



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, February 6, 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 January 16, 2020, Planning and Zoning Commission Minutes. | Nichole Flores<br>Community<br>Development |
|----|----------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                                                                                                                   |                                            |
|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 2. | 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<br>Community<br>Development |
|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

- 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

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: January 29, 2020 at 4:30 PM

**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**

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Council Meeting Date: February 6, 2020      Contact Person: Nichole Flores  
Submitting Department: Community Development      District: Internal  
Staff Recommendations:

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

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**Agenda Wording:**

Consideration and action to review and approve or disapprove the January 16, 2020, Planning and Zoning Commission Minutes.

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**Motion:**

I move to approve/disapprove the January 16, 2020, Planning and Zoning Commission minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 20.01.29 EVR 01-16-20 PZ MIN
-

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**January 16, 2020 / 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 January 16, 2020.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Ellen Van Riper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Planner; Hobie Wingard, Assistant City Attorney and Nichole Flores, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Mr. Boyd stated the for the meeting on February 20, 2020, the Commission will serve as Board of Construction Review Commission for an appeal that will start at 6:00 PM with the Planning and Zoning Meeting to follow at 7:00 PM.

**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.

Andy Cepon, resident, congratulated Chris Boyd on his promotion; thanked the Commission for their dedicated and accommodating service; and shared concerns about the possibility of storage of lithium batteries at the APS facility located near WHAM.

Hearing no further 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 19, 2019, Planning and Zoning Commission Minutes.**

Commissioner Chapman made a motion to approve the December 19, 2019, Planning and Zoning Commission Minutes as presented. Commissioner Krous seconded the motion. Motion passes with six votes in favor (Commissioner Smith abstained).

**REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

None.

**REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

**Item 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, Planner, presented item 2 to the Commission.

Commissioner Norberg made a motion to approve the Site Plan for Vita at Greer Ranch located on the southwest corner of Reems and Cactus Roads subject to stipulations “A” through “D” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with seven votes in favor.

**Item 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, Planner, presented item 3 to the Commission.

The Commission discussed:

- Stipulation for approval prohibiting storage of lithium batteries at this location
- Traffic Circulation

Chair Keating motioned to add stipulation, “C”, the storage of lithium ion batteries is not permitted on the subject site. Commissioner Chapman seconded the motion. Motion passes with seven votes in favor.

Vice-Chair Bash made a motion to approve 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 ‘C.’ Commissioner Smith seconded the motion. Motion passes with seven votes in favor.

**OTHER BUSINESS:**

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

None.

**ADJOURNMENT:**

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

Meeting adjourned at 6:17 P.M.

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Chris Boyd  
Community Development Director

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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**

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Council Meeting Date: February 6, 2020      Contact Person: Hobart Wingard, PLANNER II  
Submitting Department: Community Development      District: District 1  
Staff Recommendations:

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

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**Agenda Wording:**

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.

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**Motion:**

I move to recommend approval/denial to the Mayor and City Council of a rezone 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.

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**Background:**

Tiffany & Bosco, PA, on behalf of Austin Ranch, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

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**Objective Analysis:**

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**Policy Compliant:**

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**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.

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 20.01.29 EVR N Copper Canyon - PAD RZ - PZ Staff Report - 020619 (1)
  2. 01 - FS19-431 - N Copper Canyon - PAD RZ - Vicinity - 020619
  3. 02 - FS19-431 - N Copper Canyon - PAD RZ - PADA Document - 020620
  4. 03 - FS19-431 - N Copper Canyon - PAD RZ - Public Engagement - 020619
  5. 04 - FS19-431 - N Copper Canyon - PAD RZ - Citizen Participation Report - 020619
  6. 05 - FS19-431 - N Copper Canyon - PAD RZ - PZ PowerPoint - 020619
-

## PAD ZONING AMENDMENT

### REPORT TO THE PLANNING AND ZONING COMMISSION

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**Case:** FS19-431

**Project Name:** North Copper Canyon Ranch (aka Austin Ranch) PAD Rezone

**Council District:** 1 – Acacia

**Meeting Date:** February 6, 2020

**Planner:** Hobart Wingard, Planner II

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**Owner:** Austin Ranch, LLC

**Applicant:** Tiffany & Bosco, PA

**Request:** Planned Area Development (“PAD”) Zoning Amendment Approval for the North Copper Canyon Ranch (aka Austin Ranch) PAD

**Site Location:** Generally, on the western corner of Deer Valley Road and Grand Avenue

**Site Size:** Austin Ranch PAD encompasses approximately 850.0 acres.

Approximately 358.2 acres of PAD is being modified.

Approximately 102.9 acres of lands are being added to the 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 revised PAD.

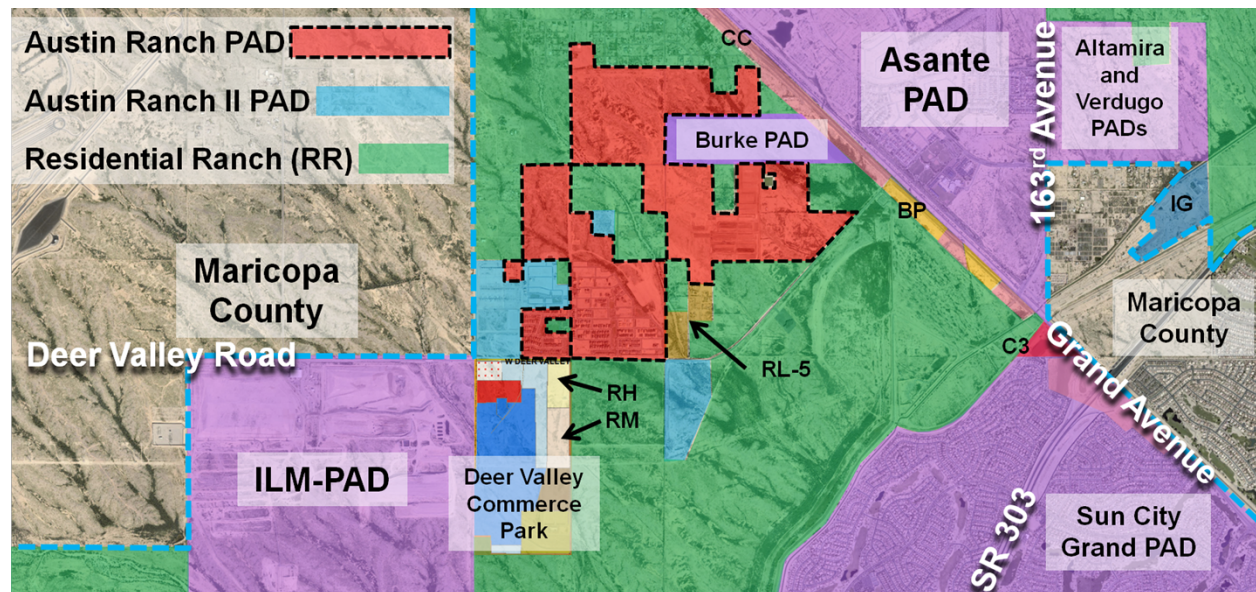
**Denial** of the requested PAD Zoning Amendment will deny the applicant the opportunity to develop the property in accordance with the subject PAD Zoning Amendment.

**PROJECT DESCRIPTION:**

Tiffany & Bosco, PA, on behalf of Austin Ranch, LLC, seeks approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

**EXISTING ZONING:**

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



|                        |                         |                        |
|------------------------|-------------------------|------------------------|
| Residential Ranch (RR) | Residential Ranch (RR)  | Residential Ranch (RR) |
| Residential Ranch (RR) | <b>Austin Ranch PAD</b> | Residential Ranch (RR) |
| Residential Ranch (RR) | Residential Ranch (RR)  | Residential Ranch (RR) |

**BACKGROUND:**

**June 8, 1989:** The City Council approved an annexation for the subject properties under Ordinance 89-05.

**May 27, 2004:** The City Council approved a PAD for Austin Ranch, under Case PAD03-278.

**April 25, 2019:** Staff held a Concept Review Meeting with the applicant regarding the modifications to the PAD, under Case CR19-273.

**June 17, 2019:** The applicant submitted for a PAD Rezone for Austin Ranch under Case FS19-431, the subject case.

**September 24, 2019:** The applicant held a Citizen Review meeting at Asante Preparatory Academy located at 23251 N 166th Drive in Surprise.

## **ANALYSIS AND DISCUSSION:**

The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the North Copper Canyon (aka Austin Ranch) Residential and Commercial PAD. The request is to modify parcel land use, density, and intensity within North Copper Canyon. This request proposes to enact the following requests:

**Request 1:** Zone change of approximately 343.3 acres of Parcels 2, 3, 4, 6, 7, 8, 22, 24A, 25, and 26 of North Copper Canyon Low Density Residential (RL-5-PAD) to modify density and setback requirements; this represents a gain of approximately 399 dwelling units.

**Request 2:** Zone change of approximately 13.0 acres of Parcel 16 from North Copper Canyon Community Commercial (C2-PAD) to Copper Canyon Medium Density (R2-PAD); this represents a gain of approximately 91 dwelling units.

**Request 3:** Zone change of approximately 10.0 acres of Parcel 22A from Austin Ranch II Low Density Residential (RL-5-PAD) to North Copper Canyon PAD (RL-5-PAD); this represents a gain of approximately ten (10) dwelling units.

**Request 4:** Zone change of approximately 48 acres of Parcel 29 from Residential Ranch (RR) to North Copper Canyon Medium Density (RM-PAD); This represents a gain of approximately 255 dwelling units.

**Request 5:** Zone change of approximately 5.0 acres of Parcel 31 from Residential Ranch (RR) to North Copper Canyon Open Space (OS-PAD); this represents a loss of approximately five (5) units. The subject parcel has been previously improved park space for the North Copper Canyon development.

**Request 6:** Zone change of approximately 21.6 acres of Parcel 30 from High Density Residential (RH-22) to North Copper Canyon Industrial Performance (IP-PAD); this represents a loss of approximately 475 dwelling units.

**Request 7:** Zone change of approximately 18.3 acres of Parcel 30 from Medium Density Residential (RM-12) to North Copper Canyon Industrial Performance (IP-PAD); this represents a loss of approximately 220 dwelling units.

**Request 8:** To allow the use of 'Animal Shelter' by right within the Copper Canyon PAD Industrial Performance Zoning District (IP-PAD).

**Request 9:** Based upon the current 55-foot local street cross section, the single family residential front facing garage will maintain a 22-foot setback measured from back of sidewalk for front loaded garage product. This setback will include Parcels 2, 3, 4, 6, 7, 9, 10, 11, 12, 12A, 13, 14, 17, 18, 20, 21, 22, 22A, 23, 24, 24A, 25, and 26.

Utilizing the projected gain / loss for the development, the project is only increasing by approximately 55 dwelling units.

The changes reflected above also necessitated modified Development Standards to address setbacks. Attached, as exhibits three (3) and four (4), are the existing and proposed Development Standards tables.

**UTILITY AND SERVICES TABLE:**

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

**CONFORMANCE WITH ADOPTED PLANS:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports uses such as that 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 a letter dated June 27, 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 June 18, 2019, MWD indicated that they have no comments on the proposal.

**Maricopa Flood Control District (FCDX):** In an email dated July 18, 2019, FCDX indicated the proposed Site Plan contains flood plains that will be addressed through the FCDX.

**SUMMARY:**

Staff believes the proposed PAD Zoning Amendment is consistent with the manner and intent of the North Copper Canyon (aka Austin Ranch) PAD Zoning District in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise and the North Canyon PAD Zoning District.



140 **FINDINGS:**

- 141 • The proposed PAD Zoning Amendment demonstrates compliance with the General  
142 Plan.
- 143 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria set  
144 forth in the North Copper Canyon (aka Austin Ranch) PAD.
- 145 • The proposed PAD Zoning Amendment demonstrates compliance with the criteria set  
146 forth in Surprise Unified Development Code.
- 147 • The reviewing agencies have indicated no objections to the request.  
148

149 **RECOMMENDATION:**

150 Based on the findings noted above, staff recommends the Commission move to recommend  
151 approval of the subject Rezone request to the City Council subject to Conditions 'A' through  
152 'B.'

153 A. Development and use of the site shall be in conformance with the PAD Rezone  
154 document entitled "North Copper Canyon," consisting of 31 pages, prepared by  
155 Tiffany & Bosco, PA and stamped received November 15, 2019.

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

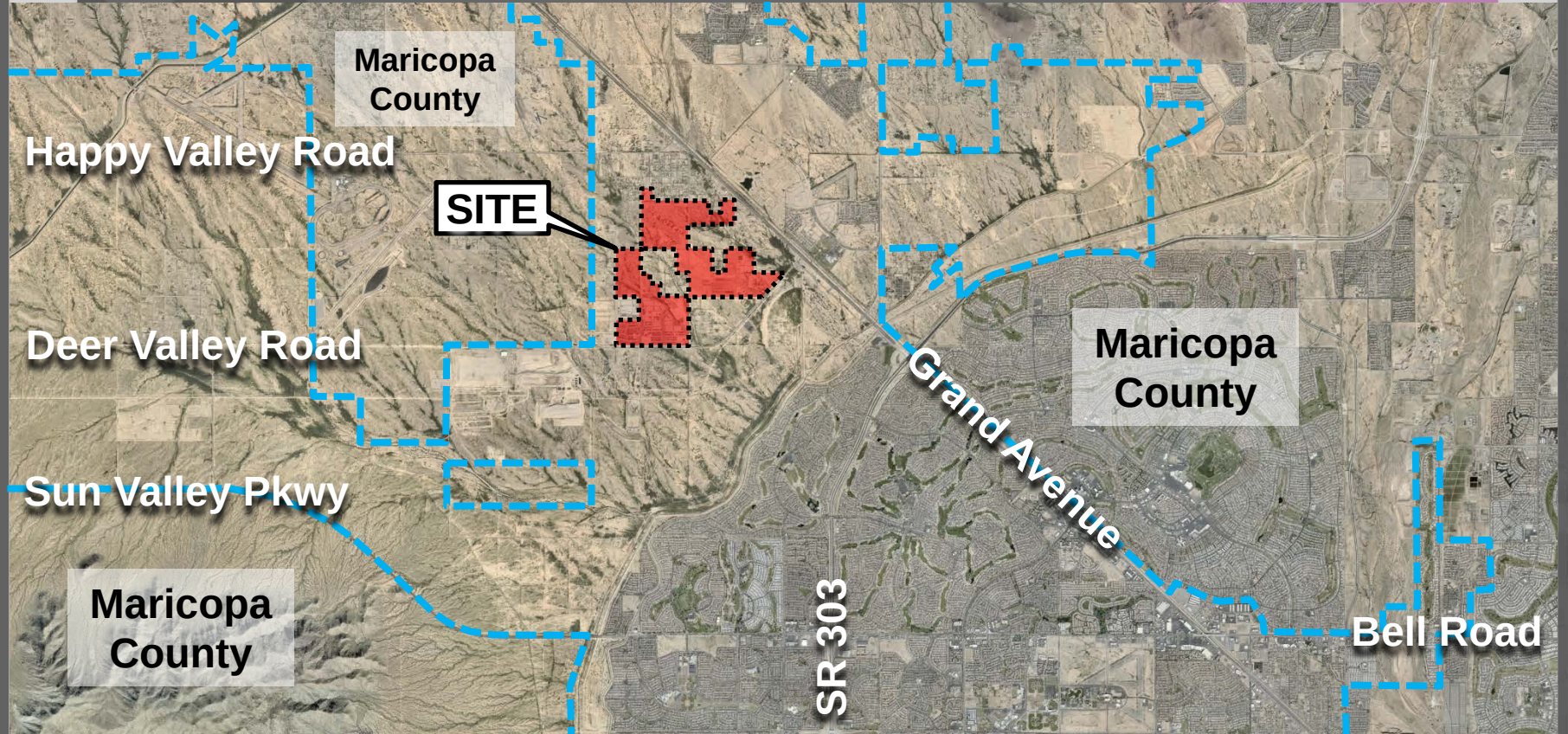
159 However, should the Commission wish to recommend denial of the request, the Commission  
160 should make its own findings and base its decision on those alternative findings.  
161

