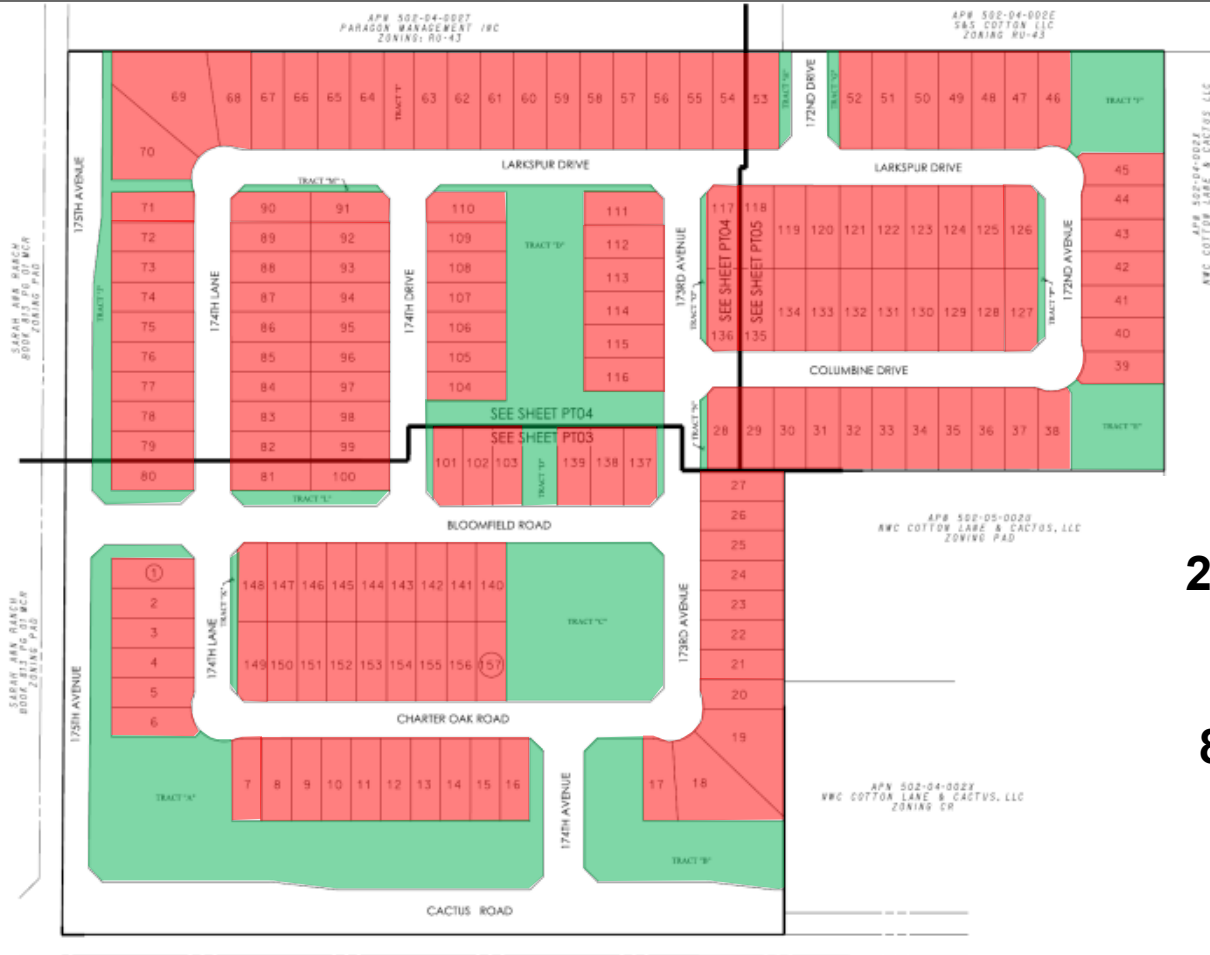
AP# 502-04-002E
S&S COTTON LLC
ZONING RU-43

APR 502-D4-DD2X
NWC COTTON LABEL & CACTUS LLC
YONKERS, NY

APR 502-05-0020
AWC COTTON LAKE & CACTOS, LLC
ZONING PAD

APN 502-04-002X
WMC COTTON LANE & CACTUS, LLC
ZONING CR

FINAL PLAT



WALL LEGEND

CONTROL	DESCRIPTION	DETAILS	SPTS
	PRIMARY THEME WALL	DETAIL 1, SHEET JAK-4	2.0K
	SECONDARY THEME WALL	DETAIL 2, SHEET JAK-4	420K (P)
	PAINING VENE PLASTER	DETAIL 3, SHEET JAK-4	100 K (P)
	BOULDER MOLD	DETAIL 4, SHEET JAK-4	1.0K (P)
	PRIMARY ENTRY MONUMENT	DETAIL 1, SHEET JAK-2	1 EA
	SECONDARY ENTRY MONUMENT	DETAIL 1, SHEET JAK-3	1 EA
	PRIMARY CORNER ACCENT PANEL	DETAIL 1, SHEET JAK-4	9 EA
	SECONDARY CORNER ACCENT PANEL	DETAIL 2, SHEET JAK-6	9 EA
	CORNER ACCENT PANEL AT PAINING VENE PLASTER	DETAIL 3, SHEET JAK-6	9 EA
	PRIMARY THEME COLUMN	DETAIL 1, SHEET JAK-5	9 EA
	SECONDARY THEME COLUMN	DETAIL 2, SHEET JAK-5	21EA
	PRIMARY THEME PLASTER	DETAIL 3, SHEET JAK-5	3 EA
	SECONDARY THEME PLASTER	DETAIL 4, SHEET JAK-5	4EA
	PAINING VENE PLASTER	DETAIL 4, SHEET JAK-6	10 EA
	MAILBOX KIOSK	DETAIL 1 & 2, SHEET JAK-4	2 EA

CMU LEGEND

COLOR	
PRIMARY THEATRE WALL	PAINT COLOR: D80102 - SPLUTTICE CMW/NO GROUND FACI CAP
SECONDARY THEATRE WALL	PAINT COLOR: D80102 - SPLUTTICE CMW/NO CMW LAP
PARTIAL WALL PANEL	PAINT COLOR: D80102 - SPLUTTICE CMW/NO CMW LAP POWDER COAT COLOR: BLACK - PRIME AND VERTICAL PROTECT
PRIMARY CORNER ACCESSION CASE	PAINT COLOR: D80102 - SPLUTTICE CMW/NO GROUND FACI CAP
SECONDARY CORNER ACCESSION CASE	PAINT COLOR: D80102 - SPLUTTICE CMW/NO CMW LAP
CEILING ACCESSION CASE OF PARTIAL WALL PANEL	PAINT COLOR: D80102 - SPLUTTICE CMW/NO CMW LAP
PRIMARY THEATRE COLUMN	PAINT COLOR: D80102 - SPLUTTICE CMW/NO GROUND FACI CAP
SECONDARY THEATRE COLUMN	PAINT COLOR: D80102 - SPLUTTICE CMW/NO CMW LAP
PRIMARY THEATRE PLASTER	PAINT COLOR: D80102 - SPLUTTICE CMW/NO GROUND FACI CAP
SECONDARY THEATRE	PAINT COLOR: D80102 - SPLUTTICE CMW/NO CMW LAP

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH THREE COLUMN SP-4 FROM O.H.
2. QUANTITIES SHOWN FOR TWO SIDINGS AND FORMING PURPOSES ONLY.
3. CONTRACTOR TO VERIFY ALL REBAR RETAIN LOCATIONS WITH HORIZONTALS PRIOR TO CONSTRUCTION. (CREVAYS REQUIRED BUILT BY HORIZONTALS)
4. CONTRACTOR TO INSTALL COMPLETE HEADER BEHIND FORMS IF WALL CENTERED ON PROPERTY LINE TO FACE OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTH OF ALL WALL PLAN SHEETS
6. WALL NUMBER LOCATION TO BE DETERMINED BY POSTMASTER
7. REFER TO MATERIALS LEGEND ON SHEET L-4 FOR C.O.D.S. AND FINISHES



QUESTIONS OR COMMENTS?

Thank You

Date: July 15, 2019

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

Re: FS19-465 Final Plat for Sierra Sky Right of Way Valuation

The Value of the Right of Way associated with FS19-465 Plath Final Plat for Sierra Sky is \$2,411,045.00.

The area being dedicated as right-of-way is 482,209 square feet. The value of the land is \$5.00/sq foot.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 1
Staff Recommendations: None

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Bell Pointe II - North and Tract LL of Bell Pointe I Plat" and dated November 11, 2019, and the related Alternative Assurance Agreement- Planning case FS19-665; Resolution # 2020-04.

Motion:

I move to approve Resolution # 2020-04 and the related Alternative Assurance Agreement.

Background:

The subject request involves a Final Plat for Bell Pointe II North. The City Council approved the original Final Plat for Bell Pointe II North on September 5, 2017. At the same time, the Council also approved an Alternative Assurance Agreement that would allow the city to withhold the recordation of the Final Plat until required infrastructure improvements were completed and accepted by the city. The original Alternative Assurance Agreement was set to expire on September 5, 2018; however, on September 4, 2018, the City Council approved a one-time extension of the Alternative Assurance Agreement, which expired on September 4, 2019.

Richmond American Homes of Arizona entered into a purchase agreement for Bell Pointe II South and submitted an amended Final Plat for that property, which was approved by the City Council on August 6, 2019. Richmond American Homes also posted Financial Assurances for Bell Pointe II South within the deadline imposed by the previous Alternative Assurance Agreement. Staff subsequently recorded the Final Plat for Bell Pointe II South.

While Bell Pointe II South was able to meet the timelines expressed in the Alternative Assurance Agreement, Bell Pointe II North did not and the Alternative Assurance Agreement expired. Richmond American Homes filed the subject Final Plat for Bell Pointe II North and updated the civil improvement plans; however, the applicant wishes to delay the posting of financial assurances until after close of escrow but before recordation of the Final Plat.

Objective Analysis:

The proposed subdivision meets the requirements of the Bell Pointe II PAD as amended and the Surprise Municipal Code (SMC). The amenities included will provide small-scale recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision will contribute to the local schools enrollment, while providing incentive for much needed

retail services in the area.

Policy Compliant:

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. The site is also located at the outer limits of the 0-6 DU/Ac ribbon of the Luke Air Force Auxiliary Field 1 Graduated Density Concept (GDC). At 4.94 DU/Ac., the proposed Amended Final Plat is consistent with the GDC and the General Plan.

Financial Impact:

This item has no direct financial impact. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 FS19-665 Bell Point II North Final Plat 01-07-20 CC Staff Report
 2. 01 FS19-665 Bell Point II North Final Plat Vicinity Map
 3. 02 FS19-665 Bell Point II North Final Plat Case Map
 4. 03 FS19-665 Bell Point II North Final Plat
 5. 04 Bell Point II North Final Plat Alternative Assurance Agreement
 6. 06 FS19-665 Bell Point II North Final Plat 01-07-20 CC Presentation
 7. Memo of Valuation RW value FS19-665 Final Plat Bell Pointe II North and tract LL of the Bell Pointe I Plat
 8. 19.12.30 RW Res 2020-04 Bell Point II North Final Plat
-

Case: FS19-665

Project Name: Bell Pointe II North Final Plat

Council District: 1 - Acacia

Meeting Date: January 7, 2020 (continued from December 17, 2019) *

Planner: Robert H. Kuhfuss, AICP
Changes from December 17, 2019 indicated with an asterisk *

Owner: Kerry Rose *

Applicant: Westwood Professional Services *

Request:

- 1) Alternative Assurance Agreement for Bell Pointe II North and Tract LL of Bell Pointe I *
- 2) Final Plat for Bell Pointe II North and Tract LL of Bell Pointe I

Site Location: Generally located north of Bell Road and east of Bell Pointe Boulevard

Area: 7.69 acres (approx.)

Density: 4.94 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Bell Pointe II PAD as amended.
- The proposed Final Plat is consistent with the Bell Pointe II Preliminary Plat.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: Approval of the requested Alternative Assurance Agreement * and Final Plat will allow the developer to legally subdivide the property.

Denial of the requested Alternative Assurance Agreement * and Final Plat will deny the applicant the opportunity to legally subdivide the property as depicted on the proposed Final Plat.

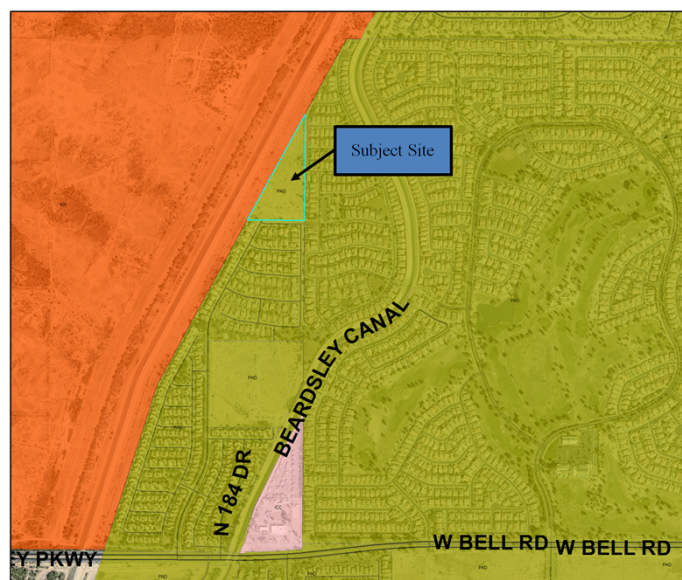
PROJECT DESCRIPTION:

Westwood Professional Services, on behalf of Kerry Rose * and Richmond American Homes of Arizona, Inc., request approval of a Final Plat for Bell Pointe II North. The City Council approved the original Final Plat for Bell Pointe II North on September 5, 2017. At the same time, the Council also approved an Alternative Assurance Agreement that would allow the city to withhold the recordation of the Final Plat until required infrastructure improvements were completed and accepted by the city. The original Alternative Assurance Agreement was set to expire on September 5, 2018; however, on September 4, 2018, the City Council approved a one-time extension of the Alternative Assurance Agreement, which expired on September 4, 2019.

Richmond American Homes of Arizona entered into a purchase agreement for Bell Pointe II South and submitted an amended Final Plat for that property, which was approved by the City Council on August 6, 2019. Richmond American Homes also posted Financial Assurances for Bell Pointe II South within the deadline imposed by the Alternative Assurance Agreement. Staff subsequently recorded the Final Plat for Bell Pointe II South.

While Bell Pointe II South was able to meet the timelines expressed in the Alternative Assurance Agreement, Bell Pointe II North did not and the Alternative Assurance Agreement expired. The applicant filed the subject Final Plat for Bell Pointe II North and updated the civil improvement plans; however, the necessary Financial Assurances were not posted *.

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



BACKGROUND:

September 11, 2003: The City Council approved the Final Plat for Bell Pointe I.

January 12, 2006: The City Council approved the PAD for Bell Pointe II under case PAD05-258.

January 18, 2017: Kerry Rose filed a request for a Minor PAD Amendment and Preliminary Plat under case FS17-041 for Bell Pointe North and South.

January 18, 2017: Kerry Rose filed a request for a Final Plat for Bell Pointe II North under case FS17-042.

January 18, 2017: Kerry Rose filed a request for a Final Plat for Bell Point II South under case FS17-043.

May 23, 2017: Staff approved the Minor Amendment to the Bell Pointe II North and South PAD for the purpose of revising lot configuration and lot yield under case FS17-041.

June 20, 2017: The City Council approved the Bell Pointe II Preliminary Plat under FS17-041.

September 5, 2017: The City Council approved an Alternative Assurance Agreement for Bell Pointe II North and Bell Pointe II South, with an expiration date of September 5, 2018.

September 5, 2017: The City Council approved Final Plats for Bell Pointe II North and Bell Pointe II South, subject to the terms of the aforementioned Alternative Assurance Agreement.

September 4, 2018: The City Council re-approved the Alternative Assurance Agreement for Bell Pointe II North and Bell Pointe II South, with an expiration date of September 4, 2019.

July 3, 2019: Richmond American Homes of Arizona, Inc. submitted an amended Final Plat and associated Improvement Plans for Bell Pointe II South, under case FS17-043.

August 6, 2019: The City Council approved the amended Final Plat for Bell Point II South under case FS17-043.

August 28, 2019: Richmond American Homes of Arizona, Inc. posted the necessary Financial Assurances for Bell Pointe II South.

November 19, 2019: Staff recorded the Final Plat for Bell Point II South.

September 19, 2019: The applicant filed a request for a Final Plat for Bell Point II North under case FS19-665, the subject case.

December 17, 2019: The Council continued the subject Final Plat request indefinitely. *

CITIZEN OUTREACH:

N/A

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: 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. The site is also located at the outer limits of the 0-6 DU/Ac ribbon of the Luke Air Force Auxiliary Field 1 Graduated Density Concept (GDC). At 4.94 DU/Ac., the proposed Final Plat is consistent with the GDC and the General Plan.

REVIEWING AGENCIES:

The original Final Plat was routed to the standard city reviewing agencies, who indicated no objections to the request. Luke Air force Base, Maricopa Water District, and Arizona Department of Transportation were included in the routing of the original Final Plat, who also indicated no objections. The subject Final Plat was routed to primary reviewing agencies, who indicated no objections to the request; however, the subject Final Plat was not routed to outside agencies.

SUMMARY:

The proposed subdivision is well designed and meets the requirements of the Bell Pointe II PAD as amended and the Surprise Municipal Code (SMC). The amenities included will provide small-scale recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed retail services in the area. The proposed Alternative Assurance Agreement and Resolution will ensure that appropriate financial assurances are in place. *

FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Bell Pointe II PAD as amended.
- The proposed Final Plat is consistent with the Bell Pointe II Preliminary Plat.
- The reviewing agencies have indicated no objections to the request.

ALTERNATIVE ACTIONS:

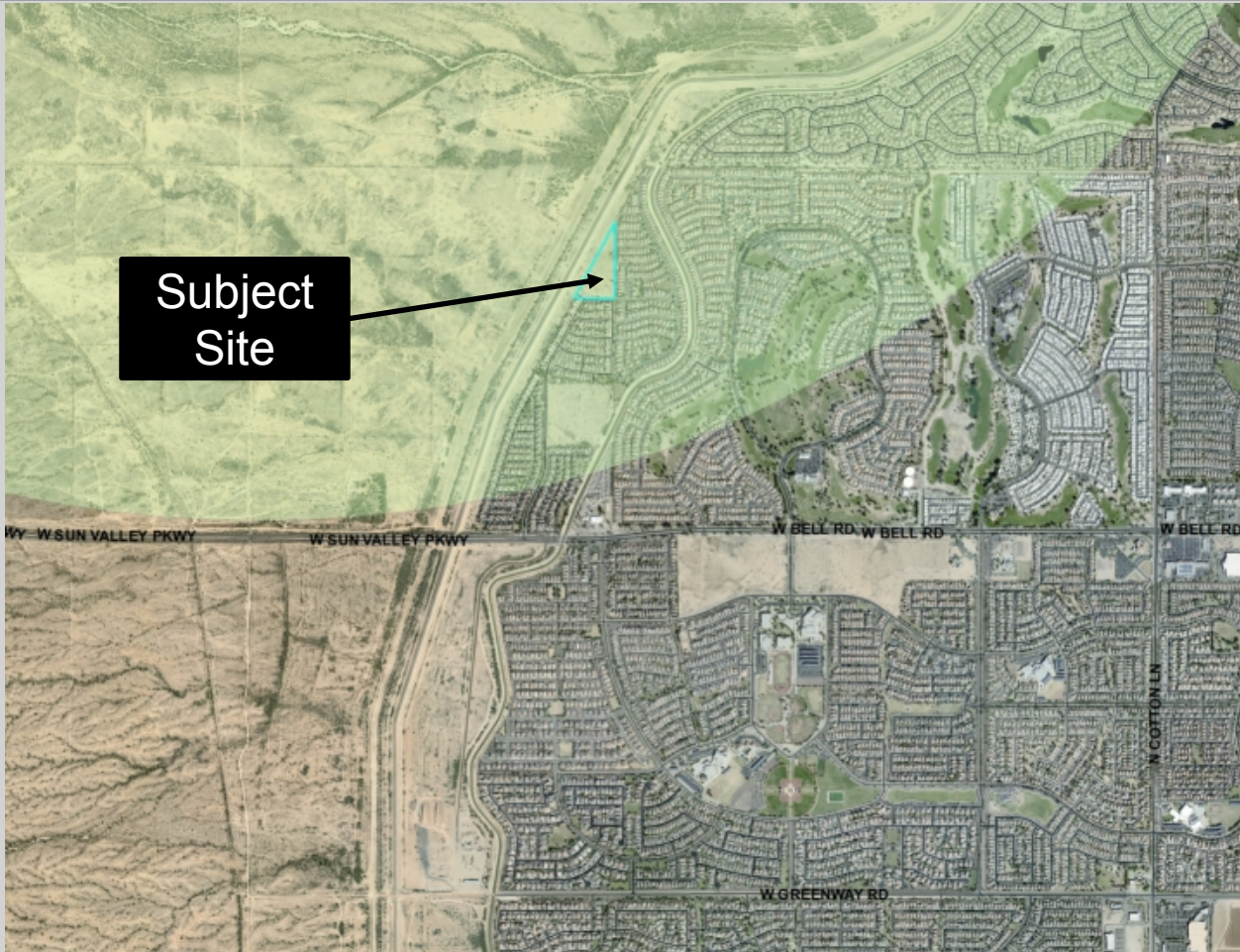
Approval of the requested Alternative Assurance Agreement * and Final Plat will allow the developer to legally subdivide the property.

Denial of the requested Alternative Assurance Agreement * and Final Plat will deny the applicant the opportunity to legally subdivide the property as depicted on the proposed Final Plat.

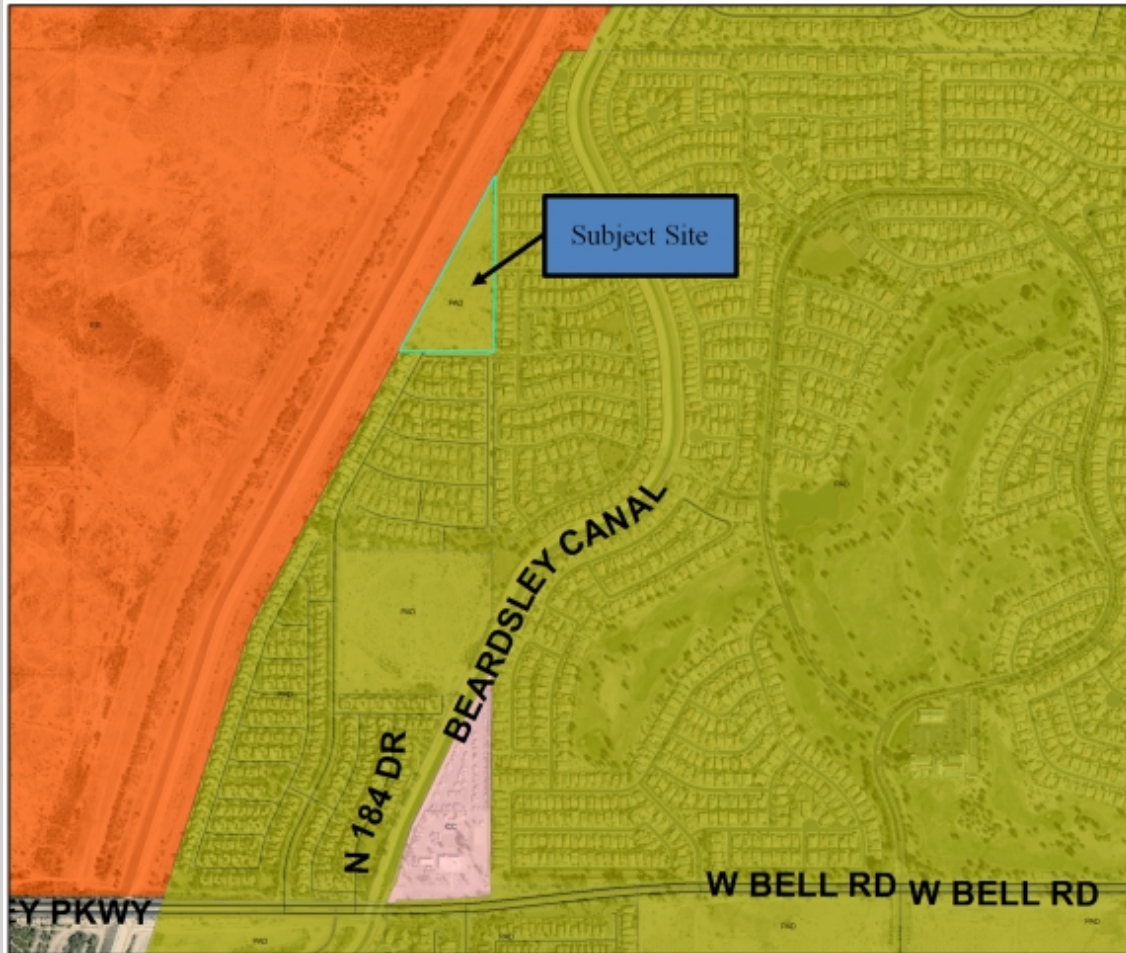
Attachments:

- 01 Bell Pointe II North Vicinity Map
- 02 Bell Pointe II North Case Map
- 03 Bell Pointe II North Final Plat
- 04 Bell Pointe II North Alternative Assurance Agreement *
- 05 Bell Pointe II North Final Plat Resolution *

Bell Point II North Vicinity Map



Bell Point II North Case Map



FINAL PLAT
FOR
"BELL POINTE II - NORTH AND TRACT LL OF THE BELL POINTE I PLAT"
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "BELL POINTE II – NORTH AND TRACT LL OF THE BELL POINTE I PLAT", A SUBDIVISION LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "BELL POINTE II – NORTH AND TRACT LL OF THE BELL POINTE I PLAT" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS–OF–WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS–OF–WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

PERPETUAL WATER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

THE WATER EASEMENTS ARE GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENTS. BY ACCEPTING THE EASEMENTS, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2019.

RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE _____ OF RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, AS OWNER AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION

TRACT LL, OF BELL POINTE I, ACCORDING TO BOOK 670, PAGE 49, RECORDS OF MARICOPA COUNTY, AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A 2-INCH MARICOPA COUNTY ALUMINUM CAP STAMPED "T4N R2W 1/4 S27 S34 RLS35632 2003" BEARS NORTH 00° 22' 21" EAST, A DISTANCE OF 5,272.65 FEET;

THENCE NORTH 00° 22' 21" EAST, ALONG THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 34, A DISTANCE OF 3,362.83 FEET TO THE SOUTHEAST CORNER OF TRACT LL OF BELL POINTE I, AS SHOWN IN BOOK 670, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH–SOUTH MID–SECTION LINE, NORTH 89° 42' 15" WEST, ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF WEATHERBY DRIVE AS SHOWN ON SAID BELL POINTE I, A DISTANCE OF 392.30 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, NORTHWESTERLY, A DISTANCE OF 19.52 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 14° 54' 44" TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, NORTHWESTERLY, A DISTANCE OF 15.55 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 15.38 FEET, THROUGH A CENTRAL ANGLE OF 57° 54' 30" TO THE NORTHEAST CORNER OF SAID TRACT LL;

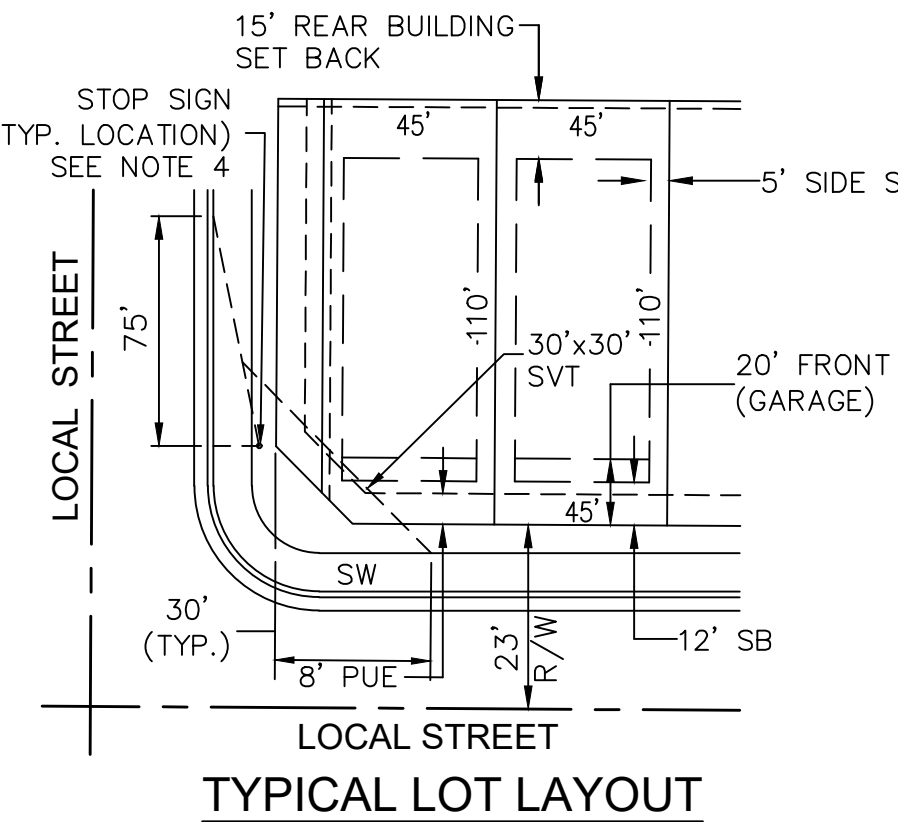
THENCE NORTH 89° 43' 13" WEST, ALONG THE NORTHERLY LINE OF SAID BELL POINTE I, A DISTANCE OF 172.90 FEET TO THE NORTHWEST CORNER OF SAID BELL POINTE I, SAID POINT LYING ON THE EASTERLY RIGHT–OF–WAY LINE OF TRILBY WASH, AS SHOWN IN BOOK 63 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 28° 36' 30" EAST, ALONG SAID EASTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1,258.21 FEET TO A CORNER OF ARIZONA TRADITIONS NORTH PARCEL XIV, AS SHOWN IN BOOK 806, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00° 22' 21" WEST, ALONG SAID NORTH–SOUTH MID–SECTION LINE, A DISTANCE OF 1,120.49 FEET TO THE POINT OF BEGINNING.

NOTES

- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REIURED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT PER LOT.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- IN ACCORDANCE WITH ARS § 9–461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42–11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1215L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.



- SIGNS, FENCES, WALLS, UTILITY BOXES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
- TREES ARENPERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT. STOP SIGN SHALL BE INSTALLED 2' MINIMUM BEHIND BACK OF CURB.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST: _____ DATE _____

CITY CLERK

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDERS' OFFICE ON APRIL 9, 1997 UNDER DOCKET NO. 97–0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS–OF–WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDERS' USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THIS IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THIS IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

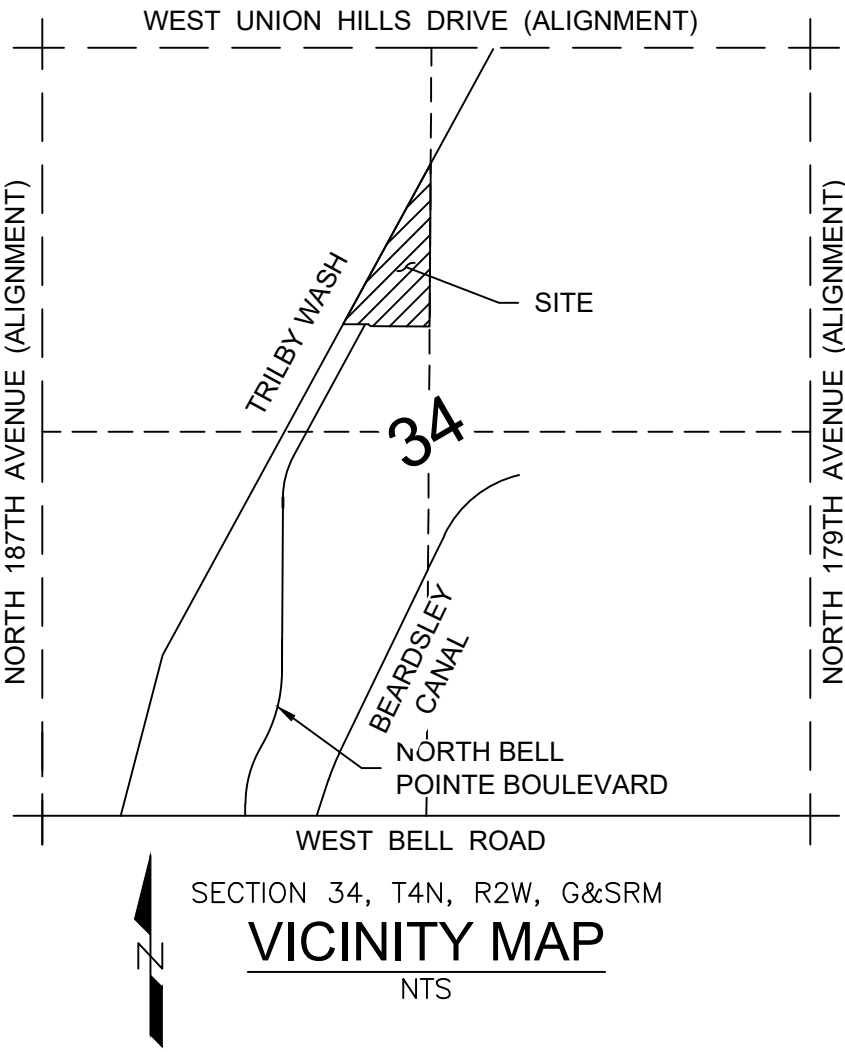
OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY.

RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT–OF–WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT–OF–WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDERS OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

CERTIFICATE OF ASSURED WATER SUPPLY

FINAL PLAT FOR "BELL POINTE II – NORTH AND TRACT LL OF THE BELL POINTE I PLAT" IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF RESOURCES.

TRACT AREA TABLE			
TRACT	SQ. FT. ±	ACRES ±	USE
TRACT A	69721	1.601	LANDSCAPING, OPEN SPACE & DRAINAGE INCLUDING AN EMERGENCY ACCESS EASEMENT AS SHOWN
TRACT B	8527	0.196	LANDSCAPING & OPEN SPACE



OWNER

RICHMOND AMERICAN HOMES OF ARIZONA INC.
16427 N SCOTTSDALE RD, STE 175
SCOTTSDALE, ARIZONA 85254
PHONE: 602.522.4704
CONTACT: RYAN HUFFMAN

SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, ARIZONA 85050
PHONE: 602.486.1154
EMAIL: bsearan@outerlimitsls.com

ENGINEER

WESTWOOD
6909 E GREENWAY PKWY, STE 250
SCOTTSDALE, ARIZONA 85254
PHONE: 480.747.6558
CONTACT: GABRIEL MARTINEZ

SITE DATA

AREA: 335,004 SF ± OR 7.69 AC ±
NUMBER OF LOTS: 38
AVERAGE LOT SIZE: 5068.5 SF
MINIMUM LOT SIZE: 4890 SF
MAXIMUM LOT SIZE: 7151 SF
AREA OF OPEN SPACE: 1.80 AC
SINGLE FAMILY AREA: 4.42 AC
RIGHT–OF–WAY AREA: 1.47 AC
% OF OPEN SPACE: 23.36%

EXISTING ZONING

PAD (BELL POINTE II, PAD05–256)

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE NORTH–SOUTH MID–SECTION LINE OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N00°22'21"E, AS SHOWN ON FINAL PLAT FOR "BELL POINTE I", RECORDED IN BOOK 670, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

- TRILBY WASH DETENTION BASIN DAM & APURTENANCES, RECORDED IN BOOK 63 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.
- BEARDSLEY CANAL RIGHT OF WAY, RECORDED IN BOOK 584, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.
- FINAL PLAT FOR "BELL POINTE I", RECORDED IN BOOK 670, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.
- ARIZONA TRADITIONS NORTH PARCEL XIV, RECORDED IN BOOK 806, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.



EXPIRES 12/31/21

CASE # FS 19-665

FINAL PLAT
FOR
"BELL POINTE II - NORTH AND TRACT LL OF THE BELL POINTE I PLAT"
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OUTER LIMITS
LAND SURVEYING

PO Box 71957
Phoenix, AZ 85050

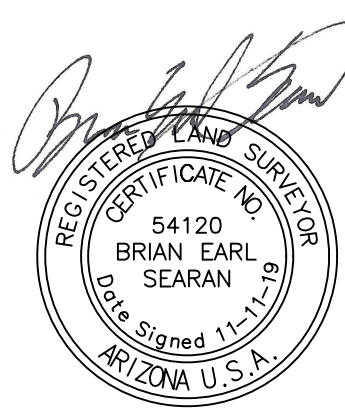
TEL: 602.486.1154
www.outerlimitslandsurveying.com

DATE: 11.11.19
DRN BY: BES
CHKD BY: BES
JOB NO. 16143
SHEET

1
OF 2

Page 117 of 525

FINAL PLAT



CASE # FS 19-665

PO Box 71957
Phoenix, AZ 85050

TEL: 602.486.1154
www.outerlimitslandsurveying.com

2
OF 2

**BELL POINTE II NORTH AND TRACT LL OF BELL POINTE I
ALTERNATIVE ASSURANCE AGREEMENT**

This Bell Pointe II North and Tract LL of Bell Pointe I Alternative Assurance Agreement ("Agreement") is dated as of this 19th day of December, 2019 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), Kerry Rose ("Owner"), and Richmond American Homes of Arizona, Inc. ("Subdivider"). The City, Owner, and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2006, required an applicant for approval of a final plat to provide a performance bond, irrevocable letter of credit, funds in escrow, or other equivalent financial guarantee to the City, prior to recording a final plat approved by the City Council, in an amount equal to one hundred percent (100%) of the cost of the labor and materials necessary to complete satisfactory construction, installation, and dedication of the required street, utility, drainage and other improvements, including any portions of such improvements which are located upon individual lots; and

WHEREAS, as an alternative to the posting of financial assurances, Surprise Municipal Code, Section 16.12.040E, in effect in 2006, allowed the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements, as follows:

Alternate Approval Procedure. As an alternate procedure and at the request of the subdivider, the City Council may approve a final plat and instruct the Community Development Director to withhold the approved final plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in subsection (A) (9) of this section. An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the final plat. The contract shall require that all improvements be completed no later than twelve months from the date the final plat was approved by the City Council and that no lot may be sold. When the completed improvements are inspected and approved by the City Engineer, the plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed improvements.

WHEREAS, Section 16.24.010.2 of the Surprise Municipal Code in effect in 2006, allows the City Council to substitute one form of financial assurance for another.

WHEREAS, Section 122-118(a)(1) of the Surprise Municipal Code currently in effect requires 125% of the total cost necessary to complete the required improvements.

WHEREAS, based on the Engineer's Cost Estimate provided by the Subdivider to the City and accepted by the City, 125% of the total cost necessary to complete the required improvements equals \$649,419.35.

WHEREAS, Subdivider has entered into an agreement with Owner to purchase the property known as Bell Pointe II North and Tract LL of the Bell Pointe I Plat, with the close of escrow to occur subsequent to the City Council approval of the final plat.

WHEREAS, Subdivider agrees to post Standard Financial Assurance in the amount of \$649,419.35 following close of escrow, but prior to recordation of the final plat.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances prior to City Council approval of the final plat, to post Standard Financial Assurance in the amount of \$649,419.35 following close of escrow and before recordation of the final plat.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:

Bell Pointe II North and Tract LL of Bell Pointe I Plat, Grading Plans

Bell Pointe II North and Tract LL of Bell Pointe I Plat, Sewer Plans

Bell Pointe II North and Tract LL of Bell Pointe I Plat, Water Plans

Bell Pointe II North and Tract LL of Bell Pointe I Plat, Paving

Bell Pointe II North and Tract LL of Bell Pointe I Plat, Streetlight Plans

Bell Pointe II North and Tract LL of Bell Pointe I Plat, Landscape Plans

Bell Pointe II North and Tract LL of the Bell Pointe I Plat, Stormwater Plans

2. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A) (9), in effect in 2006, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the Effective Date of this Agreement as a precondition to recordation of the final plat. The final plat shall become null and void and of no force or effect if the Improvements have not been constructed and approved by the City Engineer within twelve (12) months of the Effective Date.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2006, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.
4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2006, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director, and the sale of lots may proceed according to the approved and recorded plat, provided that a one-year warranty shall be submitted covering the completed Improvements.
5. If Subdivider should elect to post financial assurances as required by Surprise Municipal Code, Chapter 16.24 and Section 16.12.040(A)(9), in effect in 2006, the Community Development Director shall record the final plat as permitted by Surprise Municipal Code, Section 16.12.040(E), in effect in 2006, and the sale of lots may proceed according to the approved and recorded plat.

GENERAL TERMS AND CONDITIONS

6. Owner and Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.*, including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (Bell Pointe II North and Tract LL of the Bell Pointe I Plat), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent landowners and shall survive the expiration or other termination of this Agreement.
7. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and § 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.
8. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of the Bell Pointe II North and Tract LL of the Bell Pointe I Plat is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.
9. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.
10. Upon the conveyance of all or a portion of Bell Pointe II North and Tract LL of the Bell Pointe I Plat by Owner or its successors-in-title or assigns and the assumption by such transferee of Owner's obligations under this Agreement, Owner or its successors-in-title or

assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

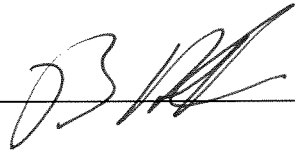
CITY OF SURPRISE, an Arizona municipal corporation

By: _____

Skip Hall, Mayor

Date: _____

RICHMOND AMERICAN HOMES OF ARIZONA, INC, Subdivider

By:  _____

Its: Executive Vice President

Date: 12/19/2019

KERRY ROSE, Owner

Date: _____

assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

11. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By: _____

Skip Hall, Mayor

Date: _____

RICHMOND AMERICAN HOMES OF ARIZONA, INC, Subdivider

By: _____

Its: _____

Date: _____

KERRY ROSE, Owner

DocuSigned by:

988B5B0591FA4A3...

12/19/2019
Date: _____

APPROVED AS TO FORM:

City Attorney: _____

ATTESTED: _____

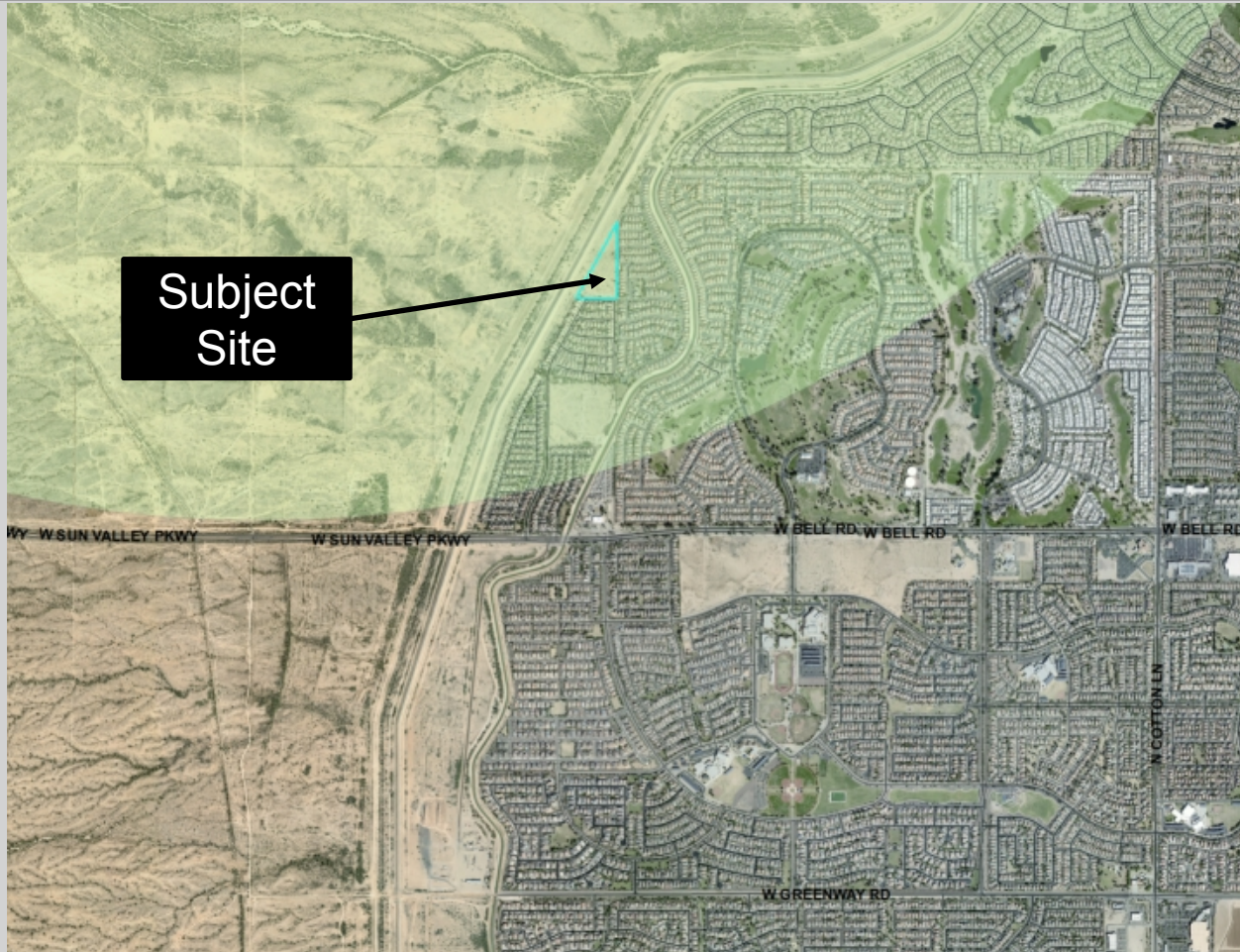
City Clerk: _____



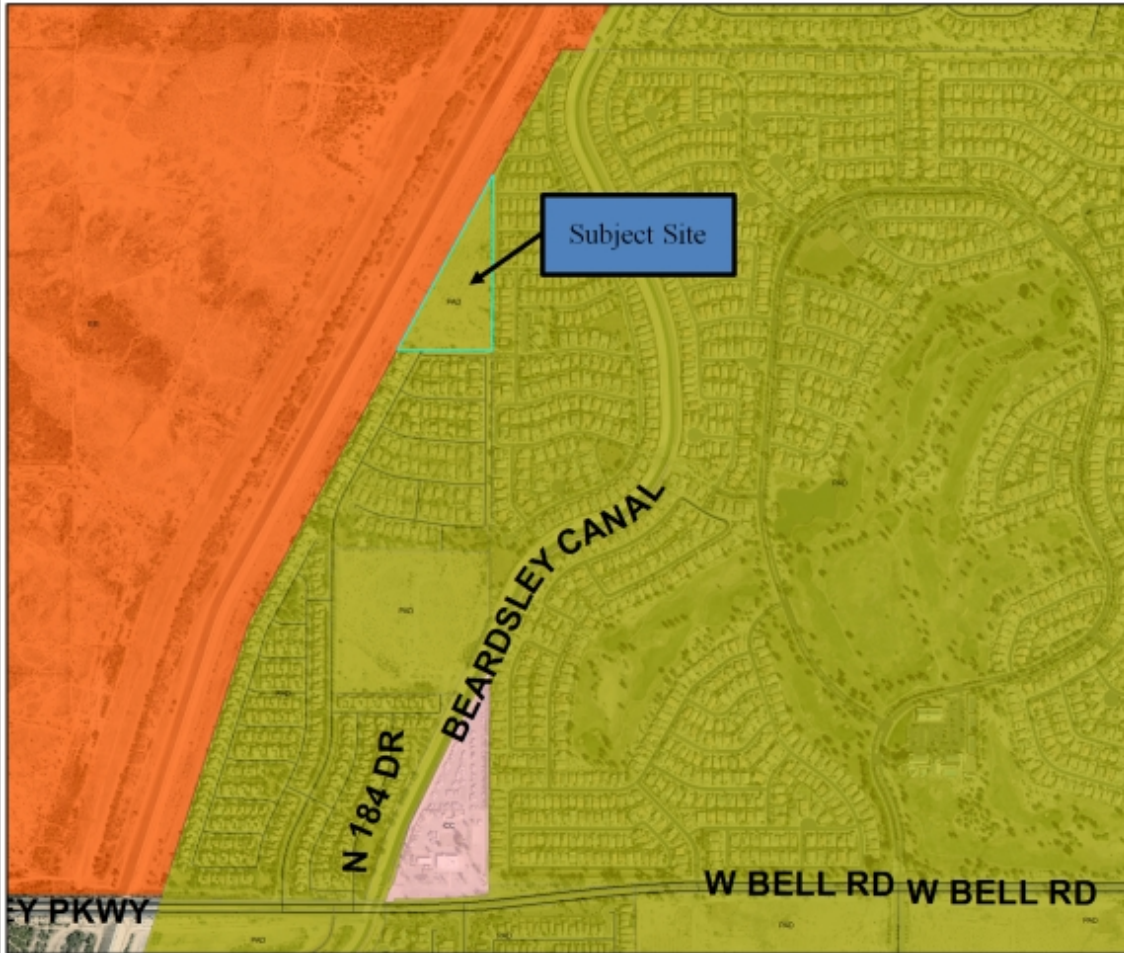
BELL POINTE II North FINAL PLAT AND ALTERNATIVE ASSURANCE AGREEMENT

January 7, 2020 City Council (continued from December 17, 2019)

Bell Point II North Vicinity Map

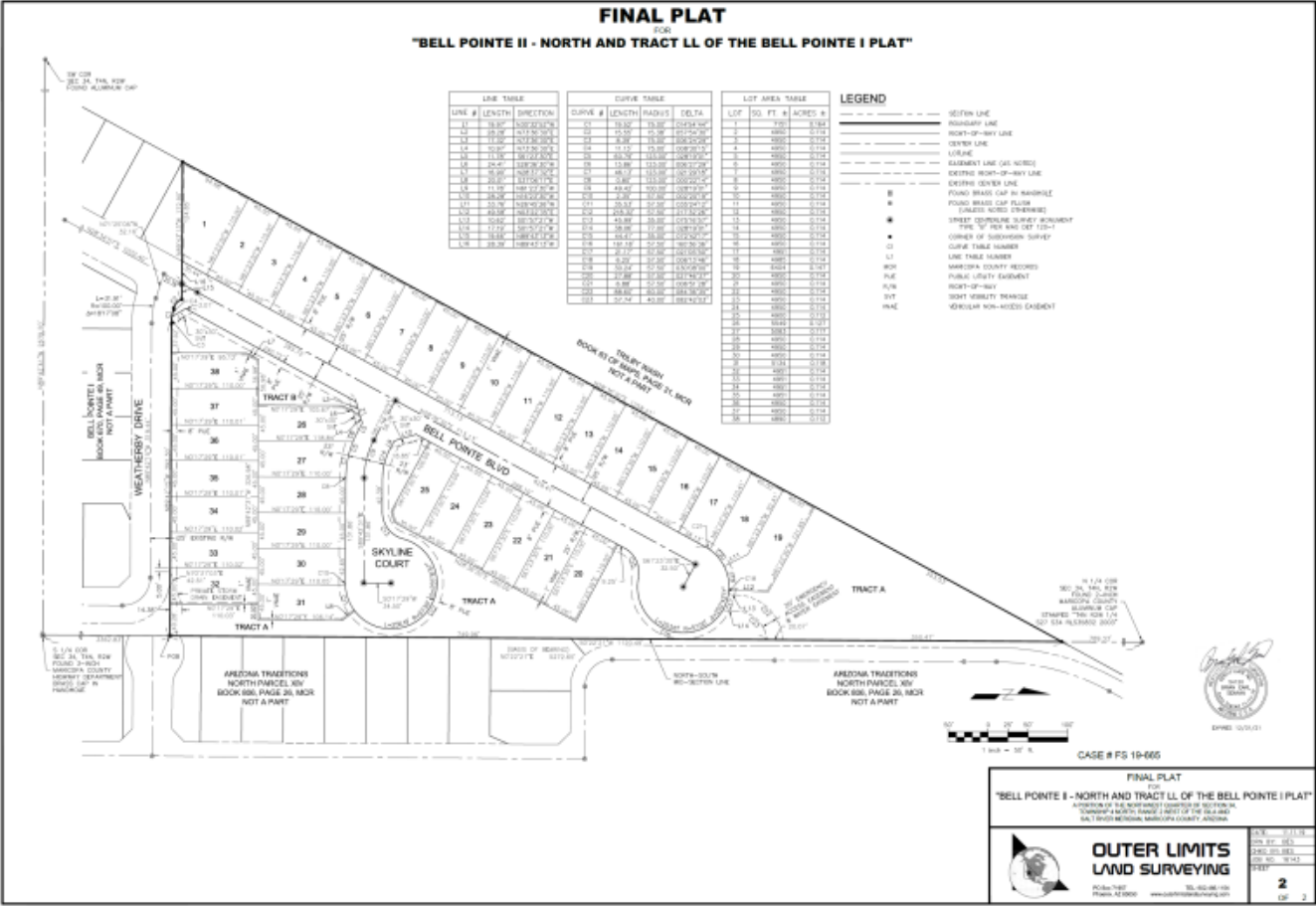


Bell Point II North Case Map





Bell Point II North Final Plat





QUESTIONS OR COMMENTS?

Thank You

Date: December 2, 2019

To: Finance

From: Lari Beth Kirkendall, Real Property Manager

**Re: FS19-655 Final Plat Bell Pointe II – North and Tract LL of the Bell Pointe I
Plat Right of Way Valuation**

The Value of the Right of Way associated with the Bell Pointe II – North and Tract LL of the Bell Pointe I Final Plat FS19-655 is \$320,165.00.

The area being dedicated as right-of-way is 64,033 square feet. The value of the land is \$5.00/sq foot.

RESOLUTION #2020-04

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED “FINAL PLAT FOR BELL POINTE II – NORTH AND TRACT LL OF THE BELL POINTE I PLAT”, GENERALLY LOCATED NORTH OF BELL ROAD AND EAST OF BELL POINTE BOULEVARD.

WHEREAS, on January 12, 2006, the Mayor and City Council approved the Bell Pointe II Planned Area Development under case # PAD05-258;

WHEREAS, on May 23, 2017, staff approved a Minor Amendment to the Bell Pointe II PAD with respect to lot configuration and lot yield under case # FS17-041;

WHEREAS, on June 20, 2017, the Mayor and City Council approved the Bell Pointe II Preliminary Plat;

WHEREAS, on September 5, 2017, the Mayor and City Council approved an Alternative Assurance Agreement pertaining to Bell Pointe II North and Bell Pointe II South;

WHEREAS, on September 5, 2017, The Mayor and City Council approved Final Plats for Bell Pointe II North and Bell Pointe II South, subject to the terms of the aforementioned Alternative Assurance Agreement;

WHEREAS, the aforementioned Alternative Assurance Agreement provided that the Bell Pointe II North and Bell Pointe II South Final Plats would not be recorded until all infrastructure improvements related to the respective sites were completed and accepted;

WHEREAS, the aforementioned Alternative Assurance Agreement allowed for Standard Financial Assurances to be posted in lieu of the Alternative Assurance;

WHEREAS, the aforementioned Alternative Assurance Agreement was set to expire on September 5, 2018;

WHEREAS, on September 4, 2018, the Mayor and City Council re-approved the Alternative Assurance Agreement for Bell Pointe II North and Bell Pointe II South;

WHEREAS, the re-approved Alternative Assurance Agreement expired on September 4, 2019;

WHEREAS, Richmond American Homes of Arizona, Inc. has entered into a purchase agreement with Kerry Rose for the Bell Pointe II North and Tract LL of the Bell

Pointe I Plat property, with the sale of the property contingent upon the City's prior approval of the Bell Pointe II North and Tract LL of the Bell Pointe I Plat Final Plat;

WHEREAS, on January 7, 2020, the Mayor and City Council approved a new Alternative Assurance Agreement pertaining to Bell Pointe II North and Tract LL of Bell Pointe I;

WHEREAS, the new Alternative Assurance Agreement relating to the Final Plat for Bell Pointe II North and Tract LL of Bell Pointe I provides that said Final Plat will not be recorded until all infrastructure improvements related to the site are completed and accepted;

WHEREAS, the new Alternative Assurance Agreement relating to the Final Plat for Bell Pointe II North and Tract LL of Bell Pointe I also provides that the City Council may accept a Standard Financial Assurance in lieu of the Alternative Assurance;

WHEREAS, the new Alternative Assurance Agreement relating to the Final Plat for Bell Pointe II North and Tract LL of Bell Pointe I further provides that Richmond American Homes of Arizona, Inc. agrees, upon acquisition of the Bell Pointe II North property inclusive of Tract LL of Bell Pointe I, to provide Standard Financial Assurances relative to Bell Pointe II North and Tract LL of Bell Pointe I in the amount of \$649,419.35;

WHEREAS, the new Alternative Assurance Agreement relating to the Final Plat for Bell Pointe II North and Tract LL of Bell Pointe I further provides that the City of Surprise, upon receipt of the aforementioned Standard Financial Assurances, and evidence of the transfer of the Bell Pointe II North and Tract LL of Bell Pointe I property to Richmond American Homes of Arizona, Inc. will record the Final Plat for Bell Pointe II North and Tract LL of Bell Pointe I; and,

WHEREAS, the proposed Final Plat complies with the Surprise Municipal Code and Surprise General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The Final Plat entitled "Final Plat for Bell Pointe II – North and Tract LL of The Bell Pointe I Plat" dated November 11, 2019 and attached as Exhibit A is hereby approved, subject to the requirements of Sections 2 through 5 below.

Section 2. Following City Council approval of the Final Plat referenced in Section 1 above and attached hereto as Exhibit A, Richmond American Homes of Arizona, Inc. shall (1) acquire legal title to and take possession of said property; and (2) post Standard Financial Assurances relating to said property in the amount of \$649,419.35.

Section 3. The City of Surprise will record the Final Plat referenced in Section 1 above and attached hereto as Exhibit A, only if Richmond American Homes of Arizona, Inc. has either completed all infrastructure improvements in accordance with the Alternative Assurance Agreement; or, has (1) provided written documentation showing that it has acquired legal title to said property, and (2) posted Standard Financial Assurances relating to said property in the amount of \$649,419.35.

Section 4. If within 60 days of approval of this Resolution by the City Council, the City of Surprise does not record the Final Plat referenced in Section 1 and attached hereto as Exhibit A, for any reason, including the failure by Richmond American Homes of Arizona, Inc. to have timely acquired title and posted financial assurances as required by Sections 2 and 3 above, the subject Final Plat shall be placed on a City Council public meeting agenda for review and possible revocation by the City Council.

Section 5. Any future amendment of this Final Plat may be approved without Resolution at the discretion of the City of Surprise.

APPROVED AND ADOPTED this _____ day of _____, 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A" FINAL PLAT

FOR
"BELL POINTE II - NORTH AND TRACT LL OF THE BELL POINTE I PLAT"
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND
 SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THAT RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "BELL POINT II -- NORTH AND TRACT LL OF THE BELL POINT I PLAT" A SUBDIVISION LOCATED IN A PORTION OF THE NORTH-WEST QUARTER OF SECTION 34, TOWNSHIP 12N, RANGE 10E, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "BELL POINT II -- NORTH AND TRACT LL OF THE BELL POINT I PLAT" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THIS NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND ANY OTHER PIPES OR CONDUITS, UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, AND ALL SUCH OTHER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

IN WITNESS WHEREOF, RICHMOND AMERICAN HOMES OF ARIZONA INC., A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2019.

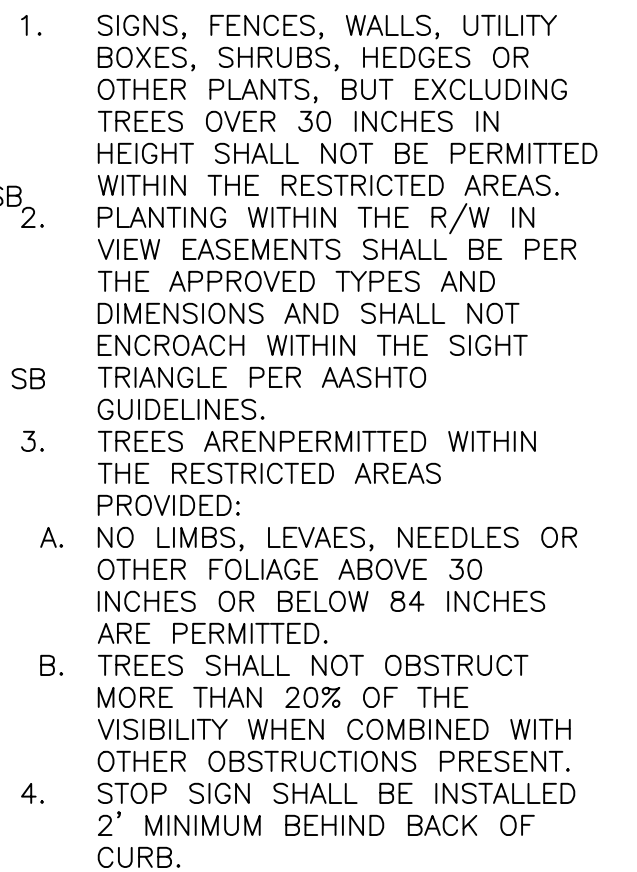
ITS: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

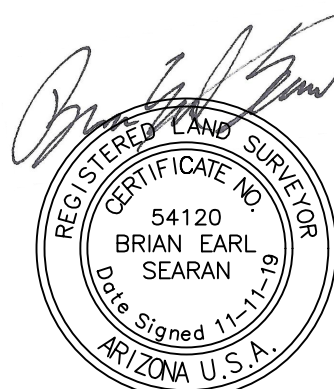
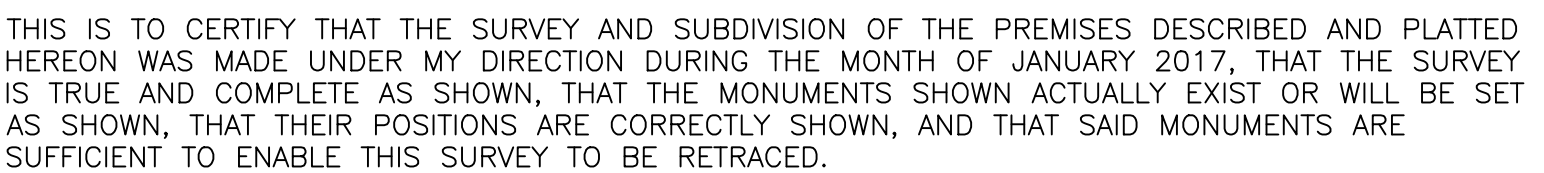
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

1. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT PER LOT.
6. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
7. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
8. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
9. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
10. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1215L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
12. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURBS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.



TRACT	SQ. FT. ±	ACRES ±	USE
TRACT A	69721	1.601	LANDSCAPING, OPEN SPACE & DRAINAGE INCLUDING AN EMERGENCY ACCESS EASEMENT AS SHOWN
TRACT B	8527	0.196	LANDSCAPING & OPEN SPACE



EXPIRES 12/31/21

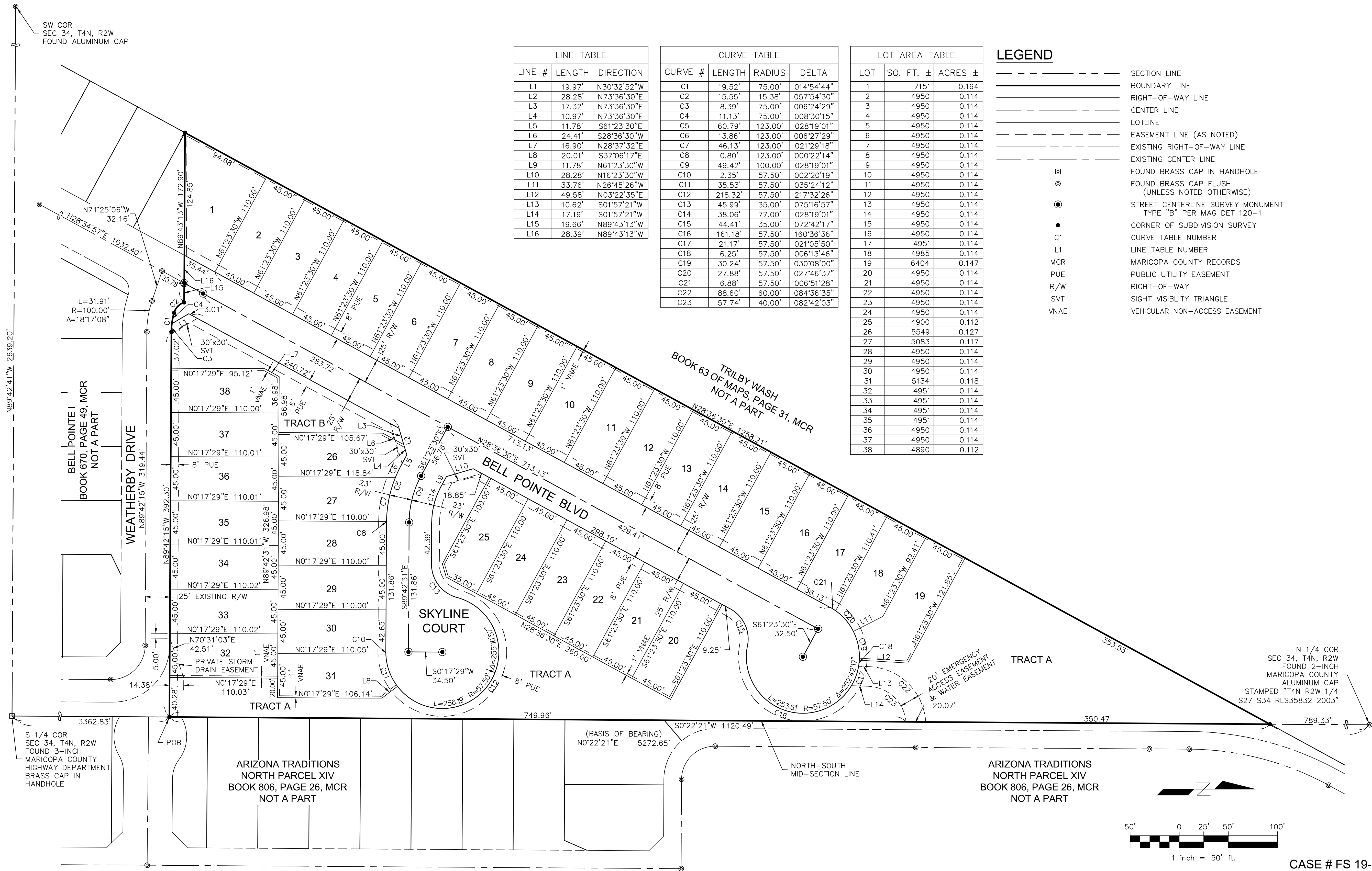
A globe showing the Americas. A right triangle is drawn in the Pacific Ocean, with its hypotenuse connecting the two points. A star is located at the vertex of the triangle in the Pacific Ocean, representing the location of the earthquake's epicenter.

PO Box 71957
Phoenix, AZ 85050

TEL: 602.486.1154
www.outerlimitslandsurveying.com

1
OF 2

FINAL PLAT
FOR
"BELL POINTE II - NORTH AND TRACT LL OF THE BELL POINTE I PLAT"

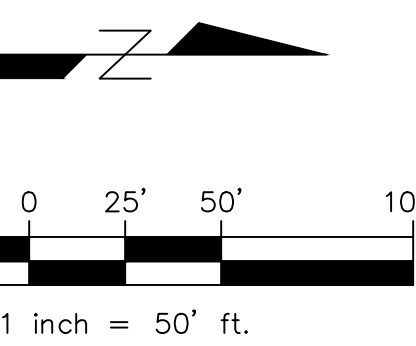


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.97'	N30°32'52"W
L2	28.28'	N73°36'30"E
L3	17.32'	N73°36'30"E
L4	10.97'	N73°36'30"E
L5	11.78'	S61°23'30"E
L6	24.41'	S28°36'30"W
L7	16.90'	N28°37'32"E
L8	20.01'	S37°06'17"E
L9	11.78'	N61°23'30"W
L10	28.28'	N16°23'30"W
L11	33.76'	N26°45'26"W
L12	49.58'	N03°22'35"E
L13	10.62'	S01°57'21"W
L14	17.19'	S01°57'21"W
L15	19.66'	N89°43'13"W
L16	28.39'	N89°43'13"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	19.52'	75.00'	014°54'44"
C2	15.55'	15.38'	057°54'30"
C3	8.39'	75.00'	006°24'29"
C4	11.13'	75.00'	008°30'15"
C5	60.79'	123.00'	028°19'01"
C6	13.86'	123.00'	006°27'29"
C7	46.13'	123.00'	021°29'18"
C8	0.80'	123.00'	000°22'14"
C9	49.42'	100.00'	028°19'01"
C10	2.35'	57.50'	002°20'19"
C11	35.53'	57.50'	035°24'12"
C12	218.32'	57.50'	217°32'26"
C13	45.99'	35.00'	075°16'57"
C14	38.06'	77.00'	028°19'01"
C15	44.41'	35.00'	072°42'17"
C16	161.18'	57.50'	160°36'36"
C17	21.17'	57.50'	021°05'50"
C18	6.25'	57.50'	006°13'46"
C19	30.24'	57.50'	030°08'00"
C20	27.88'	57.50'	027°46'37"
C21	6.88'	57.50'	006°51'28"
C22	88.60'	60.00'	084°36'35"
C23	57.74'	40.00'	082°42'03"

LOT AREA TABLE		
LOT	SQ. FT. ±	ACRES ±
1	7151	0.164
2	4950	0.114
3	4950	0.114
4	4950	0.114
5	4950	0.114
6	4950	0.114
7	4950	0.114
8	4950	0.114
9	4950	0.114
10	4950	0.114
11	4950	0.114
12	4950	0.114
13	4950	0.114
14	4950	0.114
15	4950	0.114
16	4950	0.114
17	4951	0.114
18	4985	0.114
19	6404	0.147
20	4950	0.114
21	4950	0.114
22	4950	0.114
23	4950	0.114
24	4950	0.114
25	4900	0.112
26	5549	0.127
27	5083	0.117
28	4950	0.114
29	4950	0.114
30	4950	0.114
31	5134	0.118
32	4951	0.114
33	4951	0.114
34	4951	0.114
35	4951	0.114
36	4950	0.114
37	4950	0.114
38	4890	0.112

LEGEND	
---	SECTION LINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	CENTER LINE
---	LOTLINE
---	EASEMENT LINE (AS NOTED)
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING CENTER LINE
⊕	FOUND BRASS CAP IN HANDHOLE
⊙	FOUND BRASS CAP FLUSH (UNLESS NOTED OTHERWISE)
●	STREET CENTERLINE SURVEY MONUMENT TYPE "B" PER MAG DET 120-1
•	CORNER OF SUBDIVISION SURVEY
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICULAR NON-ACCESS EASEMENT



CASE # FS 19-665

FINAL PLAT
FOR
"BELL POINTE II - NORTH AND TRACT LL OF THE BELL POINTE I PLAT"
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**OUTER LIMITS
LAND SURVEYING**
PO Box 71957
Phoenix, AZ 85005
TEL: 602.486.1154
www.outerlimitslandsurveying.com

DATE: 11.11.19
DRN BY: BES
CHKD BY: BES
JOB NO. 16143
SHEET
2
OF 2



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 1

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Mesquite Mountain Ranch III Rezone with PUD Overlay to Rezone 201.9 acres generally located on the northeast corner of Beardsley Road and 227th Avenue from Mesquite Mountain Ranch PAD and Mesquite Mountain Ranch II PAD (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay; Ordinance # 2020-05.

Motion:

I move to approve Ordinance # 2020-05.

Background:

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch PAD and Mesquite Mountain Ranch II PAD (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:

The Zone Change for Mesquite Mountain Ranch III will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

This item does not have a direct financial impact. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS18-617 - MMR III - Rezone with PUD - CC Staff Report - 010720
 2. 01 - FS18-617 - MMR III - Rezone with PUD - Maps - 010720
 3. 02 - FS18-617 - MMR III - Rezone with PUD - Rezone Document - 010720
 4. 03 - FS18-617 - MMR III - Rezone with PUD - Public Engagement - 010720
 5. 04 - FS18-617 - MMR III - Rezone with PUD - Wickenburg Letter - 010720
 6. 05 - FS18-617 - MMR III - Rezone with PUD - CC PowerPoint - 010720
 7. 06 - FS18-617 - MMR III - Rezone with PUD - Ord 2020-05 - 010720
-

REZONE WITH PUD OVERLAY

REPORT TO THE MAYOR AND CITY COUNCIL

2 **Case:** **FS18-617**

3 **Project Name:** Mesquite Mountain Ranch III

4 **Council District:** 1 - Acacia

5 **Meeting Date:** **January 7, 2020**

6 **Planner:** Hobart Wingard, Planner II

7

8 **Owner:** Elliot D Pollack and Company

9 **Applicant:** Goodwin and Marshall, Inc.

10 **Request:** Zone Change from Mesquite Mountain Ranch Planned
11 Area Development (PAD) Low Density Residential (RL-
12 5-PAD) to Mesquite Mountain Ranch III Planned Unit
13 Development (PUD) Low Density Residential (RL-5-
14 PUD), Medium Density Residential (RM-6-PUD), and
15 Open Space (OS-PUD); and

16 Zone Change from Mesquite Mountain Ranch II Planned
17 Area Development (PAD) Low Density Residential (RL-
18 5-PAD) to Mesquite Mountain Ranch III PUD Low
19 Density Residential (RL-5-PUD) and Medium Density
20 Residential (RM-6-PUD).

21 **Site Location:** Generally located on the northwest corner of Beardsley
22 Road and 219th Avenue

23 **Area and Density:** 201.9 acres at 3.2 dwelling units per acre ("du/A")

24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
25 2035

26 **Support/Opposition:** The applicant held Citizen Review meetings on May 13,
27 2019 and October 2, 2019

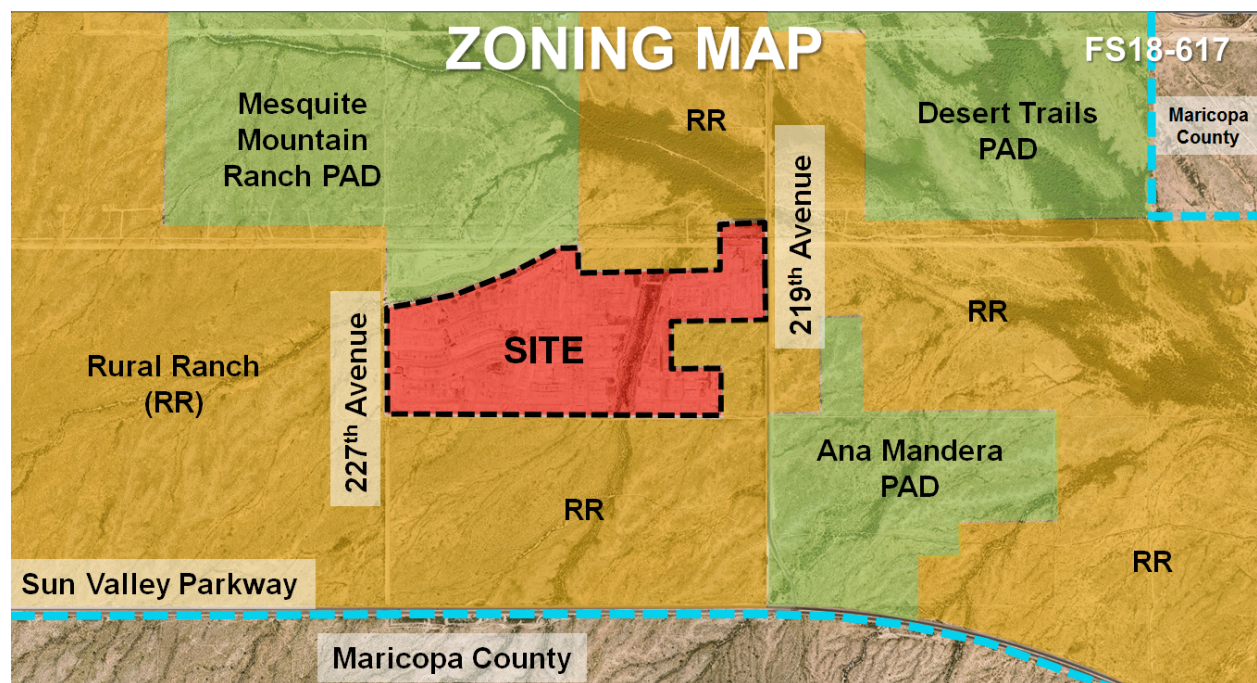
28 **Recommendation:** The Planning and Zoning Commission recommended
29 approval of the Mesquite Mountain Ranch III PUD to the
30 Mayor and City Council

PROJECT DESCRIPTION:

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch PAD and Mesquite Mountain Ranch II PAD (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Residential Ranch (RR) Vacant	Mesquite Mountain Ranch PAD Residential Ranch (RR)	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Mesquite Mountain Ranch and Mesquite Mountain Ranch II PADs	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant

BACKGROUND:

June 8, 1989: The subject parcels were annexed into the City of Surprise under Ordinance 89-05.

49 **April 27, 2006:** The Mayor and City Council approved a Preliminary Plat for Mesquite
50 Mountain Ranch Phase 1A under Case PP05-315.

51 **May 11, 2006:** The Mayor and City Council Approved a PAD for Mesquite Mountain
52 Ranch under Case PAD05-314.

53 **January 11, 2007:** The Mayor and City Council approved a Preliminary Plat for Mesquite
54 Mountain Ranch Phase 2 under Case PP06-129.

55 **January 25, 2007:** The Mayor and City Council Approved a PAD for Mesquite Mountain
56 Ranch II under Case PAD06-050.

57 **September 27, 2007:** The Mayor and City Council approved a Final Plat for Mesquite
58 Mountain Ranch Phase 1A under Case FP06-348.

59 **October 23, 2007:** The Mayor and City Council approved a Map of Dedication for Mesquite
60 Mountain Ranch Phase 1A under Case MOD06-347.

61 **February 28, 2008:** The Mayor and City Council approved a Final Plat for Mesquite Mountain
62 Ranch Phase 2 under Case FP07-288.

63 **May 17, 2018:** Staff held a Concept Review meeting with the applicant for a Rezone with
64 PUD Overlay for Mesquite Mountain Ranch III under Case CR18-203.

65 **October 19, 2018:** The applicant filed a request for a Rezone with PUD Overlay for Mesquite
66 Mountain Ranch III under Case FS18-617, the subject case.

67 **May 13, 2019:** The applicant held a Citizen Review Meeting for the subject project at the
68 Hilton Garden Inn located at 16601 North Stadium Way.

69 **October 2, 2019:** The applicant held a Citizen Review Meeting for the subject project at the
70 Western Peaks School Media Center located at 18063 West Surprise Loop South.

71 **December 5, 2019:** The Planning and Zoning Commission recommended approval of the
72 subject request to the Mayor and City Council.

73

74 **CITIZEN REVIEW:**

75 The applicant held Citizen Review meetings on May 13, 2019 and October 2, 2019. The
76 meetings were lightly attended and the questions all were from landowners seeking out
77 development information in their rural area. The site was also posted in accordance with the
78 Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also
79 sent notices via First Class mail in accordance with the SUDC and state statute.

80

81 **ANALYSIS AND DISCUSSION:**

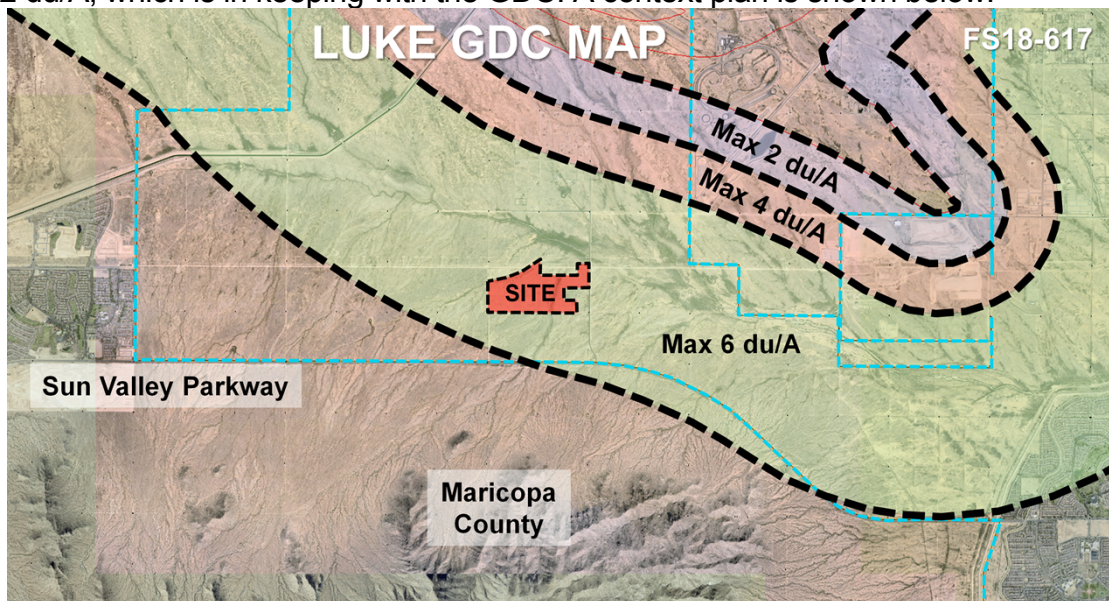
82 The subject zone change request involves a zone change from:

- 83 • Mesquite Mountain Ranch Planned Area Development (PAD) Low Density
84 Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development
85 (PUD) Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-
86 PUD), and Open Space (OS-PUD); and

- Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).

The project anticipates 652 single-family residential lots over approximately 201.9 acres for a gross density of 3.2 du/A. The PUD Overlay intended to modify development standards and limit density.

The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Auxiliary Field 1 Graduated Density Concept (GDC). The subject project provides a density of 3.2 du/A, which is in keeping with the GDC. A context plan is shown below:



Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain modifications to the development standards.

The proposal will provide eight (8) different lot sizes within the two (2) proposed zoning districts.

MESQUITE MOUNTAIN RANCH LAND USE SUMMARY					
LAND USE	OPEN SPACE/ PARK ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
53' x 120'	7.2	32.8	115	3.5	17.6%
63' x 130'	5.9	31.8	90	2.8	13.7%
48' x 115'	8.5	40.6	165	4.1	25.3%
53' x 115'	4.3	19.1	78	4.1	12.0%
58' x 125'	2.6	12.0	40	3.3	6.1%
58' x 120'	7.5	20.1	47	2.3	7.2%
58' x 130'	5.3	17.9	54	3.0	8.3%
48' x 110'	4.0	16.1	64	4.0	9.8%
WASH-5	11.5	11.5	-	-	-
TOTAL	56.8	201.9	653	3.2	100.0%

104

105 The following table is taken from the zoning narrative and expresses the proposed single-
106 family residential development standards for the two (2) zoning districts:

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

107

108 As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming
109 pool for Medium Density Residential projects of 60 or more units. The applicant proposes the
110 deletion of this requirement through the PUD Overlay. The rationale being that as a single-
111 family development with 20 foot rear setbacks, ample space will be available on each lot to
112 accommodate a private pool should that homeowner chose to do so.

113 Section 122-69(3)(a) limits the length of cul-de-sacs to 300 feet. Because of the existing road
114 layout, the applicant is requesting the maximum length be extended to 450 feet to
115 accommodate a singular cul-de-sac in the northeastern portion of the project area. An effort
116 was made by the applicant to provide open space features at the ends of all cul-de-sacs.

117 Section 122-137(e)(1)(a) requires all arterial roads and parkways shall have an adjoining
 118 landscape tract having a minimum width of 60 feet measured from the back of curb. The
 119 applicant is requesting the area be reduced so that the existing road layout, which was
 120 approved under a previous code, can be utilized. Enhanced landscaping is being provided
 121 in said areas.

122 The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's
 123 width. The proposed minimum lot widths range between 48 and 63 feet. As these
 124 requirements do not work with lots less than 60 feet in width, the applicant proposes a 45
 125 percent figure, which would allow for a minimum 18 foot wide driveway for all products.

