

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



NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be closed to the public during this meeting. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live.

For instructions on how to comment on agenda items and public hearings, please go to <http://bit.ly/33zgqWv>

- 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:

Public comment will be taken through email or via phone. To submit email comments, including Call to the Public for non-agenda items, please email PandZComments@surpriseaz.gov. Comments for Call to the Public must be submitted prior to the start of the meeting. To comment on agenda items, emails must be submitted prior to the time(s) designated for public comment by the Commission Chair during the meeting or before the agenda item has otherwise concluded.

To comment live by phone for Call to the Public for non-agenda items or for agenda items, please call 623-222-3030 prior to, or during, the meeting to have your name placed on a callback list. If you reach voicemail, please leave your name and phone number. The Commission Secretary will call those wishing to comment from the dais during the meeting, and the call will be streamed through the Council Chamber audio system. Only calls received before Call to the Public for non-agenda items or before or during the time(s) designated for public comment by the Commission Chair during the meeting on the subject agenda item will be accepted and streamed. No calls will be accepted after the time(s) designated by the Commission Chair for public comment or after an agenda item has otherwise concluded.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action pertaining to approval of the July 16, 2020, Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 2 | Consideration and action pertaining to the approval of a Comprehensive Sign Program entitled "Auviana Medical Office Comprehensive Sign Program," generally located south of Mountain View Boulevard and west of Reems Road. FS19-847 – Auviana Medical Office Comprehensive Sign Program (CSP) | Shirley Phan
Community
Development |
| 3. | District 5 | Consideration and action pertaining to the rezoning of 11.2 acres of the Mountain Vista Ranch Planned Area Development ("PAD") from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards over the larger 29.8-acre site for a one, two, and three-bedroom rental community located south of the southeast corner of Bell Road and Sarival Avenue. FS20-234 – Bungalows at Mountain Vista Ranch – Major PAD Amendment | Hobart Wingard
Community
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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: July 29, 2020 at 9:50 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 6, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the July 16, 2020, Planning and Zoning Commission Minutes.

Motion:

I move to approve the July 16, 2020 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 07-16-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 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 July 16, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Shirley Phan, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd presented a report to provide the FY20 Community Development update Commissioner Smith requested at the close of the June 18, 2020 Planning and Zoning Commission meeting.

The Commission discussed the following:

- New construction valuation
- Revenues to the City
- Zoning

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the June 18, 2020, Planning and Zoning Commission Minutes.

Chair Keating made a motion to approve the June 18, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Smith seconded the motion. Commissioner Krous and Vice Chair Bash abstained.

Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 4 - Consideration and action regarding a rezone from Regional Commercial (CR) to Public Facility (PF) with a Planned Unit Development (PUD) Overlay to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive -- FS19- 844- Public Safety Evidence and Readiness Center- Rezone

Shirley Phan, Current Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing

Commissioner Chapman made a motion to recommend approval of the proposed Rezone from Regional Commercial (CR) to Public Facility (PF) with a Planned Unit Development (PUD) Overlay, subject to stipulation “A” as outlined in the staff report.

Commissioner Krous seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 4- Consideration and action regarding a proposed Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive -- FS19-844- Public Safety Evidence and Readiness Center- Site Plan

Shirley Phan, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- Current use of existing building

Commissioner Rosenbaum made a motion to approve the Site Plan to allow for a new Public Facility on Lot 7G of the Resubdivision of Sun City West Commerce Park Final Plat generally located north of Westgate Drive and west of 134th Drive, subject to stipulations “A” through “E” as outlined in the staff report.

Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

ITEM: 4 – Internal - Nomination and selection of the Planning and Zoning Commission Chair.

Chair Keating nominated Dennis Bash for the position of Chair for the Planning and Zoning Commission.

Chair Keating made a motion to nominate Dennis Bash for the position of Chair for the Planning and Zoning Commission. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

ITEM: 5 – Internal - Nomination and selection of the Planning and Zoning Commission Vice Chair.

Commissioner Smith nominated Matthew Keating for the position of Vice Chair for the Planning and Zoning Commission.

Commissioner Smith made a motion to nominate Matthew Keating for the position of Vice Chair for the Planning and Zoning Commission. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:32 P.M.

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: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 6, 2020 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Comprehensive Sign Program entitled “Auviana Medical Office Comprehensive Sign Program,” generally located south of Mountain View Boulevard and west of Reems Road. FS19-847 – Auviana Medical Office Comprehensive Sign Program (CSP)

Motion:

I move to recommend approval to the Mayor and City Council a Comprehensive Sign Program entitled “Auviana Medical Office Comprehensive Sign Program,” generally located south of Mountain View Boulevard and west of Reems Road.

Background:

On December 5, 2019, Signs Plus submitted a request for a Comprehensive Sign Program (CSP) for the Auviana Medical Office Complex in the Sun City Grand PAD generally located south of Mountain View Boulevard and west of Reems Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00- FS19-847-Auviana Medical Complex CSP- Staff Report
 2. 01-FS19-847 - Auviana CSP - Vicinity Map
 3. 02- FS19-847 Auviana CSP - CSP document
 4. 03-FS19-847- Auviana CSP- Citizen Participation Report
 5. FS19-847 - Auviana CSP - PZ PowerPoint
-

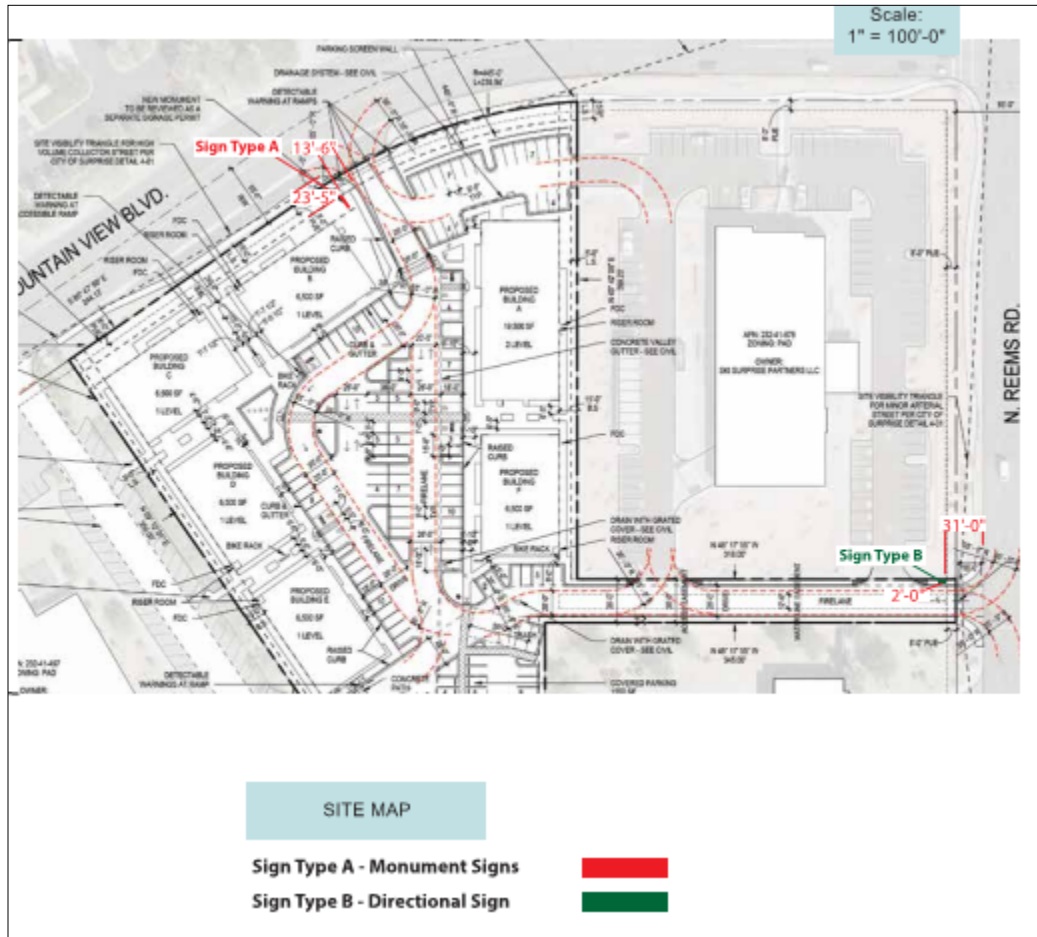
Site Plan

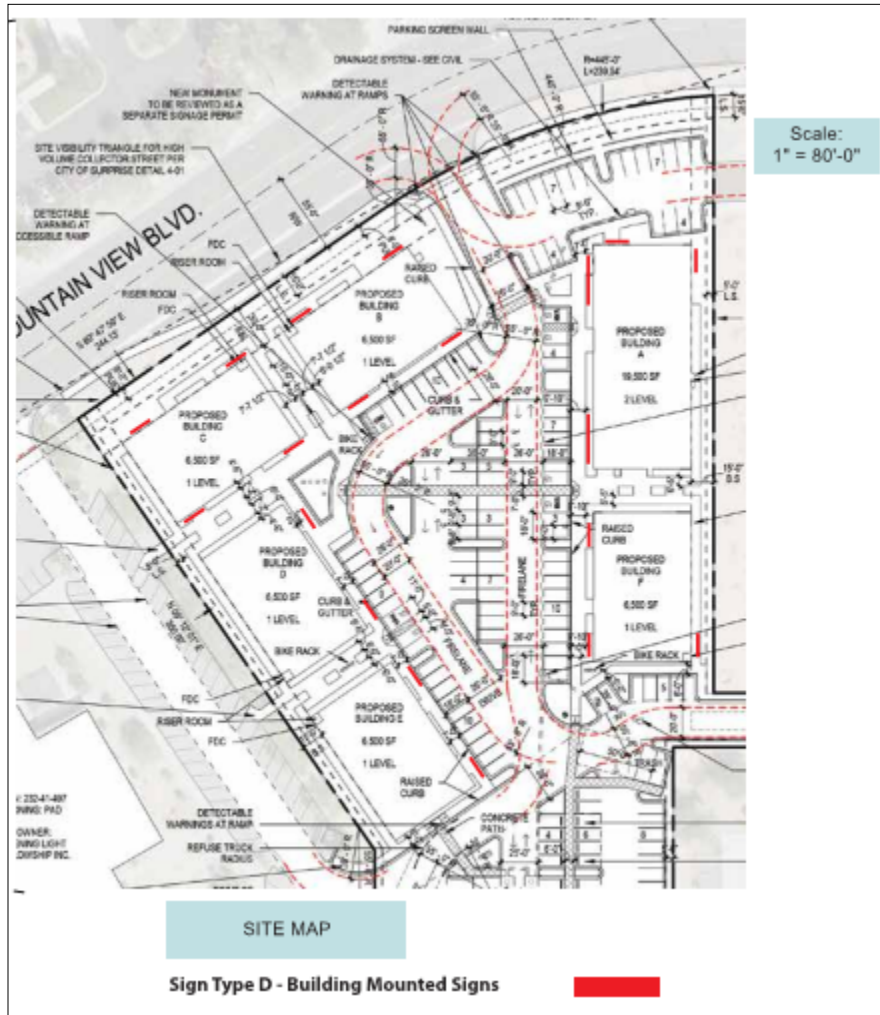
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS19-847**
2
3 **Project Name:** Auviana Medical Office Complex Comprehensive Sign Program
4
5 **Council District:** 2 - Cottonwood
6
7 **Meeting Date:** **August 6, 2020**
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** Regency Sun City Grand Holdings, LLC
13
14 **Applicant:** Michael Donada, Signs Plus
15
16 **Request:** Comprehensive Sign Program (CSP) for Auviana Medical Office Complex
17
18 **Site Location:** Generally south of Mountain View Boulevard and west of Reems Road
19
20 **Site Size:** 5.08 acres (approx.)
21
22 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035.
23
24 **Support/Opposition:** Refer to the attached Citizen Review Participation Report
25
26 **Staff Recommendation:** Staff recommends the Commission move to recommend approval of case
27 FS19-847 to the City Council, subject to stipulations 'A' and 'B.'
28

Project Description:

Michael Donada of Signs Plus, on behalf of Regency Sun City Grand Holdings, LLC, requests a Comprehensive Sign Program (CSP) for the Auviana Medical Office Complex located generally south of Mountain View Boulevard and west of Reems Road. This CSP anticipates one (1) Class VI Monument Sign, one (1) Class III Monument Sign (directional sign), and nineteen (19) wall signs to be located in the general areas as shown on the following maps:





Background:

April 28, 1994: The Mayor and City Council approved the Sun City Grand PAD (Planned Area Development) under case PAD94-007.

November 8, 2018: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR18-570 Regency Medical Office Complex.

February 22, 2019: Edifice filed a request for a Site Plan for a new Auviana Medical Office Complex under case FS19-130.

June 17, 2019: Edifice held a neighborhood outreach meeting to discuss the project.

August 15, 2019: The Planning and Zoning Commission approved the Site Plan for Auviana Medical Office under case FS19-130, subject to stipulation A through H.

August 15, 2019: The Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS19-130, subject to stipulation A and B.

August 6, 2020 P&Z

Case: FS19-847

Page 3 of 5

September 17, 2019: The Mayor and City Council approved the Zone change for Auviana Medical Office under case FS19-130.

October 17, 2019: The Planning and Zoning Commission approved the Revised Site Plan for Auviana Medical Office under case FS19-130, subject to stipulation A through E.

December 5, 2019: The applicant filed a request for a Comprehensive Sign Program for the Auviana Medical Office Complex under case FS19-847.

Citizen Outreach:

As mentioned above, the applicant held a Citizen Review Meeting on February 26, 2020 in the Residence Inn Marriott located at 16418 N. Bullard Avenue. Residents from the vicinity were notified to attend and to ask questions about the project and voice their concerns.

Three (3) residents attended the meeting and voiced their concerns. The main concern that the individuals had was that the signs would be shining into their backyards. The applicant and city staff informed the residents the sign would be approximately 800 feet away from their house. Another concern was the monument 'A' sign is much larger and taller than the other signs in the area which is not required. The neighbors would be sleeping, so they did not feel the need for the sign to be illuminated at night. The applicant informed them that the sign will be facing perpendicular to the streets which will shed light away from any close residential neighborhoods. The EMC will be dimmed at night to be in compliance with the Surprise Municipal Code.

Discussion:

The subject site is located on Mountain View Boulevard with access to Reems Road via a driveway extending from the main site to Reems. The applicant seeks approval of two (2) monument signs and a series of wall signs. One monument sign meeting the physical requirements of a Class VI Monument Sign is proposed along Mountain View Boulevard; however, said roadway is classified as a collector route. As such, a Class VI Monument sign would not be allowed in this location absent a Comprehensive Sign Program; however, Mountain View Boulevard is constructed as a four lane road with median that exists within a 110' right-of-way, which is in keeping with the physical characteristics an arterial street. The proposed sign will be located outside of the sight visibility triangle associated with this driveway. Staff does not object to this request.

The aforementioned Class VI Monument sign will also be outfitted with an Electronic Messaging Center (EMC). The Sign Code will allow up to 50% of the sign area to be in the form of an EMC. Staff notes that the sign code also requires that the increase in night time lighting levels not exceed 0.3 Foot-Candle above ambient. The applicant will comply with this provision.

The second monument sign is defined in the Sign Code as a Class III Monument Sign or "directional sign". This sign will be located where the driveway meets Reems road. Class III Monument Signs are permitted in proposed location; however, per the Sign Code, the maximum height is limited to 30 inches, while the sign area is limited to six (6) square feet. The applicant proposes the height be increased to six (6) feet overall, with a sign area of twelve (12) square feet. The proposed sign will also be located outside of the sight visibility triangle for this driveway. Given that Reems Road is a Major Arterial within a 130' wide right-of-way, staff does not object to this request.

The applicant also proposes a number of wall signs. The Sign Code will allow 1.5 square feet of sign area for every linear foot of leased tenant space. The applicant proposes that wall signs be located in specific locations on each of the various buildings without respect to "leased frontage"; however, the amount of signage proposed does not exceed 1.5 square feet per linear foot of overall elevation.

115 **Summary:**

116
117 Staff believes the proposed CSP provides a mechanism whereby the applicant may create a monument and
118 directional signage necessary for this medical facility. The proposed signage meets the requirements of the Sign
119 Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise
120 prohibited.

121
122 **Findings:**

- 123
124
 - The proposed signs may be approved through a Comprehensive Sign Program.
 - The reviewing agencies have indicated no objections to the request.

125
126
127 **Recommendation:**

128
129 Staff recommends the Commission move to recommend **approval** of case **FS19-847** to the City Council, subject
130 to stipulations 'A' and 'B' as outlined below:

- 131
132 A. Development and use of the signage for the site shall be consistent with the project narrative
133 entitled "Auviana Medical Office Complex Comprehensive Sign Plan", prepared by SignsPlus,
134 consisting of sixteen (16) pages and stamped received June 24, 2020.
135
136 B. Non-compliance with the stipulations of approval of this case will be treated as a violation in
137 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
138

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

141
142 **Attachments:**

- 143
144 01 Vicinity Maps
145 02 CSP Document
146 03 Citizen Participation Report

VICINITY MAP





AUVIANA MEDICAL OFFICE COMPLEX

Comprehensive Sign Program | August 28, 2019

14753 West Mountain View Surprise, AZ

Revision 11 - 06/24/2020

Recieved

6-24-2020

SIGNS^{PLUS}

Steven Johnson
Cell - 602.526.5563
Office - 623.780.1544
2507 W. Villa Rita Dr.
Phoenix, AZ 85023

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PARCEL NUMBER

232-41-877

ZONING

PAD-C1

LANDLORD CONTACT

Regency Sun City Grand Holdings LLC

PAINT COLOR PALETTE



MATERIAL PALETTE



SIGN SPECIFICATIONS AND REQUIREMENTS

PURPOSE

The purpose of this Comprehensive Sign Package (CSP) is to create a graphic environment that is individual and distinctive in identity for each business. The overall concept should give an impression of quality and professionalism, and provide for a good business image. Therefore, the specifications in this CSP shall apply to all signage proposed within this Office Complex.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE CITY OF SURPRISE OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE “LAWS”). ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY DECLARANT, SHALL COMPLY WITH THE APPLICABLE LAWS AND RECEIPT BY OWNER OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

A. GENERAL PROVISIONS

- 1. All signs and signage programs must conform to the requirements of this CSP, the City of Surprise, and all applicable Laws. Applications and submittals for signage permits shall be per the City of Surprise procedure and requirements.
- 2. Signs shall identify the person or company operating the use conducted on the Parcel. No off-premises advertising is permitted.

B. GENERAL REQUIREMENTS

- 1. Each electrical sign, and the installation thereof, shall be UL Listed or equivalent and comply with all applicable Laws.
- 2. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.
- 3. All penetrations of the building structure required for installation shall be neatly sealed in a watertight manner.

C. SPECIFIC REQUIREMENTS FOR BUILDING SIGNAGE

- 1. Tenants signage (Sign D) will be mounted flush to the wall and be individual pan channel letters or reverse pan channel letters. See page 12 for detail.
- 2. The use of a formed crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Owner’s firm name is acceptable.
- 3. Each Tenant will be allowed one & one-half (1.5) square feet of building signage per foot of linear building frontage. Each frontage will be calculated independently (Example: If an In-Line Tenant has 2 elevations, each elevation is entitled to have a building sign based on that elevation frontage).
- 4. Length: The overall length of spread of letters shall not exceed 80% of the total tenant lease space. (Example: Tenant lease space is thirty (30) feet wide than the sign will be twenty-four (24) feet.

SIGNS SPECIFICATIONS AND REQUIREMENTS (Continued)

4. LIGHTING

- 1. All electrical will be U.L. or equivalent approved.
- 2. Signs are required to be internally illuminated.
- 3. Transformers or power supplies shall be concealed in raceways or behind fascia mounted in metal boxes.

5. WINDOW SIGNAGE

- 1. Window signs are allowed provided the combined sign area for all window signs affixed to a particular window does not exceed 40 percent of the individual window pane.
- 2. 3M Vinyl is the only vinyl allowed.
- 3. Window signs shall not contribute towards the aggregate building wall sign area of a building.

6. THE FOLLOWING ARE NOT ALLOWED

- Roof signs
- Cloth signs or streamers hanging in front of business.
- Exposed seam tubing.
- Animated or moving components.
- Intermittent or flashing illumination.
- Iridescent painted signs
- Letter mounted or painted-on illuminated panels.
- Signs or letters painted directly on any surface.
- Signs will not be permitted to be installed or placed along perimeter of Property.

NOTE: Any sign that is listed as a Prohibited sign as stated in the Surprise Sign Code.

D. SPECIFIC REQUIREMENTS FOR MONUMENT SIGNS

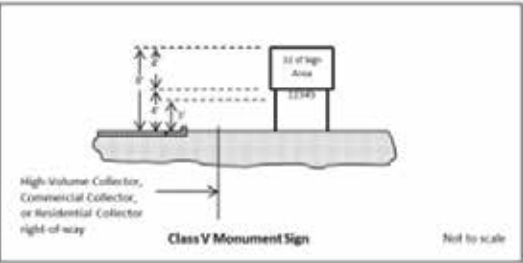
1. MONUMENT SIGNS

Class VI monument signs will be designed, fabricated, illuminated and installed on W. Mountain View Blvd. in accordance with the City of Surprise Municipal Code and the design, specifications, and general locations contained within this CSP.

	Class V Monument Sign		Class VI Monument Sign (for Comparison)
	Base	Proposed	Base
Maximum Height	8 feet	16'-10"	17'
Maximum Sign Area	32 square feet	99 Square feet	120 square feet
Minimum Distance to Residential	N/A	700 feet +	80'

All other signs to meet the requirements of the Surprise Municipal Code at the time of permit application

- (4) Class V monument signs (minor monument signs).
- a. Class V monument signs are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.
 - b. One class V monument sign meeting the requirements outlined below is permitted for every 150 feet of collector or arterial street frontage or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class V monument signs, or between a class V monument sign and a class VI monument signs, located on the same property shall be not less than 150 feet measured radially.
 - c. When allowed, the height of the class V monument sign shall not exceed eight feet as measured from the edge of pavement of the street being served by the sign, nor shall the maximum sign area exceed 32 square feet. The bottom edge of the sign copy shall be no lower than four feet above the adjacent edge of pavement of the street being served by the sign. The height of the sign structure may extend an additional two feet above the face if the sign provided said extension is limited to non-illuminated architectural embellishments and contains no sign copy.



- d. The base of a class V monument sign shall be fitted with the address of the property or properties in a manner that is consistent with [section 113-13](#).
- e. A class V monument sign shall be located within a landscape area not less than 80 square feet.
- f. Class V monument signs shall be setback not less than two feet from the right-of-way line except that in the event a public utility easement is present, in which case the sign shall be setback not less than two feet from the easement.
- g. Class V monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in [section 113-10](#).
- h. Level 1 electronic messaging and level 2 electronic messaging are permitted on a monument sign, subject to the provisions outlined in [section 113-11](#).

FREE STANDING SIGN MATRIX

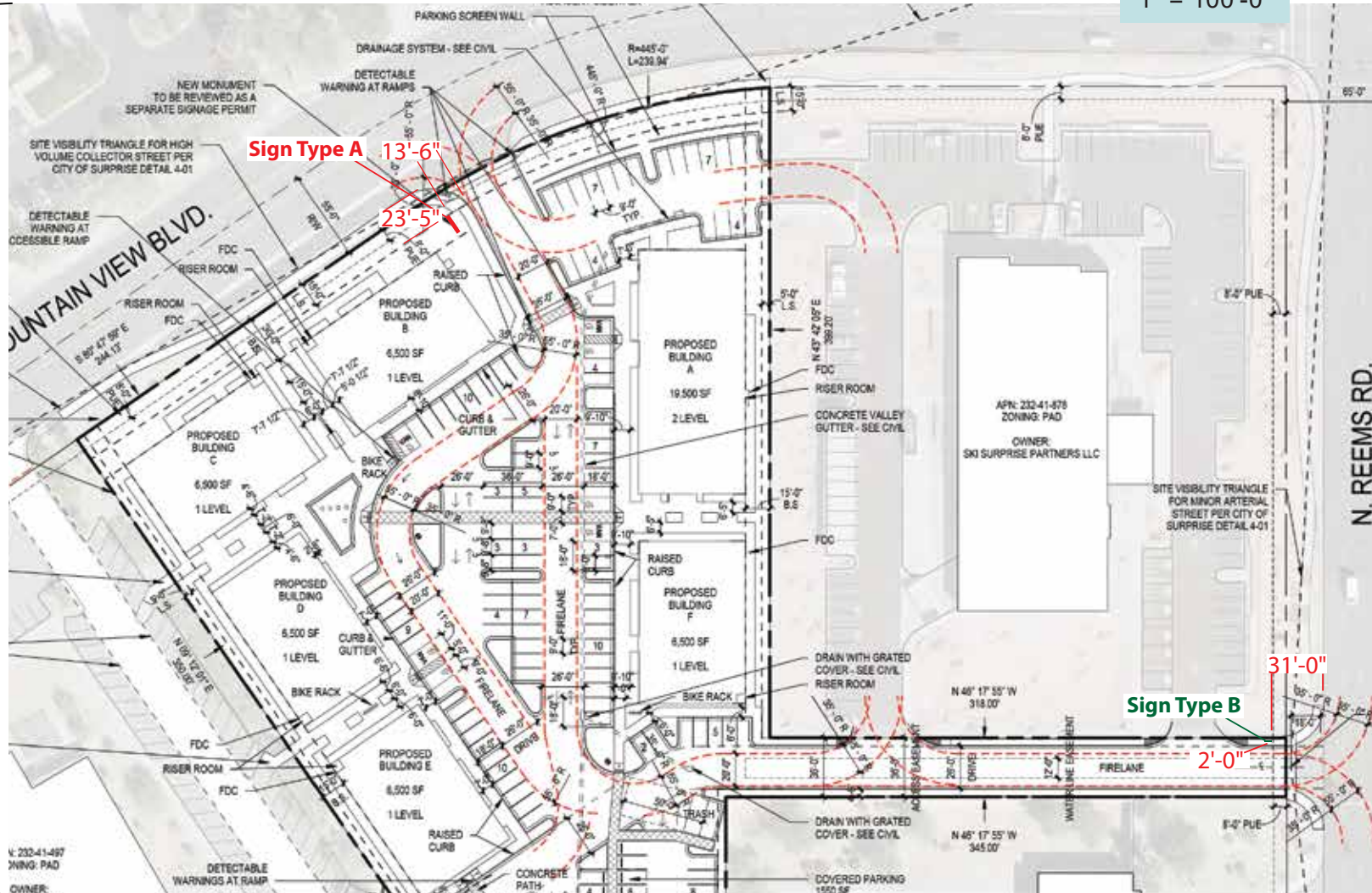
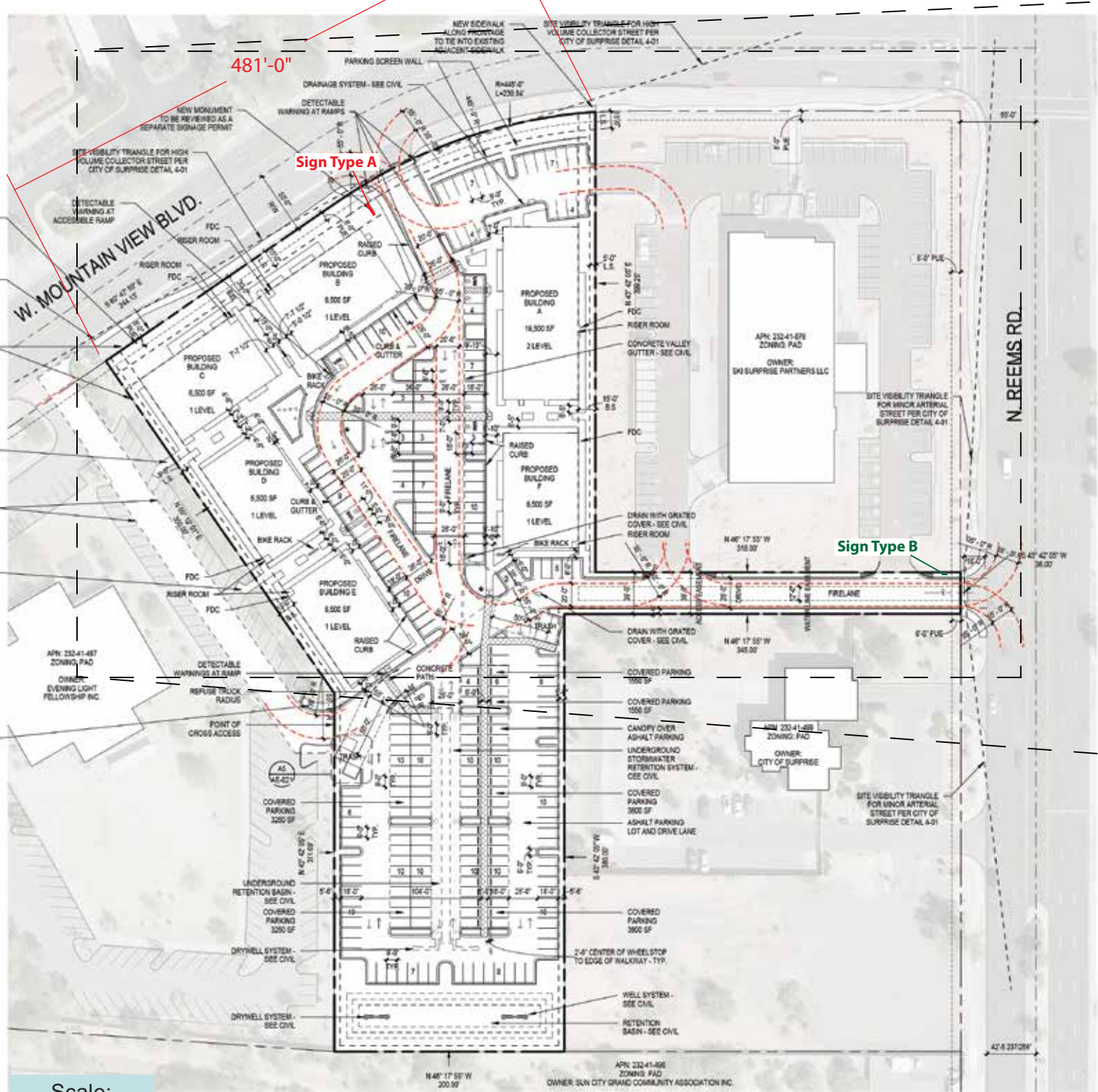
SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
A Freestanding Monument Sign	Freestanding sign that shows Multi tenants.	Identification of tenants located in the Complex	Located along West Mountain View Blvd.	1	Overall Size: 16'-3"x12'-1" SQFT: 107.74	• Aluminum, Vinyl, Acrylic	Internally LED Illuminated w/ EMC
B Directional Sign	Freestanding sign that shows the location of the Main Entrance	Directing traffic towards the Main Entrance	Located along North Reems Road	1	Overall Size: 6'-0"x4'-5 1/4" SQFT: 12	• Aluminum, Vinyl, Acrylic	Internally LED Illuminated