162 **ATTACHMENTS:**

- 163 01 - Vicinity Maps
- 164 02 - PAD Rezone Document
- 165 03 - Public Engagement Plan
- 166 04 - Citizen Participation Report
- 167 05 - PowerPoint

# VICINITY MAP

FS19-431  
N Copper Canyon





# CONTEXT MAP

FS19-431  
N Copper Canyon

Austin Ranch PAD

Austin Ranch II PAD

Lands to be Added to PAD

Asante

163rd Avenue

Deer Valley Road

Landfill

Grand Avenue

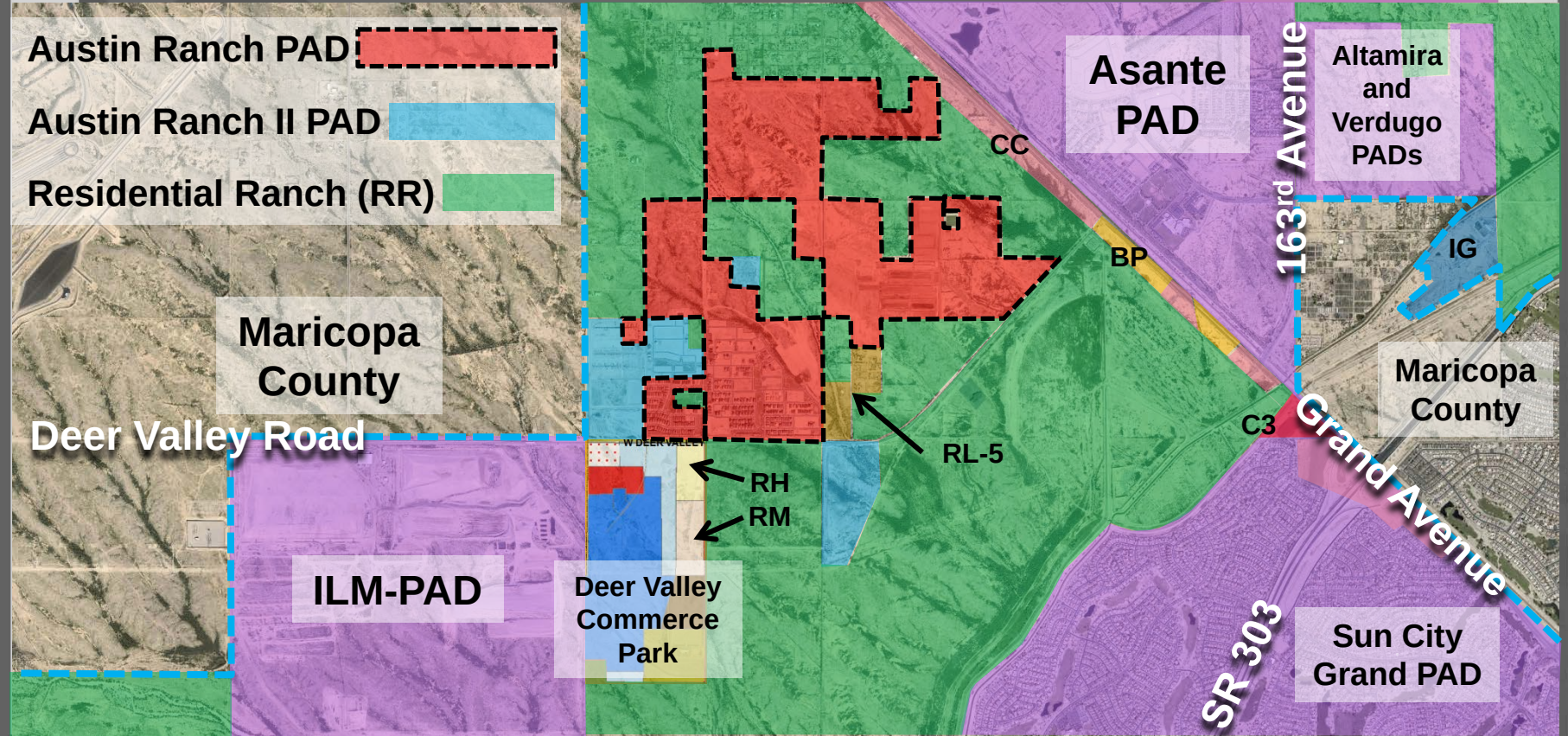
SR 303

Sun City  
Grand



# ZONING MAP

FS19-431  
N Copper Canyon



**North Copper Canyon**  
**An Amendment to Austin Ranch PAD (PAD03-278)**

**Original PAD03-278 (Ordinance #04-20) – Austin Ranch**  
**West of Deer Valley Road and Grand Avenue**

**Case No.: FS19-431**

**First Submittal: June 14, 2019**

**Second Submittal: September 3, 2019**

**Third Submittal: October 17, 2019**

**Fourth Submittal: November 8, 2019/Revised 01/17/2020**

## Development Team

*Developer:*

**Courtland Homes, Inc.**

4160 West Kitty Hawk  
Chandler, AZ 85226  
T: (480) 893-7515  
Contact: Hans Koppenhoefer



*Attorney:*

**Tiffany & Bosco, P.A.**

2525 E. Camelback Road, Seventh Floor  
Phoenix, AZ 85016  
T: (602) 452-2712  
Contact: William E. Lally



*Planner/Landscape:*

**Norris Design**

901 East Madison Street  
Phoenix, AZ 85034  
T: (602) 254-9600  
Contact: Jennifer Meyers



*Traffic Engineer:*

**YSMA**

430 W. Warner Road, Suite A111  
Tempe, AZ 85284  
T: (480) 247-3702  
Contact: Yogesh Mantri, P.E.



*Engineer:*

**Cardno**

19621 N 23rd Dr Suite 150  
Phoenix, Arizona 85027  
T: 602 977 8075  
Contact: Daniel Pottinger, P.E.



*Planner/Landscape Architect:*

**Arizona Land Design, LLC**

9007 North Arroya Grande Drive  
Phoenix, AZ 85028  
T: (480) 951-6410  
Contact: Christine Lyons



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| Exhibit A – Context Plan                                             |   |
| Exhibit B – Land Use Map                                             |   |
| Exhibit C – General Plan Map                                         |   |
| Exhibit D – Existing & Proposed Land Use Maps                        |   |
| Exhibit E – Proposed North Copper Canyon Development Standards Table |   |
| Exhibit F – Proposed North Copper Canyon Single Family Site Data     |   |
| Exhibit G – Proposed North Copper Canyon Site Data                   |   |
| Exhibit H - Legal Descriptions                                       |   |



## Background

In May of 2004, the City of Surprise ("City") City Council approved the 850-acre Austin Ranch Planned Area Development ("PAD1"). The approved PAD1 includes a mixture of single-family residential densities, neighborhood shopping centers, private homeowners association pocket parks, city park, elementary school site, natural open spaces, improved common open spaces, trails, and a remote waste water treatment plant to serve the project. The PAD1 zoning includes a mixture of residential and commercial underlying base zoning districts.

In September of 2005, the City Council approved Austin Ranch II ("PAD2"), which was an approximately 175-acre rezoning request that integrated several different parcels into the approved Austin Ranch master plan. All of the expansion acreage (94.9 acres) included parcels that were to the south and west of PAD1. PAD2 acreage included Residential Low Density, detached single-family, commercial, and open space land uses. Additional parcels, currently zoned Residential Ranch (RR) adjacent to the PAD's, are being proposed to be added to the overall PAD development plan.

PAD1 and additional parcels outside the PAD provide for the following:

|                       | Existing Land Data (* gross acres) |              |          |
|-----------------------|------------------------------------|--------------|----------|
|                       | PAD1                               | Non-PAD Land | Total    |
| <b>Dwelling Units</b> | 2,865                              | 723          | 3588     |
| <b>Acreage</b>        | 850.0                              | 94.9         | 944.9    |
| <b>Density</b>        | 3.4 DU/A                           | 7.6 DU/A     | 3.8 DU/A |

After the start of development of the first subdivisions within PAD1, the master plan was renamed "North Copper Canyon" and is planned to keep this name until build-out.

Courtland Homes, Inc. or its affiliates ("Property Owner") has been a part of North Copper Canyon since the original entitlements. The Property Owner has been a constant steward of the Austin Ranch development over the years, especially during the real estate market downturn where a 1.8 MGD wastewater treatment plant was completed in 2009. With the evolving residential real estate market, the Property Owner is proposing to update North Copper Canyon in order to adapt to current and near future residential markets.

## Context

North Copper Canyon is located in a unique area of Northwest Surprise.

Nearby properties include a landfill, transmission lines, a high pressure gas main and wastewater treatment facilities.

- The Northwest Regional Land Fill is adjacent to the southwest corner of the master planned community
- The SPA 3 Water Reclamation Facility is adjacent to the south boundary of the master planned community.
- High voltage electric transmission lines are adjacent to the south boundary of the master planned community
- Transwestern Gas Pipeline is adjacent to the south boundary of the master planned community



To the north of PAD1 are older residential subdivisions "Beardsley Ranchitos" and "Martin Acres" approved in Maricopa County and annexed into the City of Surprise.

Three and one-half miles (3.5) to the northwest is Luke Auxiliary 1 Field ("Luke"). Immediately west of Austin Ranch is a large area of Arizona State Land.

To the south of the community, the Loop 303 Freeway interchange at Grand Avenue is one and one-half miles to the southeast. Grand Avenue is approximately ¼ mile east of the Austin Ranch parcels.

Also south of the community is the McMicken Dam and the associated floodplain which encompasses a majority of the vacant land south of Austin Ranch.

In summary, with Grand Avenue on the east, the dam and associated floodplain, wastewater treatment plant, high pressure gas main and high voltage transmission lines to the south, the large lot residential uses to the north and state land and the landfill to the west, North Copper Canyon is an 'island' master planned community with many challenging land uses surrounding it. Refer to **Exhibit A** for a context map of the area.

### **General Plan Conformance**

The Property is located within the Neighborhoods and Open Space land use designation on the City's General Plan Land Use Map. The proposed PAD amendment maintains the neighborhoods along the major wash corridors (Whitmann Wash) as shown in the General Plan. In addition, the proposed PAD amendment modifies a high-density residential use south of Deer Valley Road to an employment related use in compliance with the General Plan. The proposed update creates residential development that responds to current and future market conditions.

The General Plan's goals and policies include elements such as: unique community, jobs-housing balance and natural conditions. The proposed amendment meets several of the General Plan goals by creating a unique community through several highly amenitized parks, recreation amenities and open spaces. The project provides a significant and appropriately placed employment land use designation within the PAD in compliance with the General Plan. The proposed amendment also preserving the natural washes, vegetation and wildlife corridors shown in the General Plan through the project. Refer to **Exhibit C** for the City General Plan maps.

### **Transportation**

Patrick Lane or N. 172nd Ave will be developed as a local road cross-section in accordance with Austin Ranch requirements except that approximately 500 feet from the intersection of Patrick Lane and Deer Valley Road the roadway will be built to allow for four lanes of traffic, one in-bound and three out-bound (2 left turn lanes, 1 right turn lane) to facilitate right hand and left hand movements in accordance with the transportation impact analysis.

### **Request**

The request for the parcels within the PAD is to modify parcel land use, density and intensity within North Copper Canyon. This request proposes to:

1. Zone change of Parcels 2, 3, 4, 6, 7, 8, 22, 24A, 25 & 26) of Austin Ranch Low Density Residential (RL-5-PAD) to modify density and setback requirements;
2. Zone change of Parcel 16 of Austin Ranch Community Commercial (CC-PAD) to Austin Ranch Medium Density (RM-PAD);

3. Zone change of Austin Ranch II Parcel 22A Low Density Residential (RL-5-PAD) to Austin Ranch PAD (RL-5-PAD);
4. Zone change of APN 503-73-036 (Parcel 29) from Residential Ranch (RR) to Austin Ranch Medium Density (RM-PAD);
5. Zone change of APN 503-74-004E (Parcel 31) from Residential Ranch (RR) to Austin Ranch Open Space (OS-PAD);
6. Zone change of a portion of APN 503-75-002F (Parcel 30) from High Density Residential (RH-22) to Austin Ranch Industrial Performance (IP-PAD);
7. Zone change of APN 503-75-002F (Parcel 30) from Medium Density Residential (RM-12) to Austin Ranch Industrial Performance (IP-PAD); and
8. Allow the Animal Shelter Use by right within the Austin Ranch Industrial Performance (IP-PAD)

All acreages associated with the above zone change requests are indicated in Exhibits B, and D, attached.

The request identified above includes additional property that was not a part of the original PAD1. The additional land consists of:

- a) 503-75-002F –property at the southwest corner of Deer Valley Road and 183<sup>rd</sup> Ave
- b) 503-73-036 –property adjacent to the east boundary of PAD1
- c) 503-74-004E –property just north of Deer Valley west of 183<sup>rd</sup> Avenue
- d) 503-74-024 – property added into PAD1

The proposed PAD amendment revises the lot size distribution and modifies dimensional standards. The PAD amendment intends to modify density, setbacks and incorporate land into the PAD while keeping all other requirements of PAD1 and PAD2 intact.

**With all of the requested changes and updates to the PAD, North Copper Canyon the total residential density does not increase in the area (as allowed under current zoning).**

With the additional parcels and dwelling units added to the PAD, along with the total dwelling units currently zoned within North Copper Canyon, the existing allowed dwelling units is 3,588. This request essentially keeps the same approximate gross density (3.8+/- du/acre) for the North Copper Canyon master planned community. For comparative purposes, the gross density is less than the Desert Oasis PAD (3.9 du/acre) and Asante PAD (4.3 du/acre) that are of a similar size.

**Non-residential acreage will increase from what was previously zoned**

Not including the water reclamation facility parcel, the total non-residential acreage within North Copper Canyon is 43 acres. This request plans to increase the non-residential acreage to 65 acres (an increase of approx. 50%). This increase keeps a grocery anchored retail site within North Copper Canyon, a neighborhood commercial site and adds an industrial zoned site south of Deer Valley Road.

The goal of this request is to allow the Property Owner to continue to develop the balance of the property in a manner similar to what has been completed to date by continuing to provide highly amenitized smaller parks without buildings (to keep homeowner association costs affordable).

For the purposes of describing the request, Exhibit D, E and F shows the revised land use tables for the existing parcels within the PAD and additional parcels to be added to the PAD in density, lot sizes and total dwelling units

In summary, the following is a high-level breakdown of the PAD Amendment request:

- Modify parcels 2, 3, 4, 6, 7, 8, 16, 22, 22A, 24A, 25 & 26 with modified lot widths, acreages, density and uses
- Addition of 503-73-036 (Parcel 29) on the east side of Austin Ranch East with a Medium Density Residential designation (rezone and add to the PAD)
- Rezone High and Medium Density Residential parcel {APN 503-75-002F (Parcel 30) at the southwest corner of 183<sup>rd</sup> Ave. and Deer Valley Road}} to an industrial district and transfer the 600+ residential units to the above mentioned areas of North Copper Canyon
- Include an already developed park (APN503-74-004E) into North Copper Canyon
- Removal of commercial zoned property (Parcel 16) at northeast corner of Williams Road and Deer Valley Road to adjacent residential use (Medium Density Residential)
- Within the industrial district allowing for the use of an Animal Shelter by right. The approval of the PAD amendment fulfills the conditional use permit requirements for an Animal shelter use within the I-P district.

Refer to **Exhibit B** for a land use map demonstrating the revised land uses and should be used to modify land uses and number of residential units from PAD1.

### Summary

Since the original PAD approvals for Austin Ranch and Austin Ranch II in the early 2000's, now named North Copper Canyon, this area of Northwest Surprise has slowly developed. With the downturn in the real estate market over and the construction of the Loop 303 Freeway nearby, North Copper Canyon is positioned for logical and market driven residential lots. The overall density of the area does not increase with the proposed changes. The requested amendments to the PAD and inclusion of outside parcels does not increase the number of residential units.