126 A second part of the driveway regulations limits the area of a residential driveway to 30
 127 percent of the required front yard area, which is that area located between the front setback
 128 line and the front lot line. The proposed minimum lot widths are between 48 and 63 feet,
 129 while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will not
 130 accommodate a driveway; however, increasing to 45 percent will accommodate the
 131 proposed driveway widths.

132 The SUDC requires that not less than 20 percent of the "net residential acreage" be set aside
 133 as open space. The net residential acreage is essentially the total amount of land taken up
 134 by the individual lots combined with the total open space. The applicant proposes an
 135 increase to over 28 percent of the net residential area as open space overall, which exceeds
 136 the 20 percent requirement set forth in the SUDC. Within those open spaces the following
 137 theme parks with unique experiences are proposed:

138	• Central Park	142	• Swings and Slides Park
139	• Hills and Earth Park	143	• Climbing Park
140	• Classic Park	144	• Traditional Playground
141	• Hills Park	145	• Pedestrian Trails



147 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	City of Surprise
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Wickenburg USD

148

149 **CONFORMANCE WITH ADOPTED PLANS:**

150 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
151 as lying within the Neighborhood Character Area, which supports residential development of
152 up to 8 DU/Ac or more, provided appropriate transitions are made between the various
153 Neighborhood types included within the character area. The proposed RL-5-PUD and RM-
154 6-PUD zoning district will generate a density of 3.2 du/A.

155

156 **REVIEWING AGENCIES:**

157 All City reviewing departments have reviewed the request and expressed no objections.

158 The subject Site Plan was also routed to the standard external reviewing agencies, who
159 offered the following comments:

160 **Wickenburg Unified School District (WUSD):** In a letter dated January 28, 2019,
161 WUSD indicated they are in strong support of the Mesquite Mountain Ranch III Rezone.
162 The letter is attached.

163

164 **SUMMARY:**

165 The applicant is seeking a zone change over the subject properties and seeks relief from
166 certain aspects of the SUDC through the PUD Overlay. Said Zone Change is consistent with
167 the Surprise General Plan and the rationale for the granting of the PUD Overlays stem from
168 the developer's commitment to mitigate against the negative effects of the development
169 through an increase in the minimum open space in the single-family portion, a reduction in
170 density over that allowed under the base zoning districts and the reduction of certain
171 development standards which are not essential for the successful development of the site.
172 The proposed development is compatible with the neighboring land uses and the amenities
173 included will provide recreational opportunities for the neighborhood residents. Further,
174 much needed infrastructure will be constructed as part of this development.

175

176 **FINDINGS:**

- 177 • The proposed zone change is consistent with the Surprise General Plan 2035.
- 178 • The proposed development standards will allow the property to be reasonably
- 179 developed.
- 180 • There are no objections to the request.

- The Planning and Zoning Commission recommended approval to the Mayor and City Council.

RECOMMENDATION:

On June 6, 2019 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of Zone Change case FS18-617, subject to stipulations 'A' through 'B' outlined below:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Mesquite Mountain Ranch III", consisting of 47 pages plus exhibits, prepared by Goodwin and Marshall, Inc., and stamped received March 14, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Rezone with PUD Overlay Document
- 03 - Public Engagement Form
- 04 - Wickenburg USD Letter
- 05 - PowerPoint
- 06 - Ordinance

VICINITY MAP

FS18-617

Maricopa
County

Deer Valley Road

SITE

City of
Buckeye

Sun Valley Parkway

Bell Road

Maricopa
County

SR 303

VICINITY MAP

FS18-617

Deer Valley Road

Maricopa
County

227th Avenue

SITE

Beardsley
Road

219th Avenue

Sun Valley Parkway

Maricopa
County

ZONING MAP

FS18-617

Maricopa
County

Mesquite
Mountain
Ranch PAD

RR

Desert Trails
PAD

219th Avenue

RR

Rural Ranch
(RR)

227th Avenue

SITE

RR

Ana Mandera
PAD

RR

Sun Valley Parkway

Maricopa County

LUKE GDC MAP

FS18-617

Max 2 du/A

Max 4 du/A

Max 6 du/A

SITE

Sun Valley Parkway

Maricopa
County

MESQUITE MOUNTAIN RANCH III REZONE WITH PUD OVERLAY

SURPRISE, ARIZONA



PREPARATION DATE:

NOVEMBER 8, 2018

REVISION DATES:

JANUARY 17, 2019

MARCH 13, 2019

CASE NUMBER

FS18-617

MESQUITE MOUNTAIN RANCH

MAJOR AMENDMENT TO PAD

1st Submittal: November 13, 2018

2nd Submittal: January 29, 2019

3rd Submittal: March 13, 2019

OWNER:

Mesquite Mountain Ranch Investments, LLC

7505 East Sixth Street

Scottsdale, Arizona 85251

LANDSCAPE ARCHITECT:



ENGINEER:

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7285
Contact: Warren C. Russell, P.E.

MESQUITE MOUNTAIN RANCH
REZONE WITH PUD OVERLAY
SURPRISE, ARIZONA

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APPENDIX C SCHOOL DISTRICT SUPPORT LETTER

MESQUITE MOUNTAIN RANCH

REZONE WITH PUD OVERLAY

PROJECT NARRATIVE

Introduction

The intent of the Rezone with PUD Overlay as described herein is to modify lot sizes in Phase 1A of the Mesquite Mountain Ranch (“MMR”) PAD and the Mesquite Mountain Ranch, Phase II (“MMR2”) PAD to create a development more suited to the current market. The proposed mix of lots consists of 48' and 53' wide (RM-6-PUD) as well as 58' and 63' wide (RL-5-PUD) lots resulting in a total increase in lot count of 99 single family dwellings (originally 553 dwelling units and proposed 652 dwelling units). The existing zoning designation for all lots is R1-5-PAD. The proposed zoning designations are RL-5-PUD, RM-6-PUD and OS-PUD. The actual lot quantities of existing and proposed densities will be discussed further below, and identified by parcel in Tables 1 and 2 herein.

The intent of the PUD overlay district is to encourage creative and imaginative designs for development. To accommodate the increase in density the proposed land plan focuses on significant additional recreational opportunities. The proposed community adds four (4) local pocket parks and greatly enhances an additional two (2) of the original proposed parks. The entire park system is planned to provide a comprehensive array of uses, with each neighborhood park having a specific theme as discussed herein. In addition, the main entrance traffic circle has been significantly enhanced for the aesthetic enjoyment of the community residents. The local school district strongly supports this proposed rezoning and copy of the letter can be found in Appendix C. Finally, a comprehensive trail system utilizing the wash corridors resulting in an overall connected trail system of 1.5 miles has been added to the master plan. This trail corridor will eventually link into the regional trail system when constructed by the City. The trail system links all of the MMR community, and with the proposed sidewalk system gives all residents pedestrian access to all of the various parks described herein. We feel strongly that this imaginative design approach provides a greater livability for the future residents of the MMR community.

Location

Mesquite Mountain Ranch is located in west Surprise. The project lies between future 227 Avenue and 219th Avenue immediately north of Beardsley Road. A location map can be found in Figure 1. The actual legal description can be found in Appendix A.

History

The original MMR zoning case was assigned PAD05-314 with City Council approval on 5/11/06. The original zoning exhibit can be found in Figure 2. It should be noted that the current zoning case only includes the southern portion of this display (east of 227th and south of the north boundary of the transmission easement as shown). This case was followed up with MMR2 (PAD 06-050), which was approved by the City Council on 1/25/07. The overall zoning exhibit for MMR2 can be found on Figure 3. Each of the PAD's were processed for minor amendment with administrative approval in 2016. The purpose of the amendment was to update the landscape theming. No lot modifications were proposed. Both requests for minor amendment were approved on 8/11/16.

All of the construction plans for both MMR and MMR2 were originally approved for construction and the Final Plats recorded. In addition the project was graded and all of the wash retaining walls were constructed. The project construction plans expired, but have been resubmitted for re-approval. This process has been put on hold pending the outcome of this amended PAD zoning case. An attempt has been made to keep as much of this infrastructure in conformance with the original approved land plan and final construction plans. This is the reason for the modifications being requested as discussed in the following.

Proposed Rezone with PUD Overlay

As previously described the intent of the rezone with PUD Overlay to modify the lot sizes to current market desires. Table 1 below reflects the approved PAD zoning land use summary table. The existing zoning is R5-1-PAD with the lot sizes as shown on Table 1.

Table 1 - Existing MMR PAD and MMR2 PAD Land Use Summary

Parcel Number	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
1	MMR R1-5 PAD	58' x 115'	145	40.6	7.8	3.6
2	MMR R1-5 PAD	63' x 120'	101	32.8	6.3	3.1
3	MMR R1-5 PAD	83' x 130'	73	31.8	5.1	2.3
4	MMR2 R1-5 PAD	58' x 115'	69	19.1	3.2	3.6
5	MMR2 R1-5 PAD	63' x 120'	47	20.1	6.0	2.3
6	MMR2 R1-5 PAD	75' x 125'	76	28.1	3.9	2.7
7	MMR2 R1-5 PAD	83' x 130'	42	17.9	2.5	2.3
Wash 5	-	-	0	11.5	11.5	-
Totals	-	-	553	201.9	46.3 22.9%	2.7

* This table has been slightly modified to address some minor discrepancies in gross acreage.

A mix of 48', 53', 58' and 63' lots are being requested. The actual lot criteria is described in Table

* The proposed revised land plan can be found in Figure 4. As discussed above, the land plan results in an increase of 99 single family lots.

Table 2 - Proposed MMR PUD Rezone Land Use Summary

Parcel	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
A	RM-6-PUD	53' x 120'	115	32.8	7.2	3.5
B	RL-5-PUD	63' x 130'	90	31.8	5.9	2.8
C	RM-6-PUD	48' x 115'	165	40.6	8.5	4.1
D	RM-6-PUD	53' x 115'	78	19.1	4.3	4.1
E	RL-5-PUD	58' x 125'	39	12.0	2.8	3.3
F	RM-6-PUD	48' x 110'	64	16.1	4.0	4.0
G	RL-5-PUD	58' x 130'	54	17.9	5.3	3.0
H	RM-6-PUD	58' x 120'	47	20.1	7.5	2.3
Wash 5	OS- PUD	-	0	11.5	11.5	-
Totals	-	-	652	201.9	57.0 28.2%	3.2

Table 3 - Existing SUDC, MMR PAD, and MMR2 PAD Dimensional Standards

Zoning District and Source	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard	Max. Height Note 2
RM-6 SUDC	6,000 sf	50'	100'	12'/21'	5'	10'	20'	35'
RL-5 SUDC	7,200 sf	60'	100'	15'	5'	15'	20'	30'
MMR 58 x 115	6,380 sf	58'	110'	12'/18'	5'	13'	15'	30'
MMR2 60 x 115	6,380 sf	60'	110'	12'/18'	5'	13'	15'	30'
MMR 63 x 120	6,930 sf	63'	110'	12'/18'	5'	13'	15'	30'
MMR2 65 x 120	6,930 sf	65'	110'	12'/18'	5'	13'	15'	30'
MMR and MMR2 75 x 125	8,250 sf	75'	110'	12'/18'	5'	15'	15'	30'
MMR and MMR2 83 x 130	9,130 sf	83'	110'	12'/18'	8'	18'	15'	30'

1) Front facing garages shall have minimum 21-foot front yard setback.2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.

3) Front yard setbacks may be reduced to 12' for side loaded garage product.

Table 4 - Proposed MMR PUD Dimensional Standards

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

- 1) Front facing garages shall have minimum 21-foot front yard setback.
- 2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.
- 3) Front yard setbacks may be reduced to 12' for side loaded garage product.
- 4) Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.
- 5) Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.

Open Space

In conjunction with the new land plan, it is understood that the intent of the PUD overlay is to provide for more creative and imaginative designs for the development. Therefore we are proposing extensive open space enhancements in conjunction with the rezone case. A total of four (4) additional active neighborhood parks are proposed and two (2) existing proposed parks have been substantially upgraded. In addition, the main entry roundabout has been significantly upgraded with an additional non retention passive open space being added. The additional parks and open spaces proposed with this amended PAD are shown in detail in Figure 5. Figure 6 contains a comprehensive conceptual development and parks plan. Figure 7 maps distance to park for all residents. It must be noted that due to the redesign philosophy **all residences are within 1/4 mile of an active park**. In addition, the proposed rezone structures the various parks for different themes, uses and age groups. Finally, a comparison of Tables 1 and 2 indicates an increase in open space greater than 20%. The following parks are proposed:

Central Park with Multiple Sports Courts - Figure 11

This is the main active park in the project. Centrally located within the community, we have provided all types of sports courts from basketball to pickle ball to bocce ball that will attract all age groups. The park is all centered on a large pyramid climbing structure for the younger groups of residents. The park also features a climbing mound and large turf areas for families and children to have unobstructed play.

Hills and Earth Park - Figure 12

This will be a large park consisting of hills of various sizes to create a hidden traditional park in the middle. The hills will be a focal point where kids of all ages can explore and use the hills in every type of play. At the center of the park will be a traditional playground that will attract all other types of users that may not be interested in the hills but instead would rather use a play structure. There will also be a pavilion for families to watch their children play, or simply gather with neighbors.

Classic Park - Figure 13

This park will consist of more traditional park features such as a swing set and climbing structure. In addition to all of the play features there will be a pavilion for families to rest and get some shade from the sun. This park will also feature a large play lawn for more unobstructed play.

Hills Park - Figure 14

This park will be focused on natural play. There will be large play mounds for kids of all age groups to enjoy in an unstructured way. There will also be a traditional playground placed here for residents that live close to this park and want the appeal of a traditional playground for their children. Along with all of the play features there will be small areas of turf for passive play areas.

Swings and Slides Park - Figure 15

This park will consist of many different elements that will make for a dynamic play experience. There will be a hill built for several slides with climbing features that will be ADA accessible. At the base of the hill will be a swing set for all age groups and abilities. There will also be a shade pavilion for families to rest while watching their children play.

Climbing Park - Figure 16

The climbing park is made up of all things climbing. The park's main features are large climbing mounds scattered throughout the park to attract all types of users. At the center of the park is a playground that will house several different climbing related structures for the residents. The park will aim at being accessible for all age groups. The park will also provide a shade structure.

Traditional Playground - Figure 17

This playground is one of the smaller playgrounds of the project, located immediately adjacent to the large wash. This park will feature traditional park elements such as a climbing structure, swing set and other small features for kids to use. The park will also provide a pavilion to look over the wash area and park facilities. The park also has direct access to the trail system proposed for the wash itself.

Pedestrian Trails - Figure 18

In addition to the parks as described above, trails have been incorporated into the native wash areas that will eventually tie into the regional trail facilities planned long term by the City. The wash trail will include a public access easement for the use of general public in the future.

Conformance with the 2035 General Plan

The project location relative to the 2035 General Plan indicates the property as Neighborhood (suburban) as indicated in Figure 19. This General Plan category calls for an overall density of 2 - 8 dwelling units per acre ("du/A") while MMR density consists of 3.24 du/A. Conformance with the Parks and Recreation Master Plan can be found on Figure 20 with the only criteria being to maintain the wash open space corridor, which has been done with this project. In addition, with a total of approximately 56.8 acres of parks and open space including a total of 7 active parks, 13 passive open space areas and two (2) major wash corridors.

Modifications Requested

Because the project has an approved Final Plat and construction plans have previously been designed and accepted, the developer requests that a small number of zoning modifications be granted in conjunction with the Amended PAD. Primarily these are related to minor deviations from the most recent roadway configurations. The roadway configurations contained in Appendix B are being proposed. In addition, the street/access configuration that has been previously approved

by staff, the Planning and Zoning Commission and City Council are being requested to generally remain as is. This allows for the previously approved construction plans to be re-approved without significant redesign and these plans will conform to the latest city EDS details. It is understood that design elements such as striping, handicap ramps, sidewalks, etc. will need to be updated to current standards. It is also requested that when platted adjacent to 219th Avenue escrow funds shall be set aside rather than to attempt improvements on the relatively small section of roadway. Table 5 compares existing zoning criteria to requested modifications/enhancements.

Table 5 - MMR Rezone with PUD Overlay Modifications

Seeking Relief from Code	Enhancements
Section 122-137 - Medium density residential projects containing 60 residential lots or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.	1 - The high level of community parks both active and passive have been added to the community. More residents will be drawn to these parks due to their local locations. 2 - The wash corridor trails are designed for regional public use and connectivity to the remaining city wide system. These shall include public access easements. 3 - Larger lots allow for individual pools in all of the lot sizes.
Section 122-69(3)(a) - Cul-de-sac shall be limited to a maximum length of 300; except if topography is unusual or other site conditions warrant, the length may be extended upon approval of the city manager or designee, provided the extended length does not exceed 600 feet. (c) - A diameter of 20 feet in the center of the cul-de-sac shall not be paved, but shall be reserved for landscaping.	All cul-de-sacs in MMR have been designed to extend to a location ending in an open space. This allows for visual and physical access to open space facilities. Maximum length is 450 feet and no landscaping island is necessary. MMR was zoned, platted, and designed in 2007 and 2008. The plats have been filed and the plans were accepted and have been updated. The current proposed rezoning land plan as presented honors the road locations, centerlines and geometric configurations from the original approved plat and plans. Any roadway deviations from the filed final plat would require complete redesign of the

	development. For that reason this request is to honor the originally accepted roadway locations, rights of way configurations and cross-sections as presented in the PUD overlay and roadway cross-sections contained in Appendix B. All attempts will be made to get as close to current standards as possible.
Section 122-137(e)(1)(a) - all arterial roads and parkways shall have an adjoining landscape tract, having a minimum width of 60 feet measured from the back of curb.	Through coordination with City staff enhanced landscaping will be provided instead of the 60' buffer. See Figure 20 for the enhanced landscaping example.

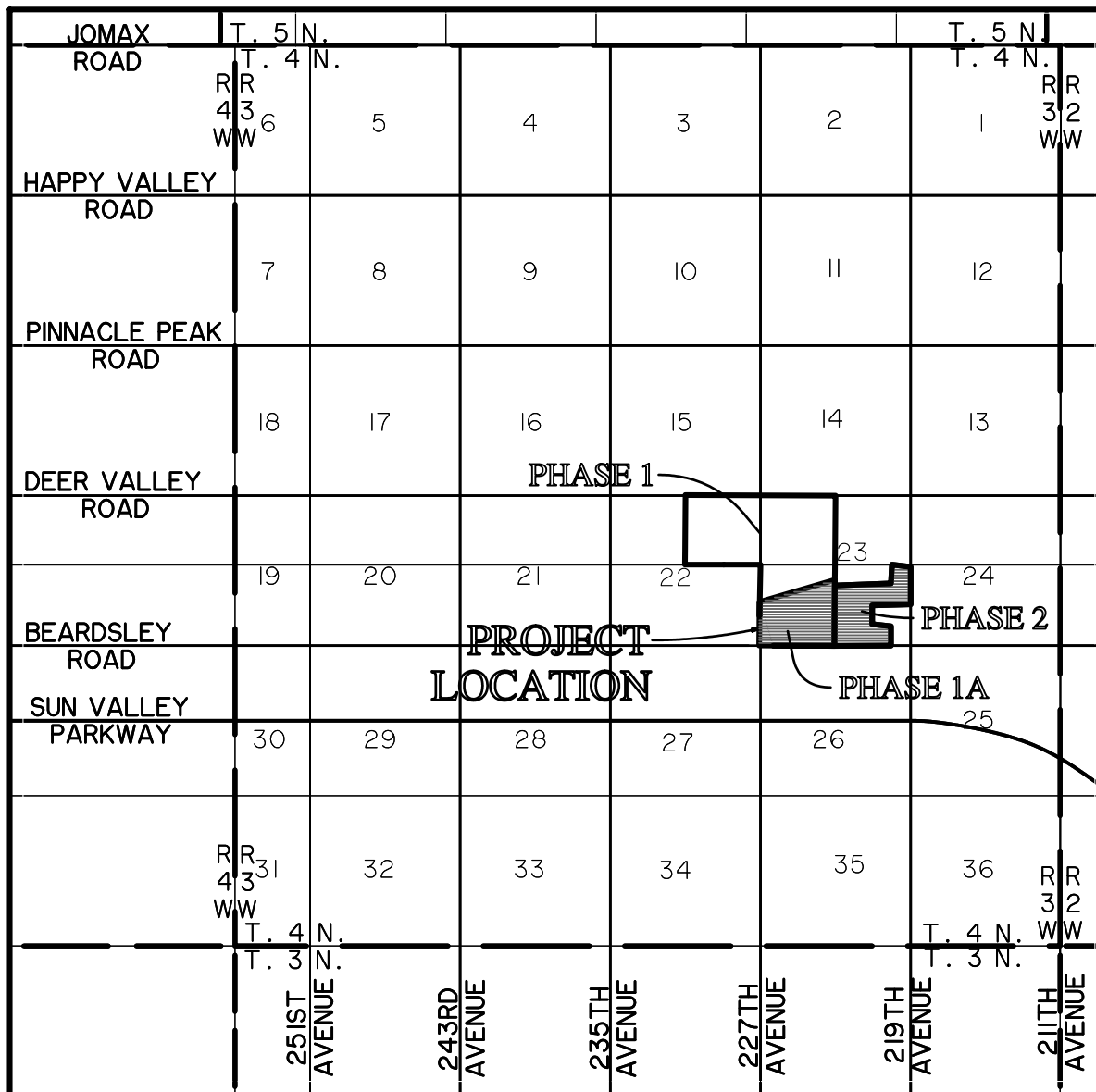
Infrastructure Phasing

It is currently the intent of the owner to construct the entire development at one time. However, it is possible that 1A and 2 are constructed independent of each other. Figure 21 indicates the intended infrastructure phasing if this occurs. Based on the small frontage on 219th adjacent to MMR, it would seem that construction of this section would be better served by establishing an escrow and building this section with a larger stretch.

Summary

A Rezone with PUD overlay is being requested to the existing PAD's for Mesquite Mountain Ranch with relatively minor revisions to account for the new lot layout. Lot sizes have been modified to meet current market demand. This results in the addition of 99 lots with an overall density of 3.24 du/A. It is understood that the intent of the PUD overlay is to encourage creative and imaginative designs for the development. We feel that is the very essence of the changes being proposed. In conjunction with the revised lot sizes, which reflect the current market conditions, substantial park and open space improvements have been added to the development as described herein. The resulting park and open space configuration results in all residential dwellings being within 1/4 mile of an active community facility. Total open space is increased in excess of 20% in the proposed master plan associated with the rezone request. The rezone with PUD overlay and associated modifications contained within this document are respectfully requested to be approved which will result in a far improved master planned community.

FIGURES



LOCATION MAP

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

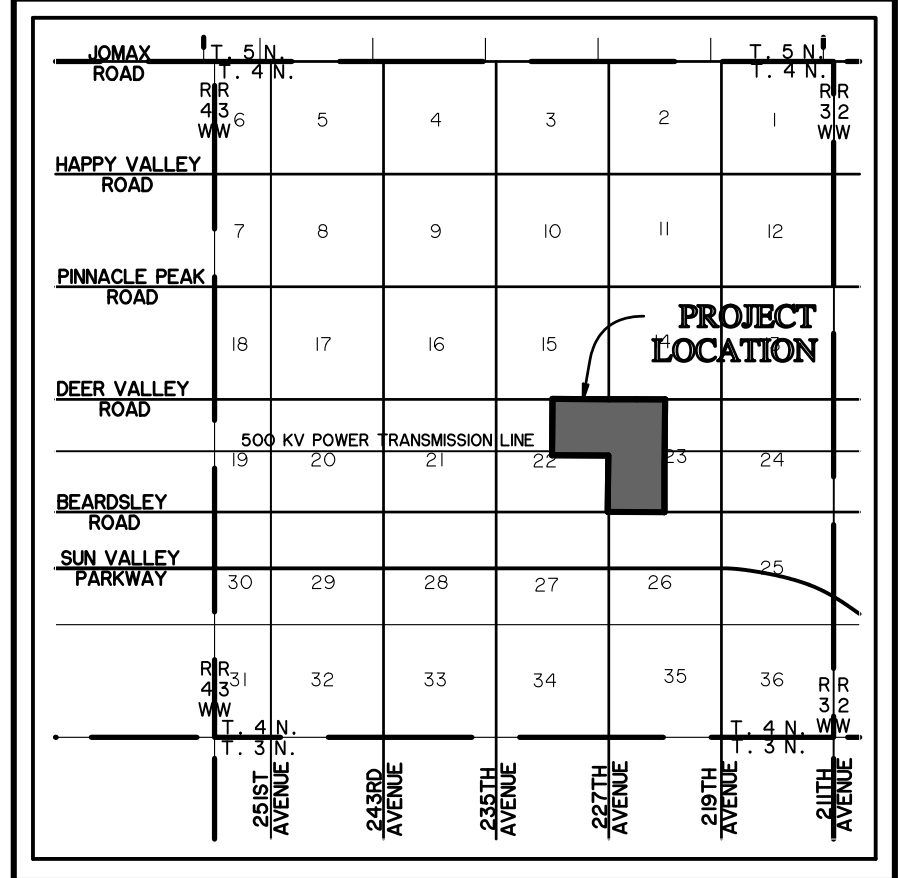
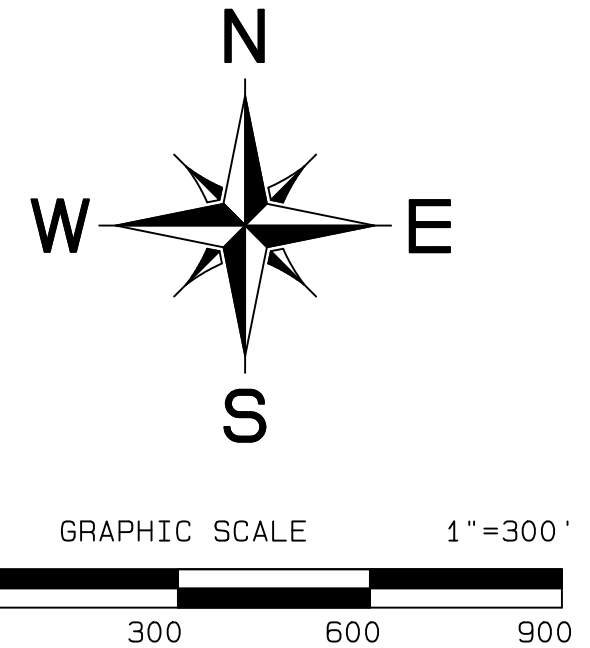
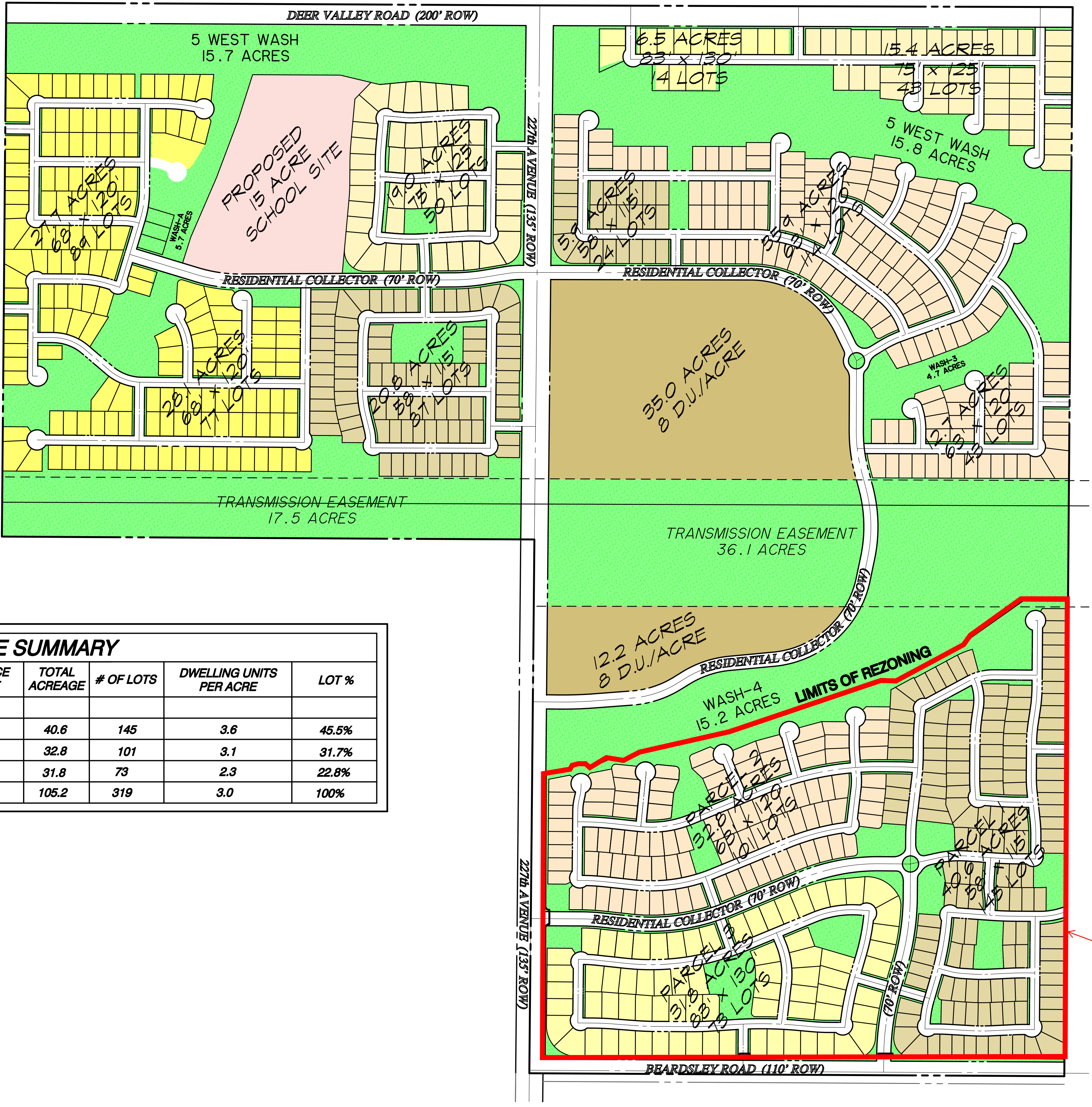
2706 S. Alma School Road, #2
Chandler, Arizona 85226
(602) 218-7285

LOCATION MAP

MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

Scale: NA
Date: AUG 2018
Job No.: I0505A
Drafted: JEB
Checked: WCR

FIGURE 1



VICINITY MAP
N.T.S.

MMR 1A LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
1	R1-5-PAD	58' x 115'	7.8	40.6	145	3.6	45.5%
2	R1-5-PAD	63' x 120'	6.3	32.8	101	3.1	31.7%
3	R1-5-PAD	83' x 130'	5.1	31.8	73	2.3	22.8%
TOTAL			19.2	105.2	319	3.0	100%

LEGEND

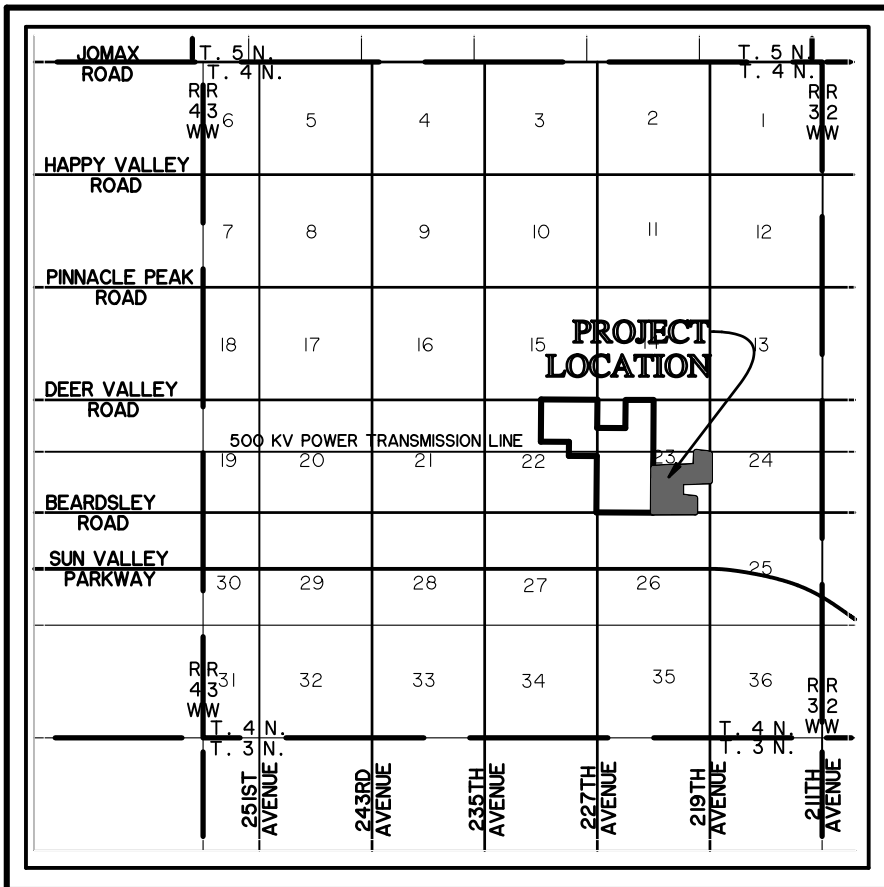
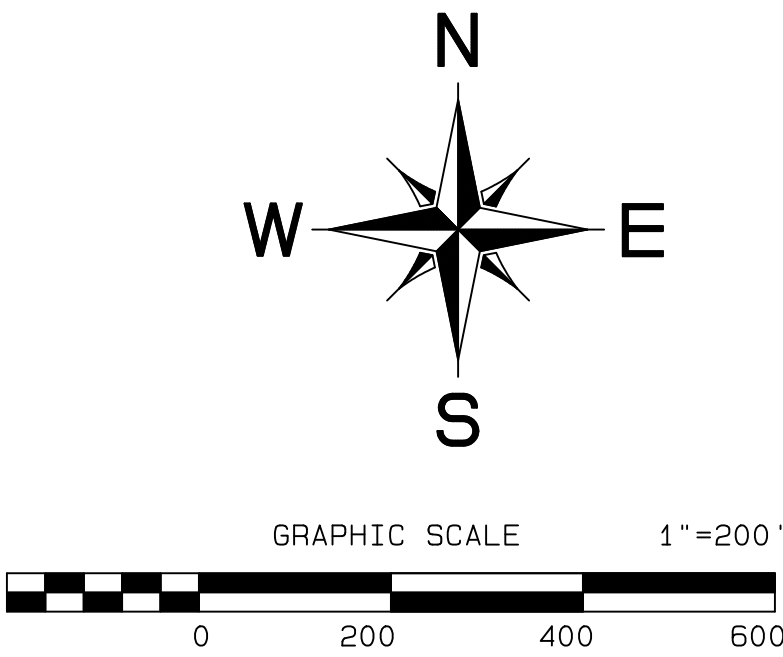
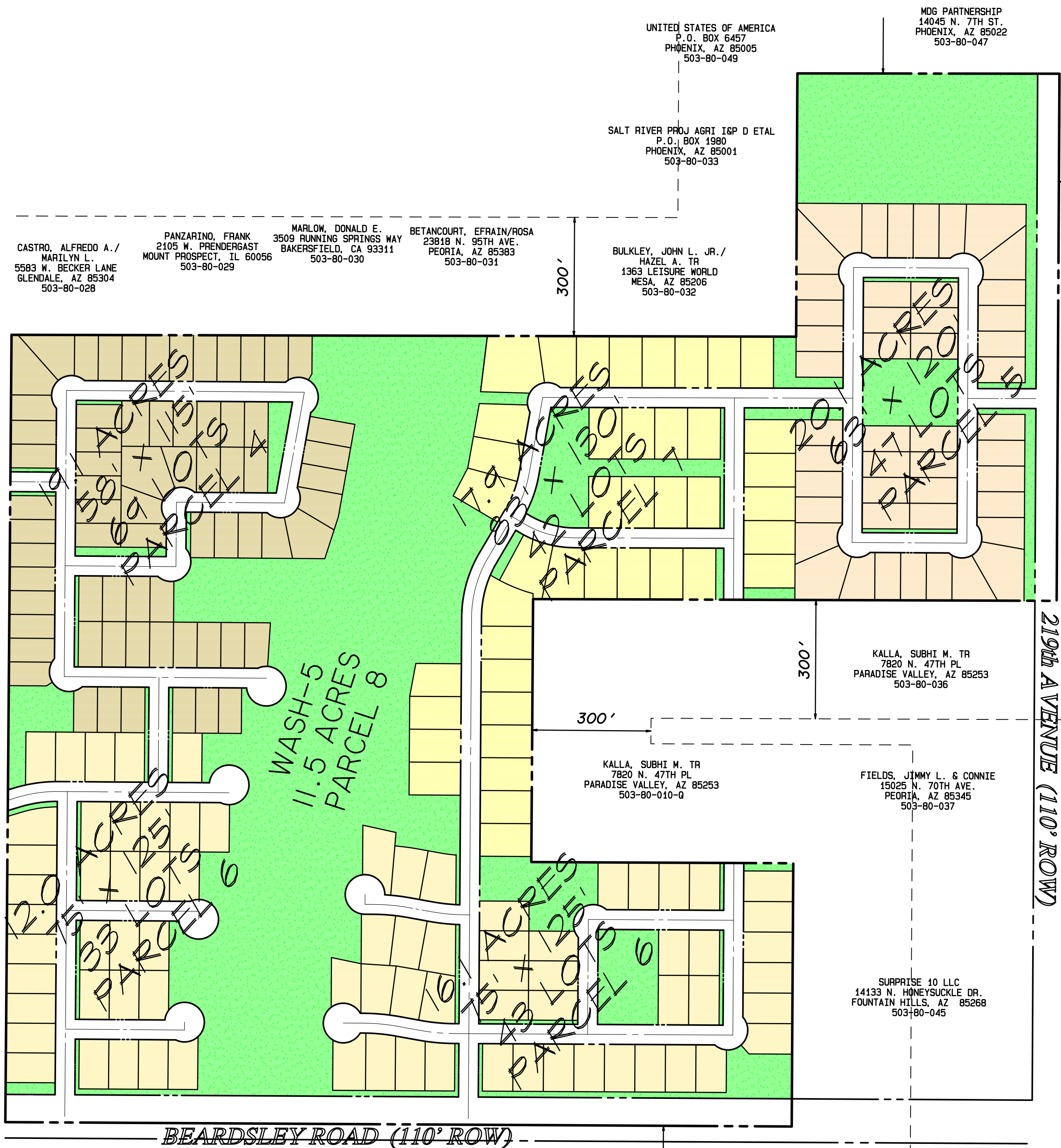
- Medium Density Residential
- 58' x 115' - Category "A"
- 63' x 120' - Category "B"
- 68' x 120' - Category "C"
- 75' x 125' - Category "D"
- 83' x 130' - Category "E"
- School
- Pavement
- Open Space

ENGINEER/PLANNER:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
3131 East Camelback, Suite 200
Phoenix, Arizona 85016
(602) 606-5760

DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
FEBRUARY 2006
FIGURE 2

MMR 2 LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
4	R1-5-PAD	58' x 115'	3.2	19.1	69	3.2	29.5%
5	R1-5-PAD	63' x 120'	6.0	20.1	47	2.3	20.1%
6	R1-5-PAD	75' x 125'	3.9	28.1	76	3.9	32.5%
7	R1-5-PAD	83' x 130'	2.5	17.9	42	2.3	17.9%
WASH		WASH-5	11.5	11.5	-	-	-
		TOTAL	46.3	96.7	234	2.7	100%



VICINITY MAP
N.T.S.

LEGEND

58' x 115' - Category "A"

63' x 120' - Category "B"

75' x 125' - Category "D"

83' x 130' - Category "E"

Pavement

Open Space

ENGINEER/PLANNER:
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TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
PHASE 2
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JANUARY 2006
FIGURE 3

W:\050505A - MMR_Merritt\Zoning\MMR Prelim 2 5-28-18.prc Fri Jun 11 09:48:07 2019



MESQUITE MOUNTAIN RANCH LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE/ PARK ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
A	RM-6-PUD	53' x 120'	7.2	32.8	115	3.5	17.6%
B	RL-5-PUD	63' x 130'	5.9	31.8	90	2.8	13.8%
C	RM-6-PUD	48' x 115'	8.5	40.6	165	4.1	25.3%
D	RM-6-PUD	53' x 115'	4.3	19.1	78	4.1	12.0%
E	RL-5-PUD	58' x 125'	2.8	12.0	39	3.3	6.0%
F	RM-6-PUD	48' x 110'	4.0	16.1	64	4.0	9.8%
G	RL-5-PUD	58' x 130'	5.3	17.9	54	3.0	8.3%
H	RM-6-PUD	58' x 120'	7.5	20.1	47	2.3	7.2%
WASH	OS-PUD	WASH-5	11.5	11.5	-	-	-
TOTAL			57.0	201.9	652	3.2	100.0%

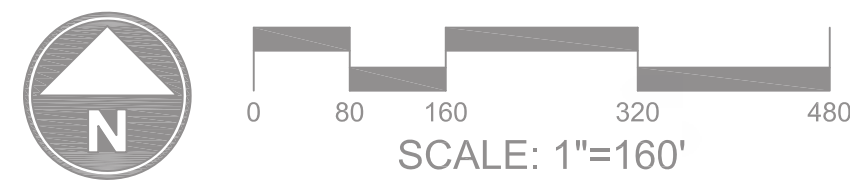
PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, Ste. 2
Chandler, AZ 85286
(602) 218-7285

PROPOSED ZONING EXHIBIT
FOR
MESQUITE MOUNTAIN RANCH

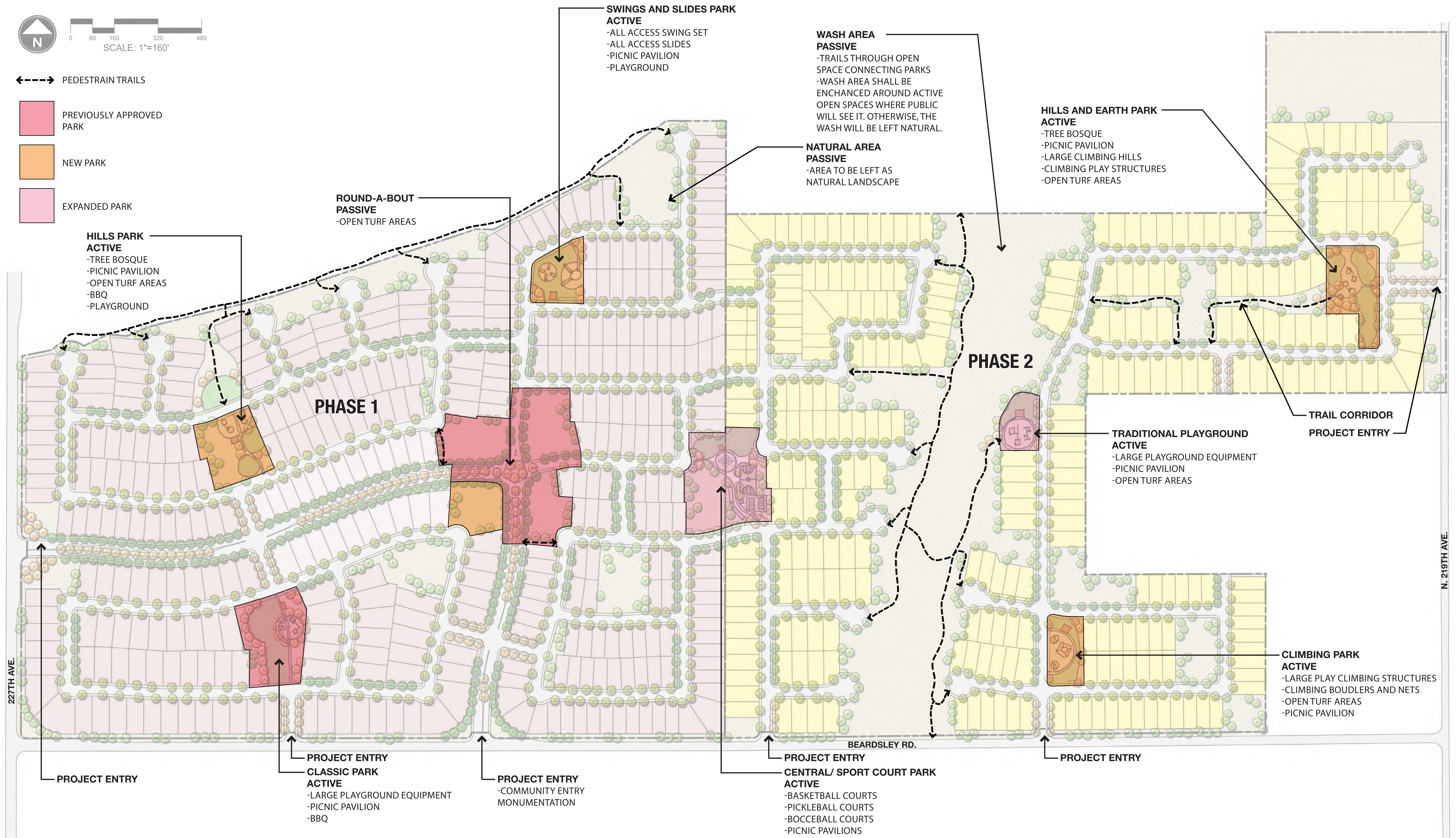
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
NOVEMBER 2018

FIGURE 4



PEDESTRAIN TRAILS

- PREVIOUSLY APPROVED PARK
- NEW PARK
- EXPANDED PARK



PARKS PLAN
FIGURE 5

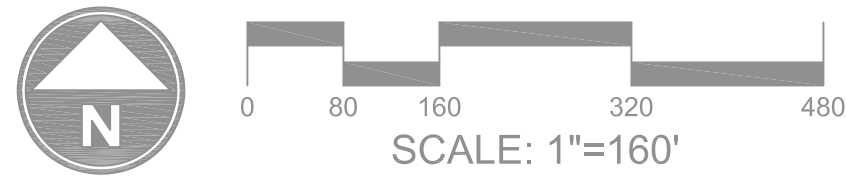
DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES

LOT SUMMARY

PHASE	LOTS
PHASE 1	370
PHASE 2	282
TOTALS	652

NOTES:
- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 8



CONCEPTUAL DEVELOPMENT AND PARKS PLAN
FIGURE 6

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

CIVIL ENGINEERS -- PLANNERS -- SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019

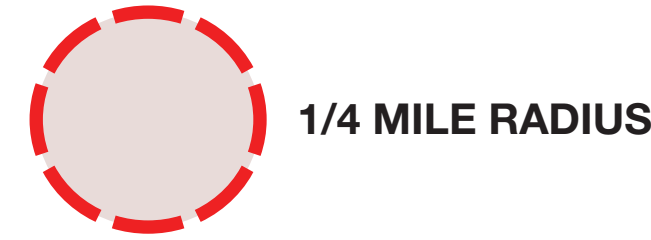
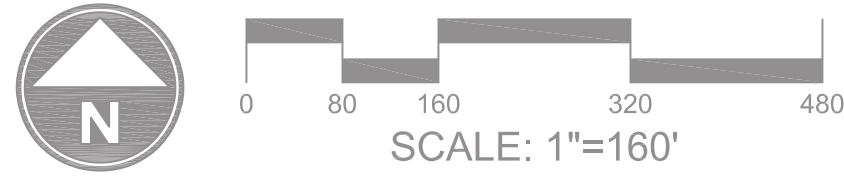


FIGURE 7

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

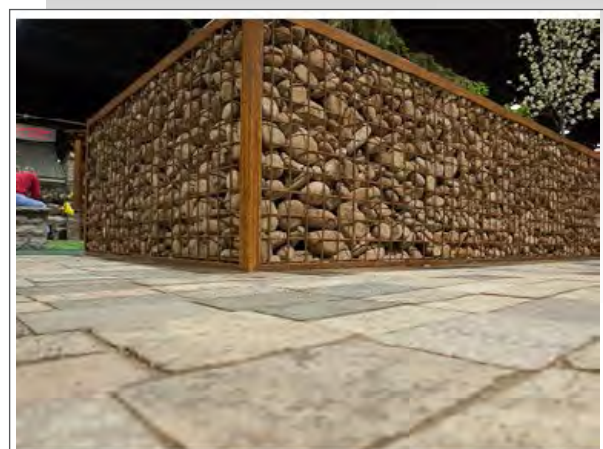
GOODWIN
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



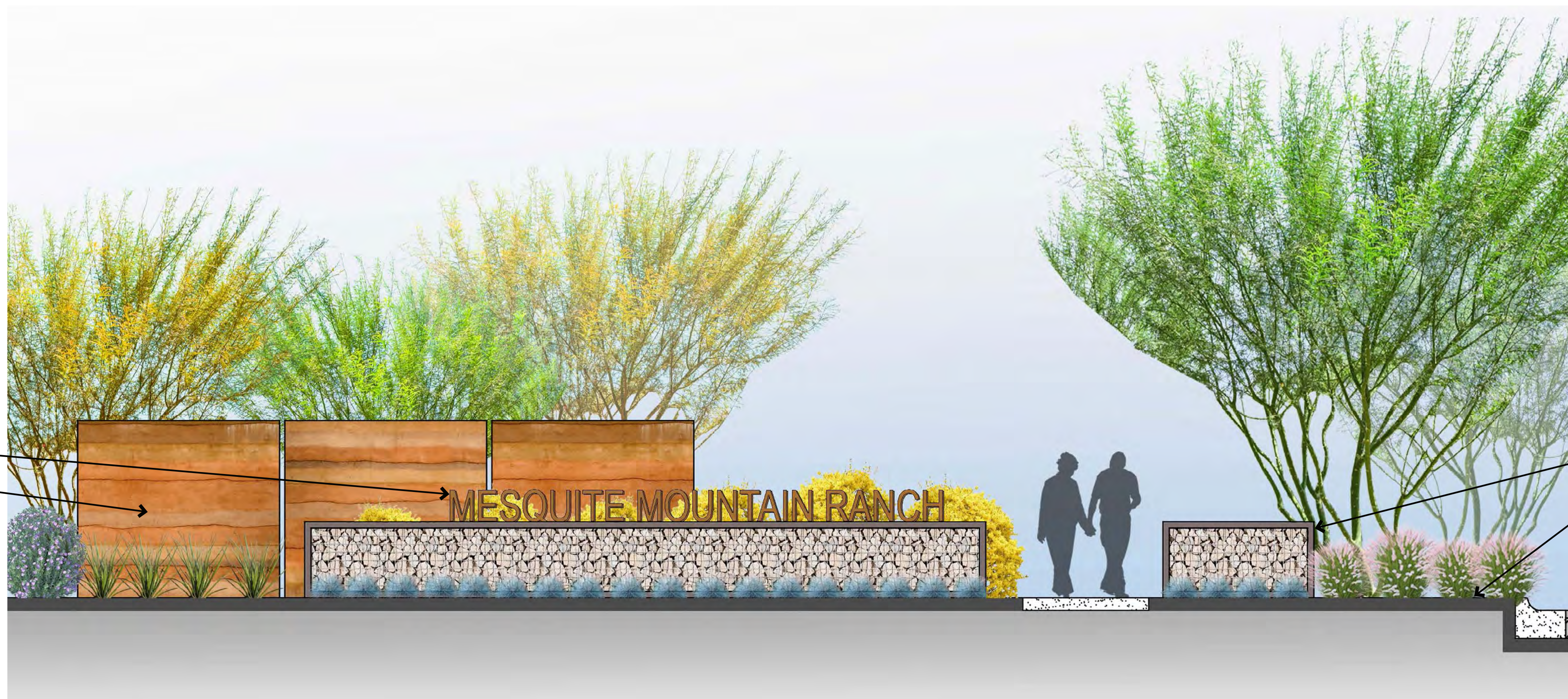
GABION BASKET W/ ANGLE
IRON EDGES



RAMMED EARTH WALLS



RUSTED METAL SIGN



METAL SIGN
RAMMED EARTH ENTRY WALL

GABION BASKET
ORNAMENTAL LANDSCAPING

COMMUNITY ENTRY MONUMENTATION

FIGURE 8

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



COMMUNITY ENTRY MONUMENTATION
FIGURE 9

MESQUITE MOUNTAIN RANCH
 INVESTMENTS, LLC
 7505 East Sixth Street
 Scottsdale, AZ 85251

GOODWIN &
 MARSHALL
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MESQUITE MOUNTAIN RANCH
 CITY OF SURPRISE, AZ

FEBRUARY 2019



N. 224TH AVE. ROUNDABOUT
FIGURE 10

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

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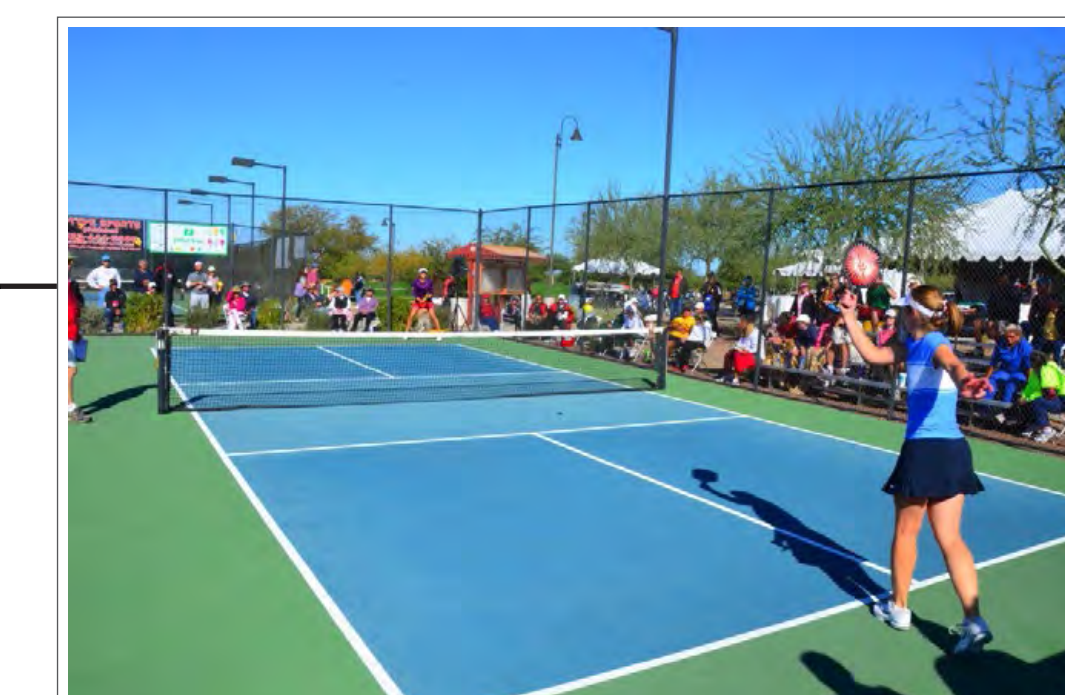
GRASS CLIMBING MOUND



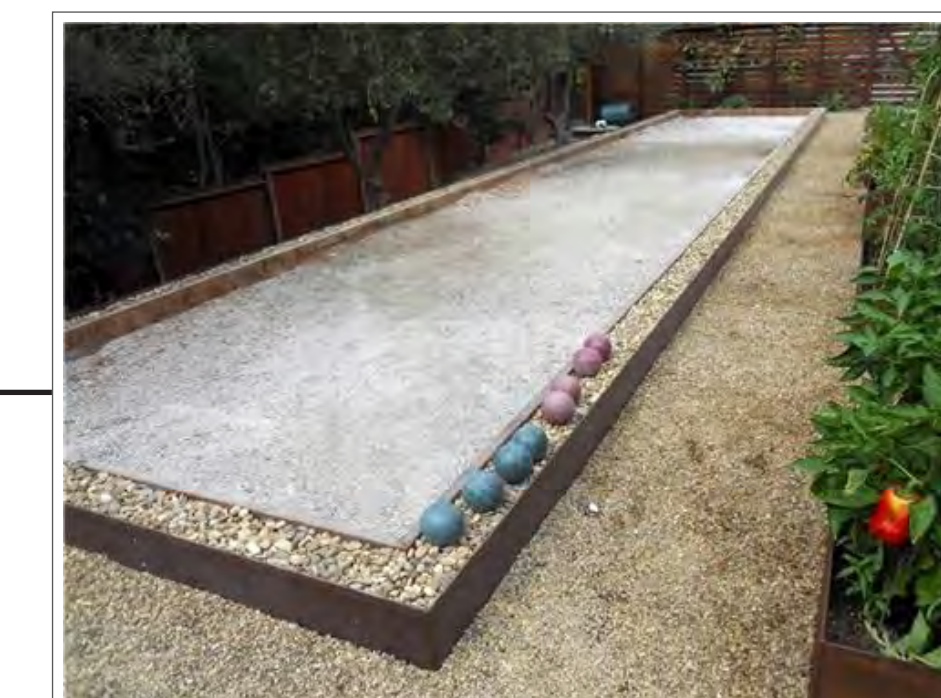
SHADE PAVILION



NET CLIMBER



PICKLEBALL COURT



BOCCE BALL COURT

CENTRAL/ SPORT COURT PARK
FIGURE 11

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

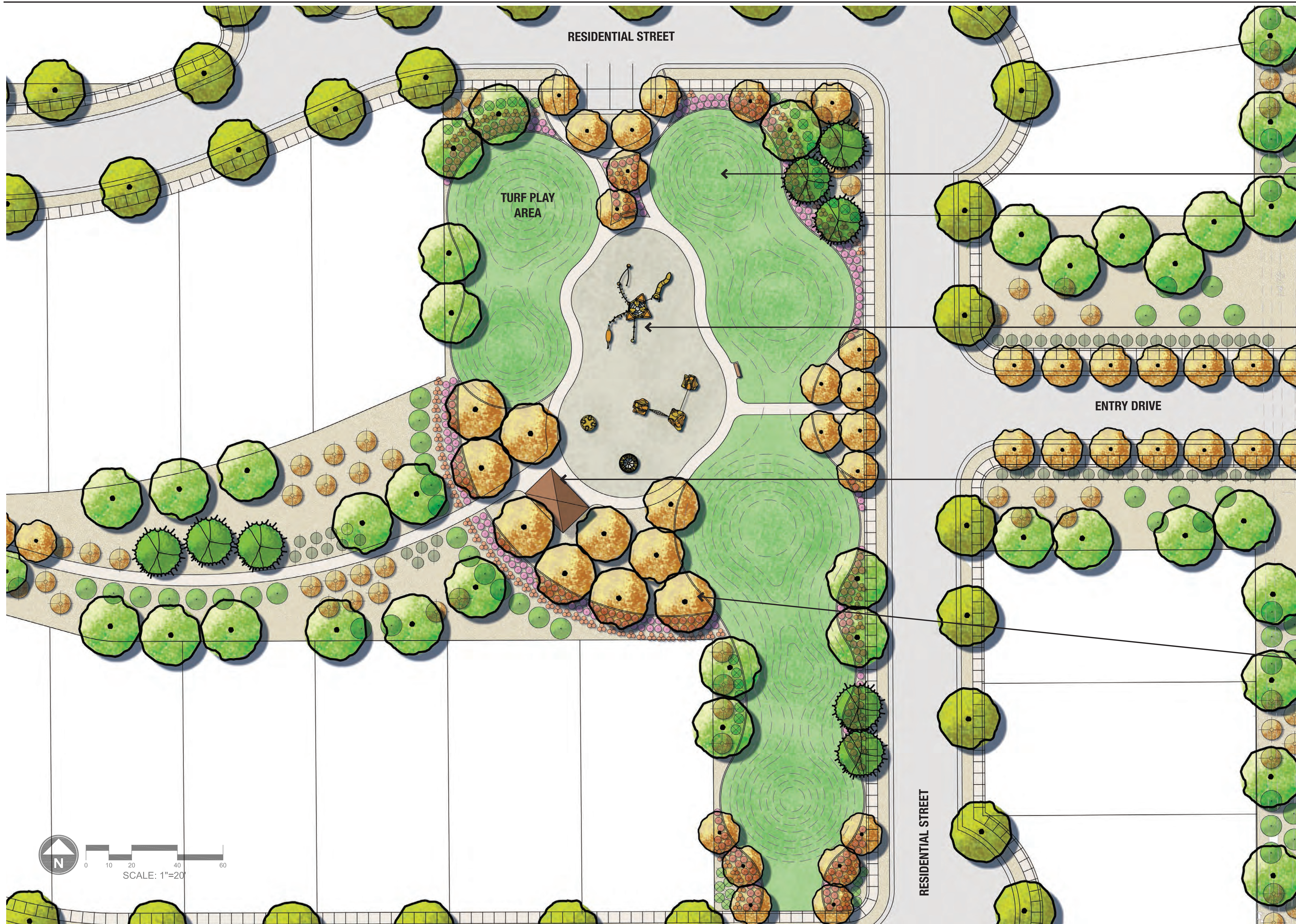
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



GRASS CLIMBING MOUND



PLAY STRUCTURE



SHADE PAVILION



TREE BOSQUE

HILLS AND EARTH PARK
FIGURE 12

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



0 5 10 20 30
SCALE: 1"=10'



SHADE PAVILION



SWINGSET



PLAY STRUCTURE

CLASSIC PARK
FIGURE 13

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

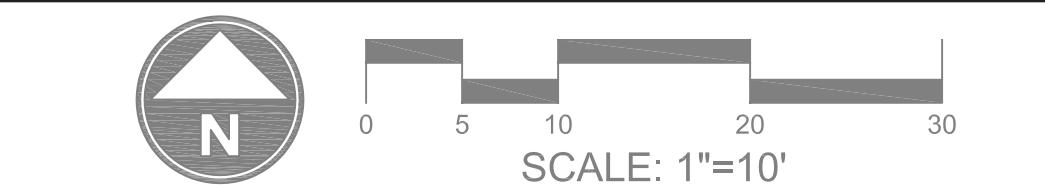
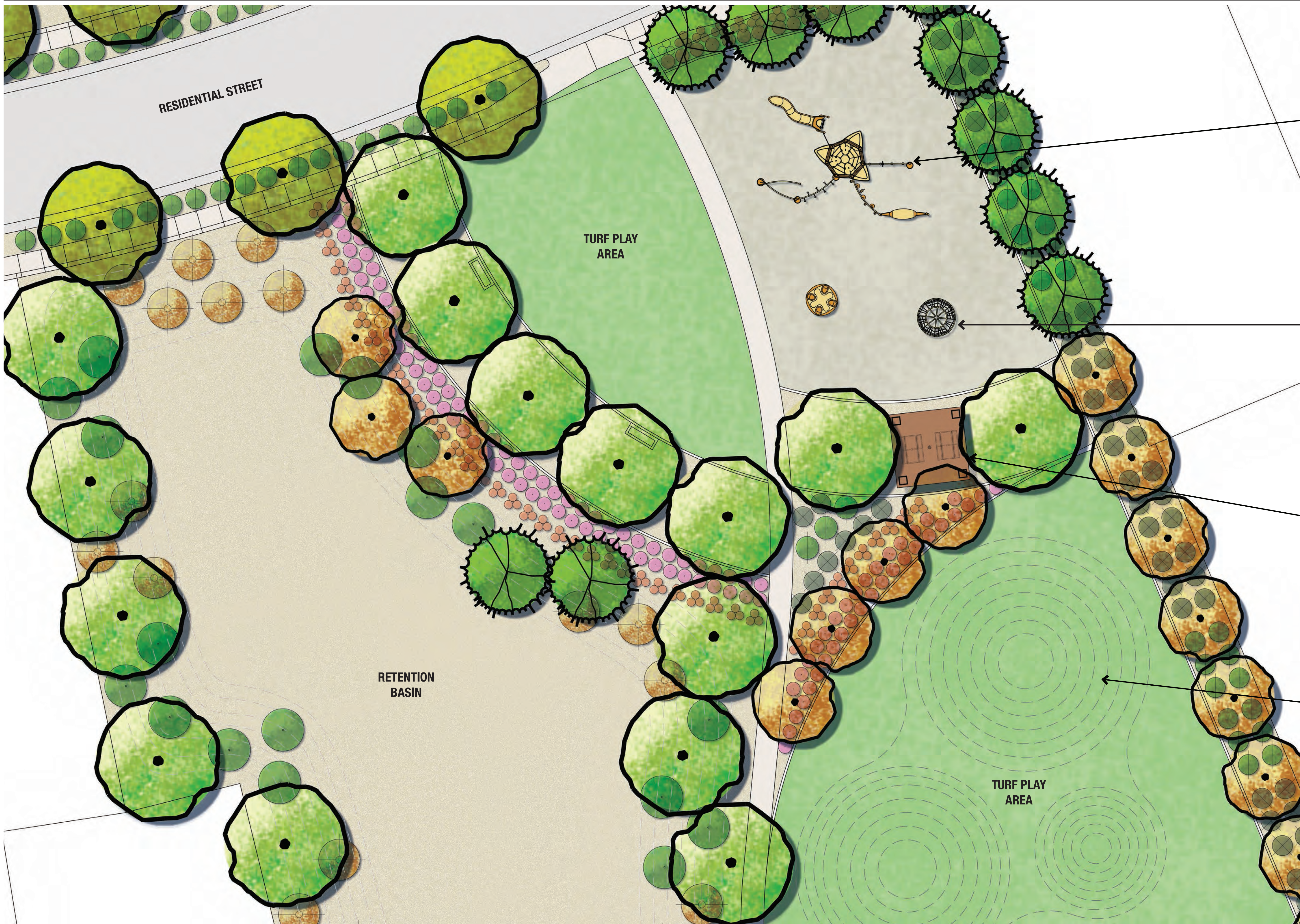
GOODWIN
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

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PLAY STRUCTURE



SPINNING PLAY PIECE



SHADE PAVILION



GRASS CLIMBING MOUND

HILLS PARK
FIGURE 14

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

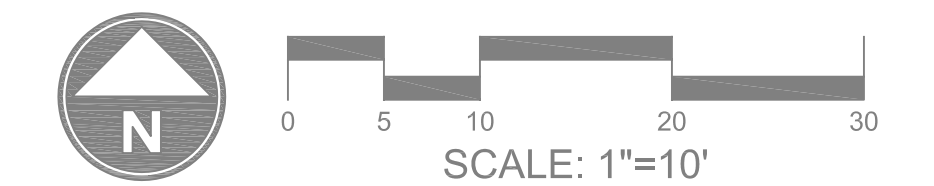
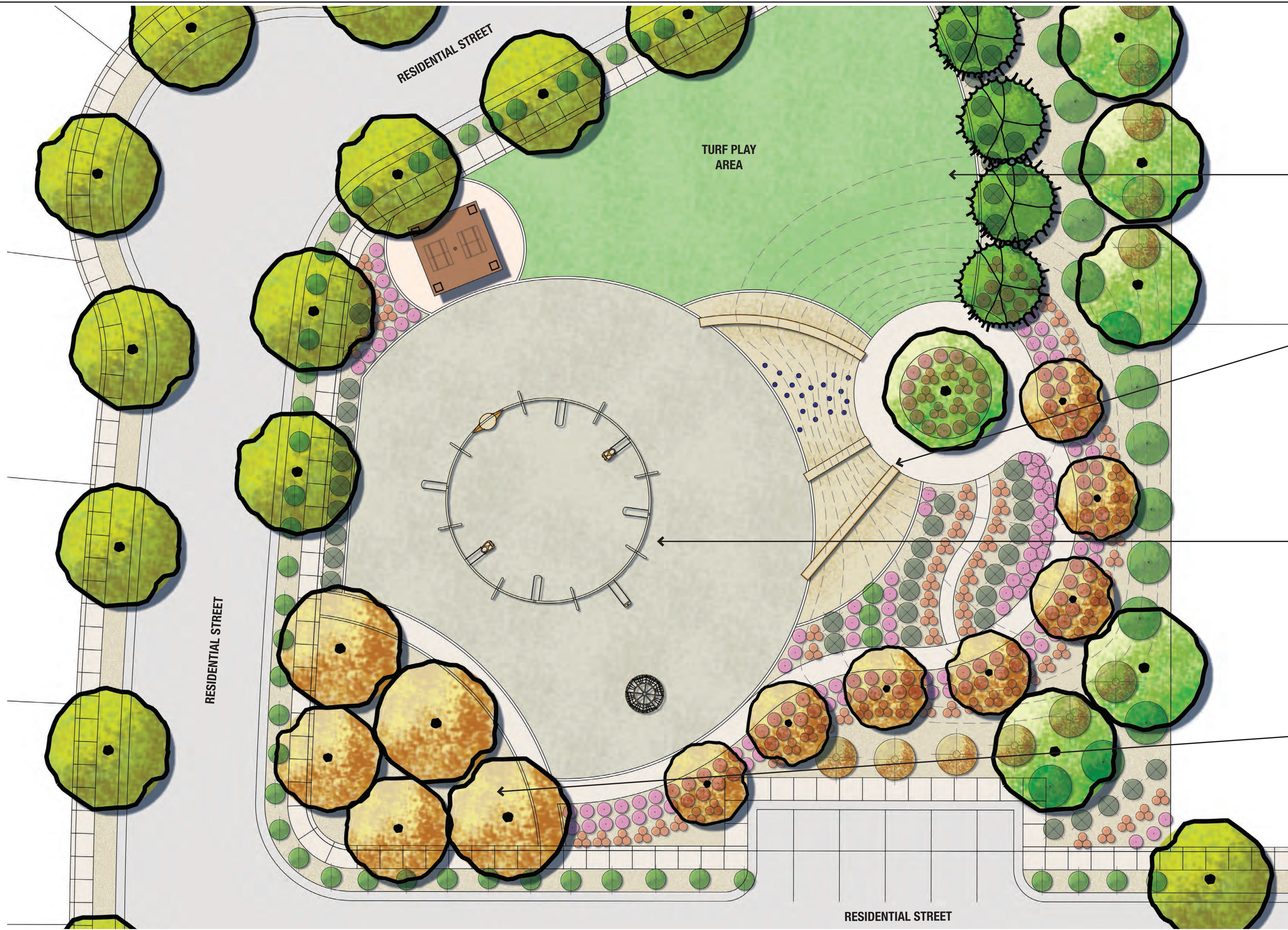
7505 East Sixth Street
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

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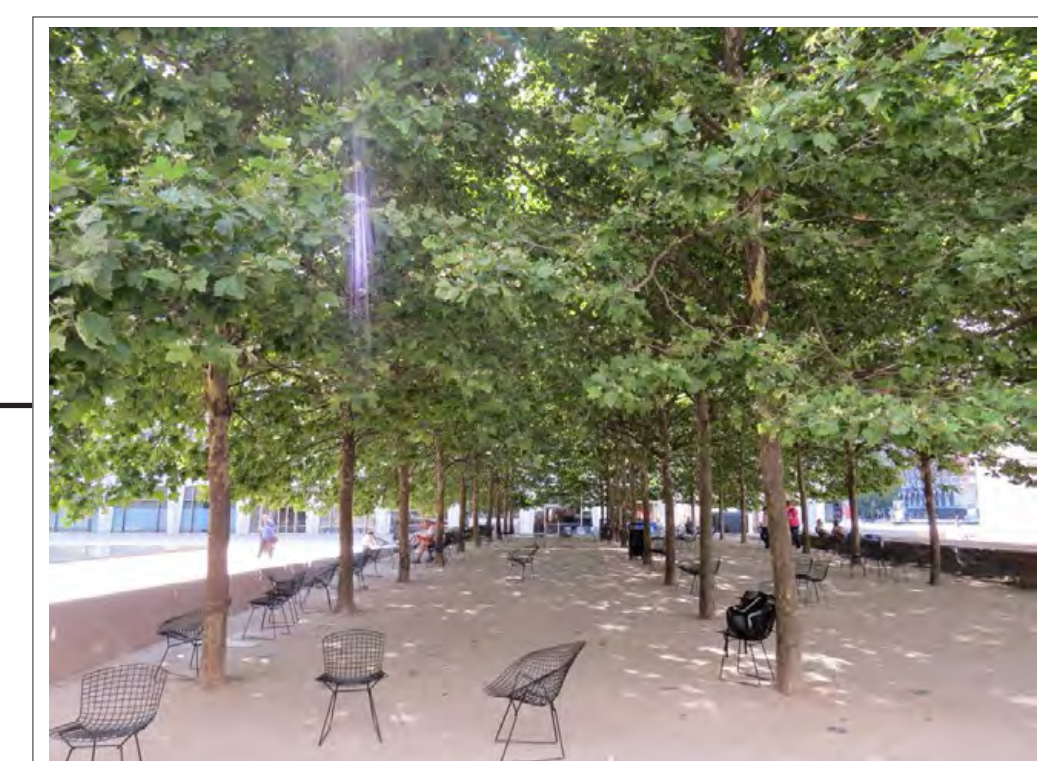
GRASS CLIMBING HILL



HILL SLIDES



ROUND SWING SET



TREE BOSQUE

SWINGS AND SLIDES PARK

FIGURE 15

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
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GOODWIN
MARSHALL

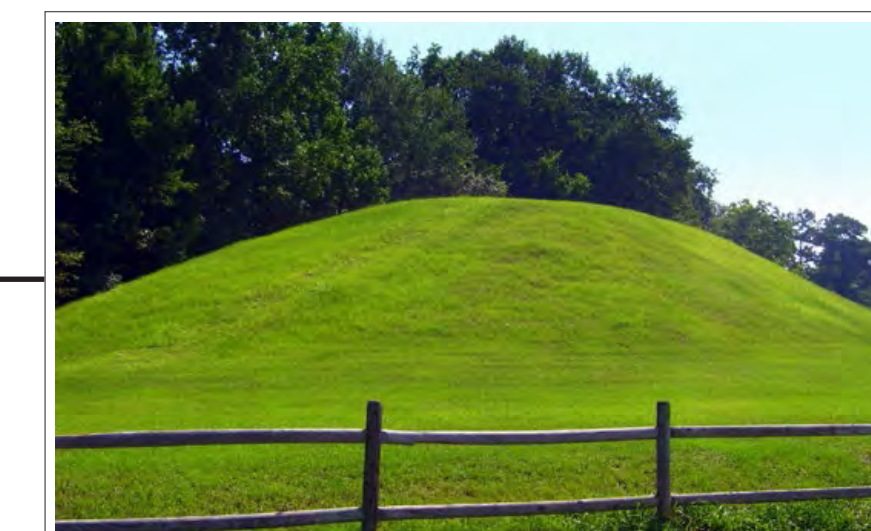
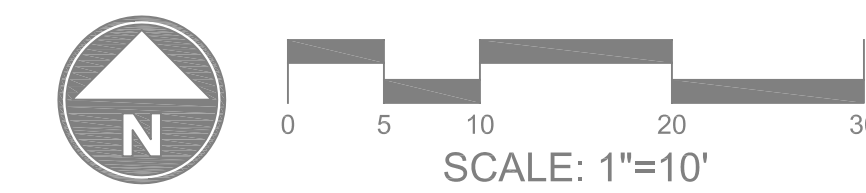
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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

FEBRUARY 2019



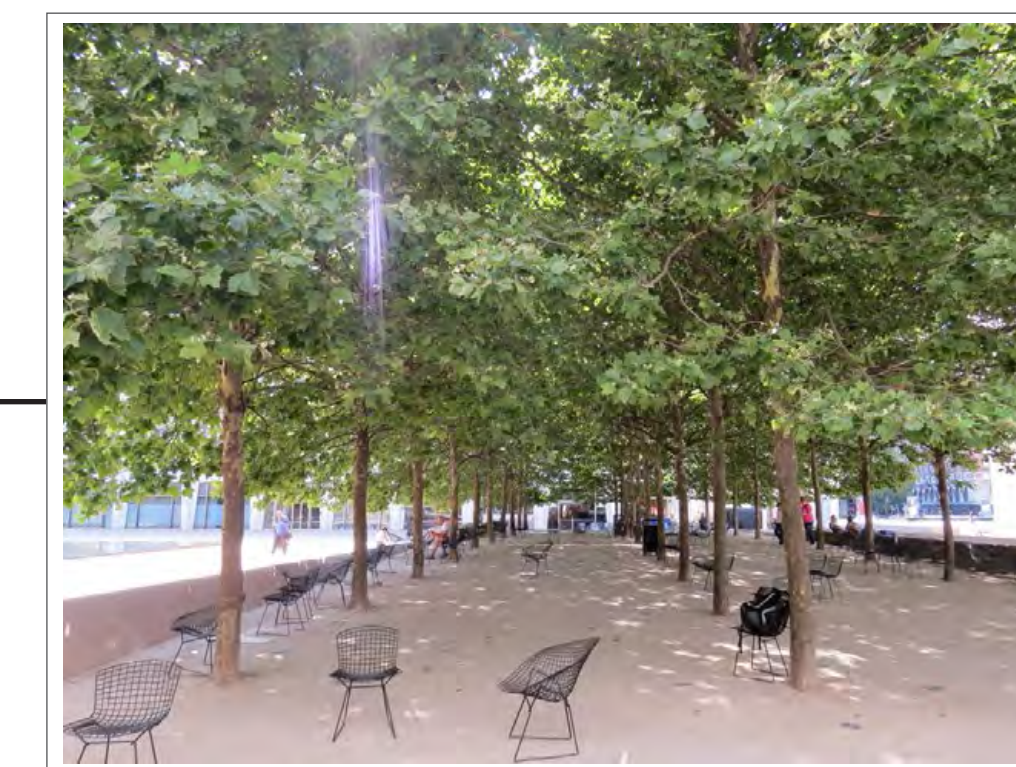
GRASS CLIMBING HILL



CLIMBING PLAY STRUCTURES



SHADE PAVILION



TREE BOSQUE

CLIMBING PARK
FIGURE 16

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

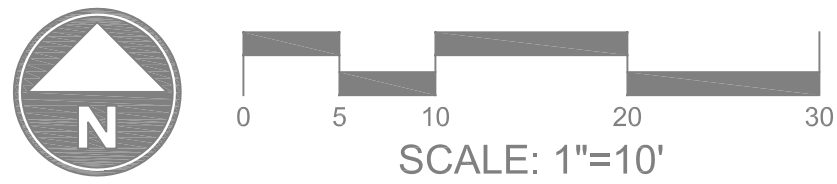
GOODWIN
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MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



SHADE PAVILION



PLAY STRUCTURE



TREE BOSQUE

TRADITIONAL PLAYGROUND
FIGURE 17

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
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Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

FEBRUARY 2019



10' DECOMPOSED GRANITE
TRAIL

*30 PUBLIC ACCESS EASEMENT WILL BE DEDICATED AT THE TIME OF PLATTING

TRAIL CROSS-SECTION
FIGURE 18

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

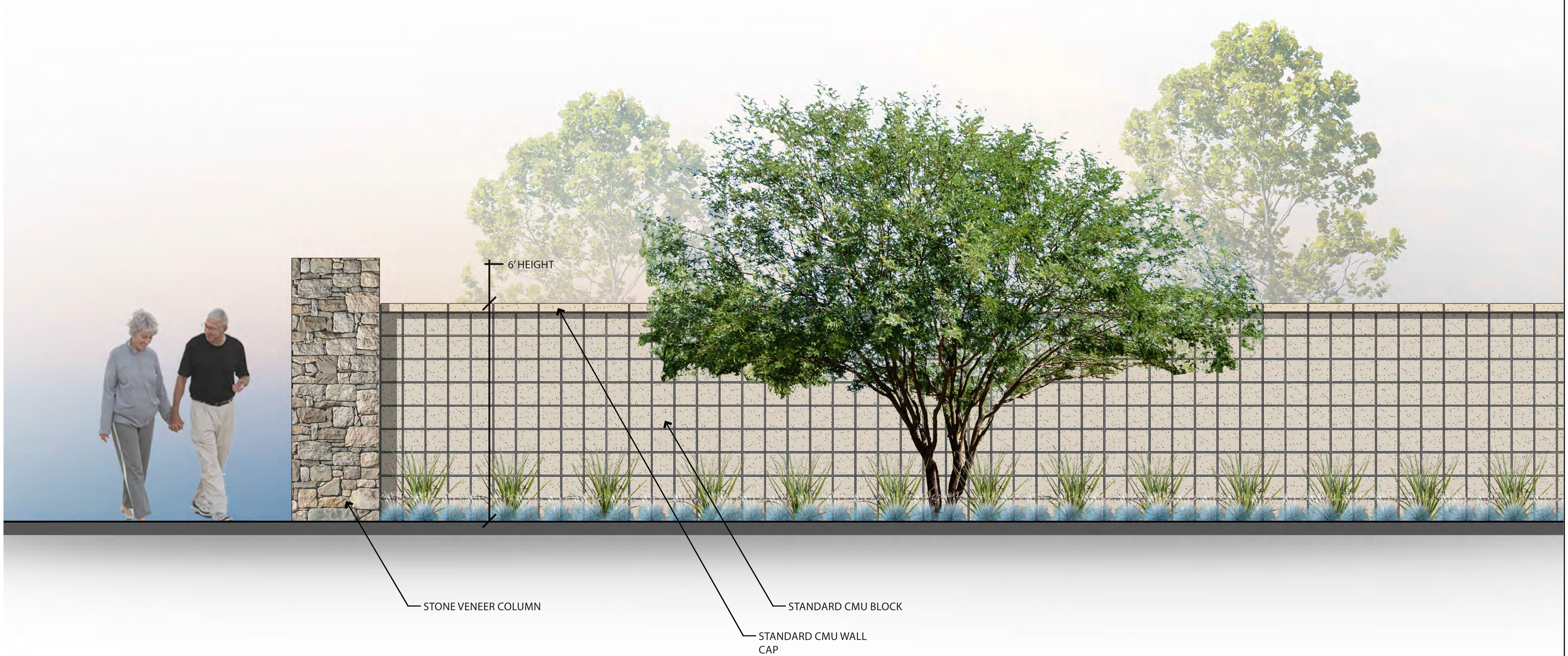
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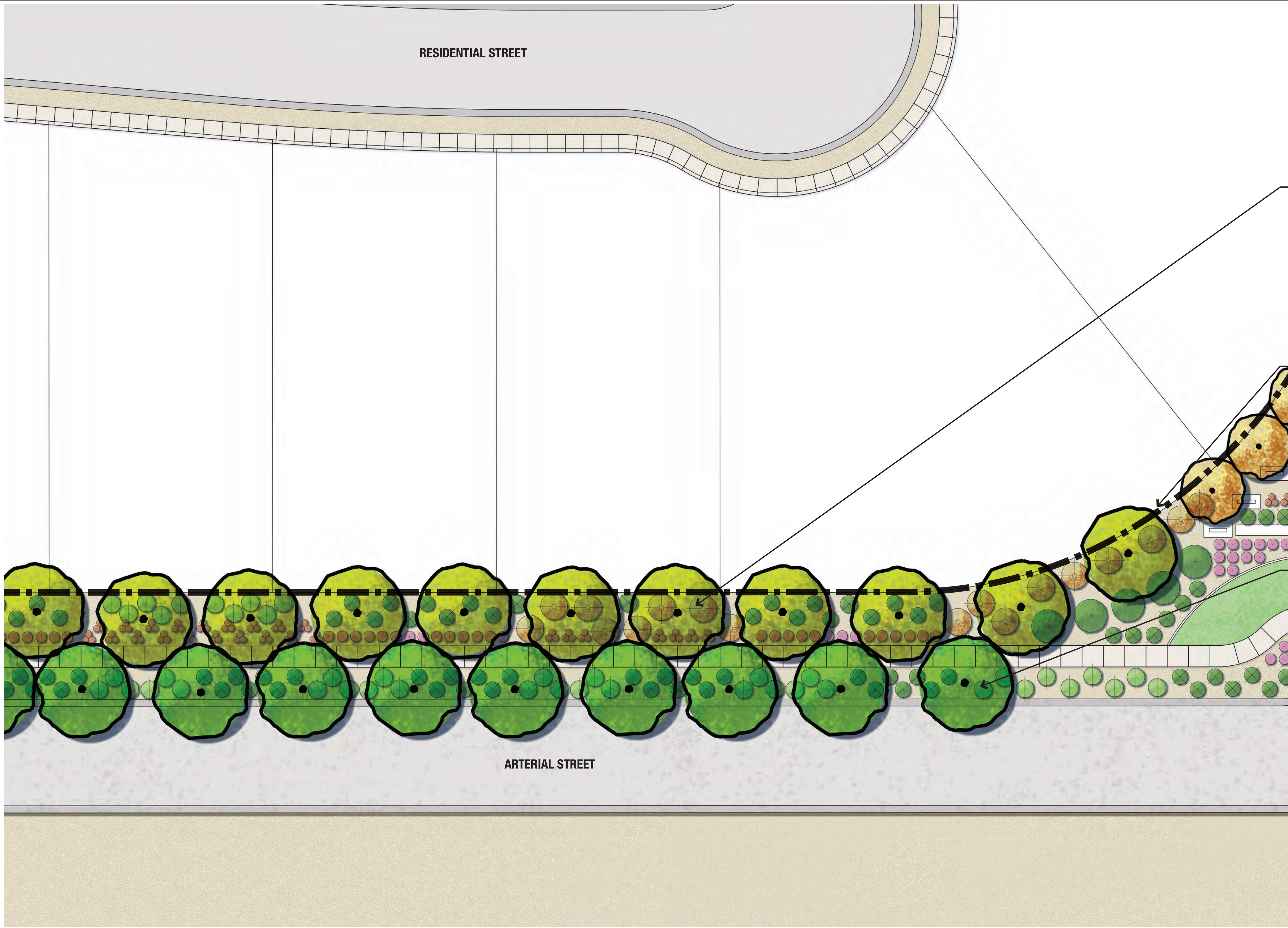


MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

FEBRUARY 2019



COMMUNITY THEME WALL
FIGURE 19



ENHANCED LANDSCAPING



RESIDENTIAL BOUNDARY WALL



COLONNADE OF TREES LINING WALKWAY

ARTERIAL STREET LANDSCAPING

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

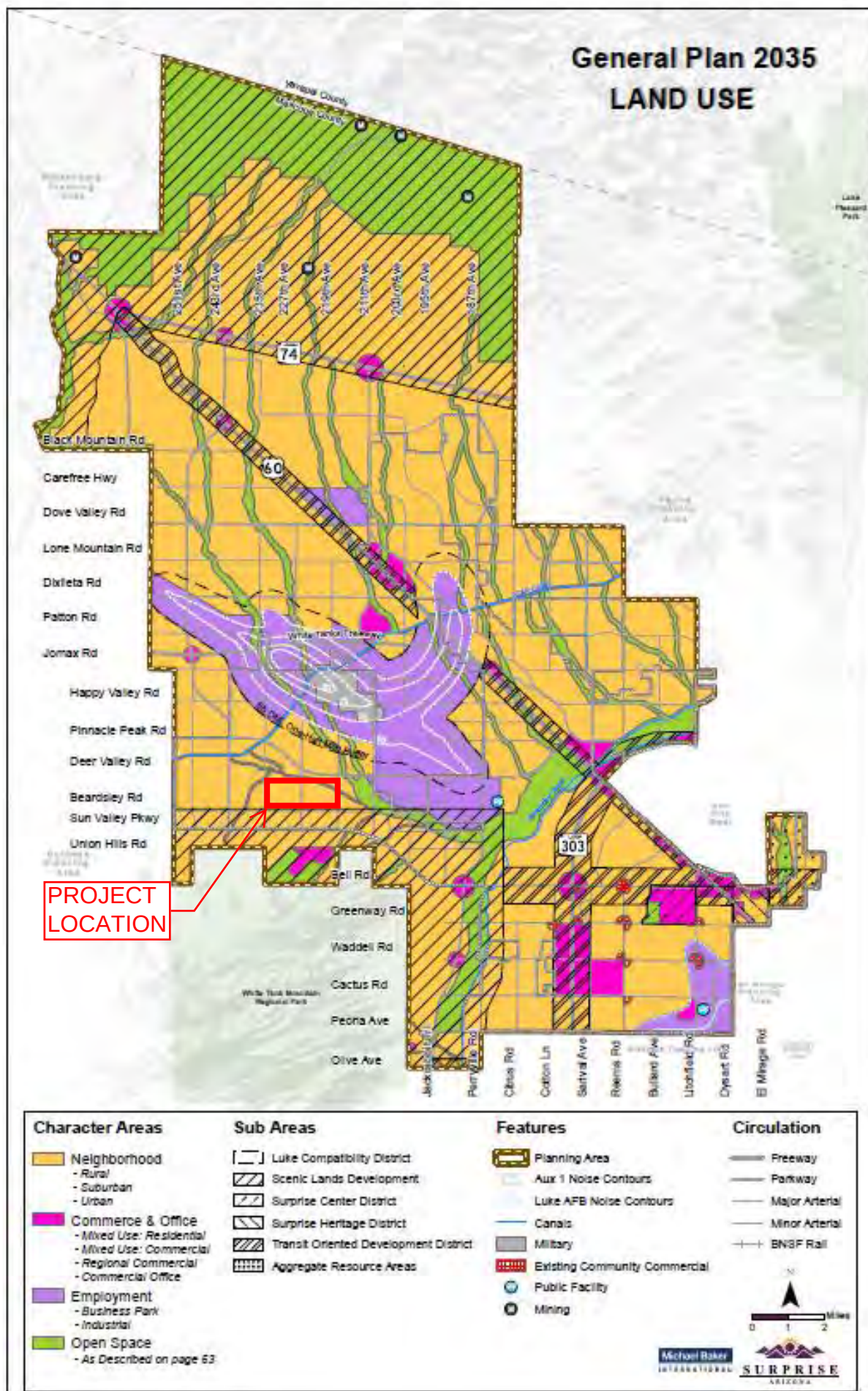
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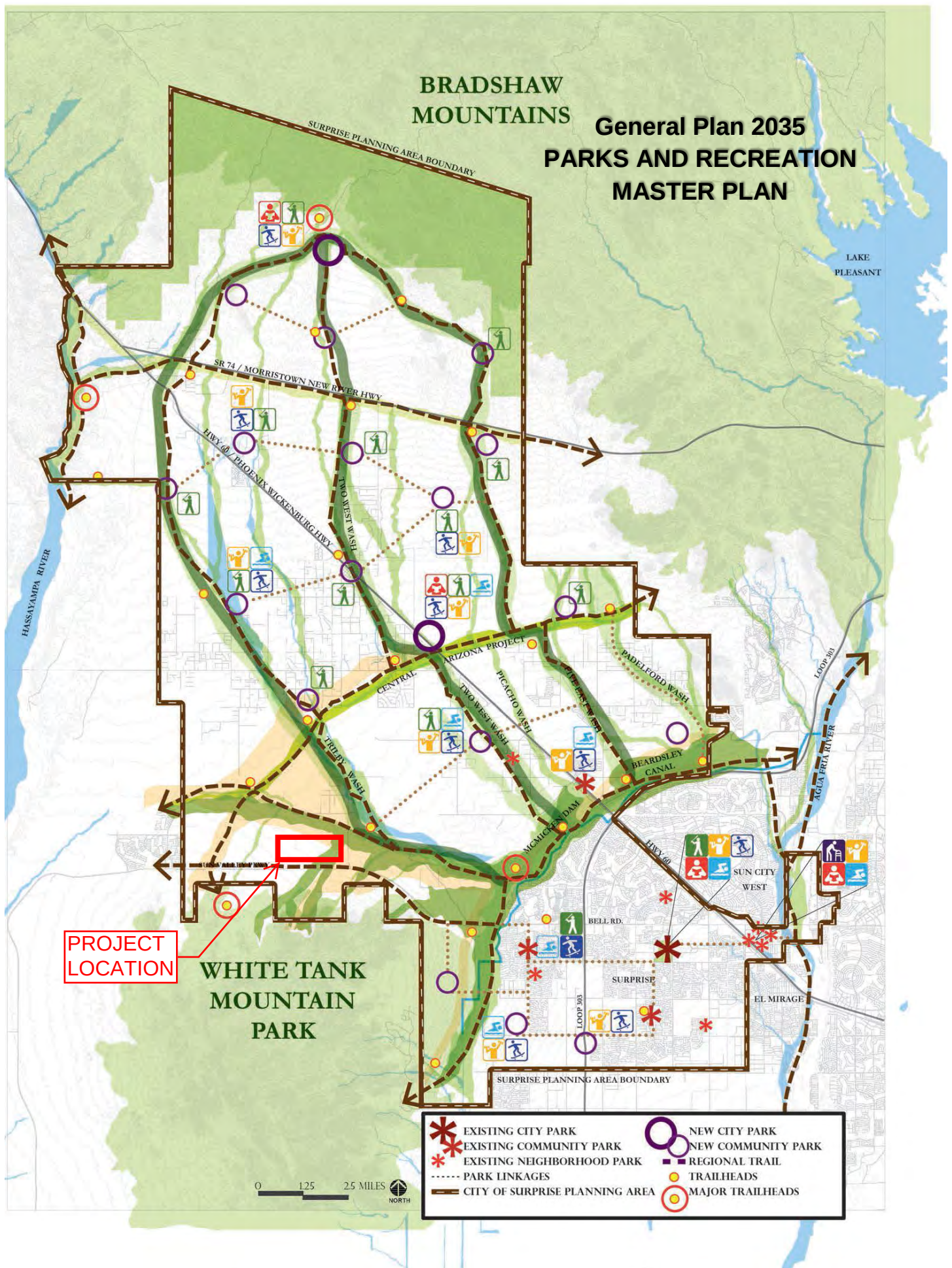


MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

FEBRUARY 2019





APPENDIX “A”

All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the Southwest corner of said Section 23, from which the West Quarter corner of said Section 23 bears North 00 deg. 11 min. 57 sec. East (Basis of Bearings) – 2640.11 feet;

THENCE North 0 deg. 11 min. 57 sec. East along the West line of the Southwest Quarter of said section 23, a distance of 90.34 feet;

THENCE South 89 deg. 48 min. 3 sec. East departing said West line, a distance of 67.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 0 deg. 11 min. 57 sec. East being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 620.93 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 11 min. 57 sec. East - 28.28 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 44 deg. 48 min. 3 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East tangent to said curve and being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 648.90 feet;

THENCE North 78 deg. 33 min. 57 sec. East, a distance of 113.13 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 80.00 feet, a central angle of 92 deg. 7 min. 36 sec., and being subtended by a chord which bears North 82 deg. 54 min. 55 sec. East - 115.22 feet;

THENCE in an Easterly direction along said curve to the right, a distance of 128.63 feet;

THENCE North 64 deg. 26 min. 25 sec. East, a distance of 98.87 feet;

THENCE South 84 deg. 40 min. 41 sec. East, a distance of 69.34 feet;

THENCE North 67 deg. 22 min. 19 sec. East, a distance of 91.71 feet;

THENCE North 76 deg. 17 min. 29 sec. East, a distance of 462.82 feet;

THENCE North 71 deg. 40 min. 59 sec. East, a distance of 783.75 feet;

THENCE South 88 deg. 49 min. 42 sec. East, a distance of 64.06 feet;

THENCE North 62 deg. 38 min. 9 sec. East, a distance of 388.22 feet;

THENCE North 39 deg. 56 min. 46 sec. East, a distance of 52.36 feet;

THENCE North 54 deg. 51 min. 7 sec. East, a distance of 312.04 feet;

THENCE South 89 deg. 53 min. 39 sec. East, a distance of 218.62 feet to the North-South mid-section line of said Section 23, from which the center corner of said Section 23 bears North 0 deg. 6 min. 21 sec. East – 321.72 feet;

THENCE South 0 deg. 6 min. 21 sec. West along said mid-section line, a distance of 341.07 feet, from which the South Quarter corner of said Section 23 bears South 0 deg. 6 min. 21 sec. West – 1988.37 feet;

THENCE North 89 deg. 51 min. 54 sec. East departing said mid-section line, a distance of 1,978.13 feet;

THENCE North 0 deg. 3 min. 1 sec. East, a distance of 660.92 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 55 min. 8 sec. East along said North line, a distance of 659.16 feet to the East Quarter corner of said Section 23;

THENCE South 0 deg. 1 min. 54 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet, from which the Southeast corner of said Section 23 bears South 0 deg. 1 min. 54 sec. West, a distance of 1320.61 feet;

THENCE South 89 deg. 48 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 0 deg. 4 min. 8 sec. West, a distance of 661.55 feet;

THENCE North 89 deg. 45 min. 25 sec. East, a distance of 659.81 feet;

THENCE South 0 deg. 3 min. 1 sec. West, a distance of 578.52 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 770.75 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 43 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 15 min. 2 sec., and being subtended by a chord which bears South 44 deg. 43 min. 9 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 924.09 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 3 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 14 min. 19 sec., and being subtended by a chord which bears South 44 deg. 43 min. 30 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 105.70 feet;

THENCE South 89 deg. 58 min. 30 sec. West, a distance of 838.10 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

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THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 596.27 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

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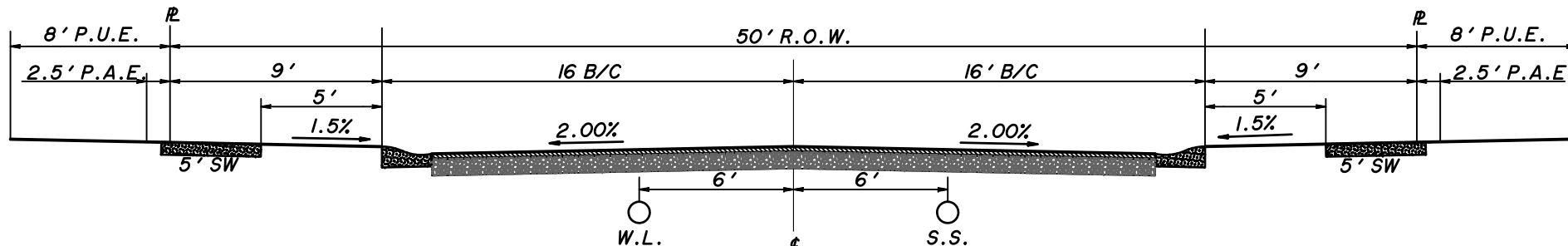
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THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

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THENCE in a Northwesterly direction along said curve to the right, a distance of 31.49 feet to the **POINT OF BEGINNING**, containing 8,791,995 square feet or 201.836 acres of land, more or less.

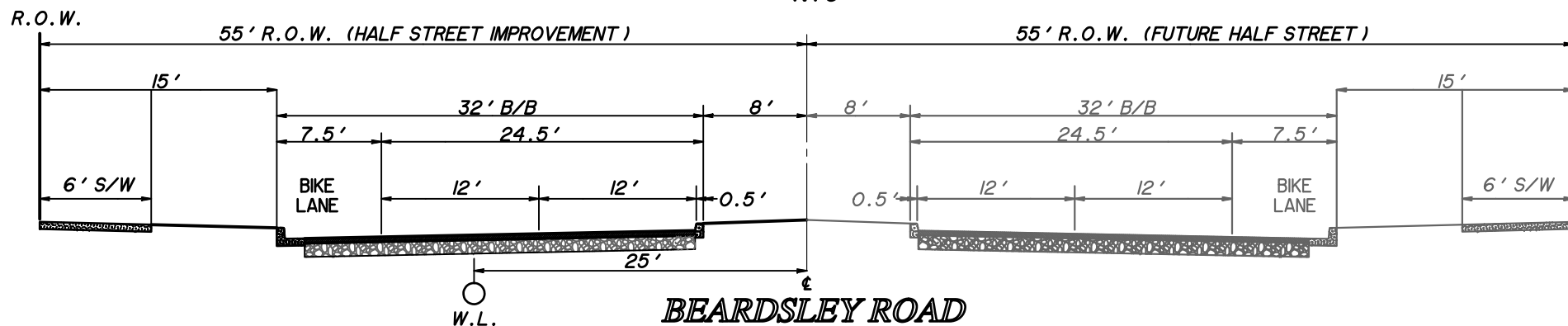
APPENDIX “B”



RESIDENTIAL STREET

FACING NORTH & EAST

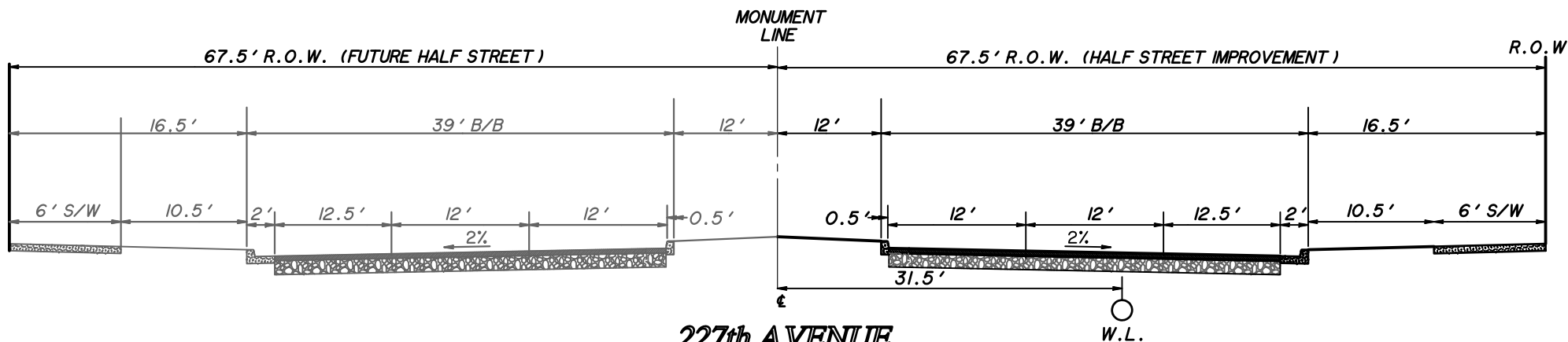
NTS



BEARDSLEY ROAD MINOR ARTERIAL SECTION

FACING NORTH & EAST

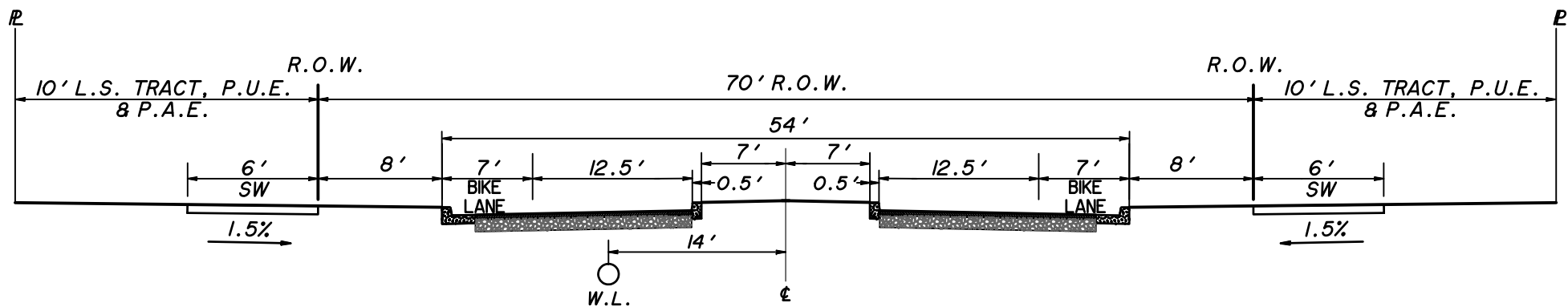
NTS



227th AVENUE MAJOR ARTERIAL SECTION

FACING NORTH & EAST

NTS



***RESIDENTIAL
COLLECTOR ROADWAY***

***FACING NORTH & EAST
NTS***

APPENDIX “C”



Wickenburg Unified School District

40 West Yavapai Street • Wickenburg, AZ 85390

Phone: 928-668-5350 • FAX: 928-668-5390

wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed.

Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Mesquite Mountain Ranch III

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 200 acres of land from RL-5-PAD to RL-5-PUD, RM-6-PUD and OS-PUD with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 05/13/19

Future Council Work Session/Meetings target dates PZ Commission 6/6/19, City Council 6/18/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



Wickenburg Unified School District

40 West Yavapai Street • Wickenburg, AZ 85390

Phone: 928-668-5350 • FAX: 928-668-5390

wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
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Surprise, AZ 85374

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Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin



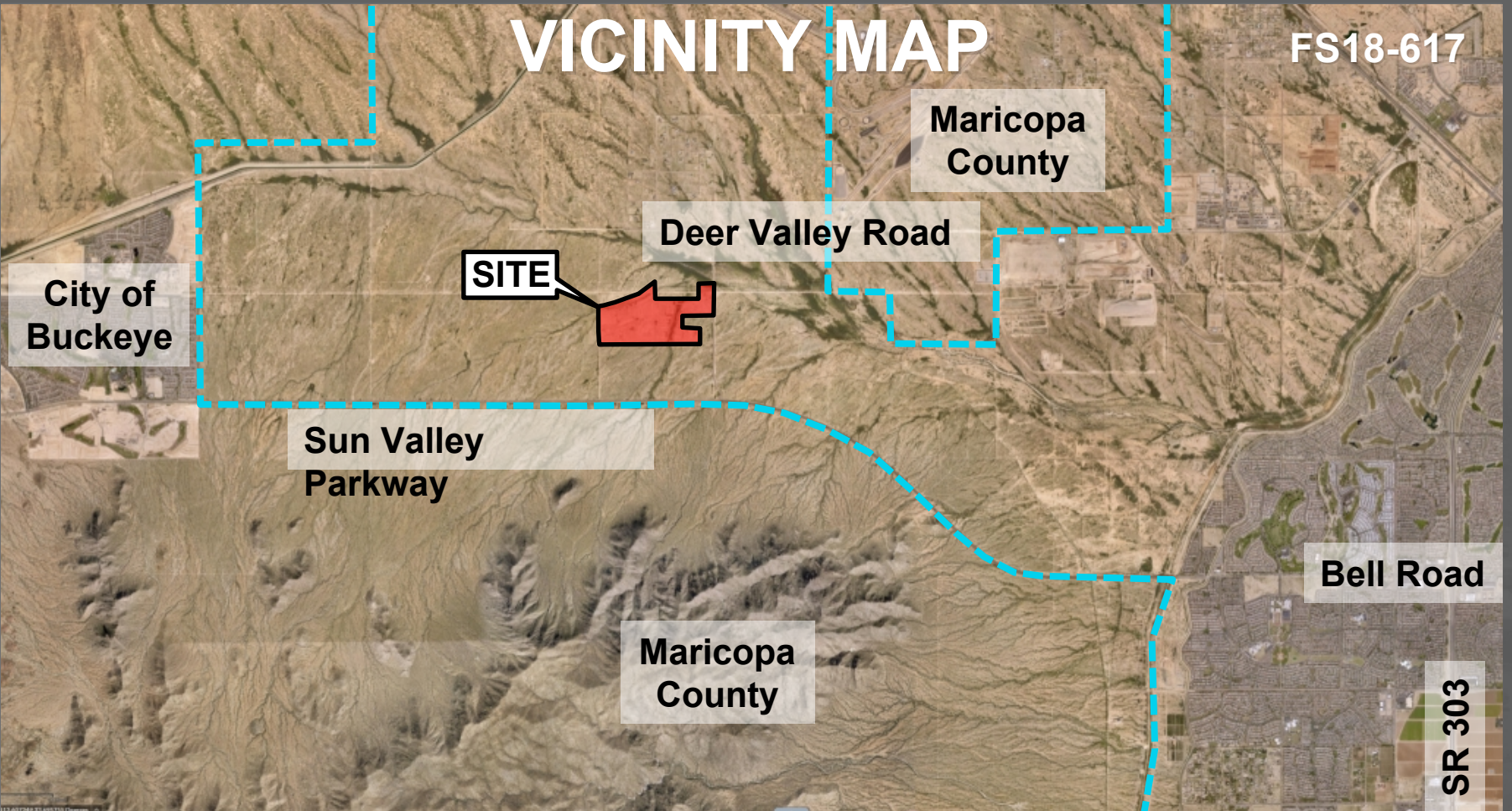
Mesquite Mountain Ranch III

FS18-617

Rezone with PUD Overlay
Planning and Zoning Commission – June 6, 2019

VICINITY MAP

FS18-617



VICINITY MAP

FS18-617

Deer Valley
Road

Maricopa
County

227th Avenue

SITE

Beardsley
Road

219th Avenue

Sun Valley Parkway

Maricopa
County

ZONING MAP

FS18-617

Maricopa
County

Mesquite
Mountain
Ranch PAD

RR

Desert Trails
PAD

219th Avenue

RR

Rural Ranch
(RR)

227th Avenue

SITE

RR

Ana Mandera
PAD

RR

Sun Valley Parkway

Maricopa County

LUKE GDC MAP

FS18-617

Max 2 du/A

Max 4 du/A

Max 6 du/A

SITE

Sun Valley
Parkway

Maricopa
County

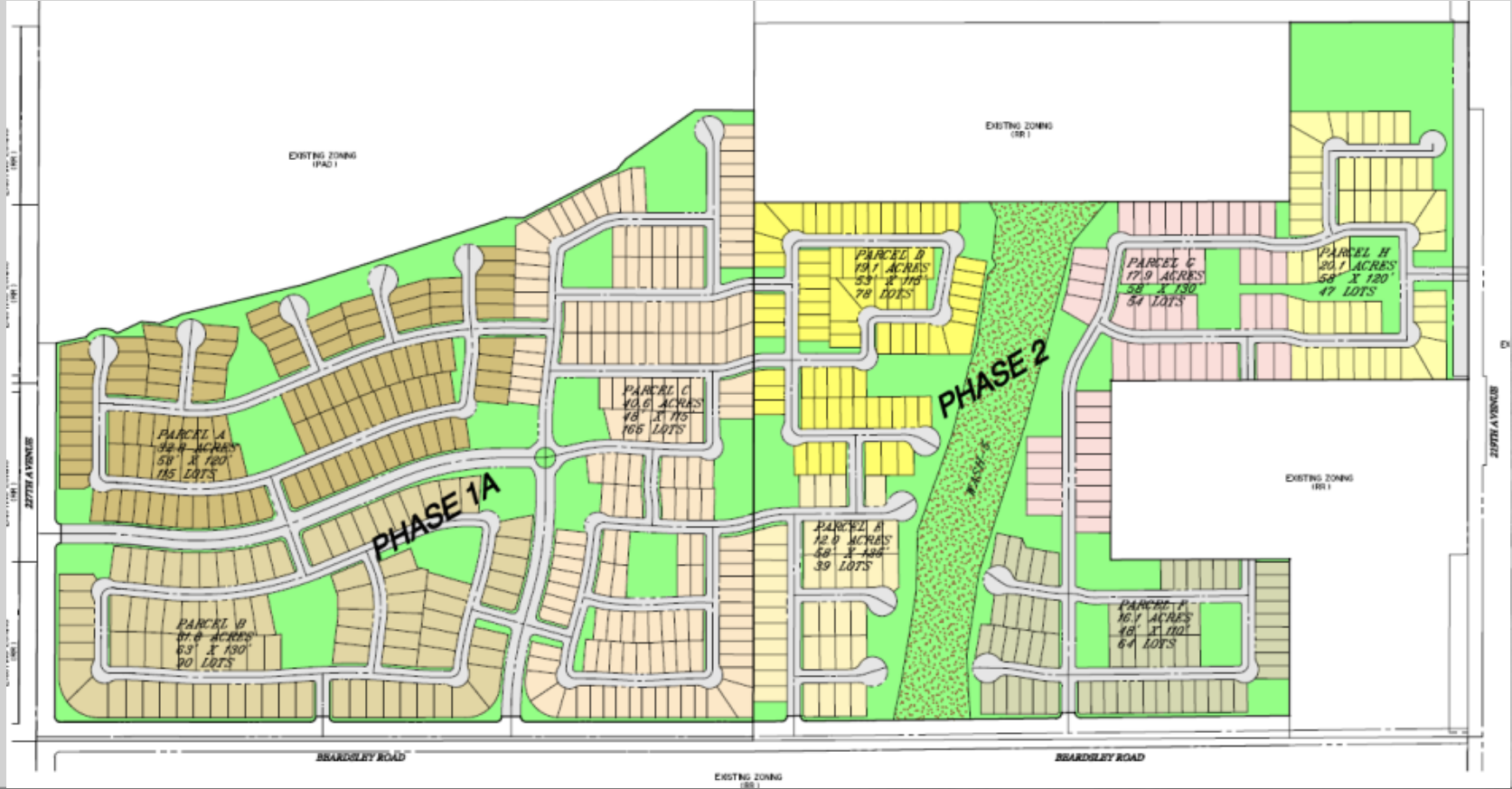


MESQUITE MOUNTAIN RANCH



MESQUITE MOUNTAIN RANCH II

MESQUITE MOUNTAIN RANCH III



ZONING

Existing Development	Existing Zoning	Proposed Zoning under Mesquite Mountain Ranch III PUD
Mesquite Mountain Ranch	RL-5-PAD	RL-5-PUD RM-6-PUD OS-PUD
Mesquite Mountain Ranch II	RL-5-PAD	

DENSITY

Existing Development	Existing Density	Proposed Density under Mesquite Mountain Ranch III PUD
Mesquite Mountain Ranch	3.0 du/A	3.2 du/A
Mesquite Mountain Ranch II	2.4 du/A	
Total	2.7 du/A	

LOT DISTRIBUTION

Width	Existing	Proposed	Gain / Loss
48 feet (RM-6)	0	229	+229
53 feet (RM-6)	0	193	+193
58 feet (RL-5)	214	140	-74
63 feet (RL-5)	148	90	-58
75 feet (RL-5)	76	0	-76
83 feet (RL-5)	115	0	-115
Total	553	652	+99

DIMENSIONAL STANDARDS

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

- 1) Front facing garages shall have minimum 21-foot front yard setback.
- 2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.
- 3) Front yard setbacks may be reduced to 12' for side loaded garage product.
- 4) Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.
- 5) Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.

PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
 - **Larger lots accommodate a private pool should the homeowner chose to do so.**
 - **Enhanced open space features provide additional opportunities for recreation.**

PUD MODIFICATIONS

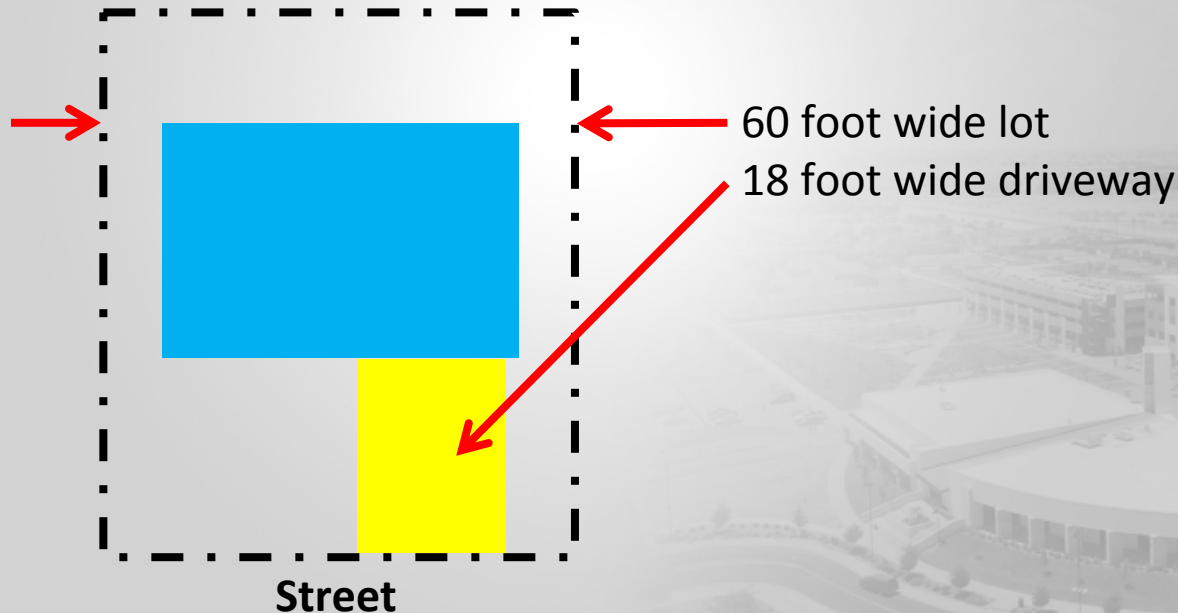
- **Section 122-69(3)(a) limits the length of the cul-de-sac to a maximum length of 300 feet.**
 - **Because of the constraints of the site, the applicant has requested a 450 feet.**
 - **As this site was already mass graded, the applicant is trying to follow the previous street layout.**

PUD MODIFICATIONS

- **Section 122-137(e)(1)(a) requires that all arterial and parkways have a 60 foot wide landscaping tract adjacent to road.**
 - **Enhanced landscaping will be provided in the buffer area.**
 - **As this site was already mass graded, the applicant is trying to follow the previous street layout.**

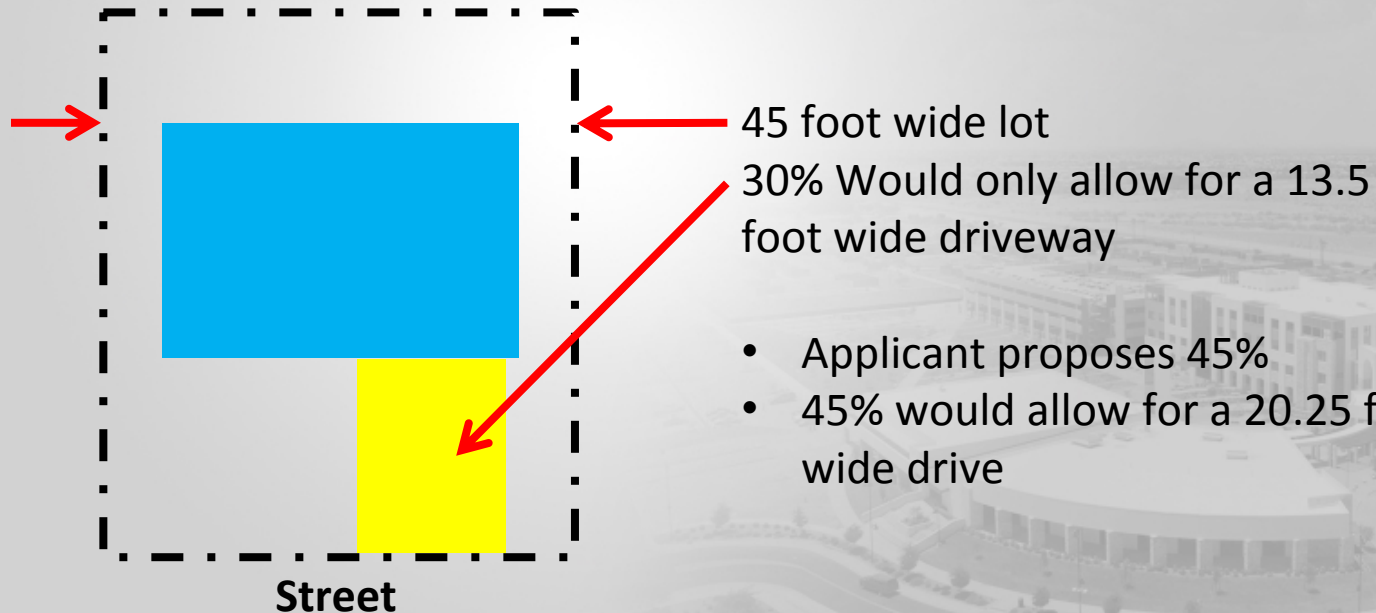
PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.



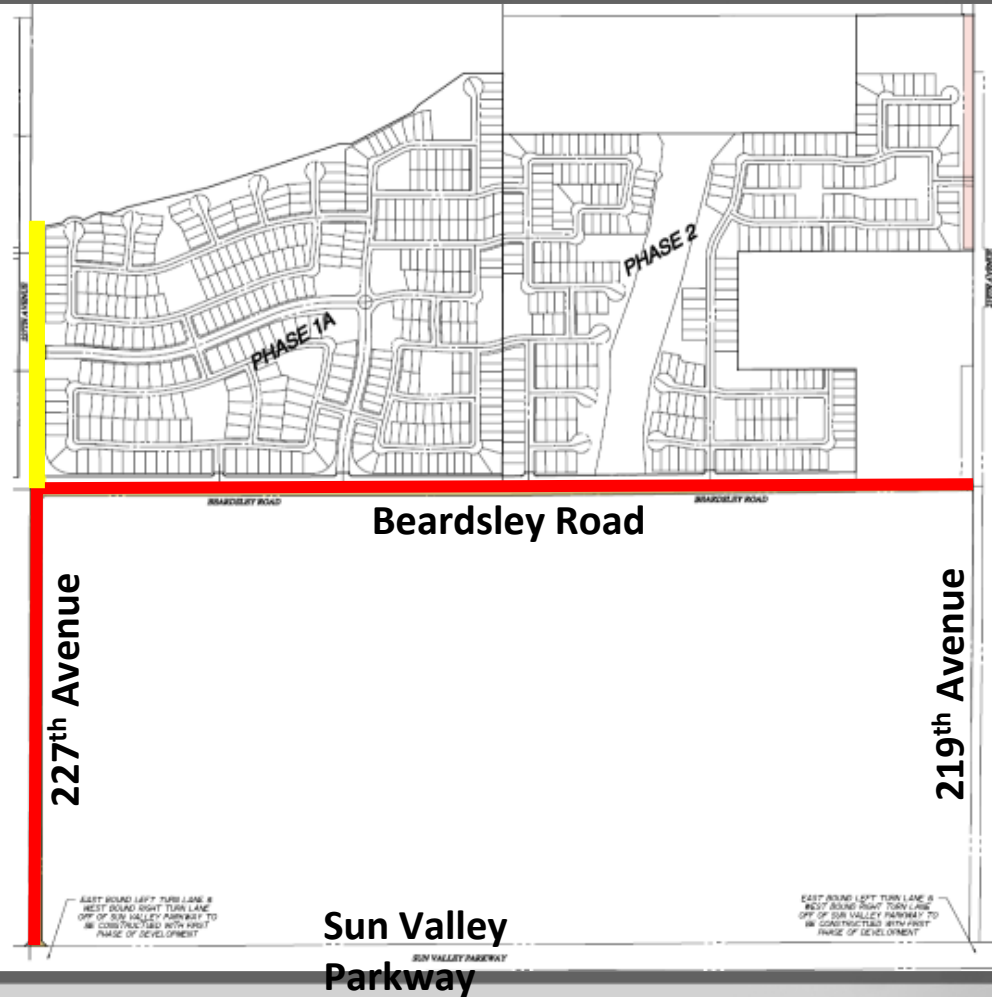
PUD MODIFICATIONS

- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway



PUD MODIFICATIONS

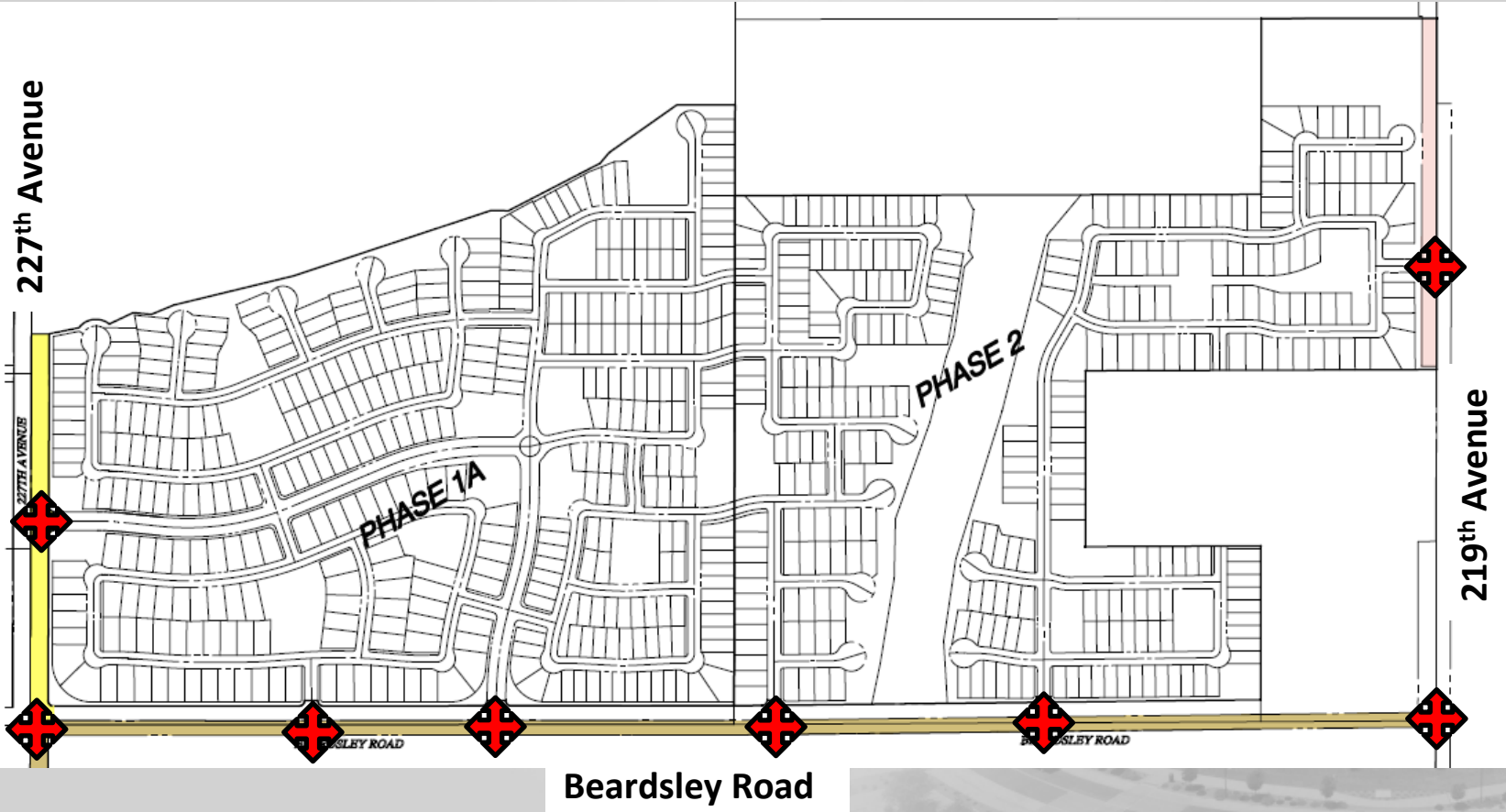
- **the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.**
- **The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.**



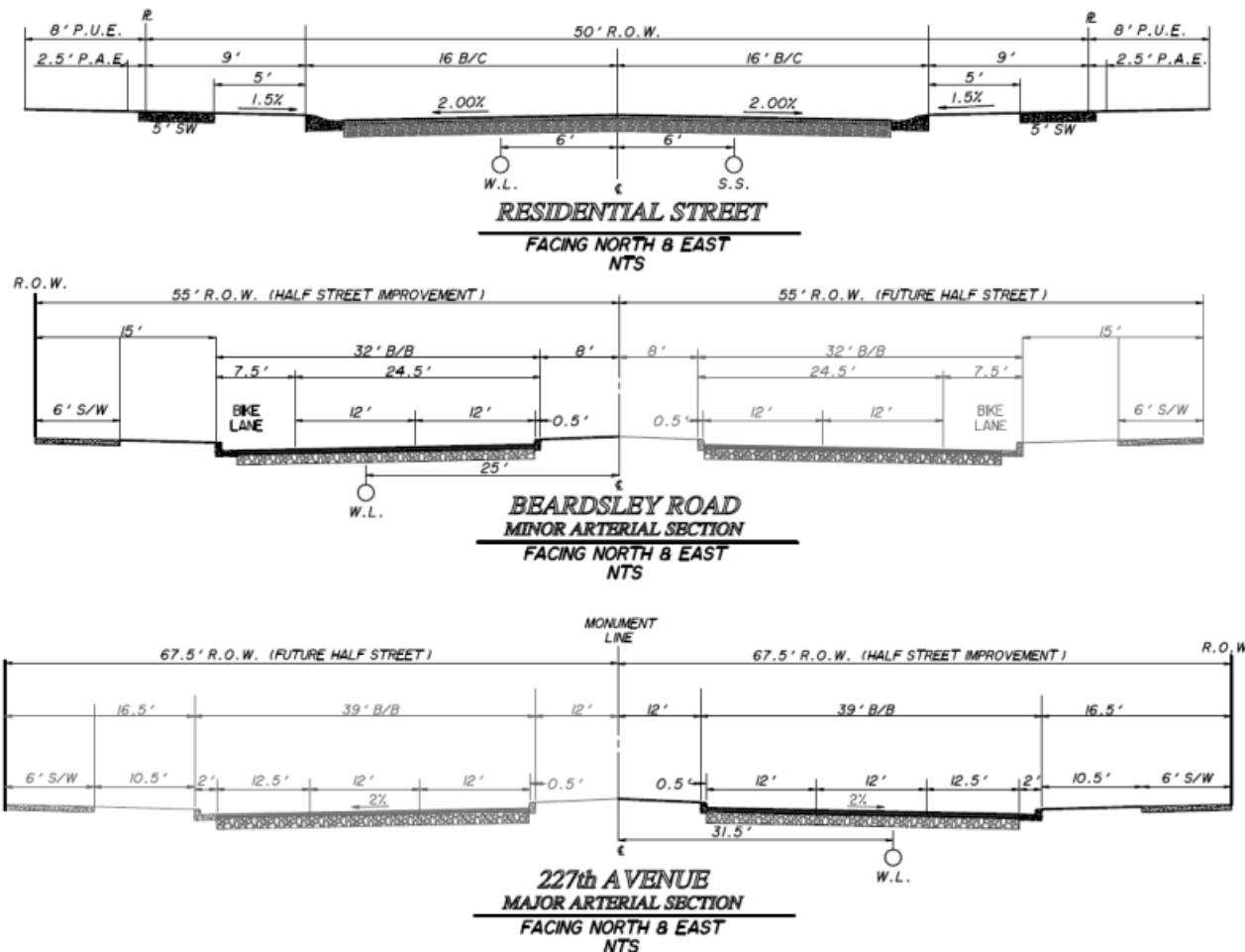
LEGEND

- HALF STREET IMPROVEMENTS THAT THE FIRST PHASE THAT DEVELOPS IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 1A IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 2 IS RESPONSIBLE FOR (ESCROW REQUESTED)

TRANSPORTATION



TRANSPORTATION



TOTAL COMMON AREA	57.4 ACRES

PHASE	LOTS

PHASE 1	200
PHASE 2	282
TOTALS	682

NOTES:

- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 6



CONCEPTUAL DEVELOPMENT AND PARKS PLAN

DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES

LOT SUMMARY

PHASE	LOTS
PHASE 1	200
PHASE 2	282
TOTALS	482

NOTES

- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 6



CONCEPTUAL DEVELOPMENT AND PARKS PLAN

FIGURE 6

OPEN SPACE

Citizen Review

Monday May 13, 2019 at 6 pm
Hilton Garden Inn – Stadium Way

Planning and Zoning Commission

June 6, 2019

Rezone with PUD Overlay - Recommended **Approval** Subject to
Stipulations “A” through “B”



QUESTIONS OR COMMENTS?

Thank You

ORDINANCE 2020-05

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT (“PUD”) OVERLAY FOR MESQUITE MOUNTAIN RANCH III, GENERALLY LOCATED ON THE NORTHEAST CORNER OF BEARDSLEY ROAD AND 227TH AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed; and

WHEREAS, the subject site is generally located on the northeast corner of Beardsley Road and 227th Avenue; and

WHEREAS, the subject site is zoned as Mesquite Mountain Ranch Planned Area Development (“PAD”) and Mesquite Mountain Ranch II PAD; and

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68; and

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations; and

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the Surprise Unified Development Code and the Surprise General Plan; and

WHEREAS, on December 6, 2019, the Planning and Zoning Commission recommended approval of the Mesquite Mountain Ranch III rezone with PUD overlay.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Mesquite Mountain Ranch III, is rezoned from Mesquite Mountain Ranch PAD and Mesquite Mountain Ranch II PAD to Medium Density Residential (RM-6-PUD), Low Density Residential (RL-5-PUD) and Open Space (OS-PUD) with a PUD Overlay subject to the stipulations as outlined in Section two (2) herein.

Section 2. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections one (1) above are approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Mesquite Mountain Ranch III", consisting of 47 pages plus exhibits, prepared by Goodwin and Marshall, Inc. and stamped received March 14, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the Southwest corner of said Section 23, from which the West Quarter corner of said Section 23 bears North 00 deg. 11 min. 57 sec. East (Basis of Bearings) – 2640.11 feet;

THENCE North 0 deg. 11 min. 57 sec. East along the West line of the Southwest Quarter of said section 23, a distance of 90.34 feet;

THENCE South 89 deg. 48 min. 3 sec. East departing said West line, a distance of 67.50 feet to the TRUE POINT OF BEGINNING;

THENCE North 0 deg. 11 min. 57 sec. East being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 620.93 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 11 min. 57 sec. East - 28.28 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 44 deg. 48 min. 3 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East tangent to said curve and being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 648.90 feet;

THENCE North 78 deg. 33 min. 57 sec. East, a distance of 113.13 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 80.00 feet, a central angle of 92 deg. 7 min. 36 sec., and being subtended by a chord which bears North 82 deg. 54 min. 55 sec. East - 115.22 feet;

THENCE in an Easterly direction along said curve to the right, a distance of 128.63 feet;

THENCE North 64 deg. 26 min. 25 sec. East, a distance of 98.87 feet;

THENCE South 84 deg. 40 min. 41 sec. East, a distance of 69.34 feet;

THENCE North 67 deg. 22 min. 19 sec. East, a distance of 91.71 feet;

THENCE North 76 deg. 17 min. 29 sec. East, a distance of 462.82 feet;

THENCE North 71 deg. 40 min. 59 sec. East, a distance of 783.75 feet;

THENCE South 88 deg. 49 min. 42 sec. East, a distance of 64.06 feet;

THENCE North 62 deg. 38 min. 9 sec. East, a distance of 388.22 feet;

THENCE North 39 deg. 56 min. 46 sec. East, a distance of 52.36 feet;

THENCE North 54 deg. 51 min. 7 sec. East, a distance of 312.04 feet;

THENCE South 89 deg. 53 min. 39 sec. East, a distance of 218.62 feet to the North-South mid-section line of said Section 23, from which the center corner of said Section 23 bears North 0 deg. 6 min. 21 sec. East – 321.72 feet;

THENCE South 0 deg. 6 min. 21 sec. West along said mid-section line, a distance of 341.07 feet, from which the South Quarter corner of said Section 23 bears South 0 deg. 6 min. 21 sec. West – 1988.37 feet;

THENCE North 89 deg. 51 min. 54 sec. East departing said mid-section line, a distance of 1,978.13 feet;

THENCE North 0 deg. 3 min. 1 sec. East, a distance of 660.92 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 55 min. 8 sec. East along said North line, a distance of 659.16 feet to the East Quarter corner of said Section 23;

THENCE South 0 deg. 1 min. 54 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet, from which the Southeast corner of said Section 23 bears South 0 deg. 1 min. 54 sec. West, a distance of 1320.61 feet;

THENCE South 89 deg. 48 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 0 deg. 4 min. 8 sec. West, a distance of 661.55 feet;

THENCE North 89 deg. 45 min. 25 sec. East, a distance of 659.81 feet;

THENCE South 0 deg. 3 min. 1 sec. West, a distance of 578.52 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 770.75 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 43 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 15 min. 2 sec., and being subtended by a chord which bears South 44 deg. 43 min. 9 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 924.09 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec. West - 28.47 feet;

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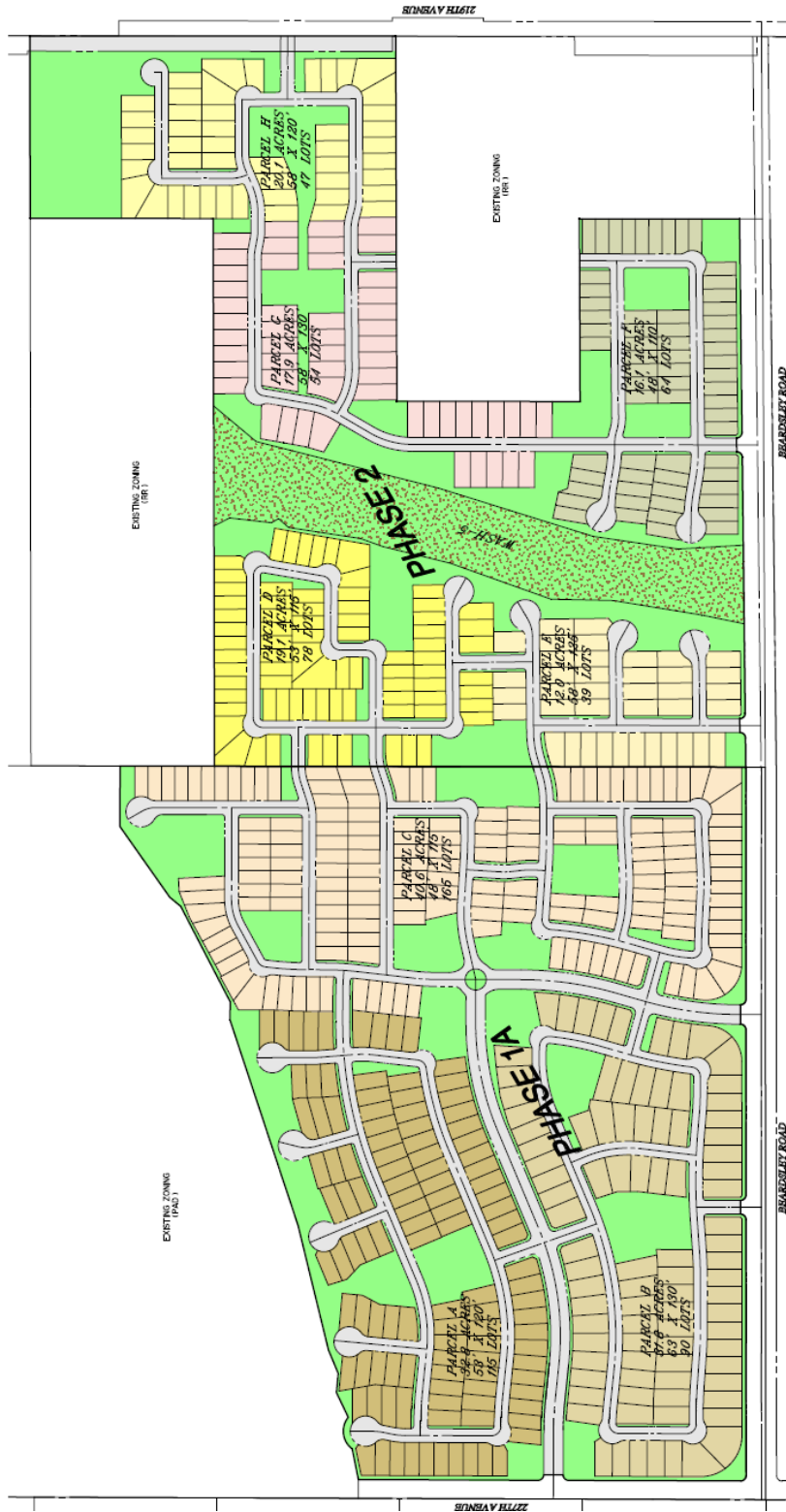
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a central angle of 90 deg. 13 min. 27 sec., and being subtended by a chord which bears North 44 deg. 54 min. 46 sec. West - 28.34 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.49 feet to the POINT OF BEGINNING, containing 8,791,995 square feet or 201.836 acres of land, more or less.

EXHIBIT B

Ordinance No. 2020-05
RFLS #6796
Rev 12/19





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations: None

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the rezoning of 27.16 acres of property located in Sub-Parcels seven and eight of the Surprise Pointe Planned Area Development ("PAD") on the northwest corner of Dysart Road and Sweetwater Avenue from 'PAD-I1' and 'PAD-CC' to 'PAD-C2-C3-I1' ; Ordinance # 2020-02.

Motion:

I move to approve Ordinance # 2020-02.

Background:

Bergin, Frakes, Smalley, and Oberholtzer, PLLC, on behalf of Surprise Holdings, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 27.16 acres of multi-zoned property along Dysart Road. The 27.16 acres will be zoned "Surprise Pointe PAD-C2-C3-I1."

Objective Analysis:

The Zone Change for Surprise Pointe Lot 33 will allow for the development of commercial and Industrial projects on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports the uses such as those proposed.

Financial Impact:

This item does not have a direct financial impact. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - CC Staff Report - 010720
 2. 01 - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - Vicinity - 010720
 3. 02- FS19-580 - Surprise Pointe Lot 33 - PAD RZ - PADA Document - 010720
 4. 03 - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - Public Engagement - 010720
 5. 05 - FS19-580 - Surprise Pointe Lot 33 - PAD RZ - CC PowerPoint - 010720
 6. 04 - FS18-580 - Surprise Pointe Lot 33 - PAD RZ - Ordinance - 010720
-

PAD ZONING AMENDMENT REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS19-580
Project Name: Surprise Pointe, Lot 33
Council District: 6 – Palo Verde
Meeting Date: January 7, 2019
Planner: Hobart Wingard, Planner II

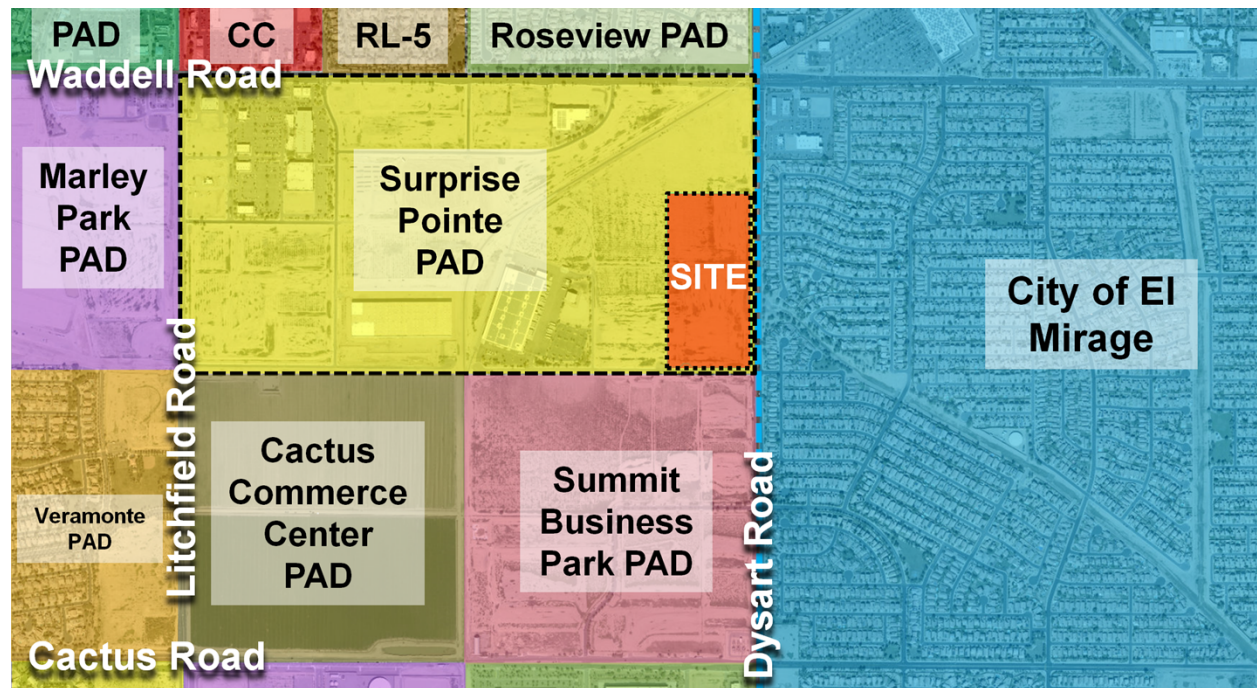
Owner: Surprise Holdings, LLC
Applicant: Bergin, Frakes, Smalley, and Oberholtzer, PLLC
Request: Planned Area Development (“PAD”) Zoning Amendment approval for Lot 33 of the Surprise Pointe PAD
Site Location: Generally, on the northwestern corner of Dysart Road and Sweetwater Avenue
Site Size: Approximately 27.16 acres of the 308 acre Surprise Pointe PAD
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035
Support/Opposition: Refer to attached Citizen Participation Report
Alternative Actions: **Approval** of the requested PAD Zoning Amendment will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the approved PAD.
Denial of the requested PAD Zoning Amendment will deny the applicant the opportunity to develop the property in accordance with the subject PAD Zoning Amendment.

PROJECT DESCRIPTION:

Bergin, Frakes, Smalley, and Oberholtzer, PLLC, on behalf of Surprise Holdings, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 27.16 acres of multi-zoned property along Dysart Road. The 27.16 acres will be zoned “Surprise Pointe PAD-C2-C3-I1.”

EXISTING ZONING:

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



Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD PAD-C2-C3-I1	El Mirage Commercial
Surprise Pointe PAD Vacant PAD-I1/I1	Surprise Pointe PAD Existing – PAD-I1 and PAD-C2 Proposed – PAD-C2-C3-I1	El Mirage Commercial and Residential
Summit Business Park PAD Vacant PAD-I1	Summit Business Park PAD Vacant PAD-I1	El Mirage Residential

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

August 7, 2019: The applicant submitted for a PAD Rezone for Surprise Pointe Lot 33 under Case FS19-580, the subject case.

September 11, 2019: The applicant held a Citizen Review meeting at Trimaco Industries located at 13600 W Sweetwater Avenue in Surprise. No members of the public attended.

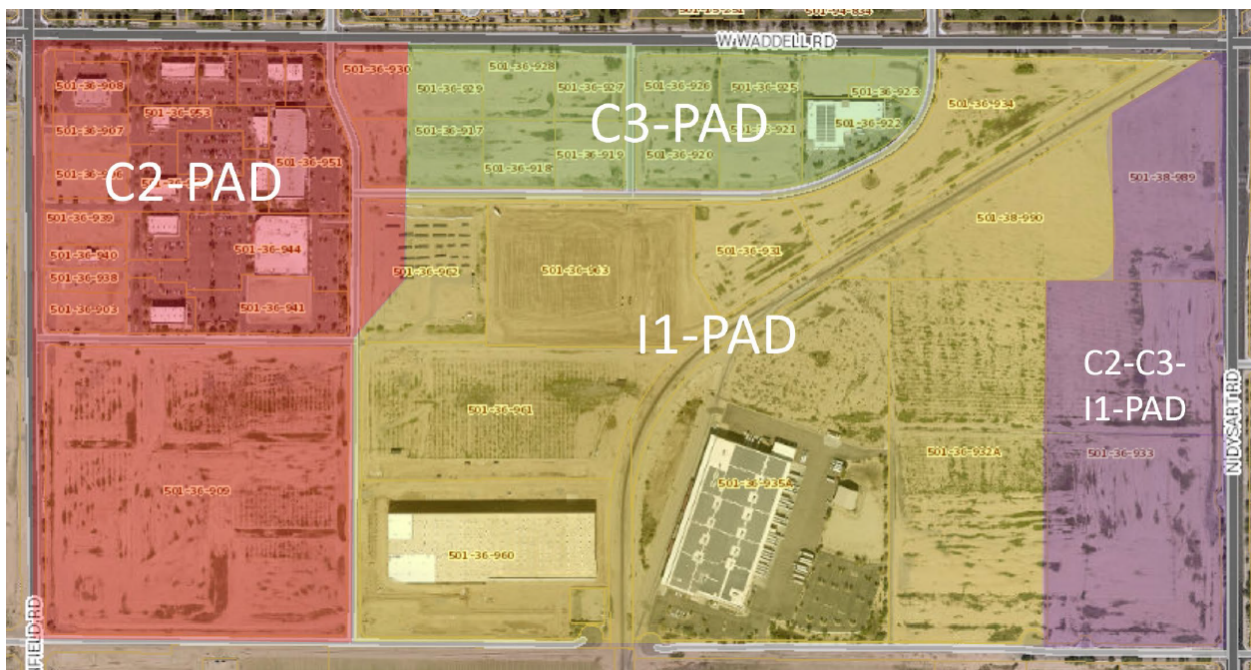
December 19, 2019: The Planning and Zoning Commission will consider the subject request and give a recommendation to the Mayor and City Council.

ANALYSIS AND DISCUSSION:

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the Surprise Pointe Industrial/Commerce Park PAD. This request is for the rezoning of approximately 27.16 gross acres of vacant property located at the northwest corner of Dysart Road and Sweetwater Avenue and identified as Assessor's Parcel Number ("APN") 501-36-933. The current zoning of the property is PAD Light Industrial (PAD-I1) and PAD Community Commercial (C2). The request is to rezone the subject 27.16 acres to C2-C3-I1-PAD.

The proposal clarifies that the allowed uses on of the subject parcel are those uses listed in the City of Surprise Title 17, the code in effect at the time of PAD approval.

PROPOSED UNDERLYING ZONING:



86 **UTILITY AND SERVICES TABLE:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private
Natural Gas:	SWG

87

88 **CONFORMANCE WITH ADOPTED PLANS:**

89 The Surprise General Plan 2035 shows the subject property as lying within the
90 Employment Character Area, which supports commercial and industrial uses.

91

92 **REVIEWING AGENCIES:**

93 All City reviewing departments have reviewed the request and expressed no objections.

94 The subject Site Plan was also routed to the standard external reviewing agencies, who
95 offered the following comments:

96 **Luke Air Force Base (LAFB):** In a letter dated August 21, 2019, LAFB indicates no
97 objections to the request, but advises the applicant review sound attenuation
98 requirements found in ARS 28-8482 and engage in a strong notification program with
99 respect to the air base and its operations.

100 **Maricopa Water District (MWD):** In an email dated August 8, 2019, MWD indicated
101 that they have no comments on the proposal.

102 **Arizona Department of Transportation (ADOT):** In an email dated August 11, 2019,
103 ADOT indicated the proposal will have no impact on existing highway facilities.

104 **Maricopa Flood Control District (FCDX):** In an email dated August 12, 2019, FCDX
105 indicated the proposed Site Plan would not impact FCDX.

106

107 **SUMMARY:**

108 Staff believes the proposed PAD Zoning Amendment is consistent with the manner and
109 intent of the Surprise Pointe PAD Zoning District in which it occupies. If approved, the site
110 will be allowed to be developed in accordance with the requirements of the City of Surprise.

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119 **FINDINGS:**

- 120 • The proposed PAD Zoning Amendment demonstrates compliance with the General
121 Plan.
- 122 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria
123 set forth in the Surprise Pointe PAD.
- 124 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria
125 set forth in Surprise Unified Development Code.
- 126 • The reviewing agencies have indicated no objections to the request.
127

128 **RECOMMENDATION:**

129 The Planning and Zoning Commission recommended approval of the subject PAD Rezone
130 request to the Mayor and City Council subject to Conditions 'A' through 'B:'

131 A. Development and use of the site shall be in conformance with the PAD Rezone
132 document entitled "Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park
133 PAD," consisting of 27 pages, prepared by Bergin, Frakes, Smalley, and
134 Oberholtzer, PLLC, and stamped received October 25, 2019.

135 B. Non-compliance with the stipulations of approval of this case will be treated as a
136 violation in accordance with the provisions of Article XIV of the Surprise Unified
137 Development Code.
138

139 **ATTACHMENTS:**

- 140 01 - Vicinity Maps
141 02 - PAD Rezone Document
142 03 - Public Engagement Plan
143 04 - Ordinance
144 05 - PowerPoint

VICINITY MAP

FS19-580
Surprise Pointe



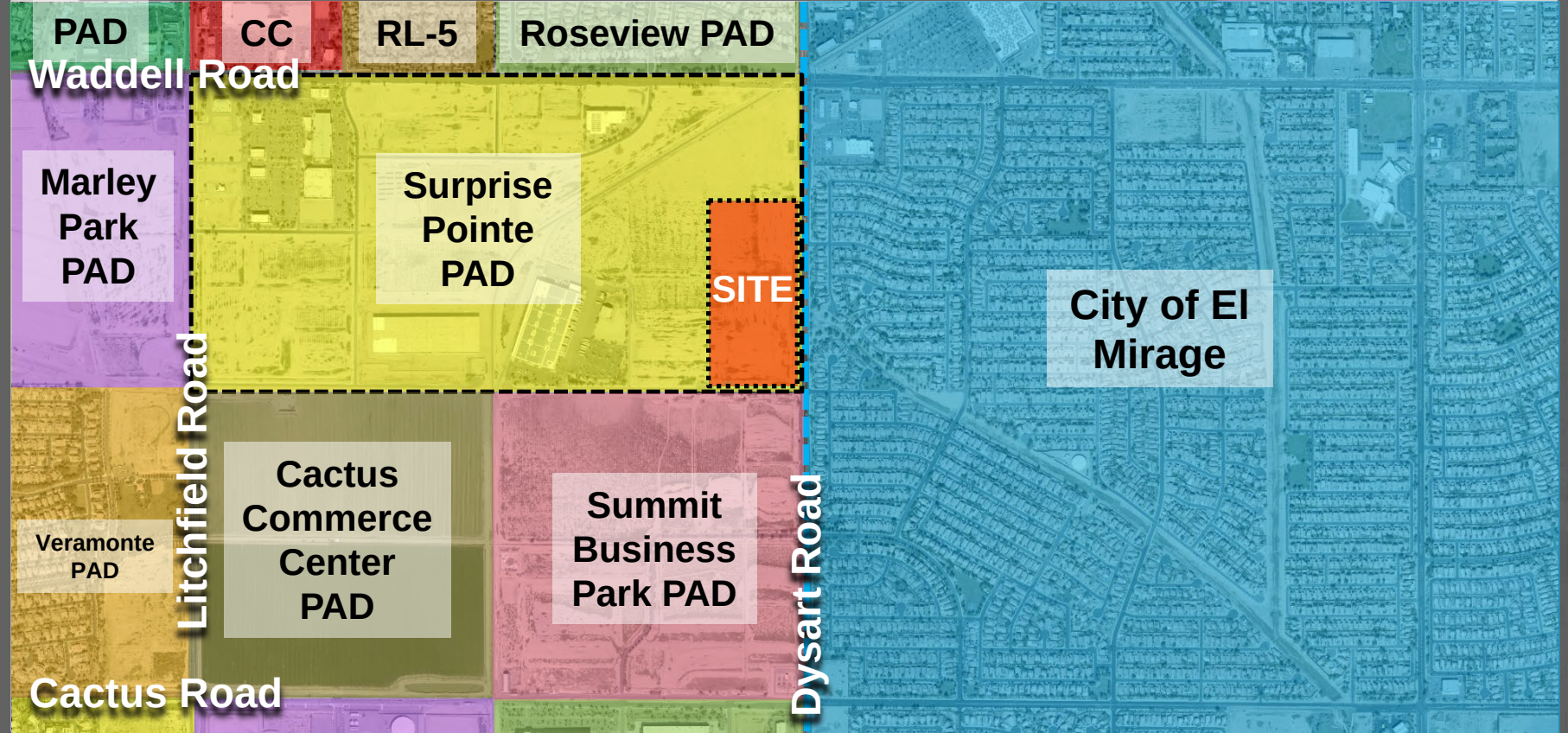
CONTEXT MAP

FS19-580
Surprise Pointe

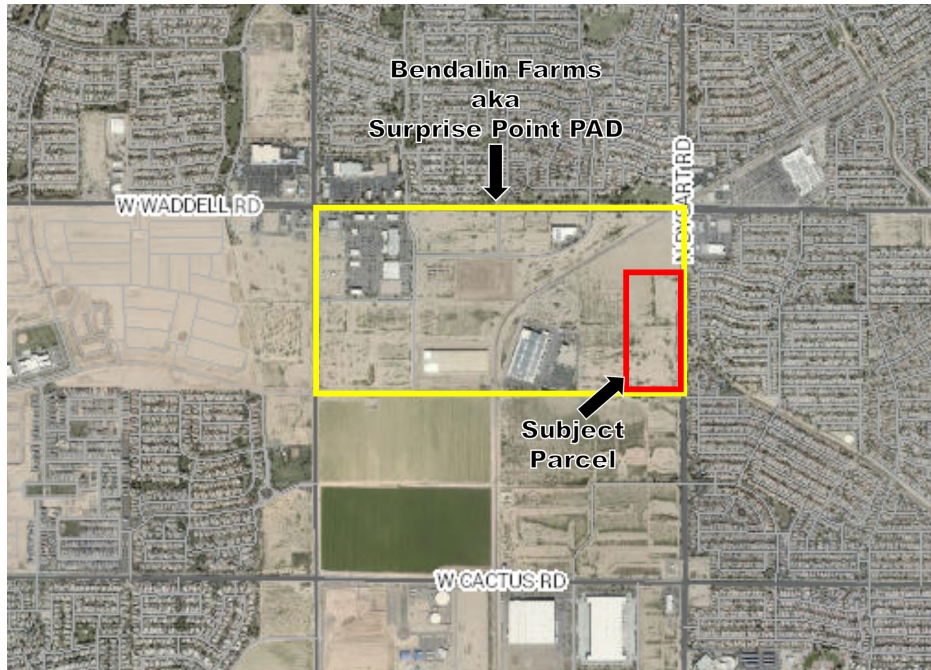


ZONING MAP

FS19-580
Surprise Pointe



Bendalin Farms, AKA Surprise Point Industrial/Commerce Park PAD



Fourth PAD Amendment Narrative

Case Number FS19-580

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-1000

Initial Submittal: August 7, 2019

Resubmittal: October 25, 2019

PROJECT TEAM

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PROJECT ENGINEER



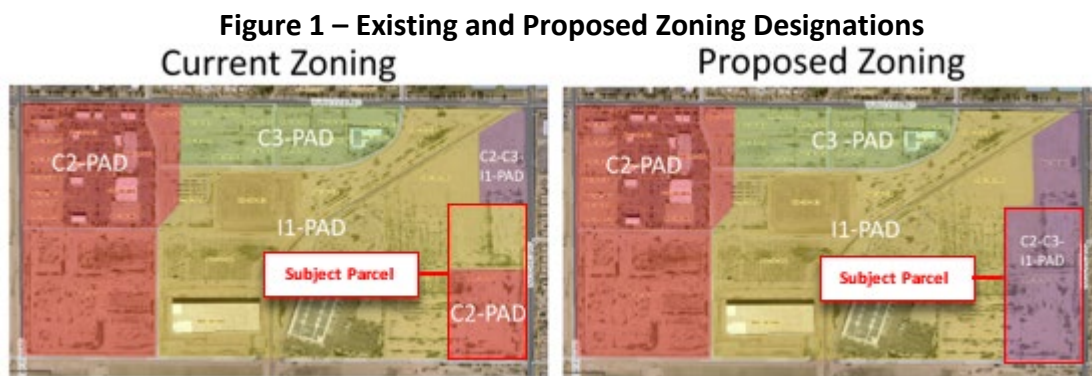
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I. INTRODUCTION

E&V Investments, LLC (“Applicant” or “E&V”), requests an amendment (“Amendment”) to the Bendalin Farms, AKA Surprise Point Industrial/Commerce Park Planned Area Development (PAD05-282, ORD06-07) (“PAD”) to change the zoning designation for a ±30.4 gross acre parcel at the northwest corner of Dysart Road and Sweetwater Avenue (“Property”) from I-1 on the northern ±10.4 acres and C-2 on the southern ±20 acres to a mixed use combination of C2/C3/I1 across the Property to facilitate light industrial and commercial development in a business campus environment. Figure 1 below illustrates the existing and proposed zoning designations for the Property.



The Property is located within the City of Surprise (“City”) 2035 General Plan’s Employment Character Area and Railplex Growth Area, which was established to attract export-oriented businesses that provide jobs within the City. The PAD furthers this goal, and the proposed Amendment would be consistent with the uses originally approved for the PAD and only serves to combine the uses into a single category.

II. THE APPLICANT

E&V is currently in escrow to purchase the Property from Surprise Holdings, LLC, and intends to develop the Property primarily with a mix of assemblage, warehouse, distribution, and light manufacturing uses with the potential for supporting retail and flex office space. E&V developed and owns the Trimaco property at the northeast corner of Sweetwater Avenue and 137th Avenue within the PAD. Market demand indicates that additional C2/C3/I1 uses are marketable at the intersection of Dysart Road and Sweetwater Avenue, and E&V would develop this Property similarly to its Trimaco facility. See Figure 2 below for photos of the Trimaco facility.

Figure 2 – Photos of Trimaco Facility



III. DESCRIPTION OF REQUEST

Under current zoning, warehousing and distribution uses would be allowed only on the ±20 acres to the south under C-2 zoning, and manufacturing and assemblage uses would be allowed only on the ±10.4 acres to the north under I-1 zoning. The proposed Amendment would blend the zoning districts already permitted within the PAD to allow flexibility for these uses throughout the site. Applying this mixed use C2/C3/I1 district will allow the property owner to plan development cohesively across the Property in response to tenant demand without the burden of different use restrictions on the northern and southern portions of the Property, and will help attract job-creating uses that will contribute to Surprise's goal of improving its jobs housing balance.

The purpose of this application is to amend the PAD's zoning designation as to the Property only. If approved, this Amendment will:

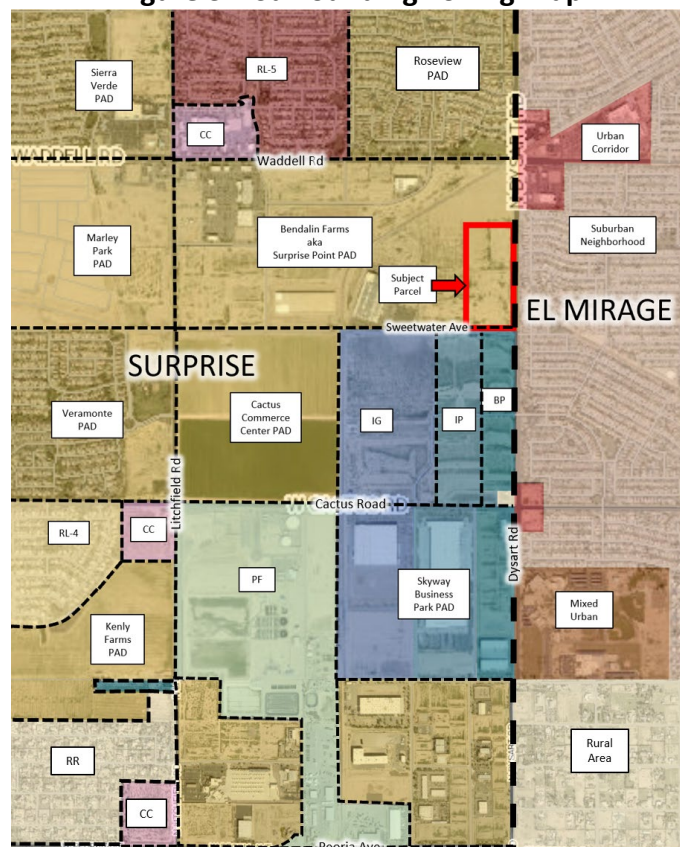
1. Change the zoning for the ±20 acres on the southern portion of the Property from C2-PAD to C2-C3-I1-PAD.
2. Change the zoning for the ±10.4 acres on the northern portion of the Property from I1-PAD to C2-C3-I1-PAD.
3. Apply the PAD's existing I-1 development standards to the blended I-1/C-2/C-3 district on the Property.

IV. PROJECT LOCATION AND RELATIONSHIP TO SURROUNDING AREA

The Property is a ±30.4 gross acre parcel located at the northwest corner of Dysart Road and Sweetwater Avenue, which is the southeast corner of the PAD area. The Property is Assessor's Parcel Number 501-36-933, and a legal description is attached as [Appendix A](#). A three-mile vicinity map is attached as [Appendix B](#). The Property is within ±5 miles of the 101 and 303 freeways and less than two miles from US-60. The Property is also within the Luke Air Force Base 65 dnl contour line.

To the north of the Property is the 84 Lumber project, which was rezoned earlier this year and is being developed as a mix of light industrial and commercial uses. Immediately to the west is vacant land followed by light industrial uses around a BNSF rail spur within the PAD. Sweetwater Avenue borders the Property to the south. South of that is vacant land zoned Industrial Performance, Industrial General, and Business Park within the City of Surprise. Dysart Road borders the Property to the east and is a City designated truck route. East of Dysart is a single-family subdivision within the City of El Mirage. A surrounding zoning map is provided in Figure 3 below.

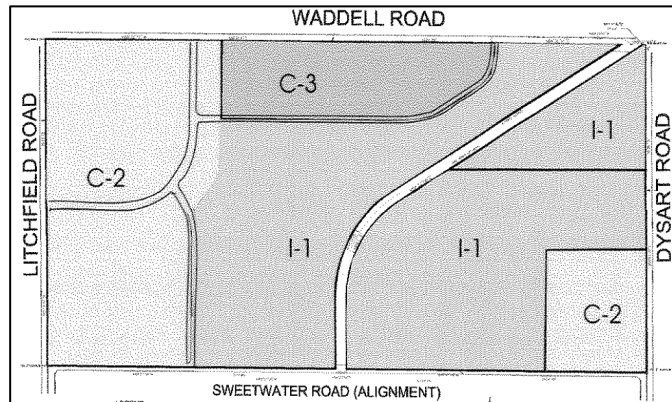
Figure 3 – Surrounding Zoning Map



V. ZONING HISTORY AND HISTORICAL DATA

The PAD was originally approved on February 23, 2006, and spans ±308 acres bounded by Waddell Road on the north, Dysart Road on the east, Sweetwater Avenue on the south, and Litchfield Road on the west. The PAD is separated into Parcels 1-8 with zoning designations provided for each parcel. The PAD zoning applied the City of Surprise's zoning districts of I-1, C-2, and C-3 in effect at the time of approval¹ throughout the PAD area, with the I-1 district constituting the majority of the zoning and the commercial designations located around the perimeter on arterial roads. See Figure 4 below. In total, the initial allocation was ±171.5 acres zoned I-1, 104.6 acres zoned C-2, and 32 acres zoned C-3. The initial stipulations limited the commercial zoning within the PAD to 136 acres.

Figure 4 – Initial PAD Zoning Designations



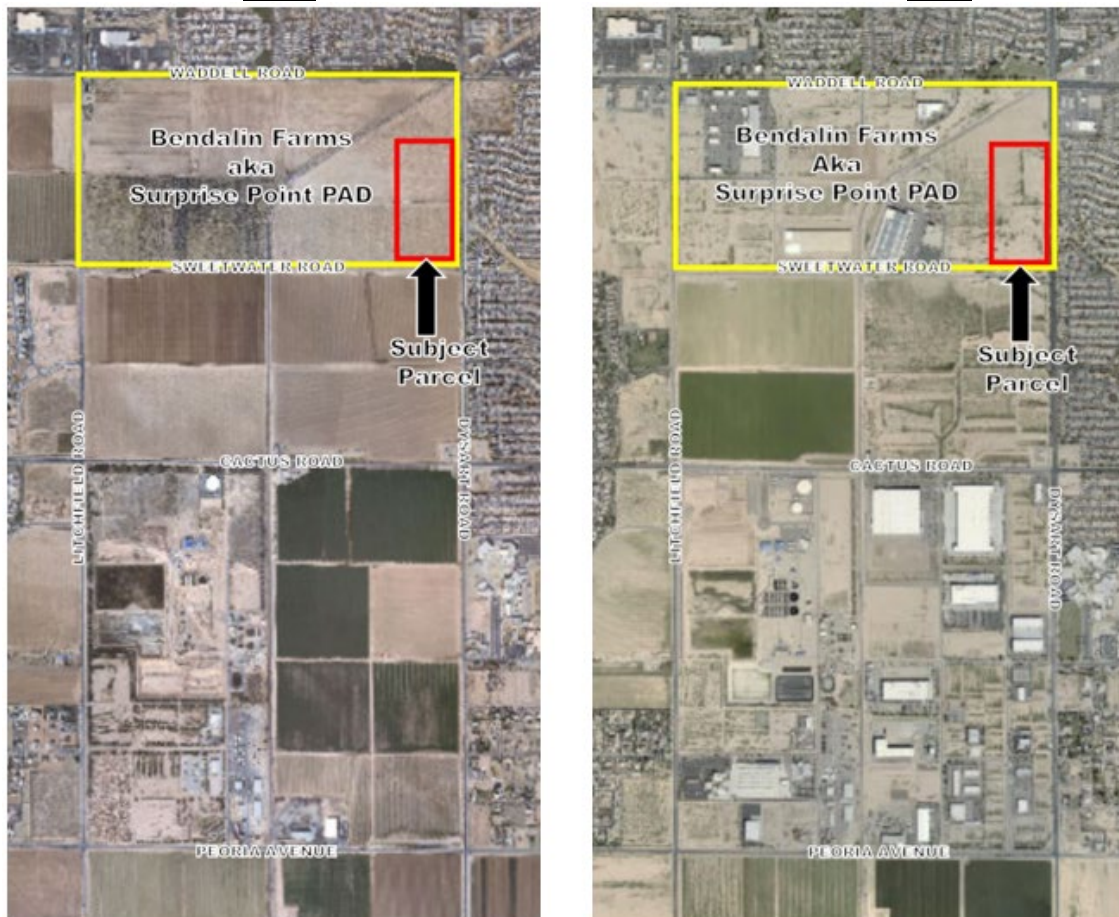
The PAD has been amended three times. The first two amendments pertained to signage. The third amendment (FS18-366), approved earlier in 2019, applied to the 84 Lumber property at the southwest corner of Dysart Road and Waddell Road, which was Parcel 6 in the initial PAD and designated I-1. The third amendment divided Parcel 6 into Parcel 6A and Parcel 6B and added a combined zoning designation of I-1/C-2/C-3 along its Dysart frontage.² The PAD amendment for the 84 Lumber property also removed the 136 acre cap on commercial acreage within the PAD, indicating a shift to a more flexible use allocation.