WALL SIGN MATRIX

SIGN TYPE	SIGN DESCRIPTION	FUNCTION	PLACEMENT	QUANTITY	SIZE	MATERIALS	ILLUMINATION
D Tenant Wall Signage	Reverse Pan Channel / Pan Channel letters mounted to the wall.	Identification of tenant.	Flush to the building where shown on the elevations.	TBD	Overall Size: See page 3-4 section C 1-6	• Aluminum, Vinyl, Acrylic	Internally LED Illuminated

MONUMENT & DIRECTIONAL SIGNAGE LOCATION PLAN

Scale:
1" = 100'-0"



SITE MAP

Sign Type A - Monument Signs



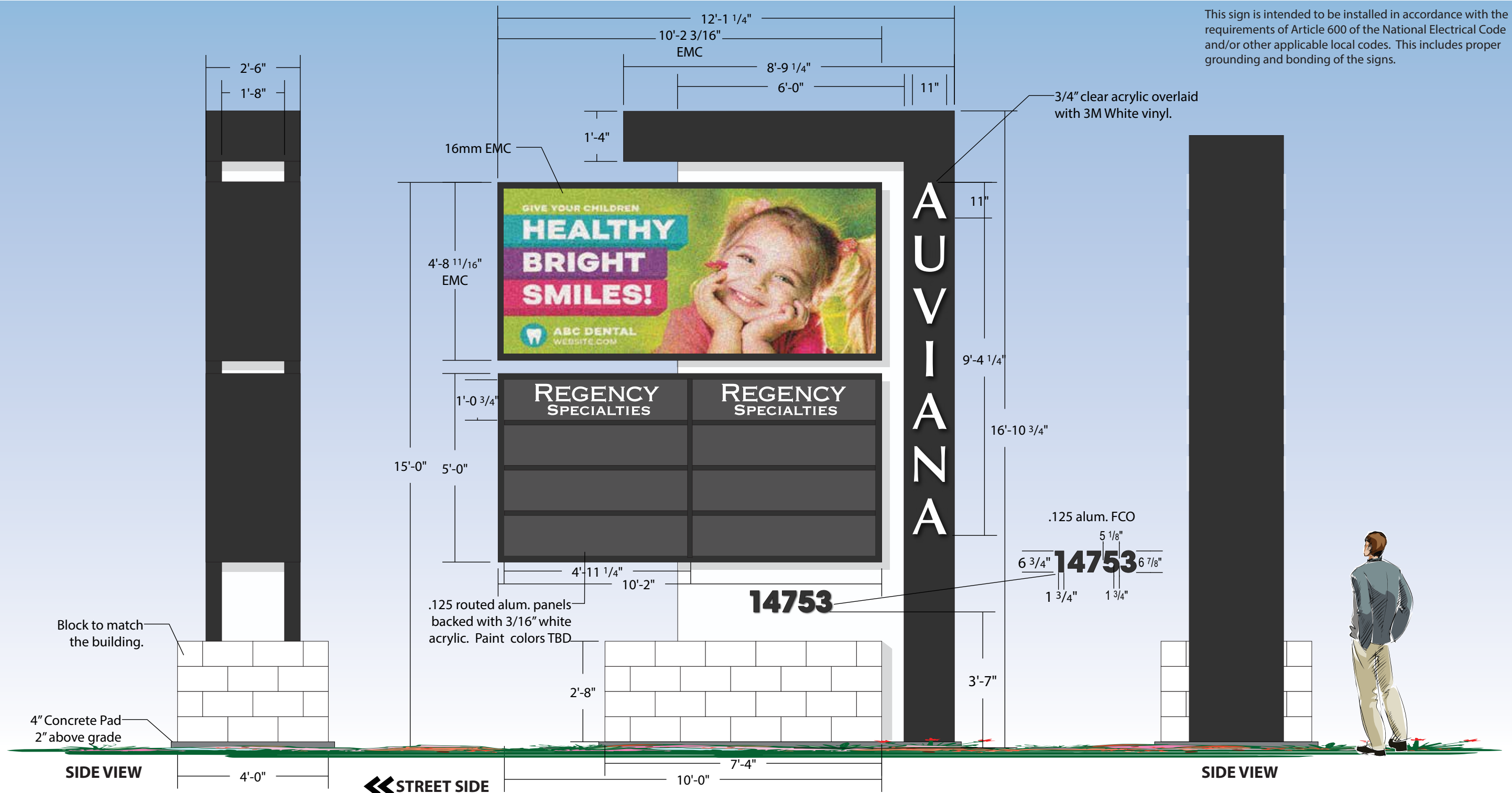
Sign Type B - Directional Sign



AUVIANA MEDICAL OFFICE COMPLEX

14753 West Mountain View Surprise, AZ

MONUMENT SIGN LAYOUT



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

A

ILLUMINATED
MONUMENT SIGN

Scale:
3/8" = 1'-0"

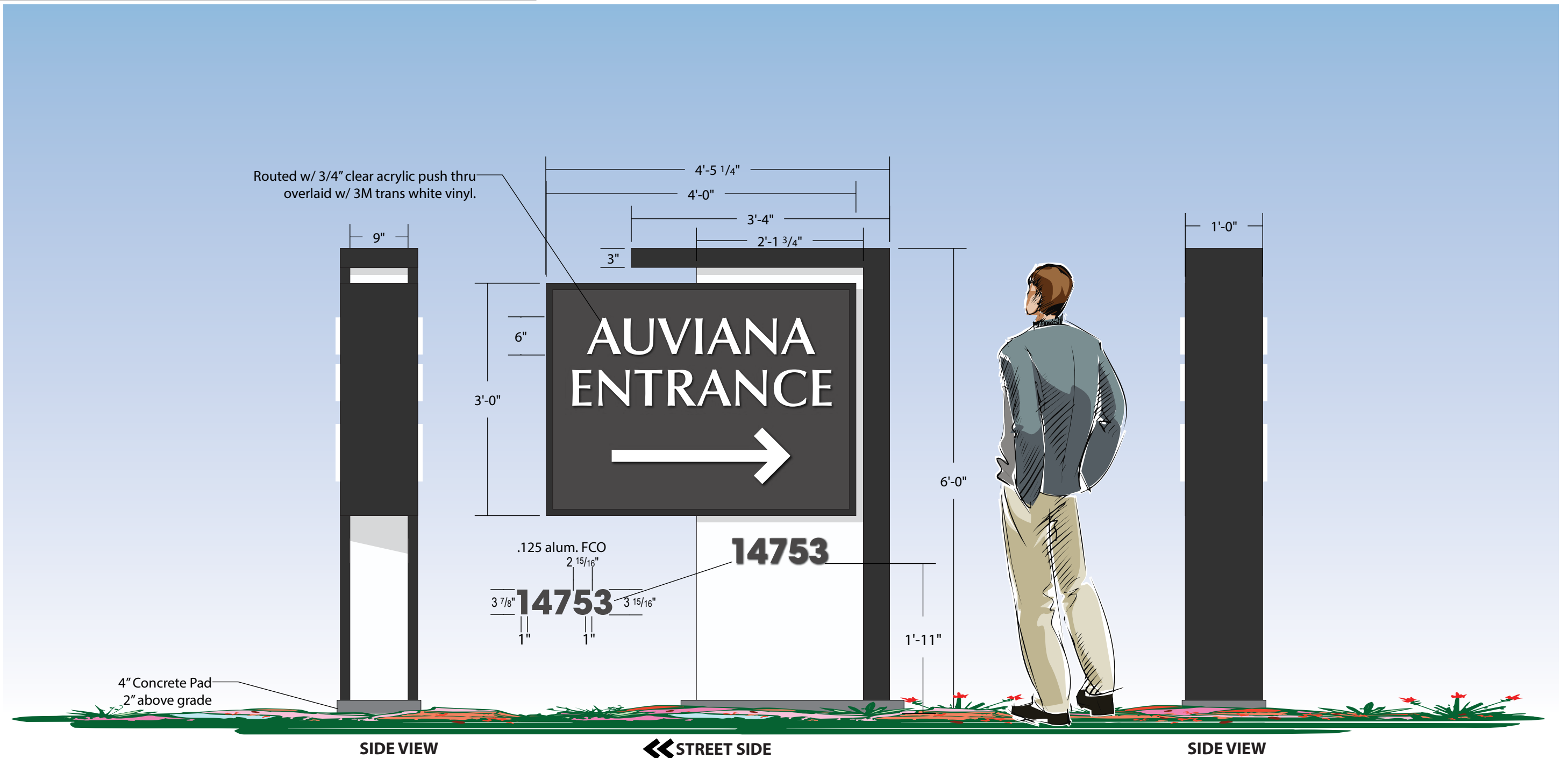
SQFT:
99.15

Manufacture and install two (2) LED illuminated double sided monument signs. All paint colors are TBD.

AUVIANA MEDICAL OFFICE COMPLEX

14753 West Mountain View Surprise, AZ

DIRECTIONAL SIGN LAYOUT



B

ILLUMINATED
DIRECTIONAL SIGN

Scale:
3/4" = 1'-0"

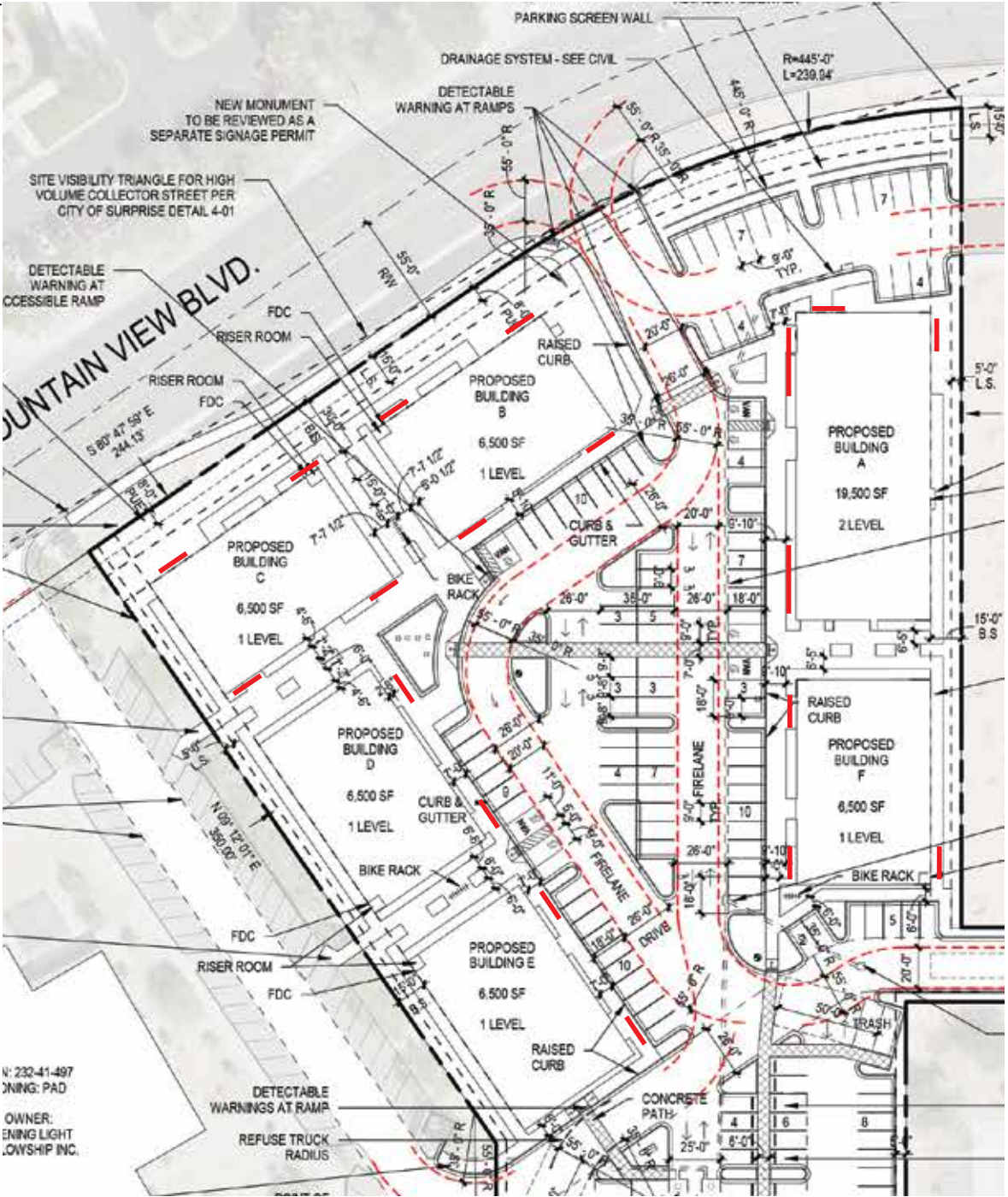
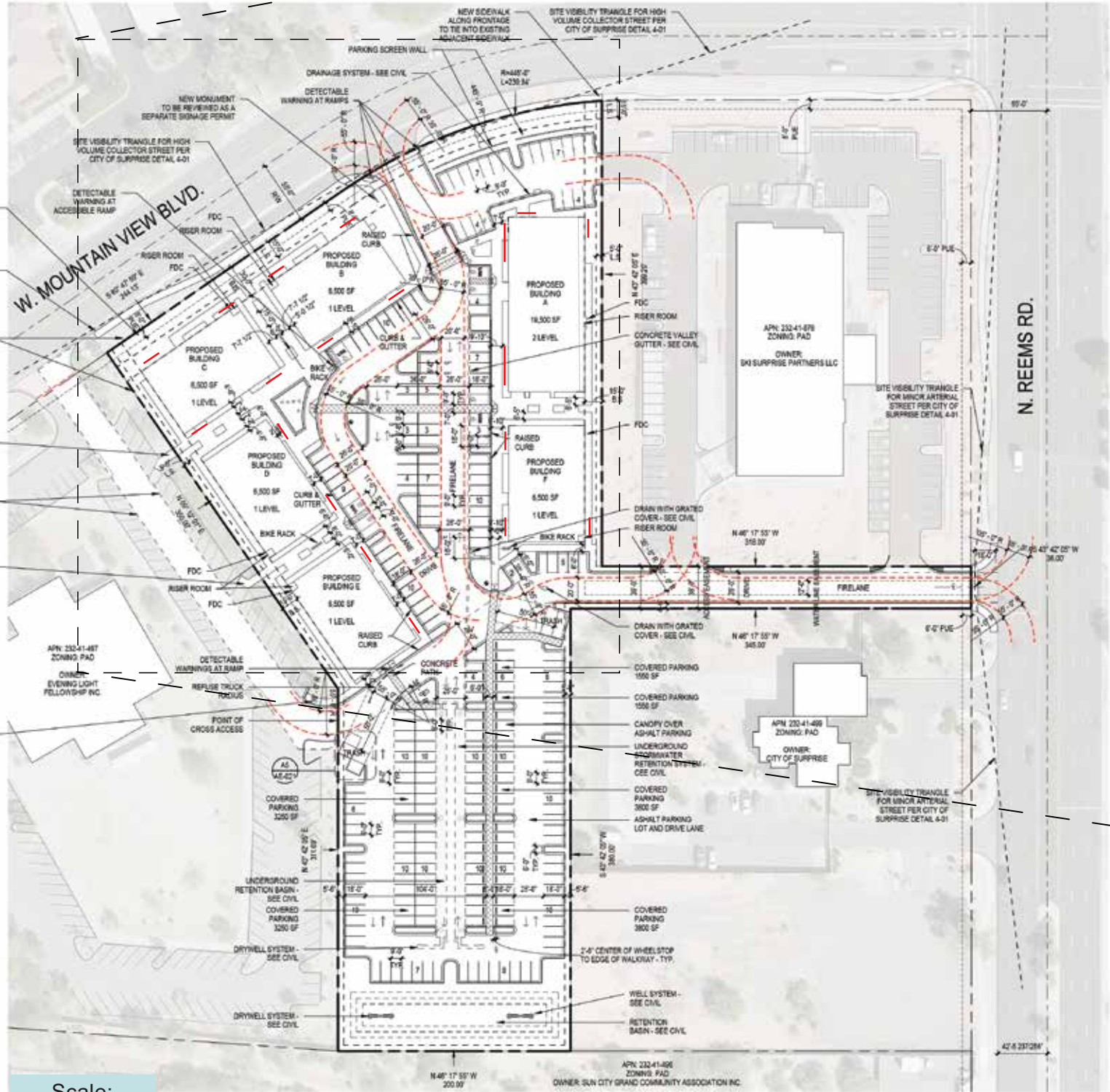
SQFT:
12

Manufacture and install one (1) LED illuminated double sided class 3 directional sign. All paint colors are TBD.

AUVIANA MEDICAL OFFICE COMPLEX

14753 West Mountain View Surprise, AZ

WALL SIGN SITE MAP

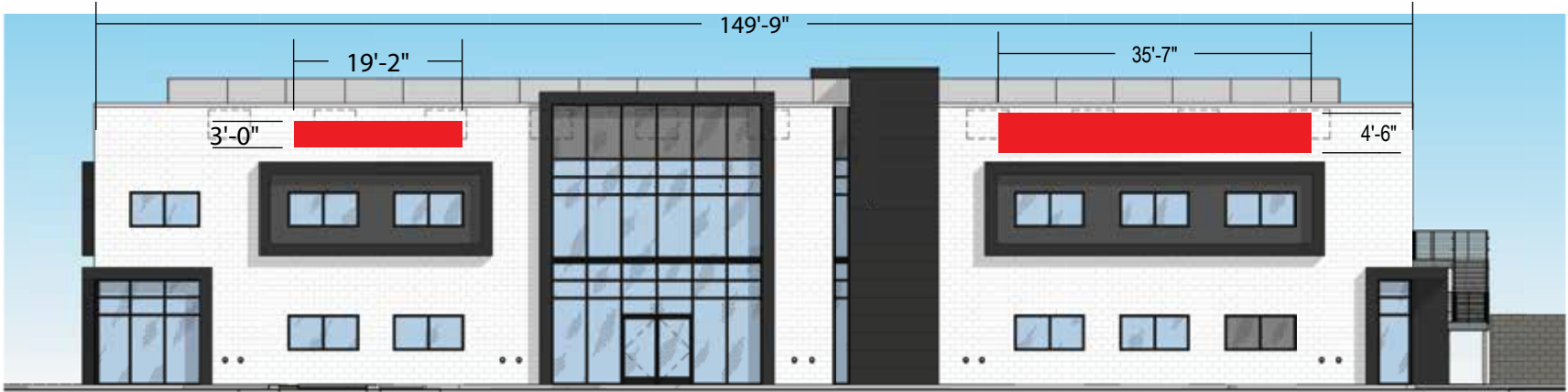


SITE MAP

Sign Type D - Building Mounted Signs

AUVIANA MEDICAL OFFICE COMPLEX 14753 West Mountain View Surprise, AZ

WALL SIGN ELEVATIONS

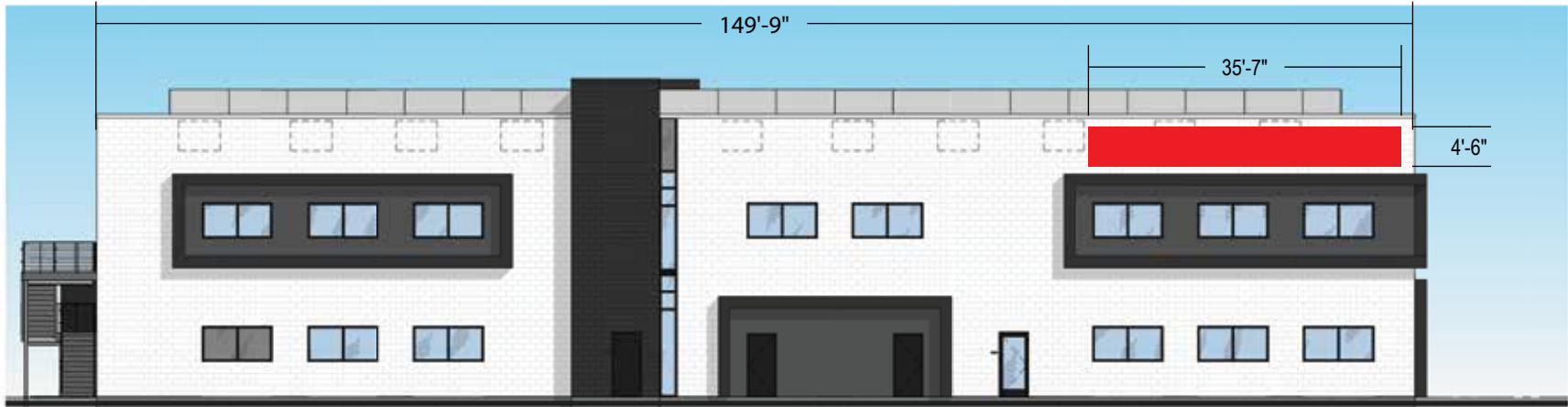


Building A

ELEVATION SIGN BANDS

Scale:
1" = 20'-0"

Sign Type D - Building Mounted Signs



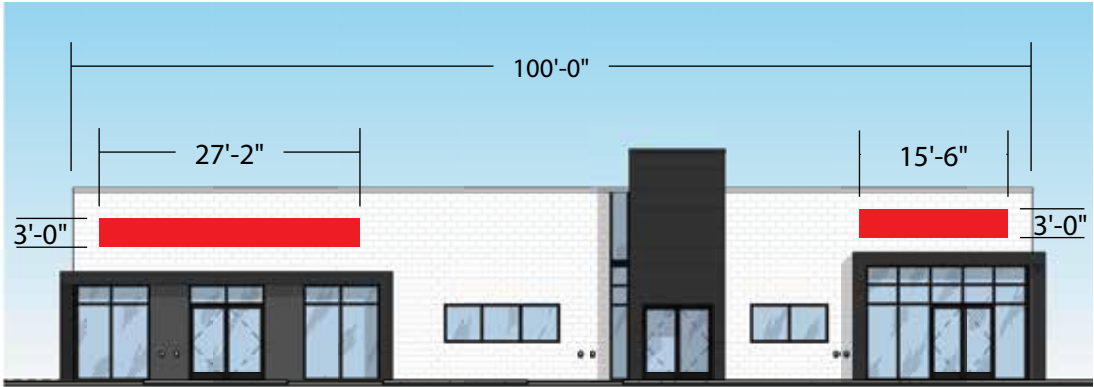
Building A



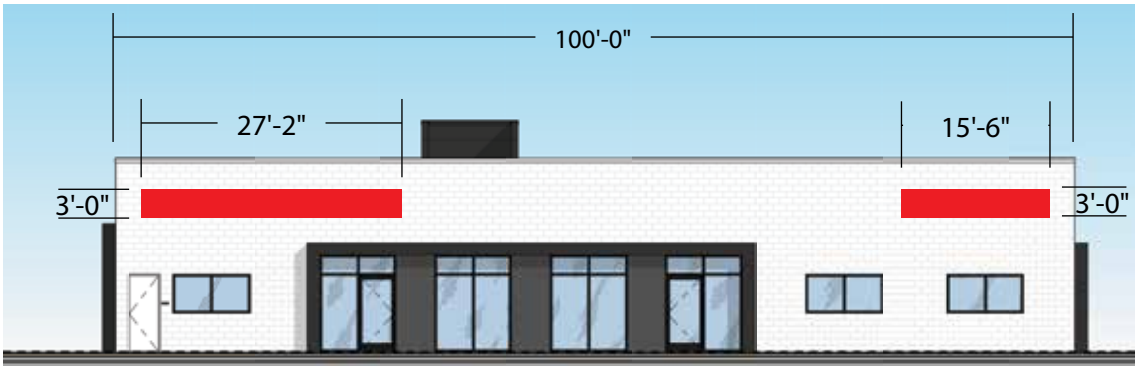
Building A

Building A

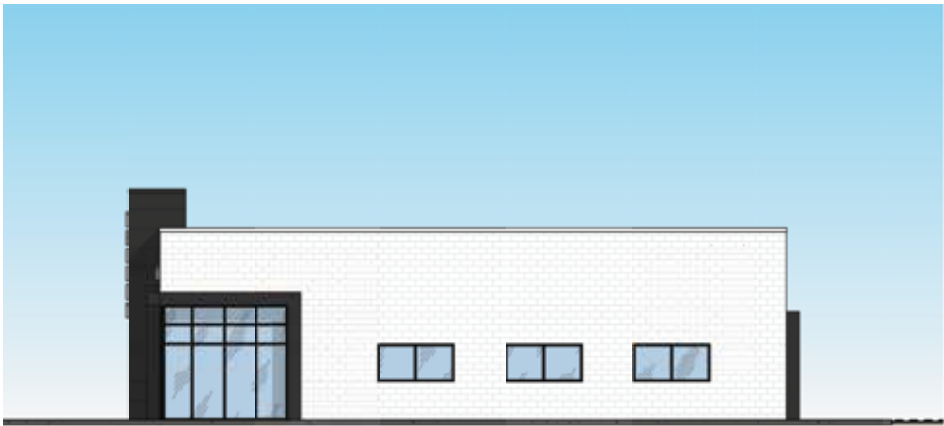
WALL SIGN ELEVATIONS



FRONT ELEVATION_BUILDING C (MIRRORED FOR BUILDING B)



