



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, January 16, 2020 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission 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.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the December 19, 2019, Planning and Zoning Commission Minutes. | Nichole Flores
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action pertaining to the approval of a Site Plan for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads. | Hobart Wingard
Community
Development |
| 3. | District 4 | Consideration and action pertaining to the approval of a Site Plan for Arizona Public Service (APS) Laydown Yard generally located on the northwest corner of Grand Avenue and Dysart Road subject to conditions 'A' through 'B.' | Hobart Wingard
Community
Development |

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

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 or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: January 8, 2020 at 8:15 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
Planning and Zoning Commission Meeting

Council Meeting Date: January 16, 2020 Contact Person: Nichole Flores
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to review and approve or disapprove the December 19, 2019, Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the December 19, 2019, Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 20.01.07 EVR 12-19-19 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 19, 2019 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 19, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Gisele Norberg, Commissioner Scott Krous, Commissioner Mitchell Rosenbaum, and Commissioner Ken Chapman. Commissioner Dennis Smith had an excused absence.

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Hobart Wingard, Planner; Shirley Phan, Planner and Nichole Flores, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilman Ken Remley

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd stated, in response to a prior question by Vice-Chair Bash, that there are no benchmarks for traffic circulation on private property due to lack of City jurisdiction over private property. Mr. Boyd also shared there will be no meeting for the January 2, 2020, as there are no agenda items.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the December 5, 2019 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the December 5, 2019, Planning and Zoning Commission Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with six votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action pertaining to the rezoning of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development (“PAD”) on the northwestern corner of Dysart Road and Sweetwater Avenue from ‘PAD-I1’ and ‘PAD-CC’ to ‘PAD-C2-C3-I1.’

Hobart Wingard, Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council the rezoning of 27.16 acres of property located in Sub-Parcels Seven (7) and Eight (8) of the Surprise Pointe Planned Area Development (“PAD”) on the northwestern corner of Dysart Road and Sweetwater Avenue from ‘PAD-I1’ and ‘PAD-CC’ to ‘PAD-C2-C3-I1’ as stated in the staff report. Commissioner Krous seconded the motion. Motion passes with six votes in favor.

Item 3 – District 1 – Consideration and action pertaining to the rezoning of 461.1 acres of property, located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development (“PAD”) into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue.

Hobart Wingard, Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Cheryl Schramm, resident and volunteer with Chance Shelter, shared that allowing an animal shelter will benefit the community.

Greg Colson, resident and COO of Chance Shelter, shared this will allow their animal shelter to come to the community.

Audra Colson, resident and volunteer with Chance Shelter, shared this will allow their animal shelter to come to the community.

Hearing no further comments, Chair Keating closed the public hearing.

Commissioner Krous made a motion to recommend approval to the Mayor and City Council the rezoning of 461.1 acres of property, located within or adjacent to, North Copper Canyon Ranch (aka Austin Ranch) Planned Area Development (“PAD”) into the North Copper Canyon Ranch PAD generally located on the western corner of Deer Valley Road and Grand Avenue as stated in the staff report. Vice-Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 6 – Consideration and action regarding 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 (5.7 acres approx.).

Shirley Phan, Planner, presented item 4 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council the Rezone from Residential Ranch (RR) to Planned Area Development (PAD) for Reformed Church, generally located north of Peoria Avenue and west of Litchfield Road (5.7 acres approx.) subject to stipulations “A” and “B” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with six votes in favor.

Item 5 – District 3 – Consideration and action pertaining to approval of a Comprehensive Sign Program for Sterling Grove. Planning case # FS19648.

Commissioner Krous recused himself from item 5 as the company he works for worked on this project.

Robert Kuhfuss, Current Planning Supervisor, presented item 5 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

The Commission discussed the following:

- Good design
- Permanent sign

Commissioner Norberg made a motion to recommend approval of the Comprehensive Sign Program for Sterling Grove to the Mayor and City Council subject to stipulations “A” and “B” as stated in the staff report. Vice-Chair Bash seconded the motion. Motion passes with five votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 6 – Citywide – Overview and discussion regarding development requirements for single-family residential development per the Surprise Unified Development Code

Robert Kuhfuss, Current Planning Supervisor, presented item 6 to the Commission.

The Commission discussed the following:

- Needed clarification on what SUDC requires in regards to residential development and pools
- Process and timeline of the LDO

OTHER BUSINESS:

Item G – Internal - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Vice-Chair Bash made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Krous seconded the motion.

Meeting adjourned at 6:29 p.m.

Chris Boyd
Acting Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Nichole Flores, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: January 16, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Site Plan for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads.

Motion:

Move to approve a Site Plan for Vita at Greer Ranch, located on the southwest corner of Reems and Cactus Roads subject to Conditions 'A' through 'D.'

Background:

The subject request is in regards to approximately 15.09 acres generally located at the southwest corner of Cactus and Reems Road. The Property is part of Greer Ranch, a 586-acre PAD. The applicant is seeking approval of a 149 unit, 9.87 du/A, medium density rental community within the Greer Ranch PAD.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-093 - Vita at Greer Ranch SP - PZ Staff Report - 011620
2. 01 - FS19-093 - Vita at Greer Ranch SP - Vicinity - 011620
3. 02 - FS19-093 - Vita at Greer Ranch SP - Site Plan - 011620

4. 03 - FS19-093 - Vita at Greer Ranch SP - Elevations - 011620
 5. 04 - FS19-093 - Vita at Greer Ranch SP - Landscape - 011620
 6. 05 - FS19-093 - Vita at Greer Ranch SP - Wall Plan - 011620
 7. 06 - FS19-093 - Vita at Greer Ranch SP - Luke Letter - 011620
 8. 07 - FS19-093 - Vita at Greer Ranch SP - Dysart Letter - 011620.2
 9. 08 - FS19-093 - Vita at Greer Ranch SP - PZ PowerPoint - 011620
-

2 **Case:** **FS19-093**

3 **Project Name:** Vita at Greer Ranch Site Plan

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **January 16, 2020**

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

8 **Owner:** Armstrong Cactus Reems LLC

9 **Applicant:** Withey Morris PLC and Beus Gilbert PLLC

10 **Request:** Site Plan Approval for a 149 unit rental community on
11 15.09 acres of land in the Greer Ranch PAD

12 **Site Location:** Generally, on the southwest corner of Reems and
13 Cactus Roads within the Greer Ranch PAD

14 **Area and Density:** 149 Units on 15.09 acres at 9.87 dwelling units per acre
15 ("du/A")

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

18 **Staff Recommendation:** Staff recommends approval of Vita Communities at
19 Greer Ranch Site Plan subject to Conditions 'A' through
20 'D'

21
22
23
24

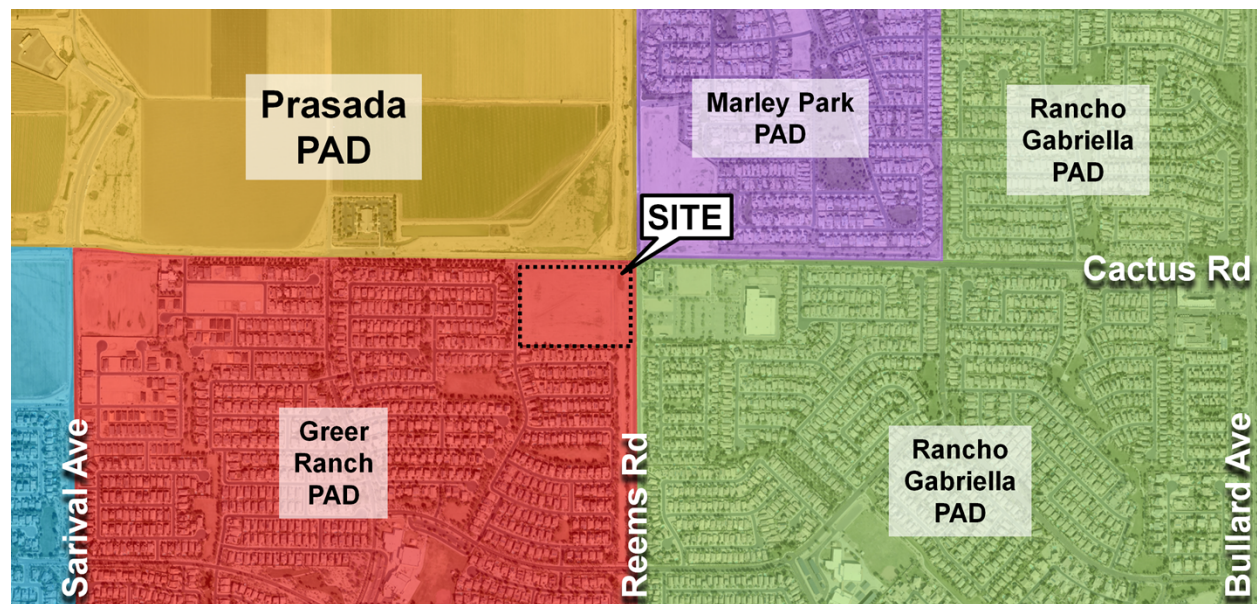
25 **PROJECT DESCRIPTION:**

26 The subject request is in regards to approximately 15.09 acres generally located at the
27 southwest corner of Cactus and Reems Road. The Property is part of Greer Ranch, a
28 586-acre PAD. The applicant is seeking approval of a 149 unit, 9.87 du/A, medium
29 density rental community within the Greer Ranch PAD.

30
31
32
33

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.

54 **December 13, 2018:** Staff held a Concept Review meeting for a PAD Rezone, Site Plan,
55 and Final Plat under Case CR18-666.

56 **February 5, 2019:** The applicant filed a request for a PAD Rezone, Site Plan, and Final
57 Plat for Vita Multifamily under Case FS18-093, the subject case.

58 **May 23, 2019:** The applicant held a Citizen Review meeting at Residents Inn Marriott,
59 16418 North Bullard Avenue in Surprise.

60 **June 27, 2019:** The applicant held a Citizen Review meeting at the City of Surprise
61 Community Room.

62 **September 10, 2019:** The applicant held a Citizen Review meeting at the City of Surprise
63 Community Room.

64 **October 1, 2019:** The Mayor and City Council approved a Rezone for Stonefield at Greer
65 Ranch under Case FS19-382.

66 **January 7, 2020:** The Mayor and City Council is to consider the PAD Rezone for Vita at
67 Greer Ranch.

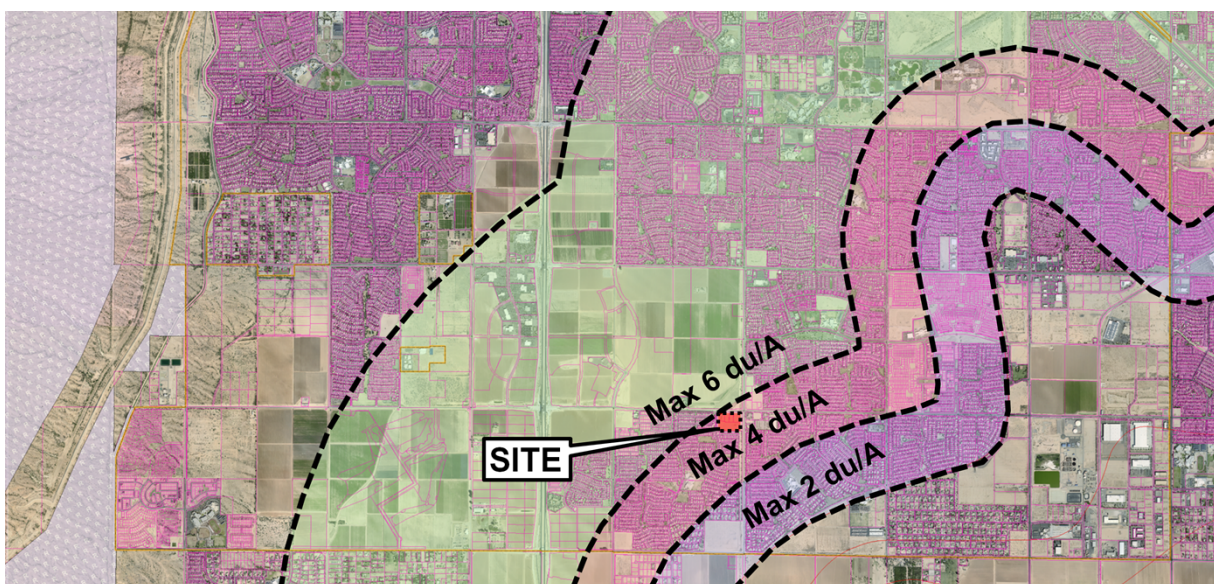
68 **January 7, 2020:** The Mayor and City Council will consider Final Plat for Vita at Greer
69 Ranch.

70

71 **ANALYSIS AND DISCUSSION:**

72 The subject request anticipates 149 single and duplex residential units over approximately
73 15.09 acres for a density of 9.87 du/A.

74 The subject site is located within the 0-4 du/A ribbon of the Luke AFB Graduated Density
75 Concept ("GDC"). A context plan is shown below:



76

77 The Greer Ranch PAD is located within the Luke Air Force Base (LAFB) Graduated
78 Density Concept area which restricts development, in this case, to an overall average of 0-4
79 du/A within a mile from the noise contours of the base. The subject property is located
80 entirely within the mile delineation. The applicant has met with representatives from LAFB
81 to coordinate the calculations and determine the maximum residential units permitted within
82 the remaining vacant land at this location. In accordance with the Graduated Density
83 Concept, all of the portions of the Greer Ranch PAD within the same mile delineation may
84 be used in determining the maximum units for the site. An analysis was prepared for the
85 property to determine a maximum unit count permitted. The calculation allows for up to
86 1,380 units within the 0-4 du/A category based on 345 acres. Within this 0-4 du/A portion of
87 the Greer Ranch PAD there are currently 996 dwelling units, leaving a maximum of 384
88 residential units for the remaining undeveloped land. The proposed 149 dwelling units is
89 within the allowed number of units and is thus in conformance with the LAFB Graduated
90 Concept Area requirements.

91 Vita Communities is a mix of studio (479 sf individually, or 958 sf total in a duplex building),
92 one-bedroom (754 sf individually, or 1,508 sf total in a duplex building) and two-bedroom
93 detached units (1,062 sf) designed with enhanced architecture. The cottage and bungalow
94 style architecture include substantial front and rear porches.

95 Building Types include residential (studio, one-bedroom, and two-bedroom plans), a
96 Residence Club, leasing office, detached garages, parking canopies, and resident storage
97 units.

98 All residential units will be single story, not to exceed 30 feet tall, with private rear yards,
99 covered porches and rear patios. Private rear yards throughout the development make up
100 about 66,000 sf. Units will focus around a courtyard concept with resort-like amenities and
101 lush landscaping.

102 The homes will be arranged around a central open space greenbelt, dog park, pool, and
103 indoor amenity area. Parking for residents and guests will be provided within a looped
104 private drive for convenient access to each residential unit.

105 Primary access to the property will be accessed from Cactus Road, with a secondary
106 access from Reems Road. The primary access and street frontage will feature an
107 enhanced landscape setback with vegetation, a split-rail fence, and landscaped driveway
108 median.

109 Vita at Greer Ranch is designed to cater to active lifestyles and primary circulation routes
110 are planned from each courtyard to the common open spaces. In addition to the fitness
111 amenities available to residents, landscaped walking paths wind through the development
112 and provide pedestrian friendly environment.

113 Typical sidewalk widths will be as follows:

- 114 • Internal – Four (4) and five (5) foot wide unless adjacent to parking which requires
115 seven (7) feet to allow for vehicle hangover.
- 116 • Cactus and Reems – Six (6) foot wide sidewalk with a ten (10) foot curb separation.
- 117 • 156th Lane – Five (5) feet wide with a five (5) foot curb separation.

118

119 Parking calculations are as follows:

- 120 • Total Required: 270 spaces
 - 121 ○ Studio: 1.5 spaces per unit X 22 units = 33 spaces
 - 122 ○ One Bedroom: 1.5 spaces per unit X 38 units = 57 spaces
 - 123 ○ Two Bedroom: 2.0 spaces per unit X 90 units = 180 spaces
- 124 • Total Provided: 275 spaces
 - 125 ○ Uncovered: 84 spaces
 - 126 ○ Uncovered ADA: 5 spaces
 - 127 ○ Canopy: 150 spaces
 - 128 ○ Garage: 36 spaces

129 Vita Communities will incorporate pocket park/courtyard planning techniques into its site
130 plan which will contribute to a more livable environment. Generally, every five (5) units
131 share a common open space/courtyard. The small courtyard is about 800-1000 square feet
132 and the large courtyard is approximately 2,000 square feet. Enhanced paving and
133 landscape are used to make the areas between building entrances feel more like a
134 courtyard which will include turf and seating areas. A centrally located active area with a
135 greenbelt flows through the community.

136 A significant amount of open space is provided (53 percent) including active areas for
137 games, barbecue stations, fire pits, and a dog park. Landscaping within the adjacent
138 channel along Reems Road will consist of an application of river rock only, to match the
139 adjacent communities. A combination of drought tolerant trees, shrubs, and accents will be
140 used above the high-water line where the plants will not be damaged by the storm water.

141 Walls will be consistent with the approved Greer Ranch PAD requirements.

142

143 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	Private
Natural Gas	Southwest Gas
Schools	Dysart USD

144

145 **CONFORMANCE WITH ADOPTED PLANS:**

146 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
147 as lying within the Neighborhood Character Area, which supports medium density
148 residential development such as that proposed. The RM-12-PAD Zoning District will
149 generate a density of 9.87du/A, and is consistent with the existing and proposed residential
150 fabric in the area.

151

152

153 **REVIEWING AGENCIES:**

154 All City reviewing departments have reviewed the request and expressed no objections.
155 The subject Site Plan was also routed to the standard external reviewing agencies, who
156 offered the following comments:

157 **Luke Air Force Base (LAFB):** In a letter dated June 11, 2019, LAFB indicates no
158 objections to the request, but advises the applicant review sound attenuation
159 requirements found in ARS 28-8482 and engage in a strong notification program with
160 respect to the air base and its operations.

161 **Maricopa Water District (MWD):** In an email dated May 14, 2019, MWD the developer
162 must submit copies of the subdivision plats to MWD for review and approval pursuant to
163 the attached MWD Drawing Requirements, along with payment of the applicable
164 Subdivision Plat Review Fees.

165 **Dysart Unified School District (DUSD):** The applicant is currently working with the
166 DUSD to provide voluntary donations towards the schools.

167 **Flood Control District of Maricopa County (FCDX):** FCDX recommended applying
168 for a CLOMR/LOMR for this parent parcel located in a Special Flood Hazard Area to
169 enable the developer to revise the FEMA flood zone designation within this
170 development.

171 **Arizona Department of Transportation (ADOT):** In an email dated May 15, 2019,
172 ADOT indicated they have no objections to the project.
173

174 **SUMMARY:**

175 The applicant seeks approval of a Site Plan covering the subject property. Said Site Plan is
176 consistent with the proposed zoning of the property and advances the goals of the General
177 Plan. The site will be well landscaped in a manner consistent with the SUDC. The proposed
178 development is compatible with the neighboring land uses and the amenities included will
179 provide recreational opportunities for the residents. Further, much needed infrastructure
180 will be constructed as part of this development.
181

182 **FINDINGS:**

- 183 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
- 184 • The proposed Site Plan is consistent with the Greer Ranch PAD as amended.
185
186
187
188
189
190
191
192

193 **RECOMMENDATION:**

194 Based on the findings noted above, staff recommends the Commission move to
195 recommend **approval** of the subject Site Plan subject to Conditions 'A' through 'D.'

196 A. Development and use of the site shall be in conformance with the Site Plan
197 entitled "Vita at Greer Ranch," consisting of three (3) pages, prepared by
198 Terrascope Consulting and stamped received October 2, 2019.

199 B. Building Elevations shall be consistent with the Elevations entitled "Vita
200 Communities", consisting of eight (8) sheets prepared by the Felton Group and
201 stamped received October 2, 2019.

202 C. Landscaping of the site shall be consistent with the Landscape Plan entitled "Vita
203 at Greer Ranch Landscape Plan", consisting of one (1) sheet prepared by
204 McGough Adamson and stamped received October 2, 2019.

205 D. Non-compliance with the stipulations of approval of this case will be treated as a
206 violation in accordance with the provisions of Article XIV of the Surprise Unified
207 Development Code.