¹ Those zoning districts were set forth in the zoning ordinance in effect at that time as follows: I-1 was Section 17.28.110, C-2 was Section 17.28.080, and C-3 was Section 17.28.090.

² The third amendment also applied the current zoning district uses and development standards to the 84 Lumber development. The City's zoning ordinance was revised subsequent to approval of the PAD in 2006. This proposed fourth amendment would maintain the zoning district uses and development standards originally approved for the PAD.

At the time the PAD was approved, the PAD area was vacant, and single family residential developments were established north of Waddell Road and east of Dysart Road. The nearest commercial retail development was on the north side of Waddell Road on either side of Litchfield Road. To the south of the PAD area was vacant and agricultural land with only two developed parcels between Sweetwater Avenue and Peoria Avenue. See Figure 5 below for a comparison of aerial photos of the PAD and surrounding area.

Figure 5 – Comparison Aerials of PAD and Surrounding Area
2006 **2019**



Subsequent to approval of the PAD, both the PAD area and the surrounding area have been partially developed with commercial retail development centering on Waddell Road, particularly at the corner of Waddell and Litchfield, and industrial and business park development dominating the area to the south and along Dysart Road. The PAD has developed with a large commercial retail and entertainment center at the corner of Waddell and Litchfield. A Crescent Crown Distribution Center and Trimaco

manufacturing facility have been developed along the rail spur on Sweetwater Avenue, and a Seattle Box Company facility recently opened along the rail spur north of Trimaco. A self-storage facility is located on the north side of the PAD along Waddell, and 84 Lumber is developing the northeastern portion of the PAD area between the rail spur and Dysart Road as a combination of rail-serving industrial and commercial uses.

In the surrounding area, the corner of Waddell and Litchfield has been further developed for commercial retail on all sides, and commercial retail development has also been established in the City of El Mirage on the northeast and southeast corners of Waddell and Dysart. To the south, significant light industrial facilities have been developed south of Cactus Road between the rail spur and Dysart Road.

VI. OPERATIONAL ASPECT OF USE

The proposed Amendment will permit greater flexibility in attracting light industrial and commercial uses to the Property. The property owner intends to develop multiple buildings over multiple phases for assemblage, warehouse, distribution, and light manufacturing as the primary uses with the potential for commercial retail or flex office space. The Property's primary frontage will be on Dysart Road, which provides direct access to a designated truck route and visibility from an arterial. The Property will also have direct access to Sweetwater Avenue and is located in close proximity to a rail spur. At this location, the Property is ideally suited for export-oriented light industrial uses and a business campus environment.

VII. AMENDMENT TO THE PLANNED AREA DEVELOPMENT

The proposed Amendment would change the zoning designation on the Property from I1-PAD on the northern ±10.4 acres and C2-PAD on the southern ±20 acres to a blended C2-C3-I1-PAD designation on the entire Property. This Amendment is needed to add commercial uses, including warehouse and distribution, to the portion of the Property currently zoned I1-PAD and to permit industrial uses on the portion currently zoned C2-PAD so that the Property may develop consistent with the development pattern of light industrial and business park uses along Dysart Road and Sweetwater Avenue, while the PAD's commercial retail development can concentrate along Waddell to the north. The proposed mixed used zoning will allow the Property to develop immediately with employment-generating uses and to adapt to market demands over time.

The Amendment would not add any new uses within the PAD, but would simply blend them for consistent application across the Property. Although the Property is a single legal parcel, it encompasses an ±10.4 acre portion of Parcel 7 within the PAD and all of the ±20 acres within Parcel 8. The remaining ±60.6 acres of Parcel 7, which has been partially developed would be re-classified as Parcel 7A and retain its I1-PAD zoning designation. The ±10.4 acre portion of Parcel 7 within the Property would be re-classified as Parcel 7B. All of Parcel 7B and Parcel 8 would carry the C2-C3-I1-PAD zoning designation. This Amendment would only affect the zoning for the Property, and not any other part of the PAD.

Table 1 provides a comparison of the original, current, and proposed acreages in each zoning category within the PAD.

Table 1 – Comparison of Original, Current, and Proposed Zoning Within the PAD

Zoning/Land Use	Original PAD Acreage	Current Acreage	Proposed Acreage
I1-PAD	171.5	161.36	150.96
C2-PAD	104.6	104.6	84.6
C3-PAD	32	32.1	32.1
C2-C3-I1-PAD	0	8.98	39.38
Total	308.1	307.04	307.04 ³

A Land Use Exhibit illustrating the current and proposed zoning designations within the PAD is provided in [Appendix C](#). In addition, the Amendment would be achieved through the mechanism of a text modification document, which is a strikethrough version of the revised sections of the PAD, which is attached as [Appendix D](#).

The PAD currently sets forth development standards specific to the I1-PAD zoning district and to the C2-PAD and C3-PAD zoning districts. The Proposed Amendment would apply the same development standards to the blended C2-C3-I1-PAD district that are currently applied to the I1-PAD district, which are the more restrictive standards. See Table 2 below for proposed development standards.

³ The breakdown of acreage by zoning category for the original PAD added up to 308.1 acres. The text modification for the third amendment to the PAD revised the acreage applicable to each category, and these acreages added up to 307.04 acres. It is unclear why the total acreage for the third amendment differs from the total acreage in the original PAD. This proposed fourth amendment bases its revisions in acreage on the figures provided by the currently approved third amendment and, as a result, adds up to 307.04 acres.

Table 2 – Proposed Development Standards for C2-C3-I1-PAD

Requirement	Applicable Standard
Min. Lot Width	100'
Min. Lot Area	TBD
Setbacks	
Street front	35'
Corner side	30'
Interior side	15'
Rear	15'
Residential boundary	75'
Max. Structure Height	35'*

*Subject to request for extension

VIII. Conformance with the City of Surprise General Plan

The Property is located within the Employment Character Area of the City of Surprise 2035 General Plan (“General Plan”), which allows for industrial and commercial zoning. The Property is also located within the General Plan’s Railplex Growth Area. The requested Amendment would further the implementation of many of the General Plan’s goals and policies. Select examples of these goals and policies are discussed below.

Growth Element

Goal 1: Sustainable Growth. *Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure.*

Policy 2. *Give priority to infrastructure upgrades and improvements in the identified growth areas.*

Policy 3. *Focus infrastructure improvements in designated growth areas and contiguous to existing development.*

Policy 5. *Promote and provide incentives for infill development, redevelopment and growth in existing urbanized areas.*

The proposed Amendment would allow for infill development of a currently vacant property within an existing PAD that has been partially developed. It would be consistent with the intent of the PAD to facilitate light industrial and commercial development near the rail spur. Also, the wide range of permitted uses proposed in the Amendment would allow the Property to achieve its development potential consistent with market demand. The Property is consistent with the purpose of the Employment Character Area to provide job opportunities within the City of Surprise. Further, it is within the Railplex Growth Area, which is already a significant

employment center with existing infrastructure and rail access to “immediately support a mix of export-oriented base sector activities, such as warehouse distribution, light or heavy manufacturing, research and development uses, and select business services.” The proposed Amendment’s application of a combined zoning designation is consistent with the Railplex Growth Area’s “focus on supporting a variety of employment types.”

Land Use Element

Goal 2: Jobs-Housing Balance. *Balance residential development with a diversity of high quality jobs.*

Policy 1. *The City shall strive to enhance the existing jobs to housing balance, pursuing one new job for every new dwelling unit.*

Policy 4. *The City shall encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs.*

The proposed Amendment would eliminate a barrier to immediate development of employment-generating uses consistent with the intent of the PAD, the Employment Character Area, and the Railplex Growth Area by providing a blended zoning designation allowing the same uses on the entire Property. This will enable job-creating uses to locate in this area and provide employment opportunities to help improve the City’s jobs housing balance. In addition, the range of uses permitted by the combined zoning district will allow for immediate development and occupation and will permit the mix of users on the Property to adapt to market conditions over time.

Goal 4: Luke Air Force Base. *A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development.*

Policy 1. *The City shall comply with all applicable statutes of the State of Arizona, applicable to territory within the vicinity of a military airport or ancillary military facility and land within the high noise and accident potential zones of Luke AFB or any ancillary military facility.*

Policy 2. *The City shall require all new development to comply with the “Western Maricopa County/Luke Air Force Base Compatibility Plan” or city approved alternative document(s).*

The Property is within the Luke Air Force Base 65 dnl contour line, which restricts the available uses, in particular prohibiting residential use. The proposed Amendment would allow for uses that comply with applicable state statutes and are consistent with

65-69 dnl contour zone in the Western Maricopa County/Luke Air Force Base Compatibility Plan, including wholesale and distribution, light manufacturing, office, retail, and indoor restaurant.

Goal 7: Public Outreach. *Promote public participation in the City's planning processes.*

Policy 1. *The city shall provide ample opportunities for individuals, organizations, and neighborhood associations to participate in the planning process through enhanced notification processes and commitment of staff resources to ensure that avenues of communication remain open and constant.*

Policy 3. *The city shall require that applicants of new development projects have early and frequent communication with affected citizens and stakeholders.*

The Applicant will comply the City's enhanced notification requirements, hold a citizen review meeting, and provide appropriate notification to property owners within 300 feet of the Property.

Goal 8: Sustainable Construction. *Promote energy efficient development and construction practices.*

Policy 1. *Sustainable building practices should be promoted for all new construction.*

As new construction, the Project will comply with the most recent applicable code requirements and construction standards.

Economic Vitality Element

Goal 1: Sustainable Business. *Strengthen Surprise as a center for sustainable business and commerce.*

Policy 5. *Develop and utilize innovative economic development techniques to retain and expand diverse businesses of all sizes.*

The multiple district zoning designation provided by the Amendment is an innovative approach that allows the property owner flexibility now and in the future to maximize the Property's economic potential.

Cost of Development Element

Goal 1: Financial Sustainability. *Surprise should be financially sustainable.*

Policy 4. *Ensure new development pays its “fair share” of growth and allow that community improvements are systematically provided to address growth.*

The Project will include construction of necessary infrastructure and utility extensions for each phase, and the property owner will contribute required development impact fees upon building permit issuance.

IX. INFRASTRUCTURE AND UTILITIES

The proposed Amendment will not adversely affect municipal or private facilities and services. Similarly, it will not have an adverse effect on existing or future public and private open space, recreation, schools, or library facilities. The Property is located in a partially developed PAD that already has significant infrastructure. The following list identifies public and private services for the Property:

Water: City of Surprise

Sewer: City of Surprise

Electric: APS

Gas: Southwest Gas

Solid Waste: Private Provider

Communications: Cox/Century Link

School District: Dysart Unified School District. There are no residential uses permitted by this Amendment.

Police: City of Surprise

Fire: City of Surprise

The Property will be accessed from Dysart Road and Sweetwater Avenue. A traffic study prepared by Southwest Traffic Engineers, dated August 6, 2019, finds that at build out, the project is expected to generate approximately 140 trips in each of the morning and afternoon peak hour periods and that all intersections in the study area are expected to operate at an adequate level of service. As part of the project, the property owner will construct a median along Dysart Road consistent with City of Surprise and City of El Mirage requirements.

The Property generally slopes west to east, and an existing culvert connects to a drainage channel on the east side of Dysart Road. Through the site planning process, the development team will work with City staff to provide a drainage solution for the Property. In addition, the eastern portion of the Property is within a delineated

floodplain and will require a floodplain use permit from the Flood Control District of Maricopa County.

X. PROJECT PHASING

The Property will be developed with multiple buildings in multiple phases. The first phase will occur on the northern portion of the Property, and will include the necessary infrastructure and street improvements, utility extensions, parking, access, and retention to serve that phase. The site will be built out according to the requirements of each phase.

XI. DESIGN

The project design will comply with the PAD's Development Design Criteria, including the more restrictive I-1 development standards, as discussed above in Section VII. Buildings on the Property are anticipated to be concrete tilt panel with metal and stucco accents with truck loading bays facing the interior of the site. Concrete panels on the building facades are anticipated to be broken up with offsets, colors, and material. The architectural and design elements will be approved by the City prior to construction.

XII. CONCLUSION

This proposed PAD Amendment is appropriate for the Property because it creates a multiple district zoning designation across the entire site that will allow the property owner to attract high caliber users in response to market demand consistent with the character of the area and intent of the PAD. This Amendment will facilitate immediate and long-term employment opportunities within the City of Surprise consistent with the City's goal of improving its jobs housing balance.

Appendix A
Legal Description

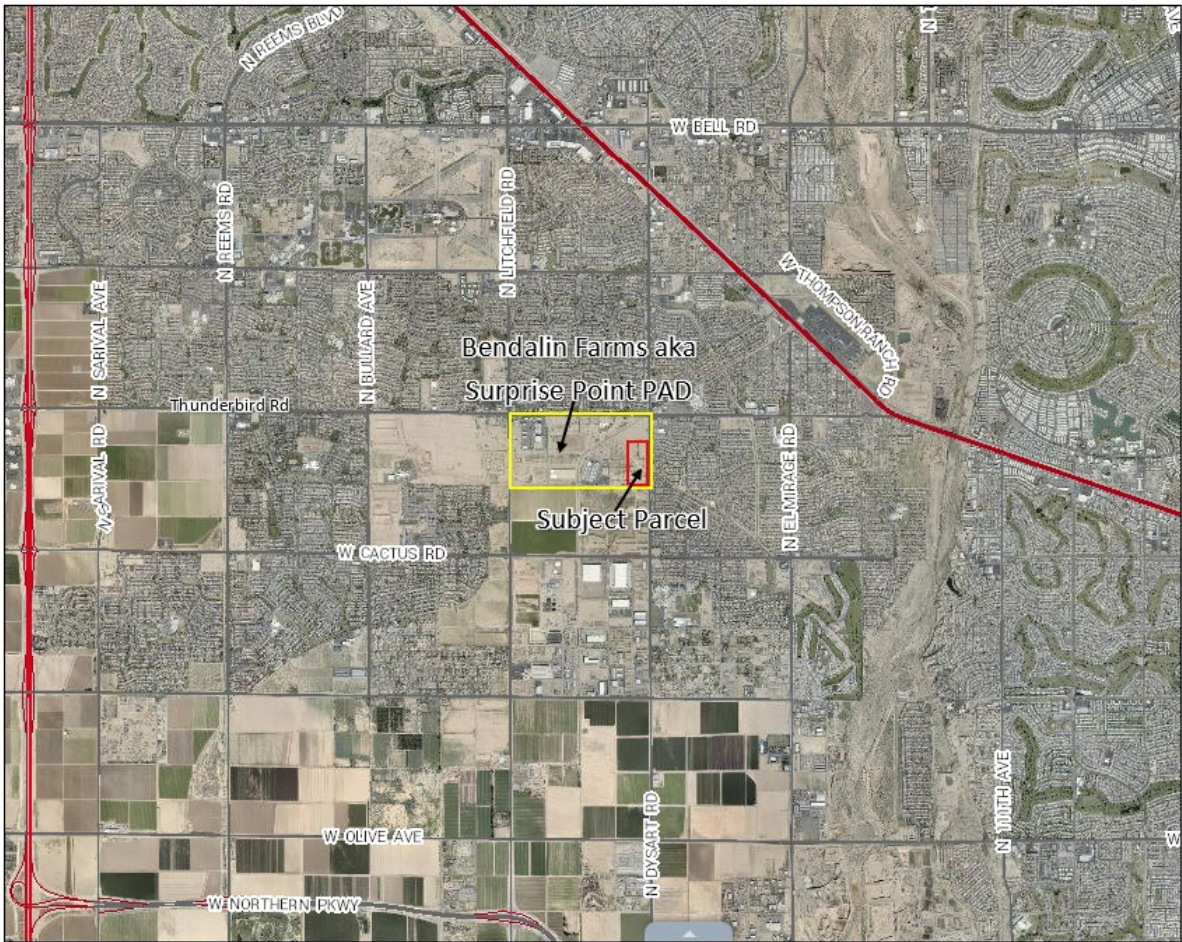
LEGAL DESCRIPTION - APN: 501-36-933

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 33, of Amended Final Plat SURPRISE POINTE, according to the plat of record in the office of the County. Recorder of Maricopa County, Arizona, recorded in Book 984 of Maps, Page 20 and Affidavit of Correction recorded May 01, 2008 in Recording No. 2008-0388669.

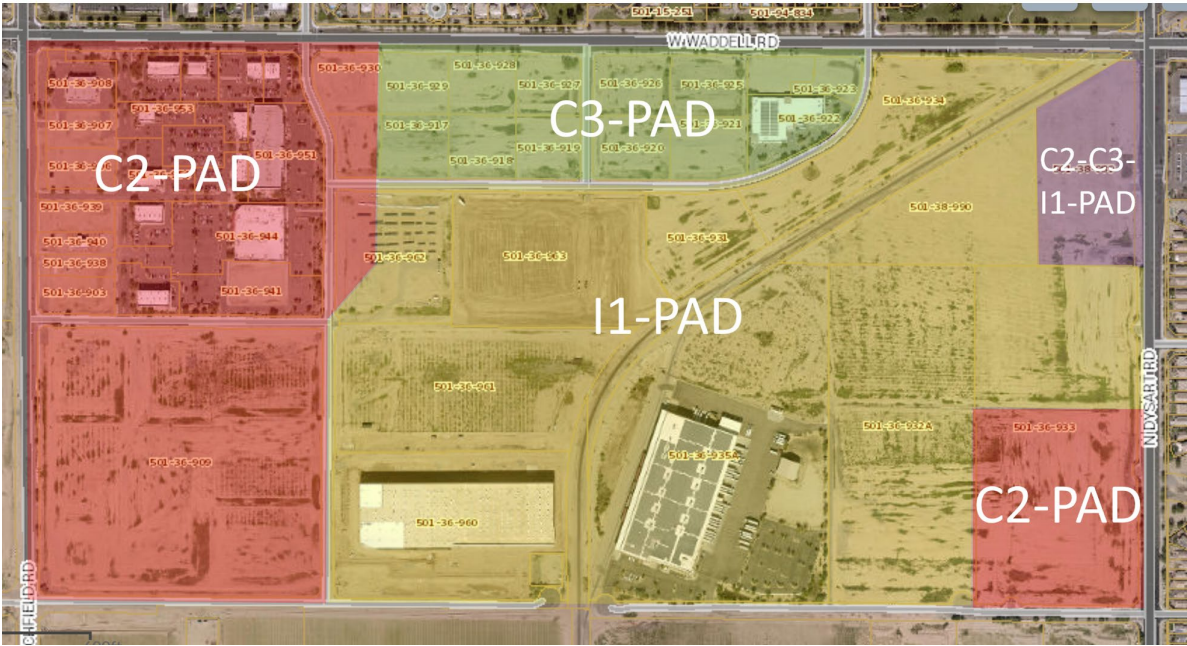
Appendix B
Three-Mile Vicinity Map

Three- Mile Vicinity Map

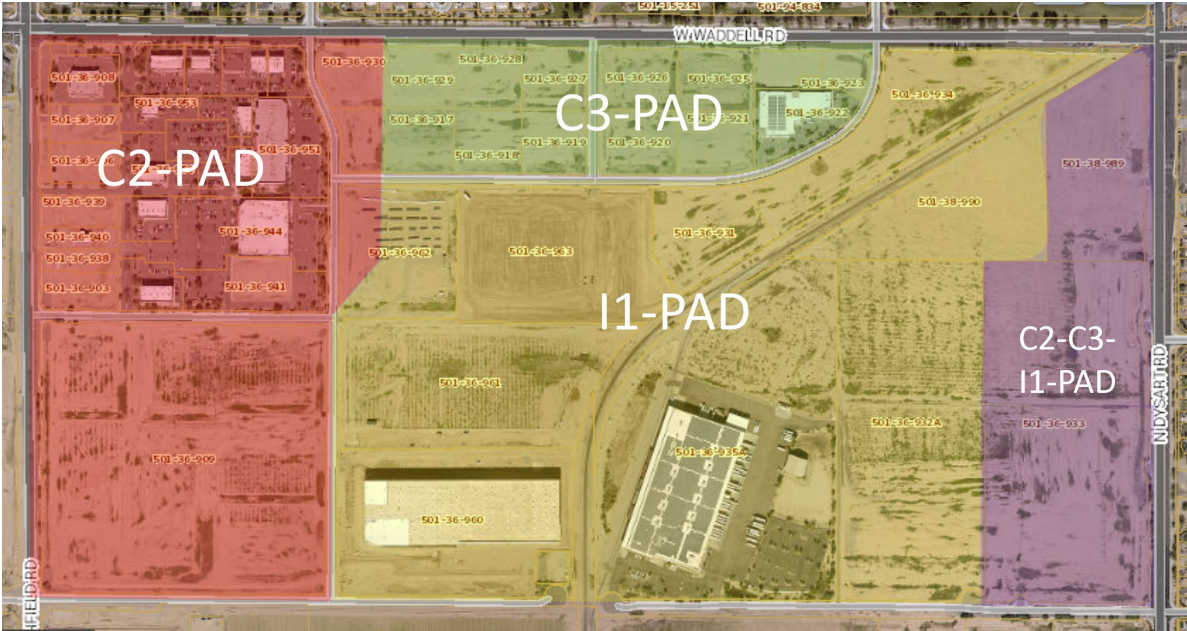


Appendix C
Land Use Exhibit

Current PAD Zoning



Proposed PAD Zoning



Appendix D
PADA Text Modification Document

Text Modification Document Fourth Amendment to the Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park

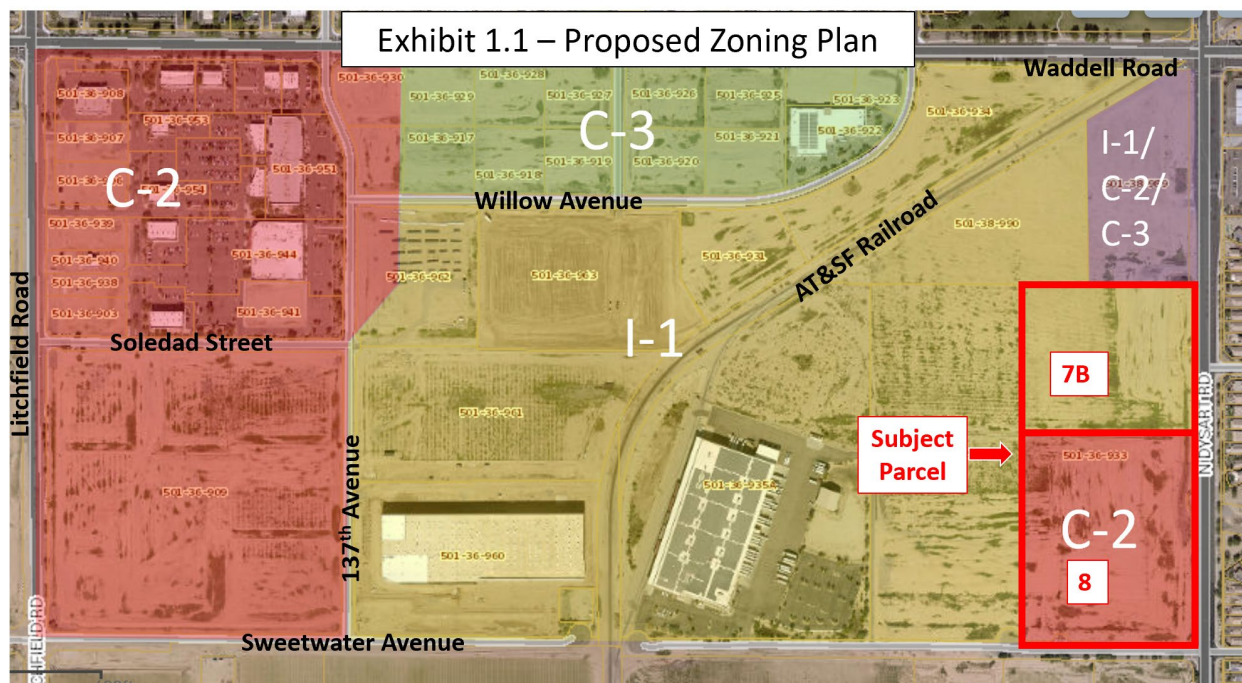
(Originally adopted by the Surprise City Council on February 23, 2006 by ORD-06-07)

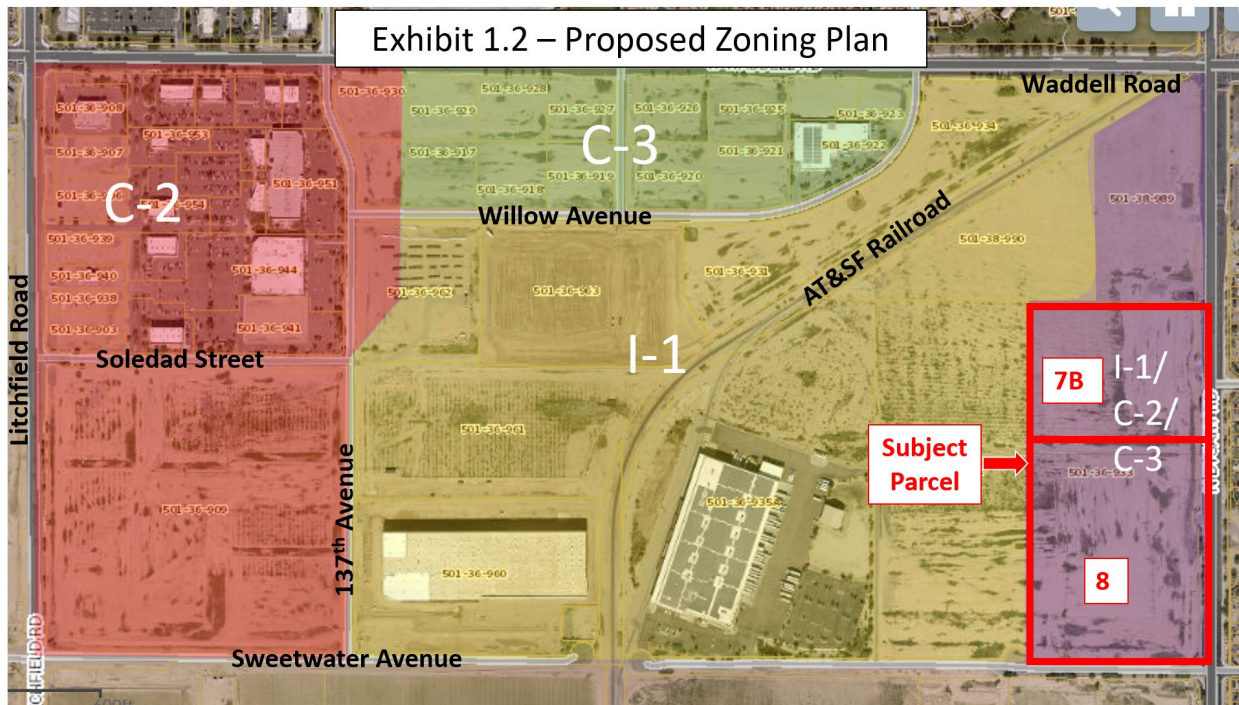
Text in ~~red strikethrough~~ below is deleted. **CAPITALIZED TEXT IN YELLOW HIGHLIGHT** is added.

1. Paragraph 2 of Section 1.1 is revised as follows:

The Applicant, Bendalin Farms, LLC, proposes and requests (in accordance with the City of Surprise General Plan 2020) to rezone this Site from the R1-43 zoning classification to PAD with approximately: (i) **150.96** ~~161.36~~ acres of I1 Light Industrial uses; (ii) **84.6** ~~104.6~~ acres of C2 Community Commercial uses; (iii) 32.1 acres of C3 General Commercial uses; and (iv) **39.38** ~~8.98~~ acres of combined I1, C2, & C3 uses. An integrated industrial employment center is envisioned with sub-site users on either side of the BNSF right-of-way. Commercial development would occur at the Site's northwest corner, ~~AND west side frontages extending along Waddell Road, and neighborhood serving commercial at the southeast corner of the Site.~~ **THE EASTERN FRONTAGE ALONG DYSART ROAD WOULD MAINTAIN FLEXIBILITY TO DEVELOP CONSISTENT WITH INDUSTRIAL OR COMMERCIAL ZONING DISTRICTS.**

2. The Existing Zoning Plan Exhibit 1.1 is hereby deleted and replaced in its entirety as shown below and new Proposed Zoning Plan Exhibit 1.2 is hereby added:





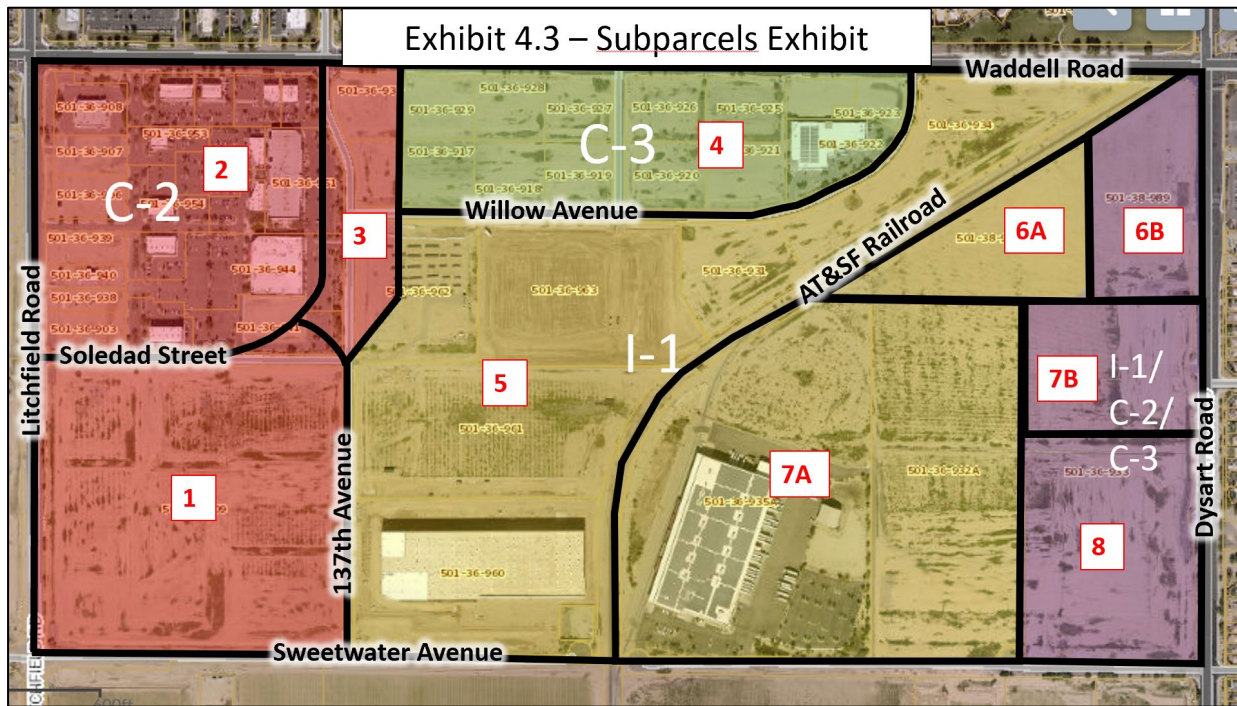
3. The first two bullet points in paragraph 1 of Section 4.0 are hereby revised as follows:

- Multiple tracts to be developed with Employment-related commercial business uses. C2 designation is requested for **84.6** ~~104.6~~ acres; C3 for approximately 32.1 acres; and for **39.38** ~~8.98~~ acres, both C2 and C3 will be allowed in addition to I1.
- Large tracts on either side of the Burlington Northern Santa Fe right-of-way are illustrated for industrial use. Adjunct office and commercial operations may be appropriate on these parcels. I1 zoning is proposed for **150.96** ~~171.5~~ acres.

4. Paragraph 1 of Section 4.1 is hereby revised as follows:

The Conceptual Employment development plan (Exhibit 4.3) is presented on the following page. The BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL COMMERCE PARK is conceived as predominantly industrial/employment uses, consistent with the I1 zoning district. I1 sub-sites would have access to Burlington Northern Santa Fe rail services via the Ennis Spur. Commercial (C2) parcels occupy the Site's westerly portion, wrapping around the Litchfield Road/Waddell Road corner ~~and its southeast corner to serve and buffer nearby land uses~~. A Commercial C3 parcel is located in the northern section of the Site utilizing portions of the Waddell Road frontage. At the northeast corner of the Site, there is an I1 designated parcel which integrates C2 and C3 uses for the easternmost 456.4 feet of the parcel (8.98 acres), utilizing Dysart Road frontage. **THE I1/C2/C3 DESIGNATION CONTINUES SOUTH ALONG THE DYSART ROAD FRONTAGE TO SWEETWATER AVENUE 757 FEET WEST OF THE RIGHT-OF-WAY (30.4 acres).**

5. Exhibit 4.3 is hereby deleted and replaced in its entirety as shown below:



6. Section 4.3.7 is hereby revised in its entirety as follows:

Section 4.3.7 Parcel 7 – Dysart Road Frontage (I1, C2, AND C3)

The 71.0 gross acre parcel has extensive railroad frontage. Secondary access, or additional sub-parcel frontages may be provided along the future Sweetwater alignment frontages.

A variety of mixed-use, industrial operations, AND COMMERCIAL USERS could be accommodated on the Site. Multiple user rail service may be arranged along a shared BNSF siding.

THE EASTERN 10.4 ACRES THAT FRONT DYSART ROAD, 757 FEET WEST OF THE RIGHT-OF-WAY, WILL BE KNOWN AS PARCEL 7B. PARCEL 7B WILL BE ALLOWED ALL USES IN THE I1, C2, AND C3 ZONING DISTRICTS. A MIX OF USERS WILL BE ATTRACTED TO THE SITE BECAUSE OF FLEXIBLE USES AND DYSART ROAD FRONTAGE. THE REMAINDER OF PARCEL 7 WILL NOW BE KNOWN AS PARCEL 7A AND WILL BE ZONED I1.

7. Section 4.3.8 is hereby revised as follows:

Parcel 4.3.8 Parcel 8 – Northwest Corner of Dysart and Sweetwater Alignment (I1, C2, AND C3) ~~(C2)~~

THIS PARCEL WILL BE ALLOWED ALL USES IN THE I1, C2, AND C3 ZONING DISTRICTS.
~~This parcel is reserved for neighborhood shopping and service establishments.~~ The approximately 20 gross acre parcel has dual street access potential with future construction of Sweetwater. **A MIX OF USERS WILL BE ATTRACTED TO THE SITE BECAUSE OF FLEXIBLE USES AND DYSART ROAD FRONTAGE.** ~~It will serve both as a commercial buffer and neighborhood shopping convenience for residents in Dysart Road neighborhoods.~~

8. Table 4.3.9 and its related text is hereby revised as shown below:

Parcel No.	Proposed Use	Requested Zoning	Gross Acreage	Rail Served
1	Commercial	C2	38.8	No
2	Commercial	C2	38.5	No
3	Commercial	C2	7.1	No
4	Mixed Employment: Commercial/Office	C3	32.1	No
5	Mixed Employment: Commercial/Office	I1	80.0	Yes
6	Mixed Employment: Industrial/Office/Commercial	I1, C2, C3	8.98	Yes
6B	Mixed Employment: Commercial/Office	I1	10.47	Yes
7A	Mixed Employment: Commercial/Office	I1	60.6 ~~71.0~~	Yes
7B	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE/COMMERCIAL	I1, C2, C3	10.4	NO
8	MIXED EMPLOYMENT: INDUSTRIAL/OFFICE/Commercial	I1, C2, C3	20.0	No
Total			306.95	

The Bendalin Farms zoning request proposes: (i) **150.96** ~~161.36~~ gross acres of I1 Light Industrial, (ii) 32.1 acres of C3 General Commercial, (iii) **84.6** ~~104.6~~ gross acres of C2 Community Commercial, and (iv) **39.38** ~~8.98~~ acres of I1, C2, & C3.

9. Section 7.1 is hereby revised in its entirety as follows:

7.1 LAND PARCEL REQUIREMENTS AND SETBACK DESIGN STANDARDS

The following tables recite basic land parcel and setback standards to be followed for development of the Site. The C-2 and C-3 district standards are identical:

Table C-2/C-3 Site Standards

C-2/C-3	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot width	100 feet, 150 on corner lots
	Minimum Lot Area	to be determined
	Minimum Building Setbacks	street front: 35 feet
		corner side: 25 feet
		interior side: 15 feet
		rear: 15 feet
		residential zone boundary; 45 feet
	Maximum Structure Height	35 feet, subject to request for extension

Table I-1 Employment Site Standards

I-1	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot Width	100 feet
	Minimum Lot Area	to be determined
	Minimum Building Setbacks	street front: 35 feet
		corner side: 30 feet
		interior side: 15 feet
		rear: 15 feet
		residential zone boundary: 75 feet
	Maximum Structure Height	35 feet, subject to request for extension

Table: COMBINED I-1/C-2/C-3 STANDARDS

I-1/C-2/C-3	REQUIREMENT	APPLICABLE STANDARDS
	MINIMUM LOT WIDTH	100 FEET
	MINIMUM LOT AREA	TO BE DETERMINED
	MINIMUM BUILDING SETBACKS	STREET FRONT: 35 FEET
		CORNER SIDE: 30 FEET
		INTERIOR SIDE: 15 FEET
		REAR: 15 FEET
		RESIDENTIAL ZONE BOUNDARY: 75 FEET
	MAXIMUM STRUCTURE HEIGHT	35 FEET, SUBJECT TO REQUEST FOR EXTENSION

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Surprise Pointe Lot 33, FS19-580

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The applicant seeks approval of a PAD Zoning Amendment to provide additional development opportunities by providing 27.16 acres of multi-zoned property along Dysart Road. The 27.16 acres will be zoned "Surprise Pointe PAD-C2-C3-I1."

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 09/11/19

Future Council Work Session/Meetings target dates PZ Commission 12/19/19, City Council 01/07/20

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



FS19-580

Surprise Pointe Lot 33 Rezone

Mayor and City Council – January 7, 2020

VICINITY MAP

FS19-580
Surprise Pointe



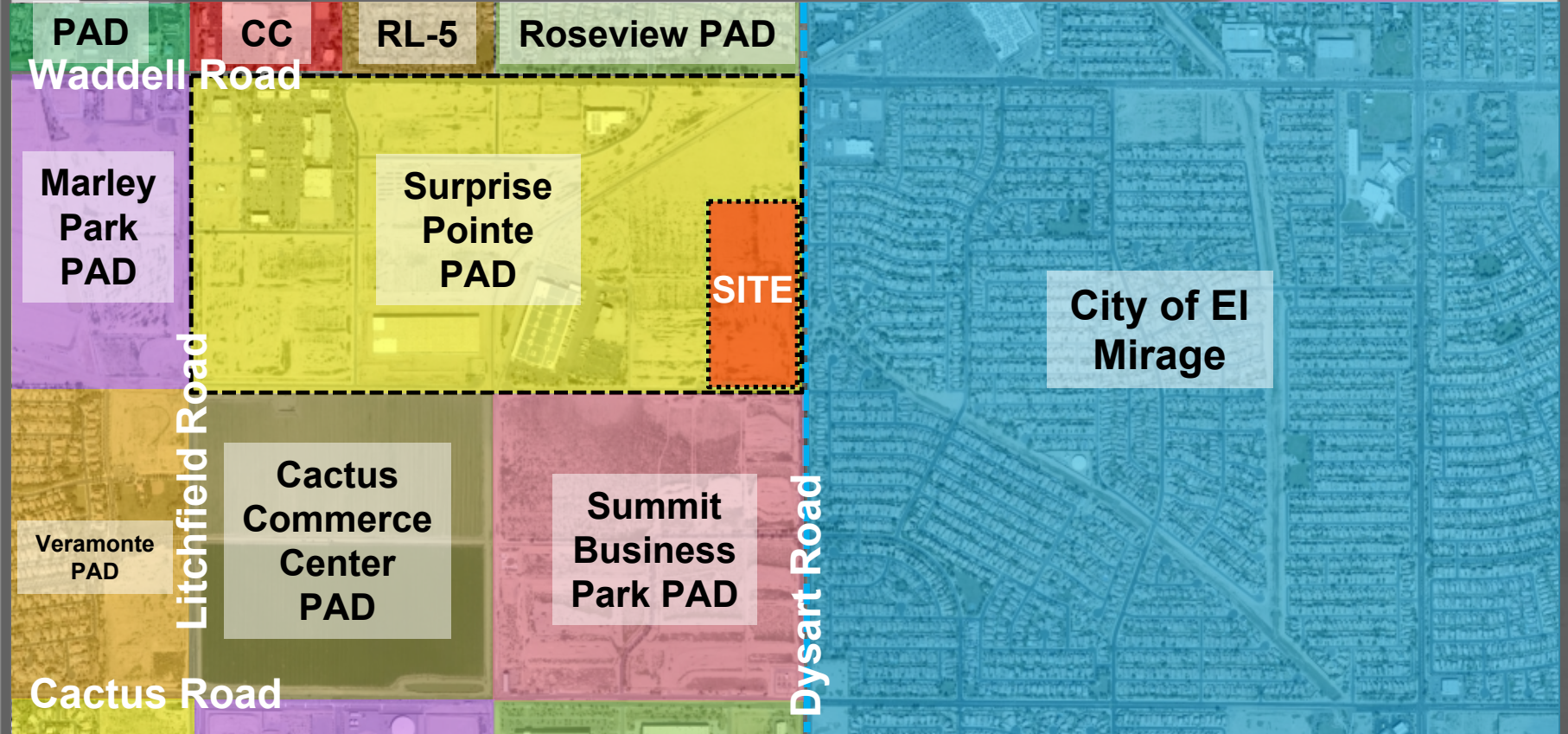
CONTEXT MAP

FS19-580
Surprise Pointe

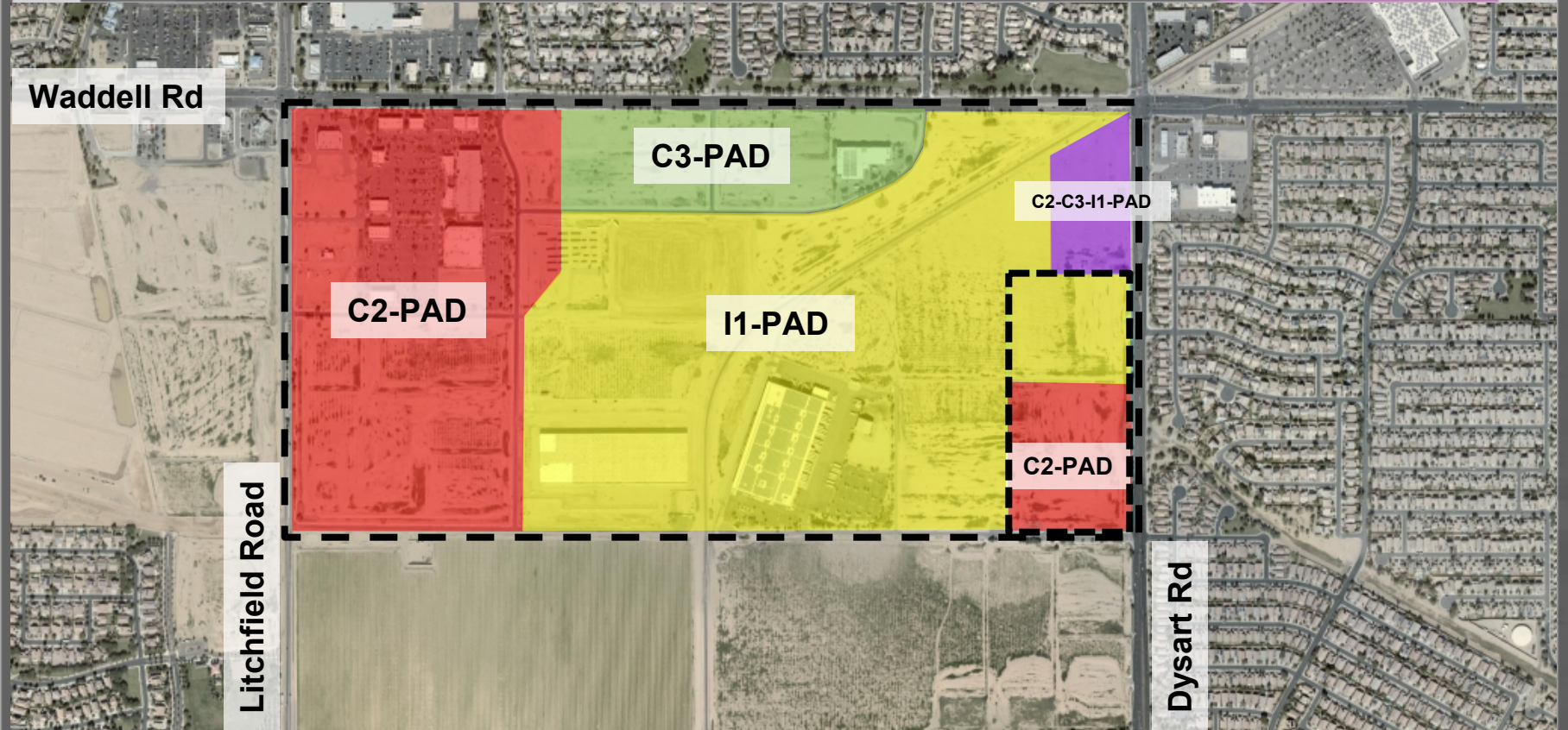


ZONING MAP

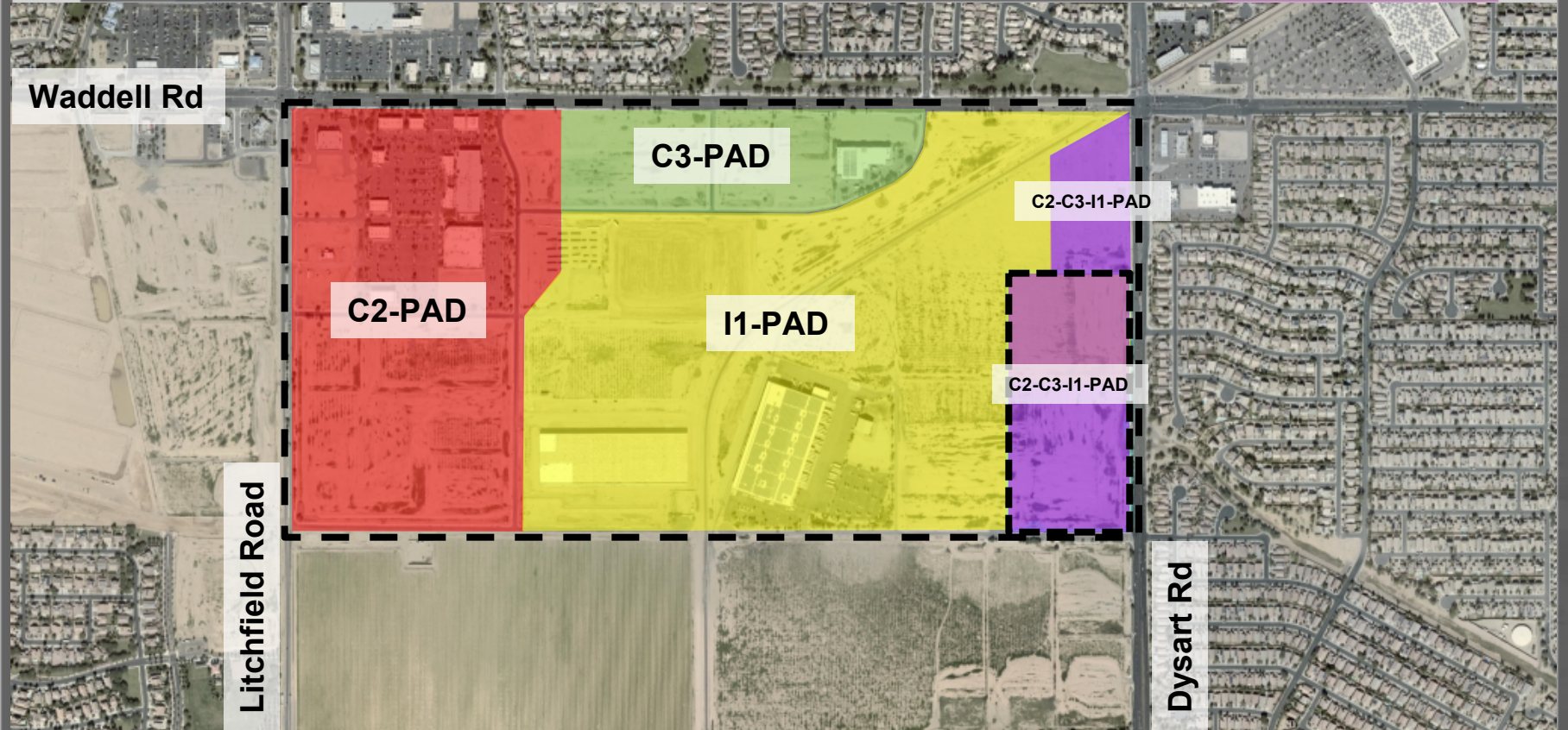
FS19-580
Surprise Pointe



EXISTING ZONING



PROPOSED ZONING



SURPRISE POINTE LOT 33

09/11/2019 – Citizen Review

12/19/2019 – Planning And Zoning Will Consider the PAD Rezone

- The proposed PAD Zoning Amendment demonstrates compliance with the General Plan.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed PAD Zoning Amendment demonstrates compliance with the criteria set forth in Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.



QUESTIONS OR COMMENTS?

Thank You

ORDINANCE #2020-02

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM SURPRISE POINTE PAD-I1 AND PAD-C2 TO SURPRISE POINTE PAD-C2-C3-I1 FOR A 27.16 ACRE PORTION THE SURPRISE POINTE PLANNED AREA DEVELOPMENT ("PAD"), LOCATED ON THE NORTHWESTERN CORNER OF DYSART ROAD AND SWEETWATER AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located on the northwestern corner of Dysart Road and Sweetwater Avenue;

WHEREAS, the subject site is zoned Surprise Pointe PAD-C2 and PAD-I1;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed Rezone to Surprise Pointe PAD-C2-C3-I1, satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on December 19, 2019, the Planning and Zoning Commission recommended approval of the Surprise Pointe PAD Rezone Amendment of Sub-Parcels seven (7) and Eight (8).

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as "Lot 33 of the Surprise Pointe PAD" is rezoned from ***Surprise Pointe PAD-C2 and PAD-I1*** to ***Surprise Pointe PAD-C2-C3-I1***.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

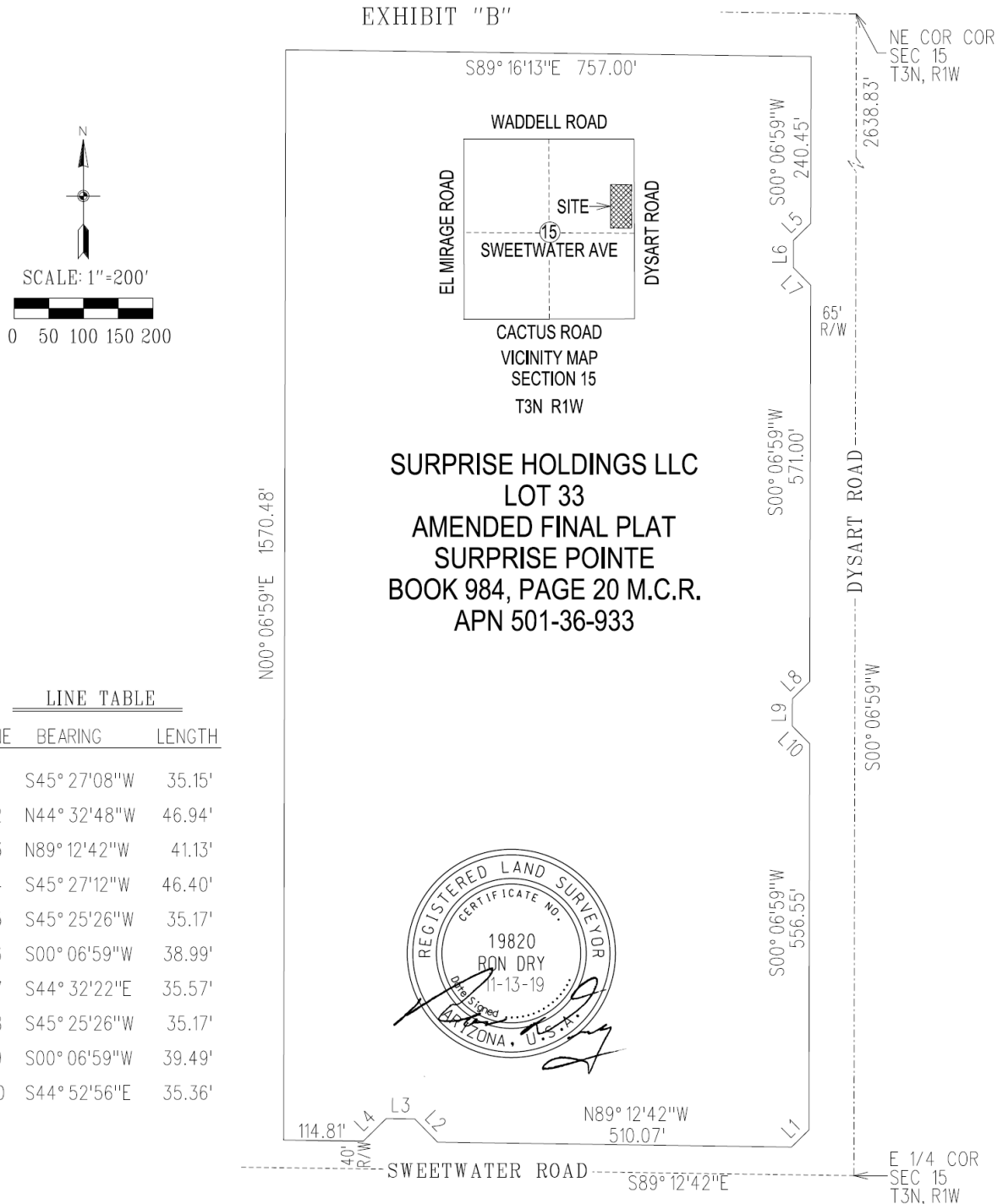
Robert Wingo, City Attorney

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

The land referred to herein below is situated surprise, in the County of Maricopa, State of Arizona, and is described as follows:

Lot 33, of amended final plat Surprise Pointe, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in book 984 of maps, page 20 and affidavit of correction recorded may 01, 2008 in recording no. 2008-0388669.

EXHIBIT B – DEPICTION OF THE PROPERTY TO BE RE-ZONED





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations: None

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Rezone of approximately 5.7 acres generally located north of Peoria Avenue and west of Litchfield Road from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church; Ordinance # 2020-04.

Motion:

I move to approve Ordinance # 2020-04.

Background:

On August 8, 2019, George Quinif, with Peak Group LLC, submitted a request for a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road. On December 19, 2019, the Planning and Zoning Commission considered the rezoning request and recommended approval to City Council.

Objective Analysis:

This zone change from Residential Ranch (RR) to Planned Area Development (PAD) to allow any permitted uses listed in the new PAD, which are consistent with the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K).

Policy Compliant:

The proposed Rezone meets the requirements of the SUDC, the General Plan 2035, and Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K).

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00-FS19-581-Reformed Church- Rezone Staff Report
 2. 01-FS19-581-Reformed Church- Vicinity Map
 3. 02-FS19-581- Reformed Church- Rezone Document
 4. 03-FS19-581- Reformed Church- LAFB Comments
 5. 04-FS19-581- Reformed Church- ADOT Comments
 6. 05-FS19-581- Reformed Church- MWD Comments
 7. 06-FS19-581- Reformed Church- Flood Control Comments
 8. 07-FS19-581- Reformed Church-Citizen Participation Report revised
 9. FS19-581-CC presentation 010720
 10. Ord 2020-04 Reformed Church- Ordinance Rezone
-



Zone Change

REPORT TO THE CITY COUNCIL

Case: FS19-581

Project Name: Reformed Church

Council District: 6 – Palo Verde

City Council Date: January 7, 2020

Planner: Shirley Phan

Owner: Lynn Fischer

Applicant: George Quinif, Peak Group LLC

Request: Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) to allow for any permitted uses listed under the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K).

Site Location: Generally north of Peoria Avenue and west of Litchfield Road

Site Size: 5.7 acres (approx.)

General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS19-581

Support/Opposition: A citizen outreach meeting was held on September 18, 2019. One resident from the surrounding area attended and expressed their concerns regarding this project which is reflected in the attached Citizen Participation Report.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035.
- The proposed Rezone meets the provisions of the SUDC and the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K) as applicable.

Staff Recommendation: On December 19, 2019 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS19-581, subject to stipulation "A" and "B".

Background:

August 10, 1995: The Mayor and City Council approved Ordinance #95-11 approving the annexation of the subject property.

March 28, 2001: The Arizona State legislature amended Arizona Revised Statutes regarding compatibility with Luke Air Force Base.

July 10, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-485 Reformed Church.

August 8, 2019: The applicant filed a request for a Rezone for a new Reformed Church PAD under case FS19-581.

September 18, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

On December 19, 2019: The Planning and Zoning Commission will hold a public hearing and make a recommendation to the Mayor and City Council of case FS19-581, subject to stipulation A and B.

Citizen Outreach:

The applicant held a Citizen Review Meeting on September 18, 2019 in the Rancho Gabriela Elementary School Media Center at 15272 W Gabriela Drive.

Residents from the vicinity were notified to attend and to ask questions about the project and voice their concerns. A resident attended the meeting besides the applicants and city staff.

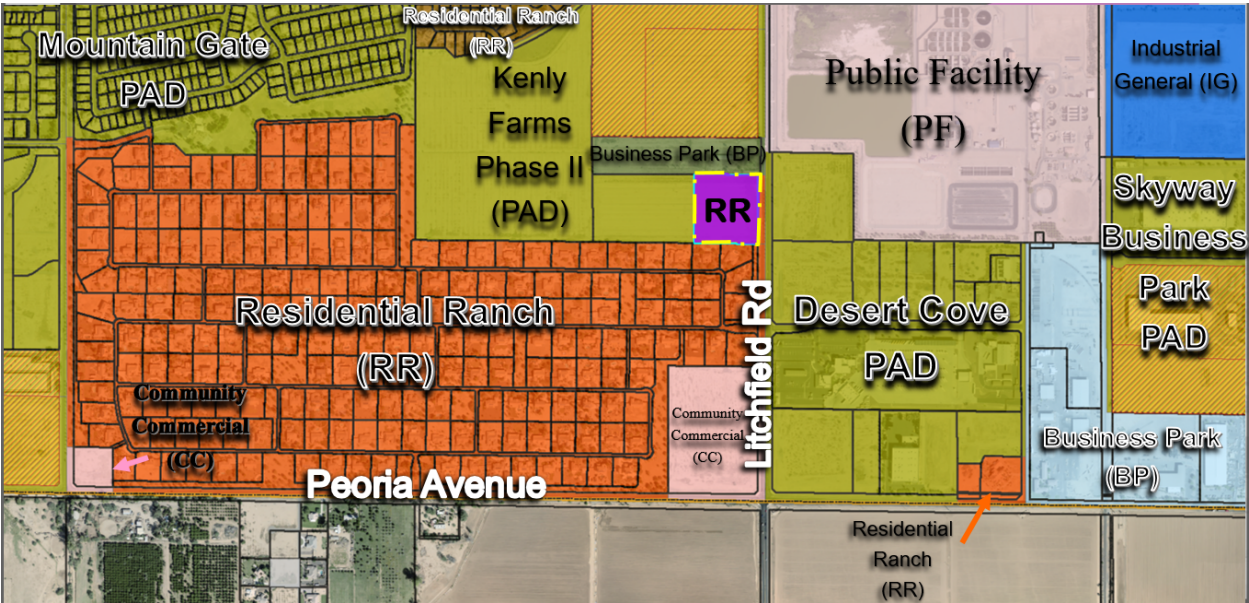
PROJECT DESCRIPTION:

George Quinif with Peak Group LLC, requests a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) to allow for any permitted uses listed under the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K). The proposed property is 5.7 acre (approx.) property generally north of Peoria Avenue and west of Litchfield Road.

Analysis and Discussion:

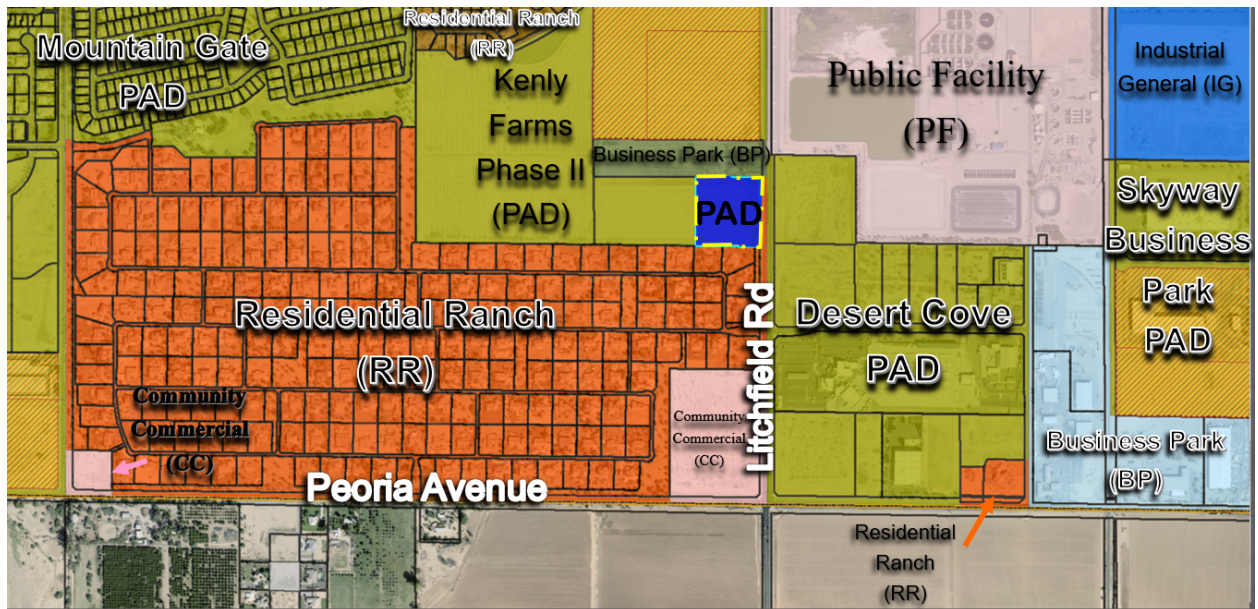
The subject property is 5.7 acres (approx.) of vacant land located north of Peoria Avenue and west of Litchfield Road. The current zoning of the subject property is Residential Ranch (RR). The proposed zone change will allow any permitted uses listed in the new PAD, which are consistent with the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS) 28-8481 (K), to be located on the vacant land.

Existing Zoning:



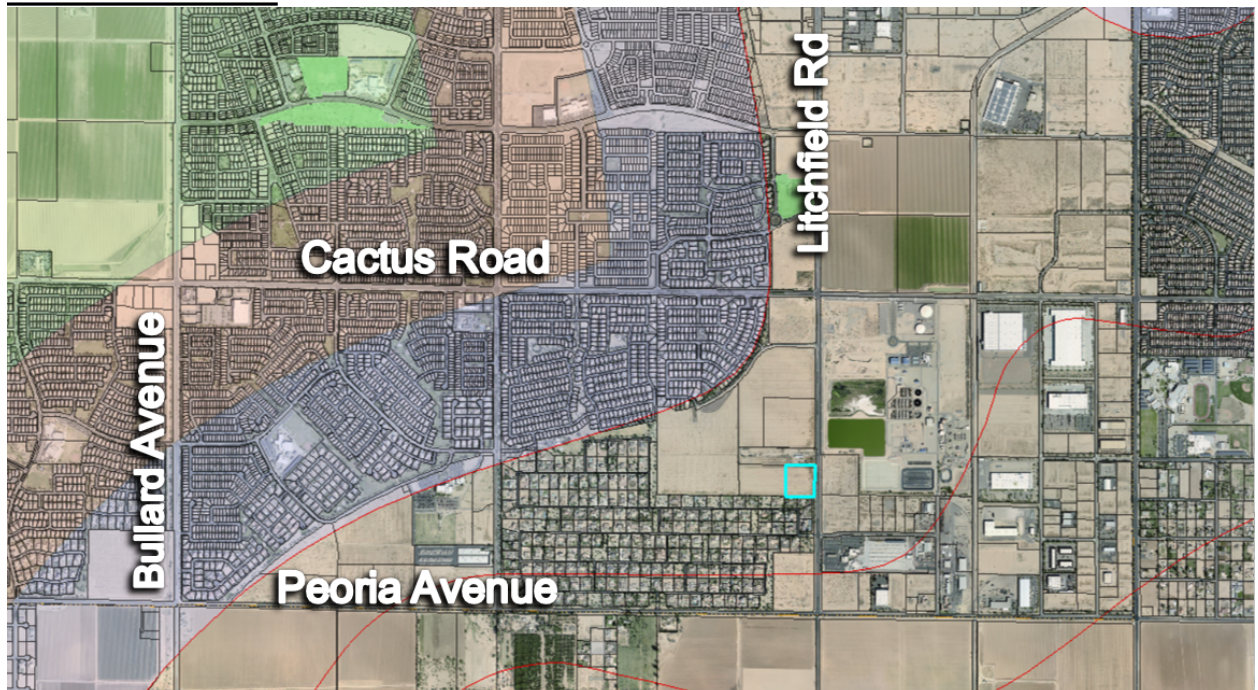
PAD (Commercial)	Business Park (BP)	PAD (Commercial)
PAD (Commercial)	Residential Ranch (RR)	PAD (Commercial)
Residential Ranch (RR)	Residential Ranch (RR)	PAD (Commercial)

Proposed Zoning:



PAD (Commercial)	Business Park (BP)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
Residential Ranch (RR)	Residential Ranch (RR)	PAD (Commercial)

Luke Noise Contours:



107
108 **Conformance with Adopted Plans:**
109

110 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
111 within the Commerce & Office Character Area, which supports professional office uses, provided
112 appropriate transitions are made between the various Commerce & Office types included within the
113 character area. As such the proposed zoning most closely align with the Commercial Office type and
114 is consistent with the General Plan.
115

116 **Reviewing Agencies:**
117

118 In addition to the standard city internal reviewing departments, Flood Control District, Arizona
119 Department of Transportation (ADOT), Maricopa Water District (MWD), and Luke AFB were included
120 in the routing of this request. None of the reviewing agencies indicated any concerns over the
121 request.
122

123 **Summary:**
124

125 The proposed Rezone meets the requirements of the SUDC, the General Plan, and Luke Air Force
126 Base 65 Day Night Average Sound Level (LDN) noise contours per the Arizona Revised Statutes (ARS)
127 28-8481 (K).
128

129 **Findings:**
130

- 131
- The proposed Rezone is consistent with the Surprise General Plan 2035.
 - The proposed Rezone meets the provisions of the Sun City Grand PAD and the SUDC as applicable.
- 134
135

136 **Recommendation:**
137

138 On December 19, 2019 the Planning and Zoning Commission will hold a public hearing and make
139 a recommendation to the Mayor and City Council of Zone Change case FS19-581. Staff will
140 present the following stipulations for approval:
141

142 A. Development and use of the site shall be consistent with the Rezone Document entitled
143 "Reformed Church 5.7 Acres" prepared by Peak Group LLC, dated revised and stamped
144 received November 4, 2019.
145

146 B. Non-compliance with the approved plan for this case will be treated as a violation in
147 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
148

149 However, should the Commission wish to deny the request, the Commission should make its own
150 findings and base its decision on those alternative findings.

151

152 **Attachments:**

153

154 01 Vicinity Map

155 02 Rezone document

156 03 Luke AFB Comments

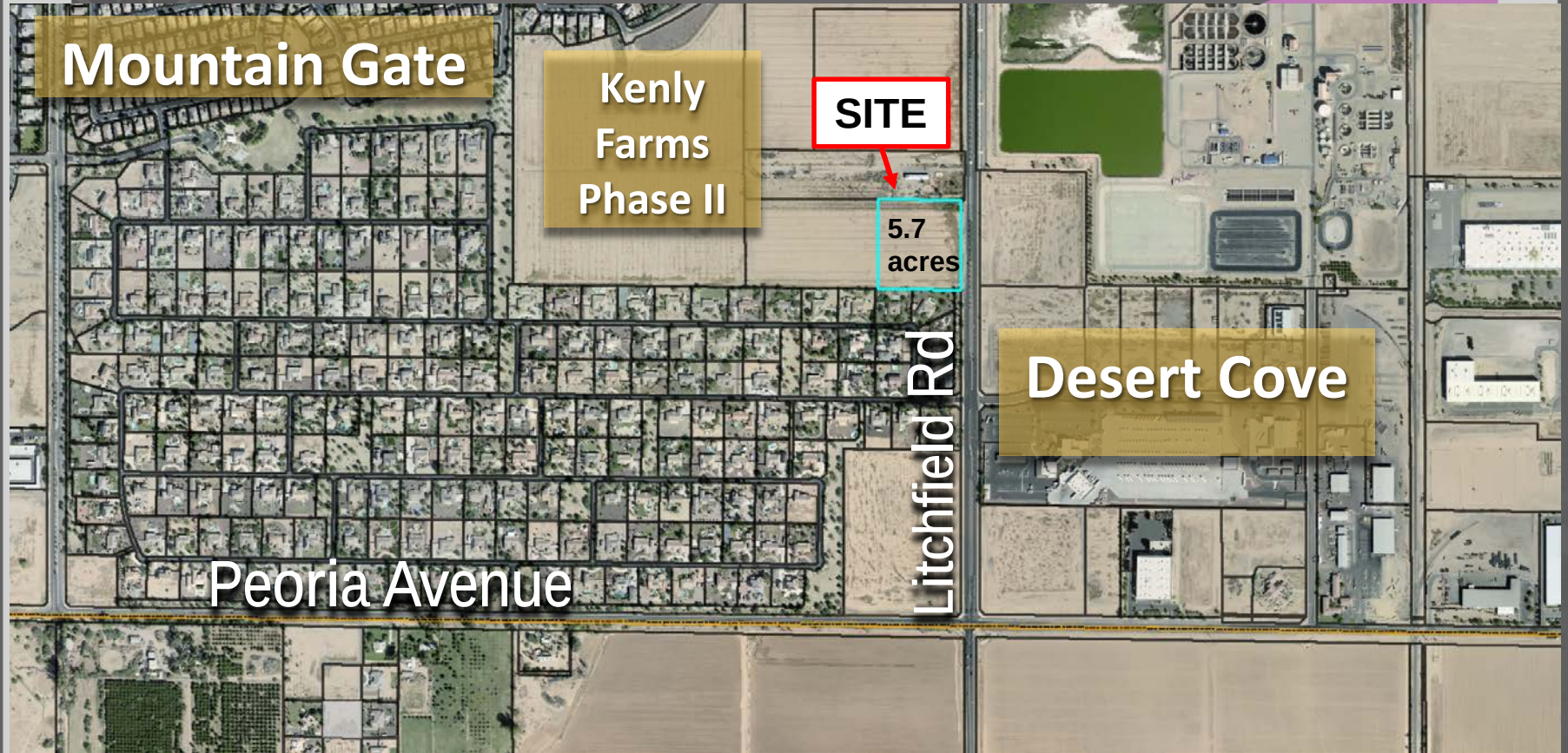
157 04 ADOT Comments

158 05 MWD Comments

159 06 Flood Control District Comments

160 07 Citizen Participation Report

VICINITY MAP



PAD Rezone Document for

Case No. FS19-581

REFORMED CHURCH 5.7 ACRES

**11298 N Litchfield Road, Surprise, AZ
Tax Parcel # 501-39-063C**

August 8, 2019

Revised October 3, 2019

Revised November 5, 2019

OWNER: Reformed Church of America, Classis of the Southwest

APPLICANTS: Peak Group, LLC
Attn: George Quinif
5080 N. 40th Street, #205
Phoenix, AZ 85018
quinif@peakaz.com

GH Capital, LLC
Attn: Perry Mathis
5080 N. 40th Street, #205
Phoenix, AZ 85018
mathis@casontyler.com

SITE PLAN: Gilmore Planning
Attn: Jack Gilmore
2211 N. 7th Street
Phoenix, AZ 85006
jgilmore@getgilmore.com

NARRATIVE

PROJECT OVERVIEW:

Perry Mathis, GH Capital LLC & George Quinif, Peak Group LLC, on behalf of Reformed Church of America, request a rezone of the approximately 5.7 acres on the west side of Litchfield Rd., ½ mile south of Cactus Rd. in Surprise Arizona. Maricopa County Tax Parcel # 501-39-063C.

The subject 5.7 acres is currently zoned Rural Residential RR/R1-43. It is within the Luke AFB 65 NDL noise contours and is designated Commerce & Office in the Surprise General Plan. Applicant is requesting a rezone to Planned Area Development (PAD) with a list of Commerce Park and Retail uses allowed on the site that are approved by the City of Surprise and Luke Air Force Base.

EXISTING SITE CONDITIONS:

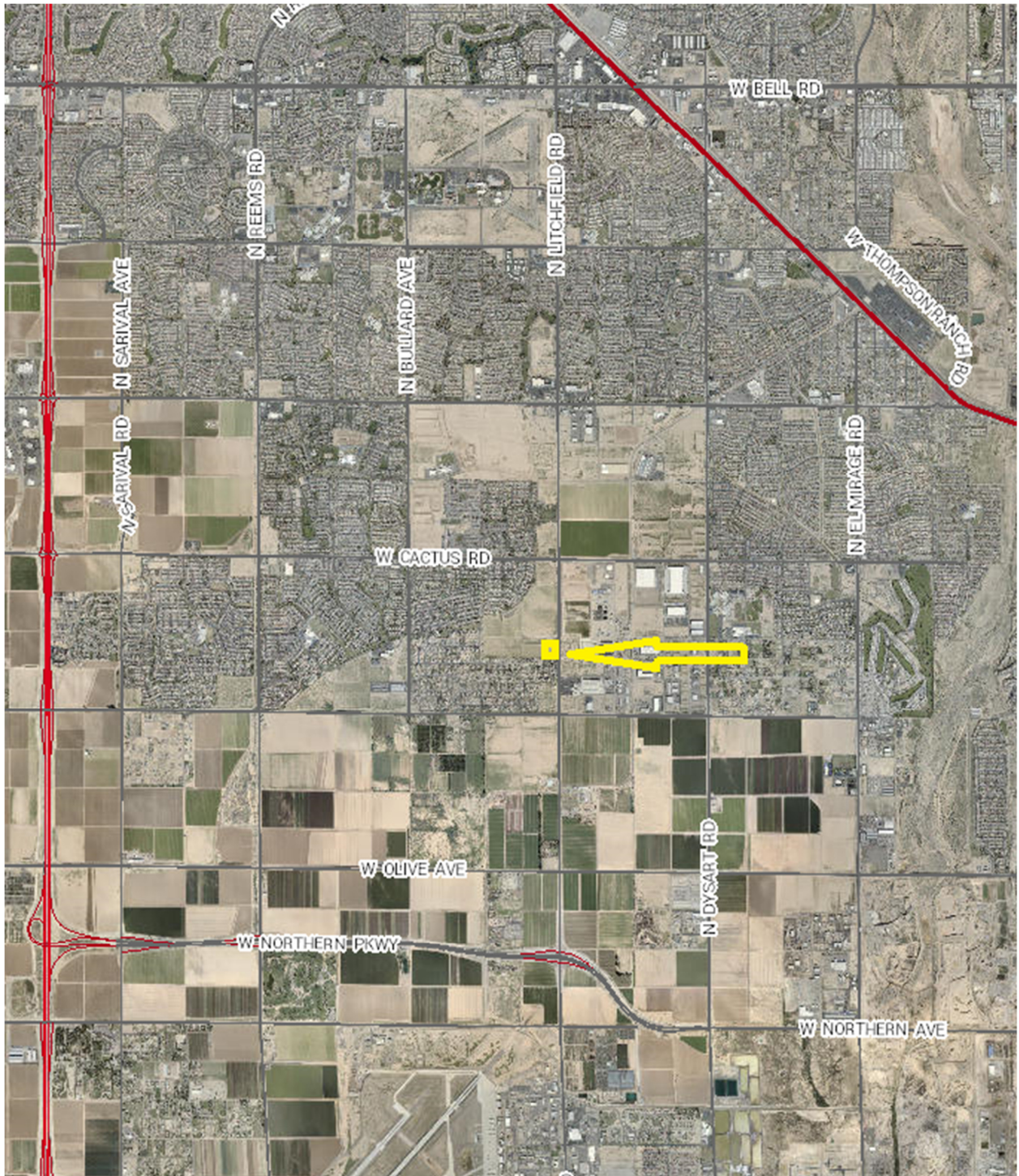
The site is vacant land. The parcel is approximately 522' wide along Litchfield Road by 480' deep.

Utilities are available to the site. Water lines are in the west side of Litchfield Rd. A sewer main is in the east side. Electricity is available. Natural Gas is also available.

SITE HISTORY AND REASONS FOR THE REQUEST

The Property was purchased in 2002 by Reformed Church of America and was originally planned as a church location when the surrounding property was planned residential. A church is not viable now and some additional uses (school, rec center) are limited per ARS 28-8481. The property is currently zoned Rural Residential RR/R1-43 and residential uses are not allowed. The owners desire to rezone the property to uses allowed within the Luke AFB noise contours, enabling the property to be developed.

LOCATION MAP

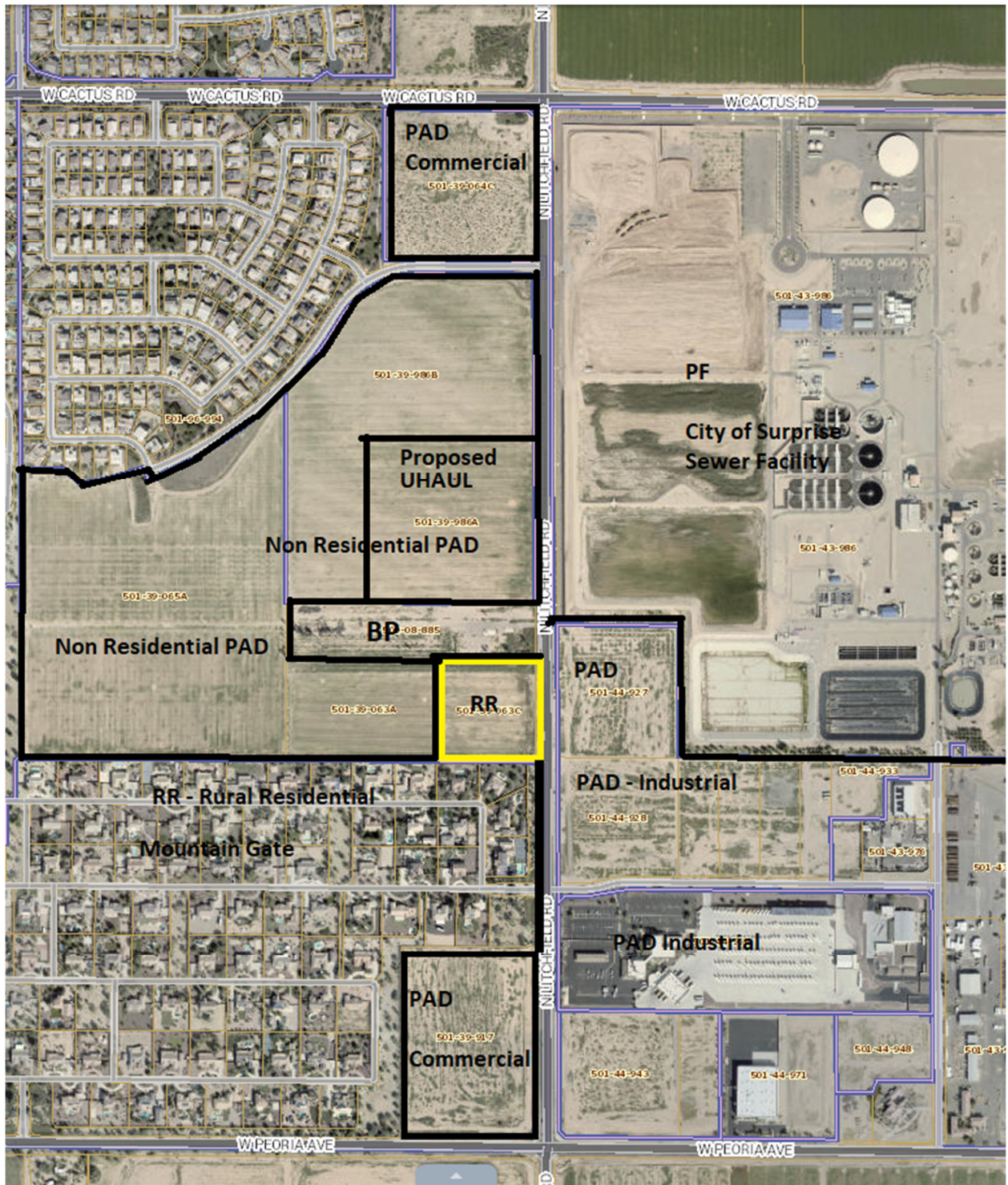


SURROUNDING LAND USES

- North:** Vacant Land zoned BP – planned for a business park.
- South:** Residential lots and houses, part of the Mountain Gate Community.
- East:** Desert Cove Commercial Park zoned PAD, and City of Surprise wastewater treatment facility.
- West:** Vacant land, part of Kenly Farms II property -- zoned non-residential PAD

The subject site and BP parcel immediately north are surrounded on three sides by the Kenly Farms II property that is zoned Non-residential Planned Area Development, PAD. Allowed uses are those consistent with I-1, BP, C-2, C-3 per Title 17 of the Surprise Municipal Code.