The PAD Amendment creates viable single-family subdivisions throughout North Copper Canyon while removing a multi-family land use adjacent to the wastewater treatment facility, high pressure gas main, transmission lines and a heavily traveled roadway for solid waste trucks. In turn, a viable non-residential land use is provided within North Copper Canyon to add jobs. The lot width modifications being proposed do not impact the surrounding school system as the changes equate to no density increase. With school sites already owned by Dysart Unified School District within North Copper Canyon, the request will allow for reasonable development and sound school planning.

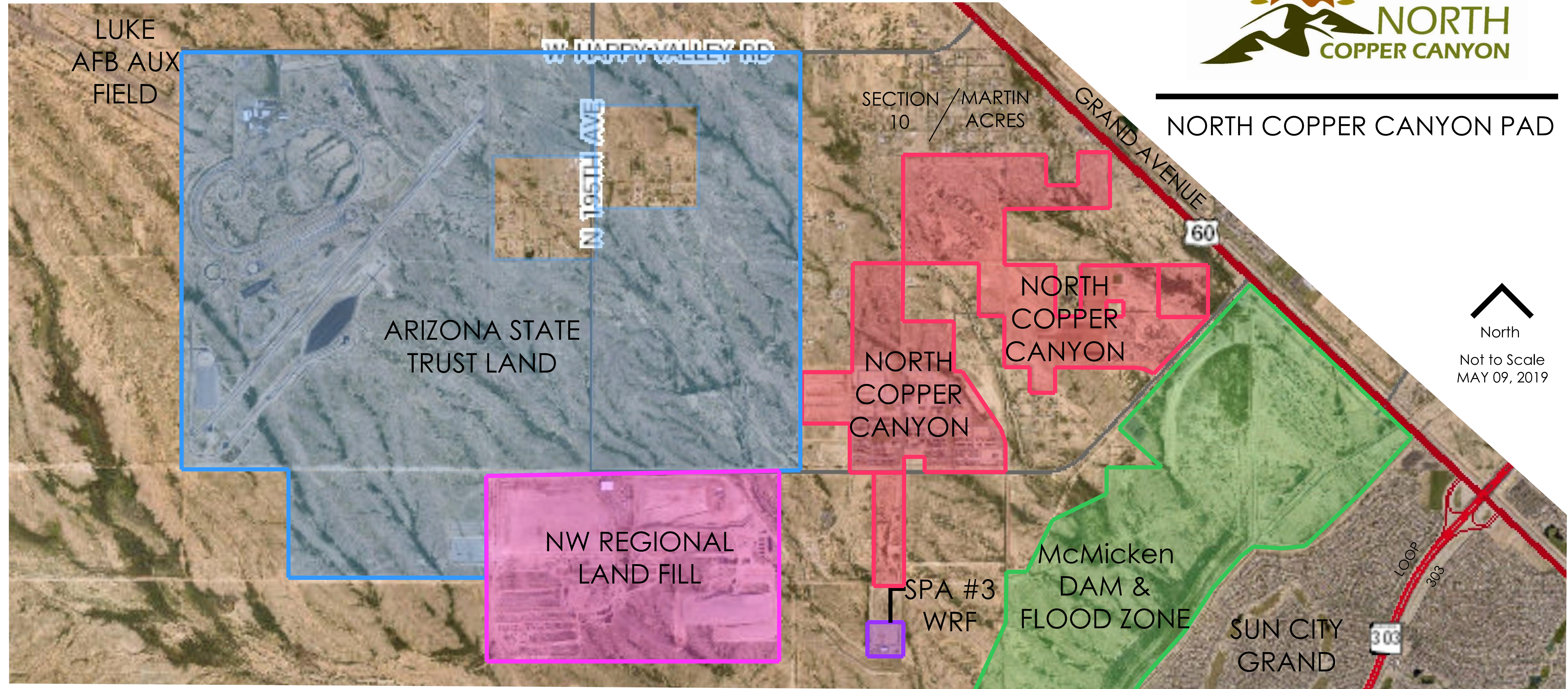
The addition of medium density residential uses just west of the Grand Avenue is consistent with providing appropriate densities along major transportation corridors. The access to Grand Avenue and the Loop 303 Freeway will provide the real estate market with some opportunities for medium density residential projects in this area that currently do not exist. The rezoning of the high-density residential use at the southwest corner of 183<sup>rd</sup> Avenue and Deer Valley Road to an industrial land use is a sound land use change for this impacted property. With regional commercial along Grand Avenue in Asante and Asante North, as well as commercial property located at the southwest corner of North Copper Canyon, the removal of the commercial designated property at Deer Valley Road and Williams Road will not impact the availability of future goods and services for the growing neighborhood. Finally, the donation of five (5) acres to the animal rescue facility will provide the City with a landing spot for a much needed community service. We respectfully request concurrence on the proposed amendment to the North Copper Canyon.

## Exhibit A





## NORTH COPPER CANYON PAD





## Exhibit B



**NORTH COPPER CANYON**  
Conceptual Land Use Plan

**Prepared For:**  
Courtland Homes, Inc.  
4160 W. Kitty Hawk  
Chandler, Arizona 85226  
Phone: 480.893.7515  
Cell: 602.885.1634  
Contact:  
Hans Koppenhoefer

**Prepared By:**  
Arizona Land Design, LLC  
9007 N. Arroya Grande Dr.  
Phoenix, Arizona 85028  
Phone: 480-951-6410  
Contact:  
Christine Lyons, R.L.A.



North  
Not to Scale

Job# 02.36

Date: 08/15/03  
Rev.: 11/05/03  
Rev.: 05/26/04  
Rev.: 05/05/05  
Rev.: 06/13/19  
Rev.: 10/09/19  
Rev.: 11/07/19

## Exhibit C





General Plan 2035  
LAND USE

North  
Copper  
Canyon



| Character Areas                                                                                                          | Sub Areas                             | Features                      | Circulation    |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------|----------------|
| Neighborhood<br>- Rural<br>- Suburban<br>- Urban                                                                         | Luke Compatibility District           | Planning Area                 | Freeway        |
| Commerce & Office<br>- Mixed Use: Residential<br>- Mixed Use: Commercial<br>- Regional Commercial<br>- Commercial Office | Scenic Lands Development              | Aux 1 Noise Contours          | Parkway        |
| Employment<br>- Business Park<br>- Industrial                                                                            | Surprise Center District              | Lake AFB Noise Contours       | Major Arterial |
| Open Space                                                                                                               | Surprise Heritage District            | Canals                        | Minor Arterial |
|                                                                                                                          | Transit Oriented Development District | Military                      | BNSF Rail      |
|                                                                                                                          | Aggregate Resource Areas              | Existing Community Commercial |                |
|                                                                                                                          |                                       | Public Facility               |                |
|                                                                                                                          |                                       | Mining                        |                |