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

211

212 **ATTACHMENTS:**

213 01 - Vicinity Maps

214 02 - Site Plan

215 03 - Elevations

216 04 - Landscape

217 05 - Luke Letter

218 06 - Dysart Letter

219 07 - 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

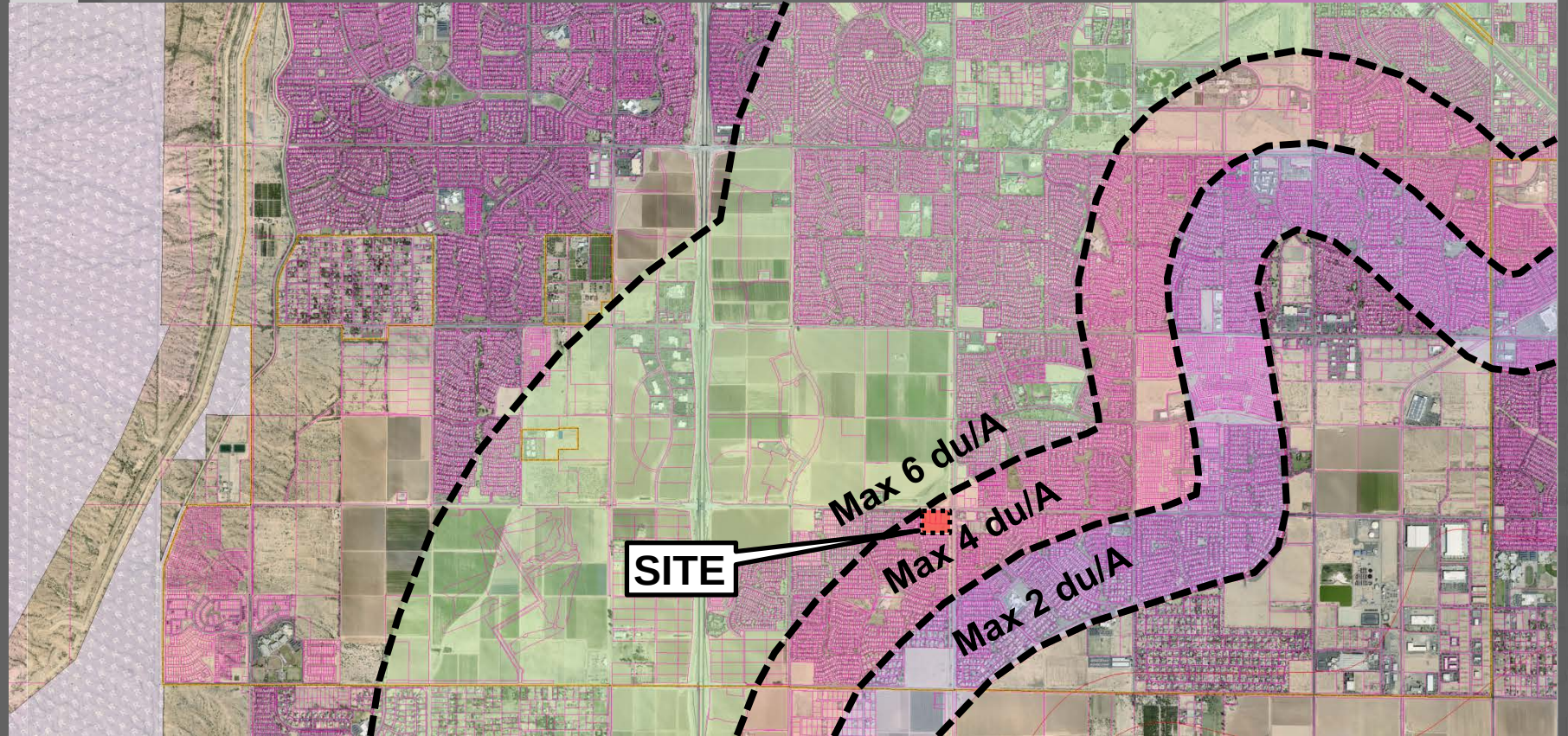
Sarival Ave

Reems Rd

Bullard Ave

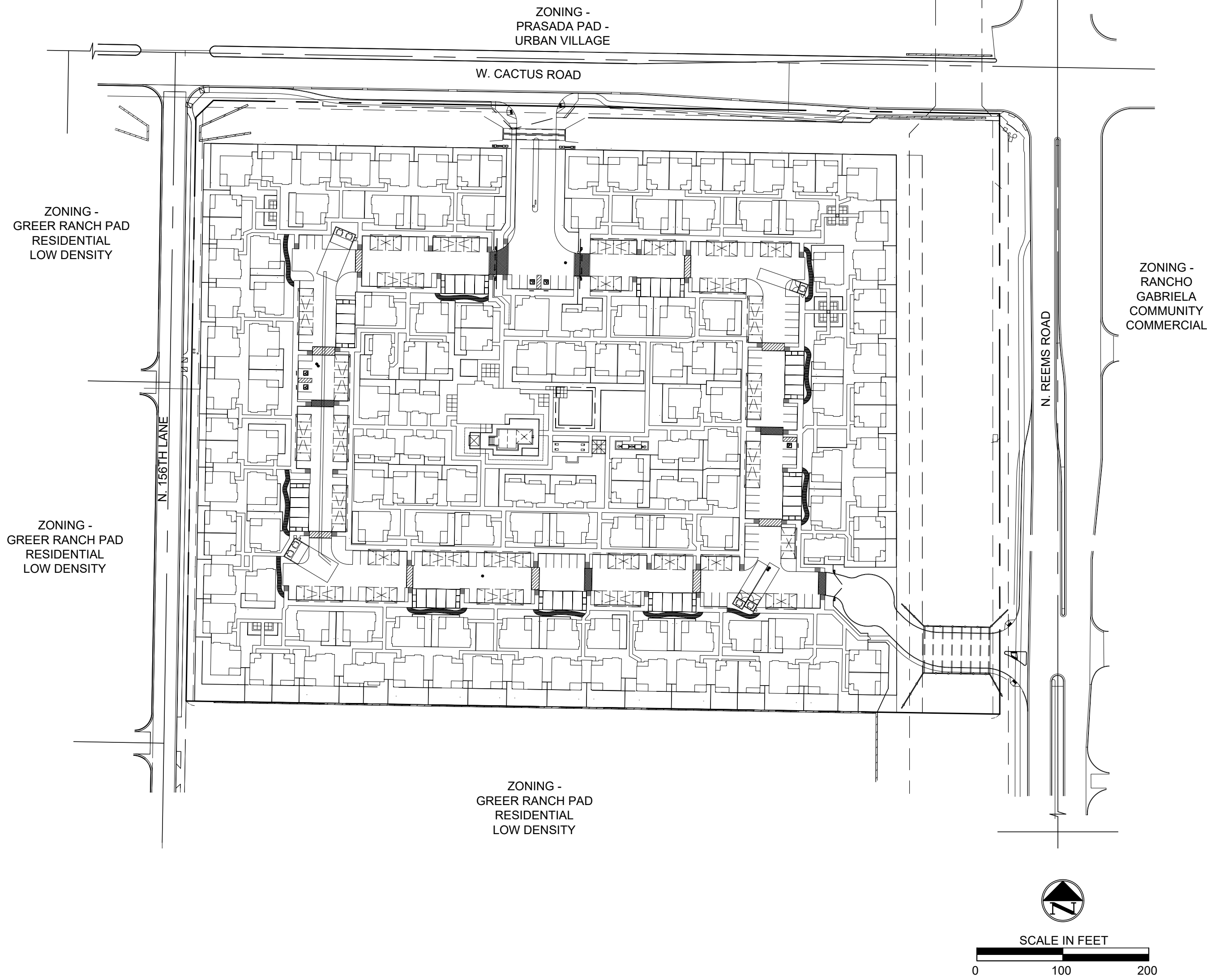
LUKE GDC MAP

FS19-093
Vita PADA



SITE PLAN FOR:
VITA AT GREER RANCH
SWC CACTUS & REEMS
CITY OF SURPRISE, ARIZONA

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



NOTES

1. SES/METER WALLS WILL BE PAINTED TO MATCH ADJACENT ARCHITECTURE.
2. ANY ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL.
3. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL 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 DETAILS 4-01 AND 4-02.

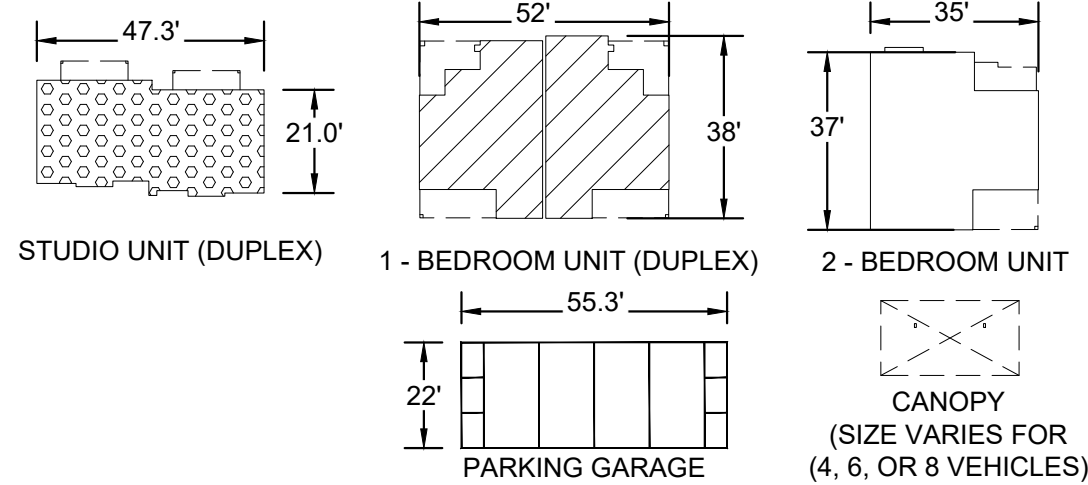
LEGEND & ABBREVIATIONS

BLDG	BUILDING	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	B/C	BACK OF CURB
EX	EXISTING	OS	OPEN SPACE
F/C	FACE OF CURB	TYP	TYPICAL
LS	LANDSCAPE	S/W	SIDEWALK
	SETBACK	BS	BUILDING
PUE	PUBLIC UTILITY		SETBACK
	ESMT	EOP	EDGE OF
PROP	PROPOSED		PAVEMENT
BOUNDARY			
EX PROPERTY LINE			
CENTERLINE			
SETBACK			
EASEMENT			
FENCE			
ACCESSIBLE ROUTE			
STREET LIGHT			
PROPOSED FIRE HYDRANT			
SIDEWALK RAMP			
MAINTENANCE GARAGE			

KEY NOTES

- 1 PROJECT MONUMENT SIGN
- 2 LEASING OFFICE
- 3 RESIDENT CLUBHOUSE
- 4 MAILBOXES
- 5 POOL
- 6 SPA
- 7 POOL EQUIPMENT ROOM
- 8 DOG PARK
- 9 TURF AREA
- 10 SHADE SAIL
- 11 STRIPED CROSSWALK
- 12 LAWN GAMES
- 13 VISITOR CALL BOX IN LANDSCAPE ISLAND
- 14 SIGN DIRECTORY BOARD
- 15 VEHICLE ACCESS GATE WITH AUTOMATIC GATE OPTICAL SENSOR
- 16 PEDESTRIAN ENTRANCE GATE
- 17 ENHANCED PAVEMENT
- 18 DRIVEWAY PER CITY OF SURPRISE DETAIL 3-09 OR 3-10
- 19 SIGHT DISTANCE PER COS DETAIL 4-01
- 20 SIDEWALK, WIDTH AS NOTED
- 21 6' HIGH BLOCK WALL
- 22 6' HIGH VIEW FENCE
- 23 TRASH ENCLOSURE - 6CY DUMPSTER
- 24 ACCESSIBLE PARKING STALL
- 25 PARKING CANOPY
- 26 PARKING GARAGE
- 27 RETENTION TANKS
- 28 ENHANCED COURTYARD
- 29 REAR YARD GATE
- 30 FIRE HYDRANT
- 31 FIRE DEPT. TURNING RADI (AASHTO SU-40)
- 32 FIRE HOSE LAY - 150' MAX.
- 33 LOCAL STREET SIGHT VISIBILITY TRIANGLE PER COS DETAIL 4-02
- 34 SAFETY RAIL PER MAG DETAIL #145
- 35 ADA VAN ACCESSIBLE RESERVED PARKING (MUTCD R7-8 AND R7-8P)
- 36 ADA ACCESIBLE RESERVED PARKING (MUTCD R7-8)
- 37 COMPACTED DG (1/4 IN. MINUS) PATH WITH CONCRETE EDGE. MUST MEET ADA REQUIREMENTS.

TYPICAL FLOOR PLANS



NOTE:
TYPICAL FLOOR PLANS REPRESENT MAXIMUM FOOTPRINT DIMENSIONS TO ENSURE BUILDING SEPARATION. SPECIFIC ARCHITECTURAL STYLE ELEVATION & ASSOCIATED FOOTPRINT ARE NOTED WITHIN EACH UNIT.

SITE INFO:

APN:	501-40-982, 983, 984, 985, 986, 987, & 988
NET AREA	15.09 AC (657,368 SF)
GROSS AREA	15.09 AC (657,368 SF)
EXISTING ZONING:	GREER RANCH CC-PAD
PROPOSED ZONING:	GREER RANCH RM-12-PAD
PROPOSED UNITS:	149 DWELLING UNITS
DENSITY - GROSS	9.87 DU/AC
DENSITY - NET	9.87 DU/AC

LEGAL DESCRIPTION

LOTS 1 THRU 5, FINAL PLAT OF THE ESPLANADE AT GREER RANCH, A COMMERCIAL SUBDIVISION, ACCORDING TO BOOK 1031 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY ARIZONA.

**ZONING STANDARDS
GREER RANCH RM-12-PAD**

	REQ'D.	PROV.	
	12.0	9.87	DU/AC
MAX DENSITY (GROSS)			
MIN FRONT YARD SETBACK CACTUS ROAD (NORTH)	50'	50'	
MIN REAR YARD SETBACK (SOUTH)	20'	20'	
MAX BLDG HEIGHT	35'	30'	
MIN SIDE YARD SETBACK REEMS ROAD (EAST) 156TH AVENUE (WEST)	120 18	120 18	
MIN LANDSCAPE BUFFER YARD ARTERIAL (CACTUS) ARTERIAL (REEMS) COLLECTOR (156TH AVENUE)	45' 45' 25'	50' 120' 10'	
MIN. DISTANCE BETWEEN BUILDINGS	10'	10'	
MIN. OPEN SPACE (COMMON)	20% 3.02 AC.	53% ±8.04 AC.	

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)	TYP. PRVT. OS (SF)
ALL SINGLE STORY				
STUDIO DUPLEX (15%)	11 (22 DU)	977	10,747	214
1-BED DUPLEX (26%)	19 (38 DU)	1,541	29,279	372
2 BED (59%)	90	1,082	97,380	472
SUB-TOTAL	149 DU		137,406 SF	
GARAGE	9	1,217	10,953	
LEASING OFFICE	1	848	848	
CLUBHOUSE	1	1,656	1,656	
GRAND TOTAL			150,863 SF	

PARKING

REQUIRED

STUDIO UNIT - 1.5 SPACES PER DWELLING UNIT x 22 UNITS = 33 SPACES
ONE BEDROOM - 1.5 SPACES PER DWELLING UNIT x 38 UNITS = 57 SPACES
TWO BEDROOM - 2.0 SPACES PER DWELLING UNIT x 90 UNITS = 180 SPACES
TOTAL = 270 SPACES

PROVIDED

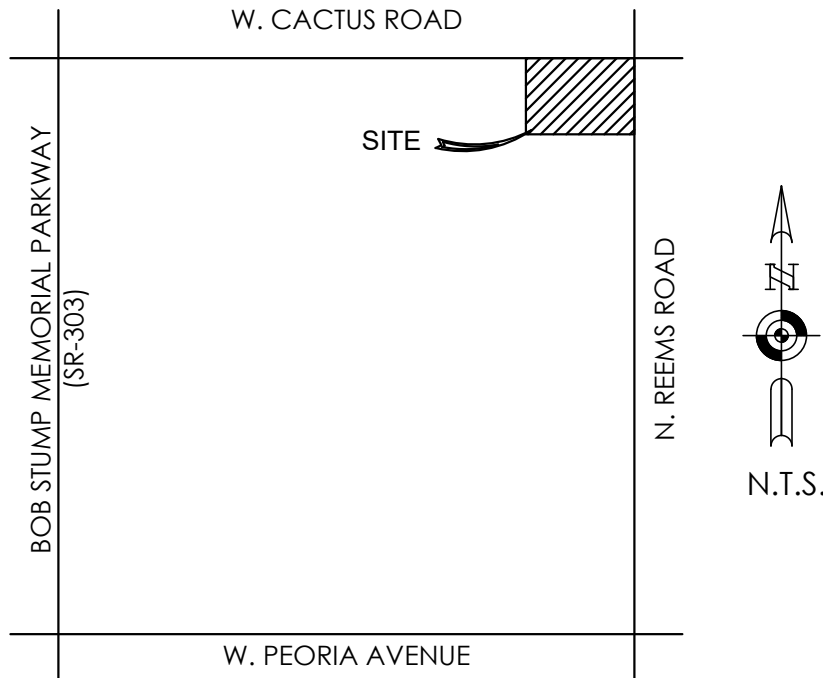
UNCOVERED	84
UNCOVERED ADA	5
CANOPY	150
GARAGE	36
TOTAL	275 SPACES

PARKING RATIO 1.83

PROPOSED STALL SIZE: 9' X 16' (PAVED) WITH 2' OVERHANG
CITY STANDARD: 9' X 18' * DEVIATION REQUIRED

REFUSE

149 DU x 0.5 CY / UNIT = 74.5 CY / WEEK
74.5 CY / 6 CY CONTAINERS = 12.42 REFUSE BINS / 2 (TWICE PER WEEK) = 6.21
REFUSE BINS REQUIRED = 7



VICINITY MAP

DEVELOPER / APPLICANT

VITA COMMUNITIES, LLC
1017 N. CENTRAL AVE., SUITE 2
PHOENIX, ARIZONA, 85004

CONTACT: JIM STOCKWELL
PHONE: (760) 413-5435
EMAIL: JIMS@GLASIRCP.COM

PROPERTY OWNER

ARMSTRONG CACTUS REEMS, LLC
ONE ARMSTRONG PLACE
BUTLER, PENNSYLVANIA, 16001

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, SUITE 200
PHOENIX, ARIZONA, 85054

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N. TATUM BLVD, SUITE 100
PHOENIX, ARIZONA, 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997 9093
EMAIL: NICKA@MG-AZ.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 EAST MISSOURI AVENUE, SUITE 160
PHOENIX, ARIZONA, 85014

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297 8732
EMAIL: DSOLTYSIK@TERRASCAPE.US

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SURPRISE BENCHMARK "FIRE 307", BEING A 2.5" ALUMINUM CAP MARKED CITY OF SURPRISE GEODETIC SURVEY LS 39593 AT THE SOUTH END OF SOUTH DRIVEWAY TO SURPRISE FIRE STATION #7 HAVING AN ELEVATION OF 1189.18, NAVD 88 DATUM.

BASIS OF BEARING

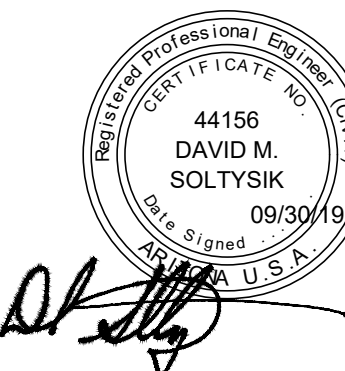
THE BASIS OF BEARING IS THE MONUMENT LINE OF REEMS ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, USING A BEARING OF SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST, AS PER THE FINAL PLAT OF "GREER RANCH NORTH PHASE 1" IN BOOK 741 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C1660L, MARICOPA COUNTY PANEL 040037 OF 1660, CITY OF SURPRISE PANEL 040053 OF 1660, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" - AREAS OF 1.0% ANNUAL CHANCE FLOOD; DISCHARGE CONTAINED IN CHANNEL.