EXISTING SURROUNDING ZONING AND LAND USE MAP



EXISTING AND PROPOSED ZONING

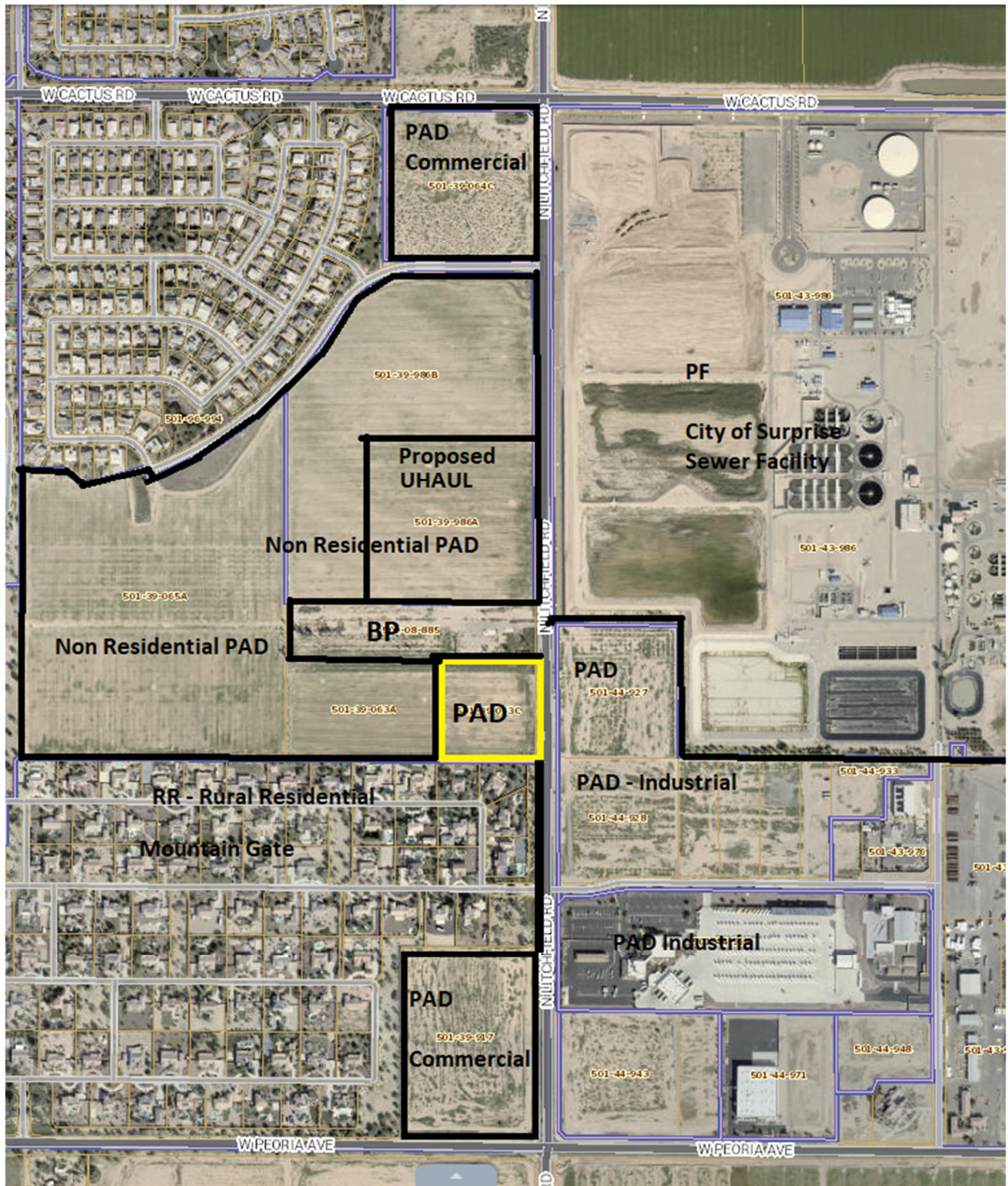
The current zoning is Rural Residential, RR / R1-43. The site is located under the Luke AFB 65 LDN noise contours, and Arizona State law prohibits residential uses in such areas. Therefore, the existing zoning is not compatible with Arizona law and needs to be changed to reflect uses allowed by Arizona law and appropriate for the area. The proposed rezoning will be a Planned Area Development (PAD) with allowed commercial and retail uses per the attached Allowed Uses exhibit, all of which are compatible with the proximity to Luke AFB.

Applicant has worked with staff to limit permitted uses to blend with the Commerce uses to the immediate north, east and west, and to minimize impacts to the existing single family homes to the south

Any new development during the affective time of design review will refer back to the current Surprise Code.

The applicant requests the subject property described in Exhibit A to be rezoned from Rural Residential RR/R1-43 (Single Family Residential) to Planned Area Development (PAD) with all permitted and conditional uses allowed as defined in the Allowed Uses Table attached hereto. Luke Air Force Base officials have reviewed the Allowed Use Table and support the various uses with some uses requiring extra insulation for sound attenuation. All uses on the site must be deemed compatible with military operations by the City of Surprise and Luke Air Force Base defined in Arizona Revised Statutes ARS 28-8481(K).

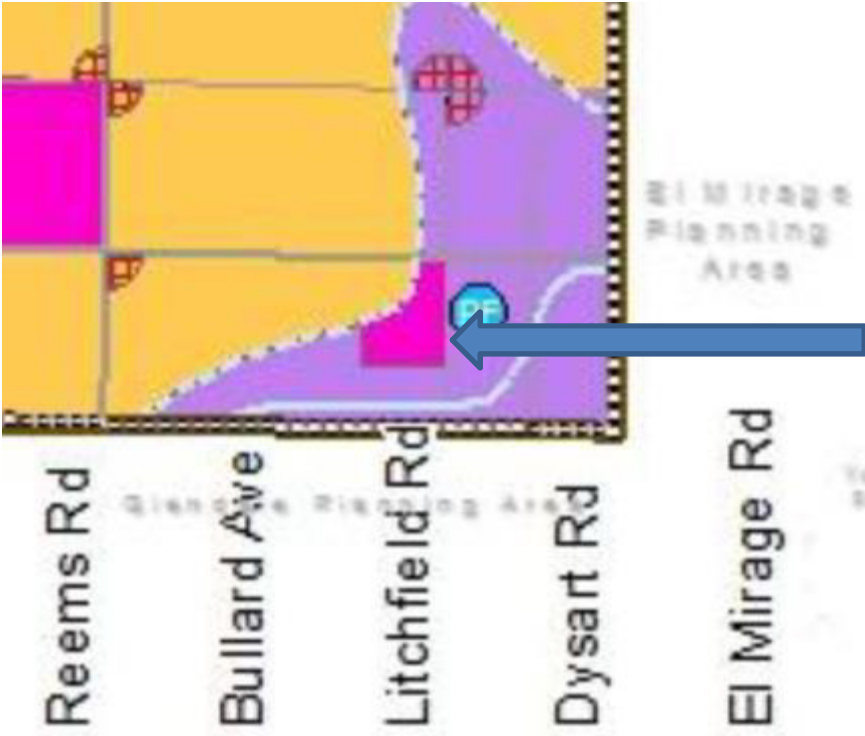
PROPOSED ZONING



GENERAL PLAN CONFORMITY

The General Plan 2035 identifies the subject property being in the Character Area of “Commerce & Office”. The subject rezone would be in conformance with the General Plan. All proposed Allowed Uses noted in the attached Allowed Use Table are allowed in the Commerce & Office category.

SURPRISE GENERAL PLAN 2035



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**

DEVELOPMENT PLAN

The owner has no immediate plans to develop the site. Once zoned the property will be “shovel ready” and will be attractive to an end user. A right-in / right-out access drive is planned along the southern portion of the Litchfield Road frontage and will serve as the primary access. We anticipate that a southbound right turn deceleration lane will be constructed on Litchfield Road at this project driveway to facilitate safe turning movement.

To accommodate this access drive, a 50’ public access easement is proposed near the south border of the parcel, which will facilitate access not only for this parcel but also for the property to the west and north known as the Litchfield Commerce Park. This drive location will also serve to buffer the existing residential development to the south from new commercial buildings. To further buffer the existing residences, we have proposed a 10’ landscape tract along the south border, preserving a total corridor of 60’ on the south boundary of the site.

PRELIMINARY SITE PLAN

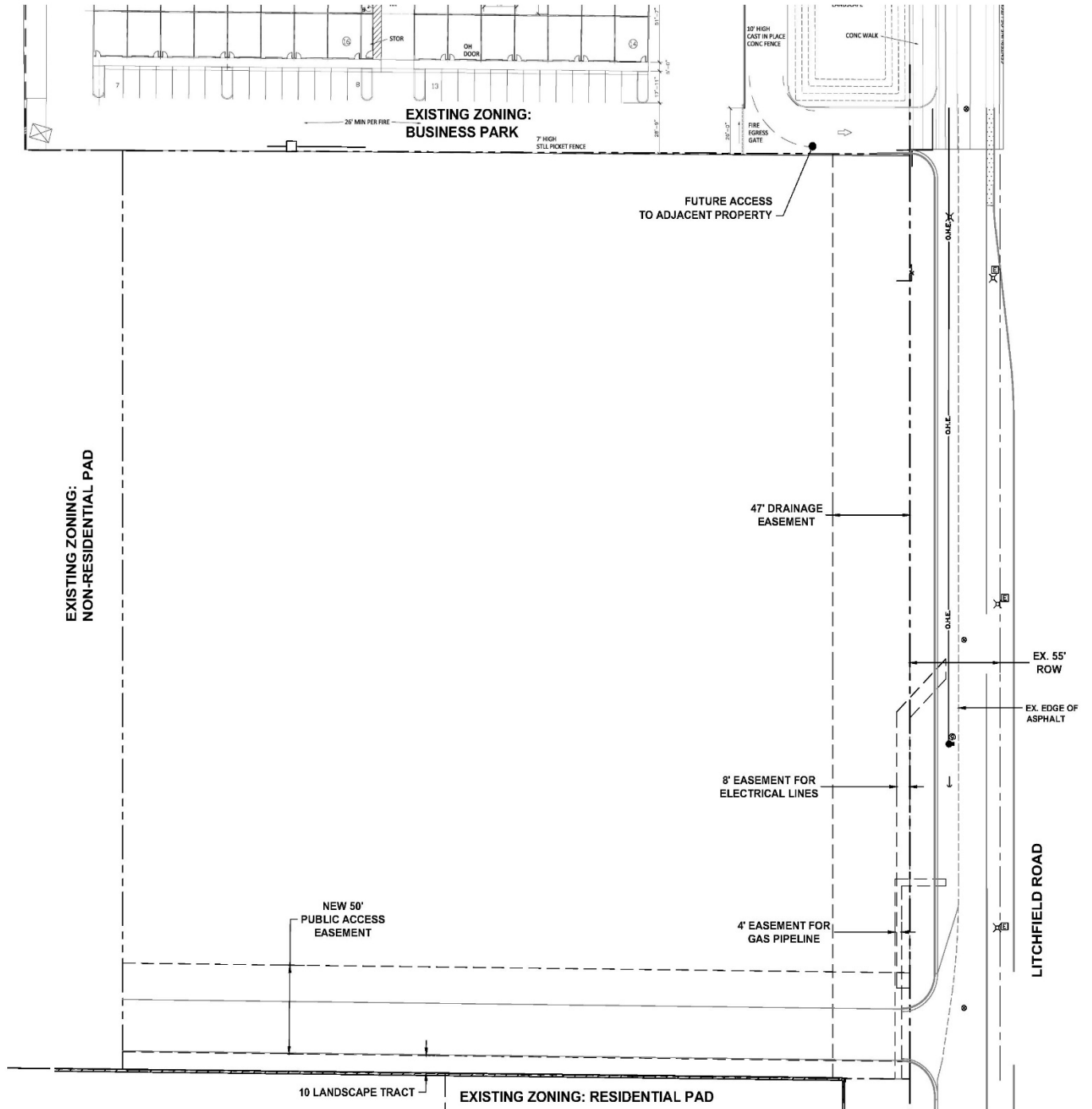


EXHIBIT A -- LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of the Southeast quarter of Section 21, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of Section 21;

Thence North 00 degrees 00 minutes 00 seconds East along the East line of Section 21, a distance of 1942.84 feet to the POINT OF BEGINNING, said point being the Northeast corner of that property described in Recording No. 94-399048;

Thence North 89 degrees 20 minutes 46 seconds West 535.18 feet along the North line of that property described in Recording No. 94-399048;

Thence North 00 degrees 00 minutes 00 seconds East, parallel to the East line of the Southeast quarter of Section 21, 518.71 feet;

Thence South 89 degrees 45 minutes 07 seconds East, 535.15 feet to the East line of the Southeast quarter of Section 21;

Thence South 00 degrees 00 minutes 00 seconds West, 522.50 feet along the East line of Section 21 to the POINT OF BEGINNING;

EXCEPT the East 33 feet thereof for road purposes; and

EXCEPT that portion Quitclaimed to the City of Surprise, an Arizona municipal corporation, by instrument recorded December 15, 2010 in Recording No. 20101089642.

ALLOWED USE TABLE -- Case No. FS19-581 -- Reformed Church Property

Reformed Church Property (Proposed Allowed Use List)	65-LDN	Luke Notes
Government admin/civic	Government services	
Home Improvement Center (Home, Lawn, Garden Supplies) Bldg under 40,000 sf	Other retail trade	
Massage – Therapeutic	Personal services	
Medical Clinic or Lab	Medical and other health services	ARS 28-8481 Note 1
Medical office	Medical and other health services	ARS 28-8481 Note 1
Nursery – retail or wholesale	Other retail trade	
Personal Services Establishment	Personal services	
Restaurant – sit down or convenience	Eating and drinking places	
Retail Shopping	Other retail trade	
Tattoo or body piercing	Personal services	
Wholesale Shopping	Wholesale trade	
Office/Warehouse	Business services	
Office	Other services	
Research Facility	Professional, scientific and controlling instruments	
Catering Service	Other retail trade	
Food sales – wholesale	Other retail trade	
Clubhouse/private lodge	Other public and quasi-public services	ARS 28-8481 Note 1
Library	Government services	
Post Office	Government services	
State Vehicle inspection	Government services/ other public and quasi-public services	ARS 28-8481 Note 1
Indoor Archery Range	Indoor recreation services	
Athletic or Fitness club	Indoor recreation services	
Bingo Parlor	Other public and quasi-public services	ARS 28-8481 Note 1
Galleries, Museums, Auditorium	Auditoriums and concert halls	
Skating Rink	Indoor recreation services	
Theater – Indoor	Auditoriums and concert halls	ARS 28-8481 Note 6
Video Games	Other retail trade / Indoor recreation services	
Retail/Office	other retail trade/ personal and business services	
Financial institution	Finance, insurance and real estate	
Vehicle, Boat, RV sales	Other retail trade	
Vehicle Service and repair/minor	Business services	
Warehouse / Distribution	Miscellaneous manufacturing	
Inside manufacturing – light assembly	Miscellaneous manufacturing	
Machine Shop	Miscellaneous manufacturing	
Printer	Printing and publishing	
Office Showroom/warehouse	Business services	
Retail Showroom/warehouse	Business services	
Mini Warehouse	Business services	
Cell Tower	Other Transportation,communications, and utilities	



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

21 August 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS19-581; Reformed Church Rezone Application (APN: 501-39-063C)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Reformed Church Rezone Application. The site is located on 5.7 acres of land on the west side of Litchfield Road, 1/2 mile south of Cactus Road in Surprise Arizona. The church is requesting a rezone to Planned Area Development with a list of Commerce Park and Retail uses that remain consistent with the City of Surprise; labeled as "Allowed Use Table" within the package. The parcel in this application falls completely inside the 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

A complete review indicates all proposed uses in the "Allowed Use Table" are those found in A.R.S. §28-8481. As described in the application, this request will not have a negative impact on Luke AFB flight operations. Luke AFB reserves the right to review/comment on final plans submitted to the city. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the county to inform potential developers about Luke AFB operations.

If you have any questions please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From: [Clinton Emery](#)
To: [Lorraine Nevarez](#)
Subject: City of Surprise - Redletter - 11298 North Litchfield Road, Surprise, AZ - FS19-581 Reformed Church Rezone New Submittal
Date: Sunday, August 11, 2019 6:48:10 PM

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello,

ADOT's Regional Traffic does not have any comments and or objections to the request associated with this case. The proposed development/proposal will not have an adverse impact on the state's roadway system.

ADOT's R/W may be submitting additional comments in conjunction with this request.

Thanks,

Clinton Emery, PE

Asst. Regional Traffic Engineer – Central Region

2140 West Hilton Avenue

Phoenix AZ 85009

Cell: (480) 684-4257

E-mail: CEmery@azdot.gov

On Fri, Aug 9, 2019 at 1:35 PM Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov> wrote:

Attached please find the **application** and **rezone document** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Administrative Specialist – Sr.

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 t
623.222.3001 f

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09 Aug 2019 20:35:09 -0000

From: [Debbie Trasancos](#)
To: [Lorraine Nevarez](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS19-581 Reformed Church Rezone New Submittal
Date: Monday, August 12, 2019 8:42:01 AM
Attachments: [image001.png](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Lorraine,

Thank you for providing the electronic submittal for Reformed Church (FS19-581).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD therefore, does not impact MWD.

Thanks again,

Debbie Trasancos

Maricopa Water District

Property & Contracts Specialist

14825 W. Grand Avenue

Surprise, AZ 85374

Ph 623/546/8266

Fax 623/584-2536

debbiet@mwdaz.com



From: Lorraine Nevarez

Sent: Friday, August 9, 2019 1:35 PM

To: 'Bob Woodring - TEMPX'; Chris Cain ; Christina Betz ; Daniel Trujillo ; Debbie Trasancos ; 'Don Romero - USPS' ; Donna Miller ; 'Ernest (USPS)' ; Greg Welch ; 'Ibeth - USPS' ; 'Joseline Castaneda' ; Leslie Jarrell ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre' ; '56 FW/CIT Community Initiative' <56FW.CIT.CommunityInitiative@us.af.mil>

Cc: Allysa Robinson

Subject: FS19-581 Reformed Church Rezone New Submittal

Attached please find the **application** and **rezone document** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Administrative Specialist – Sr.

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 t

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09 Aug 2019 20:35:09 -0000

From: [Joseline Castaneda \(FCD\)](#)
To: [Lorraine Nevarez](#)
Subject: RE: FS19-581 Reformed Church Rezone New Submittal - Flood Control
Date: Wednesday, August 14, 2019 12:27:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Lorraine,

The Flood Control District of Maricopa County has the following comments.

Project Name: FS19-581 Reformed Church Rezone New Submittal. 11298 N Litchfield Rd. APN(s): 501-39-063C

- Parcel 501-39-063C is located in Zone X, not in the SFHA.
- Parcel 501-39-063C is located in FEMA Flood Panel 1680L.

Joseline Castañeda

Policy, Planning, and Coordination Branch
Associate Planner



Flood Control District of Maricopa County

2801 W Durango St, Phoenix, AZ 85009

(O) 602-506-0503

Joseline.Castaneda@maricopa.gov

www.fcd.maricopa.gov



How are we doing? Click [here](#) to leave your feedback

NEIGHBORHOOD MEETING NOTES

Case Name:	Reformed Church 5.7 Acres
Case Number:	FS19-581
Meeting Date/Time:	September 18, 2019 @ 6:00PM
Location:	Rancho Gabriella School 15272 W. Gabriela Dr, Surprise AZ 85379
Notice:	Timely notice of the meeting was given via City of Surprise mailings to surrounding property owners, and via a two-sided sign on the subject property.

The meeting was started about 6:10PM. In attendance were the following (see attached Sign-In Sheet):

Development Team:	Perry Mathis, George Quinif
City of Surprise:	Shirley Phan, Hobart Wingard, Hobie Wingard, Lloyd Abrams
Neighbors:	John Hall [REDACTED]

The development team gave a short presentation on the proposed rezoning. Since Mr. Hall was the only neighbor in attendance, the remainder of the meeting was devoted to answering his questions and addressing his concerns.

Mr. Hall owns the house immediately south of the subject property, which he just purchased in August 2019. He was evidently given the impression by his realtor that the subject property would be developed as residential, and was surprised to learn that Arizona law prohibited such residential development within the Luke AFB noise contours and that the subject property could only be developed with non-residential uses as prescribed by ARS 28-8461.

Mr. Hall was primarily concerned with the potential impacts commercial development could have on his home. These concerns can be summarized into three main themes:

1. Proximity of Private Drive to his Home. Our Preliminary Site Plan shows a 29' private ingress/egress drive on the south side of the property, with an additional 10'

landscape buffer separating the drive from Mr. Hall's north lot wall. The private drive would serve as an access point for both the subject property and the Kenly Farms non-residential PAD property to the immediate west. Mr. Hall was concerned that vehicle traffic on that drive could be a nuisance. To address that concern, the development team explained the following:

(a) The Kenly Farms property already has an easement over the south 20' of the subject property for its access drive. Our proposal would move that drive further away from Mr. Hall's property and creates a 10' landscape buffer that would otherwise not exist.

(b) The private drive would be limited motion (right in, right out) and limited width, and the Kenly Farms project will have two other full motion / full width points of access, logically making this private drive a secondary point of access.

(c) City spacing requirements from existing roads and planned full motion entrances (specified by existing median breaks) makes it difficult to locate the drive in any other location.

2. Type of Use. Mr. Hall was concerned about what type of business could be located on the subject property. We explained that we had worked closely with City staff to come up with a list of potential uses that (a) are allowed within the Luke noise contours, and (b) would minimize impacts to the surrounding homes. This included eliminating any heavy industrial uses and outdoor types of manufacturing. It was also pointed out that our proposed list of uses is considerably more restrictive than the surrounding properties, including that of the Kenly Farms project to our west.

3. Building Size, Height and Location. Mr. Hall had concerns regarding exactly what type of building could be built on the property. City staff was helpful in discussing potential heights, setbacks and overall building size. The development team pointed out that locating the private drive on the south side of the subject property creates an additional buffer between Mr. Hall's home and any future building. We also discussed that once a user is identified, the user will come forward with a specific site plan and building elevations that can be reviewed by all.

After thorough discussion of the items above, the meeting was adjourned at approximately 7:15PM.

SIGN IN SHEET

NAME	ADDRESS	EMAIL
John Hare		
~~Robert Wingard~~	CITY OF SURPRISE	~~ROBERT.WINGARD@SURPRISEAZ.GOV~~
Hobie Wingard	City of Surprise	hobie.wingard@surpriseaz.gov



SURPRISE
ARIZONA

FS19-581

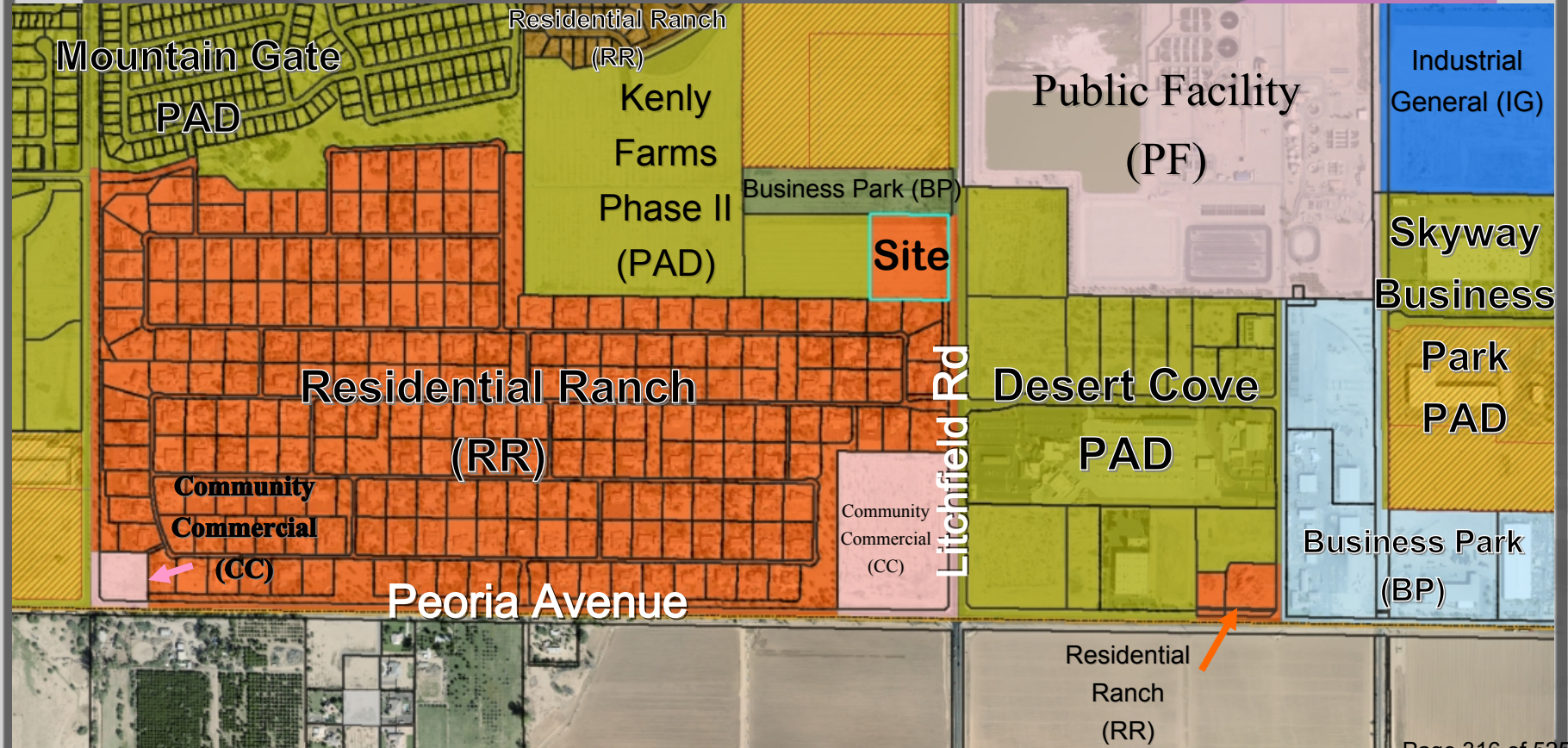
Reformed Church Rezone

City Council
January 7, 2020

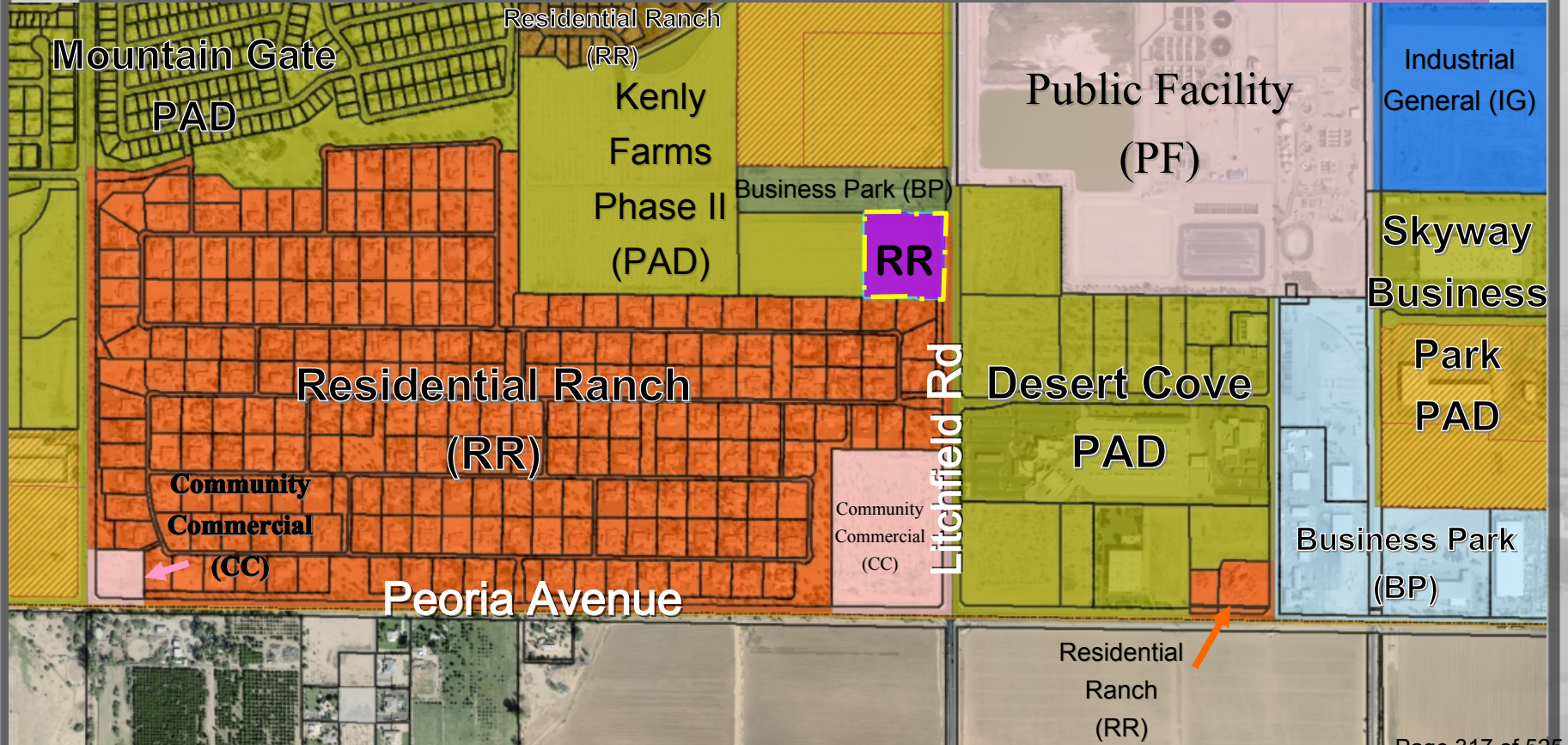
VICINITY MAP



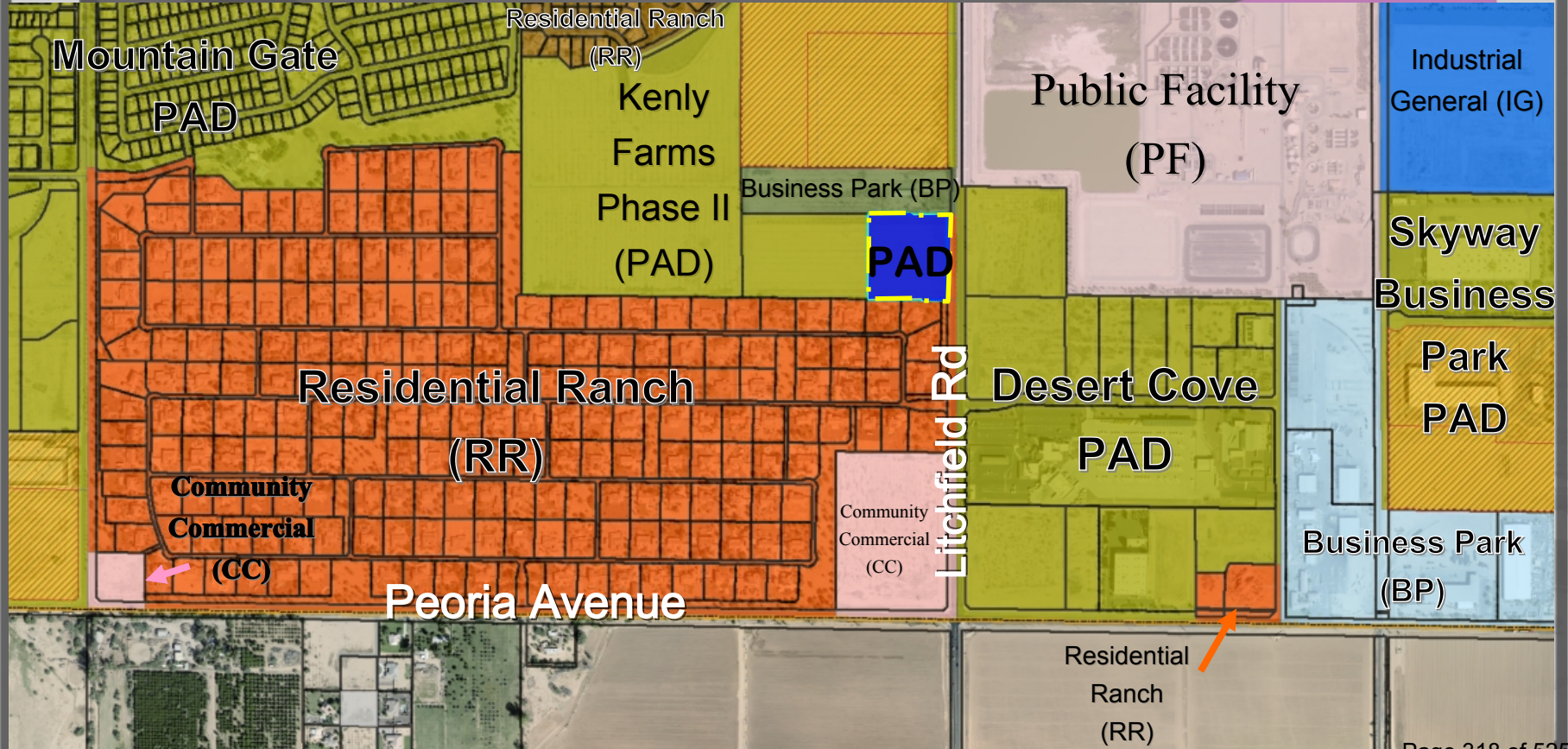
SURROUNDING ZONING



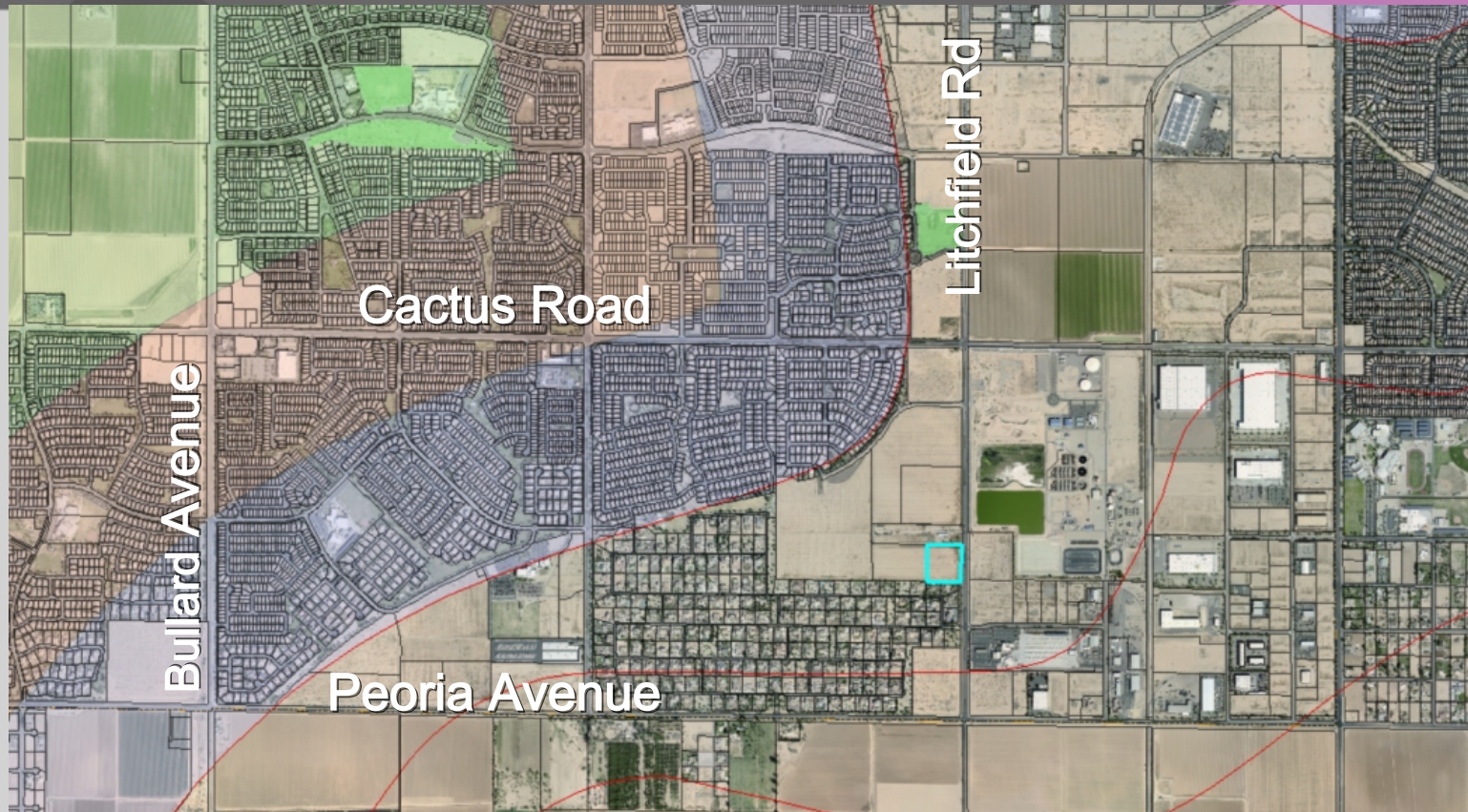
EXISTING ZONING

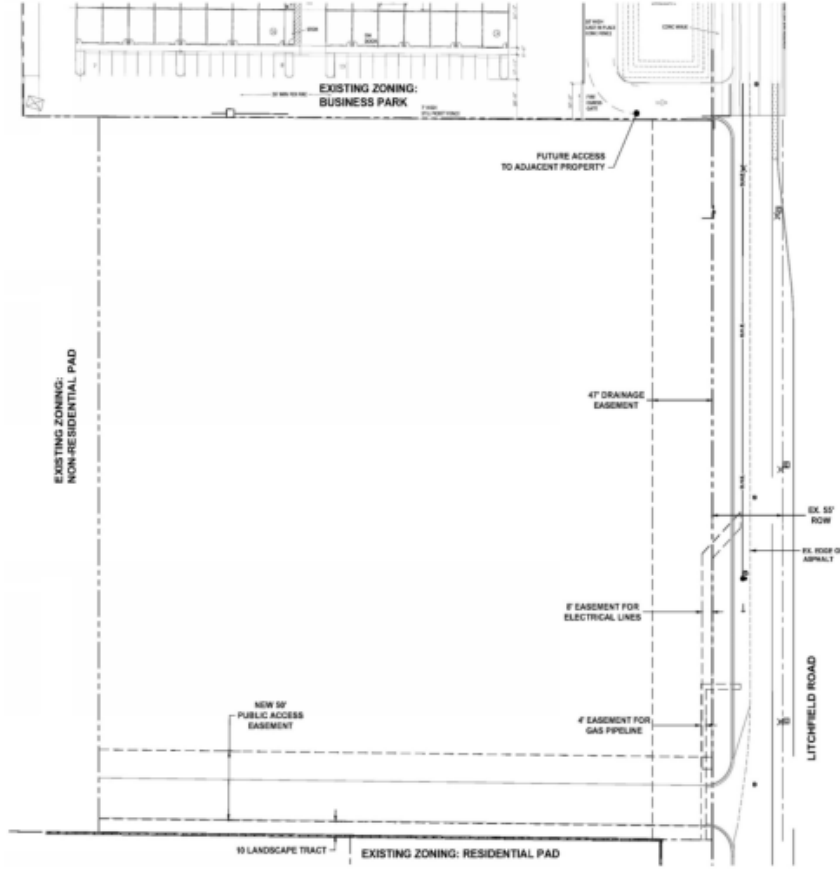


PROPOSED ZONING



Luke Noise Contours





Preliminary Site Plan

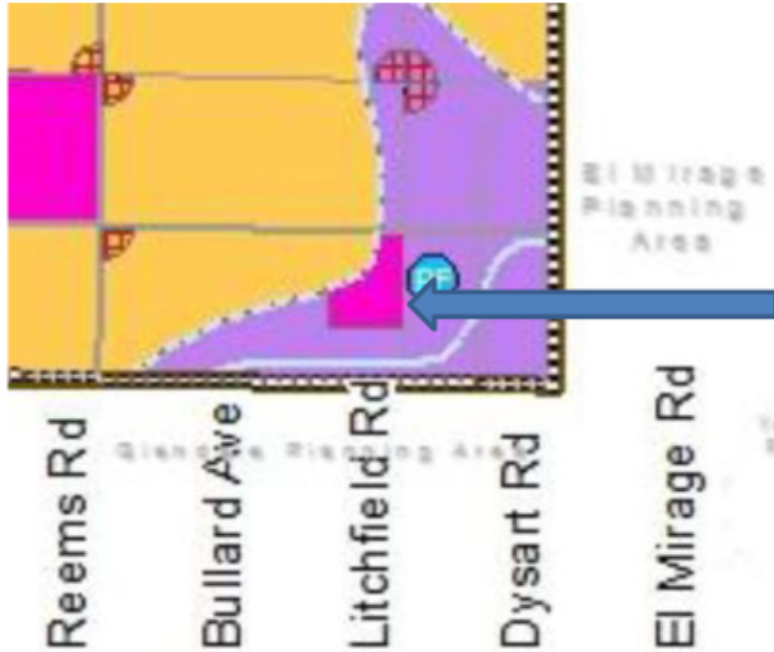
EXISTING SURROUNDING ZONING AND LAND USE MAP



PROPOSED ZONING



SURPRISE GENERAL PLAN 2035



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**



CITIZEN OUTREACH

Citizen Outreach Meeting

- September 18, 2019





**QUESTIONS OR
COMMENTS?**

Thank You

ORDINANCE 2020-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RESIDENTIAL RANCH (RR) TO PLANNED AREA DEVELOPMENT (PAD) FOR REFORMED CHURCH, GENERALLY LOCATED NORTH OF PEORIA AVENUE AND WEST OF LITCHFIELD ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally located north of Peoria Avenue and west of Litchfield Road;

WHEREAS, the subject site is zoned Residential Ranch (RR);

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed Rezone to Planned Area Development (PAD), satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code and the Luke Air Force Base 65 Day Night Average Sound Level (LDN) noise contours under the Arizona Revised Statutes (ARS) 28-28481(K);

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on December 19, 2019, the Planning and Zoning Commission recommended approval of the new *Reformed Church PAD*.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. Rezoning. The parcel legally described on Exhibit A and depicted on Exhibit B, known as "Reformed Church" is rezoned from Residential Ranch (RR) to Planned Area Development (PAD) subject to the following stipulations:

A. Development and use of the site shall be consistent with the Rezone Document entitled "Reformed Church 5.7 Acres" prepared by Peak Group LLC, dated revised and stamped received November 4, 2019.

B. Non-compliance with the approved plan for this case will be treated as a violation in *accordance with the provisions of Article XIV of the Surprise Unified Development Code*.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"

DESCRIPTION

APN 501-39-063C REZONE FROM RESIDENTIAL RANCH (RR) TO PLANNED AREA DEVELOPMENT (PAD)

That portion of the Southeast Quarter of Section 21, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast Corner of Section 21;

Thence North 00 degrees 00 minutes 00 seconds East along the East line of Section 21, a distance of 1942.84 feet to the POINT OF BEGINNING, said point being the Northeast corner of that property described in Recording No. 94-399048;

Thence North 89 degrees 20 minutes 46 seconds West 535.18 feet along the North line of that property described in Recording No. 94-399048;

Thence North 00 degrees 00 minutes 00 seconds East, parallel to the East line of the Southeast quarter of Section 21, 518.71 feet;

Thence South 89 degrees 45 minutes 07 seconds East 535.15 feet to the East line of the Southeast quarter of Section 21;

Thence South 00 degrees 00 minutes 00 seconds West, 522.50 feet along the East line of Section 21 to the POINT OF BEGINNING.

Except the East 33 feet thereof for road purposes; and

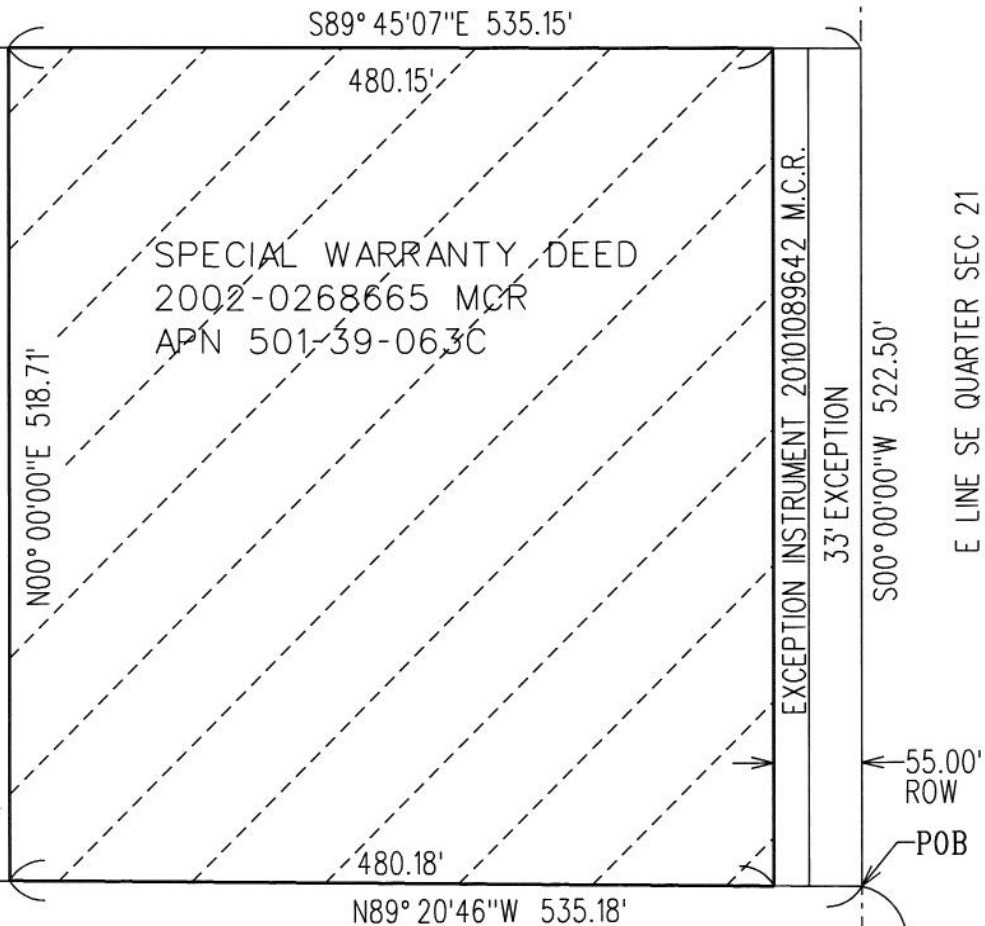
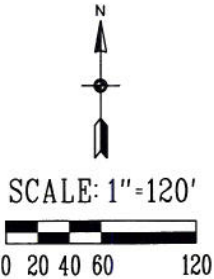
EXCEPT that portion Quitclaimed to the City of Surprise, an Arizona municipal corporation, by instrument recorded December 15, 2010 in Recording No.. 201001089642.

Attached is EXHIBIT "B" and by this reference is made a part hereof.

End of description



EXHIBIT "B"



LEGEND



ZONED RESIDENTIAL RANCH (RR)
TO PLANNED AREA DEVELOPMENT (PAD)

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
APN ASSESSOR'S PARCEL NUMBER
MCR MARICOPA COUNTY RECORDER

BEARING BASE: The east line of the southeast quarter of Section 21 as described
in Special Warranty Deed 2002-0268665 MCR, cited as North 00° 00'00" East

REZONE APN 501-39-063C
FROM RESIDENTIAL RANCH (RR)
TO PLANNED AREA DEVELOPMENT (PAD)



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 19052

DRAWN BY RCD

DATE 11-25-19

SHEET 1 OF 1



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Comprehensive Sign Program for Sterling Grove, also known as Toll at Prasada. Planning case FS19-648.

Motion:

I move to approve the Comprehensive Sign Program for Sterling Grove subject to Commission recommended stipulations “a” and “b”.

Background:

Aaron Insko of Toll Prasada, LLC, requests a Comprehensive Sign Program (CSP) for the Sterling Grove project, otherwise known as Toll at Prasada. This CSP anticipates three (3) pair of monument signs to be located at 1) the intersection of Cotton Land and Cactus Road, 2) the intersection of Cactus Road and Magnolia Drive, and 3) the intersection of Peoria Avenue and Darlington Parkway, within the Toll at Prasada project.

Objective Analysis:

All of the proposed signs are intended to portray the agricultural heritage of the property and will be externally illuminated using gooseneck lighting in a manner consistent with the outdoor lighting provisions of the SUDC. Other signage is present or proposed for the Sterling Grove project; however, to-date these additional signs have been deemed to be consistent with the SMC. Therefore, this CSP does not include other signage, but may be amended at a later date should the need arise. The proposed CSP provides a mechanism whereby the applicant may create signage that is consistent with the agricultural heritage of the site. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

Policy Compliant:

The proposed CSP provides a mechanism whereby the applicant may create signage that is consistent with the agricultural heritage of the site. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

Financial Impact:

This item does not have a direct financial impact. However, all activity related to ongoing development

of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 FS19-648 Toll at Prasada Sterling Grove CSP 01-07-20 CC Staff Report
 2. 01 FS19-648 Toll at Prasada Sterling Grove CSP Vicinity Map
 3. 02 FS19-648 Toll at Prasada Sterling Grove CSP Case Map
 4. 03 FS19-648 Toll at Prasada Sterling Grove CSP Document
 5. 04 FS19-648 Toll at Prasada Sterling Grove Citizen Participation Report
 6. 05 FS19-648 Toll at Prasada Sterling Grove CSP Presentation
-

Comprehensive Sign Program

REPORT TO THE CITY COUNCIL

Case: FS19-648

Project Name: Toll at Prasada – Sterling Grove CSP

Council District: 3 - Mesquite

City Council Date: January 7, 2020

Planner: Robert H. Kuhfuss, AICP

Owner: Toll Prasada, LLC

Applicant: Aaron Insco of Toll Bros, Inc.

Request: Comprehensive Sign Program for Sterling Grove

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

Site Size: 792 acres (approx.)

Density: N/A

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

Support/Opposition: None known

Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

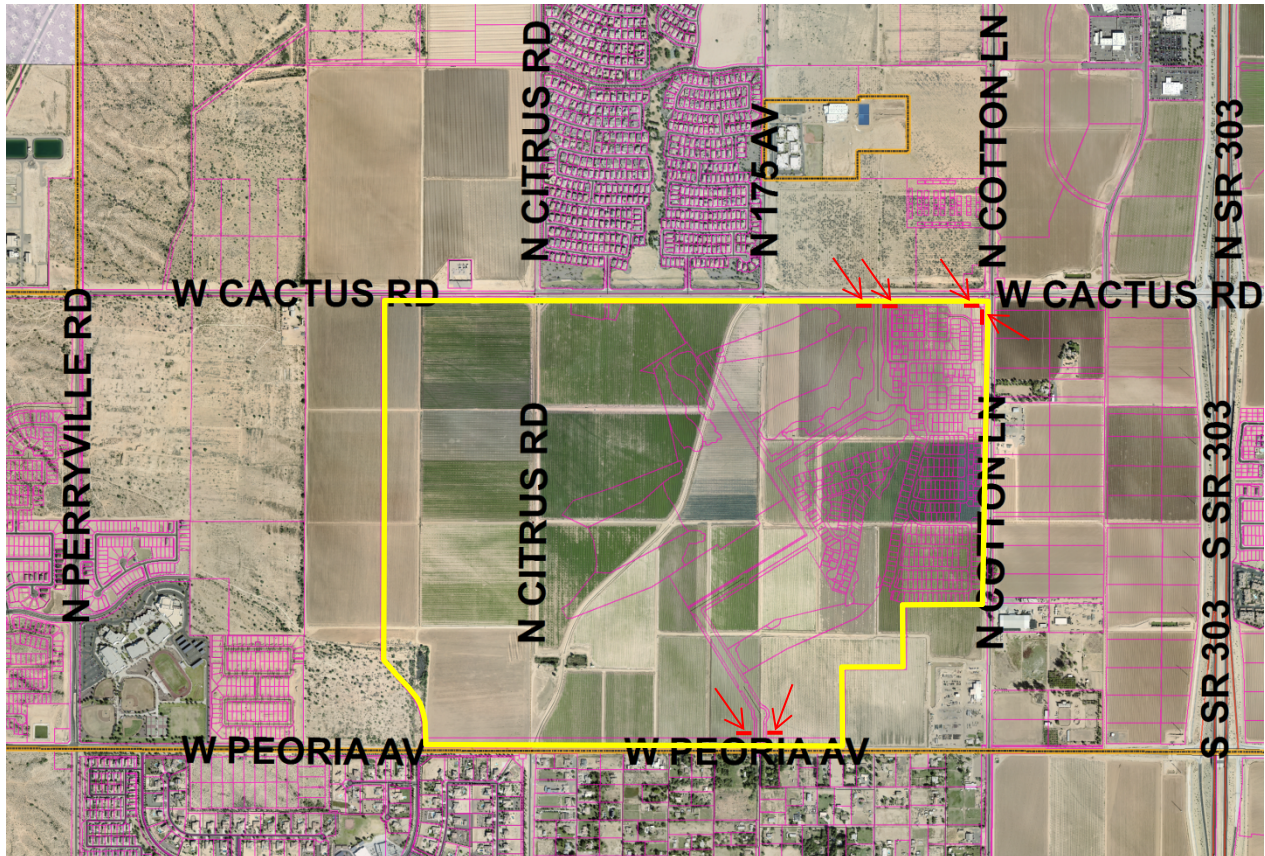
Staff Recommendation: Approve subject to stipulations “a” and “b”

Commission

Recommendation: Unknown as of the writing of this report

Project Description:

Aaron Insko of Toll Prasada, LLC, requests a Comprehensive Sign Program (CSP) for the Sterling Grove project, otherwise known as Toll at Prasada. This CSP anticipates three (3) pair of monument signs, to be located in the general areas as shown on the following map.



One (1) pair of signs is proposed for the intersection of Cactus Road and Magnolia Drive. These signs will consist of 8' tall by 16'-4" wide vertical panels that are set into a larger monument structure for an overall height of 12' and a total of 130.64 square feet of sign copy per corner.

A second pair of signs is proposed for the intersection of Peoria Avenue and Darlington Drive. These signs will consist of 6'-2" tall by 13'-3" wide vertical panels that are set into a larger monument structure for an overall height of 9'-8" and a total of 118.46 square feet of sign copy per corner.

A third pair of signs is proposed for the intersection of Cotton Lane and Cactus Road. These signs will also consist of 8' tall by 16'-4" wide vertical panels that are set into a planter for an overall height of 11'-2" and a total of 130.64 square feet of sign copy per corner.

65 All of the proposed signs are intended to portray the agricultural heritage of the property and will
66 be externally illuminated using gooseneck lighting in a manner consistent with the outdoor lighting
67 provisions of the SUDC.

68
69 Other signage is present or proposed for the Sterling Grove project; however, to-date these
70 additional signs have been deemed to be consistent with the SMC. Therefore, this CSP does not
71 include other signage, but may be amended at a later date should the need arise.

72
73 **Background:**

74
75 **June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.

76
77 **December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada
78 PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development
79 standards.

80
81 **February 12, 2018:** Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada
82 Lake Village under case FS17-587 for the purpose of revising specific development standards
83 related to the Toll Brothers development.

84
85 **April 17, 2018:** The City Council approved the Toll at Prasada Preliminary Plat under case FS17-394.

86
87 **June 19, 2018:** The City Council approved the amended Prasada SLR Development Agreement
88 under case FS18-271.

89
90 **December 17, 2018:** Staff approved the first Home Product Review covering fourteen (14) models
91 under case FS18-397.

92
93 **December 18, 2018:** Staff approved a Minor PAD Amendment to allow a Temporary Long Term
94 Construction Office, Temporary Nursery, and Stay-and-Play Cottages w/ associated parking under
95 case FS18-514.

96
97 **January 15, 2019:** The City Council approved Phase 1 Onsite Infrastructure Final Plat under FS18-
98 290.

99
100 **March 5, 2019:** The City Council approved the Toll at Prasada Phase 1 Unit A Final Plat under case
101 FS18-260.

102
103 **April 24, 2019:** Staff approved Toll at Prasada Phase 1 Model Complex under case FS18-687.

104
105 **September 11, 2019:** The applicant filed a request for a Comprehensive Sign Program for Sterling
106 Grove under case FS19-648, the subject case.

November 5, 2019: The City Council approved a request for a Re-Plat of Lots 322 and 323 of Toll at Prasada Phase 1 Unit A.

December 10, 2019: The applicant held a Citizen Outreach meeting.

December 19, 2019: The Planning and Zoning Commission will hold a public hearing to discuss the subject CSP. The outcome of the meeting is unknown as of the writing of this report.

Reviewing Agencies:

City of Surprise (COS): The request was routed to the standard reviewing agencies who have reviewed the proposal and indicated no objections to the request.

Citizen Outreach:

The applicant held a Citizen Outreach meeting on December 10, 2019. The request was posted and advertised in accordance with city code and state statute. There is no known opposition to the request.

Discussion:

The Sign Code will allow Subdivision Perimeter Wall Signs with a maximum sign copy of 32 square feet; however, Subdivision Perimeter Wall Signs are attached to the perimeter wall of the subdivision, whereas the proposed signs are freestanding. There is no provision that will allow the proposed signs by-right; however, Section 133-15 of the Sign Code will allow deviations to the code through the CSP process as outlined below:

Sec. 113-15. - Comprehensive sign programs.

- (a) *Purpose.* The purpose of comprehensive sign programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the comprehensive sign program will apply.
- (b) A comprehensive sign program may be obtained for the following purposes:
 - (1) To allow a deviation from the requirements applicable to a particular sign class or type, and/or;
 - (2) To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 113-7(a).
- (c) A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 113-7(f).
- (d) The comprehensive sign program must demonstrate that:

- (1) The proposed signage represents a material improvement over what is otherwise permitted in chapter 113 of the Surprise Municipal Code,
- (2) The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,
- (3) The proposed signage is appropriate to the neighborhood in which the property is located, and
- (4) The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered by the comprehensive sign program within the specific geographic area covered by the comprehensive sign program.
- (e) A comprehensive sign program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a type IV application as outlined in article XII of the Surprise Unified Development Code. The approval or denial of a proposed comprehensive sign program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the city council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Summary:

Staff believes the proposed CSP provides a mechanism whereby the applicant may create signage that is consistent with the agricultural heritage of the site. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

Commission Recommendation:

The Commission's recommendation is unknown as of the writing of this report; however, the Planning and Zoning Commission will hold a public hearing on December 19, 2019 to discuss the proposed Comprehensive Sign Program for Sterling Grove. Staff-recommended stipulations 'a' and 'b' are outlined below:

- a. Development and use of the site shall be consistent with the Comprehensive Sign Program entitled "Comprehensive Sign Program – Toll Brothers at Sterling Grove (Prasada)" consisting of five (5) sheets prepared by Toll Brother and Greey|Pickett and stamped received November 26, 2019.

b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Council wish to deny the request, the Council should make its own findings and base its decision on those alternative findings.

Attachments:

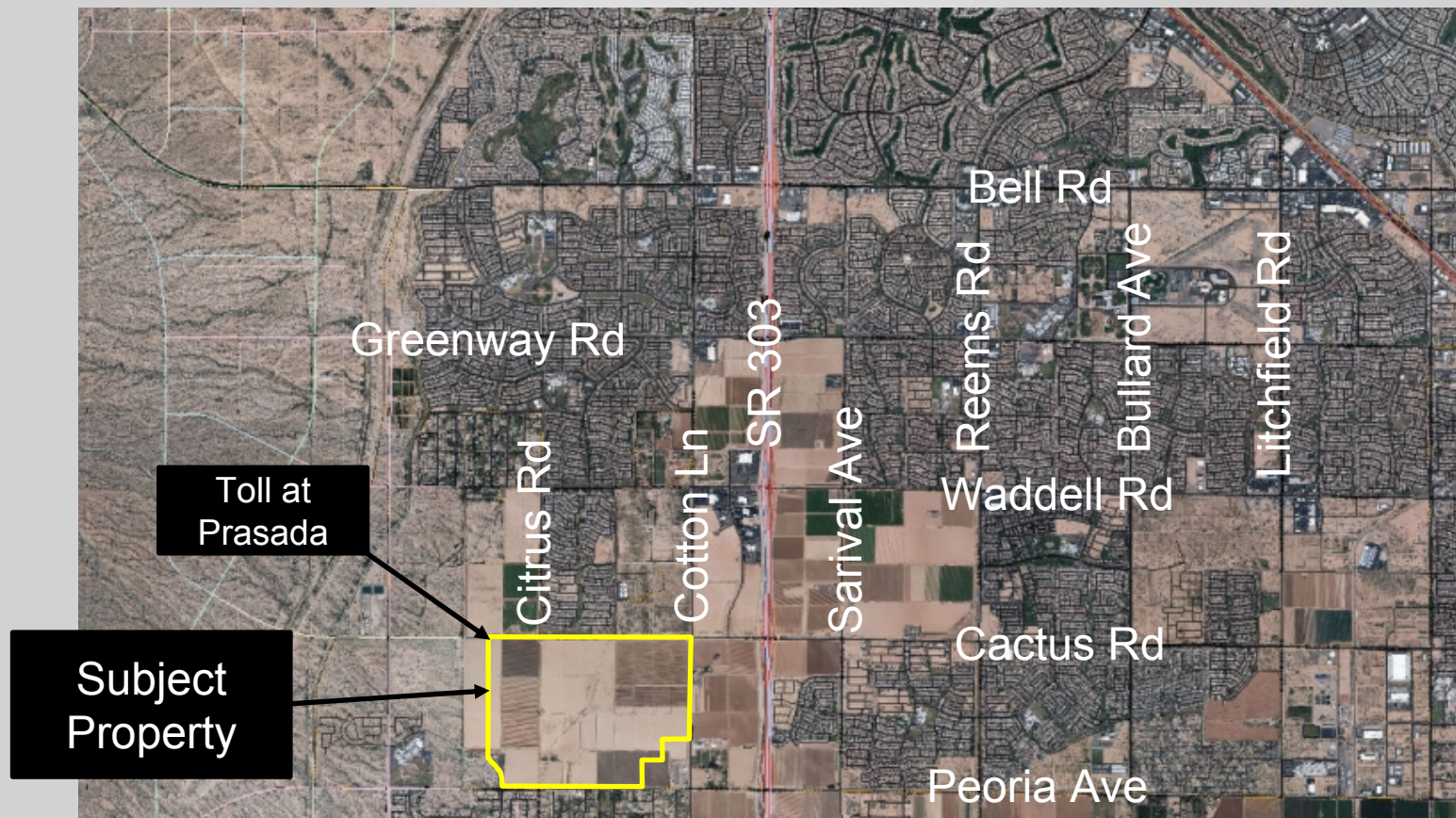
01 Vicinity Map

02 Case Map

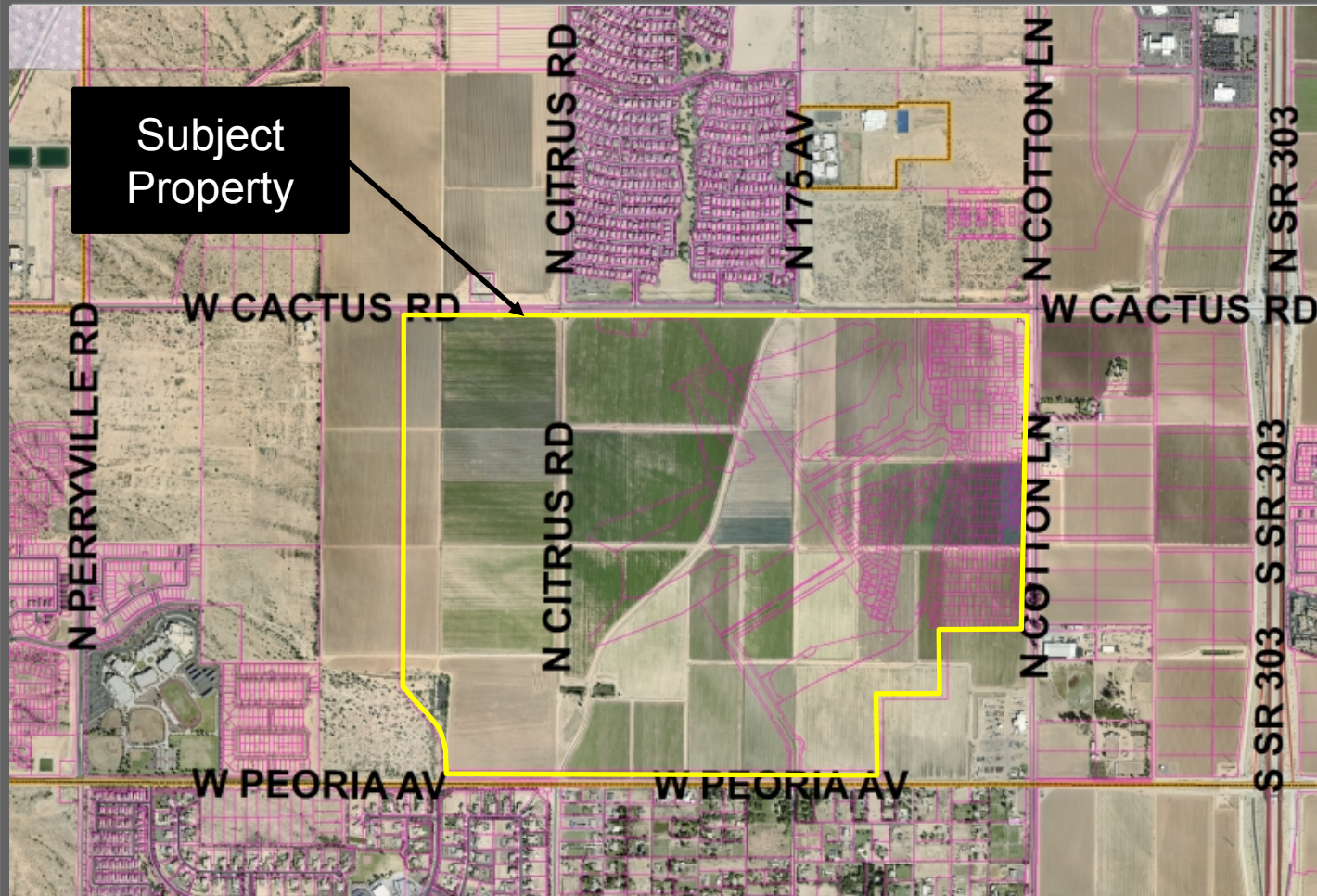
03 CSP Document

04 Citizen Participation Report

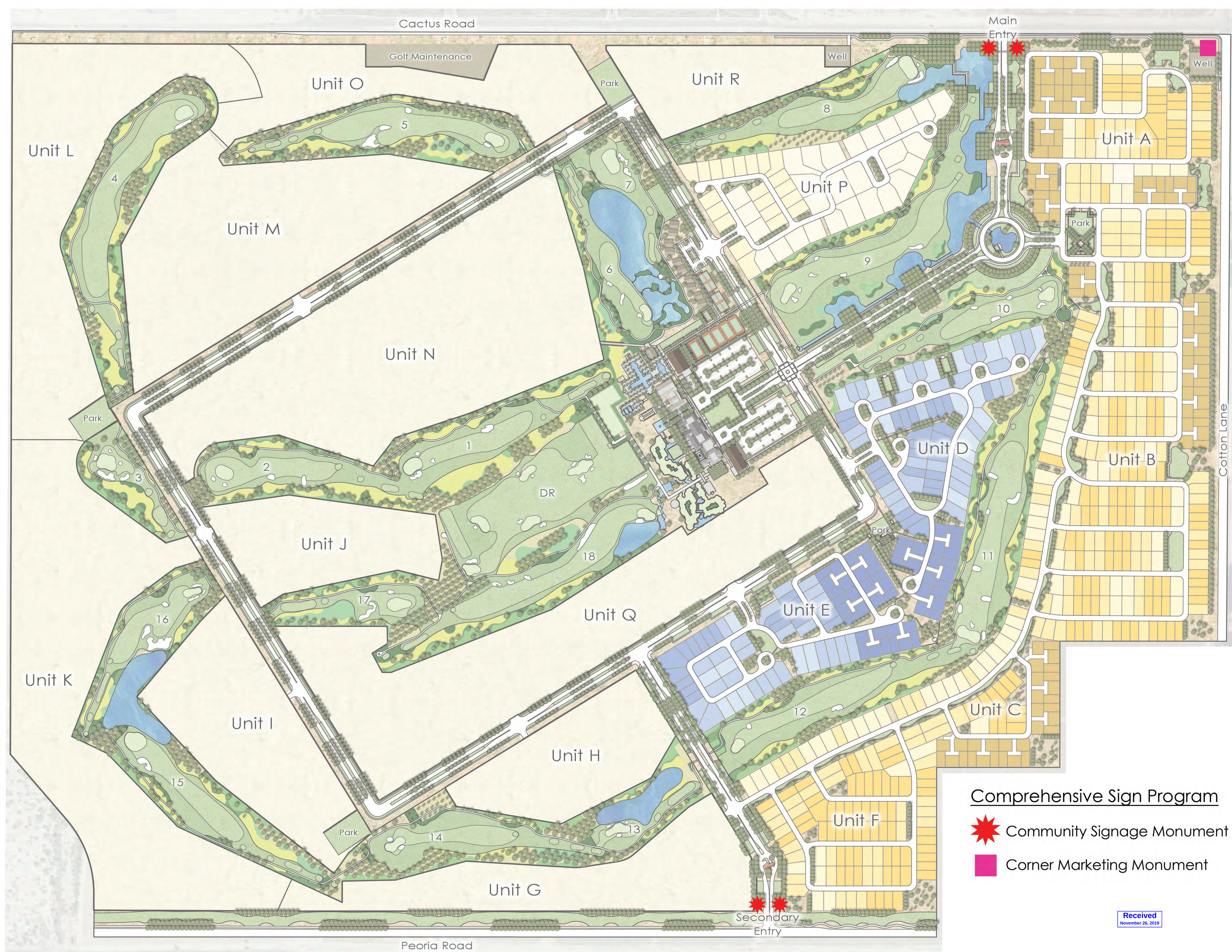
05 CSP Presentation



FS19-648 Vicinity Map



FS19-648 Case Map



Community Signage Monument

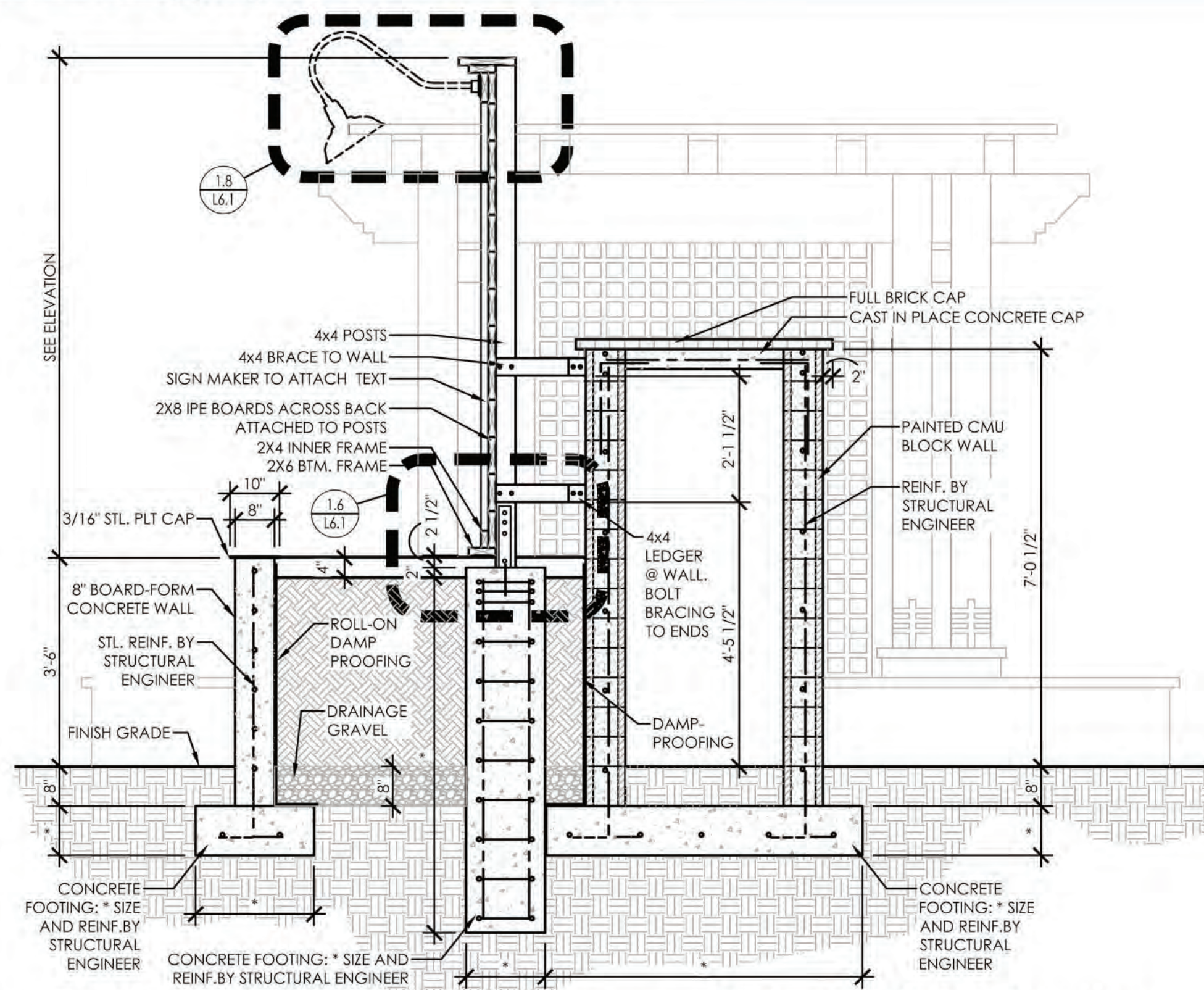
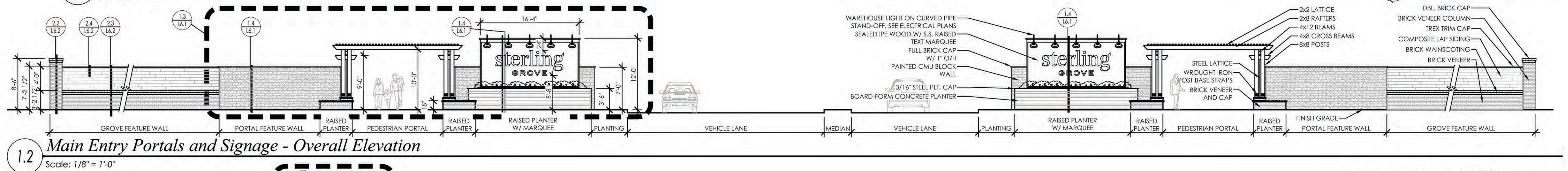
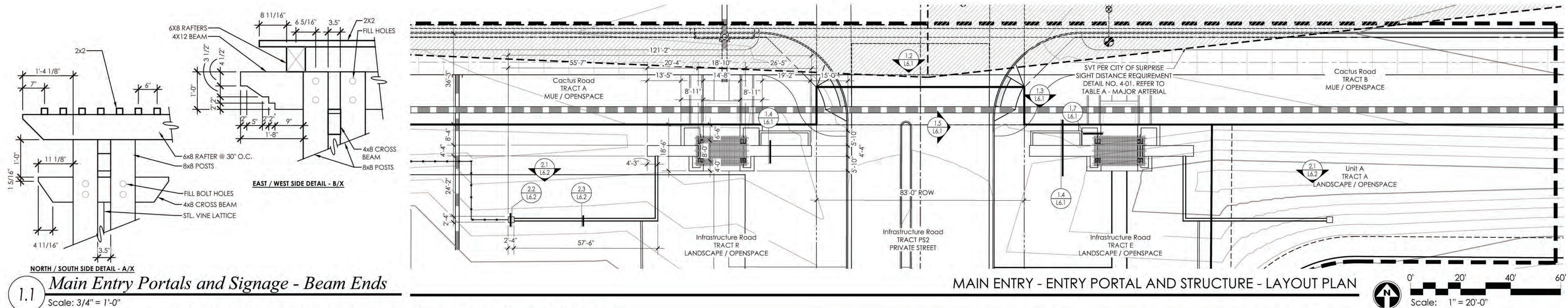


Secondary Entry Signage Monument

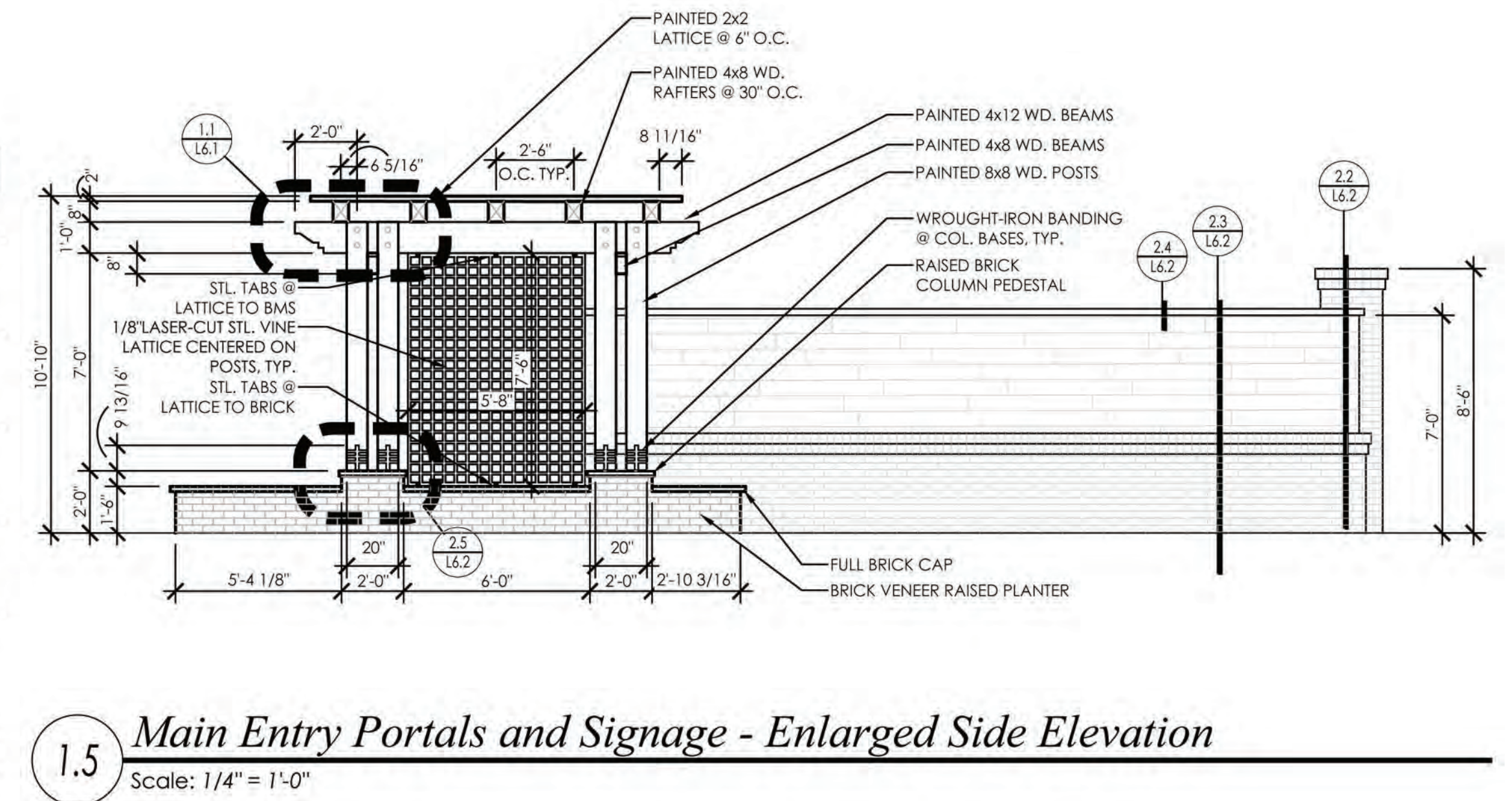
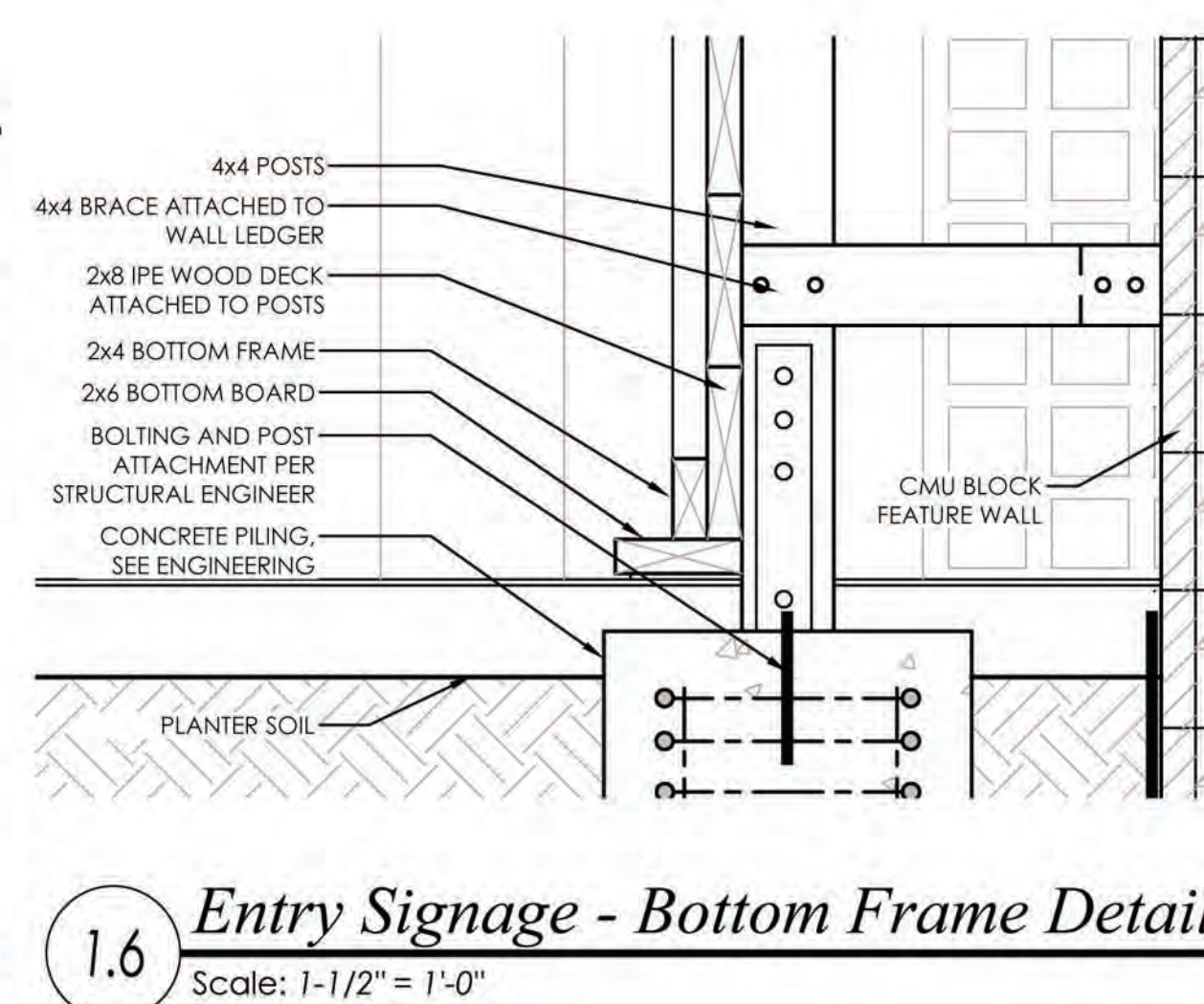
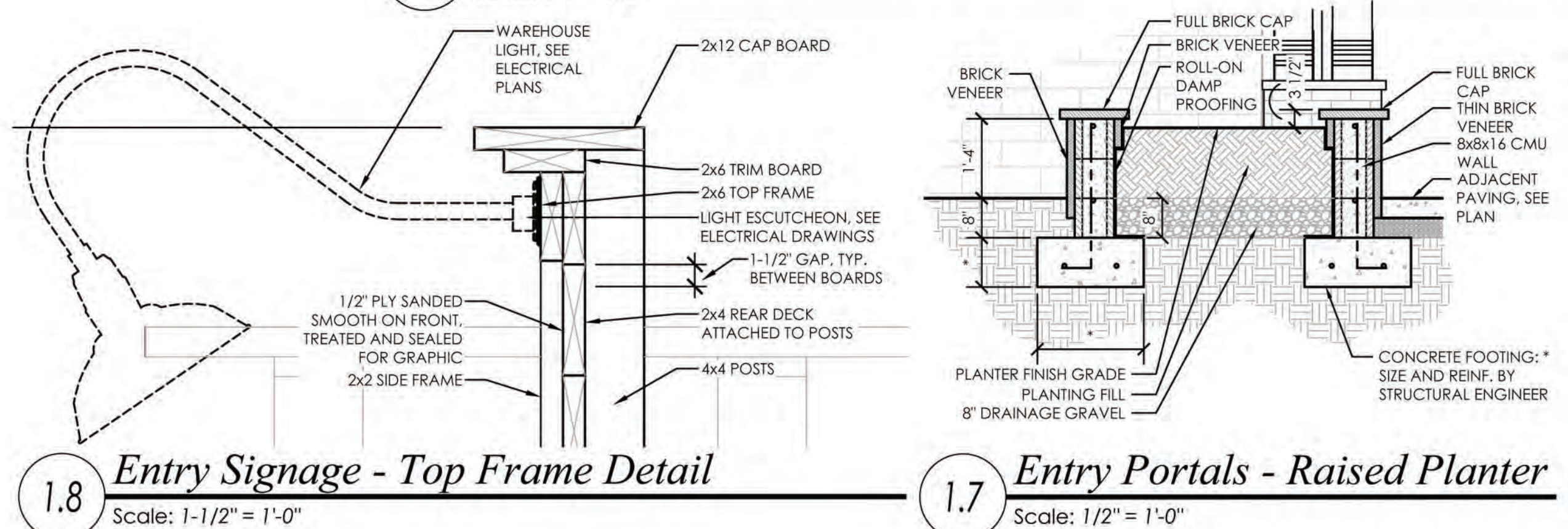