BACK ELEVATION_BUILDING C (MIRRORED FOR BUILDING B)

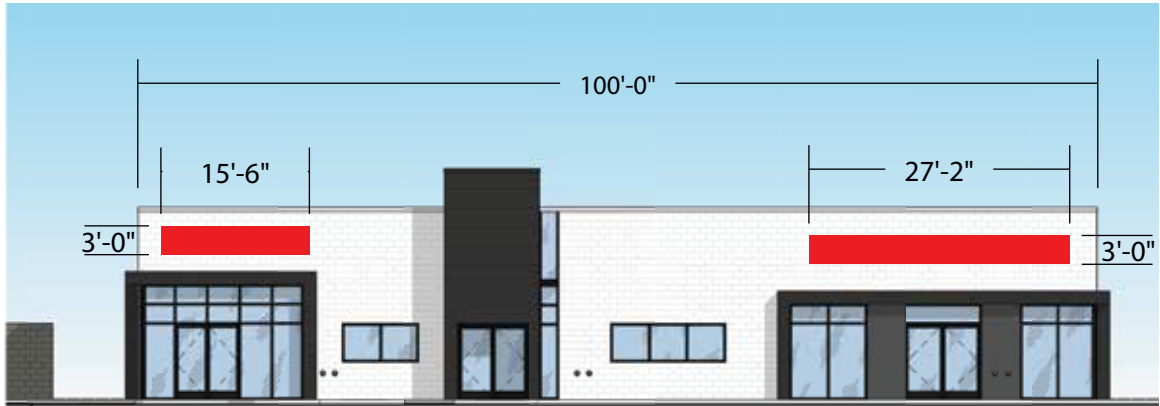


ELEVATION SIGN
BANDS

Scale:
1" = 20'-0"

Sign Type D - Building Mounted Signs 

WALL SIGN ELEVATIONS

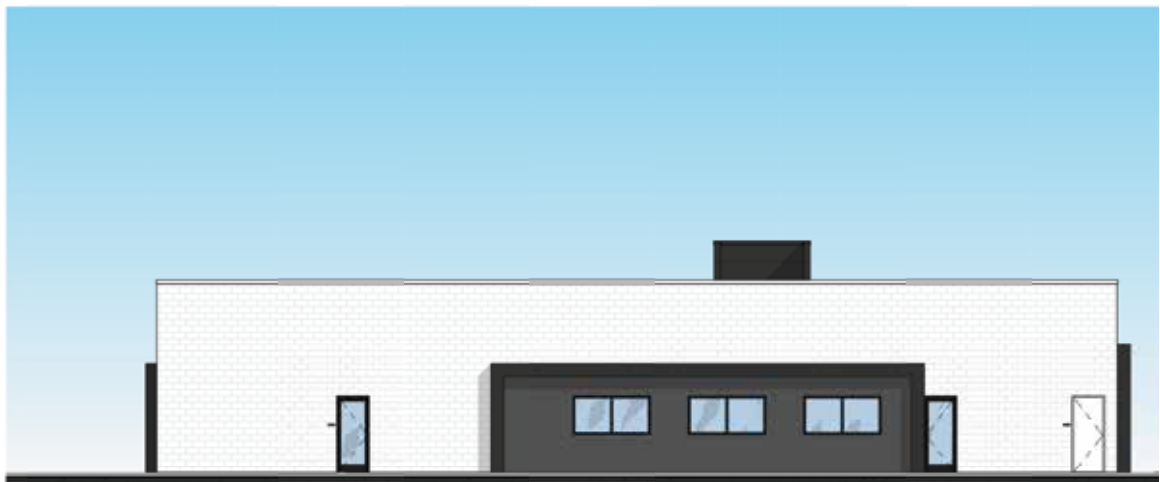


FRONT ELEVATION_BUILDING D

ELEVATION SIGN
BANDS

Scale:
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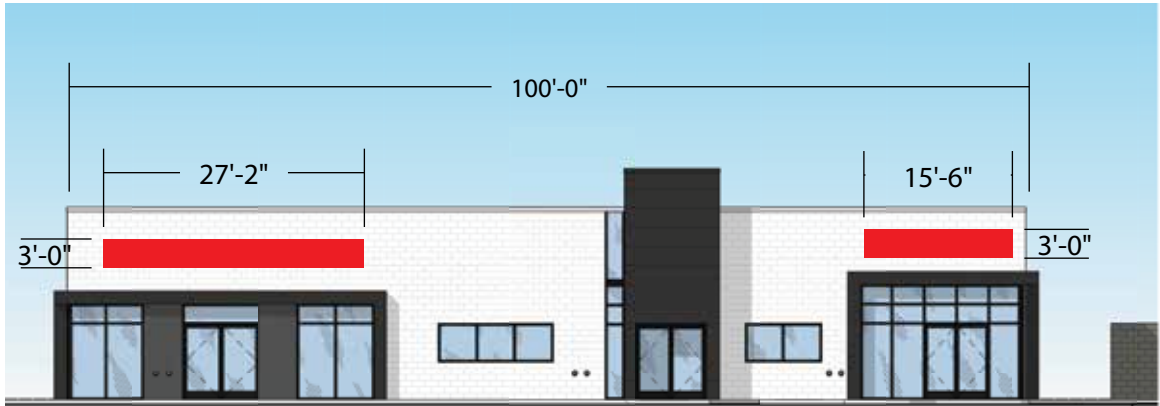
Sign Type D - Building Mounted Signs 



BACK ELEVATION_BUILDING D



WALL SIGN ELEVATIONS

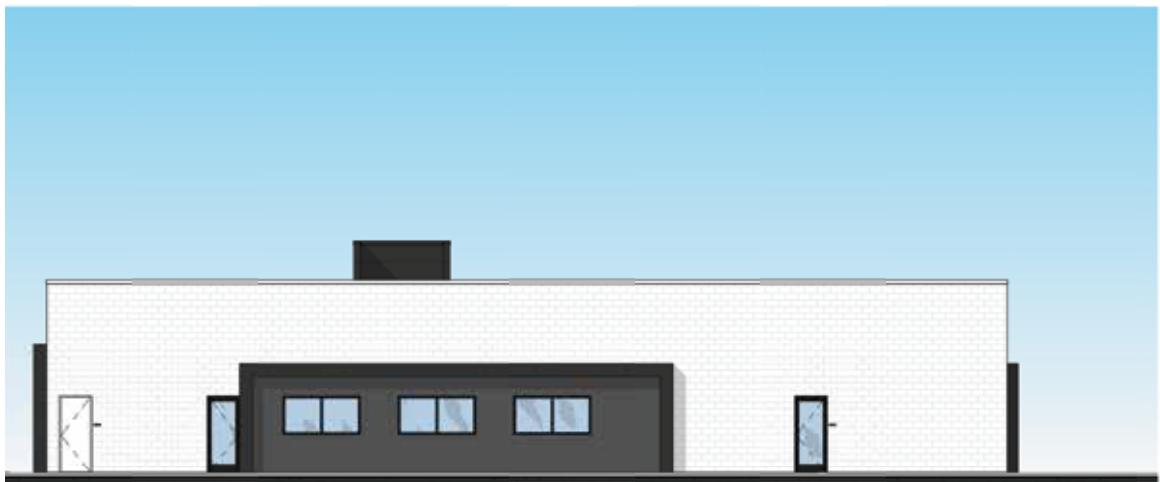


FRONT ELEVATION_BUILDING E

ELEVATION SIGN
BANDS

Scale:
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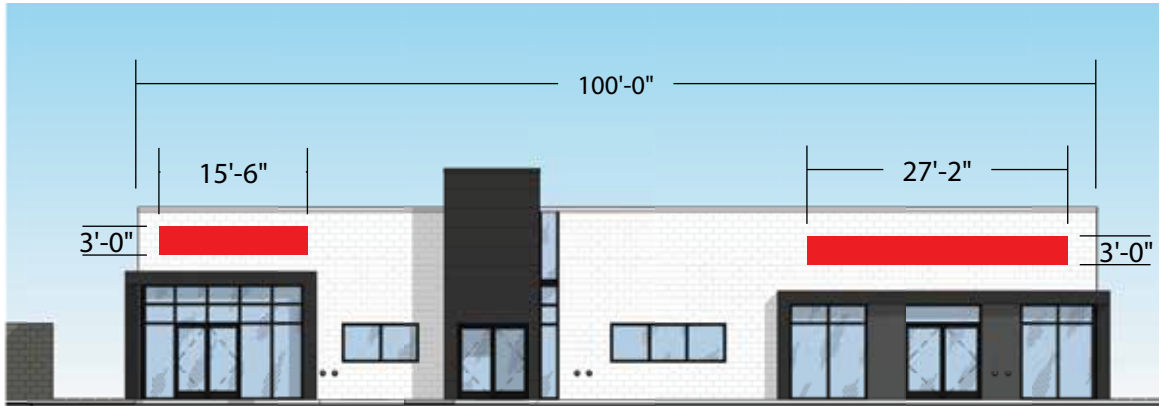
Sign Type D - Building Mounted Signs 



BACK ELEVATION_BUILDING E



WALL SIGN ELEVATIONS

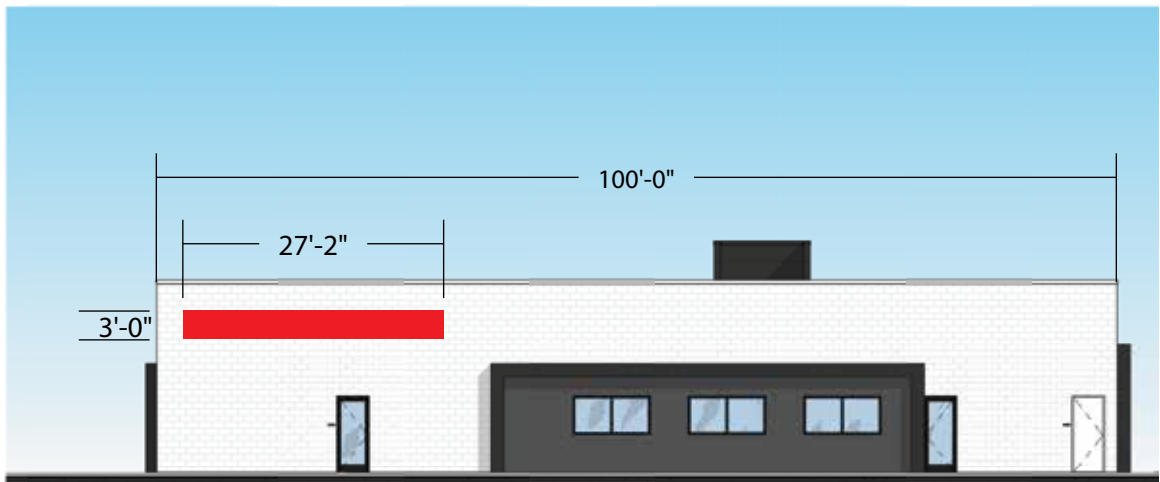


FRONT ELEVATION_BUILDING F

ELEVATION SIGN
BANDS

Scale:
1" = 20'-0"

Sign Type D - Building Mounted Signs 



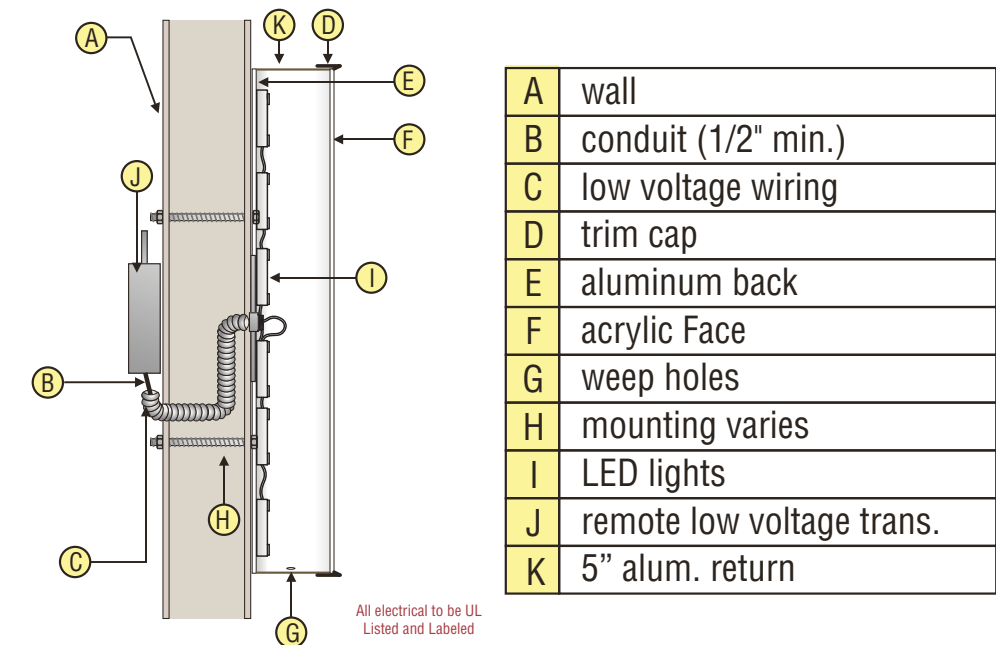
BACK ELEVATION_BUILDING F



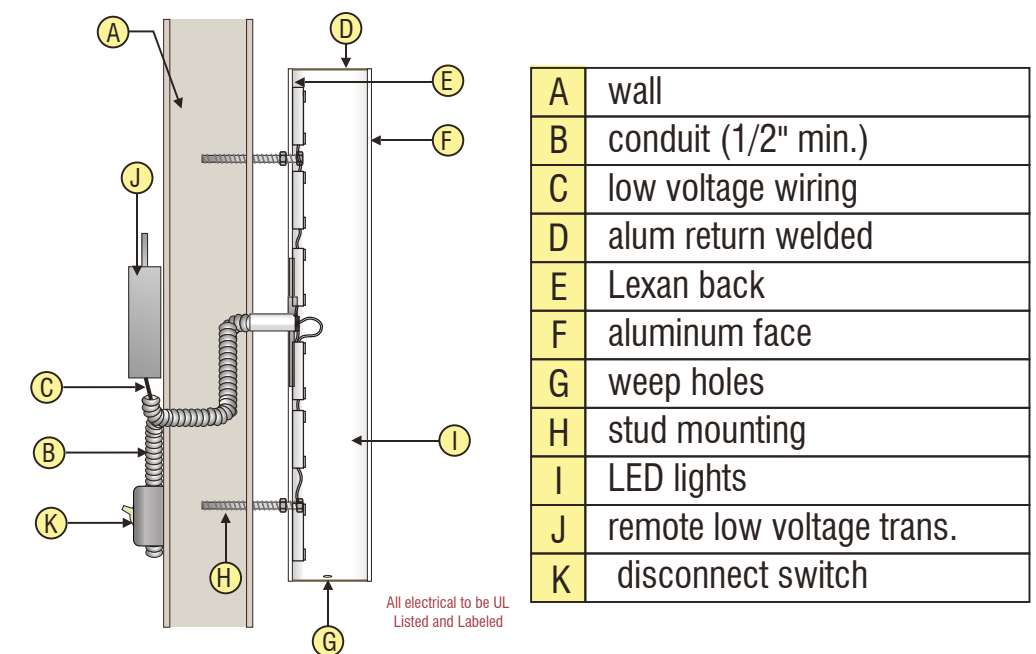
BUILDING SIGN EXAMPLES



Pan-Channel Letter / LEDs



RPC Letter / LEDs - Cross Section Detail



AUVIANA MEDICAL OFFICE COMPLEX

14753 West Mountain View Surprise, AZ

Participation report - The applicant shall provide a written report on the results of their citizen participation effort prior to the notice of public hearing. At a minimum, the citizen participation report shall include the following information:

1. Details of the techniques used to involve the public, including dates and locations of all meetings where citizens were invited to discuss the applicant's proposal;

A neighborhood outreach meeting was scheduled for 2/26/20 at 6PM. In addition to Signs Plus and city staff, four (4) attendees were in attendance, three (3) of which were concerned neighbors and the other being a representative of the owner.

2. Content, dates mailed, and numbers of mailings, including letters, newsletters and other publications;

Information was provided to the city to allow for city staff to post our citizen outreach meeting in a newspaper. Signs Plus also posted two (2) 8' x 8' double sided signs announcing the meeting details on 2/11/20 on the property in question.

3. A summary of concerns, issues and problems expressed during the process, including:

a. The substance of the concerns, issues, and problems;

- The only sign that is a major concern is monument "A", our largest sign.
- Citizens felt the sign was much larger and taller than any other signs in the area and was not needed.
- Citizens felt that the surrounding neighborhood was sleeping by 9PM as it's an elderly community so didn't feel the need for the sign being illuminated at night.
- The attending citizens felt that the sign might be visible from their homes across the gully south of the property.

b. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process; and

- The building at the height in which they will be built, will block any direct visibility of the sign from any surrounding residential neighborhoods. In addition, this sign will be perpendicular to the street which will shed light away from any close residential neighborhoods that might be affected.
- The EMC will be dimmed at night (and during the day) to be in compliance with the Surprise code which restricts the lumen output to a level that is very reasonable.

c. Concerns, issues and problems the applicant is unwilling or unable to address and why.

- The proposed height and size is the correct amount to be effective as a multi-tenant sign for the amount of the tenants located within the plaza. For this reason, we are unwilling and unable to reduce the size or height of the monument "A" that the citizens were concerned about.
- The city of Surprise sign code allows for the types of signs requested to be illuminated at all hours. For this reason, and for the benefit of the tenants of this medical plaza, we will continue with our request for illuminated signage at night.



FS19-847

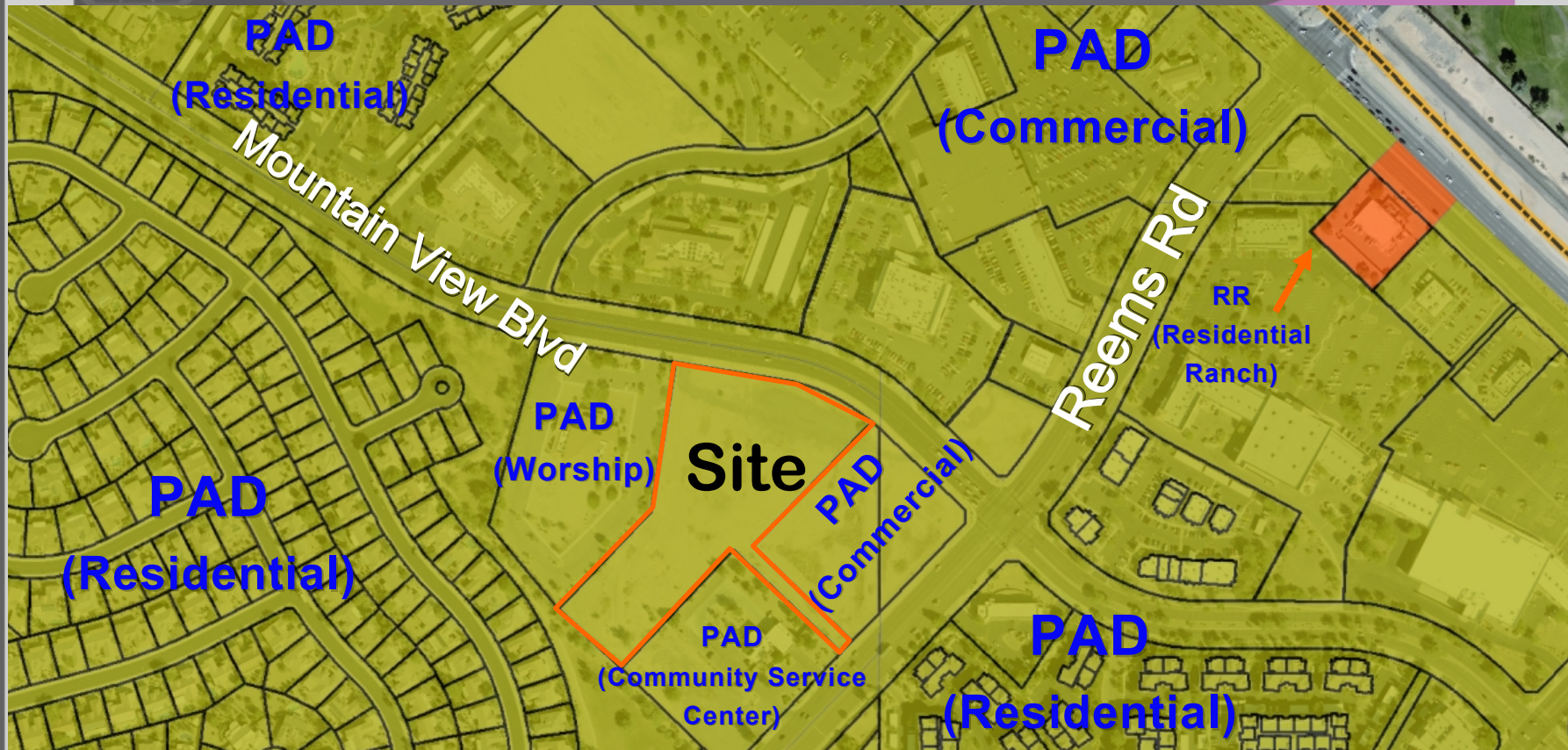
Auviana Medical Office Complex CSP

Planning and Zoning Commission – August 6, 2020

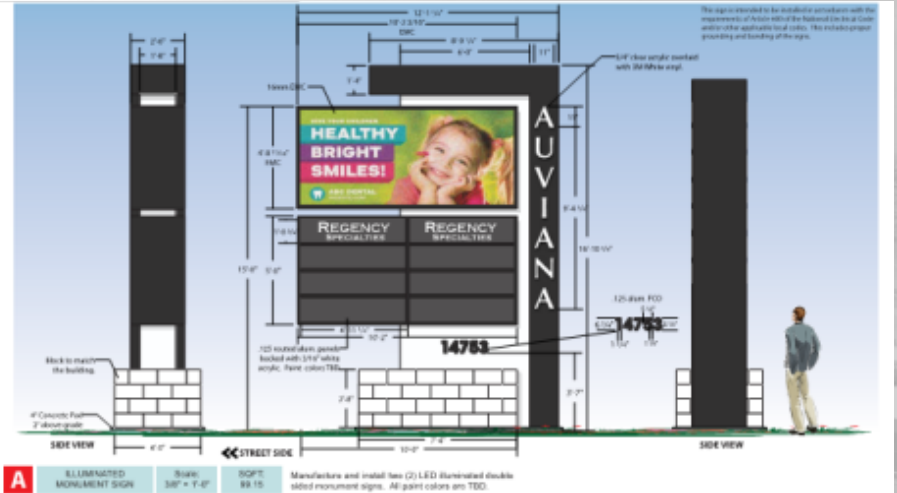
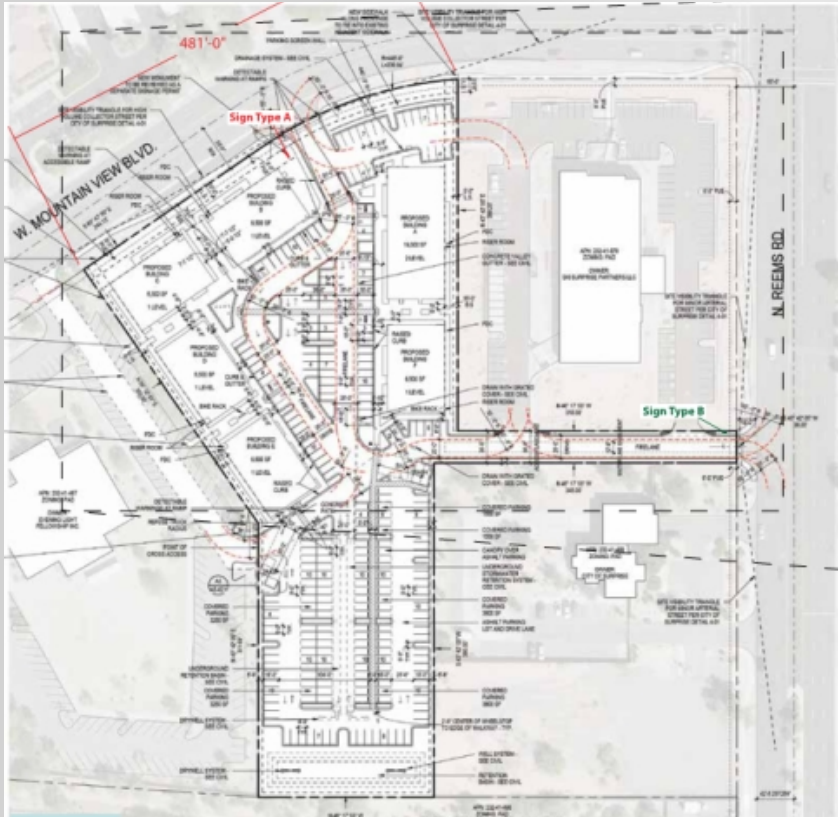
VICINITY MAP



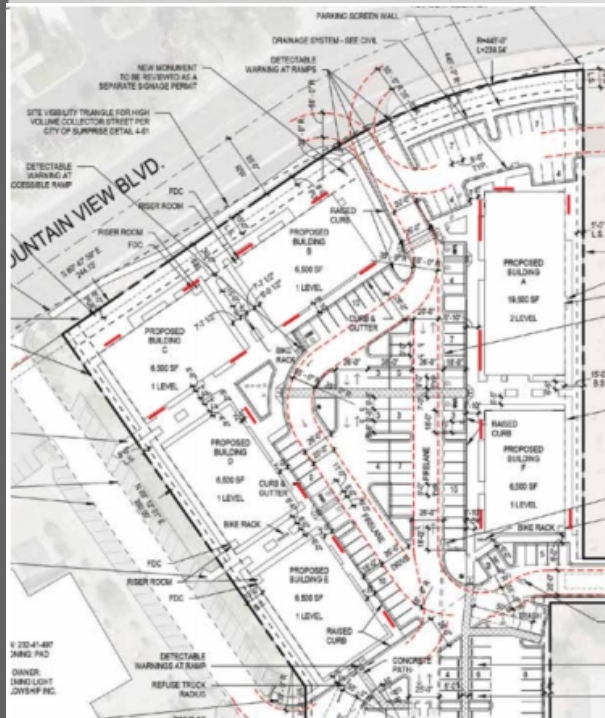
SURROUNDING ZONING



A MONUMENT SIGN

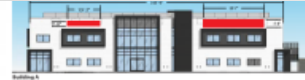


BUILDING WALL SIGNS



SITE MAP

Sign Type D - Building Mounted Signs



Sign Type D - Building Mounted Signs



ELEVATION SIGN BANDS
Scale: 1" = 20'-0"



ELEVATION SIGN BANDS
Scale: 1" = 20'-0"



ELEVATION SIGN BANDS
Scale: 1" = 20'-0"



ELEVATION SIGN BANDS
Scale: 1" = 20'-0"



Sign Type D - Building Mounted Signs





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: August 6, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the rezoning of 11.2 acres of the Mountain Vista Ranch Planned Area Development ("PAD") from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards over the larger 29.8-acre site for a one, two, and three-bedroom rental community located south of the southeast corner of Bell Road and Sarival Avenue. FS20-234 – Bungalows at Mountain Vista Ranch – Major PAD Amendment

Motion:

I move to recommend approval to the Mayor and City Council of the rezoning of 11.2 acres of the Mountain Vista Ranch Planned Area Development ("PAD") from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards for a one, two, and three-bedroom rental community located south of the southeast corner of Bell Road and Sarival Avenue.