VITA AT GREER RANCH

SITE PLAN



DATE	DESCRIPTION
01/30/19	1ST. SUBMITTAL
05/06/19	2ND. SUBMITTAL
07/23/19	3RD. SUBMITTAL
09/30/19	4TH. SUBMITTAL

CHECKED BY: DMS

DRAWN BY: EF

TITLE:

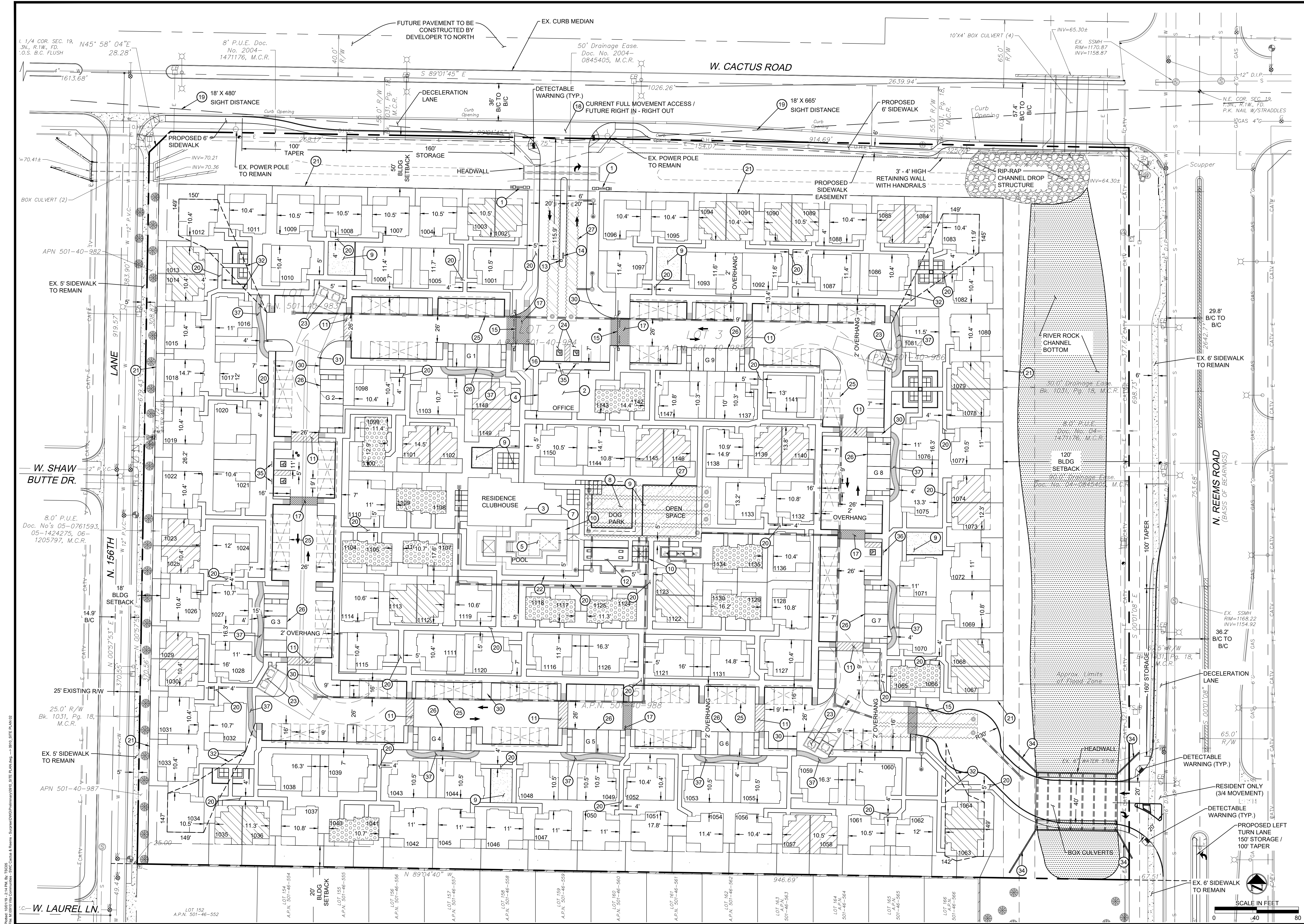
SITE PLAN

SHEET No.

1 of 3

PROJECT No.

0910



consulting

civil engineering • surveying • urban planning

1102 East Missouri Ave, Phoenix, Arizona 85014 • 875 West Chandler Blvd. #133, Chandler, Arizona 85225

P: 602.277.8732 • F: 602.230.4458 • info@terrascopeconsulting.com • terrascopeconsulting.com

VITA AT GREER RANCH

SITE PLAN

Standard Arizona 8711 at least one (1) working day before your length assessment
Call 611 or visit Arizona811.com

DATE	DESCRIPTION
01/30/19	1ST. SUBMITTAL
05/06/19	2ND. SUBMITTAL
07/23/19	3RD. SUBMITTAL
09/30/19	4TH. SUBMITTAL

CHECKED BY: DMS

DRAWN BY: EF

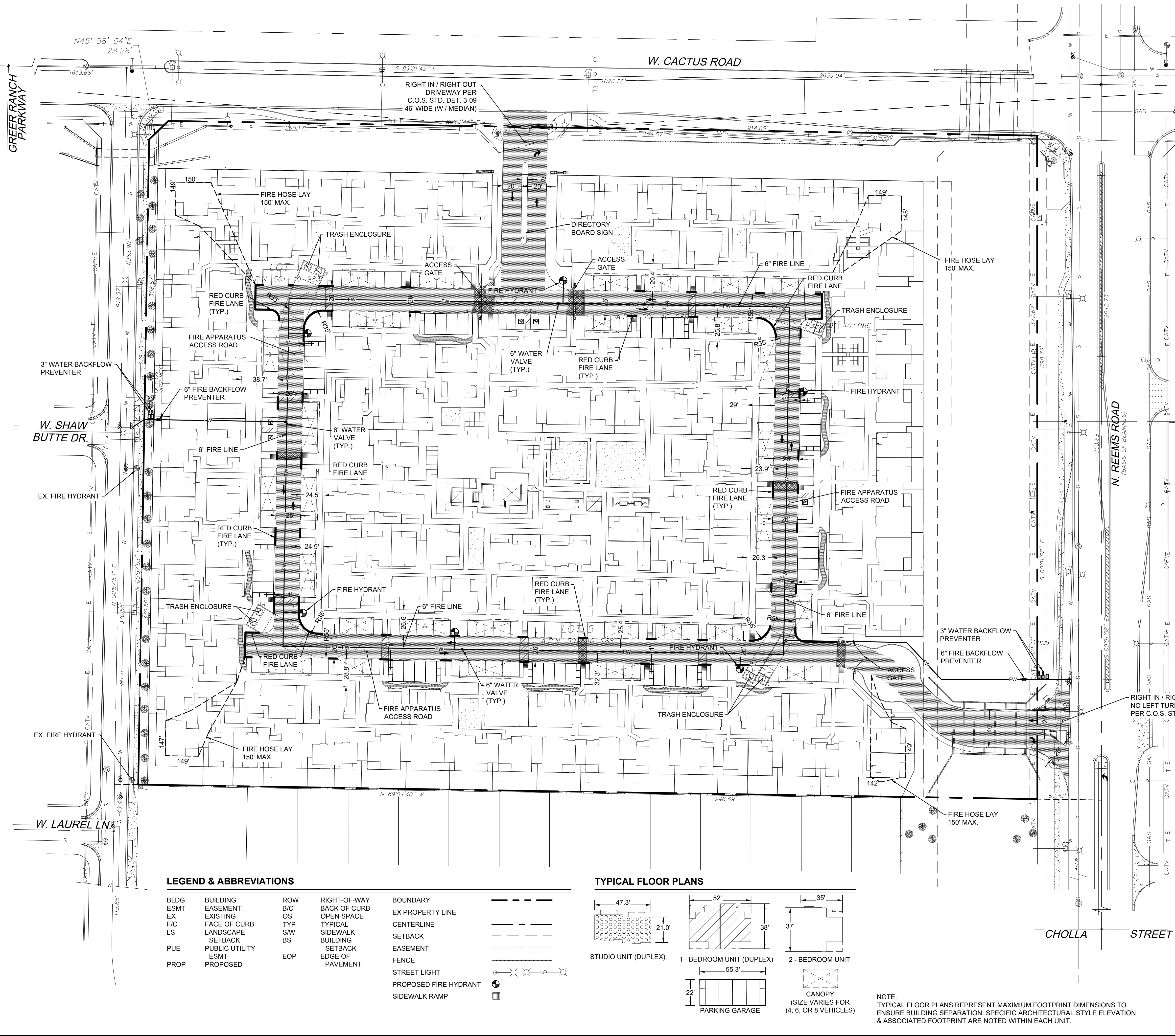
TITLE: **SITE PLAN**

SHEET No.

2 of 3

PROJECT No. **0910**

Plotted: 10/01/19, 2:14 PM, By: TEG005
File: M:\0910 Vita Communities - BVC Cactus & Reems - Survey\0910VitaSurvey\0910 SITE PLAN.dwg, --- 9910 SITE PLAN.dwg



SITE INFO:

APN:	501-40-982, 983, 984, 985, 986, 987, & 988
NET AREA	15.09 AC (657,368 SF)
GROSS AREA	15.09 AC (657,368 SF)
EXISTING ZONING:	GREER RANCH CC-PAD
PROPOSED ZONING:	GREER RANCH RM-12-PAD
PROPOSED UNITS:	149 DWELLING UNITS
DENSITY - GROSS	9.87 DU/AC
DENSITY - NET	9.87 DU/AC
PROJECT ADDRESS:	SWC OF W. CACTUS RD & N. REEMS RD.

BUILDING TYPE	AREA (S.F.)	MAX. HEIGHT (FT.)
STUDIO UNIT	491	18'
1 BEDROOM UNIT	777	18' - 10"
2 BEDROOM UNIT	1,082	17' - 5"
RESIDENCE CLUB	1,498	22'
LEASING OFFICE	850	19' - 2"
GARAGE UNIT	1,217	15' - 6"

BUILDING TYPE	CONSTRUCTION TYPE	ROOF TYPE
STUDIO UNIT	IBC RESIDENTIAL	CONCRETE TILE ROOF
1 BEDROOM UNIT	IBC RESIDENTIAL	CONCRETE TILE ROOF
2 BEDROOM UNIT	IBC RESIDENTIAL	CONCRETE TILE ROOF
RESIDENCE CLUB	IBC TYPE V-B	CONCRETE TILE ROOF
LEASING OFFICE	IBC TYPE V-B	CONCRETE TILE ROOF
GARAGE UNIT	IBC RESIDENTIAL	CONCRETE TILE ROOF

BUILDING TYPE	BUILDING OCCUPANCY	HAZARDS
STUDIO UNIT	RESIDENTIAL	NONE
1 BEDROOM UNIT	RESIDENTIAL	NONE
2 BEDROOM UNIT	RESIDENTIAL	NONE
RESIDENCE CLUB	ASSEMBLY	NONE
LEASING OFFICE	BUSINESS	NONE
GARAGE UNIT	ACCESSORY	NONE

DRY UTILITIES

PROPOSED GAS AND ELECTRIC DRY UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE WILL BE DESIGNED AS PART OF A SUBSEQUENT SUBMITTAL.

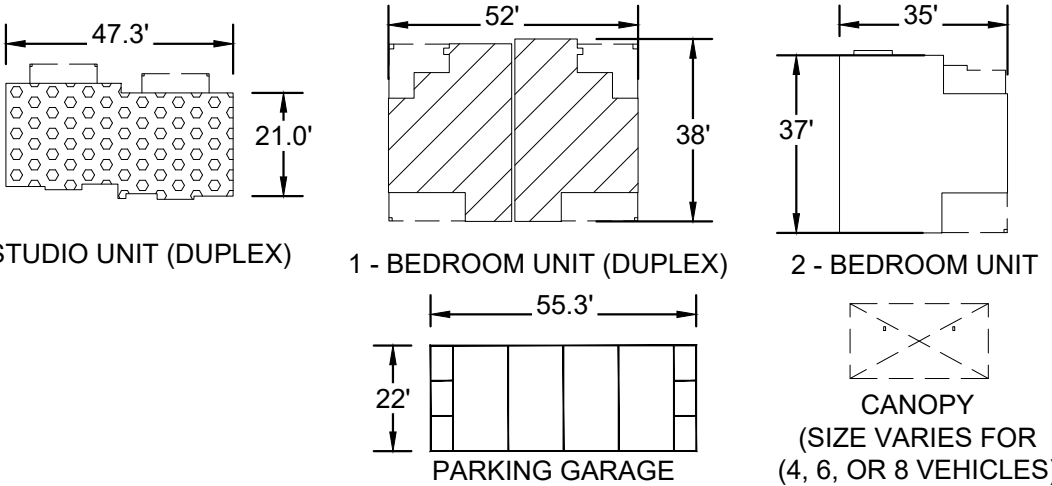
WATERFLOW INFORMATION

STATIC PRESSURE	= 88 PSI
RESIDUAL PRESSURE	= 54 PSI
WATER FLOW @ 54 PSI	= 2,792 GPM
AVAILABLE WATER FLOW @ 20 PSI	= 4,060 GPM

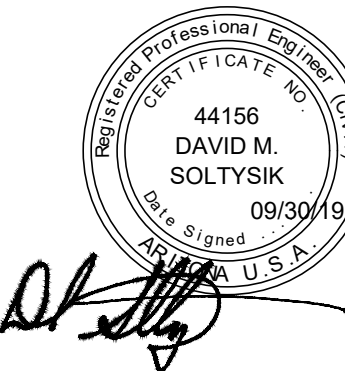
LEGEND & ABBREVIATIONS

BLDG	BUILDING	ROW	RIGHT-OF-WAY	BOUNDARY
ESMT	EASEMENT	B/C	BACK OF CURB	EX PROPERTY LINE
EX	EXISTING	OS	OPEN SPACE	CENTERLINE
F/C	FACE OF CURB	TYP	TYPICAL	SETBACK
LS	LANDSCAPE	SNW	SIDEWALK	EASEMENT
	SETBACK	BS	BUILDING	FENCE
PUE	PUBLIC UTILITY		SETBACK	STREET LIGHT
ESMT	EDGE OF PAVEMENT	EOP	EDGE OF PAVEMENT	PROPOSED FIRE HYDRANT
PROP	PROPOSED			SIDEWALK RAMP

TYPICAL FLOOR PLANS



NOTE: TYPICAL FLOOR PLANS REPRESENT MAXIMUM FOOTPRINT DIMENSIONS TO ENSURE BUILDING SEPARATION. SPECIFIC ARCHITECTURAL STYLE ELEVATION & ASSOCIATED FOOTPRINT ARE NOTED WITHIN EACH UNIT.



VITA AT GREER RANCH

SITE PLAN



DATE	DESCRIPTION
01/30/19	1ST. SUBMITTAL
05/06/19	2ND. SUBMITTAL
07/23/19	3RD. SUBMITTAL
09/30/19	4TH. SUBMITTAL

CHECKED BY: DMS

DRAWN BY: EF

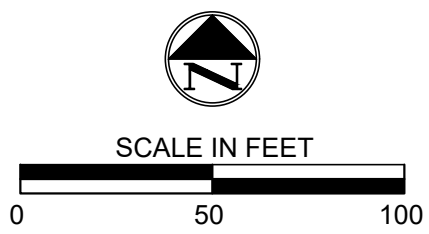
TITLE:
PUBLIC SAFETY SITE PLAN

SHEET No.

3 of 3

PROJECT No.

0910





Front Elevation

Elevation A - Cottage

1/4" = 1'-0"



Front Elevation

Elevation B - Craftsman

1/4" = 1'-0"

Studio Rental Units

4-15-2019



COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

CASE NUMBER FS19-093

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.967.2500 WWW.FELTENGROUP.COM

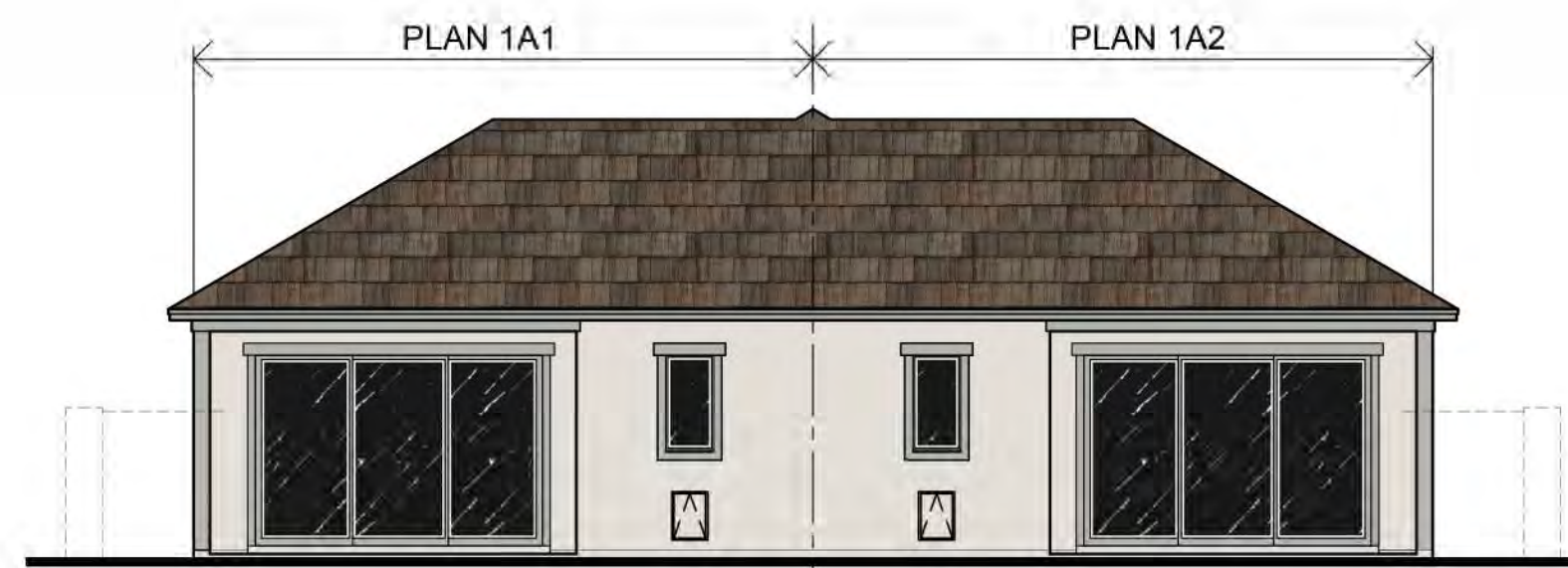
www.feltengroup.com copyright 2019



Right Elevation

Elevation A - Cottage

1/8" = 1'-0"



Rear Elevation

Elevation A - Cottage

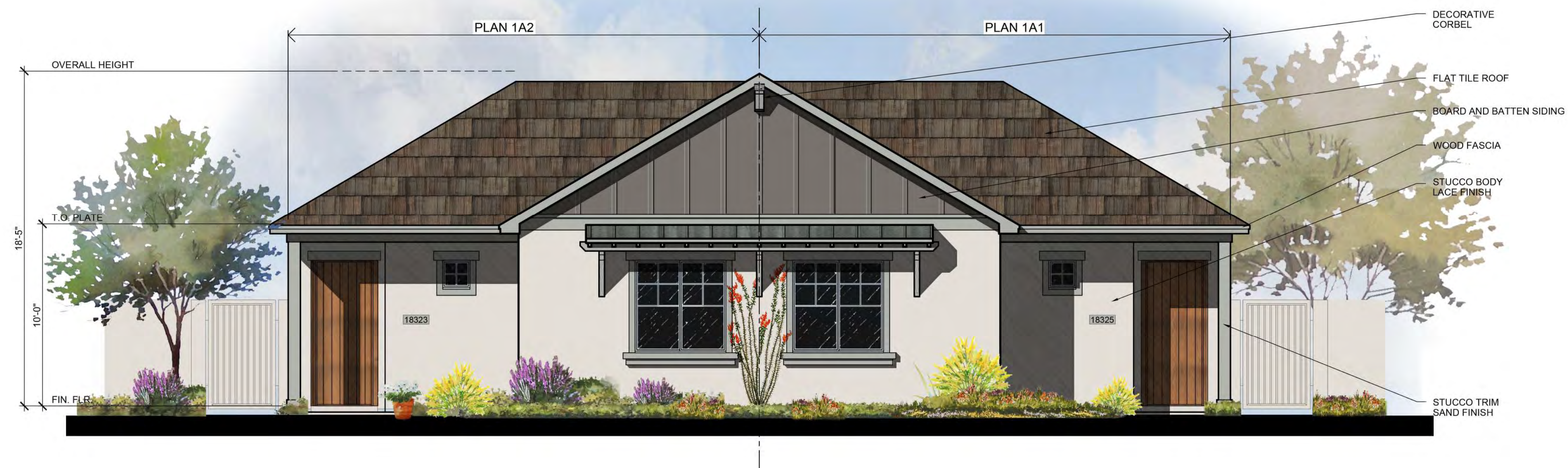
1/8" = 1'-0"



Left Elevation

Elevation A - Cottage

1/8" = 1'-0"



Front Elevation

Elevation A - Cottage

1/4" = 1'-0"

