

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, December 17, 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 <https://bit.ly/36Poa8H>

- 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 PlanZComments@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 or disapproval of the November 19, 2020 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

2. District 1 Consideration and action to recommend approval or disapproval to the City Council of a Zone Change from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD) of 99.68 acres of land generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250) Hobart Wingard Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

3. District 1 Consideration and action pertaining to approval of the Preliminary Plat entitled "Preliminary Plat for Rancho Vista," received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250) Hobart Wingard Community Development
4. District 1 Consideration and action to approve or disapprove a Preliminary Plat entitled "North Copper Canyon Parcels 2, 3.2, & 3.3," received November 3, 2020, a property generally located north of the intersection of Deer Valley and Austin Ranch Roads. (Case FS20-328) Hobart Wingard Community Development
5. District 6 Consideration and action to approve or disapprove a Site Plan entitled "Site Plan EOS Fitness" received November 3, 2020, located south of Waddell Road and west of Litchfield Road. (Case FS20-437) Sergio Angulo Community Development
6. District 5 Consideration and action to approve or disapprove a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions "a" through "h." (Case FS20-508) Hobart Wingard Community Development
7. District 6 Consideration and action to approve or disapprove a Site Plan Amendment for Horizon Aviation Machining Accessory Structure, generally located south of the southeast corner of Rioglass Road and 132nd Avenue, subject to stipulations "a" through "d." (Case FS20-676) Hobart Wingard Community Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

POSTED:December 11, 2020 at 10:15 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 17, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval or disapproval of the November 19, 2020 Planning and Zoning Commission Minutes.

Motion:

I move to approve the November 19, 2020 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-19-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 19, 2020 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash 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 November 19, 2020.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Matthew Keating, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum and Commissioner Kevin Sartor.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Joshua Mike, Long Range Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Director Boyd conveyed that in an effort to protect public health amidst the rising case numbers of COVID-19, as of December 1, 2020, meetings at City Hall will reclose to in-person public participation until further notice. There will still be the option for virtual meeting participation during this time.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

Following the call to the public, Chair Bash announced that he wished to switch item two and three on the agenda. The updated order in which the agenda items were heard is reflected in the minutes below.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the November 5, 2020 Planning and Zoning Commission Minutes.

Vice Chair Keating made a motion to approve the November 5, 2020, Planning and Zoning Commission Minutes as presented.
Commissioner Chapman seconded the motion. Chair Bash abstained from the vote. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 6 - Consideration and action pertaining to the approval of a Major Site Plan Amendment for CRI Canopy Addition, generally located west of the northwest corner of Peoria Avenue and Solar Canyon Way. (Case FS20-530)

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

Commissioner Rosenbaum made a motion to approve a Major Site Plan Amendment for CRI Canopy Addition, generally located 350 feet west of the northwest corner of Peoria Avenue and Solar Canyon Way subject to stipulations “A” through “C”.
Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – Citywide - Presentation and action pertaining to the adoption of the Land Development Ordinances that will replace Chapters 101-122 of the Surprise Municipal Code, which includes the Surprise Unified Development Code.

Joshua Mike, Long Range Planner, presented item 3 to the Commission.

Chair Bash opened the public hearing.

Marcus Neal, Resident, shared his concern about zone changes that may affect existing rural residential areas such as his own.

Jackson Moll, Vice President of Municipal Affairs for the Home Builders Association of Central Arizona, was present and provided input and feedback from a stakeholder perspective regarding the topic.

Andrew Yancey, Attorney with Bergin, Frakes, Smalley & Oberholtzer, PLLC, and was on the phone line and granted the opportunity by Chair Bash to provide input and feedback from a stakeholder perspective regarding the topic.

Michael Maerowitz, Attorney with Gammage and Burnham Law Firm, was on the phone line and granted the opportunity by Chair Bash to provide input and feedback from a stakeholder perspective regarding the topic.

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

The Commission discussed the following:

- Gated and master-planned communities
- Open space access
- Setbacks
- Amenity requirements
- Lot product and diversity options
- Half street and full street construction allowances
- Urban transit
- Builders
- Demand driven market prices
- City development
- Zoning process for State land

Chair Bash made a motion to recommend approval of the Land Development Ordinances and Planning and Engineering Design Standards to include alternative language 2-9 as discussed. Commissioner Smith 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 Bash made a motion to adjourn. Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 8:03 P.M.

Dennis Bash
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: December 17, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval to the City Council of a Zone Change from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD) of 99.68 acres of land generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Motion:

I move to recommend approval/disapproval to the Mayor and City Council a proposed Zone Change from Residential Ranch (RR) to Low Density Residential with PUD overlay (RL-5-PUD) for 99.68 acres of land generally located north and west of the northwest corner of Beardsley Road and 227th Avenue subject to Stipulations 'a' through 'b.'

Background:

RVI Planning and Landscape Architecture, on behalf of Surprise Foothills Development Company, seeks approval of a Rezone with PUD Overlay to modify land uses and provide development standards.

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 - FS20-250 - Rancho Vista PUD - PZ Staff Report - 121720
 2. 01 - FS20-250 - Rancho Vista PUD - Vicinity Map - 121720
 3. 02 - FS20-250 - Rancho Vista PUD - Case Map - 121720
 4. 03 - FS20-250 - Rancho Vista PUD - Project Narrative - 121720
 5. 04 - FS20-250 - Rancho Vista PUD - Luke Letter - 121720
 6. 05 - FS20-250 - Rancho Vista PUD - School Letter - 121720
 7. 06 - FS20-250 - Rancho Vista PUD - Citizen Participation - 121720 (RD)
 8. PP - FS20-250 - Rancho Vista PUD - PZ PowerPoint - 121720
-

REZONE WITH PUD OVERLAY

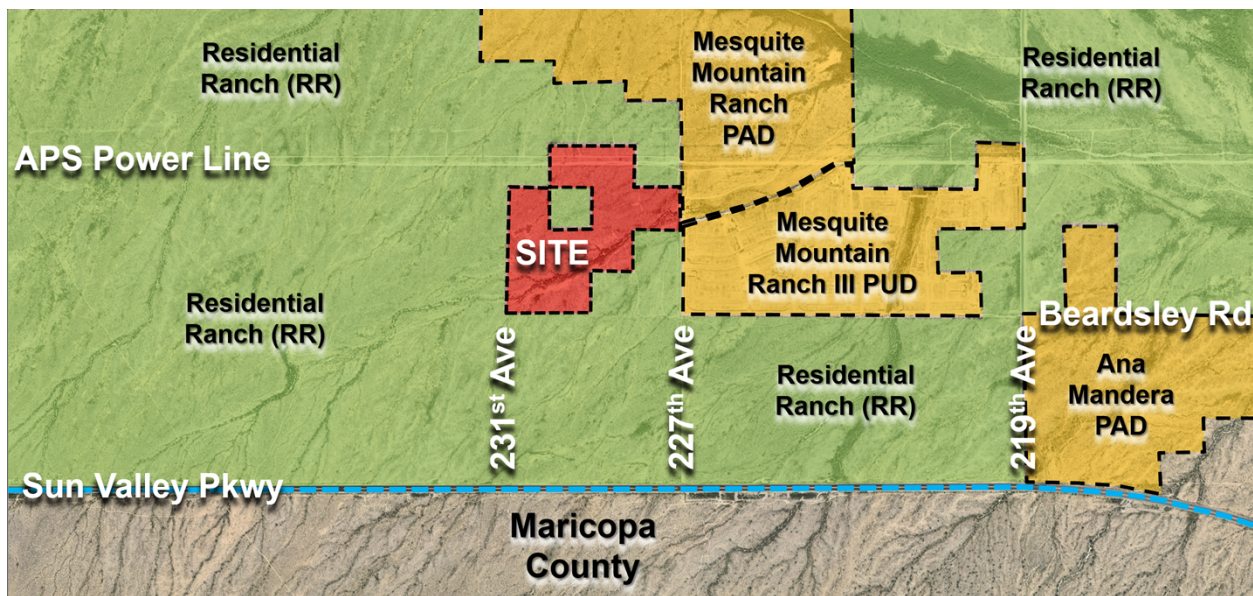
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS20-250**
2
3 **Project Name:** Rancho Vista Rezone with Planned Unit Development (PUD) Overlay
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** **December 17, 2020**
8
9 **Planner:** Hobart Wingard
10
11
12 **Owner:** Surprise Foothills Development Company
13
14 **Applicant:** Mark Reddie of RVI Planning and Landscape Architecture
15
16 **Request:** Rezone from Residential Ranch (RR) to Low Density Residential with
17 PUD Overlay (RL-5-PUD) of 99.68 acres to modify land uses and
18 development standards
19
20 **Site Location:** Generally located north and west of the northwest corner of
21 Beardsley Road and 227th Avenue.
22
23 **Dwelling Units:** 285 total units
24
25 **Site Size:** 99.68 acres (approx.)
26
27 **Density:** 2.86 DU/Ac
28
29 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
30
31 **Support/Opposition:** Refer to the attached Citizen Review Participation Report
32
33 **Staff Recommendation:** Staff recommends the Commission move to recommend **approval** of
34 case **FS20-250** to the City Council, subject to stipulations 'a' through
35 'b.'
36
37
38
39
40 **Project Description:**

Mark Reddie of RVI Planning and Landscape Architecture, on behalf of Surprise Foothills Development Company, requests a Rezone from Residential Ranch (RR) to Low Density Residential with PUD overlay (RL-5-PUD) to modify land uses and development standards for the subject project area. The proposed Zone Change is in conjunction with a related Preliminary Plat, which is currently proposed under separate cover. Both requests anticipate the eventual development of the property into a 285 lot subdivision, although only the merits of the Zone Change are discussed in this report.

Surrounding Land Zoning:

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



Residential Ranch (RR)	Residential Ranch (RR)	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Rancho Vista PUD	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

Background:

June 8, 1989: The subject project area was annexed into the City of Surprise under Ordinance 89-05.

December 12, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-815.

April 7, 2020: The applicant filed a request for a Rezone from Residential Ranch (RR) to Low Density Residential with PUD Overlay (RL-5-PUD) to modify land uses and development standards and a Preliminary Plat for approximately 99.68 acres under case FS20-250, the subject case.

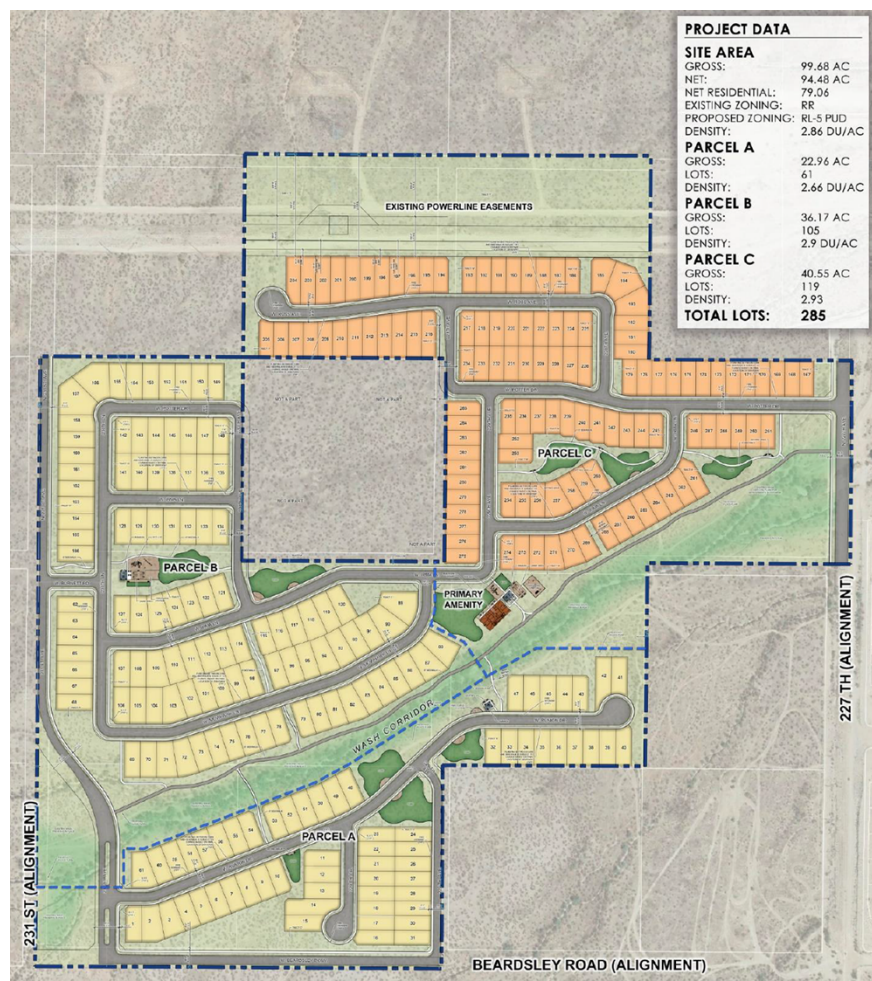
July 15, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach:

As noted above, the applicant held a Citizen Review meeting on July 15, 2020, which had no attendees. This item was also advertised per state and local law. Refer to attached Citizen Participation Report.

Analysis and Discussion:

The proposed Rezone will modify 99.68 acres of Residential Ranch (RR) zoned property. The overview of the proposed project is shown below:



The primary purpose for the subject request is to Rezone 99.68 acres from Residential Ranch (RR) to low density residential (RL-5) for a 285 unit neighborhood. The applicant is proposing several modifications to code sections in the document. Each item will be described and a justification of need given.

Reduction in Lot Width: The current RL-5 requirement for minimum lot width is 60 feet. Rancho Vista proposes a reduction in lot width to 53 feet for approximately 166 lots, and 48 feet wide for approximately 119 lots. The lot width reduction is justified by several factors tied to the unique physical site constraints affiliated with the property and lack of ability to obtain reasonable density limits as contemplated within the RL-5 zoning district. First, the property includes a major wash corridor that runs diagonally through the property, creating inefficiency in the overall subdivision design, particularly for larger lots. Second, there is an approximate 300-foot wide power line corridor along the entire northern portion of the property that cannot be developed, but is part of the gross parcel boundary, further limiting the density on the site. Third, there is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and results in inefficiencies in the overall layout of the property, further affecting the overall density of the proposed development. Because of these physical site constraints and the resulting additional open space provided within the development, the lot size reduction will allow the property to develop at a reasonable (2.8 DU/Ac) but still lower density than the 5.0 DU/Ac that RL-5 allows.

Resulting Modified Development Standards Table

Table 1: RL-5 PUD Development Standards

Development Standards	RL-5 City Base Standard	RL-5 PUD 53' x 120' Lot Size	RL-5 PUD 48' x 115' Lot Size
Maximum Density (du/ac)	6.0	2.8 (overall)	
Minimum Lot Area (sf)	7,200	6,360	5,520
Minimum Lot Width (ft)	60	53	48
Minimum Lot Depth (ft)	100	120	115
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	15	12/20	
Minimum Side Yard Setback (ft) (minimum/aggregate)	5/15	5/13	
Minimum Rear Yard Setback (ft)	20	20	
Maximum Building Height (ft)	30	30	
Driveway Width Percentage	30%	45%	
Driveway Area Percentage	30%	45%	

Reduction in Lot Area: The minimum lot area within RL-5 is 7,200 square feet. Rancho Vista is proposing a mix of 6,360 square feet for approximately 166 lots and 5,520 square feet for approximately 119 lots. The requested reduction in lot area applies to the same conditions addressed above in the reduction of lot width request.

Driveway Width: The requested driveway standards shall be modified as follows:

122-121(h)(3)c. - Driveways and other parking shall not comprise more than ~~30~~ 45 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential units. ~~Circular driveways and similar circulation shall be permitted within the front yard so long as no long-term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.~~

122-121(h)(3)d. - Driveway entrances shall not comprise more than ~~30~~ 45 percent of the front lot line of a single family, detached residential parcel, ~~nor more than 50 percent of the front lot line of any multiple family or non-residential parcel.~~

Roadway Landscape Buffers: The current code standard requires a 60-foot landscape buffer for all arterial roads measured from the back of curb. The applicant is requesting modification as follows:

Section 122-137(e)(1) - ~~All arterial roads and parkways~~ Beardsley Road shall have an adjoining landscape tract, having an average ~~minimum~~ width of 60 feet, measured from the back of curb. ~~For those segments of the Beardsley Road frontage where the landscape buffer is less than 60 feet in width, additional landscaping shall be provided to further mitigate this reduction in an amount of 50% increase in required linear trees and shrubs within the buffer area for those segments.~~

Additionally, the following language was modified to not require 110 feet of space between the arterial and residential lots:

Section 122-137(e)(1)a.1. - Residential units ~~shall~~ may be situated to face the required 60-foot landscape tract upon a single loaded local road. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet.

Recreational Field Requirement: Based on the size and scale of the single-family residential portion of the development at only 99.68 gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side by side) is oversized and inappropriate for this development. While the overall Project will exceed the open space requirement of 38 percent, the recreational fields provided will be scaled

appropriately for the development. The recreational field standard will be modified as follows:

1.3.e: Recreational Field - Section 122-137(p)(1) of the SUDC: The final modification is to the recreational fields standard and will be changed as follows:

"There shall be a minimum of one turf recreational field provided by the developer for ~~organized~~ sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres."

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified

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, Maricopa County, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The applicant seeks a Zone Change over the subject parcels for the purpose of modifying land uses and development standards for the project area. Development standards are included with this Zone Change and will run with the land unless subsequently amended. The project will have a minimum of 38 percent open space and the overall density will be 2.86 DU/Ac. The proposed Zone Change is in conjunction with a related Preliminary Plat, which is discussed under separate cover. Both requests anticipate the eventual development of the property into a 285 lot subdivision.

Findings:

- The proposed Zone Change is consistent with the Surprise General Plan 2035
- The proposed Zone Change 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 **FS20-250** to the City Council, subject to stipulations 'a' through 'b' as outlined below:

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Rancho Vista", prepared by RVI Planning and Landscape Architecture, consisting of 24 pages dated revised July 2020 and stamped received August 21, 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 Map
- 02 Case Map
- 03 Project Narrative
- 04 Luke AFB comments
- 05 School District Comments
- 06 Citizen Participation Report

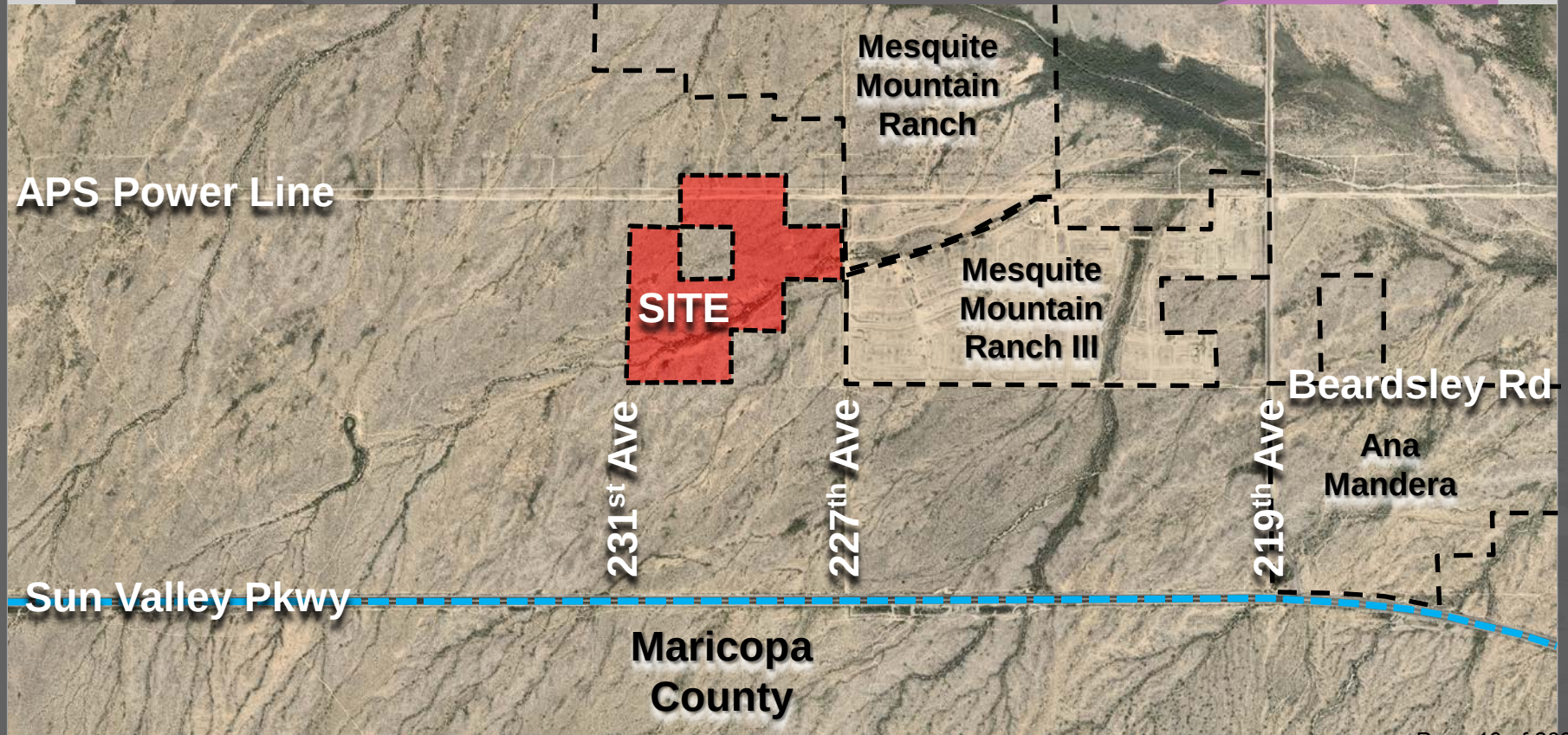
VICINITY MAP

FS20-250
Rancho Vista PUD



CASE MAP

FS20-250
Rancho Vista PUD



RANCHO VISTA

A Residential Development
Surprise, Arizona

PUD ZONING APPLICATION

1ST SUBMITTAL: APRIL 2020

2ND SUBMITTAL: JULY 2020

3RD SUBMITTAL: JULY 2020

CASE NUMBER: FS20-250



WOOD
PATEL

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- 1.5 CIRCULATION PLAN
- 1.6 OPEN SPACE, TRAILS AND AMENITIES PLAN
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- 1.8 WATER & SEWER MASTER PLAN
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1.0 DESCRIPTION OF REQUEST

1.1 INTRODUCTION

On behalf of 92 Acres Associates, LLC, RVI Planning + Landscape Architecture is requesting preliminary plat approval and a zone change from Residential Ranch (RR) to RL-5 PUD for 99.68-gross acres of land (94.48 net acres) located at the northwest corner of the Beardsley Road alignment and the 227th Avenue alignment. The site is irregularly shaped, bounded by the Beardsley Road alignment to the south, the 227th Avenue alignment to the east, an existing powerline corridor to the north, and the 231st Avenue alignment to the west. There is also an approximate 10-acre exception parcel within the property that is not a part of this request. On several occasions, the current owners of the excluded parcels encompassed by the site were contacted by the Developer to be included in this application without success. See **Figure 1**, *Vicinity Map* for the property boundary and general location.

1.2 PROJECT OVERVIEW AND ZONING REQUEST

Rancho Vista (the Project) will be developed as a single-family development within an active growth area of the City of Surprise. The residential zoning proposed for the property is RL-5 PUD for the entirety of the site, utilizing the Conventional Character Pattern. See **Figure 2**, *Proposed Zoning Map* for the location of the zoning district boundary.

Rancho Vista will include approximately 285 single-family lots, with an approximate mix of 119 lots at 48' x 115' (5,520 square feet) and 166 lots at 53' x 120' (6,360 square feet). This equates to an overall gross density of 2.86 dwelling units per acre (du/ac) which is within the lower portion of the 2-8 du/ac range permitted per the "Neighborhood" General Plan Character Area designation. The smaller lots are located along the northeast portion of the property, and the larger lots are located along the western portion of the property. See **Figure 3**, *Development Plan* for the overall layout of the Rancho Vista development.

1.3 RL-5 PUD ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The RL-5 PUD residential zoning designation affiliated with this single-family development will use the Conventional Character Pattern in accordance with Section 122-33 of the City of Surprise Code of Ordinances as may be subsequently amended. The Planned Unit Development (PUD) overlay designation shall be applied to the property to allow the modification of certain RL-5 development standards within the Surprise Unified Development Code (SUDC).

The Rancho Vista project aligns with the majority of the RL-5 development standards with a few modifications as permitted with the PUD overlay. The requested modification and justification are provided in more detail below, but include a reduction in lot width, reduction in lot area, reduction in driveway width requirements, reduction in minimum arterial roadway landscape buffer for a portion of Beardsley Road, and a modification to the minimum recreational field size due to the size of the overall development.

As part of the PUD overlay, the applicant respectfully requests modifications to the following code requirements:

1.3.a: Reduction in Lot Width - Section 122-33(c)(2) Table 5-2 of the SUDC: The current RL-5 requirement for minimum lot width is 60. Rancho Vista proposes a reduction in lot width to 48' wide for approximately 119 lots and 53' wide for approximately 166 lots. The lot width reduction is justified by several factors tied to the unique physical site constraints affiliated with the property and lack of ability to obtain reasonable density limits as contemplated within the RL-5 zoning district. First, the property includes a major wash corridor that runs diagonally through

the property, creating inefficiency in the overall subdivision design, particularly for larger lots. Second, there is an approximate 300-wide powerline corridor along the entire northern portion of the property that cannot be developed but is part of the gross parcel boundary, further limiting the density on the site. Third, there is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and also results in inefficiencies in the overall layout of the property, further impacting the overall density of the proposed development. As a result of these physical site constraints, and the resulting additional open space provided within the development, the lot size reduction allow the property to develop at a reasonable (2.8 du/ac) but still much lower density than the 5.0 du/ac that RL-5 allows.

1.3.b: Reduction in Lot Area - Section 122-33(c)(2) Table 5-2 of the SUDC: The minimum lot area within RL-5 is 7,200 square feet. Rancho Vista is proposing a mix of 6,360 square feet for approximately 166 lots and 5,520 square feet for approximately 119 lots. The requested reduction in lot area is tied to the same conditions address above in the reduction of lot width request above. It should also be noted that while we are requesting a reduction in lot width and area, the proposed lot depth exceeds the minimum requirement of 100' by proposing 115' in depth for approximately 119 lots and 120' in lot depth for approximately 166 lots.

1.3.c: Driveway Width - Section 122-121(h)(3)c and d of the SUDC: The third modification is for driveway width standards which is directly tied to the lot width reduction. The requested standard shall be changed as follows:

"c. Driveways and other parking shall not comprise more than ~~30~~ 45 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential units. ~~Circular driveways and similar circulation shall be permitted within the front yard so long as no long term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.~~

d. Driveway entrances shall not comprise more than ~~30~~ 45 percent of the front lot line of a single family, detached residential parcel, ~~nor more than 50 percent of the front lot line of any multiple family or non-residential parcel.~~"

Rancho Vista includes 48' wide and 53' wide lots, which fits the market demand in this area. In order to accommodate a two-car garage and a 20' wide driveway, this standard will be modified to state: "c. Driveways and other parking shall not comprise more than 45 percent of the front yard lot area of a detached single family home." and "d. Driveway entrances shall not comprise more than 45 percent of the front lot line of a single family, detached residential parcel." This revised standard will allow all homes within the subdivision to accommodate a two-car garage and an appropriate width driveway.

1.3.d: Roadway Landscape Buffers - Section 122-137(e)(1) of the SUDC: The next modification request is to the landscape buffers required along Arterial roadways, specifically for Beardsley Road along the southern boundary. The current standard requires a 60' landscape buffer for all arterial roads measured from back of curb. While we can meet this standard along 227th Avenue, we are requesting a modification along Beardsley Road as follows:

"a. ~~All arterial roads and parkways~~ Beardsley Road shall have an adjoining landscape tract, having an ~~minimum~~ average width of 60 feet, measured from the back of curb. For

those segments of the Beardsley Road frontage where the landscape buffer is less than 60' in width, additional landscaping shall be provided to further mitigate this reduction in an amount of 50% increase in required linear trees and shrubs within the buffer area for those segments.

Additionally, we are requesting the provision within this code section requiring lots to face the 60-landscape tract for both arterial frontages be modified from shall to may as provided below:

- 1. Residential units shall may be situated to face the required 60-foot landscape tract upon a single loaded local road. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet."*

For the purposes of this Project, this standard will be modified to require a landscape buffer with an average width greater than or equal to 60 feet along Beardsley Road. The Beardsley Road and 227th Avenue alignments are classified as arterial roads. While all the lots planned along these rights-of-way meet the required 25-foot minimum building setback, there are areas on the Beardsley Road alignment where the 60-foot minimum landscape buffer cannot be met. Various constraints such as the wash and exception parcels that bisect and divide the site pose difficulties to meeting this requirement while maintaining any efficiency for the subdivision design; however, the proposed plan generously exceeds an average buffer width of 60 feet with a conservative calculation of approximately 80 feet. As further mitigation, additional landscape materials will be provided in those area that are less than 60' to offset the impacts of the proposed reduction. There are no issues regarding the 60-foot minimum buffer requirement along the 227th Avenue alignment. See **Figure 4, Beardsley Road Landscape Buffer**.

1.3.e: Recreational Field - Section 122-137(p)(1) of the SUDC; The final modification is to the recreational fields standard and will be changed as follows:

"There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres."

The modification of this standard shall remove the last sentence that states: "Any required recreational field shall have a minimum turf area of 3.5 acres." Based on the size and scale of the single-family residential portion of the development at only 99.7 gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side by side) is oversized and inappropriate for this development. While the overall Project will exceed the open space requirement of 20%, the recreational fields provided will be scaled appropriately for the development as shown on **Figure 5, Open Space, Amenities and Trails Master Plan**. The plan proposes several separate recreational turf fields that will also serve as retention during storm events. These fields range in size from approximately 22,000 square feet within the central amenity area to approximately 11,000 square feet in a secondary amenity area and are sized to allow for a variety of recreational opportunities for residents. Additional smaller turf fields are provided throughout the development, with a total of approximately 2.5 acres of total turf

fields provided. If you extrapolate the turf requirements on a per lot basis, the code requires approximately 218 sf/lot of turf, while Rancho Vista will provide approximately 380 sf/lot, an increase of over 70% on a per lot basis. This is a substantial increase in the proportional requirement within the code and provides opportunities for multiple turf fields throughout the subdivision. As part of the system of open spaces throughout the site there will also be a 10-foot, non-motorized public access trail that will transverse the Project as a major improvement within the wash corridor. Additional mitigation regarding the overall open space plan is provided later in this document.

Mitigation: As appropriate mitigation for the above modified development standards, the Project will include reduced density limits and increased common-area open space for the benefit of the residents and surrounding community. Detailed regarding the proposed mitigation to these modified development standards are discussed further below. Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the SUDC. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the SUDC, the standard within this rezoning application shall prevail.

As stated above, the purpose of the RL-5 PUD overlay is to modify certain single-family residential development standards. As mitigation and additional justification for these modified development standards, the maximum allowable density for the Project will be reduced from 5.0 to 2.8 du/ac. The development will provide for an increase in the required open space from 20% gross residential area to 38% gross residential area, almost double the required open space. This includes several centrally located community open space areas, as well as a large wash corridor with trail connectivity running diagonally across the site. Much the community's open space will be located within and adjacent to this wash corridor with trail connectivity provided throughout the community to ensure easy access for all residents to the primary amenity areas.

Additional open space is provided within open space tracts throughout the development to accommodate multiple locations for active and passive recreation, landscaping and areas needed for retention and drainage within the development.

The remainder of the requested modifications to the code requirements related to the reduction in lot size are shown below with the proposed Rancho Vista development standards defined within **Table 1, RL-5 PUD Development Standards**:

Table 1: RL-5 PUD Development Standards

Development Standards	RL-5 City Base Standard	RL-5 PUD 53' x 120' Lot Size	RL-5 PUD 48' x 115' Lot Size
Maximum Density (du/ac)	6.0	2.8 (overall)	
Minimum Lot Area (sf)	7,200	6,360	5,520
Minimum Lot Width (ft)	60	53	48
Minimum Lot Depth (ft)	100	120	115
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	15	12/20	
Minimum Side Yard Setback (ft) (minimum/aggregate)	5/15	5/13	
Minimum Rear Yard Setback (ft)	20	20	
Maximum Building Height (ft)	30	30	
Driveway Width Percentage	30%	45%	
Driveway Area Percentage	30%	45%	

1.4 RESIDENTIAL DEVELOPMENT PLAN CONCEPT

The development plan concept identifies three development parcels. Parcel A and Parcel B include the 53' x 120' single family residential lots and are located in the western and southwestern portion of the development. Parcel C includes the 48' x 115' single-family residential lots and is located in the northeastern portion of the development. The parcels of the development shall correspond to the proposed phases; however, the phases may develop in an alternate sequence depending on changing market demands. See **Figure 6, Phasing Plan**.

The design of this subdivision is guided in large part by the existing conditions on and around the property, including the existing alignments of Beardsley Road, 227th Avenue and 231st Avenue, the major wash corridor bisecting the site in a northeasterly direction, the 10-acre exception parcel, and the major powerline corridor along the northern perimeter. These challenging site conditions, along with a requirement for two points of access to each parcel has provided for a uniquely designed and livable subdivision with three separate development parcels that provide necessary access, appropriate connectivity, a dispersed network of open space and limited wash crossings.

Several common open space amenities will be provided for Rancho Vista residents. Open space amenities are spread evenly throughout the development and strategically located to provide high visibility and access for all residents. The primary wash that flows diagonally through the property will be preserved and utilized as a pedestrian and wildlife corridor. A central 10-foot, non-motorized public access trail will be constructed within the wash corridor and will connect to a network of neighborhood access trails or sidewalks that will allow access to and encourage walkability throughout the community. Two additional active and passive recreational open space areas are provided within each of the development parcels, providing further opportunities for residents to recreate within proximity of their homes.

The proposed development provides for multiple access points, including two along the Beardsley Road alignment and one at 227th Avenue. The two planned vehicular access points off Beardsley Road include a local street connection at the ¼ mile location that will provide full turn movement access to the property and the adjacent property to the east, and a collector street connection approximately 250' east of the ½ mile location, also a full access intersection. The slight adjustment to the ½ mile alignment is to address drainage constraints at that precise location and has been discussed and agreed to by transportation staff. Internal circulation includes a series of looped streets, providing various choices for residents and a minimum of two point of access to all lots while limiting crossing of the primary wash corridor to crossings at Beardsley Road and 231st Avenue. This will help maintain drainage flows, provide better connected open space and wildlife corridors with limited interruption of roads and utilities. From 231st Avenue, two separate local street access points provide entry into Parcels 1 and 2. Along 227th Avenue, an access location is provided just north of the primary wash corridor, providing full movement access to Parcel C.

The development plan concept represented in **Figure 3, Development Plan** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The lotting configuration will be finalized as the Project moves through the preliminary plat review and approval process.

1.5 CIRCULATION PLAN

The site is currently bounded by 227th Avenue alignment to the east, and Beardsley Road alignment to the south. Additionally, 231st Avenue will be constructed as a collector road along the western property line. As mentioned earlier, 231st Avenue will be modified slightly to address the drainage constraints presented by the wash and this decision was made in consultation with City Transportation Staff. It was agreed upon that instead of providing three separate wash tributary crossings, including one at the intersection, the alignment will be shifted approximately 250+/- feet east to avoid the wash convergence at the intersection. The road will immediately curve back to alignment further north as shown on **Figure 3**. Beardsley Road is classified as a Minor Arterial with a 55' half street right-of-way. 227th Avenue is designated as a major arterial street with a 68-foot half street right-of-way. 231st Avenue is classified as a collector road with a 40-foot half street right-of-way.

Primary access to the property will be from Beardsley Road and 227th Avenue with a 55-foot local street system providing direct access and connectivity to the single-family residential property. Beardsley Road will ultimately be constructed from 227th Ave west to the modified 231st Avenue alignment, accessing the development. While the required right-of-way will be dedicated east of the modified 231st Avenue alignment to the property's western boundary, the roadway construction will end at the intersection as part of this development so as not to impact the adjacent washes immediately to the west. All perimeter half street improvements will be constructed with each phase of development as required by the City.

Parcel A at the southern portion of the development will have two access points off Beardsley Road with local street connections between 231st Avenue and 229th Avenue through the subdivision. Parcel B is located along the northwestern portion of the property and will have its primary access off 231st Avenue with a secondary connection via local streets through Parcel

C to 227th Avenue. Parcel C is located at the northeast portion of the community and will have primary access of 227th Avenue with secondary access via local street connections through Parcel B to 231st Avenue.

There is also an exception parcel within the property, and future roadway access has been provided to that property at the northeast corner and west property line of the parcel. In order to ensure two-way traffic and fire access at these locations, the roadway rights-of-way have been offset on the Rancho Vista property to allow appropriate construction prior to the exception parcel being developed. Within these specific areas, sidewalks will be attached to the curb to provide two-way vehicular traffic within the proposed ROW for these specific areas. This modified section has been reviewed and accepted by city staff and is included with the pre-plat being processed concurrent with this zoning application.

1.6 OPEN SPACE, TRAILS AND AMENITIES PLAN

The community will provide perimeter and internal open spaces, several local community amenity areas and setback sidewalks that will encourage walking and pedestrian connectivity within the development. The primary wash that flows diagonally through the property will be preserved and include a 10-foot, non-motorized public access trail. This 10-foot trail will provide a main artery for the system of 6-foot trails that will connect the community together along with 5-foot detached sidewalks adjacent to all local streets within the development. This primary loop will provide access to the central amenity, as well as other amenities within the development. It will also provide opportunities for a connected walking and jogging trail within the subdivision. The wash corridor is considered one of the primary community amenities due to its size, central location, access and visibility to the overall development.

In addition to the wash corridor, the central recreational amenity is located along the north edge of the wash corridor and central to the entire development. This central park will include a variety of active and passive recreational amenities, including the following:

- 20,000 +/- square foot informal turf area also used for surface retention;
- Full multi-use sport court;
- Play equipment;
- Shade ramadas with seating;
- Game area for outdoor lawn games;
- Parcourse exercise stations;
- Trails;
- Landscaping;
- On-street parking adjacent to the park on two sides;
- Direct connections to the wash corridor and looped trail.

A second neighborhood park is located along the western portion of the property immediately off the 231st Avenue community entry to the development. This park will include the following:

- Large informal turf area also used for surface retention;
- Tot lot;
- Shade ramada with seating;

- Trails/sidewalks connecting to the looped trail;
- Game area for outdoor lawn games;
- Parcourse Exercise stations;
- Landscaping;

In addition, there are several smaller pocket parks throughout the development that will provide active and passive open space amenities such as turf areas for informal play, trails, landscaping, parcourse stations, sitting areas and surface retention basins.

See **Figure 5, Open Space, Amenities and Trails Master Plan** for a graphic depiction of all open space amenities proposed within the development.

A minimum 60-foot wide perimeter setback will be provided along 227th Avenue and will include landscaping, retention and community signage. An average 60 foot wide landscape setback is provided along Beardsley Road and a 20' wide landscape setback is provided along 231st Avenue, with wider open spaces along some of the street frontages and entries to the development creating an attractive entry experience as residents and visitors enter the community. Monument signs that meet city code requirements will be located at the primary entries into the community at 231st Avenue and 227th Avenue. See **Figure 7, Walls and Entry Monument** for a conceptual design of the perimeter walls and entry monuments proposed for Rancho Vista.

Overall, a minimum of 38% net residential acreage open space will be provided, almost doubling the 20% required for the community Section 122-137(d)(2), Conventional Character. Included with this is approximately 38 acres of total open space, with approximately 10 acres dedicated to improved recreational open space for the use and enjoyment of community residents.

1.7 DRAINAGE MASTER PLAN

In 1991 the Sun Valley Parkway Flood Insurance Study (FIS) was completed for the area which established the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) Special Flood Hazard Areas (SFHAs) 100-year floodplain designations. One FEMA SFHA Zone A wash, Wash 4, flowed across the subject property. In 2005, the regional drainage was investigated within the Wittmann Area Drainage Master Study Update (ADMSU) prepared by Entellus for the Flood Control District of Maricopa County. In 2017, the development located immediately downstream, Mesquite Mountain Ranch, obtained a Wash 4 FEMA Letter of Map Revision (LOMR) that re-delineated a portion of the Wash 4 FEMA SFHA 100-year floodplain within the Site. The Mesquite Mountain Ranch LOMR used the Wittman ADMSU hydrology results to establish the FEMA LOMR SFHAs. The Drainage Master Plan will develop the existing and post-development Wash 4 100-year discharge for the Site and establish its existing and post-development floodplain limits. These results will be included within a FEMA Conditional Letter of Map Revision (CLOMR) that is being prepared for Ranch Vista to re-delineate the Wash 4 FEMA SFHAs throughout the Site.

As previously mentioned, the 231st Avenue alignment is being proposed such as to allow the Wash 4 tributaries to combine along the west side of the Site prior to impacting the roadway. The Drainage Master Plan for the Wash 4 100-year discharge is to pass this flow safely under 231st Avenue within a triple barrel 10-ft x 4-ft box culvert. The discharge will continue through the Site within the natural wash until it reaches 227th Avenue. Site development is proposed to encroach within the Wash 4 overbank 100-year floodplain. The Drainage Master Plan incorporates erosion protection throughout the encroachment locations to protect the

proposed lots, storage basins and roadways from flooding and potential lateral wash migration. As the discharge reaches 227th Avenue, the flow will be conveyed under the road via a six barrel 10-foot by 4-foot box culvert which will effectively pass the flow without any anticipated adverse impact to the Site and/or adjacent property owners.

Localized offsite runoff impacts the site at several locations along the west and south property boundaries and from the internal out parcel property. The Drainage Master Plan for localized offsite runoff incorporates a stormwater management system to safely intercept this flow and convey the discharge through the Site to downstream historical outfall locations.

The Drainage Master Plan proposed onsite stormwater management system for the community adheres to both the City of Surprise and Flood Control District of Maricopa County (FCDMC) current drainage design standards and regulations. The stormwater management system is to collect the local site runoff within the adjacent roadways and into storm drain systems. The storm drains will then convey the flow into proposed 100-year, 2-hour storm water storage basins. Emergency overflow paths are to be established to convey any additional runoff safely into the downstream adjacent wash corridor and/or to historical downstream flow paths. As such, there is no adverse impact anticipated to the community from the 100-year runoff. See **Figure 8, Post-Development Drainage Map** for details on the Drainage Master Plan for the site.

1.8 WATER & SEWER MASTER PLANS

Proposed Water system

The Project currently does not have existing water infrastructure immediately adjacent to the site. However, in accordance with the City of Surprise IWMP and the West Deer Valley Water Group Area Master Study, a new water campus is being planned for three developments, Buena Vista Ranch, Surprise Foothills and Mesquite Mountain Ranch. This Phase 1 of the Surprise Foothills Water Campus is currently under construction and it will provide required water storage and supply to the first phases of these three developments. However, there is excess capacity in the planned Phase 1 campus to meet the supply and storage requirements for Rancho Vista. However, additional pumping capacity will be required to support Rancho Vista and the required upgrades will be provided by this development. A demand technical memorandum has been prepared separately by Wood, Patel & Associates to document the Phase 1 campus capacity and required upgrades to meet the demand from Rancho Vista.

It is anticipated that the Mesquite Mountain Ranch development will design and install a 16-inch off-site water line along 227th avenue, which will connect to the existing water line along Deer Valley Road. A 16-inch waterline is proposed by this Project in Beardsley Road from 227th Avenue to 231st Avenue. A 12-inch waterline is proposed in 231st Avenue along the entire frontage of this Project. The proposed on-site water system will consist of 8-inch and 10-inch diameter water lines that are to be constructed in the roadways and easements. Proposed water lines for Rancho Vista are sized to accommodate maximum day demand plus fire flow for the full build-out condition.

Proposed Sewer system

The proposed onsite wastewater system consists of 8-inch diameter gravity sewer lines that are to be constructed in the roadways and easements. The 8-inch diameter gravity sewer line will connect to the gravity sewer system in Mesquite Mountain Ranch. Sewage flows will be routed through Mesquite Mountain Ranch which will ultimately connect to existing sewer trunk line in Deer Valley Road. The existing sewer system in Deer Valley Road will outfall into the SPA 3-WRF Facility near the intersection of 183rd Avenue and Deer Valley Road. The SPA 3 WRF was constructed with a capacity of 1.8 MGD.

The proposed sewer layout follows the natural topography of the Site, sloping in the northeast direction. The proposed wastewater collection system meets the minimum slopes and depth of cover requirements established by the City of Surprise. Proposed sewer lines for the Site were sized to accommodate peak-flow conditions for the full build-out condition.

1.9 FUTURE OWNER'S RESPONSIBILITY

The community will include a separate Homeowners Association (HOA) to be responsible for future maintenance of the development. The HOA will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the single-family project, the HOA will be managed by the owner, master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the single-family community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2.0 EXISTING CONDITIONS ANALYSIS

2.1 PROPERTY LOCATION AND DESCRIPTION

The proposed site is located approximately ¼ mile west and ¼ mile north of the northwest corner of the Beardsley Road alignment and the 227th Avenue alignment within the City of Surprise. More specifically, the property is an irregular-shaped parcel generally bounded by 231st Avenue to the west, northern edge of the existing powerline corridors to the north, 227th Avenue to the east and West Beardsley Road alignment to the south. There is also an existing undeveloped, platted subdivision to the east named Mesquite Mountain Ranch..

The following Assessor Parcel Numbers are included with this zoning application:

503-80-003E, 92 Acres Partners LLC

503-80-003H, 92 Acres Partners LLC

503-80-003J, 92 Acres Partners LLC

503-80-003L, 92 Acres Partners LLC

503-80-003N, 92 Acres Partners LLC

503-80-003U, 92 Acres Partners LLC

503-80-003V, 92 Acres Partners LLC

503-80-003X, 92 Acres Partners LLC

503-80-003Y, 92 Acres Partners LLC

2.2 EXISTING LAND USE, GENERAL PLAN DESIGNATION AND ZONING

The subject property is currently vacant land except for major overhead powerline along the northern portion of the land. Properties surrounding the site include vacant land to the north and west, platted residential land to the east, and vacant land to the south. A large overhead electrical easement extends 300+/- feet onto the subject property running parallel to the north property line. There are several overhead power lines within the easement and the lots will be setback accordingly. See **Table 2** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The site is currently designated as Neighborhood Character Area with the City of Surprise 2035 General Plan. The site is also within the *Scenic Lands Growth Area (SLGA)* as defined within the Anticipated Growth map in the General Plan. The Scenic Lands Growth Area calls for the Project to recognize the visual beauty and other natural area open space qualities and how the design, intensity and orientation of incoming development and public realm areas can strengthen and enhance the natural environment found in the underlying character areas. Specifically, land use, circulation and urban design guidance for the SLGA shall integrate development with the topography, protect large washes for wildlife mobility and promote off street trail systems, protect major vistas, preserve or sensitively develop in unique circumstances areas with 20% slope or greater, and demonstrate how executive housing opportunities and or enclaves of higher intensity residential cluster developments can preserve and enhance public access and use of adjacent natural area open spaces. This development meets the intent of the SLGA by recognizing the importance of the natural wash corridor, preserving and integrating it as a central amenity within the development, and designing the subdivision around this natural feature. Trails are also an important element of the LGA and have been carefully and thoughtfully designed within the subdivision to connect various open spaces and the linear wash corridor, providing extensive opportunities for mobility and recreation throughout the development.

The Neighborhood land use designation allows for densities up to 8+ du/ac and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation and will utilize the Suburban Development Type (2-8 du/ac) throughout the community. See **Table 2** below and **Figure 9, Existing General Plan Land Use Map** for the General Plan land use designation on the site and surrounding area.

Currently, the property is zoned Residential Ranch in the City of Surprise, permitting 1 dwelling unit per acre, however much of the land surrounding this property has been rezoned to suburban land uses. See **Table 2** below and **Figure 10, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 2: Existing Land Use, General Plan Designation and Zoning

LOCATION	LAND USE	GENERAL PLAN	ZONING
SITE	Vacant and overhead power lines	Neighborhood	RR
NORTH	Vacant	Neighborhood	RR
EAST	Platted, Future Residential	Neighborhood	PUD (Mesquite Mountain Ranch III)
SOUTH	Vacant	Neighborhood	State Trust Land
WEST	Vacant	Neighborhood	RR

2.3 SURROUNDING DEVELOPMENTS, FACILITIES AND SERVICES

The site is located within the City of Surprise Municipal Planning Boundary. **Figure 1**, *Vicinity Map* shows the jurisdictional limits of the City of Surprise in relation to lands within unincorporated Maricopa County.

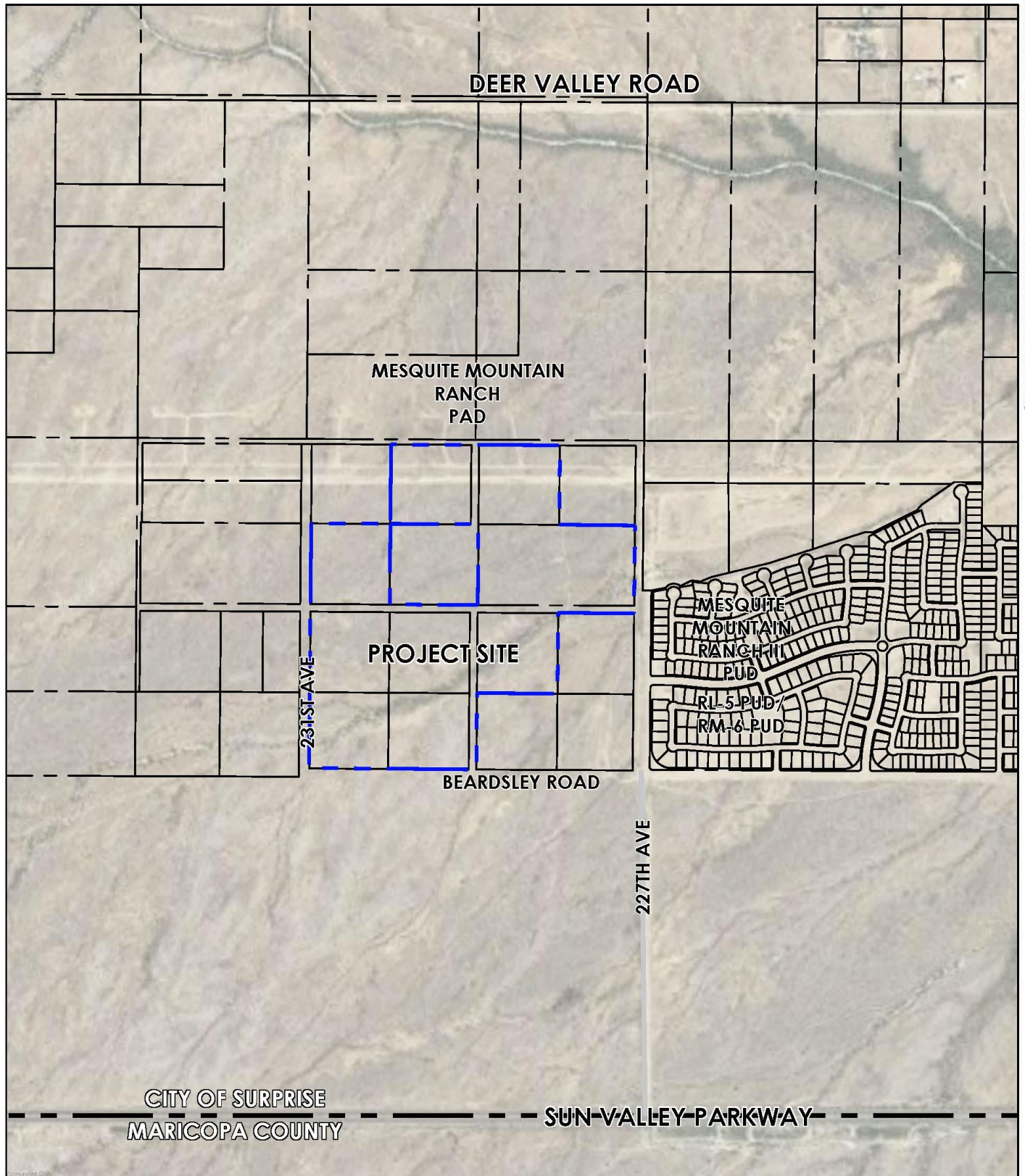
The proposed property is approximately 7.7 miles west of the Loop 303 Freeway, with direct access to both Beardsley Road and 227th Avenue alignments via W. Sun Valley Parkway from the south.

The subject property is within the Wickenburg Unified #9 School District. The property is within the boundary of Festival Foothills Elementary School, located at 26252 W. Desert Vista Blvd., and Vulture Peak Middle School, located at 920 South Vulture Mine Rd. Wickenburg High School serves grades 9-12 and is located at 1090 S. Vulture Mine Rd.

Since the property has been annexed into the City of Surprise, fire & emergency services and law enforcement services will be provided by the City. The nearest fire station, Surprise Fire Station #303, is located 7 miles southeast of the site near Cotton Lane and Greenway Road. The nearest Police Station is in Surprise City Hall, approximately 11.5 miles southeast of the site.

Refuse collection for the single-family will be provided by the City of Surprise.

FIGURE -1



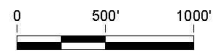
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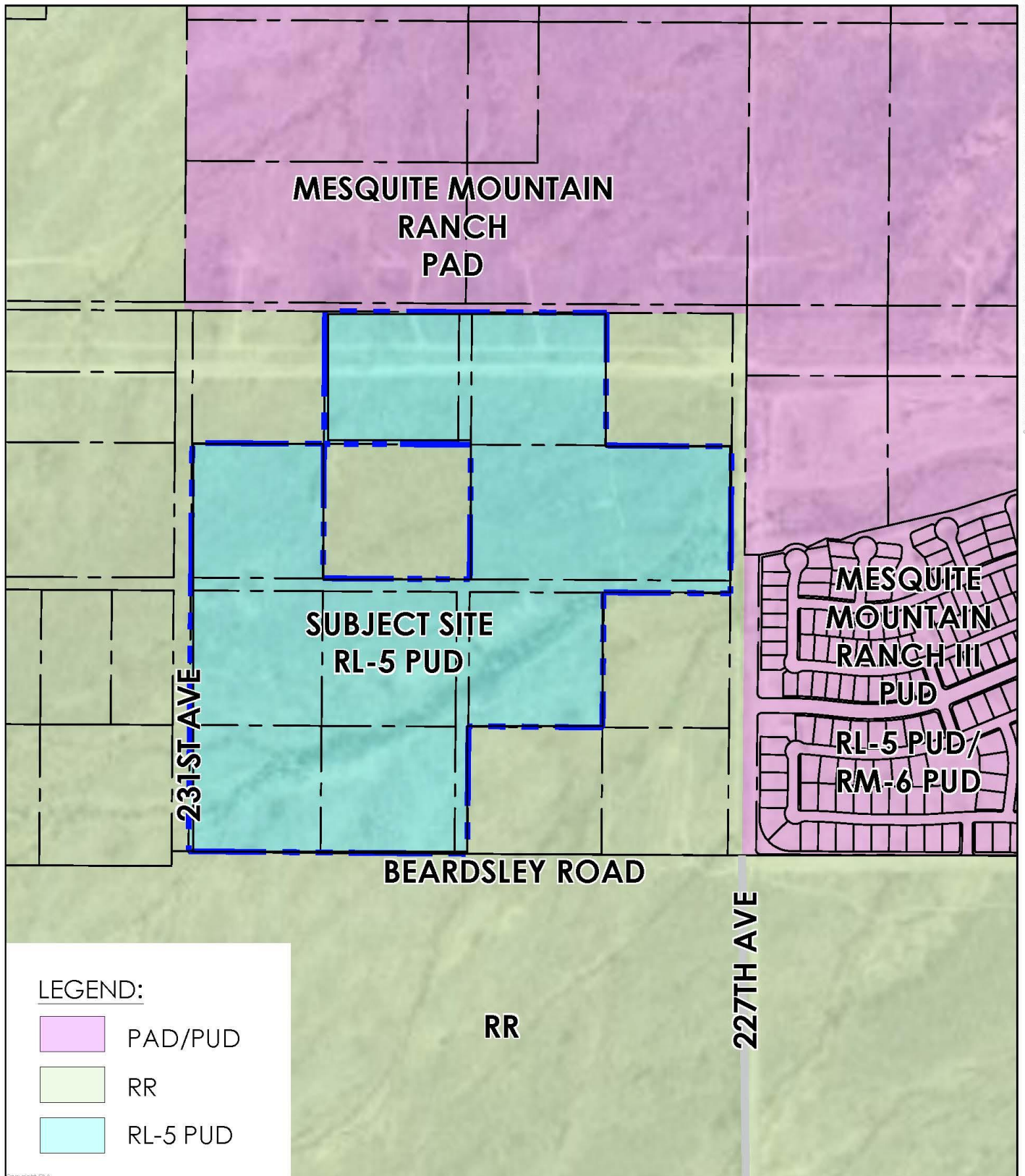
RANCHO VISTA • VICINITY MAP

- 📍 SURPRISE, ARIZONA
- 📅 2020-07-21
- # 503-80-003E, H, L, N, U, X and Y
- 👤 92 ACRES ASSOCIATES, LLC



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

FIGURE – 2



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FIGURE – 3

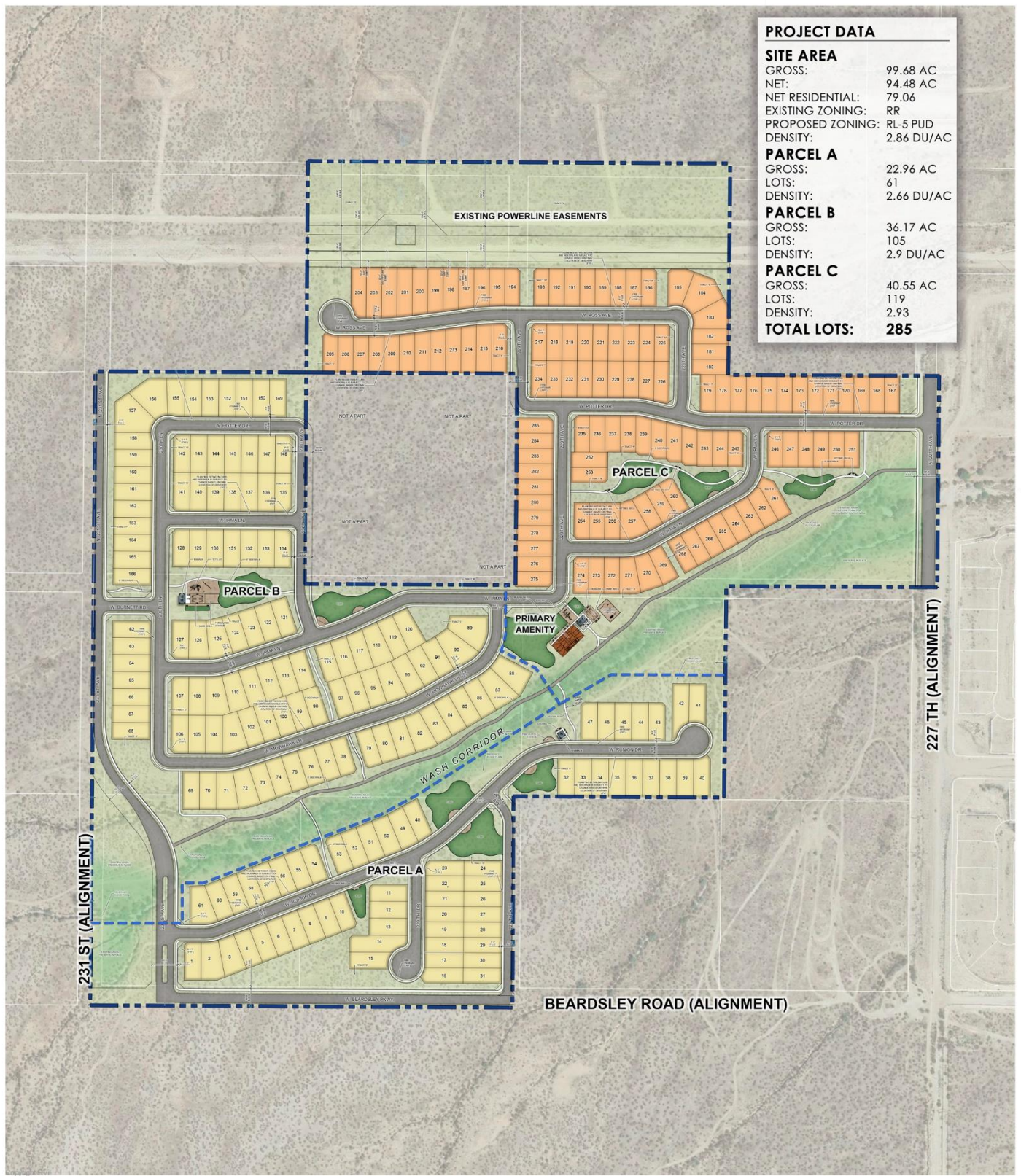


FIGURE – 4

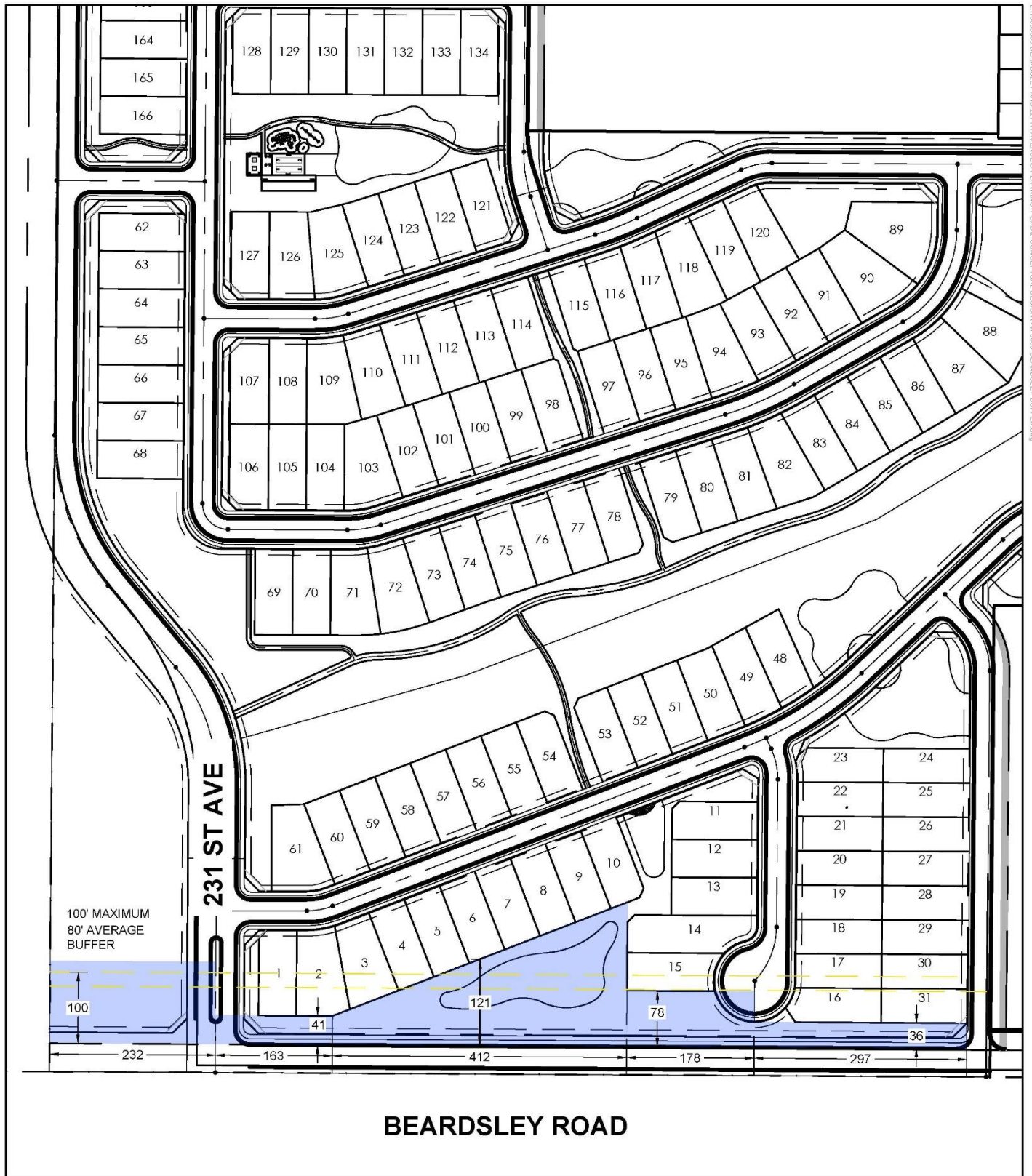


FIGURE - 5

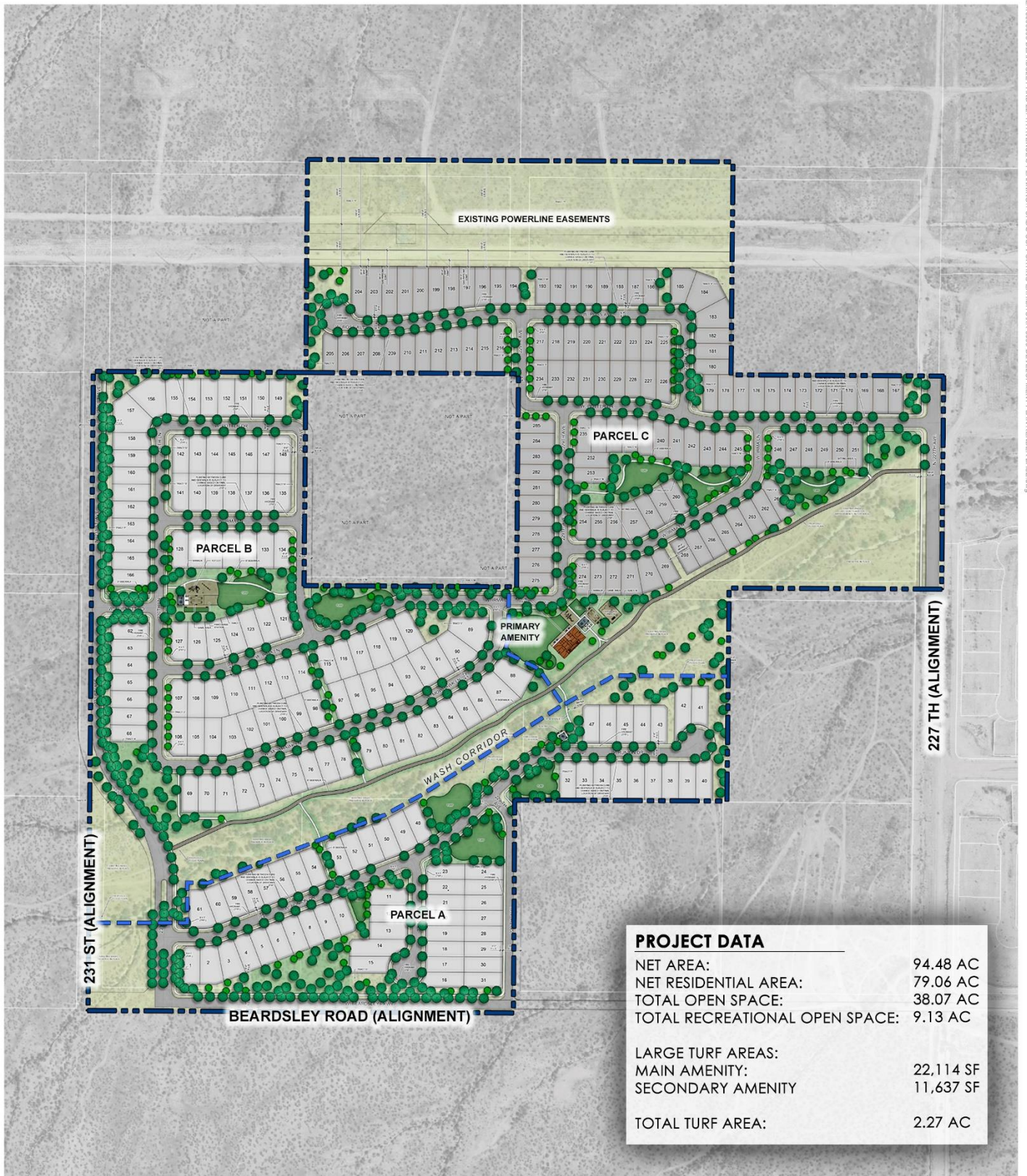
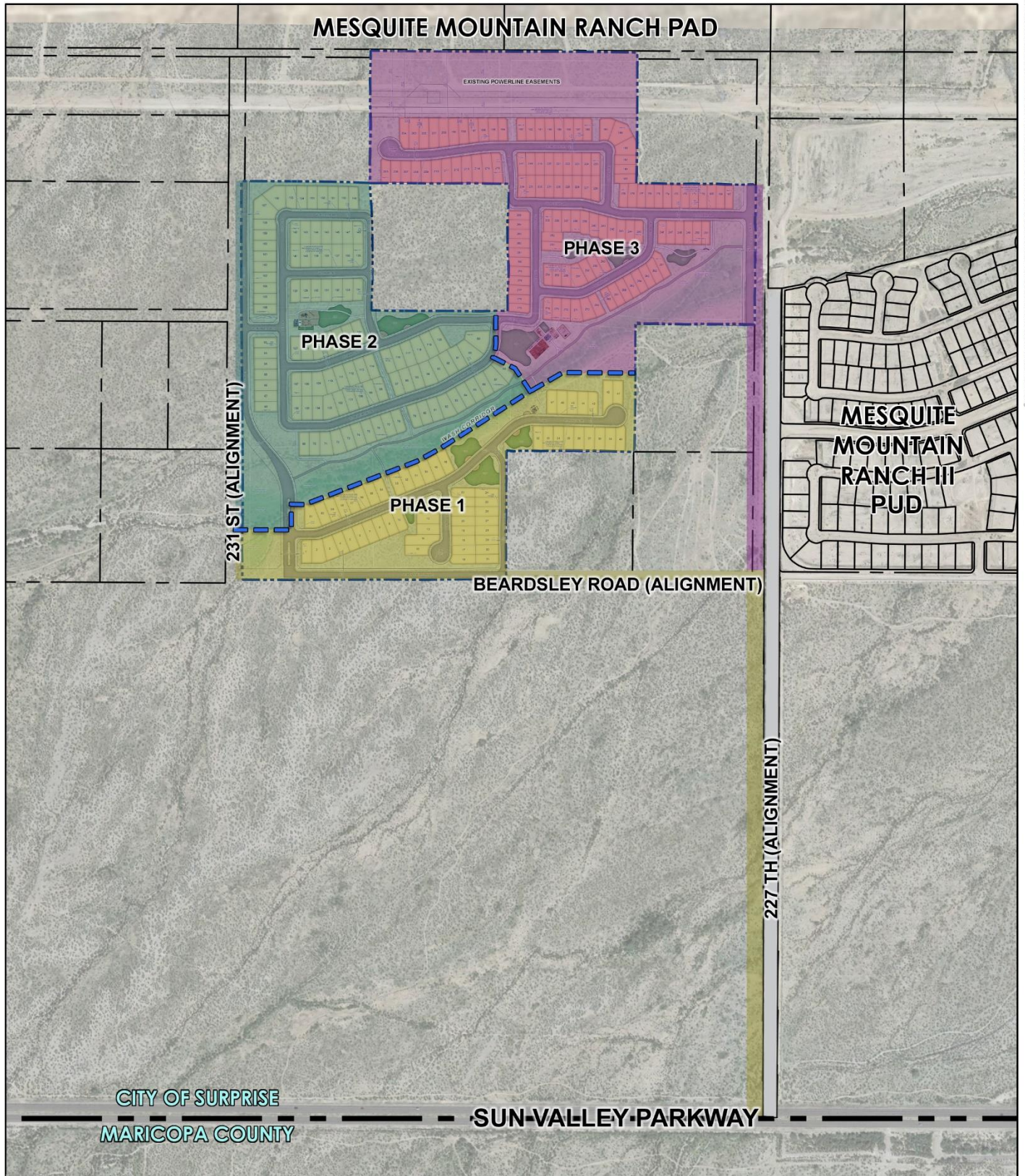


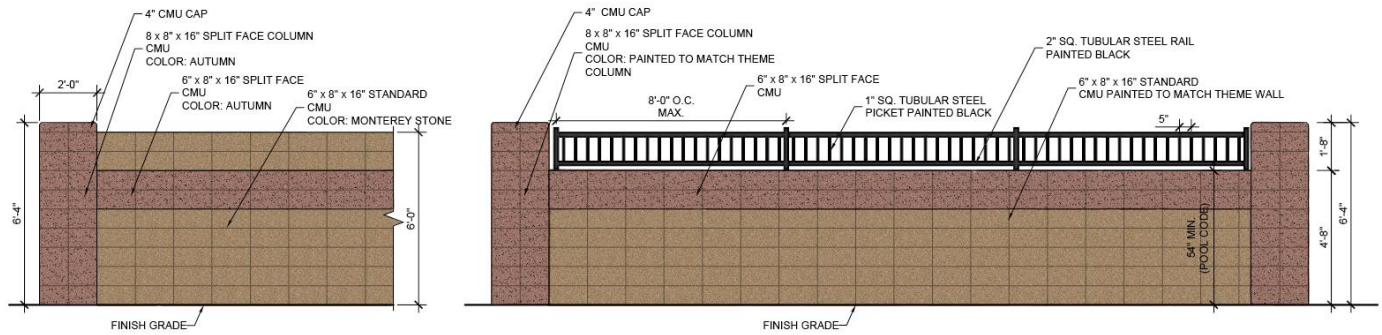
FIGURE – 6



L:\1800000\BEARDSLEY AND 227TH AVENUE\PLANNING\CD03\CONCEPTUAL DESIGN\RW-3003-PHASE PLANNING

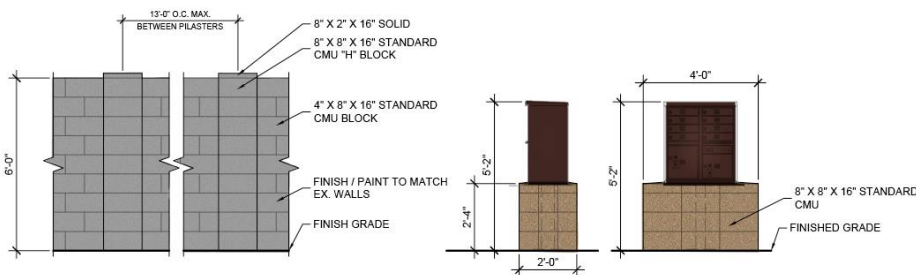


FIGURE – 7



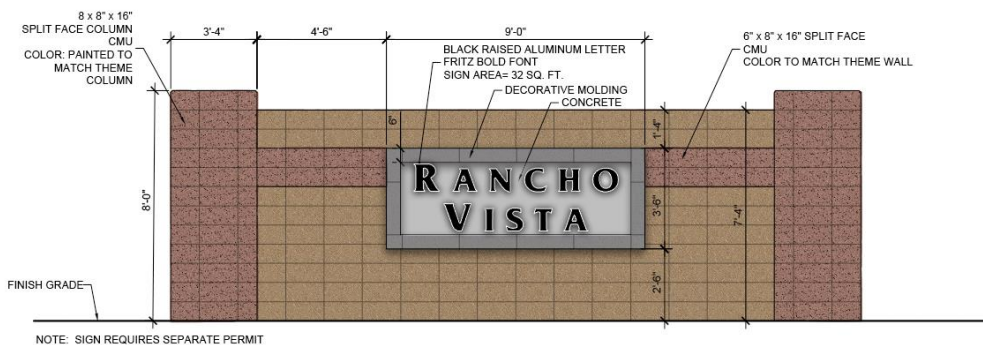
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SCALE: N.T.S.

2 PARTIAL VIEW FENCE
SCALE: N.T.S.



3 BUILDER WALL
SCALE: N.T.S.

4 MAILBOX CLUSTER
SCALE: N.T.S.



NOTE: SIGN REQUIRES SEPARATE PERMIT

5 COMMUNITY ENTRY MONUMENT
SCALE: N.T.S.

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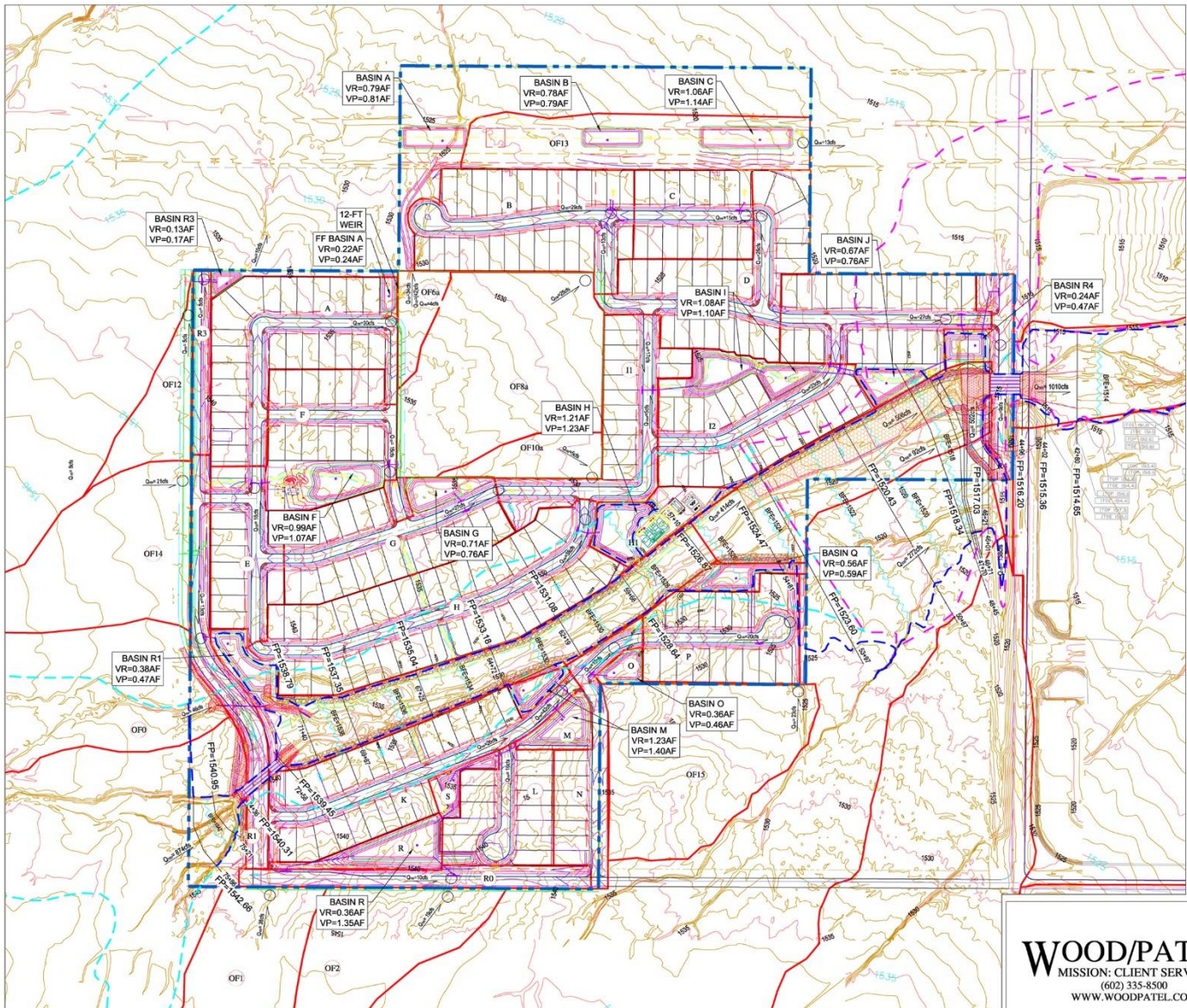


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👤 100 ACRES ASSOCIATES

FIGURE – 8



SEE EXISTING HEC-1 SCHEMATIC FOR CONTINUATION OF OFFSITE WATERSHED DELINEATIONS

WOOD/PATEL
 MISSION: CLIENT SERVICE *
 (602) 335-8500
 WWW.WOODPATEL.COM

LEGEND

- | | | | |
|--|---|--|-------------------------------|
| | RANCHO VISTA PROPERTY | | WATERSHED BOUNDARY |
| | 100-YEAR FLOODPLAIN | | BASIN WATERSHED ID |
| | HECRAS CROSS SECTION | | STORMWATER STORAGE BASINS |
| | BASE FLOOD CS AND ELEVATION | | OVERFLOW DIRECTION |
| | 100-YEAR DISCHARGE | | DRYWELL |
| | 100-YEAR FLOODPLAIN ELEV. | | CONCENTRATION POINT |
| | TURF REINFORCEMENT MATTRESS (TRM) MACMAT R1 | | PRELIMINARY PIPE CULVERT |
| | ROCK RIPRAP PROTECTION | | FEMA EFFECTIVE SFHA ZONE 'A' |
| | RENO MATTRESS - 9" THICK | | FEMA EFFECTIVE SFHA ZONE 'AE' |

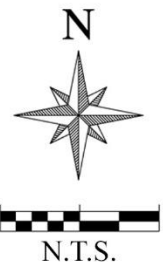
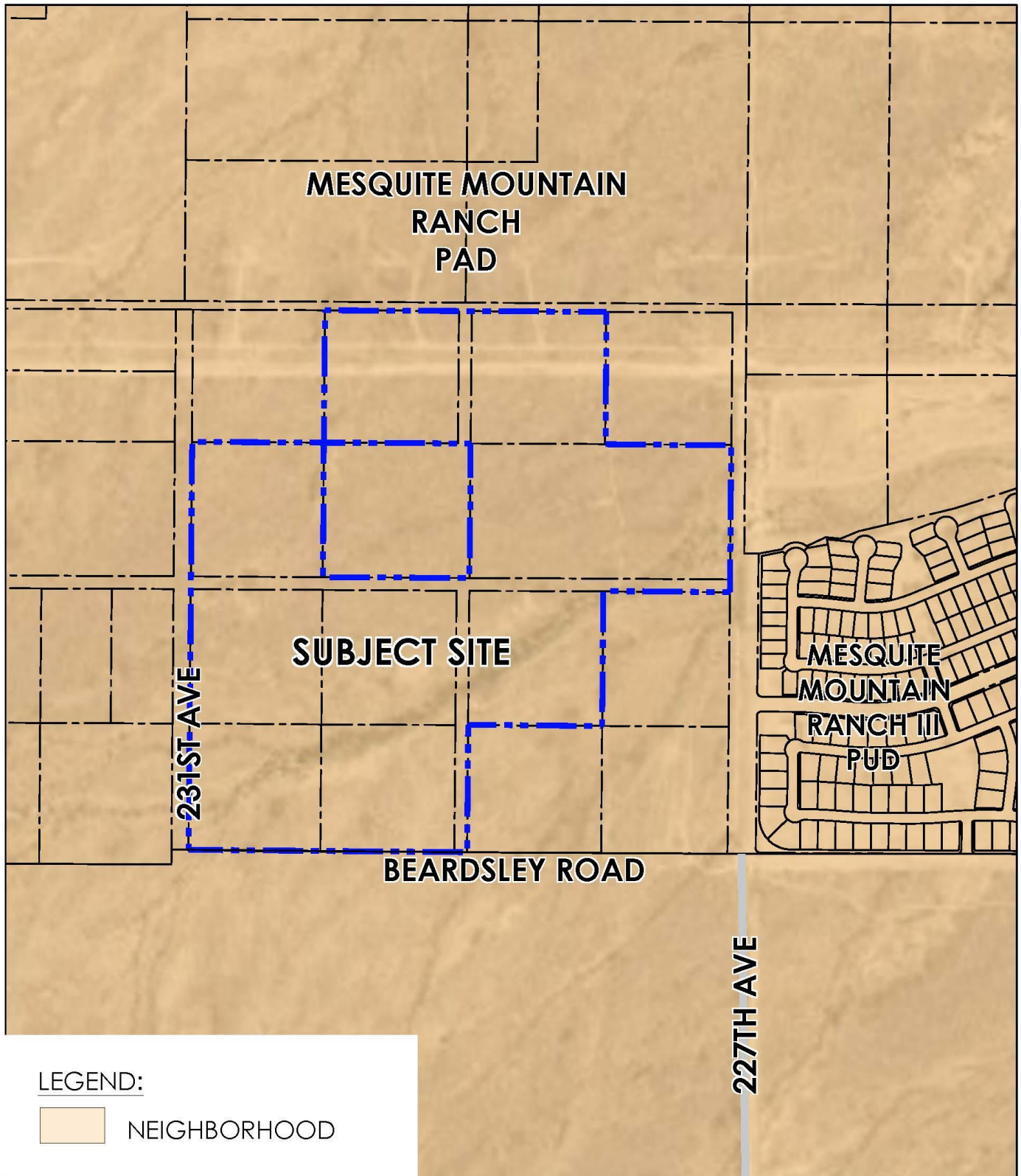


FIGURE – 9



L:\180003 BEARDSLEY AND 227TH AVENUE\PLAN\N011-CA00-CONCEPTUAL DESIGN\N011-CA00-EXISTING GENERAL PLAN LAND USE.MXD

LEGEND:

 NEIGHBORHOOD



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.934.0964
www.rvplanning.com

**RANCHO VISTA • EXISTING GENERAL PLAN
LAND USE MAP**

📍 SURPRISE, ARIZONA

📅 2020-07-21

18003063

👤 100 ACRES ASSOCIATES

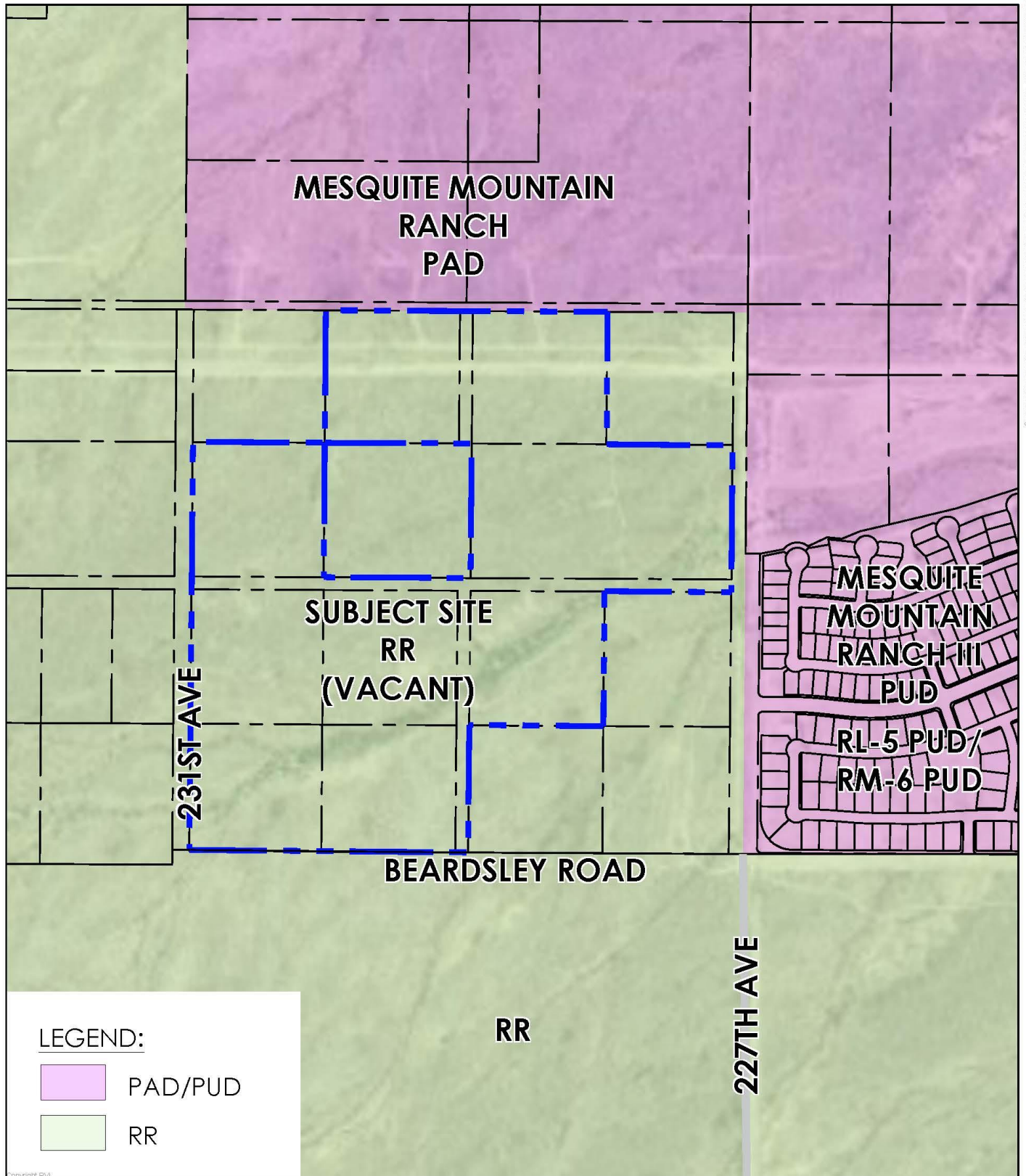


0 300' 600'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

PAGE XX

FIGURE – 10



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0594
www.rvplanning.com

RANCHO VISTA • EXISTING ZONING

- 📍 SURPRISE, ARIZONA
- 📅 2020-07-21
- # 18003063
- 👤 100 ACRES ASSOCIATES



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



**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. Lorraine Nevarez
Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS20-250; Rancho Vista (APNs: 503-80-003E, H, J, L, N, U, X & Y)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Rancho Vista. The site sits on approximately 100 acres of vacant land located at the northwest corner of Beardsley Rd and 227th Ave in Surprise AZ. This development has an overall planned density of 2.9. The site is approximately 2.3 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as 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 request, as stated in the narrative, will not have a negative impact on Luke AFB Flight Operations. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants 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 "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5390
www.wickenburgschools.org

January 2, 2020

City of Surprise
Community Development Department
16000 Civic Center Plaza
Surprise, AZ 85374

To Whom It May Concern:

I want to note our support for the conceptual development of the Rancho Vista housing development, which is proposed to be located west of the 227th avenue alignment in Surprise. The Wickenburg Unified School District serves this area and we have a K-8 school approximately five miles west of this location.

We look forward to working with the developer and the City of Surprise as the process progresses and stand ready to negotiate a developer agreement at the appropriate point in time.

Please feel free to reach out to me with any questions.

Best regards,

Howard C. Carlson, Ed. D.
Superintendent
Wickenburg Unified School District

CITIZEN PARTICIPATION REPORT

RANCHO VISTA RL-5 PUD ZONING AND PRELIMINARY PLAT CITY OF SURPRISE

Property Location:

West and North of Northwest Corner of Beardsley Road and 227th Avenue

Prepared by:

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

Prepared For:

City of Surprise

Case: FS20-250

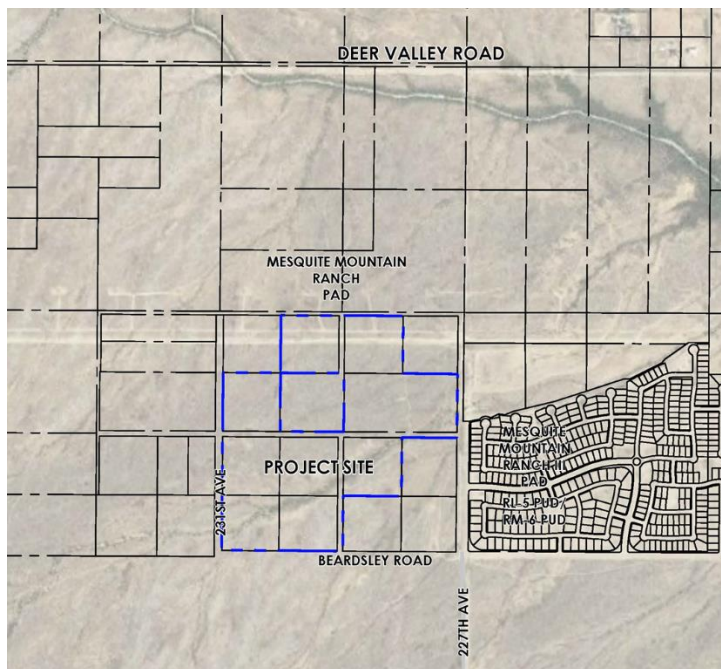
July 16, 2020

Project Summary

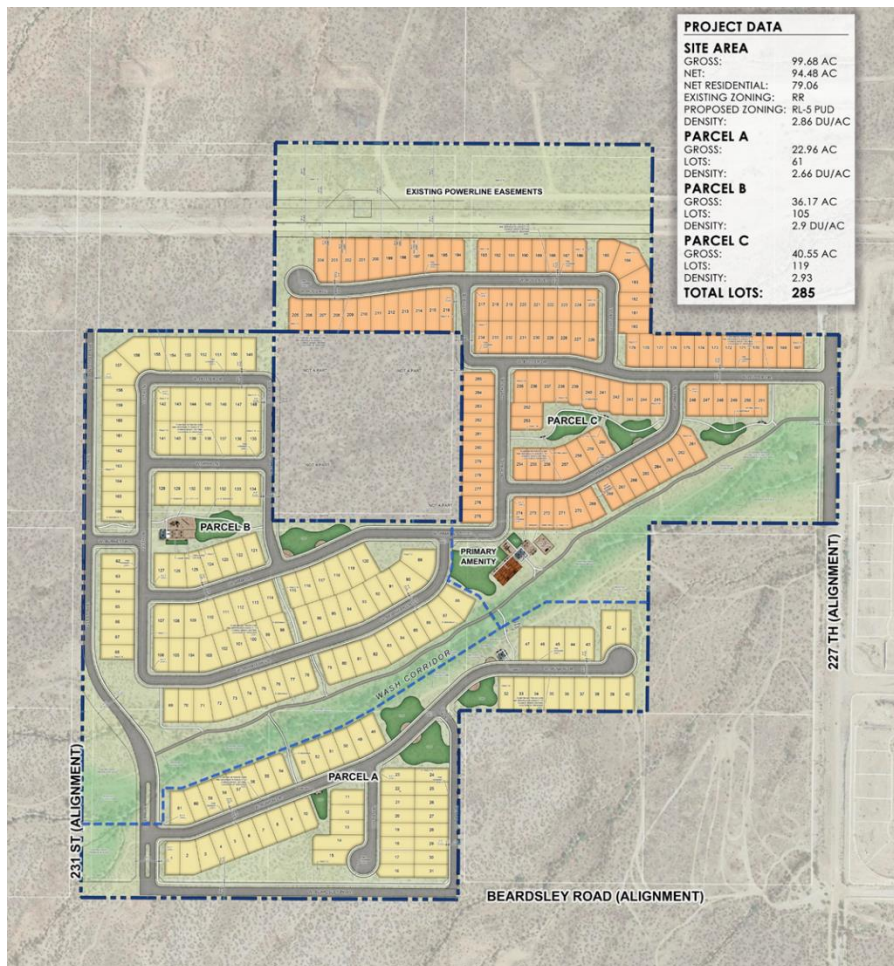
RVi Planning + Landscape Architecture, on behalf of 92 Acres Associates, LLC, is pleased to submit this Citizen Participation Report for the Rancho Vista RL-5 PUD Rezoning and Preliminary Plat to facilitate a new single-family residential subdivision. The proposed development includes a request for preliminary plat approval and a zone change from Residential Ranch (RR) to RL-5 PUD for 99.68-gross acres of land (94.48 net acres) located at the northwest corner of the Beardsley Road alignment and the 227th Avenue alignment. The site is irregularly shaped, bounded by the Beardsley Road alignment to the south, the 227th Avenue alignment to the east, an existing powerline corridor to the north, and the 231st Avenue alignment to the west. There is also an approximate 10-acre exception parcel within the property that is not a part of this request. On several occasions, the current owners of the excluded parcels encompassed by the site were contacted by the Developer to be included in this application without success, so they are not included in this application request.

Rancho Vista (the Project) will be developed as a single-family residential development within an active growth area of the City of Surprise. The residential zoning proposed for the property is RL-5 PUD for the entirety of the site, utilizing the Conventional Character Pattern.

Rancho Vista will include approximately 285 single-family lots, with an approximate mix of 119 lots at 48' x 115' (5,520 square feet) and 166 lots at 53' x 120' (6,360 square feet). This equates to an overall gross density of 2.86 dwelling units per acre (du/ac) which is within the lower portion of the 2-8 du/ac range permitted per the "Neighborhood" General Plan Character Area designation. The smaller lots are located along the northeast portion of the property, and the larger lots are located along the western portion of the property. Below is an exhibit showing the property location and proposed development plan.



Property Location



Proposed Development Plan

Summary of Neighborhood Outreach Efforts

Neighborhood Meeting: 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 development plan concerns. The development team coordinate a virtual neighborhood meeting on **July 15, 2020** at 6:00 p.m. via Zoom Video Conference for the purpose of presenting the rezoning request and preliminary plan to area residents and stakeholders. The meeting notification, mailing, and on-site signage was provided per the City's public outreach requirements. Other than the development team and City staff, nobody attending the neighborhood meeting, and no feedback, comments and questions have been received by the applicant from the public to date.

Project Website: The applicant also developed a project website to further inform the public about the proposed development plan. That website can be found at the following web address:

<https://arcg.is/1baqi1>. The project website has detailed information about the proposed request, as well as contact information for residents to reach out to the applicant to ask questions or provide comment. To date, the applicant has not received any feedback or comments.

Wickenburg School District

The project is located within the boundaries of the Wickenburg Unified School District (WUSD). The property owner has coordinated with the WUSD for their adjacent properties and plans to cooperate and execute a developer assistance agreement for this project similar to Mesquite Mountain Ranch to the north and east. While not executed yet, the developer has every intention of executing an agreement with the WUSD.

Sign Posting and Notification

Per City requirements, a neighborhood notification sign was posted on the site on June 30, 2020. The sign was located on 227th Avenue adjacent to the property, and provided information regarding the virtual Zoom meeting, the case number, project request, and the project website that provided additional information regarding the development proposal. The sign photos and affidavit is provided as an attachment to this report.

Additionally, notification mailings were provided by the City per the notification requirements, which included information about the neighborhood meeting and project website. A copy of the notification letter is provided with this CPR.

Conclusion

The Rancho Vista rezoning application and preliminary plat is consistent with the General Plan and other nearby development proposals. While we have not yet received any citizen comments on the project to date, we will continue to monitor and work with surrounding residents and property owners as necessary through the design and development of this new residential community.

Attachments

- A. Neighborhood Meeting – Outreach Letter
- B. Neighborhood Meeting - Affidavit of Mailing
- C. Neighborhood Meeting – Sign Location
- D. Neighborhood Meeting – Sign Photos and Affidavit of Sign Posting
- E. Neighborhood Meeting – PowerPoint Presentation

Attachment A
Neighborhood Meeting – Outreach Letter

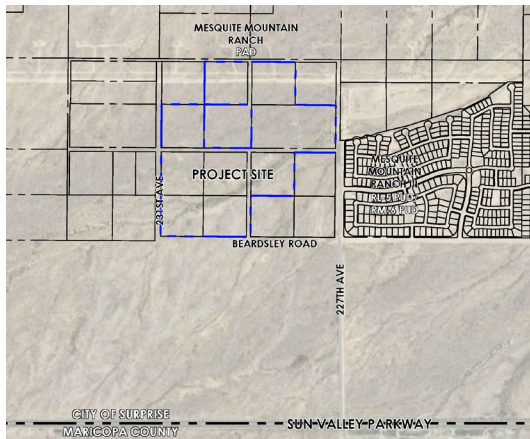


Dear Neighbor,

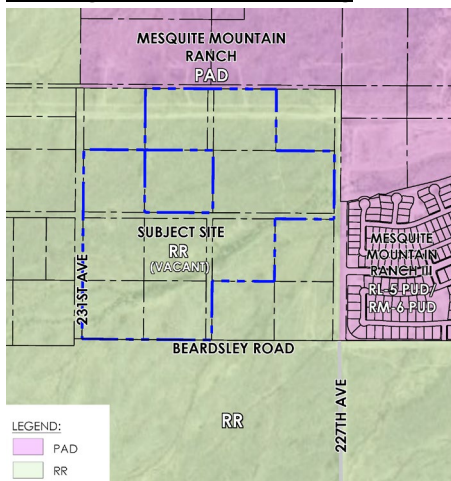
This letter is regarding the rezoning of the approximate 99 acres of property located at the northwest corner of the Beardsley Road alignment and 227th Avenue alignment called Rancho Vista. An application has been filed with the City of Surprise requesting approval for a rezoning and preliminary plat (case number FS20-250) for the Property from Residential Ranch (RR) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD).

The site is irregularly shaped and bounded by the Beardsley Road alignment to the south, the 227th Avenue alignment to the east, an existing powerline corridor to the north, and the 231st Avenue alignment to the west. There is also an approximate 10-acre exception parcel within the property that is not a part of this request. Please see the images below for property boundary. In the City of Surprise 2035 General Plan the site is classified as the 'Neighborhood' General Plan Character Area designation.

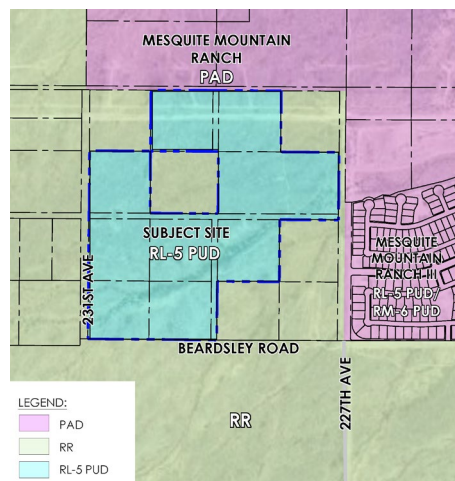
Project Location



Existing and Proposed Zoning



Existing Zoning

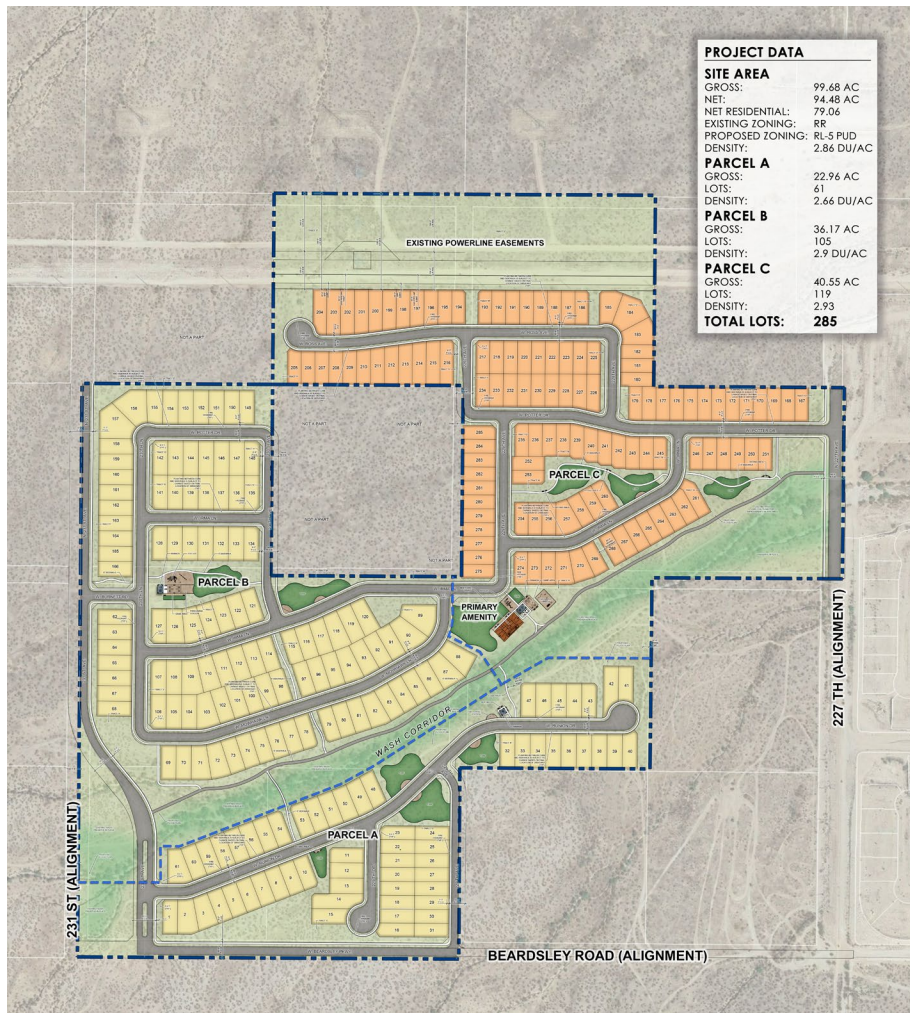


Proposed Zoning

Rancho Vista will include approximately 285 single-family lots, with an approximate mix of 119 lots at 48' x 115' (or 5,520 square feet) and 166 lots at 53' x 120' (or 6,360 square feet). This comes to an overall gross density of 2.86 dwelling units per acre (du/ac) which is within the lower portion of the 2-8 du/ac range permitted per the "Neighborhood" General Plan Character Area designation. The Project will be developed as three development parcels.

Several common open space amenities will be provided for Rancho Vista residents. These amenities are distributed throughout the development and strategically located to provide visibility and access for all residents. The primary wash that flows diagonally through the property will be preserved and utilized as a pedestrian and wildlife corridor. A 10-foot wide public access trail will be constructed within the wash corridor and will connect to a network of neighborhood access trails or sidewalks that will allow access to and encourage walkability throughout the community. Two additional recreational open space areas are provided within each of the development parcels, providing further opportunities for residents to recreate within proximity of their homes. Programmed amenities for the development may include combinations of turf areas, sport courts, play equipment, shade structures, lawn games and trails.

Conceptual Development Plan



The PUD overlay will help to accommodate the numerous constraints on the site such as the wash corridor, exception parcels and powerline easement. These constraints break the site up into more intimate neighborhoods that will offer a unique community feeling but also require specialized solutions to achieve this. Some of these solutions include narrower and more densely landscaped buffers along the perimeter arterials, and smaller lots to compensate for the large wash corridor and power line corridor that deems much of the land area as unusable. The flexibility of the PUD allows these modifications if mitigation is provided to justify the proposed changes. As the housing market keep trending toward homes with smaller yards to reduce homeowner maintenance and communities with larger community open spaces and more diverse amenities, Rancho Vista will be better able to provide a desirable development designed around a contemporary lifestyle.

As a part of the City of Surprise's rezoning process, we will be holding a neighborhood meeting for neighbors of the property to learn about the project and ask questions or voice your support and concerns. Due to the current situation with COVID-19, we will be holding the meeting virtually on an internet video conference platform called Zoom. The information for the meeting is as follows:

Meeting: Rancho Vista Neighborhood Meeting

Location: Meeting held virtually (see instructions below).

Date and Time: Wednesday, July 15th, 2020 at 6:00 p.m.

MEETING LINK: <https://bit.ly/3fUehcR>

Instructions for Access to Virtual Neighborhood Meeting: The neighborhood meeting will be held via Zoom, which can be accessed through your internet browser. To access the meeting, you may use the link above or go to the project website: <https://arcg.is/1baqi1>

Once on the webpage, go to the Neighborhood Meeting section. From there, you will see a button that says "CLICK TO JOIN MEETING." *Please note, to access the meeting, you will be asked to download or open an application by Zoom.* At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking question, followed by a brief presentation of the project after which we will open the floor for questions and answers.

In addition to this mailing and the virtual neighborhood meeting the website mentioned above also has general information about the project: <https://arcg.is/1baqi1>

Please be advised that future meetings and hearings before the Surprise Planning and Zoning Commission and Surprise City Council will be scheduled to review this case as well. Specific dates for future meetings and hearings have not yet been set. Additional notification letters will be provided in the coming months with information regarding hearing times and location (or instructions for virtual meetings if needed).

If you have any questions about this letter or the project itself, please contact me or the City planner assigned to this case (contact information included below).

Chelsea McCaw, RVi Planning + Landscape Architecture

Email: cmccaw@rviplanning.com

Phone: (480) 586-2358

Hobart Wingard, City of Surprise

Email: hobart.wingard@surpriseaz.gov

Phone: (623) 222-3156

We look forward to meeting with you.

Sincerely,

Chelsea McCaw

Planner & Landscape Architect

RVi Planning + Landscape Architecture

Attachment B
Neighborhood Meeting – Affidavit of Mailing

AFFIDAVIT OF PUBLIC NOTICE MAILOUT

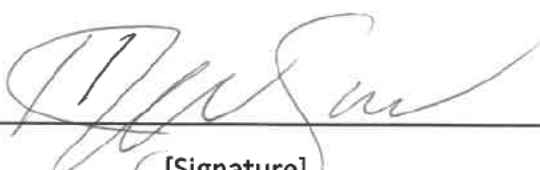
I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on June 29, 2020 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

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

Case #: FS20-250
[Case #]

Project Name: Rancho Vista
[Case Name]

Signed this 29th 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

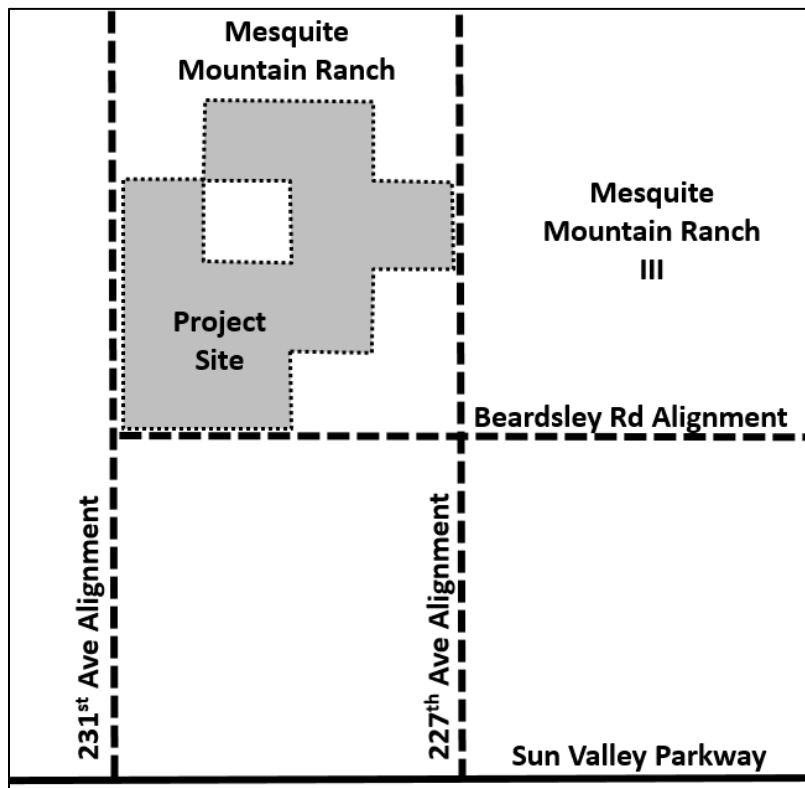
CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday July 15, 2020

TIME: 6:00 PM

ONLINE ACCESS: <https://arcg.is/1baqi1>

Project Location



PROJECT DESCRIPTION: A Rezone of 99.68 gross acres from Residential Ranch (RR) to Low Density Residential with a Planned Unit Development (PUD) overlay (RL-5-PUD). Case FS20-250, Rancho Vista.

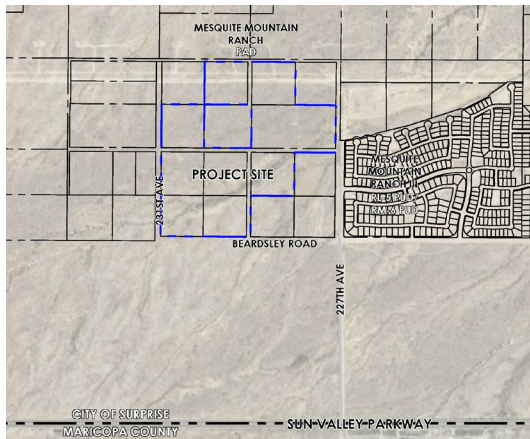


Dear Neighbor,

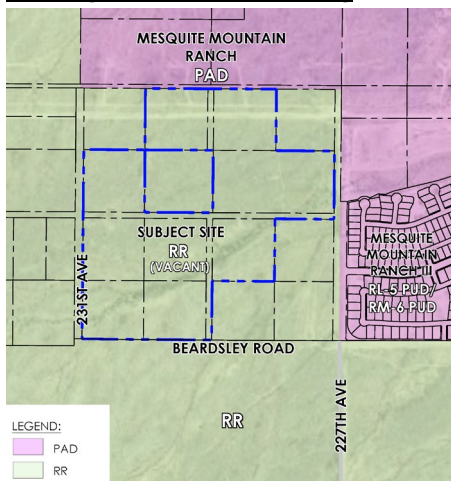
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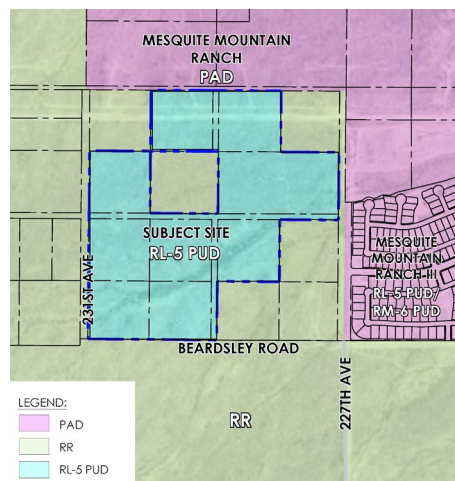
Project Location



Existing and Proposed Zoning



Existing Zoning

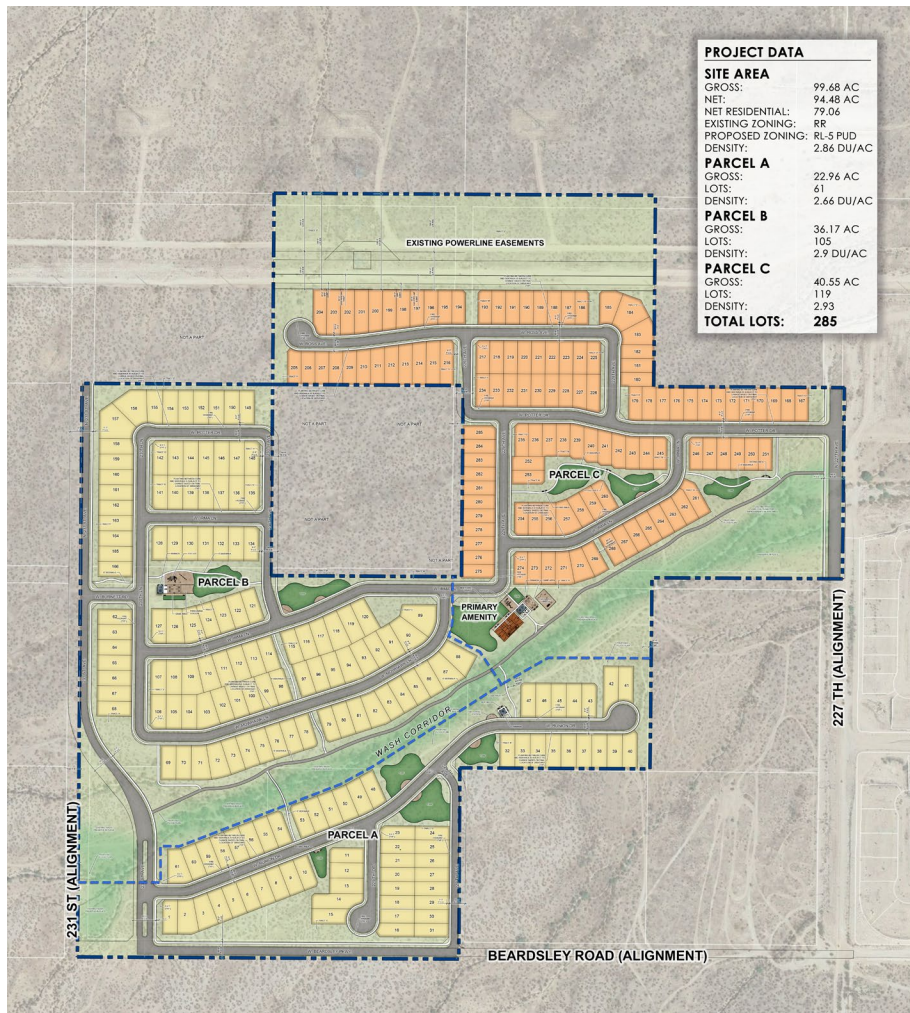


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Conceptual Development Plan



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As a part of the City of Surprise's rezoning process, we will be holding a neighborhood meeting for neighbors of the property to learn about the project and ask questions or voice your support and concerns. Due to the current situation with COVID-19, we will be holding the meeting virtually on an internet video conference platform called Zoom. The information for the meeting is as follows:

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Please be advised that future meetings and hearings before the Surprise Planning and Zoning Commission and Surprise City Council will be scheduled to review this case as well. Specific dates for future meetings and hearings have not yet been set. Additional notification letters will be provided in the coming months with information regarding hearing times and location (or instructions for virtual meetings if needed).

If you have any questions about this letter or the project itself, please contact me or the City planner assigned to this case (contact information included below).

Chelsea McCaw, RVi Planning + Landscape Architecture

Email: cmccaw@rviplanning.com

Phone: (480) 586-2358

Hobart Wingard, City of Surprise

Email: hobart.wingard@surpriseaz.gov

Phone: (623) 222-3156

We look forward to meeting with you.

Sincerely,

Chelsea McCaw

Planner & Landscape Architect

RVi Planning + Landscape Architecture

92 ACRES ASSOCIATES LLC

[REDACTED]
[REDACTED]

BERNSTEIN JAY G

[REDACTED]
[REDACTED]

BETANCOURT EFRAIN/ROSA

[REDACTED]
[REDACTED]

CHANG ANDREW C/MARY M TR

[REDACTED]
[REDACTED]

CHAU KEN V/KIM K TR/LIM JULIE

[REDACTED]
[REDACTED]

JACK OKLAND IRREVOCABLE TRUST

[REDACTED]
[REDACTED]

JUE KENNETH/LAI KOON TR

[REDACTED]
[REDACTED]

MAHNKE DEAN R/PATRICIA D/BERNAT
RICHARD C TR

[REDACTED]
[REDACTED]

MESQUITE MOUNTAIN RANCH
INVESTMENTS LLC

[REDACTED]
[REDACTED]

PAPYRUS INVESTMENTS LLC

[REDACTED]
[REDACTED]

RACE IS ON TRUST

[REDACTED]
[REDACTED]

SHELBRACK CAROL JEAN

[REDACTED]
[REDACTED]

SNAZZY PROPERTIES L L C/ETAL

[REDACTED]
[REDACTED]

WACHTEL JOHN/TARIANNE/WACHTEL
THOMAS/CAROLYN

[REDACTED]
[REDACTED]

WINTER LEWIS S JR/BEAULAH JEAN TR

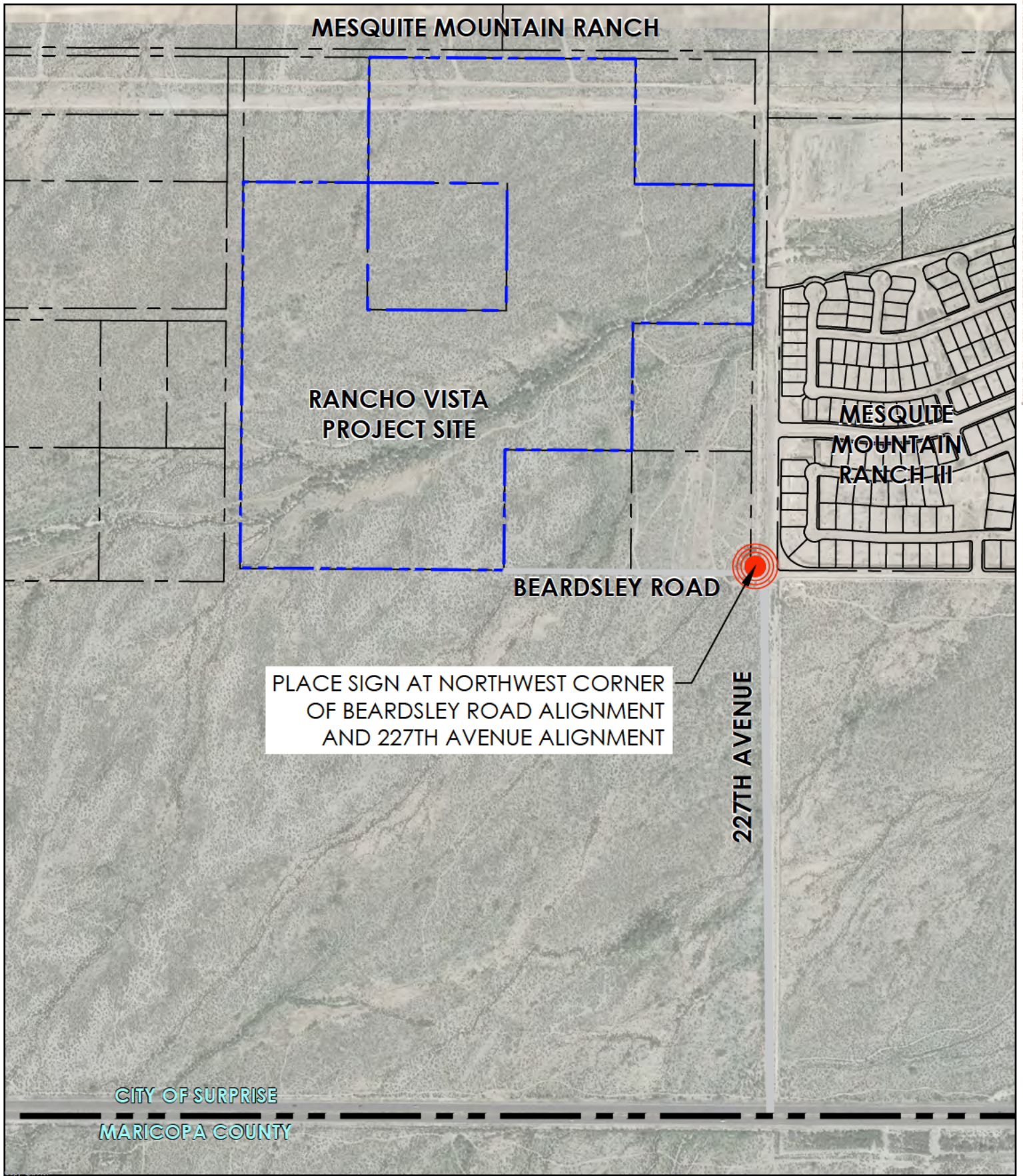
[REDACTED]
[REDACTED]

MR CHRISTOPHER P TOALE

[REDACTED]
[REDACTED]

Attachment C

Neighborhood Meeting – Sign Location



L:\800360\BEARDSLEY AND 227TH AVENUE\PLAN\ANNON-CAO3-CONCEPTUAL DESIGN\RA-3003-PHASE PLAN.dwg

RANCHO VISTA • SIGN LOCATION

- 📍 SURPRISE, ARIZONA
- 📅 2020-02-05
- # 503-80-003E, H, L, N, U, X and Y
- 👤 92 ACRES ASSOCIATES, LLC



NOT TO SCALE

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Attachment D
Neighborhood Meeting – Sign Photo and Affidavit
of Sign Posting



AFFIDAVIT OF POSTING

Application No: FS120-250

Applicant Name:

Location: Northwest corner of Beardsley Road and 227th Avenue Alignment

Date Site Posted: June 30th, 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

6/30/2020
Date

This instrument was acknowledged before me on this 30th 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



Attachment E

Neighborhood Meeting – PowerPoint Presentation

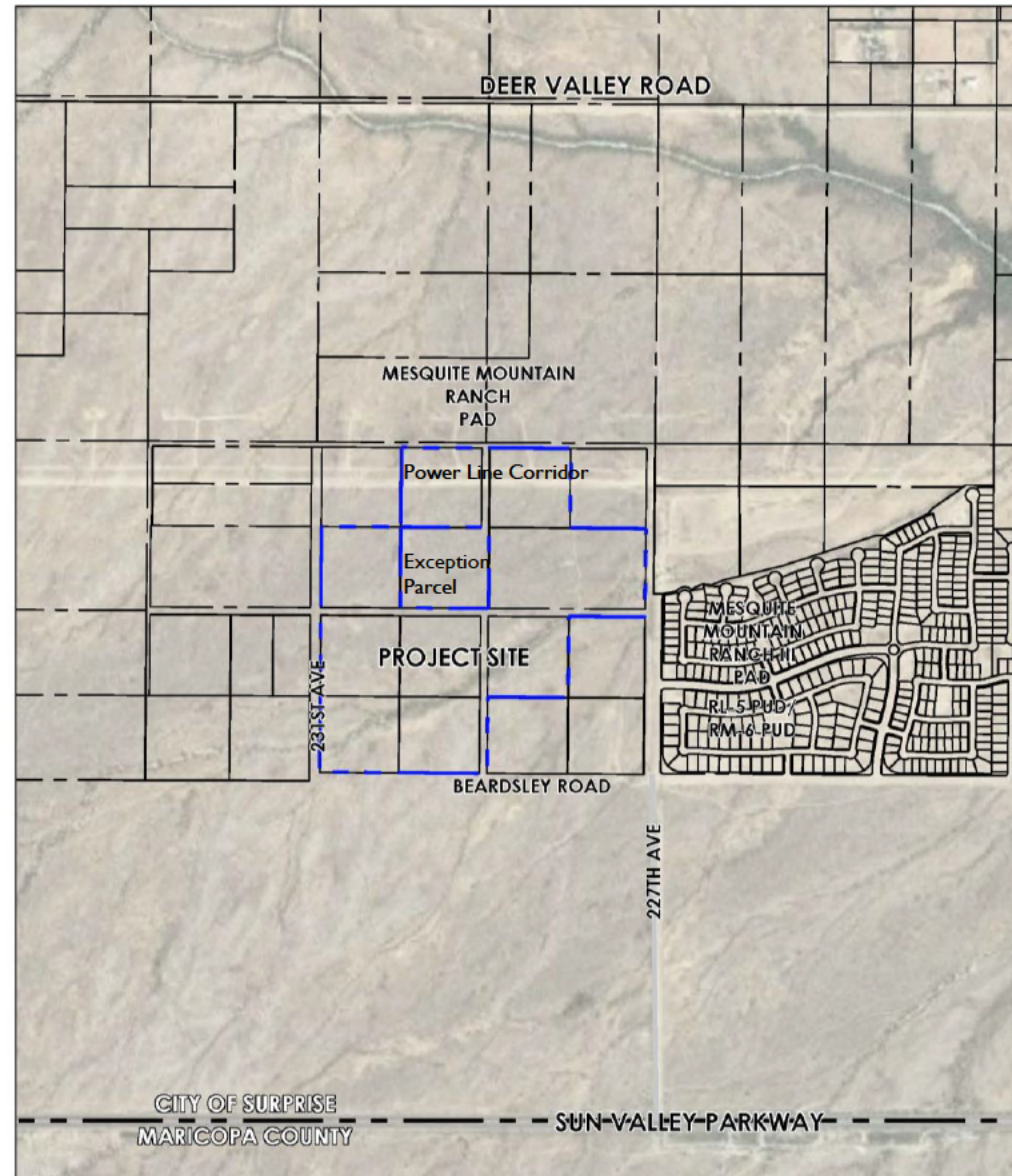
RANCHO VISTA (227TH AVE & BEARDSLEY ROAD) NEIGHBORHOOD MEETING

JULY 15, 2020



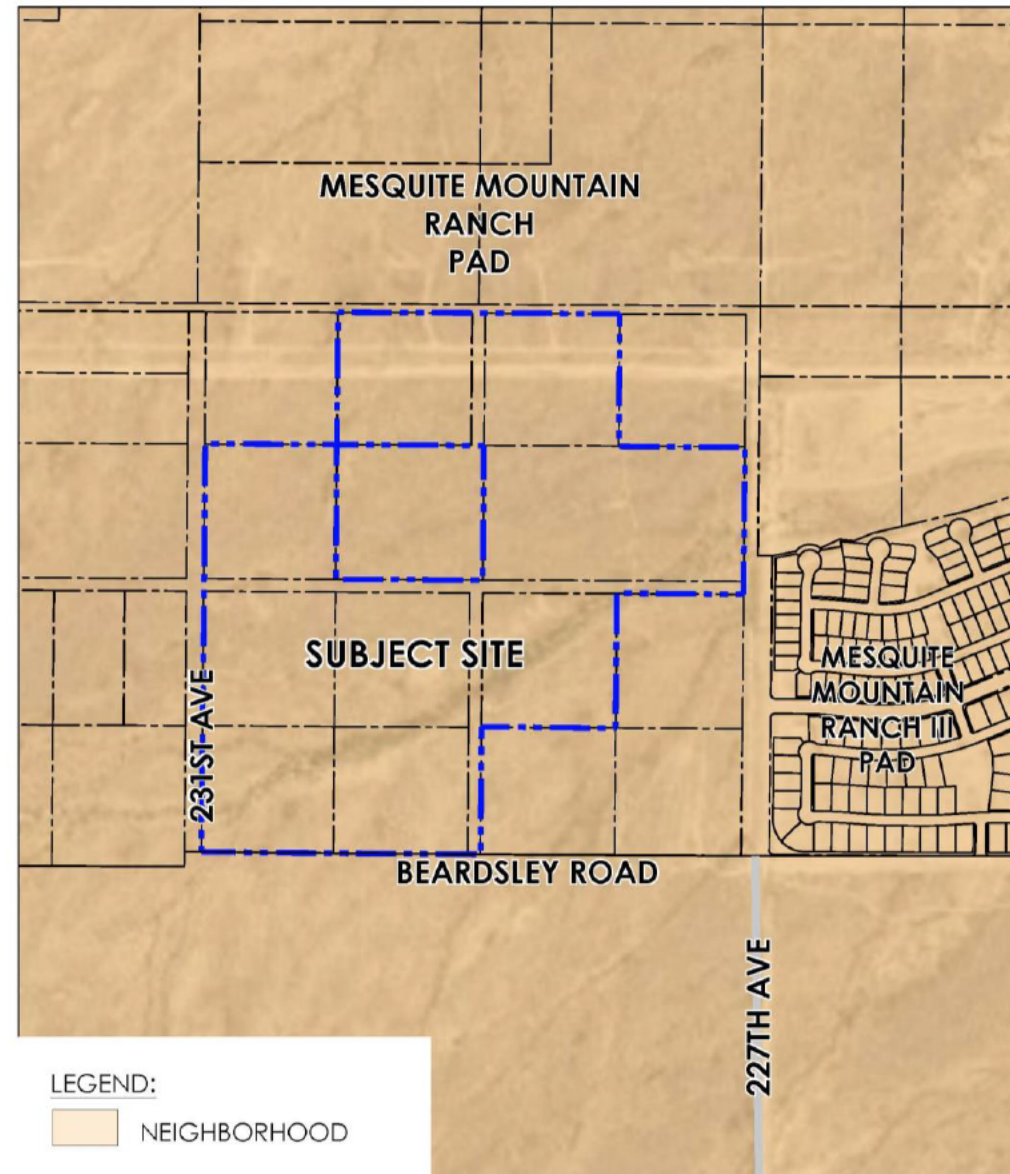
PROJECT REQUEST AND LOCATION

- Rezoning from RR to RL-5 PUD
- Preliminary Plat
- North of Beardsley Road
- West of 227th Avenue
- East of 231st
- Irregular shaped
- Exception parcel in middle of site
- Property is all vacant land



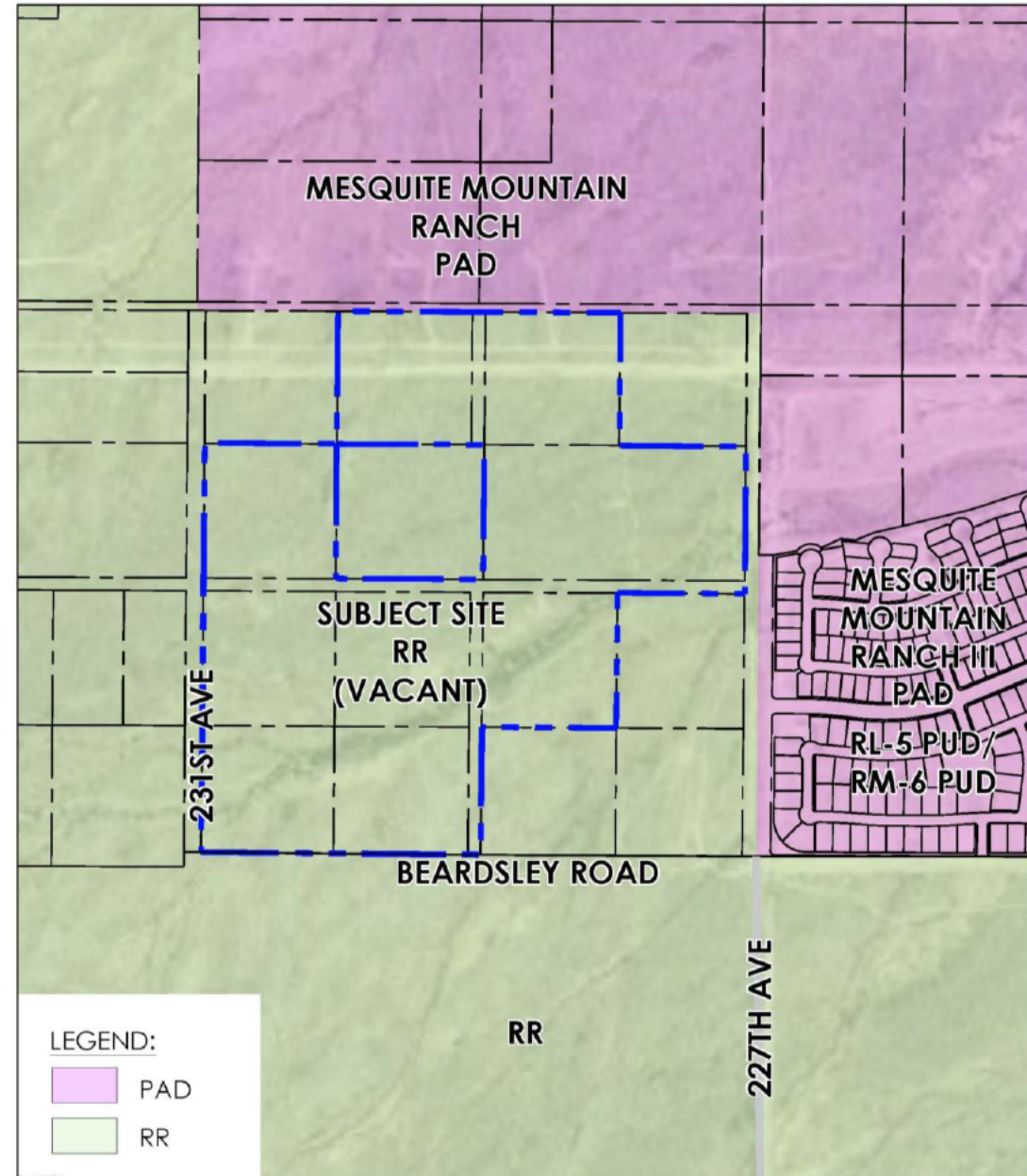
GENERAL PLAN DESIGNATION

- Entire property and area designated “Neighborhood”
- Suburban Category: Density of 2-8 du/ac
- Uses Permitted:
 - Small Lot Single-Family Residential
 - Medium Lot Single Family Residential
 - Neighborhood Commercial
 - Professional Office



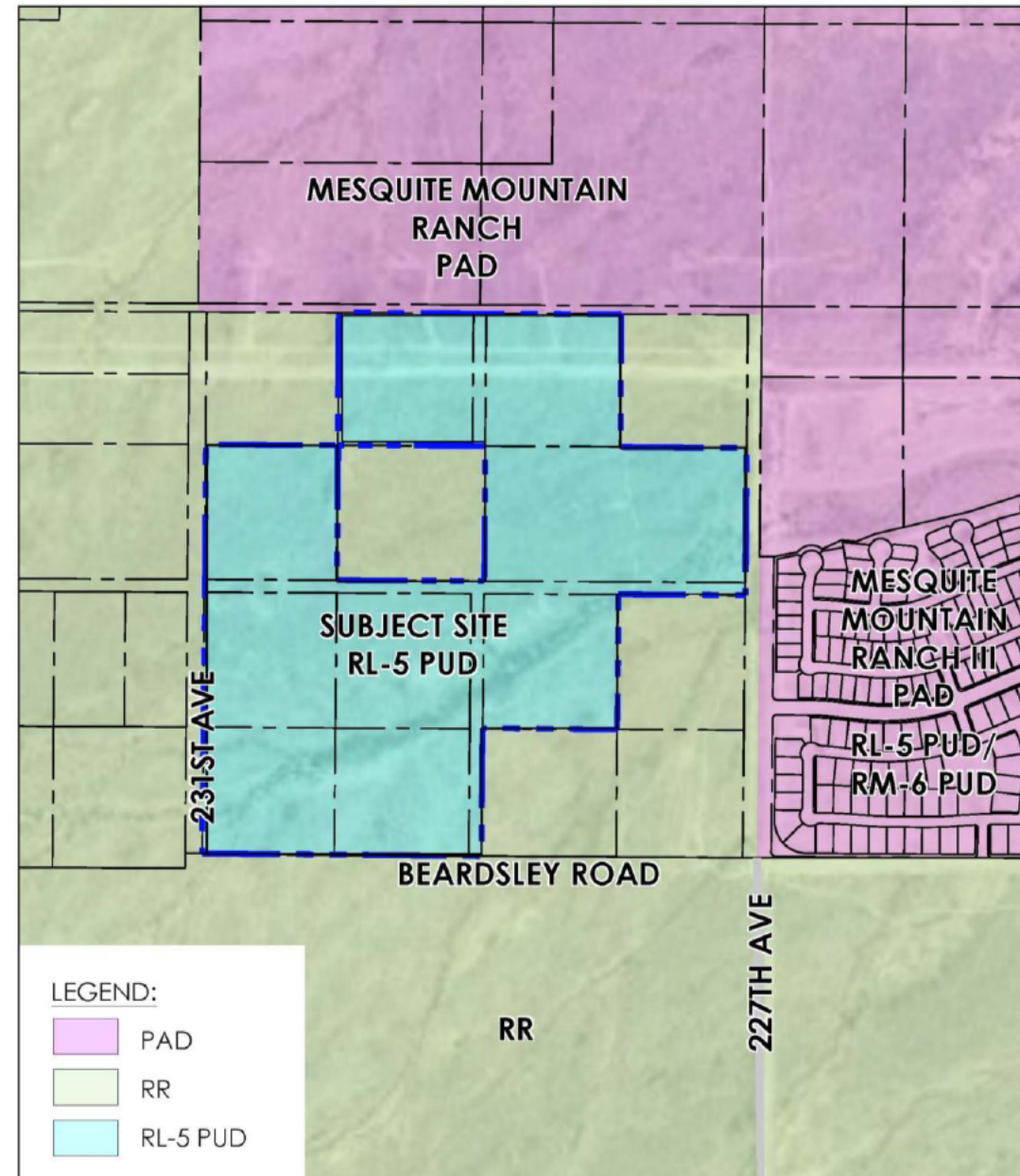
EXISTING ZONING

- Rural Ranch
- Purpose: To preserve aspects of the City's rural heritage through preservation of existing farms, ranches, and open spaces.
- "Neighborhood" General Plan designation, intent is to rezone property to single-family residential.
- Property surrounding site is designated as RL-5 (Residential Low, and RM-6 (Residential Medium).



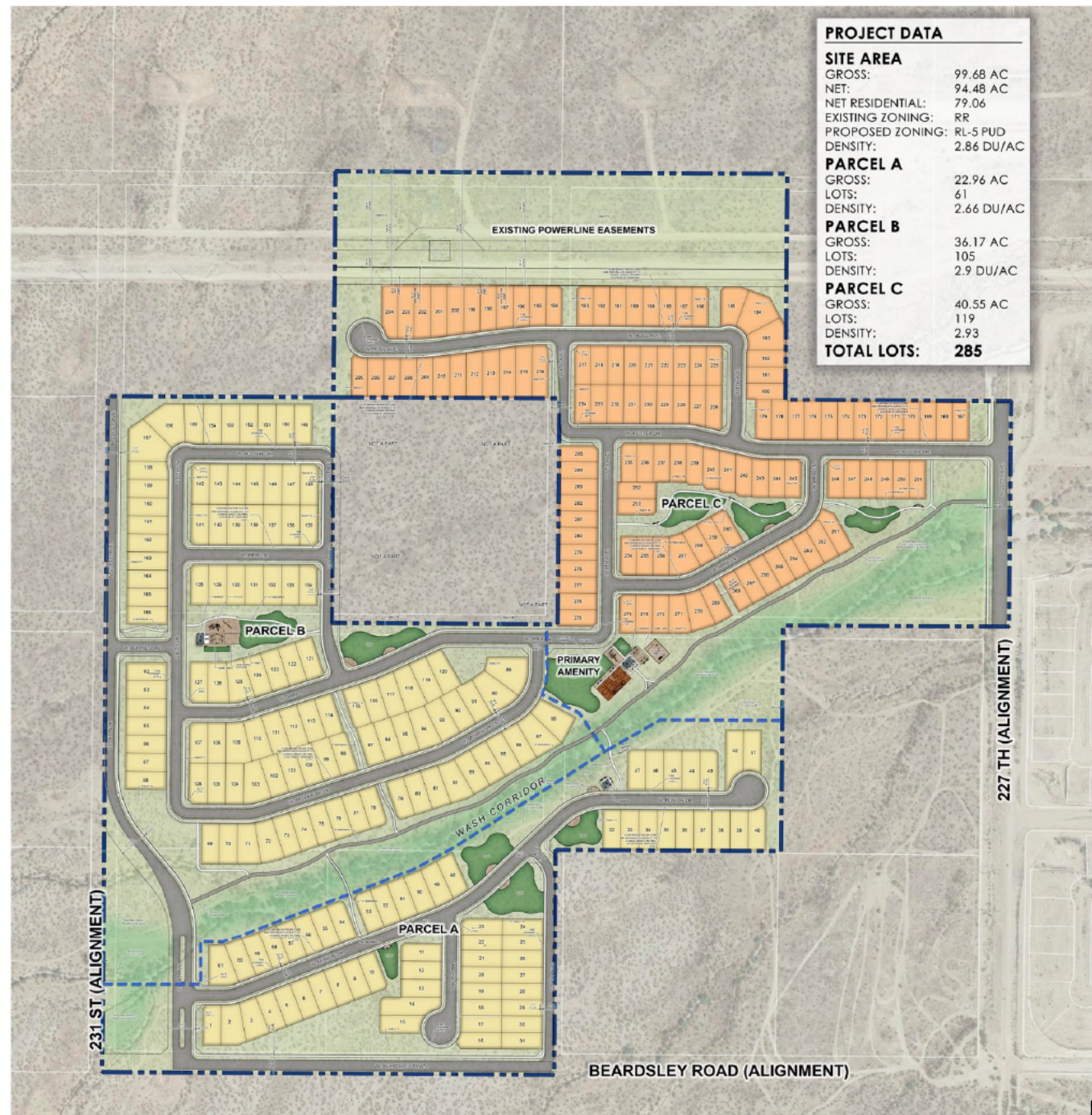
PROPOSED ZONING

- RL-5 PUD (Residential Low)
- Purpose: To provide for low density, single-family homes with densities up to 5 du/ac
- PUD allows for modification to certain development standards with appropriate mitigation
- Adjacent properties will remain RR until such time as they may request rezoning.



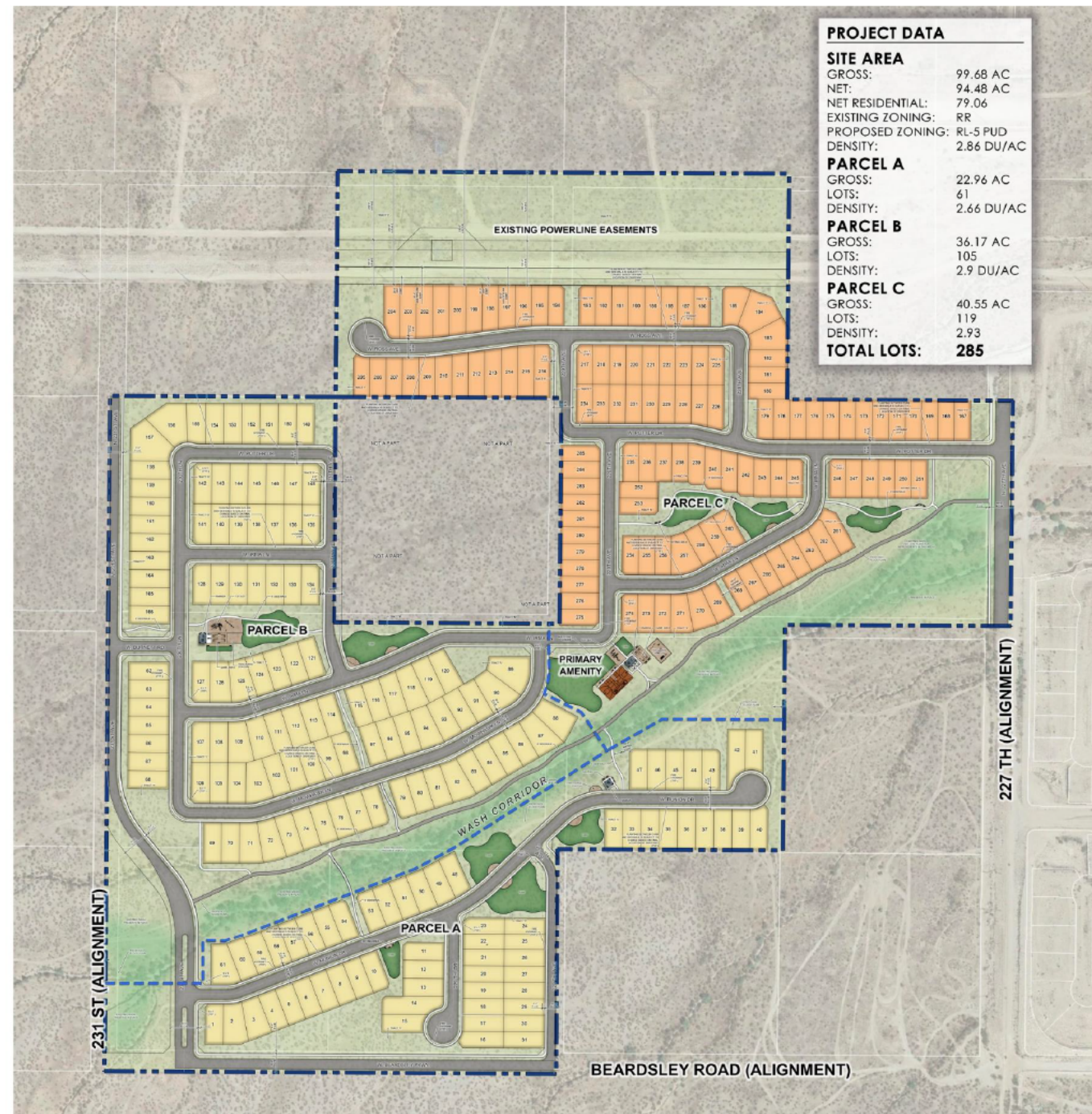
DEVELOPMENT PLAN

- 100-acre development
- 285 total units
- 2.85 du/ac
- 166 lots at 53' x 120' (6,360 sf)
- 119 lots at 48' x 115' (5,520 sf)
- 3 Access Points:
 - 231st Avenue
 - Beardsley Road
 - 227th Avenue
- Major Wash corridor
- Power Lines
- 2 Access points to exception parcels



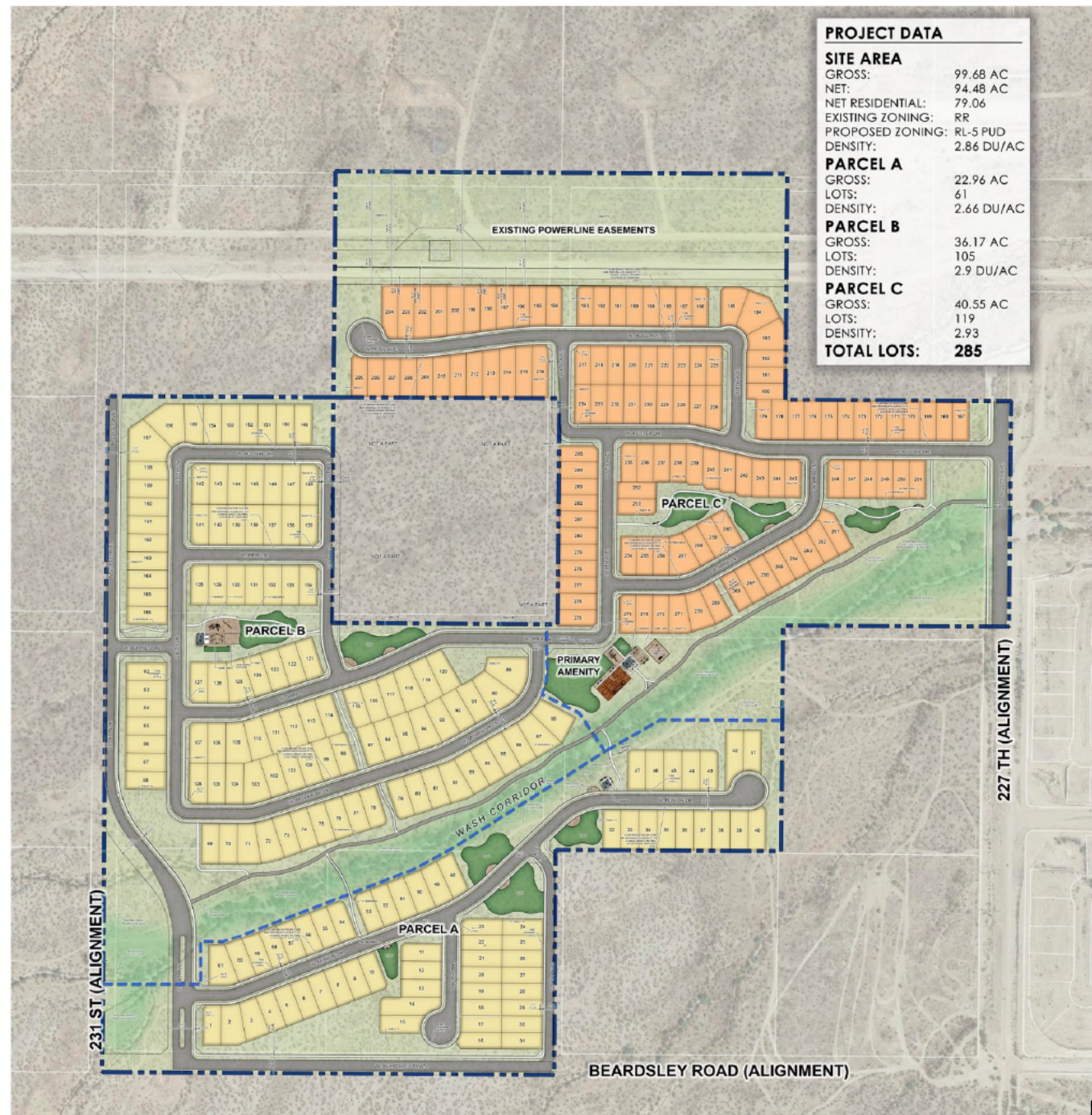
AMENITIES, TRAILS AND OPEN SPACE PLAN

- Total of 38% NR Open Space
- Major Wash Corridor with 10' regional trail
- 2 main park sites and smaller pocket parks
 - 20,000 sf turf area for free play
 - Multi-use sport court
 - Shade ramada with seating
 - Lawn games
 - Parcourse exercise stations
- Trails and Landscaping



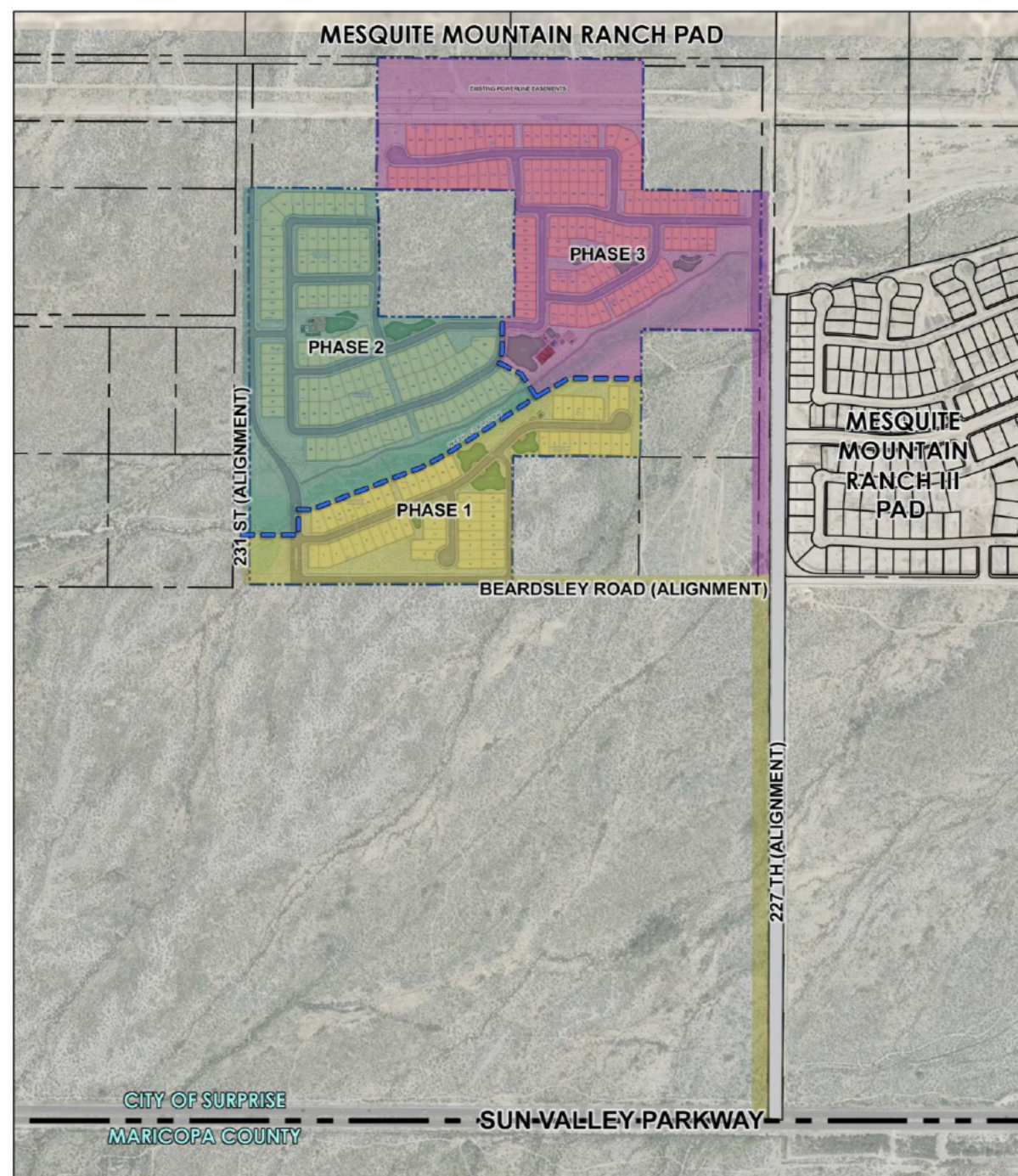
PROPOSED PUD MODIFICATIONS

- Reduction on Lot Width: from 60' to 53' and 48'
- Reduction in Lot Area: from 7,200 to 6,360 and 5,520
- Increased Driveway Width: from 30% to 45% of lot width
- Landscape Buffer: on Beardsley from 60' minimum to 60' average
- Recreation Field: from single large field to multiple smaller fields
- Mitigation: Significant increase in Open Space



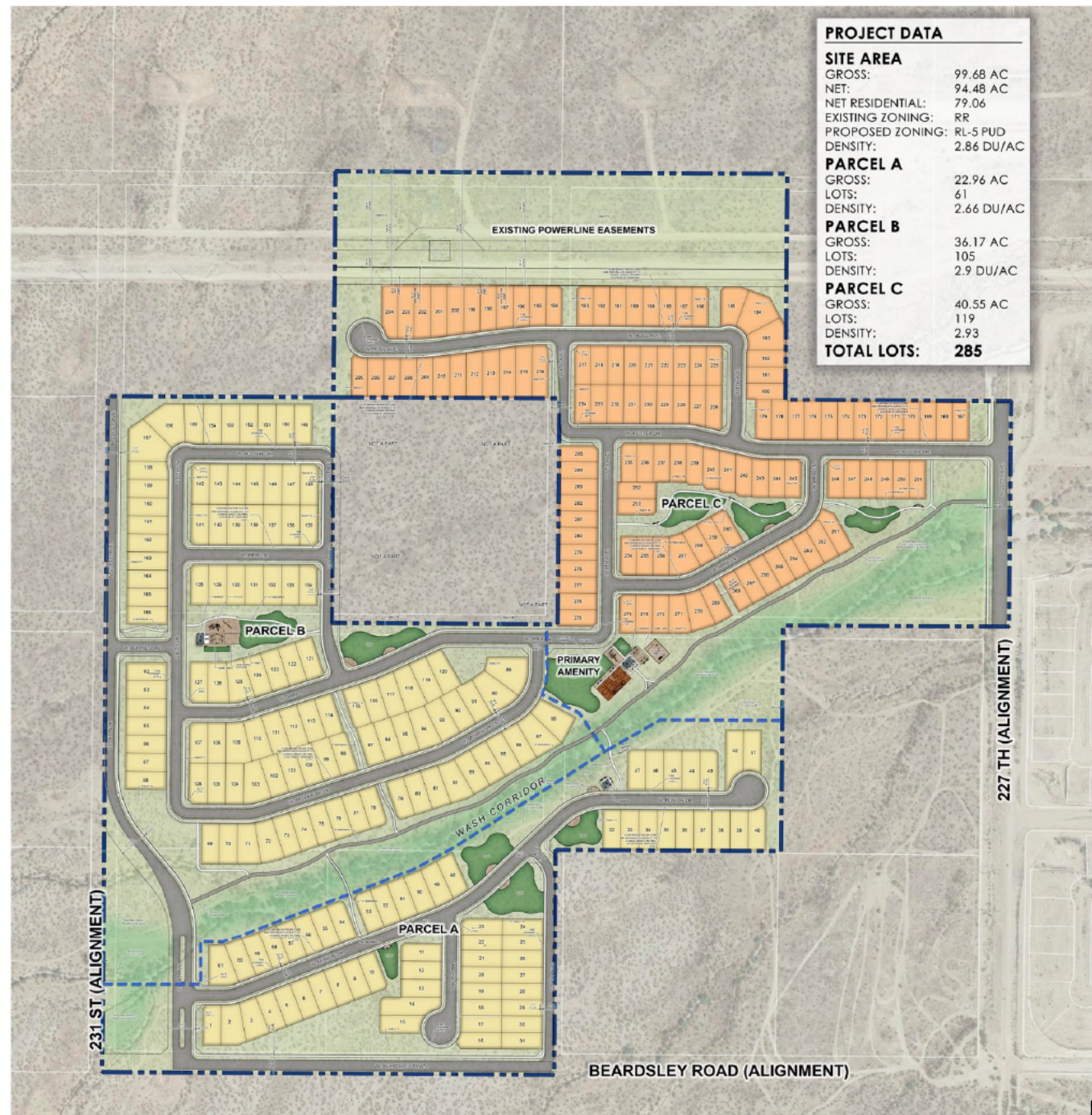
PHASING PLAN

- Phase 1 (yellow)
 - 227th Avenue 1/2 street from Sun Valley Parkway to Beardsley
 - Beardsley 1/2 street from 227th Avenue to 231st Avenue
 - 61 lots and associated improvements
- Phase 2 (Blue)
 - 102 lots and associated improvements
- Phase 3 (pink)
 - 227th Avenue 1/2 street from Beardsley to northern property boundary
 - 119 lots and associated improvements



PROPOSED SCHEDULE

- Currently under city review and public outreach process for rezoning and pre-plat
- Expect public hearings in September/October timeframe
- Market to builders once zoning approved
- Final plat and improvements dependent on timing of purchase, but anticipate soon after zoning approval.



RANCHO VISTA (227TH AVE & BEARDSLEY ROAD)

QUESTIONS OR COMMENTS

JULY 15, 2020





FS20-250

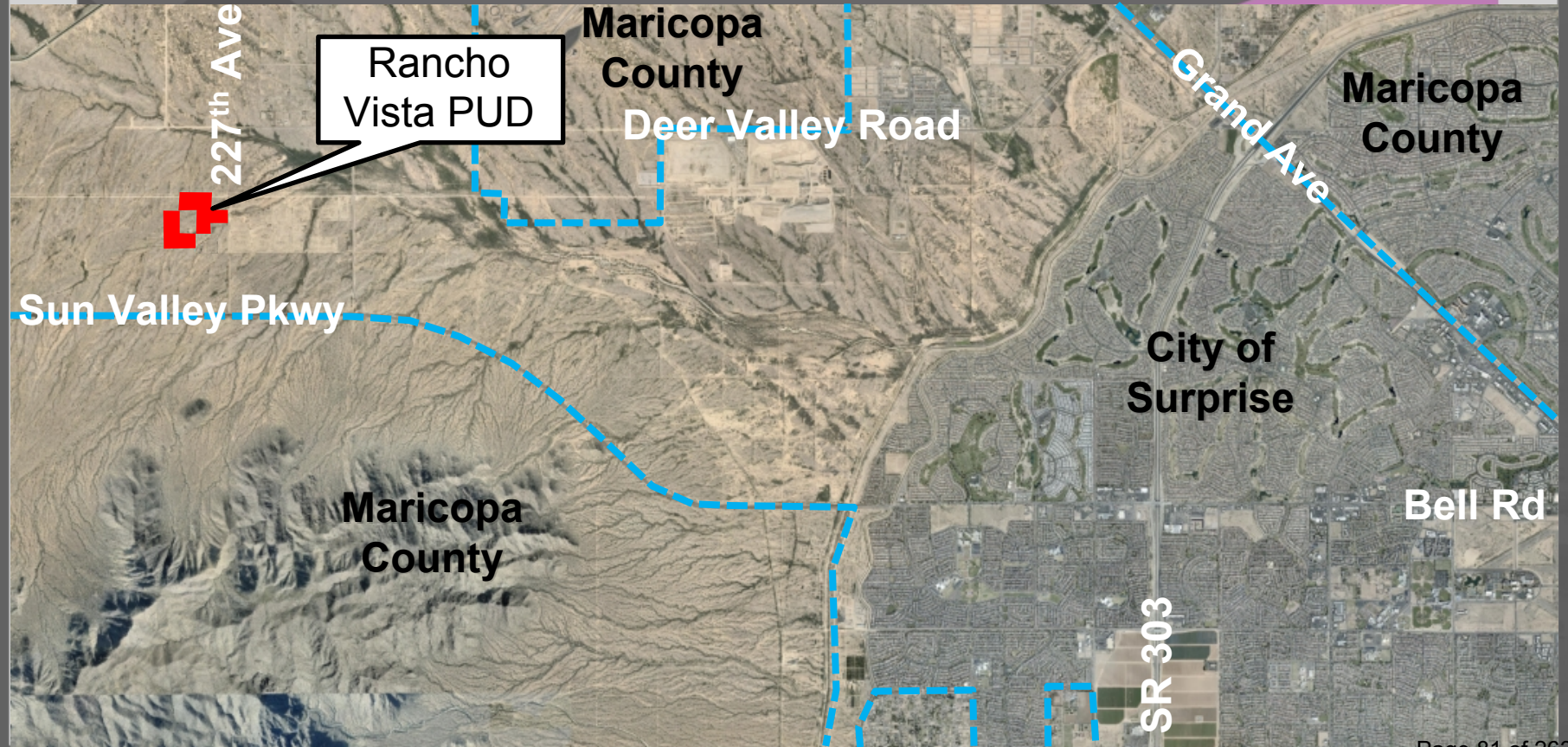
Rancho Vista

Rezone with PUD Overlay

Planning and Zoning Commission – December 17, 2020

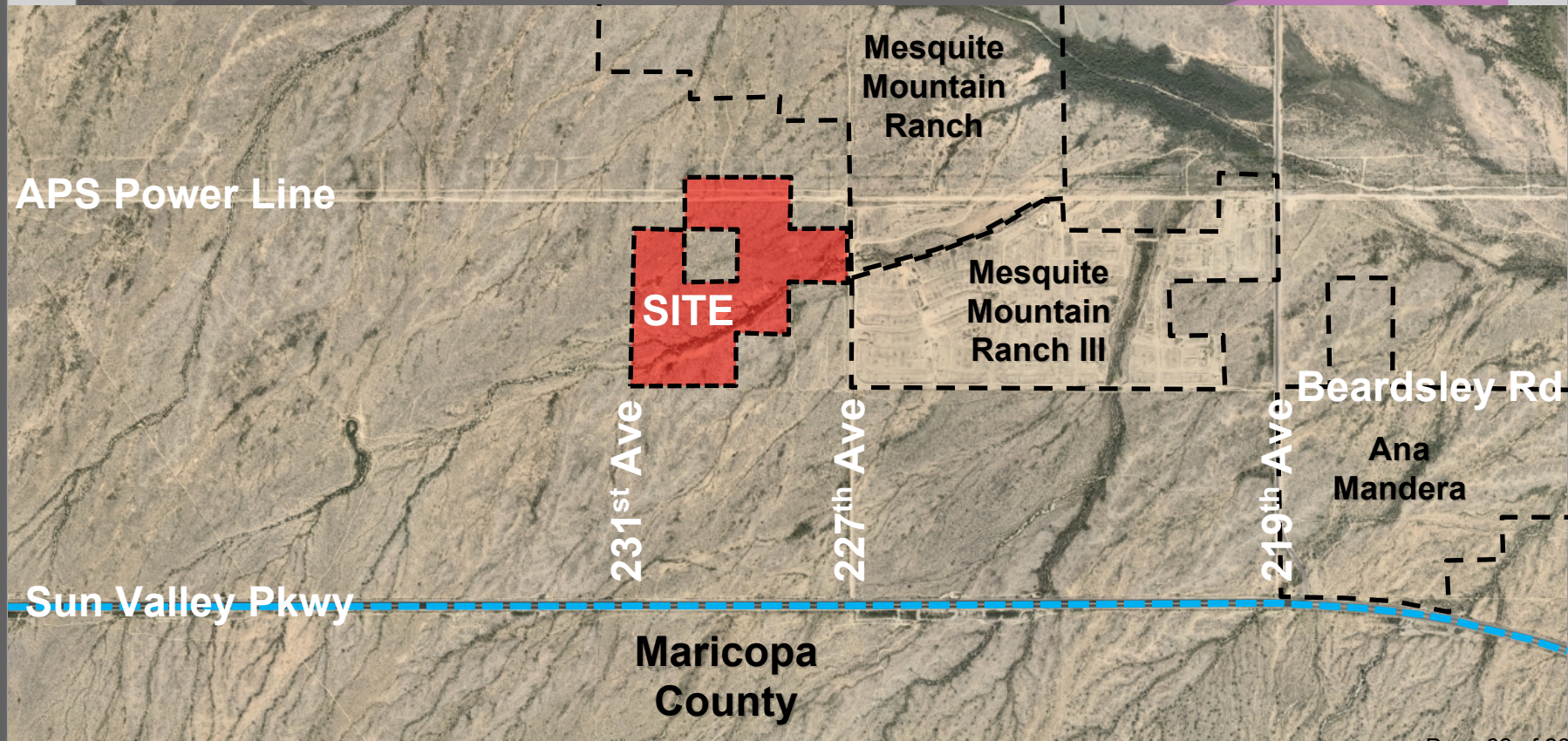
VICINITY MAP

FS20-250
Rancho Vista PUD



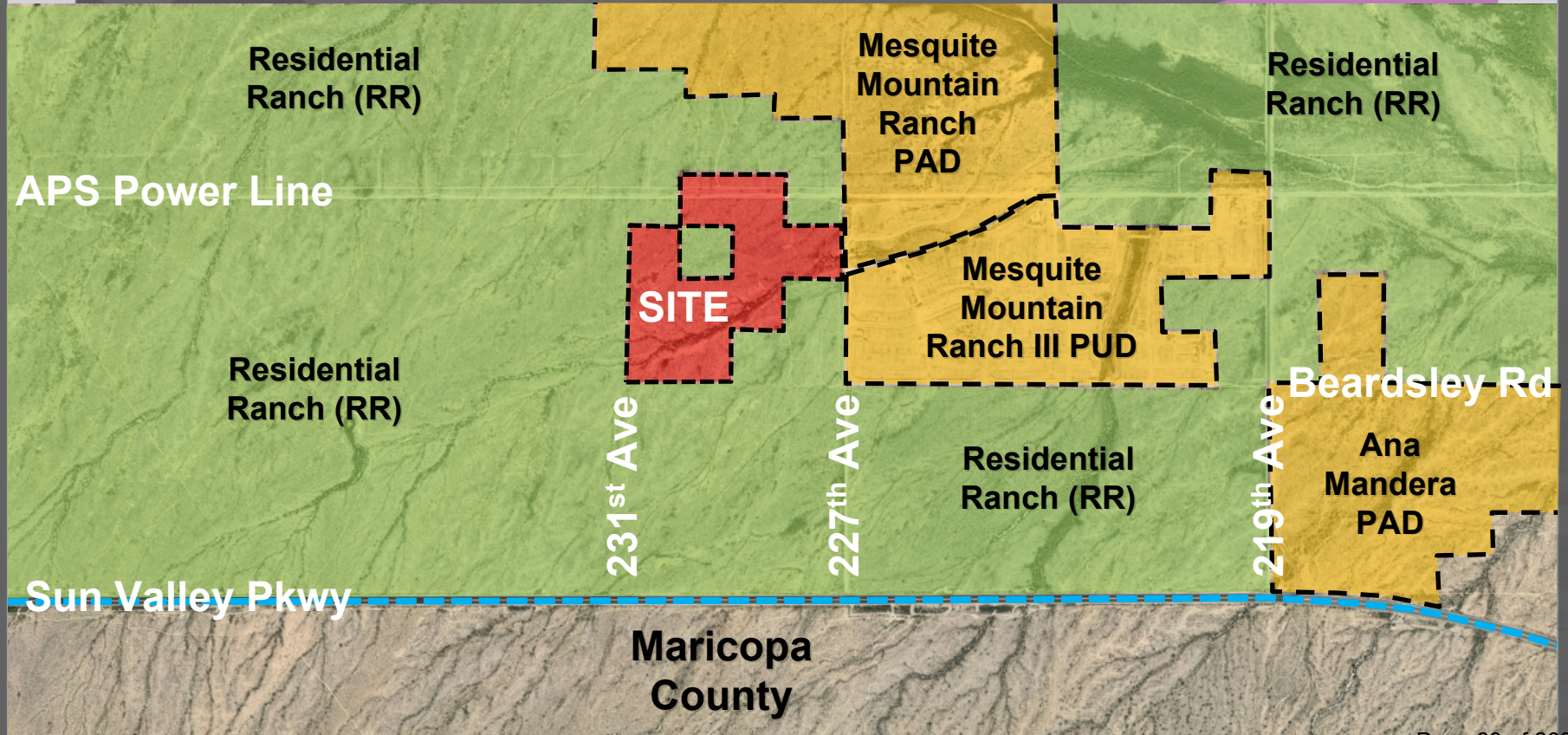
CASE MAP

FS20-250
Rancho Vista PUD

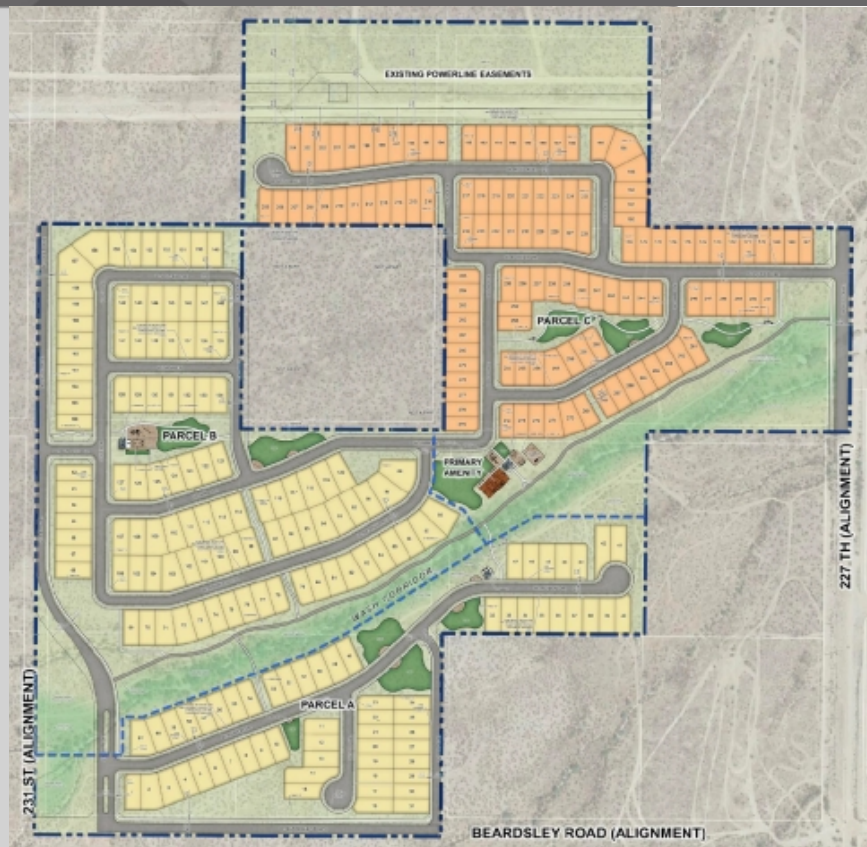


ZONING MAP

FS20-250
Rancho Vista PUD



LAND USE



PROJECT DATA

SITE AREA

GROSS:	99.68 AC
NET:	94.48 AC
NET RESIDENTIAL:	79.06
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 PUD
DENSITY:	2.86 DU/AC

PARCEL A

GROSS:	22.96 AC
LOTS:	61
DENSITY:	2.66 DU/AC

PARCEL B

GROSS:	36.17 AC
LOTS:	105
DENSITY:	2.9 DU/AC

PARCEL C

GROSS:	40.55 AC
LOTS:	119
DENSITY:	2.93

TOTAL LOTS: 285



LOT WIDTH

Because of the physical site constraints and the resulting additional open space provided within the development, the lot size reduction allow the property to develop at a reasonable (2.8 DU/Ac) but still lower density than the 5.0 DU/Ac that RL-5 allows.

- The subject parcels includes a major wash corridor that runs diagonally through the property, creating inefficiency in the overall subdivision design, particularly for larger lots.
- There is an existing approximate 300-wide power line corridor along the entire northern portion of the property that cannot be developed but is part of the gross parcel boundary.
- There is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and results in inefficiencies in the overall layout of the property.

LOT WIDTH

Table 1: RL-5 PUD Development Standards

Development Standards	RL-5 City Base Standard	RL-5 PUD 53' x 120' Lot Size	RL-5 PUD 48' x 115' Lot Size
Maximum Density (du/ac)	6.0	2.8 (overall)	
Minimum Lot Area (sf)	7,200	6,360	5,520
Minimum Lot Width (ft)	60	53	48
Minimum Lot Depth (ft)	100	120	115
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	15	12/20	
Minimum Side Yard Setback (ft) (minimum/aggregate)	5/15	5/13	
Minimum Rear Yard Setback (ft)	20	20	
Maximum Building Height (ft)	30	30	
Driveway Width Percentage	30%	45%	
Driveway Area Percentage	30%	45%	



LOT AREA

The minimum lot area within RL-5 is 7,200 square feet. Rancho Vista is proposing a mix of 6,360 square feet for approximately 166 lots and 5,520 square feet for approximately 119 lots.

- The subject parcels includes a major wash corridor that runs diagonally through the property, creating inefficiency in the overall subdivision design, particularly for larger lots.
- There is an existing approximate 300-wide power line corridor along the entire northern portion of the property that cannot be developed but is part of the gross parcel boundary.
- There is a 10-acre exception parcel in the center of the development that requires roadway connectivity and access, and results in inefficiencies in the overall layout of the property.



DRIVEWAY WIDTH

122-121(h)(3)c. - Driveways and other parking shall not comprise more than ~~30~~ 45 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential units. ~~Circular driveways and similar circulation shall be permitted within the front yard so long as no long-term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.~~

122-121(h)(3)d. - Driveway entrances shall not comprise more than ~~30~~ 45 percent of the front lot line of a single family, detached residential parcel, ~~nor more than 50 percent of the front lot line of any multiple family or non-residential parcel.~~



ROADWAY BUFFERS

Section 122-137(e)(1) - ~~All arterial roads and parkways~~ Beardsley Road shall have an adjoining landscape tract, having an average ~~minimum~~ width of 60 feet, measured from the back of curb. For those segments of the Beardsley Road frontage where the landscape buffer is less than 60 feet in width, additional landscaping shall be provided to further mitigate this reduction in an amount of 50% increase in required linear trees and shrubs within the buffer area for those segments.

Section 122-137(e)(1)a.1. - Residential units ~~shall~~ may be situated to face the required 60-foot landscape tract upon a single loaded local road. The minimum distance between the fronting residential lots and the arterial road right-of-way shall be 110 feet.



RECREATIONAL FIELD

“There shall be a minimum of one turf recreational field provided by the developer for ~~organized~~ sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. ~~Any required recreational field shall have a minimum turf area of 3.5 acres.~~”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 17, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled “Preliminary Plat for Rancho Vista,” received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue. (Case FS20-250)

Motion:

I move to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “Preliminary Plat for Rancho Vista,” received October 12, 2020, a property generally located northwest of the northwestern corner of Beardsley Road and 227th Avenue subject to conditions ‘a’ through ‘d’.

Background:

The subject request involves a Preliminary Plat for the Rancho Vista Community. The applicant seeks to subdivide the subject parcel into 285 lots, 20.92 acres for Rights-of-Way, and 37.97 acres of open space tracts.

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 - FS20-250 - Rancho Vista PP - PZ Staff Report - 121720
 2. 01 - FS20-250 - Rancho Vista PP - Vicinity Map - 121720
 3. 02 - FS20-250 - Rancho Vista PP - Case Map - 121720
 4. 03 - FS20-250 - Rancho Vista PP - Pre Plat - 121720
 5. 04 - FS20-250 - Rancho Vista PP - Landscape - 121720
 6. 05 - FS20-250 - Rancho Vista PP - Open Space - 121720
 7. 06 - FS20-250 - Rancho Vista PP - School Letter - 121720
 8. 07 - FS20-250 - Rancho Vista PP - Luke Letter - 121720
 9. PP - FS20-250 - Rancho Vista PP - PZ PowerPoint - 121720
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** FS20-250

2
3 **Project Name:** Rancho Vista Preliminary Plat

4
5 **Council District:** 1 - Acacia

6
7 **Meeting Date:** December 17, 2020

8
9 **Planner:** Hobart Wingard

10
11
12 **Owner:** Surprise Foothills Development Company

13
14 **Applicant:** Mark Reddie of RVI Planning and Landscape Architecture

15
16 **Request:** Preliminary Plat Approval

17
18 **Site Location:** Generally located north and west of the northwest corner of
19 Beardsley Road and 227th Avenue.

20
21 **Dwelling Units:** 285 total units

22
23 **Site Size:** 99.68 acres (approx.)

24
25 **Density:** 2.86 DU/Ac

26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

28
29 **Support/Opposition:** None received

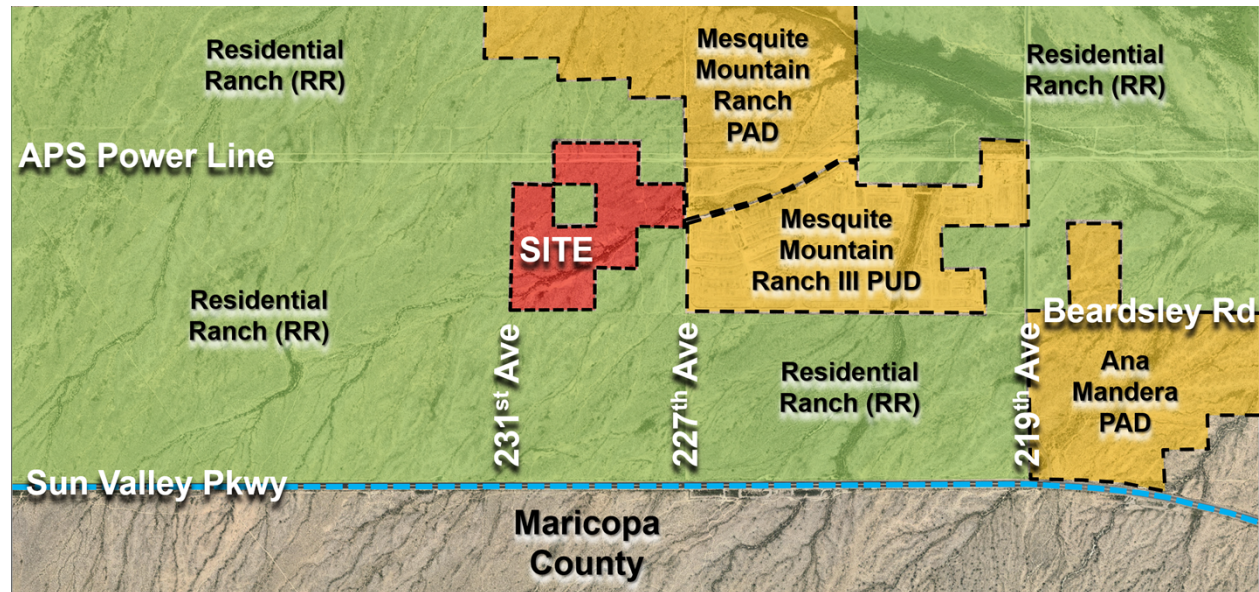
30
31 **Staff Recommendation:** Staff recommends the Commission move to recommend approval of
32 case FS20-250 to the City Council, subject to stipulations 'a' through
33 'd.'

34
35
36
37
38
39 **Project Description:**

The subject request involves a Preliminary Plat for the Rancho Vista Community. The applicant seeks to subdivide the subject parcel into 285 lots and 25 tracts.

Surrounding Land Zoning:

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



Residential Ranch (RR)	Residential Ranch (RR)	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Rancho Vista PUD	Mesquite Mountain Ranch PAD
Residential Ranch (RR)	Residential Ranch (RR)	Residential Ranch (RR)

Background:

June 8, 1989: The subject project area was annexed into the City of Surprise under Ordinance 89-05.

December 12, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-815.

April 7, 2020: The applicant filed a request for a Rezone with PUD Overlay and Preliminary Plat to modify land uses and development standards for approximately 99.68 acres under case FS20-250, the subject case.

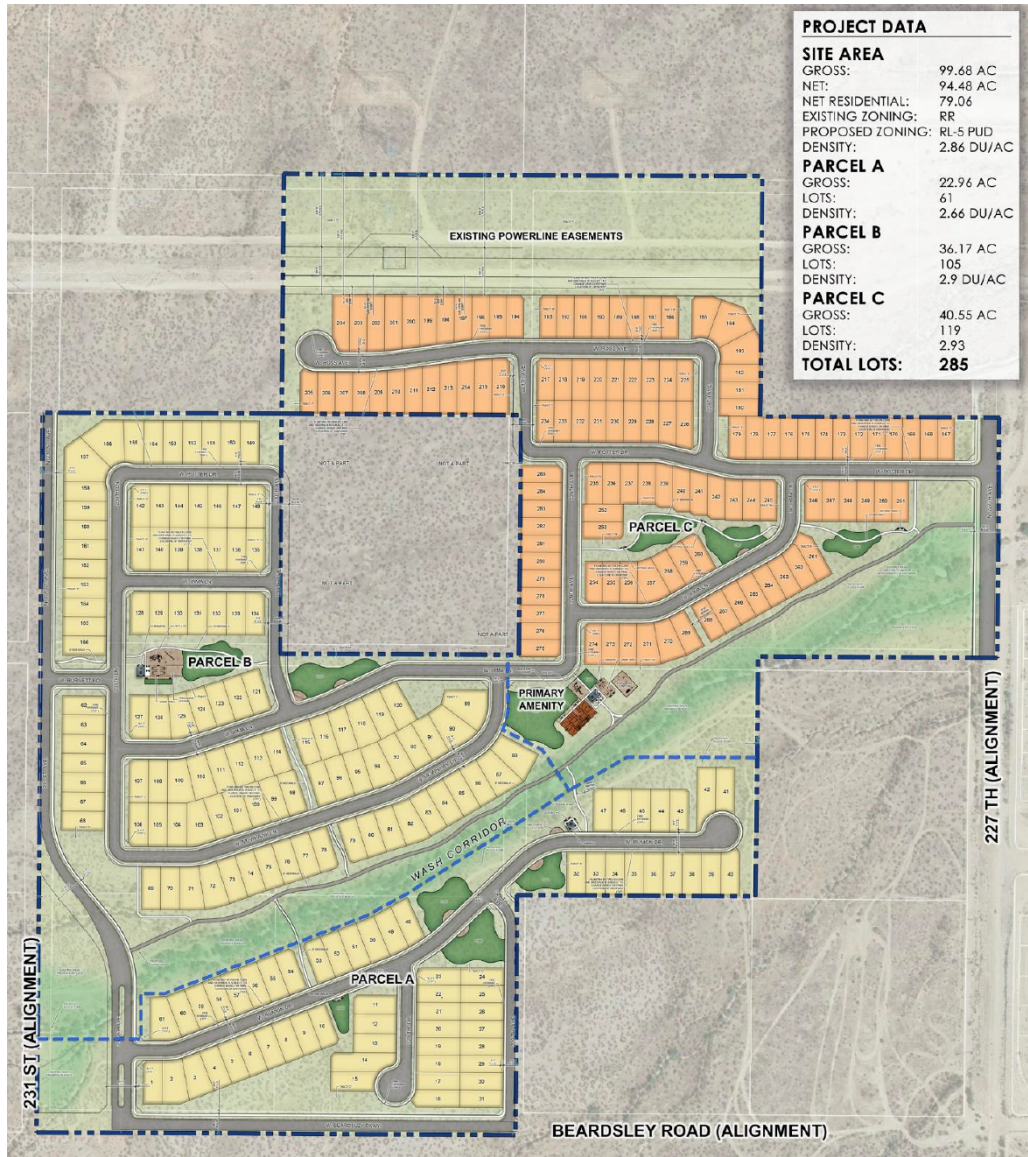
Analysis and Discussion:

64 Mark Reddie of RVI Planning and Landscape Architecture is requesting Preliminary Plat approval for
65 a 285 lot detached single-family residential subdivision on 99.68 acres generally located north and
66 west of the northwest corner of Beardsley Road and 227th Avenue. The project provides for a density
67 of 2.86 DU/Ac.

68

69 The proposed Preliminary Plat project area is shown below:

70



71

72

73 The subject Preliminary Plat provides 285 Low Density Residential (LDR) parcels. The lots are provided
74 in both 48 and 53 foot widths.

75

The open space comprises 38 percent of the subject area. Additionally, a public access easement is provided along the wash that bifurcates the site that will contribute to the City of Surprise trail system.

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	Wickenburg Unified

Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

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

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Rezone proposed under Case FS20-250.
- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, staff recommends the Commission vote to recommend approval of the subject Preliminary Plat request to the City Council, subject to stipulations ‘a’ through ‘d’ as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Rancho Vista” consisting of 10 sheets prepared by Wood Patel and stamped received October 12, 2020 subject to the following conditions:

- 115
- 116 1. Provide a safety edge treatment, per MAG Detail 201, on all street cross sections.
- 117
- 118 2. The developer will be responsible to pay for half street improvements on Beardsley Road,
- 119 from 231st Avenue to the west parcel boundary. Place a note stating barricades (MAG
- 120 STD DTL 130) and road-closed signs (OM4-2) will be required.
- 121
- 122 b. Prior to the issuance of any civil engineering permits on the subject property, the applicant
- 123 shall remit \$38,500.00 to the City of Surprise to cover their pro-rata cost of the traffic signal
- 124 to be located at the intersection of 227th Avenue and Sun Valley Parkway.
- 125
- 126 c. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary
- 127 Landscape Plans for Rancho Vista," consisting of 9 sheets prepared by RVI Planning and
- 128 Landscape Architecture and stamped received September 18, 2020.
- 129
- 130 d. Non-compliance with the stipulations of approval of this case will be treated as a violation in
- 131 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 132

133 However, should the Commission wish to recommend denial of the request, the Commission should

134 make its own findings and base its decision on those alternative findings.

135

136 **Attachments:**

137

- 138 01 Vicinity Map
- 139 02 Case Map
- 140 03 Preliminary Plat
- 141 04 Landscape Plans
- 142 05 Open Space Plan
- 143 06 Luke Letter
- 144 07 School Letter

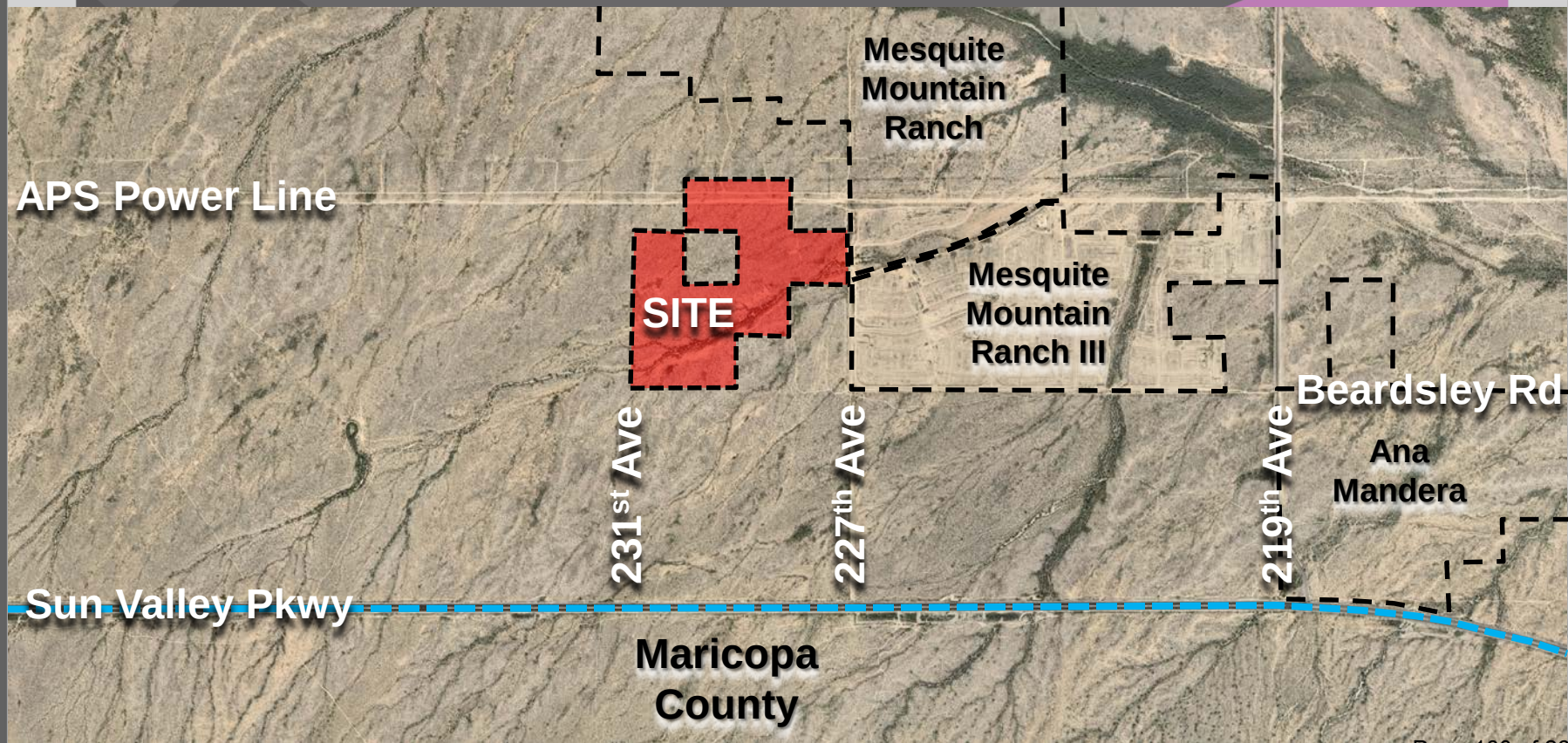
VICINITY MAP

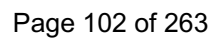
FS20-250
Rancho Vista PUD

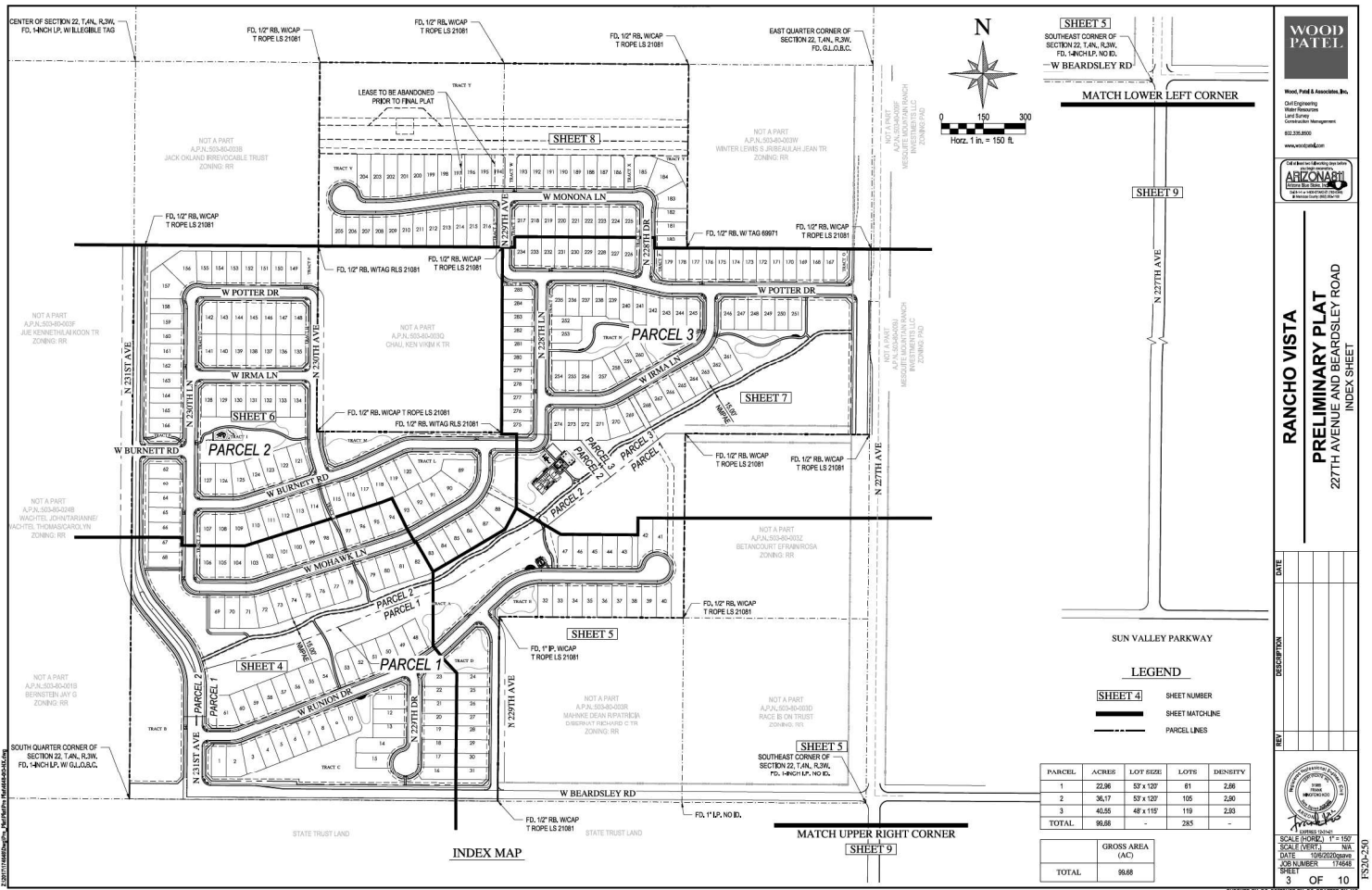


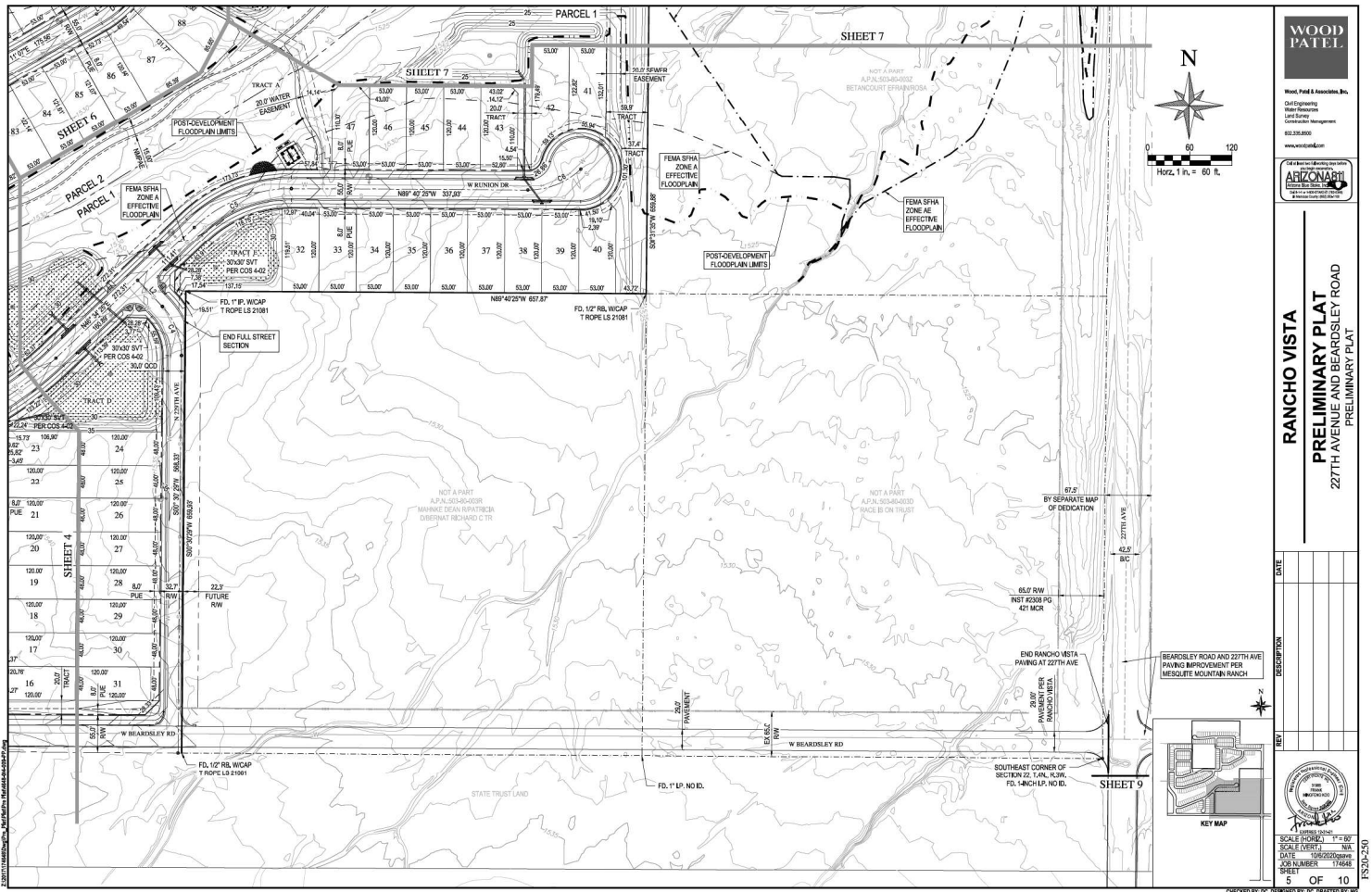
CASE MAP

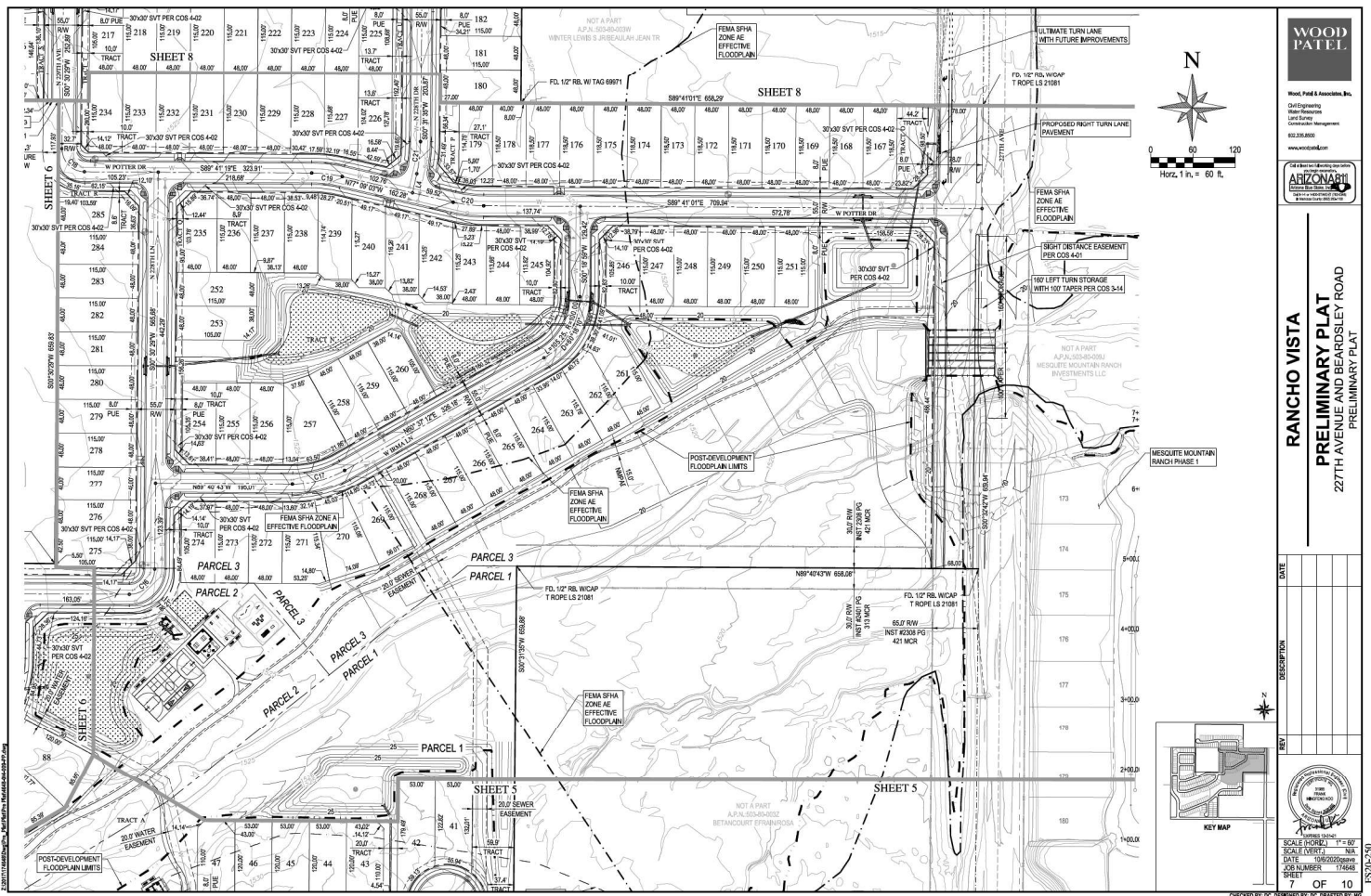
FS20-250
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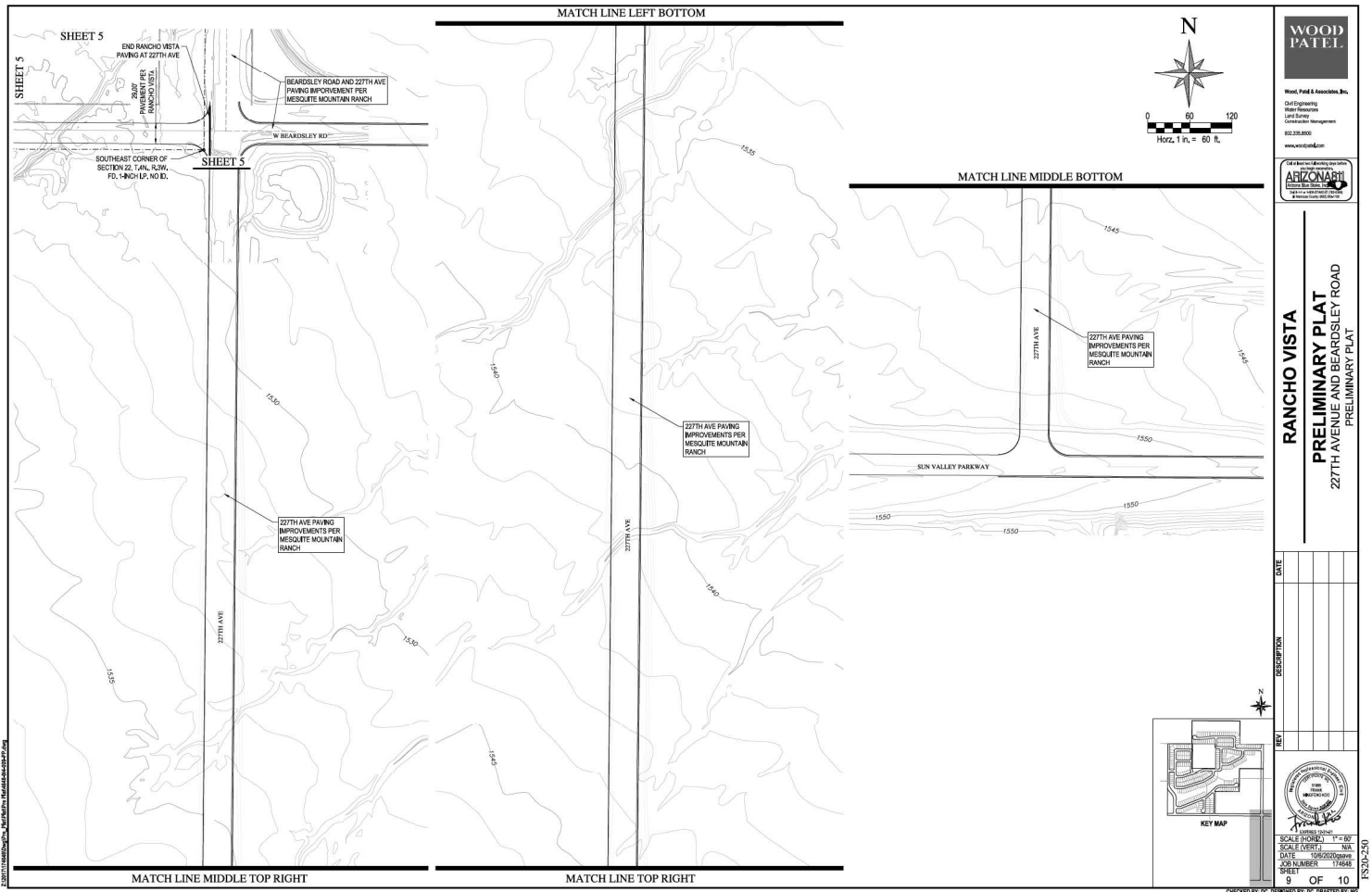












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SURPRISE, ARIZONA
ELLIOT D. POLLACK COMPANY

	ITEM	SIZE	QTY.	COMMENTS
	<i>Acacia aneura</i> MULGA	24" BOX 1" CALIPER	-	
	<i>Acacia farnesiana</i> SWEET ACACIA	24" BOX 1" CALIPER	-	
	<i>Acacia propinqua</i> CATYWA OF ACACIA	24" MUL. 1 1/8" CALIPER	-	
	<i>Acacia saligna</i> WILLOW ACACIA	24" BOX 1" CALIPER	-	
	<i>Callitris baeckeleana</i> DESERT WILLOW	24" BOX 1" CALIPER	-	
	<i>Callitris baeckeleana</i> CHATHAM	24" BOX 0 7/8" CALIPER	-	
	<i>Eucalyptus tereticornis</i> IRONWOOD	36" BOX 0 7/8" CALIPER	-	
	<i>Eucalyptus tereticornis</i> BLUE PALM VERDE	48" BOX 1" CALIPER	-	
	<i>Ficus microcarpa</i> FOOTBALL PALM VERDE	24" BOX 1" CALIPER	-	
	<i>Ficus microcarpa</i> PALM BREA	24" BOX 1" CALIPER	-	
	<i>Prosopis juliflora</i> VELVET MESQUITE	24" BOX 1" CALIPER	-	
	<i>Quercus agrifolia</i> SOUTHERN LIVE OAK	24" BOX 1" CALIPER	-	

[illegible]

DATE	DESCRIPTION / COMMENTS
04/08/2020	1ST CITY OF SURPRISE SUBMITTAL
07/02/2020	2ND CITY OF SURPRISE SUBMITTAL
07/31/2020	3RD CITY OF SURPRISE SUBMITTAL
09/15/2020	4TH CITY OF SURPRISE SUBMITTAL

DISCIPLINE	CONTACT INFORMATION
OWNER	ELLIOT D. POLLACK & COMPANY RICK MERRITT 7505 E. 6TH STREET, SUITE 100 SCOTTSDALE, ARIZONA 85251 480-423-6200
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCHITECT DOUG CRAIG, P.E. 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480-964-0594
CIVIL ENGINEER	WOOD PATTEL FRANK KOO, P.E. 2061 W. NORTHERN AVE., SUITE 100 PHOENIX, ARIZONA 85021 602-335-0500 602-335-0500

NUMBER	DESCRIPTION
L0.00	COVER SHEET
L1.00	WALL PLAN
L2.01 THRU L2.08	PLANTING PLANS
L3.00	WALL / MONUMENT DETAILS

GROSS AC.	99.08 AC.
NET AC.	94.48 AC.
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 FUD
OPEN SPACE REQUIRED:	20% OF GROSS 19.80 ACRES
OPEN SPACE PROVIDED:	38% OF GROSS 36.07 ACRES

FOR TRACT TABLE SEE PRELIMINARY PLAT BY WOOD PATEL

Tract A: Existing Wash/Open Space / 6' Multi-use trail / Multi-Use court / Ramada
Yard Games / Parcours Stations / Turf Retention Basins

Tract C: Open Space / Turf Retention Basins / Sitting Area

Tract D: Open Space / Turf Retention Basin

Tract E: Open space / Turf Retention Basin

Tract F: Open Space / 6' Multi-Use Trail

Tract I: Ramada / Tot Lot / Turf Retention Basin / Lawn Games / Parcours

Tract K: 6' Multi-use trail

Tract M: Turf Retention Basin

Tract N: 6' Multi-use trail / Sitting Area / Turf Retention Basin

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT. SIGNS REQUIRE A SEPARATE PERMIT.
2. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
3. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
4. ROOT BARRIER PER CITY OF SURPRISE EDCS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
5. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 10 FEET OF ANY SIDEWALK OR DRIVE.
6. PLANT MATERIAL LOCATED WITHIN VISION TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS, SIGNALS, OR INTERSECTIONS. THE MINIMUM VIEW CLEARANCE SHALL BE 10 FEET. THE STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02.
7. TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
8. MAINTENANCE AND DESIGN GUIDELINES WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

A. AREA OF TURF LANDSCAPE	2.84 AC.
B. AREA OF NON TURF LANDSCAPE	12.12 AC.
C. TURF PEAK SEASON DEMAND	18,362,716 GAL. / YR.
D. NON-TURF PEAK SEASON DEMAND	1,293,038 GAL. / YR.
E. ANNUAL TOTAL DEMAND	20,655,754 GAL. / YR.

Androsis diffusa	1 GAL	-	-
BURSAGE			
Rudbeckia occidentalis	1 GAL	-	-
DESERT MARIGOLD			
Dalea pinnata	1 GAL	-	-
TRAILING INDIGO BUSH			
Eriogonum fasciculatum	1 GAL	-	-
FLATTOP BUCKWHEAT			
Giantia spicata	1 GAL	-	-
SANDPAPER YERBENA			
Lantana New Gold	1 GAL	-	-
NEW GOLD LANTANA			
Melampyrum leucanthum	1 GAL	-	-
BLACKFOOT DAISY			
Penstemon purg	1 GAL	-	-
PARRY'S PENSTEMON			

CONCRETE HEADER	8" x 4"
PLANTING AREA TO INCLUDE DECOMPOSED GRANITE	1/2" MINUS PALOMINO GOLD
UNDISTURBED OPEN SPACE	
HYBRID BERMUDA E-Z TURF MIDIRON	

S. Ash Avenue
Tempe, Arizona 85281
Tel: 480-964-2966
www.rapprinting.com

COPYES 05/31/20

SEVEN DOUGLAS
BARTON
CHIEF

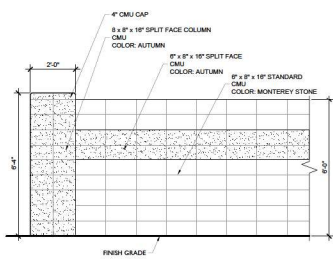
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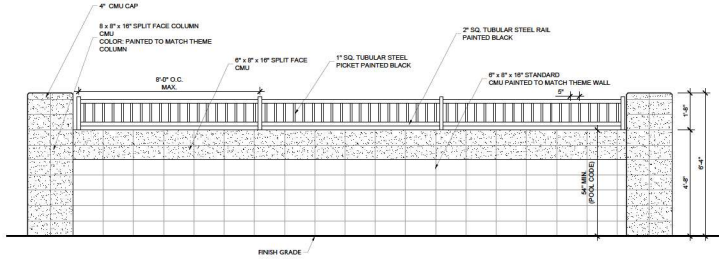
Call 811 or click Arizona811.com

RANCHO VISTA
SURPRISE, ARIZONA

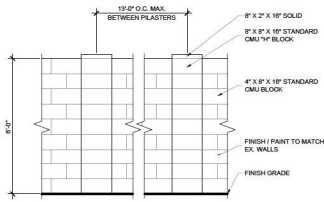
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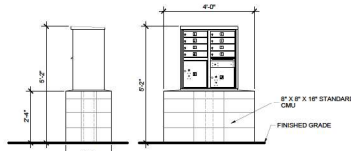
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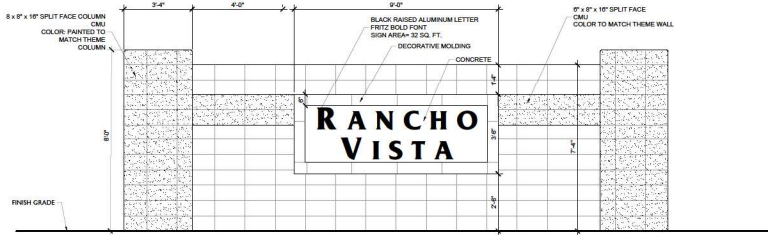
2 PARTIAL VIEW FENCE
SCALE: 1/2" = 1'-0"



3 BUILDER WALL
SCALE: 1/2" = 1'-0"



4 MAILBOX CLUSTER
SCALE: 1/2" = 1'-0"



5 COMMUNITY ENTRY MONUMENT
SCALE: 1/2" = 1'-0"

RVI
RANCHO VISTA
SURPRISE, ARIZONA



RANCHO VISTA
SURPRISE, ARIZONA

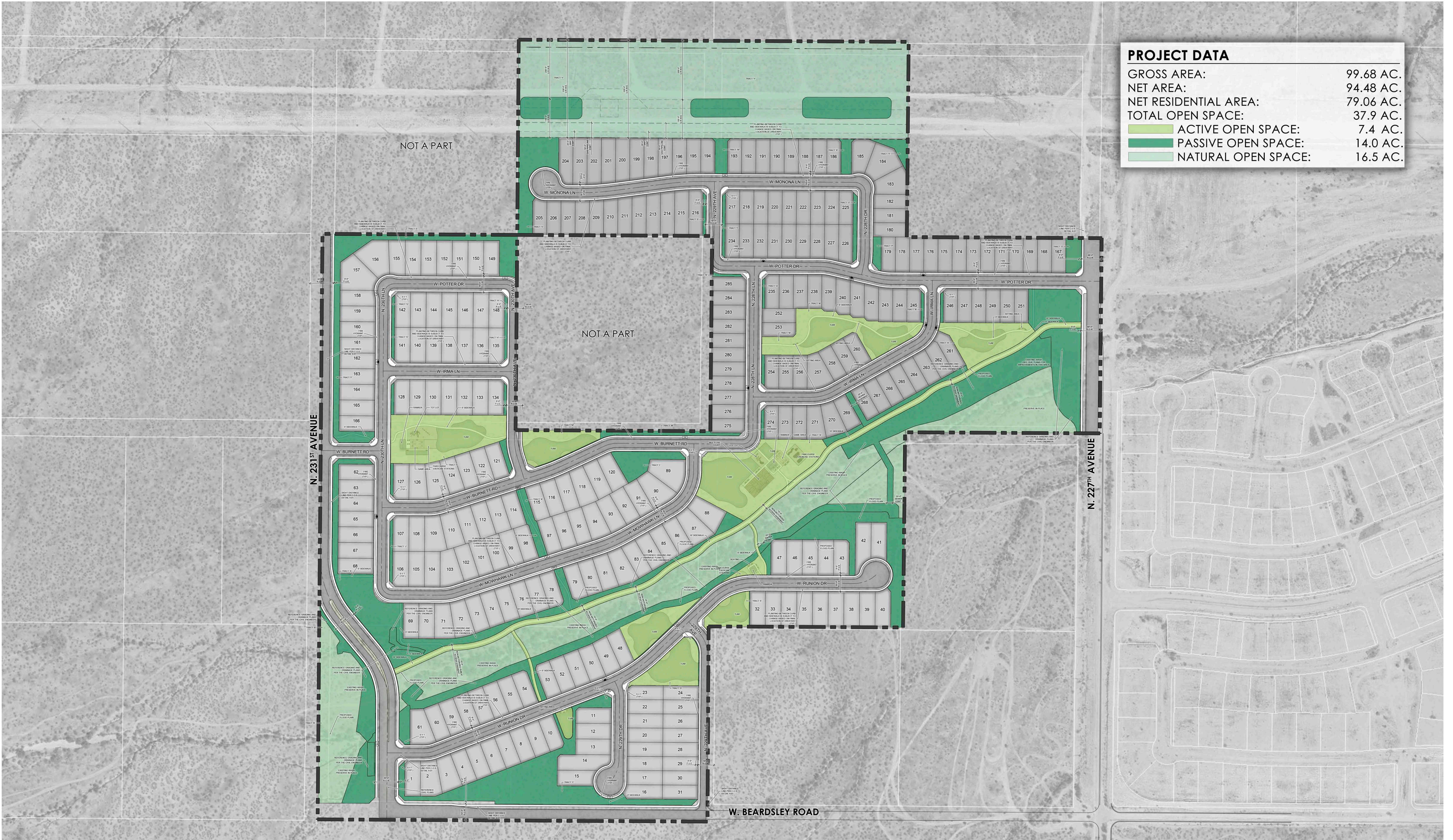
PROJECT NO: 10003093
DATE: 06/15/2020
DRAWN: JG
CHECKED: TULSAH

REVISIONS
1. 1
2. 2
3. 3
4. 4
5. 5

**HARDSCAPE
DETAILS**

L3.01

SHEET 09 OF 09



PROJECT DATA	
GROSS AREA:	99.68 AC.
NET AREA:	94.48 AC.
NET RESIDENTIAL AREA:	79.06 AC.
TOTAL OPEN SPACE:	37.9 AC.
ACTIVE OPEN SPACE:	7.4 AC.
PASSIVE OPEN SPACE:	14.0 AC.
NATURAL OPEN SPACE:	16.5 AC.

Copyright RVI

Aerial Photography Date:

BEARDSLEY & 227TH ST • OPEN SPACE PLAN

📍 SURPRISE, AZ
📅 2020-09-16
18003063
👤 100 ACRES PARTNERS, LLC.



Wickenburg Unified School District
101 East Coconino Street
Wickenburg, AZ 85390
Phone: (928) 668-5350 FAX: (928) 668-5390
www.wickenburgschools.org

January 2, 2020

City of Surprise
Community Development Department
16000 Civic Center Plaza
Surprise, AZ 85374

To Whom It May Concern:

I want to note our support for the conceptual development of the Rancho Vista housing development, which is proposed to be located west of the 227th avenue alignment in Surprise. The Wickenburg Unified School District serves this area and we have a K-8 school approximately five miles west of this location.

We look forward to working with the developer and the City of Surprise as the process progresses and stand ready to negotiate a developer agreement at the appropriate point in time.

Please feel free to reach out to me with any questions.

Best regards,

Howard C. Carlson, Ed. D.
Superintendent
Wickenburg Unified School District



**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. Lorraine Nevarez
Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS20-250; Rancho Vista (APNs: 503-80-003E, H, J, L, N, U, X & Y)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Rancho Vista. The site sits on approximately 100 acres of vacant land located at the northwest corner of Beardsley Rd and 227th Ave in Surprise AZ. This development has an overall planned density of 2.9. The site is approximately 2.3 miles outside the Aux-1 2004 65 Ldn, "high noise or accident potential zone" as 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 request, as stated in the narrative, will not have a negative impact on Luke AFB Flight Operations. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants 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 "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



SURPRISE
ARIZONA

FS20-250

Rancho Vista

Preliminary Plat

Planning and Zoning Commission – December 17, 2020

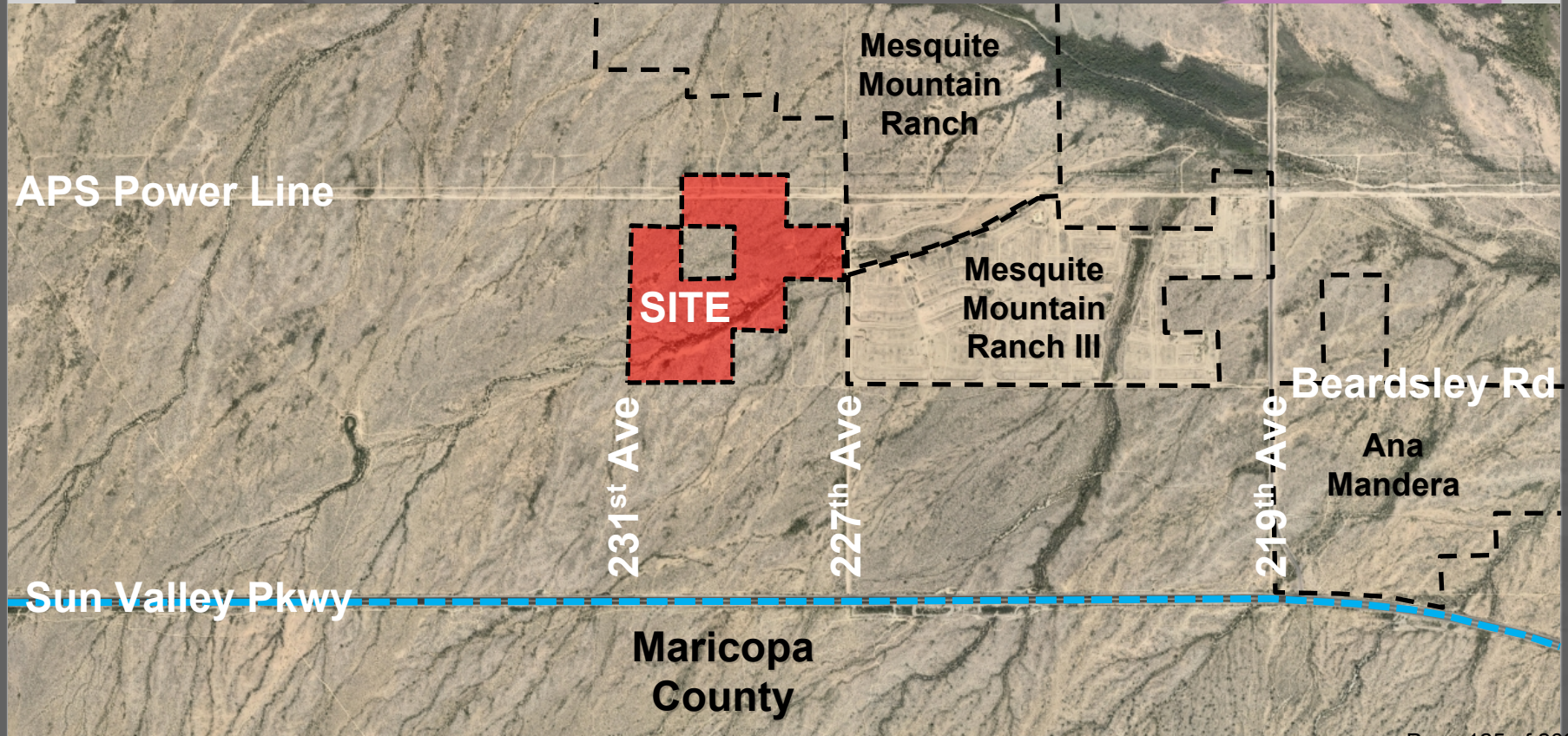
VICINITY MAP

FS20-250
Rancho Vista PP



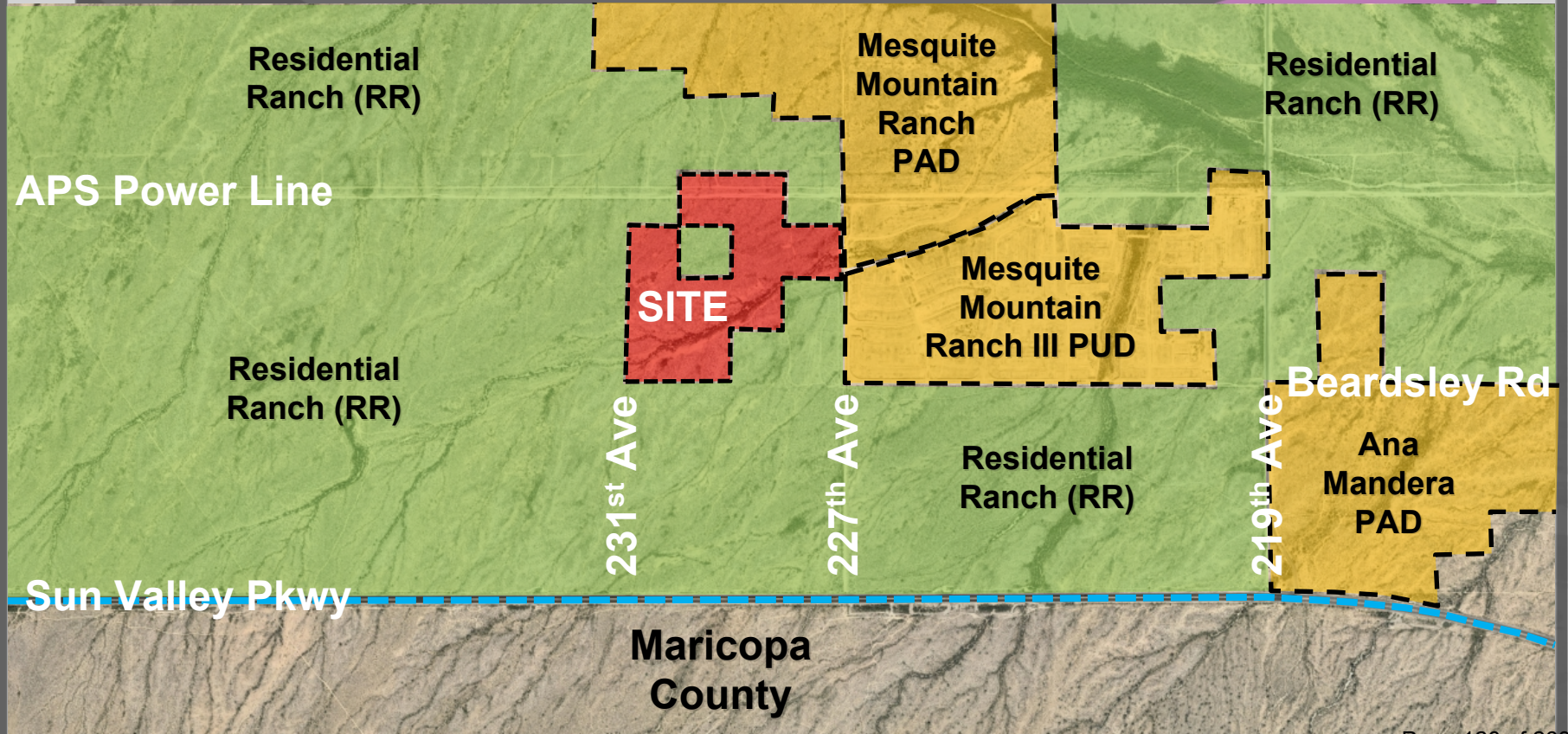
CASE MAP

FS20-250
Rancho Vista PP

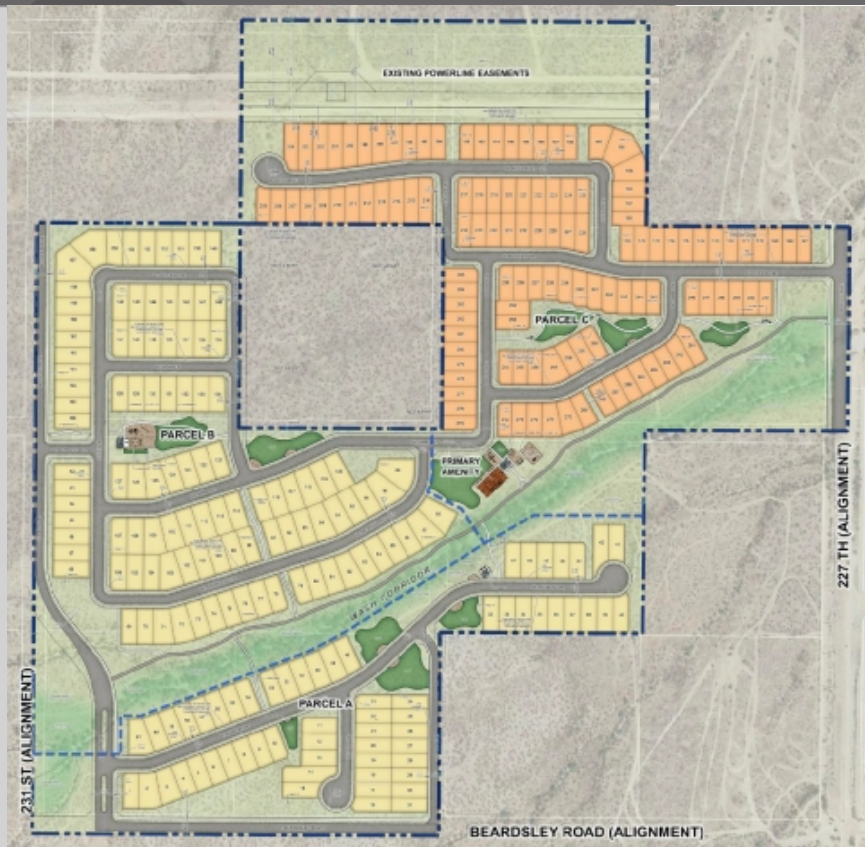


ZONING MAP

FS20-250
Rancho Vista PP



PRELIMINARY PLAT



PROJECT DATA

SITE AREA

GROSS:	99.68 AC
NET:	94.48 AC
NET RESIDENTIAL:	79.06
EXISTING ZONING:	RR
PROPOSED ZONING:	RL-5 PUD
DENSITY:	2.86 DU/AC

PARCEL A

GROSS:	22.96 AC
LOTS:	61
DENSITY:	2.66 DU/AC

PARCEL B

GROSS:	36.17 AC
LOTS:	105
DENSITY:	2.9 DU/AC

PARCEL C

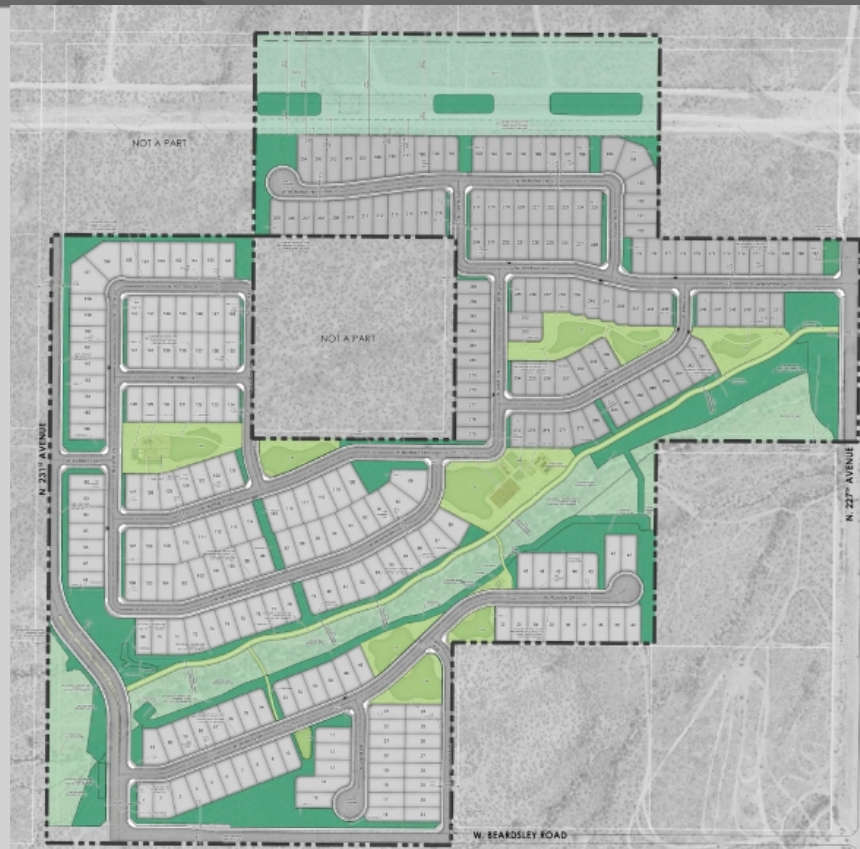
GROSS:	40.55 AC
LOTS:	119
DENSITY:	2.93

TOTAL LOTS: 285

PRELIMINARY PLAT

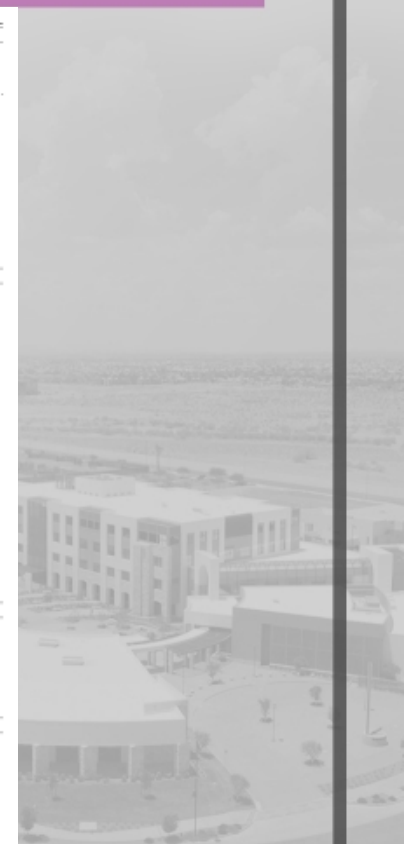


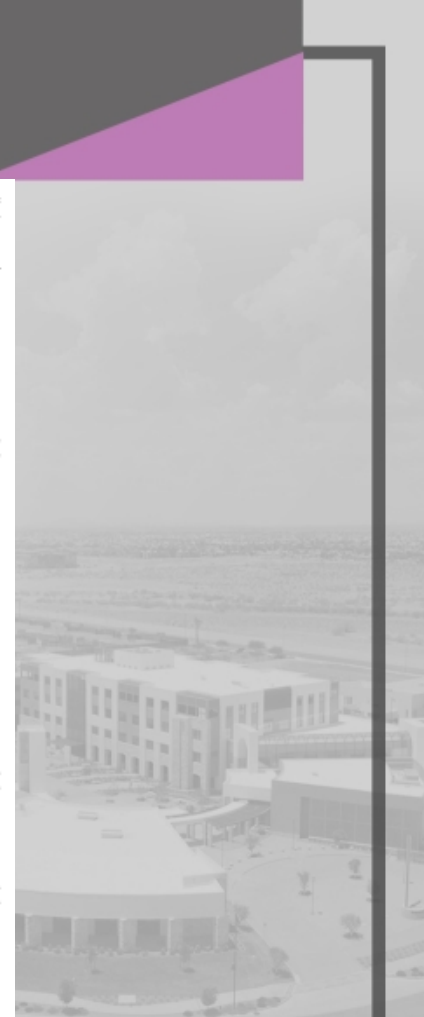
OPEN SPACE

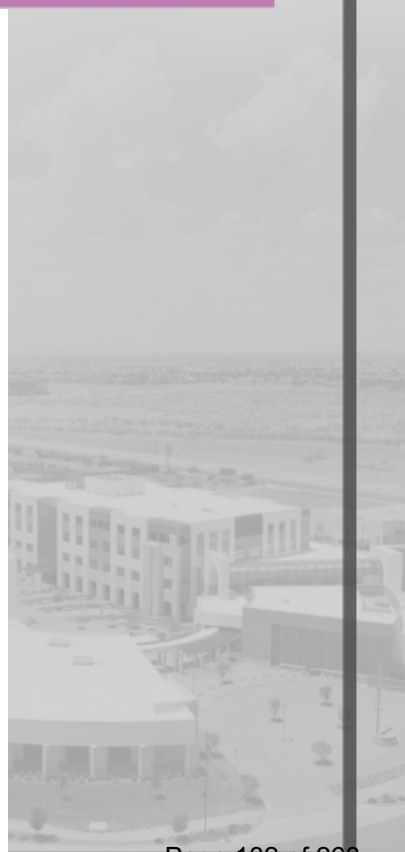


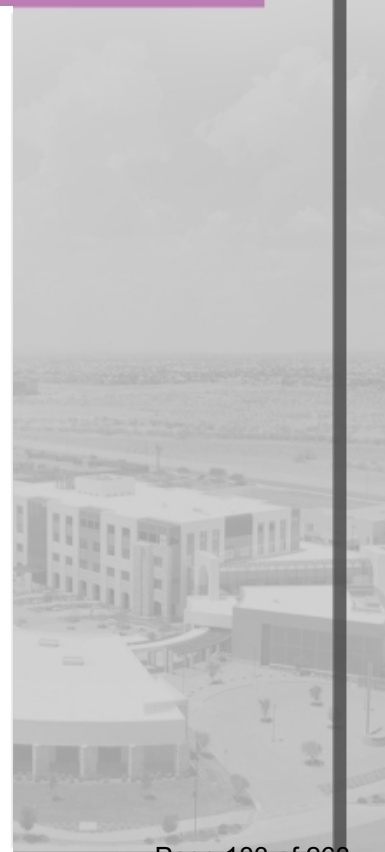
PROJECT DATA

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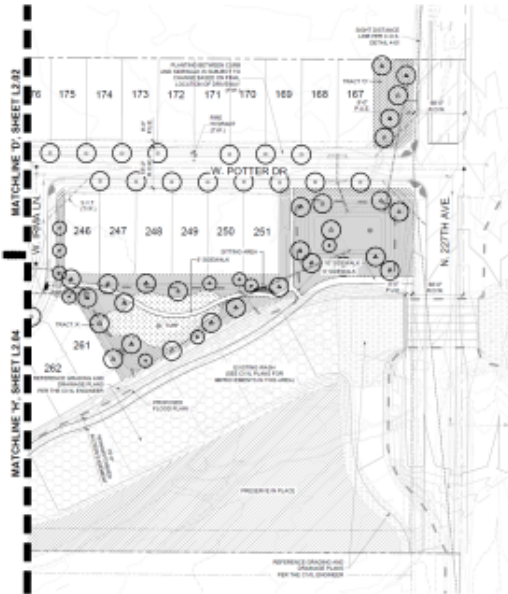




LANDSCAPE



LANDSCAPE



KEY MAP



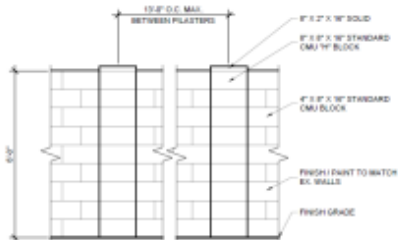
LANDSCAPE PALETTE



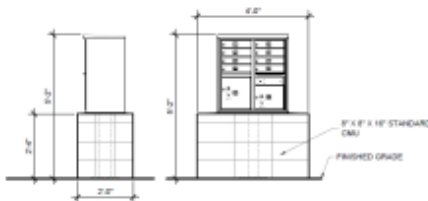
1 **THEME WALL/COLUMN**
SCALE: 1/2" = 1'-0"

2 **PARTIAL VIEW FENCE**
SCALE: 1/2" = 1'-0"

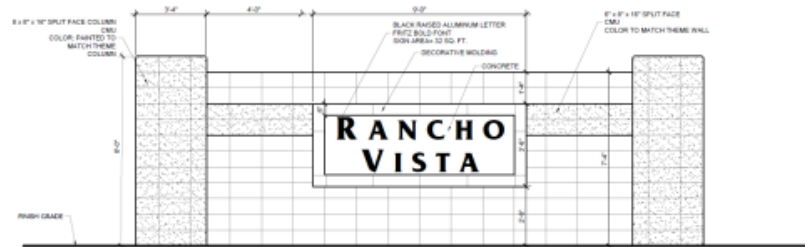
PARTIAL VIEW FENCE



MAILBOX CLUSTER



NOTE: LOCATION AND QUANTITIES WILL BE PROVIDED PER UNITED STATES POSTAL SERVICE



5 COMMUNITY ENTRY MONUMENT



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 17, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Preliminary Plat entitled “North Copper Canyon Parcels 2, 3.2, & 3.3,” received November 3, 2020, a property generally located north of the intersection of Deer Valley and Austin Ranch Roads. (Case FS20-328)

Motion:

I move to recommend approval/disapproval to the City Council of a Preliminary Plat entitled, “North Copper Canyon Parcels 2, 3.2, & 3.3,” received November 3, 2020, for a property generally located north of the intersection of Deer Valley and Austin Ranch Roads.

Background:

The subject request involves a Preliminary Plat for the North Copper Canyon Community. The applicant seeks to subdivide the subject parcel into 525 lots, 27.85 acres for Rights-of-Way, and 43.3 acres of open space tracts.

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 - FS20-328 - NCC 2, 3.2, and 3.3 PP - PZ Staff Report - 121720
 2. 01 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Vicinity Map - 121720
 3. 02 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Case Map - 121720
 4. 03 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Pre Plat - 121720
 5. 04 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Landscape - 121720
 6. 05 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Open Space - 121720
 7. 06 - FS20-328 - NCC 2, 3.2, and 3.3 PP - Luke Letter - 121720S20-328)
 8. PP - FS20-328 - NCC 2, 3.2, and 3.3 PP - PZ PowerPoint - 121720
-

PRELIMINARY PLAT

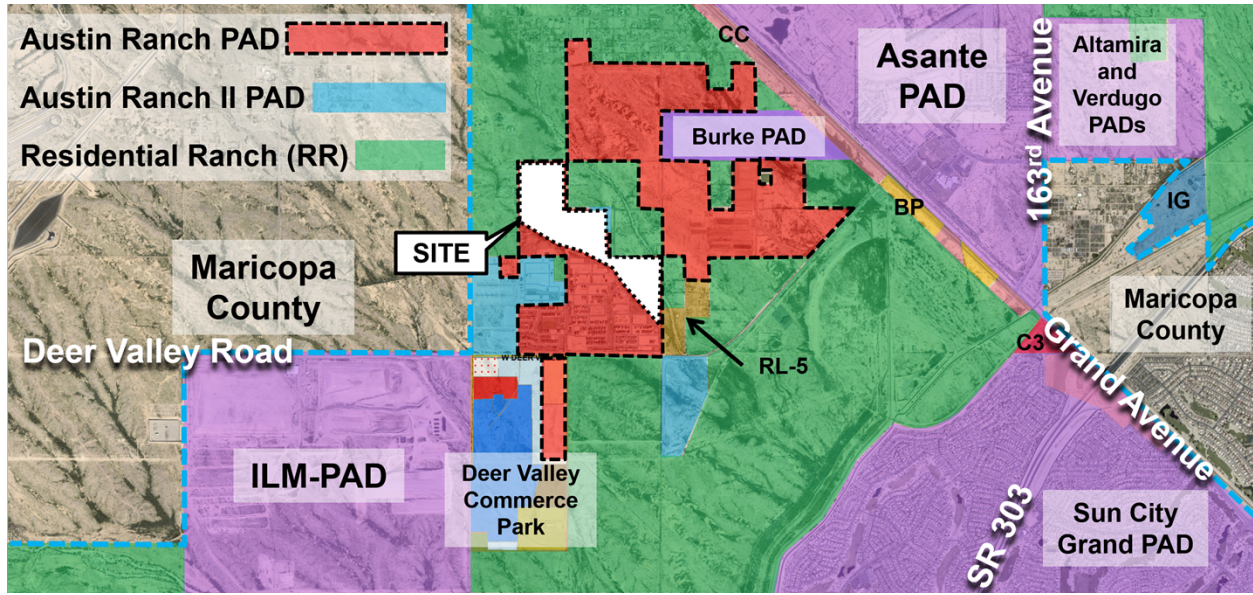
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** FS20-328
2
3 **Project Name:** North Copper Canyon Parcels 2, 3.2, and 3.3 Preliminary Plat
4
5 **Council District:** 1 - Acacia
6
7 **Meeting Date:** December 17, 2020
8
9 **Planner:** Hobart Wingard
10
11
12 **Owner:** Austin Ranch LLC
13
14 **Applicant:** Duane Hunn of Courtland Homes, Inc.
15
16 **Request:** Preliminary Plat Approval
17
18 **Site Location:** Generally located north of the intersection of Deer Valley and Austin
19 Ranch Roads.
20
21 **Dwelling Units:** 525 total units
22
23 **Site Size:** 141.78 acres (approx.)
24
25 **Density:** 3.70 DU/Ac
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** None received
30
31 **Staff Recommendation:** Staff recommends the Commission move to recommend approval of
32 case FS20-328 to the City Council, subject to stipulations 'a' through
33 'c.'
34
35
36
37
38
39 **Project Description:**
40

The subject request involves a Preliminary Plat for Parcels 2, 3.2, and 3.3 of the North Copper Canyon Community. The applicant seeks to subdivide the subject parcel into 525 lots and 14 tracts.

Surrounding Land Zoning:

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



Residential Ranch (RR)	Residential Ranch (RR)	North Copper Canyon PAD
Residential Ranch (RR)	North Copper Canyon PAD	Residential Ranch (RR)
North Copper Canyon PAD	North Copper Canyon PAD	Low Density Residential RL-5

Background:

June 8, 1989: The subject project area was annexed into the City of Surprise under Ordinance 89-05.

May 27, 2004: The Mayor and City Council approved the Austin Ranch PAD.

September 29, 2005: The Mayor and City Council approved the Austin Ranch II PAD.

January 26, 2006: The Mayor and City Council approved a Preliminary Plat for Austin Ranch West.

February 18, 2020: The Mayor and City Council approved a PADA for North Copper Canyon.

February 27, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-096.

May 13, 2020: The applicant filed a request for a Preliminary Plat for the subject project area under case FS20-328, the subject case.

Analysis and Discussion:

Duane Hunn of Courtland Homes, Inc. is requesting Preliminary Plat approval for a 525 lot detached single-family residential subdivision on 141.78 acres generally north of the intersection of Deer Valley and Austin Ranch Roads. The project provides for a density of 3.70 DU/Ac.

The proposed Preliminary Plat project area is shown below:



The subject Preliminary Plat provides 285 Low Density Residential (LDR) parcels. The lots are provided in both 45 and 50 foot widths.

The open space comprises 31 percent of the subject area. Additionally, a public access easement is provided along the wash that crosses the site that will contribute to the City of Surprise trail system.

Utility and Services Table:

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

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

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Rezone proposed under Case FS19-431.
- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, staff recommends the Commission vote to recommend approval of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "North Copper Canyon Parcels 2, 3.2 & 3.3 and Amendment to the Austin Ranch West Preliminary Plat" consisting of 4 sheets prepared by Terrascope and stamped received November 3, 2020.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "North Copper Canyon Parcels 2, 3.2 & 3.3 An Amendment to the Austin Ranch West Preliminary Plat," consisting of 5 sheets prepared by McGough Adamson and stamped received October 16, 2020.

c. 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.

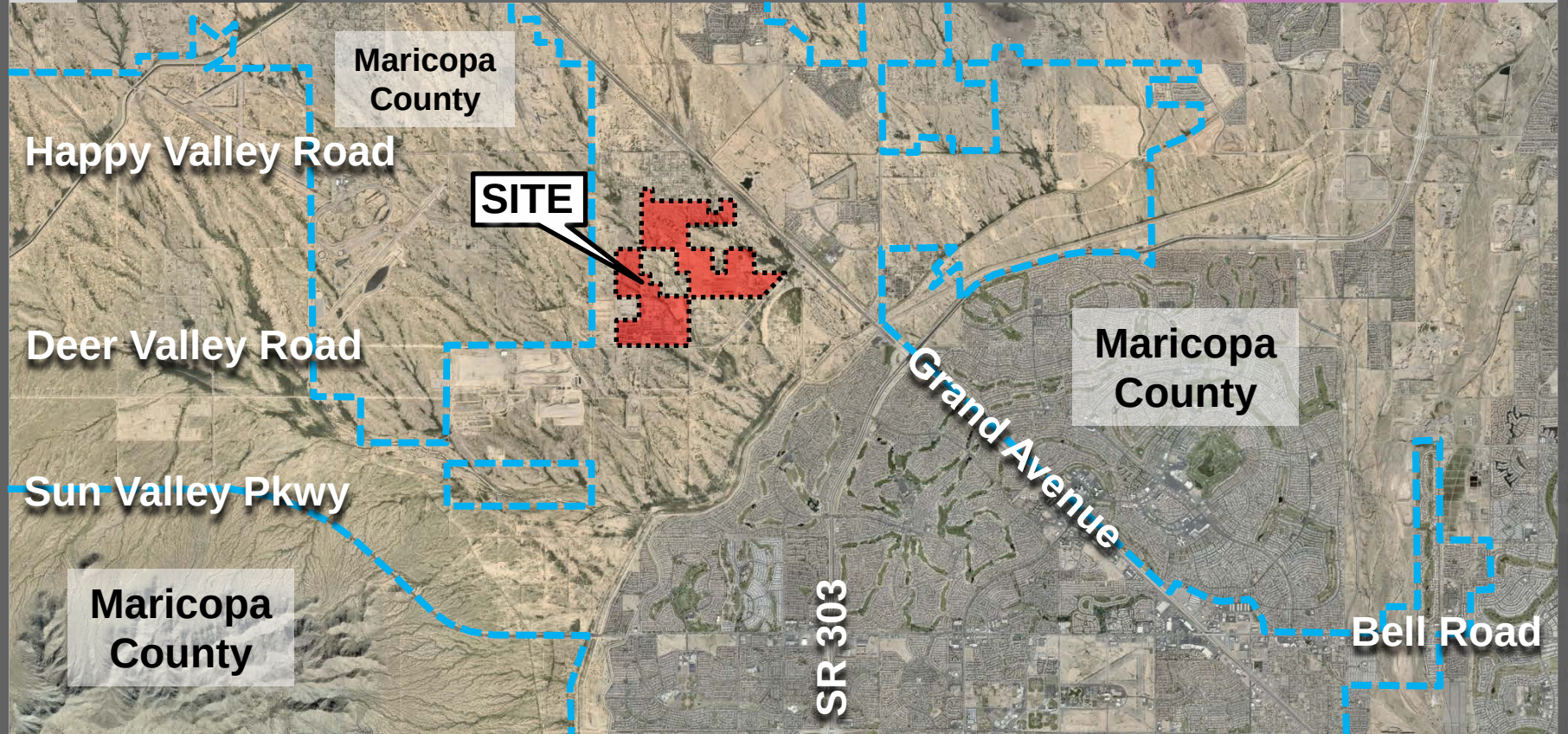
Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Preliminary Plat
- 04 Landscape Plans
- 05 Open Space
- 06 Luke AFB comments

VICINITY MAP

FS20-328

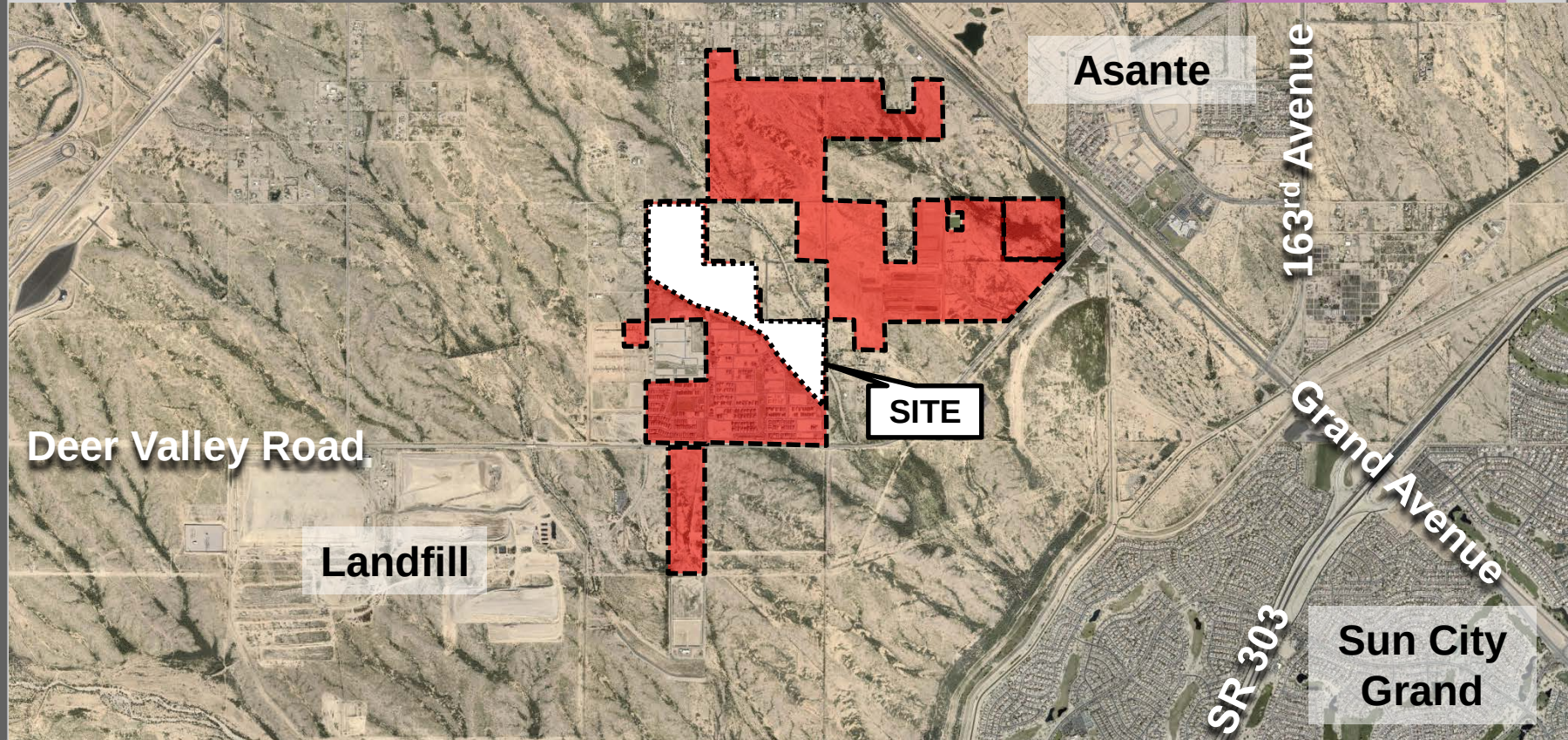
North Copper Canyon 2, 3.2, and 3.3

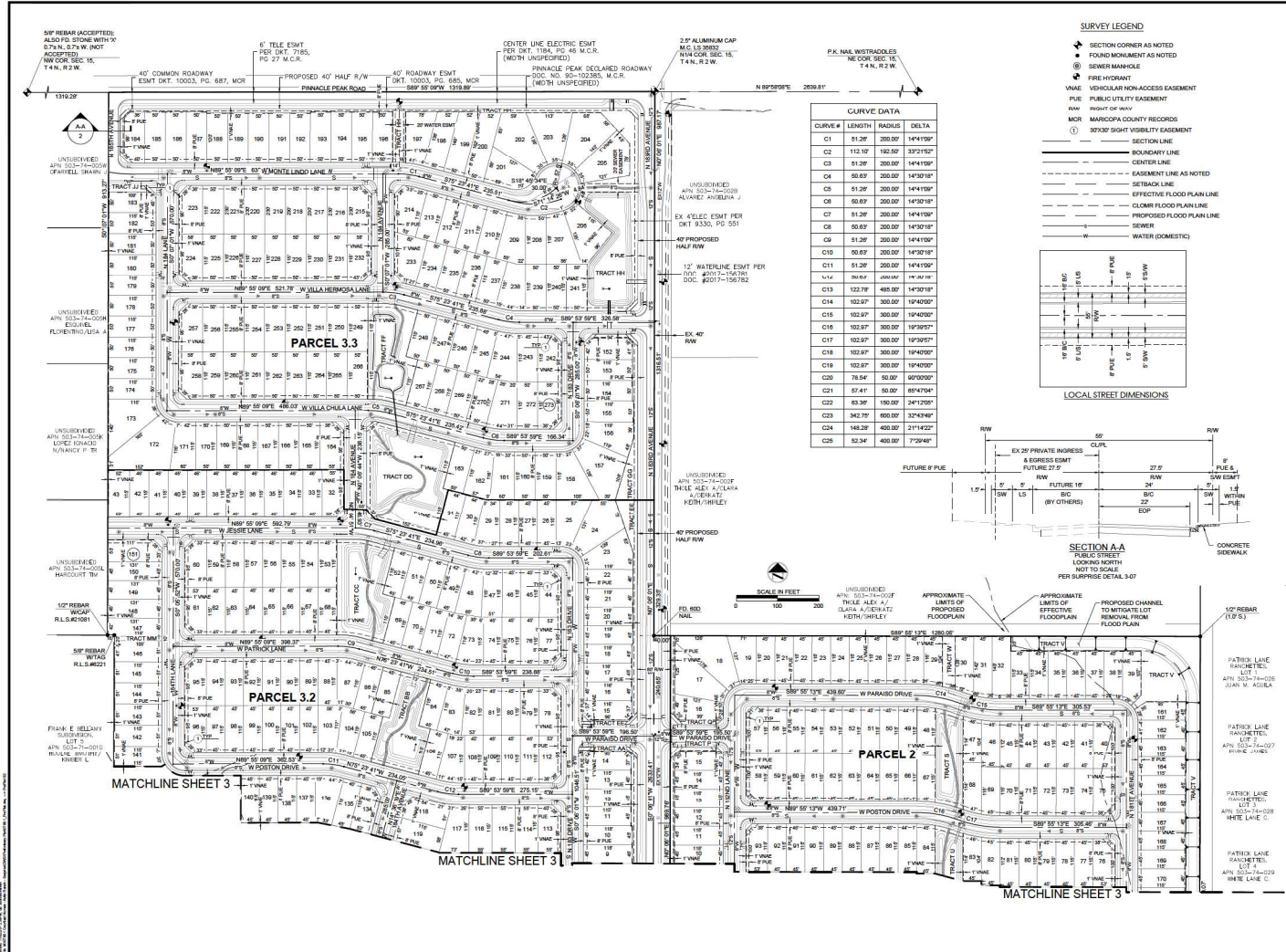


CASE MAP

FS20-328

North Copper Canyon 2, 3.2, and 3.3

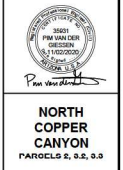




- SURVEY LEGEND**
- SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SEWER MANHOLE
 - FIRE HYDRANT
 - VEHICULAR NON-ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - RIGHT OF WAY
 - MARICOPA COUNTY RECORDS
 - 30'X30' SIGHT VISIBILITY EASEMENT
- SECTION LINE**
- BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED
 - SETBACK LINE
 - EFFECTIVE FLOOD PLAIN LINE
 - CLEAR FLOOD PLAIN LINE
 - PROPOSED FLOOD PLAIN LINE
 - SEWER
 - WATER (DOMESTIC)

consulting
Terrascope
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4400 East McDowell Avenue, Suite 100, Phoenix, Arizona 85012
PH: 602.777.2733 • info@terrascope.com • www.terrascope.com



PRELIMINARY PLAT AMENDMENT

Checked Information of Land Use for
Amended Preliminary Plat
Date: 08/11/2010

DATE	DESCRIPTION
08/13/2009	1ST CITY SUBMISSION
07/20/2009	2ND CITY SUBMISSION
07/10/2009	4TH CITY SUBMISSION
11/02/2008	5TH CITY SUBMISSION

CHECKED BY: P.J.W.
DRAWN BY: BOC
TITLE: AMENDED PRELIMINARY PLAT
SHEET No. 2 of 4
PROJECT No. 799.1



SURVEY LEGEND

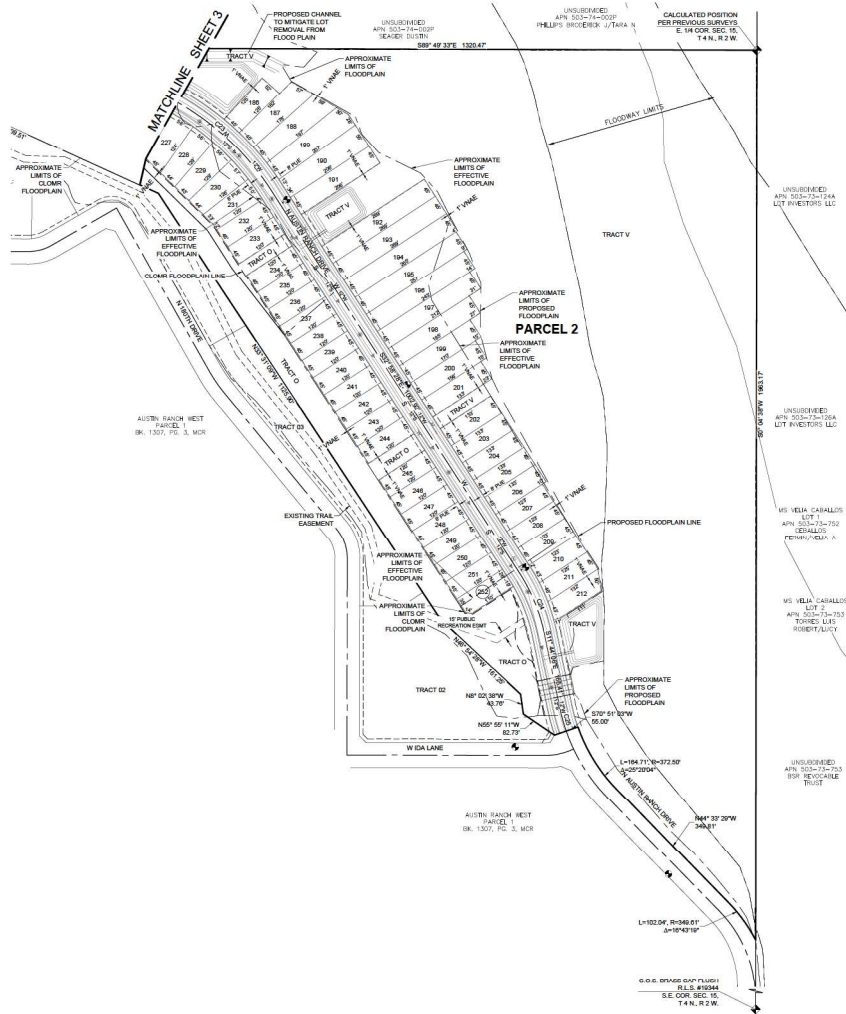
- SECTION CORNER AS NOTED
FOUND MONUMENT AS NOTED
SEWER MANHOLE
FIRE HYDRANT
VEHICULAR NON-ACCESS EASEMENT
PUBLIC UTILITY EASEMENT
RIGHT OF WAY
MARICOPA COUNTY RECORDS
30X30' SIGHT VISIBILITY EASEMENT
- SECTION LINE
BOUNDARY LINE
CENTER LINE
EASEMENT LINE AS NOTED
SETBACK LINE
EFFECTIVE FLOOD PLANE
CLOMR FLOOD PLANE
PROPOSED FLOOD PLANE
SEWER
WATER (DOMESTIC)

PRELIMINARY PLAT
AMENDMENT

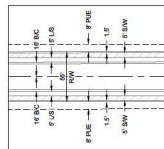
DATE	DESCRIPTION
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1/20/20	2ND CITY SUBMISSION
2/6/2020	3RD CITY SUBMISSION
3/15/2020	4TH CITY SUBMISSION
5/2/2020	5TH CITY SUBMISSION

CHECKED BY:	PJV
DRAWN BY:	BCC
TITLE: AMENDED PRELIMINARY PLAT	
SHEET No. 3 of 4	
PROJECT No. 799.1	

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.29	200.00	14°41'09"
C2	112.10	182.50	33°21'52"
C3	51.29	200.00	14°41'09"
C4	50.69	200.00	14°38'18"
C5	51.29	200.00	14°41'09"
C6	50.69	200.00	14°38'18"
C7	51.29	200.00	14°41'09"
C8	50.69	200.00	14°38'18"
C9	51.29	200.00	14°41'09"
C10	50.69	200.00	14°38'18"
C11	51.29	200.00	14°41'09"
C12	50.69	200.00	14°38'18"
C13	122.79	485.00	14°38'18"
C14	102.67	300.00	19°40'00"
C15	102.67	300.00	19°40'00"
C16	102.67	300.00	19°40'00"
C17	102.67	300.00	19°40'00"
C18	102.67	300.00	19°40'00"
C19	102.67	300.00	19°40'00"
C20	78.94	50.00	90°00'00"
C21	57.41	50.00	85°42'54"
C22	63.39	155.00	24°12'09"
C23	342.79	600.00	32°43'49"
C24	148.29	400.00	21°14'22"
C25	52.34	400.00	7°29'44"



- SURVEY LEGEND**
- SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SEWER MANHOLE
 - FIRE HYDRANT
 - VEHICLE HIGH ADDRESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - MCOR MARICOPA COUNTY RECORDS
 - 3000' SIGHT VISIBILITY EASEMENT
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 - BOUNDARY LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED
 - SETBACK LINE
 - EFFECTIVE FLOOD PLAN LINE
 - CLOM/FLOOD PLAN LINE
 - PROPOSED FLOOD PLAN LINE
 - SEWER
 - WATER (DOMESTIC)



- UTILITY DESIGN NOTES**
- SANITARY SEWER LINES AND MANHOLES SHALL BE DESIGNED PER ESD CHAPTER 7 AND CITY OF SURPRISE INTERESTED MASTER WATER PLAN DSW AND 2000 AS WELL AS APPROVED NORTH COPPER CANYON WASTEWATER MASTER PLAN ADDENDUM (JUNE 2019).
 - THE WATER SYSTEM SHALL BE DESIGNED PER BEARDSLEY WATER COMPANY REQUIREMENTS.



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448 East Mountain Ave. Suite 100, Tempe, Arizona 85283
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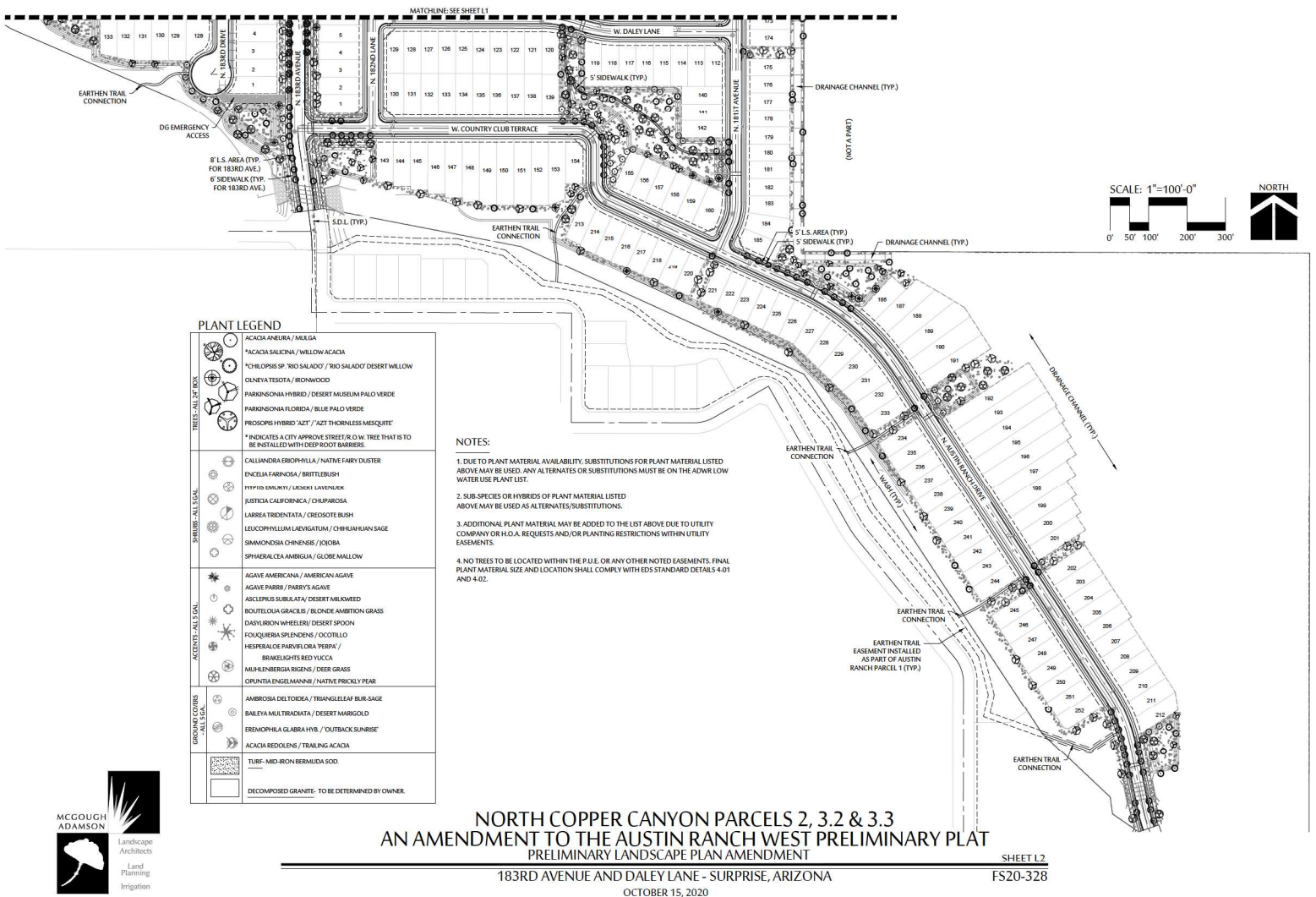
NORTH COPPER CANYON
 PARCELS 2, 3, 4, 5

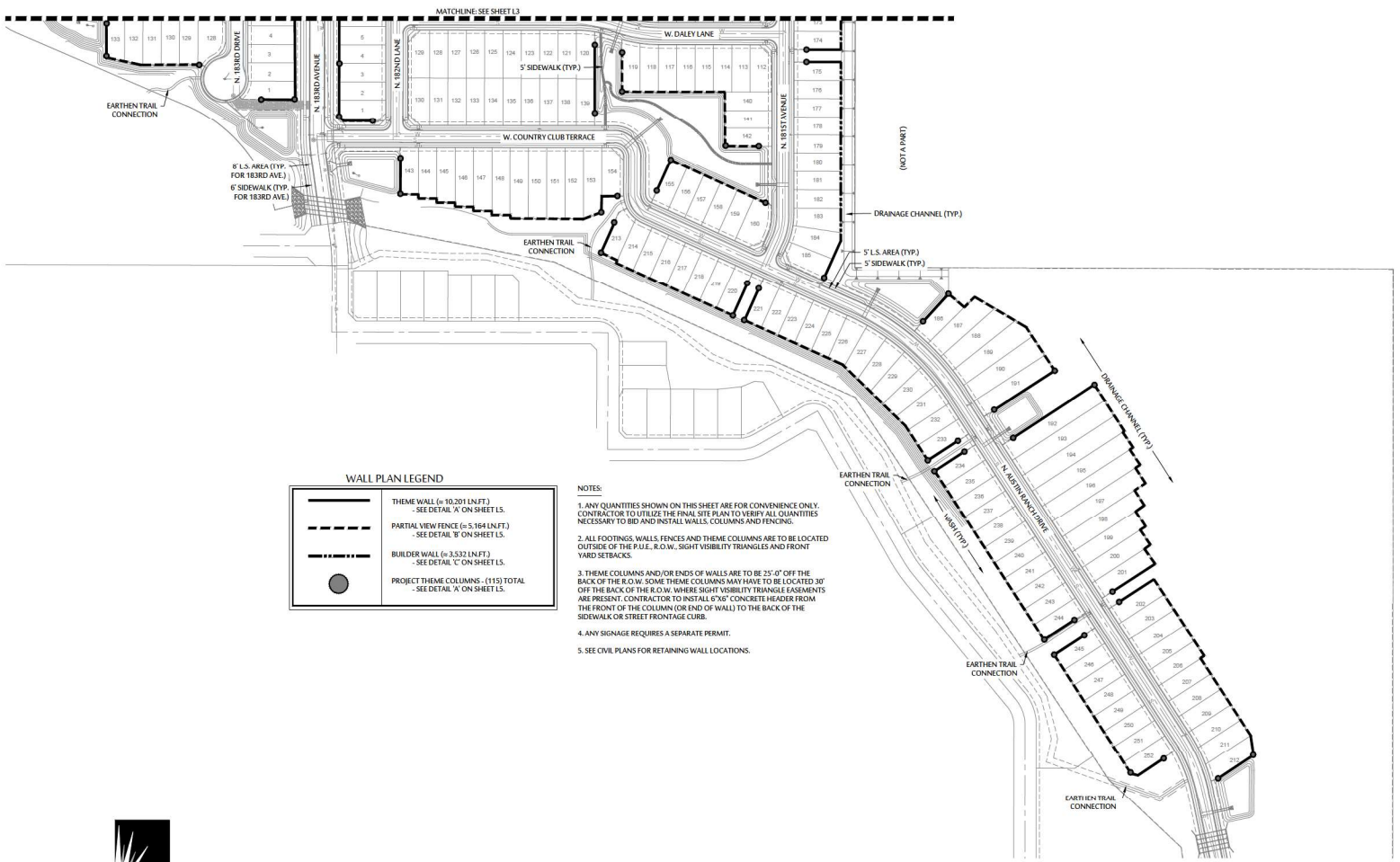
PRELIMINARY PLAT AMENDMENT



DATE	DESCRIPTION
05/13/2020	1ST CITY SUBMISSION
07/13/2020	2ND CITY SUBMISSION
09/13/2020	3RD CITY SUBMISSION
10/13/2020	4TH CITY SUBMISSION
11/02/2020	5TH CITY SUBMISSION

CHECKED BY:	PJV
DRAWN BY:	BCC
TITLE:	AMENDED PRELIMINARY PLAT
SHEET No:	4 of 4
PROJECT No:	799.1



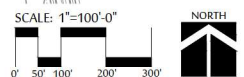


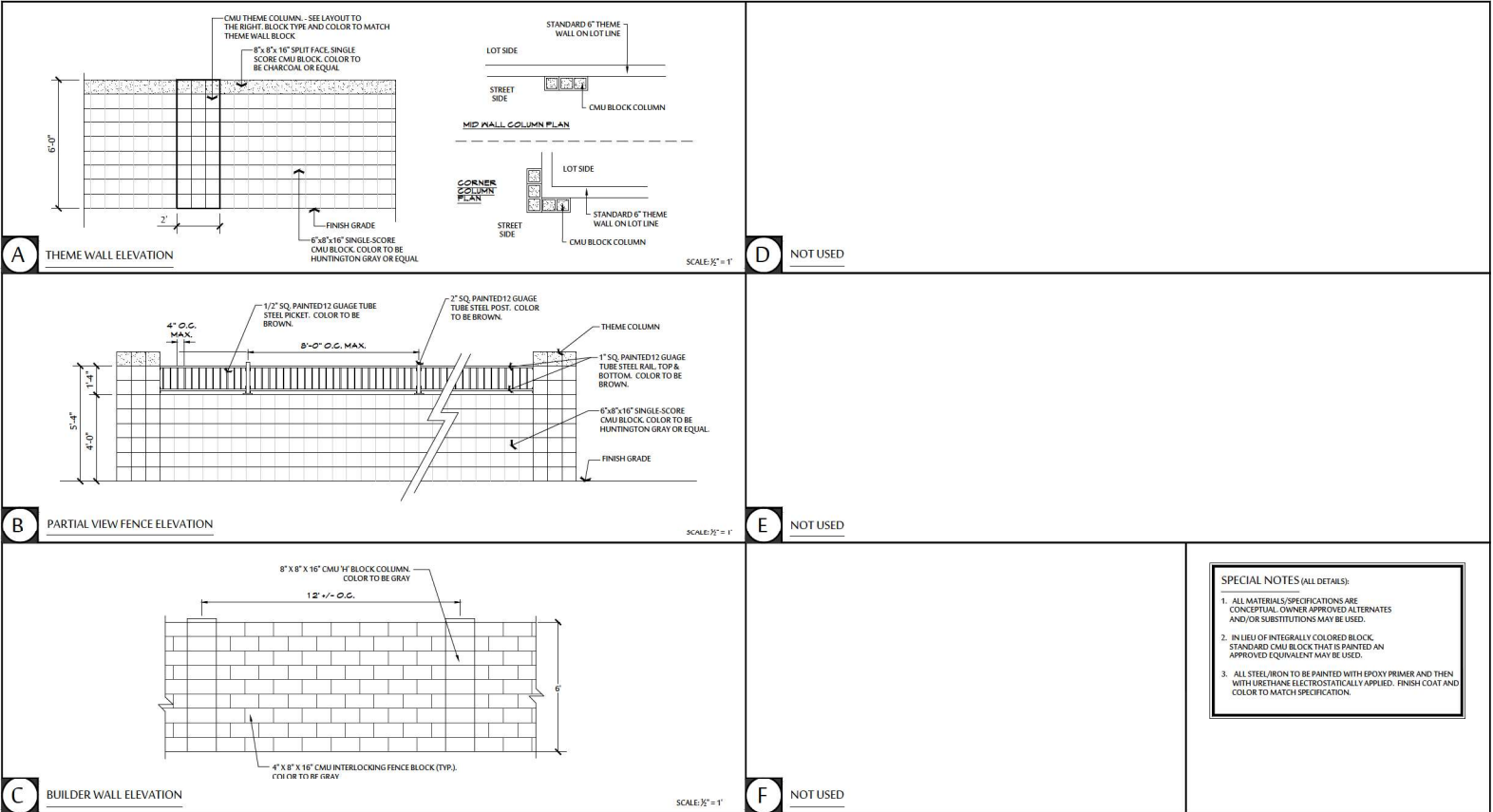
NORTH COPPER CANYON PARCELS 2, 3.2 & 3.3
AN AMENDMENT TO THE AUSTIN RANCH WEST PRELIMINARY PLAT
PRELIMINARY WALL PLAN AMENDMENT

183RD AVENUE AND DALEY LANE - SURPRISE, ARIZONA

OCTOBER 15, 2020

SHEET 14
 FS20-328



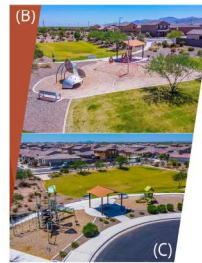


NORTH COPPER CANYON PARCELS 2, 3.2 & 3.3
AN AMENDMENT TO THE AUSTIN RANCH WEST PRELIMINARY PLAT
PRELIMINARY WALL DETAILS AMENDMENT

183RD AVENUE AND DALEY LANE - SURPRISE, ARIZONA

OCTOBER 15, 2020

SHEET 1.5
FS20-328



OPEN SPACE LEGEND

OPEN SPACE TYPE	PRE-PLAT AMEND. O.S.	PRIOR FINAL PLATS O.S.	TOTAL O.S.
ACTIVE OPEN SPACE:	4.6 ACRES	18.7 ACRES (9.3 W/ SCHOOL)	23.3 ACRES (41.1 W/ SCHOOL)
PASSIVE OPEN SPACE:	9.9 ACRES	18.5 ACRES	28.4 ACRES
NATURAL OPEN SPACE:	29 ACRES	4.82 ACRES	33.8 ACRES

--- PRELIMINARY PLAT AMENDMENT BOUNDARY

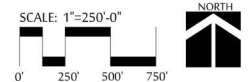
OTHER ACTIVE OPEN SPACE AREAS INSTALLED IN AUSTIN RANCH WEST (PRIOR FINAL PLATS)



**NORTH COPPER CANYON PARCELS 2, 3.2 & 3.3
AN AMENDMENT TO THE AUSTIN RANCH WEST PRELIMINARY PLAT
OPEN SPACE EXHIBIT**

183RD AVENUE AND DALEY LANE - SURPRISE, ARIZONA
OCTOBER 15, 2020

FS20-328





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

29 May 2020

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
Planning Project Coordinator
Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS20-328; Austin Ranch Parcel 2, 3.2 & 3.3 (APNs: 503-74-005U, 503-74-023, 024, 025A, 503-74-001Q, 503-74-001P and 001N; Portions of 503-71-012, 013, 016, 017 & 018)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Preliminary Plat for Austin Ranch Parcel 2, 3.2 & 3.3. The site sits on 141.72 acres of vacant land located at southeast corner of Pinnacle Peak Rd and 185th Ave in Surprise AZ. This request is for 536 lots for a density of 3.8 du/ac. The site is approximately .6 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is 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. Austin Ranch West Parcel 2, 3.2 & 3.3 with a density of 3.8 du/ac falls within these guidelines.

As stated in the narrative, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If 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 "C. P. Toale". The signature is fluid and cursive, with the first name "C" being large and the last name "Toale" written in a more compact, cursive style.

CHRISTOPHER P. TOALE

cc:

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

Mr. James R. Mitchell, GS-14, 56th Fighter Wing

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



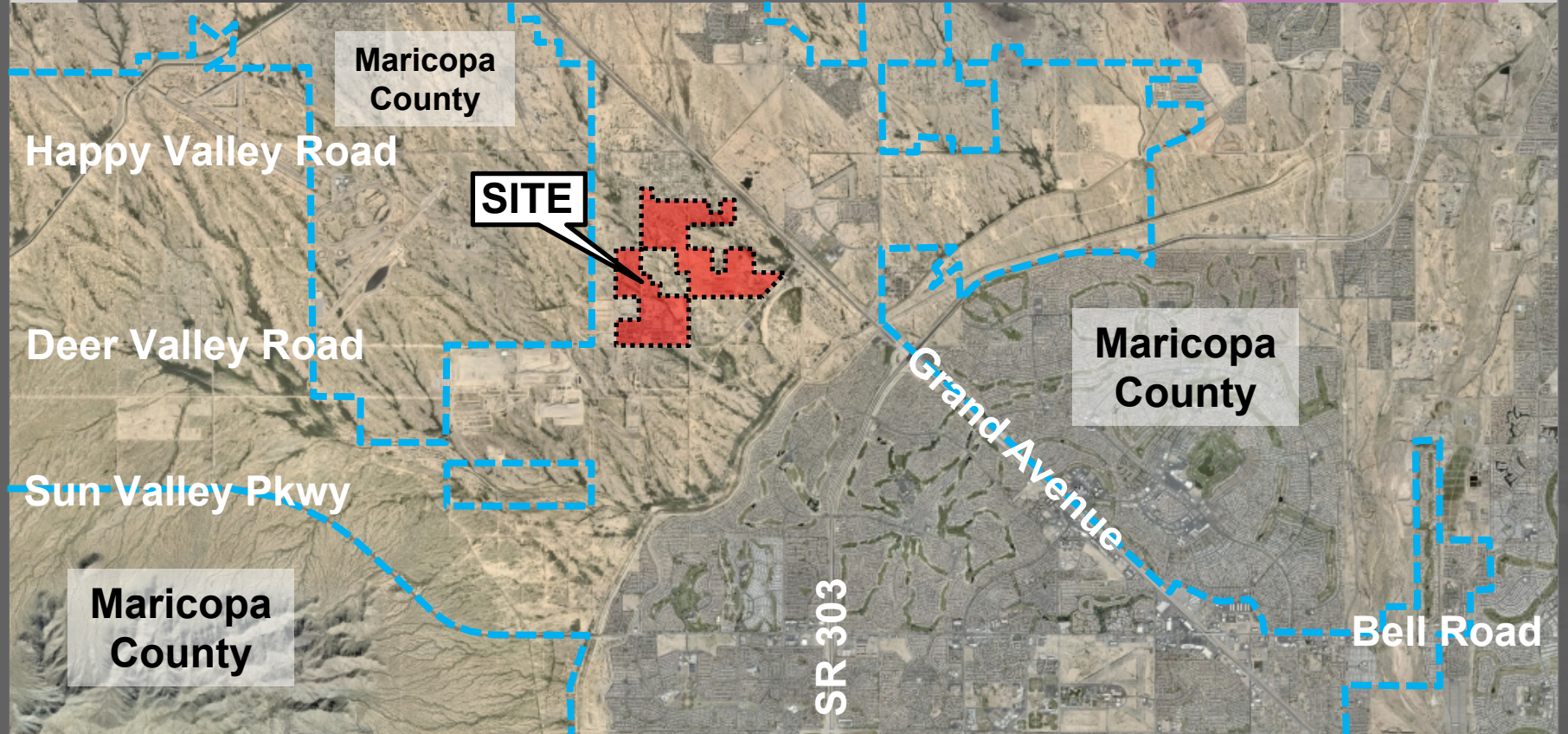
FS20-328
North Copper Canyon
Parcels 2, 3.2, and 3.3
Preliminary Plat

Planning and Zoning Commission – December 17, 2020

VICINITY MAP

FS20-328

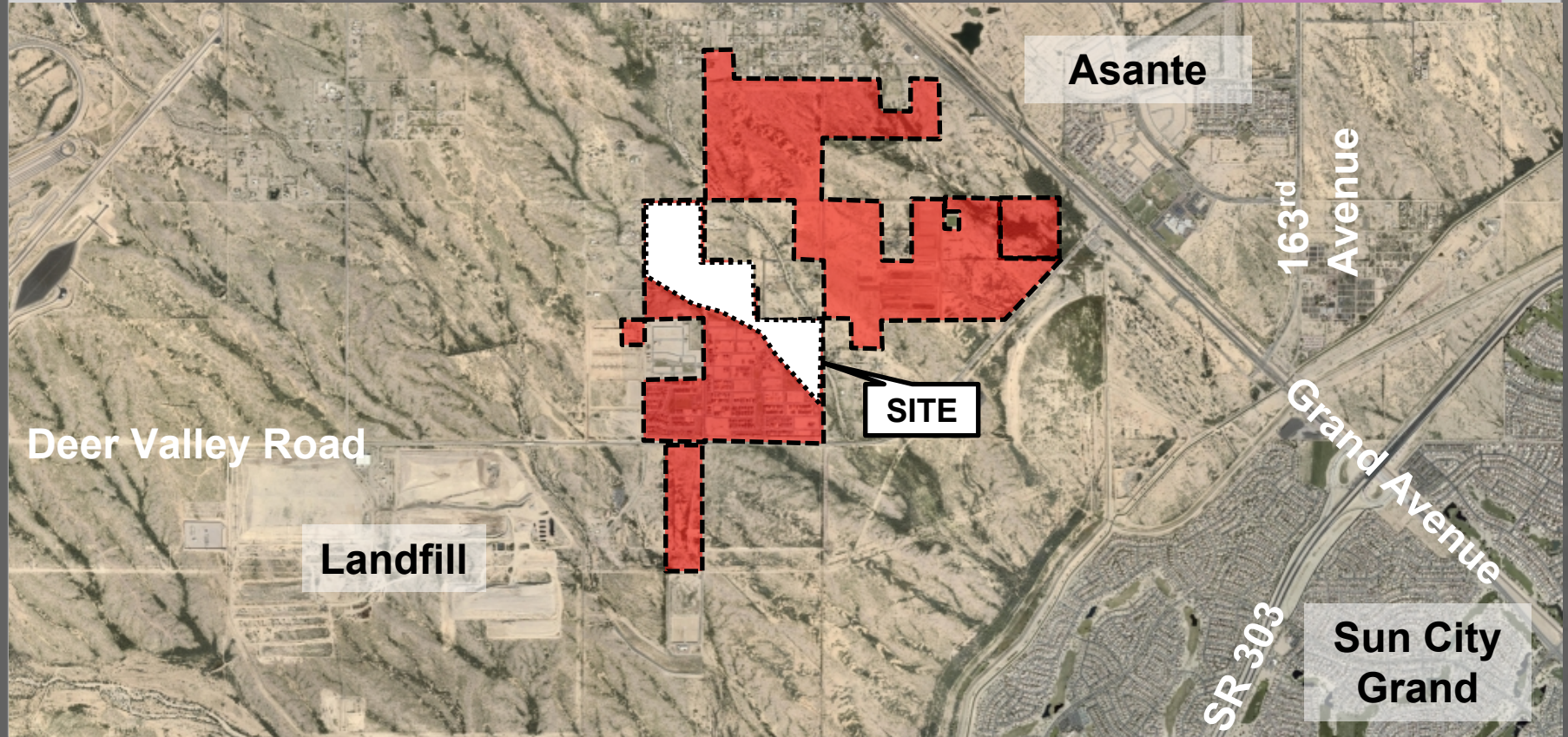
North Copper Canyon 2, 3.2, and 3.3



CASE MAP

FS20-328

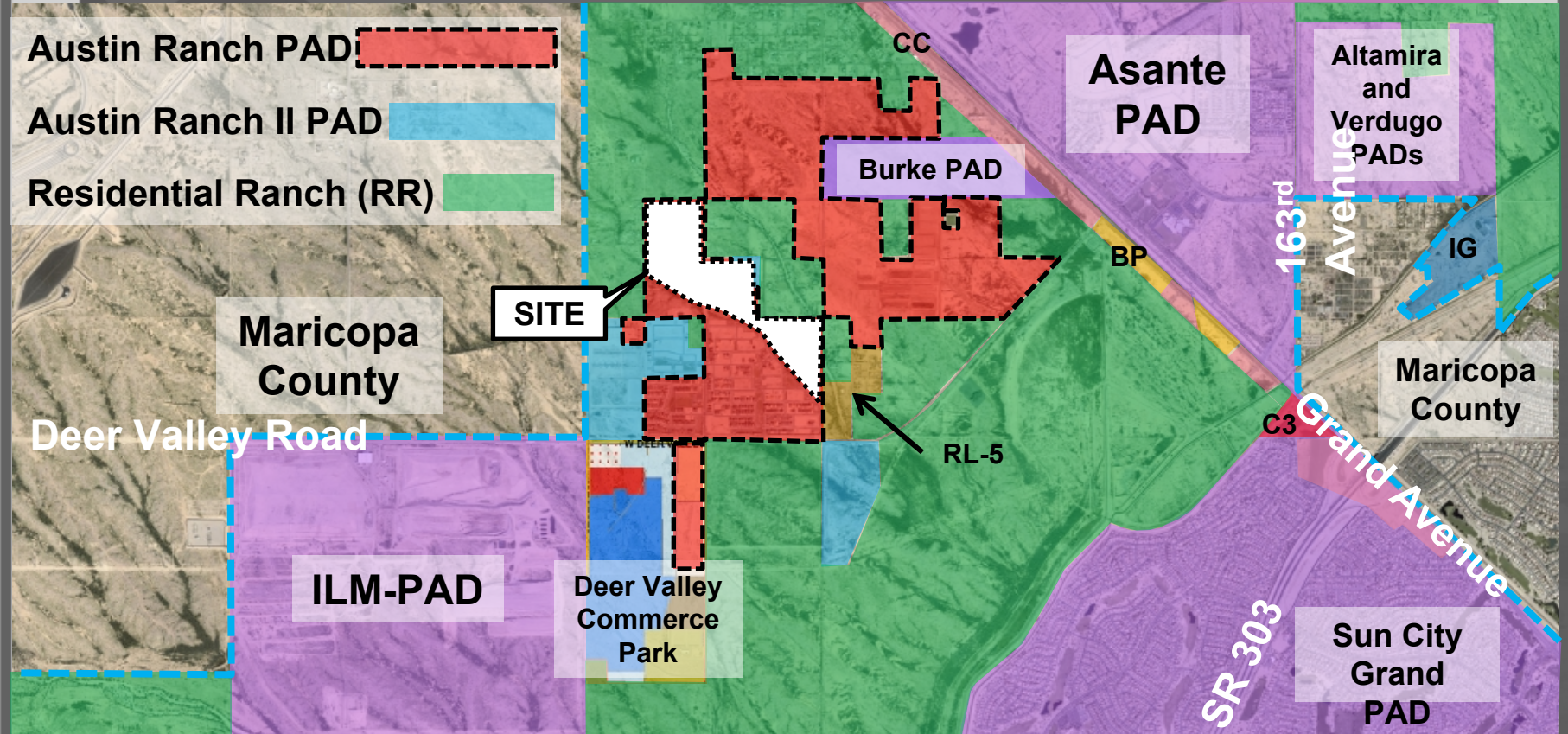
North Copper Canyon 2, 3.2, and 3.3



ZONING MAP

FS20-328

North Copper Canyon 2, 3.2, and 3.3



PRELIMINARY PLAT

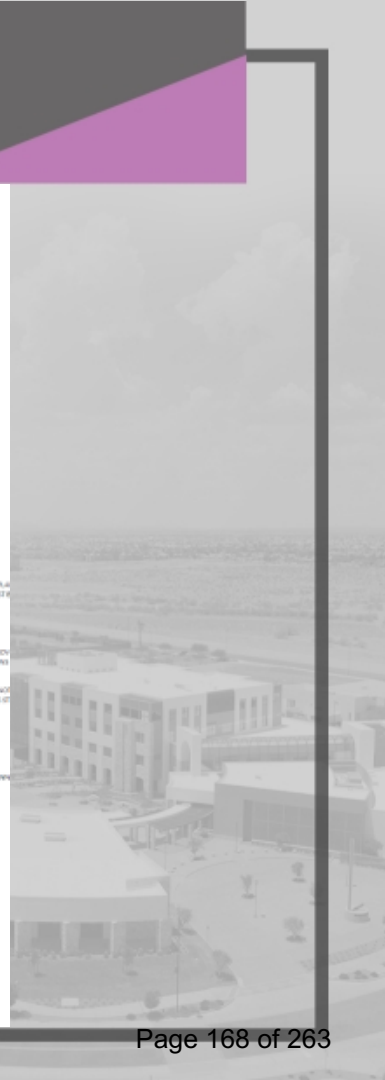


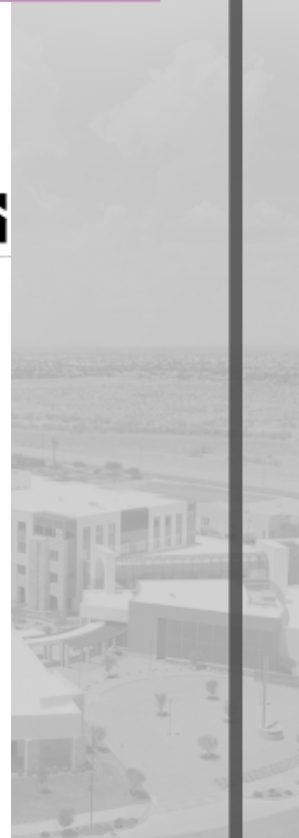
North Copper Canyon Parcels 2, 3.2, and 3.3

- 141.78 Acres
- 525 Lots
- 14 Tracts

[illegible]







OPEN SPACE





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 17, 2020 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan entitled "Site Plan EOS Fitness" received November 3, 2020, located south of Waddell Road and west of Litchfield Road. (Case FS20-437)

Motion:

I move to approve/disapprove a Site Plan entitled "Site Plan EOS Fitness" received November 3, 2020, for property located south of Waddell Road and west of Litchfield Road.

Background:

The subject request involves a Site Plan for the development of a new EOS Fitness center in Marley Park Square.

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 - FS20-437 - Staff Report
2. 01 - FS20-437 - Vicinity Map
3. 02 - FS20-437 - Site Plan
4. 03 - FS20-437 - Landscape Plan

5. 04 - FS20-437 - Building Elevations
 6. FS20-437 - PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-437

Project Name: EOS Fitness at Marley Park

Council District: 6 – Palo Verde

Meeting Date: December 17, 2020

Planner: Sergio Angulo

Owner: Marley Park West, LLC

Applicant: Alexandra Schuchter with Barclay Holdings XLVII, LLC

Request: Site Plan for a new EOS Fitness center in Marley Park Square.

Site Location: West of Litchfield Rd. and south Waddell Rd.

Site Size: 3.74 Acres (approx.)

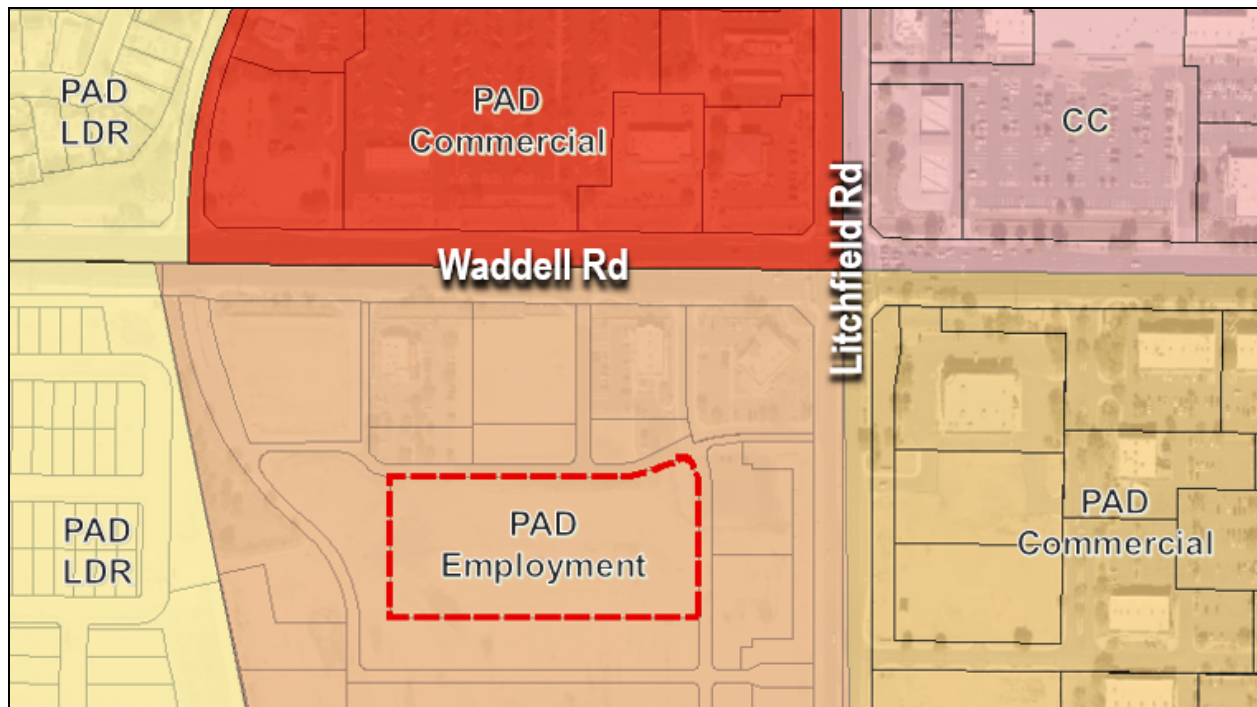
General Plan

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

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission **approve** case FS20-437, subject to stipulations 'A' through 'F'.

Existing Land Zoning:



PAD – Employment	PAD – Employment	PAD – Employment
PAD – Employment	PAD – Employment	PAD – Employment
PAD – Employment	PAD – Employment	PAD – Employment

History:

October 25, 2000: The Mayor and City Council approved the Planned Area Development for Marley Park.

November 9, 2000: The subject parcel was annexed into the City.

October 31, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-712.

July 9, 2020: The applicant filed a request for a Site Plan approval for a new EOS Fitness center.

August 18, 2020: The Mayor and City Council approved the Final Plat for the Re-plat of Lot 3 at Marley Park Square, the subject property, under case FS20-188.

45 **Project Description:**

46
47 Barclay Holdings XLVII, LLC, on behalf of Marley Park West, LLC, requests approval of a
48 Site Plan to allow for a new EOS Fitness center on lot 3A of Marley Park Square located west
49 of Litchfield Road and south of Waddell Road in the Marley Park PAD.

50
51 The subject property is zoned Planned Area Development (PAD) with an Employment land
52 use designation. The Marley Park PAD references the Zoning Code for permitted uses in
53 Neighborhood Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-
54 3), Light Industrial (I-1), and Business Park (BP) zoning districts. The Surprise Unified
55 Development Code (SUDC) lists Fitness Club as a Permitted Use in Community Commercial
56 zoning districts

57
58 The subject site is approximately 3.74 acres and it is located south of the existing Freddy's
59 Frozen Custard & Steakburgers, Dunkin' Donuts, and the new retail building that fronts onto
60 Waddell Road. The site is accessed from shared driveways that come from Waddell Road
61 on the north and from Litchfield Road on the east of the site. These driveways also serve the
62 existing and future businesses in Marley Park Square. The site plan shows good pedestrian
63 connectivity to the existing and future developments in Marley Park Square. These
64 pedestrian pathways also provide connectivity to the sidewalks in the right-of-way of Waddell
65 and Litchfield Roads.

66
67 The applicant proposes a 40,000 sq. ft. building with an additional 1,315 sq. ft. attached
68 outdoor exercise area. The building sits centered on the property with the front facing east.
69 The site includes 228 parking spaces that are distributed on the east and west sides of the
70 building. Seven (7) of those parking spaces are ADA accessible spaces and will be located
71 near the front entrance of the building. The site meets the minimum parking requirement (166
72 spaces) of the SUDC.

73
74 The proposed landscape meets the requirements of the Marley Park PAD and the SUDC.
75 The landscape onsite will continue the same planting pattern used in the adjacent
76 developments. Additional landscape will also help screen the refuse enclosure.

77
78 The proposed building elevation design will complement this area as it uses similar materials
79 and design components as the ones used on the existing adjacent developments.

80
81 The applicant also included a lighting photometric study with this application which meets the
82 lighting requirements of the SUDC.

83
84 **Reviewing Agencies:**

85
86 In addition to the standard city internal reviewing departments, the Arizona Department of
87 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this
88 request. None of the reviewing agencies indicated any concerns over the request.

89 **Summary:**

90
91 Staff believes by accepting and incorporating stipulations 'A' to 'F', the proposed Site Plan
92 will meet the requirements of the Marley Park PAD, the SUDC, and the General Plan.
93

94 **Findings:**

- 95
96 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
97 • The proposed Site Plan meets the provisions of the Marley Park PAD and the SUDC
98 as applicable.
99

100 **Recommendation:**

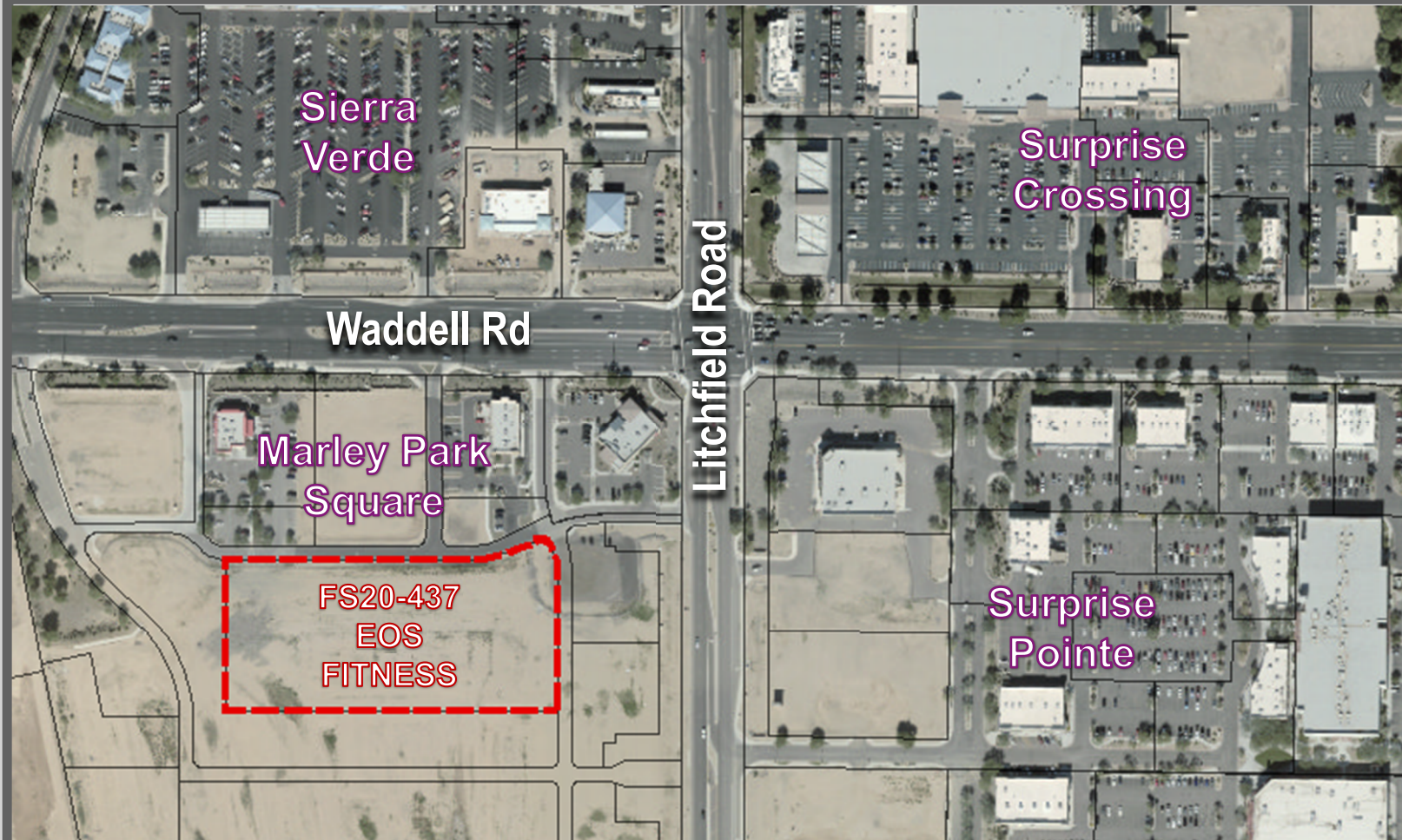
101
102 Based on the findings noted above, staff recommends the Commission **approve** case FS20-
103 437, subject to stipulations 'A' to 'F' as outlined below:
104

- 105 A. Development and use of the site shall be consistent with the Site Plan
106 entitled "Site Plan EOS Fitness" prepared by SEG stamped received
107 November 3, 2020.
108 B. Landscaping associated with the site shall be consistent with the Landscape
109 Plan entitled "Landscape Plan SWC Litchfield & Waddell Road" prepared
110 by Laskin & Associates, Inc. date received November 3, 2020.
111 C. Building Elevations shall be consistent with the Building Elevations entitled
112 "EOS Litchfield & Waddell" prepared by JSA Architecture date received
113 September 22, 2020.
114 D. Within 30 days of Planning and Zoning Commission approval, the applicant
115 shall submit a revised preliminary improvement set to include a revised
116 Utility Plan Sheet that includes the Purple Pipe designation.
117 E. A Purple Pipe Packet will need to be submitted and approved prior to Final
118 Civil approval.
119 F. Non-compliance with the stipulations of approval of this case will be treated
120 as a violation in accordance with the provisions of Article XIV of the Surprise
121 Unified Development Code.

122 However, should the Commission wish to **deny** of the request, the Commission should make
123 its own findings and base its decision on those alternative findings.
124

125 **Attachments:**

- 126
127 01 Vicinity Map
128 02 Site Plan
129 03 Landscape Plan
130 04 Building Elevations

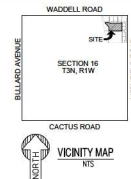
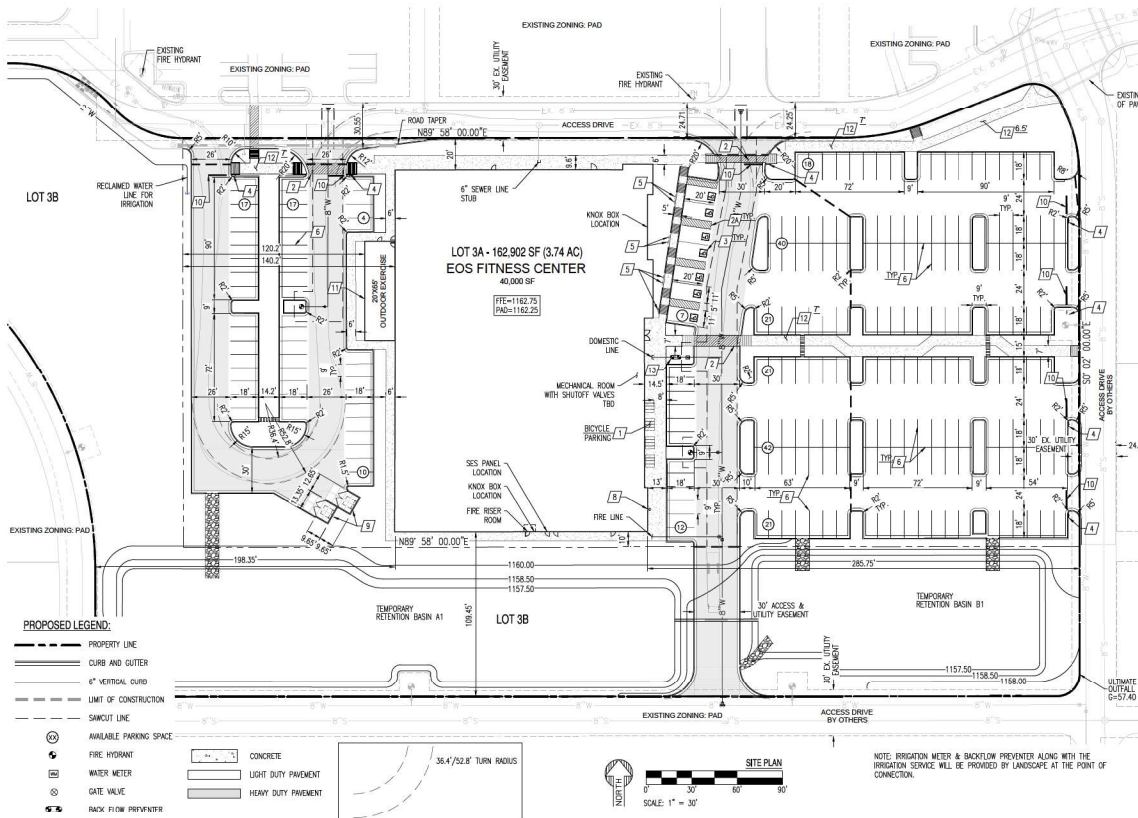


VICINITY MAP

SITE PLAN

EOS FITNESS

SWC LITCHFIELD ROAD & WADDELL ROAD
SURPRISE, ARIZONA, 85379.



SITE PLAN KEY NOTES

- 1 BICYCLE PARKING, 2'x8" (16 SPACES)
- 2 6" WIDE ADA ASLE, 4" WIDE YELLOW PAINT STRIPING, 2" O.C. @ 45°
- 3 5" WIDE ADA ASLE, 6" WIDE YELLOW PAINT STRIPING, 2" O.C. @ 45°
- 4 INSTALL SIGN OF ACCESSIBILITY.
- 5 INSTALL STOP SIGN.
- 6 INSTALL ADA PARKING SIGN.
- 7 6" WIDE WHITE PAINTED STRIPE.
- 8 PROPOSED FDC.
- 9 INSTALL TRASH ENCLOSURE.
- 10 12" WIDE WHITE PAINTED STOP BAR.
- 11 12" HIGH PAINTED STEEL AND MASONRY FENCING.
- 12 SIDEWALK, WIDTH PER PLAN.
- 13 BACKLASH PREVENTION.

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:				
NAME & ADDRESS OF DONOR, SELLER, & BUYER:				
PROJECT DESCRIPTION:				
CONSTRUCTION OF A NEW 100,000 SQ. FT. BUILDING WITH CENTRAL BUILDING AND AN ADJACENT PARKING LANE WITH ASSOCIATED LANDSCAPE DEVELOPMENT AND INFRASTRUCTURE.				
APN:	2018-0077			
EXISTING ZONING:	PAD			
REQUIRED ZONING:	PAD			
ADJACENT ZONING - NORTH:	PAD			
ADJACENT ZONING - WEST:	PAD			
ADJACENT ZONING - SOUTH:	GRM			
ADJACENT ZONING - EAST:	PAD			
PROPOSED USE:	GRM			
CONSTRUCTION TYPE/BUILDING:	30,000			
OCCUPANCY:	100,000	SF	3.76	ACRES
STREETS:	0			
LANDSCAPE AREA:				
PROPOSED GRM:	40,000			
OUTDOOR AREA:	5,000			
LAND TOTAL AREA:	44,165.57	SF		
LOT COVERAGE:				
LAND SCOUTS COVERAGE:	88%			
BUILDING COVERAGE:	20%			
RAIN GARDEN:	20%		101.57	25% AREA
PROPOSED LANDSCAPE:	17,000%			9%
MAINT. BUDGET/MT:	42		PROPOSED/MT	
PARKING REVIEW:				
PER SITE PLAN:				
REQUIRED PARKING:	GRM			
TOTAL BUILDING AREA:	21,150	SF	250	PER SF
REQUIRED PARKING:	4,125			
PROPOSED PARKING:	4,125			
PARKING PER 1,000 SF:	5.62		1,000	
REQUIRED ADA PARKING:	10			
PROPOSED ADA PARKING:	10			
REQUIRED PER PARKING:	1		3 PER	20 VEHICLES

NOTE: IRRIGATION METER & BACKFLOW PREVENTER ALONG WITH THE IRRIGATION SERVICE WILL BE PROVIDED BY LANDSCAPE AT THE POINT OF CONNECTION.

SWC LITCHFIELD ROAD & WADDELL ROAD
SURPRISE, ARIZONA, 85379.



BUILDING INFORMATION	
PROJECT NAME AND ADDRESS	
EOS FITNESS AT MAILEY PARK	
SWC N LUTCHFIELD ROAD AND W WADDELL ROAD, SURPRISE, AZ	
PROPOSED USE:	GYM
CONSTRUCTION TYPE:	V-A
OCCUPANCY:	A-3
BUILDING AREA:	
PROPOSED GYM	60,000 SF
OUTDOOR AREA	1,315 SF
BUILDING TOTAL AREA:	61,315 SF
BUILDING HEIGHT:	40 FT
ROOF TYPE:	MECHANICALLY ATTACHED SINGLE-PLY TPO ROOFING SYSTEM

RECORDS BY THE CITY OF BIRMINGHAM		
FILE NUMBER	DESCRIPTION	RECORD LENGTH (inches)
1		
2		
3		
4		



SURPRISE
ARIZONA



SEG

**SUSTAINABILITY
ENGINEERING
GROUP**

8280 E. GILDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85266
WWW.AZSEG.COM TEL: 480.558.7226 FAX: 480.255.154



Barclay Group

DATE	LOCATION	INSPECTION	INSPECTOR
11/02/2020	1332 N. LITCHFIELD RD. SURPRISE, ARIZONA 85379	JS	11/02/2020
11/02/2020	1332 N. LITCHFIELD RD. SURPRISE, ARIZONA 85379	JS	11/02/2020
11/02/2020	1332 N. LITCHFIELD RD. SURPRISE, ARIZONA 85379	JS	11/02/2020
11/02/2020	1332 N. LITCHFIELD RD. SURPRISE, ARIZONA 85379	JS	11/02/2020

DATE: 11/02/2020

INSPECTION: 191002

INSPECTOR: C2.10

GENERAL LANDSCAPING NOTES

1. THE LA OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS & SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LA PRIOR TO START OF WORK.
2. THE LANDSCAPE ARCHITECT IS TO APPROVE ALL SUBSTITUTIONS. PLANTS TAKE PRECEDENCE.
3. DOUBLE STAKE 10 GA 24" 30" AND 48" BOX TREES AS REQUIRED.
4. IRRIGATION CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
5. CORRODED GALLS IN PLANTING SHALL BE REMOVED AND FREE OF ROOTS, ROOTS, WEEDS.
6. FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBS, ETC.
7. PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY AND FREE FROM INSECTS AND INJURY.
8. GROUNDCOVER AND/OR GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
9. AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
10. GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLAN. (ONCE FINISHED GRADE IS PROVIDED FINISH GRADE WITH 1" OF 1")
11. ALL EARTHWORK IS TO BE DONE SO THAT WATER DRAINS AWAY FROM STRUCTURES.
12. A FIRE-EMERGENT HERBICIDE IS TO BE APPLIED TO ALL GRANITE AREAS AFTER THE GRANITE HAS BEEN LAID. INCLUDE ALL HERBICIDE NEARBY APPLICABLE.
13. ALL UNDERGROUND CONDUITS ARE TO BE LOCATED BEFORE DIGGING. IF IN DOUBT CALL 800-368-5848.
14. ALL MATERIALS TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.
15. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON OR THE PLANS OR NOT.
16. LA TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL TREES, PALMS, SALVAGED MATERIAL AND BOLLARDS PRIOR TO INSTALLATION.
17. SITE VERIFY ALL CONDITIONS PRIOR TO BEGINNING AND START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE LA IN WRITING IMMEDIATELY.

PROJECT DATA:

EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD)
SITE LOCATION:	SWC LITCHFIELD & WADDELL RD.
LOT SIZE:	182,802 S.F. (4.14 ACRES)
TOTAL BLDG AREA:	40,000 S.F. (41,315 sq. ft. including site)
BUILDING COVERAGE:	22%
MIN. LANDSCAPE:	15% min. req. 15.81% provided
BUILDING USE:	FITNESS CENTER
REQUIRED PARKING:	186 SPACES
PROPOSED PARKING:	230 SPACES
REQUIRED ADA:	7 SPOTS
PROPOSED ADA:	7 SPOTS
IRRG PARKING:	12 SPOTS (REDUCED AND PROVIDED)

GRADING & MOUNDING NOTES

1. LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
2. ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
3. GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISH GRADE WITH 1" OF 1")
4. FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBS, ETC.
5. GENERAL CONTRACTOR IS TO PROVIDE ALL ROUGH GRADES FOR BERMS AND MOUNDING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING OF REMAIN TO DISCLOSE VARIATIONS IN ELEVATIONS AND CONVEY A NATURAL AESTHETIC APPEARANCE.

CITY OF SURPRISE LANDSCAPE NOTES

- A. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- B. SIGNS REQUIRED TO BE SEPARATE PERMIT.
- C. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.
- D. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- E. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
- F. ALL PLANT MATERIAL SEES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- G. ALL PLANT MATERIAL LOCATED WITHIN ASHTRAY VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 37" HIGH AND HAND NO LOWER THAN 7" FEET FROM THE GROUND ELEVATION.

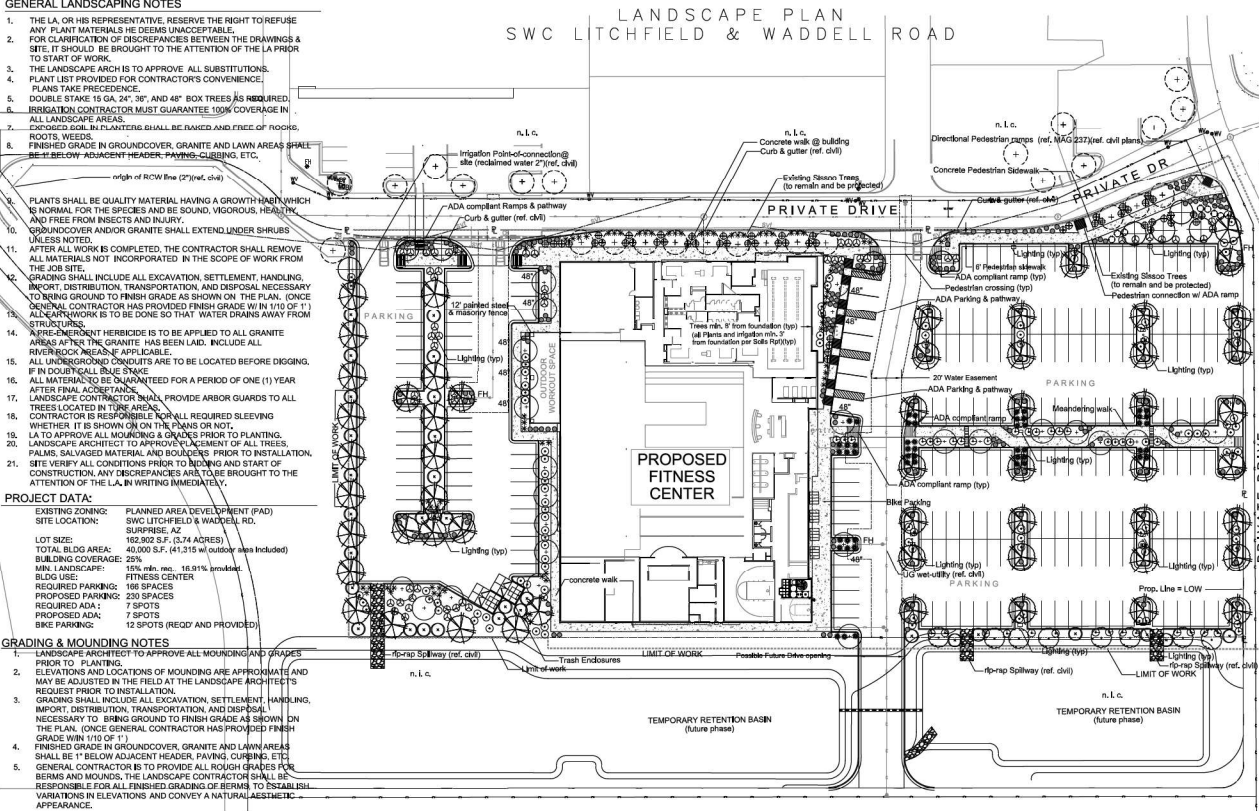
CITY OF SURPRISE GENERAL NOTES

1. (REFER TO CITY OF SURPRISE 2010 RESOLUTION MIN. LANDSCAPE SIZE AND ANA SPECIFICATIONS FOR TREES.)
2. ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE STANDARD TREE PLANTING DETAIL.
3. (REFER TO CITY OF SURPRISE EDS REGARDING LANDSCAPE LOCATION RELATIVE TO HYDRANTS, METERS OR VALVES.)
4. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET (3') OF SIDEWALK, CURB OR PAVEMENT.
5. PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 13, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

Note: PER CITY OF SURPRISE THE MINIMUM REQUIREMENT = 50% 24 INCH BOX, 30% 36 INCH BOX, AND 20% 48 INCH BOX

LANDSCAPE PLAN

LANDSCAPE PLAN SWC LITCHFIELD & WADDELL ROAD



LANDSCAPE CALCULATIONS

A. TREE MIN. RATIO	20% TO BE 48" BOX, 30% TO BE 36" BOX, AND 50% TO BE 24" BOX MINIMUM
B. OVERALL LANDSCAPE PERCENTAGE	
Min.	15.81%
Max.	22.44%
C. TREE PLANTING SPACE RATIO	
Min.	15%
Max.	22.44%
D. PERCENTAGE OF PLANT MATERIAL ON ADJ. LOW WATER LIST	50% MIN. REQ. 100% ACHIEVED

BLDG FOUNDATION LANDSCAPE & IRRIG. NOTES:

1. POSITIVE DRAINAGE OF A MINIMUM OF 5% NEEDS TO BE MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 10'.
2. NO IRRIGATED PLANT MATERIALS ARE TO BE PLANTED IN THE FIRST 5' NEXT TO BUILDING. BETWEEN 5' AND 10' ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A MAXIMUM OF 1" GPH, NO EMITTERS ARE TO BE LOCATED BETWEEN THE BUILDINGS AND THE PLANT MATERIAL.
3. ANY PLANT MATERIAL REQUIRING GREATER THAN 1" GPH IRRIGATION (INCLUDING CACTI) SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.
4. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.
5. NO LARGE TREES ARE TO BE PLANTED WITHIN A MINIMUM OF 10' FROM BUILDINGS. SMALL PATIO TREES WITH CANOPIES OF 10' OR LESS MAY BE PLANTED AT LEAST 8 FEET AWAY FROM BUILDINGS. TREE ROOTS ARE TO BE DISCOURAGED TO GROW UNDER BUILDING FOUNDATIONS.

LANDSCAPE LEGEND

TREES		all trees to meet or exceed A.N.A. specs	SIZE	QTY.

LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY.
2. THE IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
3. 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. COLOR TO MATCH GRANITE ON SITE.
4. ROADS: PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INSTALLATION OF DECOMPOSED GRANITE.
5. TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.
6. REFER TO ARCHITECTURAL PLANS FOR LANDSCAPE AND MATERIALS EXISTING LANDSCAPE AND IRRIGATION NOTES.

EXISTING LANDSCAPE AND IRRIGATION NOTES

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY A LIKE TYPE TREE, AND EQUAL TREE SIZE. AT NO ADDITIONAL COST, CACTI THAT DIE SHALL BE REPLACED WITH LIKE TYPE, HEIGHT AND SIZE. ALL SHRUBS & GROUNDCOVER SHALL BE REPLACED WITH LIKE PLANTS.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED. NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMP ABOVE GROUND IRRIGATION, EXISTING SYSTEM, ETC.
5. THE EXISTING IRRIGATION SYSTEM SHALL HAVE A DEDICATED LANDSCAPE WATERMETER & RSPF AND BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED IN ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER. CONTROLLER WILL BE LOCATED IN A VANDAL RESISTANT ENCLOSURE.
6. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVERS. EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
7. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED, & DE-COMPACT SOIL IN PLANTING AREAS ON SITE AND IN PUBLIC ROW AND REMOVE DEBRIS FROM PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.

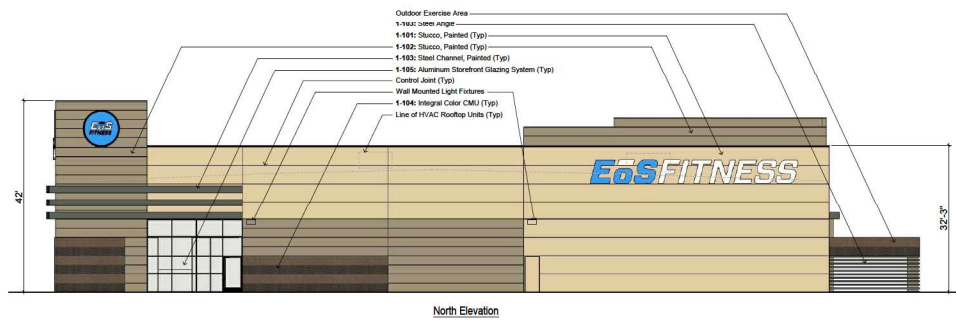
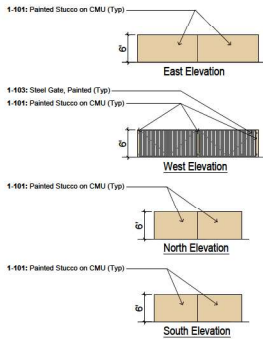


NOT FOR CONSTRUCTION

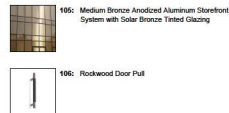
CASE # FS20-437

SEG
8280 EAST GELDING DRIVE SUITE 101
SCOTTSDALE, ARIZONA 85260
WWW.ASSEG.COM
PH: 480.259.7278
FAX: 480.259.3534

TRASH ENCLOSURE ELEVATIONS



Materials Legend:



Notes:
1. Signage to be approved under a separate sign permit.



EOS Litchfield & Waddell • Elevations

September 11, 2020

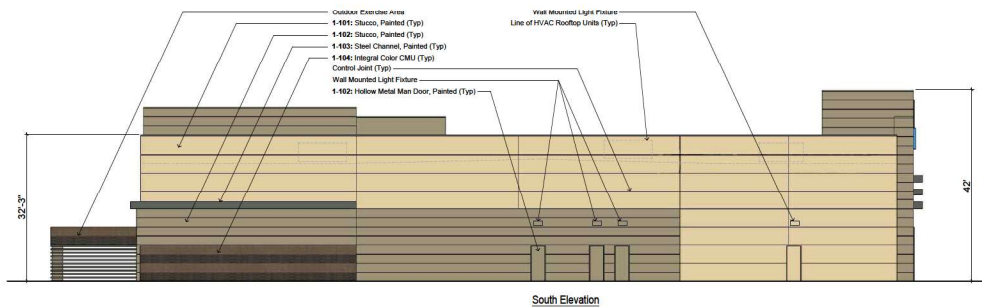
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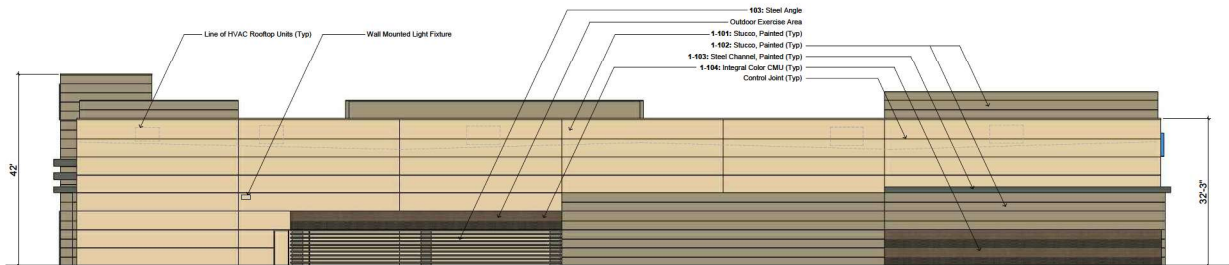
PROJECT NUMBER: 19118

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09/22/2020

EOS LITCHFIELD & WADDELL, P.C. is a professional corporation.
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South Elevation



West Elevation

Materials Legend:

101: New Cement Plaster System - Dunn-Edwards
DES153 - "Santitas Screen"

102: New Cement Plaster System - Dunn-Edwards
DES223 - "Mission Trail"

103: 1 1/2" Steel Channel - Dunn-Edwards
DEA176 - "Iron River"

104: Integral Color CMU

105: Medium Bronze Anodized Aluminum Storefront
System with Solar Bronze Tinted Glazing

106: Rockwood Door Pull

Notes:
1. Signage to be approved under a separate sign permit.



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September 11, 2020

Scale: 1" = 10'



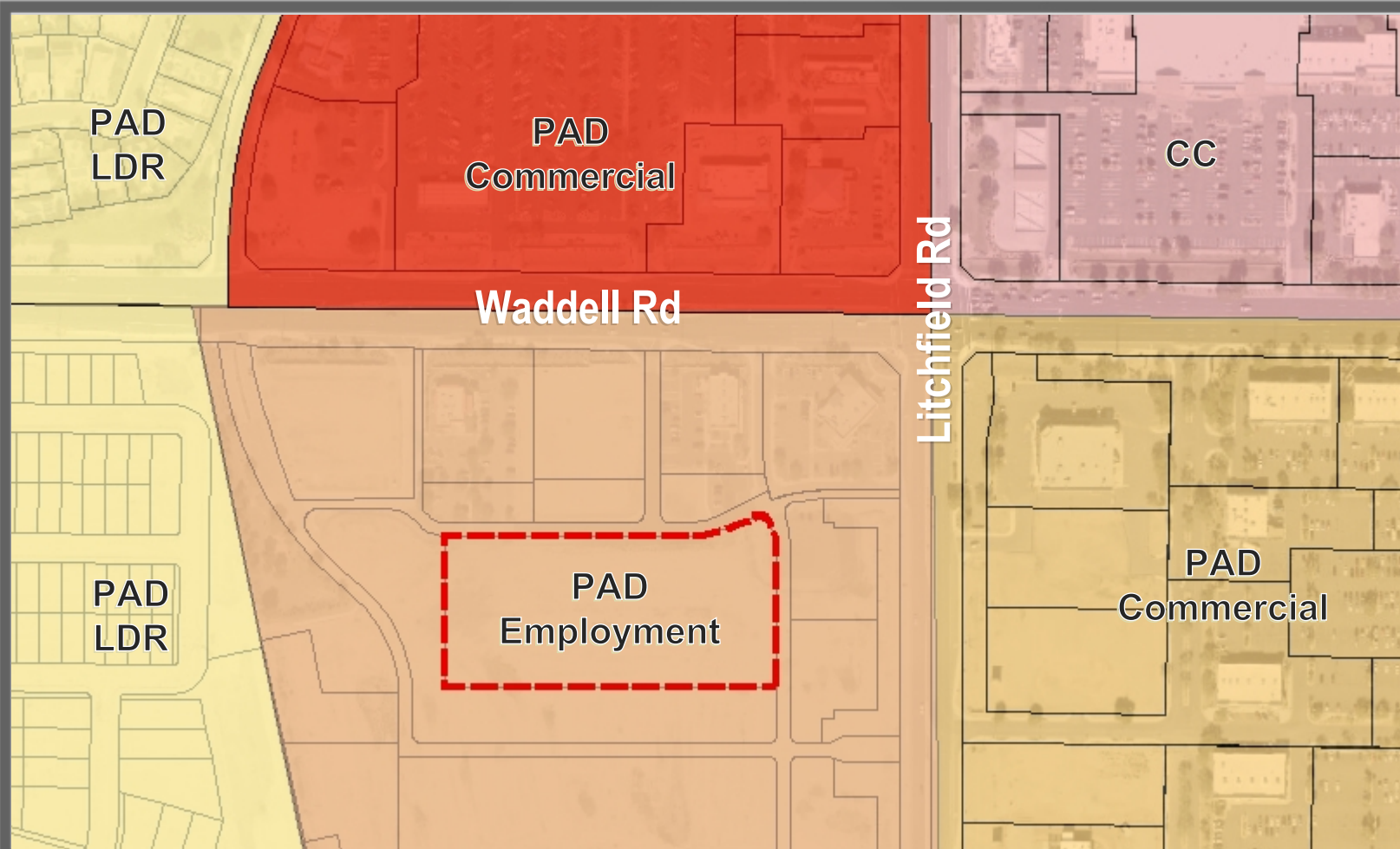
FS20-437
Site Plan
EOS Fitness at Marley Park

Planning & Zoning Commission

December 17, 2020



VICINITY MAP



ZONING

SITE PLAN

EOS FITNESS

SWC LITCHFIELD ROAD & WADDELL ROAD
SURPRISE, ARIZONA, 85379.



- | | |
|-------|-----------|
| ---- | PROTE |
| ---- | CLIP |
| ----- | 6' 10' |
| ----- | 1000 |
| ----- | 5000 |
| (10) | 10000 |
| 5 | 100000 |
| (10) | 1000000 |
| 10 | 10000000 |
| 5.5 | 100000000 |

NOTE: BRACKEN WAGER & JACKSON FREIGHTER ALONG WITH THE INTEGRATION SERVICE WILL BE PROVIDED BY UNISOURCE AT THE POINT OF CONNECTION.



^a χ^2 statistic is significant at the 1% level.

1. BEVEL FACING, 1/4" (16 POINTS)
2. 1/2" WIDE AREA ABOVE, 1/2" WIDE YELLOW FRONT STRIPING, 1/2" G.L. 80
3. 1/2" WIDE AREA ABOVE, 1/2" WIDE YELLOW FRONT STRIPING, 1/2" G.L. 80
4. RATING SYMBOL OF ACCIDENTALITY
5. RETINAL STOP SIGN
6. RETINAL STOP SIGN
7. 1/2" WIDE AREA PARTED STRIPE
8. IMPROVED FUL
9. RETING TONGH ENCLOSURE
10. 1/2" WIDE WHITE PARTED STOP SIGN
11. 1/2" HIGH SHARDED SIGN, AND MOUNTING PLACING
12. SIGNBOARD, WHITE FOR PLAS.
13. SIGNBOARD PRESENTATION

DEVELOPMENT SUMMARY TABLE				
PROJECT: PROJECT 1				
PROJECT: PROJECT 2				
PROJECT: PROJECT 3				
PROJECT: PROJECT 4				
PROJECT: PROJECT 5				
PROJECT: PROJECT 6				
PROJECT: PROJECT 7				
PROJECT: PROJECT 8				
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PROJECT: PROJECT 99				
PROJECT: PROJECT 100				

QUESTION 1: 100 (10%) OF 1000 MARKS		
Q. NO.	QUESTION MARKS	ANSWER MARKS
1		
2		
3		
4		

[illegible]

C2.00

SITE PLAN

LANDSCAPE PLAN
SWC LITCHFIELD & WADDELL ROAD

-
- The site plan illustrates the layout of the proposed fitness center and its associated parking and landscaping. The central building, labeled 'PROPOSED FITNESS CENTER', contains several rooms including a 'YOGA & PILATES STUDIO', 'CARDIO', and 'GROUP EXERCISE' area. The plan is surrounded by extensive parking spaces, with some areas designated for 'PARKING' and others for 'PARKING' with specific vehicle types like 'CITY VEHICLES'. The site is landscaped with various trees and shrubs, and includes a 'PRIVATE DRIVE' at the top. A 'TEMPORARY RETENTION BASIN' is located at the bottom left, and another is at the bottom right. The plan also shows 'LIGHTING PLAN' details and 'TEMPORARY RETENTION BASIN' notes. A north arrow is positioned in the upper right corner.

[illegible]

LANDSCAPE ARCHITECT TO APPROVE ALL REQUESTS AND GRANT OR DENY TO PLANTING.

1. PLANTING AND INSTALLATION OF PLANTING ARE APPROXIMATELY 10% OF THE TOTAL BUDGET OF THE PROJECT. THE LANDSCAPE ARCHITECT REQUEST PERMIT OF DETAILATION.

2. GRADING SHALL INCLUDE ALL COORDINATION, DESIGN, AND CONSTRUCTION OF THE PROJECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE PLANNING, DESIGN, AND CONSTRUCTION SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

3. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE PLANNING, DESIGN, AND CONSTRUCTION SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

4. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE PLANNING, DESIGN, AND CONSTRUCTION SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

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8. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE PLANNING, DESIGN, AND CONSTRUCTION SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

9. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE PLANNING, DESIGN, AND CONSTRUCTION SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

10. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE PLANNING, DESIGN, AND CONSTRUCTION SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

A. ALL CHANGES TO THIS APPROVED SITE PLAN SHALL BE SUBMITTED TO THE CITY OF SPRINGFIELD COMMUNITY DEVELOPMENT DEPARTMENT.

B. SIGNS REQUIRE A SEPARATE PERMIT.

C. ALL UTILITY WORK AND SITE CLOSURES ARE TO BE SCANNED, PLANNED AND PERMITTED BY THE CITY OF SPRINGFIELD WITHIN 15 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.

D. TREES IN EXISTING AREAS ARE TO HAVE DEEP ROOT PROTECTORS.

E. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ARA STANDARDS.

F. ALL SITE MATERIAL LOCATED WITHIN 150 FEET OF VISIBILITY TRIANGLE ARE TO BE MAINTAINED NO HIGHER THAN 2' HIGH AND HAVE NO LOWER THAN 1' FEET FROM THE GROUND SURFACED.

1. REFER TO CITY OF SURPRISE DESIGNS REGARDING MIN. CALIBER SIZE AND SPECIFICATIONS FOR TREES.
2. ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH CITY OF SURPRISE STANDARD TREE PLANTING DETAIL.
3. REFER TO CITY OF SURPRISE DESIGNS REGARDING LANDSCAPE LOCATIONS RELATIVE TO FREIGHTS, AREAS OR HIGHWAYS.
4. TREE ROOT AREAS AND PROPOSED TRUNK SPACES ARE WITHIN TRAFFIC LANE OF SIDEWALK, GUARD OR FENCEMENT.
5. PROVIDE IMPACT DRAINAGE TRACES AS SHOWN IN SECTION 6.5, FIGURE 6.5.3, CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

[illegible]

1. NO BRICKS OR OTHER MATERIALS SHALL BE USED TO REPAIR OR MAINTAINED FROM BUILDING EXTERIOR WALL FOR A MINIMUM OF 12".
2. NO BRICKS OR PLANT MATERIALS ARE TO BE PLANTED IN THE FRONT TO A CURB, EXCEPT IF AND ONLY IF UNDERGROUND MATERIALS THAT ARE IDENTIFIED WITH A MINIMUM OF 10" PLYS AND CANTERS ARE TO BE LOCATED IN THE REAR OF THE BUILDING.
3. ANY PLANT MATERIAL, INCLUDING SHRUBS, SHALL BE 10 CM OR MORE IN CIRCUMFERENCE (Girth) SHALL BE AT LEAST 5' FROM OUTSIDE OF FACE OF BUILDING.
4. ALL BRICKS OR LIMBS OTHER THAN THOSE SUPPLIED BY THE CITY OF BIRMINGHAM, SHALL NOT BE PLACED CLOSER THAN 5' TO BUILDING.
5. NO LARGE TREES ARE TO BE PLANTED IN FRONT OF A BUILDING OR IN THE REAR OF A BUILDING WITH A CIRCUMFERENCE OF 10' OR LESS. MAY BE PLANTED AT LEAST 10' FROM BUILDING. TREES PROTS ARE TO BE DISCOURAGED AND ENCOURAGED TO BE REMOVED.

TREES		3000	QTY
PROTACA CHENODENDRUM	34" BUSH		55
COMPRESS PORTULACA	12" OF ANTIPOD		
	9" x 6" in 1.20" cut		
LEAFY PAPAVERA	40" BUSH		8
LEAFY ELM - 30cm/10"	175 x 75 x 27" cut		
	30" BUSH		17
	100 x 50 x 2.5" cut		
AGACIA SALICINA	20" BUSH		
YELLOW AGACIA	175 x 75 x 1.75" cut		9
AGACIA ANTHURUS	30" BUSH		
MALVA TREE	40" ANTIPOD		
	75 x 50 x 1.5" cut		
Seedling in transfer to 10" LOTS	100% up to 10" L. 1000000		12
SEEDLING TREES	100% up to 10" L. 1000000		
FREE SUPPLY	100% up to 10" L. 1000000		

	LILIPILL/ILLUS LARSEN/IAN "Yo Yo" PO SHAW SING	5 GAL	7
	LILIPILL/ILLUS PRETRESCHI Composite "TEGA NUMBER 388"	8 GAL	37
	PERLIN/CLARKSON "VETTE RACE" SLENDRE	5 GAL	82
	PERLIN/CLARKSON "YELLOW RACE" SLENDRE	8 GAL	81
	PERLIN/CLARKSON "LITTLE JOAN" SLENDRE	5 GAL	81
	PERLIN/CLARKSON "MEXICAN BIRD OF PARADISE"	8 GAL	85
	PERLIN/CLARKSON "VALENTINE" SLENDRE	5 GAL	84
	PERLIN/CLARKSON "VALENTINE" SLENDRE	8 GAL	82

GROUNDCOVERS		SIZE	QTY
1	LANTANA MONTEVIDEOS	1 GAL	200
2	GOLD MOUND PURPLE TRAILING LAM. AFR.	15/20 Mts	
3	DECOMPOSED GRANITE - MATCH EXISTING SITE GRANITE		

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY.
- THE IRRIGATION SYSTEM PROVIDES A REDUCED PRESSURE VACUUM SYSTEM.
- IF COPIES OF DISCOMPOSED GRANITE ARE ORDERED TO BE INSTALLED ON ALL LANDSCAPE AREAS, COLOR TO MATCH GRINER ON-SITE.
- ACRES PER-ACREMENT ADDRESSES TO BE APPLIED TO THE EXPOSURE PRIOR TO THE INSTALLATION OF DISCOMPOSED GRANITE.
- TREES TO BE SELECTED FOR FULL, UPRIGHT GROWTH.

1. WITH EXISTING WRITING CONDITIONS PRIOR TO REVIEW, ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

2. ALL PLANT MATERIAL SPECIFIED ON YOURS (BUT TO REMAIN) SHALL BE PROVIDED TO US (LOCAL AREA) PRIOR TO CONSTRUCTION. ANY PLANT MATERIAL TO BE REPLACED OR TO BE ADOPTED FOR MAINTENANCE OF YOURS, RESPECT OR SAME(S) SHALL BE REPLACED BY A LIKE TYPE, TRUNK, AND BROWN TREE CODE, AT NO ADDITIONAL COST. (GIVEN THAT THE SHALL BE REPLACED WITH LIKE TYPE, TRUNK AND BROWN, ALL BROWN AND DISCOLORATION SHALL BE REPLACED IN A QUAL PLANT).

4. ALL EXISTING PLANT MATERIAL AND PLANT MATERIAL SHALL HAVE UNIMPURIFIED INTERIOR DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND VAULTING, TOP-MAINTAINED GROUND BRIGATIONS, CIRCUS SYSTEM, ETC.



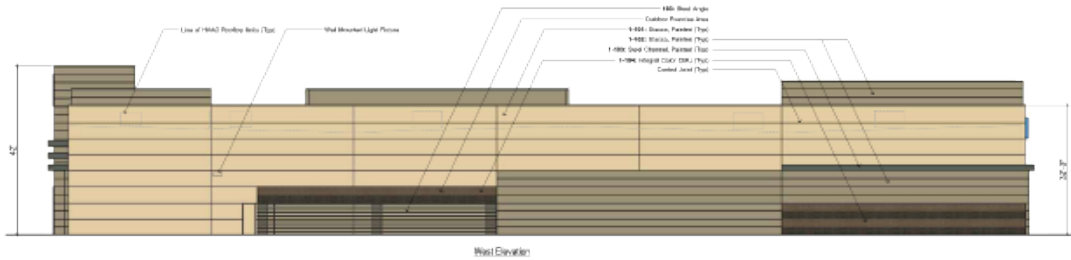
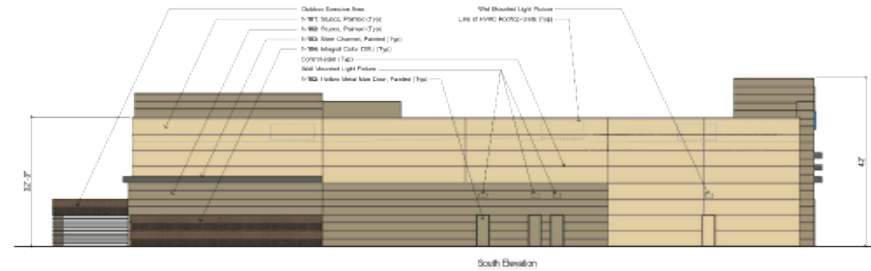
CASE # ES20-437

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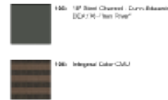
Page 189 of 263

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08-12-2020

ELEVATIONS



Materials Legend:



Note: All materials are approved under a separate agreement.



EOS Litchfield & Waddell • Elevations

JSA
ARCHITECTURE
1100 EAST HARBOR, 10th

September 11, 2020

Scale 1/4" = 1'

Supplement Case # F23B-037



RECOMMENDATION

Staff recommends the Commission Approve the Site Plan subject to stipulations 'A' – 'F'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 17, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions “a” through “h.” (Case FS20-508)

Motion:

I move to approve/disapprove a Site Plan for Town at Surprise Center, generally located on the northeast corner of Elm Street and 142nd Avenue subject to Conditions “a” through “h.”

Background:

Lisa Gage of FDG Acquisitions LLC, on behalf of Surprise Development Group LLC, seeks approval of a Site Plan to allow for a 114-unit townhome community on 5.4 acres within the Surprise Center PAD. Site improvements will include 114 townhome units, paving, sidewalks, pool amenity, and landscaping.

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 - FS20-508 - Town at Surprise Center SP - PZ Staff Report - 121720
 2. 01 - FS20-508 - Town at Surprise Center SP - Vicinity Map - 121720
 3. 02 - FS20-508 - Town at Surprise Center SP - Case Map - 121720
 4. 03 - FS20-508 - Town at Surprise Center SP - Site Plan - 121720
 5. 04 - FS20-508 - Town at Surprise Center SP - Elevations - 121720
 6. 05 - FS20-508 - Town at Surprise Center SP - Landscape - 121720
 7. PP - FS20-508 - Town at Surprise Center SP - PZ PowerPoint - 121720
-



SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-508
2		
3	Project Name:	Town at Surprise Center Townhomes
4		
5	Council District:	5 – Palm
6		
7	Meeting Date:	December 17, 2020
8		
9	Planner:	Hobart Wingard, Planner II
10		
11		
12	Owner:	Surprise Development Group, LLC
13		
14	Applicant:	Lisa Gage of FDG Acquisitions, LLC
15		
16	Request:	Site Plan approval for a 114-unit townhouse neighborhood
17		within the Surprise Center Planned Area Development (PAD)
18		
19	Site Location:	Generally located on the northeast corner of Elm Street and
20		142 nd Avenue
21		
22	Site Size:	Approximately 5.4 acres
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
25		
26	Support/Opposition:	None received by staff
27		
28	Staff Recommendation:	Staff recommends the Commission approve the proposed Site
29		Plan for Town at Surprise Center Townhomes, subject to
30		Stipulations “a” through “h.”
31		
32		
33		
34		
35		
36		
37		
38	<u>PROJECT DESCRIPTION:</u>	
39		

Lisa Gage of FDG Acquisitions LLC, on behalf of Surprise Development Group LLC, seeks approval of a Site Plan to allow for a 114-unit townhome community on 5.4 acres within the Surprise Center PAD. Site improvements will include 114 townhome units, paving, sidewalks, pool amenity, and landscaping.

EXISTING ZONING:

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



Surprise Center PAD Existing Retail/Restaurant	Surprise Center PAD Existing Retail/Restaurant	Surprise Center PAD Existing Retail/Restaurant
Surprise Center PAD Existing Office	Surprise Center PAD	Surprise Center PAD Vacant
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant

BACKGROUND:

June 12, 1980: The Mayor and City Council approved an Annexation for the subject property under Ordinance 80-03.

January 11, 2001: The Mayor and City Council approved a PAD for Surprise Center, under case PAD00-105.

April 30, 2020: A Concept Review meeting was held for the current proposal under case CR20-268.

August 11, 2020: The applicant submitted a request for a Site Plan for Town at Surprise Center Townhomes under Case FS20-508, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves the development of a townhome rental community. The subject community proposes 114 units on approximately 5.4 acres of land. The two-story townhouse units will range in size from 1,200 to 1,347 square feet, each including a private parking garage for two (2) vehicles. The site is located on the northeast corner of Elm Street and 142nd Avenue within the Surprise Center PAD.

Primary access to the site is from 141st Avenue. A secondary access is provided from 140th Avenue and an emergency vehicle access will be provided from 142nd Avenue. The Surprise Center PAD has no parking restrictions; however, the applicant is providing two (2) garage spaces per unit plus six (6) visitor spaces, for a total of 234 spaces.

Consistent with the existing architecture of Surprise Center, the townhouse structures will conform to the requirements of the Surprise Center PAD. The proposed style is modern Mediterranean. The gated community will consist of sixteen (16) 4-Plex buildings, six (6) 6-Plex buildings and two (2) 7-Plex buildings.

Two complementary color palettes will be used at the community to create a diverse street scene.

Concurrent with this Site Plan request, a Final Plat that will serve to combine the two parcels is proposed. Condition "f" provides that the Site Plan for Town at Surprise Center Townhomes is considered not approved until the Final Plat for the facility is approved by the City Council.

Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the multi-family community. A community pool is included for the development.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area within the Surprise Center District, which supports multi-family uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Surprise Center PAD in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Surprise Center PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, Case FS20-508, subject to stipulations 'a' through 'h' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Town Luxury Lease Homes, Surprise, Arizona" consisting of one (1) sheet prepared by Danielian Associates and stamped received November 12, 2020 subject to the following conditions:
 1. Pedestrian curb ramps at the main entry will be per MAG Detail 237-2.
 2. Pedestrian ramps will be placed where the pedestrian paths meet the curb, per civil plans.

- 140 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary
141 Landscape Plan Town Luxury" consisting of four (4) sheets prepared by Hermann Design
142 Group and stamped received November 12, 2020 subject to the following conditions:
143
- 144 1. The following note will be added to sheets LP-1 and LP-2: "Trees, shrubs, and other
145 landscaping are permitted within the sight visibility triangle provided limbs, leaves,
146 needles or other foliage are kept below 30 inches or above 84 inches, per Surprise
147 EDS Detail 4-01. Sight visibility within the unobstructed view easement area and in
148 front of stop signs must meet or exceed requirements in Surprise Details 4-01 and 4-
149 02."
 - 150
 - 151 2. The word "Preliminary" will be replaced with "Final" in the title block.
152
 - 153 3. Final Landscape Plans will follow the guidance provided under Chapter 8 of the City
154 of Surprise Engineering Development Standards (EDS) and provide applicable
155 standard details provided in the document. Include the backflow prevention
156 assembly and cage detail for the irrigation system.
157
 - 158 4. Add the following notes to the plan:
159
 - 160 i. Tree root barriers are required per City of Surprise EDS Detail 8-14 when trees
161 are within three feet of sidewalks, curbs, pavement or walls.
162
 - 163 ii. All irrigation systems will be installed with purple pipe after the back flow
164 preventer.
165
 - 166 iii. The Landscape and Irrigation design will comply with City of Surprise EDS per
167 Chapter 8.
168
 - 169 iv. All plantings and vegetation located within the 20-foot Water Easement will
170 be the responsibility of the property owner for maintenance and replacement
171 if infrastructure repairs are needed.
172
- 173 c. The forms provided for Release of Liability and Avigation Easement will be completed.
174
- 175 d. Building elevations shall be consistent with the Elevations entitled "Town Luxury Lease
176 Homes" consisting of eight (8) sheets prepared by Danielian Associates and stamped received
177 November 12, 2020.
178
- 179 e. All civil comments, per letter dated November 17, 2020, on file with Engineering Services of
180 Public Works, shall be addressed prior to issuance of civil construction permits.
181

- 182 f. The site plan for Town at Surprise Center is considered not approved until which time the
183 Final Plat for the facility, Case FS20-508, is approved by the City Council.
184
- 185 g. No permits will be applied for until which time the Surprise Center deed restriction is lifted
186 on the subject parcel.
187
- 188 h. Non-compliance with the stipulations of approval of this case will be treated as a violation in
189 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
190

191 However, should the Commission wish to deny the request, the Commission should make its own
192 findings and base its decision on those alternative findings.
193

194 **ATTACHMENTS:**

- 195 01 - Vicinity Map
196 02 - Case Map
197 03 - Site Plan
198 04 - Elevations
199 05 - Landscape Plan

VICINITY MAP

FS20-508

Town at Surprise Center



CASE MAP

FS20-508

Town at Surprise Center

Kingswood Park /
Sun Village PAD

Bell Rd

142nd Ave

141nd Ave

140th Ave

West
Point
Towne
Center

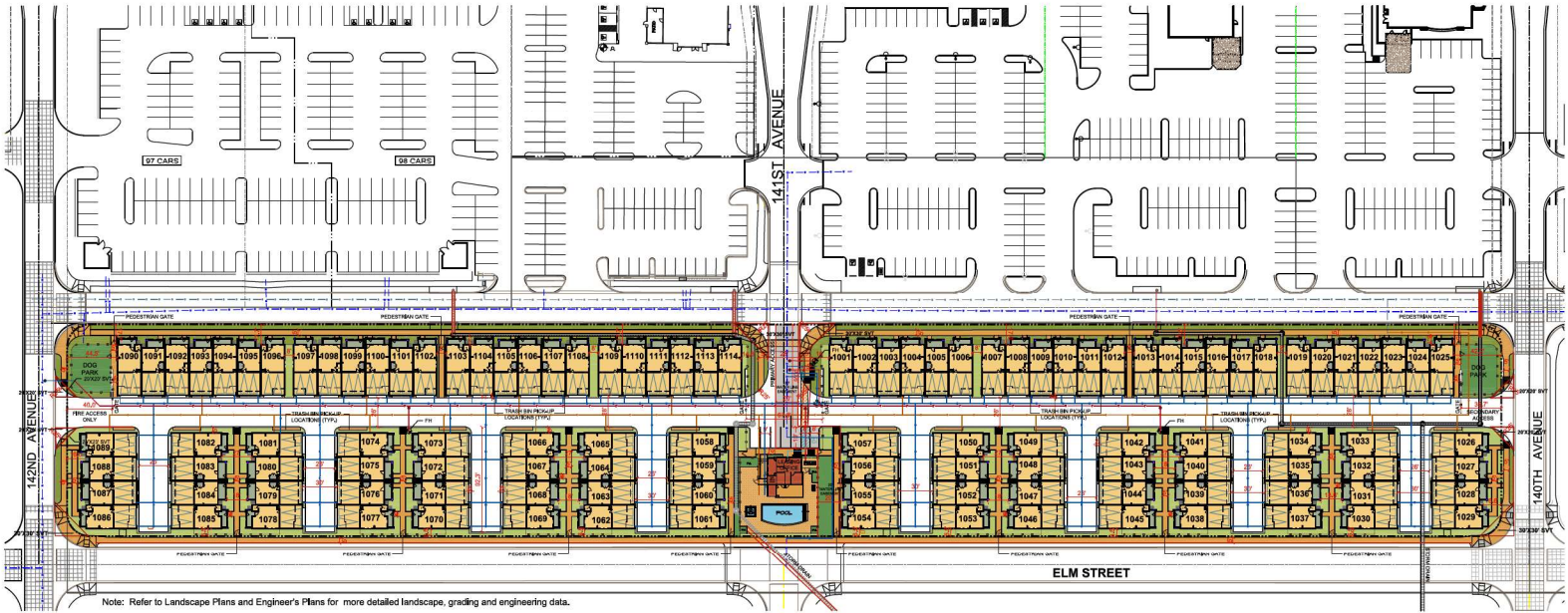
Elm Street

Civic Center Drive

SITE

Surprise
Center

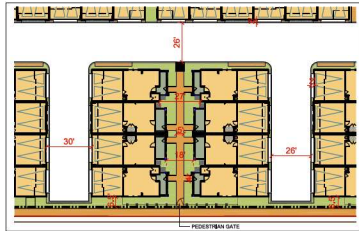
Litchfield Rd



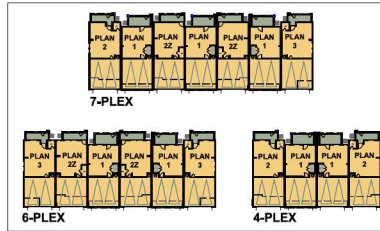
Note: Refer to Landscape Plans and Engineer's Plans for more detailed landscape, grading and engineering data.

DESIGN OBJECTIVES

- CREATE A PRIVATE, GATED ENTRY TO PROVIDE RESIDENTS WITH A GREATER SENSE OF SECURITY, WHILE PROMOTING COMMUNITY PRIDE.
- LOCATE PRIMARY COMMUNITY AMENITY AND LEASING OFFICE AT ENTRY TO ENABLE EASY ACCESS, AS WELL AS SERVING AS AN ATTRACTIVE FOCAL POINT THAT IS CENTRAL TO ALL RESIDENTS.
- DESIGN FRONT DOOR, COURTYARD ELEVATIONS TO CREATE AN ATTRACTIVE PERIMETER STREET SCENE FOR ALL ADJACENT PROPERTIES, AS WELL AS PROMOTING A WELCOMING NEIGHBORHOOD ATMOSPHERE WITHIN THE COMMUNITY.
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- PROVIDE DOG PARKS AT BOTH ENDS OF PROJECT TO PROMOTE A "PET FRIENDLY" NEIGHBORHOOD.



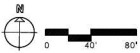
TYPICAL COURT & PASEO



TYPICAL BUILDINGS

PROJECT SUMMARY TABLE					
TOTAL SITE AREA	5.4 ACRES				
TOTAL UNITS	114 UNITS				
NET DENSITY	21.1 DU/AC				
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	BD/BA	# UNITS	% MK	TOTAL S.F.
PLAN 1	1200	2/2.5	80	44%	60,000
PLAN 2	1238	2/2.5	34	30%	42,092
PLAN 22	1248	2/2.5	16	14%	19,968
PLAN 3	1347	3/2.5	14	12%	18,858
TOTAL			114	100%	140,918
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF TOTAL SITE		
BUILDING COVERAGE	117,498	2.70	50%		
ROADS, DWYS. & PARKING	58,750	1.35	25%		
LANDSCAPING & AMENITIES	55,020	1.37	26%		
TOTAL	231,277	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)



CASE NUMBER: FS20-508

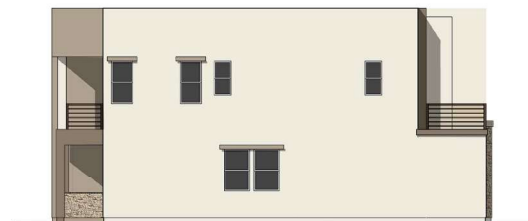
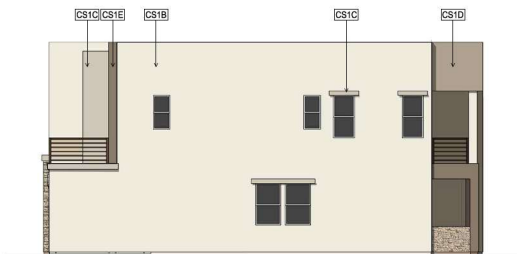
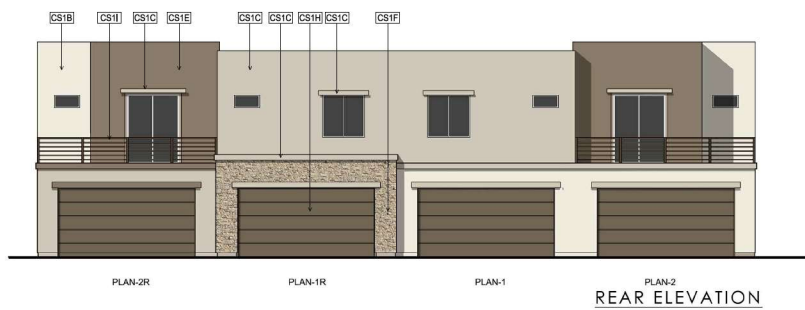


FS20-508



NOTE:

REFER TO SHEET A-CS1 COLOR & MATERIAL SCHEMES FOR FINISH ASSIGNMENT



COLOR SCHEME 1 4-PLEX ELEVATIONS

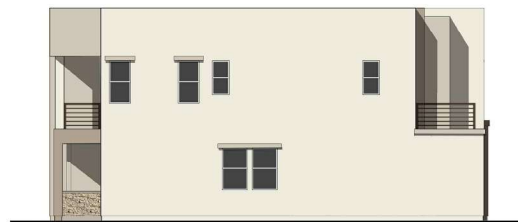
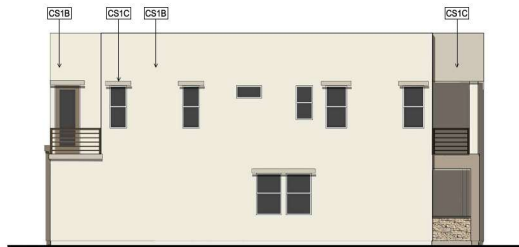


CASE NUMBER: FS20-508



RIGHT ELEVATION





NOTE:
REFER TO SHEET A-CS1
COLOR & MATERIAL
SCHEMES FOR FINISH
ASSIGNMENT

COLOR SCHEME 1 7-PLEX ELEVATIONS



CASE NUMBER: FS20-508





CONCEPTUAL FRONT
PERSPECTIVE VIEW
CASE NUMBER: FS20-508





CONCEPTUAL REAR
PERSPECTIVE VIEW
CASE NUMBER: FS20-508



NOTE:

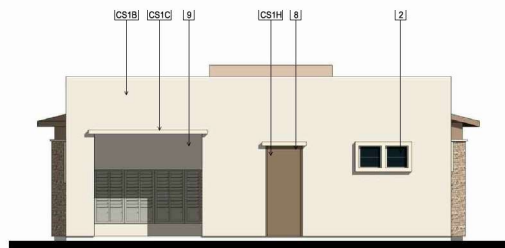
REFER TO SHEET A-CS1 COLOR & MATERIAL SCHEMES FOR FINISH ASSIGNMENT



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

1	STUCCO
2	VINYL WINDOW
3	PITCHED CONCRETE FLAT TILE
4	PARAPET WITH 12" 1:4" SLOPED TPO ROOF
5	FOAM TRIM
6	STONE VENEER
7	WOOD POST
8	MAINTENANCE ROOM
9	MAIL ROOM LOCATION

ELEVATION KEY NOTES

LEASING OFFICE

CASE NUMBER: FS20-508





LEASING OFFICE

Plot View: 11/10/2020 8:58:04 AM By: Richard Cummings



CASE NUMBER: FS20-508



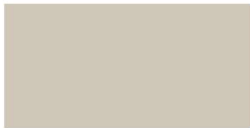
COLOR SCHEME 1



ENTRY DOOR_SHERWIN-WILLIAMS
SW6263 (228-C5)
EXCLUSIVE PLUM CS1A



STUCCO_SHERWIN-WILLIAMS
SW8917 (264-C1)
SHELL WHITE CS1B



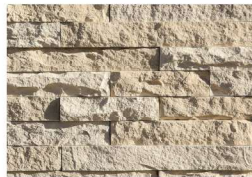
STUCCO_SHERWIN-WILLIAMS
SW7036 (249-C1)
ACCESSIBLE BEIGE CS1C



STUCCO_SHERWIN-WILLIAMS
SW7038 (249-C3)
TONY TAUPE CS1D



STUCCO_SHERWIN-WILLIAMS
SW7039 (249-C5)
VIRTUAL TAUPE CS1E



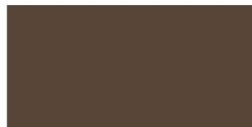
EL DORADO STONE
LEDGECUT 33
OCEAN FLOOR CS1F



EAGLE ROOFING
4743 COCOA RANGE CS1F



GARAGE_SHERWIN-WILLIAMS
SW7040 (249-C6)
SMOKEHOUSE CS1H



METAL RAIL_SHERWIN-WILLIAMS
SW7041 (249-C7)
VAN DYKE BROWN CS1I

COLOR SCHEME 2



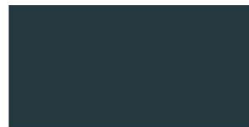
EL DORADO STONE
LEDGECUT 33
WHITECAP CS2F



EAGLE ROOFING
4591 DARK GREY RANGE CS2G



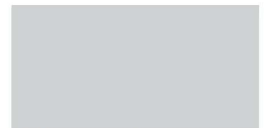
GARAGE_SHERWIN-WILLIAMS
SW6236 (222-C6)
GRAYS HARBOR CS2H



METAL RAIL_SHERWIN-WILLIAMS
SW6237 (222-C7)
DARK NIGHT CS2I



ENTRY DOOR_SHERWIN-WILLIAMS
SW60012
EMPIRE GOLD CS2A



STUCCO_SHERWIN-WILLIAMS
SW6232 (222-C1)
MISTY CS2B



STUCCO_SHERWIN-WILLIAMS
SW6234 (222-C3)
UNCERTAIN GRAY CS2C



STUCCO_SHERWIN-WILLIAMS
SW9143 (222-C4)
CADET CS2D



STUCCO_SHERWIN-WILLIAMS
SW6235 (222-C5)
FOGGY DAY CS2E

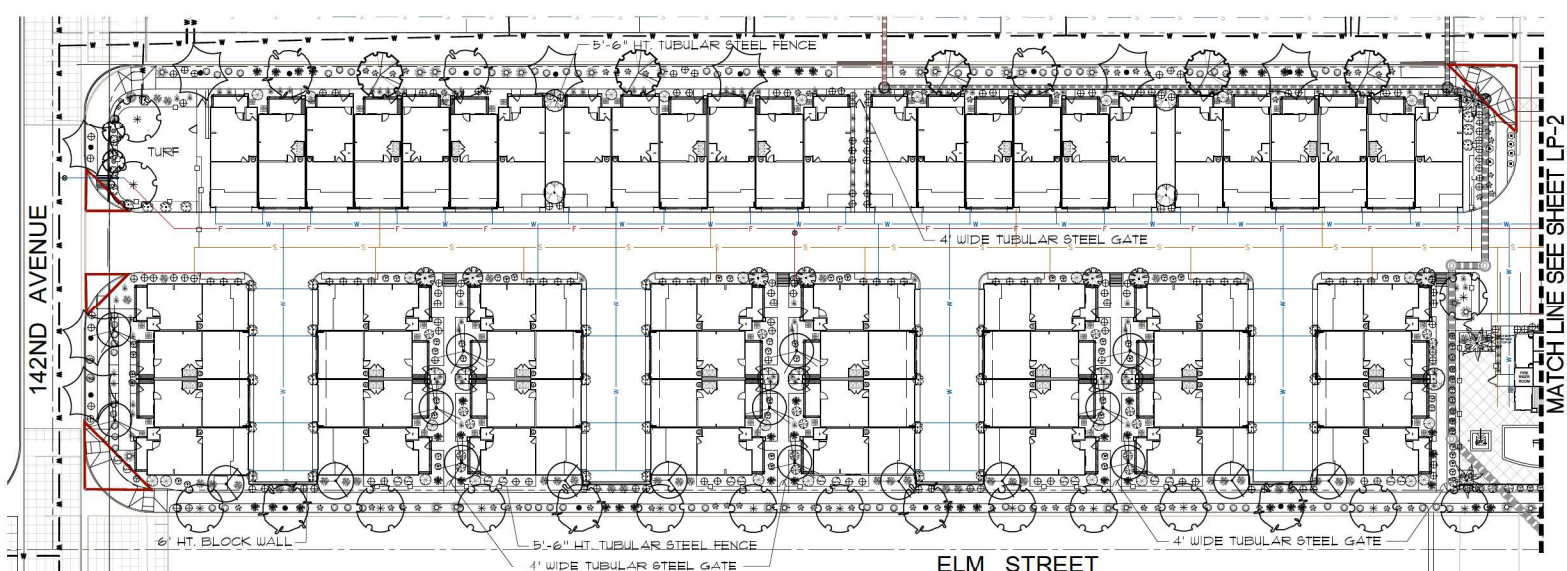
MATERIAL AND COLOR BOARD

CASE NUMBER: FS20-508



142ND AVENUE

MATCH LINE SEE SHEET LP-2



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE WATER NOTES USE

TREES & PALMS

ACACIA STENOPHYLLA "DESERT ACACIA"	24" BOX SINGLE TRK STND.	0.2 LOK	
CHLORIS LINEARIS "DESERT FILLON"	24" BOX SINGLE TRK STND.	0.2 LOK	
QUERCUS VIRGINIANA "SOUTHERN LIVE OAK"	24" BOX SINGLE TRK STND.	0.2 LOK	
AGACIA BAUCALIA "PILLOP ACACIA"	24" BOX SINGLE TRK STND.	0.2 LOK	
FRAXINUS VELUTINA "AMERICAN ASH"	24" BOX SINGLE TRK STND.	0.2 LOK	
PHOENIX DACTYLIFERA "DESERT PALM"	18" BTH DIAPHRAGM CUT PACIFIC DATE PALM YOUNG NURSERY DAVID BETH 160230228 OF 893	0.3 MOD	
ACACIA ANSERINA "MILK ACACIA"	24" BOX SINGLE TRK STND.	0.2 LOK	
CASUALPINIA CALACALAGO "SILVER CHERRY"	18" BTH MULTI-TRK	0.2 LOK	
CORDIA ROBINSONII "TEXAS OLIVE"	18" BTH SINGLE TRK STND.	0.2 LOK	
WASHINGTONIA ROBUSTA "MEXICAN PALM"	18" BTH	0.3 MOD	

TREES WITHIN EXISTING OR FUTURE ROWS OR WITHIN 5 FEET OF PUBLIC SIDEWALKS WILL INCLUDE DESP. ROOT BARRIERS

ACCENTS

1	DASYLIRION LONGISSIMA "MEXICAN JAGGED TREE"	18 GAL.	0.2 LOK
2	DASYLIRION PHELIUM "DESERT SPOON"	18 GAL.	0.2 LOK
3	AGAVE PEBBLES "DESERT AGAVE"	5 GAL.	0.1 VERY LOW
4	AGAVE ANAETHIFOLIA "MAMMOTIA"	5 GAL.	0.1 VERY LOW
5	HESPERALOE PARVIFLORA "RED TIPPED YUCCA"	5 GAL.	0.2 LOK
6	ECHINOCACTUS BRUSCHII "GOLDEN BARREL CACTUS"	12" DIA.	0.2 LOK

SHRUBS

1	SENNA ARBUSTIVENSIS "FEATHER CASAHUA"	5 GAL.	0.2 LOK
2	LEUCOPHYLLUM LAMNARNAE "LYNN'S LEBBACH"	5 GAL.	0.2 LOK
3	LEUCOPHYLLUM CANDIDUM "SHADEN CLOUD"	5 GAL.	0.2 LOK
4	LEUCOPHYLLUM ZYSPHYLLUM "ELMANNON"	5 GAL.	0.2 LOK
5	TECOMA "LYNCH"	5 GAL.	0.3 MOD
6	BOUQUINVILLEA "TONGUE BLOOM"	5 GAL.	0.3 MOD
7	BOUQUINVILLEA "PINK PINE"	5 GAL.	0.3 MOD
8	BOUQUINVILLEA "ROSEBERRY"	5 GAL.	0.3 MOD
9	EREMOPHYLLUM VAGABUNDUM "VALENTINE"	5 GAL.	0.2 LOK
10	CALLISTEMON VIMINALIS "LITTLE JOHN"	5 GAL.	0.3 MOD
11	CARISSA "SANDWOOD BEAUTY"	5 GAL.	0.3 MOD
12	RUSSELLIA ROBERTSONII "CORAL FOUNTAIN"	5 GAL.	0.3 MOD

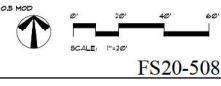
GROUND COVER & VINES

1	LANICOLA "NEW GOLD"	5 GAL.	0.3 MOD
2	CARISSA "GREEN CARPET"	5 GAL.	0.3 MOD

PRELIMINARY LANDSCAPE PLAN TOWN LUXURY SURPRISE, AZ

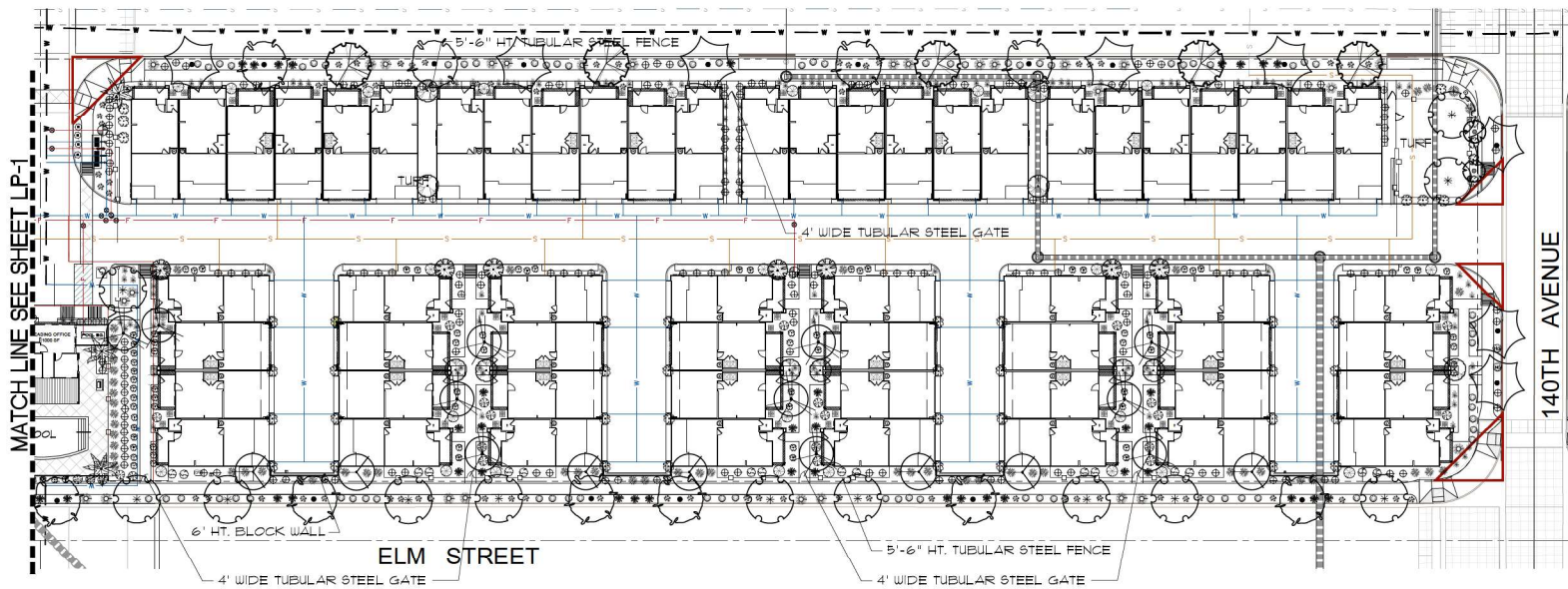
FAMILY DEVELOPMENT, INC.

LP-1



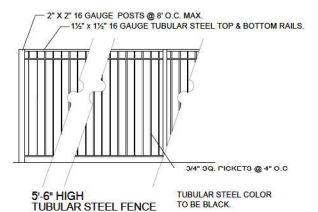
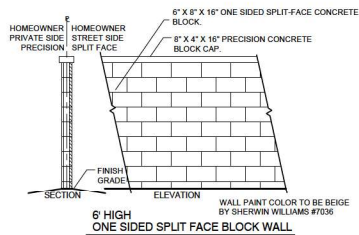
FS20-508

HERMANN DESIGN GROUP
77.899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
AZ LIC# 54352
PR. (760) 777-9811
FAX (760) 777-8832



**PRELIMINARY
LANDSCAPE PLAN
TOWN LUXURY**
SURPRISE, AZ

FAMILY DEVELOPMENT, INC.

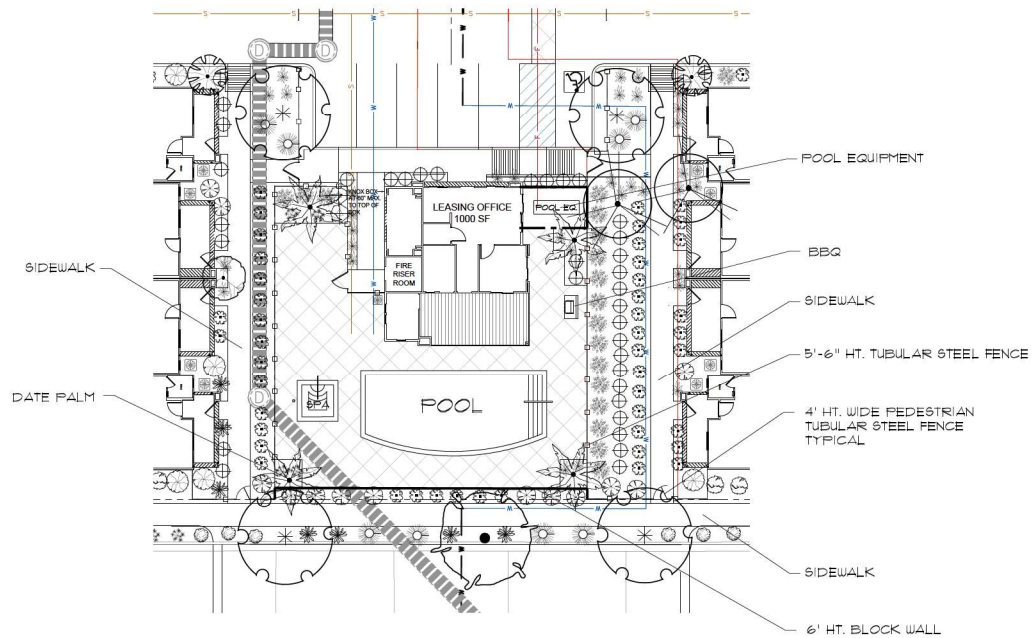


HERMANN DESIGN GROUP
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FS20-508

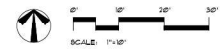
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8/22/20



**POOL AREA
TOWN LUXURY**
SURPRISE, AZ

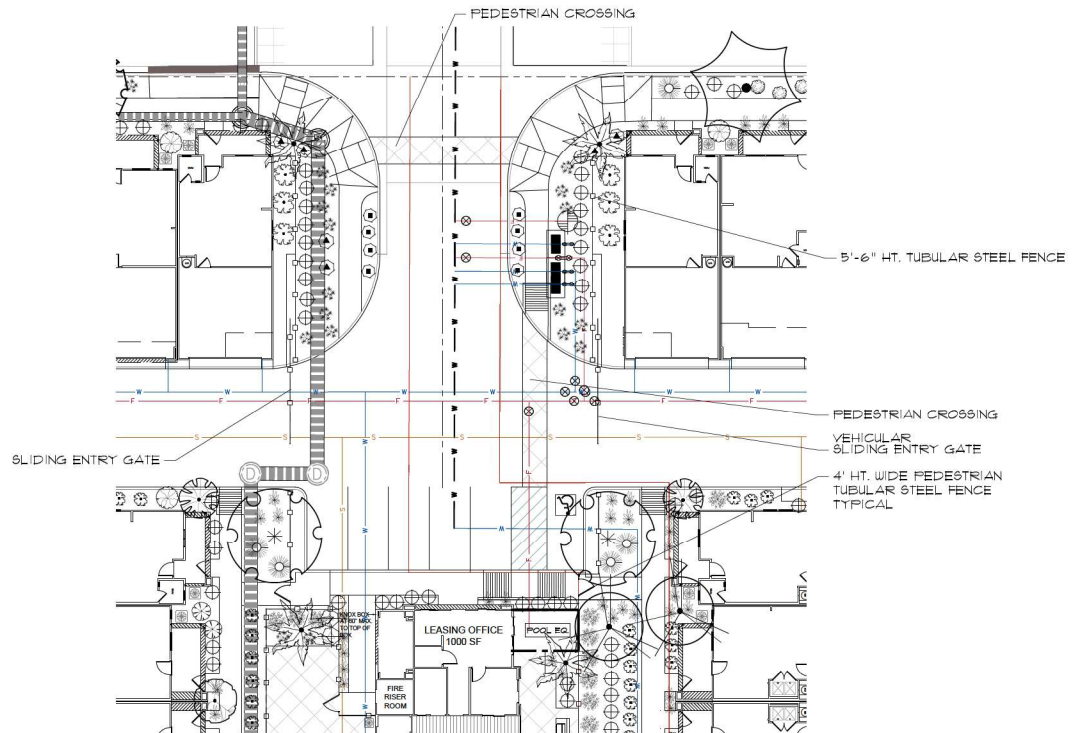
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FS20-508

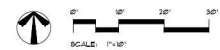
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HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
AZ LIC# 54352
PH (760) 777-9811
FAX (760) 777-8832



MAIN ENTRY
TOWN LUXURY
SURPRISE, AZ

FAMILY DEVELOPMENT, INC.



FS20-508

LP-4

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
AZ LIC# 54352
PH (760) 777-9811
FAX (760) 777-8832



FS20-508

Town at Surprise Center Townhome Community

Planning and Zoning Commission – December 17, 2020

VICINITY MAP

FS20-508

Town at Surprise Center



CASE MAP

FS20-508

Town at Surprise Center

Kingswood Park /
Sun Village PAD

Bell Rd

142nd Ave

141st Ave

140th Ave

West
Point
Towne
Center

Elm Street

Civic Center Drive

SITE

Surprise
Center

Litchfield Rd

ZONING MAP

FS20-508

Town at Surprise Center

Kingswood Park /
Sun Village PAD

Bell Rd

142nd Ave

141nd Ave

140th Ave

West
Point
Towne
Center
PAD

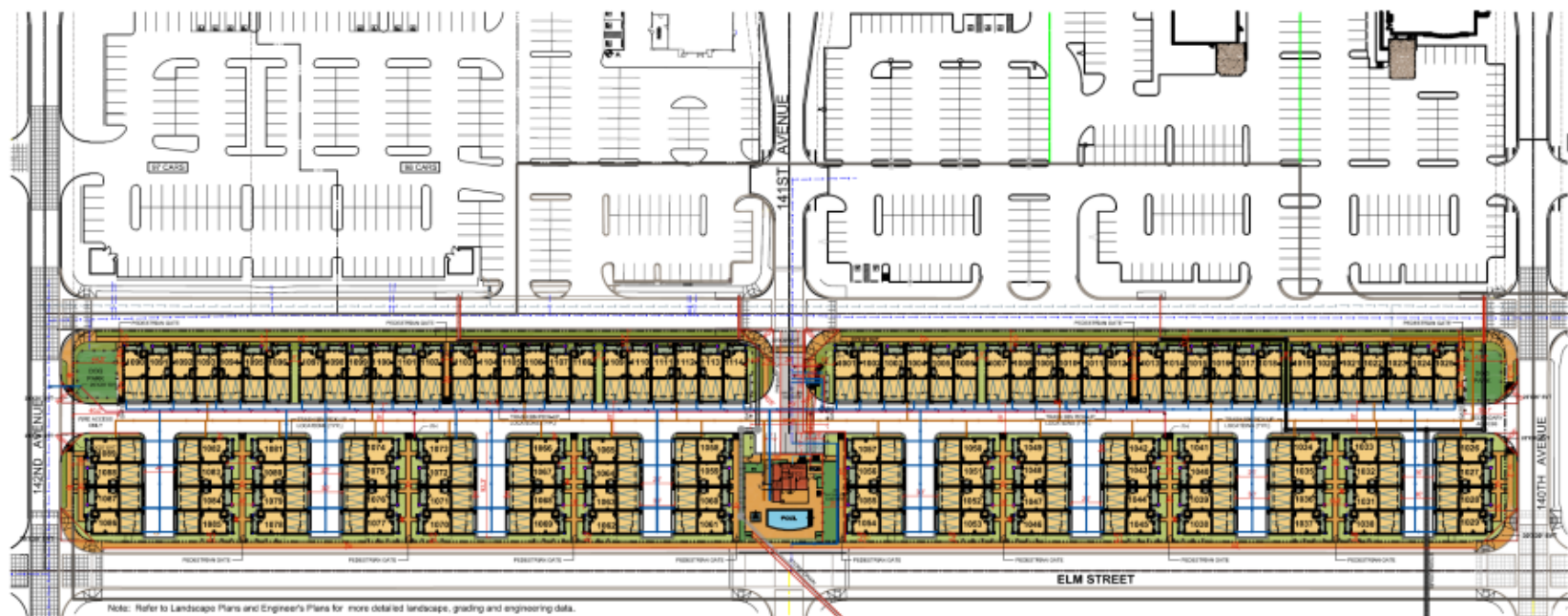
Elm Street

Civic Center Drive

SITE

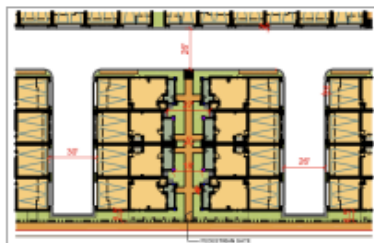
Surprise
Center
PAD

Litchfield Rd

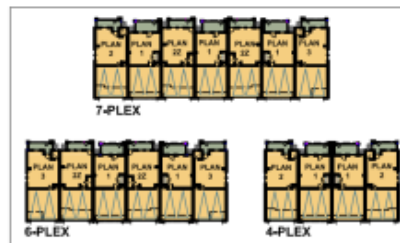


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TYPICAL COURT & PASEO



TYPICAL BUILDINGS

PROJECT SUMMARY TABLE

TOTAL SITE AREA	5.4 ACRES				
TOTAL UNITS	114 UNITS				
NET DENSITY	21.1 DU/AC				
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	SEDS	# UNITS	% OF TOTAL	TOTAL SQ. FT.
PLAN 1	1208	22.5	58	44%	68,060
PLAN 2	1238	22.5	34	30%	42,092
PLAN 32	1238	22.5	18	16%	18,098
PLAN 3	1247	32.5	14	12%	13,058
TOTAL			114	100%	140,918
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF TOTAL SITE		
BUILDING COVERAGE	117,458	2.73	50%		
ROADS, DRIVEYS & PARKINGS	58,180	1.35	28%		
LANDSCAPING & AMENITIES	59,520	1.37	25%		
TOTAL	235,777	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)

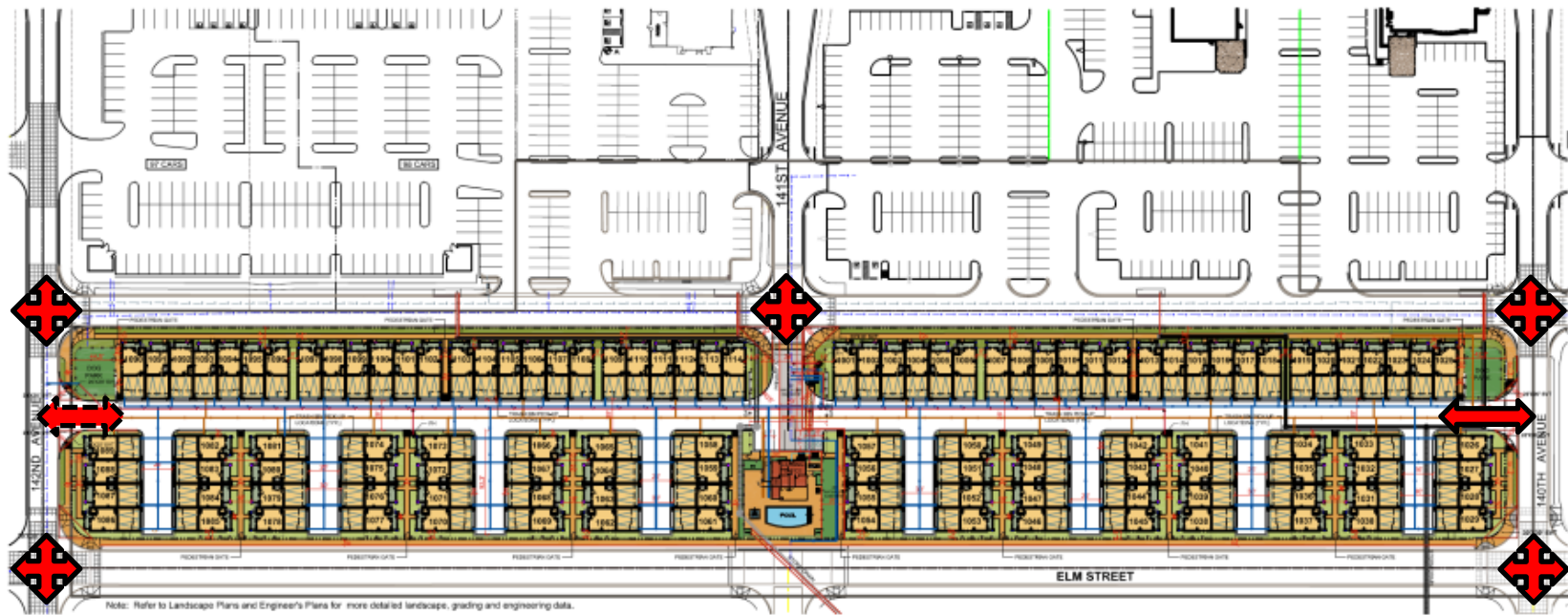
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SITE PLAN



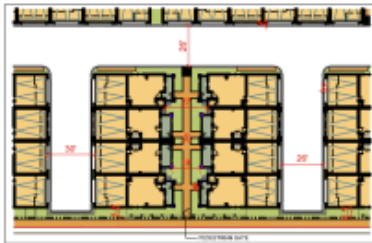
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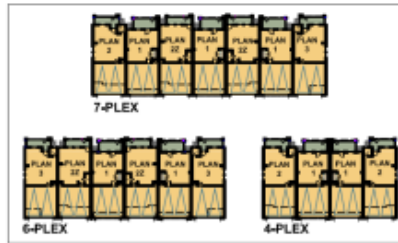


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TYPICAL COURT & PASEO



TYPICAL BUILDINGS

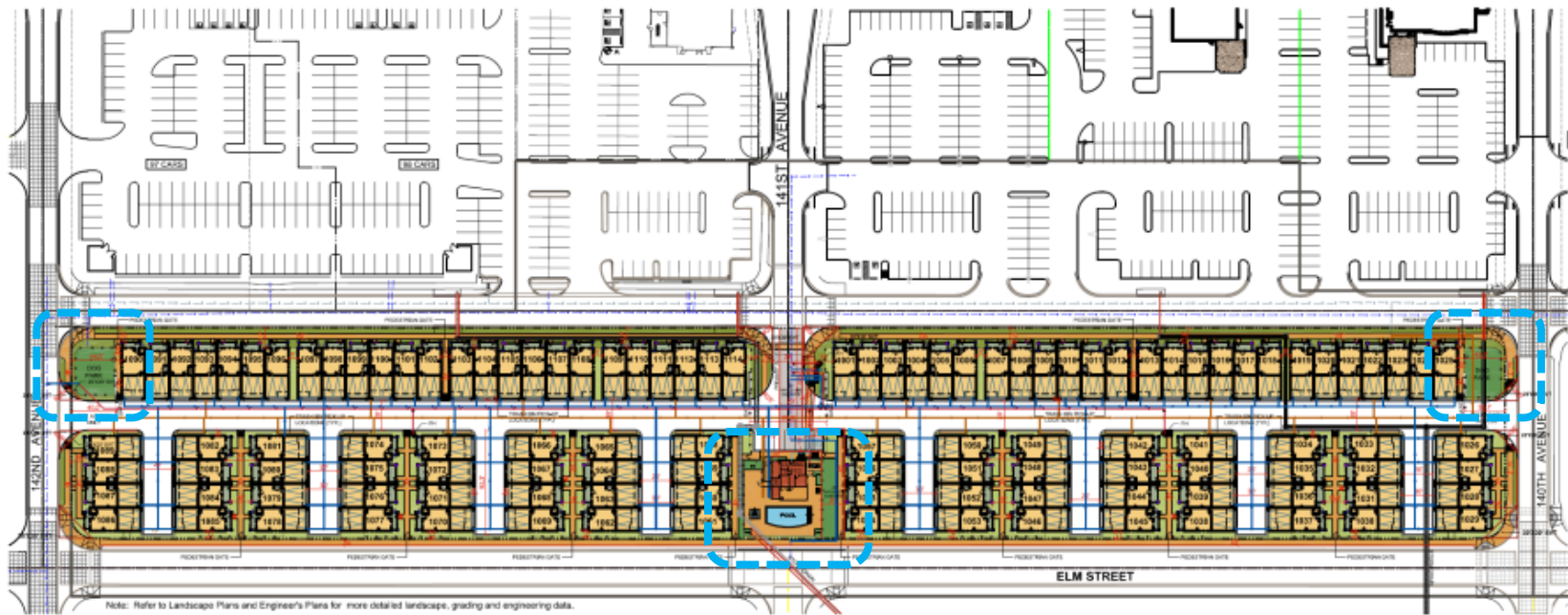
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PLAN 3	1247	22.5	14	12%	13,550
TOTAL			114	100%	140,918
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF TOTAL SITE		
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ROADS, DRIVEYS & PARKINGS	58,180	1.35	23%		
LANDSCAPING & AMENITIES	59,520	1.37	25%		
TOTAL	235,777	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)

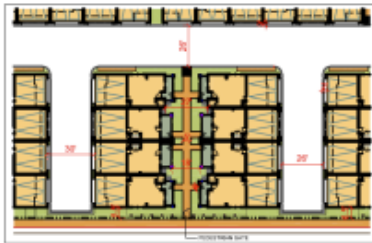
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SITE PLAN

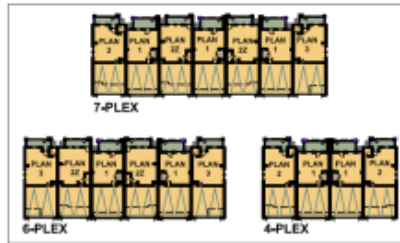


DESIGN OBJECTIVES

- CREATE A PRIVATE, GATED ENTRY TO PROVIDE RESIDENTS WITH A GREATER SENSE OF SECURITY, WHILE PROMOTING COMMUNITY PRIDE.
- LOCATE PRIMARY COMMUNITY AMENITY AND LEASING OFFICE AT ENTRY TO ENABLE EASY ACCESS, AS WELL AS SERVING AS AN ATTRACTIVE FOCAL POINT THAT IS CENTRAL TO ALL RESIDENTS
- DESIGN FRONT DOOR, COURTYARD ELEVATIONS TO CREATE AN ATTRACTIVE PERIMETER STREET SCENE FOR ALL ADJACENT PROPERTIES, AS WELL AS PROMOTING A WELCOMING NEIGHBORHOOD ATMOSPHERE WITHIN THE COMMUNITY.
- CREATE A WELCOMING MAIN ACCESS STREET WITHIN THE COMMUNITY, WITH ATTRACTIVE ELEVATIONS AND LIMITED DOUBLE-LOADED GARAGE STREET CONDITIONS.
- PROVIDE DOG PARKS AT BOTH ENDS OF PROJECT TO PROMOTE A "PET FRIENDLY" NEIGHBORHOOD.



TYPICAL COURT & PASEO



TYPICAL BUILDINGS

PROJECT SUMMARY TABLE

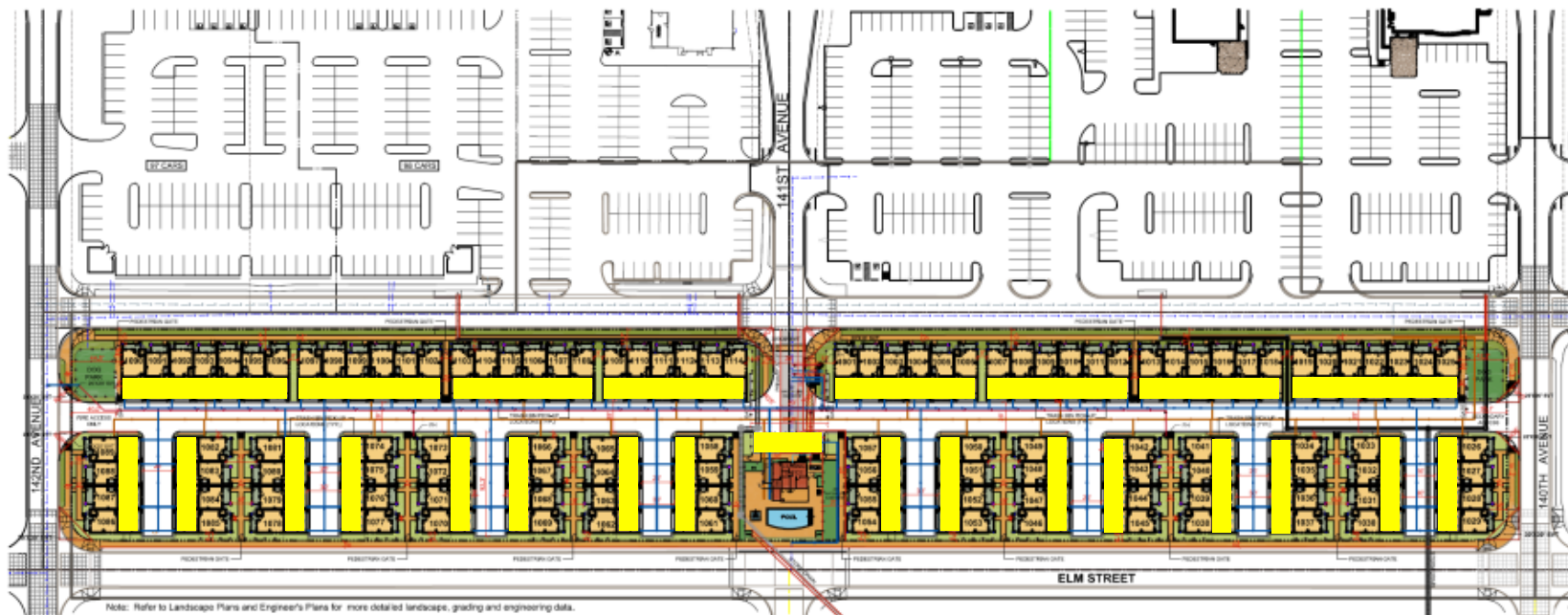
TOTAL SITE AREA	5.4 ACRES				
TOTAL UNITS	114 UNITS				
NET DENSITY	21.1 DU/AC				
RESIDENTIAL UNIT SUMMARY					
UNIT PLAN	SQ. FT.	SEDS	#UNITS	% OF TOTAL	TOTAL SQ. FT.
PLAN 1	1208	22.5	58	44%	68,060
PLAN 2	1238	22.5	34	30%	42,092
PLAN 32	1238	22.5	18	16%	18,088
PLAN 3	1247	32.5	14	12%	18,058
TOTAL			114	100%	140,918
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF TOTAL SITE		
BUILDING COVERAGE	117,458	2.73	50%		
ROADS, DRIVEYS & PARKINGS	58,180	1.35	28%		
LANDSCAPING & AMENITIES	59,520	1.37	25%		
TOTAL	235,777	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)

8

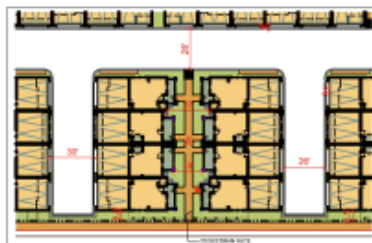
SITE PLAN

SITE PLAN

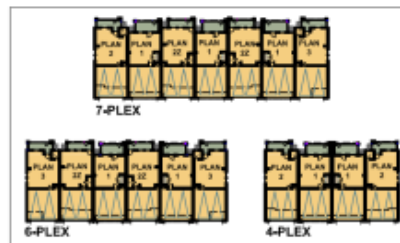


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TYPICAL COURT & PASEO



TYPICAL BUILDINGS

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PLAN 32	1238	22.5	18	16%	22,464
PLAN 3	1347	32.5	14	12%	18,058
TOTAL			114	100%	148,118
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF TOTAL SITE		
BUILDING COVERAGE	117,458	2.73	50%		
ROADS, DRIVEYS & PARKINGS	58,180	1.35	28%		
LANDSCAPING & AMENITIES	59,520	1.37	25%		
TOTAL	235,158	5.41	100%		

ZONING: SURPRISE CENTER PAD (MU-PAD)

ELEVATIONS



Four-Plex – Color Scheme 1

ELEVATIONS



Six-Plex – Color Scheme 2

ELEVATIONS



Seven-Plex – Color Scheme 1

ELEVATIONS



ELEVATIONS





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Leasing Office

ELEVATIONS



Leasing Office

Page 232 of 263

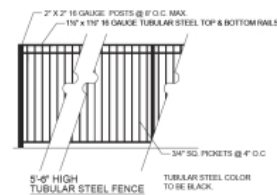
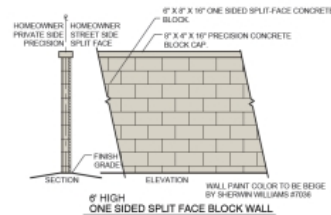


HERMANN DESIGN GROUP
 77-889 WOLF RD.
 SUITE 902
 PALM DESERT, CA
 92211
 AZLIC# 54352
 PH (760) 773-9131
 FAX (760) 773-8132



PRELIMINARY
LANDSCAPE PLAN
TOWN LUXURY
SURPRISE, AZ

FAMILY DEVELOPMENT, INC.



FS20-508



HORSMANN DESIGN GROUP
10 000 WOLF RD.
SUITE 102
PALM DESIRE, CA
90231
AZ LOCK 54532
TEL (760) 777-9131
FAX (760) 777-9132

140TH AVENUE

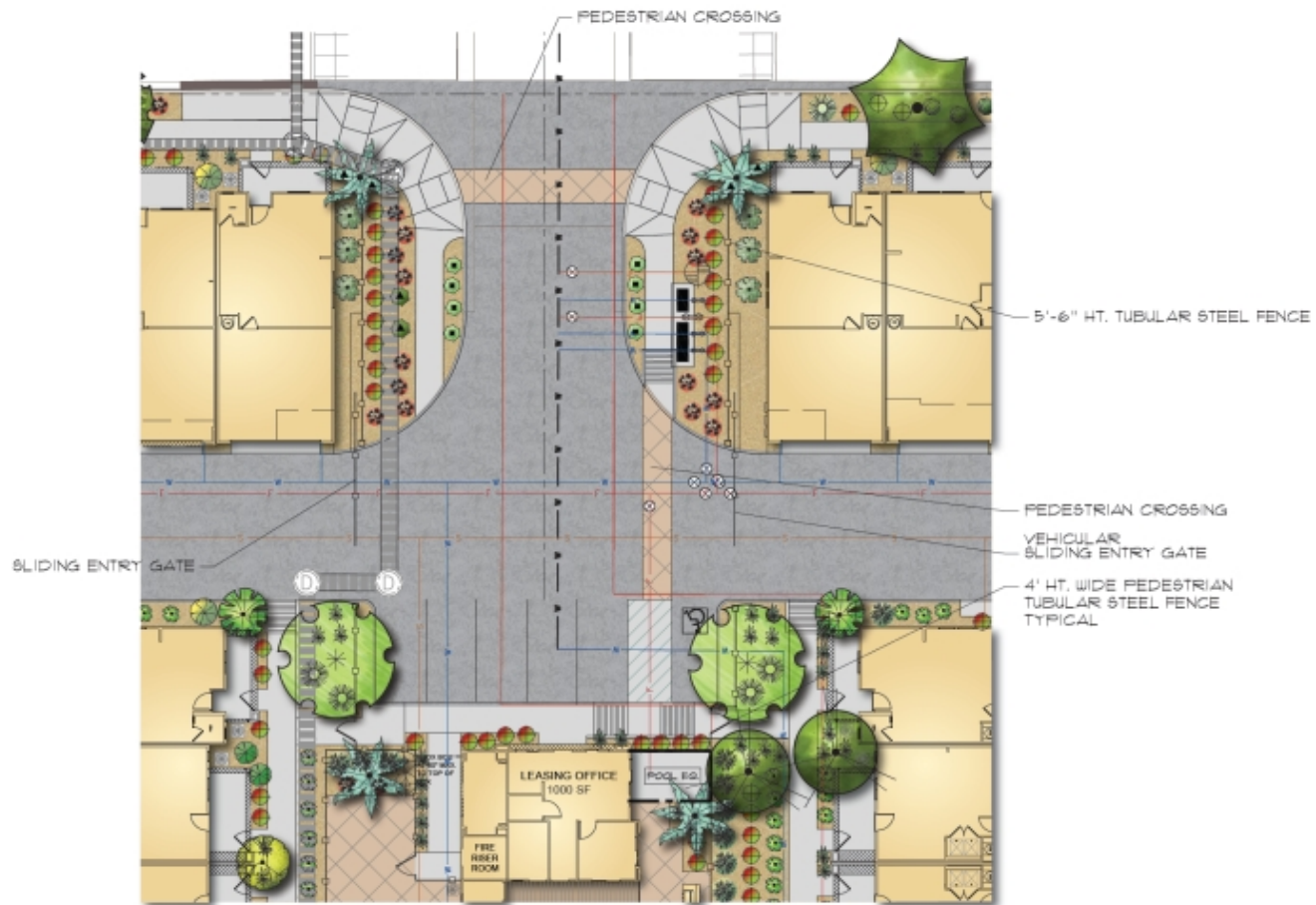
ELM STREET

LP-2

LANDSCAPE



LANDSCAPE



LANDSCAPE



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 17, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan Amendment for Horizon Aviation Machining Accessory Structure, generally located south of the southeast corner of Rioglass Road and 132nd Avenue, subject to stipulations "a" through "d." (Case FS20-676)

Motion:

I move to approve/disapprove a Site Plan Amendment for Horizon Aviation Machining, generally located south of the southeast corner of Rioglass Road and 132nd Avenue, subject to stipulations "a" through "d."

Background:

John Brown of John Eldo Brown Architects, on behalf of HAM Consultants LLC, seeks approval of a Site Plan Amendment to allow for a 4,675 square foot accessory structure on 1.51 acres within the Skyway Business Park PAD. Site improvements will include the accessory structure and associated paving.

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 - FS20-676 - HAM SP - PZ Staff Report - 121720
 2. 01 - FS20-676 - HAM SP - Vicinity Map - 121720
 3. 02 - FS20-676 - HAM SP - Case Map - 121720
 4. 03 - FS20-676 - HAM SP - Site Plan - 121720
 5. 04 - FS20-676 - HAM SP - Elevations - 121720
 6. 05 - FS20-676 - HAM SP - Color Board - 121720
 7. PP - FS20-676 - HAM SP - PZ PowerPoint - 121720
-



SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-676
2		
3	Project Name:	Horizon Aviation Machining (HAM)
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	December 17, 2020
8		
9	Planner:	Hobart Wingard, Planner II
10		

11		
12	Owner:	HAM Consultants LLC
13		
14	Applicant:	John Brown of John Eldo Brown Architects
15		
16	Request:	Site Plan Amendment approval for a 4,675 square foot
17		accessory building within the Skyway Business Park Planned
18		Area Development (PAD)
19		
20	Site Location:	Generally located south of the southeast corner of Rioglass
21		Road and 132 nd Avenue
22		
23	Site Size:	Approximately 1.51 acres
24		
25	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
26		
27	Support/Opposition:	None received by staff
28		
29	Staff Recommendation:	Staff recommends the Commission approve the proposed Site
30		Plan Amendment for Horizon Aviation Machining, subject to
31		stipulations “a” through “d.”
32		
33		
34		
35		
36		
37		
38	<u>PROJECT DESCRIPTION:</u>	
39		

John Brown of John Eldo Brown Architects, on behalf of HAM Consultants LLC, seeks approval of a Site Plan Amendment to allow for a 4,675 square foot accessory structure on 1.51 acres within the Skyway Business Park PAD. Site improvements will include the accessory structure and associated paving.

EXISTING ZONING:

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



Skyway Business Park PAD Vacant	Skyway Business Park PAD APS Substation	Skyway Business Park PAD Vacant
Skyway Business Park PAD Vacant	Skyway Business Park PAD Existing Machining Facility	Skyway Business Park PAD Vacant
Skyway Business Park PAD Vacant	Skyway Business Park PAD Vacant	Skyway Business Park PAD Vacant

BACKGROUND:

June 26, 1997: The Mayor and City Council approved an Annexation for the subject property under Ordinance 97-11.

January 11, 2001: The Mayor and City Council approved a PAD for Skyway Business Park, under case PAD00-130.

January 11, 2001: The Mayor and City Council approved a PAD Amendment for Skyway Business Park, under case PAD05-130.

February 5, 2008: The Planning and Zoning Commission approved a Site Plan for Horizon Aviation Machining, under Case SP07-342.

April 16, 2020: A Concept Review meeting was held for the current proposal under case CR20-244.

October 20, 2020: The applicant submitted a request for a Site Plan Amendment for an accessory building for Horizon Aviation Machining at Skyway Business Park, under Case FS20-676, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves the development of a 4,675 square foot accessory storage building on approximately 1.51 acres of land. The site is located south of the southeast corner of Rioglass Road and 132nd Avenue within the Skyway Business Park PAD.

Access to the site is provided from 132nd Avenue. Consistent with the existing architecture of the facility, the structure will match in color and materials to the original building.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area within the Surprise Center District, which supports industrial uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan Amendment was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Site Plan Amendment is consistent with the manner and intent of the Skyway Business Park PAD in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Site Plan Amendment demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Skyway Business Park PAD.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, Case FS20-676, subject to stipulations 'a' through 'd' as outlined below:

- a. Development and use of the site will be consistent with the Site Plan Amendment entitled "New Storage Building for Horizon Aviation Machining" consisting of two (2) sheets prepared by John Eldo Brown Architect/Planner, Inc. and stamped received October 20, 2020, except that within 30 days of approval of this request by the Planning and Zoning Commission, the applicant shall submit a revised Site Plan drawing that addresses the following:
 1. Provide the case number, FS20-676, in the title block of each sheet.
 2. Sheet 1: The zoning will be listed as "Skyway Business Park Planned Area Development (PAD) with the underlying land use of Business Park (BP-PAD)."
 3. Sheet 2: Change the adjacent zoning east of 132nd Avenue to "BP-PAD."
 4. Sheet 2: Change the adjacent zoning west of 132nd Avenue to "I1-PAD."
 5. The metal cover will be located at least ten (10) feet from the property lines.
- b. Construction of the accessory structure will be consistent with the Elevations entitled "New Storage Building for Horizon Aviation Machining" consisting of one (1) sheet prepared by John Eldo Brown Architect/Planner, Inc. and stamped received October 20, except that within 30 days of approval of this request by the Planning and Zoning Commission, the applicant shall submit a revised Elevation drawing that addresses the following:
 1. Provide the case number, FS20-676, in the title block of each sheet.
 2. Provide a note on the elevations that "the height of rooftop equipment will be equal to, or less than, the height of the buildings parapet walls."
 3. The metal cover will be located at least ten (10) feet from the property lines.

140

141 c. All civil comments, per letter dated November 24, 2020 on file with Engineering Services of
142 Public Works, will be addressed and civil documents approved by city staff prior to issuance
143 of civil construction permits.

144

145 d. Non-compliance with the stipulations of approval of this case will be treated as a violation in
146 accordance with the provisions of Article XIV of the Surprise Unified Development Code.

147

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

150

151 **ATTACHMENTS:**

152 01 - Vicinity Map

153 02 - Case Map

154 03 - Site Plan

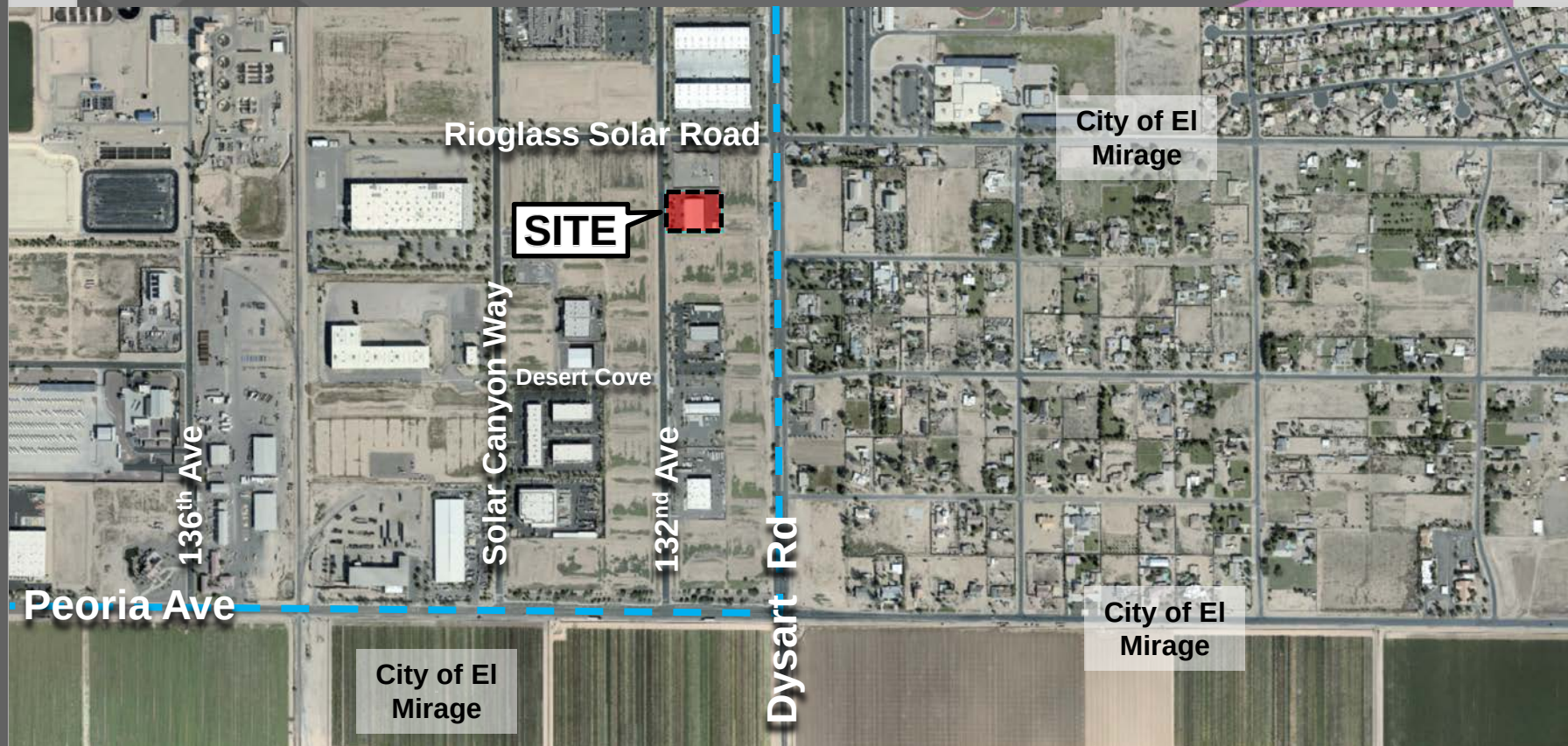
155 04 - Elevations

156 05 - Color Board

VICINITY MAP

FS20-676

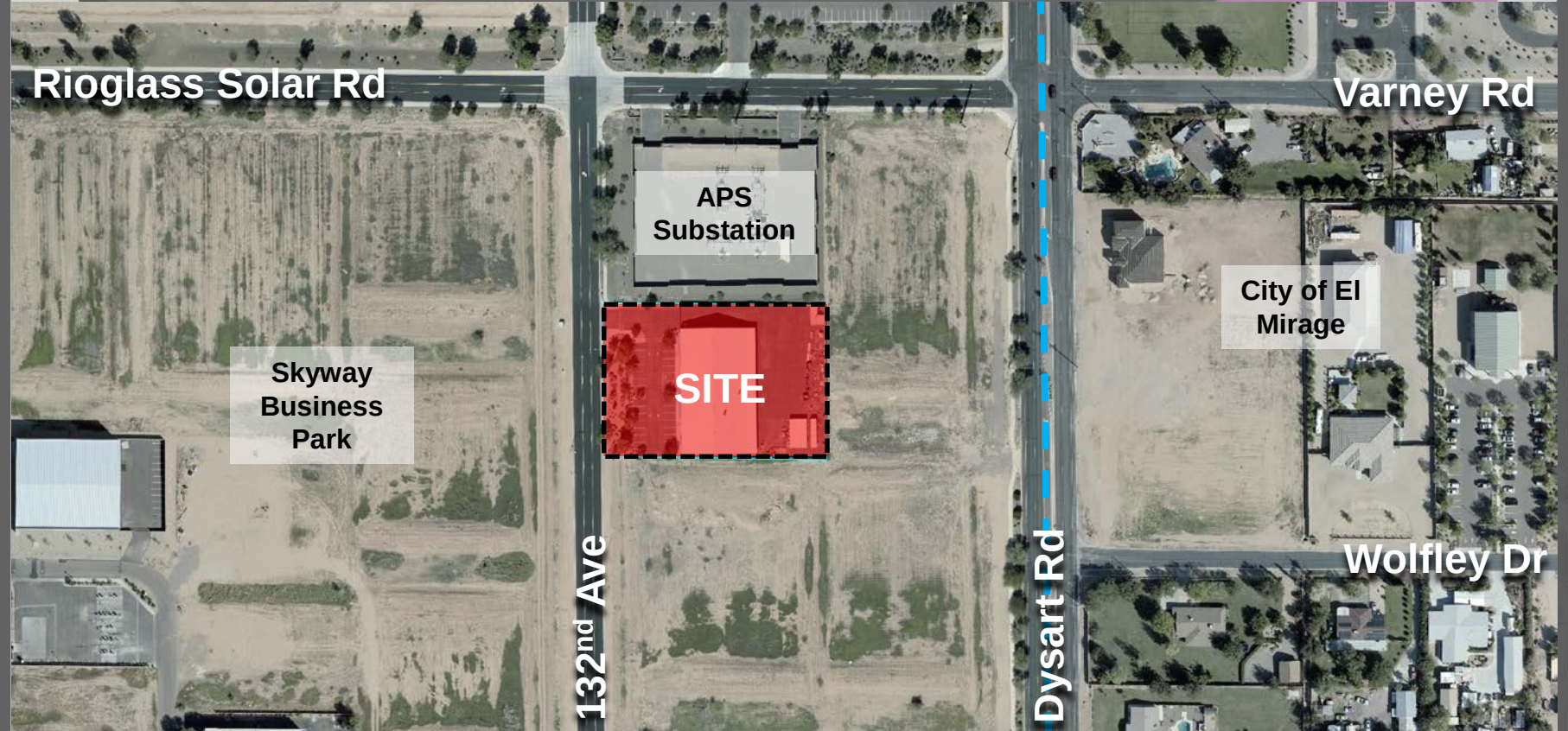
HAM at Skyway Business Park



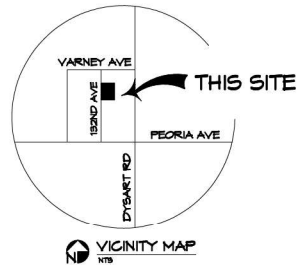
CASE MAP

FS20-676

HAM at Skyway Business Park



NEW STORAGE BUILDING FOR HORIZON AVIATION MACHINING



FS20-676 RECEIVED 10-20-2020

PROJECT DIRECTORY:

OWNER:
HAM CONSULTANT LLC
18087 N DUANE LN
SURPRISE AZ 85914
CONTACT:
STEVE OLDHAM
623 810-7822

ARCHITECT/PLANNER/IA
JOHN ELDO BROWN
4462 E FLOWER
PHOENIX AZ 85018
602 273-1943

CIVIL ENGINEER
PHOENIX ENGINEERING
120 E SAN MIGUEL AVE
PHOENIX AZ 85012
CONTACT: JIM MURPHY
602 668-8000

STRUCTURAL (STEEL BUILDING)
BUNGER STEEL
8112 N BUCKEYE RD
PHOENIX AZ 85048
623 436-7181

STRUCTURAL (FOUNDATION/SLAB)
BUNGER STEEL
8112 N BUCKEYE RD
PHOENIX AZ 85048
623 436-7181

ELECTRICAL
ARIZONA NEST ENGINEERING
PO BOX 844
LITCHFIELD PARK AZ 85340
623 646-3555

FIRE ALARM
DEFENSE SYSTEMS & COMMUNICATIONS
515 E CAREFREE HWY
PHOENIX AZ 85005-0894
623 670-1481

FIRE SPRINKLER
NORTHSTAR FIRE DESIGN & CONSULTING INC.
928 574-1400

SHEET INDEX:

COVER SHEET GENERAL INFORMATION

SITE PLAN ARCHITECTURAL SITE

SD1 GRADING & DRAINAGE

ARCHITECTURAL
A1/S FLOOR PLAN
A2/S ELEVATIONS
A3/S SECTIONS/SCHEDULE

STRUCTURAL (FOUNDATION/SLAB)
1 COVER GENERAL INFORMATION
2 FOUNDATION
3 FOUNDATION FOOTING DETAILS
4 FOUNDATION ANCHOR BOLT PLAN
5 FOUNDATION ANCHOR BOLT PLATE DETAILS

STRUCTURAL (STEEL BUILDING)
6 BUILDING REACTIONS
7 BUILDING REACTIONS
8 ROOF FRAMING PLAN
9 BUILDING SECTION
10 BUILDING SECTION
11 BUILDING SECTION
12 WIND BENT ELEVATION
13 END WALL FRAMING & SHEETING
14 END WALL FRAMING & SHEETING
15 SIDE WALL FRAMING
16 SIDE WALL FRAMING & SHEETING
17 SIDE WALL FRAMING & SHEETING
18 CONNECTION DETAILS
19 CONNECTION DETAILS
20 STRUCTURAL MEMBER DETAIL
21 ROOF / WALL ATTACHMENT DETAILS
22 BUILD UP MEMBER
23 BUILDING ISOMETRIC / DETAILS
24 BUILD UP SECTIONS
25 TYPICAL TRIM DETAILS

ELECTRICAL
E0.0 GENERAL INFORMATION
E2.0 POWER PLAN
E2.1 LAYOUT PLAN
E3.0 ONE LINE DIAGRAM
E4.0 PANEL SCHEDULE/LIGHTING COMPLIANCE CERT.

FIRE SPRINKLER
FP-1 PLAN & GENERAL INFORMATION
FP-2 BUILDING PLAN LAYOUT
FA-1 BUILDING PLAN LAYOUT & GENERAL INFORMATION

MECHANICAL
NOT APPLICABLE

PLUMBING
NOT APPLICABLE

GENERAL INFORMATION:

OWNER: HAM CONSULTANT LLC
CONTACT: STEVE OLDHAM
623 214-7424

PROJECT ADDRESS: 11261 N. 192ND AVE
SURPRISE AZ 85914
SKYWAY COMMERCE PARK, LOT 20

PROJECT NARRATIVE: CONSTRUCT AN ADDITIONAL NEW 28'-0" x 58'-0" METAL STORAGE BUILDING TO COMPLEMENT THE EXISTING BUILDING LOCATED IN THE BACK EAST LOT WITHIN THE EXISTING FENCED AREA (PER PLAN)

NEW BUILDING AREA: 4,675 SQ. FT. METAL BUILDING
1,275 SQ. FT. OPEN CANOPY WALLS
448 SQ. FT. ROOF OVERHANG
TOTAL - 6,448 SQ. FT. UNDER ROOF
OCCUPANT LOAD: ENCLOSED BUILDING 4675 SQ. FT. / 500 = 10

NUMBER EXITS REQUIRED: TABLE 1006.2.1
1 EXIT PER 100'-0" COMMON PATH OF EGRESS

NUMBER EXITS PROVIDED: (3) 3010 DOORS

NEW BUILDING CONST. TYPE IIB (SPRINKLERED)
NEW OCCUPANCY TYPE S1 (STORAGE)
FIRE ALARM PROVIDED

EXISTING ZONING: I-2 PAD (CASE # PAD05-130)
PARCEL NUMBER: 504-18-452
EXISTING BUILDING AREA:

SUITE 100A 1,000 SQ. FT.
SUITE 100B 1,270 SQ. FT.
SUITE 200 4,012 SQ. FT.
SUITE 300 4,474 SQ. FT.
TOTAL SQUARE FEET = 15,776

EXISTING CONST. TYPE: V3 (SPRINKLERED)
OCCUPANCY TYPE: SUITE 100A B (OFFICE)
SUITE 100B S-1 (STORAGE LOW HAZ.)
SUITE 200 F-2 (LOW-HAZ OCC.)
SUITE 300 F-1 (MODERATE-HAZ OCC.)
*1HR SEPERATION WALL BETWEEN SUITE 200 & 300

OCCUPANT TYPE: SUITE 100A 1,000 SQ. FT. @ 1/100 = 10
SUITE 100B 1,270 SQ. FT. @ 1/500 = 3
SUITE 200 4,012 SQ. FT. @ 1/200 = 45
SUITE 300 4,474 SQ. FT. @ 1/200 = 22
TOTAL OCCUPANT LOAD = 41 OCCUPANTS

ALLOWABLE FLOOR AREA: GROUP F1 OCCUPANCY (SPRINKLERED):
ALLOWABLE PER 2018 IBC TABLE 508.2 = 34,000 SQ. FT.
NEW PLUS EXISTING BUILDING(S) AREA = 21,705 SQ. FT.

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT BUILDING CODES AND AMENDMENTS:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
LOCAL AMENDMENTS - ORDINANCE 2014-51
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2004 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

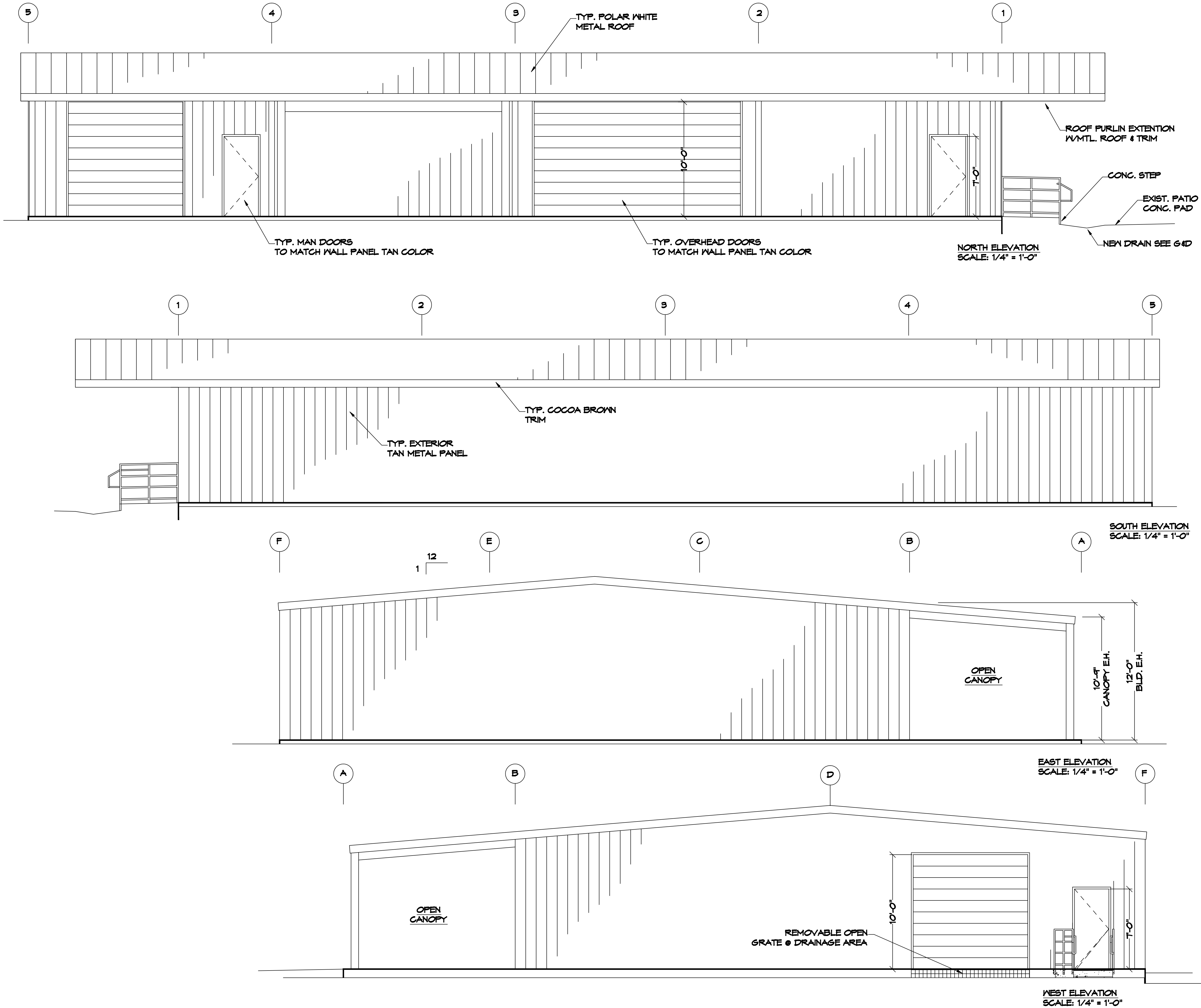
ORIGINATED
10/16/2020
REVISIONS:

NEW STORAGE BUILDING
HORIZON AVIATION MACHINING
SURPRISE AZ
11261 N 192ND AVE



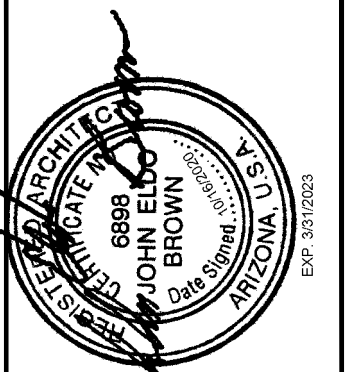
JOHN ELDO BROWN
ARCHITECT/PLANNER, INC.
4462 EAST FLOWER
PHOENIX, ARIZONA 85018
(602) 273-1943

Project No. 202007
Date: 10/16/2020
Sheet: COVER



ORIGINATED
10/16/2020
REVISIONS:

NEW STORAGE BUILDING
HORIZON AVIATION MACHINING
12671 N. 132ND AVE SURPRISE AZ



JOHN ELDO BROWN
ARCHITECT/PLANNER, INC.
4462 EAST FLOWER
PHOENIX, ARIZONA 85018
(602) 273-1943

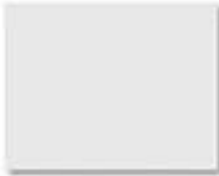
Project No.	202007
Date:	10/16/2020
Sheet:	A2/3

PROJECT ADDRESS: **FS20-676 RECEIVED 10-20-2020**
NEW STORAGE BUILDING

11267 N. 132ND AVENUE, SURPRISE AZ 85374
HORIZON AVIATION MACHINING, LOT 20

BUNGER STEEL BUILDING MATERIAL COLOR BOARD

(Match Existing Building Colors)



ROOF:

TSR 67 POLAR WHITE



WALLS & DOORS:

TSR 50 TAN



ROOF TRIM:

TSR 31 COCOA BROWN



FS20-676

Horizon Aviation Machining

Site Plan Amendment

Planning and Zoning Commission – December 17, 2020

VICINITY MAP

FS20-676

HAM at Skyway Business Park



CASE MAP

FS20-676

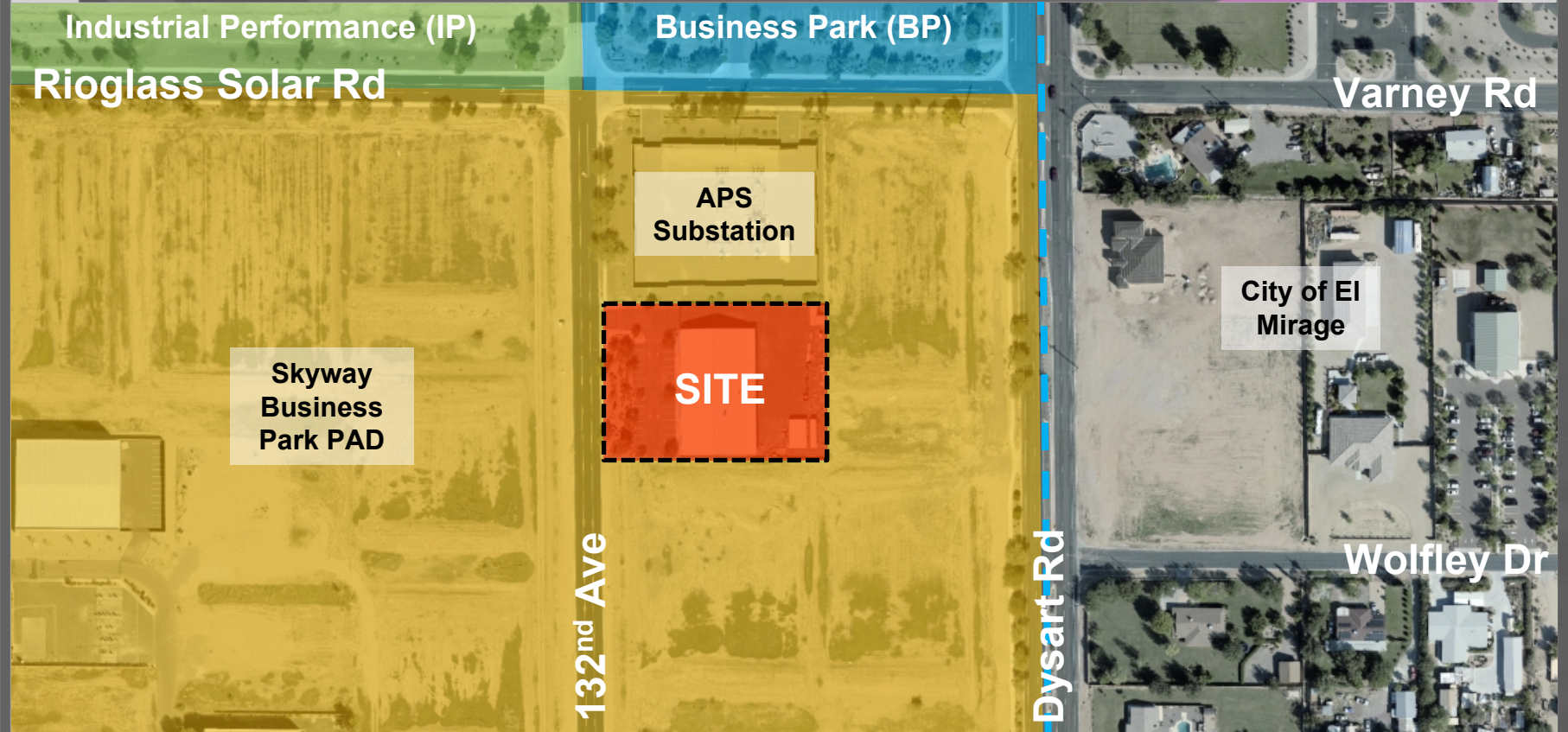
HAM at Skyway Business Park



ZONING MAP

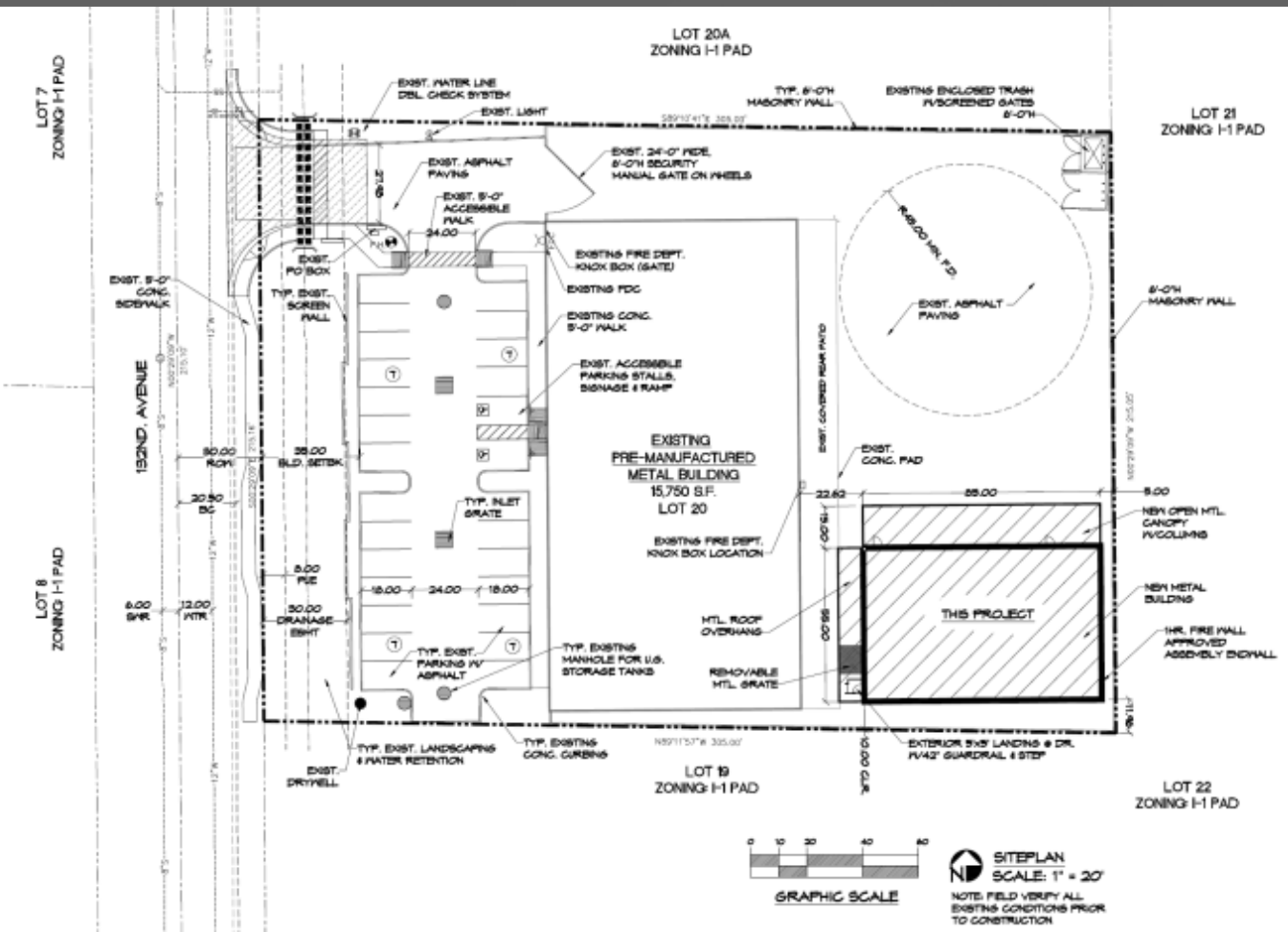
FS20-676

HAM at Skyway Business Park

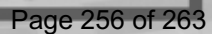




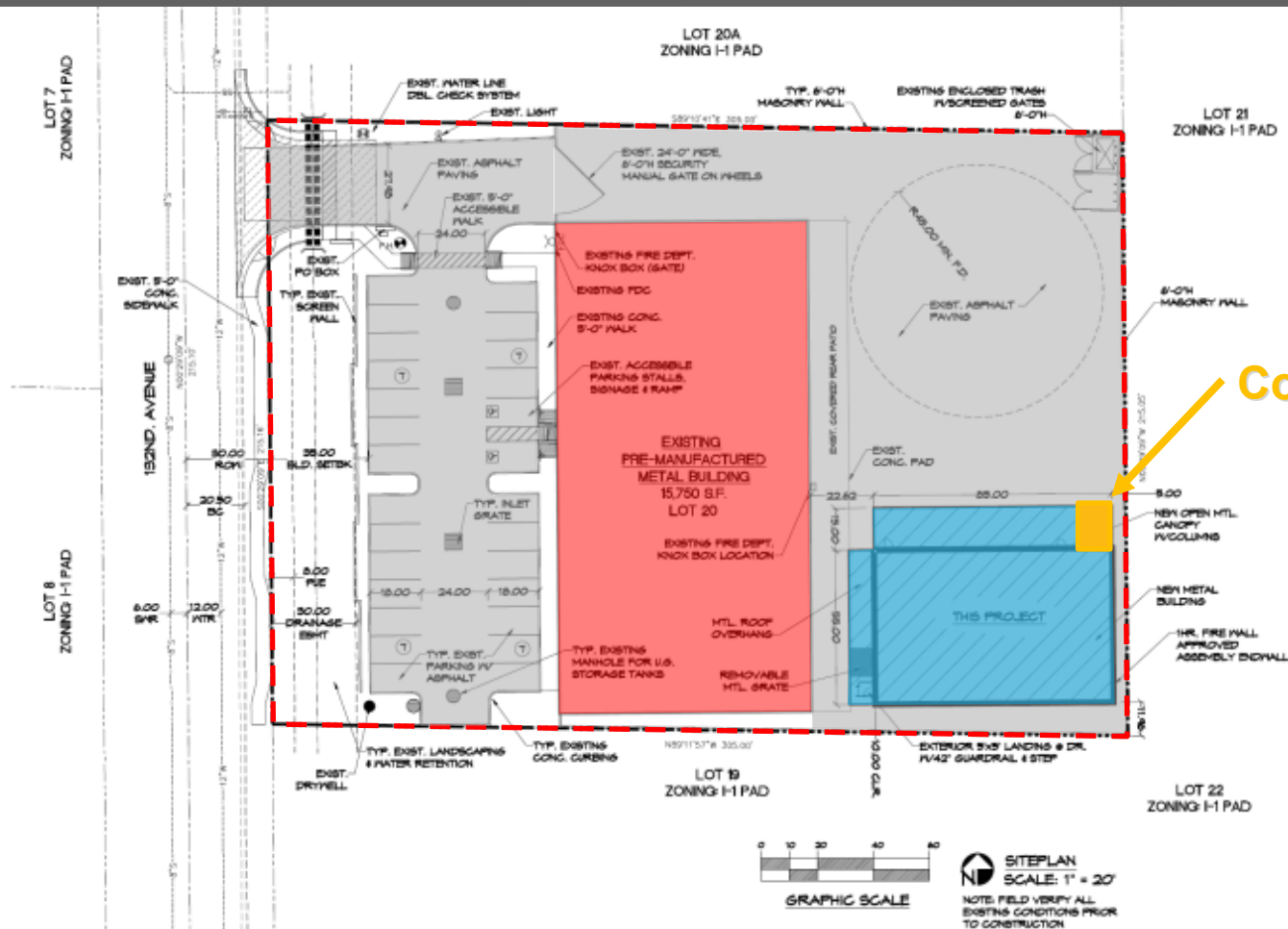
SITE PLAN

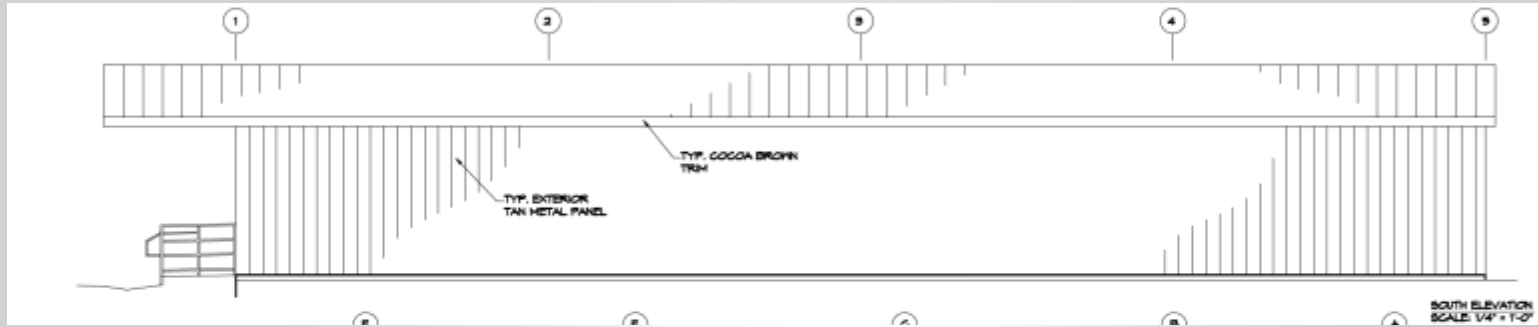


Existing

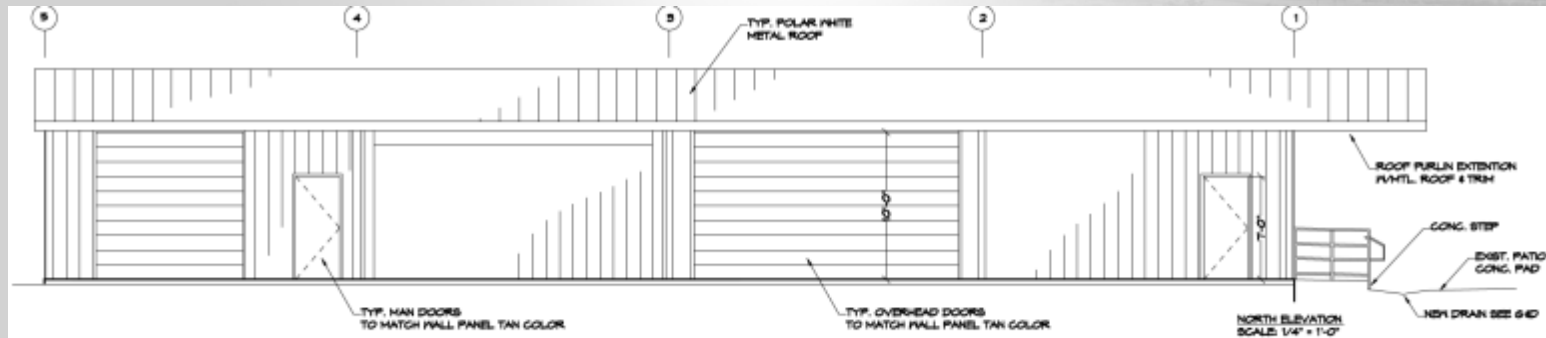


SITE PLAN

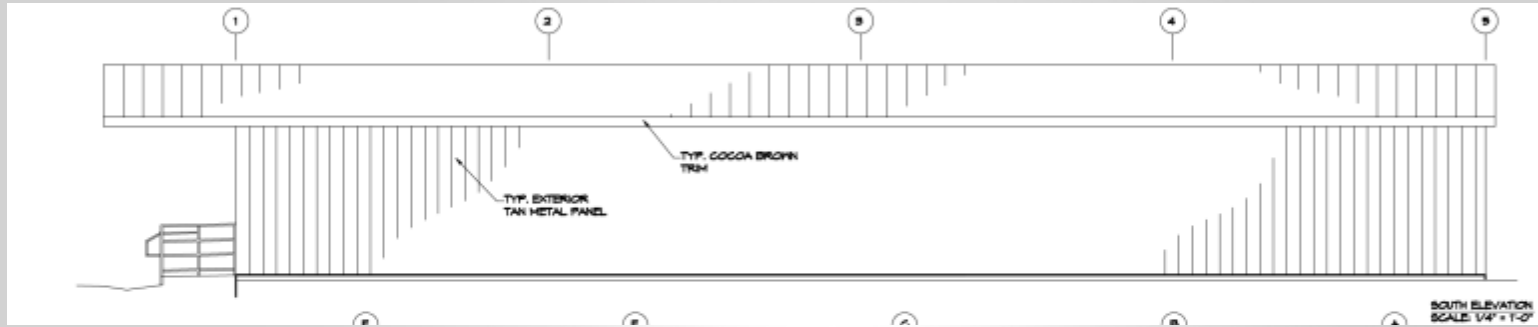




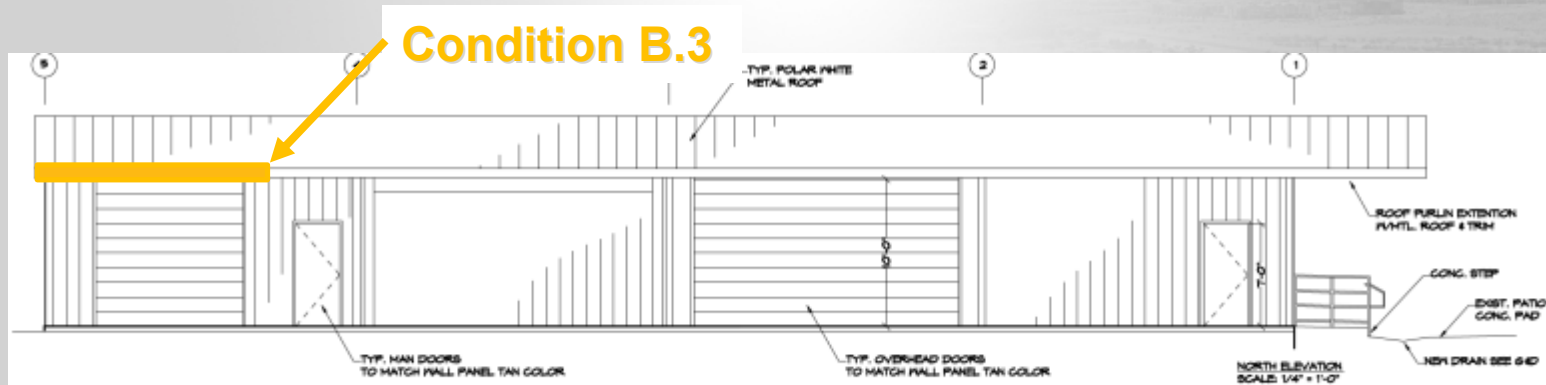
South Elevation



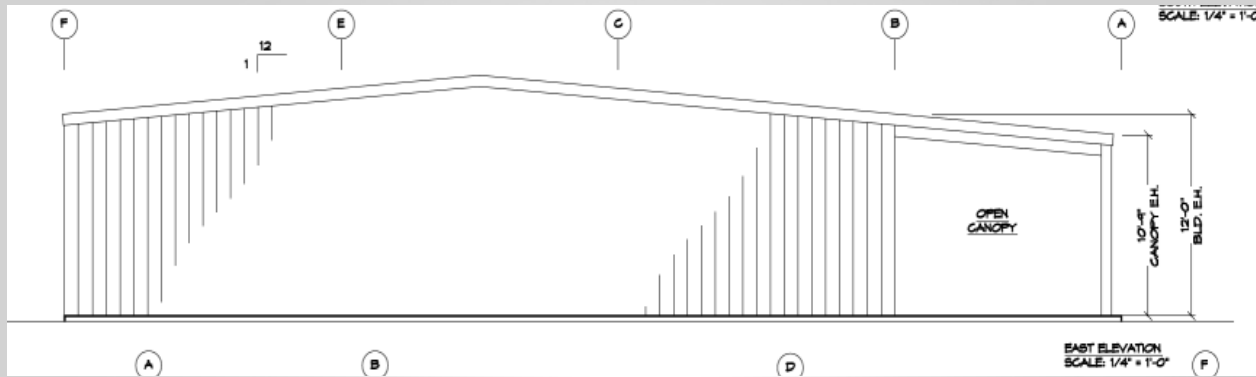
North Elevation



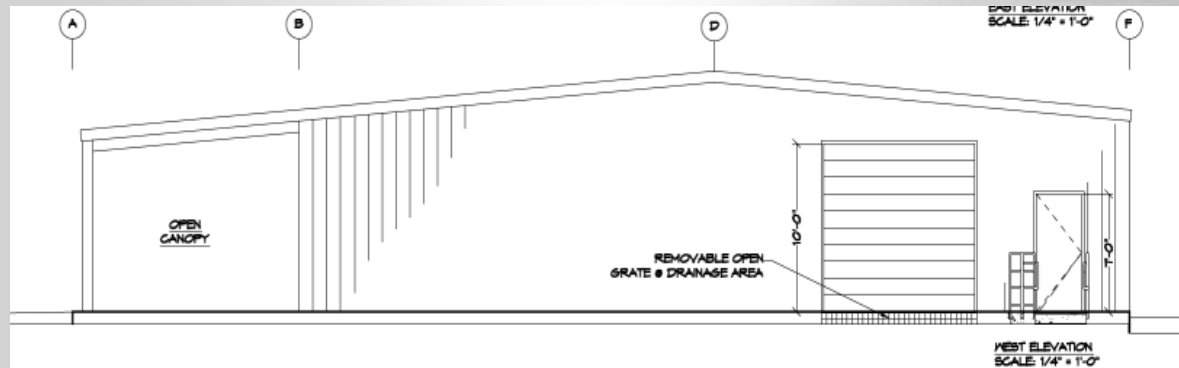
South Elevation



North Elevation



East Elevation



West Elevation

ELEVATIONS

BUNGER STEEL BUILDING MATERIAL COLOR BOARD

(Match Existing Building Colors)



TSR 50 TAN

WALLS & DOORS:



TSR 67 POLAR WHITE

ROOF:



TSR 31 COCOA BROWN

ROOF TRIM:

COLORS



QUESTIONS OR COMMENTS?

Thank You