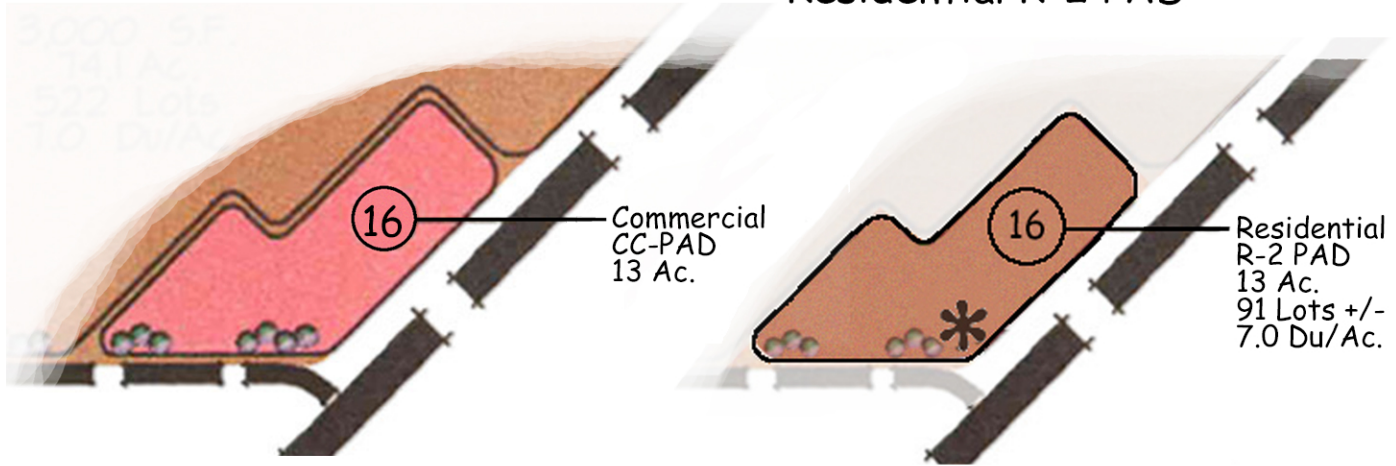
0 1 2 Miles

## Exhibit D

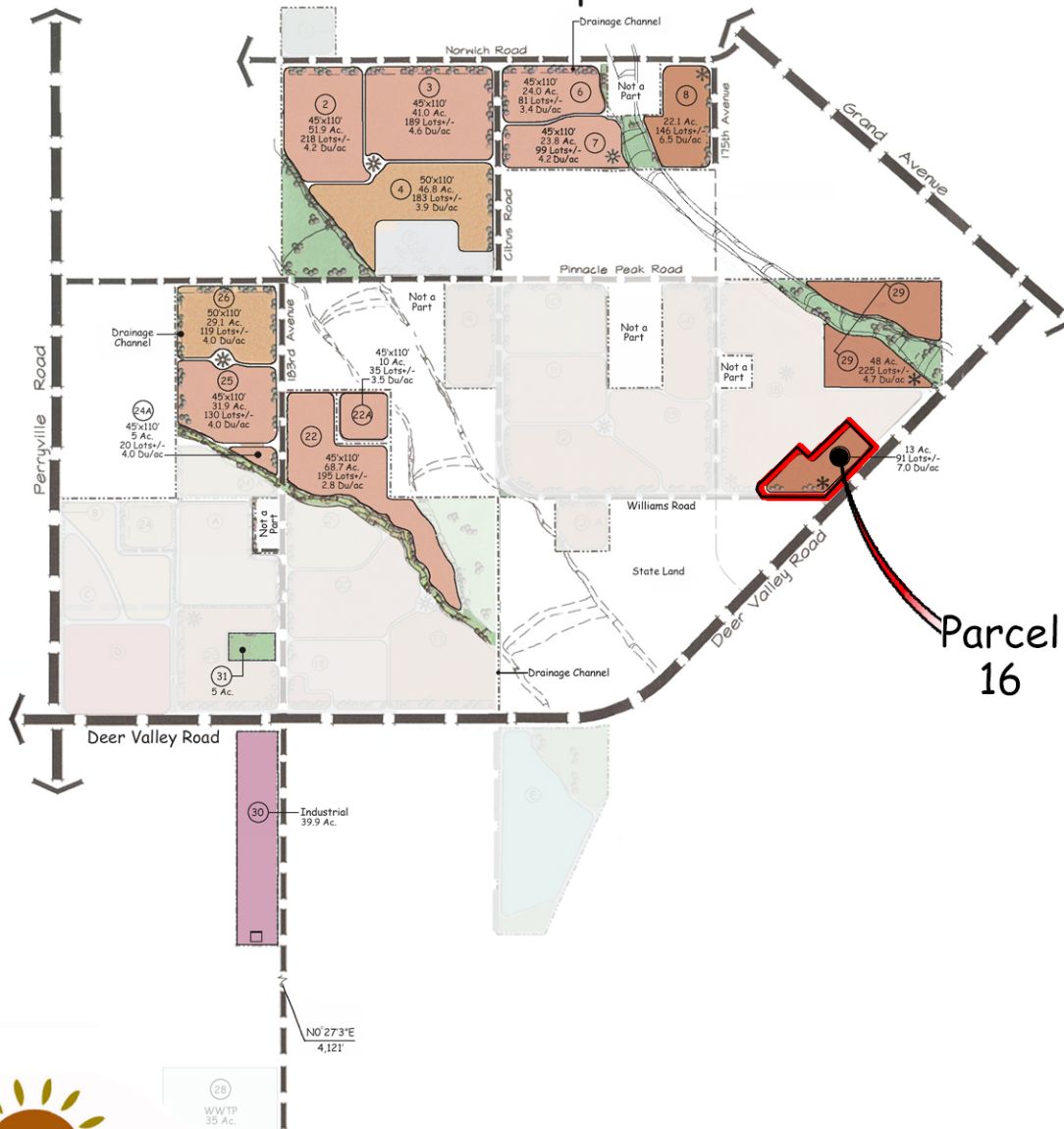


## Existing Zoning: Commercial CC - PAD

## Proposed Zoning: Residential R-2 PAD



## Location Map

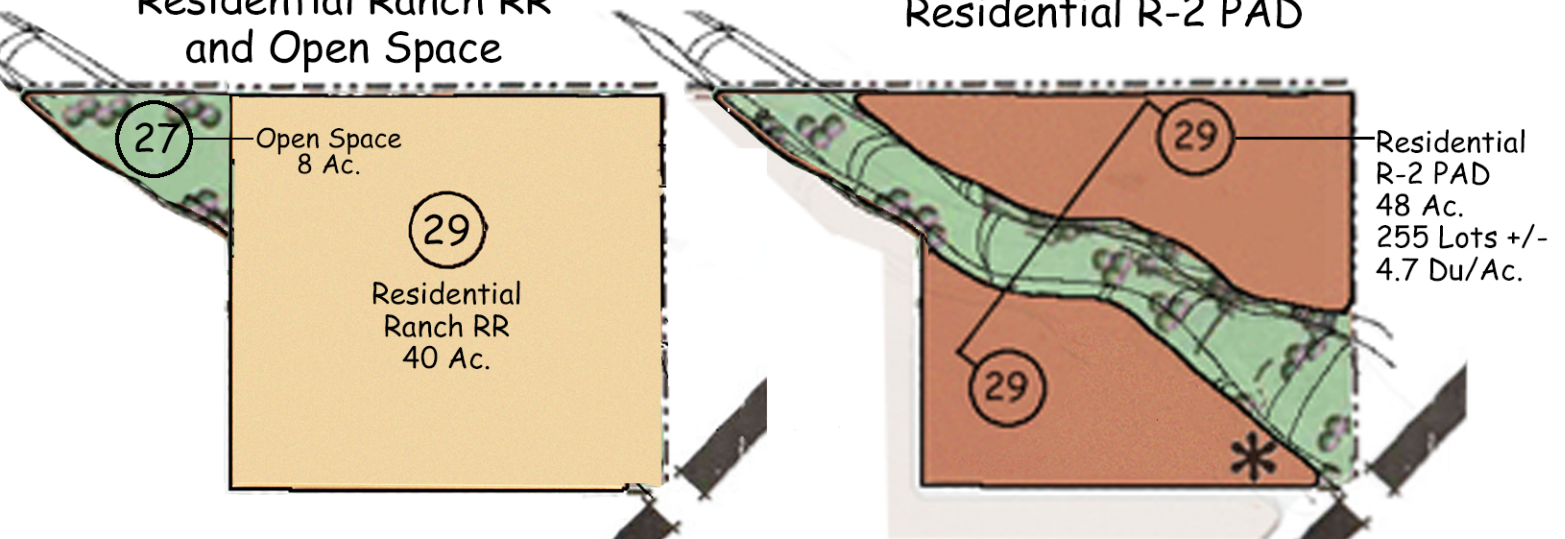


Parcel  
16

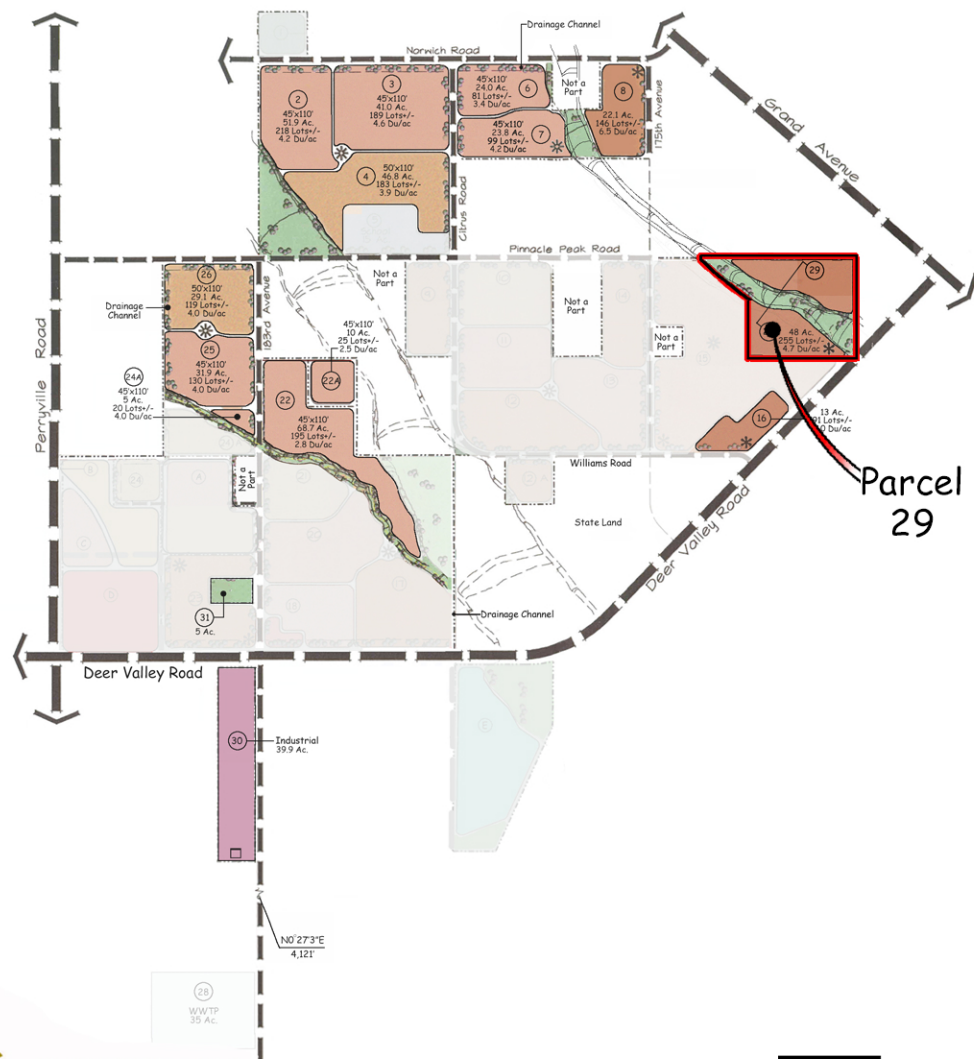


Existing Zoning:  
Residential Ranch RR  
and Open Space

Proposed Zoning:  
Residential R-2 PAD

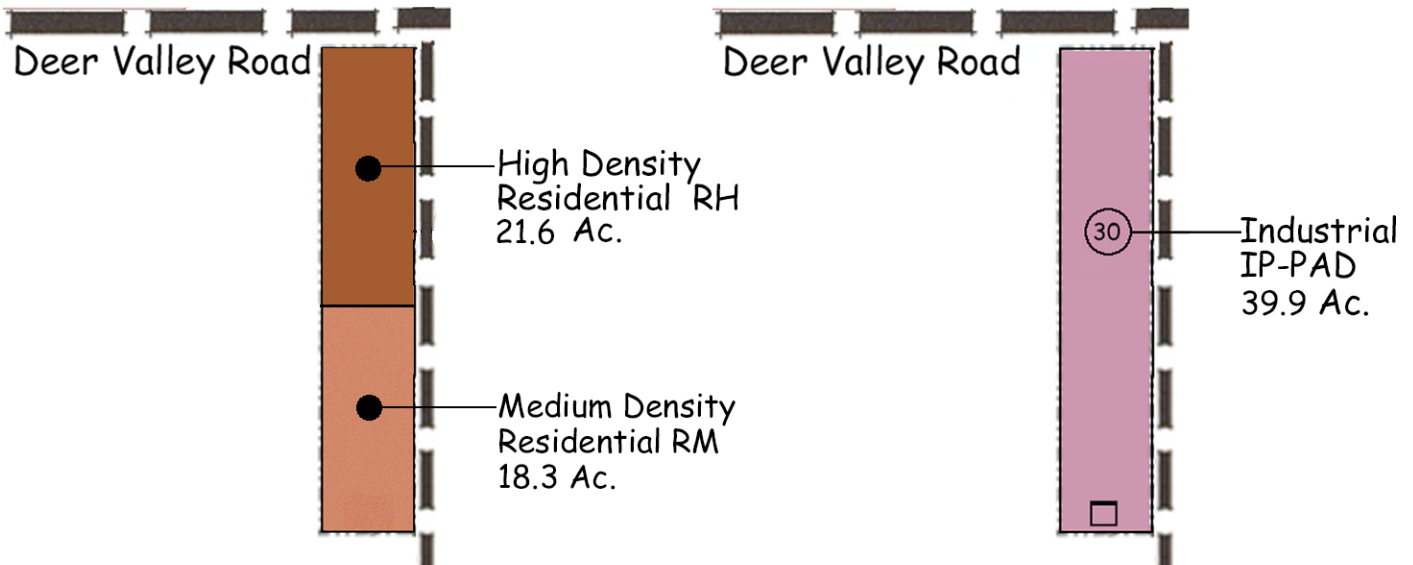


Location Map



Existing Zoning:  
High Density Residential RH &  
Medium Density Residential RM

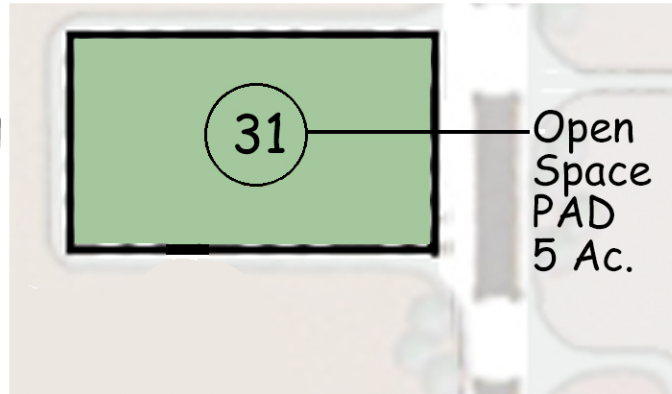
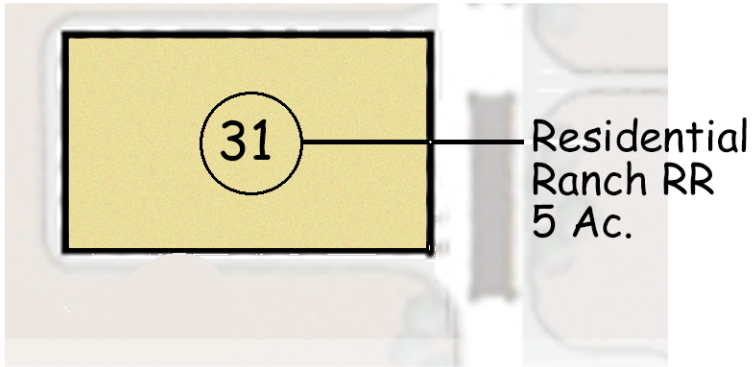
Proposed Zoning:  
Industrial IP-PAD





Existing Zoning:  
Residential Ranch RR

Proposed Zoning:  
Open Space PAD



### Location Map



## Exhibit E

## Austin Ranch Development Standards Table

| Parcel #                                  | 9,12,12A,<br>14,17,23,                                                                                                                  | 2,3,6,7,10,<br>21,22,22A,24,<br>24A,25,26                                                                                 | 11,13,20                                                                                                                                 | 4, 26                                                                                                                                    | 2,3,6,7,10,<br>21,22,22A,24,<br>24A,25,26                                                                                 | 18                                                                                                                                       | 8, 15, 16,<br>29                                                                          | 19         | 30                   |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------|----------------------|
| Description                               | Res Lots<br>Category<br>A                                                                                                               | Res Lots<br>Category<br>A-1                                                                                               | Res Lots<br>Category<br>B                                                                                                                | Res Lots<br>Category<br>B-1                                                                                                              | Res Lots<br>Category<br>C                                                                                                 | Res Lots<br>Category<br>E                                                                                                                | Res Lots<br>No<br>Category                                                                | Commercial | Industrial           |
| Min Area                                  | 5,280 sf                                                                                                                                | 4,950 sf                                                                                                                  | 5,830 sf                                                                                                                                 | 5,500 sf                                                                                                                                 | 6,380 sf                                                                                                                  | 7,480 sf                                                                                                                                 | 3,000 sf                                                                                  | NA         | Per I-P<br>ordinance |
| Max House<br>Width                        | 35'                                                                                                                                     | 35'                                                                                                                       | 43'                                                                                                                                      | 40'                                                                                                                                      | 45'                                                                                                                       | 55'                                                                                                                                      | 40'                                                                                       | NA         | NA                   |
| Min Width                                 | 48'                                                                                                                                     | 45'                                                                                                                       | 53'                                                                                                                                      | 50'                                                                                                                                      | 58'                                                                                                                       | 68'                                                                                                                                      | 35'                                                                                       | 100'       | Per I-P<br>ordinance |
| Min Depth                                 | 110'                                                                                                                                    | 110'                                                                                                                      | 110'                                                                                                                                     | 110'                                                                                                                                     | 110'                                                                                                                      | 110'                                                                                                                                     | 80'                                                                                       | NA         | Per I-P<br>ordinance |
| Front                                     | 12' for<br>Living Are<br>or Side<br>Load<br>Garage<br>22'<br>measured<br>from back<br>of<br>sidewalk<br>for Front<br>Load<br>Garage**** | 12' for Living<br>Area or Side<br>Load Garage<br>22' measured<br>from back of<br>sidewalk for<br>Front Load<br>Garage**** | 12' for<br>Living<br>Area or<br>Side Load<br>Garage<br>22'<br>measured<br>from back<br>of<br>sidewalk<br>for Front<br>Load<br>Garage**** | 12' for<br>Living<br>Area or<br>Side Load<br>Garage<br>22'<br>measured<br>from back<br>of<br>sidewalk<br>for Front<br>Load<br>Garage**** | 12' for Living<br>Area or Side<br>Load Garage<br>22' measured<br>from back of<br>sidewalk for<br>Front Load<br>Garage**** | 12' for<br>Living<br>Area or<br>Side Load<br>Garage<br>22'<br>measured<br>from back<br>of<br>sidewalk<br>for Front<br>Load<br>Garage**** | 12' for<br>Living<br>Area or<br>Side Load<br>Garage<br>20' for<br>Front<br>Load<br>Garage | 35'        | Per I-P<br>ordinance |
| Side                                      | 5'/8'                                                                                                                                   | 5'/5'                                                                                                                     | 5'/5'                                                                                                                                    | 5'/5'                                                                                                                                    | 5'/5'                                                                                                                     | 5'/8'                                                                                                                                    | 0'/5' or<br>Detached<br>5'<br>attached<br>0'                                              | 15' ***    | Per I-P<br>ordinance |
| Street Side                               | 13'***                                                                                                                                  | 13'***                                                                                                                    | 13'***                                                                                                                                   | 13'***                                                                                                                                   | 13'***                                                                                                                    | 13'***                                                                                                                                   | 10'***                                                                                    | 25'        | Per I-P<br>ordinance |
| Rear                                      | 15'*                                                                                                                                    | 15'*                                                                                                                      | 15'*                                                                                                                                     | 15'*                                                                                                                                     | 15'*                                                                                                                      | 15'*                                                                                                                                     | 10' Living<br>5' Garage<br>3' Rear<br>Loaded<br>Garage                                    | 25'****    | Per I-P<br>ordinance |
| Rear<br>Adjacent to<br>Arterial<br>Street | 20'                                                                                                                                     | 20'                                                                                                                       | 20'                                                                                                                                      | 20'                                                                                                                                      | 20'                                                                                                                       | 20'                                                                                                                                      | 15' Living<br>10'<br>Garage                                                               | NA         | Per I-P<br>ordinance |
| Distance<br>between/<br>House             | 10'                                                                                                                                     | 10'                                                                                                                       | 10'                                                                                                                                      | 10'                                                                                                                                      | 10'                                                                                                                       | 10'                                                                                                                                      | 0' for<br>attached<br>6' for<br>detached                                                  | NA         | Per I-P<br>ordinance |
| Bldg Height                               | 30'                                                                                                                                     | 30'                                                                                                                       | 30'                                                                                                                                      | 30'                                                                                                                                      | 30'                                                                                                                       | 30'                                                                                                                                      | 30'                                                                                       | 35'        | Per I-P<br>ordinance |
| Residential<br>Zone<br>Boundary           |                                                                                                                                         |                                                                                                                           |                                                                                                                                          |                                                                                                                                          |                                                                                                                           |                                                                                                                                          |                                                                                           | 35'        | 35'                  |

\*Fireplace, bay windows, pop-outs, or patio covers may encroach 10' into rear setback, and 5' on R-2 lots

\*\*Setback includes adjacent landscape tract.

\*\*\*Use standards from Section 17.28.030 if site is developed with uses other than residential units.

\*\*\*\* Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product.



## Exhibit F

| Single Family Site Data (PAD1)     |                       |              |              |              |             |             |             |             |
|------------------------------------|-----------------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|
| Estimated Yield Based on Lot Width |                       |              |              |              |             |             |             |             |
| Parcel #                           | Total Estimated Yield | MDR          | A            | A1           | B           | B1          | C           | D           |
|                                    |                       | 30'          | 48'          | 45'          | 53'         | 50          | 58'         | 68'         |
| 1                                  | 0                     |              |              |              |             |             |             |             |
| 2                                  | 218                   |              |              | 218          |             |             |             |             |
| 3                                  | 189                   |              |              | 189          |             |             |             |             |
| 4                                  | 183                   |              |              |              |             | 183         |             |             |
| 5                                  | 0                     |              |              |              |             |             |             |             |
| 6                                  | 81                    |              |              | 81           |             |             |             |             |
| 7                                  | 99                    |              |              | 99           |             |             |             |             |
| 8                                  | 146                   | 146          |              |              |             |             |             |             |
| 9                                  | 84                    |              | 84           |              |             |             |             |             |
| 10                                 | 106                   |              |              |              |             |             | 106         |             |
| 11                                 | 99                    |              |              |              | 99          |             |             |             |
| 12                                 | 187                   |              | 187          |              |             |             |             |             |
| 12A                                | 41                    |              | 41           |              |             |             |             |             |
| 13                                 | 102                   |              |              |              | 102         |             |             |             |
| 14                                 | 88                    |              | 88           |              |             |             |             |             |
| 15                                 | 522                   | 522          |              |              |             |             |             |             |
| 16                                 | 91                    | 91           |              |              |             |             |             |             |
| 17                                 | 147                   |              | 147          |              |             |             |             |             |
| 18                                 | 56                    |              |              |              |             |             |             | 56          |
| 19                                 | 0                     |              |              |              |             |             |             |             |
| 20                                 | 130                   |              |              |              | 130         |             |             |             |
| 21                                 | 87                    |              |              |              |             |             | 87          |             |
| 22                                 | 195                   |              |              | 195          |             |             |             |             |
| 22A                                | 35                    |              |              | 35           |             |             |             |             |
| 23                                 | 138                   |              | 138          |              |             |             |             |             |
| 24                                 | 29                    |              |              |              |             |             | 29          |             |
| 24A                                | 61                    |              |              | 61           |             |             |             |             |
| 25                                 | 130                   |              |              | 130          |             |             |             |             |
| 26                                 | 119                   |              |              |              |             | 119         |             |             |
| 28                                 | 0                     |              |              |              |             |             |             |             |
| 29                                 | 225                   | 225          |              |              |             |             |             |             |
| 30                                 | 0                     |              |              |              |             |             |             |             |
| 31                                 | 0                     |              |              |              |             |             |             |             |
| <b>Total Yield</b>                 | <b>3588</b>           | <b>984</b>   | <b>685</b>   | <b>1008</b>  | <b>331</b>  | <b>302</b>  | <b>222</b>  | <b>56</b>   |
| <b>% of Total</b>                  | <b>100%</b>           | <b>27.4%</b> | <b>19.1%</b> | <b>28.1%</b> | <b>9.2%</b> | <b>8.4%</b> | <b>6.2%</b> | <b>1.6%</b> |

## Exhibit G



| Site Data (PAD1) |                  |                 |            |                 |                  |                   |
|------------------|------------------|-----------------|------------|-----------------|------------------|-------------------|
| Parcel           | Proposed Use     | Proposed Zoning | Gross Area | Estimated Yield | Proposed Density | Proposed Lot Size |
| 1                | Park/Police/Fire | R1-5 PAD        | 9.9        | 0               | 0                | ---               |
| 2                | Single Family    | R1-5 PAD        | 51.9       | 218             | 4.2              | 45' x 110'        |
| 3                | Single Family    | R1-5 PAD        | 41.0       | 189             | 4.6              | 45' x 110'        |
| 4                | Single Family    | R1-5 PAD        | 46.8       | 183             | 3.9              | 50' x 110'        |
| 5                | School           | R1-5 PAD        | 17.3       | 0               | 0                | ----              |
| 6                | Single Family    | R1-5 PAD        | 24.0       | 81              | 3.4              | 45' x 110'        |
| 7                | Single Family    | R1-5 PAD        | 23.8       | 99              | 4.2              | 45' x 110'        |
| 8                | Multi-Family     | R-2 PAD         | 22.1       | 146             | 6.6              | 3000 s.f.         |
| 9                | Single Family    | R1-5 PAD        | 20.6       | 84              | 4.1              | 48' x 110'        |
| 10               | Single Family    | R1-5 PAD        | 27.9       | 106             | 3.8              | 58' x 110'        |
| 11               | Single Family    | R1-5 PAD        | 25.8       | 99              | 3.8              | 53' x 110'        |
| 12               | Single Family    | R1-5 PAD        | 34.3       | 187             | 5.5              | 48' x 110'        |
| 12A              | Single Family    | R1-5 PAD        | 9.6        | 41              | 4.3              | 48' x 110'        |
| 13               | Single Family    | R1-5 PAD        | 31.7       | 102             | 3.2              | 53' x 110'        |
| 14               | Single Family    | R1-5 PAD        | 22.8       | 88              | 3.9              | 48' x 110'        |
| 15               | Multi-Family     | R-2 PAD         | 75.2       | 522             | 6.9              | 3000 s.f.         |
| 16               | Multi-family     | R-2 PAD         | 13.0       | 91              | 7.0              | 3000 s.f.         |
| 17               | Single Family    | R1-5 PAD        | 35.4       | 147             | 4.2              | 48' x 110'        |
| 18               | Single Family    | R1-5 PAD        | 22.4       | 56              | 2.5              | 68' x 110'        |
| 19               | Commercial       | C-2 PAD         | 5.0        | 0               | 0                | 0                 |
| 20               | Single Family    | R1-5 PAD        | 34.0       | 130             | 3.8              | 53' x 110'        |
| 21               | Single Family    | R1-5 PAD        | 21         | 87              | 4.1              | 58' x 110'        |
| 22               | Single Family    | R1-5 PAD        | 68.7       | 195             | 2.8              | 45' x 110'        |
| 22A              | Single-Family    | R1-5 PAD        | 10.0       | 35              | 3.5              | 45' x 110'        |
| 23               | Single Family    | R1-5 PAD        | 35.8       | 138             | 3.9              | 48' x 110'        |
| 24               | Single Family    | R1-5 PAD        | 9.8        | 29              | 3.0              | 58' x 110'        |
| *24A             | Single Family    | R1-5 PAD        | 15.2       | 61              | 4.0              | 45' x 110'        |
| 25               | Single Family    | R1-5 PAD        | 32.4       | 130             | 4.0              | 45' x 110'        |
| 26               | Single Family    | R1-5 PAD        | 29.5       | 119             | 4.0              | 50' x 110'        |
| 28               | WWTP             | ---             | 35.1       | 0               | ---              | ---               |
| 29               | Multi-family     | R-2 PAD         | 48.0       | 225             | 4.7              | 3000 s.f.         |
| 30               | Industrial       | I-P PAD         | 39.9       |                 |                  |                   |
| 31               | Open Space       | O-S PAD         | 5.0        |                 |                  |                   |
| Total            | ---              | ---             | 944.9      | 3,588           | 3.8              | ---               |

\*Estimated yield remains the same for 58'x110' lots south of wash

Notes:

- Approximately 105.8 acres of open space will be provided within the residential parcels of the project (Parcels 1, 27, 31 and tracts within future final plats) . Open space includes recreational activity areas, pocket parks, retention and/or detention basins, drainage corridors, and landscape tracts/pedestrian corridors along major roadways. The 90.9 acres of open space (Parcel 27 and tracts within future final plats) combined with the 9.9-acre (Parcel 1) and 5 acre (Parcel 31) area equals approximately 105.8 acres of open space or approximately 11.8% of the project.
- R-2 Product – Due to the highly specialized product design for the proposed medium density residential, once the product is approved for the initial final plat, the remainder of the product shall be allowed within the PAD.

## Exhibit H

## LEGAL DESCRIPTION

### PROPERTY 1

The East half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

### PROPERTY 3 & 4

The South half of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within the West 40 feet; the South 40 feet and the East 30 feet as Quit Claim to County of Maricopa for Road Purpose, recorded March 26, 1957 as Docket 2125, Page 397.

EXCEPT any portion of the Southwest Quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE S89°57'47" W, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 205.97 FEET; THENCE N00°10'51"W, A DISTANCE OF 187.27 FEET; THENCE N64°03'54"W, A DISTANCE OF 42.58 FEET; THENCE N00°10'51"W, A DISTANCE OF 232.05 FEET; THENCE S89°49'09"W, A DISTANCE OF 276.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT HAVING A RADIUS OF 152.50 FEET, THROUGH A CENTRAL ANGLE OF 19°25'26", A DISTANCE OF 51.70 FEET TO A POINT OF TANGENCY; THENCE N70°45'25"W, A DISTANCE OF 100.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 97.50 FEET, THROUGH A CENTRAL ANGLE OF 18°15'23", A DISTANCE OF 31.07 FEET TO A POINT OF TANGENCY; THENCE N89°00'49" W, A DISTANCE OF 39.44 FEET; THENCE N00°10'51"W, A DISTANCE OF 55.01 FEET; THENCE N44°35'50"W, A DISTANCE OF 28.24 FEET; THENCE N00°10'51"W, A DISTANCE OF 751.75 FEET; THENCE S89°55'14"W, A DISTANCE OF 80.00 FEET; THENCE N00°10'51"W, A DISTANCE OF 249.42 FEET; THENCE N45°10'51"W, A DISTANCE OF 28.28 FEET; THENCE N00°10'51"W, A DISTANCE OF 55.00 FEET; THENCE N44°49'09"E, A DISTANCE OF 28.28 FEET; THENCE N00°10'51"W, A DISTANCE OF 8.34 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 59.10 FEET TO A POINT OF TANGENCY; THENCE N08°30'07"E, A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 08°40'58", A DISTANCE OF 46.98 FEET TO A POINT OF TANGENCY; THENCE N00°10'51"W, A DISTANCE OF 7.68 FEET; THENCE N89°54'22"W, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 15; THENCE N00°10'51"W, COINCIDENT WITH SAID MID-SECTION LINE A DISTANCE OF 655.70 FEET; THENCE N89°49'09"E, A DISTANCE OF 77.00 FEET; THENCE N00°10'51"W, A DISTANCE OF 7.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE LEFT, HAVING

A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 08'04'00", A DISTANCE OF 54.91 FEET TO A POINT OF TANGENCY; THENCE N08'14'50"W, A DISTANCE OF 44.50 FEET; THENCE S79'29'05"E, A DISTANCE OF 525.23 FEET; THENCE S65'59'47"E, A DISTANCE OF 809.51 FEET; THENCE S33'48'39"E, A DISTANCE OF 1125.90 FEET; THENCE S47'11'58"E, A DISTANCE OF 242.68 FEET; THENCE S08'20'08"E, A DISTANCE OF 43.76 FEET; THENCE S56'12'41"E, A DISTANCE OF 82.73 FEET; THENCE N70'29'40"E, A DISTANCE OF 55.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH POINT THE CENTER BEARS N70'29'40"E AT A DISTANCE OF 372.50 FEET; THENCE WITH THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 372.50 FEET, THROUGH A CENTRAL ANGLE OF 25'20'38"", A DISTANCE OF 164.77 FEET TO A POINT OF TANGENCY; THENCE S44'50'59"E, A DISTANCE OF 349.81 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE ON AN ARC TO THE RIGHT HAVING A RADIUS OF 345.84 FEET, THROUGH A CENTRAL ANGLE OF 16'53'25", AN ARC DISTANCE OF 101.95 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE S00'12'48"E, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 664.27 FEET TO THE TRUE POINT OF BEGINNING.

#### PROPERTY 5

The Northeast quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion lying within the North 30 feet and the East 30 feet as Quit Claim to County of Maricopa for road purposes recorded March 26, 1957 as Docket 2135, Page 397.

#### PROPERTY 8

The Northwest quarter of the Southwest quarter of the Northeast quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT any portion lying within the West 40 feet and the North 30 feet as Quit Claim to County of Maricopa for road purpose, recorded March 26, 1957 as Docket 2135, Page 397.

#### PROPERTY 9

Lots 1 through 4, 13 through 16, 21 and 22, of Frank E. Bellamy Subdivision, according to the plat of record in the office of the County recorder of Maricopa County, Arizona, recorded in Book 11 of Maps, Page 19.

#### PROPERTY 10

The West half of the Northeast quarter of the Northwest quarter of Section 15, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



PROPERTY 21

A parcel of land located in the Northeast Quarter (NE1/4) of Section 14, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCING** at the East 1/4 of said Section 14 from which the Center 1/4 corner of said Section bears North 89°44'25" West, 2621.80 feet;

**Thence**, North 89°44'25" West, along the east-west mid-section line, 1221.20 feet to the **Point of Beginning**;

**Thence**, North 89°44'25" West along said mid-section line, 315.37 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius point which bears South 37°13'44" West, a distance of 288.50 feet;

**Thence**, Northerly and Northwesterly along the arc said non-tangent curve, 83.70 feet through a central angle of 16°37'22";

**Thence**, North 89°44'47" West, 514.71 feet;

**Thence**, North 43°22'19" East, 751.27 feet;

**Thence**, South 46°37'41" East, 184.68 feet;

**Thence**, North 43°22'19" East, 526.41 feet;

**Thence**, South 46°37'41" East, 502.02 feet;

**Thence**, South 43°22'19" West, 689.52 feet to the **Point of Beginning**.

**SUBJECT TO** all covenants, rights of way, and easements of record.

PROPERTY 22

The Southeast quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT any portion of the Southeast Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the southeast corner of said Section 10;

Thence South 89 degrees 40 minutes 54 seconds west, coincident with the south line of said Section 10, a distance of 1349.96 feet to a point on the arc of a tangent curve;

Thence with the arc of said tangent curve to the right, having a radius of 400.00 feet, through a central angle of 38 degrees 06 minutes 26 seconds, an arc distance of 266.04 feet to a point on a non-tangent line;

Thence North 37 degrees 47 minutes 20 seconds east, along said non-tangent line, a distance of 100.09 feet to a point on the arc of a tangent curve;

Thence with the arc of said tangent curve to the left, having a radius of 100.00 feet, through a central angle of 37 degrees 58 minutes 54 seconds, an arc distance of 66.29 feet to a point on a tangent line;

Thence North 00 degrees 11 minutes 34 seconds west, along said tangent line, a distance of 490.78 feet;

Thence North 89 degrees 48 minutes 26 seconds east, a distance of 995.73 feet;

Thence South 00 degrees 11 minutes 34 seconds east, a distance of 27.50 feet;

Thence South 45 degrees 11 minutes 34 seconds east, a distance of 21.21 feet;

Thence South 00 degrees 11 minutes 34 seconds east, a distance of 385.00 feet;

Thence North 89 degrees 48 minutes 26 seconds east, a distance of 503.50 feet to a point on the east line of said Section 10;

Thence South 00 degrees 11 minutes 34 seconds east, coincident with said east line, a distance of 285.46 feet to the TRUE POINT OF BEGINNING.

#### PROPERTY 24

The Southwest quarter of the Northwest quarter of the Southwest quarter and the West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Southwest quarter of the Northeast quarter of the Southwest quarter and the East half of the East half of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The East half of the East half of the Northeast quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northeast quarter of the southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The West half of the East half of the Northwest quarter of the Southwest quarter and the East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 11, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PROPERTY 27

The East 660 feet of the East half of the Northwest quarter of Section 22, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the north 150 feet thereof.

SUBJECT TO: Existing Taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

PROPERTY 28

The Northeast quarter of the Northeast quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

AND

Beginning at the Northeast corner of the northwest quarter of Section 14, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian;

Thence south along the mid-section line of said Section 14, a distance of 700.00 feet to a point;

Thence northwest to a point along the north section line of said Section 14, said point a distance of 995.00 west of the northeast corner of the northwest quarter of said Section 14;

Thence east, along the north section line of said Section 14, a distance of 995.00 feet to the TRUE POINT OF BEGINNING.

## **PUBLIC ENGAGEMENT FORM**

**PROJECT TITLE:** North Copper Canyon Estates (aka Austin Ranch), FS19-431

### **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:**

Approval of a PAD Zoning Amendment to provide additional development opportunities by modifying 358.2 acres of the North Copper Canyon PAD and supplementing the inventory with an additional 102.9 acres of land. Changes necessitate revised development standards to accommodate the modified lot dimensions.

### **PUBLIC ENGAGEMENT STRATEGIES & TOOLS:**

#### **Public Engagement & Project timeline:**

Public outreach time frame (when to when) 09/24/2019

Future Council Work Session/Meetings target dates PZ Commission 12/19/19, City Council 01/21/20

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



## Austin Ranch/North Copper Canyon

### PAD Amendment

### Citizen Participation Plan

November 2019

#### Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.

#### Austin Ranch/North Copper Canyon Citizen Participation Plan & Report

As part of the update to the previously named Austin Ranch Planned Area Development (PAD), the PAD has been renamed and marketed as North Copper Canyon. As part of the PAD amendment process, we notified adjacent property owners, stakeholders in the area and the City staff to our proposed application and open house to inform the public of this PAD amendment. We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
  - o The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **Attached.**
  - o For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **The attached notification list**

**includes the school district and Flood Control District of Maricopa County.**

- o For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **Over 525 notices went out to property owners within 300 feet. See attached.**
- o Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See the attached notification list.**
- o The head of any homeowners association or registered neighborhood within the public notice area established in item (3) indicated above. **See the attached notification list.**

We have attached the list of property owners within 300 feet of the PAD amendment, the site posting, the photographs of the signs and one (1) comment card from the September 24<sup>th</sup>, 2019 open house at the Asante school.

**Participation report.**

After the notices were sent, we did not field any telephone calls or emails of concern regarding the amendment to the Austin Ranch PAD. We attended the open house meeting at the Asante school, 23251 N 166th Dr, Surprise, AZ 85387, on September 24<sup>th</sup>, 2019. At the open house, there were approximately fifteen (15) attendees to the open house. They were generally new residents of the North Copper Canyon community seeking information on the PAD amendment. There was no opposition to the proposal as most of the attendees were just seeking information.

***There were no specific requests from any of the attendees to modify our current PAD amendment proposal.***

Also present at the open house was City staff and Vice-Mayor Roland Winters Jr.

We have been working cooperatively with City staff on planning and transportation matters since the open house and are ready for public hearings on the proposed PADA Amendment. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the City, we will provide updates to the City staff with an amended report.

## **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.

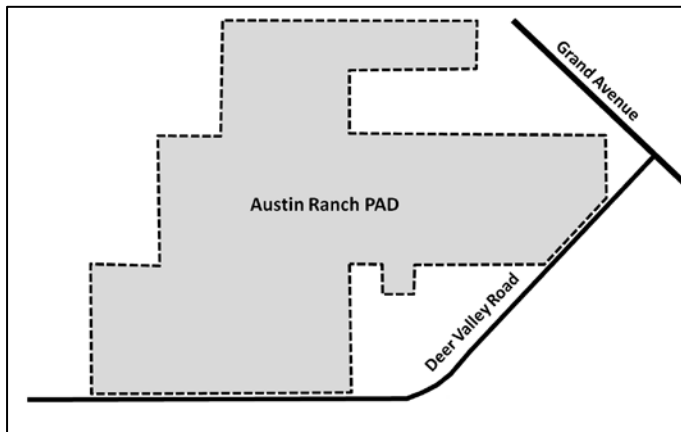
City of Surprise Planner: Hobart Wingard, 623-222-3156, [hobart.wingard@surpriseaz.gov](mailto:hobart.wingard@surpriseaz.gov)

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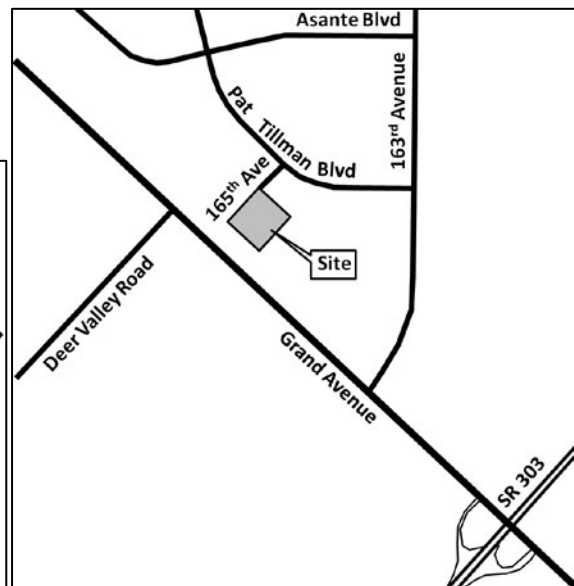
### **CITIZEN REVIEW MEETING DETAILS**

DATE: Tuesday, September 24, 2019  
TIME: 6:00 PM  
LOCATION: Asante Preparatory Academy  
23251 North 166th Drive  
Surprise, Arizona 85387

#### Project Location



#### Meeting Location



#### **PROJECT DESCRIPTION:**

- Zone Change of approximately 344.3 acres of Austin Ranch Low Density Residential ("RL-5-PAD") to modify density;
- Zone Change of approximately 10.0 acres of Austin Ranch II Low Density Residential ("RL-5-PAD") to modify density;
- Zone Change of approximately 13.0 acres of Austin Ranch Community Commercial ("CC-PAD") to Austin Ranch Medium Density Residential ("RM-PAD");
- Zone Change of approximately 48.0 acres from Residential Ranch ("RR") to Austin Ranch Medium Density Residential ("RM-PAD");

- Zone Change of approximately 5.0 acres from Residential Ranch ("RR") to Austin Ranch Open Space ("OS-PAD"); and
- Zone Change of approximately 39.9 acres from High Density Residential ("RH") to Austin Ranch Industrial Performance ("IP-PAD").



| Owner                                   | MAIL_CITY       | MAIL_STA1 | MAIL_ZIP |
|-----------------------------------------|-----------------|-----------|----------|
| 2006 MCGRAW FAMILY TRUST                | SURPRISE        | AZ        | 85387    |
| ADRIAN JOE/MARY E                       | SURPRISE        | AZ        | 85387    |
| AGUILA JUAN M FRANCO/TRUJILLO MONICA P  | PHOENIX         | AZ        | 85017    |
| ALBANI ANDREA L                         | SURPRISE        | AZ        | 85387    |
| ALDRIDGE CODY/BRTIANY                   | SURPRISE        | AZ        | 85387    |
| ALEXANDER THOMAS W/JANET M              | SURPRISE        | AZ        | 85387    |
| ALLEN LISA/CHRIS                        | SURPRISE        | AZ        | 85387    |
| ALVAREZ ANGELINA J                      | SURPRISE        | AZ        | 85387    |
| AMARAL PATRICIA E/LAWRENCE J            | SURPRISE        | AZ        | 85387    |
| AMAYA ADRIAN/GUADALUPE                  | SURPRISE        | AZ        | 85387    |
| AMENDT MYRIAM                           | SURPRISE        | AZ        | 85387    |
| AMERSON JUSTIN R                        | SURPRISE        | AZ        | 85387    |
| ANDREWS JEFFREY H/CANDACE L             | GRANTON         | WI        | 54436    |
| ANGELES LINO AURELIANO                  | SURPRISE        | AZ        | 85374    |
| ANGULO FELIPE/MARTHA LUZ                | SURPRISE        | AZ        | 85387    |
| ANSBACH AUSTIN M/WHITTAKER TIFFANY R    | SURPRISE        | AZ        | 85387    |
| ANSBACH CODY/KRYSTINA                   | SURPRISE        | AZ        | 85387    |
| APONTE TERRY                            | SURPRISE        | AZ        | 85387    |
| ARAMBULA YESENIA                        | SURPRISE        | AZ        | 85387    |
| ARIZONA DREAM HOME LLC                  | PHOENIX         | AZ        | 85061    |
| ARIZONA STATE OF DEPT OF TRANSPORTATION | PHOENIX         | AZ        | 85007    |
| ARNETTE SEAN W/JAIME B                  | SURPRISE        | AZ        | 85387    |
| ARTHUR CHRISTINE                        | SURPRISE        | AZ        | 85387    |
| ASSIMACOPOULOS CHRISTOPHER/DIANE        | SURPRISE        | AZ        | 85387    |
| AUSTIN RANCH LLC                        | CHANDLER        | AZ        | 85226    |
| AYERS CHRISTOPHER S                     | SURPRISE        | AZ        | 85387    |
| BAKER BRADLEY J/KAILEY L                | SURPRISE        | AZ        | 85387    |
| BAKER BRANDON Z/JAMIE N                 | SURPRISE        | AZ        | 85387    |
| BAKER CINDY L                           | SURPRISE        | AZ        | 85387    |
| BAKER GARY M/VERONICA M                 | SURPRISE        | AZ        | 85387    |
| BAKER MALLORY/HAYES-BAKER ZACHARY       | SURPRISE        | AZ        | 85387    |
| BANISTER OLIVIA G/DARBY ROBERT/SARITA   | SURPRISE        | AZ        | 85387    |
| BARBOSA CAROLINA                        | SURPRISE        | AZ        | 85387    |
| BARNES TANNER/MORGAN                    | SURPRISE        | AZ        | 85387    |
| BARNETT ROSE M                          | SURPRISE        | AZ        | 85387    |
| BARRETT JAZMINE/MATTHEWS JAMES          | SURPRISE        | AZ        | 85387    |
| BARRETT STEVEN G/STARLA K               | SURPRISE        | AZ        | 85387    |
| BATESHANKY DEREK/KIRSCH AMANDA          | SURPRISE        | AZ        | 85387    |
| BAUER RYAN A/JOAN M                     | GLENDALE        | AZ        | 85302    |
| BEARDSLEY WATER COMPANY                 | APACHE JUNCTION | AZ        | 85217    |
| BECKELHIMER MICHELLE/JEWLY              | SURPRISE        | AZ        | 85387    |
| BELL MICHELLE L/HUCKABY KELLEY          | SURPRISE        | AZ        | 85387    |
| BELLOWS DEREK B                         | SURPRISE        | AZ        | 85387    |
| BELTRAN JOSE A/JANA T                   | SURPRISE        | AZ        | 85387    |
| BERECZ RONALD/DIANE                     | SURPRISE        | AZ        | 85387    |
| BERGMAN ENTERPRISES LLC                 | SCOTTSDALE      | AZ        | 85266    |
| BERRY GLADYS                            | SURPRISE        | AZ        | 85387    |
| BIELAWSKI BRYAN/SARAH                   | SURPRISE        | AZ        | 85387    |
| BIELAWSKI LAURA/CORY                    | SURPRISE        | AZ        | 85387    |
| BIERMAN KYLE G/OVERHAGE KIMBERLY J      | SURPRISE        | AZ        | 85387    |
| BIRRUETA ESPERANZA S/ANTONIO O          | JEFFERSON       | OR        | 97352    |
| BISSELL MARC E/ROBINS HEATHER           | SURPRISE        | AZ        | 85388    |
| BLACK JOHN LAWRENCE/LINDA SERITA        | SURPRISE        | AZ        | 85387    |
| BLANTON KELLY/TAKEISHA E                | SURPRISE        | AZ        | 85387    |
| BOELTER HEATHER/BRUCE                   | SURPRISE        | AZ        | 85387    |
| BONADIE CHRISTOPHER                     | SURPRISE        | AZ        | 85387    |
| BONILLA RICHARD R SR/MARY E             | LA VERNE        | CA        | 91750    |
| BOURNE ALISSA                           | SURPRISE        | AZ        | 85387    |
| BRASHER VERN KENNETH/HUI NAN            | SURPRISE        | AZ        | 85387    |
| BRAVO COURTNEY                          | SURPRISE        | AZ        | 85387    |
| BROWN GARRETT/LORENA                    | SURPRISE        | AZ        | 85387    |
| BROWN GENE L/MCLEAN BRIDGETTE D         | SURPRISE        | AZ        | 85387    |
| BROWNLOW STEPHEN/BRITTANY R             | SURPRISE        | AZ        | 85387    |
| BSR REVOCABLE TRUST                     | CLEARFIELD      | UT        | 84089    |
| BULATAO EMMERICK/KAILA                  | SURPRISE        | AZ        | 85387    |
| BURBEY SHANE/AHNA                       | SURPRISE        | AZ        | 85387    |
| BURCH DAMIAN/GALLEGOS SHELLEY           | SURPRISE        | AZ        | 85387    |
| BURKHART CRAIG                          | SURPRISE        | AZ        | 85387    |
| BURNETT BARRY W/ROBIN                   | SURPRISE        | AZ        | 85387    |
| CABELLO DENNIS/JENNIFER                 | SURPRISE        | AZ        | 85387    |
| CABRERA RICK/SELINA                     | SURPRISE        | AZ        | 85387    |
| CALZADILLAS-MEEKINS RANDALL             | SURPRISE        | AZ        | 85387    |
| CAMERON JASON/CARRIE                    | SURPRISE        | AZ        | 85387    |
| CAMPBELL COLTON K                       | SURPRISE        | AZ        | 85387    |
| CAMPOS LINDSAY/DAHMEN TYLER             | SURPRISE        | AZ        | 85374    |
| CAMPOS STEPHANIE/DAVID                  | SURPRISE        | AZ        | 85387    |
| CAPACCIO RICHARD/ANNTOINETTE            | SURPRISE        | AZ        | 85387    |
| CAPATI KRISTINA/GARCIA ASHLEYAMBER E    | SURPRISE        | AZ        | 85387    |
| CARAVEO KARINA                          | SURPRISE        | AZ        | 85387    |
| CARLSON AARON/BRITTANY                  | SURPRISE        | AZ        | 85387    |
| CARPENTER MITCHELL ONEIL/HAILEY         | SURPRISE        | AZ        | 85387    |
| CARRIO FRANK M JR                       | SURPRISE        | AZ        | 85387    |

|                                            |  |            |    |       |
|--------------------------------------------|--|------------|----|-------|
| CARROZZA STEVEN J                          |  | SURPRISE   | AZ | 85387 |
| CASE HOLLY                                 |  | SURPRISE   | AZ | 85387 |
| CASTANEDA DEREK                            |  | SURPRISE   | AZ | 85387 |
| CASTRO MARIA LOURDES                       |  | EL MIRAGE  | AZ | 85335 |
| CATALAN VIRGINIA G                         |  | WHITTMANN  | AZ | 85361 |
| CAVAZOS YVETTE/MORIN KAYLEIGH              |  | SURPRISE   | AZ | 85387 |
| CEBALLOS FERMIN M/VELIA A                  |  | GLENDALE   | AZ | 85306 |
| CHAMBLISS LASOYNNA A/HENLEY CHARMAINE      |  | SURPRISE   | AZ | 85387 |
| CHAPPELL COLE/DANIELLE                     |  | SURPRISE   | AZ | 85387 |
| CHAVARRIA DAVID JR/JILL                    |  | SURPRISE   | AZ | 85387 |
| CHAVARRIA FAUSTINO                         |  | SURPRISE   | AZ | 85387 |
| CHAVEZ YOLANDA                             |  | SURPRISE   | AZ | 85387 |
| CHENOWETH KEVIN                            |  | SURPRISE   | AZ | 85387 |
| CHENTFANT ROBERT/PIERCE RILEY              |  | SURPRISE   | AZ | 85387 |
| CHEUNG SAMSON                              |  | PORTLAND   | OR | 97266 |
| CHRISTENSEN ROBERT W/CROMER JACQUELINE A   |  | SURPRISE   | AZ | 85387 |
| CHRISTIAN JAMILA/HOGAN RHONDA              |  | SURPRISE   | AZ | 85387 |
| CHRISTOPHER MARY A                         |  | SURPRISE   | AZ | 85387 |
| CHURCH DENNIS/HERNANDEZ AMAYRANI           |  | SURPRISE   | AZ | 85387 |
| CLARK AMANDA B/ROJAS ALICIA M              |  | SURPRISE   | AZ | 85387 |
| CLARK TERESA ANN                           |  | SURPRISE   | AZ | 85387 |
| CLEVINGER HEATHER RENAE/MICHAEL WESLEY     |  | SURPRISE   | AZ | 85387 |
| COLEMAN CHOYCE/YVONNE D                    |  | SURPRISE   | AZ | 85387 |
| COLEMAN LOU ANNE                           |  | SURPRISE   | AZ | 85387 |
| CONNER DONALD LE CLAIRE/CHERYL ANN         |  | SURPRISE   | AZ | 85387 |
| COOK ANGELINA A/ATOM J                     |  | SURPRISE   | AZ | 85387 |
| CORONA JUAN/MARIA LOPEZ                    |  | BUCKEYE    | AZ | 85326 |
| COSTANZO JENNIFER L                        |  | SURPRISE   | AZ | 85387 |
| COURTLAND COMMUNITIES LLC                  |  | PHOENIX    | AZ | 85027 |
| COURTLAND HOMES INC                        |  | CHANDLER   | AZ | 85226 |
| COURTLAND PROPERTIES LLC                   |  | PHOENIX    | AZ | 85014 |
| COX DANNY MICHAEL/MARQUEZ DANIEL JAMES     |  | SURPRISE   | AZ | 85387 |
| COX GARY D                                 |  | SURPRISE   | AZ | 85387 |
| CREAGER DAVID M                            |  | SURPRISE   | AZ | 85387 |
| CROCK MAURICE ALAN/RACHAEL ANN             |  | PEORIA     | AZ | 85387 |
| CROSBY RILEY/LOGAN                         |  | SURPRISE   | AZ | 85387 |
| CROSS STEPHANIE/JESSE                      |  | SURPRISE   | AZ | 85387 |
| CRUZ AMANDA M/TAYLOR J                     |  | SURPRISE   | AZ | 85387 |
| CRUZ JOSE R/CASTREJON LILIA                |  | SURPRISE   | AZ | 85387 |
| CUCHNA MARLENE K                           |  | NAPERVILLE | IL | 60563 |
| CURRIE CODY                                |  | SURPRISE   | AZ | 85387 |
| DEER VALLEY & 185TH AVENUE II LLC          |  | PHOENIX    | AZ | 85027 |
| DEJESUS CALEB S/HART TAYLOR NICOLE         |  | SURPRISE   | AZ | 85387 |
| DIAZ DAKOTA/CARDEY HANNAH                  |  | SURPRISE   | AZ | 85387 |
| DICKINSON JOHN P/WRIGHT KAREN L            |  | SURPRISE   | AZ | 85387 |
| DIXON ZACKARY                              |  | SURPRISE   | AZ | 85387 |
| DMB/BJB TRUST                              |  | PHOENIX    | AZ | 85085 |
| DODDS LAWRENCE S/ANA LILIA                 |  | SURPRISE   | AZ | 85387 |
| DOLIVO MARC MICHAEL/MARCELLA AGNES         |  | SURPRISE   | AZ | 85387 |
| DOLORES EVANGELINA AMPARANO TRUST          |  | SURPRISE   | AZ | 85387 |
| DOMINGUEZ OBARDO                           |  | SURPRISE   | AZ | 85387 |
| DOUTHIT THEODORE A/GARZA DERECK            |  | SURPRISE   | AZ | 85387 |
| DOWTY JEFFERY WAYNE/STANGL-DOWTY ERIKA L   |  | SURPRISE   | AZ | 85387 |
| DUENAS FERNANDO JOSE ROJAS/CINTHYA Z       |  | SURPRISE   | AZ | 85387 |
| DVWDC INC                                  |  | PHOENIX    | AZ | 85014 |
| DYE ASHLEY/PAUL DEWAYNE                    |  | SURPRISE   | AZ | 85387 |
| DYSART UNIFIED SCHOOL DISTRICT #89         |  | SURPRISE   | AZ | 85374 |
| EASTON JODIE M                             |  | SURPRISE   | AZ | 85387 |
| EILER ANDREW AUSTIN                        |  | SURPRISE   | AZ | 85387 |
| EISWEIRTH HEATH A                          |  | SURPRISE   | AZ | 85387 |
| ELVEY EARL J                               |  | SURPRISE   | AZ | 85387 |
| ERICKSEN MELINDA/KENNETH                   |  | SURPRISE   | AZ | 85387 |
| ESQUIVEL FLORENTINO/LISA A                 |  | SURPRISE   | AZ | 85374 |
| ESTAVILLO RANDY J                          |  | SURPRISE   | AZ | 85387 |
| ESTEP GARY JR/BURNS BRENDA                 |  | SURPRISE   | AZ | 85387 |
| ESTRADA ZULEMA L                           |  | SURPRISE   | AZ | 85387 |
| EVANS JERMAINE R                           |  | SURPRISE   | AZ | 85387 |
| FAIN TIFFANY L/GREGORY SCOTT               |  | SURPRISE   | AZ | 85387 |
| FAVELA JOSE/ENRIQUEZ ALEJANDRA             |  | SURPRISE   | AZ | 85387 |
| FEASTER RONALD A/TERESA J                  |  | SURPRISE   | AZ | 85387 |
| FELAN JACOB T                              |  | SURPRISE   | AZ | 85387 |
| FERRACANE GERARDO F/CINDY L                |  | SURPRISE   | AZ | 85387 |
| FLOOD CONTROL DISTRICT OF MARICOPA COUNT   |  | PHOENIX    | AZ | 85009 |
| FOERG LEXI JOANN                           |  | SURPRISE   | AZ | 85387 |
| FOOTE BRANDON LEE/BURNETT ASHLEIGH KHRYST  |  | SURPRISE   | AZ | 85387 |
| FOWLER MACKENZIE/RYNNE/NORTHRUP MONA       |  | SURPRISE   | AZ | 85387 |
| FOXWELL INVESTMENTS L L C                  |  | PHOENIX    | AZ | 85027 |
| FRAZER RICHARD DAVID/JOHNSON CHLOE KIRSTEN |  | SURPRISE   | AZ | 85387 |
| FRECHETTE SCOTT/ANDREA                     |  | SURPRISE   | AZ | 85387 |
| FRIIS AMBER/SULU HARDING JR                |  | SURPRISE   | AZ | 85387 |
| FUENTES ANGEL C/NITA R                     |  | SURPRISE   | AZ | 85387 |
| FYFFE KIMBERLY                             |  | SURPRISE   | AZ | 85387 |
| GABE JAMIE                                 |  | SURPRISE   | AZ | 85387 |

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| SURPRISE        | AZ | 85387 |
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| SURPRISE        | AZ | 85387 |
| SCOTTSDALE      | AZ | 85259 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85378 |
| SURPRISE        | AZ | 85374 |
| SURPRISE        | AZ | 85387 |
| WADDELL         | AZ | 85355 |
| SURPRISE        | AZ | 85374 |
| SURPRISE        | AZ | 85387 |
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| SURPRISE        | AZ | 85387 |
| SCOTTSDALE      | AZ | 85259 |
| LITCHFIELD PARK | AZ | 85340 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| EL MIRAGE       | AZ | 85335 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| FLAGSTAFF       | AZ | 86005 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SUN CITY WEST   | AZ | 85375 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
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| BROOKLYN        | NY | 11218 |
| SURPRISE        | AZ | 85387 |
| MESA            | AZ | 85215 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SUN CITY WEST   | AZ | 85375 |
| SURPRISE        | AZ | 85387 |
| PHOENIX         | AZ | 85003 |
| WADDELL         | AZ | 85355 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| ANTHEM          | AZ | 85086 |
| SURPRISE        | AZ | 85387 |
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| SURPRISE        | AZ | 85387 |
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| SURPRISE        | AZ | 85387 |
| LITCHFIELD PARK | AZ | 85340 |
| SURPRISE        | AZ | 85387 |
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| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |
| PHOENIX         | AZ | 85028 |
| SURPRISE        | AZ | 85387 |
| SURPRISE        | AZ | 85387 |



1. The first step in the process of identifying a problem is to recognize that a problem exists. This often involves gathering information and data about the situation. For example, a manager might notice that sales are declining or that customer satisfaction is low. Once a problem is identified, the next step is to define it clearly. This involves specifying the problem in terms of its scope, impact, and the goals that need to be achieved. For instance, a manager might define the problem as "a 10% decline in sales over the last quarter due to increased competition." The third step is to analyze the problem. This involves identifying the causes of the problem and the factors that are contributing to it. For example, a manager might analyze the problem by looking at market trends, competitor actions, and internal company factors. The fourth step is to generate potential solutions. This involves brainstorming ideas and evaluating them based on their feasibility, effectiveness, and cost. For instance, a manager might generate potential solutions such as "launching a new product line," "improving customer service," or "reducing prices." The fifth step is to select a solution. This involves choosing the best solution based on the criteria established in the previous steps. For example, a manager might select the solution of "improving customer service" because it is the most feasible, effective, and cost-effective. The final step is to implement the solution. This involves putting the chosen solution into action and monitoring its progress. For instance, a manager might implement the solution by training customer service representatives, improving the company's website, and tracking customer satisfaction levels. In conclusion, the process of identifying a problem involves recognizing the problem, defining it, analyzing it, generating potential solutions, selecting a solution, and implementing it. Each step is crucial to the success of the process, and managers should follow these steps carefully to ensure that they are addressing the right problem in the right way.

[illegible]

1. The first part of the document is a letter from the author to the reader, explaining the purpose of the study and the methods used. The letter is dated 1st January 1998 and is addressed to the reader. The author states that the purpose of the study is to investigate the effects of the new curriculum on the learning of mathematics in primary schools. The methods used are a combination of qualitative and quantitative methods, including interviews, observations, and the analysis of test results. The author also mentions that the study was conducted in a primary school in the north of England.

2. The second part of the document is a description of the school and the curriculum. The school is a primary school with 100 pupils, and the curriculum is based on the National Curriculum for Mathematics. The author describes the school's approach to teaching mathematics, which is based on the use of concrete materials and the development of problem-solving skills. The author also mentions that the school has a strong emphasis on the use of ICT in the classroom.

3. The third part of the document is a description of the data collection and analysis. The author describes the data collection methods used, including interviews, observations, and the analysis of test results. The author also mentions that the data was analysed using a combination of qualitative and quantitative methods. The author states that the results of the study show that the new curriculum has had a positive effect on the learning of mathematics in primary schools.

4. The fourth part of the document is a conclusion and a list of references. The author concludes that the new curriculum has had a positive effect on the learning of mathematics in primary schools. The author also mentions that the study has some limitations, and that further research is needed to confirm the findings. The author provides a list of references at the end of the document.

[illegible]

|                                         |  |               |    |       |
|-----------------------------------------|--|---------------|----|-------|
| WALSH BRITNEY ANNE                      |  | SURPRISE      | AZ | 85387 |
| WALSH CHELSEA ANN/LONATI DAKOTA MICHAEL |  | SURPRISE      | AZ | 85387 |
| WARD JUSTIN/NEVITT COURTNEY             |  | SURPRISE      | AZ | 85387 |
| WARD SHANE R/ALYSON                     |  | SURPRISE      | AZ | 85387 |
| WARE FAMILY LIVING TRUST                |  | GIG HARBOR    | WA | 98332 |
| WATKINS STACY HALL                      |  | SURPRISE      | AZ | 85387 |
| WATSON ALAN                             |  | SURPRISE      | AZ | 85387 |
| WEDLOW KRYSTAL/LANCE A                  |  | SURPRISE      | AZ | 85387 |
| WEISS STEPHANIE A/STEPHEN G             |  | SURPRISE      | AZ | 85387 |
| WERTH TYLER J/KAYLA A                   |  | SURPRISE      | AZ | 85387 |
| WEST JOHN/KERRY                         |  | SURPRISE      | AZ | 85387 |
| WESTERMAN ROBERT CARL/WERTZ BRITTANY LY |  | SURPRISE      | AZ | 85387 |
| WHITE DUSTIN J                          |  | SURPRISE      | AZ | 85387 |
| WHITE KEVIN                             |  | SURPRISE      | AZ | 85387 |
| WHITE LANE C/SHAUNA A                   |  | SURPRISE      | AZ | 85387 |
| WHITE LANE C/SHAUNA A                   |  | AVONDALE      | AZ | 85392 |
| WHITESELL FLINT AUSTIN/JESSICA          |  | SURPRISE      | AZ | 85387 |
| WILSON CHRISTOPHER W/PENALOSA VANESSA B |  | SURPRISE      | AZ | 85387 |
| WINGATE HOMES INC                       |  | CHANDLER      | AZ | 85226 |
| WONG HECTOR MARISCAL                    |  | SURPRISE      | AZ | 85387 |
| WYBOURN STEPHEN L/JAN E                 |  | SURPRISE      | AZ | 85387 |
| WYROBECK CHRISTINE/MICHAEL              |  | SURPRISE      | AZ | 85387 |
| YANG DANIEL                             |  | GOODYEAR      | AZ | 85338 |
| YAREMA JOSEPH A/LUCAS BECCA K           |  | PHOENIX       | AZ | 85083 |
| YBARRA VINCENT J/HOLLY A                |  | SURPRISE      | AZ | 85387 |
| YEE HELEN                               |  | SAN FRANCISCO | CA | 94118 |
| YOUNG ALEXANDER K/SYDNEY                |  | SURPRISE      | AZ | 85387 |
| YOUNG CHRISTOPHER                       |  | SURPRISE      | AZ | 85387 |
| YOUSIF JAMEEL L/GONZALEZ CASSANDRA P    |  | SURPRISE      | AZ | 85387 |

COMMENT CARD

NAME: Wendy Lu

ADDRESS: [REDACTED] [REDACTED] [REDACTED] Surprise AZ, 85381

COMMENT: \_\_\_\_\_

need supermarket some kind a retail  
grand blvd/st is a traveling distance to inner city  
people will stop by to the closest place to shop  
or a quick grab.

Please Send Comment Card or Contact Us with Additional Comments or Questions

Kurt Jones

2525 E Camelback Road – Seventh Floor

Phoenix, AZ 85016

602-452-2729, [kajones@tblaw.com](mailto:kajones@tblaw.com)







**AFFIDAVIT OF POSTING**

Application No: FS19-431

Applicant Name:

Location: SWC Grand Ave and Deer Valley Rd

Date Site Posted: September 9th, 2019

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.

Maria Hitt  
Applicant/Representative Signature

9/9/19  
Date

This instrument was acknowledged before me on this 9th day of September,

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









CITY OF SURPRISE  
Site posting Process

AFFIDAVIT OF POSTING  
(Sign modification)

Application No: FS19-431  
Applicant Name: \_\_\_\_\_  
Location: Southwest corner Grand Ave and Deer Valley Rd  
Date Site Posted: September 9th, 2019 sign modified: October 24th, 2019

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.

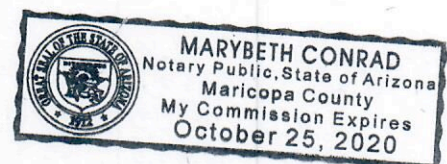
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 10/24/19  
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 24th day of October, 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).