Plan 1 - Cottage Elevation | 1 and 2 Family Rental Units

1-16-2019



COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

CASE NUMBER: FS19-093



ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

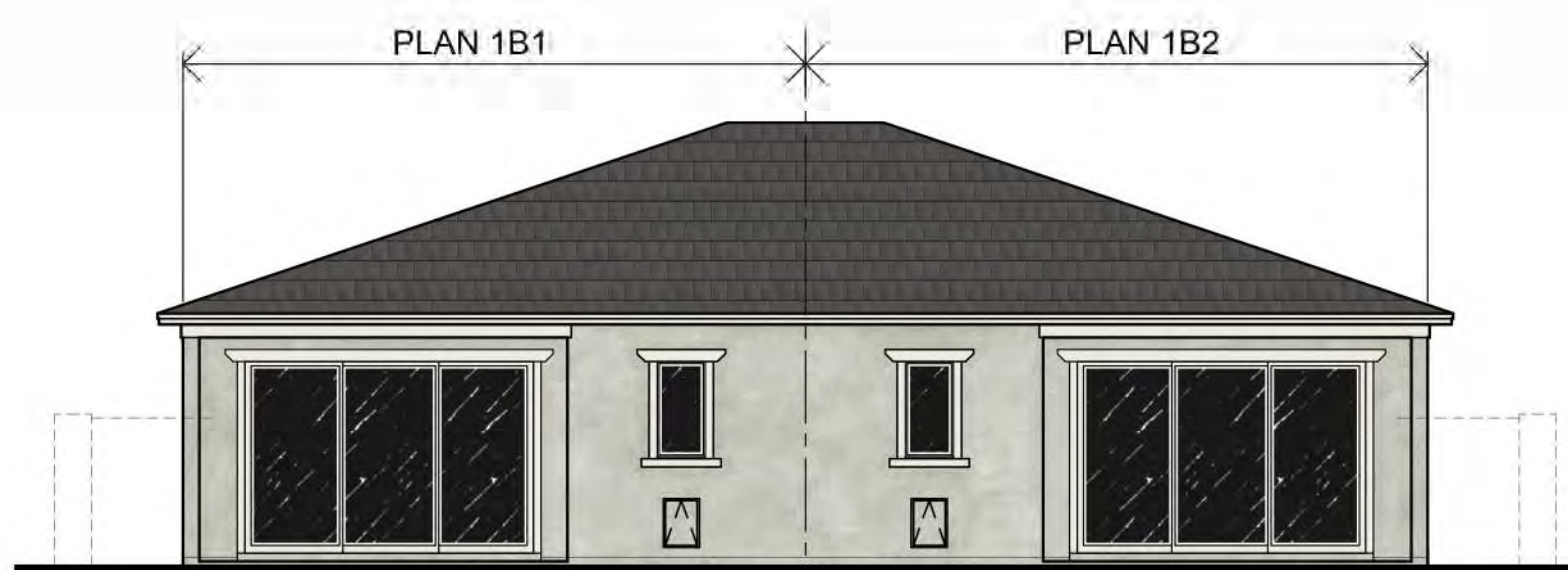
www.feltengroup.com copyright 2019



Right Elevation

Elevation B - Craftsman

1/8" = 1'-0"



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

1-16-2019



CASE NUMBER: FS19-093

1017 North Central Avenue, Suite 2
Phoenix, AZ 85004



PHONE: 602.867.2500 WWW.FELTENGROU.COM
www.feltengroup.com copyright 2019



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

1/4" = 1'-0"

Plan 2 - Cottage Elevation | 1 and 2 Family Rental Units

1-16-2019



COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

CASE NUMBER: FS19-093

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

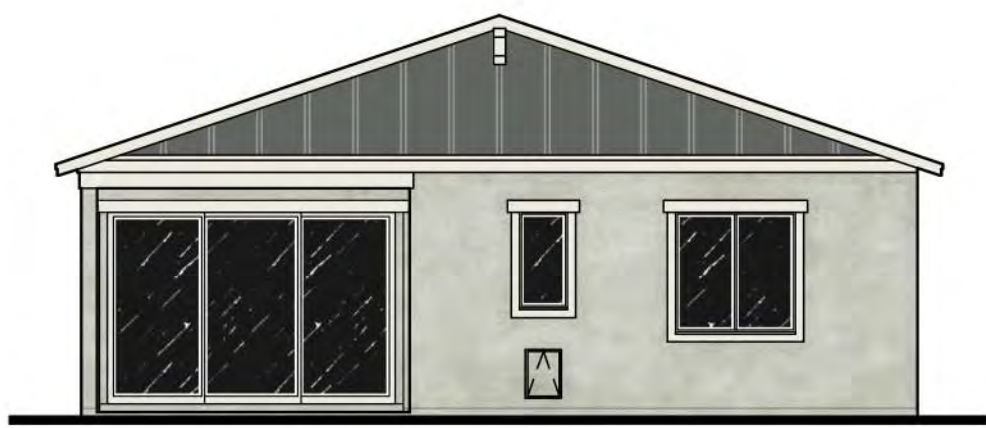
www.feltengroup.com

copyright 2019



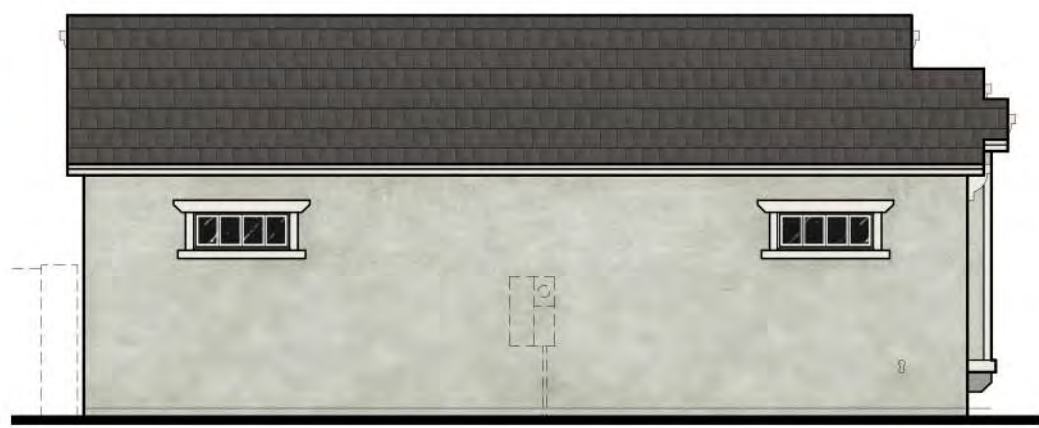
Right Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Rear Elevation

Elevation B - Craftsman 1/8" = 1'-0"



Left Elevation

Elevation B - Craftsman 1/8" = 1'-0"

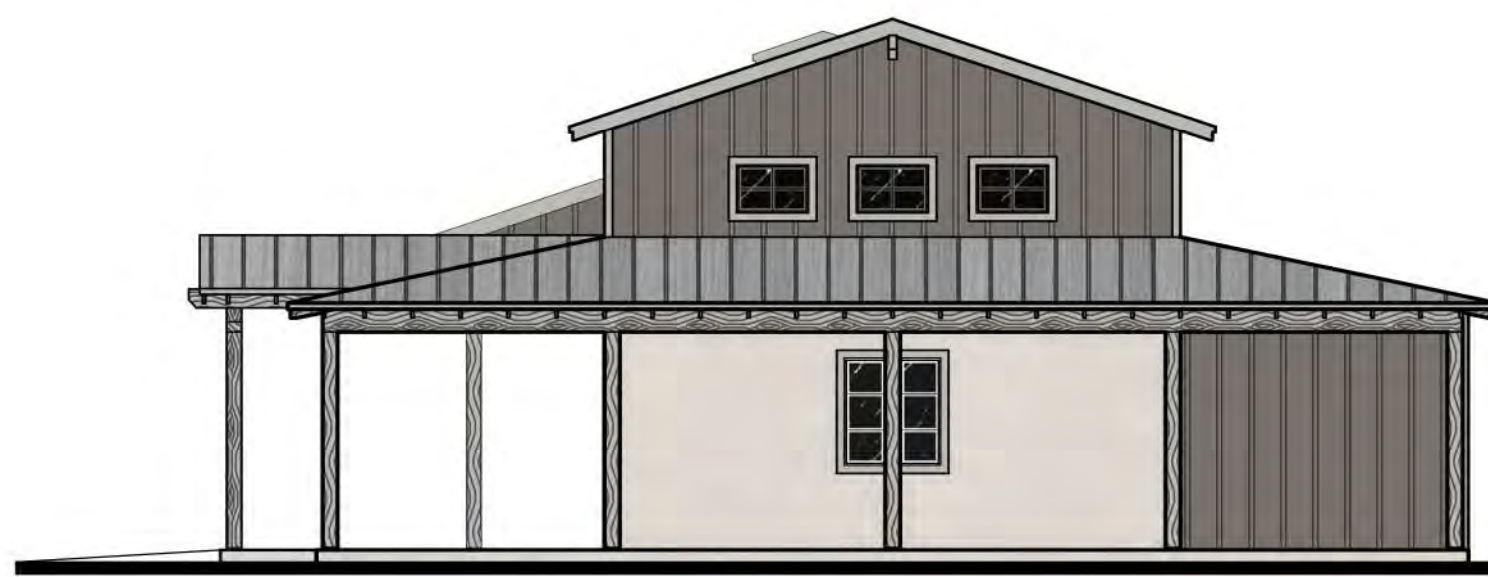


Front Elevation

Elevation B - Craftsman 1/4" = 1'-0"

Plan 2 - Craftsman Elevation | 1 and 2 Family Rental Units

1-16-2019



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Residence Club Building | One & Two Family Rental Community

1-16-2019



CASE NUMBER: FS19-093

COMMUNITIES
1017 North Central Avenue, Suite 2
Phoenix, AZ 85004

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

PHONE: 602.867.2500 WWW.FELTENGROUP.COM

www.feltengroup.com copyright 2019



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

Leasing Office | One & Two Family Rental Community

1-18-2019



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

3-20-2019



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN., UNLESS OTHERWISE NOTED	
	QUERCUS VIRGINIANA 'HERITAGE' - HERITAGE LIVE OAK - (QTY. 170) *APPROVED STREET TREE. 36" BOX ALONG CACTUS ROAD.
	PISTACIA CHINENSIS - CHINESE PISTACHE - (QTY. 81) TO BE 36" BOX *APPROVED STREET TREE.
	PISTACIA LENTISCUS - MASTIC TREE - (QTY. 103)
	ULMUS PARVIFOLIA - CHINESE ELM - (QTY. 24)
	OLEA EUROPAEA 'WILSONI' - FRUITLESS OLIVE TREE - (QTY. 26)
	CHILOPSIS LINEARIS - DESERT WILLOW - (QTY. 96) - TO BE 36" BOX *APPROVED STREET TREE.
	PROSOPIS CHILENSIS - CHILEAN MESQUITE - (QTY. 20)
	PARKINSONIA FLORIDA - BLUE PALO VERDE - (QTY. 21)
SHRUBS - 5 GAL. MIN.	
	BOUGAINVILLEA HYBRID - BUSH BOUG. 'FLAME' - (QTY. 118)
	LEUCOPHYLLIM FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE - (QTY. 282)
	MYRTUS COMMUNIS 'COMPACTA' - DWRAF MYRTLE - (QTY. 296)
	NERIUM OLEANDER 'PETITE PINK' - 'PETITE PINK' OLEANDER - (QTY. 75)
	CALLISTEMON VIMINALIS 'LITTLE JOHN' - DWARF BOTTLEBRUSH 'LITTLE JOHN' - (QTY. 87)
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN - (QTY. 162)
	TECOMA SPP. 'LYDIA' - YELLOW BELLS LYDIA - (QTY. 167)
	RUELLIA PENINSULARIS - BAJA RUELLIA - (QTY. 123)
	XYLOSMA CONGESTUM - SHINY XYLOSMA - (QTY. 119)
ACCENTS - 5 GAL. MIN.	
	ALOE 'TOPAZ' - 'TOPAZ' ALOE - (QTY. 229)
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS - (QTY. 275)
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS - (QTY. 276)
	NOLINA MICROCARPA - BEAR GRASS - (QTY. 89)
	HESPERALOE PARVIFLORA - RED/YELLOW MIX YUCCA - (QTY. 79)
	PORTULACARIA AFRA - ELEPHANT FOOD - (QTY. 112)
GROUND COVERS - 5 GAL. MIN.	
	ACACIA REDOLENS - DESERT CARPET - (QTY. 46)
	CONVOLVULUS CNEORUM - BUSH MORNING GLORY - (QTY. 36)
	LANTANA CAMARA 'DALLAS RED' - 'DALLAS RED' LANTANA - (QTY. 181)
	WEDELIA TRILOBATA - WEDELIA - (QTY. 137)
	RUELLIA BRITTONIANA 'KATIE' - KATIE RUELLIA - (QTY. 125)
	HYMENOXYS ACAULIS - ANGELITA DAISY - (QTY. 89)
	DECOMPOSED GRANITE - 3/4" SCREENED APACHE BROWN FROM KALAMAZOO MATERIALS, INC. 2" MIN. DEPTH.
	MIDIRON BERMUDA TURF

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST AND APPROVED BY THE CITY OF SURPRISE.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

*** SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSERVED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

McGOUGH ADAMSON

Landscape Architects

Land Planning

Irrigation

VITA COMMUNITIES

SITE SUMMARY

SITE AREA: ~ 15.09 NET ACRES

ZONING: RM12-PAD

UNITS: 149

REQUIRED PARKING: 268 SPACES

PROVIDED PARKING: 272 SPACES

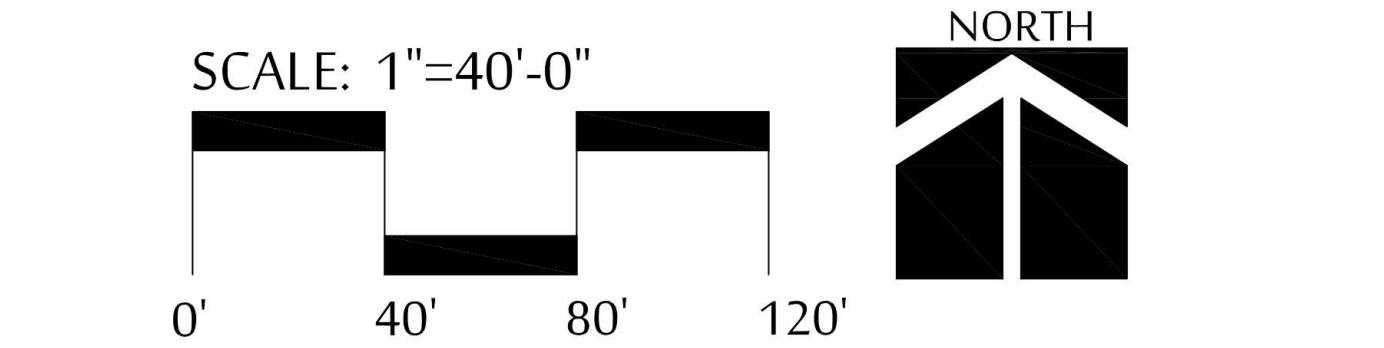
VITA AT GREER RANCH

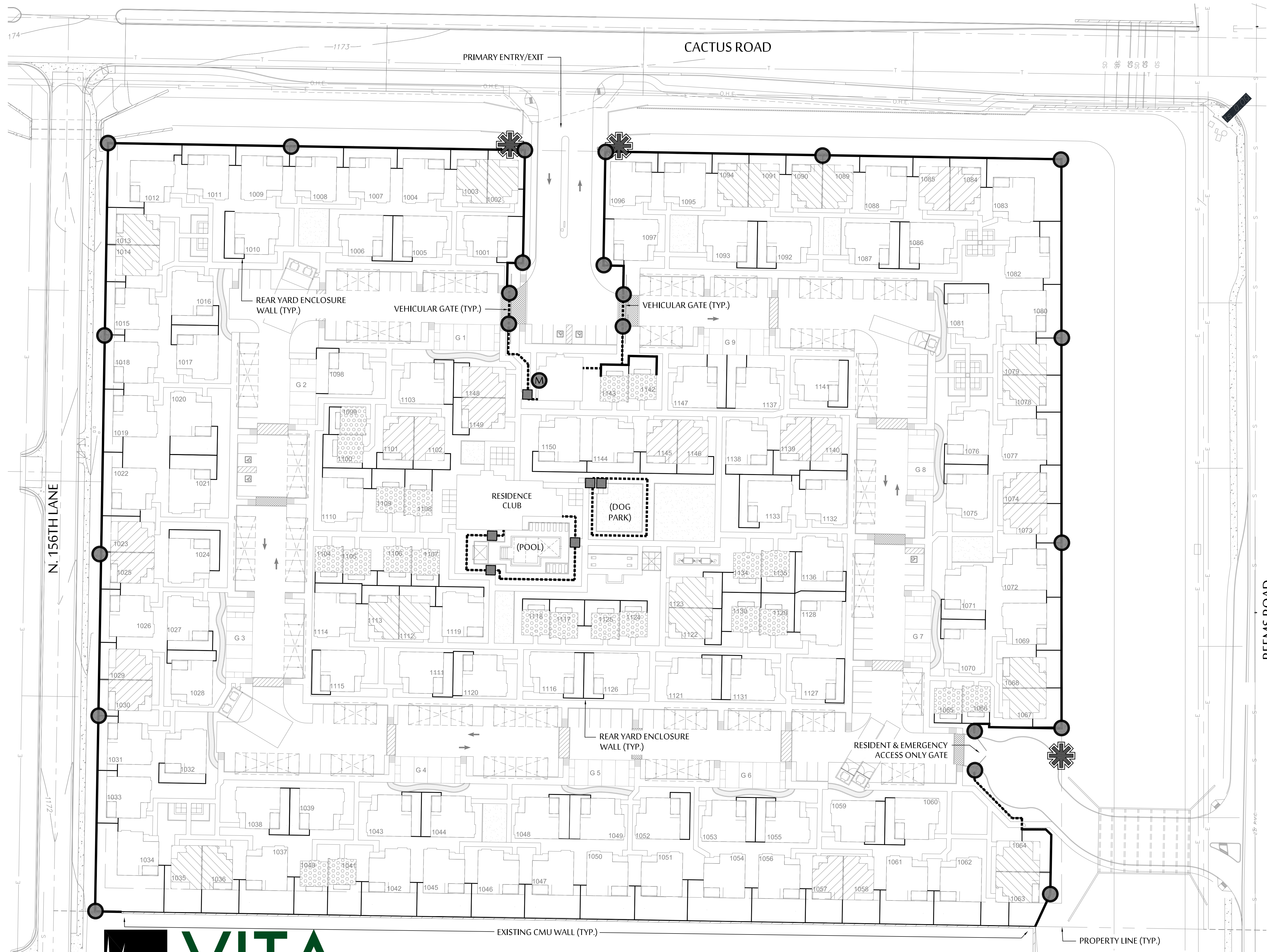
LANDSCAPE PLAN

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA

SEPTEMBER 30, 2019

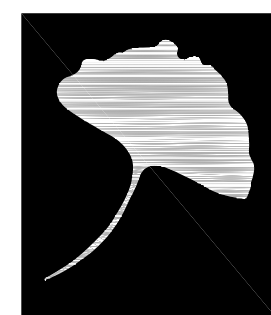
FS19-093





WALL PLAN LEGEND	
	6' HT. PROJECT THEME WALL
	6' HT. FULL VIEW FENCE
	ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE 4" CMU FENCE BLOCK
	PROJECT THEME COLUMNS
	PROJECT ENTRANCE/SIGN MONUMENT
	COMMUNITY MAILBOX CLUSTER - SEE ARCHITECTURAL PLANS
	4' WIDE - IRON FENCE PEDESTRIAN GATE

MCGOUGH
ADAMSON



Landscape
Architects

Land
Planning
Irrigation

VITA
COMMUNITIES

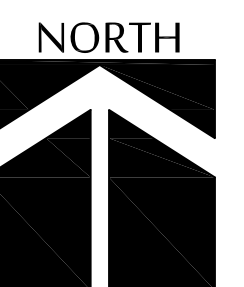
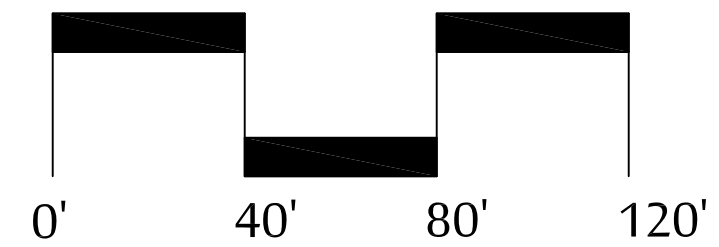
VITA AT GREER RANCH WALL PLAN

SWC OF CACTUS ROAD AND REEMS ROAD - SURPRISE, ARIZONA

SEPTEMBER 30, 2019

FS19-093

SCALE: 1"=40'-0"





**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.

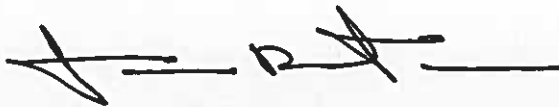
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum 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

Site Plan

Planning and Zoning Commission – January 16, 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**