Corner Marketing Monument





1.4 Main Entry Portals and Signage - Enlarged Side Elevation
Scale: 1/4" = 1'-0"

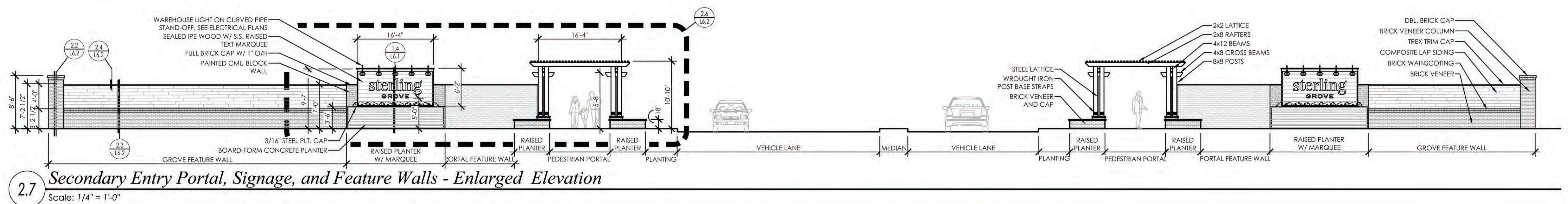
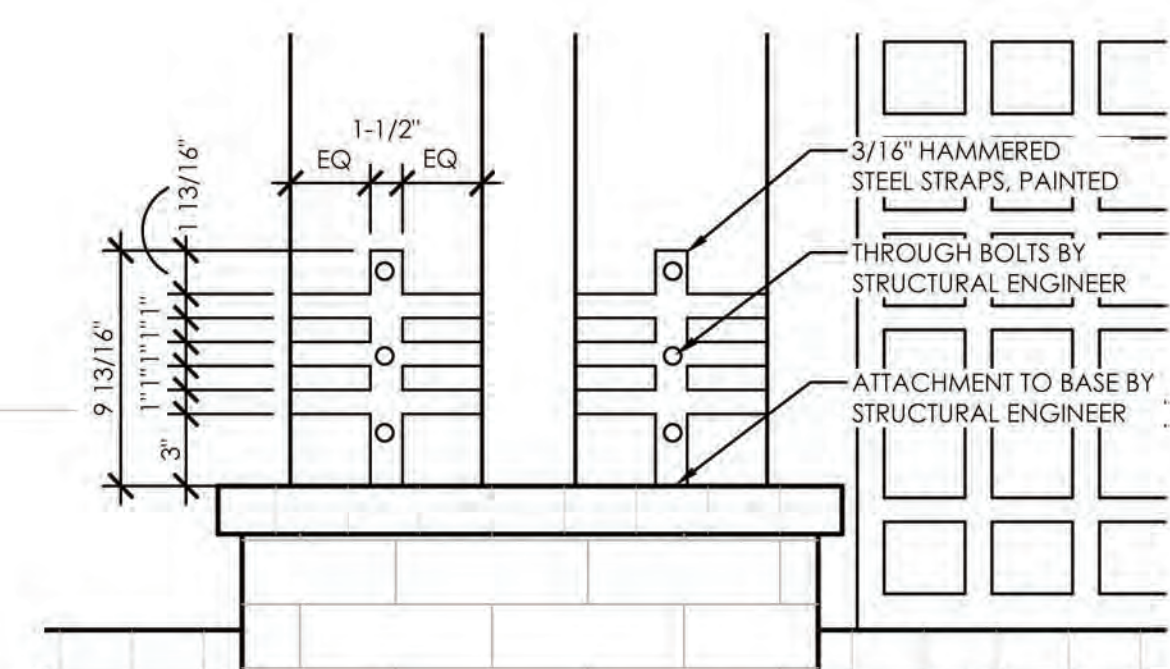
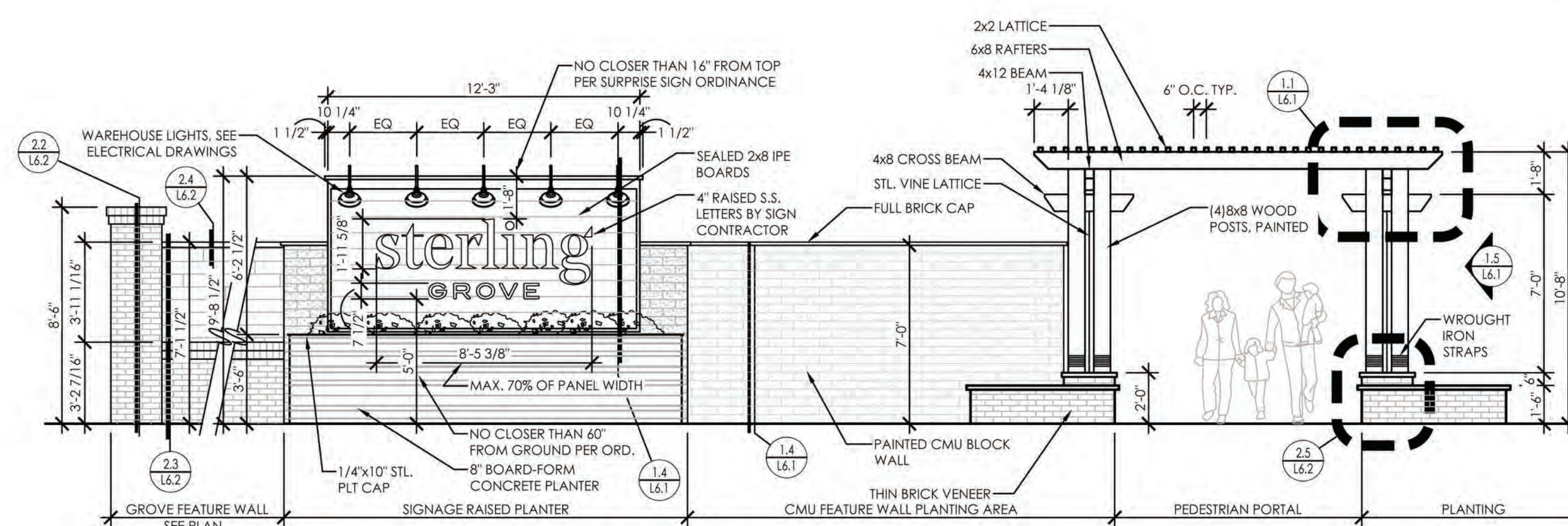
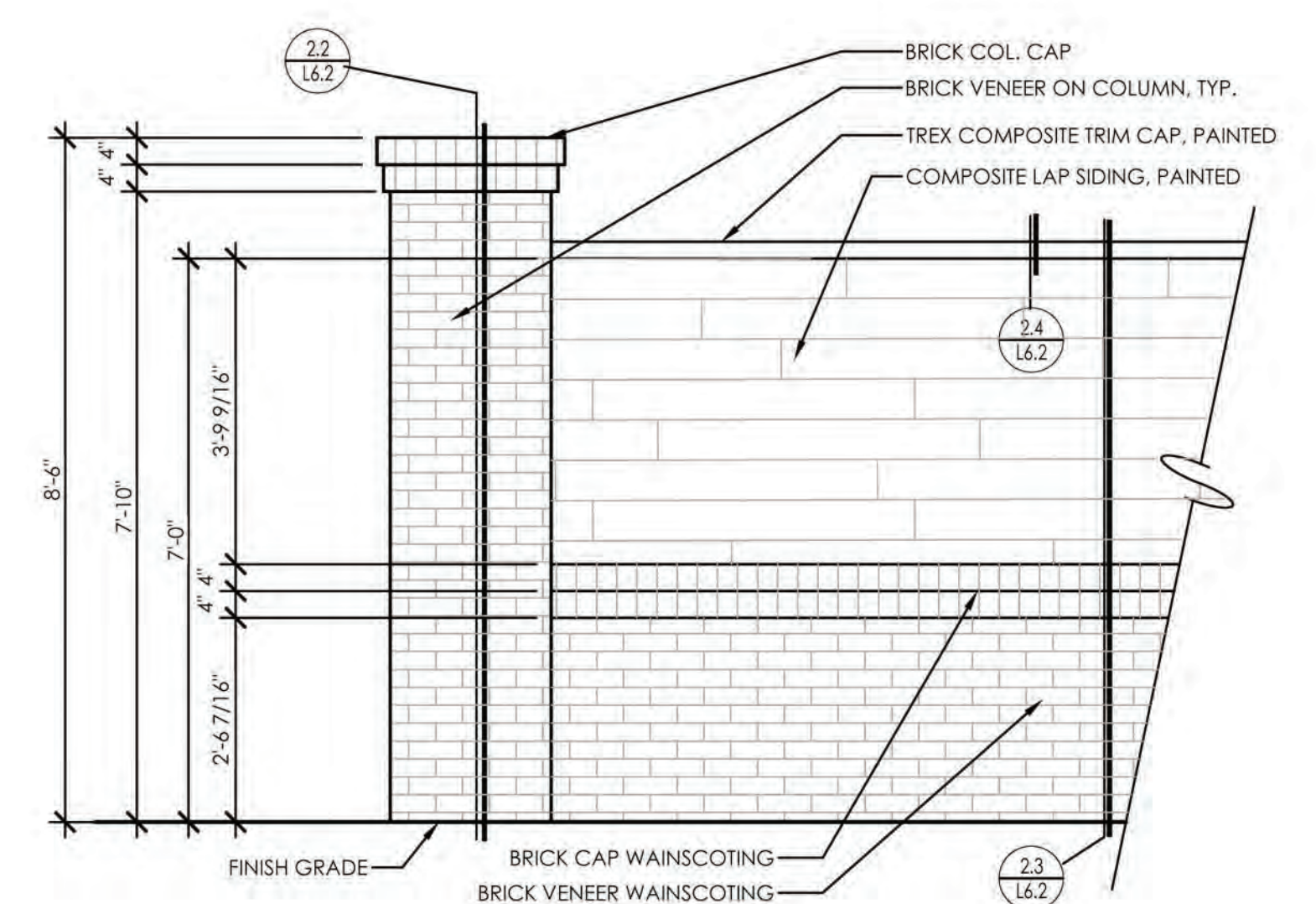
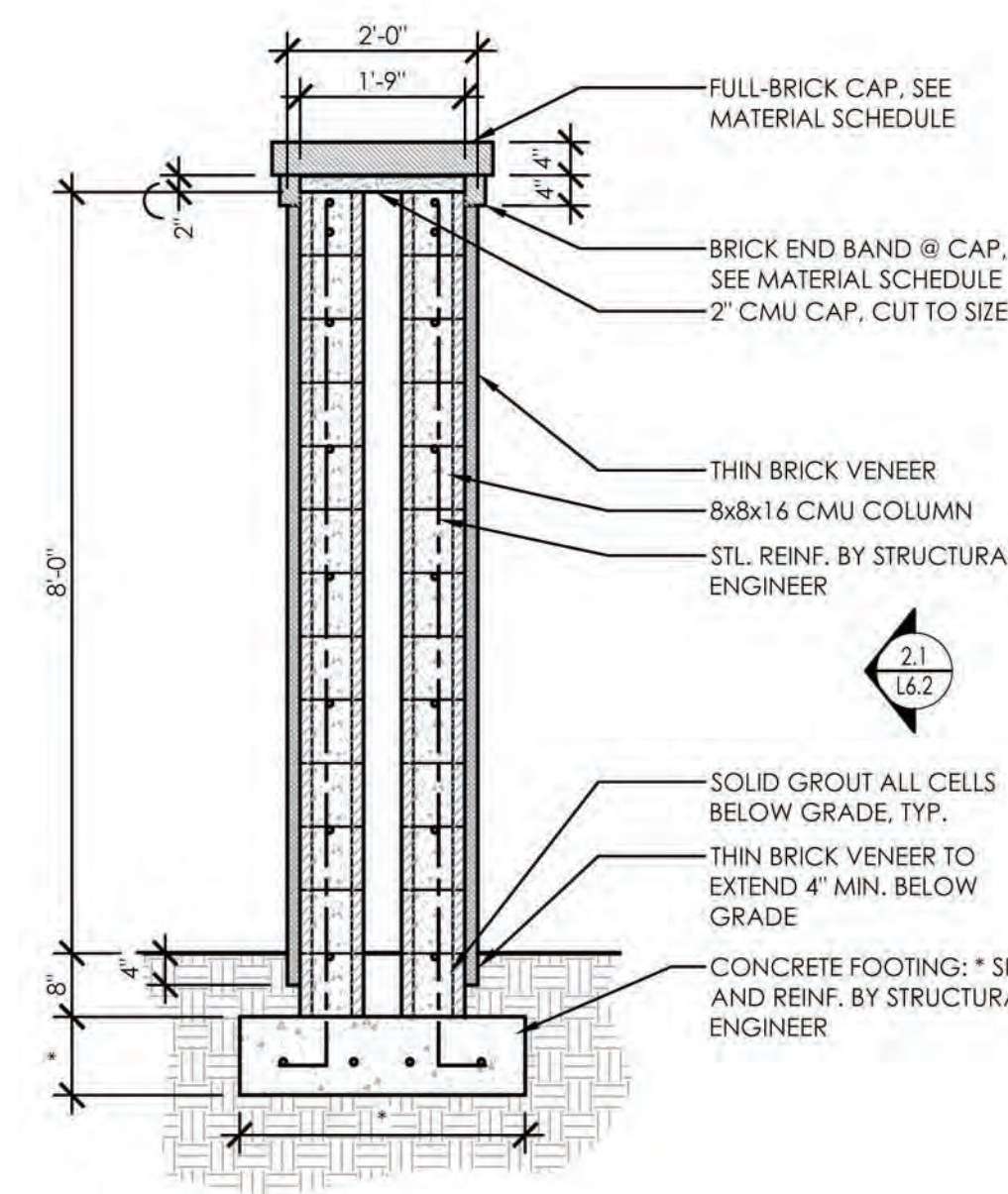
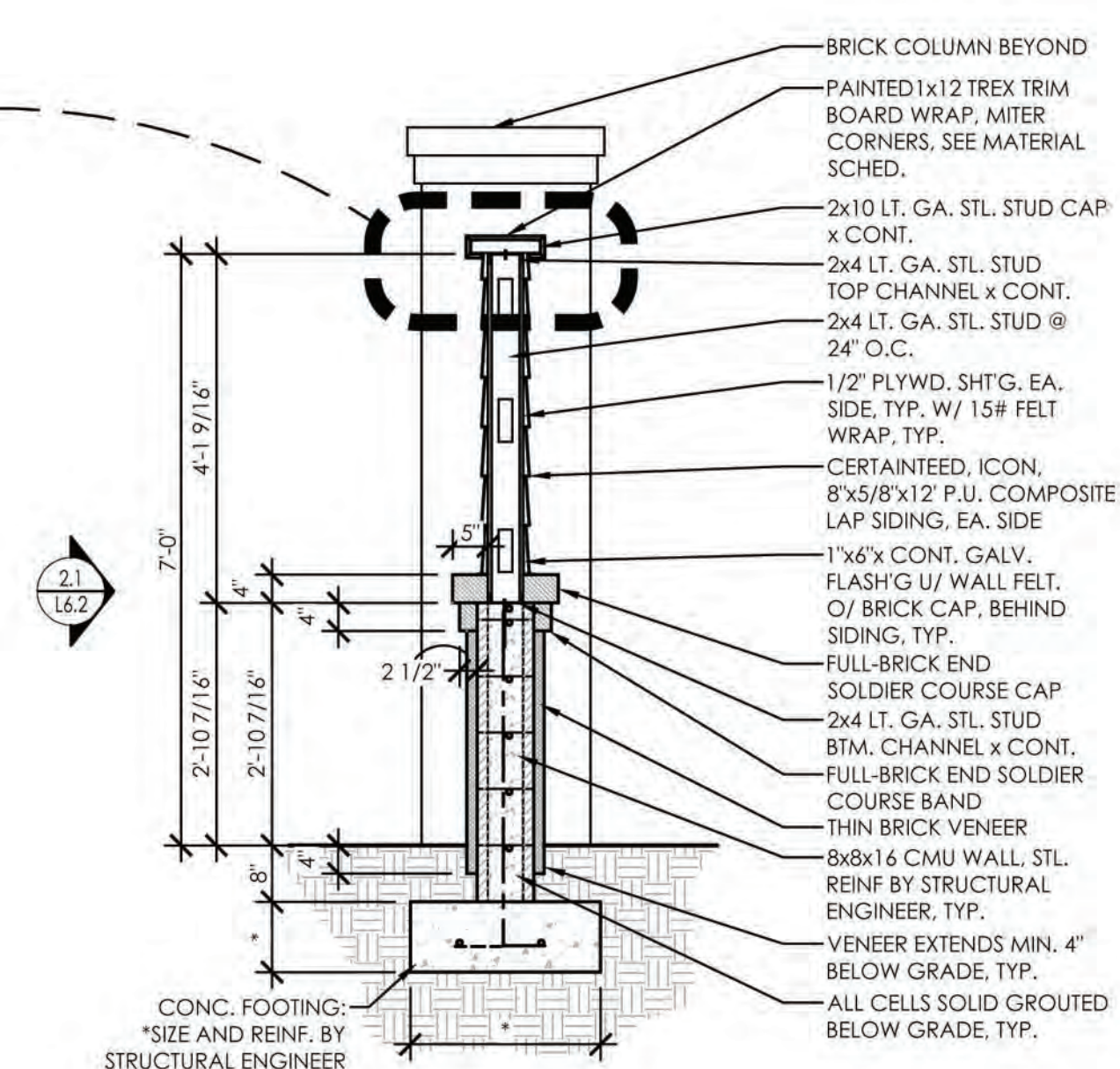
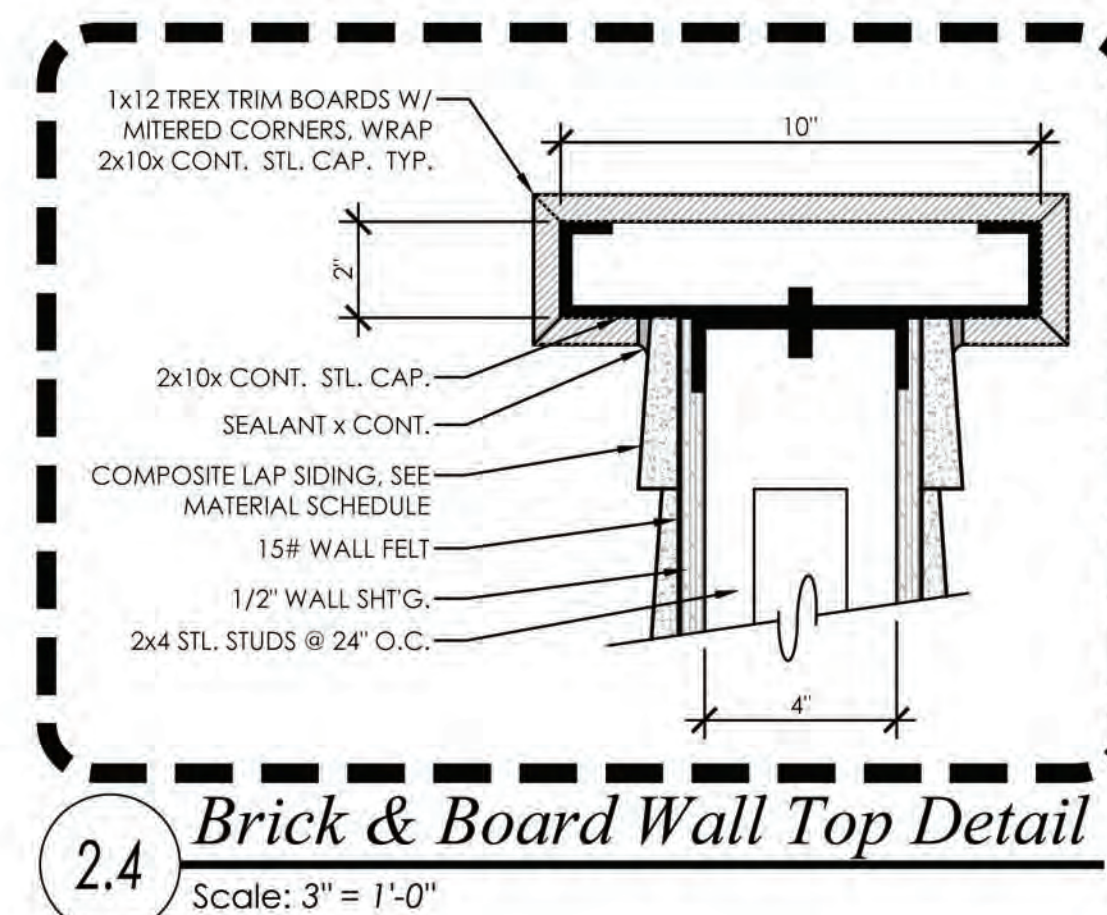
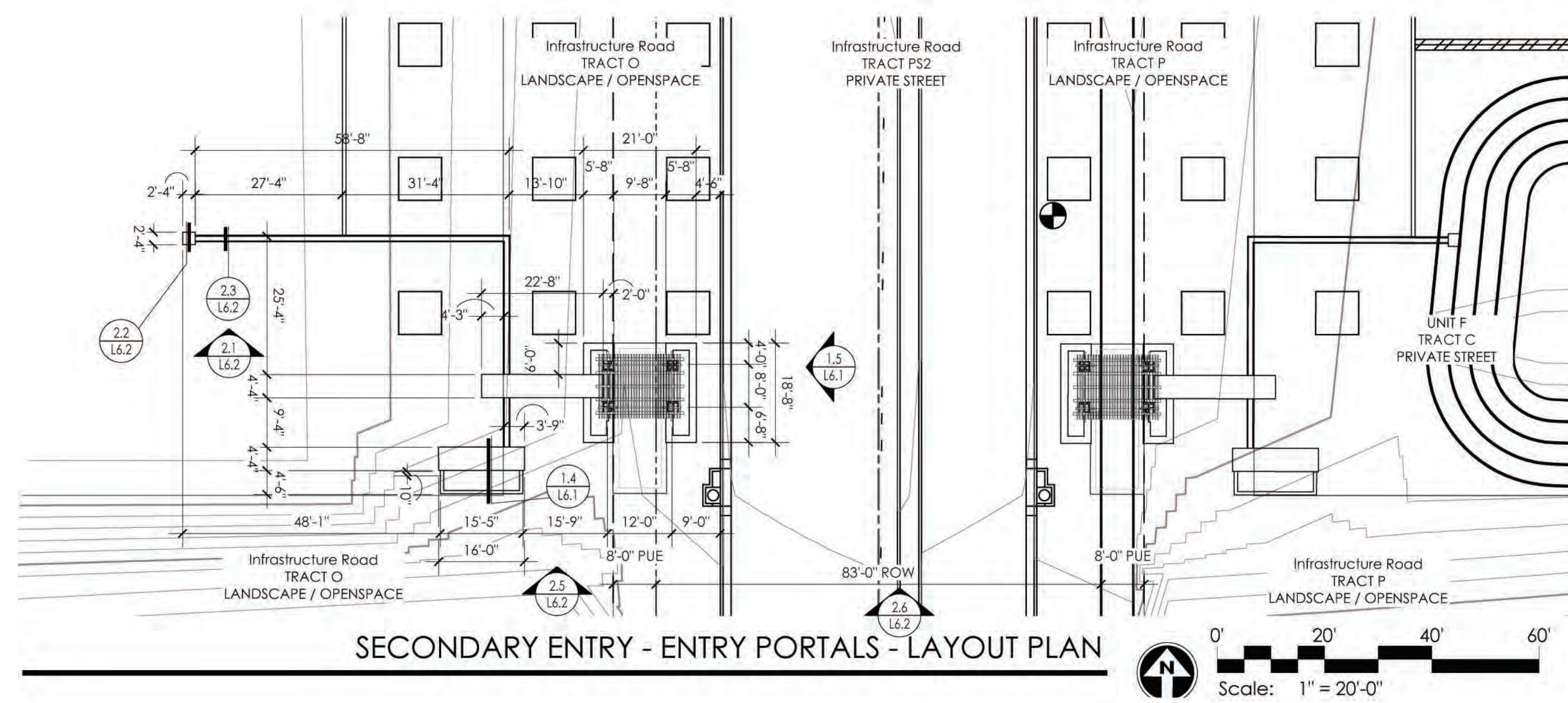


MAIN ENTRY COMMUNITY SIGNAGE MONUMENT

sterling
GROVE

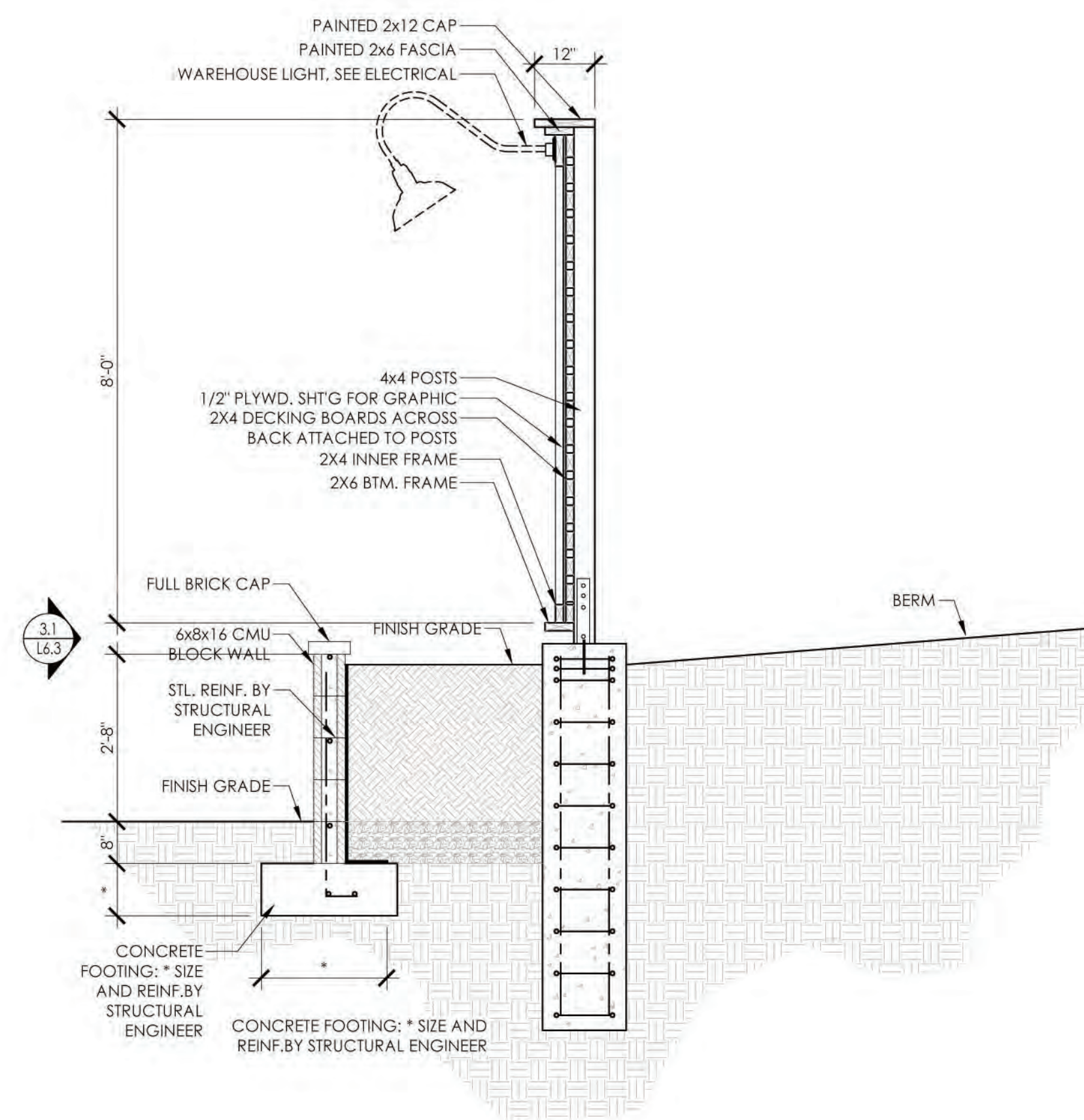
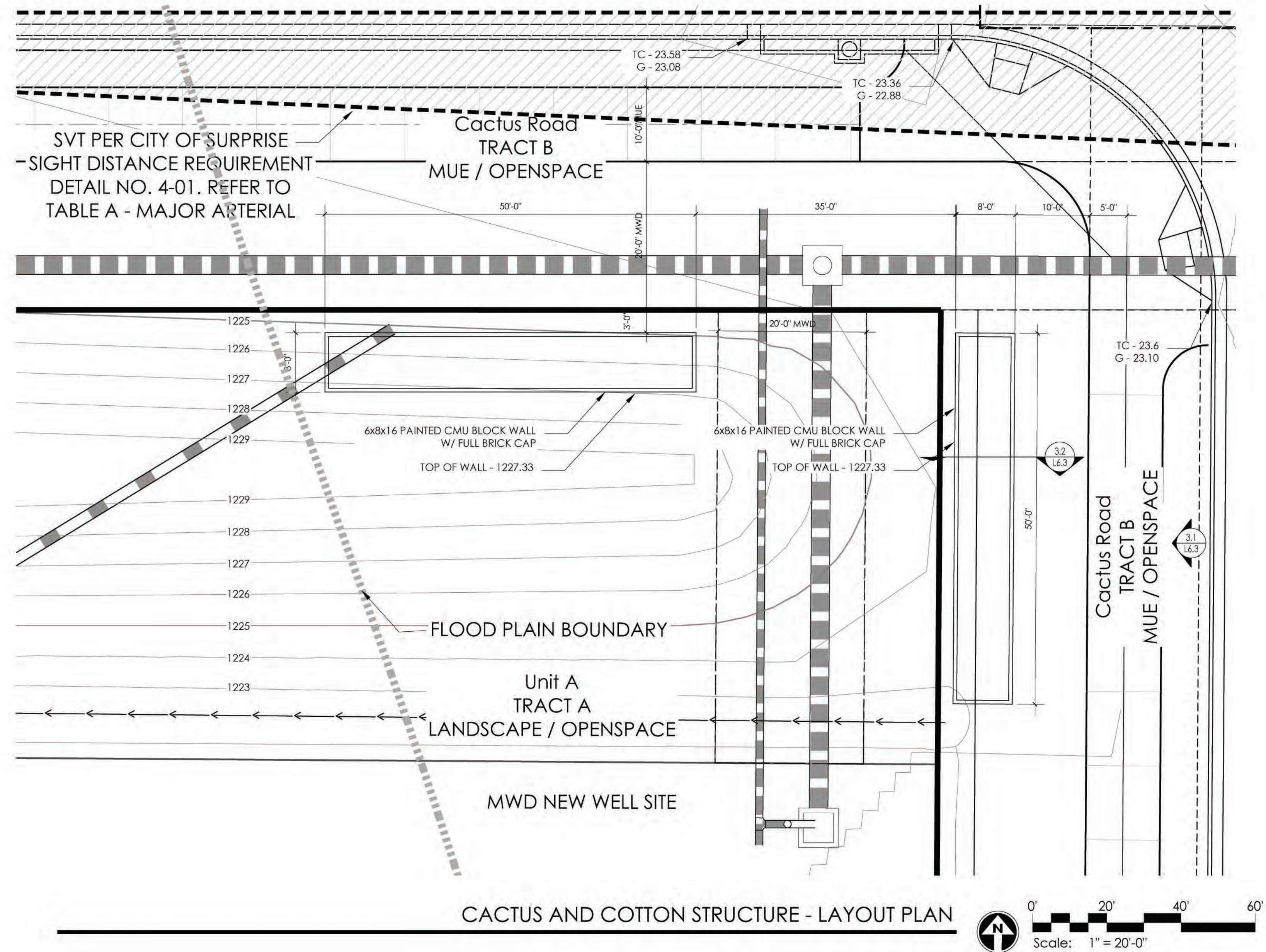
Received
November 26, 2019

GREY|PICKETT

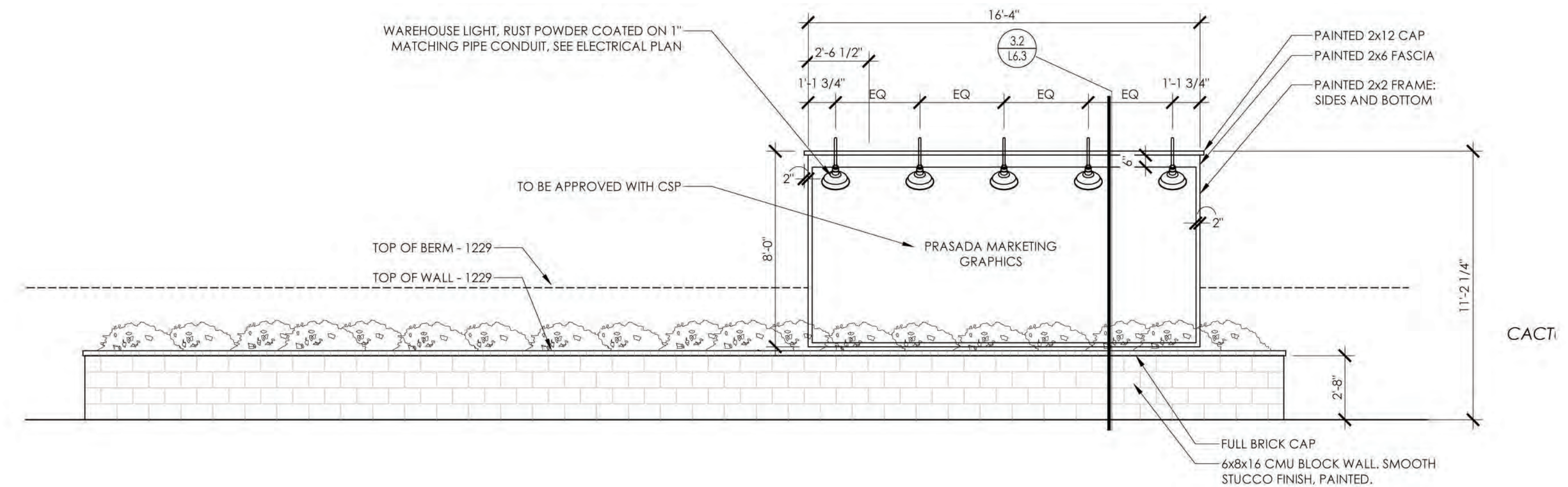


SECONDARY ENTRY SIGNAGE MONUMENT

sterling
GROVE



3.2 Cactus and Cotton Structure - Section
Scale: 1/2" = 1'-0"



3.1 Cactus and Cotton Structure - Elevation
Scale: 1/4" = 1'-0"

CORNER MONUMENT
sterling
GROVE

Received
November 26, 2019

GREY|PICKETT

Toll Brothers

America's Luxury Home Builder™

December 11, 2019

Community Development
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Toll @ Prasada - CSP Public Outreach Written Report

To Whom it May Concern:

Toll Brothers formally held a public outreach hearing at the Residence inn in Surprise on 12/10/19 at 6 pm. There were 15 citizens in attendance. Toll Brothers began the meeting by presenting an overall exhibit showing the entire project. Toll provided information about the project. After the overall site presentation, Toll presented three exhibits that showed the proposed signage. Toll presented the exhibits one at time and paused to address any questions. The citizens had two questions:

- 1) How far the signage was going to be at the entry monument off Peoria and 175th Ave?
Toll answered the question that the signage would be approximately 125' feet offset from Peoria Ave. The citizens were in acceptance of the answer.
- 2) What type of lighting on the signage, and the brightness? Toll addressed the question with the explanation that the lighting for the sign would be directional onto the sign, and all other lighting around the entry monument would be low voltage.

After presenting the three exhibits and addressing the two questions, Toll concluded the meeting for the signage. The attending citizens' overall option was they liked the signage and appreciated the subtlety entry monuments compared to other communities. After the signage meeting, the citizens also had a few comments/concerns regarding Peoria Ave. Toll

New York Stock Exchange – Symbol TOL
Corporate Office: 250 Gibraltar Road, Horsham, PA 19044
(215) 938-8000
tollbrothers.com

Toll Brothers

America's Luxury Home Builder™

addressed each question and gathered contacts to get over a Maricopa County Public Outreach contact. The meeting ended at 7:15 pm

Please let me know if there are any questions.

Sincerely,



Aaron Insco
Director of Land Development
602-999-5684 (mobile)

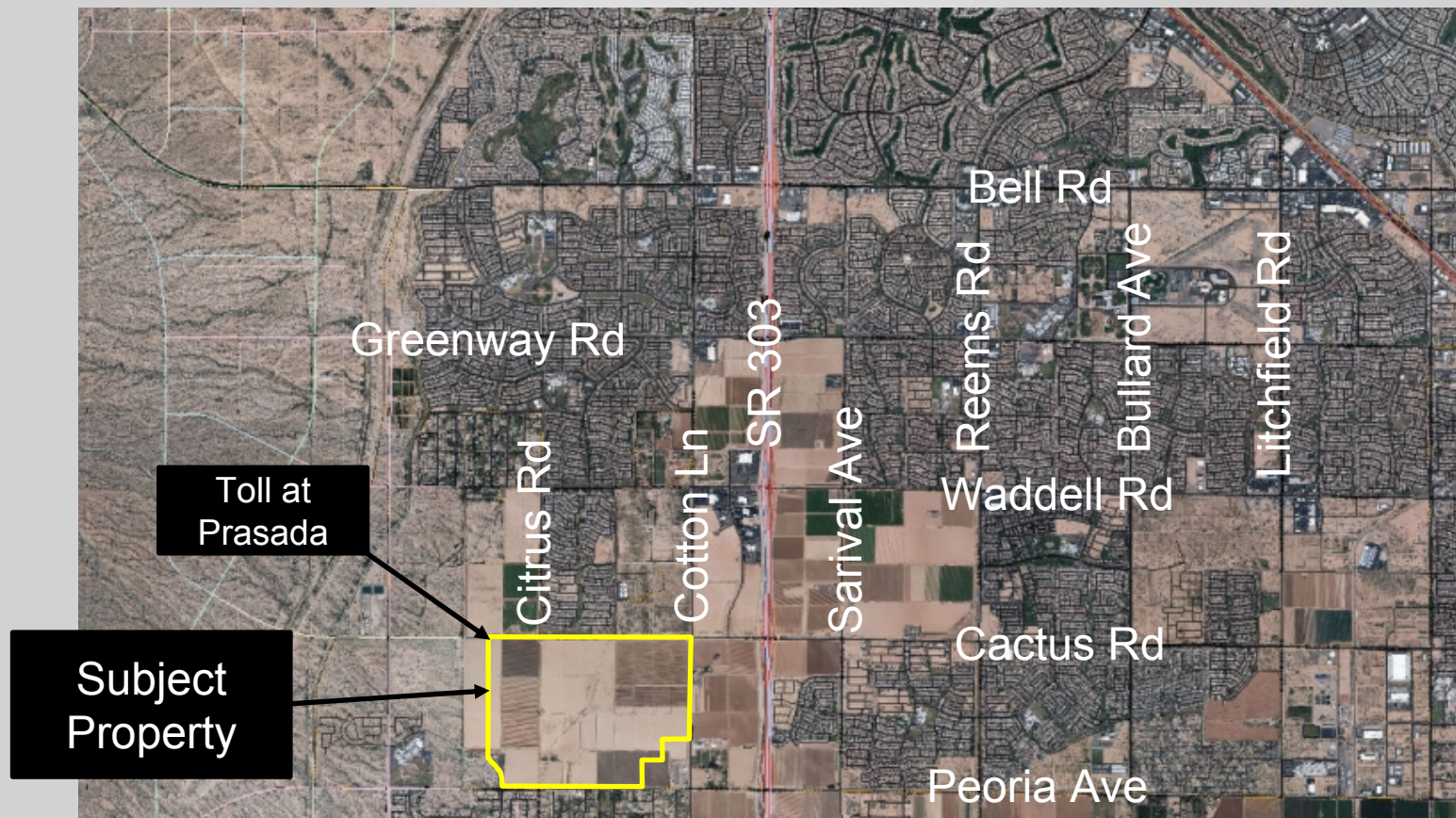


City Council

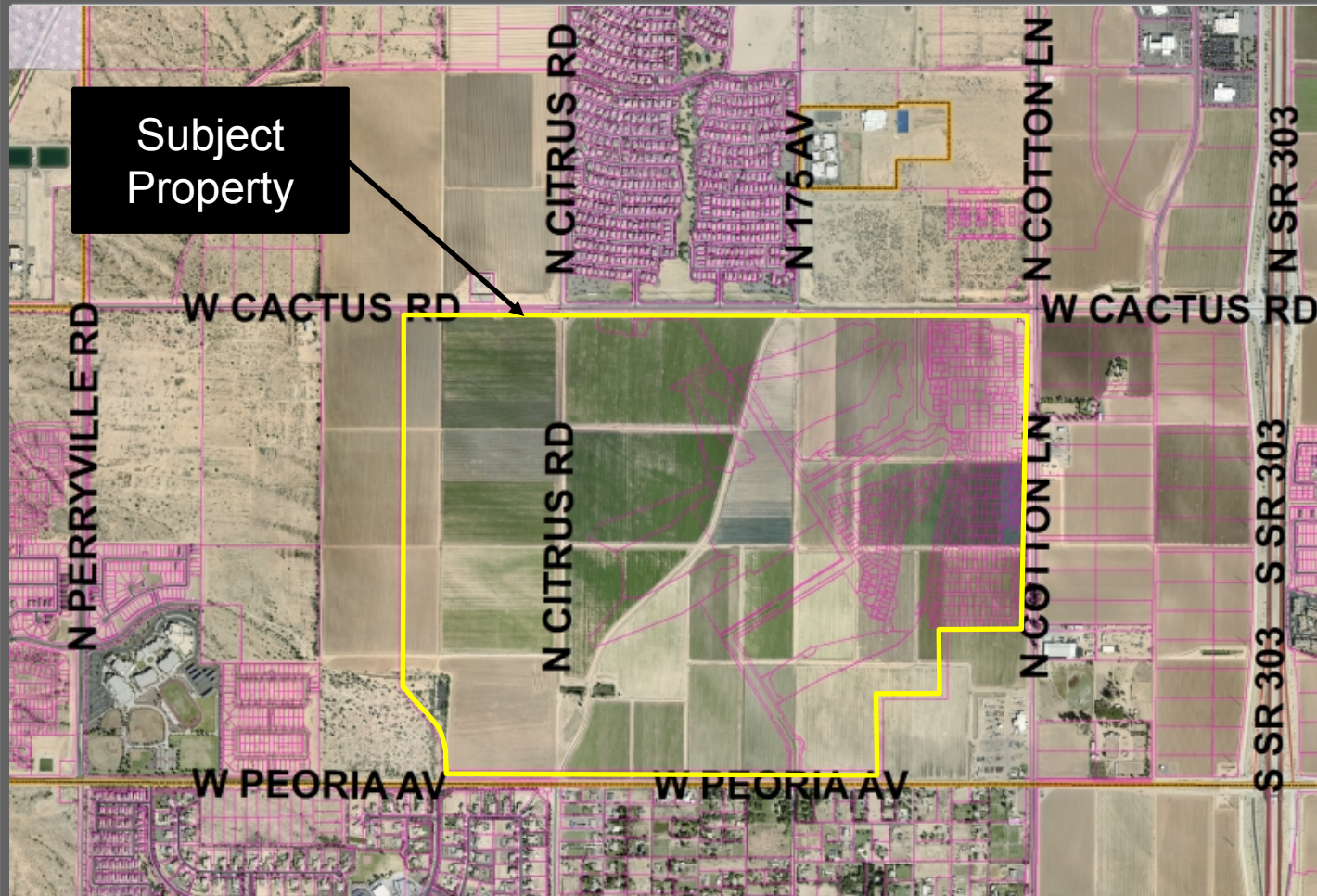
January 7, 2020

Toll at Prasada

Sterling Grove Comprehensive Sign Program



FS19-648 Vicinity Map



FS19-648 Case Map



Toll Brothers
America's Luxury Home Builder

sterling
GROVE

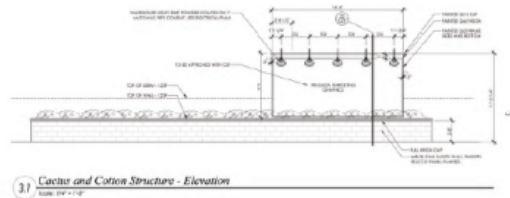
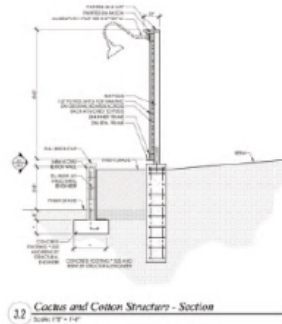
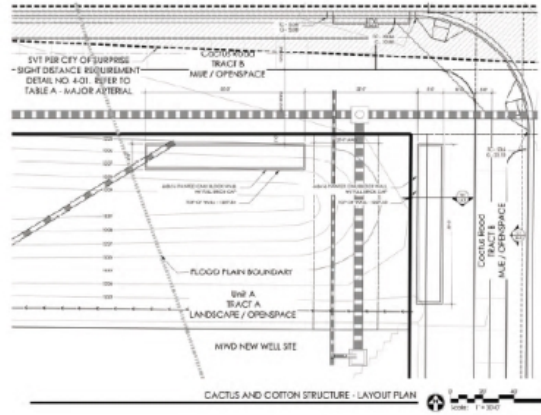
FS19-648 Community Map

Corner Marketing Monument



FS19-648

Corner Monument



CORNER MONUMENT
sterling
GROVE

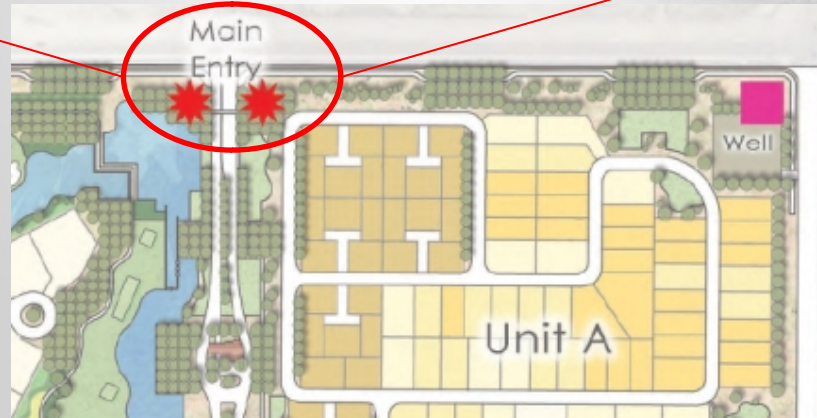
Toll Brothers
America's Luxury Home Builder™

Residing
Between 8 & 9th

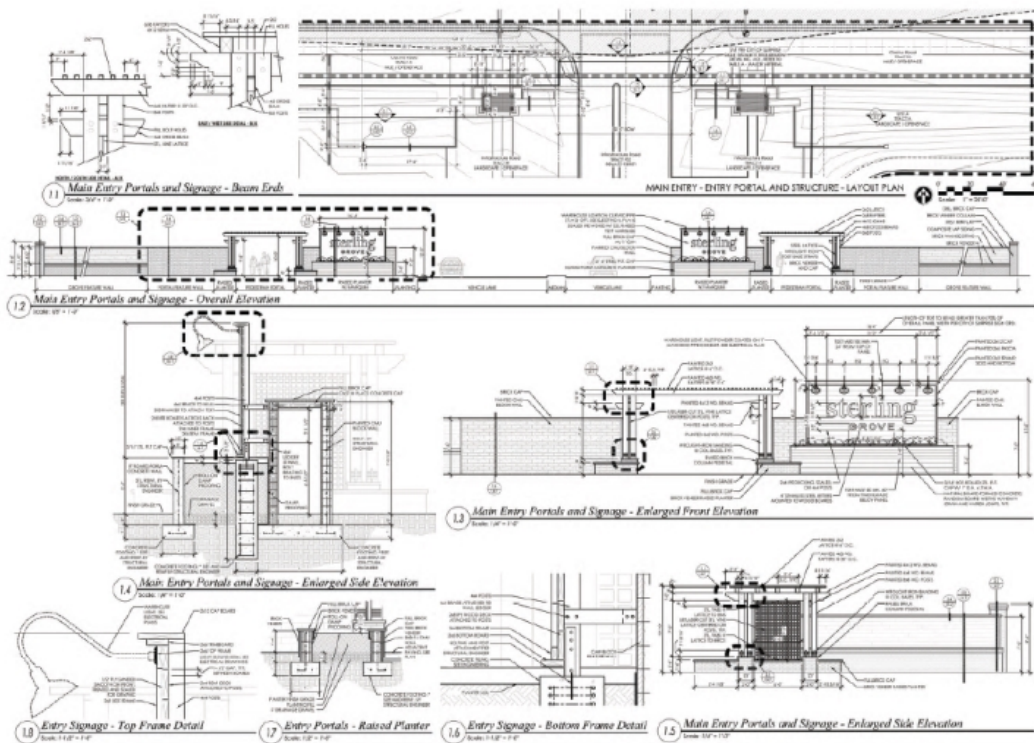
GREY|PICKETT

FS19-648 Corner Monument

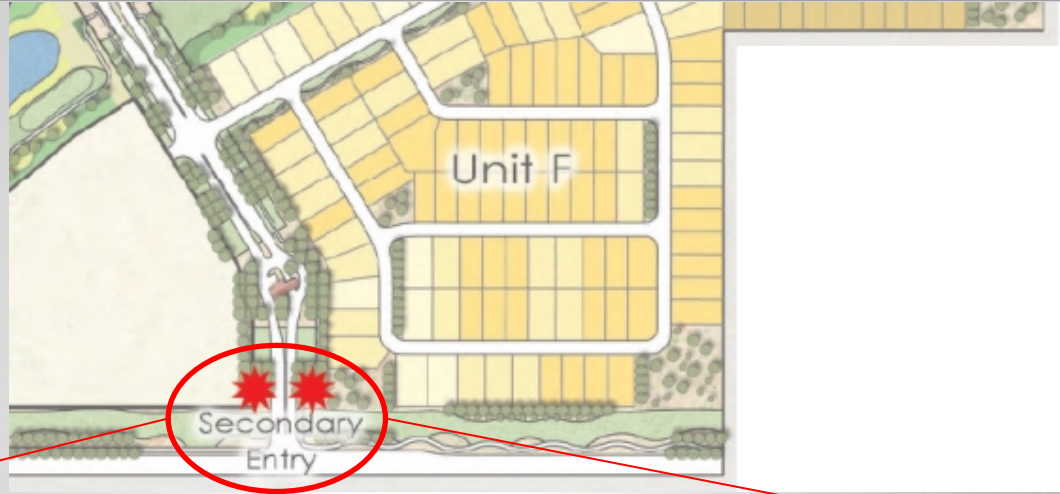
Community Signage Monument



FS19-648 Main Entry



MAIN ENTRY COMMUNITY SIGNAGE MONUMENT

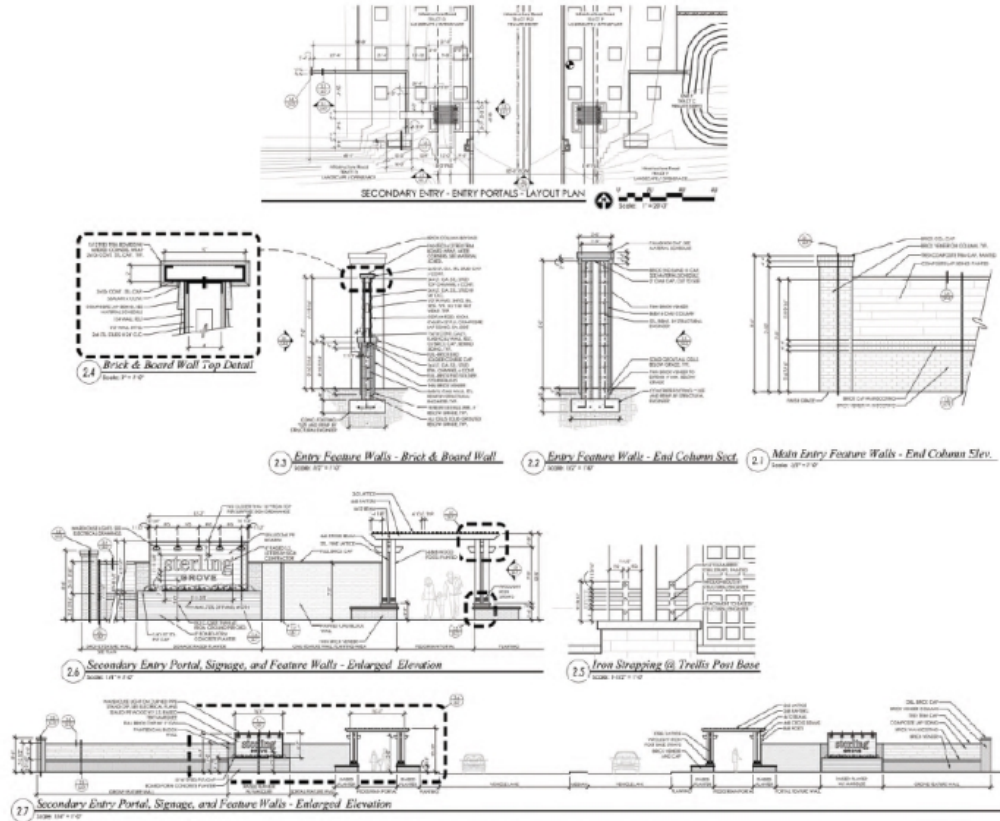


Secondary Entry Signage Monument



FS19-648
Secondary Entry

FS19-648 Secondary Entry



SECONDARY ENTRY SIGNAGE MONUMENT

Outreach Meeting December 10, 2019

FS19-648
Outreach

Staff will bring forward Planning and
Zoning Commission's recommendation

FS19-648
Recommendation





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to adoption of an Ordinance rezoning property located on the southwest corner of Cactus and Reems Roads from Greer Ranch Community Commercial (CC-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD); Ordinance #2020-01.

Motion:

I move to approve Ordinance # 2020-01.

Background:

The subject request involves the rezoning of approximately 15.09 acres of land from Greer Ranch PAD (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD). The PAD Rezone will also provide base development standards, and cap the maximum density.

Objective Analysis:

The PAD Rezone for Vita at Greer Ranch will allow for the development of a new multifamily residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

This item does not have a direct financial impact. However, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS19-093 - Vita at Greer Ranch PADA - CC Staff Report - 010720
2. 01 - FS19-093 - Vita at Greer Ranch PADA - Vicinity - 010720

3. 02 - FS19-093 - Vita at Greer Ranch PADA - PADA - 010720
 4. 03 - FS19-093 - Vita at Greer Ranch PADA - Citizen Participation - 010720
 5. 04 - FS19-093 - Vita at Greer Ranch PADA - Public Engagement - 010720
 6. 05 - FS19-093 - Vita at Greer Ranch PADA - Luke Letter - 010720
 7. 06 - FS19-093 - Vita at Greer Ranch SP - Dysart Letter - 010720-2
 8. 08 - FS19-093 - Vita at Greer Ranch PADA - CC PowerPoint - 010720
 9. Vita at Greer Ranch Ordinance 2020-01 - PAD Rezone (1)
-

PAD REZONE

REPORT TO THE MAYOR AND CITY COUNCIL

2 **Case:** **FS19-093**

3 **Project Name:** Vita at Greer Ranch Planned Area Development ("PAD")

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **January 7, 2020**

6 **Planner:** Hobart Wingard, Planner II

7

8 **Owner:** Armstrong Cactus Reems LLC

9 **Applicant:** Withey Morris PLC and Beus Gilbert PLLC

10 **Request:** Zone Change 15.09 acres of land from Greer Ranch
11 Community Commercial (C2-PAD) to Greer Ranch
12 Medium Density Residential (RM-12-PAD)

13 **Site Location:** Generally, on the southwest corner of Reems and
14 Cactus Roads within the Greer Ranch PAD

15 **Area and Density:** 15.09 acres at 9.87 dwelling units per acre ("du/A")

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

18 **Support/Opposition:** Refer to the attached Citizen Participation Report

19 **Recommendation:** The Planning and Zoning Commission recommended
20 approval to the Mayor and City Council subject to
21 Conditions 'A' through 'B'
22

23 **PROJECT DESCRIPTION:**

24 The subject request involves the rezoning of approximately 15.09 acres of land from Greer
25 Ranch PAD (C2-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD). The
26 PAD Rezone will also provide base development standards, modifications from certain
27 development requirements, and to cap the maximum density.
28

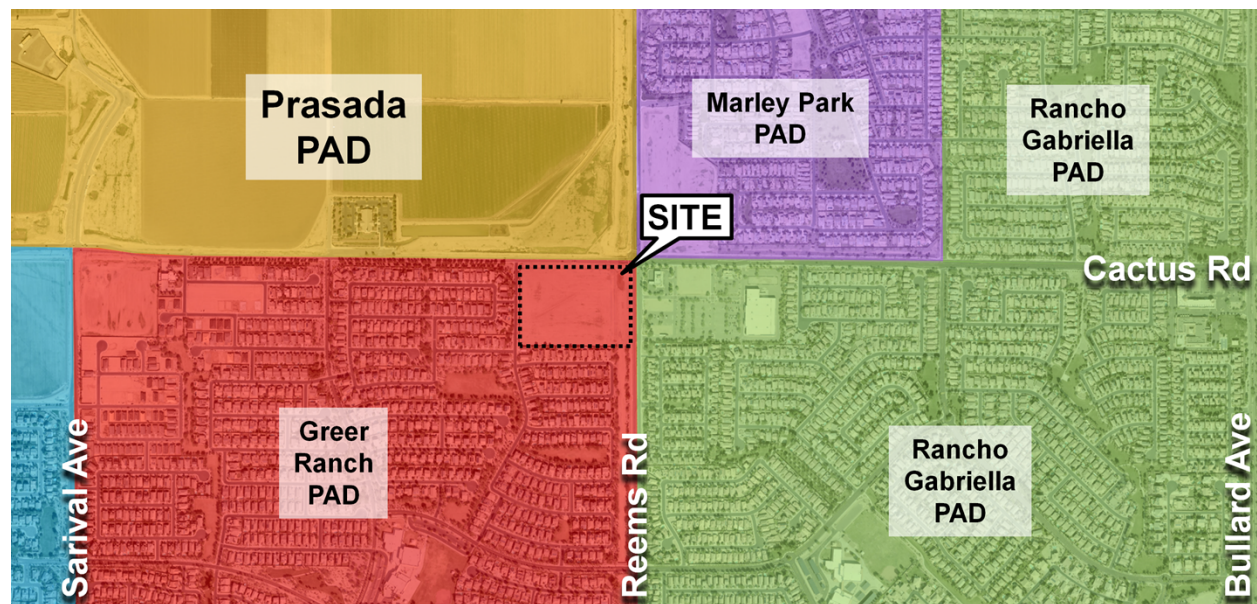
29 **FINDINGS:**

30 • The proposed zone change is consistent with the Surprise General Plan 2035.

31 • The proposed development standards will allow the property to be reasonably
32 developed.

EXISTING ZONING:

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



Prasada PAD Prasada Urban Village PUV-1	Prasada PAD Prasada Urban Village PUV-1	Marley Park PAD CC-PAD
Greer Ranch PAD R1-5-PAD	Greer Ranch PAD Existing – C2-PAD Proposed – RM-12-PAD	Rancho Gabriella PAD CC-PAD
Greer Ranch PAD R1-5-PAD	Greer Ranch PAD R1-5-PAD	Rancho Gabriella PAD R1-5-PAD

BACKGROUND:

March 19, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for suburban neighborhood uses under Case GPA01-064.

June 13, 2002: The Mayor and City Council approved an Annexation for Greer Ranch under Case ANX01-133.

November 14, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case GPA02-189.

June 13, 2002: The Mayor and City Council approved a PAD for Greer Ranch under Case PAD01-117.

December 12, 2002: The Mayor and City Council approved an amendment to the Greer Ranch PAD to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case PADA02-212.

53 **December 13, 2018:** Staff held a Concept Review meeting for a PAD Rezone, Site Plan,
54 and Final Plat under Case CR18-666.

55 **February 5, 2019:** The applicant filed a request for a PAD Rezone, Site Plan, and Final
56 Plat for Vita Multifamily under Case FS18-093, the subject case.

57 **May 23, 2019:** The applicant held a Citizen Review meeting at Residents Inn Marriott,
58 16418 North Bullard Avenue in Surprise.

59 **June 27, 2019:** The applicant held a Citizen Review meeting at the City of Surprise
60 Community Room.

61 **September 10, 2019:** The applicant held a Citizen Review meeting at the City of Surprise
62 Community Room.

63 **October 1, 2019:** The Mayor and City Council approved a Rezone for Stonefield at Greer
64 Ranch under Case FS19-382.

65 **December 5, 2019:** The Planning and Zoning Commission recommended approval of the
66 subject project to the Mayor and City Council.

67

68 **CITIZEN REVIEW:**

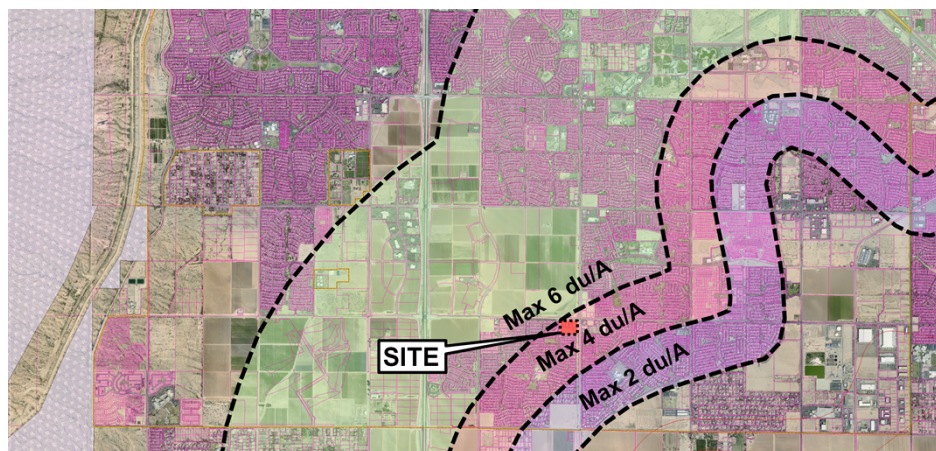
69 The applicant held an initial Citizen Review meeting on May 23, 2019 Residents Inn
70 Marriott at 16418 North Bullard Avenue. Two (2) subsequent meetings were held in the
71 Community Room at Surprise City Hall. The result of the meetings is summarized in the
72 attached Citizen Review Participation Report. The site was also posted in accordance with
73 the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise
74 also sent notices via First Class mail in accordance with the SUDC and state statute.

75

76 **ANALYSIS AND DISCUSSION:**

77 The subject zone change request involves a change of 15.09 acres from C2-PAD to RM12-
78 PAD intended to modify development standards and limit density. The project anticipates
79 149 single and duplex residential units over approximately 15.09 acres for a density of 9.87
80 du/A.

81 The subject site is located within the 0-4 du/A ribbon of the Luke AFB Graduated Density
82 Concept ("GDC"). A context plan is shown below:



83

84 The Greer Ranch PAD is located within the Luke Air Force Base (LAFB) Graduated
 85 Density Concept area which restricts development, in this case, to an overall average of 0-4
 86 du/A within a mile from the noise contours of the base. The subject property is located
 87 entirely within the mile delineation. The applicant has met with representatives from LAFB
 88 to coordinate the calculations and determine the maximum residential units permitted within
 89 the remaining vacant land at this location. In accordance with the Graduated Density
 90 Concept, all of the portions of the Greer Ranch PAD within the same mile delineation may
 91 be used in determining the maximum units for the site. An analysis was prepared for the
 92 property to determine a maximum unit count permitted. The calculation allows for up to
 93 1,380 units within the 0-4 du/A category based on 345 acres. Within this 0-4 du/A portion of
 94 the Greer Ranch PAD there are currently 996 dwelling units, leaving a maximum of 384
 95 residential units for the remaining undeveloped land. The proposed 149 dwelling units is
 96 within the allowed number of units and is thus in conformance with the LAFB Graduated
 97 Concept Area requirements.

98

99 The following table is taken from the zoning narrative and expresses the proposed medium
 100 density residential development standards compared to current code:

	Existing SUDC RM-12 Standards	Proposed RM-12-PAD Standards
Minimum Lot Width	30 Feet	NA
Minimum Lot Depth	90 Feet	NA
Minimum Front Yard Setback	12 Feet to Living Space 20 Feet to Garage Face	50 Feet
Minimum Rear Yard Setback	15 Feet	20 Feet
Minimum Side Yard Setback	5 Feet	120 Feet along Reems 18 Feet along 156 th Avenue
Maximum Building Height	35 Feet	30 Feet
Minimum Open Space	20 Percent	53 Percent
Minimum Distance Between Structures	10 Feet	10 Feet
Sidewalks	5 Feet in Width	Clusters - 4 Feet Interior - 5 Feet Adjacent to Parking - 7 Feet

101

102 Additionally, the applicant is proposing to modify exhibits to accommodate the subject
 103 development including land use, trails exhibit, landscape exhibit, master wall plan, and
 104 master drainage have been incorporated.

105 The applicant is also concurrently seeking a Final Plat and Site Plan approval.

106

107 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	Private
Natural Gas	Southwest Gas
Schools	Dysart USD

108

109 **CONFORMANCE WITH ADOPTED PLANS:**

110 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
111 as lying within the Neighborhood Character Area, which supports medium density
112 residential development such as that proposed. The RM12-PAD zoning district will
113 generate a density of 9.87du/A, and is consistent with the existing and proposed single-
114 family fabric in the area.

115

116 **REVIEWING AGENCIES:**

117 All City reviewing departments have reviewed the request and expressed no objections.

118 The subject Site Plan was also routed to the standard external reviewing agencies, who
119 offered the following comments:

120 **Luke Air Force Base (LAFB):** In a letter dated June 11, 2019, LAFB indicates no
121 objections to the request, but advises the applicant review sound attenuation
122 requirements found in ARS 28-8482 and engage in a strong notification program with
123 respect to the air base and its operations.

124 **Maricopa Water District (MWD):** In an email dated May 14, 2019, MWD the developer
125 must submit copies of the subdivision plats to MWD for review and approval pursuant to
126 the attached MWD Drawing Requirements, along with payment of the applicable
127 Subdivision Plat Review Fees.

128 **Dysart Unified School District (DUSD):** The applicant is currently working with the
129 DUSD to provide voluntary donations towards the schools.

130 **Flood Control District of Maricopa County (FCDX):** FCDX recommended applying
131 for a CLOMR/LOMR for this parent parcel located in a Special Flood Hazard Area to
132 enable the developer to revise the FEMA flood zone designation within this
133 development.

134 **Arizona Department of Transportation (ADOT):** In an email dated May 15, 2019,
135 ADOT indicated they have no objections to the project.

136

137

138

139

140

141

142 **SUMMARY:**

143 The applicant seeks a zone change over the subject properties through the subject PAD
144 Rezone. Said zone change is consistent with the Surprise General Plan and the rationale
145 for the granting of the PAD Rezone stem from the developer's commitment to mitigate
146 against the negative effects of the development through the an increase in the minimum
147 open space. The proposed development is compatible with the neighboring land uses and
148 the amenities included will provide recreational opportunities for the neighborhood
149 residents.

150
151 **FINDINGS:**

- 152 • The proposed zone change is consistent with the Surprise General Plan 2035.
- 153 • The proposed development standards will allow the property to be reasonably
154 developed.
- 155 • The Planning and Zoning Commission recommended approval to the Mayor and
156 City Council.

157
158 **RECOMMENDATION:**

159 The Planning and Zoning Commission recommended **approval** of the subject PAD
160 Rezone request to the Mayor and City Council subject to Conditions 'A' through 'B:'

- 161 A. Development and use of the site shall be in conformance with the PAD Rezone
162 document entitled "Vita at Greer Ranch PAD Rezone," consisting of 48 pages,
163 prepared by Withey Morris PLC and stamped received October 2, 2019.
- 164 B. Non-compliance with the stipulations of approval of this case will be treated as a
165 violation in accordance with the provisions of Article XIV of the Surprise Unified
166 Development Code.

167 However, should the Mayor and City Council wish to recommend denial of the request, the
168 Commission should make its own findings and base its decision on those alternative
169 findings.

170
171 **ATTACHMENTS:**

- 172 01 - Vicinity Maps
173 02 - Amended PAD Document
174 03 - Citizen Participation Report
175 04 - Public Engagement Form
176 05 - Luke Letter
177 06 - Dysart Letter
178 07 - Ordinance
179 08 - PowerPoint

VICINITY MAP

FS19-093
Vita PADA



CONTEXT MAP

FS19-093
Vita PADA

Prasada

Marley Park

Rancho
Gabriella

SITE

Cactus Rd

Kohl's

Greer
Ranch

Rancho
Gabriella

Sarival Ave

Reems Rd

Bullard Ave

ZONING MAP

FS19-093
Vita PADA

**Prasada
PAD**

**Marley Park
PAD**

**Rancho
Gabriella
PAD**

SITE

Cactus Rd

**Greer
Ranch
PAD**

**Rancho
Gabriella
PAD**

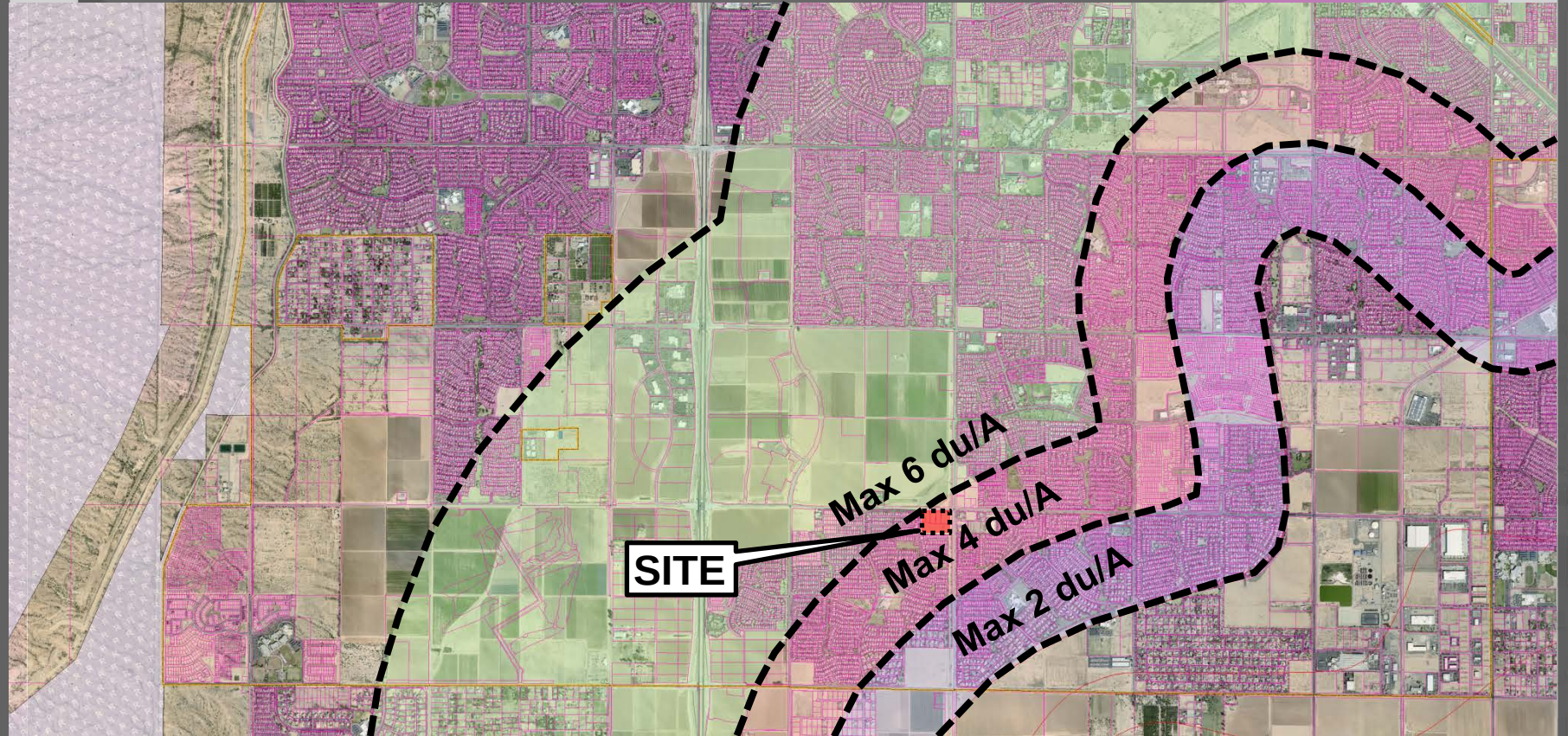
Sarival Ave

Reems Rd

Bullard Ave

LUKE GDC MAP

FS19-093
Vita PADA



Vita at Greer Ranch PAD Rezone

(FS19-093)

OCTOBER 1, 2019

Fourth Submittal
PAD AMENDMENT No. 3



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List of Exhibits

Tab 1 – Aerial

Tab 2 –Zoning Map

Tab 3 – Surrounding Uses

Tab 4 – Conceptual Land Plan & Site Plan

Tab 5 – Conceptual Building Elevations

Tab 6 – Conceptual Entry Feature

Tab 7 – Courtyard Concepts

Tab 8 – Pedestrian Circulation plan

Tab 9 - Greer Ranch Graphics

Tab 10 – General Plan Map

Tab 11 – Legal Description

Project Team

Developer:

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1017 North Central Avenue, Suite 2
Phoenix, Arizona 85004
480-344-1737

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Civil Engineer:

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Property Location

The subject site is approximately 15.09 generally located at the southwest corner of Cactus and Reems Roads in Surprise, Arizona (the “Property”) as shown on the Aerial Map attached at **Tab 1**. The Property is part of Greer Ranch, a 586-acre Planned Area Development (PAD). The Property is vacant and currently designated CC PAD Greer Ranch Commercial. See existing zoning map at **Tab 2** and surrounding uses map at **Tab 3**.

Adjacent Land Uses:

North: Vacant land zoned Prasada PAD Urban Village
East: Commercial shopping center CC-PAD Rancho Gabriela
South: Single-family homes zoned R1-5-PAD Greer Ranch
West: Single-family homes zoned R1-5-PAD Greer Ranch

The commercial area (the “Esplanade at Greer Ranch”) was originally platted in 2009 but there has been minimal interest from commercial developers. It has been 16 years since the commercial zoning was approved and 10 years since the plat, and the applicant is proposing an alternative land plan to allow a new residential rental community that offers single-family units with private outdoor patio spaces for lease.

Site History

When Greer Ranch was being planned in the 1990’s, land use trends and planning principles encouraged commercial zoning at major arterial intersections. Thus, when Greer Ranch PAD zoning was approved in 2002, it seemed prudent for all four corners of the square mile to offer commercial zoning.

In 2009, a commercial site plan was approved at this location. The development was anchored by a CVS pharmacy and included commercial buildings and office condos. However, CVS decided to not come to this location and there has been zero commercial development interest in this site since then.

The lack of commercial development interest at this location is attributed to a seismic change in consumer shopping patterns and trends. Online shopping, free shipping, and free-returns has dramatically focused towards online shopping which negatively impacts traditional brick and mortar stores. Commercial development is still possible in key transportation corridors like the 303 Freeway and Bell Road where strong commercial momentum exists. But the days of 4-corners commercial (like Cactus and Reems) are no longer relevant, practical, nor developable.

Other site impacts at this location include the lack of full access to the adjacent streets, the lack of rooftops in the trade area south of Peoria Avenue because of Luke AFB noise contours, and the

overabundance of vacant commercial land inventory in the immediate area (1,700 +/- acres within the 2.5 mile radius of the site are zoned commercial and waiting for development).

For the reasons set forth above, this application proposes a new residential community at this location.

Request

The applicant is requesting to amend the subject portion of the PAD from CC-PAD to RM-12 PAD for a new residential rental community that offers single-family units with private outdoor patio spaces for lease.

Permitted Uses

Permitted land uses include: 1) Residential Units, 2) Accessory Vehicle Garages and Canopies, 3) Leasing office, 4) Residential clubhouse and Community Pool, and 5) Accessory resident storage buildings.

Project Overview

The Property will be developed as Vita at Greer Ranch. It will offer a total of 149 units in studio, 1-bedroom, and 2-bedroom configurations with an overall density of 9.87 net du/ac.

The development proposal is a mix of studio (479 sf individually, or 958 sf total in a duplex building), one-bedroom (754 sf individually, or 1,508 sf total in a duplex building) and two-bedroom detached units (1,062 sf) designed with enhanced architecture. The cottage and bungalow architecture include substantial front and rear porches that deliver an attractive product to the marketplace. All units will be single story.

Vita at Greer Ranch will offer the benefits of single-family home ownership without the hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. Retirees, empty nesters, and millennials are looking for a less burdensome lifestyle that is more “lock-and-leave” and does not require the typical maintenance of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles and transitions. This housing option has gained tremendous popularity in the recent years and serves an emerging market segment.

Design

Vita at Greer Ranch has a higher-quality focus on single family living with single-story rental homes complete with individual private yards, front and rear covered patios, courtyard concept land plan and

resort-like amenities all within a lush landscape palette (still low water tolerant) and detailed architectural vernacular like patio homes for lease under twenty-four-hour professional management.

The homes will be arranged around a central open space area, dog park, pool and indoor amenity area, creating a gathering place for residents and cultivating a sense of community. See Conceptual Land Plan & Site Plan at **Tab 4**. Parking for residents and guests will be provided within a looped private drive for convenient access to each residential unit. The proposed project will feature a lush, drought-tolerant landscape palette consistent with Greer Ranch area.

Every home in the community will be single-story in a modern, open floor plan design with high ceilings, abundant natural light, and a private outdoor patio or backyard. Private rear yards throughout the development make up about 66,000 sf. Each home will incorporate energy efficient design and construction, and will feature high-end finishes and appliances. The homes will be designed in a cottage and craftsman style, utilizing pitched roofs and clustered architectural themes to create a unique residential environment. See Unit Elevations at **Tab 5**.

Plans 1 and 2 consists of 1 and 2 bedroom units with two elevations. Plan 3 is a studio unit with two elevations. The Residence Club Building will provide a central gathering area for residents and their guests. The Leasing Office will provide a central location for residents and potential residents to view available dwelling units. Garage and resident storage buildings are available to residents. All buildings are single story.

The unique courtyards scattered throughout the project, deep backyards and significant front and rear covered porches are signature elements of this concept. Homes include 12-foot sliding glass doors, large quartz kitchen islands and backsplashes, a great room, larger livable interior space, upgraded stainless steel appliances, technology packages, valet, trash, onsite storage and enclosed garages.

Primary access to the site will be from Cactus Road, approximately 600 feet west of Reems Road. Exiting, northbound vehicles at Cactus Access will be controlled with a stop sign. In the interim, this driveway will allow for full access into the site. In the future, the northern half of Cactus Road will be constructed and the raised median will restrict Cactus Access to right-in/right-out only. Westbound left turning vehicles will utilize the existing two-way center left turn lane (in the interim condition). There will also be a secondary access point located on Reems Road (limited to R-in, R-out, and L-in), roughly 676 feet south of Cactus Road. Exiting vehicles will be 'STOP' controlled. The primary access and street frontage will feature an enhanced landscape setback with trees and a landscaped driveway median. See Conceptual Entry Feature at **Tab 6**.

Walls and fencing will be consistent with the approved Greer Ranch PAD.

Open Space

Vita at Greer Ranch is designed to cater to active lifestyles and primary circulation routes are planned from each courtyard to the common open spaces. In addition to the fitness amenities available to residents, landscaped walking paths wind through the development and provide a pleasant pedestrian environment. 53% open space will be provided where 20% is required by code.

Vita Communities will incorporate some pocket park/courtyard planning techniques into its site plan which will contribute to a more livable environment. Generally, every five (5) units share a common open space/courtyard. The small courtyard is about 800-1000 square feet and the large courtyard is approximately 2,000 square feet. Enhanced paving is used to make the areas between building entrances feel more like a courtyard which may include turf and seating areas. A centrally located active area with a greenbelt flows through the community. See courtyard concept at **Tab 7**.

A significant amount of open space is provided (53%/8.04 acres) including active areas for games (Bag Toss, etc.), barbecue stations, fire pits, dog park, and more. Landscaping within the adjacent channel along Reems Road will consist of an application of river rock only, to match the adjacent communities. Size of the river rock to be determined by flows within the channel. A combination of trees, shrubs and accents will be used above the high-water line where the plants will not be damaged by the storm water.

Development Standards

Details regarding landscaping, circulation, screening, operations, etc. are described in the accompanying Final Site Plan application and narrative. While the Greer Ranch PAD did not originally include multi-family development standards, this application proposes standards based on the SUDC RM-12 category, except as modified below.

	Existing SUDC RM-12 Standards	Proposed RM-12 Standards
Lot Width Min.	30'	NA
Lot Depth Min.	90'	NA
Front Yard (north) Min.	12'/20'	50'
Rear Yard (south) Min.	15'	20'
Side Yard Min.	N/A	120' (Reems Rd) / 18' (156 th Avenue)
Building Height Max.	35'	30'
Open Space Min.	20%	53%

Minimum distance between buildings	NA	10'
Sidewalks	5' wide	4' – 7' wide per the circulation plan and as further described below

Parking

- Total Provided: 275 spaces
 - Uncovered: 84 spaces
 - Uncovered ADA: 5 spaces
 - Canopy: 150 spaces
 - Garage: 36 spaces
- Total Required: 270 spaces
 - Studio: 1.5 spaces per unit X 22 units = 33 spaces
 - One Bedroom: 1.5 spaces per unit X 38 units = 57 spaces
 - Two Bedroom: 2.0 spaces per unit X 90 units = 180 spaces
- Parking Space Dimension: 9'x16' with 2' overhang

Sidewalks (See Pedestrian Circulation Plan at **Tab 8**)

- 4' sidewalks (green): These sidewalks are intended for direct access to the units only. The low volume of traffic in these areas warrants a 4' sidewalk, which will allow for more landscape area and create a softer entrance to the unit clusters.
- 5' Sidewalks (blue): In the main amenities areas, links to the amenities areas or connections to the ROW, a 5' sidewalk is appropriate and allows for better circulation when pedestrians are passing one another.
- 7' Sidewalks (Red): Adjacent to all parking spaces where car overhang occurs.

General Plan

There are many goals, policies, and objectives of the General Plan that support the proposed PAD Amendment for Vita at Greer Ranch.

Land Use Goal 1, Policy 1: The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.

Vita at Greer Ranch provides a diverse housing product and choice of lifestyle for individuals and families who want an easier, simpler living arrangement. The community is designed with social interaction in mind by focusing on courtyards that foster neighborly interaction and community

building. Pedestrian circulation is provided throughout the development and directed towards the central amenity space areas as shown on the circulation plan.

Land Use Goal 4, Policy 1: A future land use pattern that fosters the continued use of Luke Air Force Base and Auxiliary Field #1 to conduct mission-critical training and accommodates community growth and development.

The applicant met with representatives from Luke Air Force Base about this proposal. LAFB staff indicated they are not opposed to residential development at this location and that this proposal will not negatively impact their operations.

Land Use Goal 6, Policy 1: Provide high-quality housing in a range of residential densities and types.

Although the Greer Ranch PAD has no provisions for this type of project, the subject property will provide more options for the residents. Vita at Greer Ranch will provide Surprise residents with an attractive multi-family residential housing option that is unlike traditional apartment living. The proposed project offers a residential housing product that combines the benefits and amenities of single-family living with the convenience of a professionally-managed community that eliminates the residents' need to dedicate time and expense to property maintenance and homeowner's association fees. This project with the current market demands and contributes to the variety of residential housing options called for by the General Plan.