Background:

RVI Planning and Landscape Architecture, on behalf of Westfield Commons LLC and Castellina LLC, requests to Rezone 11.2 acres from Community Commercial C2-PAD to HDR-PAD and to provide development standards for a one, two, and three-bedroom rental community over the larger site.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-234 - Bungalows at MVR PADA - PZ Staff Report - 080620 (2)
 2. 01 - FS20-234 - Bungalows at MVR PADA - Maps - 080620
 3. 02 - FS20-234 - Bungalows at MVR PADA - PADA Document - 080620
 4. 03 - FS20-234 - Bungalows at MVR PADA - Citizen Participation - 080620
 5. 04 - FS20-234 - Bungalows at MVR PADA - Luke Letter - 080620
 6. PP - FS20-234 - Bungalows at MVR PADA - PZ PowerPoint - 080620
-

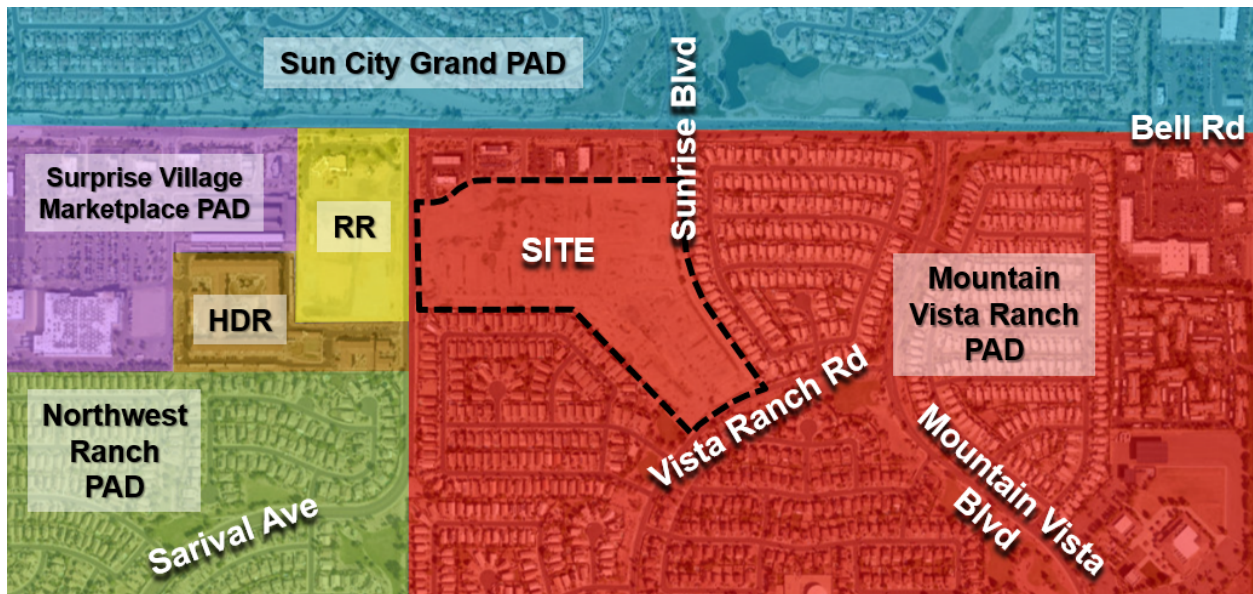
MAJOR PAD AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-234
2		
3	Project Name:	Bungalows at Mountain Vista Ranch
4		
5	Council District:	5 - Palm
6		
7	Meeting Date:	August 6, 2020
8		
9	Planner:	Hobart Wingard
10		
11		
12	Owner:	Westfield Commons, LLC
13		
14	Applicant:	Mark Reddie of RVI Planning and Landscape Architecture on behalf of
15		Westfield Commons, LLC
16		
17	Request:	Major Planned Area Development (PAD) Zone Change to rezone 11.2
18		acres from Community Commercial (C2-PAD) to High Density
19		Residential (HDR-PAD) and to provide development standards for
20		one, two, and three-bedroom attached and detached rental products
21		on the overall 29.8-acre site.
22		
23	Site Location:	South of the southeast corner of Bell Road and Sarival Avenue
24		
25	Dwelling Units:	339 units
26		
27	Site Size:	Rezone of 11.2 acres and development standards for the 29.8-acre
28		overall site
29		
30	Density:	11.4 DU/Ac
31		
32	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
33		
34	Support/Opposition:	Refer to the Citizen Review Participation Report
35		
36	Staff Recommendation:	Staff recommends the Commission move to recommend approval of
37		case FS20-234 to the City Council, subject to stipulations 'a' and 'b'
38		
39		
40	<u>Project Description:</u>	
41		

Mark Reddie of RVI Planning and Landscape Architecture on behalf of Westfield Commons, LLC, requests a modification of the Mountain Vista Ranch PAD to rezone 11.2 acres from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards for one, two, and three-bedroom detached and attached rental products over the entire 29.8-acre site. The proposed Zone Change is in conjunction with a related Site Plan and Final Plat, which is currently under review under separate cover. Both requests anticipate the eventual development of the property into a 339-unit multifamily community although only the merits of the zone change are discussed in this report.

Surrounding Land Zoning:



Residential Ranch (RR)	Mountain Vista Ranch Community Commercial (CC-PAD)	Mountain Vista Ranch Low Density Residential (LDR-PAD)
Residential Ranch (RR)	Mountain Vista Ranch PAD	Mountain Vista Ranch Low Density Residential (LDR-PAD)
High Density Residential (HDR)	Mountain Vista Ranch Low Density Residential (LDR-PAD)	Mountain Vista Ranch Low Density Residential (LDR-PAD)

Background:

June 20, 1984: The subject properties were annexed into the City of Surprise via Ordinance 84-03.

July 28, 1994: The Mountain Vista Ranch PAD was approved by the City Council under Case PAD94-002.

May 28, 1998: The Mountain Vista Ranch PAD was amended to accommodate a multifamily project under Case PADA97-124.

July 17, 2007: A site plan for Castellina Condos was approved by the Planning and Zoning Commission under Case SP06-369. The site plan has since expired.

PADA07-011: A minor PAD amendment reorienting commercial and multifamily zoned properties was administratively approved under Case PADA07-011.

October 24, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-706.

March 4, 2020: The applicant hosted a preliminary outreach meeting to discuss the project.

April 1, 2020: The applicant filed a request for a major PAD amendment to rezone 11.2 acres from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD) and to provide development standards over the entire 29.8-acre site under case FS20-234, the subject case.

July 8, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach:

As noted above, the applicant held Citizen Review meetings on March 4, 2020 and July 8, 2020. The concerns provided by residents include opposition to extending Sunrise Boulevard to Vista Ranch Road and the effect the homes will have on traffic volumes on Bell Road and Sarival Avenue. Refer to the Citizen Participation Report.

Analysis and Discussion:

The proposed Major PAD Amendment will rezone 11.2 acres of the approximately 640-acre Mountain Vista Ranch PAD from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD). The modifications will provide a density of 11.4 DU/Ac for the overall multifamily community.

The Major PAD Amendment will also modify development standards on the entire 29.8-acre site to accommodate a detached and attached High Density Residential (HDR) product similar to a Christopher Todd multifamily community type development. The proposed modifications are outlined below.

Development Standards Table:

A modification to the High Density Residential (HDR-PAD) standards will accommodate detached apartments similar to the Christopher Todd multi-family product:

HDR-PAD Multifamily Development Standards	
Minimum Lot Area Per Unit	3,000 square feet
Minimum Dwelling Unit Separation	Minimum dwelling unit separation to be 10 feet apart except for attached duplex units.
Minimum Building Separation	10 feet for dwelling units and 5 feet for garages.
Maximum Building Height	26 feet
Sarival Avenue (West)	20 feet
Private Access Road (North)	15 feet
Sunrise Blvd (East)	15 feet
South Perimeter	20 feet – Rear yards are permitted in required landscape setback.
North Perimeter (Not adjacent to Road)	20 feet – Rear yards are permitted in required landscape setback.
Perimeter Building and Landscape Setbacks	Rear yards are permitted in required landscape setback.
Required Open Space	900 square foot per unit average – Open space includes a combination of common open space and private outdoor backyards with a minimum of 700 square feet per unit provided as common open space.

Utility and Services Table:

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

Currently, the applicant is working with Dysart Unified School District on a donation agreement for the subject project.

Summary:

The applicant seeks a Major PAD Amendment to rezone 11.2 acres of the overall 29.8-acre multifamily development from Community Commercial (C2-PAD) to High Density Residential (HDR-PAD). The PAD Amendment will also provide development standards to accommodate one, two, and three-bedroom attached and detached rental products on the entire 29.8-acre site. The development standards included with this PAD Amendment will run with the land unless subsequently amended. The project will have a minimum of 20 percent common open space and approximately 10 percent of private backyard open space. The zone change will result in an overall density will be 11.4 DU/Ac.

Findings:

- The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
- The proposed PAD Amendment will advance the goals and policies of the General Plan.
- The proposed development standards will run with the land and allow the property to be reasonably developed.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend approval of case **FS20-234** to the City Council, subject to stipulations 'a' and 'b' as outlined below:

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Mountain Vista Ranch Planned Area Development Amendment No. 4", prepared by RVI Planning and Landscape Architecture, consisting of 13 pages dated revised June 2020 and stamped received June 5, 2020, except as modified by the following stipulations.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

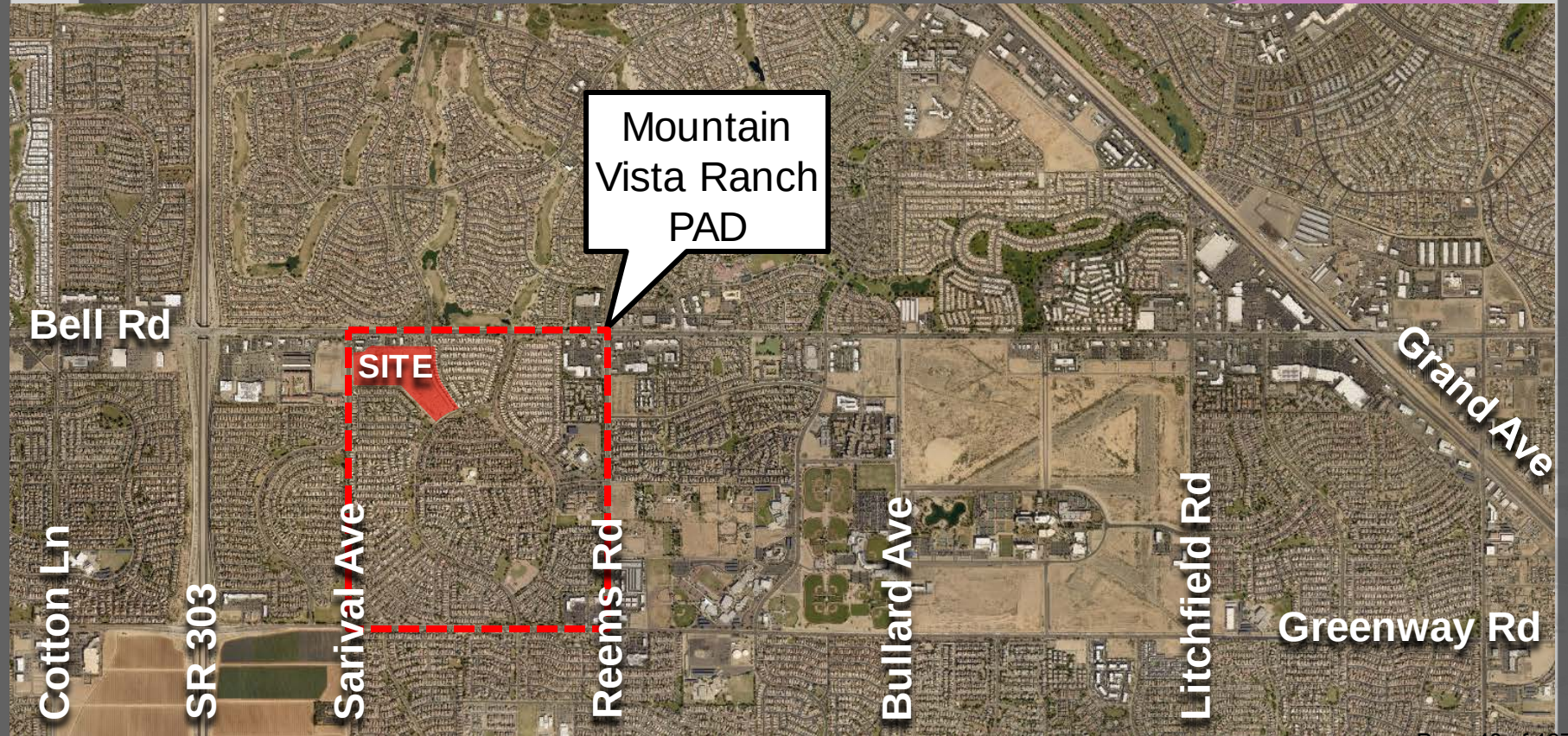
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Maps

166 02 PAD Rezone Document
167 03 Citizen Participation Report
168 04 Luke AFB comments

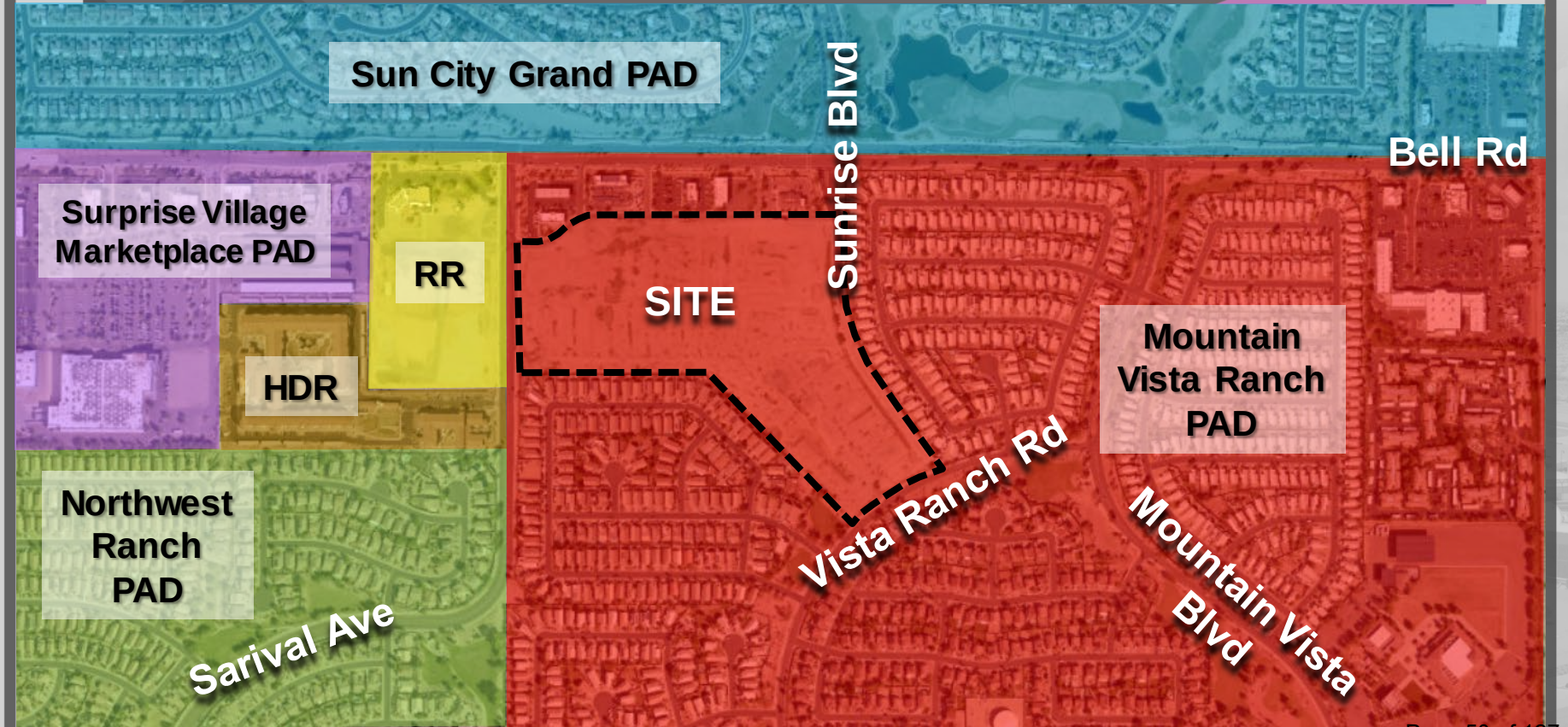
VICINITY MAP

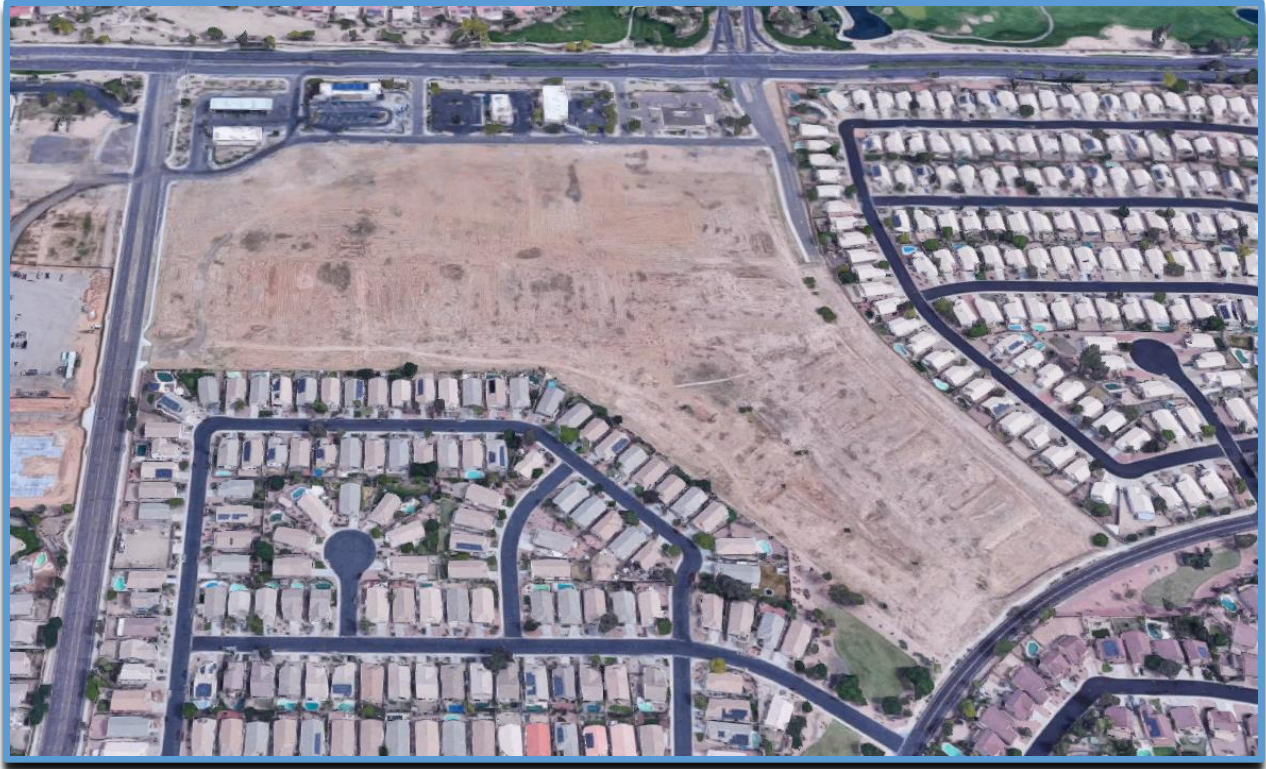


VICINITY MAP



ZONING MAP





Mountain Vista Ranch Planned Area Development

Amendment No. 4

Case# FS20-234

Revised June 2020



1. Introduction

RVi Planning + Landscape Architecture, on behalf of Advanced Acquisitions, LLC (an affiliate of Cavan Companies), is pleased to submit this PAD Amendment application for the Mountain Vista Ranch PAD to facilitate the development of a new residential community on a 29.8-acre parcel located south of the southeast corner of Bell Road and Sarival Avenue. The property is in the City of Surprise and is comprised of five (5) vacant parcels. The proposed PAD amendment request will change the zoning designation to allow for the development of a residential detached and duplex gated community with one-story rental homes designed in a cluster configuration on a single lot. This PAD Amendment will only apply to the subject parcel and will not impact any other parcels within the existing approved Mountain Vista Ranch PAD.

2. Site Location

The Mountain Vista Ranch Planned Area Development (PAD) consists of approximately 548 gross acres and is designated for a mix of commercial, residential, and open space uses. The Site is located within the most recently amended area of the PAD (PADA07-011) that shows a combination of C-2 Commercial PAD and HDR Multi Family PAD zoning designations. The property is currently vacant with relatively flat topography. However underground utilities have been installed in anticipation of a previous development plan that never went vertical. The approved plan has since expired and a majority of the underground utilities will need to be removed and/or relocated to support the new development plan, with the exception of a publicly dedicated sewer line and associated easement that runs through the property from the north and east of the site. See **Figure 1: Vicinity Map** and **Figure 2: Mountain Vista Ranch PAD Existing Land Use**, below for a visual depiction of the Site's location and current land use designation.



Figure 1: Vicinity Map

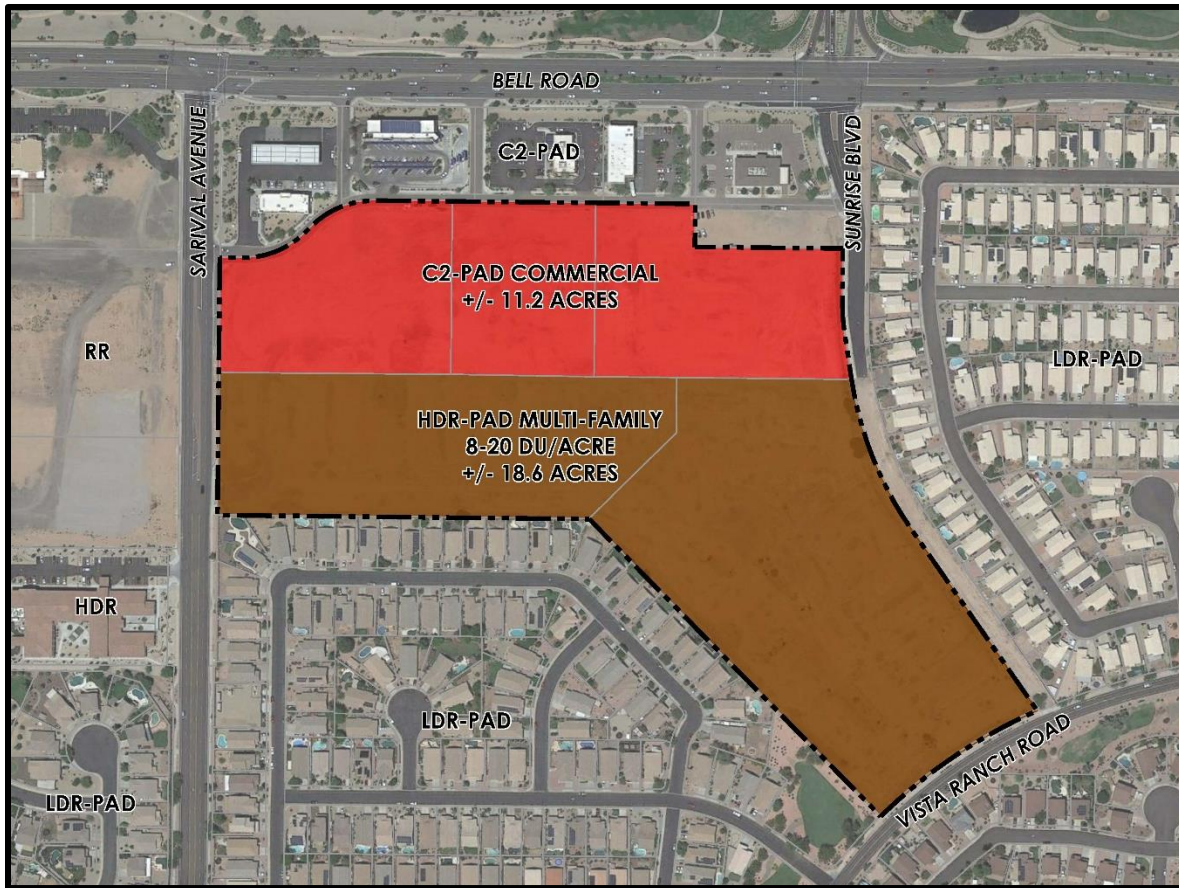


Figure 2: Mountain Vista Ranch PAD Existing Land Use Map

3. Community Overview

The site is currently zoned C-2 Commercial PAD and HDR Multi Family PAD which allows for commercial uses on the northern portion and multi-family residential development on the southern portion (See **Figure 2: Mountain Vista Ranch PAD Existing Land Use**). This requested PAD Amendment will modify the land use designation for approximately 11.2-acres of the existing C2 PAD to HDR PAD, and also introduces new HDR Multi Family PAD development standards that will provide appropriate standards for the planned new single-story detached and duplex residential rental community while ensuring similar buffers and standards adjacent to existing uses. See **Figure 3, Mountain Vista Ranch PAD Proposed Land Use Map**. These new standards and provisions do not replace any existing standards or provisions under the current approved PAD, they simply add new development standards and provisions that apply only to the development parcel subject to this amendment. The new additional development standards will allow for a luxury residential rental community to include approximately 339 single-story residential homes with a mix of 1, 2 and 3-bedroom units. The development will have an overall net density of 11.4 du/ac. This is consistent with the 8-20 du/ac density range permitted within the HDR Multi Family District within the Mountain Vista Ranch PAD and the Neighborhood General Plan Land Use designation. The one-bedroom units are duplexes while the two and three-bedroom units are detached. All residential structures are separated by a minimum of 10 feet from each other, similar to single family homes.