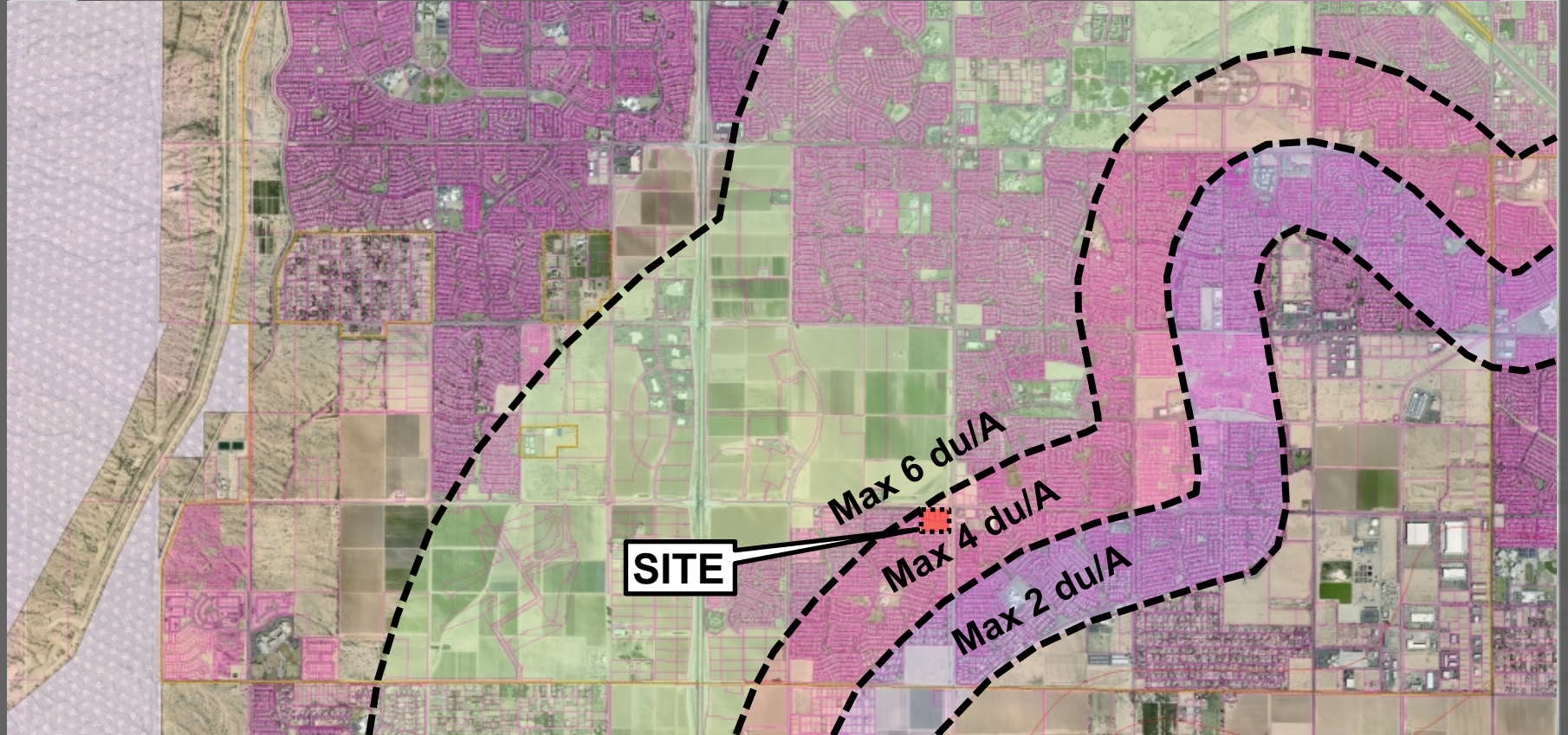
Sarival Ave

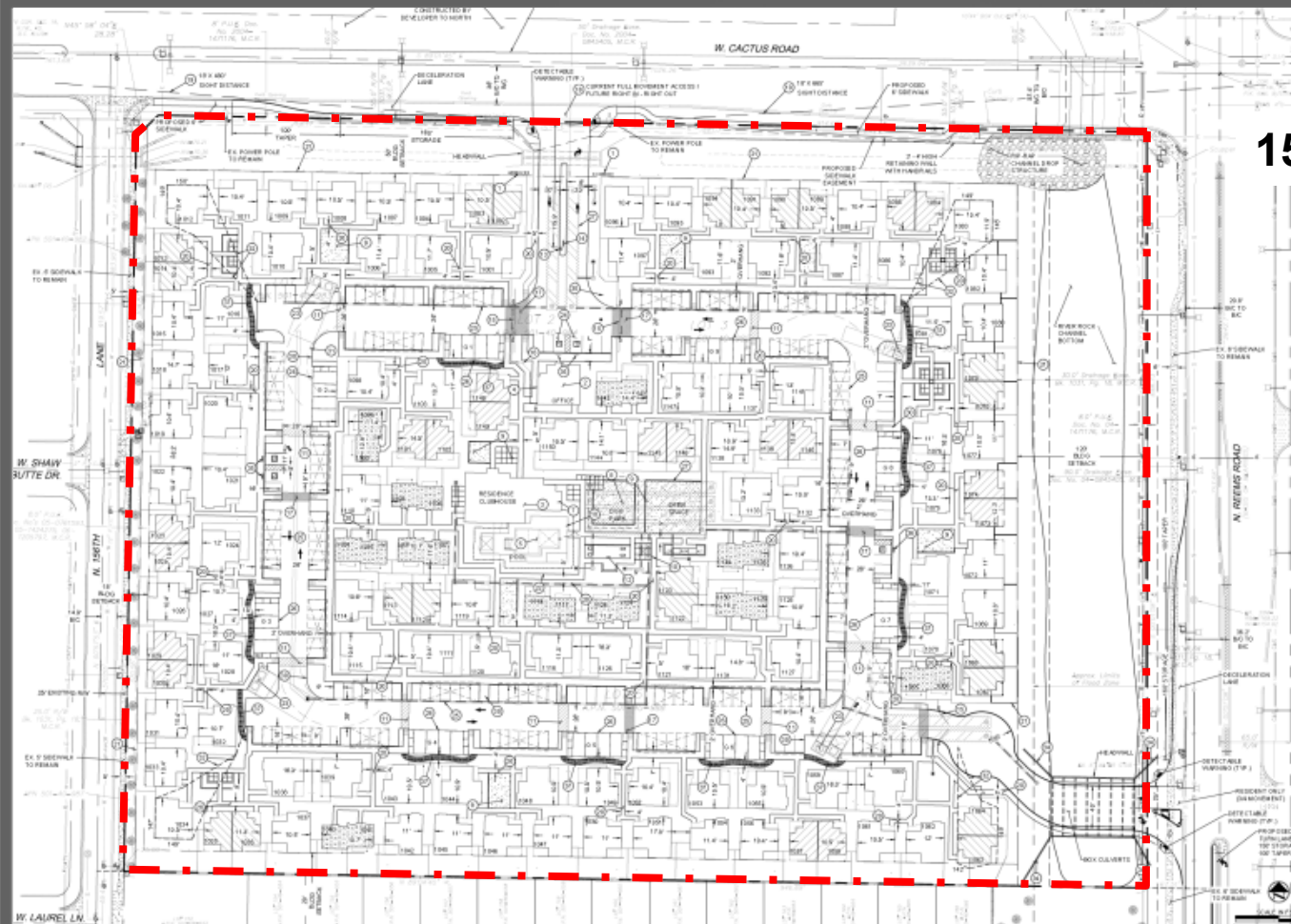
Reems Rd

Bullard Ave

LUKE GDC MAP

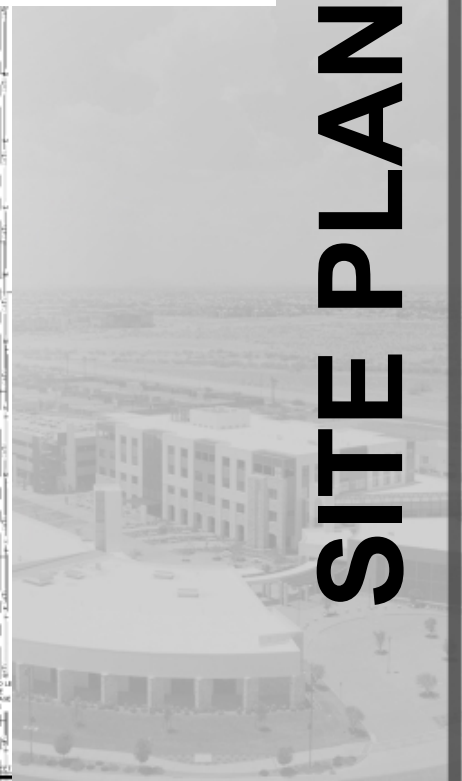
FS19-093
Vita PADA





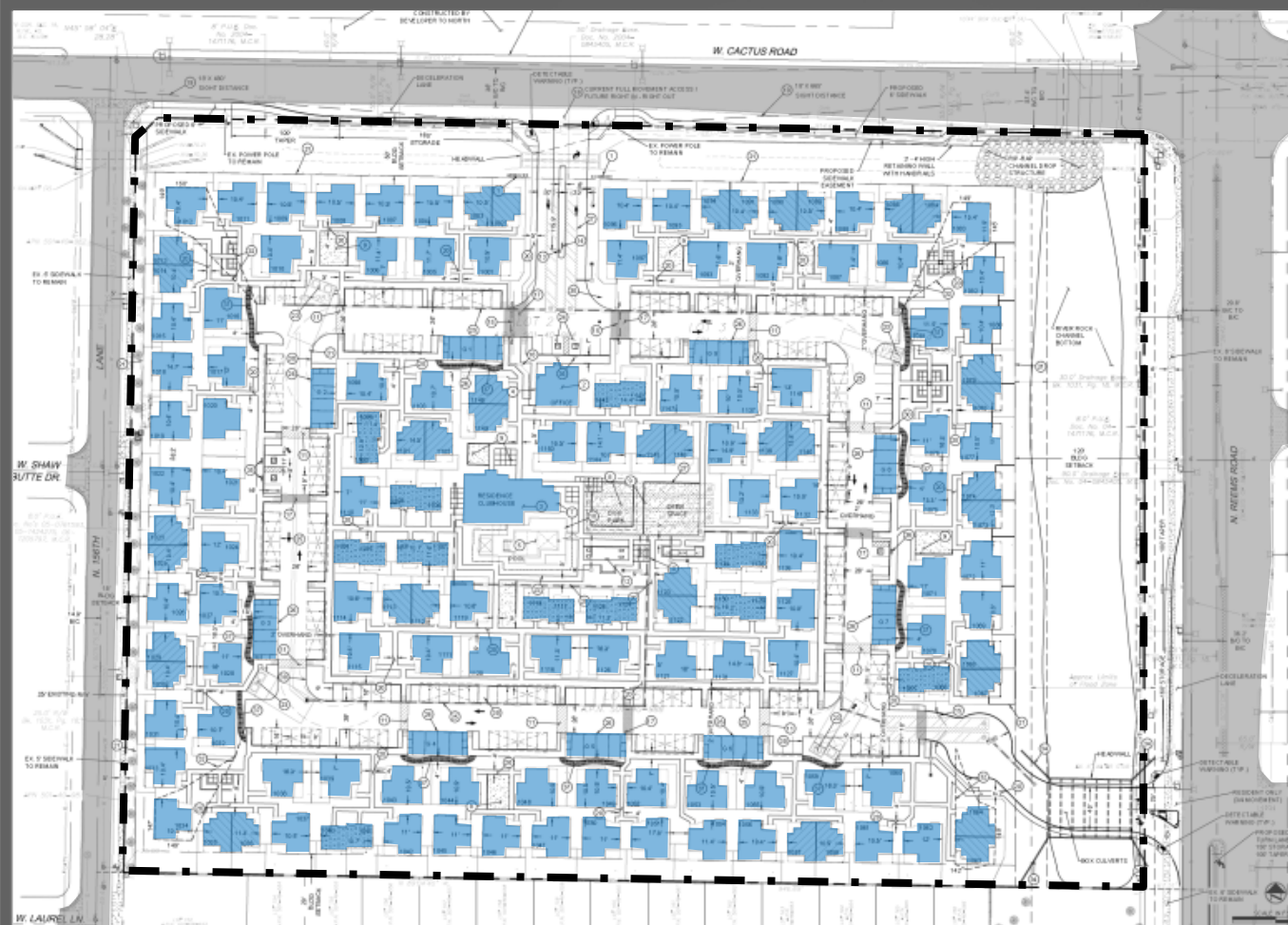
15.09 Acres

SITE PLAN





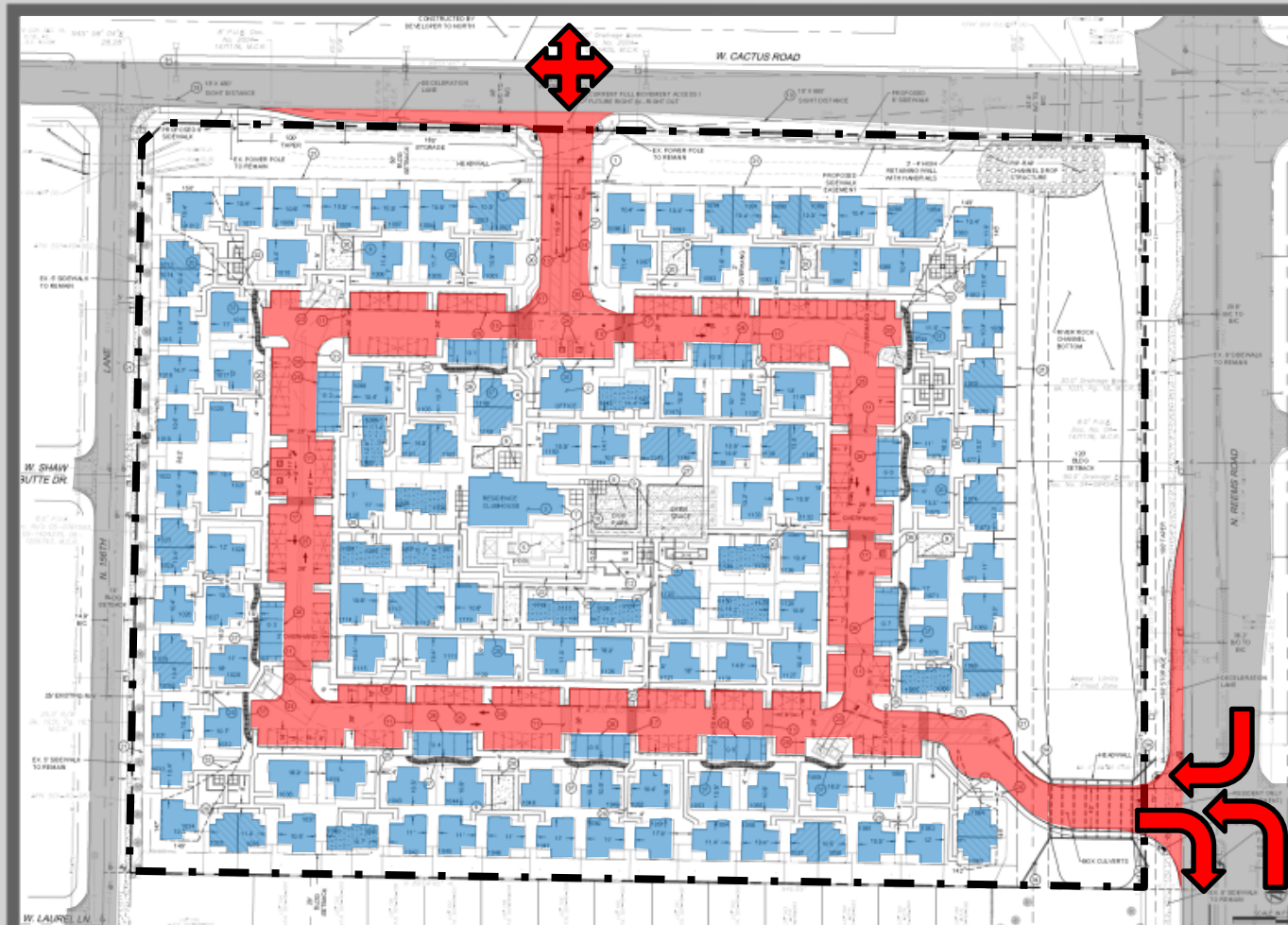
VEHICULAR ACCESS



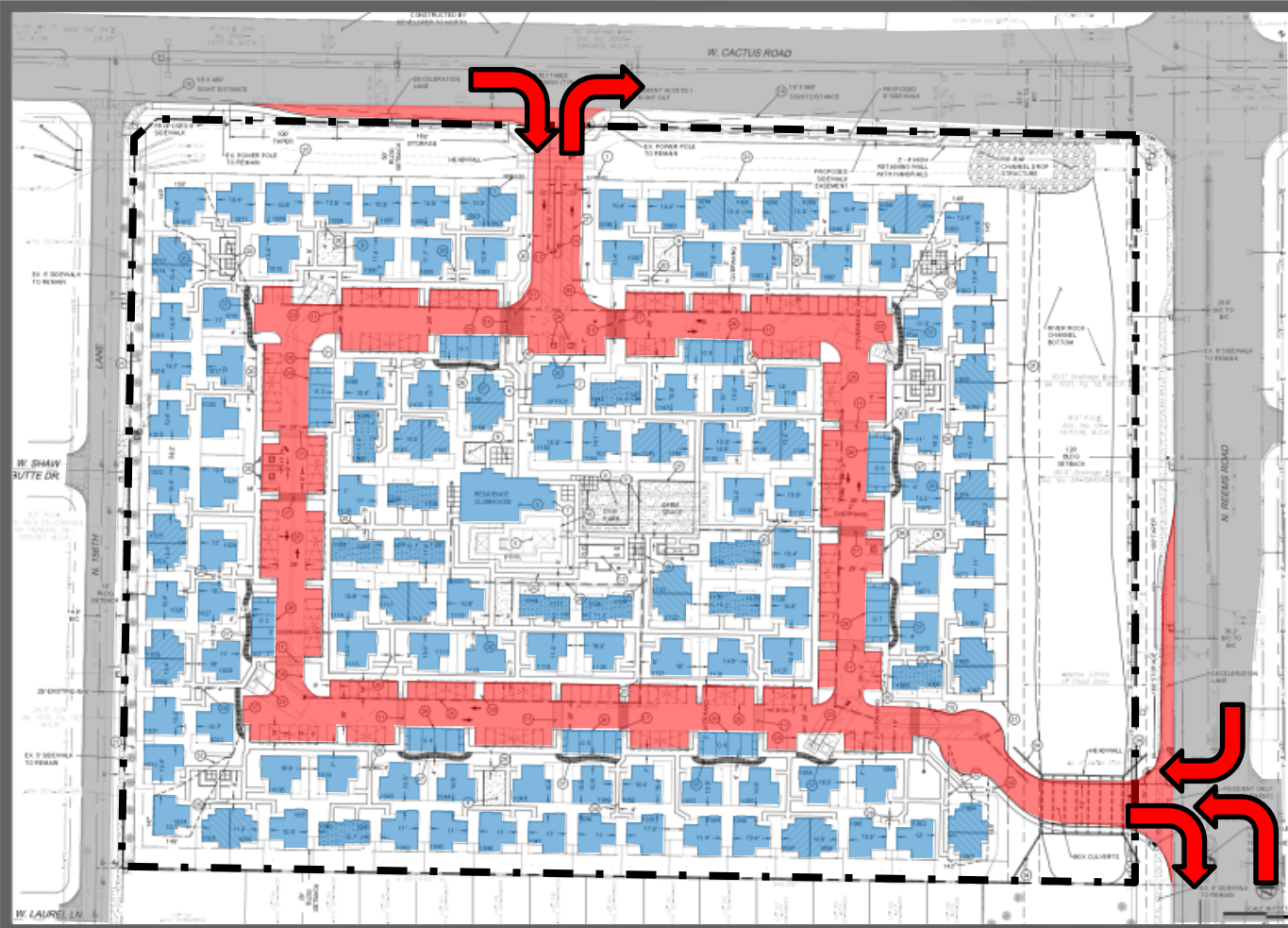


VEHICULAR ACCESS

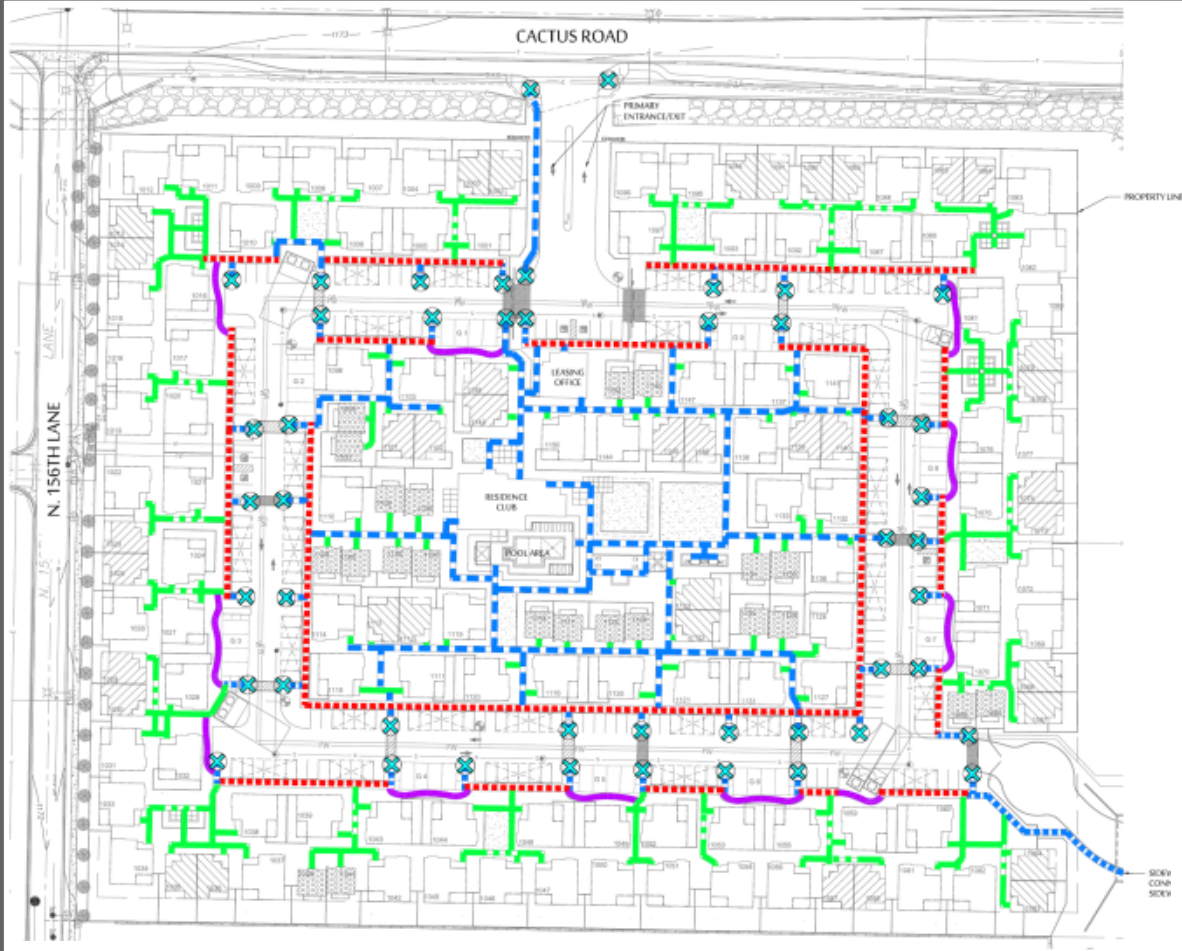




VEHICULAR ACCESS



VEHICULAR ACCESS



4' SIDEWALKS



5' SIDEWALKS



7' SIDEWALKS

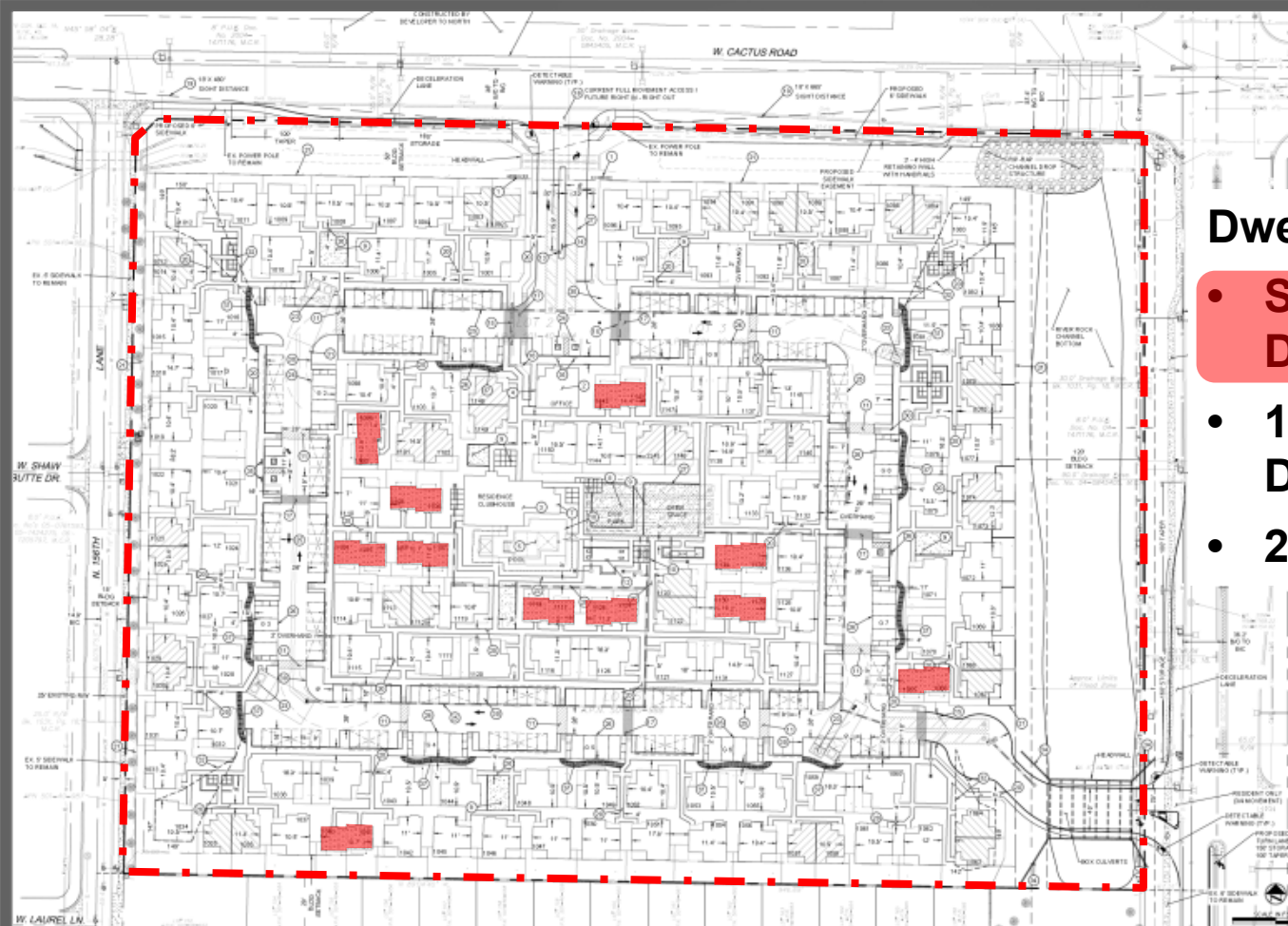


DECOMPOSED GRANITE PEDESTRIAN ACCESS



A.D.A. ACCESSIBLE RAMP

PEDESTRIAN ACCESS



Dwelling Units

- Studio Duplex
- 1 Bedroom Duplex
- 2 Bedroom

SITE PLAN





Cottage Studio Duplex



Craftsman Studio Duplex



- **Studio Duplex**

- **1 Bedroom Duplex**

- **2 Bedroom**

SITE PLAN



Cottage 1 Bedroom Duplex



Craftsman 1 Bedroom Duplex

ELEVATIONS



Dwelling Units

- Studio Duplex
- 1 Bedroom Duplex
- 2 Bedroom

SITE PLAN

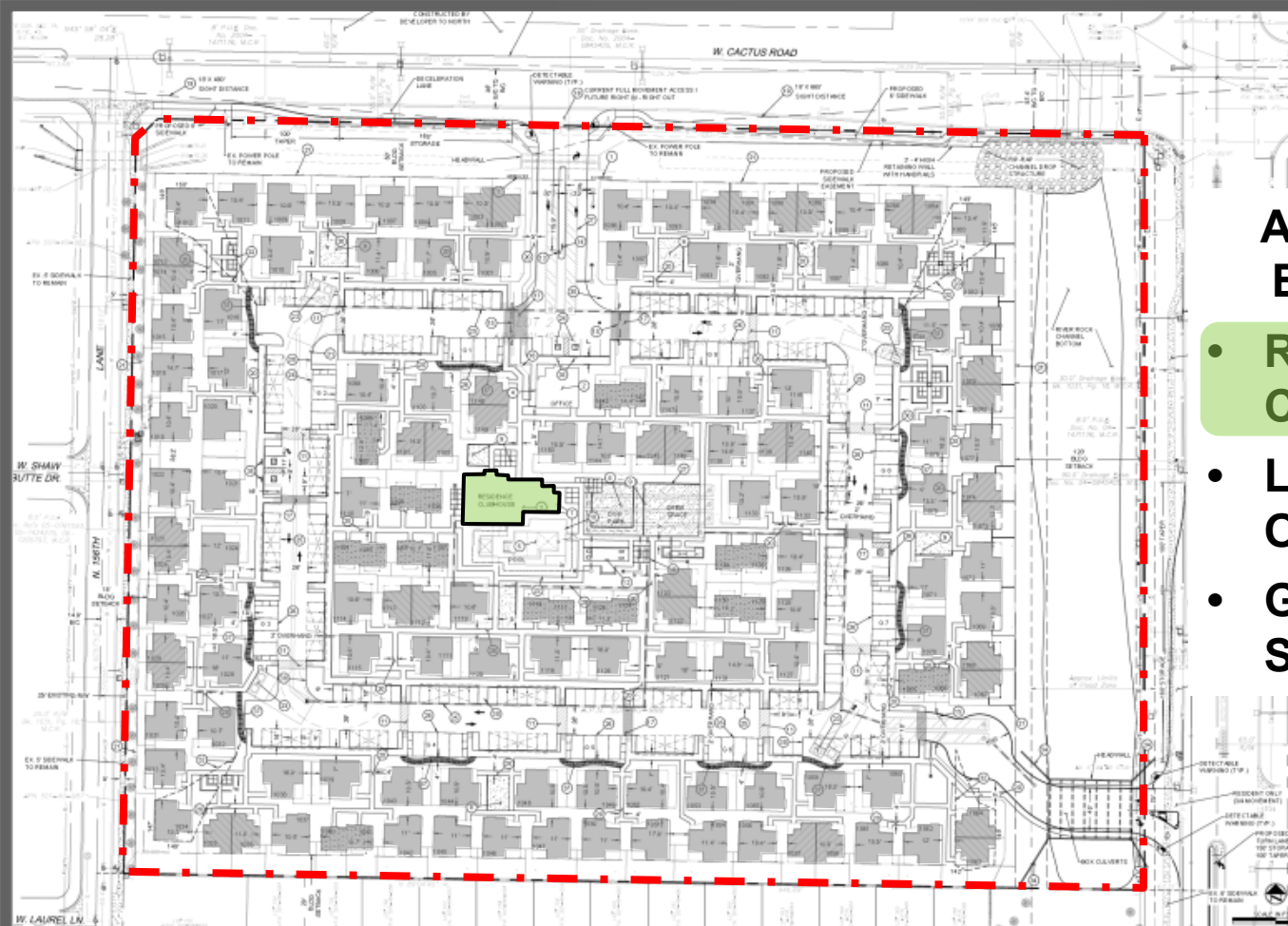


Cottage 2 Bedroom