Conclusion

While commercial uses were well intended back in 1990's, 4 corners of commercial are no longer viable at Greer Ranch in 2019. As Greer Ranch nears buildout, this PAD amendment provides a solution to what will be a long standing vacant commercial site otherwise. This is an excellent housing option for new residents to the City of Surprise. Abundant landscaping and planned open space is provided, along with ample parking throughout the site. The building elevations provide rich and durable building materials. Vita at Greer Ranch looks forward to bringing a high quality community to the West Valley.

Tab 1

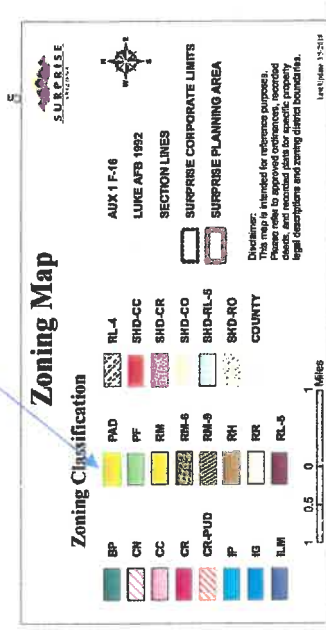
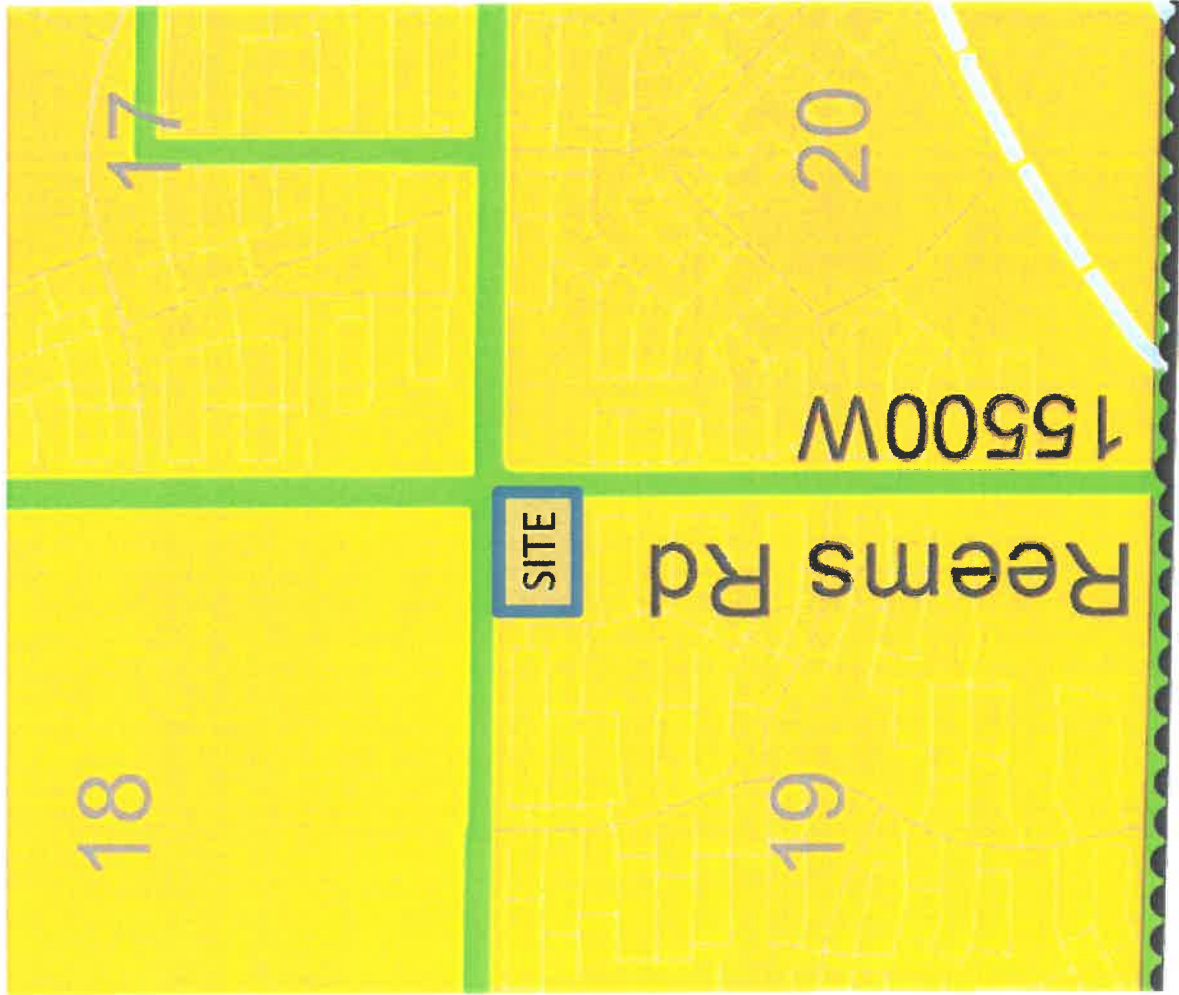
Aerial Map



SWC Cactus Road & Reems Road – Surprise, AZ

Tab 2

Zoning Map



SWC Cactus Road & Reems Road – Surprise, AZ

Tab 3

Surrounding Uses Map



SWC Cactus Road & Reems Road – Surprise, AZ

Tab 4



LAND PLAN SUMMARY

SITE AREA: 15.09 NET ACRES
ZONING: RMT2-PAD

UNITS: 150

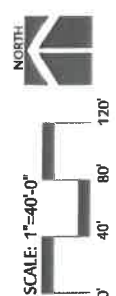
- STUDIO UNITS: 22 (15%)
- 1 BEDROOM UNITS: 38 (26%)
- 2 BEDROOM UNITS: 90 (59%)

REQUIRED PARKING: 268 SPACES
PROVIDED PARKING: 272 SPACES

- UNCOVERED: 86 SPACES
- COVERED: 150 SPACES
- GARAGES: 36 (10' X 20' GARAGES)

- STORAGE UNITS: TO BE BUILT INTO THE ENDS OF THE GARAGE STRUCTURES (3) EACH END. TOTAL QUANTITY: 54

- ACCESSIBLE: 6 SPACES
LOCATIONS TO BE DETERMINED. MAY BE COVERED/UNCOVERED.



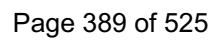
VITA AT GREER RANCH

CONCEPTUAL - LAND PLAN

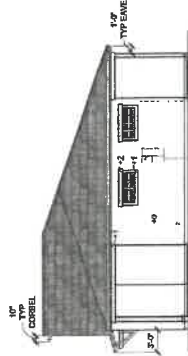
SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
SEPTEMBER 30, 2019

F519-093



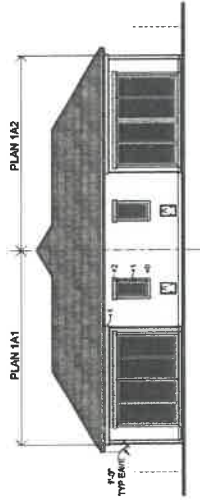


Tab 5



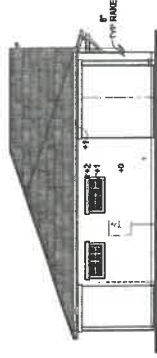
Right Elevation
Elevation A - Cottage

1/8" = 1'-0"



Rear Elevation
Elevation A - Cottage

1/8" = 1'-0"



Left Elevation
Elevation A - Cottage

1/8" = 1'-0"



Front Elevation
Elevation A - Cottage

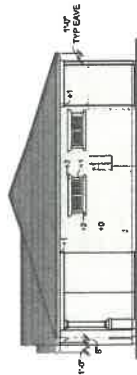
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Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

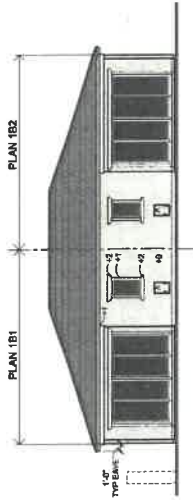
VITA
COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

6-1-2019

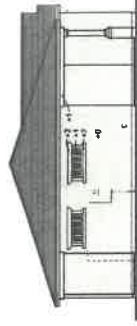
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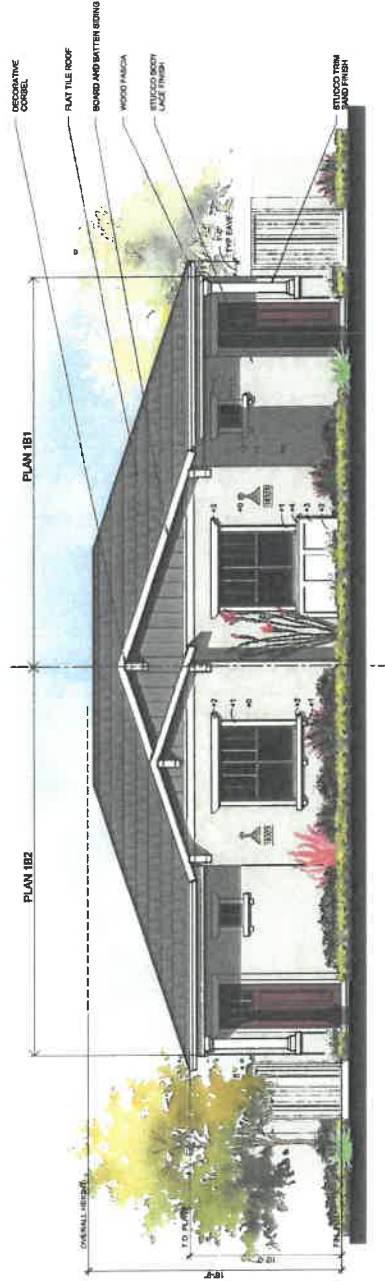
Right Elevation
Elevation B - Craftsman
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Rear Elevation
Elevation B - Craftsman
1/8" = 1'-0"



Left Elevation
Elevation B - Craftsman
1/8" = 1'-0"



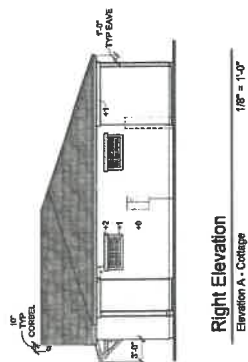
Front Elevation
Elevation B - Craftsman
1/4" = 1'-0"

Plan 1 - Craftsman Elevation | 1 and 2 Family Rental Units

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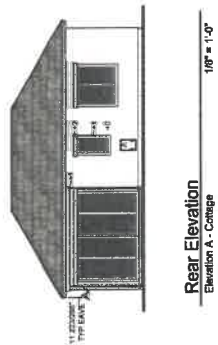
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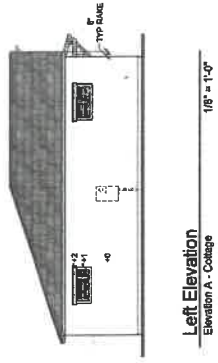
Right Elevation
Elevation A - Cottage

1/8" = 1'-0"



Rear Elevation
Elevation A - Cottage

1/8" = 1'-0"



Left Elevation
Elevation A - Cottage

1/8" = 1'-0"



Front Elevation
Elevation A - Cottage

1/8" = 1'-0"

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

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1017 North Central Avenue, Suite 2
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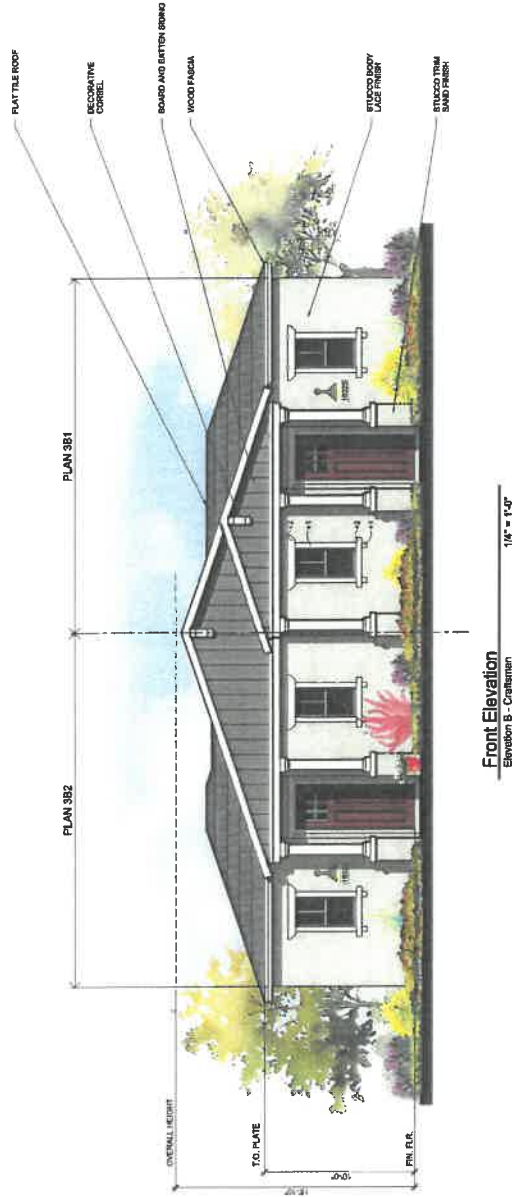
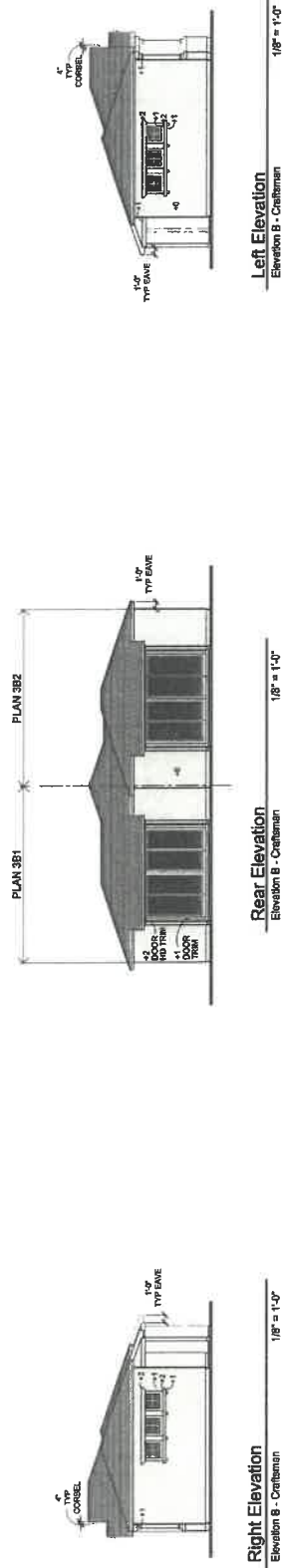
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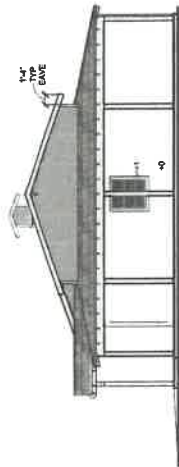
Plan 3 - Craftsman Elevation | 1 and 2 Family Rental Units

VITA
COMMUNITIES

1017 North Central Avenue, Suite 2
Phoenix, AZ 85014

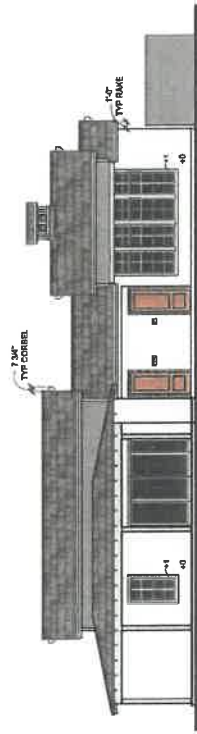
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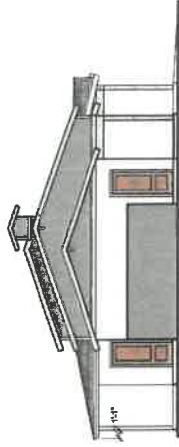
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Rear Elevation

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Left Elevation

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Front Elevation

1/4" = 1'-0"

Residence Club Building | One & Two Family Rental Community

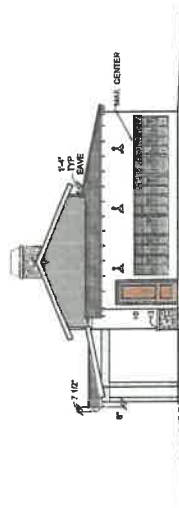
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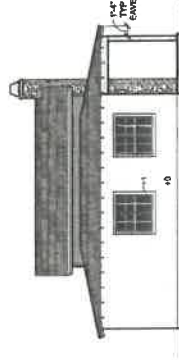
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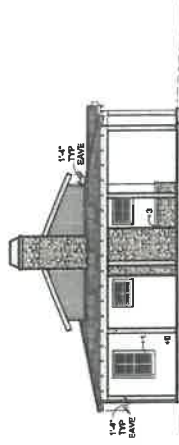
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Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

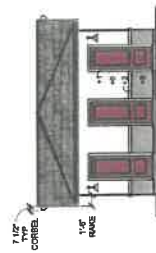
1/8" = 1'-0"

Leasing Office | One & Two Family Rental Community

VITA
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Phoenix, AZ 85004

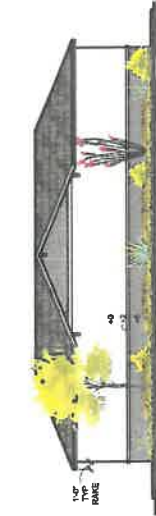
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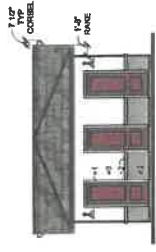
Right Elevation

1/8" = 1'-0"



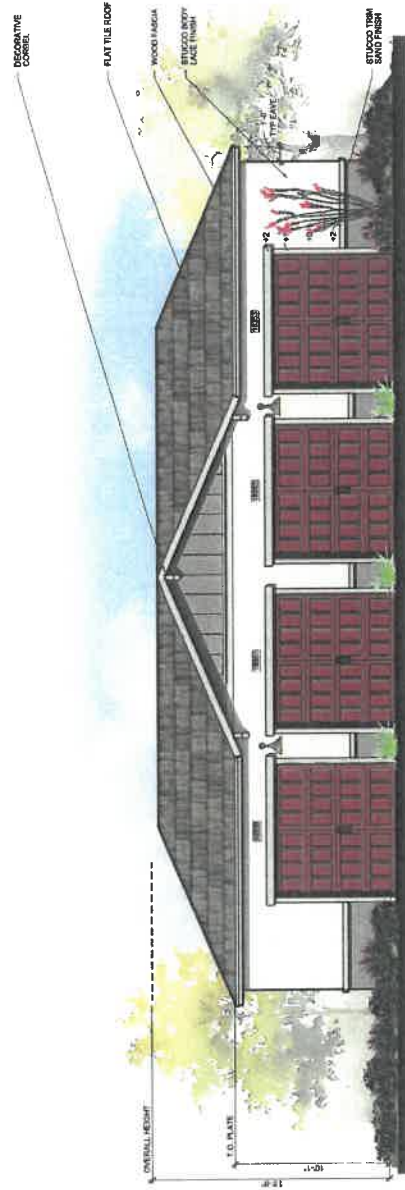
Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Garage / Storage Building | One & Two Family Rental Community

VITA
COMMUNITIES

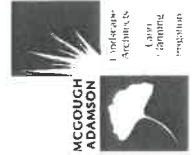
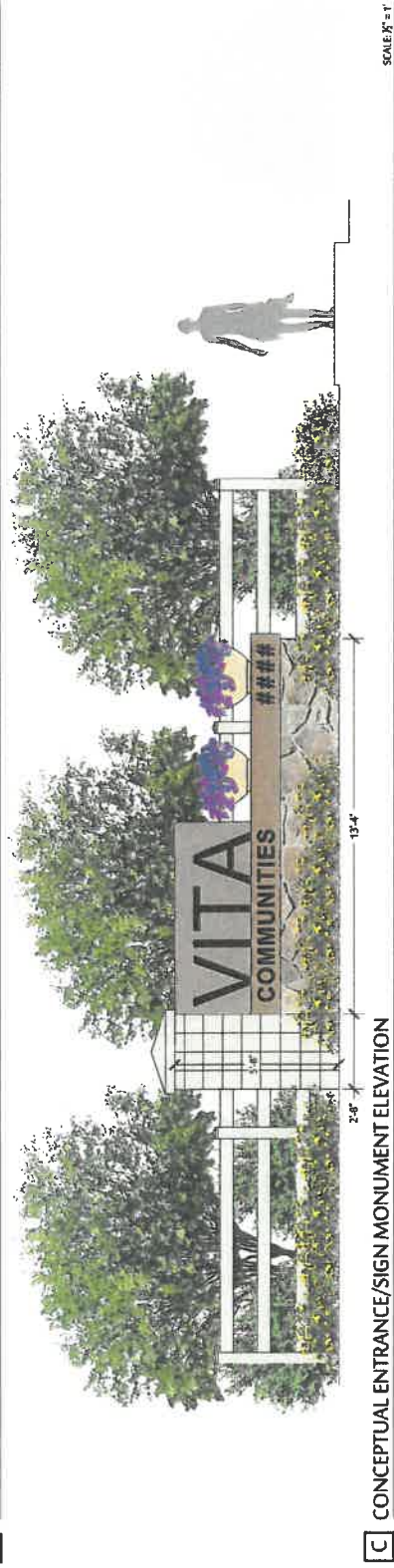
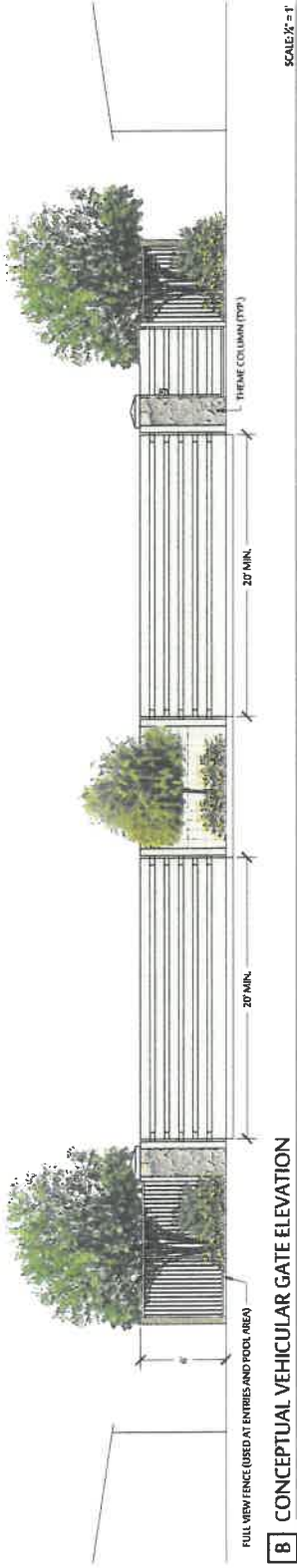
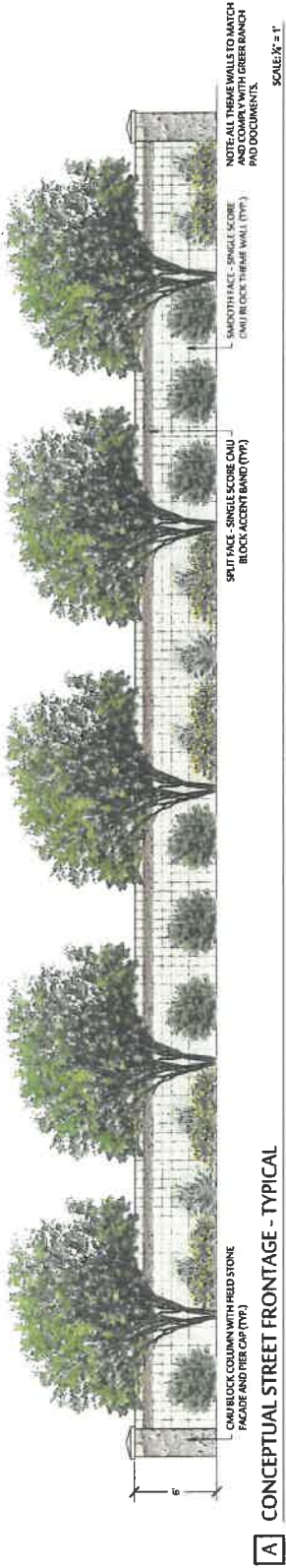
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

8-1-2019

FELTEN GROUP
ARCHITECTURE | ENGINEERING | INTERIORS
PO Box 501872 Phoenix, AZ 85068
www.feltengroup.com

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Tab 6

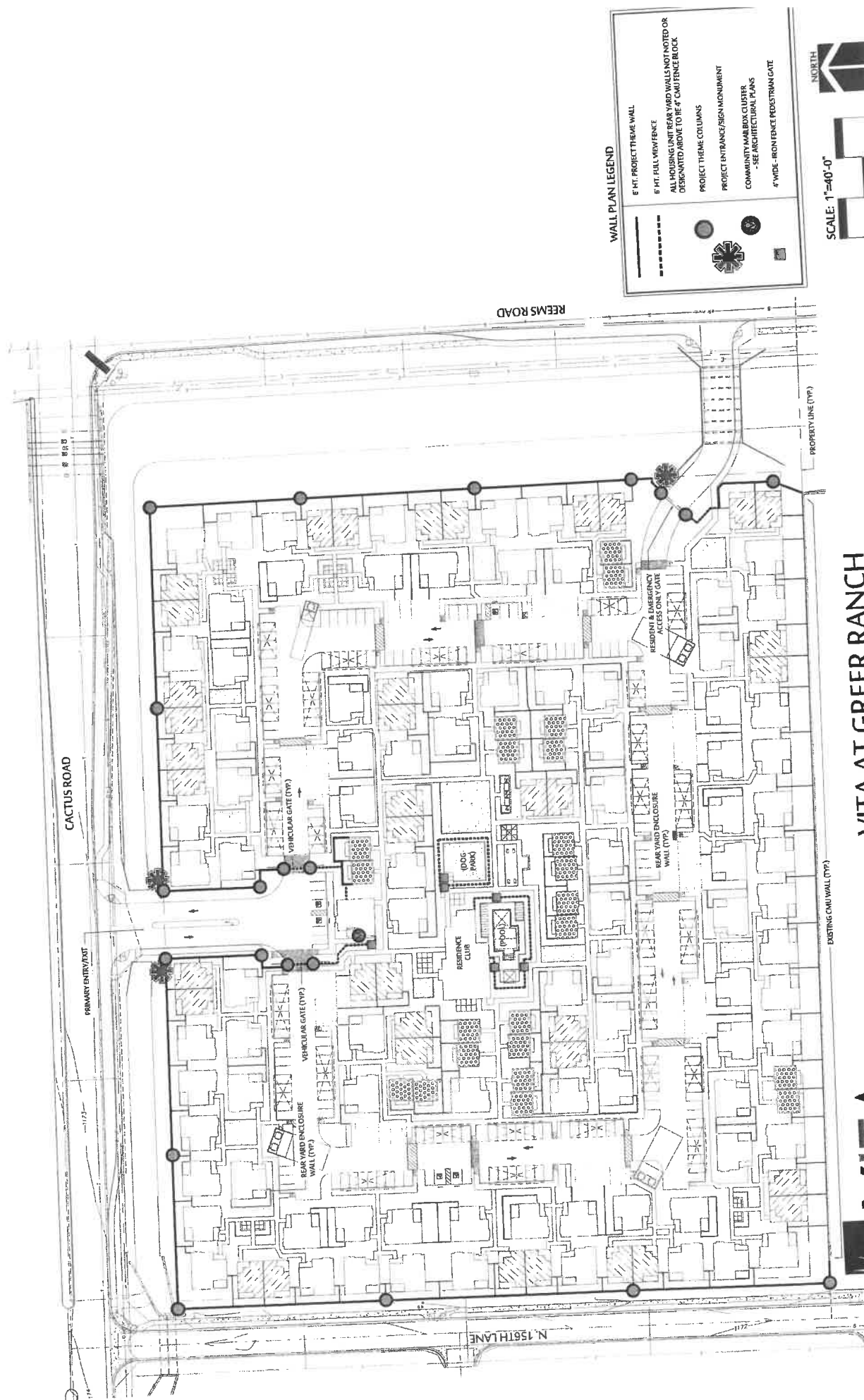


VITA
COMMUNITIES

VITA AT GREER RANCH WALL ELEVATIONS

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
AUGUST 1, 2019

FS19-093



VITA AT GREER RANCH

PRELIMINARY WALL PLAN

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
AUGUST 1, 2019

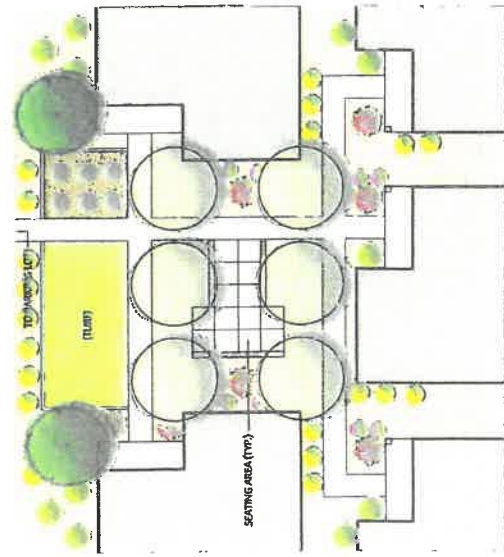
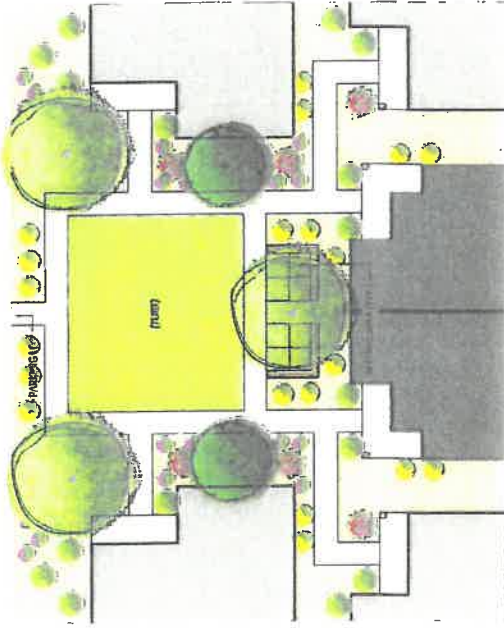
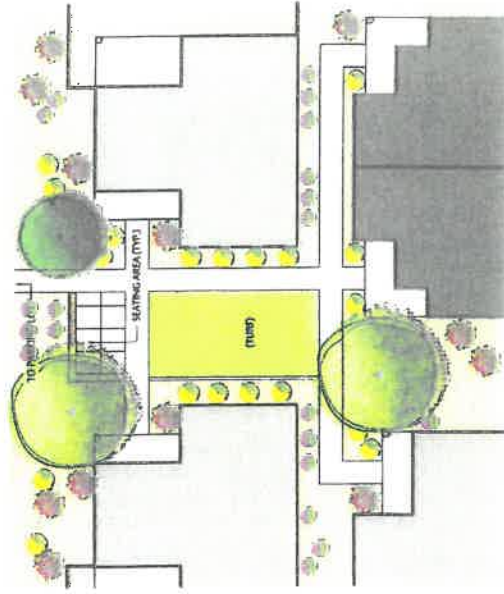
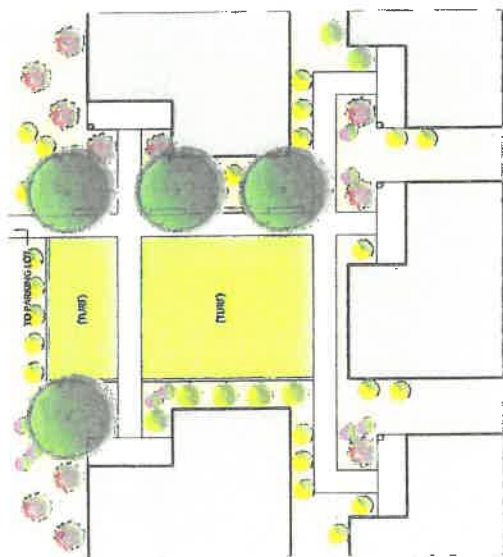
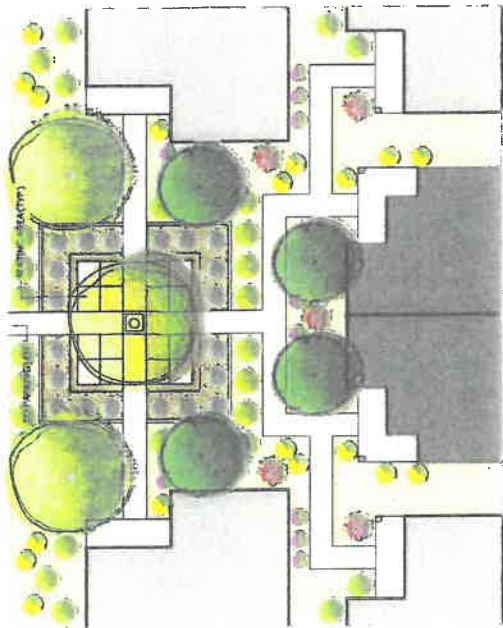
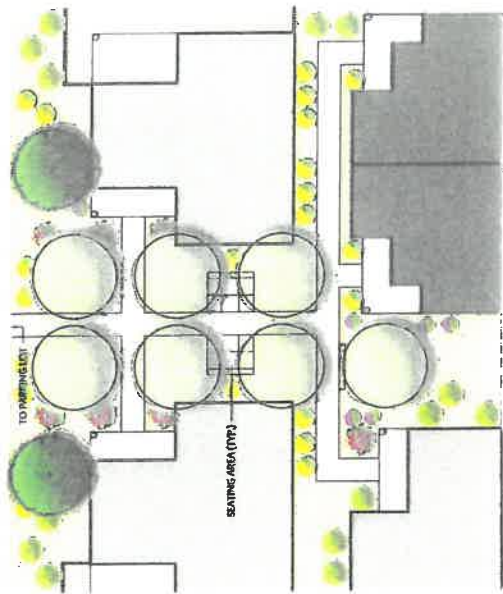
FS19-093

VITA
COMMUNITIES

MCGOUGH
ADAMSON

Landscape
Architects
Land
Planning
Innovation

Tab 7



NOTE: THE CONCEPTUAL COURTYARDS SHOWN ON THIS SHEET ARE MEANT TO SHOW THE VARIABILITY AND VARIETY OF SPACES THAT CAN BE CREATED WITHIN EACH CLUSTER OF UNITS. ACTUAL COURTYARD DESIGNS WILL BE DETERMINED BY THE FINAL LAYOUT OF THE UNITS. THESE DESIGNS MAY BE REDUCED OR ENHANCED, THE IDEA IS TO PROVIDE A CHANGING LANDSCAPE AS RESIDENTS MOVE THROUGH THE COMMUNITY BY CREATING SPACES UNIQUE TO EACH CLUSTER. THIS CAN BE ACHIEVED BY VARYING THE PLANT PALETTE, THE SIZE AND SHAPING OF THE SPACES, AND THE PLACEMENT OF SEATING AND GATHERING CLUSTERS. WHILE OTHERS MAY BE PROGRAMMED TO MAXIMIZE TURF FOR THE LANDSCAPE, THIS CLUSTER WILL BE PROGRAMMED TO MAXIMIZE THE USE OF TURF IN THE COMMUNITY. PROMOTES RESIDENT CIRCULATION, INTEREST, AND A SENSE OF OWNERSHIP AND PRIDE WITHIN THEIR CLUSTER. IT BRINGS TO LIFE THE IDEA OF A GARDEN COMMUNITY WITH SMALL OUTDOOR SPACES ADJACENT TO EVERY UNIT FRONT DOOR.

VITA at GREER RANCH

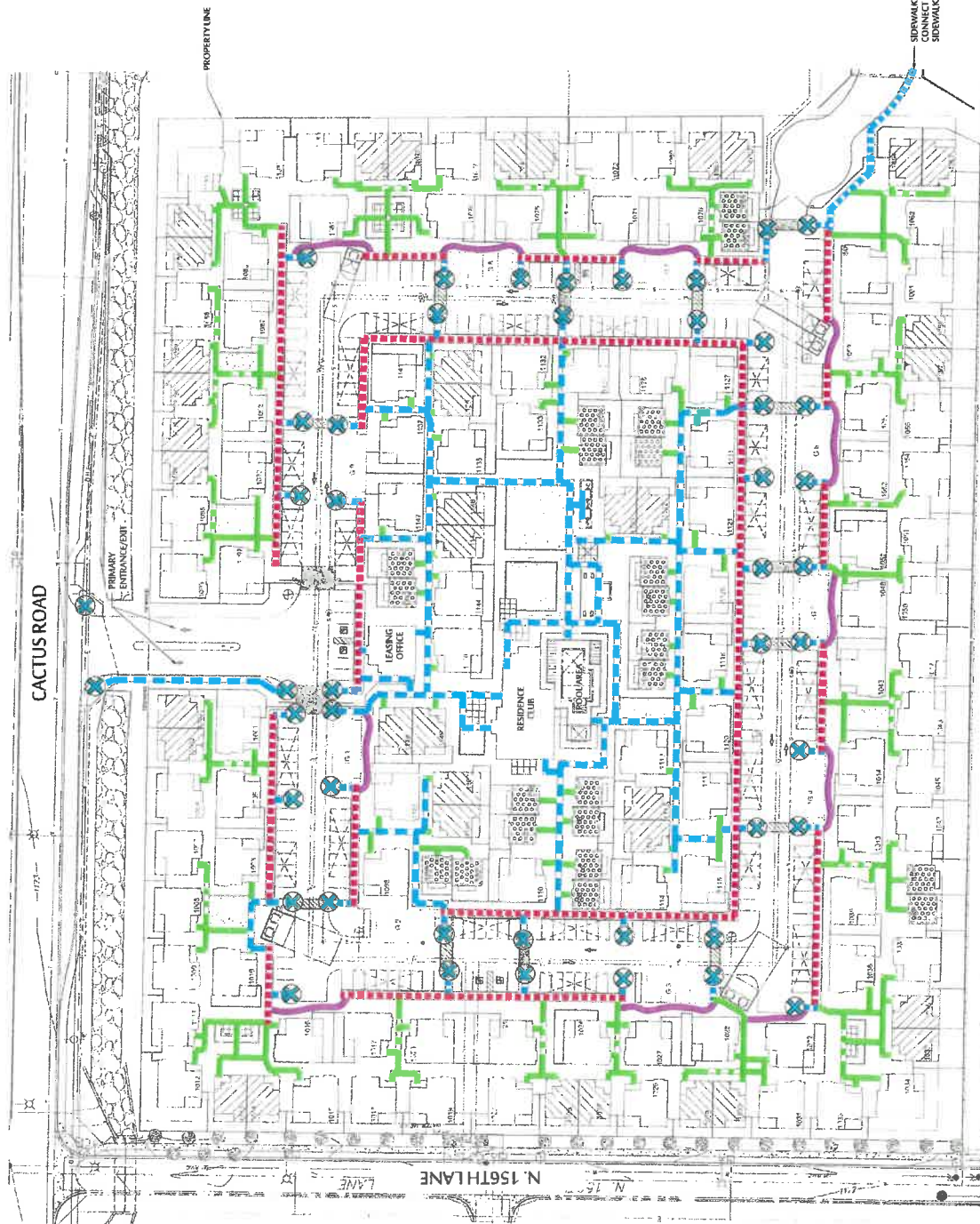
INDIVIDUAL UNIT CLUSTER COURTYARD CONCEPTS

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA

MAY 6, 2019

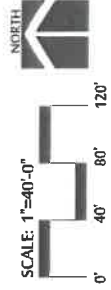


Tab 8



PEDESTRIAN CIRCULATION LEGEND

- 4' SIDEWALKS
- 5' SIDEWALKS
- 7' SIDEWALKS
- DECOMPOSED GRANITE PEDESTRIAN ACCESS
- ADA ACCESSIBLE RAMP



VITA AT GREER RANCH
CIRCULATION PLAN

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA
SEPTEMBER 30, 2019

FS19-093

VITA
COMMUNITIES

Landscape
Architects
Civil
Planning
Engineering

MCGOUGH
ADAMSON



Tab 9

Preliminary Land Use Plan Greer Ranch

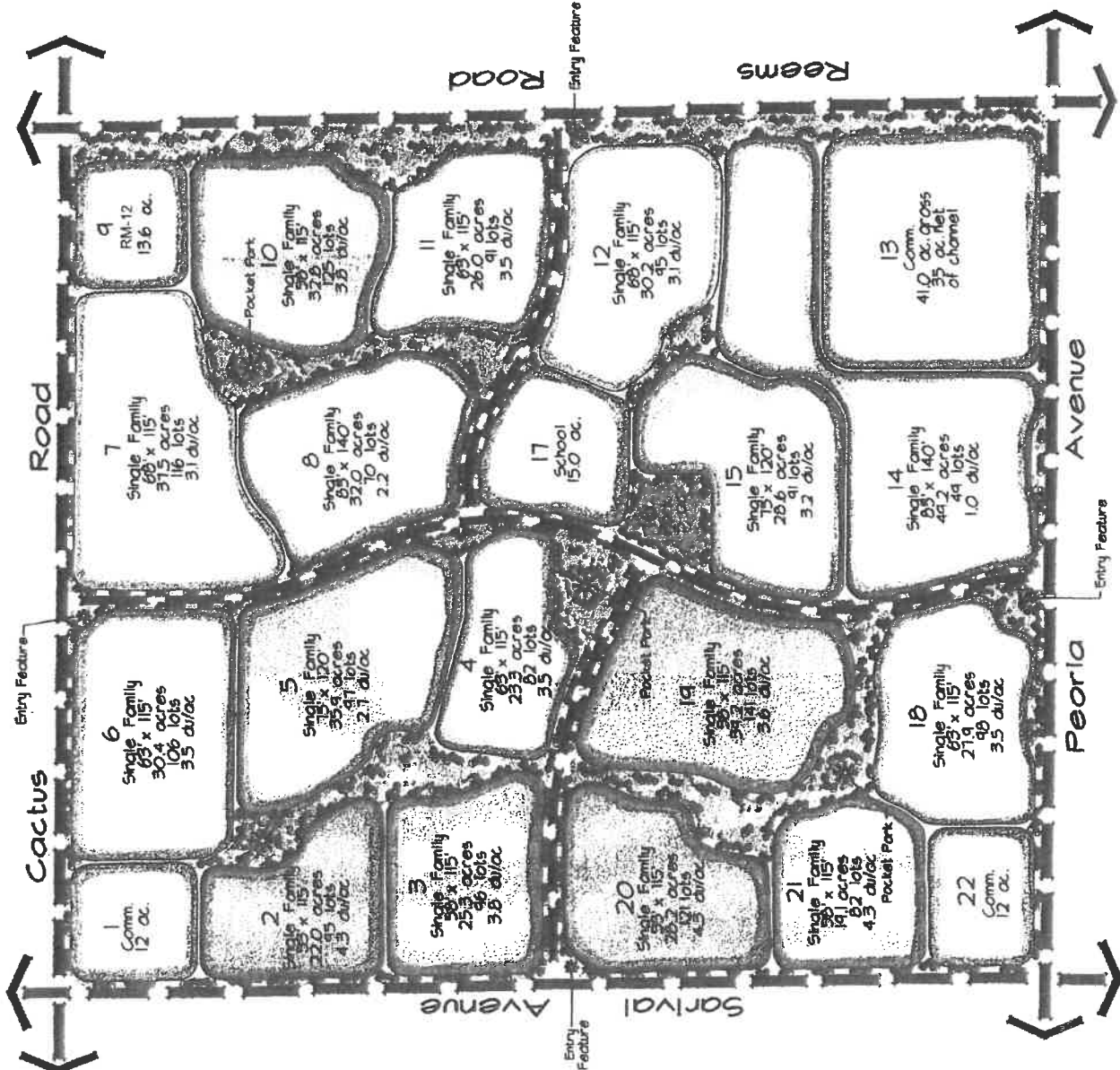
Prepared For:
Metropolitan Land
2340 E Camelback Rd.
Suite 1430
Phoenix, Arizona 85016
Phone: 602.457.0604
Fax: 602.455.6358
Contact: Brian Burch

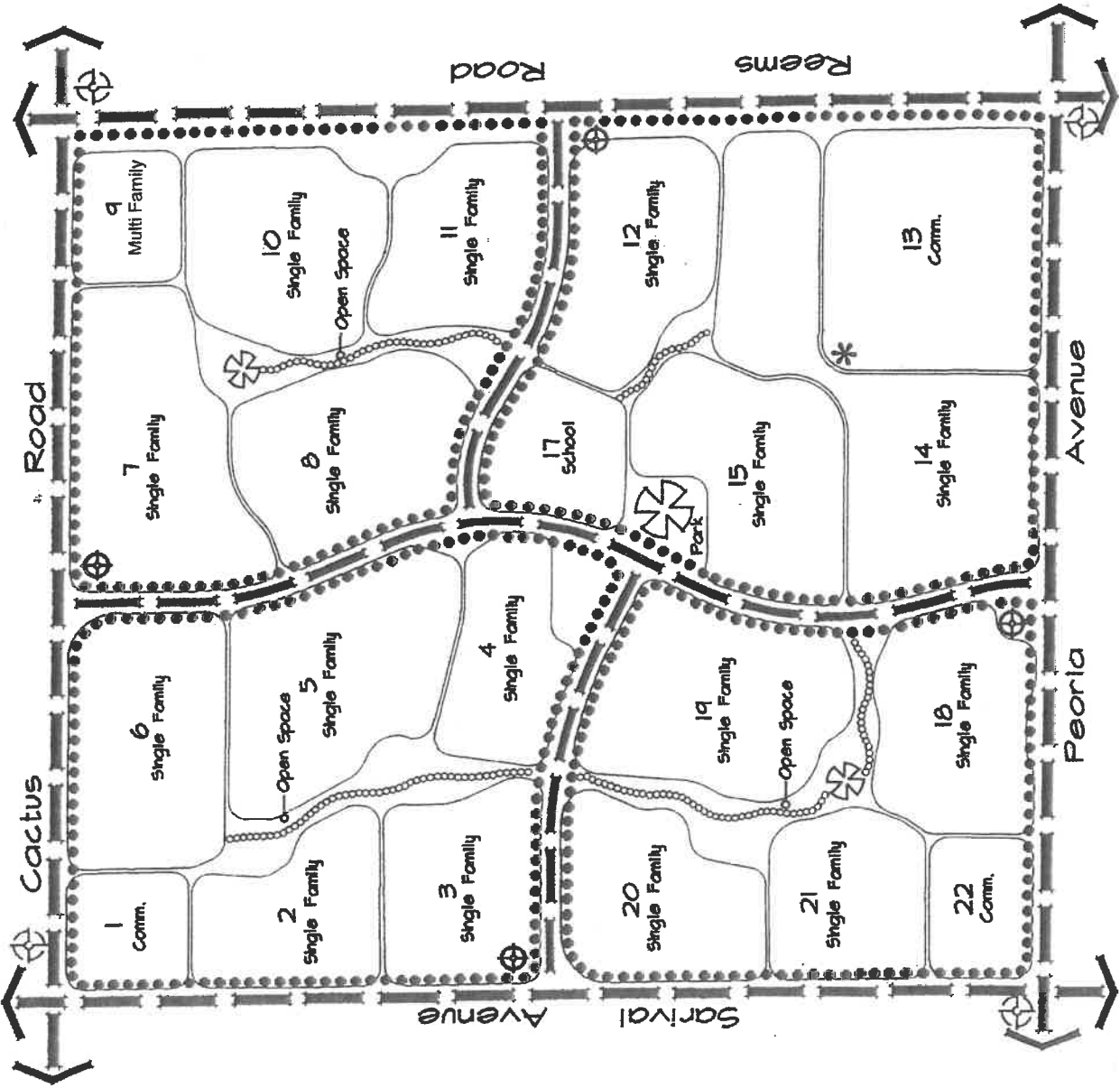
Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.931.6410
Fax: 480.315.8648
Contact:
Christine Taraboss, R.L.A.

Parcel	Proposed Use/Lot Size	Area	Proposed Density (du/acre)	Estimated Yield (dus)
2	R1-5PAD / 53x115	22.0	4.3	95
3	R1-5PAD / 53x115	23.3	3.8	89
4	R1-5PAD / 53x115	23.3	3.5	82
5	R1-18PAD / 73x120	33.9	2.7	97
6	R1-5PAD / 63x115	30.4	3.5	108
7	R1-5PAD / 63x115	37.5	3.1	116
8	R1-18PAD / 73x140	32.0	2.2	70
10	R1-5PAD / 53x115	32.8	3.8	125
11	R1-5PAD / 53x115	28.0	3.5	91
12	R1-5PAD / 53x115	28.2	3.3	87
13	C-2PAD / Commercial	12.0	0.0	0
14	RM-12	13.6	9.9	149
15	R1-5PAD / 63x115	20.8	3.0	67
16	R1-18PAD / 73x140	30.2	3.1	95
17	R1-18PAD / 73x120	49.2	1.0	49
18	R1-18 / POK	28.6	3.2	91
19	R1-18 / School	3.0	0.0	0
20	R1-5PAD / 63x115	15.0	3.5	53
21	R1-5PAD / 53x115	27.9	3.0	84
22	R1-5PAD / 53x115	39.2	3.6	141
23	R1-5PAD / 53x115	28.2	4.3	121
24	R1-5PAD / 53x115	19.1	4.3	82
25	R1-5PAD / 53x115	24.2	2.8	67
26	C-2PAD / Commercial	41.0	0.0	0
27	C-2PAD / Commercial	12.0	0.0	0
28	C-2PAD / Commercial	285.4	2.3	677
29	C-2PAD / Commercial	507.6	3.1	1555
30	C-2PAD / Commercial	585.2	2.7	1555
North Residential Subtotal				
1		283.2	3.3	878
2		12.0	0.0	0
3		13.6	9.9	149
4		20.8	3.0	67
5		30.2	3.1	95
6		49.2	1.0	49
7		28.6	3.2	91
8		3.0	0.0	0
9		15.0	3.5	53
10		27.9	3.0	84
11		39.2	3.6	141
12		28.2	4.3	121
13		19.1	4.3	82
14		24.2	2.8	67
15		41.0	0.0	0
16		12.0	0.0	0
17		285.4	2.3	677
18		507.6	3.1	1555
19		585.2	2.7	1555
South Residential Subtotal				
20		0	0.0	0
21		216	1.9%	15.0%
22		444	2.3%	15.0%
23		377	2.4%	15.0%
24		21	1.3%	15.0%
25		188	1.2%	15.0%
26		119	7.7%	10.0%
27		1555	10.0%	10.0%

Lot Size	Total Yield	Percentage of Yield Proposed	Percentage of Yield Allowed
R1-5PAD / 48x115	0	0.0%	15.0%
R1-5PAD / 53x115	216	1.9%	15.0%
R1-5PAD / 53x115	444	2.3%	15.0%
R1-5PAD / 53x115	377	2.4%	15.0%
R1-5PAD / 63x115	21	1.3%	15.0%
R1-5PAD / 63x115	188	1.2%	15.0%
R1-5PAD / 73x120	119	7.7%	10.0%
R1-18PAD / 53x140	1555	10.0%	10.0%

Note: North open space equates to 26.4 acres or 10% of area.
South open space equates to 14.0 acres or 4.8% of area. Total
including school and parking lot open space including school and
park is 63.4 acres or 15.2%.





Master Trails Exhibit

Greer Ranch

Prepared For:
Metropolitan Land
2340 E Camelback Rd.
Suite 400
Phoenix, Arizona 85016
Phone: 602.951.2604
Fax: 602.951.2606
Contact: Brian Birch

Prepared By:
Arizona Land Design
3202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.351.6410
Fax: 480.351.6646
Contact: Christine Tardisow, R.L.A.

Legend:

- 6' meandering concrete pedestrian sidewalk in landscape tracts adjacent to streets
- 8' meandering concrete pedestrian / bike path in linear open space
- Pocket Park / Minor Pedestrian Nodal Area
- Neighborhood Park / Major Pedestrian Nodal Area
- Transit Stop
- Future Transit Stop
- * Conceptual Pedestrian Connection



Job # 01-16-02
Date: 01-16-02

Site Plan Details:

- Boundaries:** Cactus Road (North), Peoria Avenue (East), Sorval Avenue (South).
- Residential Lots:**
 - 1: Comm.
 - 2: Single Family
 - 3: Single Family
 - 4: Single Family
 - 5: Single Family
 - 6: Single Family
 - 7: Single Family
 - 8: Single Family
 - 9: Multi Family
 - 10: Single Family
 - 11: Single Family
 - 12: Single Family
 - 13: Comm.
 - 14: Single Family
 - 15: Single Family
 - 16: Single Family
 - 17: School
 - 18: Single Family
 - 19: Single Family
 - 20: Single Family
 - 21: Single Family
 - 22: Comm.
- Key Features:**
 - 6' Meandering sidewalk within R.O.W.
 - 6' Bike lane within R.O.W. - both sides of collector
 - 6' Bike lanes within street improvements - both sides of collector
 - Pocket Park for passive recreation, Soccer field
 - Pocket Park/ Minor Pedestrian Nodal Area
 - Entry Feature
 - 6' Sidewalk adjacent to R.O.W. - both sides of collector
 - 6' Meandering sidewalk within R.O.W.
 - Varying landscape tract width is permitted to create a rural landscape theme along Peoria Avenue

Prepared For:
Metropolitan Land
2390 E. Camelback Rd.
Suite #430
Phoenix, Arizona 85016
Phone: 602.957.0604
Fax: 602.955.6350
Contact: Brian Burch

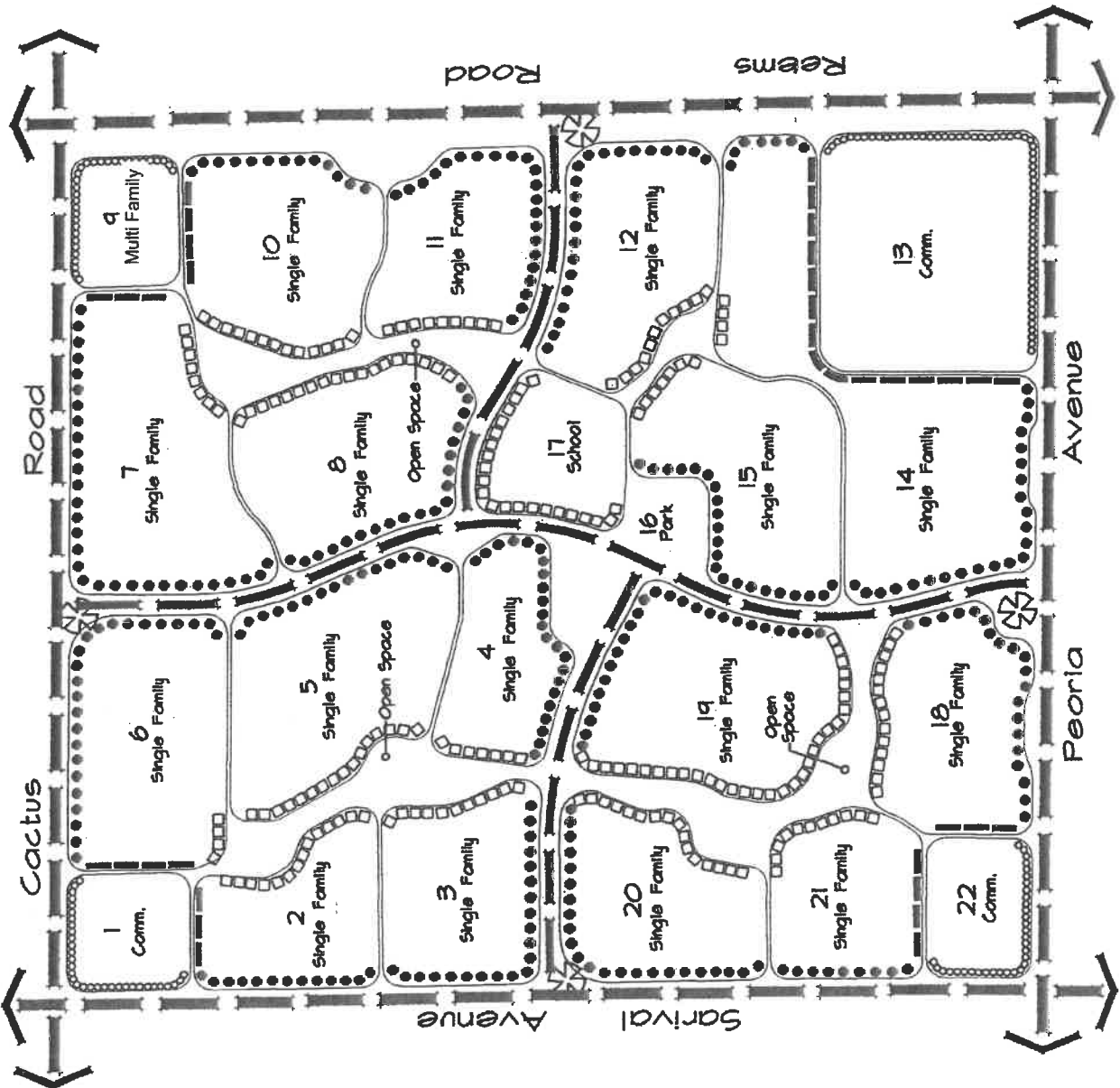
Prepared By:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.315.8690
Contact:
Christine Taralsos, R.L.A.



** Conceptual Pedestrian Connection



Job # 01-16
Date: 07-16-07



Master Signage and Wall Exhibit

Greer Ranch

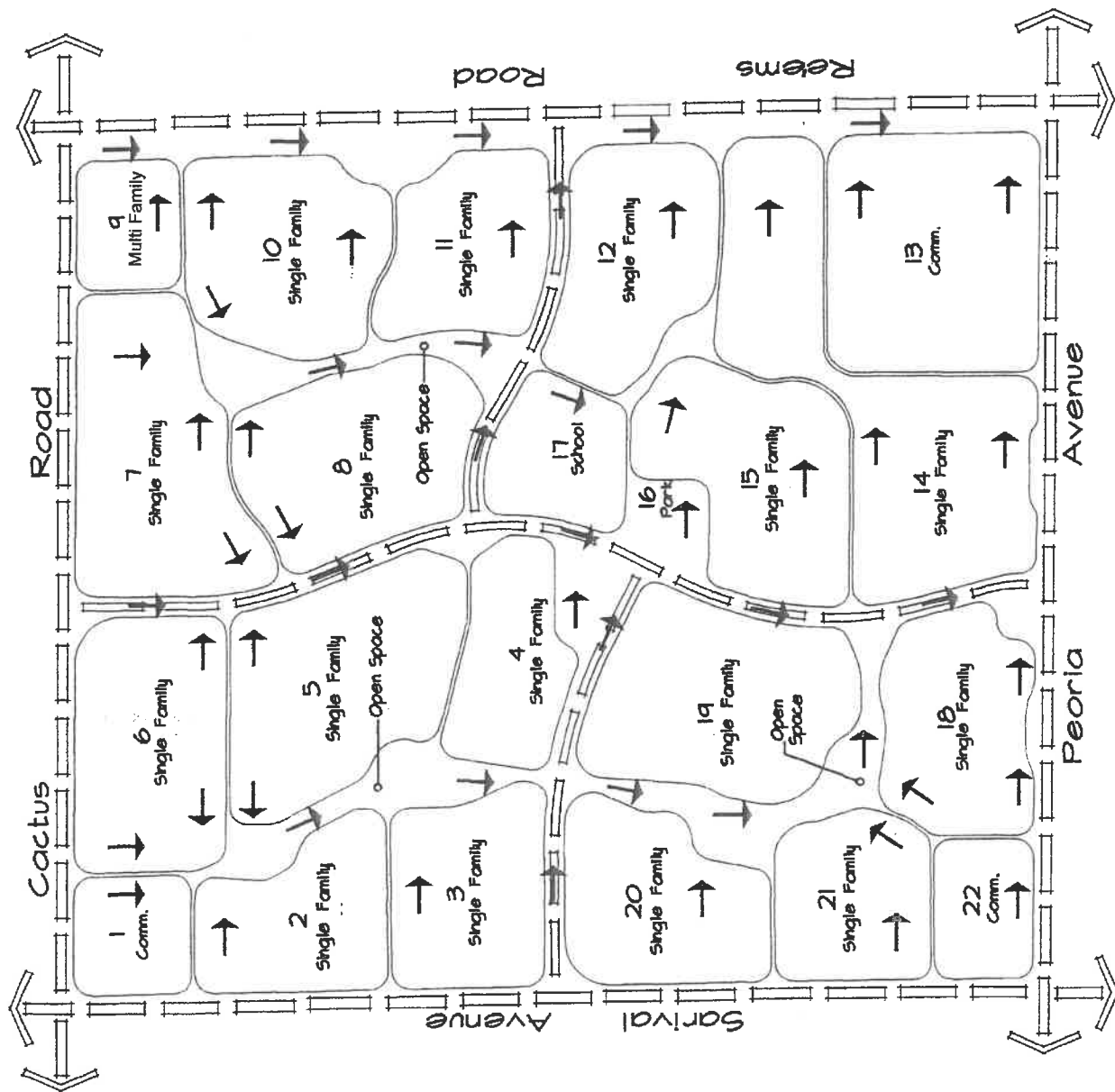
Prepared For:
Metropolitan Land
2390 E Camelback Rd.
Suite #430
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Contact: Brian Birch

Prepared By:
Arizona Land Design
3202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.8410
Fax: 480.315.6648
Contact: Christine Taralson, R.L.A.

Legend:

- View wall
- Theme wall
- Low Commercial screening
i.e. low wall, berming and/
or landscape screen - some
uses may require additional
wall height
- - - - - 8' Subdivision wall
- ★ Entry feature





Master Drainage Exhibit Greer Ranch

Prepared For:
Metropolitan Land
2390 E Camelback Rd.
Suite 1430
Phoenix, Arizona 85016
Phone: 602.951.0604
Fax: 602.955.6359
Contact: Brian Birch

Prepared By:
Arizona Land Design
3202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480.951.6410
Fax: 480.319.8648
Contact: Christine Toratso, R.L.A.

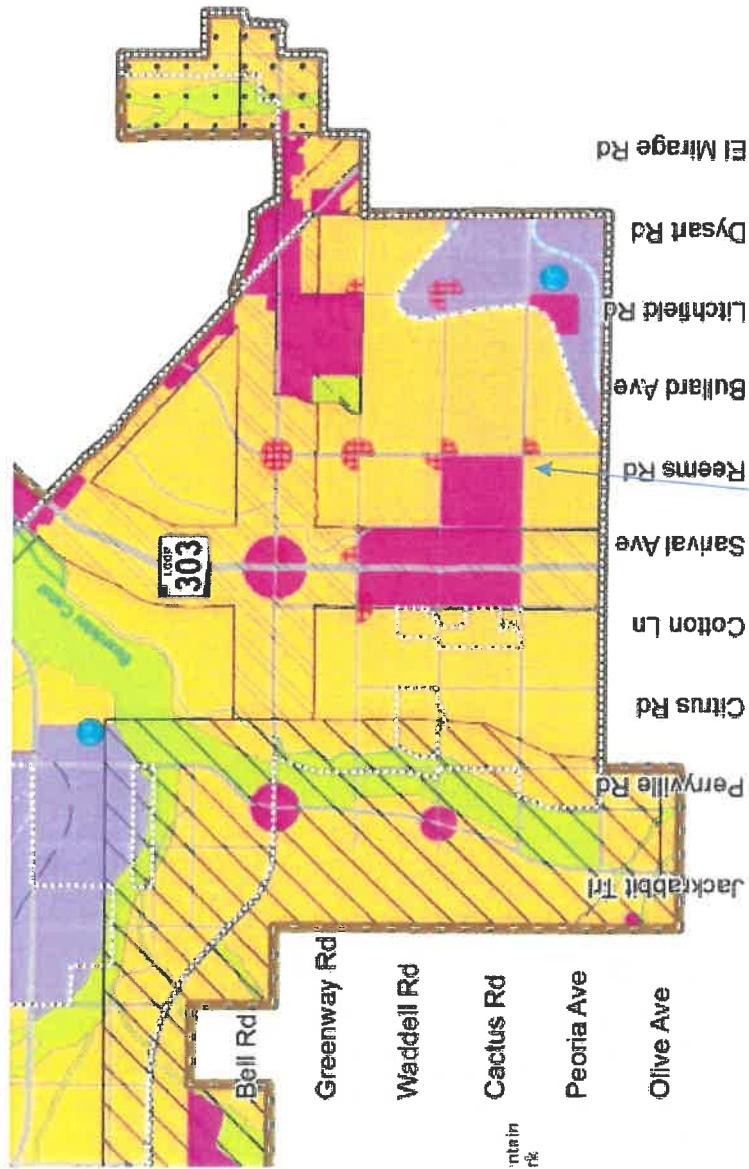
Legend:

→ Drainage Flow Arrow



Tab 10

General Plan Map



SITE



SWC Cactus Road & Reems Road – Surprise, AZ

Tab 11

**Legal Description
for
Vita Communities at Greer Ranch
Zoning Boundary**

Located in the Northeast Quarter of Section 19, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona. Described as follows;

Beginning at the Northeast corner of said Section 19, from which the East Quarter corner of said Section 19, bears South 00°01'08" East, a distance of 2642.72 feet;

Thence South 00°01'08" East, along the East line of said Northeast Quarter, a distance of 753.68 feet;

Thence departing said East line, North 89°04'37" West, a distance of 1,039.20 feet;

Thence North 00°57'53" East, a distance of 754.43 feet to the North line of said Northeast Quarter;

Thence South 89°01'45" East, along said North line, a distance of 1,026.26 feet to the Point of Beginning.

Containing 778,677.01 square feet or 17.88 acres, more or less.

Exhibit of the above described parcel is attached hereto and made a part hereof.



EXPIRES 12/31/2020

N 1/4 COR. SEC. 19,
T 3 N., R 1 W.

NE COR. SEC. 19,
T 3 N., R 1 W.
POINT OF BEGINNING

S89° 01' 45"E

CACTUS RD. 1026.26'

156TH LN.
N0° 57' 53"E

754.43'

BASIS OF BEARING
S0° 01' 08"E 2642.73'

REEMS RD.

N89° 04' 37"W

1039.20'

GREER RANCH NORTH PHASE 1
BK. 741, PG. 32, M.C.R.



EXPIRES 12/31/2020



N.T.S.

E 1/4 COR. SEC. 19,
T 3 N., R 1 W.

 **Terrascape** consulting
civil engineering • surveying • urban planning

645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

ZONING BOUNDARY

VITA COMMUNITIES AT GREER RANCH
SURPRISE, AZ

Project No. 0910
Sheet 1 of 1

Date : 10/01/19

Vita at Greer Ranch PAD Rezone

(FS19-093)



NOVEMBER 5, 2019

Citizen Participation Report

Project Team

Developer:

Vita Communities, LLC
1017 North Central Avenue, Suite 2
Phoenix, Arizona 85004
480-344-1737

Legal Representative:

Withey Morris P.L.C
Adam Baugh
2525 E. Arizona Biltmore Cir.
Ste A-212
Phoenix, AZ 85016
(602) 230-0600

Landscape Architect:

McGough Adamson
Nick Adamson
535 E. McKellips Road, Suite 131
Mesa, AZ 85203
(602) 997-9093

Civil Engineer:

Terrascape Consulting
Dave Soltysik
575 W Chandler Blvd
Chandler, AZ 85225
(602) 297-8732

Traffic Engineer:

Southwest Traffic Engineering, LLC
3838 N. Central Avenue, Suite 1810
Phoenix, AZ 85012
(602) 266-7983

Public Meetings

Three neighborhood meetings were held for this project between May and September of 2019. Notices for each meeting were mailed to residents and neighborhood associations fifteen (15) days prior to each meeting using a mailing list generated by the City of Surprise. For the June and September neighbor meetings, an email letter was also sent to approximately 300 email addresses associated with the homeowners' association to the southwest of the Property. See Notification section below for more details. Neighbor meetings were held at the following locations on the specified dates and times:

- **May 23, 2019**
6:00 pm to 7:00 pm
Marriott Residence Inn
16418 N. Bullard Avenue
Surprise, AZ 85374
Sign-In sheet at **Tab 1**
- **June 27, 2019**
6:00 pm to 7:00 pm
Surprise City Hall: Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374
Sign-in sheet at **Tab 2**
- **September 10, 2019**
6:00 pm to 7:00 pm
Surprise City Hall: Community Room
16000 N. Civic Center Plaza
Surprise, AZ 85374
Sign-in sheet at **Tab 3**

Notification

As discussed above, notifications were mailed fifteen (15) days in advance of each neighbor meeting using a mailing list generated by the City of Surprise. The notification for the May 23 neighbor meeting was prepared and mailed by the City of Surprise. At the applicant's request, the June and September notification letters were prepared and mailed by the applicant using a mailing list supplied by the City of Surprise. For the June and September meetings, an email was sent concurrently with the mailing to approximately 200 email addresses associated with homeowners' association southwest of the Property. A scanned copy of the mailed letter was attached to each email. Finally, the neighborhood meeting information was updated on the site posting at the Property fifteen (15) days in advance of each neighborhood meeting.

- Site posting for May 23, 2019 meeting at **Tab 4**.
- Mailing affidavit with copy of notice letter, mailing labels, and email for June 27 meeting attached at **Tab 5**.
- Site posting for June 27, 2019 meeting at **Tab 6**.

- Mailing affidavit with copy of notice letter, mailing labels, and email for June 27 meeting attached at **Tab 7**.
- Site posting for September 10, 2019 meeting at **Tab 8**.
- Future notice mailing will occur at least 15 days prior to the P&Z hearing.

Issues

- **Traffic (156th Lane):** Residents of the Greer Ranch community, particularly those who live near 156th Lane to the west of the project, expressed concerns about the secondary access on 156th Lane shown in early versions of the site plan. In response to these concerns, the applicant eliminated any access to 156th Lane. The newly reconfigured site plan shows a secondary access on Reems Road. At the request of the neighbors, there will be no pedestrian access to 156th lane either.
- **Traffic (In General):** Some residents expressed concern about traffic generated by this development. The applicant, at all three meetings, shared the traffic impact analysis data with the attendees. The analysis shows the anticipated average daily trips for the proposed residential development are significantly less than the average daily trips that would be generated by a development utilizing the existing commercial zoning. The AM and PM peak time trips are also significantly less compared to the approved zoning today.
- **Proximity to Homes South of Project:** Some residents expressed concern about the setback on the south property line adjacent to the backyards of single-family homes in Greer Ranch. In response the applicant doubled the rear yard landscape setback from 10 feet to 20 feet. The applicant also shared that the proposed rental homes would be single story, whereas a much taller commercial building, with parapet walls, could be constructed under the existing commercial zoning. The applicant also noted that with commercial development, back-of-house operations such as deliveries, trash pickup, loading, etc. would be adjacent to the neighbors' homes as opposed to landscaped backyards proposed by the current plan.
- **Impact on Nearby School:** Some residents questioned whether the proposed development would have a significant impact on Sonoran Heights Elementary. The applicant confirmed with the Dysart School District that Sonoran Heights' enrollment is approximately 850 students with a capacity for 1,100 students and shared this information at subsequent neighborhood meetings. Additionally, the applicant noted that the target demographics for communities like the proposed project is generally not school-age families – “renters by choice” are typically younger (millennials, young professionals, etc.) or older (empty nesters, etc.). The applicant pointed out that the majority of units are studios and one bedrooms which generally do not have school age children. Lastly, there are no 3-bedroom units being proposed which often indicate school age children.

- **Viability of Commercial:** The residents questioned why commercial uses were not viable. The owner of the property is a commercial developer and was present at all neighbor meetings. He explained how they have owned the site for 12 years and consistently marketed it for commercial uses without success. The owner shared how the adjacent median street design does not allow full access from Cactus, Reems, or 156th Lane. Retailers will not accept nor develop on land without full access. The commercial developer also explained how they had fully approved plans permitted by the City for a CVS pharmacy and retail pads which never materialized. There are other stronger commercial corridors where commercial uses choose to locate and even the existing commercial at this location is struggling to fill its stores and build its empty pad lots. Lastly, this site is very close to Luke AFB which severely limits the number of houses that can be built in its noise contours. As a result, there are not enough rooftops in the immediate trade area to support another commercial shopping center. There is already more than 1700+ acres of commercial land within just 2.5 miles of this site - a clear case of oversaturation.
- **Crime:** Neighbors express concern that this would attract crime because these are renters. That is a discriminatory sentiment not reflected in reality. In fact, there are about 200 registered rental homes with Greer Ranch today, and likely more that remain unregistered with Maricopa County. In contrast, this proposal is gated, applicants are screened, background checks are performed, and the management company is not required to lease to a person with a criminal background. This facility is managed by a professional company and the lease provisions have strong mechanisms to ensure renter profile, consistency, and accountability. Lastly, the applicant surveyed crime data for other identical rental communities such as this and found that crime was lower than the neighborhoods that surround it.
- **Property Values:** Some residents feared this development would cause a loss in property values. The applicant surveyed Comparative Market Data for other similar type rental products in the Valley, just like this, and the data shows that the homes next to it appreciated at the same rate as the overall zip code. More importantly, it is assumed that backing up to a commercial center would have a greater negative impact on property values than backing up to a single-story rental home community as proposed here.

TAB 1

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
MAY 23, 2019 – RESIDENCE INN MARIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Elizabeth Richardson			
2. TERRY MOGGS			
3. DEBRA DAVIS			
4. J DeNurth			
5. DJ DIEDE			
6. Carle & Krzykowski			
7. Dustin Dixon			
8. Keith Ollis			
Geoff - Julie			
9. Sanchez			
10. Brett Rasker			

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS

NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. BRUCE WILSON			
12. Billy & Angela Harris			
13. Gary & Marian Thornhill	Surprise		
14. JOSE RASCON			
15. CAROL McADAMS			
16. JOE MANNA			
17. MYRA McLEOD			
18. Patricia Brandt			
19. Lisa Fowler			
20. Claudia Flaherty			

SIGN-IN

VITA AT GREER RANCH

SOUTHWEST CORNER OF CACTUS AND REEMS

NEIGHBORHOOD OPEN HOUSE MEETING

MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. Davis Morgan			
22. Nick + Debbie Bacon			
23. Duncan + Debra Hanson			
24. Steve + Andrea Werfist			
25. Debra Gerverson			
26. Cary Matkin			
27. Buffy Sprouse			
28. Jennifer / Jimmy Jones			
29. Tom + CARLY SHORT			
30. Richard Bacon			

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
MAY 23, 2019 – RESIDENCE INN MARRIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
31. Jeff & Heather Kaiser			
32. Del & Denny Secord			
33. Russell Deninger			
34. Blanca Real			
35. Tommy Griffith & DAVID			
36. ALAN MCCALLUM			
37. RYAN & JAMIE ANG			
38. Susan Amy			
39. Sheryl Calcagno			
40.			

SIGN-IN

VITA AT GREER RANCH
SOUTHWEST CORNER OF CACTUS AND REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
MAY 23, 2019 – RESIDENCE INN MARIOTT – 16418 N. BULLARD AVE, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
41. George & Yolie Hitt			
42. Sarah Matranga			
43. Linda + Dean Johnson			
44. Kenneth + Natalie Weed			
45. Steve & Terri Worster			
46. Steve + Vanessa Delgado			
47. Shaun Flowers			
48. Chris Hauer			
49. Pamela Hauer			
50. Frederic Young			

NAME	ADDRESS	PHONE	EMAIL
Steve Delgado			
VANESSA DELGADO			
Stephen Lanni			
Patricia Lanni			
Shane Peters			
PAMELA HAWER			
Kerry Sheward			
Michael Sheward			
Donna Swartz			
Vic White			
Beverly White			
Allison White			
Frederick W. Young			
Stephanie Young			
TRAVIS SUBWEES			
Kimberly Faulkner			
Jamie Arny			
MICHELE McFar			
Sheli Stodol			

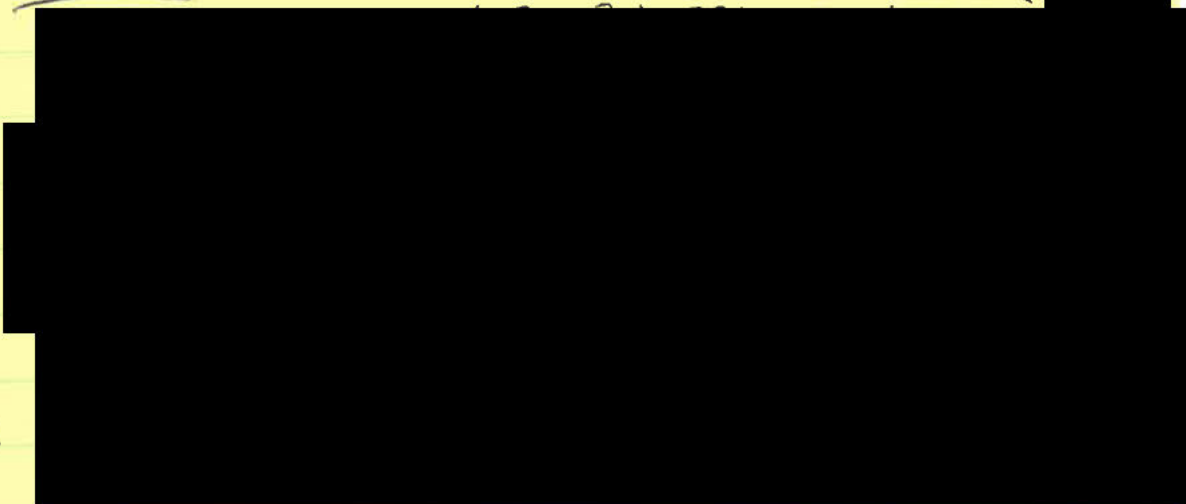
NAME

ADDRESS

PHONE

EMAIL

Andy Ceper



Michael W Moch
Scott Stoddart

Mike Pool

Vaughn Green
Stephanie Cheshire

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Mike & Debbie Mach			
Matthew & Donna Powers			

TAB 2

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Steve Delgado			
2. Nick & Debbie Bacon			
3. Joe & Shari Manner			
4. Joanne & Terry Magis			
5. Stephen & Patricia Lawri			
6. Fred & Stephanie Young			
7. Andy Cooper			
8. J. DelNorton			
9. DJ DIED			
10. Matt & Donna Powers			

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. VANESSA DELGADO			
2. MANUEL GONZALES			
3. LISA GONZALES			
4. Kristine Jones			
5. Julie & Geoff Pacheco			
6. Steve & Teresa Worster			
7. Chris Hauer/Pamela			
8. ~~Patricia Delgado~~			
9. Teresa Sudweeks			
10. YVONNE BRILEY			

SIGN-IN

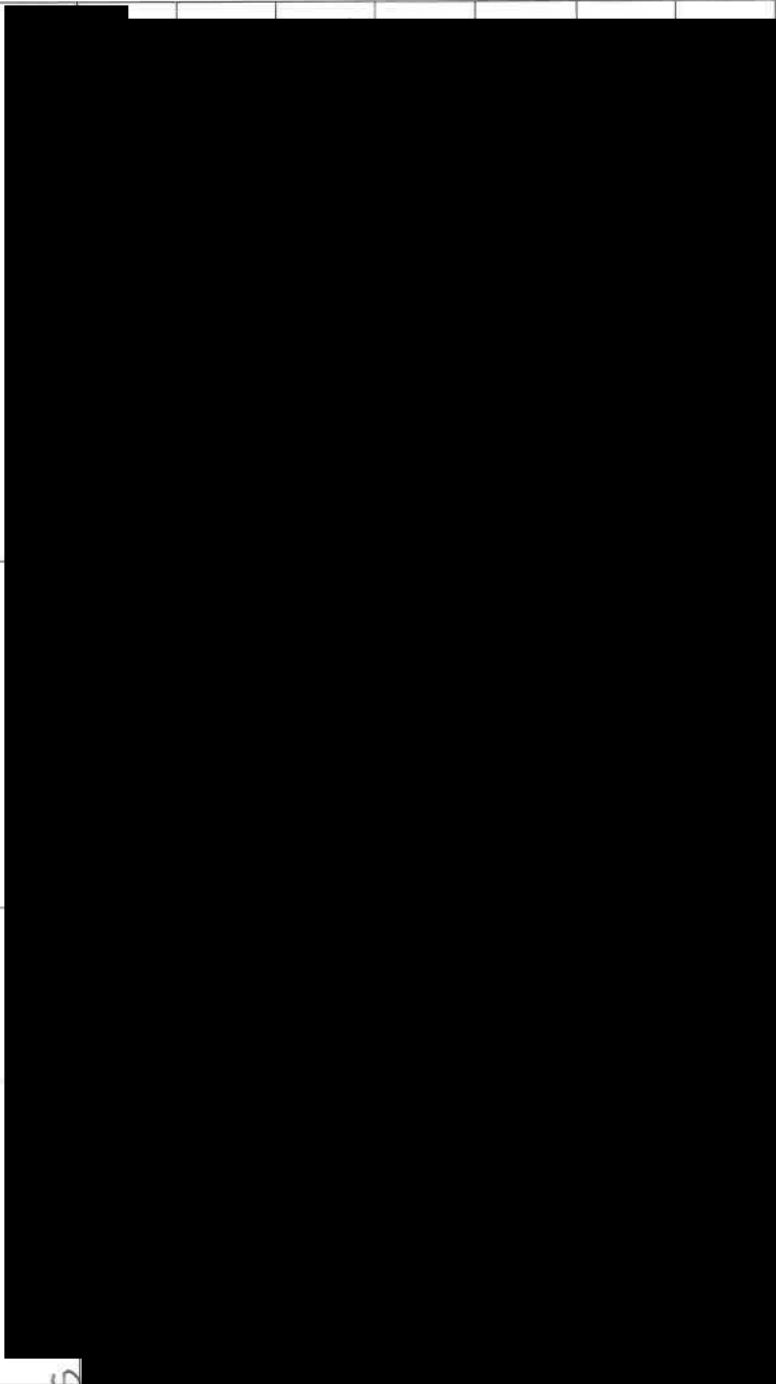
VITA LAND DEVELOPMENT, LLC
 SOUTHWEST CORNER OF CACTUS & REEMS
 NEIGHBORHOOD OPEN HOUSE MEETING
 JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Shub Stoddard			
2. Mike Pol			
3. Patricia Brandt			
4. Travis Sweeney			
5.			
6.			
7.			
8.			
9.			
10.			

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING

JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Bob & Corrie Bowles			
2. John & Juanita Oja			
3. Lance & Melissa McAdams			
4. Jennifer Donald			
5. Rebecca Passeri			
6. DEBRA DAVIS			
7. Elvis Garay			
8.			
9.			
10.			

SIGN-IN

VITA LAND DEVELOPMENT, LLC
SOUTHWEST CORNER OF CACTUS & REEMS
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 27, 2019 – SURPRISE CITY HALL – 16000 N. CIVIC CENTER PLAZA – COMMUNITY ROOM, 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. George & Yolande Hitt			
2. Claudia & Chris Flaherty			
3. Duncan Thompson			
4. LEONORE VERDUGO			
5. LINDA CHAMBERS			
6. CAREY MATKIN			
7.			
8.			
9.			
10.			