**SURPRISE**  
ARIZONA

# **FS19-431**

## **North Copper Canyon**

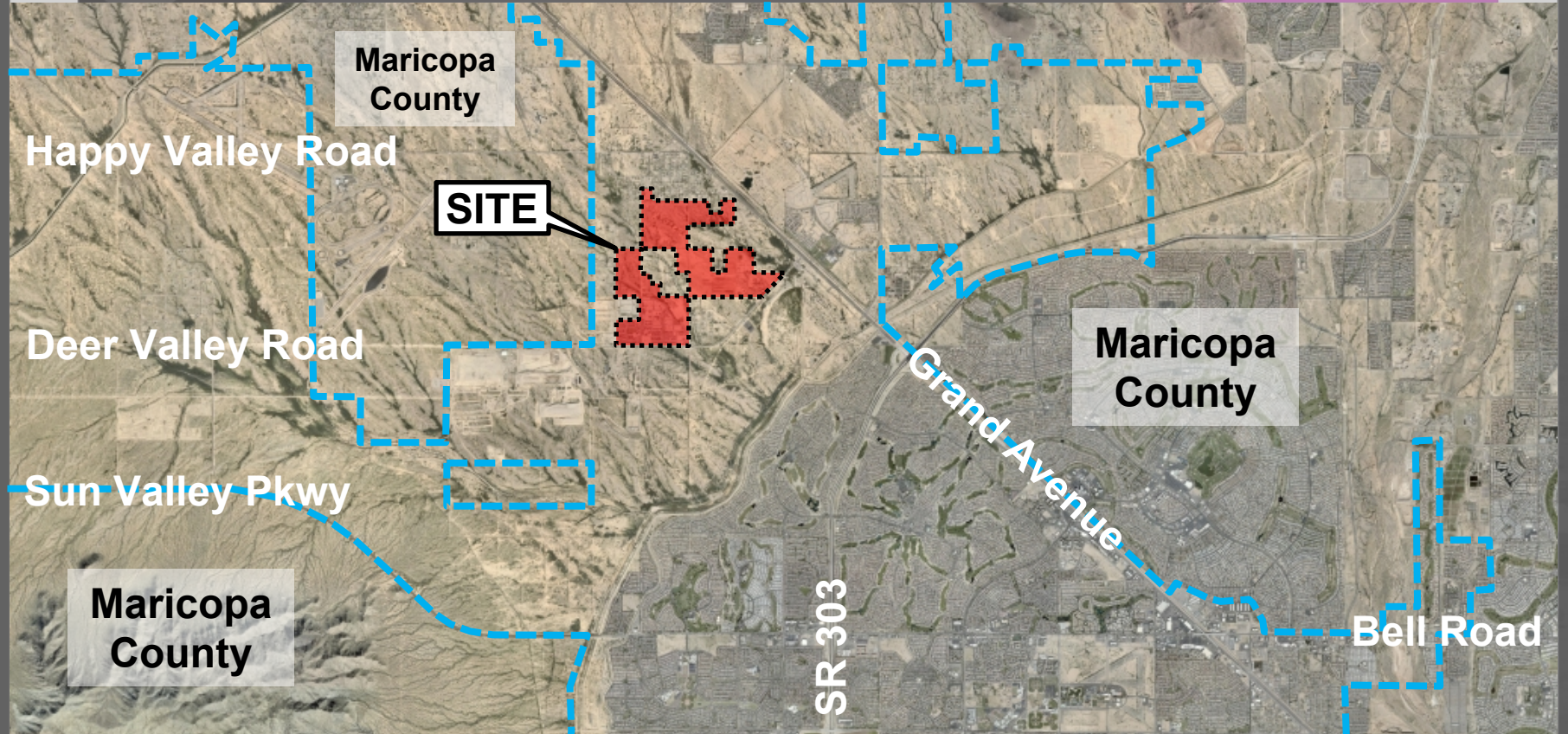
### **PAD Rezone**

Planning and Zoning Commission – February 6, 2020



# VICINITY MAP

FS19-431  
N Copper Canyon





# CONTEXT MAP

FS19-431  
N Copper Canyon

Austin Ranch PAD

Austin Ranch II PAD

Lands to be Added to PAD

Asante

163rd  
Avenue

Deer Valley Road

Landfill

Grand Avenue

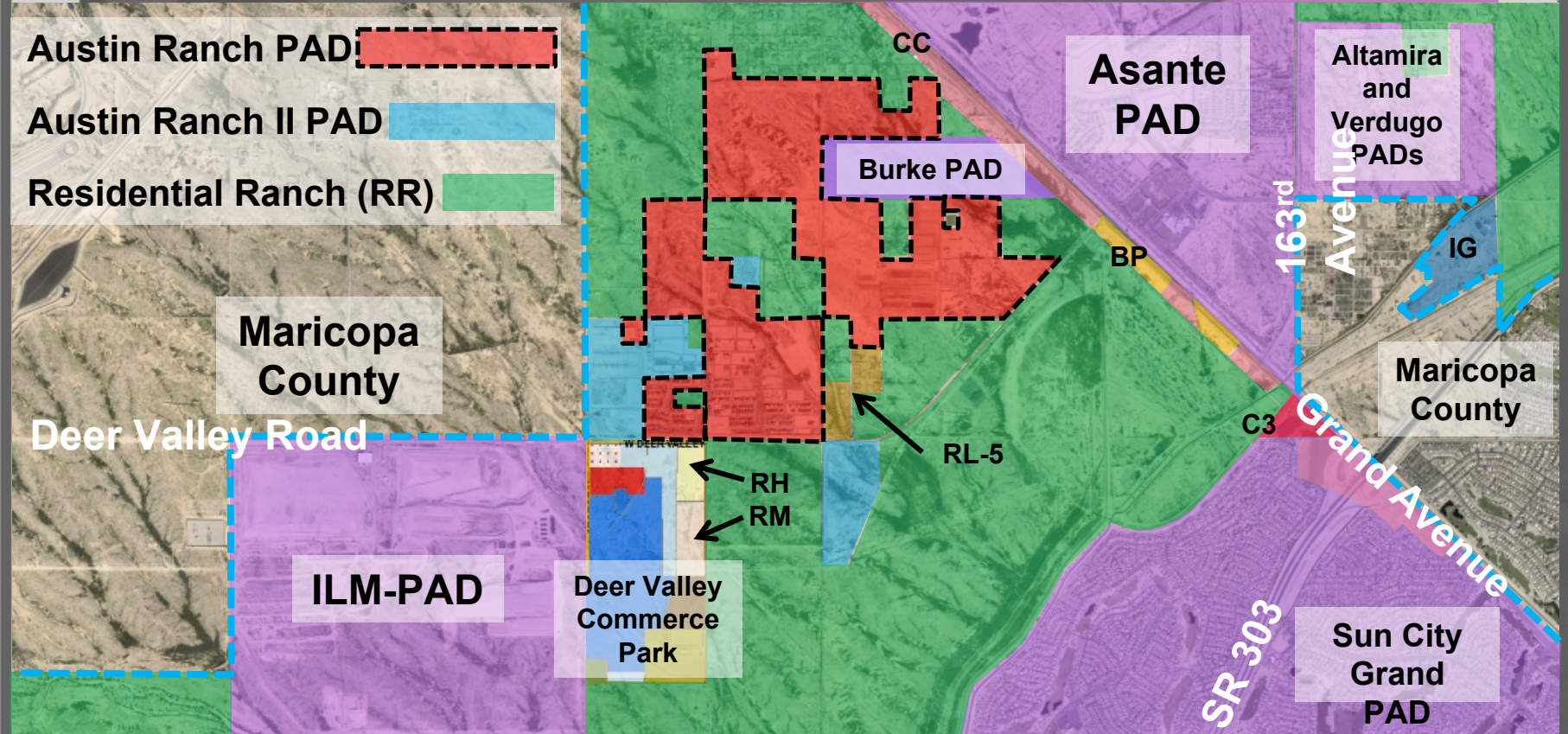
SR 303

Sun City  
Grand



# ZONING MAP

FS19-431  
N Copper Canyon





# REQUEST 1

**Zone change of  
Parcels 2, 3, 4, 6, 7, 8,  
22, 24A, 25, and 26 of  
the Original Austin  
Ranch PAD**

**Modify Density from 3.31 du/A to 4.00 du/A**

163rd  
Avenue

Grand Avenue

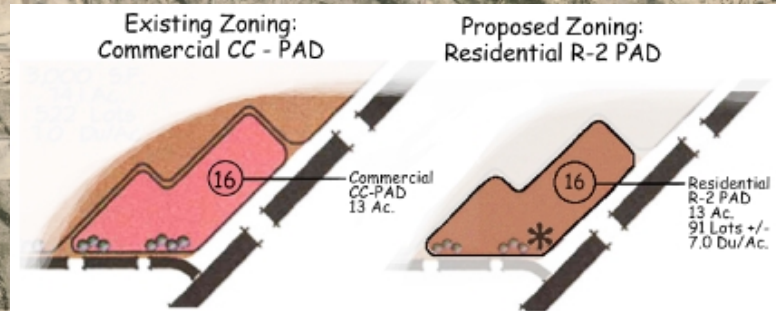
SR 303

**Sun City  
Grand**



# REQUEST 2

**Zone Change of  
Parcel 16 from  
CC-PAD to R2-PAD**

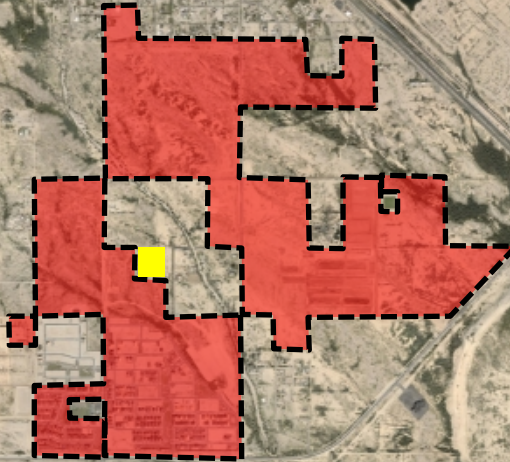


163rd Avenue  
Grand Avenue  
SR 303  
**Sun City  
Grand**



# REQUEST 3

**Zone Change of  
Parcel 22A from  
Austin Ranch II RL-5-  
PAD to Austin Ranch  
RL-5-PAD**



163<sup>rd</sup>  
Avenue

Grand Avenue

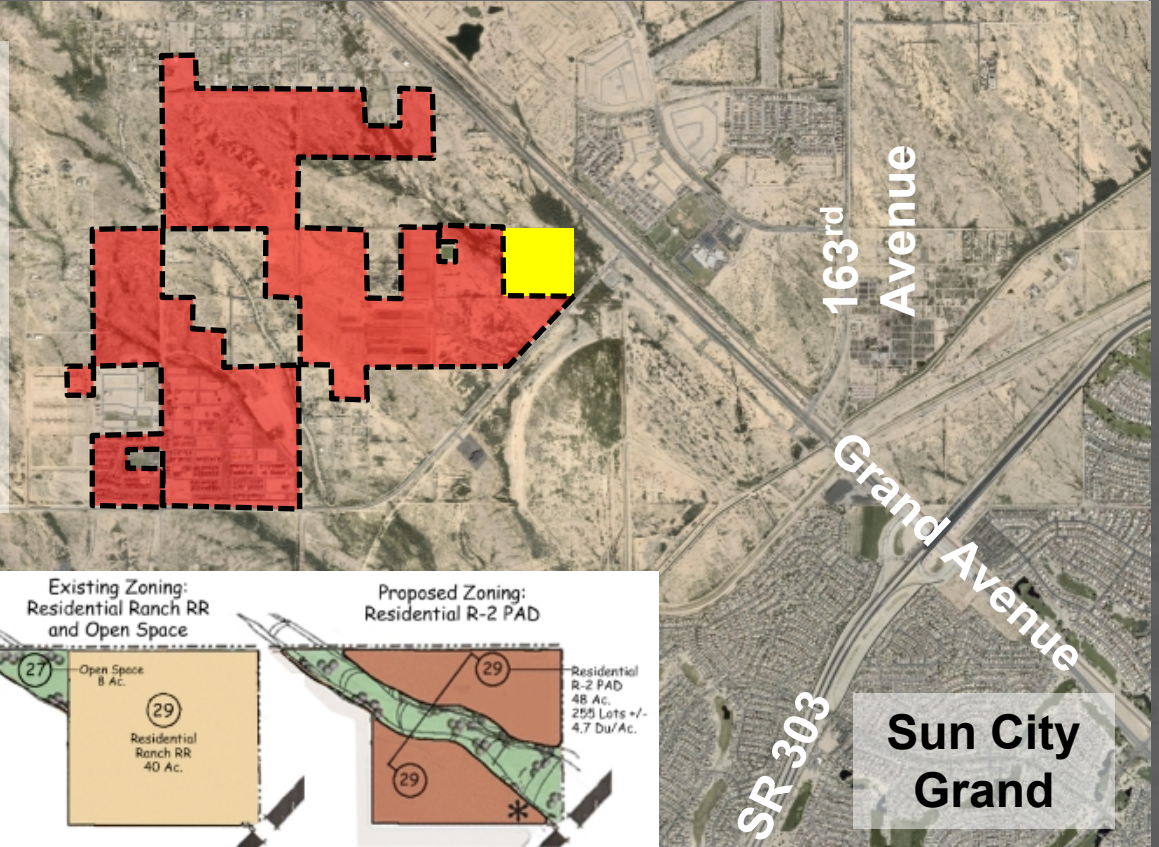
SR 303

**Sun City  
Grand**



# REQUEST 4

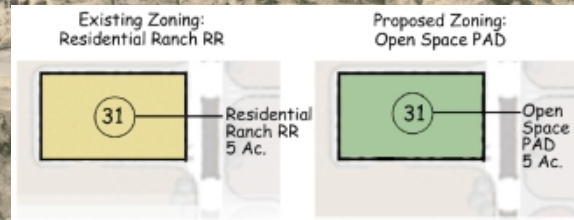
**Zone Change of  
Parcel 503-73-036  
from  
Residential Ranch  
(RR) to Austin Ranch  
Medium Density  
(RM-PAD)**





# REQUEST 5

**Zone Change of  
Parcel 503-74-004E  
from Residential Ranch  
(RR) to Austin Ranch  
Open Space (OS-PAD)**



163rd  
Avenue

Grand Avenue

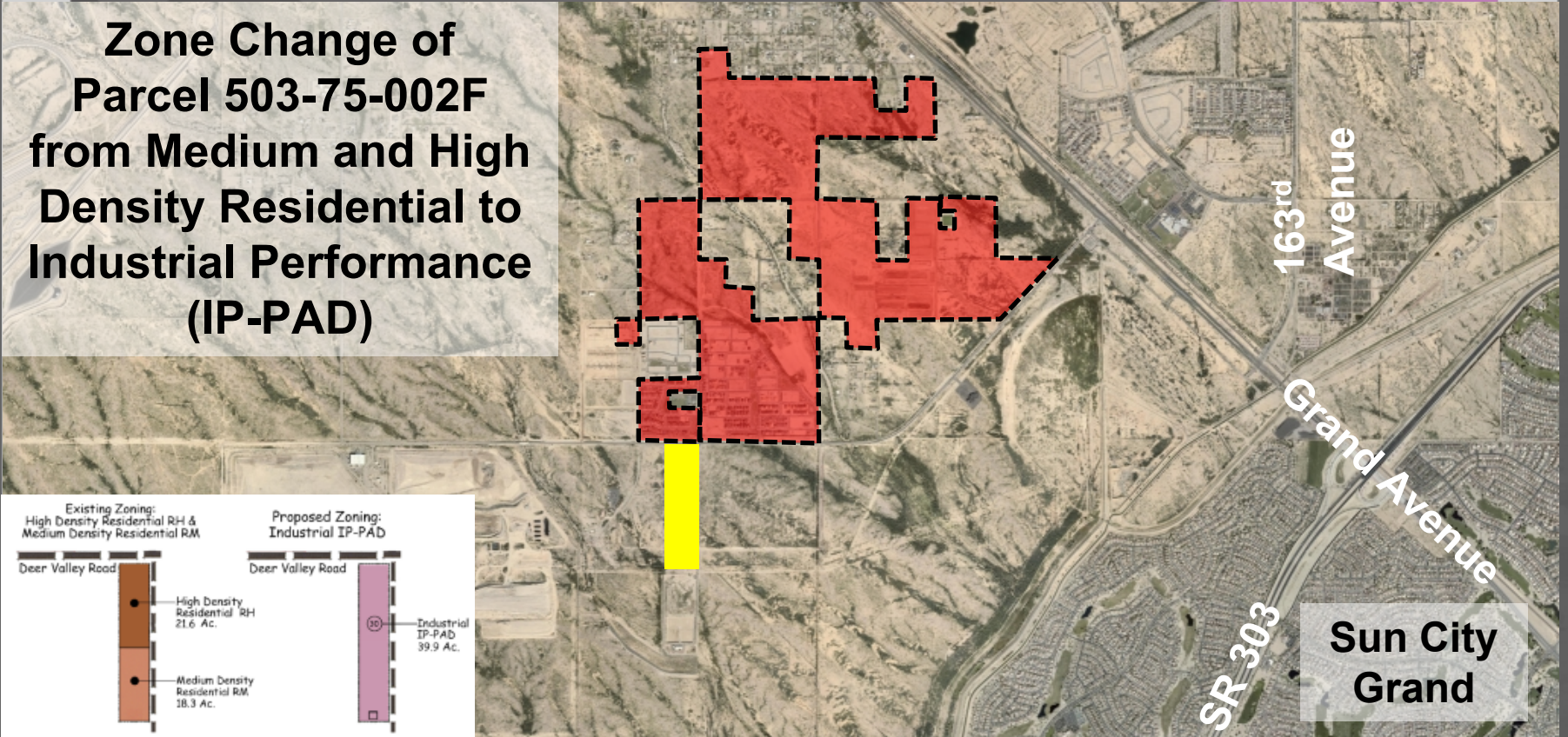
SR 303

**Sun City  
Grand**



# REQUESTS 6 AND 7

**Zone Change of  
Parcel 503-75-002F  
from Medium and High  
Density Residential to  
Industrial Performance  
(IP-PAD)**





# REQUESTS 8

**Allow the Animal Shelter Use by Right within the Austin Ranch Industrial Performance (IP-PAD)**





# REQUESTS 9

**Based upon current 55' ROW, 32' back of curb, 5' landscape, 5' sidewalk local street section single family residential front facing garage setback shall maintain 22' measured from back of sidewalk for Front Load Garage product, this would include parcels 2, 3, 4, 6, 7, 9, 10, 11, 12, 12A, 13, 14, 17, 18, 20, 21, 22, 22A, 23, 24, 24A, 25, and 26.**



# QUESTIONS OR COMMENTS?

Thank You