Craftsman 2 Bedroom

ELEVATIONS



Accessory Buildings

- Residence Club
- Leasing Office
- Garage / Storage

SITE PLAN

ELEVATIONS



Right Elevation

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Left Elevation

3/8" = 1'-0"



Resident's Club

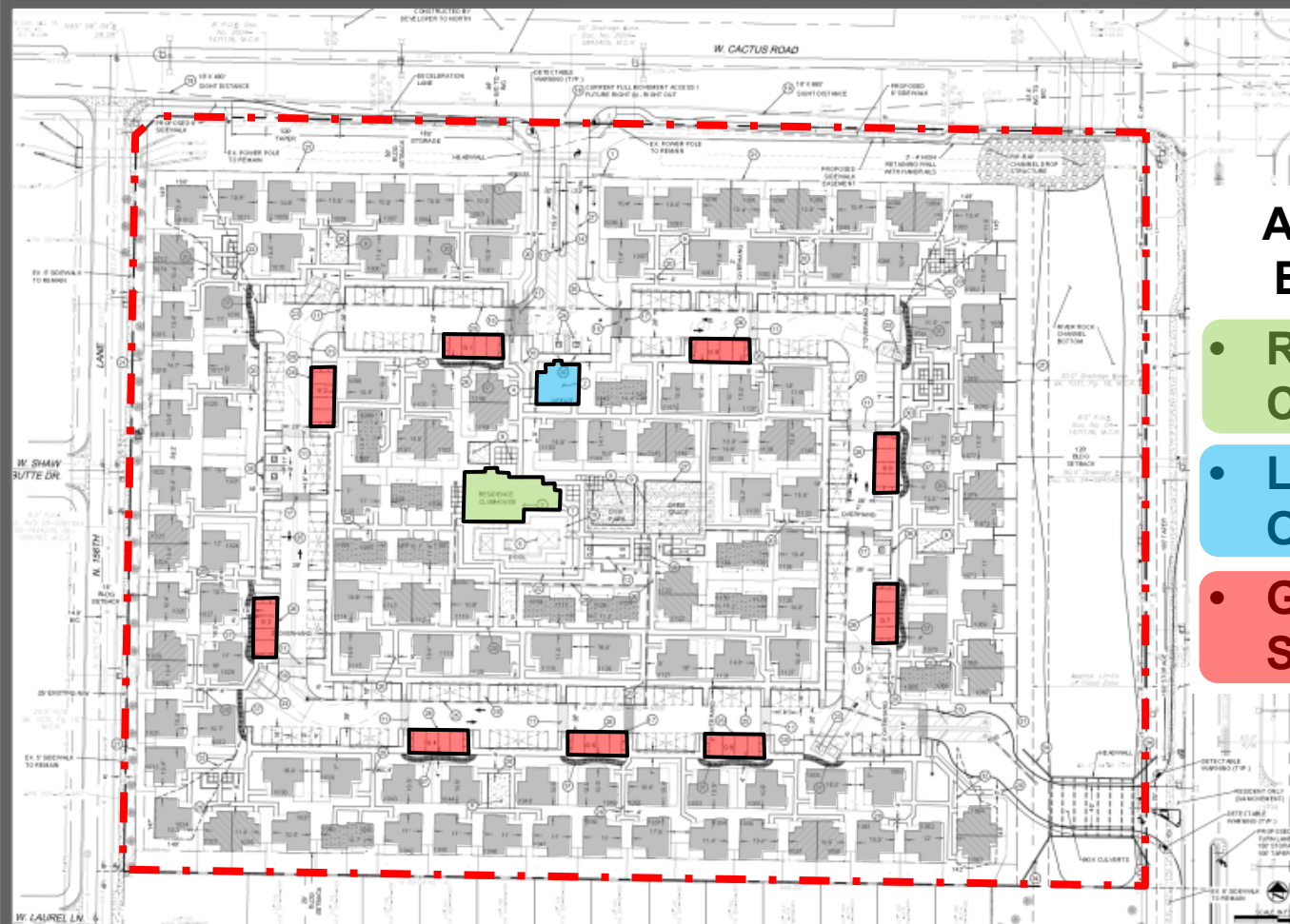


Sides and Rear



Leasing Office

ELEVATIONS



Accessory Buildings

- Residence Club
- Leasing Office
- Garage / Storage

SITE PLAN



Sides and Rear



Garage / Storage

ELEVATIONS



AMENITIES

Studio and 1 Bedroom = 1.5 Spaces per Unit
2 Bedroom = 2.0 Spaces per Unit

Studio and = 22 Units x 1.5 = 33 Spaces
1 Bedroom = 38 Units x 1.5 = 57 Spaces
2 Bedroom = 90 Units x 2.0 = 180 Spaces
Total = 270 Vehicle Spaces

Required = 270 Spaces
Provided = 275 Spaces



PARKING



Uncovered

• 84

ADA

• 5

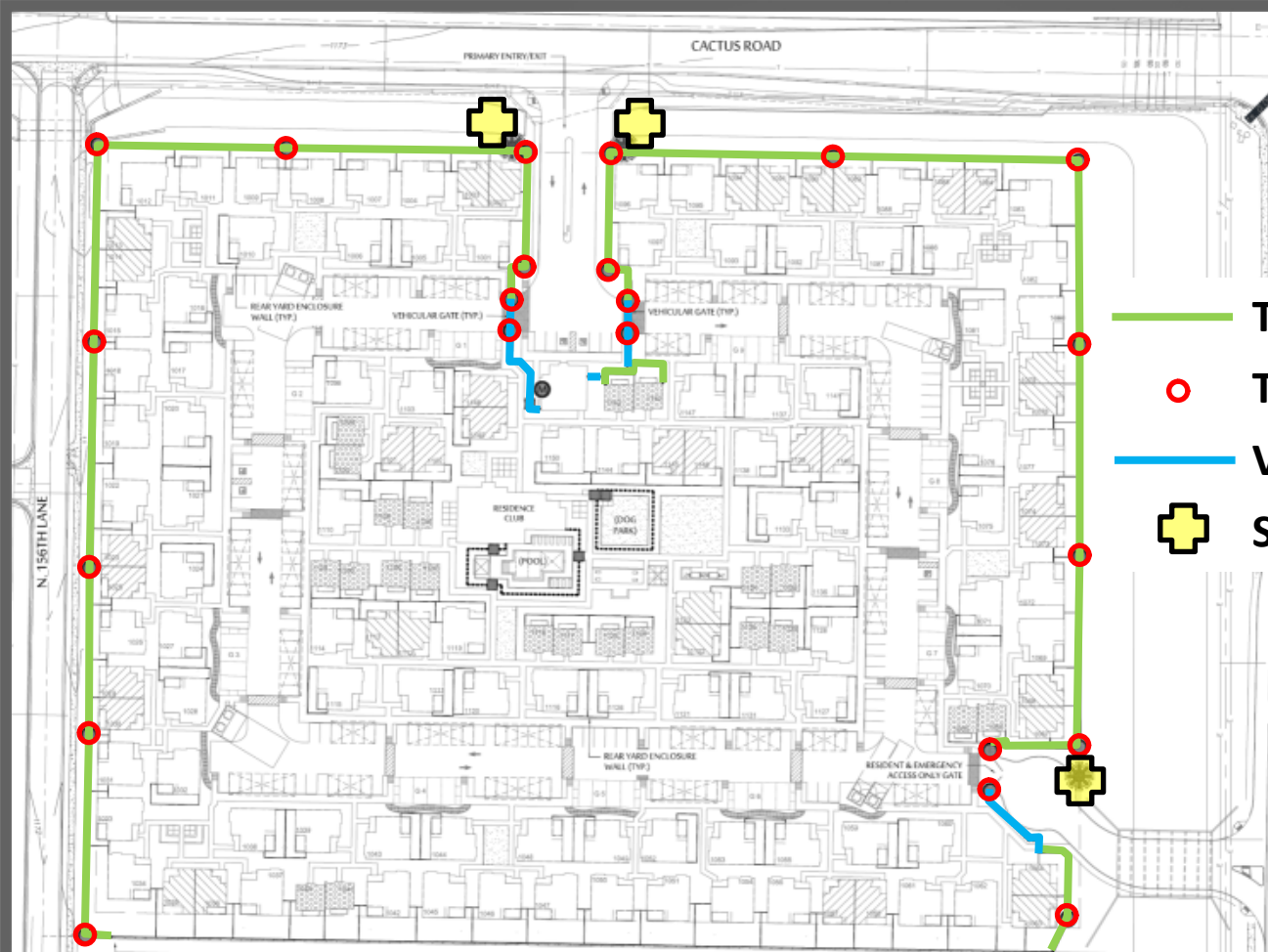
Canopy

• 150

Garage

• 36

PARKING



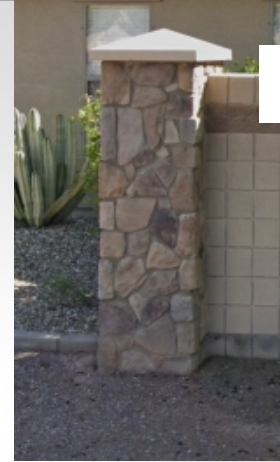
- Theme Wall
- Theme Column
- View Fence
- Signage

WALLS



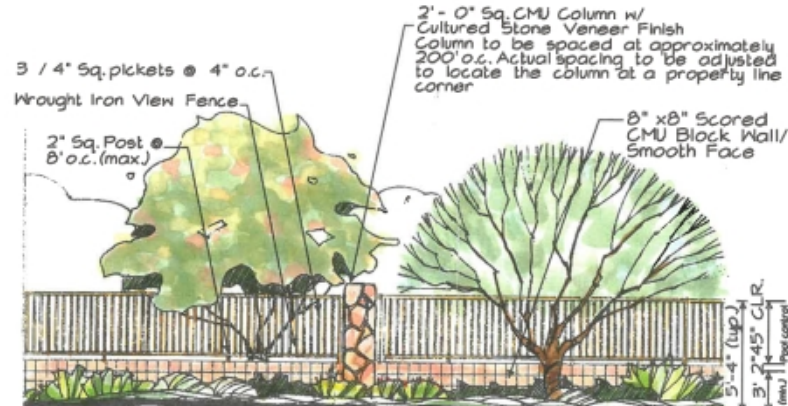
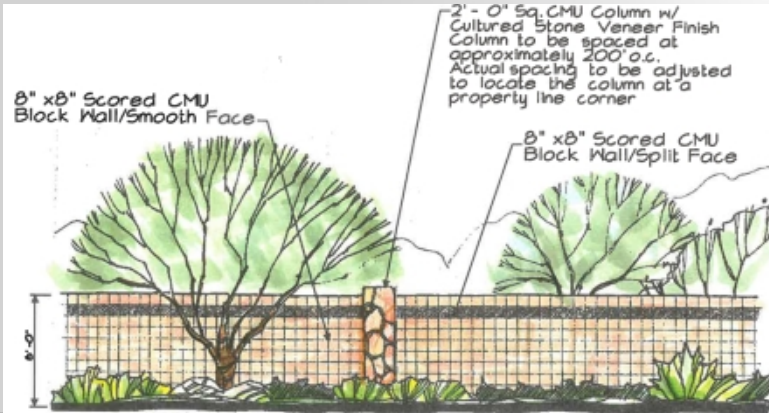


Theme Wall



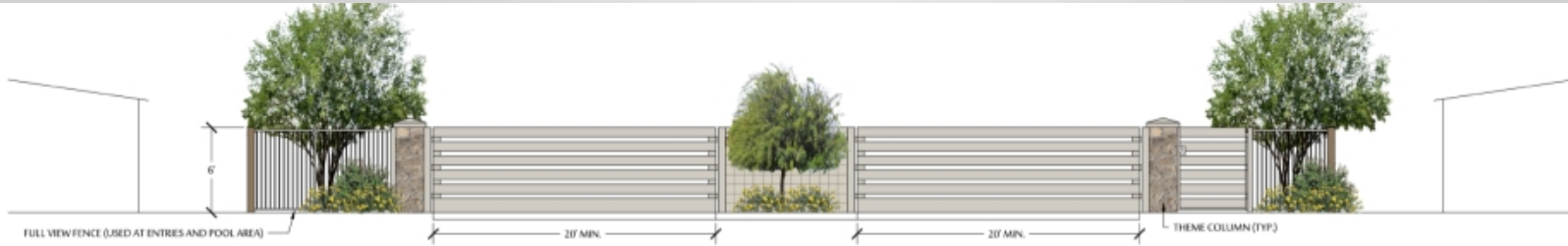
Theme Column

View Fence



WALLS

SIGNAGE



B CONCEPTUAL VEHICULAR GATE ELEVATION

SCALE: $\frac{3}{4}" = 1'$



C CONCEPTUAL ENTRANCE/SIGN MONUMENT ELEVATION

SCALE: $\frac{3}{4}" = 1'$



SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN., UNLESS OTHERWISE NOTED	
	QUERCUS VIRGINIANA HERITAGE - HERITAGE LIVE OAK - (QTY. 170) * APPROVED STREET TREE. 36" BOX PALM CACTUS ROAD.
	PISTACIA CHINENSIS - CHINESE PISTACHE - (QTY. 81) TO BE 36" BOX * APPROVED STREET TREE.
	PISTACIA LENTISCUS - MASTIC TREE - (QTY. 160)
	ULMUS PARVIFOLIUS - CHINESE ELM - (QTY. 240)
	OLEA EUROPAEA 'WILSON' - FRUITLESS OLIVE TREE - (QTY. 26)
	CHILOPSIS LINEARIS - DESERT WILLOW - (QTY. 96) - TO BE 36" BOX * APPROVED STREET TREE.
	PROSOPIS JULIFLORA - CHILEAN MESQUITE - (QTY. 20)
	PARKIA PENDULA - BLUE PALM OLEATE - (QTY. 21)
SHRUBS - 5 GAL. MIN.	
	BOUGAINVILLEA HYBRID - BUSH BOUG. FLAME - (QTY. 110)
	LEUCOPodium FRUTESCENS 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE - (QTY. 282)
	NERIUM OLEANDER 'PETITE PINK' - PETITE PINK CLEANDER - (QTY. 73)
	CALLISTEMON DIVARICATUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH LITTLE JOHN - (QTY. 87)
	RUSSELLIA EQUESETIFORMIS - CORAL FOUNTAIN - (QTY. 162)
	TECOMA SPP. 'YEDA' - YELLOW BELLS YEDA - (QTY. 167)
	RUELLIA PENINSULARIS - BAHIA RUELLIA - (QTY. 123)
	XYLOSMA CONGESTUM - SHINY XYLOSMA - (QTY. 119)
ACCENTS - 5 GAL. MIN.	
	ALOË TOPAZ - TOPAZ ALOË - (QTY. 228)
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS - (QTY. 275)
	MUHLENBERGIA CAPILLARIS - PINK MURLEY GRASS - (QTY. 276)
	NOLINA MACROCARPA - BEAR GRASS - (QTY. 88)
	HESPERALOE PARVIFLORA - RED/YELLOW MEY YUCCA - (QTY. 79)
	PORTULACARIA AFRA - ELEPHANT FOOT - (QTY. 112)
GROUND COVERS - 5 GAL. MIN.	
	ACACIA REDOLENS - DESERT CARPET - (QTY. 48)
	CONVOLVULUS CNEORUM - BUSH MORNING GLORY - (QTY. 30)
	LANTANA CAMARA 'DALLAS BEED' - DALLAS BEED LANTANA - (QTY. 188)
	WEDELIA TRILOBATA - WEDDIE - (QTY. 137)
	RUELLIA BRITTONIANA 'KATIE' - KATIE RUELLIA - (QTY. 125)
	HYMENOCALLIS ACALLUS - ANGELITA DANCY - (QTY. 88)
	DECOMPOSED GRANITE - 3/4" SCREENED APACHE BROWN FROM KALAMAZOO MATERIALS, INC. 2" MIN. DEPTH.
	MIDIRON BEVERLYANA TURF

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADHOC LOW WATERUSE PLANT LIST AND APPROVED BY THE CITY OF SURPRISE.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOA REQUESTS AND/OR PLANTING RESTRICTIONS MUST BE ON THE ADHOC LOW WATERUSE PLANT LIST AND APPROVED BY THE CITY OF SURPRISE.
4. NO TREES TO BE RELOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

LANDSCAPE

- A. Development and use of the site shall be in conformance with the Site Plan entitled “Vita at Greer Ranch,” consisting of three (3) pages, prepared by Terrascope Consulting and stamped received October 2, 2019.
- B. Building Elevations shall be consistent with the Elevations entitled “Vita Communities”, consisting of eight (8) sheets prepared by the Felton Group and stamped received October 2, 2019.
- C. Landscaping of the site shall be consistent with the Landscape Plan entitled “Vita at Greer Ranch Landscape Plan”, consisting of one (1) sheet prepared by McGough Adamson and stamped received October 2, 2019.
- D. 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 Meetings

- May 23, 2019 at 6 PM Resident's Inn Marriott
- June 27, 2019 at 6 PM City Hall Community Room
- September 10, 2019 at 6 PM City Hall Community Room

Recommendation

Approve subject to stipulations “A” thru “D”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: January 16, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Site Plan for Arizona Public Service (APS) Laydown Yard generally located on the northwest corner of Grand Avenue and Dysart Road subject to conditions 'A' through 'B.'

Motion:

Move to approve a Site Plan for APS Laydown Yard, generally located on the northwest corner of Grand Avenue and Dysart Road subject to conditions 'A' through 'B.'

Background:

FM Solutions, on behalf of Arizona Public Service (APS), is requesting Site Plan approval for an equipment laydown yard generally located on the northwest corner of Grand Avenue and Dysart Road.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. 20.01.07 EVR SR - FS19-093 - FS19-646 - APS Laydown Yard SP - PZ Staff Report - 011620 (3)
2. 01 - FS19-646 - APS Laydown Yard SP - Vicinity - 011620
3. 02 - FS19-646 - APS Laydown Yard SP - Site Plan - 011620

2 **Case:** **FS19-646**

3 **Project Name:** Arizona Public Service (APS) Laydown Yard

4 **Council District:** **4** - Mulberry

5 **Meeting Date:** **January 16, 2020**

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

8 **Owner:** Arizona Public Service (APS)

9 **Applicant:** FM Solutions

10 **Request:** Site Plan Approval for an Equipment Storage Facility

11 **Site Location:** Generally, on the northwest corner of Grand Avenue and
12 Dysart Road

13 **Area:** Approximately 19.57 acres

14 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
15 2035

16 **Staff Recommendation:** Staff recommends approval of APS Laydown Yard Site
17 Plan subject to Conditions 'A' through 'B'

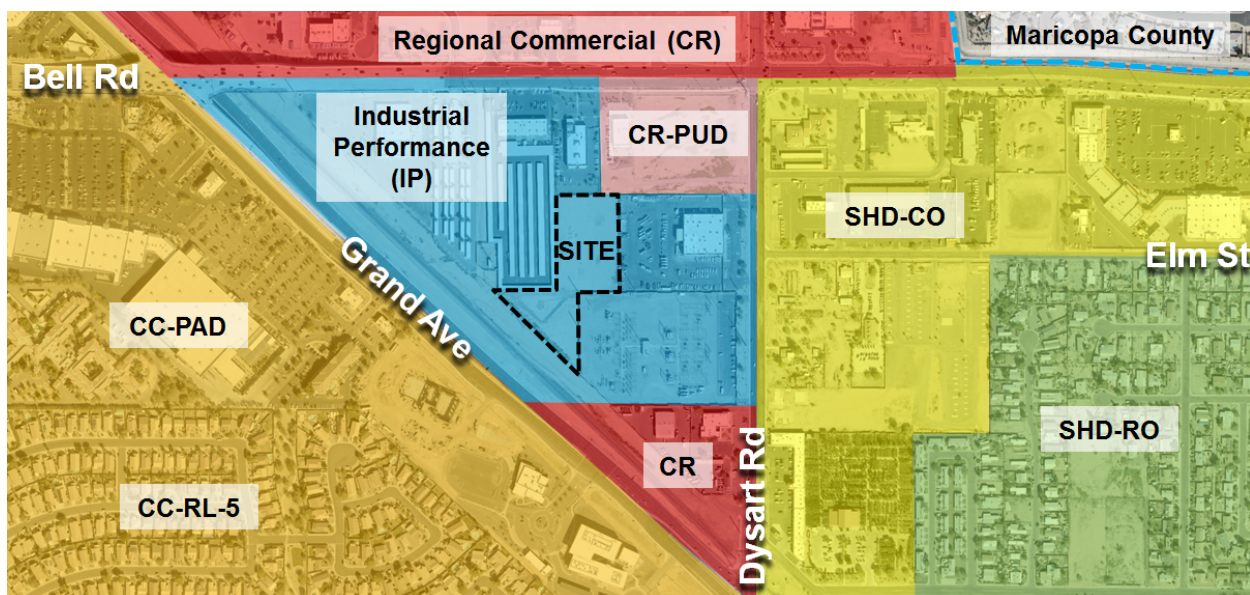
18 **PROJECT DESCRIPTION:**

19 FM Solutions, on behalf of APS, is requesting Site Plan approval for an equipment
20 laydown yard generally located at the northeast corner of Grand Avenue and Dysart
21 Road. APS plans a 7.53 acre yard on the 19.57 acre industrially zoned parcels.

22
23 **EXISTING ZONING:**

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

26



Industrial Performance (IP)	Industrial Performance (IP)	CR-PUD
Industrial Performance (IP)	Industrial Performance (IP)	Industrial Performance (IP)
West Point Towne Center PAD	Regional Commercial (CR)	Industrial Performance (IP)

BACKGROUND:

January 27, 1983: The Mayor and City Council approved an Annexation for the subject parcels under Ordinance 83-03.

1987: The Planning and Zoning Commission approved a Conditional Use Permit for APS under Case CUP87-005.

February 3, 1998: The Planning and Zoning Commission approved a Site Plan for APS under Case SP97-136.

August 6, 2019: The Mayor and City Council approved a Rezone for APS under Case FS18-685.

August 29, 2019: Staff held a Concept Review meeting for a Site Plan under Case CR19-591.

September 10, 2019: The applicant filed a request for a Site Plan for APS Laydown Yard under Case FS19-646, the subject case.

ANALYSIS AND DISCUSSION:

The applicant is requesting Site Plan approval for an APS Equipment Laydown Yard. The project will be removing the existing CMU wall that runs north to south, dividing the undeveloped portion of this parcel from the already developed portion of the yard. APS will infill the gaps in CMU wall surrounding the site to match the surrounding wall and then create roughly 102,600 SF of paved area on the currently undeveloped portion of the parcel. This new paved area will be a mix of asphalt and concrete pads for the purpose of storing or staging materials outside.

Vehicle access to this area will be provided solely through the previously improved portion of the site with no direct street access. As such, fire access will be provided through a continuation of the existing fire access lanes and the three existing vehicle gates with fire department override. Materials to be stored outside are identified on the site code plan by area, and include non-flammable equipment related to the maintenance, repair, and construction of electrical power service. There will also be parking of large vehicles, trailers, and mobile equipment.

UTILITY AND SERVICES TABLE:

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	Private
Natural Gas	Southwest Gas

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area, which supports uses such as those proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In an email dated September 11, 2019, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated September 11, 2019, MWD indicated that the facility will have no impact to MWD facilities.

Flood Control District of Maricopa County (FCDX): In an email dated September 19, 2019 indicated no concerns regarding the project.

Arizona Department of Transportation (ADOT): In an email dated September 11, 2019, ADOT indicated they have no objections to the proposal.

85

86 **SUMMARY:**

87 The applicant seeks approval of a Site Plan covering the subject property. Said Site Plan is
88 consistent with the proposed zoning of the property and advances the goals of the General
89 Plan. The site will be well maintained in a manner consistent with the SUDC.

90

91 **FINDINGS:**

92 • The proposed Site Plan is consistent with the Surprise General Plan 2035.

93 • The proposed Site Plan is consistent with the Surprise Municipal Code.

94

95 **RECOMMENDATION:**

96 Based on the findings noted above, staff recommends the Commission move to recommend
97 **approval** of the subject Site Plan subject to conditions 'A' through 'B.'

98 A. Development and use of the site shall be in conformance with the Site Plan entitled
99 "Surprise Service Center Laydown Yard," consisting of one (1) page, prepared by
100 FM Solutions, and stamped received November 12, 2019.

101 B. Non-compliance with the stipulations of approval of this case will be treated as a
102 violation in accordance with the provisions of Article XIV of the Surprise Unified
103 Development Code.

104 However, should the Commission wish to deny the request, the Commission should make
105 its own findings and base its decision on those alternative findings.

106

107 **ATTACHMENTS:**

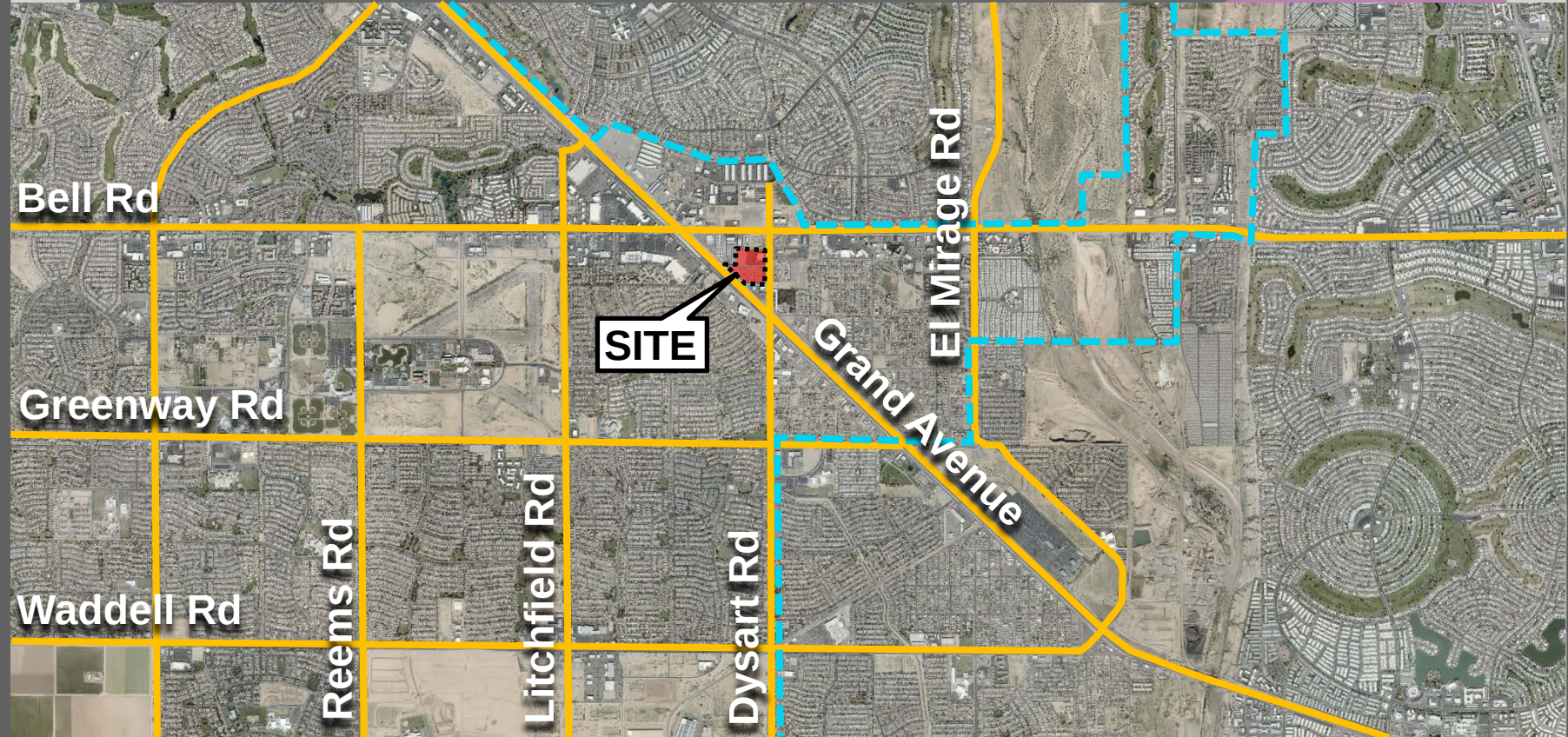
108 01 - Vicinity Maps

109 02 - Site Plan

110 03 - PowerPoint

VICINITY MAP

FS19-093
APS Site Plan



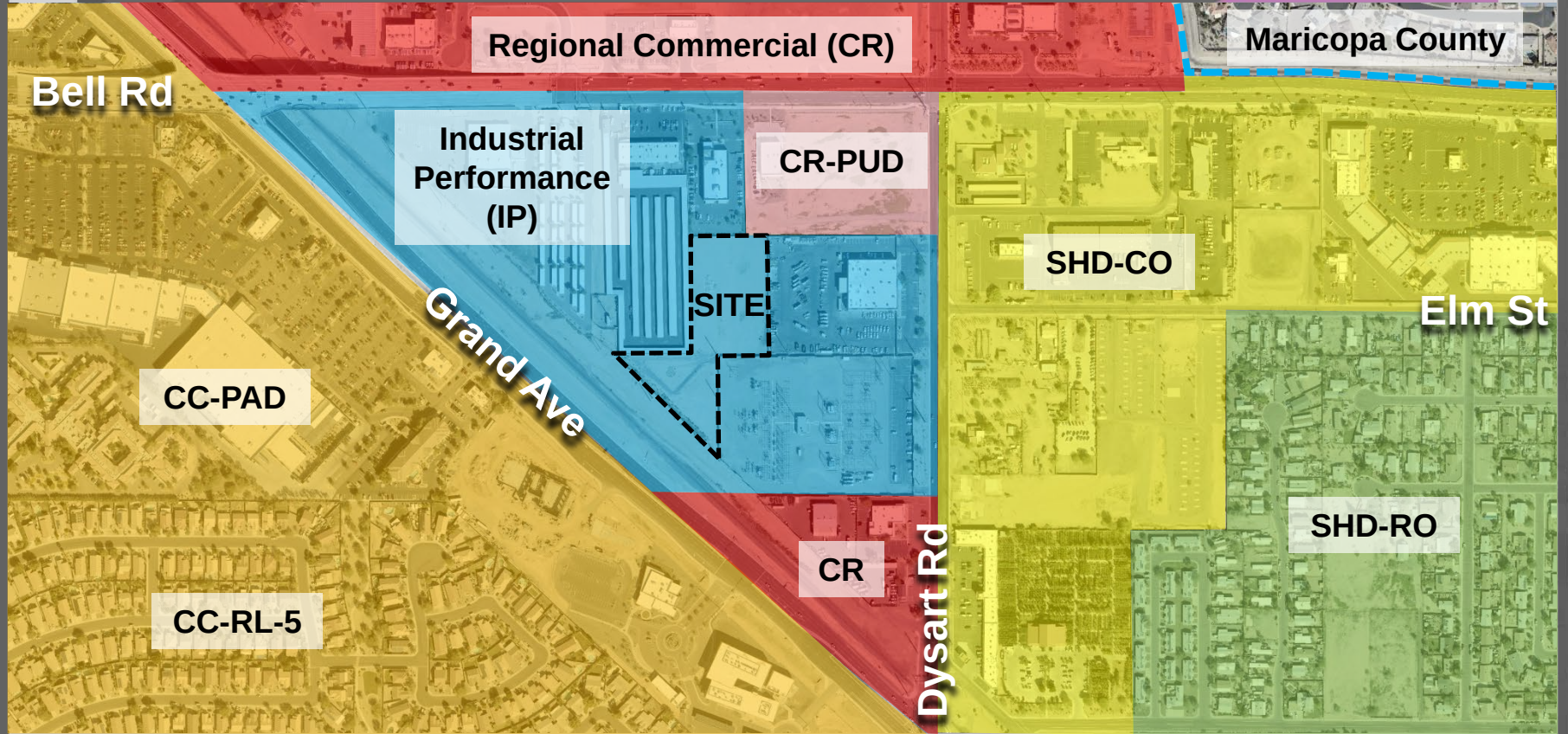
CONTEXT MAP

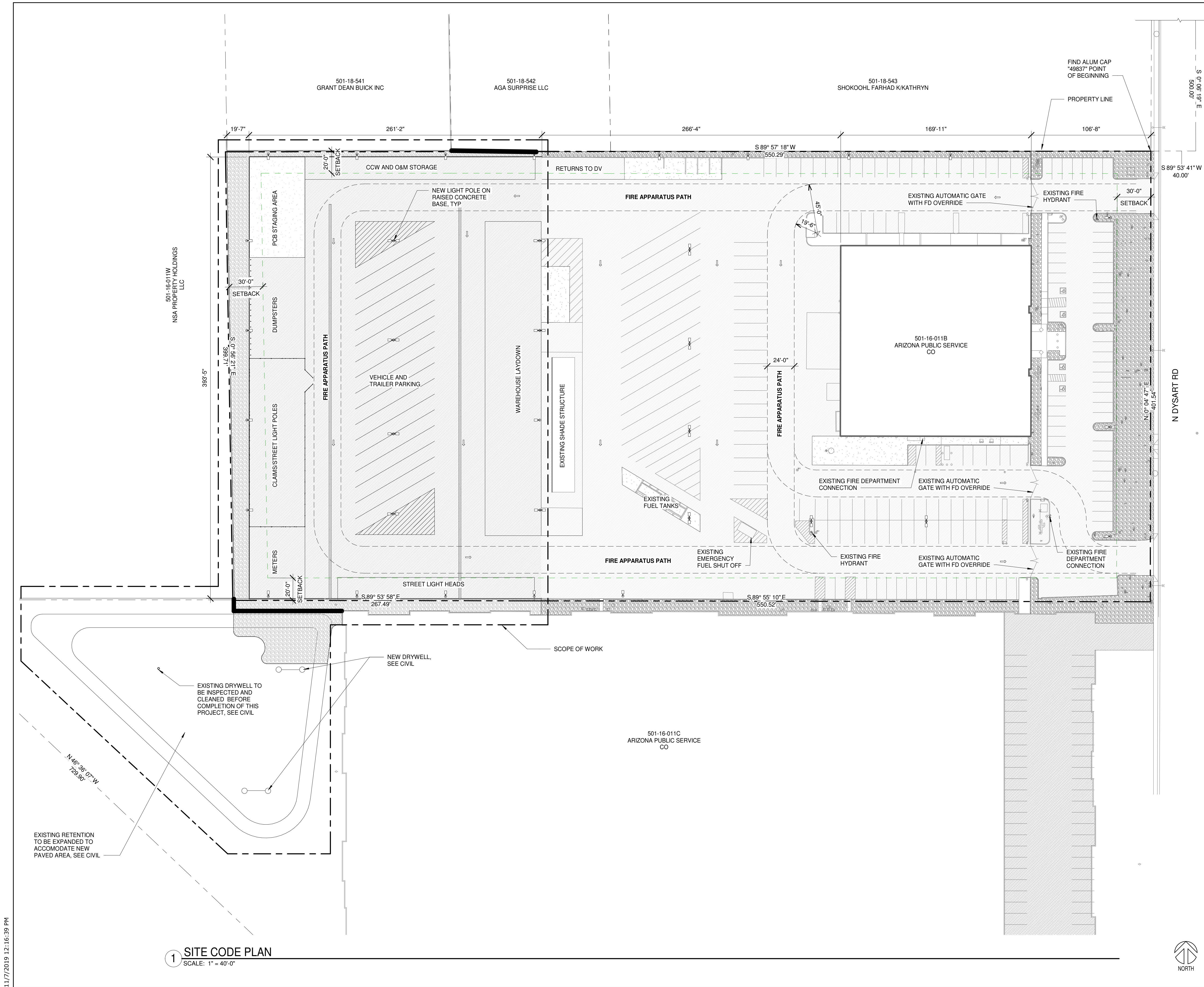
FS19-093
APS Site Plan



ZONING MAP

FS19-093
APS Site Plan





1 SITE CODE PLAN
SCALE: 1" = 40'-0"

GENERAL NOTES

- A. FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- B. SIGNAGE BY SEPERATE PERMIT.
- C. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

APPLICABLE CODES

- 2012 INTERNATIONAL BUILDING CODE
- 2012 UNIFORM PLUMBING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2011 NATIONAL ELECTRICAL CODE

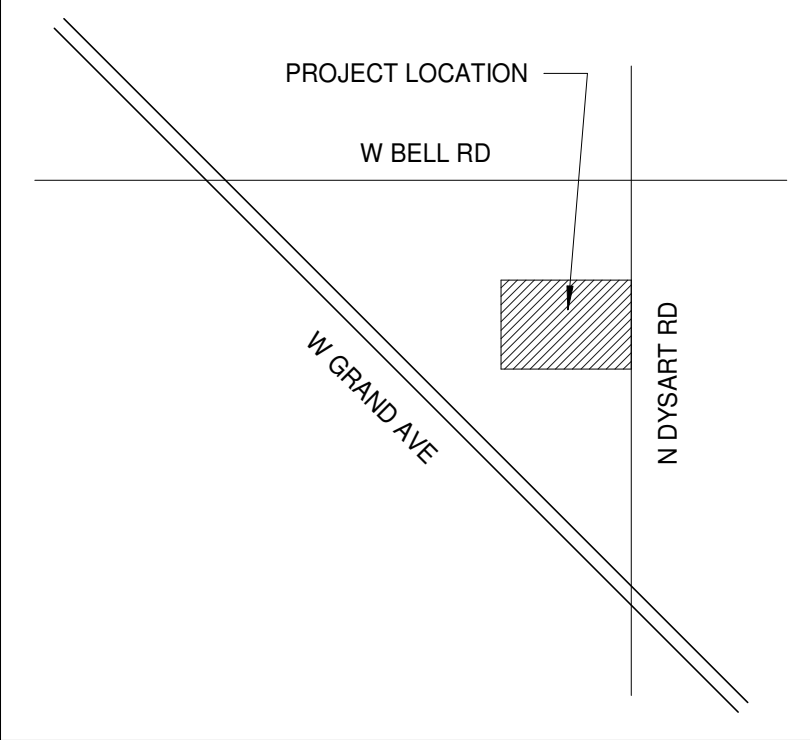
CODE INFORMATION

PARCEL NUMBER: 501-16-011B
ZONE: IP
PARCEL SIZE: 7.53 ACRES
BUILDING SIZE: 29,000 SF
PARKING REQUIRED: 116
PARKING PROVIDED: 165

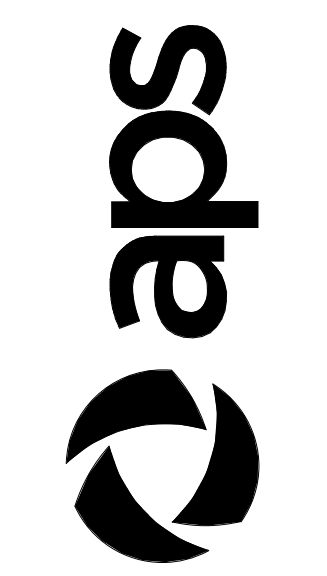
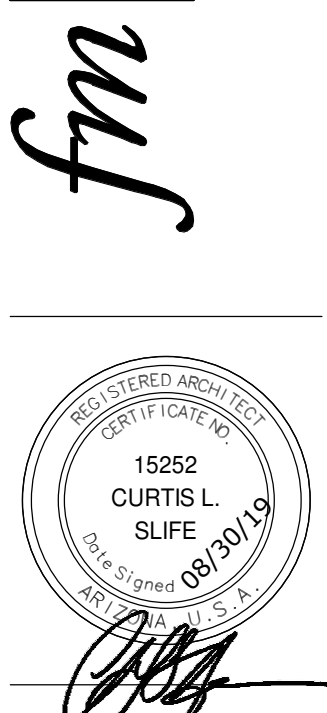
LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF ABOVE SAID SECTION 3; THENCE SOUTH 00 DEGREES 06 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 500 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 40 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF DYSART ROAD AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST, 550.29 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, 274.83 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, 399.71 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, 267.49 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS EAST, 550.52 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF DYSART ROAD; THENCE NORTH 00 DEGREES 04 MINUTES 50 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 401.54 FEET TO THE TRUE POINT OF BEGINNING.

VICINITY MAP



fm SOLUTIONS
4001 NORTH 3RD STREET, SUITE 250
PHOENIX, ARIZONA 85012
tel 602.265.7900 fax 602.265.9477



SURPRISE SERVICE CENTER
LAYDOWN YARD
ARIZONA PUBLIC SERVICE
16800 N DYSART RD
SURPRISE, AZ, 85374

MARK	DATE	DESCRIPTION
1	11/07/19	CITY COMMENTS
	09/30/19	100% CITY SUBMITTAL
	08/16/19	60% CLIENT REVIEW

APS100DE-19-00039
FMS PROJECT NUMBER
D.L. EK P.M. BMS
SITE CODE PLAN
SHEET TITLE
A0.4
SHEET NUMBER



FS19-646

APS Laydown Yard

Site Plan

Planning and Zoning Commission – January 16, 2020

VICINITY MAP

FS19-093
APS Site Plan



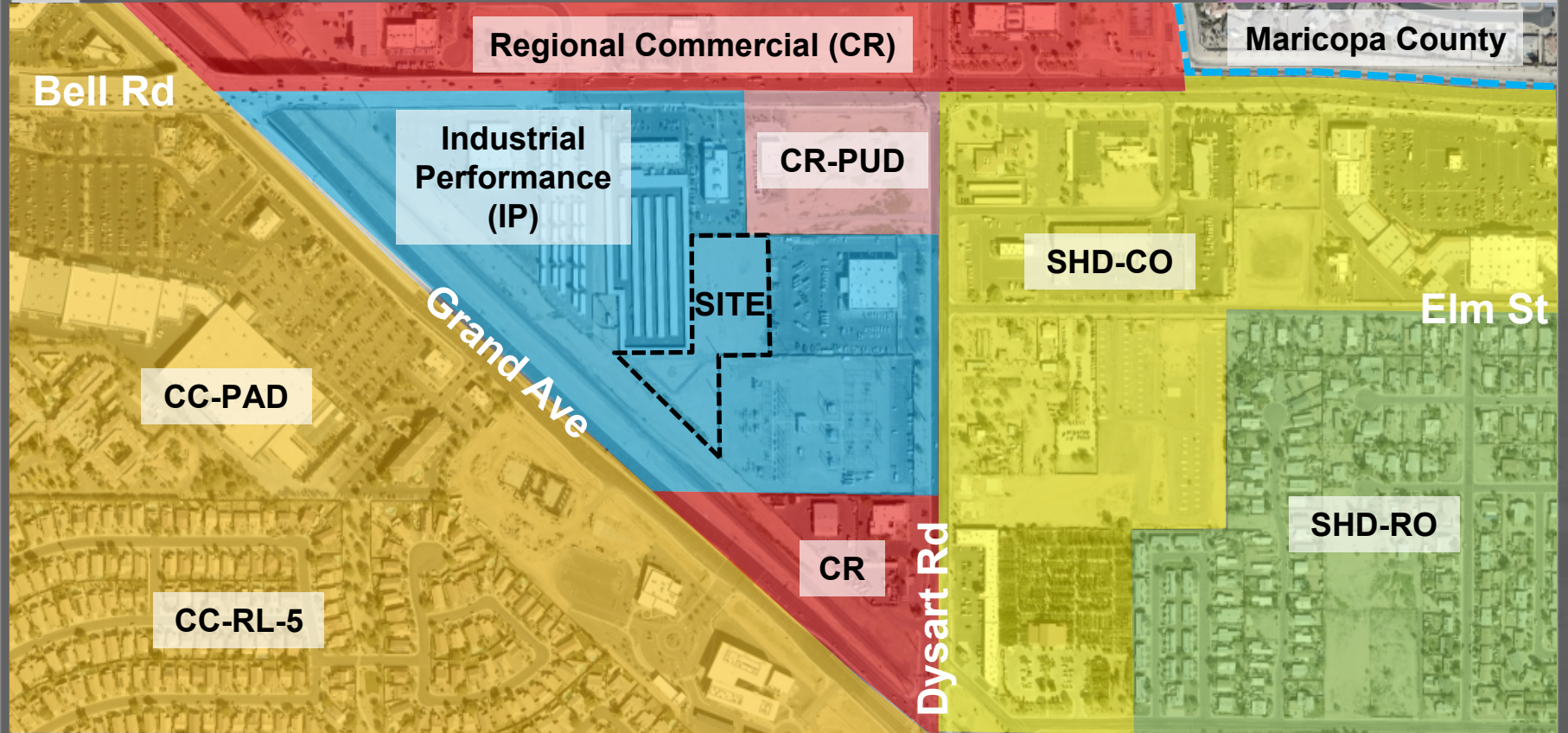
CONTEXT MAP

FS19-093
APS Site Plan



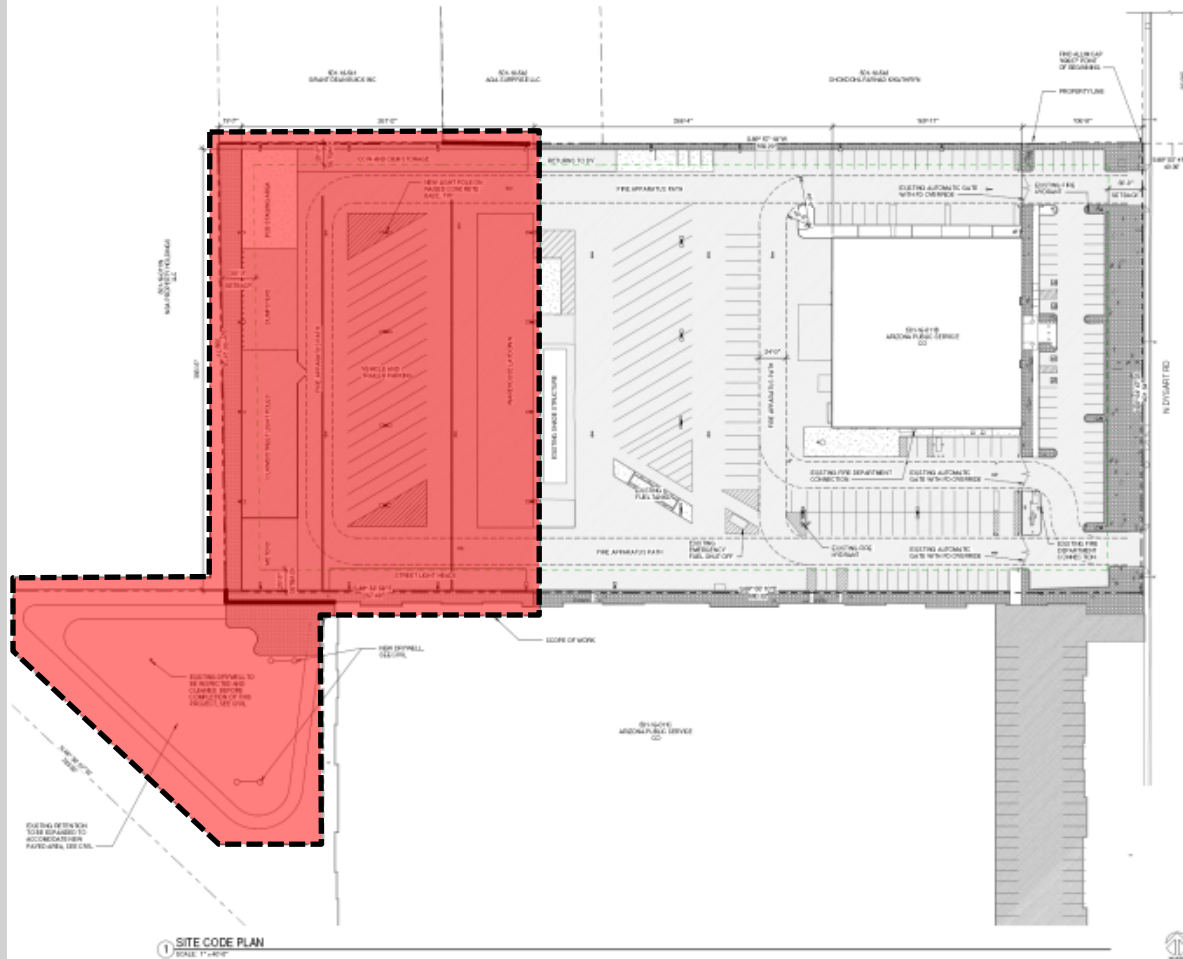
ZONING MAP

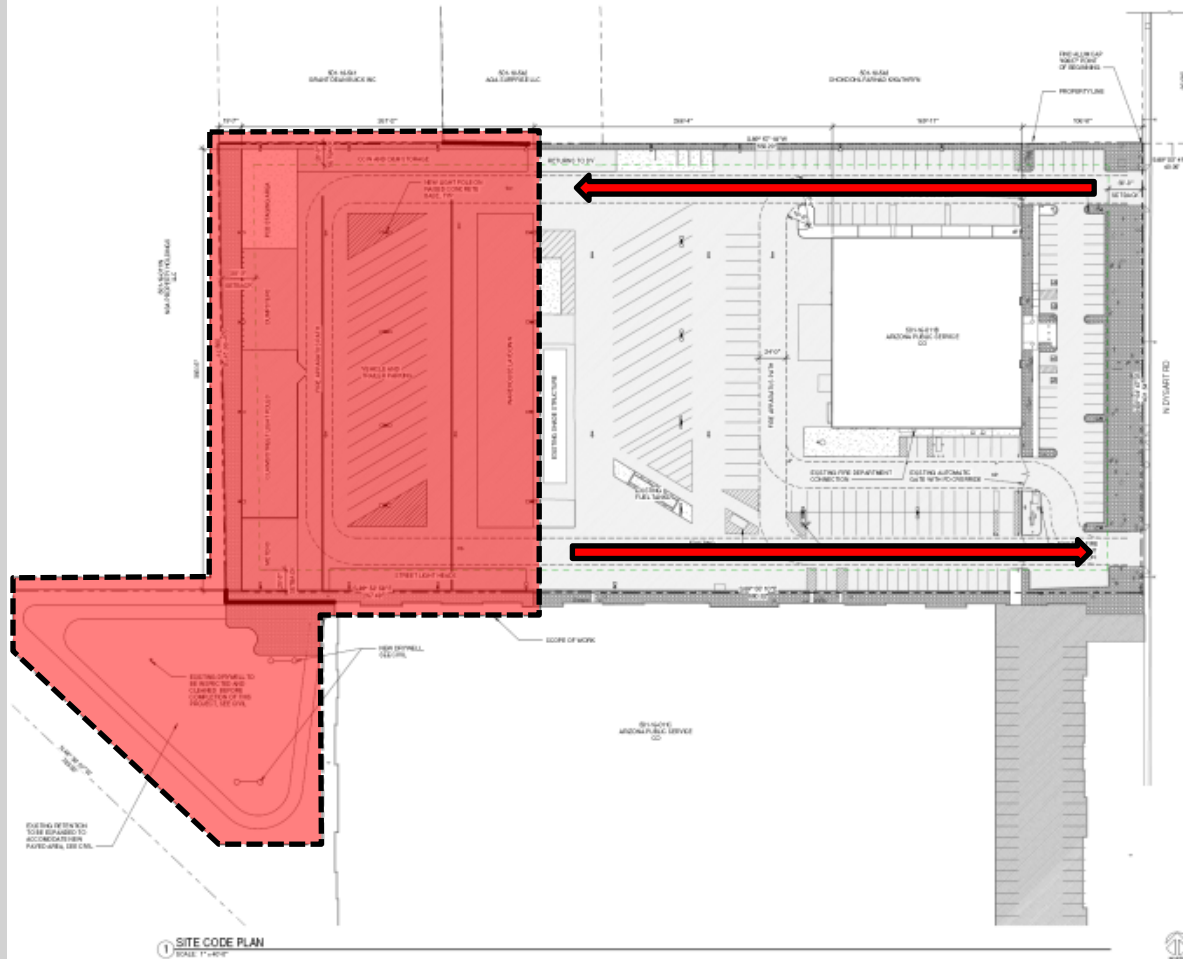
FS19-093
APS Site Plan



7.53 Acres

SITE PLAN





7.53 Acres

SITE PLAN





QUESTIONS OR COMMENTS?

Thank You