Figure 3: Mountain Vista Ranch PAD Proposed Land Use Map

The community will be gated and will include an abundance of common open space, including a central project amenity area at the primary entry with a community clubhouse and leasing office, resort-style pool and spa, shaded gathering areas, fire pits, turf lawn, dog park, landscaped areas and/or other active and passive amenities for residents. Additionally, each unit will include a private backyard with additional private open space for the use and enjoyment of residents, providing a nice balance between common and private outdoor living. Overall, the development will include a minimum of 20% -common open space and approximately 10% +/- of additional private open space within the outdoor backyards, a substantial increase of the 7% overall open space requirement defined within the PAD. The exact percentage of common open space will be determined during the site plan review process once the detailed site plan is developed.

Primary access to the Subject Site will include full movement entry from the Commercial Access Road at the northwest portion of the property. This entry will allow both residents and visitors access to the clubhouse and leasing office. The private gates are located east and west of the community clubhouse to allow visitors, deliveries and prospective residents access to parking and the leasing office outside the gates, with private resident access only through the security gates. A second full access resident only location will be provided from S. Sunrise Boulevard at the east side of the property. This access point will be full access for residents only, while visitors will need to access the primary entry off the commercial access road. Gates and a turnaround at this entry will be provided for vehicles that cannot access the gates at this location. Having two full resident access points will

provide better distribution of vehicles into and out of the development, particularly during peak times.

The residential units are designed in a cluster configuration, with typically 4-8 units clustered around a common connected pedestrian courtyard area. Common amenities and open spaces are provided in central locations, including a linear spine through the center of the community, providing easy access for residents to access the central amenity. Each unit also includes a private backyard with a shade tree for additional private outdoor space for residents. These backyards range from 8' deep to 20' deep and cover the entire length of each unit, providing a minimum of 200 square feet per unit.

A connected pedestrian circulation system will be provided so that every unit will be accessible via a sidewalk from their parking space to their unit. Internal sidewalks will also be provided so that all units can access all central amenities within the development. Additionally, at least two pedestrian connections will be provided to the existing commercial development to the north so residents can easily access the commercial property without the need to get in their cars. All common sidewalks that connect from adjacent properties, parking areas and community amenities will be 5' in width as required, while sidewalks that only access individual unit clusters will be 4' in width.

The vehicular circulation and parking plan will comply with the applicable City of Surprise requirements. The proposed parking plan will offer enclosed parking garages, covered space and open public parking that will adequately meet parking demand for residents and visitors. Each residential unit will have one designated carport shaded space or private garage parking space, with all remaining unshaded spaces for residents will additional vehicles and visitors.

Sunrise Boulevard is the roadway planned along the eastern perimeter of the development. In discussion with staff, this roadway right-of-way and cross section will be modified to include a total 55' right-of-way with a modified cross section as shown below in **Figure 4: Sunrise Blvd. Cross Section**. All required right-of-way dedications and roadway improvements per the below cross section will be provided as part of this development. Additional off-site and on-site roadway and access improvements will be defined and confirmed during the site planning stage of the development.

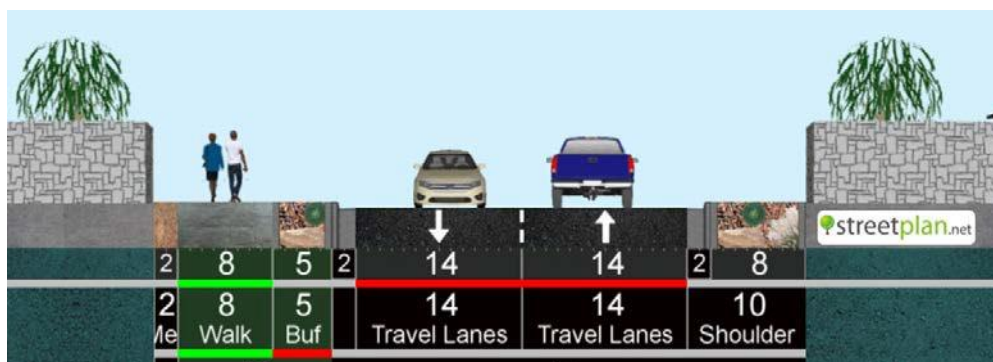


Figure 4: Sunrise Blvd. Cross Section

Retention for the community may include a combination of surface storage and underground storage tanks. See **Figure 5: Preliminary Site Plan** for a graphic depiction of the proposed site plan for the property. Note this site plan is conceptual only and will be modified as needed to address all site plan comments prior to formal site plan submittal.



Figure 5: Preliminary Site Plan

4. Description of Request

This amendment request includes two items:

1. Amend approximately 11.2-acres of C-2 PAD land use designation to HDR PAD.
2. Add new development standards to the HDR PAD for the Subject Site.

Per the Mountain Vista Ranch Master Land Use Plan, the site is zoned PAD with a combination of C-2 Commercial & HDR Multi Family. The first items within this request is to modify the land use designation from the C-2 PAD portion of the property to HDR PAD to allow the entire site to develop as multi-family residential.

The second item within this request is to amend development standards associated with the proposed development project. The Mountain Vista Ranch PAD includes HDR Multi Family development standards for traditional multi-story garden-style high density residential developments and for zero lot line developments but does not include development standards for the single lot, single story detached and duplex residential rental community as proposed for the Subject Site. As such, this PAD Amendment identifies an additional set of HDR Multi Family development standards that will be applicable to the new proposed use for the Subject Site. These development standards will not replace

any existing development standards but will provide an additional set of standards that have been designed to respond to the needs of a new development plan and product type, while establishing adequate buffers to surrounding parcels and developments. See **Table 1: HDR Multi Family Development Standards** below.

Table 1: HDR PAD Multi Family Development Standards Comparison		
STANDARD	EXISTING PAD STANDARD	PROPOSED PAD STANDARD
Min. Lot Area (Per Unit)	2,000 sf	3,000 sf
Min. Dwelling Unit Separation	20'	10' ^(1, 2)
Min. Building Separation	20'	10' for dwelling unit, 5' for garages
Max. Building Height	35'	26'
Perimeter Building & Landscape Setbacks (3)		
Sarival Ave. (West)	Per code	20'
Commercial Access Road (North)	Per code	15'
Sunrise Blvd. (East)	Per code	15'
South Perimeter	Per code	20' ⁽³⁾
North Perimeter (where not adjacent to road)	Per code	20' ⁽³⁾
Open Space		
Required Open Space	300 sf/unit avg.	900 sf/unit avg. ⁽⁴⁾

Footnotes to Table 1:

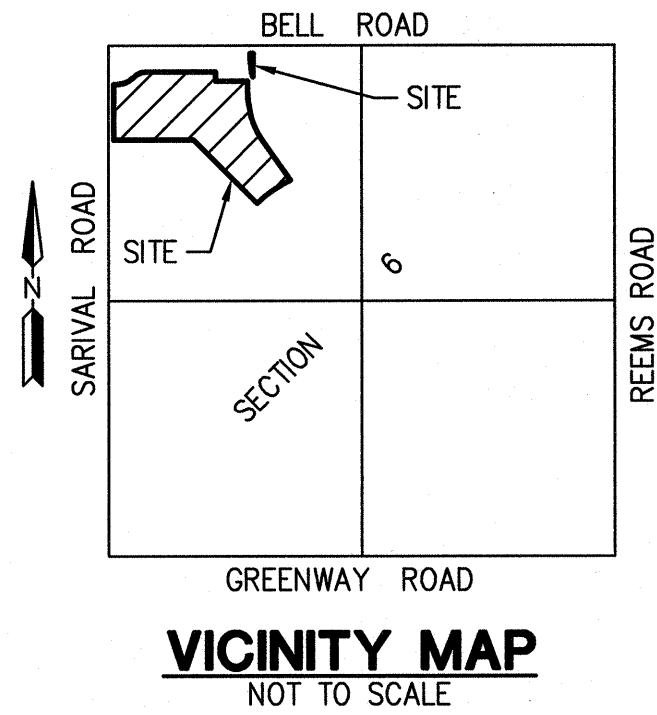
- (1) Minimum dwelling unit separation to be 10' apart except for attached duplex units and accessory and garage structures.*
- (2) Non-residential walls located less than 10' apart to be fire rated as required by the fire code.*
- (3) Rear yards are permitted in required landscape setback with a minimum of 1 tree per yard.*
- (4) Open space includes a combination of common open space and private outdoor backyards, with a minimum of 700 square feet per unit provided as common open space.*

Appendix A: ALTA Survey

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY PREMIER TITLE AGENCY A MOTHER LODE COMPANY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. A-113507, DATED NOVEMBER 25, 2019.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY PREMIER TITLE AGENCY A MOTHER LODE COMPANY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND JOHN W. MARSHALL (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

PARCEL NO. 1:

A PORTION OF LOT 5, OF WESTFIELD COMMONS SUBDIVISION, ACCORDING TO BOOK 863 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 6;
THENCE SOUTH 00 DEGREES 31 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 983.72 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF MOUNTAIN VISTA RANCH PARCEL 14, A SUBDIVISION RECORDED IN BOOK 476 OF MAPS, PAGE 16 AT THE OFFICE OF THE MARICOPA COUNTY RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE NORTH 00 DEGREES 31 MINUTES 56 SECONDS EAST, BEING PARALLEL WITH AND 65.00 FEET EAST OF SAID WEST LINE, A DISTANCE OF 318.72 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST, BEING PARALLEL WITH AND 665.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,407.02 FEET;
THENCE NORTH 81 DEGREES 25 MINUTES 55 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS NORTH 81 DEGREES 28 MINUTES 55 SECONDS, A DISTANCE OF 750.00 FEET;
THENCE SOUTHERLY 343.52 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 26 DEGREES 14 MINUTES 34 SECONDS;
THENCE SOUTH 34 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 507.33 FEET TO A POINT ON THE NORTHERLY 30.00 FOOT RIGHT-OF-WAY LINE OF VISTA RANCH ROAD, AS SHOWN ON VISTA RANCH PARCEL 7, A SUBDIVISION RECORDED AT BOOK 441 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 21 DEGREES 18 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,175.00 FEET;
THENCE SOUTHWESTERLY 474.22 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY, BEING CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 23 DEGREES 07 MINUTES 27 SECONDS;
THENCE NORTH 44 DEGREES 25 MINUTES 53 SECONDS WEST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 14, A DISTANCE OF 934.53 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 05 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 14, A DISTANCE OF 834.28 FEET TO THE **POINT OF BEGINNING**.

ALSO KNOWN AS LOT 1 OF LOT COMBINATION RECORDED IN BOOK 1006, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

(SEE NOTE #12 HEREON)

PARCEL NO. 2:

TRACT A, OF WESTFIELD COMMONS SUBDIVISION AMENDED, ACCORDING TO BOOK 954 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AFFIDAVIT OF CORRECTION RECORDED ON DOCUMENT NO. 2008-733200 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-1064426.

PARCEL NO. 3:

LOTS 6, 7 AND 8, OF WESTFIELD COMMONS SUBDIVISION AMENDED, ACCORDING TO BOOK 954 OF MAPS, PAGE 5, AND AFFIDAVIT OF CORRECTION IN RECORDING NO. 2008-0733200 AND AFFIDAVIT OF CORRECTION IN RECORDING NO. 2008-1064426, RECORDS OF MARICOPA COUNTY, ARIZONA,

EXCEPT THAT PORTION OF LOT 8, OF WESTFIELD COMMONS SUBDIVISION AMENDED, ACCORDING TO BOOK 954 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH 17 DEGREES 08 MINUTES 07 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 52.41 FEET TO THE BEGINNING OF A TANGENT CURVE;
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHERLY 15.42 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 40 MINUTES 01 SECONDS;
THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00 DEGREES 31 MINUTES 55 SECONDS WEST, A DISTANCE OF 31.40 FEET;
THENCE LEAVING SAID EASTERLY LINE, NORTH 89 DEGREES 24 MINUTES 05 SECONDS WEST, BEING PARALLEL WITH AND 96.49 FEET SOUTH OF THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 332.24 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST, A DISTANCE OF 96.49 FEET TO A POINT ON SAID NORTHERLY LINE;
THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 313.86 FEET TO THE **POINT OF BEGINNING**.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF:
0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES, NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1220L, PANEL NUMBER 1220 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

REFERENCE DOCUMENTS

1. FINAL PLAT OF MOUNTAIN VISTA RANCH PARCEL 10 PER BOOK 417, PAGE 34, M.C.R.
2. FINAL PLAT OF MOUNTAIN VISTA RANCH PARCEL 15 PER BOOK 475, PAGE 23, M.C.R.
3. FINAL PLAT OF MOUNTAIN VISTA RANCH PARCEL 7 AMENDED PER BOOK 475, PAGE 47, M.C.R.
4. FINAL PLAT OF MOUNTAIN VISTA RANCH PARCEL 14 PER BOOK 476, PAGE 16, M.C.R.
5. RECORD OF SURVEY PLSS SUBDIVISION (GDACS) PER BOOK 661, PAGE 18, M.C.R.
6. PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 688, PAGE 41, M.C.R.
7. FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION PER BOOK 863, PAGE 47, M.C.R.
8. FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED PER BOOK 954, PAGE 05, M.C.R.
9. LOT COMBINATION FOR "CASTELLINA APARTMENTS" PER BOOK 1006, PAGE 02, M.C.R.
10. RESULTS OF SURVEY FOR CIRCLE K STORES, INC. PER BOOK 1038, PAGE 27, M.C.R.
11. 3RD AMENDED PLSS SUBDIVISION RECORD OF SURVEY PER BOOK 1049, PAGE 26, M.C.R.
12. RESULTS OF SURVEY PER BOOK 1078, PAGE 44, M.C.R.

SCHEDULE 'B' - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I -REQUIREMENTS ARE MET.
2. RESERVATIONS OR EXCEPTIONS IN PATENT OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
4. SECOND HALF TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE, BUT NOT YET DUE FOR THE YEAR 2019.
5. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, RECORDED IN BOOK 954 OF MAPS, PAGE 5, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-733200, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-1064426, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (**SHOWN**)
6. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF WESTFIELD COMMONS, RECORDED IN BOOK 863 OF MAPS, PAGE 47, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (**NOT SHOWN - SUPERCEDED BY BOOK 954, PAGE 05, M.C.R.**)
7. SECTION CORNERS, STREET RIGHT OF WAYS, MONUMENT MARKERS, COORDINATES, COURSES, DISTANCES AND OTHER MATTERS AS SET FORTH ON LOT COMBINATION RECORDED IN BOOK 1006 OF MAPS, PAGE 2. (**SHOWN**)
8. SECTION CORNERS, STREET RIGHT OF WAYS, MONUMENT MARKERS, COORDINATES, COURSES, DISTANCES AND OTHER MATTERS AS SET FORTH ON RECORD OF SURVEY RECORDED IN BOOK 1488 OF MAPS, PAGE 43. (**SHOWN**)
9. TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED SEWER, WATER AND DRAINAGE EASEMENT, RECORDED JULY 20, 2004, IN DOCUMENT NO. 2004-828262. (**SHOWN**)
10. TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED MEMORANDUM OF WESTFIELD COMMONS SUBDIVISION AMENDED DEVELOPMENT AGREEMENT, RECORDED APRIL 4, 2008, IN DOCUMENT NO. 2008-298014. (**NOT SHOW - AGREEMENT - NOTHING PLOTTABLE**)
11. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY REGITALS CREATING EASEMENTS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2008-629625, AND THEREAFTER SUPPLEMENT RECORDED IN DOCUMENT NO. 2008-630208, AND THEREAFTER SUPPLEMENT RECORDED IN DOCUMENT NO. 2008-756425. (**NOT SHOWN - BLANKET IN NATURE - COVERS PARCEL NO.S 2 AND 3**)
12. EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2008-960714. (**SHOWN**)
13. EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2008-960718. (**SHOWN**)
14. EASEMENT FOR UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2009-077756. (**SHOWN**)
15. TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF EASEMENT, RECORDED MAY 7, 2009, IN DOCUMENT NO. 2009-410439. (**CENTERLINE SHOWN - NO WIDTH GIVEN - APPROXIMATE LOCATION**)
16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION.

OWNER/CLIENT

ADVANCED ACQUISITIONS, LLC
15300 N. 90TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85260
CONTACT: MR. JON HAMEL

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: JOHN W. MARSHALL, RLS

BASIS OF BEARING

BASIS OF BEARING IS S89°24'05"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

NOTES

1. AREA IS 1,301,203 SQ. FT. OR 29.8715 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES. (TABLE A, ITEM #11, & #21 IN REFERENCE TO VISIBLE SURFACE UTILITIES)
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN JANUARY, 2020. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. KNOWN SITE ADDRESS IS 16081 W. BELL ROAD, SURPRISE ARIZONA, 85374. (TABLE A, ITEM #2)
9. THIS SURVEY IS LIMITED TO SURFACE AND ABOVE SURFACE OBSERVATIONS OF EXISTING UTILITIES. NO UNDERGROUND UTILITY INFORMATION IS SHOWN HEREON. (TABLE A, ITEM #11)
10. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)
11. THERE ARE NO KNOWN WETLAND AREAS AS DELINEATED BY A QUALIFIED SPECIALIST. (TABLE A, ITEM #18)
12. A PORTION OF PARCEL NO. 1 OF THE LEGAL DESCRIPTION AS SHOWN ON THE TITLE REPORT PROVIDED IS NOT A PART OF THIS SURVEY. SAID PORTION OVERLAPS THE PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS 160TH AVENUE AS SHOWN ON THE FINAL PLAT OF WESTFIELD COMMONS SUBDIVISION AMENDED, PER BOOK 954, PAGE 05, M.C.R.
13. THERE ARE EXISTING UNDERGROUND UTILITY LINES AND UTILITY IMPROVEMENTS LOCATED ON THE SITE THAT HAVE NO KNOWN EASEMENTS PROVIDED TO THE SURVEYOR BY EITHER THE OWNER OR THE TITLE COMPANY.
14. ALL ADJACENT PROPERTY OWNERS AS SHOWN PER TABLE ON SHEET 2. (TABLE A, ITEM #13)

SURVEYOR'S CERTIFICATION:

TO:

1. WESTFIELD COMMONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO'S. 1 AND 2
2. CASTELLINA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCEL NO. 3
3. PREMIER TITLE AGENCY AND ITS UNDERWRITER, FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JANUARY, 2020.

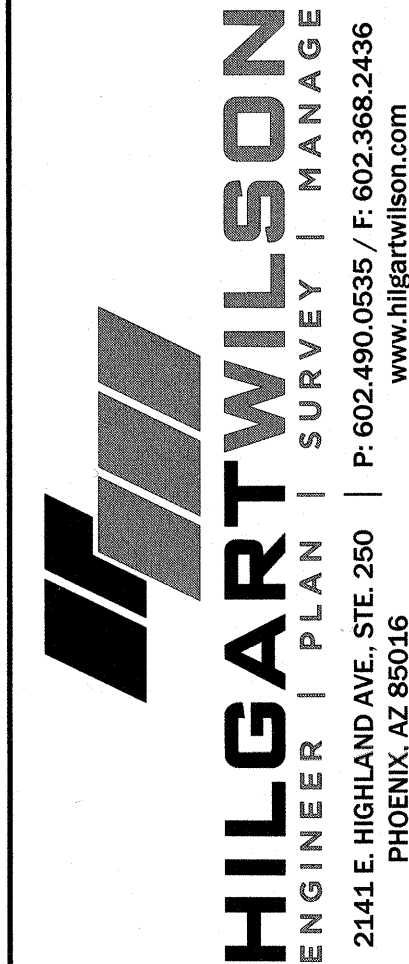
JOHN W. MARSHALL
RLS# 53151
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
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NOTE:

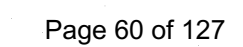
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV.:

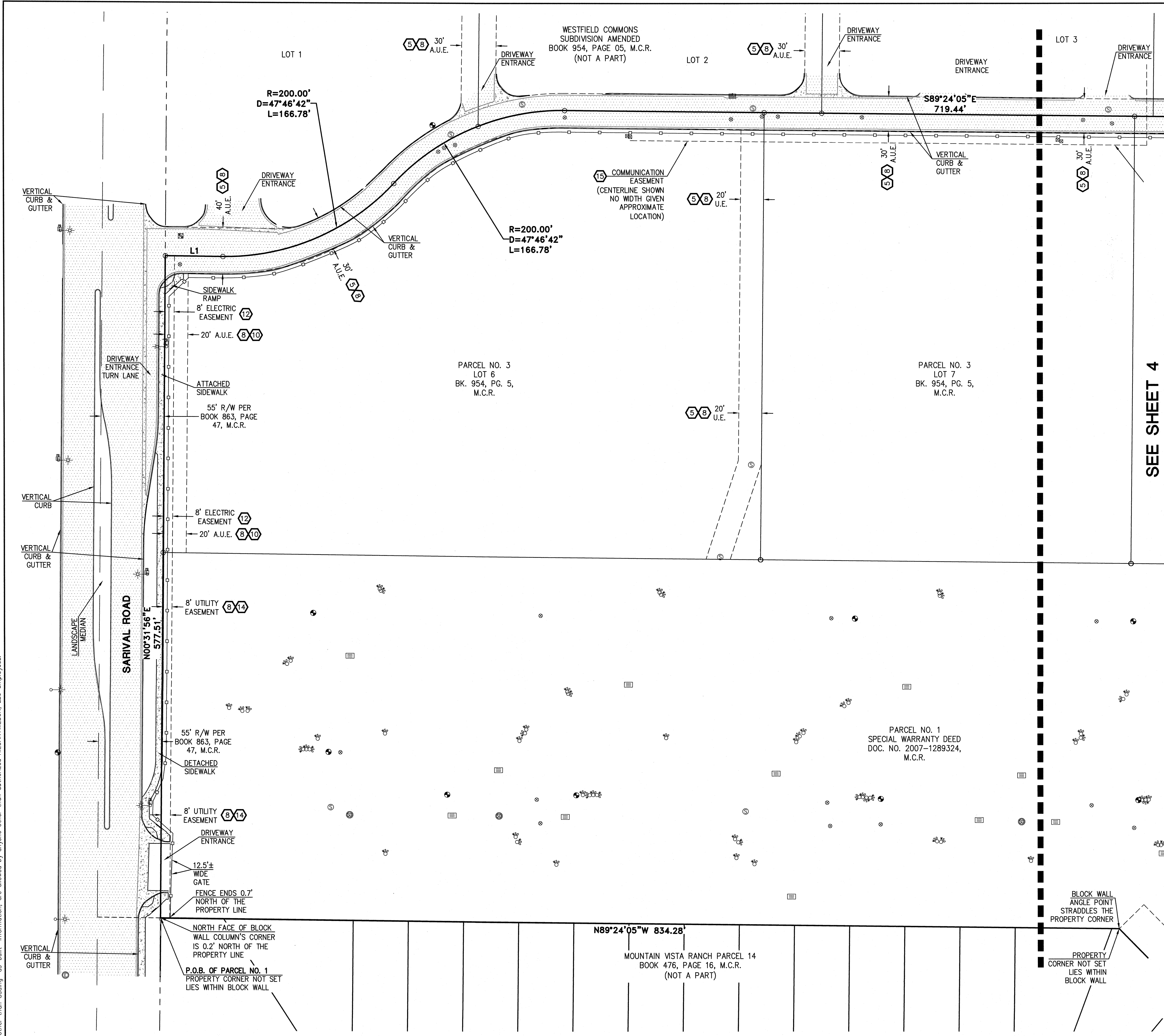


BELL & SARIVAL
SOUTHEAST CORNER OF BELL ROAD & SARIVAL ROAD
SURPRISE, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.:	2182	DWG. NO.	
	DATE:	JAN. 2020	SV-1	
	SCALE:	AS SHOWN	SHT. 1 OF 5	
	DRAWN:	JDJ		
	DESIGNED:	HW		
	APPROVED:	JWM		



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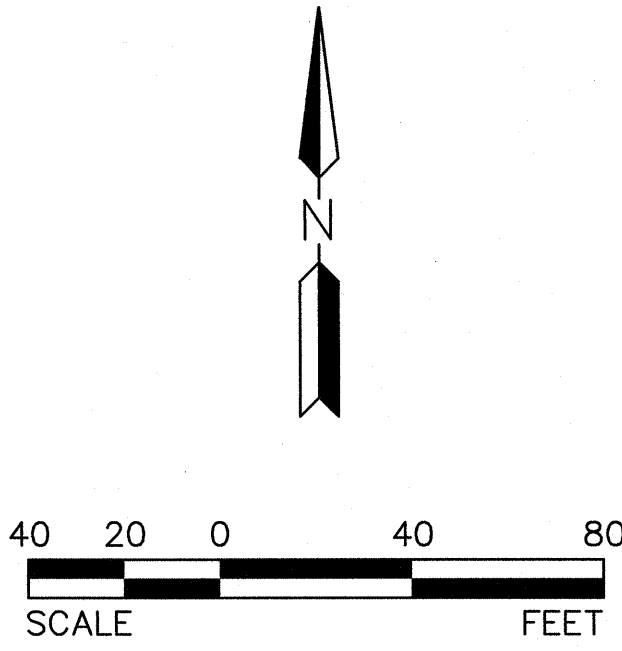
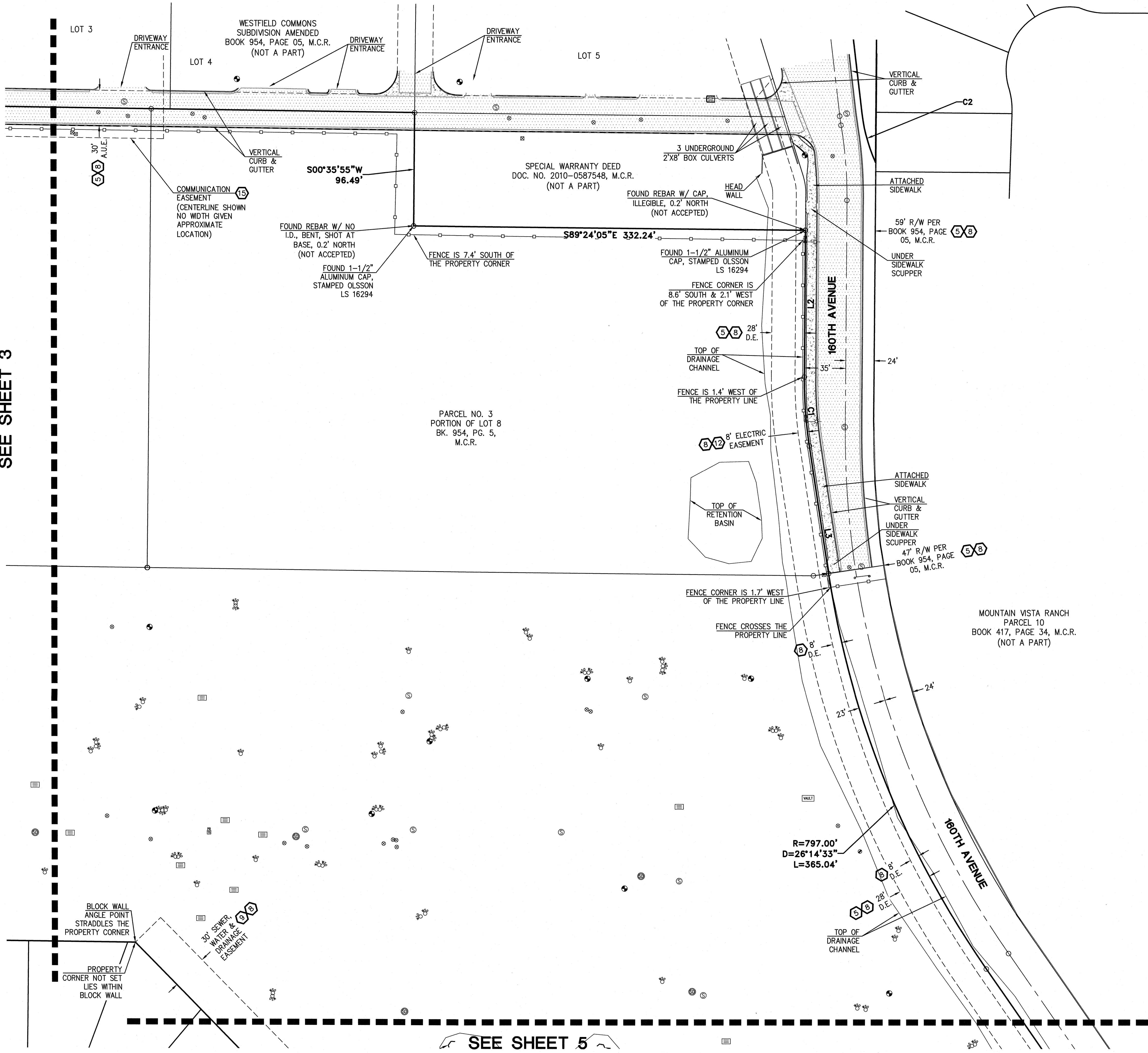


LEGEND

- FOUND 1-1/2" ALUMINUM CAP, STAMPED
- OLSSON LS 16294 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND CITY OF SURPRISE BRASS CAP FLUSH OR AS NOTED
- ⊠ ELECTRIC PULL BOX
- ⊠ LIGHT POLE W/ARM
- ⊠ ELECTRIC CABINET
- ⊠ TRAFFIC SIGNAL PULL BOX
- ⊠ VAULT (UNKNOWN)
- ⊠ TELEPHONE PEDESTAL
- ⊠ TELEPHONE MANHOLE
- ⊠ CURB INLET
- ⊠ GRATE
- ⊠ STORM DRAIN MANHOLE
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ WATER BACK FLOW PREVENTER
- ⊠ WATER STUB OUT
- ⊠ SANITARY SEWER MANHOLE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- WROUGHT IRON FENCE
- BARRICADE
- BLOCK WALL
- RIGHT-OF-WAY
- ACCESS & UTILITIES EASEMENT
- UTILITIES EASEMENT
- DRAINAGE EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- CONCRETE
- ASPHALT PAVEMENT

REV.:	
HILGARTWILSON ENGINEER PLAN SURVEY MANAGE 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 www.hilgartwilson.com	
	
BELL & SARIVAL SOUTHEAST CORNER OF BELL ROAD & SARIVAL ROAD SURPRISE, ARIZONA	
A.L.T.A./N.S.P.S. LAND TITLE SURVEY	
HILGARTWILSON	PROJ. NO.: 2182
DATE: JAN. 2020	SCALE: AS SHOWN
DRAWN: JDL	DESIGNED: HW
APPROVED: JMM	
DWG. NO. SV-3	
SHT. 3 OF 5	

SEE SHEET 3



- LEGEND**
- FOUND 1-1/2" ALUMINUM CAP, STAMPED OLSSON LS 16294 OR AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND CITY OF SURPRISE BRASS CAP FLUSH OR AS NOTED
 - ⊠ ELECTRIC PULL BOX
 - ⊕ LIGHT POLE W/ARM
 - ⊞ ELECTRIC CABINET
 - ⊟ TRAFFIC SIGNAL PULL BOX
 - ⊠ VAULT (UNKNOWN)
 - ⊡ TELEPHONE PEDESTAL
 - ⊢ TELEPHONE MANHOLE
 - ⊣ CURB INLET
 - ⊤ GRATE
 - ⊥ STORM DRAIN MANHOLE
 - ⊦ FIRE HYDRANT
 - ⊧ WATER VALVE
 - ⊨ WATER METER
 - ⊩ WATER BACK FLOW PREVENTER
 - ⊪ WATER STUB OUT
 - ⊫ SANITARY SEWER MANHOLE
 - ⊬ BOUNDARY LINE
 - ⊭ EASEMENT LINE
 - ⊮ SECTION LINE
 - ⊯ CENTER LINE
 - ⊰ RIGHT OF WAY LINE
 - ⊱ PARCEL LINE
 - ⊲ WROUGHT IRON FENCE
 - ⊳ BARRICADE
 - ⊴ BLOCK WALL
 - ⊵ RIGHT-OF-WAY
 - ⊶ ACCESS & UTILITIES EASEMENT
 - ⊷ UTILITIES EASEMENT
 - ⊸ DRAINAGE EASEMENT
 - ⊹ MARICOPA COUNTY RECORDS
 - ⊺ REGISTERED LAND SURVEYOR
 - ⊻ ASSESSOR PARCEL NUMBER
 - ⊼ POINT OF BEGINNING
 - ⊽ POINT OF COMMENCEMENT
 - ▨ CONCRETE
 - ▩ ASPHALT PAVEMENT

REV.:

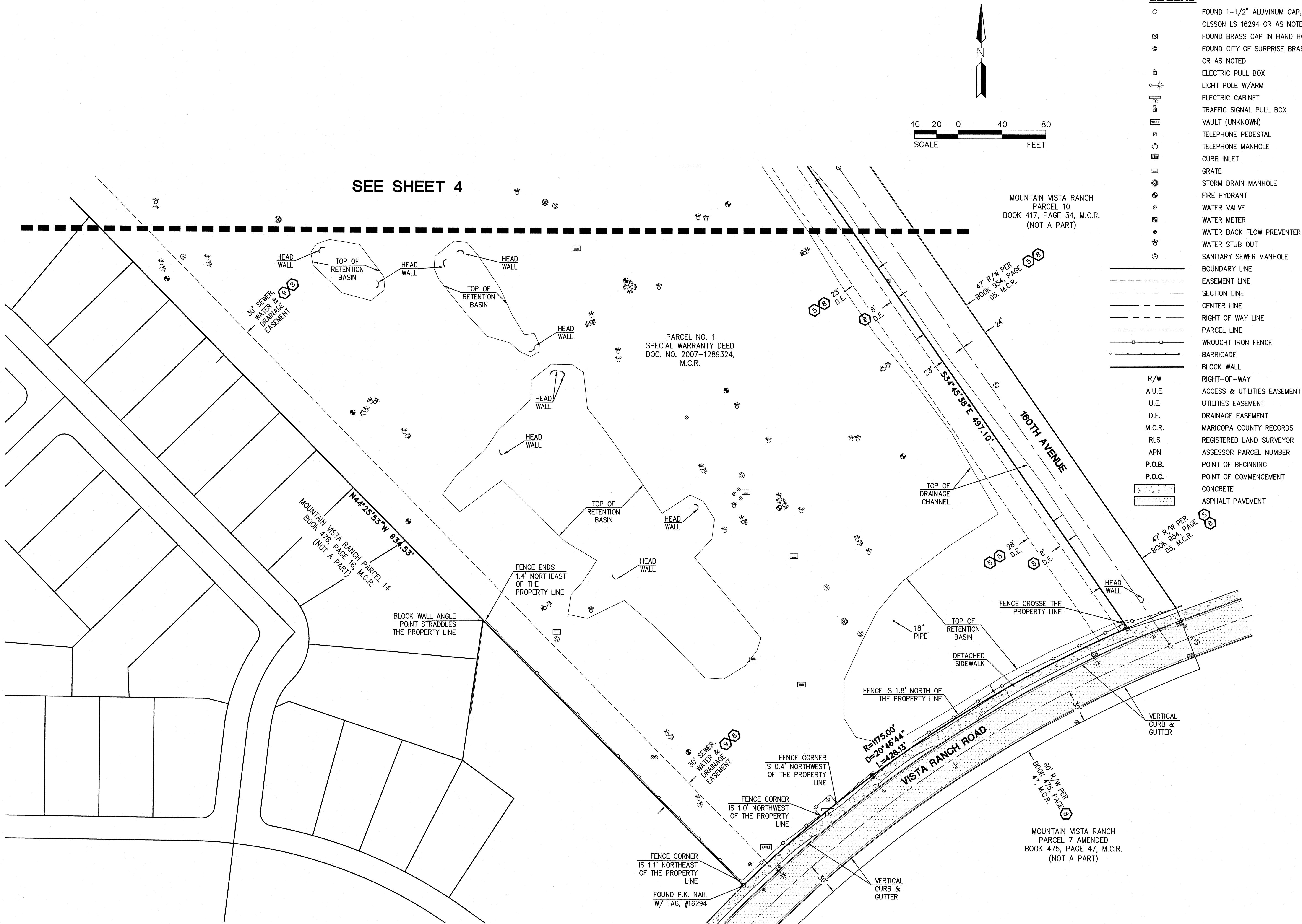
HILGARTWILSON
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2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
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BELL & SARIVAL
SOUTHEAST CORNER OF BELL ROAD & SARIVAL ROAD
SURPRISE, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ. NO.: 2182
	DATE: JAN. 2020
	SCALE: AS SHOWN
	DRAWN: JDL
	DESIGNED: HW
	APPROVED: JWM
	DWG. NO.
	9V-4
	SHT. 4 OF 5

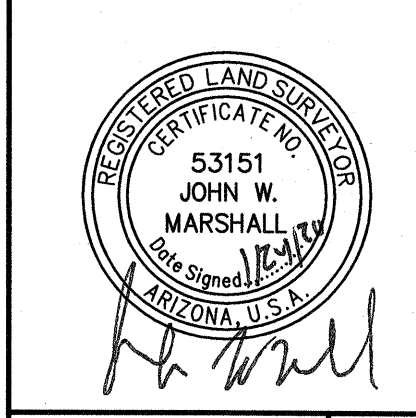


LEGEND

- FOUND 1-1/2" ALUMINUM CAP, STAMPED
- ⊠ OLSSON LS 16294 OR AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND CITY OF SURPRISE BRASS CAP FLUSH OR AS NOTED
- ⊠ ELECTRIC PULL BOX
- ⊠ LIGHT POLE W/ARM
- ⊠ ELECTRIC CABINET
- ⊠ TRAFFIC SIGNAL PULL BOX
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- BOUNDARY LINE
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- WROUGHT IRON FENCE
- BARRICADE
- BLOCK WALL
- RIGHT-OF-WAY
- ACCESS & UTILITIES EASEMENT
- UTILITIES EASEMENT
- DRAINAGE EASEMENT
- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- CONCRETE
- ASPHALT PAVEMENT

REV:

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com



BELL & SARIVAL
SOUTHEAST CORNER OF BELL ROAD & SARIVAL ROAD
SURPRISE, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON

PROJ NO:	2182
DATE:	JAN. 2020
SCALE:	AS SHOWN
DRAWN:	JDL
DESIGNED:	HW
APPROVED:	JWM

DWG. NO. **SV-5**

SHT. 5 OF 5

CITIZEN PARTICIPATION REPORT

THE BUNGALOWS AT BELL & SARIVAL, MOUNTAIN VISTA RANCH PAD AMENDMENT No. 4 CITY OF SURPRISE

Property Location:

South of the southeast corner of Bell Road and Sarival Avenue

Prepared by:

RVi Planning + Landscape Architecture
120 E. Ash Ave.
Tempe, AZ 85281

Prepared For:

City of Surprise

Case: FS20-234

July 15, 2020

Project Summary

RVi Planning + Landscape Architecture, on behalf of Advanced Acquisitions, LLC (an affiliate of Cavan Companies), is pleased to submit this PAD Amendment application for the Mountain Vista Ranch PAD to facilitate the development of a new residential community with Surprise. The proposed PAD amendment request will change the zoning designation to allow for the development of a residential detached and duplex gated community with one-story rental homes designed in a cluster configuration on a single lot. See the *Project Narrative* for a complete description of this request.

The site is currently zoned with a mix of C-2 (Commercial) and HDR (Multi-family). As shown on *Existing and Proposed Zoning Exhibit*, below, this request seeks to rezone the entirety of the Site to HDR (multi-family). This request is consistent with the Site's existing General Plan land use designation of "Neighborhood".



Figure 1: Existing & Proposed Zoning Map

This zone change will allow for the development of a 339-unit residential community. The Site's main access will be off the Commercial Access Road at the northwest portion of the property with a secondary, resident-only access off S. Sunrise Boulevard. This will be a gated, single-story, luxury rental community with 1, 2, and 3 bedroom detached and duplex residential units. The residential units are designed in a cluster configuration, with typically 4-8 units clustered around a common connected pedestrian courtyard area. The community features private yards for all residences as well as three community amenity areas with a community center/leasing office, resort-style pool and spa, dog park, fire pits, turf lawns and seating areas.

As part of the City's review process, staff is requiring the developer to providing a roadway connection along Sunrise Boulevard from its current terminus south of Bell Road to W. Vista Ranch Road. While the proposed development does not require this road to extend south past the proposed secondary access point on Sunrise Boulevard for access, the City has indicated this connection is critical to overall

circulation within the area, and has required that it be provided. However, while originally designated as a collector road, the City has agreed to a reduce roadway section consistent with a modified local street standard, so less right-of-way and pavement will be required. The cross section for this roadway is provided on Page 4 of the Project Narrative.



Figure 2: Conceptual Development Plan

Summary of Neighborhood Outreach Efforts

The development team understands the importance of reaching out to area residents and proactively working with neighborhood stakeholders to gain their feedback and address any potential site plan concerns. The development team presented the site plan and application request to area residents at two neighborhood meetings. In these meetings, residents had the opportunity to view the proposed rezoning and site plan concepts and voice their thoughts and concerns. The development team recorded this feedback and worked to incorporate it into subsequent site plan iterations. While we understand that not everyone will be fully satisfied with the revised plan, we feel that we have made a good faith effort to address as many concerns as possible. Summaries of the neighborhood meetings where the application was presented have been provided below.

MEETING 1: Initial Presentation to Nearby Neighbors

Location: Kingswood Elementary School, Library (Media Room)

Date: March 4, 2020

Time: 6:30pm

On March 4, 2020, members of the Development Team held a neighborhood meeting. The meeting was held at 6:30pm in the Library (Media Room) at Kingswood Elementary School. The

purpose of this meeting was to notify the public of the Mountain Vista Ranch PAD Amendment, Site Plan and Final Plat Applications being processed by the City of Surprise and to receive their initial feedback regarding the proposed layout/design. The Site Plan presented included 339 lots on the 30+/-acre site for an overall density of 11.38 dwelling units per acre. In total there were ten community members present, Councilman David Sanders and two (2) members of the City of Surprise Planning Department (Lloyd Abrams and Robert Kuhfuss).

The community members had several comments/concerns primarily pertaining to circulation and pedestrian connection as detailed below. The team members present agreed to address these concerns as the project moves forward.

- **Pathway connection from development and neighboring community to the existing Commercial center to the north.** Additional pedestrian pathways were added to the Site Plan.
- **There was concern about extending Sunrise Boulevard south to Vista Ranch Road.** While the proposed development does not require this road to extend south past the proposed secondary access point on Sunrise Boulevard for access, the City has indicated this connection is critical to overall circulation within the area, and has required that it be provided. However, while originally designated as a collector road, the City has agreed to a reduce roadway section consistent with a modified local street standard, so less right-of-way and pavement will be required.

MEETING 2: *Formal Public Neighborhood Meeting*

Location: Virtual meeting held over Zoom

Date: July 8, 2020

Time: 6:00pm

On July 8th, 2020, members of the Development Team held the official, City-required virtual neighborhood meeting regarding the proposed project via Zoom. The meeting was held at 6:00pm. As this was the official neighborhood meeting, the City of Surprise handled the meeting notification and sent invitations to area residents. Additionally, City Staff posted the neighborhood meeting information in a local newspaper. A double-sided sign was posted on the site alerting area residents to the upcoming meeting.

At this meeting, the development team presented the application request and facilitated a question and answer session where residents could ask questions and share comments regarding the request. In total, 27 community members signed on to attend and approximately 14 of them requested to speak. Additionally, approximately 10 neighbors posted written questions via the meeting chat feature. These written questions were also responded to by the development team. A mix of feedback was received including the following:

- As expressed in the first neighborhood meeting, many neighbors were disappointed that the City is requesting that Sunrise Boulevard be extended to Vista Ranch Road. There is concern that this will generate undesirable traffic adjacent to their community.

- Some neighbors expressed concern that the project is too crowded with too many units. Other neighbors appreciated the product and felt the single-story detached units were a good fit for this location.
- Some neighbors were concerned that the project would generate too much traffic. Others thought the residential use, as opposed to a commercial use, at the north of the site would result in lower traffic generation.
- Neighbors asked the development team questions about the proposed rents, perimeter walls and yards, the project's impact on surrounding property values, whether the project would be part of their HOA (it will not) and whether renters' insurance will be required (it will).

While this was the development team's first time hosting a virtual neighborhood meeting over Zoom, the meeting seemed to go smoothly and residents had the opportunity to participate and voice their comments. Following the meeting, several neighbors thanked the development team for hosting such a smooth meeting.

Dysart Unified School District

The project is located within the boundaries of the Dysart Unified School District. On July 1, 2020 the Development Team reached out to the Dysart Unified School District notifying them of the project. On July 6, 2020 the School District replied with a donation request and the development team is currently reviewing that request.

Sign Posting

Two neighborhood notification signs were posted on the site on June 22, 2020. The signs were revised to include the public hearings dates on July 7, 2020 and were revised again to update the project case number on July 9, 2020. The signs included information about the application request, the case number, and information regarding the official neighborhood meeting (Meeting #2). The sign posting conformed to City of Surprise notification requirements. The sign was later updated to include the upcoming Planning & Zoning and City Council hearing dates once these dates when they were confirmed.

Conclusion

The Bungalows at Bell & Sarival rezoning application and development plan is the result of a concerted effort to engage our neighbors and respond to their comments while maintaining a financially viable community. Over the course of the two neighborhood meetings and additional neighbor correspondence, the development team received a wide array of feedback and the request was adjusted to take that feedback into account. We hope you can support the development plan we worked hard to create.

Attachments

- A. Neighborhood Meeting #1 – Outreach Letter
- B. Neighborhood Meeting #1 – 300' Mailing List
- C. Neighborhood Meeting #1 – 300' Mailing Map
- D. Neighborhood Meeting #1 – Sign in Sheet
- E. Neighborhood Meeting #2 – Affidavit of Neighborhood Notification
- F. Affidavits of Sign Posting
- G. Neighbor Email Correspondence

Attachment A
Neighborhood Meeting #1 – Outreach Letter



Neighborhood Meeting Notice

February 19, 2020

RE: Bell & Sarival Bungalows

Dear Neighbor,

RVi Planning + Landscape Architecture is representing Advanced Acquisitions, LLC regarding an amendment to the approved Mountain Vista Ranch PAD (PAD94-002, PADA96-005, PAD97-124 & PADA07-011). The subject site is located south of the southeast corner of Bell Road and Sarival Avenue. Our request to the City of Surprise is to amend the subject parcel from C-2 PAD and HDR PAD to all HDR (Multi-Family) PAD for the approximately 29.7-acre property. The proposed development requests will allow for the development of a professionally managed, residential detached and duplex gated community with one-story rental homes designed in a cluster configuration on a single lot. This proposed PAD amendment will allow for up to 350 residential units, for a maximum density of 12 du/ac. (see **Property Location Map** on reverse side for the subject property).

The project team is interested in your feedback regarding this proposal. A neighborhood meeting has been scheduled to give you and the other neighboring property owners an opportunity to meet with the applicant and ask questions or provide comments about the proposal. The neighborhood meeting will be held at the below listed time and place:

Wednesday, March 4th, 2020 at 6:30 p.m.
Kingswood Elementary School, Cafeteria
15150 W. Mondell Rd.
Surprise, AZ 85374

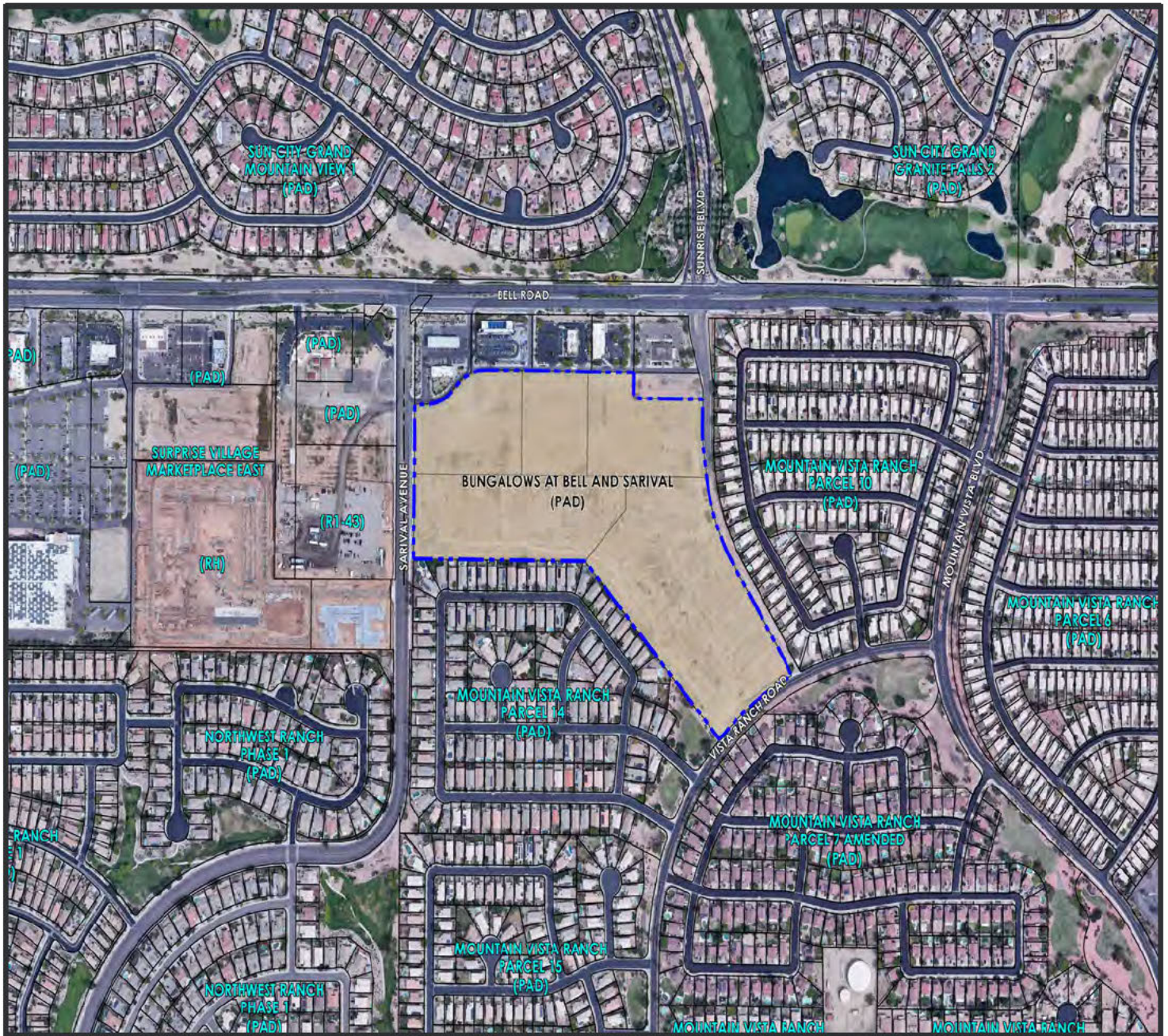
If you have any questions regarding this proposal prior to the neighborhood meeting, please contact me at (480) 586-2100.

Sincerely,

RVi Planning + Landscape Architecture,

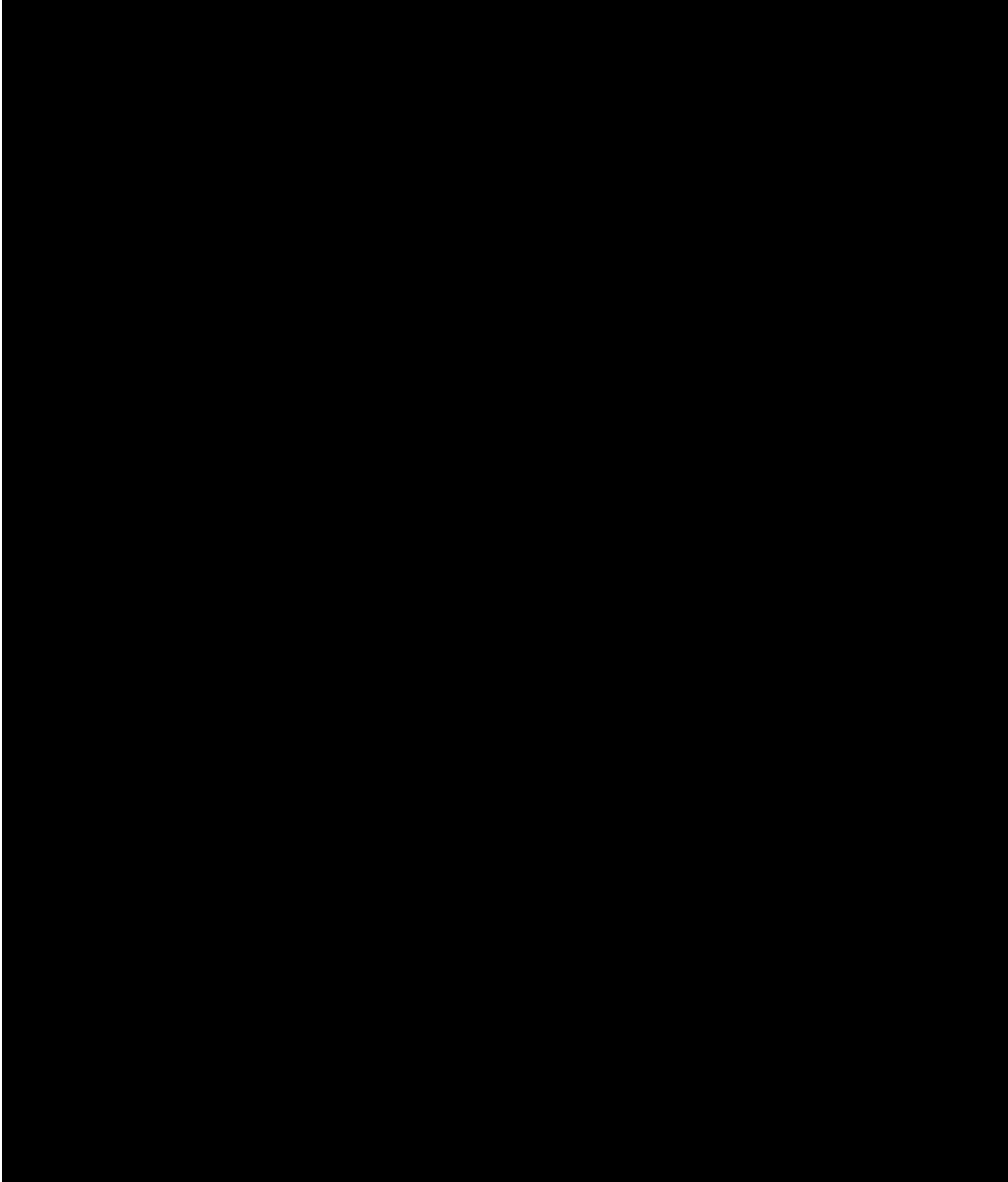
A handwritten signature in black ink, appearing to read 'Mark Reddie'.

Mark Reddie
Vice President



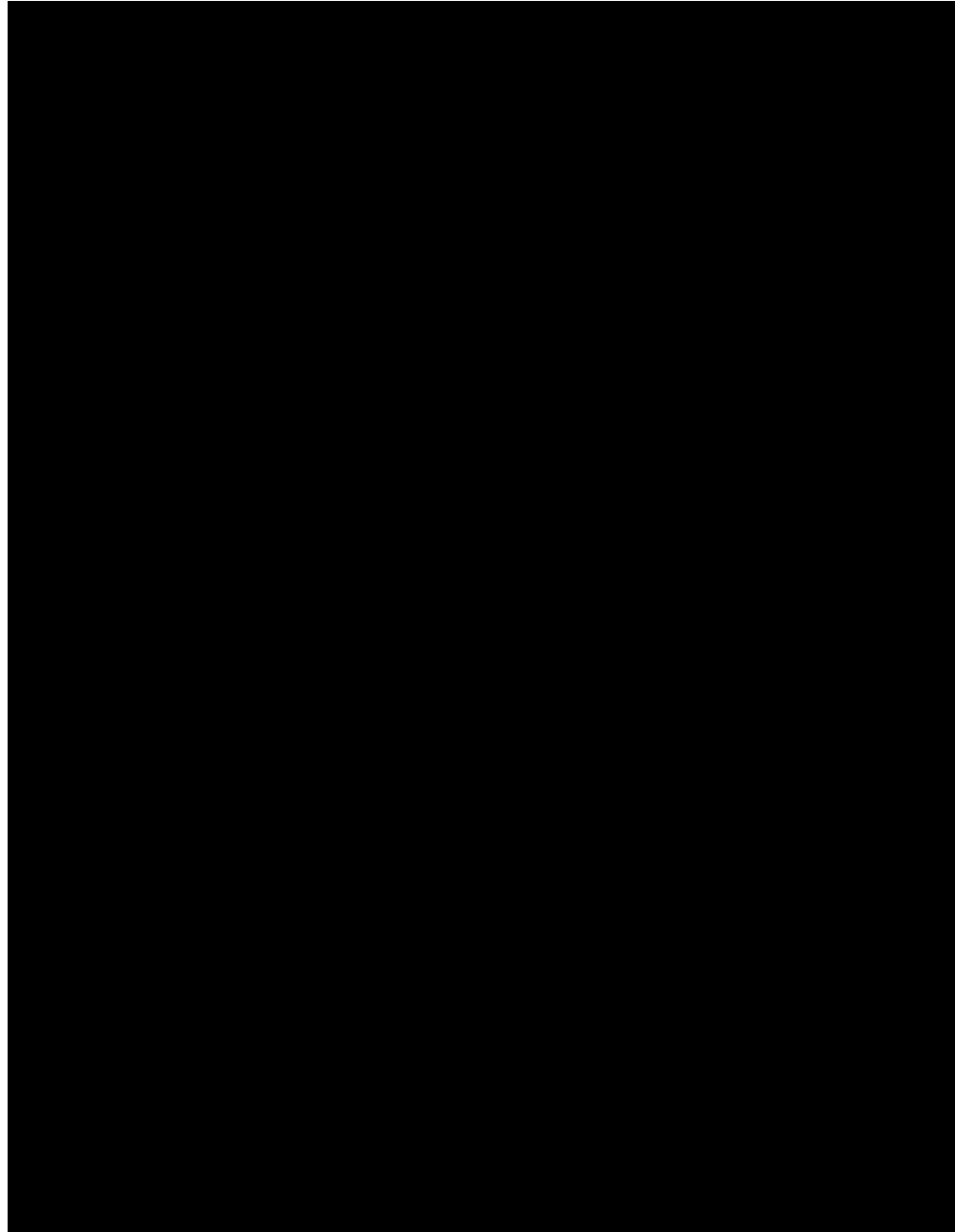
Attachment B
Neighborhood Meeting #1 – 300' Mailing List

The Bungalows at Bell & Sarival
Neighborhood Meeting #1 - 300' Neighborhood Notification List

OWNER	ADDRESS	CITY	STATE	ZIP
2017-1 IH BORROWER LP				
ADAMS RAYMOND W/CHERYLL A				
AH4R PROPERTIES TWO LLC				
ALDERWOODS (NY) LLC/SCI AL FUNERAL SERV LLC				
ALDERWOODS NEW YORK LLC				
ALMASAN EUGENIA/OANA				
ANNALA LOWELL CRAIG/JILL				
AZ SCOOP LLC				
BAKER RONALD ANTHONY II				
BANIEWICZ STAN L/LAURA D				
BARKER JOHN				
BAUER ANNE MARIE				
BERIS LOUIS/DEMETRA				
BHATIA STEVE				
BODEEN MARIE-CAROLE/MICHAEL D				
BOLOGNA GEAN S				
BROSOR JORDAN D/NICOLE				
BUETTGENBACH AARON M/COOK MIRANDA R				
BURKARDT FAMILY LIVING TRUST				
CASO GARY				
CASTELLINA LLC				
CHANDLER KATHLEEN A				
CIRCLE K STORES INC				
CISNEROS CARLOS				
CLENDENNING MURRAY/DARLENE				
COLVIN RONALD S				
COREY WILLIAM S				
CORNFIELD LOUISE VICKI				
CPI AMHERST SFR PROGRAM OWNER L L C				
CROOK RUBY				

OWNER**ADDRESS****CITY****STATE****ZIP**

DAIGLE RODNEY W JR
DAVID WATKINS ASHLEY
DECL OF TR OF RICHARD A & STEPHANIE A GILMORE
DONNA F VISCONTI LIVING TRUST
DUERR DENNIS A
DUPLESSIS GAIL
EVENSON SHELBY
FAST & FRIENDLY CARWASH-SURPRISE LLC
FLANAGAN PATRICIA A
FLANAGAN RICHARD/TAMMIE
FOREMAN CHRIS/KELLY
FRYAR NICOLE M
GAMEN RUSSEL J
GARBER DANIEL E/DAWN D
GATTIS MICHAEL W/SHELBY M TR
GEARHART JAMES E
GIBB GARY
GIUNTA JOSEPH A
GODOY REBECCA L
GRAZIOSI EDWARD A/PATRICIA C
GRUSENDORF SHAUNA C/HENRY C/NITA A
GUERECAL ANGELICA/JOSEPH
HALLE PROPERTIES LLC
HARRISON MATTHEW J
HAVALYOV ARNAUDVOA FAMILY TRUST
HAZELS LIVING TRUST
HELTZEL GEORGE E/LINDA A TR
HERNANDEZ ISHMAEL/GLORIA
HERTLING REVOCABLE LIVING TRUST
HEY GEORGE M/TORREANO RITA M
HICKS FRANCI M TR
HOADE DEBORAH A
HODSON SHEILA E

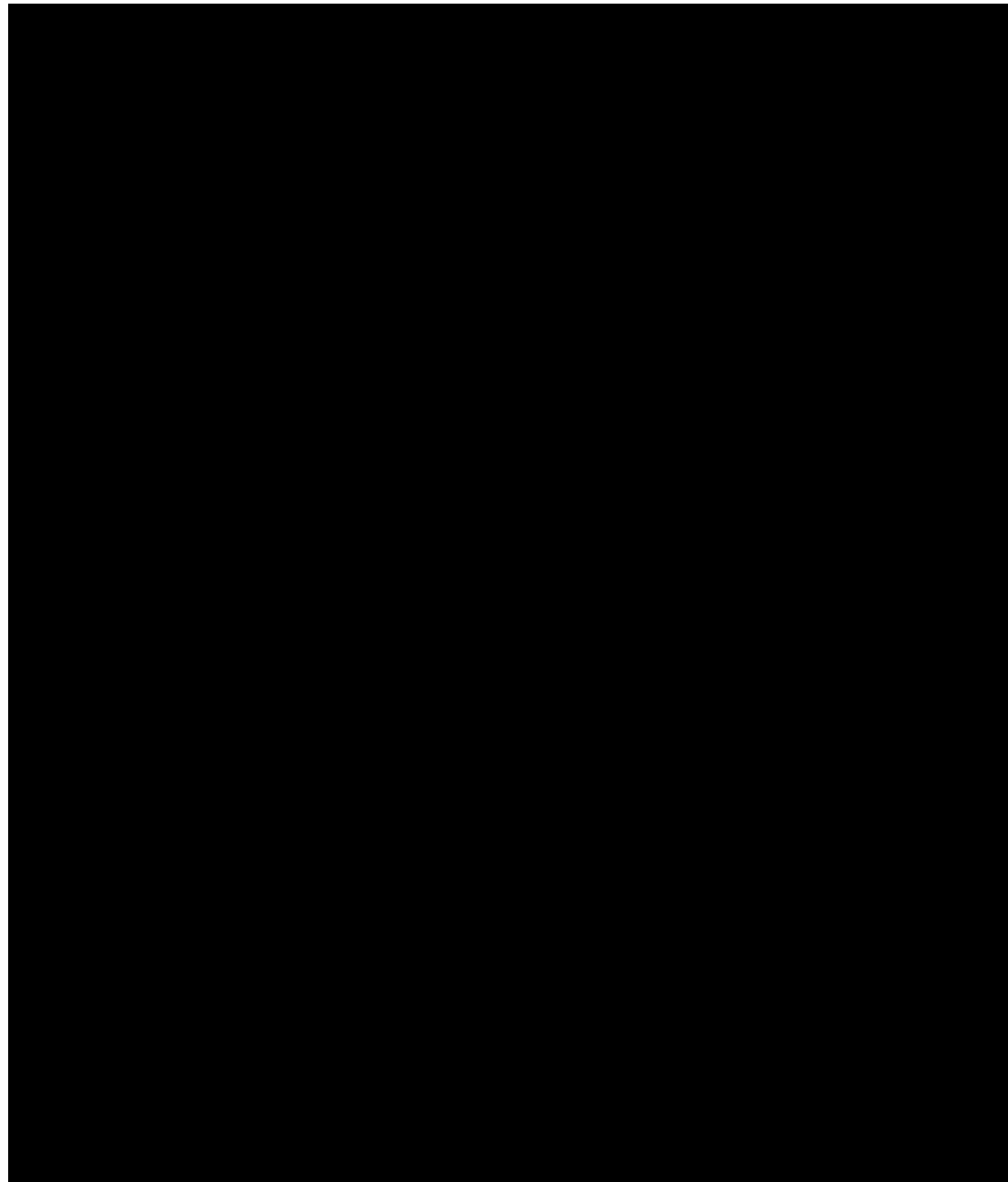


OWNER**ADDRESS****CITY****STATE****ZIP**

HOLMAN QUALITY RENTALS LLC
HUENERGARDT CRAIG R/CHERI L TR
HUNTER TIFFANI
JOHNSON LORRI/PAUL
JOHNSON TODD G/LESLEY K
JONES GARY W/ELIZABETH J
KADLECK PROPERTIES LLC
KERMAN DAVID R/KIM M
KOSKI CATHI S/DAVID B/LOGAN A
KRAL JEFFREY J/SUSAN M
KUHF AHL DAVID J/ELIZABETH A
LABADIE JOSHUA
LARRY AND LUCILLE PEEK LIVING TRUST
LEALOS DONALD J/DARA EDEN
LEMING DAVID L/CARLA K
LUJAN AARON D/DEBRA L
LUNN FAMILY LIVING TRUST
LUTES SCOTT/SEEGERS MERIDITH
MACKLIN WILLIAM/KAREN
MARICOPA COUNTY MUN WATER CONS DEPT
MARK CHARLES & PATRICIA ANN SALYER REV TRUST
MARLATT KELLY L
MARVIN W LYNN AND JUANITA L LYNN 2001 TRUST
MARX JACQUELINE A
MCMINN STEPHEN K/RYAN CARLA M
MERKL NICOLE
MESA EDWARD M/DOMINGUEZ PATRICIA ANN
MILLER ROSEMARY
MOLSKNESS STACY
MONSARRAT MARK
MOSIJ DEBORAH/MICHAEL J
MOUNTAIN VISTA RANCH OWNERS ASSOCIATION INC
MOUNTAIN VISTA RANCH OWNERS ASSOCIATION INC

OWNER**ADDRESS****CITY****STATE****ZIP**

NAPIER CANDACE M
NEW SONG UNITED METHODIST CHURCH
NICHOLS EDWARD L/LYNDA L
NICHOLSON IVAN C/CHELSEY
NOTTKE AUSTIN J
NUFF SAID HOLDINGS II LLC
PADILLA ANA C
PARKER FAMILY TRUST
PELLOUCHOUD MATTHEW/MARILYN
POLESAK CHAD/SANCHEZ ENRIQUE
POLK RICHARD
PRESTIA JOHN DOMENICK/CARRIE E
PROGRESS RESIDENTIAL BORROWER 6 LLC
QUIOCHO CYNTHIA
RAMSAY TAYLER M/CASSIDY R
RAYMOND JUDD/PAULA
RINDERER ADAM T/CHERYL D
ROSENBERG JUSTIN/ISAACS SUSAN K
ROURICK BRENT A
SALDANA ANTHONY
SAMIR HOLDINGS INC
SCHAFFER DONAL/STAGG KATY
SCRUGGS RYAN T/VICTORIA L
SEGARRA ANTONIO/LUCILLE TR
SHAHNAZARIAN RABEAK
SIERACKI THOMAS/NANCY
SIMMONS LOGAN B/CHANDRA E
SKOK FAMILY TRUST
SKYLES ELLEN
SMITH REUBEN K
SNIEGOWSKI STEPHEN
SPANGLER DEL W
SPIVEY STEVE L/WALDEN GARY J

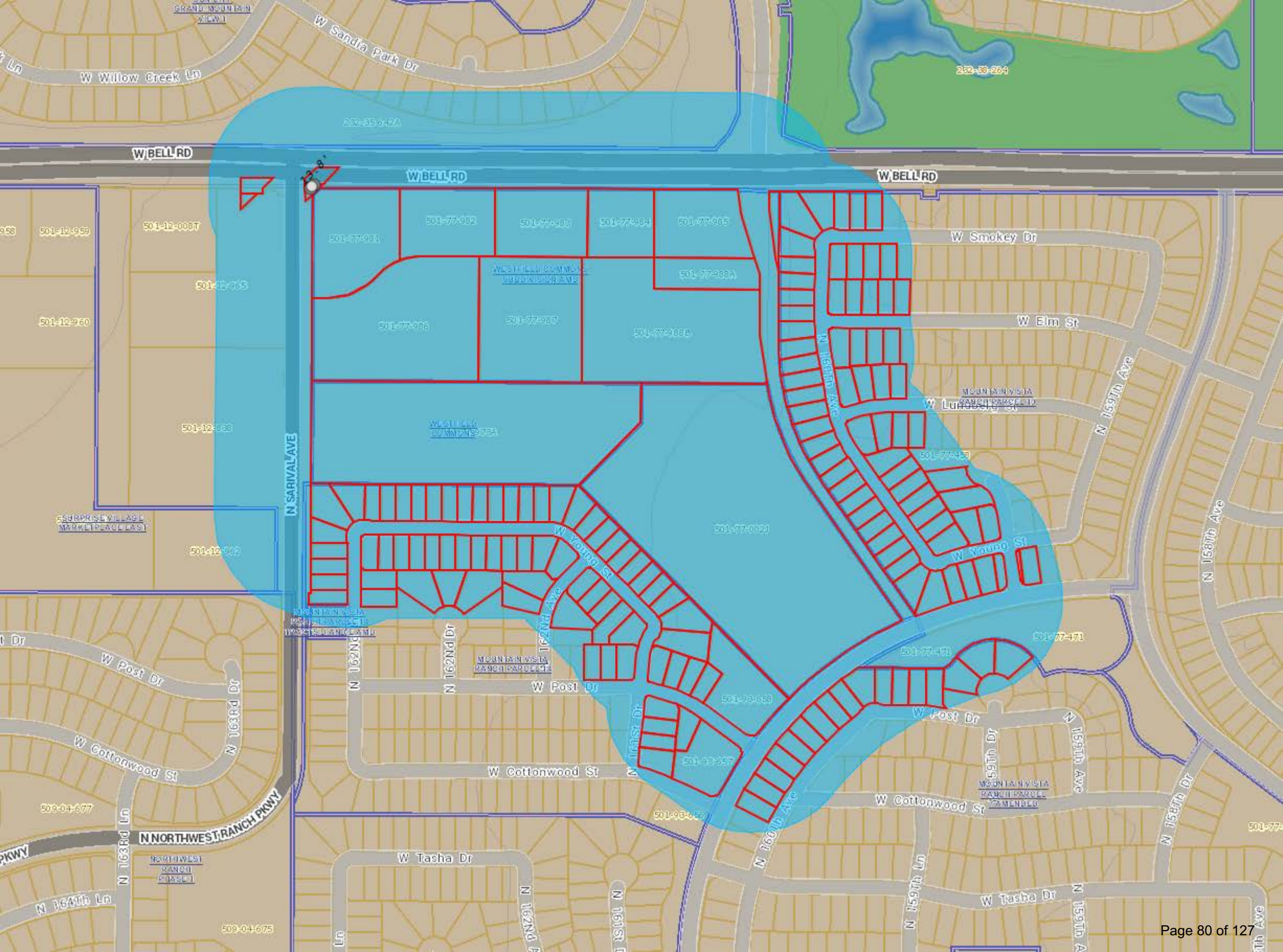


OWNER**ADDRESS****CITY****STATE****ZIP**

STARCEVICH WILLIAM
STEPHENS TRAVIS/MATHIAS DINA
STONE ROBERT V JR/GINGER A
SUNDEERLAND FLOYD L/RAOLA D
TAH MS BORROWER LLC
THOLE DANIEL P
THOMAS PAUL BRIANT TRUST
THR PHOENIX LP
TITAN REALTY INC
TOOPS MATTHEW R/MELISSA RUTH
TUTTLE DONALD W/CHARLENE J
VICKIE A ROCHELLE CHARITABLE REMAINDER UNITRUST
VIERCK JON
VILLEGAS JAVIER E
VOGT ALLISON MARIE
VON SONN WALDEN JOHANNA/MICHAEL/JEANETTE
WALLIS LARRY W/LOIS A
WARREN FRAN J
WAYNE F AND THERESA L COLLINS LIVING TRUST
WELLS MARK/STRAUB-WELLS LAUREN
WESTFIELD/AZ LLC/CASTELLINA LLC
WILLIAM MICHAEL DANKWARDT LIVING TRUST
WILLIAMS AMANDA/TREY
WILLIAMS TODD R
WINGERT PHILIP M/DELORES J
WIRTH MICHAEL ROLF
WSAS PROPERTIES LLC
YOUNG JODI L
ZEITER CHRISTOPHER
ZEITLIN FAMILY TRUST



Attachment C
Neighborhood Meeting #1 – 300' Mailing Map



Attachment D
Neighborhood Meeting #1 – Sign in Sheet

Project: Neighborhood Meeting – Bell and Sarival Bungalows

Location: Kingswood Elementary School Cafeteria

Date and Time: **March 4th, 2020**

PUBLIC MEETING SIGN-IN SHEET

Name

Address

Phone

Email

1	Jody Chandler			
2	Charlene Tuth			
3	Don Levy			
4	David Sanders			
5	Carol Thomas			
6	Yvonne Wainwright			
7	Sharon Deigo			
8	Wayne Tuttle			
9				
10				

Attachment E
Neighborhood Meeting #2 – Affidavit of
Neighborhood Notification

AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on June 23, 2020 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

- ☒ Maricopa County Accessor Website
- ☐ Agency Website
- ☐ City Database
- ☐ Other

Case #: FS20-234
[Case #]

Project Name: Bungalows at Mountain Vista Ranch
[Case Name]

Signed this 23rd day of June, 2020
[Day] [Month] [Year]

By: 
[Signature]

Rev. 07/10/19

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. Due to the current COVID-19 public health emergency, the meeting will be conducted electronically. By using a computer and the access information provided below, any member of the public may participate and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

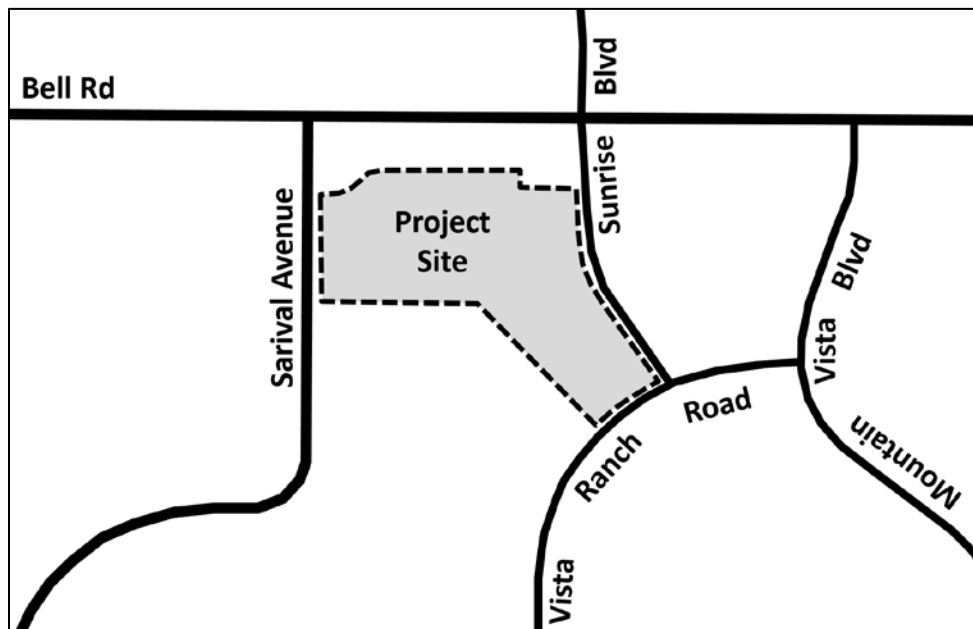
CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday July 8, 2020

TIME: 6:00 PM

ONLINE ACCESS: <https://bit.ly/3dbHY7n>

Project Location



PROJECT DESCRIPTION: A Planned Area Development (PAD) Rezone to accommodate a High Density Residential (HDR) Community within the Mountain Vista Ranch PAD. This application seeks to Rezone 11.2 acres from Community Commercial C2-PAD to HDR-PAD and to provide development standards for the one, two, and three-bedroom rental product. Case FS20-234.

2017-1 IH BORROWER LP

ADAMS RAYMOND W/CHERYLL A

AH4R PROPERTIES TWO LLC

ALDERWOODS NEW YORK LLC

ALMASAN EUGENIA/OANA

ANDERSON DAVID E/PATRICIA M

ANNALA LOWELL CRAIG/JILL

AZ SCOOP LLC

BAKER RONALD ANTHONY II

BANIEWICZ STAN L/LAURA D

BARKER JOHN

BAUER ANNE MARIE

BERIS LOUIS/DEMETRA

BHATIA STEVE

BODEEN MARIE-CAROLE/MICHAEL D

BOLOGNA GEAN S

BROSOR JORDAN D/NICOLE

BUETTGENBACH AARON M/COOK
MIRANDA R

BURKARDT FAMILY LIVING TRUST

CASO GARY

CASTELLINA LLC

CHANDLER KATHLEEN A

CHRISTIAN CARE SURPRISE INC

CIRCLE K STORES INC

CISNEROS CARLOS

CLENDENNING MURRAY/DARLENE

COLVIN RONALD S

COREY WILLIAM S

CORNFIELD LOUISE VICKI

CPI AMHERST SFR PROGRAM OWNER L L C

CROOK RUBY

DAIGLE RODNEY W JR

DAVID WATKINS ASHLEY

DECL OF TR OF RICHARD A &
STEPHANIE A GILMORE

DONNA F VISCONTI LIVING TRUST

DUERR DENNIS A

DUPLESSIS GAIL

EVENSON SHELBY

FAST & FRIENDLY CARWASH-SURPRISE
LLC

FLANAGAN PATRICIA A

FLANAGAN RICHARD/TAMMIE

FOREMAN CHRIS/KELLY

GAMEN RUSSEL J

GARBER DANIEL E/DAWN D

GARY & CHRIS LLC

GATTIS MICHAEL W/SHELBY M TR

GEARHART JAMES E

GIUNTA JOSEPH A

GODOY REBECCA L

GRAZIOSI EDWARD A/PATRICIA C

GRUSENDORF SHAUNA C/HENRY C/NITA A

GUERECA ANGELICA/JOSEPH

HALLE PROPERTIES LLC

HARRISON MATTHEW J

HAVALYOV ARNAUDVOA FAMILY
TRUST

HAZELS LIVING TRUST

HELTZEL GEORGE E/LINDA A TR

HERNANDEZ ISHMAEL/GLORIA

HERTLING REVOCABLE LIVING TRUST

HEY GEORGE M/TORREANO RITA M

HICKS FRANCI M TR

HOADE DEBORAH A

HODSON SHEILA E

HORSKEY NANCY L/MICHAEL R

HUENERGARDT CRAIG R/CHERI L TR

HUNTER TIFFANI

JOHNSON LORRI/PAUL

JOHNSON TODD G/LESLEY K

JONES GARY W/ELIZABETH J

KADLECK PROPERTIES LLC

KERMAN DAVID R/KIM M

KOSKI CATHI S/DAVID B/LOGAN A

KUHFAHL FAMILY LIVING TRUST

LABADIE JOSHUA

LARRY AND LUCILLE PEEK LIVING TRUST

LEALOS DONALD J/DARA EDEN

LEMING DAVID L/CARLA K

LUJAN AARON D/DEBRA L

LUNN FAMILY LIVING TRUST

LUTES SCOTT/SEEGER MERIDITH

MACKLIN WILLIAM/KAREN

MARK CHARLES & PATRICIA ANN
SALYER REV TRUST

MARLATT KELLY L

MARTIN LARRY A/BETSCHART ALISHA R

MARVIN W LYNN AND JUANITA L LYNN
2001 TRUST

MARX JACQUELINE A

MATTHEW F AND MARILYN A
PELLOUCHOUD TRUST

MCMINN STEPHEN K/RYAN CARLA M

MEDUNA BRADLEY/DARLEEN

MERKL NICOLE

MESA EDWARD M/DOMINGUEZ
PATRICIA ANN

MONSARRAT MARK

MOUNTAIN VISTA RANCH OWNERS
ASSOCIATION INC

MOUNTAIN VISTA RANCH OWNERS
ASSOCIATION INC

NAPIER CANDACE M

NEW SONG UNITED METHODIST
CHURCH

NICHOLS EDWARD L/LYNDA L

NITSCHKE ERIC/ANN

NOTTKE AUSTIN J

NUFF SAID HOLDINGS II LLC

PADILLA ANA C

PARKER FAMILY TRUST

PRESTIA JOHN DOMENICK/CARRIE E

PROGRESS PHOENIX LLC

PROGRESS RESIDENTIAL BORROWER 6 LLC

QUIOCHO CYNTHIA

RAMSAY TAYLER M/CASSIDY R

RINDERER ADAM T/CHERYL D

RODRIGUEZ MELISSA ANN

ROSENBERG JUSTIN/ISAACS SUSAN K

ROURICK BRENT A

SALDANA ANTHONY

SAMIR HOLDINGS INC

SCHAFER DONAL/STAGG KATY

SCRUGGS RYAN T/VICTORIA L

SIERACKI THOMAS/NANCY

SIMMONS LOGAN B/CHANDRA E

SKOK FAMILY TRUST

SKOK JOSEPH/TRACIE L

SNIEGOWSKI STEPHEN

STEPHENS TRAVIS/MATHIAS DINA

SUNDEERLAND FLOYD L/RAOLA D

SURPRISE CITY OF

TAH MS BORROWER LLC

TAH MS-2 BORROWER LLC

TAYLOR RICHIE L/ROSARIO A

THOLE DANIEL P

THOMAS PAUL BRIANT TRUST

THR PHOENIX LP

TOOPS MATTHEW R/MELISSA RUTH

TRADUP LYLE G/SARA L

TUTTLE DONALD W/CHARLENE J

VIERCK JON

VILLEGAS JAVIER E

VOGT ALLISON MARIE

VON SONNWALDEN
JOHANNA/MICHAEL/JEANETTE

WALLIS LARRY W/LOIS A

WAYNE F AND THERESA L COLLINS
LIVING TRUST

WELLS MARK/STRAUB-WELLS LAUREN

WESTFIELD COMMONS LLC

WESTFIELD/AZ LLC/CASTELLINA LLC

WILLIAM MICHAEL DANKWARDT
LIVING TRUST

WILLIAMS AMANDA/TREY

WINGERT PHILIP M/DELORES J

WSAS PROPERTIES LLC

YOUNG JODI L

ZEITER CHRISTOPHER

ZEITLIN FAMILY TRUST

MR CHRISTOPHER P TOALE

Attachment F
Neighborhood Meeting #2 – PowerPoint
Presentation



Neighborhood Meeting

July 8, 2020

Bell & Sarival Bungalows, City of Surprise

Aerial Map

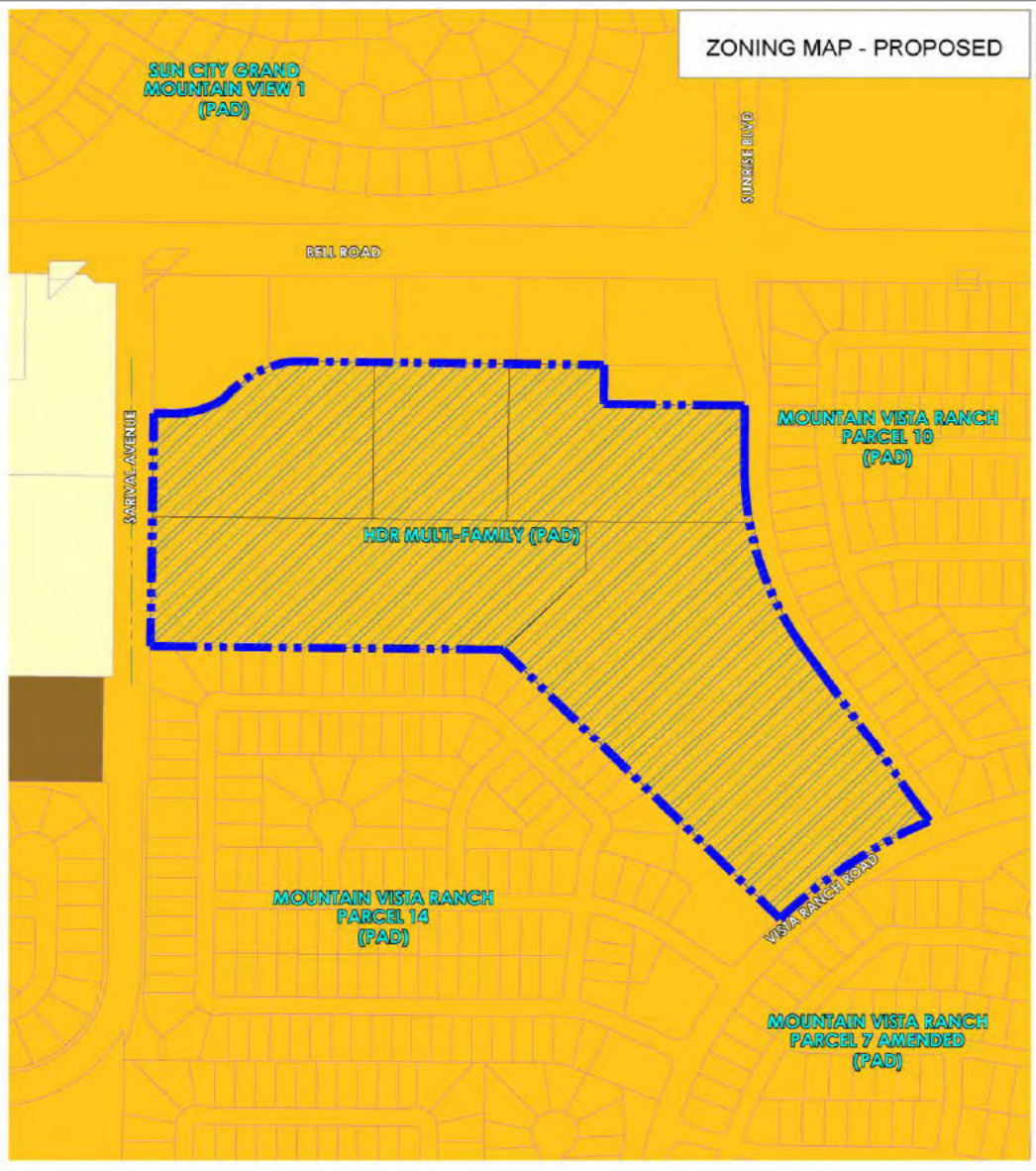
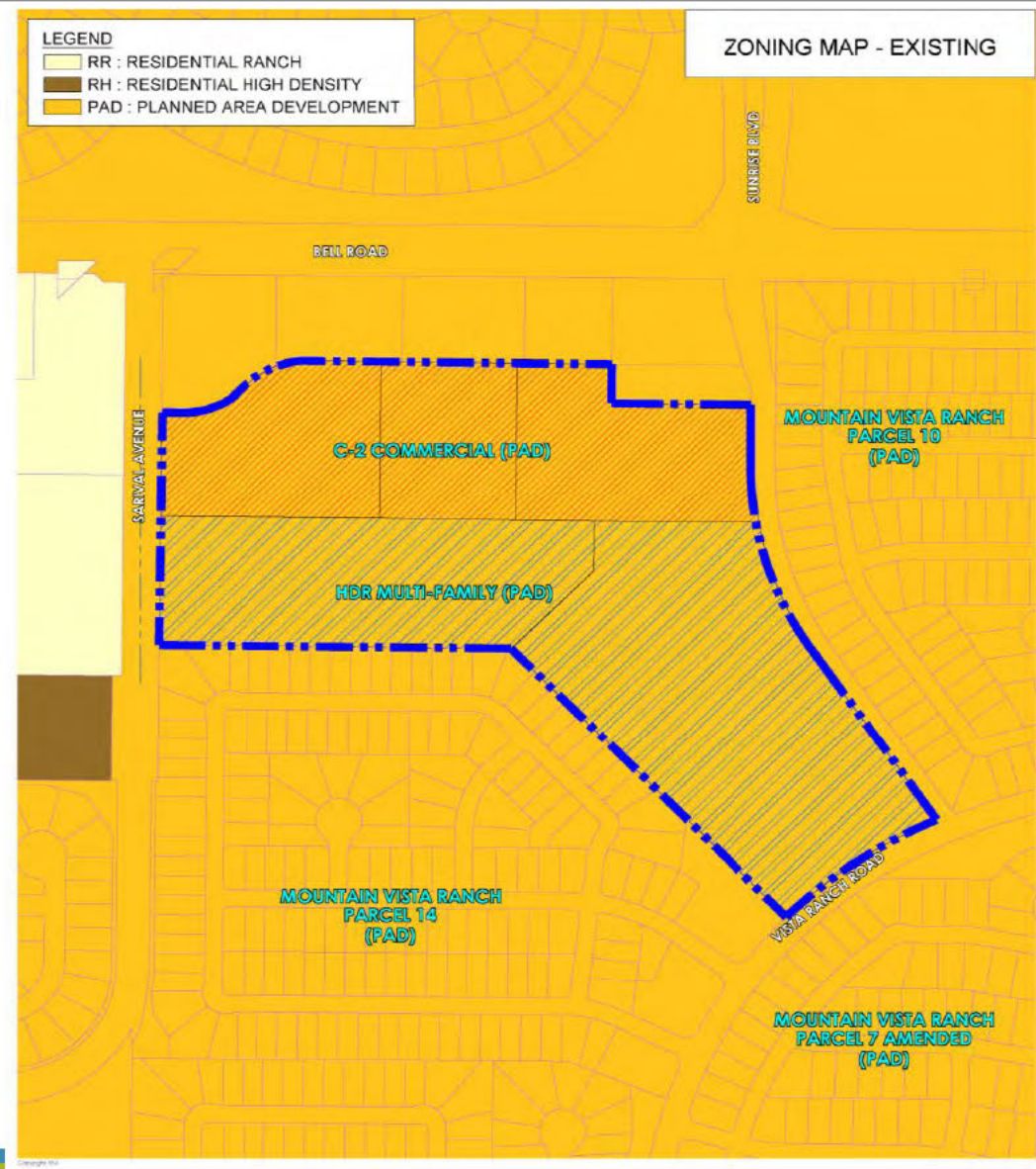


Request for Development

- Rezoning
 - Amend the Mountain Vista Ranch PAD zoning designation from C-2 Commercial (PAD) & HDR Multi-Family (PAD) to all HDR Multi-Family (PAD).
- Development Review Permit (Site Plan/Design Review)
 - Ensure conformance of Site Plan to meet required development standards and design guidelines.



Existing and Proposed Zoning



Current Vs. Proposed Land Use Impacts

CURRENT C-2 & HDR PERMITTED LAND USE	PROPOSED RESIDENTIAL DEVELOPMENT
Intensity of various commercial uses and multi-story residential density up to 20 du/ac	Single-story residential uses with a maximum of 12 du/ac Proposed
Total Units Allowed: 390 units plus ~10 acres of additional commercial development	Total Units Proposed: 339 and no additional commercial buildings
35 Foot Maximum Building Height for Commercial and Residential Uses	26 Foot Single-Story Maximum Building Height Proposed
7% Open Space Required per Mountain Vista Ranch PAD	Approximately 40% Open Space provided on site
More residential and commercial traffic throughout the day	Residential traffic only with reduced density and reduced traffic

Development Plan

- Single-story, residential luxury rental community
- Site Plan Features:
 - Cluster configuration, varying rooflines
 - Front porches and private backyards
 - Minimum 10' separation between units
 - Similar unit count adjacent to existing
 - Gated community
 - Looped circulation and parking
 - Garage / shaded space for each unit
 - Pedestrian connectivity
 - Direct access to adjacent commercial
 - Primary access from Sarival Ave., with secondary to Sunrise Blvd.
 - Decorative theme wall, view fencing



Development Plan

- Amenities:
 - Community Clubhouse
 - Resort-style pool and spa
 - ~40% overall open space
 - Central linear park
 - Lawn games
 - Dog park
 - Fire pit
 - Shade ramadas with seating
 - Shaded pedestrian paths
 - Pocket parks and open space
 - Landscaping throughout, including perimeter and tree in each backyard



Representative Imagery



Representative Imagery: Site Exterior



Representative Imagery: Building Exterior



Representative Imagery: Community Clubhouse

- Leasing Office
- Meeting Space
- Outdoor Patio
- 4-Sided
Architecture



Representative Imagery: Interior Units



Privacy of single-family living with apartment-like amenities, rental terms, and management

Representative Imagery: Interior units



Stainless steel appliances, 10-foot ceilings, wood-like floors, quartz counters, private backyards



Questions?



Attachment G
Affidavit of Sign Postings

AFFIDAVIT OF POSTING

Application No: CR19-706

Applicant Name:

Location: South of Bell Road and Sarival Road

Date Site Posted: June 22nd, 2020

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

6/22/2020
Date

This instrument was acknowledged before me on this 22nd day of June,

2020, 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





AFFIDAVIT OF POSTING

Application No: CR19-706

Applicant Name:

Location: South of Bell Road and Sarival Road

Date Site Posted: July 7th, 2020

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

7/7/2020
Date

This instrument was acknowledged before me on this 7th day of July,
2020, 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: FS20-234
Applicant Name: _____
Location: South of the southeast corner of Bell Road and Sarival Avenue
Date Site Posted: June 22nd, 2020 sign modified: July 9th, 2020

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.

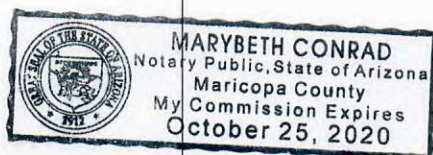
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 7/9/2020
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 9th day of July, 2020, and by Maria Hitt, I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10-28-20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).





Attachment H
Neighbor Email Correspondence

From: [Mark Reddie](#)
To: [Annie Vos](#)
Subject: FW: Zoning hearing July 8 for Sarival and Bell
Date: Tuesday, July 7, 2020 8:50:48 AM

Annie, can you make a note to log this for the citizen participation plan for Bell & Sarival. See e-mail below.

Mark Reddie
Vice President

RVi Planning + Landscape Architecture
120 South Ash Avenue, Suite 201 • Tempe, AZ 85281
480.586.2349 Direct • 480.994.0994 Main • [REDACTED]
www.rviplanning.com

This email is intended exclusively for the individual or entity to which it is addressed. This message and attachments may contain confidential information. Unauthorized review or use is strictly prohibited. If you received this message in error, please advise the sender and delete all copies of this message.

In response to the current health crisis, many RVi employees have transitioned to working remotely. To contact an RVi team member by phone, please refer to our individual email signatures for current contact information. We remain dedicated to providing the same level of client service you have come to expect from us, and we look forward to hearing from you!

[REDACTED]
Sent: Sunday, July 5, 2020 4:24 PM
To: Mark Reddie [REDACTED] >
Subject: Zoning hearing July 8 for Sarival and Bell

I Do not want this plan.
Thank you,
Lori B

Sent from my iPhone

Annie Vos

From: Mark Reddie
Sent: Saturday, July 11, 2020 4:57 PM
To: Annie Vos
Subject: Fwd: The Bungalows at Bell & Sarival - Case #FS20-234

For the CPR for Bell Bungalows

Mark Reddie
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 10, 2020 at 10:29:45 PM MST
To: Mark Reddie [REDACTED] >
Subject: The Bungalows at Bell & Sarival - Case #FS20-234

Dear Mr. Reddie,

I live in Mountain Vista Ranch and regarding the proposed Bungalows I would like to be made part of the public record my objection to more high density residential housing in Surprise. In this day of staying 6 feet apart to keep healthy it is ridiculous to be building homes so close not to mention that our beautiful city is already beginning to look like a slum in the areas where these HDR's have already been built.

Sincerely,

Catherine Jackson
[REDACTED]



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

14 April 2020

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS20-234; Bell & Sarival Bungalows (APNs: 501-77-973A, 501-77-002J, 501-77-986, 501-77-987 and 501-77-9888)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Zoning-Minor PAD Amendment Applications for Bell & Sarival Bungalows. The site is located on approximately 30 acres of undeveloped land at the south of Bell Rd between Sarival and Sunrise Pkwy in Surprise AZ. This request is to develop a 339 unit gated community with an overall density of 11.3 du/ac. The site is located approximately 2.6 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

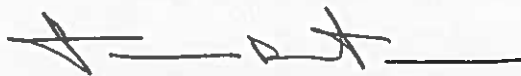
In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 11.3 du/ac does not fall within these guidelines. However, the City of Surprise previously requested that Luke AFB use the larger area of the entire Mountain Vista Ranch PAD in evaluating this development. As such, the City of Surprise guarantees the overall density does not grow beyond the density for the Mountain Vista Ranch PAD, which does fall within the GDC guidelines. Given the city's assurances, Bell & Sarival Bungalows will not negatively impact the flying operations at Luke AFB.

Although these parcels will be located inside and outside the "territory in the vicinity of a military airport," they will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation

requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



FS20-234

Bungalows at Mountain Vista Ranch PAD Rezone

Planning and Zoning Commission – August 6, 2020

VICINITY MAP



VICINITY MAP



ZONING MAP

Sun City Grand PAD

Sunrise Blvd

Bell Rd

Surprise Village
Marketplace
PAD

RR

HDR

SITE

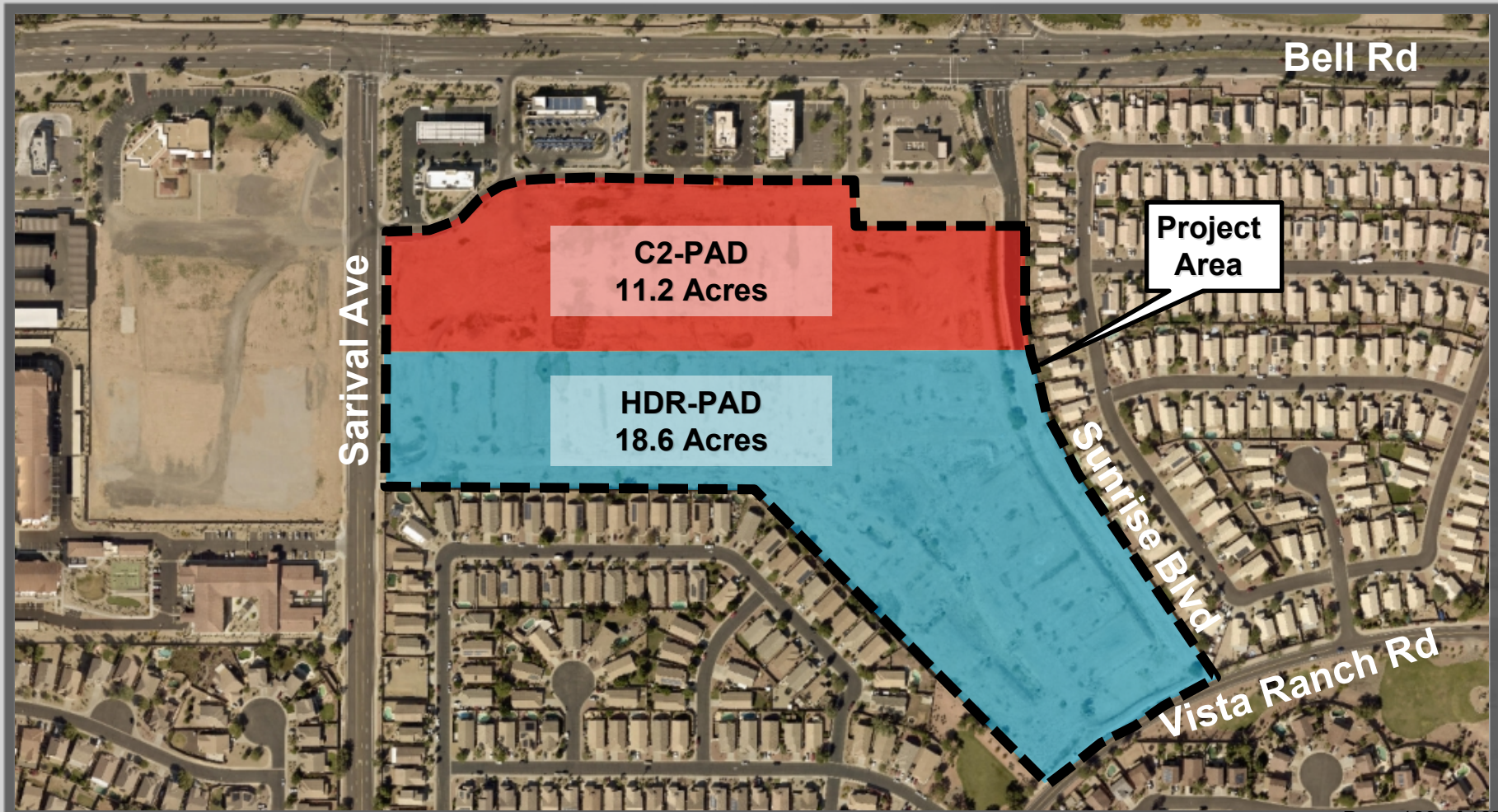
Mountain
Vista Ranch
PAD

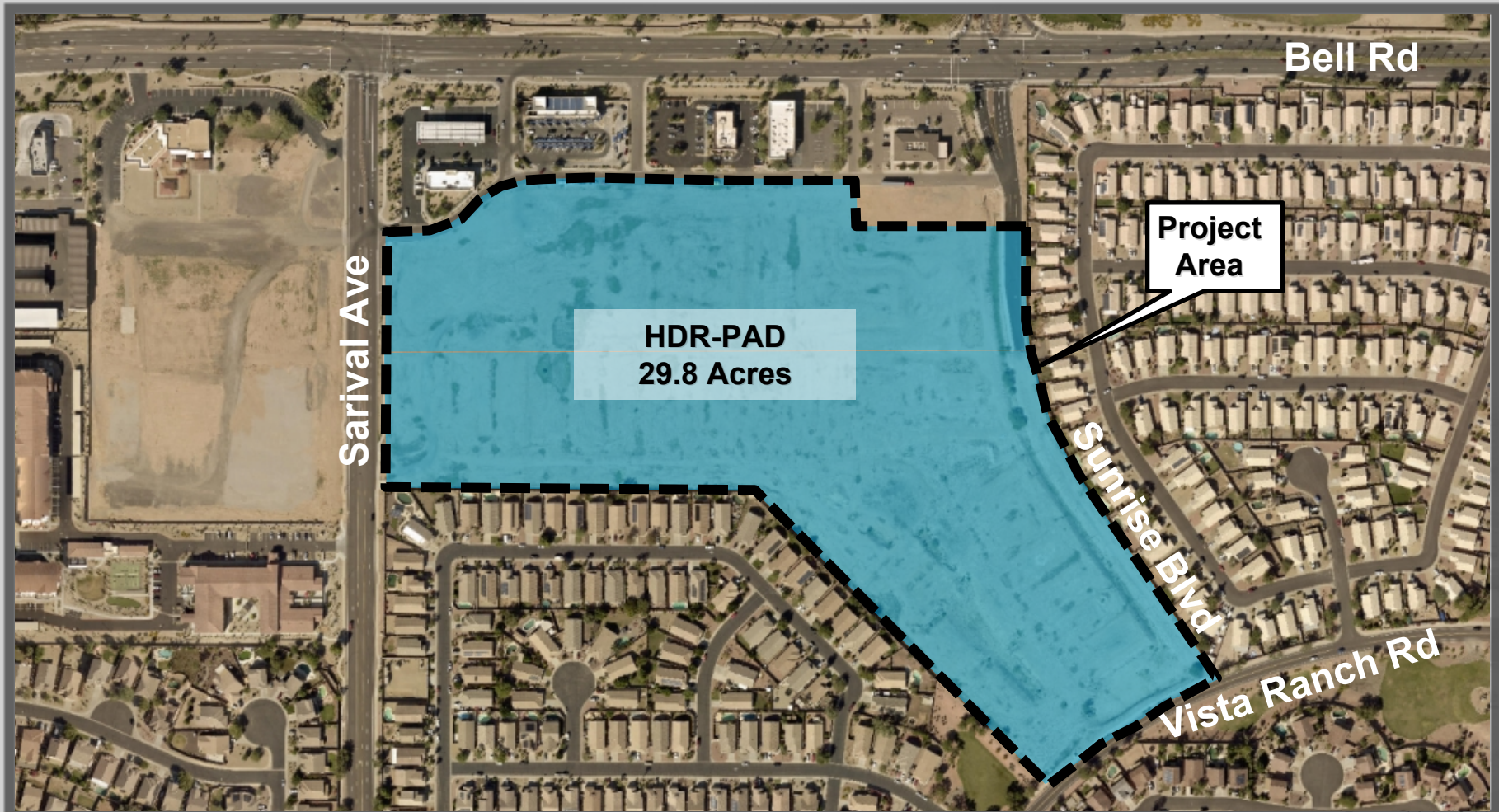
Northwest
Ranch
PAD

Sarival Ave

Vista Ranch Rd

Mountain Vista
Blvd





HDR-PAD Multifamily Development Standards

Minimum Lot Area Per Unit	3,000 square feet
Minimum Dwelling Unit Separation	Minimum dwelling unit separation to be 10 feet apart except for attached duplex units.
Minimum Building Separation	10 feet for dwelling units and 5 feet for garages.
Maximum Building Height	26 feet
Sarival Avenue (West)	20 feet
Private Access Road (North)	15 feet
Sunrise Blvd (East)	15 feet
South Perimeter	20 feet – Rear yards are permitted in required landscape setback.
North Perimeter (Not adjacent to Road)	20 feet – Rear yards are permitted in required landscape setback.
Perimeter Building and Landscape Setbacks	Rear yards are permitted in required landscape setback.
Required Open Space	900 square foot per unit average – Open space includes a combination of common open space and private outdoor backyards with a minimum of 700 square feet per unit provided as common open space.





**QUESTIONS OR
COMMENTS?**

Thank You