TAB 3

SIGN-IN

VITA COMMUNITIES

SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD
NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Ken & Anna Kozlowski			
2. Susan Brown			
3. Nick & Deb Bacon			
4. Brad Meier			
5. John & Juanita Oja			
6. Vaughn Green			
7. Chuck & Lisa Gonzales			
8. Andy Cepan			
9. Margaret Lieu			
10. Dave Bergaro			

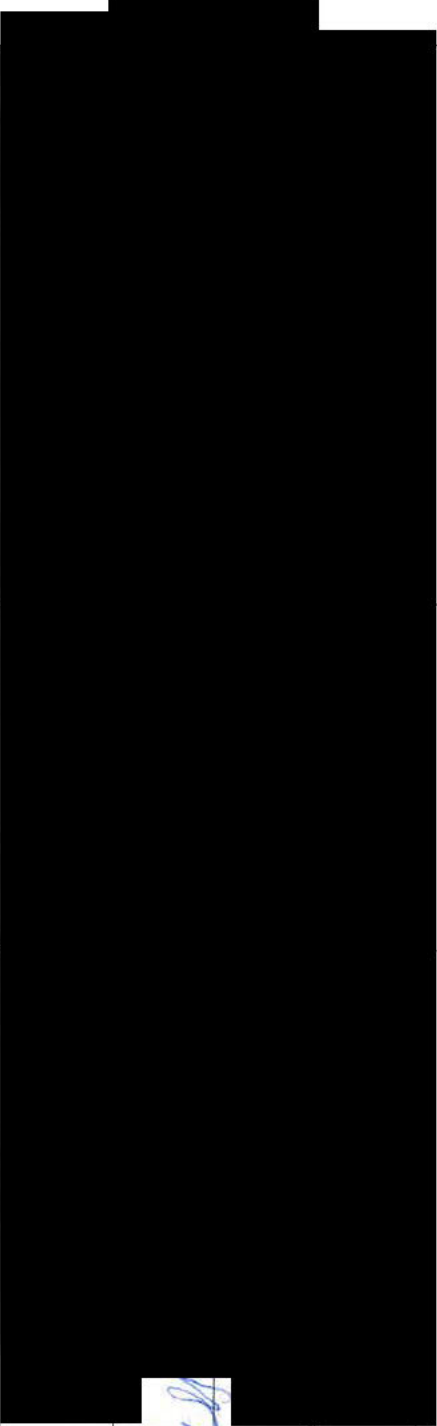
SIGN-IN

VITA COMMUNITIES

SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Corrie & Bob Bowers			
12. Earl & Linda Chandler			
13. Duncan & Debra Hansen			
14. Elizabeth Richardson			
15.			
16.			
17.			
18.			
19.			
20.			

SIGN-IN

VITA COMMUNITIES

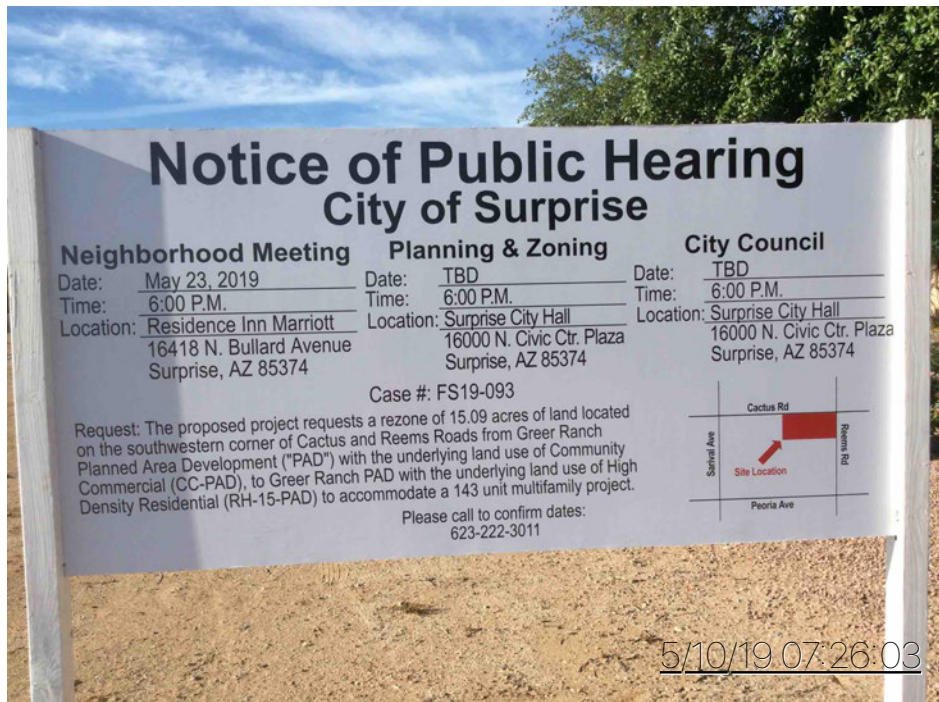
SOUTHWEST CORNER OF CACTUS ROAD AND REEMS ROAD

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 10, 2019 – SURPRISE CITY HALL – 16000 N CIVIC CENTER PLAZA, COMMUNITY ROOM - 6:00 PM

	NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21.	Shel Stoddard			
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				

TAB 4



AFFIDAVIT OF POSTING

Application No: FS19-093
Applicant Name: Withey Morris PLLC
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19; Third sign added 5/10/19

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 5/10/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 10th day of May, 2019, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-20
My commission expires



TAB 5

CITY OF SURPRISE
Notification of Open House

AFFIDAVIT OF MAILING

Application No: FS19-093

Applicant Name: G. Adam Baugh

Location: SWC Cactus Rd & Reems Rd

Date of Mailing: 06/12/2019

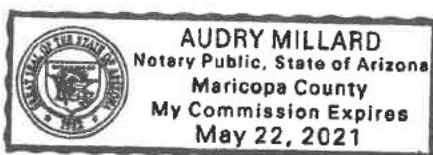
In order to assist in providing adequate notice to interested parties, the applicant for any *PAD Amendment Application* in the City of Surprise shall provide notification of the *date, time and place* of scheduled open house. These notices must be sent not less than **fifteen (15) days prior** to the date of the open house. The notification shall also include the nature of the request as contained on the formal zoning application.

I confirm that the notification has been mailed out as required above, for the case noted above.


Applicant/Representative Signature

9/19/19
Date

This instrument was acknowledged before me on this 19th day of September, 2019, and by G. Adam Baugh. I witness whereof I hereunto set my hand and official seal.




Notary Public

May 22, 2021
My commission expires



June 12, 2019

Re: PAD Amendment Application (FS19-093) for approximately 15.09 acres located at the southwest corner of Cactus Road & Reems Road in Surprise, Arizona

Dear Property Owner or Neighborhood Association Leader:

Our firm represents Vita Communities ("Vita"), the proposed developer of approximately 15.09 acres of vacant land located at the southwest corner of Cactus Road and Reems Road in Surprise, Arizona (the "Property") as shown on the enclosed Aerial Map. You may have previously received some correspondence from the City of Surprise regarding this proposed single-family rental home development and/or attended the initial neighbor meeting we hosted on May 23, 2019. As promised, this letter is intended to follow up and inform you of the next public meeting for our proposed project.

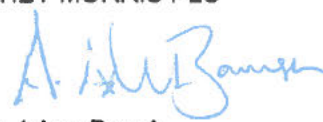
The Property is currently zoned for commercial uses but has been unable to attract an anchor tenant in the sixteen years since the zoning was approved. Vita Communities is proposing an alternative land plan to allow a new higher end, gated residential community. The proposed community, Vita at Greer Ranch, will offer high-end single-family rental homes with front and rear porches, private back yards, several shared courtyards, high-end fixtures and finishes, lush landscaping, dog parks, fire pits, and adult gaming areas over significant open space. The architecture will be comprised of both cottage and craftsman design. The community will be arranged around a central open greenbelt, with a resort-style pool and a residence club creating a gathering place for residents and cultivating a sense of community. The entire project will be under 24-hour professional management by one of the nation's largest high-end residential management companies.

We know some people were unable to attend or hear the full presentation at our initial neighbor meeting on May 23. Therefore, we would like to share our thoughts and discuss some concerns and questions that were previously raised. With that in mind, we invite you to attend the following open house meeting:

Date: June 27, 2019
Time: 6:00 p.m. to 7:00 p.m.
Location: Surprise City Hall: Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Please also refer to the notice from the City of Surprise which is enclosed with this letter. If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By 
G. Adam Baugh

Enclosure

PHONE: 602-230-0600 FAX: 602-212-1787 2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Aerial Map



SWC Cactus Road & Reems Road – Surprise, AZ



CITY OF SURPRISE CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

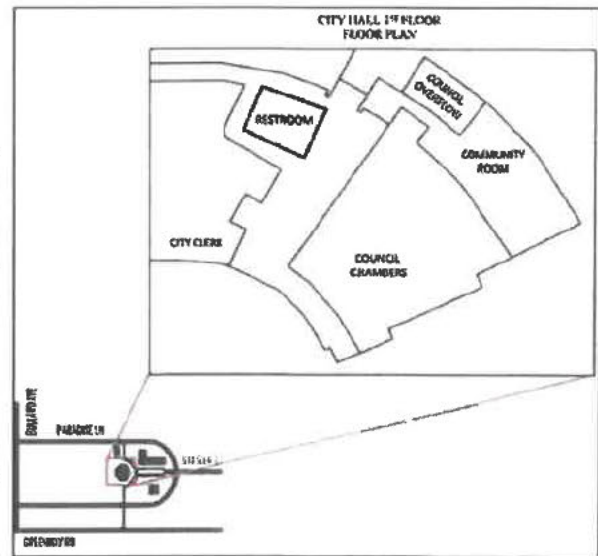
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, June 27, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16,000 North Civic Center Plaza
Surprise, Arizona 85374-7470

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 15.09 acres from Greer Ranch Planned Area Development (PAD) with the underlying zoning of Community Commercial (CC-PAD) to Greer Ranch PAD with the underlying zoning of Medium Density Residential (RM-12-PAD). Planning Case FS19-093.

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ADAMS-LOWE MARIA

ALCALA FERNANDO

ANG RYAN AND JAMIE

SURPRISE, AZ 85379

SURPRISE, AZ 85308

SURPRISE, AZ 85379

ARMSTRONG CACTUS REEMS LLC

BACON NICK AND DEBBIE

BORGARO DAVID J/VICKI L

BUTLER, PA 16001

SURPRISE, AZ 85379

SURPRISE, AZ 85379

BOWLAND JOHN

BOYLES ERIC/LEAH

BRANT PATRICIA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

BRIAN D PASSERI LIVING TRUST/REBECCA
M PASSERI LIVING TRUST

BRILEY YVONNE L

BRUCE ROBERT J

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

BRUMSKILL THOMAS/LISA

BUSER BRADLEY J/JAYNAH M

BYRNES WILLIAM P/MARTHA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

CALCAGNO SHERYL

CEPON ANDY

CHESHIRE JAYSON C/STEPHANIE M

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

CONTINENTAL CACTUS & REEMS LLC

CRUM CASEY MICHAEL/KRISTA
SUZANNE

CURRY FAMILY LIVING TRUST

MENOMONEE FALLS, WI 53051

SURPRISE, AZ 85379

SPOKANE VALLEY, WA 99206

DAVIS DEBRA

DEHLINGER RUSSELL

DELGATO STEVE AND VANESSA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

DEWERTH FREDERICK W IV/JESSICA L

DEWERTH J

DIEDE DJ

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

DIXON DUSTIN

DONALD JIMMY P/SWICK JENNIFER S

DUGO SUSAN/LYON MARY JO

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

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FRALINO DINAH E/MARCO A

ESPESETH PROPERTIES LLC

FAULKEN KIMBERLY

SURPRISE, AZ 85379

PEORIA, AZ 85382

SURPRISE, AZ 85379

FILIPPONE ANDREW JOHN

FLAHERTY CHRISTOPHER J/CLAUDIA J

FLOWERS SHAUN

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

FOWLER LISA

GALVE LUISA L/JOEL L

GARCIA ANTHONY R/MEREDITH A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GAUT CHRISTOPHER

GORDON JESSICA A/JOSHOUA D

GORNIK MARK J/REID-GORNIK JILL A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GREEN VAUGHN

GREER RANCH NORTH HOMEOWNERS
ASSOCIATION

GRIFFITH TOMMY

SURPRISE, AZ 85379

TEMPE, AZ 85282

SURPRISE, AZ 85379

HAMILTON CHASE-SURPRISE LLC/ETAL

HARRIS BILLY ANGELA

HAUER CHRIS AND PAMELA

SOLVANG, CA 93464

SURPRISE, AZ 85379

SURPRISE, AZ 85379

HAWKINS EILEEN M

HEDGES KOURTNEY D/DANIEL R

HERMAN HERB/BARBARA

SURPRISE, AZ 85379

WADDELL, AZ 85355

SURPRISE, AZ 85379

HESSE GARY D/PAULA D

HITT GEORGE AND YOLIE

HOLMAN RENTALS LLC

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85388

HORNE REGINALD H/LINETTE

JAKUBOWSKI JENNIFER L

JAMES WILLIAM/SALLY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

JOHNSON DEATRA D

JOHNSON LINDA AND DEAN

KAISER JEFF AND HEATHER

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379



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KOHLS DEPARTMENT STORES INC

[REDACTED]
MENOMONEE FALLS, WI 53041

KRZYKOWSKI CARLA AND KENNETH

[REDACTED]
SURPRISE, AZ 85379

LAUNI STEPHEN AND PATRICIA

[REDACTED]
SURPRISE, AZ 85379

LAWSON JOSHUA/REBECCA

[REDACTED]
SURPRISE, AZ 85379

LEDESMA MARIO/ELVA

[REDACTED]
SURPRISE, AZ 85379

MACH MIKE AND DEBBIE

[REDACTED]
SURPRISE, AZ 85379

MAGEE HERMAN D

[REDACTED]
SURPRISE, AZ 85379

MANNINA JOESEPH

[REDACTED]
SURPRISE, AZ 85379

MATKEN CAREY

[REDACTED]
SURPRISE, AZ 85379

MATRANGA SARAH

[REDACTED]
SURPRISE, AZ 85379

MAZO RICHARD C/BABY JANE R

[REDACTED]
SURPRISE, AZ 85379

MCADAMS LANCE

[REDACTED]
SURPRISE, AZ 85379

MCCALL RANDOLPH/MARY E

[REDACTED]
SURPRISE, AZ 85379

MCCALLUM DAVID AND ALLAN

[REDACTED]
SURPRISE, AZ 85379

MCCOMB MITCH

[REDACTED]
SURPRISE, AZ 85379

MCCOY RICHARD AND MICHELE

[REDACTED]
SURPRISE, AZ 85379

MCLAUGHLIN DAVID J/THERESA L

[REDACTED]
SURPRISE, AZ 85379

MEDRANO STEPHANIE

[REDACTED]
SURPRISE, AZ 85379

MEIER BRADLEY/KARRI

[REDACTED]
BONNEY LAKE, WA 98391

MOGIS TERRY

[REDACTED]
SURPRISE, AZ 85379

MONTROYA ALBERT

[REDACTED]
SURPRISE, AZ 85379

MORGAN DAVIS

[REDACTED]
SURPRISE, AZ 85379

MURRAY CRAIG H/ALICE E

[REDACTED]
KINGSTON, WA 98346

OLECH ANETA

[REDACTED]
MASPETH, NV 89254

OLIVER LISA/WILLIAM

[REDACTED]
SURPRISE, AZ 85379

OLLIS KEITH

[REDACTED]
SURPRISE, AZ 85379

OSTENSO ROY/FREY CELENE

[REDACTED]
MENOMONIE, WI 54751

PARTRIDGE GEOFF JULIE

[REDACTED]
SURPRISE, AZ 85379

PB AND J XIV LLC

[REDACTED]
CHICAGO, IL 60606

PENDLETON KAYLAN

[REDACTED]
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PHELPS ROBERT/ALICIA

POOL MIKE

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

PORTER KEVIN/RANDI

POWERS MATTHEW AND DONNA

PROGRESS RESIDENTIAL BORROWER 5
LLC

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SCOTTSDALE, AZ 85261

RAMIREZ MELVIN O/STEPHANIE J

RAMIREZ SANTIAGO JR/MELANIE

RANCHO GABRIELA HOMEOWNERS
ASSOCIATION

SURPRISE, AZ 85379

SURPRISE, AZ 85379

TEMPE, AZ 85285

RASCON JOSE

RASKEY BRETT

REAL BLANCA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

REMY ARRON

RICHARDSON ELIZABETH

RIFFLE PATRICK A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

ANCHORAGE, AK 99504

SALAISES JOHN C/TINA

SAN SORAPY

SANCHEZ ARTHUR

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SHEWARD MICHAEL AND KERRY

SHORT FAMILY TRUST TOM AND
CARYN

SIEGAL DALE AND DON

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SMITH-COX LISA/COX DAVID E

SPAHR CHRISTOPHER A/KATELYN

SPROUSE BUFFY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

STENELSON DEBRA

STODDART SCOTT AND SHEL

SUBURBAN LAND RESERVE INC

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SALT LAKE CITY, UT 84151

SUDWEEKS TRAVIS

SWARTZ DONNA

SWISHER VIRGINIA C

SURPRISE, AZ 85379

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THOMPSON TERRY D/TONYA M

THORNHILL GARY L/MARIAN GAIL

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

TLC 11832 LLC

TOHME GEORGE/DANIELLA

TRAN JORDAN/THANH NHAN

TUCSON, AZ 85743

PHOENIX, AZ 85050

SURPRISE, AZ 85379

VAVRA CURTIS/RHONDA

WAYCHOFF REED J II/DENISE K

WEED KENNETH AND NATALIE

DECATUR, NE 68020

SURPRISE, AZ 85379

SURPRISE, AZ 85379

WERIET STEVE AND ANDREA

WHITE VICTOR LEE/BEVERLY JEAN/
ALLISON

WILSON BRUCE

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

WOLF BRUCE ALAN/YVONNE TERESA

WOOD DAVID/BRIANNA

WORSTER STEVE AND TERRY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

YOUNG FREDERICK AND STEPHANIE

SURPRISE, AZ 85379

Benjamin Tate

From: Benjamin Tate
Sent: Wednesday, June 12, 2019 2:54 PM
Subject: Upcoming Neighbor Meeting for SWC Cactus & Reems (FS19-093)
Attachments: Neighbor Meeting Notice Letter for SWC Cactus & Reems.pdf

Good Afternoon,

Please see the attached notice letter regarding an upcoming neighbor meeting on June 27th for the proposed project at the southwest corner of Cactus Road and Reems Road.

If you have any questions, please contact our office. You can also contact the assigned planner for the City of Surprise: Hobart Wingard, 623-222-3156, Hobart.wingard@surpriseaz.gov.

Thank you,

Benjamin L. Tate
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
602-230-0600



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 Brandon Hansen
 Brenda/Sonny Solema
 Brian & Trisha Cooper
 Bruce & Yavonne Wolf
 Carol Monroe
 Carrie Barnett
 Carrie Davies
 Casuander Barr
 Catherine Spiczka
 Cheryl Poisson
 Chris Bellino
 Chris Pelletier
 Christian Lussier
 Dallen Cox
 Dan Evander
 Danelle Garza
 Darrell & Penny King

Darren Behner
 Dave Bair
 Dave Borgaro
 David & Janet Payne
 David Baker
 David Bledsoe
 David Shrum
 Davis Margau
 Debbie Nugent
 Deneé Diede
 Dexter White
 Don Carlson
 Donna Powers
 Donna Swartz
 Doris Hargrove
 Duncun Thompson
 Dustin Dixon
 Dustin Hooker
 Earl Chambers
 Ed Saldivar
 Edmund & Jordan Macias
 Elan & Thomas McMonigil
 Elvis Garay
 Eric Rodriguez
 Erica & Kaleb Brainard
 Frank Kohne
 Gary & Umni Heinzke
 Gary Thornhill
 george Hitt
 Heather & Jeff Kaiser
 inaki Saizar
 Isidro Rios
 Jamie Ang
 Jason & Jenny Michael
 Jason Green
 Jay Crowe
 Jay Schwerr
 Jeannie Seyler

6/12/19 Email Notification List

Jeff Rathbun <[REDACTED]>
 Jeffery Simpson <[REDACTED]>
 Jenn Kirsch <[REDACTED]>
 Jennifer Swick <[REDACTED]>
 Jerry Fischer <[REDACTED]>
 Jesse White <[REDACTED]>
 Jill Kuehler <[REDACTED]>
 Jim Haynes <[REDACTED]>
 jim Zollars <[REDACTED]>
 Jody & Dave Lewis <[REDACTED]>
 Joe & Sharri Mannina <[REDACTED]>

[REDACTED]
 Joe & Tiffany Genco <[REDACTED]>
 joe Diciento <[REDACTED]>
 Joe Gonzales <[REDACTED]>
 Joel Galaviz <[REDACTED]>
 John Bowland <[REDACTED]>
 John Bryne <[REDACTED]>
 John Oddo <[REDACTED]>
 Jon Hill <[REDACTED]>
 Jose Rascon <[REDACTED]>
 [REDACTED]
 Joshua & Amber Carroll <[REDACTED]>
 [REDACTED]
 js Stewert <[REDACTED]>

JUAN MACIAS <jojuanm[REDACTED]>
 Julie Kent <juliemarieke[REDACTED]>
 JULIE MACARLE <jmacar[REDACTED]>
 Justin & jenn Teachout <[REDACTED]>
 JUSTIN STULTZ <jjstultz[REDACTED]>
 Kale Garrison <kalegarri[REDACTED]>
 Keith & terry Samrany <[REDACTED]>
 <carguyks@roadrunner.[REDACTED]>
 Keith Trybus <keith.tryb[REDACTED]>
 Kelly Manuilow <kmanu[REDACTED]>
 Kelsey Hjerpe <kelsey.hj[REDACTED]>
 Ken & Carla Krzykowski <[REDACTED]>
 Ken & Laura Winkler <[REDACTED]>
 <kenwinkler.agent@gma[REDACTED]>
 Ken Collins <kgc52596@[REDACTED]>
 Ken Weech <kenweech[REDACTED]>
 Kent & Debbie Davis <ds[REDACTED]>

Kevin Porter <[REDACTED]>
 Kourtney Hedges <[REDACTED]>
 Kristin Hamill <K[REDACTED]>
 Kweli & Dana Baker <[REDACTED]>
 Kyle Schuluter <d[REDACTED]>
 Lance McAdams <[REDACTED]>
 Lee Sautia <[REDACTED]>
 Leon & Deborah Schmidt <[REDACTED]>
 [REDACTED]
 Leonore Verdugo <[REDACTED]>
 Margau family Margau <[REDACTED]>
 [REDACTED]
 Marge/Doug Hemme <[REDACTED]>
 [REDACTED]
 Marianne Strueber <[REDACTED]>
 Mark Avey <[REDACTED]>
 Mark James <p[REDACTED]>
 Mark Manos <[REDACTED]>
 Mark McCall <[REDACTED]>
 Mark Musser <[REDACTED]>
 MARVIN COOLIDGE <m[REDACTED]>
 Mary Smith <[REDACTED]>
 [REDACTED]
 Matt Debattista <[REDACTED]>
 Melissa & Charles Anderson <[REDACTED]>
 [REDACTED]
 Michael 7 Debbie Mach <[REDACTED]>
 Michelle Carter <[REDACTED]>
 Michelle lythgoe <[REDACTED]>
 Michelle Mannina <[REDACTED]>
 [REDACTED]
 mike Bruxer <[REDACTED]>
 Mike Pool <m[REDACTED]>
 Mike Rhodes <m[REDACTED]>
 Mitch Mccomb <[REDACTED]>
 Mitch McComb <[REDACTED]>
 [REDACTED]
 Nawar Kahgo <[REDACTED]>
 Nick Krauss <[REDACTED]>
 Norma Catalan <n[REDACTED]>
 Pat Riffle <[REDACTED]>
 Paul Daly <[REDACTED]>
 Ralph Chayrez <[REDACTED]>

il Notification List

Randy Bowland

Rene & Carla Schutte

Rich Seyers

richmond Silva

Ricky Dennis

Rob Powell <

Robert McCabe

Ron Hall

Rose Conner

Ryan Earl

Ryan Johnston <

Sally James

Sandra Berg <

Shawn Parkhouse

Shiela & George Hoefer

Stephanie and Fred Young

Stephanie Hooker

Steve & Carol Bergman

Steve & Paulette Golding <

Steve Bjornstad <s

Steve Chudy <d

Steve Worster <

Steven Childs <

Susan Kaye & John Macatt

Susan Larson

Tammy Lezinsky <

Tatinana Presswood

Teresa Buckmaster

Teresa Estrada

Terry and Joann Mogis

Terry Daugherty

Terry Young

Thomas Smith <

tj hindy

Todd & Erin Litton

Tom and Cayrn Short

Tom Patchell <

Tommy Griffith <

Tony Queen

Tracy Hagl <

Troy Wilmoth

Vasile Insuratelu

Vaugh Green

Vern and Debbie Thacker

Vic White

Victoria Burns <

Wayne Thatcher <

William & Julie Borg

William Harrison

William Miller <

William Pfeiffer

Hobart Wingard

Adam Baugh <a

TAB 6



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-093
Applicant Name: Withey Morris PLLC
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19; sign modified: 6/15/19

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

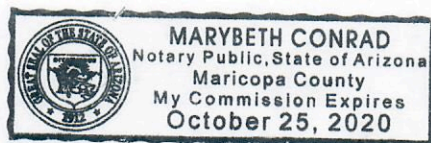
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Marcia Hitt 6/15/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 15 day of June, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10-25-20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).



TAB 7

CITY OF SURPRISE
Notification of Open House

AFFIDAVIT OF MAILING

Application No: FS19-093

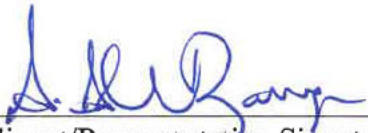
Applicant Name: G. Adam Baugh

Location: SWC Cactus Rd & Reems Rd

Date of Mailing: 08/26/2019

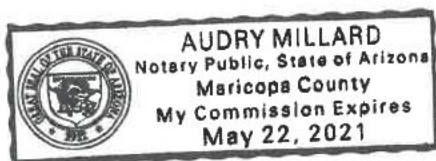
In order to assist in providing adequate notice to interested parties, the applicant for any *PAD Amendment Application* in the City of Surprise shall provide notification of the *date, time and place* of scheduled open house. These notices must be sent not less than **fifteen (15) days prior to** the date of the open house. The notification shall also include the nature of the request as contained on the formal zoning application.

I confirm that the notification has been mailed out as required above, for the case noted above.


Applicant/Representative Signature

9/19/19
Date

This instrument was acknowledged before me on this 19 day of September, 2019, and by G. Adam Baugh. I witness whereof I hereunto set my hand and official seal.




Notary Public
May 22, 2021
My commission expires



August 26, 2019

Re: PAD Amendment Application (FS19-093) for approximately 15.09 acres located at the southwest corner of Cactus Road & Reems Road in Surprise, Arizona

Dear Property Owner or Neighborhood Association Leader:

Our firm represents Vita Communities ("Vita"), the proposed developer of approximately 15.09 acres of vacant land located at the southwest corner of Cactus Road and Reems Road in Surprise, Arizona (the "Property") as shown on the enclosed Aerial Map. You may have previously received some correspondence from the City of Surprise regarding this proposed single-family rental home development and/or attended the neighbor meetings we hosted on May 23, 2019 and June 27, 2019. In case you missed the neighbor meeting in June, we are holding this third neighbor meeting to share the changes we made after our first neighbor meeting and to let you know we will no longer have any access to/from 156th Lane.

The Property is currently zoned for commercial uses but has been unable to attract an anchor tenant in the sixteen years since the zoning was approved. Vita Communities is proposing an alternative land plan to allow a new higher end, gated residential community. The proposed community will offer single-family rental homes with front and rear porches, private back yards, several shared courtyards, high-end fixtures and finishes, lush landscaping, dog parks, fire pits, and adult gaming areas over significant open space. The architecture will be comprised of both cottage and craftsman designs. The community will be arranged around a central open space area, with a resort-style pool and a residence club creating a gathering place for residents and cultivating a sense of community. The entire project will be under 24-hour professional management by one of the nation's largest high-end residential management companies.

If you are interested in continuing the dialogue about our proposed project and sharing your thoughts, or you were unable to attend either of the previous neighbor meetings, please join us for an open house:

Date: September 10, 2019
Time: 6:00 p.m. to 7:00 p.m.
Location: Surprise City Hall: Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

Please also refer to the notice from the City of Surprise which is enclosed with this letter. If you cannot attend, we would be happy to meet with you or answer any questions at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@witheymorris.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC

By 
G. Adam Baugh

Enclosure



**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

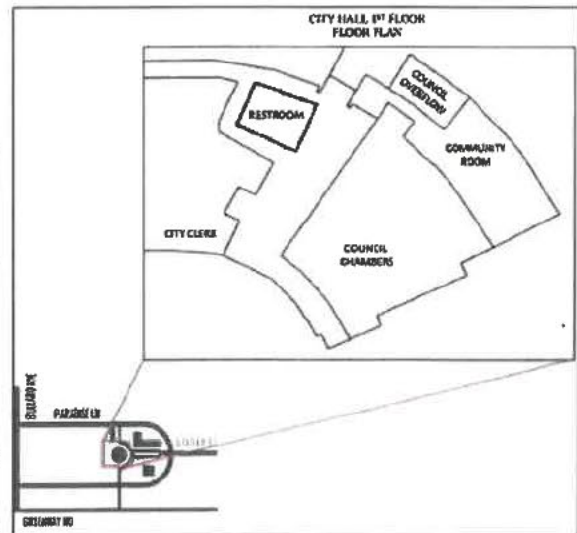
CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, September 10, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16,000 North Civic Center Plaza
Surprise, Arizona 85374-7470

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 15.09 acres from Greer Ranch Planned Area Development (PAD) with the underlying zoning of Community Commercial (CC-PAD) to Greer Ranch PAD with the underlying zoning of Medium Density Residential (RM-12-PAD). Planning Case FS19-093.

ADAMS-LOWE MARIA
ALCALA FERNANDO
ANG RYAN AND JAMIE
SURPRISE, AZ 85379
SURPRISE, AZ 85308
SURPRISE, AZ 85379
ARMSTRONG CACTUS REEMS LLC
BACON NICK AND DEBBIE
BORGARO DAVID J/VICKI L
BUTLER, PA 16001
SURPRISE, AZ 85379
SURPRISE, AZ 85379
BOWLAND JOHN
BOYLES ERIC/LEAH
BRANT PATRICIA
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
**BRIAN D PASSERI LIVING TRUST/REBECCA
M PASSERI LIVING TRUST**
BRILEY YVONNE L
BRUCE ROBERT J
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
BRUMSKILL THOMAS/LISA
BUSHER BRADLEY J/JAYNAH M
BYRNES WILLIAM P/MARTHA
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
CALCAGNO SHERYL
CEPON ANDY
CHESHIRE JAYSON C/STEPHANIE M
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
CONTINENTAL CACTUS & REEMS LLC
**CRUM CASEY MICHAEL/KRISTA
SUZANNE**
CURRY FAMILY LIVING TRUST
MENOMONEE FALLS, WI 53051
SURPRISE, AZ 85379
SPOKANE VALLEY, WA 99206
DAVIS DEBRA
DEHLINGER RUSSELL
DELGATO STEVE AND VANESSA
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
DEWERTH FREDERICK W IV/JESSICA L
DEWERTH J
DIEDE DJ
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
DIXON DUSTIN
DONALD JIMMY P/SWICK JENNIFER S
DUGO SUSAN/LYON MARY JO
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379

ERALINO DINAH E/MARCO A

ESPESETH PROPERTIES LLC

FAULKEN KIMBERLY

SURPRISE, AZ 85379

PEORIA, AZ 85382

SURPRISE, AZ 85379

FILIPPONE ANDREW JOHN

FLAHERTY CHRISTOPHER J/CLAUDIA J

FLOWERS SHAUN

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

FOWLER LISA

GALVE LUISA I/JOEL L

GARCIA ANTHONY R/MEREDITH A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GAUT CHRISTOPHER

GORDON JESSICA A/JOSHUA D

GORNIK MARK J/REID-GORNIK JILL A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

GREEN VAUGHN

GREER RANCH NORTH HOMEOWNERS
ASSOCIATION

GRIFFITH TOMMY

SURPRISE, AZ 85379

TEMPE, AZ 85282

SURPRISE, AZ 85379

HAMILTON CHASE-SURPRISE LLC/ETAL

HARRIS BILLY ANGELA

HAUER CHRIS AND PAMELA

SOLVANG, CA 93464

SURPRISE, AZ 85379

SURPRISE, AZ 85379

HAWKINS EILEEN M

HEDGES KOURTNEY D/DANIEL R

HERMAN HERB/BARBARA

SURPRISE, AZ 85379

WADDELL, AZ 85355

SURPRISE, AZ 85379

HESSE GARY D/PAULA D

HITT GEORGE AND YOLIE

HOLMAN RENTALS LLC

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85388

HORNE REGINALD H/LINETTE

JAKUBOWSKI JENNIFER L

JAMES WILLIAM/SALLY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

JOHNSON DEATRA D

JOHNSON LINDA AND DEAN

KAISER JEFF AND HEATHER

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

KOHL'S DEPARTMENT STORES INC
KRZYKOWSKI CARLA AND KENNETH
LAUNI STEPHEN AND PATRICIA
MENOMONEE FALLS, WI 53041
SURPRISE, AZ 85379
SURPRISE, AZ 85379
LAWSON JOSHUA/REBECCA
LEDESMA MARIO/ELVA
MACH MIKE AND DEBBIE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MAGEE HERMAN D
MANNINA JOESEPH
MATKEN CAREY
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MATRANGA SARAH
MAZO RICHARD C/BABY JANE R
MCADAMS LANCE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MCCALL RANDOLPH/MARY E
MCCALLUM DAVID AND ALLAN
MCCOMB MITCH
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MCCOY RICHARD AND MICHELE
MCLAUGHLIN DAVID J/THERESA L
MEDRANO STEPHANIE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MEIER BRADLEY/KARRI
MOGIS TERRY
MONTOYA ALBERT
BONNEY LAKE, WA 98391
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MORGAN DAVIS
MURRAY CRAIG H/ALICE E
OLECH ANETA
SURPRISE, AZ 85379
KINGSTON, WA 98346
MASPETH, NV 85254
OLIVER LISA/WILLIAM
OLLIS KEITH
OSTENSO ROY/FREY CELENE
SURPRISE, AZ 85379
SURPRISE, AZ 85379
MENOMONIE, WI 54751
PARTRIDGE GEOFF JULIE
PB AND J XIV LLC
PENDLETON KAYLAN
SURPRISE, AZ 85379
CHICAGO, IL 60606
SURPRISE, AZ 85379

PETERS SHANE
PHELPS ROBERT/ALICIA
POOL MIKE

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

PORTER KEVIN/RANDI
POWERS MATTHEW AND DONNA
**PROGRESS RESIDENTIAL BORROWER 5
LLC**

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SCOTTSDALE, AZ 85261
RAMIREZ MELVIN O/STEPHANIE J
RAMIREZ SANTIAGO JR/MELANIE
**RANCHO GABRIELA HOMEOWNERS
ASSOCIATION**

SURPRISE, AZ 85379

SURPRISE, AZ 85379

TEMPE, AZ 85285
RASCON JOSE
RASKEY BRETT
REAL BLANCA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

REMY ARRON
RICHARDSON ELIZABETH
RIFFLE PATRICK A

SURPRISE, AZ 85379

SURPRISE, AZ 85379

ANCHORAGE, AK 99504
SALAISES JOHN C/TINA
SAN SORAPY
SANCHEZ ARTHUR

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SHEWARD MICHAEL AND KERRY
**SHORT FAMILY TRUST TOM AND
CARYN**
SIEGAL DALE AND DON

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SMITH-COX LISA/COX DAVID E
SPAHR CHRISTOPHER A/KATELYN
SPROUSE BUFFY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

STENELSON DEBRA
STODDART SCOTT AND SHEL
SUBURBAN LAND RESERVE INC

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SALT LAKE CITY, UT 84151
SUDWEEKS TRAVIS
SWARTZ DONNA
SWISHER VIRGINIA C

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

THOMPSON DUNCAN AND DEBRA

THOMPSON TERRY D/TONYA M

THORNHILL GARY L/MARIAN GAIL

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

TLC 11832 LLC

TOHME GEORGE/DANIELLA

TRAN JORDAN/THANH NHAN

TUCSON, AZ 85743

PHOENIX, AZ 85050

SURPRISE, AZ 85379

VAVRA CURTIS/RHONDA

WAYCHOFF REED J II/DENISE K

WEED KENNETH AND NATALIE

DECATUR, NE 68020

SURPRISE, AZ 85379

SURPRISE, AZ 85379

WERIET STEVE AND ANDREA

WHITE VICTOR LEE/BEVERLY JEAN/
ALLISON

WILSON BRUCE

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

WOLF BRUCE ALAN/YVONNE TERESA

WOOD DAVID/BRIANNA

WORSTER STEVE AND TERRY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

YOUNG FREDERICK AND STEPHANIE

SURPRISE, AZ 85379

AARON PERRY

BOB AND CONNIE BOWERS

CARLA & KEN KRZYKOWSKI

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

CHRIS & PAMELA HANER

DUSTIN DIXON

ELVIS GARAY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

J DEWERTH

JOE AND SHARRI MANNINA

JOHN AND JUANITA OJA

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

KEITH OLLS

KRISTINE JONES

LEONORE VERDUGO

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

LINDA CHAMBERS

MANUEL AND LISA GONZALES

RICHARD & MICHELE MCCOY

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SURPRISE, AZ 85379

SHELI & SCOTT STODDART

STEVE AND VANESSA DELGADO

TERESA AND TRAVIS SUDWEEKS

SURPRISE, AZ 85379

SURPRISE, AZ 85378

SURPRISE, AZ 85379

TERRY AND JOANNE MOGIS

SURPRISE, AZ 85379

Benjamin Tate

From: Benjamin Tate
Sent: Monday, August 26, 2019 3:55 PM
Subject: Upcoming Neighbor Meeting for SWC Cactus & Reems (FS19-093)
Attachments: 3rd Neighbor Meeting Notice Letter for SWC Cactus & Reems (FS19-093).pdf

Good Afternoon,

Please see the attached notice letter regarding an upcoming neighbor meeting on September 10, 2019 for the proposed project at the southwest corner of Cactus Road and Reems Road in Surprise, AZ.

If you have any questions, please contact our office. You can also contact the assigned planner for the City of Surprise: Hobart Wingard, 623-222-3156, Hobart.wingard@surpriseaz.gov.

Thank you,

Benjamin L. Tate
Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016
Direct: 602-346-4610
Cell: 623-341-1825



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8/26/19 Email Notification List

Aaron & Ashley Perry

Adina Werner

AJ Buffa

Allan McCallum

Allen & Tina McCrear

Allison Dykstra

Alyna Fierro <a

Andrea Wernet <

Anthony McClure

Arnold Washington

Art Hairapetian <

Ben Jones

Bill Bones <

Billy Harris <b

Birminama mukomezi

Bob & Diane Walker

Brad & Angel Cooper

Brad Busher

Brandon Hansen <

Brenda/Sonny Solema

Brian & Trisha Cooper

Bruce & Yavonne Wolf

Carol Monroe <

Carrie Barnett <d

Carrie Davies <

Casualder Barr

Catherine Spiczka

Cheryl Poisson

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Gary Thornhill

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Isidro Rios <

Jamie Ang <

Jason & Jenny Michael

Jason Green

Jay Crowe <

Jay Schwerr <

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 Jose Rascon
 Joseph Bauer
 Joshua & Amber Carroll
 js Stewert
 JUAN MACIAS
 Julie Kent <
 JULIE MACARLE
 Justin & jenn Teachout
 JUSTIN STULTZ
 Kale Garrison <
 Keith & terry Samrany
 Keith Trybus <
 Kelly Manuilow <
 Kelsey Hjerpe <
 Ken & Carla Krzykowski
 Ken & Laura Winkler
 Ken Collins
 Ken Weech <
 Kent & Debbie Davis

Kevin Porter
 Kourtney Hedges
 Kristin Hamill
 Kweli & Dana Baker
 Kyle Schuluter
 Lance McAdams
 Lee Sautia
 Leon & Deborah Schmi
 Leonore Verdugo
 Margau family Margau
 Marge/Doug Hemme
 Marianne Strueber
 Mark Avey
 Mark James
 Mark Manos
 Mark McCall
 Mark Musser <
 MARVIN COOLIDGE
 Mary Smith
 Matt Debattista
 Melissa & Charles Ande
 Michael 7 Debbie Mach
 Michelle Carter
 Michelle lythgoe
 Michelle Mannina
 mike Bruxer <
 Mike Pool <
 Mike Rhodes
 Mitch Mccomb
 Mitch McComb
 Nawar Kahgo <
 Nick Krauss <
 Norma Catalan
 Pat Riffle
 Ralph Chayrez

8/26/19 Email Notification List

Randy Bowland

Rene & Carla Schutte

Rich Seyers

richmond Silva <

Ricky Dennis <

Rob Powell <

Robert McCabe <

Ron Hall

Rose Conner <

Ryan Earl

Ryan Johnston <

Sally James <

Sandra Berg

Shawn Parkhouse

Shiela & George Hoefer

Stephanie and Fred Youn

Stephanie Hooker

Steve & Carol Bergman

Steve & Paulette Golding

Steve Bjornstad

Steve Chudy <

Steve Worster

Steven Childs <

Susan Kaye & John Macat

Susan Larson <

Tammy Lezinsky <

Tatinana Presswood

Teresa Buckmaster <

Teresa Estrada

Terry and Joann Mogis

Terry Daugherty

Terry Young <

Thomas Smith

tj hindy

Todd & Erin Litton

Tom and Cayrn Short

Tom Patchell <

Tommy Griffith

Tony Queen

Tracy Hagl <

Troy Wilmoth <

Vasile Insuratelu

Vaugh Green <

Vern and Debbie

<deblynn24@cox.net>

Vic White

Victoria Burns <

Wayne Thatcher

William & Julie Borg

William Harrison

William Miller <2

William Pfeiffer

Hobart Wingard

Adam Baugh <

TAB 8

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza	16000 N. Civic Ctr. Plaza
Surprise, AZ 85374	Surprise, AZ 85374	Surprise, AZ 85374

Case #: FS19-093

Request: The proposed project requests a rezone of 15.09 acres of land located on the southwestern corner of Cactus and Reems Roads from Greer Ranch Planned Area Development ("PAD") with the underlying land use of Community Commercial (CC-PAD), to Greer Ranch PAD with the underlying land use of High Density Residential (RH-15-PAD) to accommodate a 143 unit multifamily project.

Please call to confirm dates: 623-222-3011

8/27/9 0.47

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
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8/27/9 4

Notice of Public Hearing

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Please call to confirm dates: 623-222-3011

8/27/9 5.52

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 10, 2019	Date: TBD	Date: TBD
Time: 6:00 P.M. - 7:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Surprise City Hall	Location: Surprise City Hall	Location: Surprise City Hall
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Please call to confirm dates: 623-222-3011

8/27/9 6

Notice of Public Hearing

City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
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8/27/9 8.52

Notice of Public Hearing

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Please call to confirm dates: 623-222-3011

8/27/9 9.6

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-093 _____
Applicant Name: Withey Morris PLLC _____
Location: SWC Cactus Rd and Reems Rd
Date Site Posted: Orig Post 4/26/19 sign modified: 8/27/19

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Surprise shall erect two (3) signs giving notice of the date, time and place of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 8/27/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27th day of August, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Mary Beth Conrad
Notary Public 10-28-20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).



PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Vita Multifamily at Greer Ranch PADA, FS19-093

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 15.09 acres of land from C2-PAD to RM12-PAD. The PAD Rezone will also provide modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 05/23/19, 05/23/19, and 09/10/19

Future Council Work Session/Meetings target dates PZ Commission 12/05/19, City Council 01/07/20

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

11 June 2019

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Allysa Robinson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS19-093; Vita Communities at Greer Ranch (APN 501-40-982, 501-40-983, 501-40-984, 501-40-985, 501-40-986, 501-40-987, 501-40-988)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on Vita Communities at Greer Ranch (Parcel 9). The site is located at the southwest corner of Cactus Road and Reems Road, in Surprise AZ. This project consists of 149 single-story units on the 15.09-acre site, yielding an overall density of 9.87 dwelling units per acre. The property is located 0.77 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

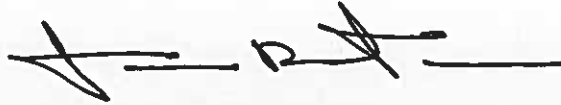
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 9.87 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we recognize that we are not the approval authority and furthermore have no objection to this density due to the fact when calculations are done utilizing the overall development of the larger 586.2 acres of Greer Ranch, the density is 3.33, thus falling within the guidelines. Furthermore, we recognize and appreciate Greer Ranch along with the city working diligently to keep the project density low.

If approved, Vita Communities at Greer Ranch will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. R. Mitchell', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



November 5, 2019

Mr. Hobart Wingard
Planner II
City of Surprise
16000 N Civic Center Plaza
Surprise, AZ 85375

RE: Vita Greer Ranch Support Letter

Dear Mr. Wingard

The Dysart Unified School District (DUSD) was contacted by the developer and their representatives regarding the Vita at Greer Ranch project. They have voiced their willingness to support the district through an assistance agreement and considering the district's comments on the project.

We appreciate their support and are providing them a draft agreement for their review. We have no objections to any actions related to this project and look forward to welcoming the new residents to our community. Thank you for your consideration of the district's interest in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator

Planning Department

Dysart Unified School District

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org



FS19-093

Vita at Greer Ranch

PAD Rezone

Mayor and City Council – January 7, 2020

VICINITY MAP

FS19-093
Vita PADA



CONTEXT MAP

FS19-093
Vita PADA

Prasada

Marley Park

Rancho Gabriella

SITE

Cactus Rd

Kohl's

Greer Ranch

Rancho Gabriella

Sarival Ave

Reems Rd

Bullard Ave

ZONING MAP

FS19-093
Vita PADA

**Prasada
PAD**

**Marley Park
PAD**

**Rancho
Gabriella
PAD**

SITE

Cactus Rd

**Greer
Ranch
PAD**

**Rancho
Gabriella
PAD**

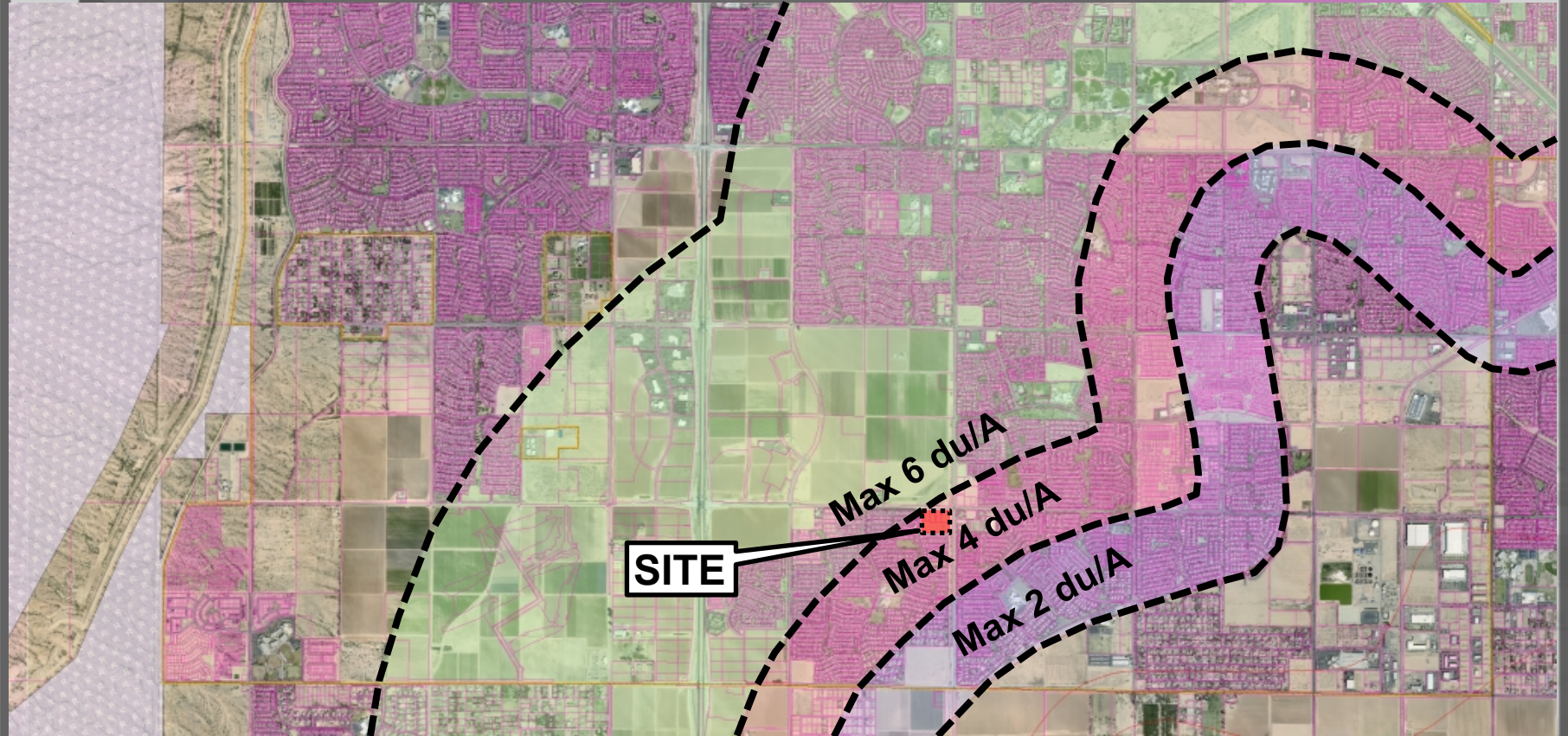
Sarival Ave

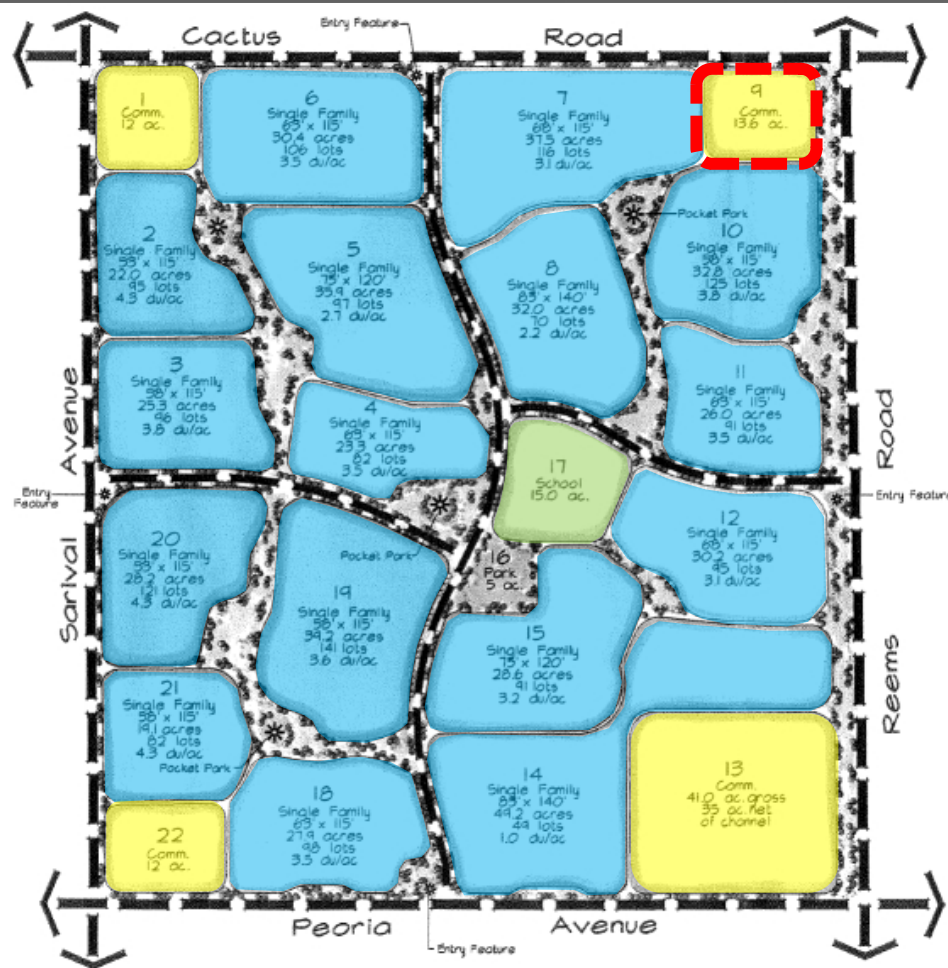
Reems Rd

Bullard Ave

LUKE GDC MAP

FS19-093
Vita PADA





- Residential
- Commercial
- School
- Subject Parcel

GREER RANCH

The applicant is requesting to amend the Greer Ranch PAD from Greer Ranch Community Commercial (CC-PAD) to Greer Ranch Medium Density Residential (RM-12-PAD) for a multifamily rental community.

Permitted Uses Include:

- Residential rental units
- Accessory vehicle garages and canopies
- Leasing Office
- Clubhouse
- Pool
- Accessory residential storage

9.87 du/A

OVERVIEW



	Existing SUDC RM-12 Standards	Proposed RM-12-PAD Standards
Minimum Lot Width	30 Feet	NA
Minimum Lot Depth	90 Feet	NA
Minimum Front Yard Setback	12 Feet to Living Space 20 Feet to Garage Face	50 Feet
Minimum Rear Yard Setback	15 Feet	20 Feet
Minimum Side Yard Setback	5 Feet	120 Feet along Reems 18 Feet along 156 th Avenue
Maximum Building Height	35 Feet	30 Feet
Minimum Open Space	20 Percent	53 Percent
Minimum Distance Between Structures	10 Feet	10 Feet
Sidewalks	5 Feet in Width	Clusters - 4 Feet Interior - 5 Feet Adjacent to Parking - 7 Feet

- A. Development and use of the site shall be in conformance with the PAD Rezone document entitled “Vita at Greer Ranch PAD Rezone,” consisting of 48 pages, prepared by Withey Morris PLC and stamped received October 2, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

PAD Rezone

Citizen Review

- May 23, 2019 at 6 PM Resident's Inn Marriott
- June 27, 2019 at 6 PM City Hall Community Room
- June 27, 2019 at 6 PM City Hall Community Room

Recommendation

Planning and Zoning Commission Recommended **Approval**
subject to stipulations "A" thru "B"



QUESTIONS OR COMMENTS?

Thank You

ORDINANCE 2020-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) REZONE FOR VITA AT GREER RANCH, LOCATED AT ON THE SOUTHWEST CORNER OF REEMS AND CACTUS ROADS WITHIN THE GREER RANCH PAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located at the southwest corner of Reems and Cactus Roads within the Greer Ranch PAD;

WHEREAS, the subject site is zoned as Greer Ranch PAD;

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on December 5, 2019, the Planning and Zoning Commission recommended approval of the Vita at Greer Ranch PAD Rezone.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *PAD Rezone.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Vita at Greer Ranch, is rezoned from Greer Ranch Community Commercial (CC-PAD) to Greer Ranch Medium Density Residential (RM12-PAD) with the following stipulations:

- A. Development and use of the site shall be in conformance with the PAD Rezone document entitled "Vita at Greer Ranch PAD Rezone," consisting of 48 pages, prepared by Withey Morris PLC and stamped received October 2, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2020.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

Exhibit A

Legal Description for Vita Communities at Greer Ranch Zoning Boundary

Located in the Northeast Quarter of Section 19, Township 3 North, Range 1 West, Gila and Salt River Meridian, Maricopa County, Arizona. Described as follows;

Beginning at the Northeast corner of said Section 19, from which the East Quarter corner of said Section 19, bears South 00°01'08" East, a distance of 2642.72 feet;

Thence South 00°01'08" East, along the East line of said Northeast Quarter, a distance of 753.68 feet;

Thence departing said East line, North 89°04'37" West, a distance of 1,039.20 feet;

Thence North 00°57'53" East, a distance of 754.43 feet to the North line of said Northeast Quarter;

Thence South 89°01'45" East, along said North line, a distance of 1,026.26 feet to the Point of Beginning.

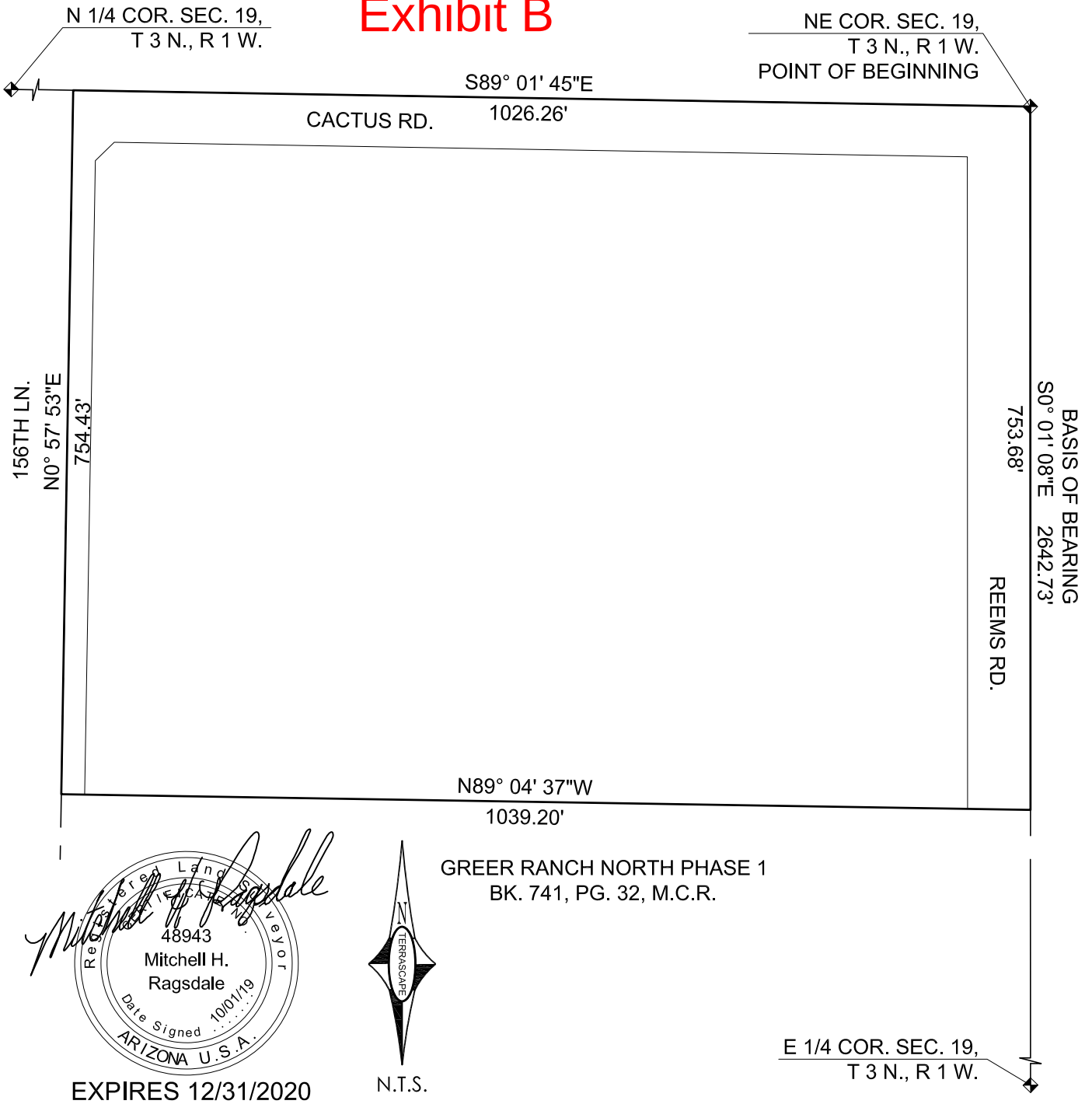
Containing 778,677.01 square feet or 17.88 acres, more or less.

Exhibit of the above described parcel is attached hereto and made a part hereof.



EXPIRES 12/31/2020

Exhibit B



EXPIRES 12/31/2020



N.T.S.

GREER RANCH NORTH PHASE 1
BK. 741, PG. 32, M.C.R.

E 1/4 COR. SEC. 19,
T 3 N., R 1 W.



645 E. MISSOURI AVE., STE. 160
PHOENIX, ARIZONA 85012

P: 602.297.8732 • F: 602.230.8458

EXHIBIT

ZONING BOUNDARY

VITA COMMUNITIES AT GREER RANCH
SURPRISE, AZ

Project No. 0910
Sheet 1 of 1

Date : 10/01/19



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

Consent: No Regular: Yes Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Vita Communities at Greer Ranch" and dated September 20, 2019, a 15.09 acre property generally located on the southwest corner of Reems Road and Cactus Road in the Greer Ranch Planned Area Development ("PAD").

Motion:

I move to approve the Final Plat entitled, "Vita Communities at Greer Ranch" and dated September 20, 2019.

Background:

Armstrong Cactus Reems LLC seeks approval of a Final Plat to accommodate 149 single and duplex residential rental units over 15.09 acres within the Greer Ranch PAD.

Objective Analysis:

The proposed Amended Final Plat will provide a 15.09 acre parcel for the proposed Vita Communities multifamily project.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area which supports multifamily uses such as that proposed.

Financial Impact:

This item does not have a direct financial impact, however all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS19-093 - Vita at Greer Ranch FP - CC Staff Report - 010720
2. 01 - FS19-093 - Vita at Greer Ranch FP - Vicinity - 010720

3. 02 - FS19-093 - Vita at Greer Ranch FP - Final Plat - 010720
 4. 03 - FS19-093 - Vita at Greer Ranch FP - CC PowerPoint - 010720
-

FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS19-093

Project Name: Vita at Greer Ranch Final Plat

Council District: 3 - Mesquite

Meeting Date: January 7, 2020

Planner: Hobart Wingard, Planner II

Owner: Armstrong Cactus Reems LLC

Applicant: Withey Morris PLC and Beus Gilbert PLLC

Request: Final Plat approval for Vita at Greer Ranch Planned Area Development ("PAD")

Site Location: Generally, on the southwest corner of Reems and Cactus Roads within the Greer Ranch PAD

Site Size: Approximately 15.09 acres

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

Support/Opposition: N/A

PROJECT DESCRIPTION:

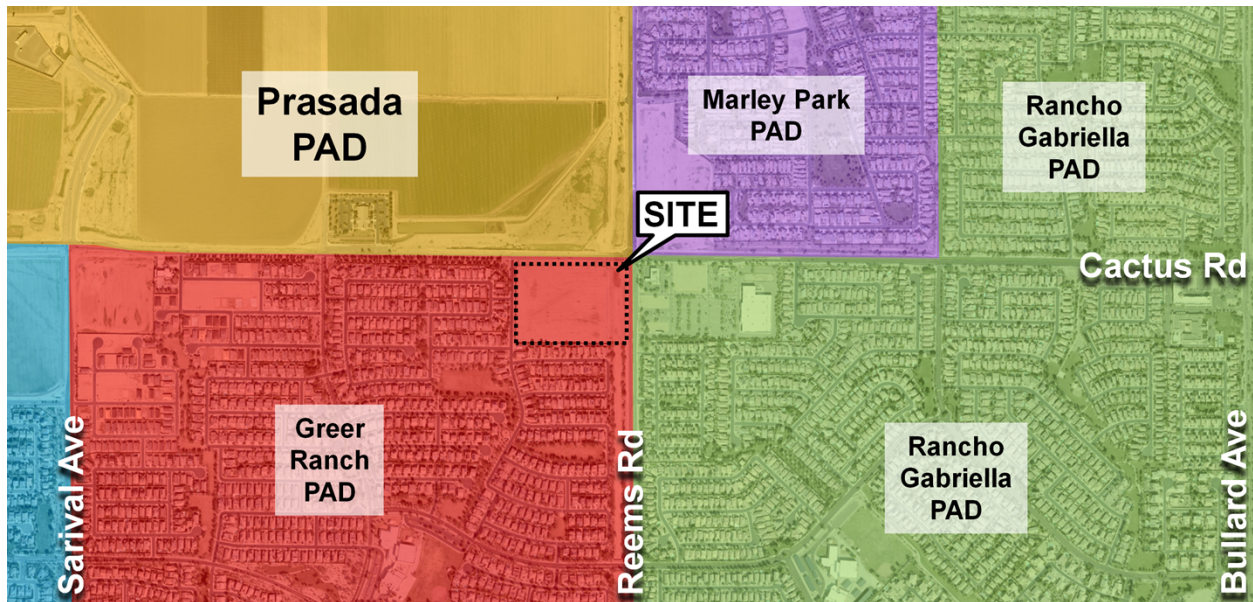
Armstrong Cactus Reems LLC seeks approval of a Final Plat to accommodate 149 single and duplex residential rental units over 15.09 acres within the Greer Ranch PAD.

FINDINGS:

- The proposed Final Plat demonstrates compliance with the General Plan.
- The proposed Final demonstrates compliance with the Greer Ranch PAD.
- The reviewing agencies have indicated no objections to the request.

EXISTING ZONING:

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



Prasada PAD Prasada Urban Village PUV-1	Prasada PAD Prasada Urban Village PUV-1	Marley Park PAD CC-PAD
Greer Ranch PAD R1-5-PAD	Greer Ranch PAD Existing – C2-PAD Proposed – RM-12-PAD	Rancho Gabriella PAD CC-PAD
Greer Ranch PAD R1-5-PAD	Greer Ranch PAD R1-5-PAD	Rancho Gabriella PAD R1-5-PAD

BACKGROUND:

March 19, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for suburban neighborhood uses under Case GPA01-064.

June 13, 2002: The Mayor and City Council approved an Annexation for Greer Ranch under Case ANX01-133.

November 14, 2002: The Mayor and City Council approved a General Plan Amendment for Greer Ranch to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case GPA02-189.

June 13, 2002: The Mayor and City Council approved a PAD for Greer Ranch under Case PAD01-117.

December 12, 2002: The Mayor and City Council approved an amendment to the Greer Ranch PAD to allow for commercial uses at the northwest corner of Peoria and Reems Roads under Case PADA02-212.

December 13, 2018: Staff held a Concept Review meeting for a PAD Rezone, Site Plan, and Final Plat under Case CR18-666.

February 5, 2019: The applicant filed a request for a PAD Rezone, Site Plan, and Final Plat for Vita Multifamily under Case FS18-093, the subject case.

October 1, 2019: The Mayor and City Council approved a Rezone for Stonefield at Greer Ranch under Case FS19-382.

December 5, 2019: The Planning and Zoning Commission will consider a PAD Rezone under Case FS19-093, the subject case.

January 16, 2020: The Planning and Zoning Commission will consider a Site Plan for Vita Communities, under case FS19-093.

ANALYSIS AND DISCUSSION:

The subject request involves a Final Plat for the Vita at Greer Ranch on a 15.09 acre property located at the southwest corner of Reems and Cactus Roads within the Greer Ranch PAD. The proposal is to accommodate the development of single and duplex residential rental unit development.

The proposed Final Plat will assemble seven (7) properties into a single parcel.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject properties as lying within the Neighborhood Character Area, which supports multifamily uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Replat was also routed to the standard external reviewing agencies, which provided no other comments.

92 **SUMMARY:**

93 Staff believes the proposed Final Plat is consistent with the manner and intent of the
94 Neighborhood District in which it occupies. Approval will allow the site to be developed in
95 accordance with the requirements of the City of Surprise.

96

97 **FINDINGS:**

- 98 • The proposed Final Plat demonstrates compliance with the General Plan.
- 99 • The proposed Final Plat demonstrates compliance with the Greer Ranch PAD.
- 100 • The reviewing agencies have indicated no objections to the request.

101

102 **ATTACHMENTS:**

103 01 - Vicinity Maps

104 02 - Final Plat

105 03 - PowerPoint

VICINITY MAP

FS19-093
Vita PADA



CONTEXT MAP

FS19-093
Vita PADA

Prasada

Marley Park

Rancho
Gabriella

SITE

Cactus Rd

Kohl's

Greer
Ranch

Rancho
Gabriella

Sarival Ave

Reems Rd

Bullard Ave

ZONING MAP

FS19-093
Vita PADA

Prasada
PAD

Marley Park
PAD

Rancho
Gabriella
PAD

SITE

Cactus Rd

Greer
Ranch
PAD

Rancho
Gabriella
PAD

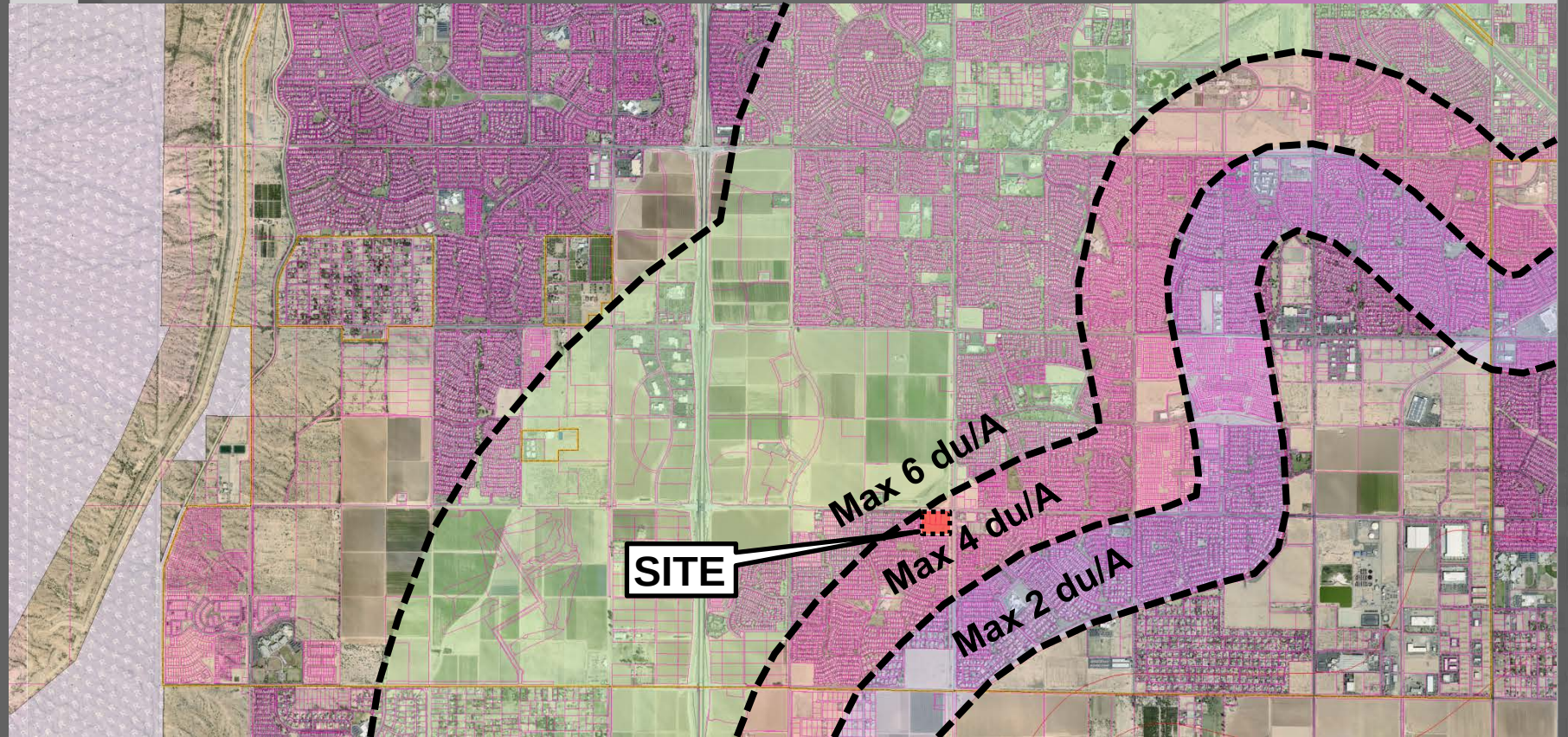
Sarival Ave

Reems Rd

Bullard Ave

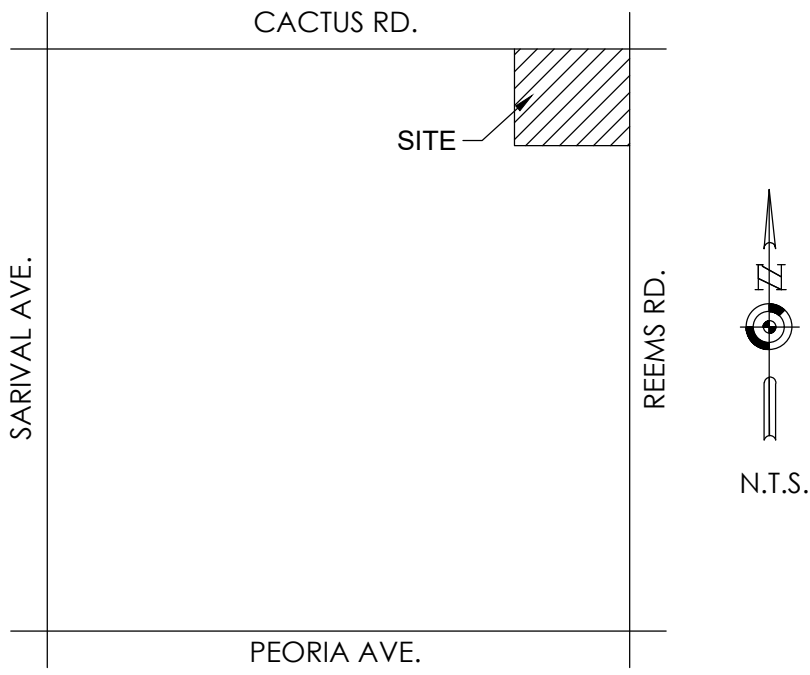
LUKE GDC MAP

FS19-093
Vita PADA



FINAL PLAT
FOR
VITA COMMUNITIES AT GREER RANCH

A REPLAT OF THE "THE FINAL PLAT OF THE ESPLANE AT GREER RANCH",
RECORDED IN BOOK 1031, PAGE 18, MARICOPA COUNTY RECORDS.
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER
MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT ARMSTRONG CACTUS REEMS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF FINAL PLAT FOR "VITA COMMUNITIES AT GREER RANCH", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF FINAL PLAT FOR "VITA COMMUNITIES AT GREER RANCH", AND DOES HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. ARMSTRONG CACTUS REEMS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA, DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THE PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LAND AT OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

IN WITNESS WHEREOF, OWNER HAS HEREUNDER CAUSED IT NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED HEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2019.

ARMSTRONG CACTUS REEMS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: GUSTINE INVESTMENTS, INC.

ITS: MANAGING MEMBER

OWNER / AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS ____ DAY OF _____, 2019,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO
BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND
ACKNOWLEDGE THAT _____ AS _____
EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

NOTES

- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", AND "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF 10/16/05, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- DEVELOPMENT OF THE LOT SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES, INCLUDING BUT NOT LIMITED TO, ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED, AND REPAIRED BY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE".

RELEASE OF LIABILITY

VITA COMMUNITIES, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NO RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

NOTICE OF GREER RANCH NORTH DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A GREER RANCH NORTH DEVELOPMENT AGREEMENT DATED DECEMBER 14, 2004 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON DECEMBER 20, 2004, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2004-1493608. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT _____, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS ____ DAY OF _____, ____.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: _____
CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS MANAGER

ATTEST:

BY: _____
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

ARMSTRONG CACTUS REEMS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY, CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA. IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA. CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

PARENT LEGAL DESCRIPTION

LOTS 1-5 OF THE FINAL PLAT OF "THE ESPLANE AT GREER RANCH" A COMMERCIAL SUBDIVISION. RECORDED IN BOOK 1031, PAGE 18, MARICOPA COUNTY RECORDS.

OWNER

ARMSTRONG CACTUS REEMS, LLC.,
ONE ARMSTRONG PLACE
BUTLER, PA, 16001
ATTN: KEVIN PARKER

APPROVALS

THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____, 20 ____.

MAYOR

ATTEST:

CITY CLERK

BASIS OF BEARING

SOUTH 00°01'08" EAST - BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, AS SHOWN ON THE FINAL PLAT OF THE ESPLANE AT GREER RANCH, RECORDED IN BOOK 1031, PAGE 18, MARICOPA COUNTY RECORDS.

PUBLIC NOTICE

THE LOT DEPICTED ON THIS PLAT IS LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

AREA SUMMARY

LOT 1 - 657,369 SQUARE FEET, 15.09 ACRES MORE OR LESS.

ZONING INFORMATION

GREER RANCH PLANNED AREA DEVELOPMENT (PAD)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES SHOWN HEREON WERE MADE UNDER MY DIRECT SUPERVISION AND THAT THIS MAP IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Mitchell H. Ragsdale
MITCHELL H RAGSDALE RPLS #48943
TERRASCAPE CONSULTING LLC
1102 E. MISSOURI AVE. PHOENIX AZ, 85014
602-297-8732
mragsdale@terrascapeconsulting.com

09 / 20 / 19
DATE



EXPIRES 12/31/2020

FS19-093

consulting
Terrascope
civil engineering • surveying • urban planning

648 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT
VITA COMMUNITIES AT
GREER RANCH



DATE: 09 / 20 / 19

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:

COVER SHEET

SHEET No.

1 of 2

PROJECT No.
0910



FS19-093

Vita at Greer Ranch

Final Plat

Planning and Zoning Commission – January 7, 2019

VICINITY MAP

FS19-093
Vita PADA



CONTEXT MAP

FS19-093
Vita PADA

Prasada

Marley Park

Rancho Gabriella

SITE

Cactus Rd

Kohl's

Greer Ranch

Rancho Gabriella

Sarival Ave

Reems Rd

Bullard Ave

ZONING MAP

FS19-093
Vita PADA

**Prasada
PAD**

**Marley Park
PAD**

**Rancho
Gabriella
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Cactus Rd

**Greer
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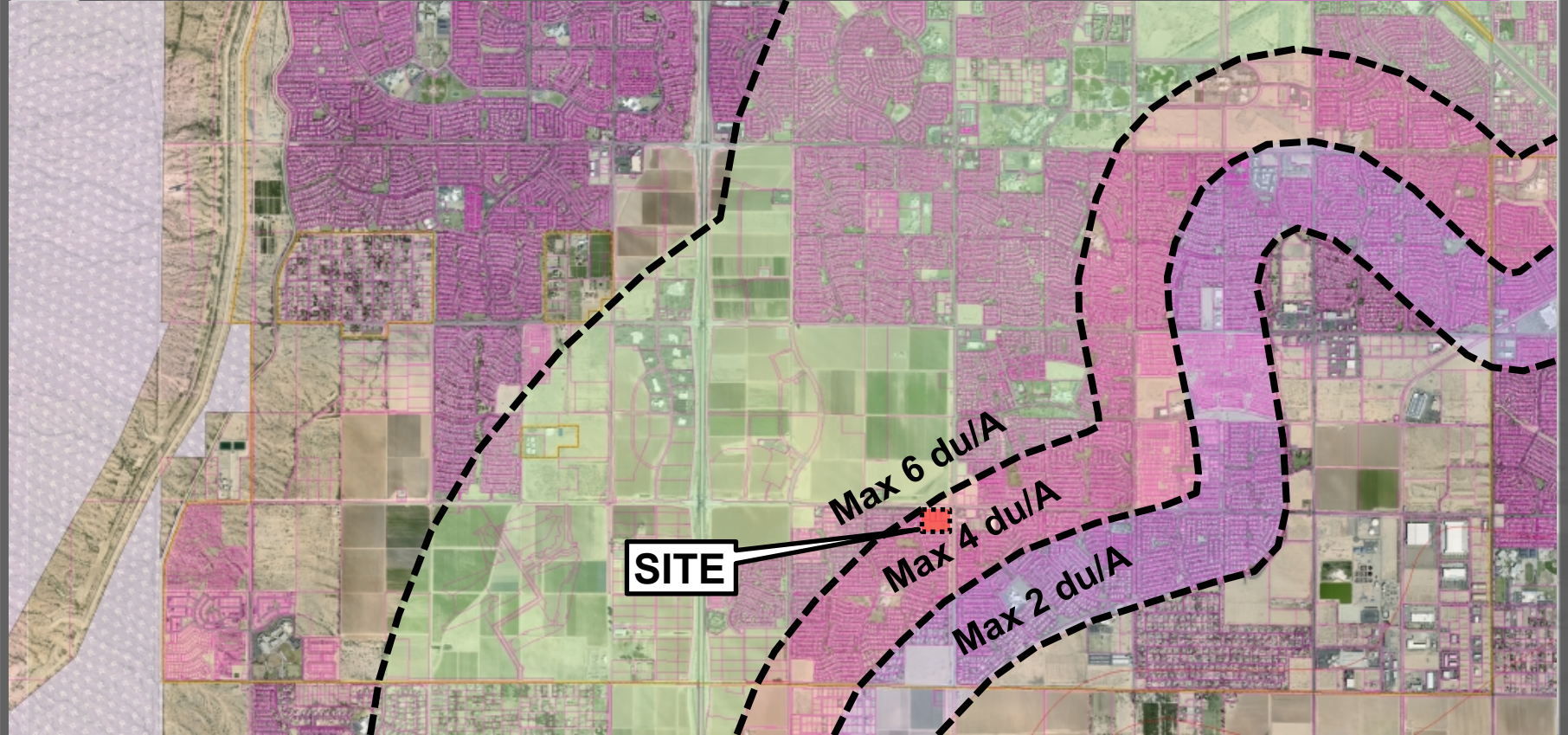
Sarival Ave

Reems Rd

Bullard Ave

LUKE GDC MAP

FS19-093
Vita PADA





FINAL PLAT



FINAL





SITE PLAN



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: January 7, 2020

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal
Staff Recommendations: None

District: Citywide

Consent: No	Regular: Yes	Public Hearing: No	Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to an amendment to Surprise Municipal Code Chapter 34, Article IV, Section 34-74, relating to the permissible periods for the sale and use of fireworks; Ordinance #2020-07.

Motion:

I move to approve Ordinance # 2020-07.

Background:

In 2019, the state legislature adopted SB 1348, which expanded the definition of and the dates for sales and use of permissible consumer fireworks in Maricopa and Pima Counties. The dates for permissible sales are expanded to include April 25 through May 6 and five days before and through the third day of Diwali. The additional days for use of fireworks include May 4 through May 6 and the second and third days of Diwali.

Objective Analysis:

The state's legislature has expressly preempted the regulation of fireworks within the state of Arizona, and therefore, the city may only regulate consistent with the expressed authority given it by the legislature in ARS 36- 1601 et seq.

Because the state law has been expanded to include additional dates during which the City must allow the sale and use of permissible consumer fireworks, the Surprise Municipal Code must be amended to reflect these expanded dates. This amendment will bring the Surprise Municipal Code into harmony with the state law.

Policy Compliant:

This amendment will ensure that the Surprise Municipal Code is consistent with ARS 36-1601 et seq.

Financial Impact:

N/A.

Budget Impact:

N/A.

FTE Impact:

N/A.

ATTACHMENTS:

1. ORDINANCE 2020-07
-

ORDINANCE # 2020-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 34, ARTICLE IV, SECTION 34-74, PERTAINING TO THE SALE AND USE OF PERMISSIBLE CONSUMER FIREWORKS; INCLUDING SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, Arizona SB1348 expanded the dates for sales and use of permissible consumer fireworks in Maricopa County;

WHEREAS, state law now permits the sale of permissible consumer fireworks to the public to include April 25 through May 6 and five days before and through the third day of Diwali;

WHEREAS, state law now expands the use of permissible consumer fireworks to include May 4 through May 6, and the second and third days of Diwali;

WHEREAS, the Surprise Municipal Code provisions pertaining to fireworks must be aligned with state law due to the state legislature's expressed preemption of local fireworks laws.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. Chapter 34, Article IV, Section 34-74 (a)(2)(ii) of the Surprise Municipal Code is hereby amended to read as follows:

ii. ~~During the time periods of January 4 through June 23 and July 7 through December 23, and~~ ON DAYS OTHER THAN MAY 4 THROUGH MAY 6, JUNE 24 THROUGH JULY 6 AND DECEMBER 24 THROUGH JANUARY 3 OF EACH YEAR AND THE SECOND AND THIRD DAYS OF DIWALI OF EACH YEAR.

Section 2. Chapter 34, Article IV, Section 34-74 (c)(2) of the Surprise Municipal Code is hereby amended to read as follows:

(2) No person shall sell, permit or authorize the sale of permissible consumer fireworks to the public ~~during the time periods of either January 4 through May 19 or July 7 through December 9~~ ON DAYS OTHER THAN APRIL 25 THROUGH MAY 6, MAY 20 THROUGH JULY 6 AND DECEMBER 10 THROUGH JANUARY 3 OF EACH YEAR AND FIVE DAYS BEFORE THE FIRST DAY OF DIWALI THROUGH THE THIRD DAY OF DIWALI OF EACH YEAR.

Section 3. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 5. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney