



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 19, 2021 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the August 5, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 3 | Consideration and action to recommend approval or disapproval of a Major PAD Amendment for Truman Ranch aka The Promenade aka Waddell Crossing (Case FS20-829) | Robert Kuhfuss
Community
Development |
| 3. | District 1 | Consideration and action to recommend approval or disapproval of a request to rezone approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), generally located south of Dynamite Boulevard and east of 163rd Avenue. Case FS20-225. | Sergio Angulo
Community
Development |
| 4. | District 4 | Consideration and action to approve or disapprove a Conditional Use Permit with Site Plan for a new Auto Repair Facility entitled "AAA Auto Building & Site Improvements", date received April 22, 2021, located east of the northeast corner of Dysart Road and Bell Road. Case FS21-064. | Robert Kuhfuss
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 5. | District 1 | Consideration and action to approve or disapprove the Site Plat entitled "Christ's Church of the Valley," generally located at the northeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS20-557 | Robert Kuhfuss
Community
Development |
| 6. | District 5 | Consideration and action on the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place. Case FS21-340 | Shirley Phan
Community
Development |
| 7. | District 4 | Consideration and action to approve or disapprove a Site Plan Amendment for U-Haul at Grand Avenue. Case FS20-478. | Robert Kuhfuss
Community
Development |

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: August 11, 2021 at 4:40 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 19, 2021 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 to approve or disapprove the August 5, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the August 5, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 8-5-21 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 5, 2021 / 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 August 5, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planner; Sergio Angulo, Current Planner; Trever Fleetham, Current Planner; Christina Sexton Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilman Hastings and Councilman Remley.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commissioners of the resignation of Scott Krous which was effective immediately and advised the application process seeking to fill the open seat on the Planning and Zoning Commission is currently underway.

Mr. Boyd also announced Community Development related staffing changes.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Barb Berrafato – Surprise, AZ – Conveyed concerns regarding a proposed high-density housing project and the potential impacts to the surrounding infrastructure and traffic.

Quintus Schulzke – Surprise, AZ – Conveyed concerns regarding a proposed high-density housing project and the potential impacts to nearby residents.

James Anderson – Surprise, AZ – Provided written comment with regard to zoning and traffic related to drive-thru business entities, and also provided comment regarding handicap park accessibility.
(Comment received via email, provided to Commissioners for review)

Hearing no additional requests, Chair Bash closed the call to the public.

Chair Bash announced a change in the order of agenda items and asked that item 6 and 7 be re-ordered, so that item 6 became the last agenda item of the evening to be voted on by the Commission, with the final two items being presentation and discussion only.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the July 15, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the July 15, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the July 15, 2021 Planning and Zoning Commission Executive Session Minutes.

Commissioner Rosenbaum made a motion to approve the July 15, 2021, Planning and Zoning Executive Session Minutes as presented.

Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 5- Consideration and action to approve or disapprove a Use-Only Conditional Use Permit for a new veterinary clinic to be located at 13839 W. Bell Road, Suite 109. (Case FS21-281)

Robert Kuhfuss, Current Planner, presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Commissioner Keating made a motion approve the Conditional Use Permit for Companion Pet Partners, subject to stipulations “a” through “c” as identified in the staff report.

Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

ITEM: 4 – Citywide - Consideration and action to recommend approval or disapproval of a proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs. (Case FS21-372)

Robert Kuhfuss, Current Planner, presented item 4 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Terminology

- Sign height

Vice Chair Sartor made a motion to recommend approval of the of the proposed Text Amendment to Chapter 109 of the Surprise Land Development Ordinance regarding Class II Temporary Signs to the City Council as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 6 votes in favor.

ITEM: 5 – District 5 - Consideration and action to approve or disapprove a Conditional Use Permit for the expansion of the existing Sierra Verde Self-Storage Facility, and Site Plan entitled “Sierra Verde Self Storage RV Addition” prepared by EAPC and received May 7, 2021, generally located north of Waddell Road and east of 140th Drive. (Case FS20-702)

Sergio Angulo, Current Planner, presented item 5 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Threshold
- Traffic
- Permission to exceed requirements
- Comparison to other storage facilities

Commissioner Keating made a motion to approve the Conditional Use Permit for the expansion of the existing Sierra Verde Self-Storage Facility, and Site Plan entitled “Sierra Verde Self Storage RV Addition” prepared by EAPC and received May 7, 2021, subject to stipulations “a” to “g” as memorialized in the staff report.

Commissioner Smith seconded the motion. Commissioner Chapman voted against. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 6 – District 3 - Consideration and action to recommend approval or disapproval of a Preliminary Plat entitled “Preliminary Plat Unit H – Phase 3 – Toll at Prasada”. (Case FS21-080)

Trever Fleetham, Current Planner, presented item 6 to the Commission.

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat Unit H – Phase 3 – Toll at Prasada” subject to stipulations “a” through “c”.

Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

ITEM: 7 – District 5 - Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD, generally located on the southwest corner of Bell and Litchfield Road. The main topic of discussion will be the review of specific procedural elements within the PAD.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 7 to the Commission and requested feedback from the Commissioners.

The Commission discussed the following:

- Clear understanding of changes to warrant discussion with the Planning and Zoning Commission
- Order of development by proposed block

- Use determined parking
- Market driven vs conceptual
- Quarterly updates
- Inclusion of traffic and engineering feedback
- Benefit of a Master Plan Concept
- Community oversight
- Work Session opportunities
- Method of memorialization post-meeting discussion(s)
- Opportunity for input
- Water conservation efforts
- Approving entities
- Responsibility of the Commission
- Project vetting process
- Council approval of the proposed process going forward

ITEM: 8 – Internal - Presentation and discussion to review the FY21 Community Development and Planning and Zoning Commission activity.

Chris Boyd, Director of Community Development, presented item 8 to the Commission.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Smith made a motion to adjourn, Commissioner Rosenbaum seconded the motion. All voted in favor.

Meeting adjourned at 7:48 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: August 19, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of a Major PAD Amendment for Truman Ranch aka The Promenade aka Waddell Crossing (Case FS20-829)

Motion:

Move to continue Case No. FS20-829, Major PAD Amendment, Truman Ranch aka The Promenade aka Waddell Crossing to a future date to be determined.

Background:

The applicant has requested a continuance of a Major PAD Amendment Case No. FS20-829, Truman Ranch aka The Promenade aka Waddell Crossing to a future date to be determined.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: August 19, 2021 Contact Person: Sergio Angulo
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 of a request to rezone approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), generally located south of Dynamite Boulevard and east of 163rd Avenue. Case FS20-225.

Motion:

I move to recommend approval/disapproval of a request to rezone approximately 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD), subject to stipulations 'a' and 'b' as memorialized in the staff report.

Background:

Kimley Horn, on behalf of the property owner, requests the rezoning of 187 acres from Rural Residential (RR) and Planned Area Development (PAD) to Residential Low Density with a Planned Unit Development Overlay (RL-5 PUD) for a gated single-family residential development. The developer proposes 700 dwelling units for a total density of 3.72 DU/Acre.

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 - FS20-225 - Staff Report - REVISED
 2. 01 - FS20-225 - Vicinity Map
 3. 02 - FS20-255 - Zoning Document
 4. 03 - FS20-255 - Citizen Participation Report_Redacted
 5. 04 - FS20-255 - Affidavit of Posting
 6. FS20-225 - PowerPoint - Revised
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-225

Project Name: Rio Caballo

Council District: 1 – Acacia

Meeting Date: August 19, 2021

Planner: Sergio Angulo, Planner II

Owners: Leavitt CAP Rio Caballo LLC
Schneerer Gerald L/Linda M TR

Applicant: Keith Nichter of Kimley Horn

Request: Zone Change from Residential Ranch (RR) and Planned Area Development Low Density Residential (PAD – LDR) to Residential Low Density with a Planned Unit Development (RL-5 PUD) Overlay to allow deviations from the base development standards.

Site Location: Generally south of Dynamite Boulevard and east of 163rd Avenue in a portion of Section 31, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Dwelling Units: 700 Units

Site Size: 187 acres (approx.)

Density: 3.72 DU/Ac

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

Support/Opposition: The applicant held a virtual neighborhood meeting on September 24, 2020 where residents of the vicinity asked questions and expressed their concerns on this project. Some residents expressed their opposition to this project at the meeting.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS20-225** to the City Council, subject to stipulations ‘a’ and ‘b’.

Background:

November 3, 1988: The City Council approved the annexation (Ordinance 88-24) of the subject property.

February 7, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-076.

March 27, 2020: The applicant filed a related request for a Zone Change of approximately 187 acres from RR to RL-5 PUD under case FS20-225, the subject case.

September 24, 2020: The applicant held a virtual neighborhood outreach meeting to discuss the project.

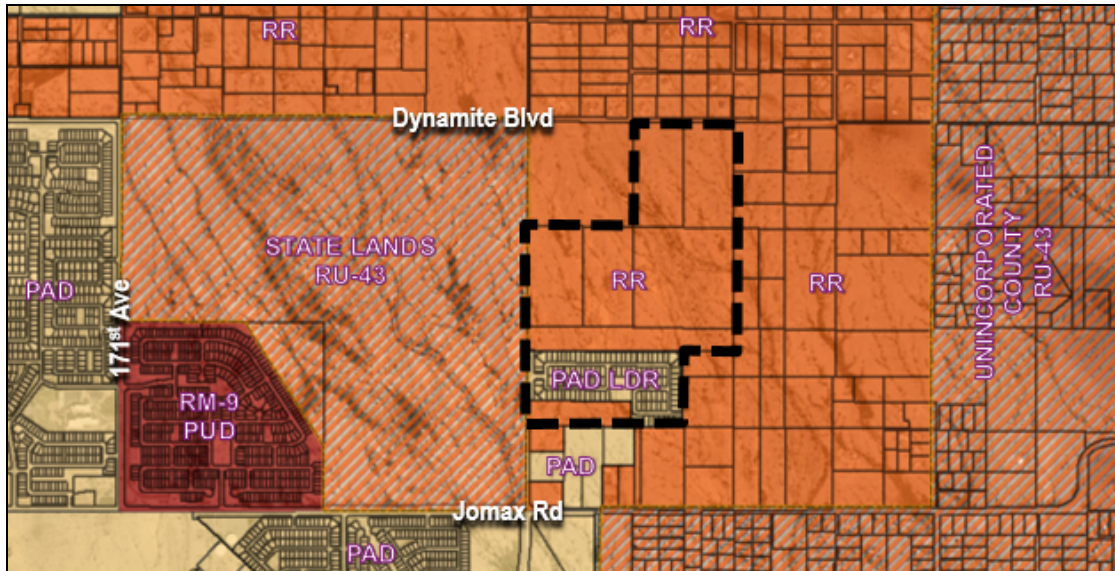
Citizen Outreach:

As noted above, the applicant held a virtual neighborhood outreach meeting on September 24, 2020, which was advertised per state law and requirements of the SUDC. Residents from the vicinity attended the virtual meeting to learn about the project and to express their concerns. Some residents expressed frustration and opposition to this project due to the increase in traffic and the already existing traffic issues in this area of the City. Other concerns were regarding increased demand for water and utilities and buffering to the adjacent rural lots. See the attached Citizen Participation Report for a full meeting summary.

Project Description:

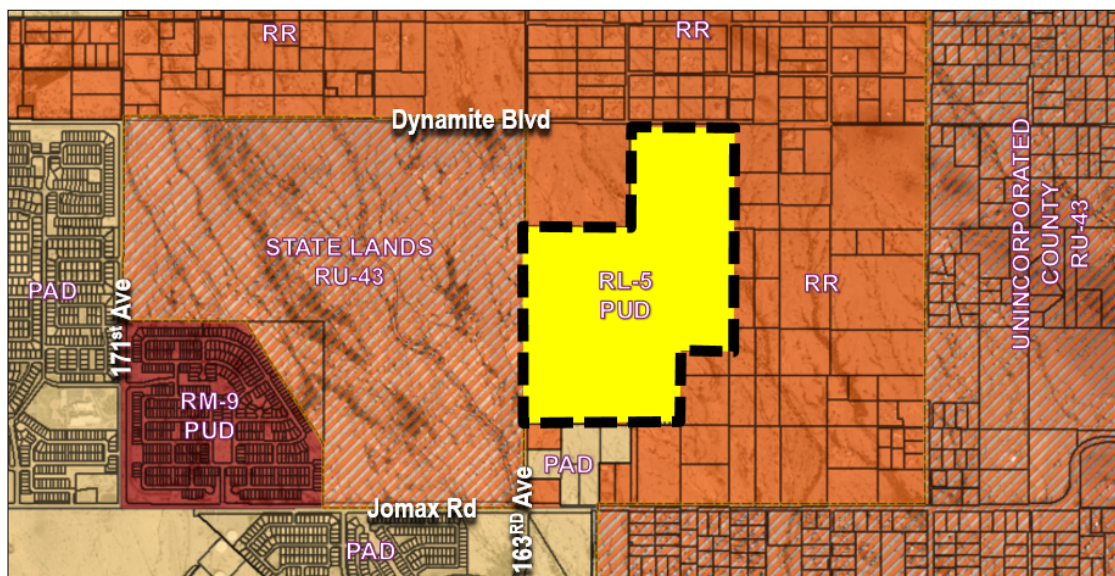
Keith Nichter with Kimley Horn, on behalf of Leavitt CAP Rio Caballo LLC and Schneerer Gerald L/Linda M TR, requests a Zone Change of 152 acres (approx.) of Residential Ranch (RR) and 35 acres (approx.) Planned Area Development (PAD – LDR) to Residential Low Density (RL-5) with a Planned Unit Development (PUD) Overlay. The proposed Zone Change request anticipates the eventual development of the property into a gated single-family residential subdivision, generally located south of Dynamite Road and east of 163rd Avenue.

Existing Land Zoning:



RR	RR	RR
State Lands – RU-43	RR/PAD-LDR	RR
State Lands – RU-43	RR/PAD	RR

Proposed Land Zoning:



RR	RR	RR
State Lands – RU-43	RL-5 PUD	RR
State Lands – RU-43	RR/PAD	RR

Analysis and Discussion:

The applicant requests to rezone the subject property from Residential Ranch (RR) and Planned Area Development (PAD-LDR) to Residential Low Density (RL-5) with a PUD Overlay. This zoning application was submitted and reviewed under the requirements of the SUDC, the City's previous development ordinance. In RL-5 zoned properties, the SUDC allows for a maximum density of five (5) dwelling units per acre; however, this PUD Overlay will cap the density at 3.72 dwelling units to the acre. The proposed density and unit count also allows for an increase in open space from 20% to 27%. The proposed PUD Overlay also proposes certain deviations from development requirements set in the SUDC.

This Zone Change and PUD Overlay will allow the property to develop as a gated single-family community where the applicant proposes a maximum of 700 dwelling units. The project proposes 40', 45', and 50' wide lots and will be developed in four (4) phases. This development proposes to take access from 163rd Avenue to the west and from 159th Avenue to the east. Both of these entrances will be gated. An additional emergency access is proposed on Dynamite Boulevard on the north side of the project. This project proposes a 2.5-acre neighborhood park centrally located, and a natural wash that the applicant will leave as a natural open space amenity.

PUD Overlay

As part of the proposed Zone Change and PUD Overlay the applicant requests to deviate from certain development requirements as follows:

1. Proposed modification to the development standards set in the SUDC for RL-5. The table below shows the deviations in green font.

Development Standard	RL-5 City Base Standards	Proposed RL- 5 PUD Standards
Maximum Density	5.0	3.72 (decrease in density)
Minimum Lot Area (sf)	7,200 s.f.	4,400 s.f.
Minimum Lot Width (ft)	60'	40'
Minimum Lot Depth (ft)	100'	110' (increase)
Minimum Front Yard Setback (ft)	15' (12' for side loaded garage product)	12'
Minimum Side Yard Setback (ft)	5 (15' aggregate)	5' (10' aggregate)
Minimum Front Facing Garage Setback (ft)	N/A	20' (from back of sidewalk)
Minimum Rear Yard Setback (ft)	20'	20'
Maximum Building Height (ft)	30'	30'
Lot Coverage	N/A	N/A

2. Proposed modifications to roadway landscape buffers. SUDC Section 122-137(e) requires at least a 60' landscape buffer along arterials and parkways and Section 122-137(f) requires at least a 10' landscape buffer along collector roads. This PUD Overlay proposes a decrease in the landscape buffer along 163rd Avenue (parkway) to a minimum 40' landscape buffer, decrease the minimum landscape buffer along Dynamite Boulevard (arterial) to 20', and increases the minimum landscape buffer along 159th Avenue (collector) to 20'.
3. Proposed modifications to open space and amenities requirements. SUDC Section 122-137(o) requires a tot lot recreation area for every 500 units. This PUD Overlay modifies this section to require a community gathering amenity area for every 400 units and provides a list of amenities that constitute as community gathering area. SUDC Section 122-137 (p) requires a 3.5-acre turf recreation field for every 700 units and Section 122-137(q) requires one (1) recreational sport court for every 300 units. This PUD Overlay proposes one turf recreational field for every 700 units and one (1) recreational opportunity for every 250 units. Recreational opportunities include sport courts, corn hole sets, disc golf, outdoor fitness area, and nature trails.
4. Proposed modifications to gated community requirements. SUDC Section 122-27(a) requires that gated communities provide at least 30% of improved open space and this PUD Overlay modifies this section to require a minimum 25% of improved open space, still more than the 20% minimum open space requirement for non-gated communities. SUDC Section 122-27(c) requires that at least 70% of walls or fencing used around the perimeter of the development to be view fencing. This PUD Overlay modifies this section to require 70% walls or fencing adjacent to large natural washes and park to be view fencing. This will allow the developer to build solid theme fences along the perimeter of the development, which will backup to roadways on the north, east, and west, and will require view fencing along 70% of the lots that back up to the park and washes within this development.
5. Proposed modifications to residential driveway area. SUDC Section 122-121 (h)(3)c. – d. limits driveways and other parking in single-family lots to 30% of the front yard area and 30% of the lot width. Given the proposed minimum lot width for this development, these provisions take away the possibility to have a driveway wide enough to accommodate a two (2)-car garage or two (2) vehicles parked on the driveway. To allow for adequate on-site parking, this PUD Overlay proposes to increase the driveway allowance from 30% to 50% of the total front yard area and 50% the width of the lot.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Unidentified. Not within any School District's Boundary

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed Zone Change and PUD Overlay will allow for a development with a maximum density of 3.72 DU/Ac, which demonstrates consistency with this land use category.

Reviewing Agencies:

In addition to the standard city reviewing agencies, 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:

This proposed Zone Change and PUD Overlay will reduce the maximum allowed density and amend certain development standards to allow for the development of Rio Caballo.

Findings:

- The proposed Zone Change and density are consistent with the Surprise General Plan 2035.
- The proposed Zone Change is consistent with the Surprise Unified Development Code, except as amended through the PUD Overlay.
- The SUDC allows for the modification of development requirements through the PUD Overlay process.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS20-225** to the City Council, subject to stipulations 'a' and 'b' as outlined below:

- a. Development and use of the site shall be in substantial conformance with the Zone Change document entitled "Rio Caballo", prepared by Kimley Horn, dated revised July 2021 and date received July 22, 2021.

171

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

174

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

177

178 **Attachments:**

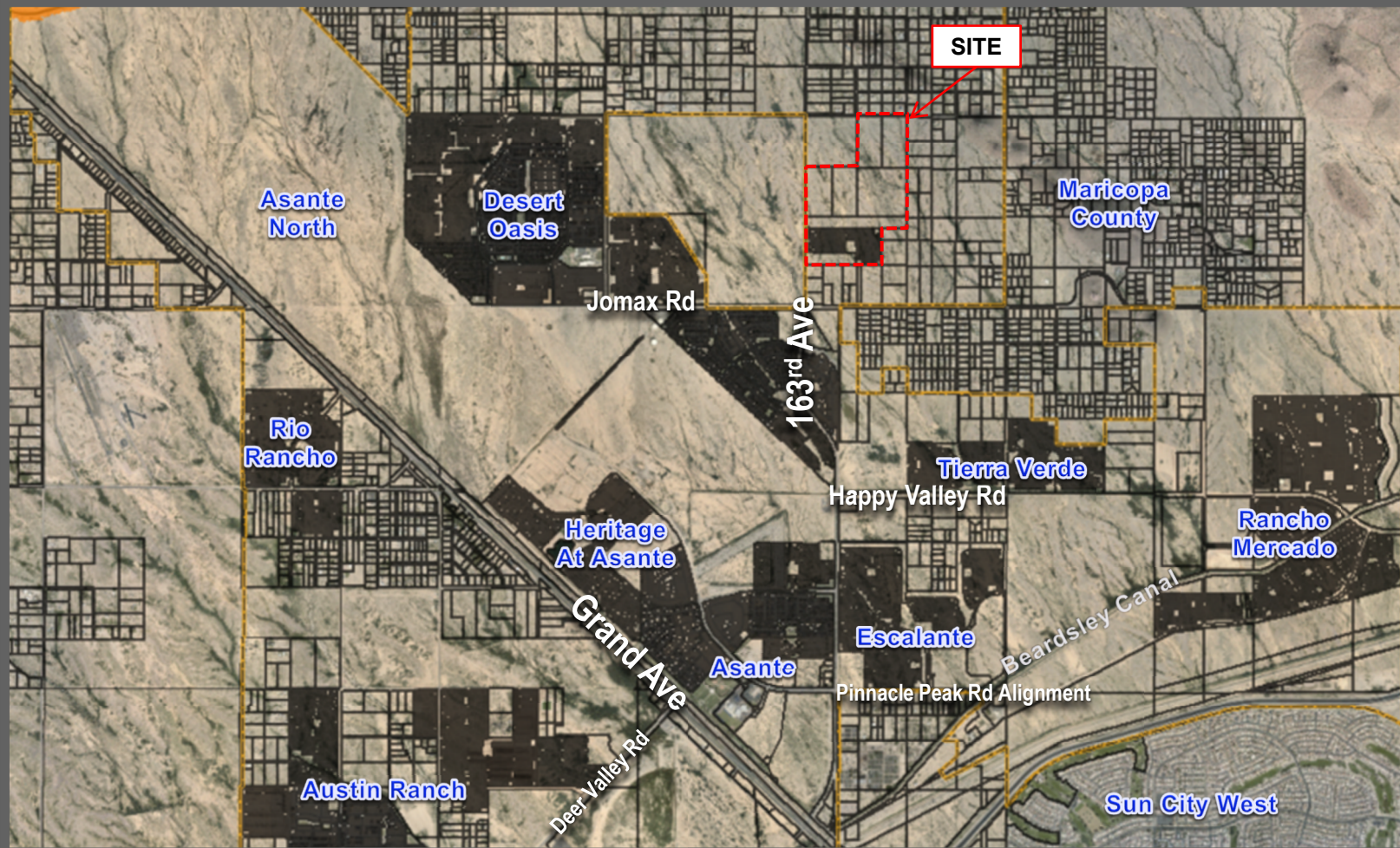
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180 01 Vicinity Map

181 02 Zone Change Document

182 03 Citizen Participation Report

183 04 Affidavit of Posting



FS20-225 VICINITY MAP

RIO CABALLO

REZONING APPLICATION

SURPRISE, ARIZONA

1ST SUBMITTAL - MARCH 2020

2ND SUBMITTAL - MARCH 2021

3RD SUBMITTAL - JUNE 2021

4TH SUBMITTAL - JUNE 2021

5TH SUBMITTAL - JULY 2021

CASE NUMBER FS20-225



REZONING NARRATIVE

RIO CABALLO SURPRISE, ARIZONA

1ST SUBMITTAL – MARCH 2020

2ND SUBMITTAL – MARCH 2021

3RD SUBMITTAL – JUNE 2021

4TH SUBMITTAL – JUNE 2021

5TH SUBMITTAL – JULY 2021

CASE NUMBER FS20-225

Prepared For:
Leavitt CAP Rio Caballo LLC

Project Team:

Developer:



Planning/
Engineering
Consultant:



Representation:



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SECTION 1 – DESCRIPTION OF REQUEST

A. Introduction

On behalf of Leavitt Cap Rio Caballo, LLC, our project team is requesting a zone change from Residential Ranch (RR) and Planned Area Development (PAD) to Residential Low Density (RL-5) PUD for +/-187-acres of land, referred to as Rio Caballo, located South and East of the southeast corner of 163rd Avenue and Dynamite Boulevard. See Figure 1, *Vicinity Map* for the property boundary and general location.

The purpose of this narrative is to illustrate the overall desired community character and quality, through a variety of community design elements, to be implemented within Rio Caballo. Components related to land use, open space, trails, and the character of the landscaping and walls will be carefully planned and designed to complement the area's natural Sonoran Desert setting and feel. The surrounding character and environmental features which help define Rio Caballo, and its vast open spaces will be an integral part of the community's character.

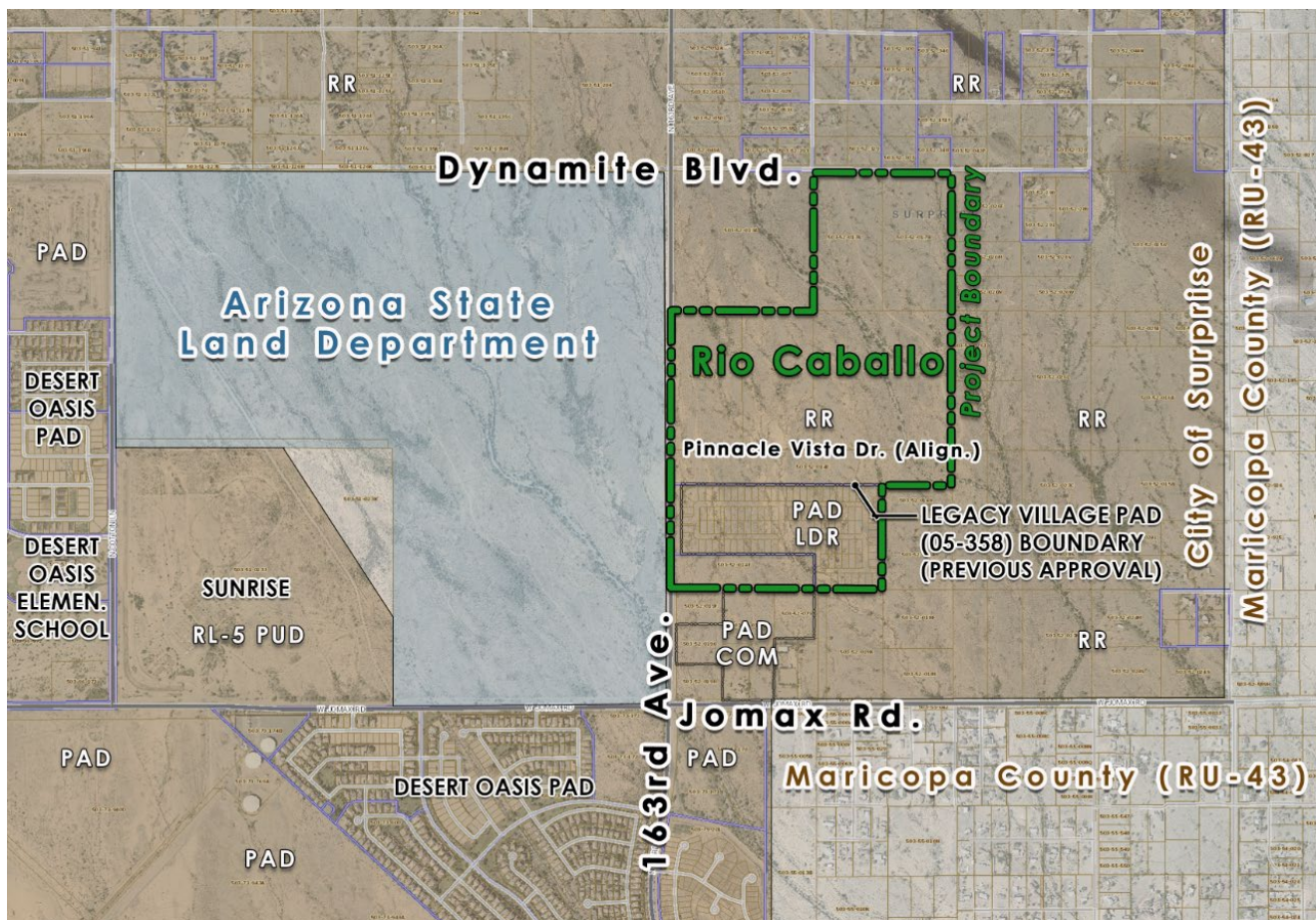


Figure 1, *Vicinity Map*

B. Project Overview and Zoning Request

Rio Caballo is a private gated subdivision, which will be developed as a holistic single-family detached residential master plan, envisioned as a connected and cohesive community that celebrates the natural beauty of the Sonoran Desert and provides a framework for community health and well-being. Our project team believes that this is a unique opportunity to develop a phased development plan that embraces the City's desire for growth and the addition of a full range of housing opportunities within the identified 163rd Avenue growth area as planned by the Surprise General Plan 2035. With convenient access, the availability of existing services, and adjacency to desired open space linkages this area is already experiencing new residential growth. Rio Caballo will look to build off this growth while providing a low-density development that broadens the choice of type, size, and affordability of housing in Surprise while providing natural and planned open space throughout the site.

The residential zoning proposed for the property is RL-5 with a PUD overlay to create development standards that fit the development proposed on the subject site, see Table 2. This proposal will allow for the development of this private gated community and will allow up to 700 residential units, which equates to a gross density of 3.72 dwelling units per acre. The density proposed is much lower than the maximum allowed 8 dwelling units per acre (du/ac) that is permitted within the Suburban Development Type of the Neighborhood General Plan Land Use designation. The referenced concept plan provides for a range of product sizes with a mix of 40' x 110', 45' x 115', and 50' x 120' lots. The proposed product type mix accommodates the needs and preferences of most homebuyers. While the overall layout of the community has been meticulously designed to provide residents with an immersive experience surrounded by natural open space. This combination of lot sizes and open space inclusion will provide for a diverse multi-layered community, setting the foundation for another excellent community within the City of Surprise. Additionally, to create a diverse street character, lots less than 48' will incorporate a combination of design methods for site layout such as but not limited to those below.

1. Stagger the building frontage depths between adjacent lots or provide undulation of the front elevations to create a natural stagger effect from the adjacent lots.
2. One third of the homes shall have a five foot (5') or greater recess for the face of the garage door from the front plane of the home; including livable space, porches, courtyards, etc.
3. Pavers or other driveway treatments shall be available options.
4. Garage doors specific to each elevation style with windows, raised or recessed panels, and architectural trim shall be available options.
5. Mirrored driveways shall be offered.
6. One third of the two-story homes shall have the second story brought toward the front elevation.
7. Three unique home elevation styles shall be offered.
8. Standard covered patios are provided as integration of the architectural designs.

SECTION 2 – EXISTING CONDITIONS

A. Property Location and Description

Rio Caballo is a polygonal-shaped site located 3.5 miles north of the Loop 303 freeway & US Highway 60 interchange and is bounded by Dynamite Boulevard to the north, the 159th Avenue alignment to the east, and by 163rd Avenue to the west. See Appendix A, *Legal Description and ALTA Survey* for the legal boundaries of the property.

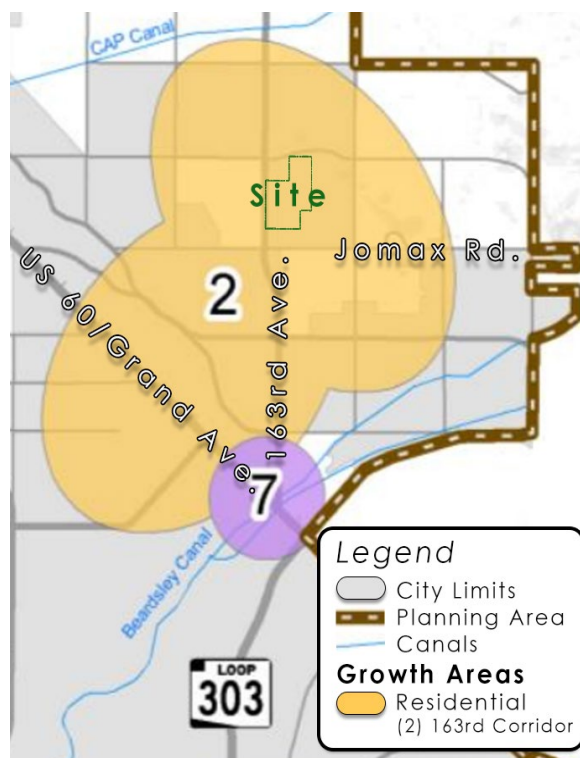
The following Assessor Parcel Numbers are included with this zoning application:

1. 503-52-017A, Leavitt Cap Rio Caballo LLC
2. 503-52-017B, Leavitt Cap Rio Caballo LLC
3. 503-52-013C, Leavitt Cap Rio Caballo LLC
4. 503-52-013E, Leavitt Cap Rio Caballo LLC
5. 503-52-013F, Leavitt Cap Rio Caballo LLC
6. 503-52-014E, Leavitt Cap Rio Caballo LLC
7. Legacy Village Subdivision – Multiple Parcels, Leavitt Cap Rio Caballo LLC
8. 503-52-014F, Gerald L & Linda M Schneerer Trust

B. Historical and Existing Land Use, Zoning and General Plan Designation

The Rio Caballo site is currently vacant land. Properties surrounding the project include vacant and rural single-family residential property to the north, vacant land to the east, vacant property to the south, and vacant state trust land to the west. See Table 1 below the existing land uses on the site and surrounding area.

Currently, the majority of the property is zoned Residential Ranch (RR) in the City of Surprise, permitting 1 dwelling unit per acre. The remainder of the site (+/-35-acre) is zoned Planned Area Development (PAD) as part of the mixed-use Legacy Village PAD that was approved in 2006 and permits 110 single-family lots (3.10 du/ac). The balance of that PAD was approved for commercial uses, specifically restaurant and retail, at the northeast corner of Jomax Road and 163rd Avenue. The commercial portion of the PAD is not part of the Project. See Figure 2, *Existing Zoning Map* for the existing zoning on the site and surrounding area.



Anticipated Growth Areas

The project site is within the Neighborhood Character Area of the City of Surprise 2035

General Plan's Land Use element. The *Suburban Development Type* provides for densities of 2-8 du/ac and supports a wide variety of residential development opportunities. Additionally, the General Plan's Growth element recognizes the Rio Caballo site as an appropriate area for new residential development within the designated 163rd Ave. Corridor growth area, which encourages a full range of housing opportunities. See Figure 3, *Existing General Plan Land Use Map* for the general plan land use designation on the site and surrounding area.

The development team understands the importance of the 2035 General Plan as a guiding document. The Rio Caballo development plan has been designed with the General Plan's elements, goals and policies in mind and seeks to provide a unique new residential development that takes advantage of the proximity to Loop 303, availability of existing services, and adjacency to desired open space linkages as identified in the 163rd Ave. Corridor. Additional discussion of conformance with specific General Plan goals and policies is provided below in Section I.

Table 1: Existing Land Use, General Plan Designation and Zoning

	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood Character Area	Residential Ranch (RR) & Planned Area Development (PAD- LDR)
NORTH	Vacant & Single- family Residential	Neighborhood Character Area	Residential Ranch (RR)
EAST	Vacant	Neighborhood Character Area	Residential Ranch (RR)
SOUTH	Vacant	Neighborhood Character Area	Planned Area Development (PAD- COM) & Residential Ranch (RR)
WEST	Vacant	Neighborhood Character Area	Residential Ranch (RR)

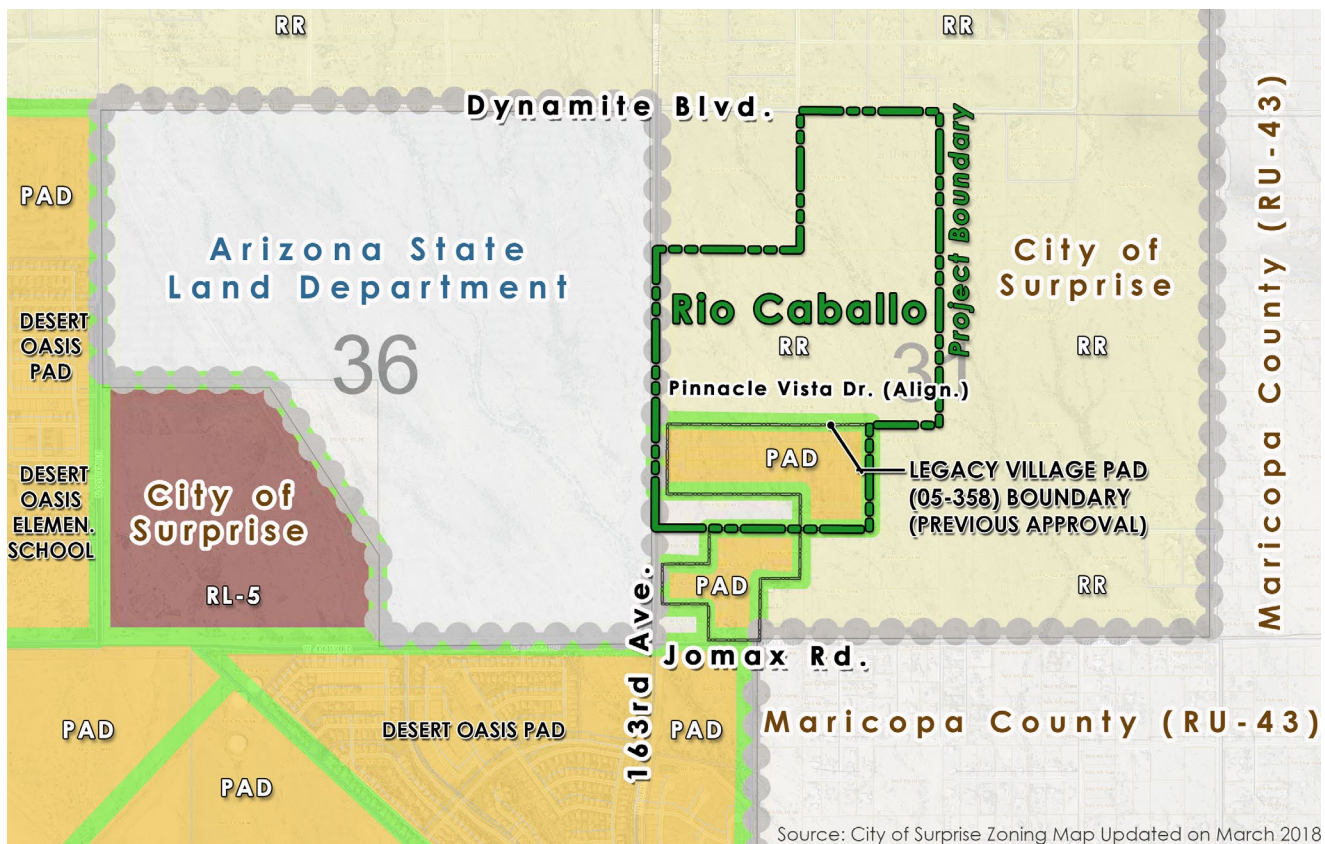


Figure 2, Existing Zoning Map

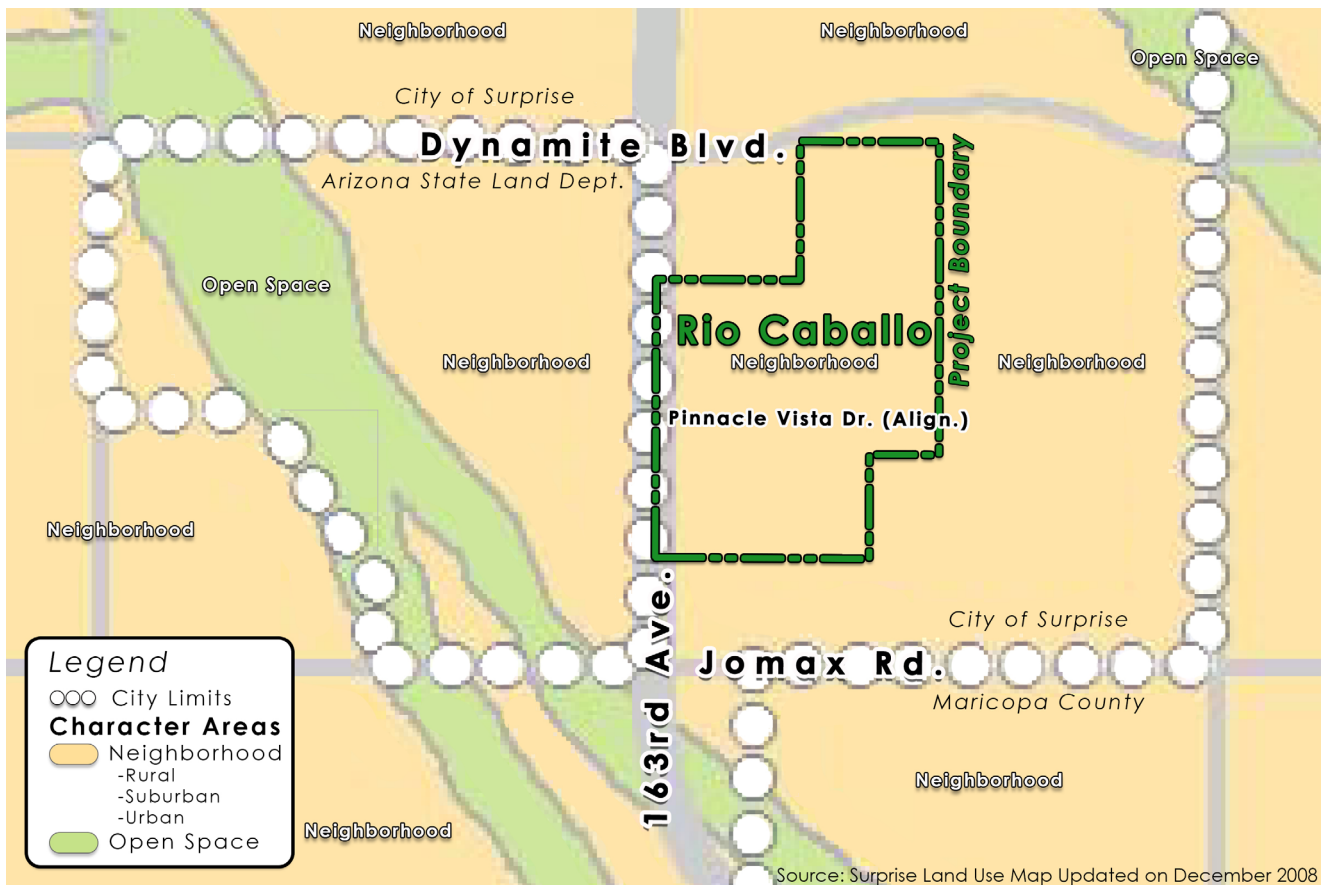


Figure 3, Existing General Plan Land Use Map

C. Regional Facilities and Services

The Rio Caballo property is 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 subject property is approximately 3½ miles northwest of the Loop 303 Freeway and Highway 60 interchange, with direct access through the 163rd Avenue interchange to link the project to the regional freeway system. Rio Caballo is bounded by Dynamite Boulevard to the north, 163rd Avenue to the west and 159th Avenue to the east.

The subject property is located within an unorganized school district boundary, which allows residents to choose from the nearby districts. Currently, the site is adjacent to the Dysart Unified School District (20 K-8 schools and 4 high schools) to the south, the Nadaburg Unified School District (2 K-8 schools and a planned high school) to the west, and the Peoria Unified School District (34 K-8 schools and 10 high schools) to the east. Being located within the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will all be provided by the City. The nearest fire station is Surprise Fire-Medical Station #304, which has a new permanent state of the art facility under construction, located 1.5 miles south of the project site near 163rd Avenue and San Ysidro Road. The nearest Police Station is located in Surprise City Hall, approximately 9 miles southeast of the site.

SECTION 3 – RIO CABALLO PROPOSAL

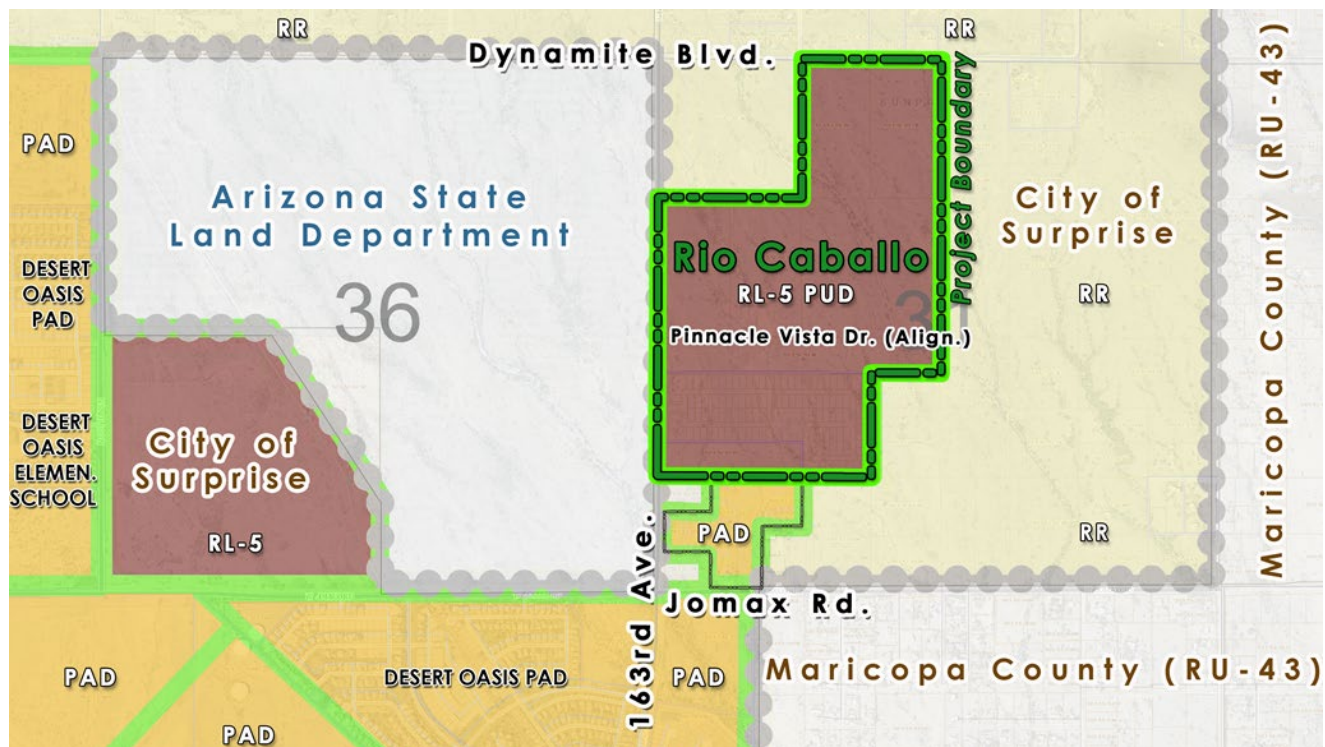


Figure 4, Proposed Zoning Map

A. Residential Zoning Designations and Development Standards

All +/-187 acres of the Rio Caballo property will be zoned RL-5 PUD. See Figure 4, *Proposed Zoning Map*, for the location of the zoning district boundaries. The purpose of the PUD overlay is to modify the development standards, defined below, to permit a low-density community with a mix of residential lot types clustered within the site's most appropriate areas in order to preserve large areas of natural open space, including a wash that runs throughout the site, and provide for high-quality planned amenities to attract homebuyers to this growing area. To help create diverse residential product options for homebuyers, Rio Caballo will include at least three lot sizes throughout the community. The project as a whole will remain consistent with the percentage requirements in *Table 2, Lot Breakdown*, although each phase will be not be independently subject to the lot breakdown. The proposed lot dimensions are designed to appeal to an underserved market segment for this area, and the lot breakdown will ensure a mix of lot widths while preserving flexibility to increase the proportion of lots with a minimum 50' width. Extended lot depths on all lots are provided to increase usable backyard space while limiting side yard area that is not a focal point for prospective buyers.

Table 2: Lot Breakdown

Category	Lot Width	Percentage of Total Project Lot Count
1.	Less than 45'	Maximum of 25%
2.	Less than 50'	Maximum of 50%*
3.	50' or More	Minimum of 50%

* The 50% maximum for lots with widths less than 50' in Category 2 is cumulative of the Category 1 lots with widths less than 45'.

The guiding objectives of the PUD are to encourage development that enriches the whole community through creating a unique sense of place and promoting compatible development. This can be seen in the reduction of the maximum allowable density for the project, within the proposed zoning category (RL-5 PUD), from 5.0 to 3.72 dwelling unit per acre for Rio Caballo. In addition, Rio Caballo will provide for an increase in the required open space from 20% net residential area to 27% net residential area, which represents a 35% increase in overall open space required. This includes a substantial centralized primary park, trail corridors and a significant amount of natural desert open space throughout the development, and smaller localized open spaces serving different areas of the development.

These proposed development standards are defined within Table 3, *RL-5 PUD Standards* below. Note that only "green" text items shown on Table 3 are modified standards which also include some more restrictive standards as justification to achieve a unique and compatible design.

Table 3: RL-5 PUD Development Standards

Development Standard	RL-5 City Base Standards	Proposed RL- 5 PUD Standards
Maximum Density	5.0	3.72 (decrease in density)
Minimum Lot Area (sf)	7,200 s.f.	4,400 s.f.
Minimum Lot Width (ft)	60'	40'
Minimum Lot Depth (ft)	100'	110' (increase)
Minimum Front Yard Setback (ft)	15' (12' for side loaded garage product)	12'
Minimum Side Yard Setback (ft)	5 (15' aggregate)	5' (10' aggregate)
Minimum Front Facing Garage Setback (ft)	N/A	20' (from back of sidewalk)
Minimum Rear Yard Setback (ft)	20'	20'
Maximum Building Height (ft)	30'	30'
Lot Coverage	N/A	N/A

The PUD overlay designation shall be applied to the property to allow modification of certain development standards within the current Surprise Zoning Code at the time of this submittal. Development standards and design guidelines not modified by this PUD shall comply with the regulations in the City of Surprise Unified Development Code in place at the time this original application was made.

1. Roadway Buffer: The first is a modification to the roadway buffer standards within Section 122-137(e)(1).a and (e)(1).a.1 of the SUDC which states:

“(e) Roadway Landscape Buffers: (1) Arterials Road Buffers:

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

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

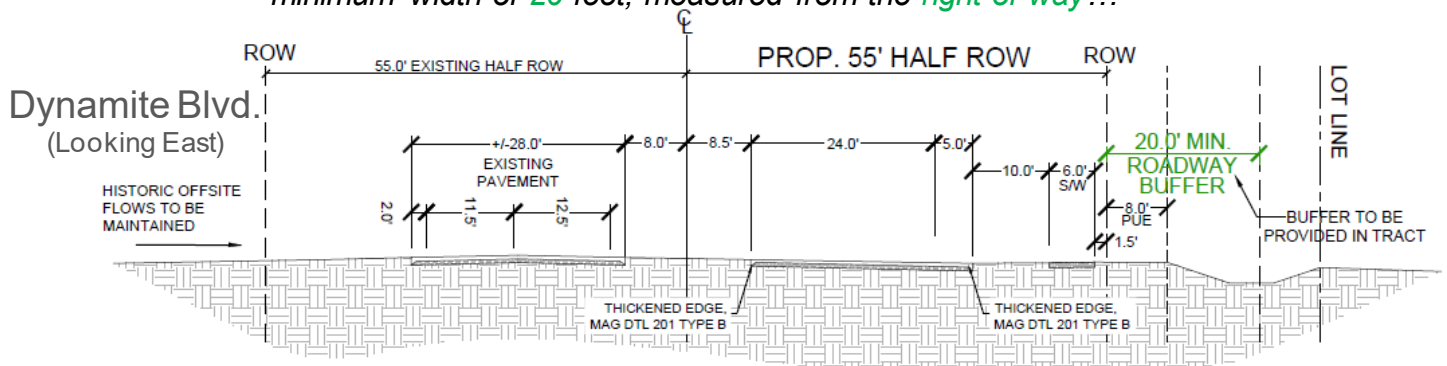
The roadway landscape buffer areas within Rio Caballo will include additional buffer area located within the dedicated 55' (Dynamite Blvd.) and 100' (163rd Ave.) half rights-of-way as measured to the back of curb. Given the potential variation in curb location, for ease of measuring the dedicated open space tract, these measurements will be revised to occur from the dedicated right-of-way.

As mentioned above, Dynamite Boulevard will have a right-of-way dedication and ultimate build-out consistent with the classified minor arterial. In the interim condition, the 29' pavement section with a thickened edge will be built south of the section line in its ultimate location. Collector road buffers, per Section 122-137, have an adjoining

landscape tract on both sides of the right-of-way. The average width of these landscape tracts is not less than 15-feet with the narrowest part of the tract being 10-feet in width. Rio Caballo looks to provide a buffer consistent with this roadway character while increasing the setback to 20-feet to allow for additional landscape area and drainage. To promote consistency, this minimum 20' buffer will be provided along the 159th Avenue collector frontage as well. The modified standard for subsection (e)(1)a shall read as follows:

“(e) Roadway Landscape Buffers: (1) Arterials Road Buffers:

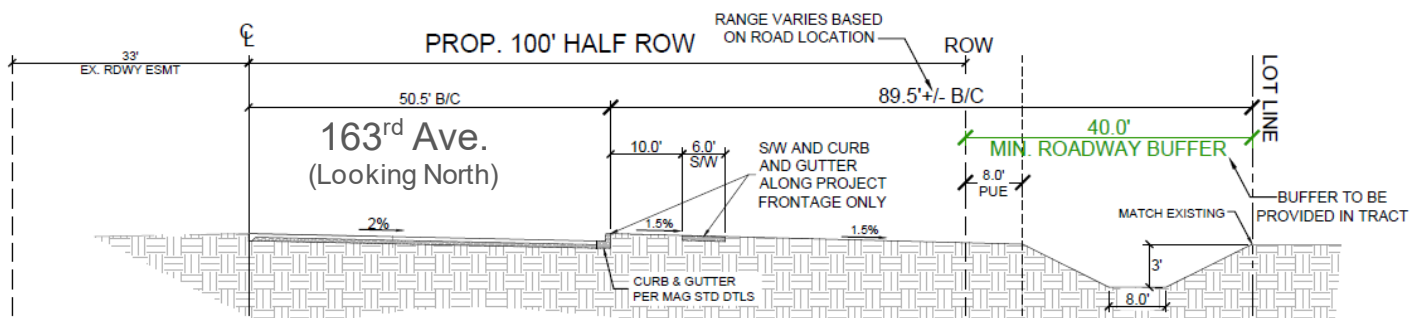
*a. **Dynamite Boulevard** shall have an adjoining landscape tract, having a minimum width of 20 feet, measured from the **right-of-way**...”*



163rd Avenue is identified as a parkway per City plans and will also have a modified standard for subsection (e)(1), as seen below. As proposed, this modified standard will significantly increase the roadway buffer as currently measured from back of curb. The proposed minimum 40-foot tract, measured from the right-of-way, will allow for necessary drainage and a meaningful landscape setback. Depending on the roadway location this tract will be combined with up to an additional +/-49.5-feet of buffer area located within the right-of-way, creating a generous buffer for the homes along 163rd Avenue.

“(e) Roadway Landscape Buffers: (1) Arterials Road Buffers:

*b. **163rd Avenue** shall have an adjoining landscape tract, having a minimum width of 40 feet, measured from the **right-of-way**...”*



Additionally, subsection (e)(1) a.1 shall be removed in its entirety. Similar to other neighborhoods found in this area, the Rio Caballo plan was designed to feature generous landscape tracts with native vegetation to act as a transition to adjacent properties and the passerby. Also, 163rd Avenue, which is a parkway, has the potential to carry significant future traffic. Requiring homes to face a busy street in this context, does not

create an inclusive or safe neighborhood design and is generally a detrimental standard to the quality of life for residents in a suburban neighborhood setting.

2. Tot Lots: The second modification is to the tot lots standard within Section 122-137(o) of the SUDC which states:

“o. Tot Lots: (1) All tot lot play equipment and amenities located within a retention basin must be located above the high-water line of the 50-year, two-hour storm event.

(2) There shall be a minimum of one tot lot area provided by the developer in low density or medium density residential developments. In no case shall there be less than one tot lot recreational area per 500 units within a development.

(3) A tot lot area shall, at a minimum, be comprised of the following amenities:

- a. One shade covered play structure consistent with ADA requirements;*
- b. One swing set;*
- c. Three benches;*
- d. Two trash receptacles;*
- e. One drinking fountain;*
- f. Two ramadas;*
- g. Two picnic tables; and*
- h. Two barbeque grills.*

(4) Ramadas. Ramadas for the tot lot area shall be constructed having the following characteristics:

- a. Twelve-foot by 12-foot under roof area;*
- b. Standing seam or concrete tile roof;*
- c. Twenty-four-inch by 24-inch masonry columns:*
 - (a) Column material requirements:*
 - i. Architectural block, such as split face or fluted block, or brick that is architecturally compatible with the project theme walls; and*
 - ii. Stone veneer.”*

Rio Caballo’s open space plans and amenity programming will focus on providing community gathering places and leisure opportunities within the proposed primary park, where residents can come together and have meaningful and enriching experiences. Instead of limiting the community gathering space to a tot lot, the requested modifications below will allow increased flexibility to provide gathering spaces for future residents and visitors to come together and experience their community. The modified standard for Section 122-137(o) shall be revised to read as follows:

*“o. **Community Gathering Spaces**: (1) All amenities located within a retention basin must be located above the high-water line of the 50-year, two-hour storm event.*

(2) The developer in low density or medium density residential developments shall provide community gathering spaces from the list below at a ratio of at least one per 400 units within a development:

- a. A dog park;
- b. An outdoor community center;
- c. A community pool (equivalent to two items);
- d. A tot lot;
 - (a) A tot lot area shall, at a minimum, be comprised of the following amenities:
 - i. One shade covered play structure consistent with ADA requirements;
 - ii. One swing set;
- e. An outdoor living area;
- f. A splash pad; and
- g. Ramadas.
 - (a) Ramadas shall be constructed having the following characteristics:
 - i. Two ramadas with a twelve-foot by 12-foot under roof area; or
 - ii. One ramada with a twenty-four-foot by 24-foot under roof area;
 - iii. Standing seam or concrete tile roof;
 - iv. Twenty-four-inch by 24-inch masonry columns:
 - (i) Column material requirements:
 - Architectural block, such as split face or fluted block, or brick that is architecturally compatible with the project theme walls; and
 - Stone veneer.
 - (b) A ramada area shall, at a minimum, be comprised of the following amenities:
 - i. Three benches;
 - ii. Two trash receptacles;
 - iii. One drinking fountain;
 - iv. Two picnic tables; and
 - v. A barbeque grill.

3. Recreational Field: The third modification is to the recreational fields standard within Section 122-137(p)(1) of the SUDC which states:

“p. Recreational Field: (1) 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 planned 2.5-acre primary park will provide a centralized space for residents to congregate and enjoy a host of amenities. In addition, this community will be centered around its natural desert setting, wash corridors, and nearly 1.5 miles of proposed community trails. A 3.5-acre turf field, which is larger than three soccer fields, is not in proportion to this community's natural desert character as it relates to the site's proposed +/-48 acres (27% of the site) of natural and improved open spaces. The provided

community trails, open spaces and their accompanying amenities will be thoughtfully designed to encourage connectivity, community, and outdoor activity. The recreational field provided will consider these additional open spaces, which exceed the minimum requirements, and will be designed and scaled thoughtfully for the character of this development, as shown on Figure 6, *Landscape, Monumentation and Amenities Plan*. The modified standard for Section 122-137(p)(1) shall include removal of the last sentence, as seen below.

“p. Recreational Field: (1) 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.”

4. Recreational Sport Courts: The fourth modification is to the recreational sport courts standard within Section 122-137(q)(1) of the SUDC which states:

“q. Recreational Sport Courts: (1) There shall be a minimum of one sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.

For the purposes of this section, a sport court is defined as:

- a. A tennis court;*
- b. A full court basketball court;*
- c. A sand volleyball court; and*
- d. A pickleball court.”*

In addition to the typical recreational courts listed above, which can serve a limited group of residents, Rio Caballo looks to promote alternative recreational opportunities that can encourage more residents to engage in public activities throughout the community. These uses will enhance the centralized 2.5-acre primary park and the proposed trail system, while ensuring that there are opportunities for all ages to enjoy the community's amenities. The modified standard for Section 122-137(q)(1) shall be revised to read as follows:

“q. Recreational Opportunities: (1) In order to promote recreation within the community, the developer in low density or medium density residential developments shall provide recreational opportunities from the list below at a ratio of at least one per 250 units within a development:

- a. A tennis court;*
- b. A half-court basketball court;*
- c. A sand volleyball court;*
- d. A pickleball court;*
- e. A fixed cornhole set (min. four boards);*
- f. A disc golf basket (min. two);*
- g. An outdoor fitness area with exercise equipment (min. three pieces)*
- h. A nature trail with educational plant species i.d. markers.*

5. Gated communities: The fifth modification is to Section 122-27 (a).
Gated single- and multi-family residential communities may be permitted provided:

“a. The size of the gated community, or multiple adjacent gated communities, shall not exceed 40 acres, unless submitted within a PUD and designed to properly connect with adjacent communities by both vehicular and pedestrian connections, with a minimum of 30 percent of the gross land area set aside as improved open space;”

Given the significant area of right-of-way along the project's frontages, the gross acreage is not proportionate to the required open space calculations typically based on net acreage. Rio Caballo's +/-48 acres of open space provides residents with ample opportunities for outdoor activity and view corridors in natural and programmed settings, and represents an additional +/-13 acres (a 35% increase) over the standard 20% net requirement. The modified standard for Section 122-27 (a) shall revise the last sentence to read as follows:

“a. The size of the gated community, or multiple adjacent gated communities, shall not exceed 40 acres, unless submitted within a PUD and designed to properly connect with adjacent communities by both vehicular and pedestrian connections, with a minimum of 25 percent of the gross land area set aside as improved open space;”

6. Gated communities: The sixth modification is to Section 122-27 (c).
Gated single- and multi-family residential communities may be permitted provided:

“c. That a minimum of 70 percent of the walls and/or fencing used around the perimeter of the gated community shall be open with view fencing and that said view fencing is located to provide continuous visual connections with open space areas of adjoining properties;”

Rio Caballo is a unique property that celebrates the combination of its natural desert setting with its proximity to the City's growing circulation system. With a site bound by a parkway to the west, an arterial to the north, a collector to the east and planned commercial to the south, Rio Caballo looks to provide a balance that promotes a high quality of living for its future residents related to sound mitigation and privacy in addition to proper transitioning from surrounding developments and future adjacent improvements. The proposed landscape buffer that surrounds the community will allow the adjoining properties to enjoy a natural desert foreground while setting development back to preserve existing visual connections. While solid fencing is proposed adjacent to the project's perimeter, Rio Caballo will promote visual and physical connectivity throughout the community with view walls or fencing adjacent to the site's significant open space areas, including the existing washes. This approach will balance natural openness and connectivity with the character of a gated community. The modified standard for Section 122-27 (c) shall be revised to read as follows:

“c. That a minimum of 70 percent of the walls and/or fencing used adjacent to large natural washes and parks shall be open with view fencing and that said view fencing is located to provide continuous visual connections with open space areas of adjoining properties;”

- "c. Driveways and other parking shall not comprise more than 30 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 unit. 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.*

The proposed development will include a minimum range of 40'-50' wide lots, which allows for a mix of home choices for the future buyer and represents the product demand in this area. This modification will allow for these variety of lot sizes where all the homes can accommodate a two-car garage and an appropriate width driveway. In addition to these changes, Rio Caballo will encourage strategies to mitigate garage dominance such as alternating floorplans, potential staggered setbacks and side loaded garages where possible. This standard will be revised to read as follows:

“c. Driveways and other parking shall not comprise more than 50 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 unit. 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 50 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."



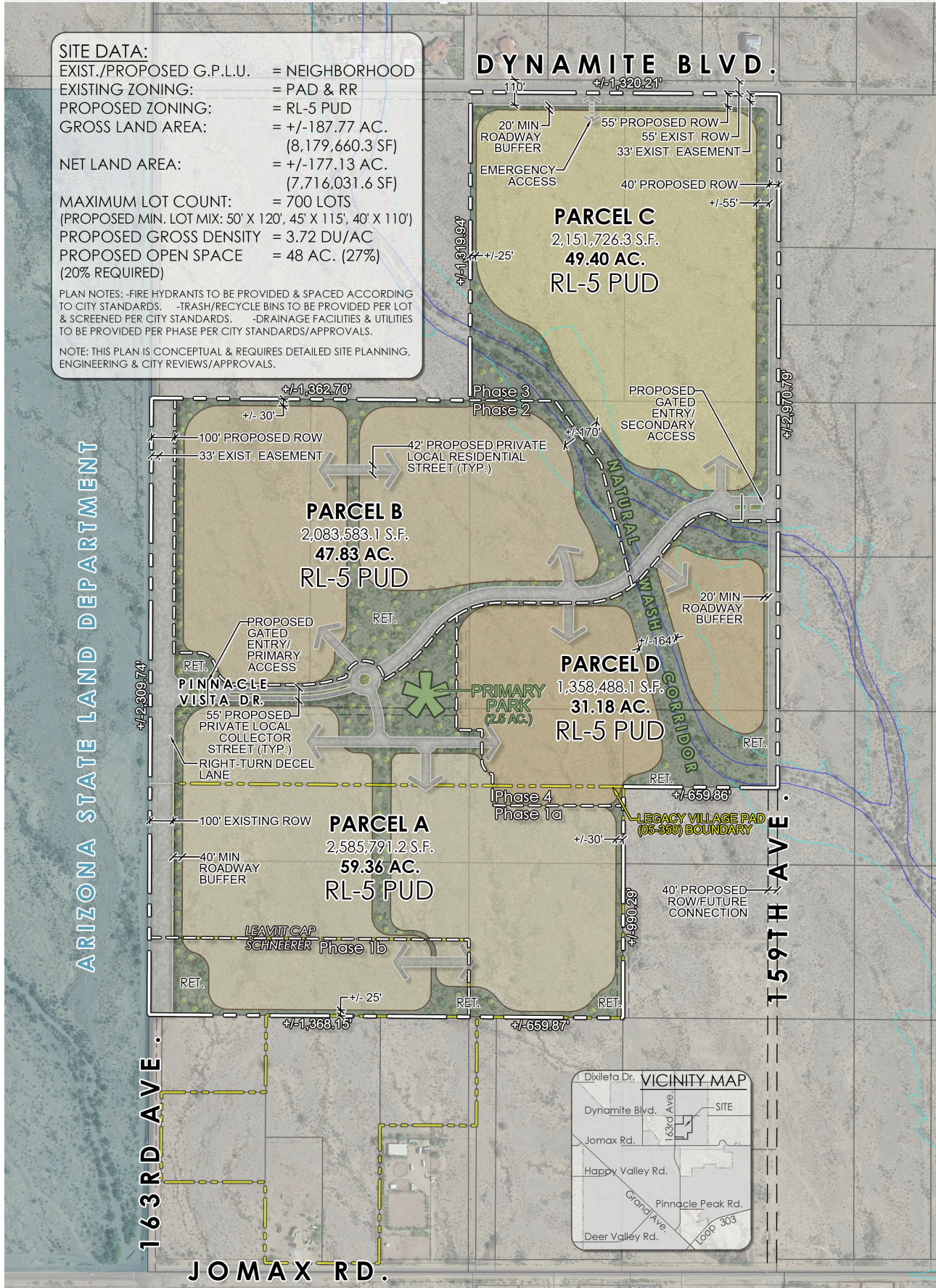
B. Development Plan and Phasing

The proposed Rio Caballo community looks to thoughtfully integrate low density single-family residential living within the surrounding native desert setting. This sensitive development approach will allow future residents the ability to take advantage of a new residential opportunity that promotes an appreciation and stewardship of one of Arizona's most valued assets. The development plan concept represented in Figure 5, *Development Plan Concept*, has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, gate locations, proposed relationship between surrounding properties, general lot configuration, and general location and size of open spaces but is non-regulatory and subject to change without triggering an amendment to the zoning. The development plan concept identifies three potential minimum lot sizes, including 50' x 120', 45' x 115', and 40' x 110' with the potential to provide larger lot sizes based on market conditions. A large primary, common open space/ amenity is provided within the central area of the development. In addition to these areas, the plan will incorporate many trail corridors, providing both pedestrian connectivity and visual corridors throughout the development.

Rio Caballo will be proposed to be developed in four phases, as seen in Appendix F, Phasing Plan. However, the actual construction will be dictated by market conditions, so the final phasing is considered to be non-linear in nature. Two points of access will be provided into the private gated development. The primary access point will be provided off 163rd Avenue via Pinnacle Vista Drive along with a secondary access provided off 159th Avenue and connecting to Dynamite Boulevard to the north and Jomax Road to the south. Interim secondary access points will be provided on 163rd Avenue in the project's southwest and northwest corners, prior to the development of the secondary access in a later phase. The central entry transitions through the project providing scenic views and convenient access to both common areas and additional passive open spaces, providing for a charming entry experience as drivers and pedestrians enter the community. The internal roadway system provides a looped circulation pattern with vehicular and pedestrian connectivity between the parcels and the central open space amenity.

Overall, this development is consistent with the growth area and land use identified within the General Plan and implements planning concepts related to its variety of housing options and open spaces that promote a high quality of life in addition to furthering the City's transportation system and existing resources. The Rio Caballo development plan integrates elements consistent with the Surprise 2035 General Plan to promote a new community that furthers the values of the community's vision to provide growth that is consistent with the City's high standard of living while providing a diverse development that aims to preserve the uniqueness of the site and the surrounding area.

Figure 5, Development Plan



C. Circulation Plan

Rio Caballo is bounded by portions of 163rd Avenue to the west, Dynamite Boulevard to the north and 159th Avenue to the east. There is no immediate frontage along Jomax Road. The General Plan 2035 Roadway Functional Classification Map classifies 163rd Avenue as a parkway (100' half street right-of-way) and Dynamite Boulevard as a minor arterial (55' half street right-of-way).

In support of the Rio Caballo project, 163rd Avenue will be constructed in phases that will provide the ultimate half-street improvements along the project frontage and will provide interim improvements outside of the property frontage to transition and match the existing roadway and maintain historic drainage conditions. The 163rd Avenue half-street improvements are based on a modified major arterial section to provide a 100' half street right of way, 48.5' of pavement, curb and gutter, street lighting, detached sidewalk, and an adjacent 40' roadway buffer providing for landscape and drainage channel improvements. The interim 163rd Avenue offsite improvements will provide roadway tapers and will transition drainage conveyance from the half-street improvements to match the existing pavement and maintain historic drainage and conveyance swales located within the right of way. The interim 163rd Avenue offsite improvements will also exclude curb and gutter, sidewalk, on-street drainage facilities, street lighting, and landscape improvements.

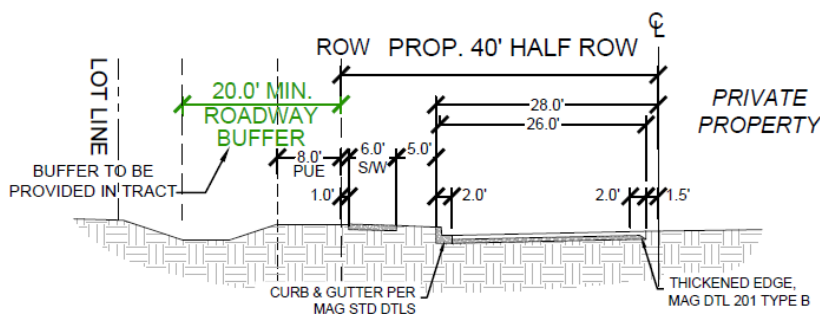
The required Dynamite Boulevard half-street improvements are based on a modified minor arterial section and are located along the northern property frontage. The half-street improvements are required to provide a 55' half street right of way with the ultimate 29' half-street pavement section with a thickened edge. Additionally, an eastbound right-turn deceleration lane will be provided at 159th Ave. The half-street improvements shall also include streetlights and an adjacent 20' roadway buffer to accommodate drainage channel and landscaping. The interim improvements will provide roadway tapers and striping, along the project frontage, to match to existing pavement and transition drainage to maintain historic drainage characteristics. Due to the off-site drainage conditions from the north, all Dynamite Boulevard improvements shall exclude curb and gutter, sidewalks, and on-street drainage facilities to allow drainage to continue its historic path and sheet flow across the roadway. The offsite drainage will be captured on the south side of the road and routed around the proposed lots to be discharged at its historic location. Lastly, the Rio Caballo developer will pay in-lieu fees for half of the landscaped median, along the property frontage, consistent with the timing agreed upon within the approved development agreement.

The 159th Avenue roadway improvements will be constructed in phases that will provide the ultimate half-street improvements widened to accommodate interim fire access (26') along the project frontage and will provide interim improvements outside of the property frontage. The completion of both half-street and interim improvements will provide connectivity from Dynamite Boulevard to Jomax Road and will be required to support the final phase of development of Rio Caballo. The 159th Avenue half street improvements shall consist of a modified residential collector street section providing a 40' half street right-of-way, a pavement section allowing for 1 northbound and 1 southbound traffic

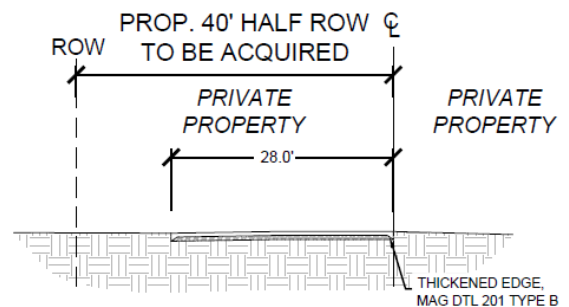
lane, curb and gutter (thickened edge on the east), street lights, detached sidewalk, and 20' roadway buffer containing landscape and drainage improvements along the project frontage. The Rio Caballo developer will pay in-lieu fees for half of the landscaped median, along the property frontage, consistent with the timing agreed upon within the approved development agreement.

159th Avenue interim improvements shall consist of extending 1 northbound and 1 southbound lane via an interim rural local road section southerly to Jomax Road. The interim section shall consist of pavement section for 1 northbound and 1 southbound lane of traffic, and shall exclude curb and gutter, on-street drainage facilities, streetlights, sidewalk, and landscaping. In coordination with the City of Surprise, southbound 159th Avenue at Jomax Road will provide a dedicated southbound right turn lane and a southbound left turn lane as allowed by the existing conditions. Due to the location of the existing off-site electrical transmission lines, which shall not be relocated or undergrounded as part of the Rio Caballo development, the city shall accept a southbound left and southbound right turn without the need for a thru lane to match up/align with the existing southbound lane of 159th on the south side of Jomax. This alignment is set by the houses and is in the County. The properly offset intersections do not create conflicting left turns, so we can leave the south side alone and build the new roadway, north of Jomax, and not require any additional r/w beyond the 40' that the City currently asked for.

This extension of 159th Avenue will improve regional circulation and provide an alternative connection between Dynamite Boulevard and Jomax Road and alleviate reliance and congestion on 163rd Avenue.



159th Avenue
(project frontage)
(Looking North)



159th Avenue
(south of project boundary)
(Looking North)

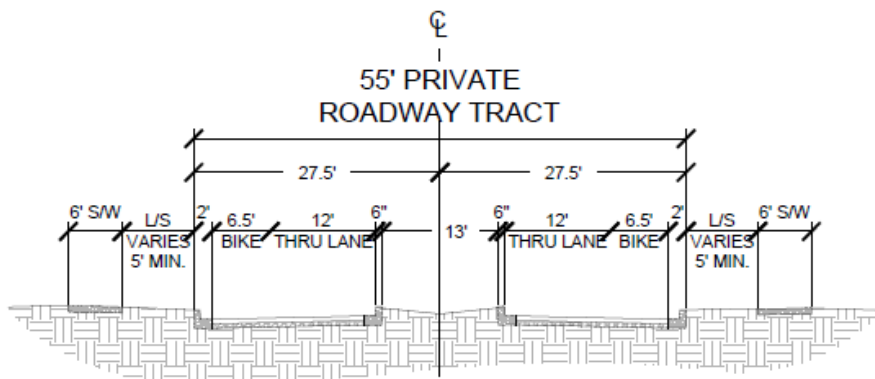
Off-site improvements to 163rd Avenue and 159th Avenue require coordination with property owners and other reviewing agencies along with the dedication of right-of-way and easements that are not under the Developer's control. Consequently, City support is required to coordinate such improvements and acquire such right-of-way through means available to it, such as eminent domain. Further, the City's support to extinguish existing easements and encumbrances associated with this scope of work may be necessary to complete these improvements. Given this, the Developer and City anticipate that a separate development agreement will be entered into to set forth the responsibilities associated with such off-site improvements and ensure project schedule

and sequencing are not conditioned upon off-site circulation improvements that are outside of the Developer's control.

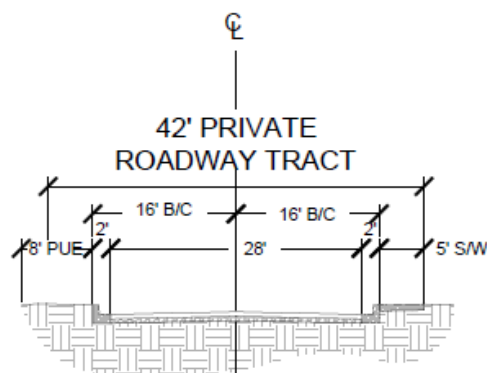
The project's improvements to 163rd Avenue, Dynamite Boulevard, and 159th Avenue will maintain the historic offsite drainage conditions to allow for the offsite drainage flows to continue to sheet flow across the street and be conveyed in a historic manner until upstream properties are developed and future roadway improvements are completed by others.

Serving the private community, the Pinnacle Vista onsite collector roadway will provide the primary gated entry into Rio Caballo, from 163rd Avenue and 159th Avenue, and will be built as a modified private minor collector through much of the site. Pinnacle Vista Drive shall provide enhanced landscaping through a center median and adjacent landscape strips separating the detached sidewalk. The proposed gate locations will provide adequate queueing and will not impede connectivity of any public streets or other public improvements and will not hinder the City's roadway systems plans or goals.

Modified private local residential streets will provide internal access throughout the community and will be built to allow both emergency access and refuse pickup. This cross-section has been modified to promote a more enjoyable walkable street profile by providing additional space for landscaping and shade trees along the streetscape. Specifically, tree plantings will be located 5' behind the proposed sidewalk to create enhanced shading opportunities throughout the community. With an attached sidewalk on one side, the other side will be utilized for enhanced ground coverings and PUE to provide dry utilities to serve the project. By limiting the constraints of additional hardscape and small planter strips, landscaping will have more room to thrive. The Rio Caballo community will ensure that these larger landscape areas are being properly planted by enforcing and maintaining street tree compliance through its CC&R's. Specific plant sizing, quantities and plant type requirements will be enforced for each homeowner within ninety-days of the date of closing.



Private Local Collector



Private Local Residential

A Traffic Statement supporting all street cross sections serving the property has been prepared and is included with this rezoning application as an Appendix under separate cover.

D. Open Space, Trails and Amenities Plan

Open space will be a significant element in the Rio Caballo community. Forty-eight (48)-acres of natural and improved open space, including almost 1.5 miles of trails, will serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. A central primary park will be a focal point of the community, which could include active and passive recreational amenities such as a shade ramada, outdoor living areas, informal play field, retention areas, sidewalks, parking and landscaping to serve the residents within the development. Additional open space areas will be provided throughout the community and along the natural wash corridor, including a 50-foot minimum setback from the dominant flow channel (sandy bottom) of a FEMA delineated floodplain, transitioning the development that will serve as retention basins and passive recreation for residents. Overall, the property will provide approximately 27% of the net site acreage as open space, a 35% increase in the open space requirements per Section 122-137(d)(2), Conventional Character Pattern of the City's Zoning Code. See Figure 6, *Landscape, Monumentation and Amenities Plan* for the conceptual character and location of all open spaces.

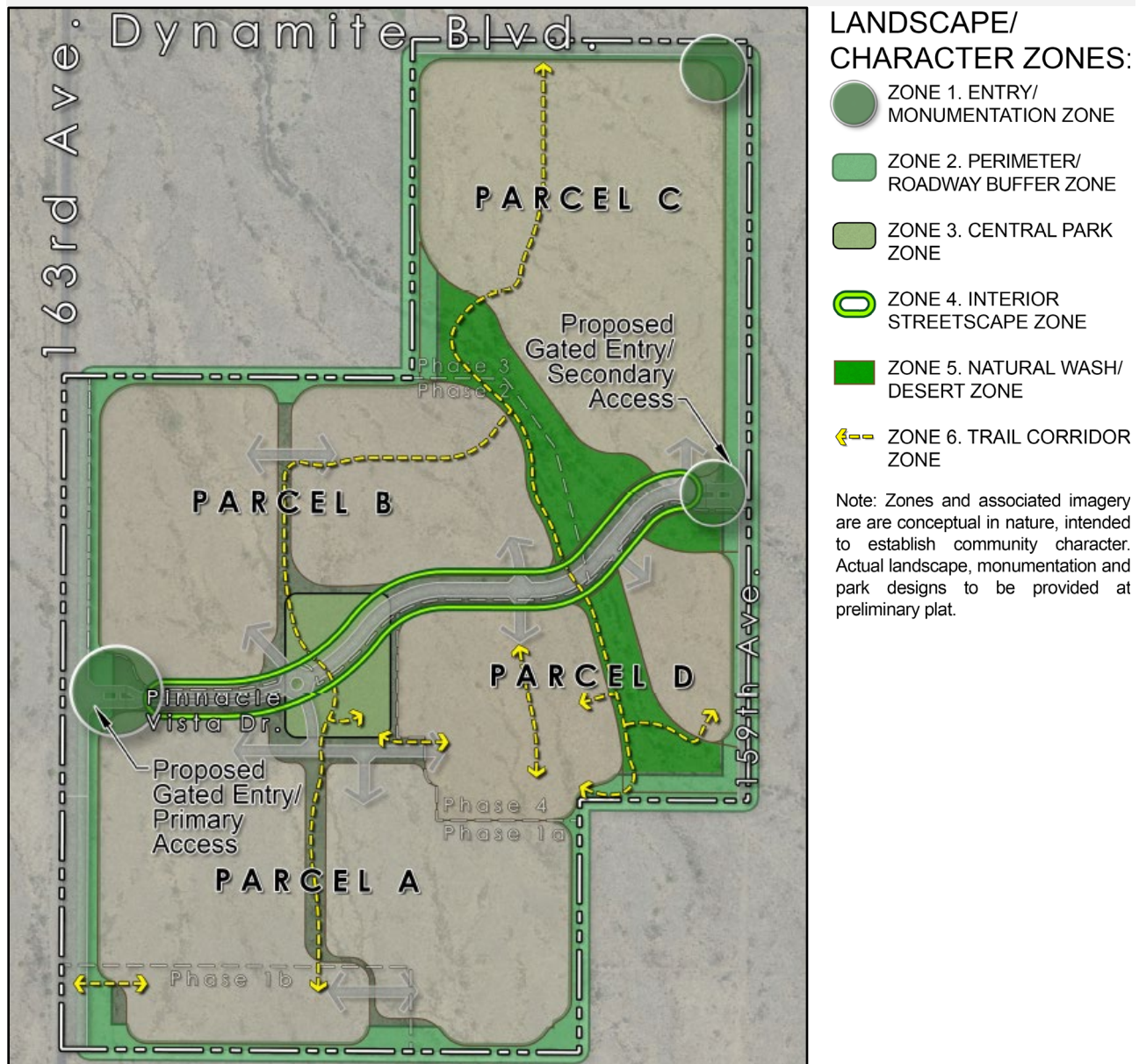


Natural Open Space Character

In addition to its large open spaces, Rio Caballo will focus on perimeter and internal landscape buffers, creating an attractive setting for visual buffering and setback sidewalks that will encourage walking and pedestrian connectivity within the development and adjacent surrounding community. A perimeter setback will be provided along both 163rd Avenue and Dynamite Boulevard. The setbacks will include landscaping and subdivision signage to identify the neighborhood. The 20' landscape setback along Dynamite Boulevard and 159th Avenue adjacent to the site as well as additional open space area given along the corners of the northern parcel frame the development and create an ample landscape transition from adjacent properties. Additionally, a minimum

40' wide landscape setback will be provided on 163rd Avenue, providing an attractive natural desert buffer between the lots and the street while providing large landscape areas for pedestrian connectivity along both perimeter roads.

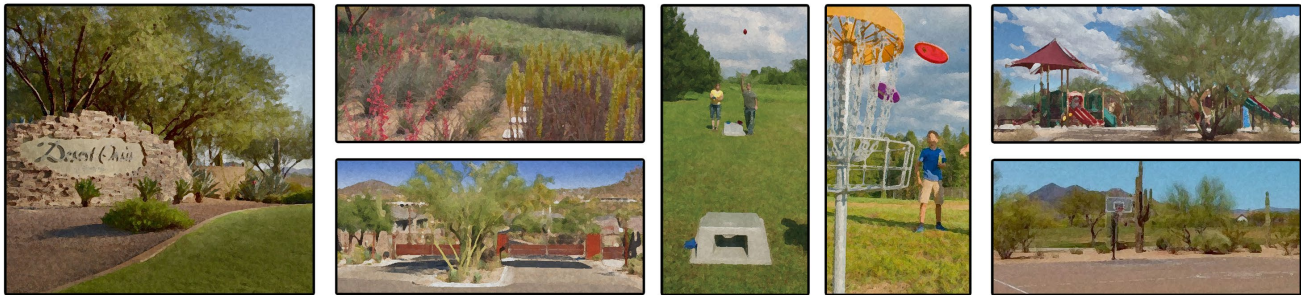
Figure 6, Landscape, Monumentation and Amenities Plan



E. Landscape Theme and Community Character

Rio Caballo's landscape designs will consider the context of the site and the existing landscape materials in the surrounding area, providing compatibility and appropriate transitioning throughout the site and with adjoining properties. The overall landscape theme will use native and ornate desert accent trees and shrubs that are found on the low-water use plant list. A complete list of plant materials will be provided with the preliminary plat and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

The property's character and hardscape elements will include natural earth tones and elegant simplicity that are characteristic of the project's desert setting. Theme walls and signage may use simple forms of stucco, wood, weathered steel, block and stacked stone veneer. To provide a pleasing contrast with the many shades of color present in the plant materials, the hardscape color scheme will be designed to complement the landscape palette and will be accented with bright bursts of color at focal points and in site furniture. Specific design concepts within the development will be proposed and approved through the preliminary plat process.



1. Monumentation, gated entry & organized plantings. 3. Amenity options to be chosen per PUD menu.



2. Buffers to match existing desert character. 3. Ramada & Retention Basins (improved or desert character).



3. Recreational field. 5. Existing on-site natural wash and desert character.



4. Shaded walkways & secondary entries/theming. 6. Paved and unpaved trail corridors.

Landscape, Monumentation and Amenities Character Imagery

F. Drainage Master Plan

Rio Caballo will be developed according to the approved Preliminary Master Drainage Report (May 2021). The Site is currently undeveloped desert located within the Wittmann Area Drainage Master Plan Update (Wittmann ADMPU) that was completed in July 2005. Wash 9 East (Zone AE with floodway) is a large wash that bisects the property with the topography generally sloping from the northwest to the southeast. Wash 9 East has a split (Wash 9 East Split) that rejoins Wash 9 East downstream of the property. The proposed culverts will route the offsite flow through the project and discharge to the historical outfall location. Onsite flows will be retained/detained to not adversely impact the downstream properties. All other historical discharge locations will be maintained with no adverse impacts to adjacent properties.

The post development flows are less than the pre-development condition. A CLOMR and LOMR application will be submitted to FEMA to revise the floodplain in future phasing. No development or grading will occur in the floodway beside the two proposed culvert crossings of Pinnacle Vista Dr.

All finished floors will be located a minimum of 1 foot above adjacent high-water elevations or ultimate outfall of the site.

G. Infrastructure

All onsite utilities shall be undergrounded as required by the Surprise Municipal Code.

Water

The City of Surprise operates and maintains the existing Desert Oasis water system that the project will connect to. Per as-built information obtained from the City, an existing 16-inch waterline is located within Jomax Road, south of the project that will be used as the connection point. The Rio Caballo waterline will be looped diagonally through the project site and will connect to the 16-inch waterline in Dynamite Boulevard. Rio Caballo will be developed according to the approved Rio Caballo Water Report (May 2021).

Sewer

The wastewater provider for this area is also the City of Surprise. Based on the results of the Wastewater Master Report, the existing sewer system has capacity to convey the proposed wastewater flows from Rio Caballo to the SPA2 WWTP. A proposed 15-inch sewer will connect to the existing 24-inch sewer in 163rd Avenue, south of Jomax Road. The proposed 15-inch sewer will extend to the southwest corner of the project and decrease in size to 12-inch diameter to serve any future wastewater flows upstream of the project. A 10-inch diameter sewer main will branch off from the 15-inch main and extend onsite to serve the project. Rio Caballo will be developed according to the approved Rio Caballo/Legacy Village Wastewater Master Report (May 25, 2021).

H. Future Home Owners Association Responsibility for Operational Aspect of Use

The community will include a home owners association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, streets and other common areas within the development. The HOA will enforce rules for the properties and their residents through 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 project, the HOA will be managed by the homebuilder until such a time where there are enough homeowners to assume management responsibilities. The future residents of the community will automatically become members of the HOA and will be required to pay annual fees for the ongoing operation and maintenance of the facilities owned by the HOA.

I. Conformance with the City of Surprise General Plan

The Property is located within the General Plan's Neighborhoods Character Area, which is primarily for residential use. The project is proposed for the Suburban Neighborhoods Development Type. The Property is also located within the General Plan's 163rd Corridor Growth Area. The project would further the implementation of many of the General Plan's Elements as discussed below.

Growth Element

The Rio Caballo project supports the growth element by promoting more efficient coordination of land use, transportation, and infrastructure development through the master planning process. The policies and plans outlined within this Element are designed to sustain high quality of life within Surprise, protect natural resources, and drive economic vitality by ensuring that necessary public facilities are completed in harmony with both existing and new development. Specific goals and policies are discussed below.

Goal 1: Sustainable Growth. Support sustainable growth that ensures effective, efficient, and equitable provision of public services, land, and infrastructure.

Policy 2. Give priority to infrastructure upgrades and improvements in the identified growth areas.

Policy 3. Focus infrastructure improvements in designated growth areas and contiguous to existing development.

Response: The Rio Caballo community supports future sustainable growth through the accommodation of future infrastructure improvements on the subject +/-187 acres and along 163rd Avenue, Dynamite Boulevard and 159th Avenue. These focused infrastructure improvements serve as a benefit to the area and contribute to connectivity and future development within the City of Surprise and the 163rd Avenue corridor growth area.

Goal 3: Natural Resources. *Conserve significant natural resources and open space in the Growth Areas.*

Policy 2. *Strengthen connections between open space areas within, and outside of growth areas by identifying open space corridors between these areas.*

Policy 3. *Safeguard and maintain significant historic, archaeological, and natural resources in the growth areas.*

Response: Rio Caballo is unique in its open space characteristics, providing Forty-eight (48) acres of improved and natural desert open space to be carefully integrated into the community. The development plan was created to put a design emphasis on the site's natural features to provide seamless connectivity and trail corridors, allowing future residents the ability to enjoy these natural resources as a focal point of Rio Caballo. These corridors will put a design emphasis on the natural features of the site, allow for enhanced views and allow for maintained natural flow of the significant washes. All these characteristics combine to create a community that allows these natural resources to be celebrated.

Land Use Element

The purpose of the Land Use Element is to shape the desired future physical composition of Surprise while also supporting and enhancing the City's existing quality of life. Consistent with the identified Neighborhood Character Area, Rio Caballo embraces this quality of life and the vision for future land use within Surprise through the identified goals and policies.

Goal 1: Unique Community. *The City of Surprise will provide a unique living experience by offering a sense of place and an intimate community atmosphere with all the conveniences of an active urban area.*

Policy 1. *The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.*

Policy 4. *City of Surprise will promote future development plans that provide opportunities for residents to engage in public activities locally through neighborhood-scale retail and housing developments; enhanced greenspace and recreation opportunities; enhanced transportation options for the community, including improved pedestrian and bicycle infrastructure; and the connection of the city through streetscape corridors.*

Response: Rio Caballo's development approach is guided by the underlying philosophy of building a unique community that showcases the natural features of the Sonoran Desert environment. This character will be enhanced through the addition of improved open spaces, including a central 2.5-acre park and multitude of trail corridors, that will encourage gathering and community

interaction. With quick access to the Loop 303 freeway & US Highway 60 interchange, via 163rd Avenue, these on-site amenities will be paired with convenient access to a host of public activities available throughout the City of Surprise.

Goal 6: Variety of Housing. *Provide high-quality housing in a range of residential densities and types.*

Policy 1. *The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.*

Policy 2. *The City shall promote various residential options that provide amenities and conveniences within the residence and surrounding community that is above the median housing mix.*

Response: The Rio Caballo PUD focuses on the benefits of coordinated master-planning. As planned, the three different lot sizes provide for a mix of housing choices for the future buyer, which represent the product demand in this area. This variety will contribute to the City's goal of broadening the available housing options available to future homebuyers. The development also provides various amenities that will appeal to many different homebuyers. From the abundant planned and natural open spaces to the varied product types, Rio Caballo provides a unique living choice for future residents of the City of Surprise.

Goal 8: Sustainable Construction. *Promote energy efficient development and construction practices.*

Policy 1. *Sustainable building practices should be promoted for all new construction.*

Response: As new construction, the project will comply with the most recent applicable code requirements and construction standards. Specifically, Rio Caballo will look to incorporate many energy efficient practices and green products throughout the community. Greater energy efficiency translates into lasting savings, a comfortable home environment, and smart use of natural resources. Enhanced energy-efficient building features may include improved insulation, advanced heating & cooling systems, LED lighting, higher efficiency electric heat pump water heaters, Wi-Fi thermostats with remote sensors, low E windows with vinyl frames, low flow plumbing fixtures, and water efficient drip irrigation systems. In addition, common plans result in more efficient use of wood & other building materials and minimizes waste at the job site.

Housing Element

The Housing Element of the General Plan provides a key component upon which to guide future residential development within the City. Whether through strategies to locate proper densities along transit corridors, such as 163rd Avenue, or to provide a mix of housing options, Rio Caballo looks to comply to the Housing Element as seen through the following goals and policies.

Goal 2: Housing Variety. Seek a variety of housing options that meet the socioeconomic needs of people who live and work in the City.

Policy 2. Establish appropriate incentives for the development of quality housing that accommodates a variety of income levels.

Policy 3. Promote various residential options that provide amenities and conveniences within the residence and surrounding community that is above the median housing mix.

Policy 4. Consider incentives for the development of diverse housing types, including smaller, more affordable units.

Policy 5. Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents.

Response: The Rio Caballo community is fortunate to be developed by a well-respected home builder that is known for their high-quality housing. In addition to providing a variety of architectural designs, colors and materials, which will complement its natural desert surroundings, much thought was put into choosing a mix of product types that would accommodate a variety of future homebuyers and the areas demand. Located within an identified growth area, Rio Caballo will provide a new housing option in an amenity rich location with the availability and need for new residential growth. With three different product types and a phased development approach, the Rio Caballo PUD looks to help balance the demand for housing for years to come.

Appendix A: Legal Description and ALTA Survey

PARCEL NO. 1

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE WEST HALF OF LOT 2, (SOMETIMES DESCRIBED AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTH HALF OF THE NORTH HALF OF G.L.O. LOT 3, (ALSO BEING DESCRIBED AS THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER); AND THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE EAST HALF OF LOT 2, (SOMETIMES DESCRIBED AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 7:

LOTS 1 THROUGH 108, INCLUSIVE, AND TRACTS A THROUGH P, INCLUSIVE, OF LEGACY VILLAGE, ACCORDING TO BOOK 1038 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTING AND RESERVING TO THE UNITED STATES OF AMERICA ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT RECORDED IN BOOK 257 OF DEEDS, PAGE 126, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 503-52-013C, 503-52-013E, 503-52-013F, 503-52-014E, 503-52-017 A, 503-52-0178 AND 503-76-824 THROUGH 503-76-947 INCLUSIVE

(ALTA SURVEY IS SEPARATE ATTACHMENT)

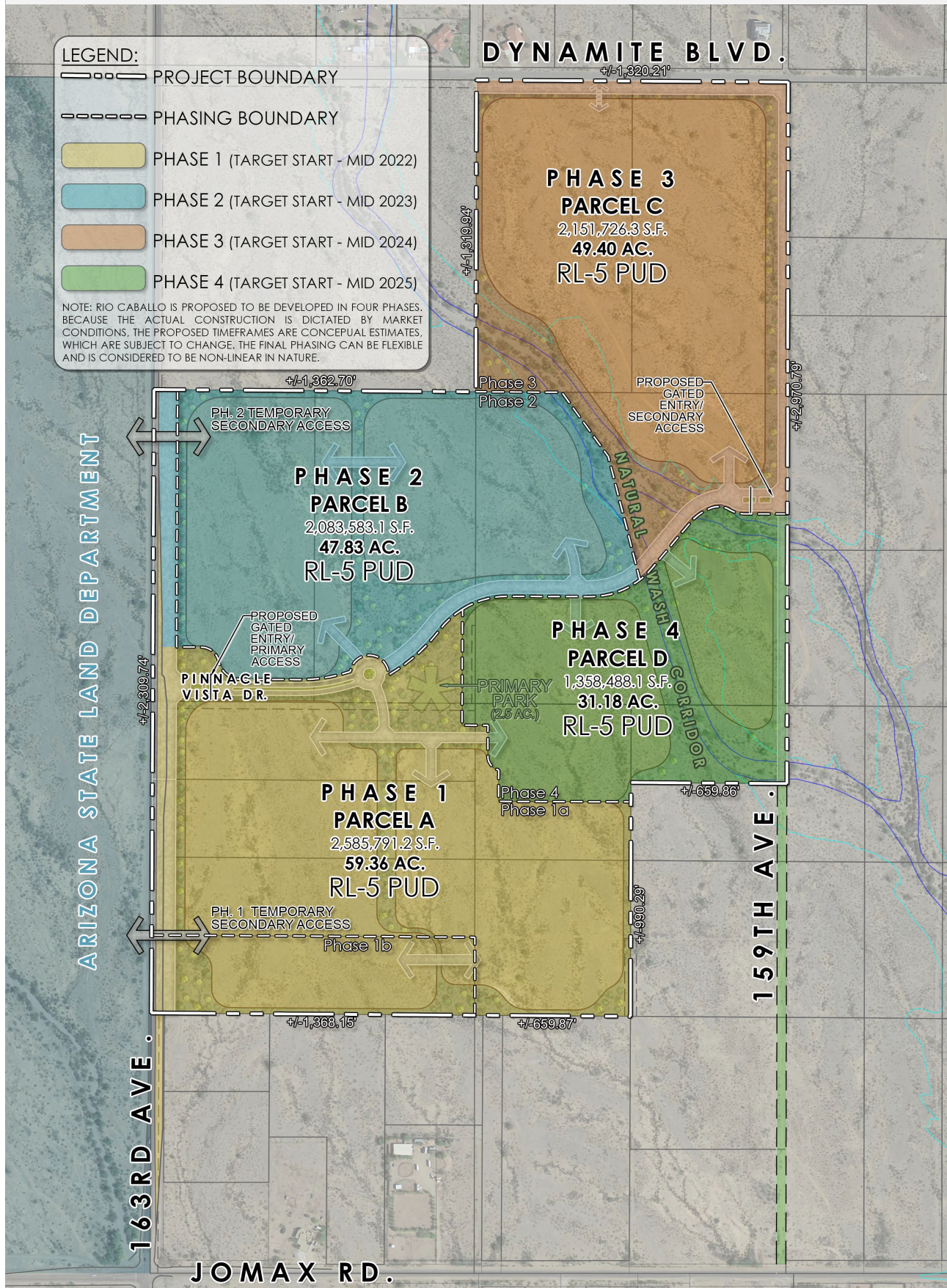
Appendix B: Traffic Impact Analysis

(Under separate cover.)

TRAFFIC IMPACT ANALYSIS
163rd Avenue and Jomax Road
Surprise, Arizona

May 2021

Appendix C: Phasing Plan



Rio Caballo

Citizen Participation Report

FS20-225

This report outlines the results of the citizen participation process implemented in conjunction with an application for a rezoning regarding Rio Caballo, a 187-acre planned development located south and east of the southeast corner of 163rd Avenue and Dynamite Boulevard in Surprise ("Project"). The citizen participation process ensured that the applicant pursued early and effective citizen participation in conjunction with the application pursuant to Surprise Unified Development Code Section 122-160.

On September 7th, 2020, the City of Surprise published legal notification in the Surprise Independent and sent a postcard with notification of the neighborhood meeting being held on September 24, 2020, to 20 property owners within a 300' buffer of the Project. A copy of the mailer, property owner mailing list, and a map showing the notification area are attached as [Appendix A](#), [Appendix B](#), and [Appendix C](#), respectively.

On September 24, 2020, the development team held a virtual neighborhood meeting via the Zoom web app. The complete summary of the meeting, including an attendee list and all public comments, is included as [Appendix D](#).

Two notification signs were posted on the property on September 3, 2020, one on the Jomax Road frontage and the other on Dynamite Boulevard frontage. Information on the signs included a general description of the Project and the date, time, and location of the neighborhood meeting. Pictures of the signs posted on the property are included as [Appendix E](#).

The applicant did not receive any phone calls or emails following the posting of the site or mailing of the notifications. At this time, all comments from members of the public were provided at the neighborhood meeting, which is summarized in full in [Appendix D](#). The primary issues noted were traffic and water supply. To address traffic concerns, Pulte has agreed to provide certain off-site roadway improvements as part of the Project, subject to right-of-way acquisition. In particular, these improvements include the extension of 159th Avenue from Dynamite Boulevard to Jomax Road, which will provide an alternative to 163rd Avenue for north-south traffic and benefit regional circulation. To address water supply concerns, Pulte is developing a well-site on property it owns within Desert Oasis to provide additional supply for the Project and is in the process of testing that well in accordance with applicable requirements.

Appendix A

Mailer Postcard

CITY OF SURPRISE
CITIZEN REVIEW MEETING

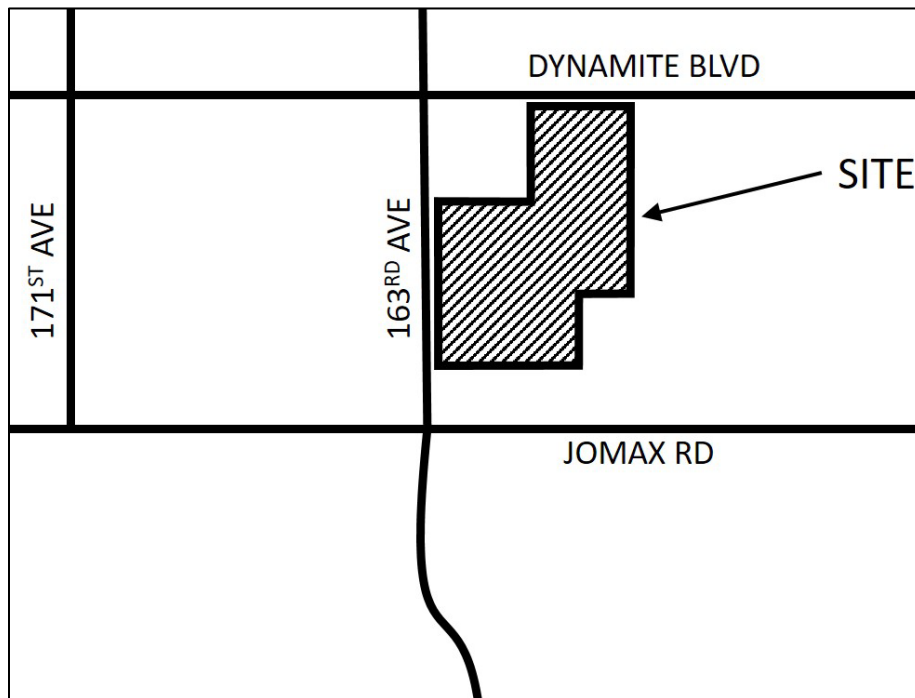
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. Due to the current COVID-19 public health emergency, the meeting will be conducted electronically. By using a computer and the access information provided below, 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: Sergio Angulo, 623-222-3155, sergio.angulo@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, September 24, 2020
TIME: 6:00 PM
ONLINE ACCESS: Online Zoom Meeting: <https://us02web.zoom.us/j/88285682619>
Meeting ID (access Code): 882 8568 2619
Phone Access: 1-669-900-6833

Project Location



PROJECT DESCRIPTION: Approval of a Zone Change (case FS20-225) of approximately 35 acres of Planned Area Development – Low Density Residential (PAD-LDR) and approximately 152 acres of Residential Ranch (RR), to Residential Low Density (RL-5) with a Planned Unit Development Overlay to allow for the development of a new residential subdivision of approximately 700 dwelling units. The property is located generally north of Jomax Road and east of 163rd Avenue (A portion of the west half of Section 31, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona).

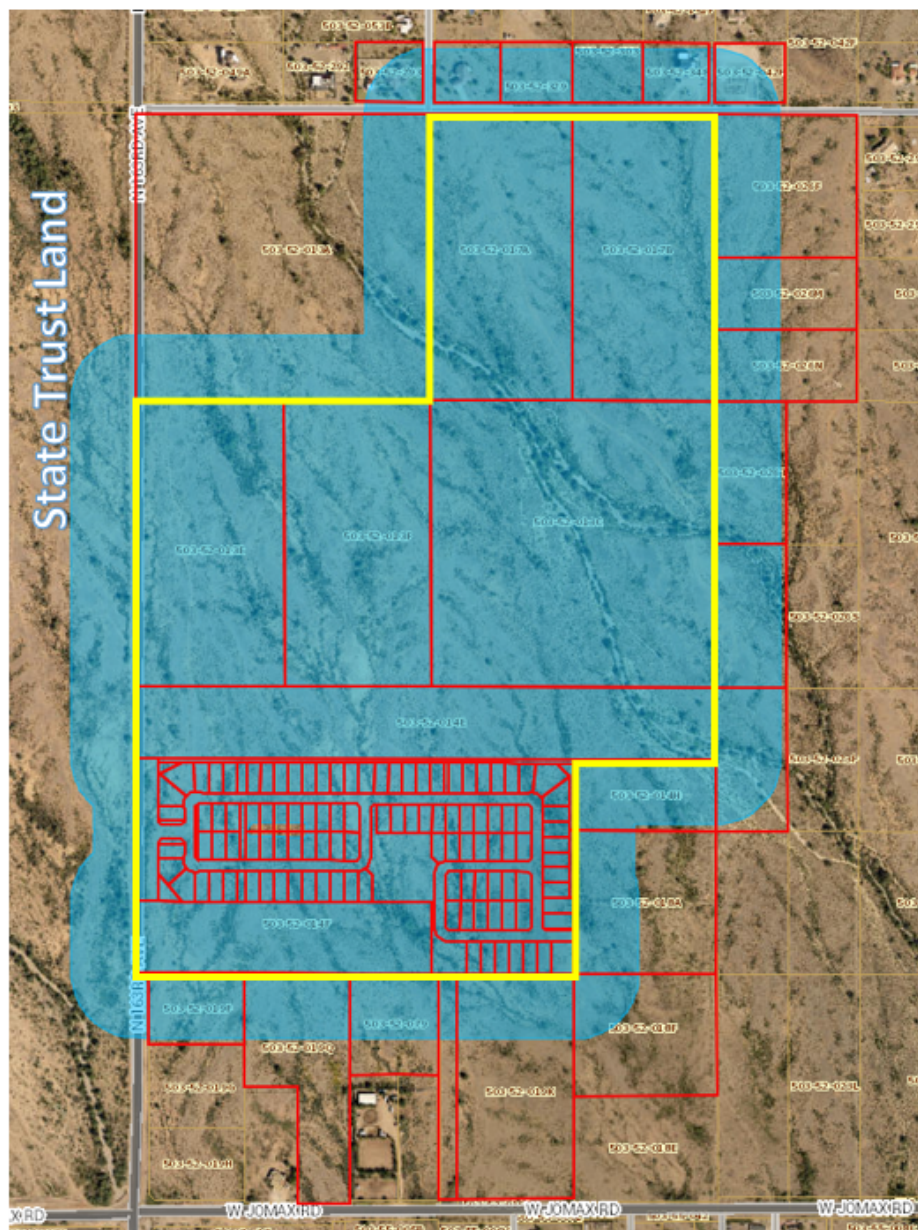
Appendix B

300' Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
ANDERSON JEANETTE		SURPRISE	AZ	85387
BALIAN ANNIE		GLENDALE	AZ	85308
BERMAN FAMILY LIVING TRUST		SURPRISE	AZ	85387
BOBBY L WONG AND SHERRY LIN WONG REVOCABLE TRUST/DI		TUCSON	AZ	85749
SILVIO LIVING TRUST/ETAL				
DYNAMITE GROUP LTD		MESA	AZ	85201
FLEURIDAS JACK		PAGOSA SPRINGS	CO	81147
ANDRE/LILLIAN W				
HAWKS AZ LAND LLC		OMAHA	NE	68154
JOMAX SWA INVESTMENTS LLC		PLEASANT HILL	CA	94523
LEAVITT CAP RIO CABALLO LLC		SEATTLE	WA	98122
LIM SUOR		PEORIA	AZ	85345
V/LONG/CHORINA				
M T SURPRISE ARIZONA PROPERTY LLC		ST LOUIS	MO	63131
MAITLEN ROBERT E/VONDA L TR		SURPRISE	AZ	85387
MCHUGH CHARLES/LORI J		SURPRISE	AZ	85379
MOORE FRED ELLIS JR/JOSEPHINE MARIE		PHOENIX	AZ	85022
PLATH ROBERT V		POMPANO BEACH	FL	33062
SAUNDERS DALE		BOWDEN	AB	TOMOKO
SCHNEERER GERALD L/LINDA M TR		SCOTTSDALE	AZ	85254
SHEPARD ALVIN L/REGINA G		SURPRISE	AZ	85387
STRATTARD CAROLYN NICOLE		GOODYEAR	AZ	85395
SZETO FRANK/SUE TR		PHOENIX	AZ	85029

Appendix C

300' Notification Map



Appendix D

Summary of Neighborhood Meeting

Rio Caballo

Summary of Neighborhood Meeting

September 24th, 2020

FS20-225



September 24, 2020, Neighborhood Meeting

Summary for Rio Caballo

FS20-225

The neighborhood meeting for Rio Caballo was held virtually via the Zoom web application at 6:00 p.m. on September 24, 2020. The development team was present at 5:50 p.m. and the first attendees arrived at 6:00 p.m. A list of attendees is attached as Exhibit A.

Members of the development team present included:

Carolyn Oberholtzer- Bergin, Frakes, Smalley & Oberholtzer

Lyle Begiebing - Bergin, Frakes, Smalley & Oberholtzer

Richard Lopez – Pulte Group

Myron Spencer – Pulte Group

Laura Meyers – Pulte Group

Keith Nichter – Kimley Horn

Curtis Brown – Kimley Horn

The virtual Zoom meeting opened to the public at 5:55pm with the members of the development team in attendance.

6:00 PM: Ms. Oberholtzer welcomed members of the public and explained the unique aspects of the online Zoom meeting setting such as how to ask questions in the chat or ask in person after the presentation is over. She told attendees she would give 5 more minutes for people to figure out how to log in if there were any difficulties.

6:05pm: Ms. Oberholtzer began the presentation with a general overview of the area. She pointed out the property and its location in the City of Surprise (“City”). She explained the surrounding area with State Trust Land adjacent to the west, unincorporated Maricopa County land to the south and east, and Pulte’s Desert Oasis development to the south and west. Ms. Oberholtzer explained how Pulte has been active in the area and that Rio Caballo will provide an opportunity to continue success of the nearby Desert Oasis development which will be built out in the next 18 months.

Ms. Oberholtzer then showed the City maps and explained the property’s General Plan designation of Neighborhood 2-8 du/ac and existing zoning of RR and PAD. She explained the proposal to rezone the property to RL-5 with a PUD overlay and how the Legacy Village PAD commercial portion is not part of this application.

She then showed the land use plan and explained that Rio Caballo will be a gated community centered around open space with a main amenity area and major access point on 163rd Ave. She explained that the Project will have 27% open space – 20% required by the City, and that the max dwelling units are in line with suburban scale development like Desert Oasis in the surrounding area.

Ms. Oberholtzer showed the Landscape Plan and explained that interior and perimeter landscape elements. She pointed out that 163rd Ave. is designated as a Parkway in the City, meaning it will have a right-of-way measuring 200' and that Pulte will develop half street improvements and landscape buffers adjacent to Rio Caballo. She continued, showing that Pulte will dedicate a 55' half right-of-way for Dynamite Rd. adjacent to the Project to the north, which has an ultimate width of 110'.

Ms. Oberholtzer highlighted the natural wash corridor in the center of the Project, with trails breaking off from it throughout the neighborhood, connecting residents to the amenity areas. She explained how there will be a mixture of lot sizes within the Project and that 5 du/ac is normal for a similar PUD in the area and the proposed PUD will cap the entire Project to 3.72 du/ac, lower than average density. She noted that there are pockets of homes with reduced lot width to add diversity but that the overall density will stay low due to the open space and other larger lots. She noted that building heights will be the same 30' building height in RR zoning with a max of 2 stories.

Ms. Oberholtzer then showed the early renderings of the housing products and architecture. She showed multiple renderings of the smaller lot products and highlighted the facade elements and reduced garage appearance then continued to show the 3500, 4000, and 5000 levels of housing products as well. She explained the phasing of the Project would begin at 163rd Ave. & Jomax Rd. and continue north over time with planned construction by end of next year and full development over the following 4-5 years. She pointed out that hearings had not been scheduled yet but that everyone will receive notice of future hearings if they received the notice for this meeting.

Ms. Oberholtzer opened the floor for questions and gave her email address for anyone to contact her directly.

Citizen Questions:

A Citizen pointed out their property on the vicinity map at 163rd and Jomax and asked if the development would be more than 700 homes.

Ms. Oberholtzer explained that it will be an absolute maximum of 700 homes once final buildout is reached in 4+ years.

Multiple citizens asked how will the traffic be addresses with many new residents using already congested roads?

Ms. Oberholtzer explained that 163rd Ave. has a "parkway" designation which is the highest class of roadway above even arterial road designation and that that the Parkway will be able to handle all future traffic. She also noted that as development comes into the surrounding area, more traffic improvements will continue to be constructed.

Multiple residents asked if Cox coming to the area.

Ms. Oberholtzer and the team said they did not know and to ask City Staff for details on this question.

A citizen asked how the abutting 1-acre and 2-acre parcels will be affected by the development.

Ms. Oberholtzer explained there will be many lot sizes and transitions provided to abutting property and showed a regional map for context. She said properties north of Dynamite Rd. are separated by an arterial and the southern portion will be separated by a landscape buffer. She explained there will be 40', 45', and 50' lots like in nearby developments and the gated community theme will keep smaller lots separated.

Multiple citizens asked what is projected timeline for the development?

The development team answered that it is possible to start construction by end of 2021 and then will take 4-5 years until full buildout achieved.

A citizen asked when will 163rd Ave. be expanded to the full Parkway designation?

The development team informed them that this would happen with first phase of the Project. Lloyd Abrams from City staff confirmed and explained development in the area and the City's plan regarding road improvements

A citizen asked if there will be trails in the wash and open space area?

Ms. Oberholtzer said yes there are and showed the Landscape Plan and pointed out the planned trail systems in and around the open space.

A citizen asked if there will be any wildlife trails running through the property?

The development team explained that the natural wash serves as a wildlife corridor and pointed out that the property will be maintained as is where the wash enters and exits property.

A citizen asked if the adjacent State Trust Land was planned to be developed or if there have been any auction announcements?

The development team answered that State Land Department is evaluating the real estate currently. Ms. Oberholtzer explained State Trust Land and the legality of ownership. She added that when State Land considers that property for development they will give plenty of notice and pointed out that the State Trust Land portion is included in the City's long-term plans for future development.

A citizen asked if there will be improvements or fixes on existing roads to the north?

Ms. Oberholtzer answered that no, the Project would be limited to improving just the land adjacent to the site, not offsite to the north.

A citizen asked if the corner of 163rd Ave. is being developed?

The development team answered that no, the corner is not part of the Project and is under separate ownership.

A citizen asked how far east does the development go and is it on City or County land?

The development team pulled up the vicinity map and showed how the development extends a half mile east of 163rd Ave. to the 159th Ave. alignment and pointed out the major 155th Ave. alignment another half mile east. The Project will be fully within the City.

A citizen explained her frustration with the City and 10+ other developments in the area that neighbors have not approved of. She explained that they are very concerned about the water issue and said the City is draining the wells and it is not sustainable.

Ms. Oberholtzer explained that this Project is a fair amount lower than maximum density and will be on City sewer and water, so wells are not affected.

A citizen expressed concern that the City is drilling extra-large wells that will impact existing wells and they call it City water.

The development team responded that they understand the concerns. Ms. Oberholtzer explained that the Project is consolidating an already existing PAD and will be sensitive to natural features to create little development pockets with large open space to be middle ground between larger development and rural development.

A citizen asked how many homes Pulte has built in the entire area and planned to build?

Richard Lopez explained Pulte is not the sole builder for the nearby Desert Oasis project, so he did not have an exact number. Rio Caballo is proposed for 700 units.

A citizen asked if there are ground owls living on this land?

The development team responded that they do not know if any are and have not seen a record of that.

Citizens asked what will be done about Dynamite Rd. traffic?

The development team showed the vicinity map and pointed out where existing ROW is. They explained that Pulte will complete the 55' half street improvements that will eventually be 110' wide minor arterial.

A citizen asked what type of street lighting is planned?

The development team explained that all light features will follow City Code requirements.

A citizen asked if Pulte owns the property currently.

Ms. Oberholtzer explained that Pulte is in escrow to purchase the property.

Citizens asked if the Project would stub utilities across Dynamite?

The development team explained that Pulte will have to put utilities on street frontage so there will be future access.

Citizens asked if there will be traffic control plans during construction at 163rd Ave?

The development team said yes, they will have plans when they are closer to construction.

A citizen asked about the current zoning.

The development team explained that it is currently zoned PAD and RR and explained the density for RR zoning and the General Plan designation of Neighborhood.

A citizen asked if all amenities are part of the Project or are communities facilities district allowed?

The development team said that it will be privately owned and maintained by the HOA and pointed out that it will be a gated community and residents will be paying HOA fees.

A citizen asked if Pulte is financing the amenities?

The development team answered yes.

A citizen was concerned about school overcrowding.

Ms. Oberholtzer explained that the property will be annexed into one of two current school districts and currently is not part of any school district.

A citizen asked if there will be horse trails?

The development team responded that no horse trails are planned at this time.

The development team kept the video meeting open until 7:00 p.m. to answer all citizen questions and the meeting adjourned at 7:01 p.m.

Exhibit A

Virtual Neighborhood Meeting Attendee List

Members of the Public in Attendance

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
Carolyn Oberholtzer	[REDACTED]	9/24/2020 17:29	9/24/2020 18:59	91
DIANA JOHNSON		9/24/2020 17:29	9/24/2020 17:59	30
John		9/24/2020 17:30	9/24/2020 17:59	30
Lisa Londene		9/24/2020 17:30	9/24/2020 17:59	30
Shemers		9/24/2020 17:30	9/24/2020 17:59	29
Skip Hall		9/24/2020 17:31	9/24/2020 17:59	29
rlopez		9/24/2020 17:34	9/24/2020 17:35	1
rlopez		9/24/2020 17:35	9/24/2020 18:59	85
iPhone		9/24/2020 17:44	9/24/2020 17:59	16
scott		9/24/2020 17:45	9/24/2020 17:59	14
Lyle Begiebing	[REDACTED]	9/24/2020 17:47	9/24/2020 17:47	1
Lyle Begiebing	[REDACTED]	9/24/2020 17:47	9/24/2020 18:59	73
Grant Helgeson	[REDACTED]	9/24/2020 17:47	9/24/2020 17:59	12
Imeyers		9/24/2020 17:55	9/24/2020 17:55	1
Imeyers		9/24/2020 17:55	9/24/2020 18:59	65
Carol Szeto	[REDACTED]	9/24/2020 17:56	9/24/2020 17:59	3
Lori Christiansen	[REDACTED]	9/24/2020 17:57	9/24/2020 17:59	3
Irene Milhorn	[REDACTED]	9/24/2020 17:57	9/24/2020 17:59	3
Keith Nichter		9/24/2020 17:57	9/24/2020 17:58	1
kweaver		9/24/2020 17:58	9/24/2020 17:59	2
Keith Nichter		9/24/2020 17:58	9/24/2020 18:59	62
myron		9/24/2020 17:58	9/24/2020 17:59	1
iPhone		9/24/2020 17:59	9/24/2020 18:59	61
DIANA JOHNSON		9/24/2020 17:59	9/24/2020 18:59	61
Shemers		9/24/2020 17:59	9/24/2020 18:59	61
Carol Szeto	[REDACTED]	9/24/2020 17:59	9/24/2020 18:51	52
Lori Christiansen	[REDACTED]	9/24/2020 17:59	9/24/2020 18:27	29
Skip Hall		9/24/2020 17:59	9/24/2020 18:59	61
Grant Helgeson	[REDACTED]	9/24/2020 17:59	9/24/2020 18:49	50
myron		9/24/2020 17:59	9/24/2020 18:59	61
scott		9/24/2020 17:59	9/24/2020 18:59	61
Irene Milhorn	[REDACTED]	9/24/2020 17:59	9/24/2020 18:36	37
kweaver		9/24/2020 17:59	9/24/2020 19:00	61

Barry Shemer	██████████t	9/24/2020 17:59	9/24/2020 18:33	35
Dustin Fielden		9/24/2020 17:59	9/24/2020 18:59	61
Lisa Londene		9/24/2020 17:59	9/24/2020 18:59	61
Coffee		9/24/2020 17:59	9/24/2020 18:59	61
John		9/24/2020 17:59	9/24/2020 19:09	71
Curtis.Brown		9/24/2020 18:00	9/24/2020 18:59	60
Ron Judge		9/24/2020 18:00	9/24/2020 18:05	6
John		9/24/2020 18:01	9/24/2020 18:59	59
14802052363		9/24/2020 18:01	9/24/2020 18:59	59
Paul		9/24/2020 18:01	9/24/2020 18:59	59
autumn		9/24/2020 18:02	9/24/2020 18:21	19
Greg Newman		9/24/2020 18:02	9/24/2020 18:29	28
sergio.angulo		9/24/2020 18:02	9/24/2020 18:59	58
manzoortariq		9/24/2020 18:04	9/24/2020 18:59	56
John		9/24/2020 18:04	9/24/2020 18:59	56
Jacqueline Rea		9/24/2020 18:05	9/24/2020 18:59	55
iPhone		9/24/2020 18:06	9/24/2020 18:36	31
Kelly		9/24/2020 18:14	9/24/2020 18:59	46
Barbara Knipp	██████████	9/24/2020 18:20	9/24/2020 18:59	39
Cathy		9/24/2020 18:28	9/24/2020 18:59	32
Irene Milhorn	██████████ ██████████	9/24/2020 18:37	9/24/2020 18:38	1
JackWesleyHarper		9/24/2020 18:39	9/24/2020 18:59	21
OFFICE		9/24/2020 18:39	9/24/2020 18:59	21
Steph Martin		9/24/2020 18:44	9/24/2020 18:59	16

Appendix E

Affidavit of Site Posting

AFFIDAVIT OF POSTING

Case Number SF20-225
Project Name: Rio Caballo
Project Location: South and East of corner of 163rd Ave and Dynamite Blvd
Date Site Posted: 09/03/2020

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

[Signature]
Owner/Applicant Signature

9/4/20
Date

This instrument was acknowledged before me this 4th day of September
20 20 by Lauren Trobaugh

[Signature]
Notary Public

My Commission Expires: June 1st 2022



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 24, 2020

Time: 6:00pm

Location: Virtual

Planning and Zoning

Date: TBD

Time: TBD

Location: TBD

City Council

Date: TBD

Time: TBD

Location: TBD

Link: <https://us02web.zoom.us/j/88285682619>

Meeting ID: 882 8568 2619

Call-In: 1-669-900-6833

Case No. FS20-225

Request: Approval of a Zone Change (case FS20-225) of approximately 35 acres of Planned Area Development — Low Density Residential (PAD-LDR) and 152 acres of Residential Ranch (RR) to Residential Low Density (RL-5) with a Planned Unit Development Overlay to allow for the development of a new residential subdivision of approximately 700 dwelling units. The property is located generally north of Jomax Road and east of 163rd Avenue (A portion of the west half of Section 31, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona).

For more information, call:
623-222-3011
Surpriseaz.gov



09/03/2020
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Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 24, 2020

Time: 6:00pm

Location: Virtual

Planning and Zoning

Date: TBD

Time: TBD

Location: TBD

City Council

Date: TBD

Time: TBD

Location: TBD

Link: <https://us02web.zoom.us/j/88285682619>

Meeting ID: 882 8568 2619

Case No. FS20-225

Call-in: 1-869-900-6833

Request: Approval of a Zone Change (case FS20-225) of approximately 35 acres of Planned Area Development — Low Density Residential (PAD-LDR) and 152 acres of Residential Ranch (RR) to Residential Low Density (RL-5) with a Planned Unit Development Overlay to allow for the development of a new residential subdivision of approximately 700 dwelling units. The property is located generally north of Jomax Road and east of 163rd Avenue (A portion of the west half of Section 31, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona).

For more information, call:
623-222-3011
Surpriseaz.gov



09/03/2020
Page 73 of 220

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 24, 2020

Time: 6:00pm

Location: Virtual

Planning and Zoning

Date: TBD

Time: TBD

Location: TBD

City Council

Date: TBD

Time: TBD

Location: TBD

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Call-In: 1-669-900-6833

Request: Approval of a Zone Change (case FS20-225) of approximately 35 acres of Planned Area Development — Low Density Residential (PAD-LDR) and 152 acres of Residential Ranch (RR) to Residential Low Density (RL-5) with a Planned Unit Development Overlay to allow for the development of a new residential subdivision of approximately 700 dwelling units. The property is located generally north of Jomax Road and east of 163rd Avenue (A portion of the west half of Section 31, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona).

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09/03/2020

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City of Surprise

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Date: September 24, 2020

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Planning and Zoning

Date: TBD

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Date: TBD

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Request: Approval of a Zone Change (case FS20-225) of approximately 35 acres of Planned Area Development — Low Density Residential (PAD-LDR) and 152 acres of Residential Ranch (RR) to Residential Low Density (RL-5) with a Planned Unit Development Overlay to allow for the development of a new residential subdivision of approximately 700 dwelling units. The property is located generally north of Jomax Road and east of 163rd Avenue (A portion of the west half of Section 31, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona).

For more information, call:
623-222-3011
Surpriseaz.gov



09/03/2020

AFFIDAVIT OF POSTING

Case Number SF20-225
Project Name: Rio Caballo
Project Location: South and east of corner of 16rd Ave. and Dynamite Blvd.
Date Site Posted: 7-22-21

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

[Signature]
Owner/Applicant Signature

7/29/21
Date

This instrument was acknowledged before me this 29th day of July,
2021 by CAROLYN OBERHOLTZER

[Signature]
Notary Public

My Commission Expires:
June 1st, 2022



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: September 24, 2020

Time: 6:00pm

Location: Virtual

Planning and Zoning

Date: August 19, 2021

Time: 6:00 PM

Location: 16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 21, 2021

Time: 6:00 PM

Location: 16000 N. Civic Center Plaza
Surprise, AZ 85374

Link: <https://us02web.zoom.us/j/802815682619>

Meeting ID: 802 808 2619

Call-In: 1-800-900-4833

Case No. FS20-225

Request: Approval of a Zone Change (case FS20-225) of approximately 35 acres of Planned Area Development — Low Density Residential (PAD-LDR) and 152 acres of Residential Ranch (RR) to Residential Low Density (RL-5) with a Planned Unit Development Overlay to allow for the development of a new residential subdivision of approximately 700 dwelling units. The property is located generally north of Jomax Road and east of 163rd Avenue (A portion of the west half of Section 31, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona).

For more information, call:
623-222-3011
Surpriseaz.gov



of Public Hearing

City of Surprise

Planning and Zoning

Date: August 19, 2021

Time: 6:00 PM

Location: 16000 N. Civic Center Plaza
Surprise, AZ 85374

City Council

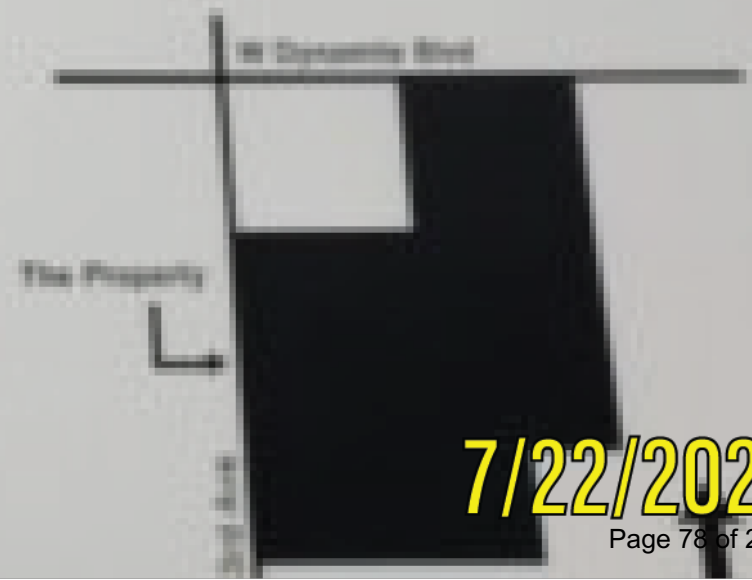
Date: September 21, 2021

Time: 6:00 PM

Location: 16000 N. Civic Center Plaza
Surprise, AZ 85374

Case No. PS20-225

225) of approximately 35 acres of Planned
(D-LDR) and 152 acres of Residential
a Planned Unit Development Overlay to
division of approximately 700 dwelling
Max Road and east of 163rd Avenue (A
orth, Range 1 West of the Gila and Salt



7/22/2021



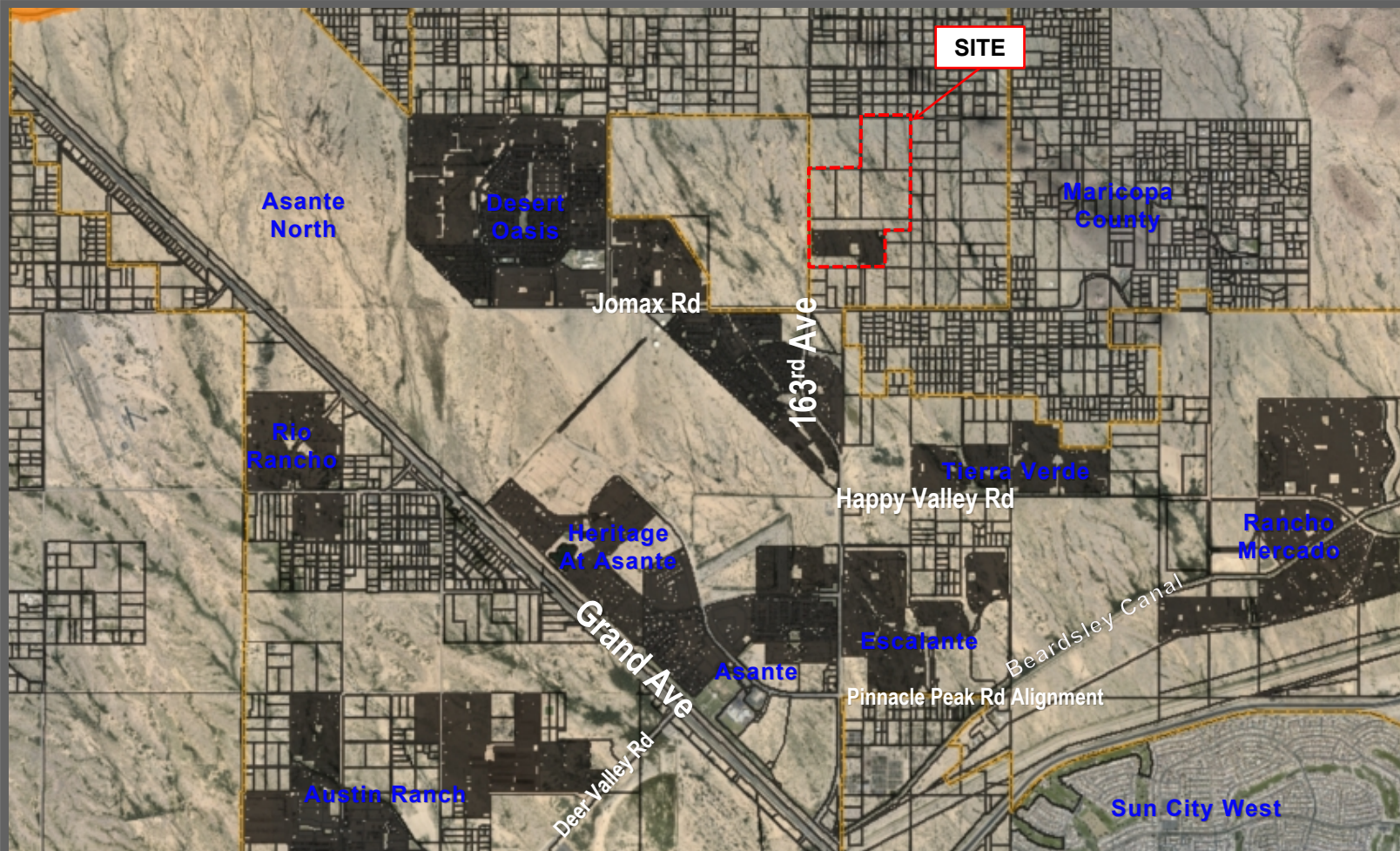
FS20-225

Rio Caballo

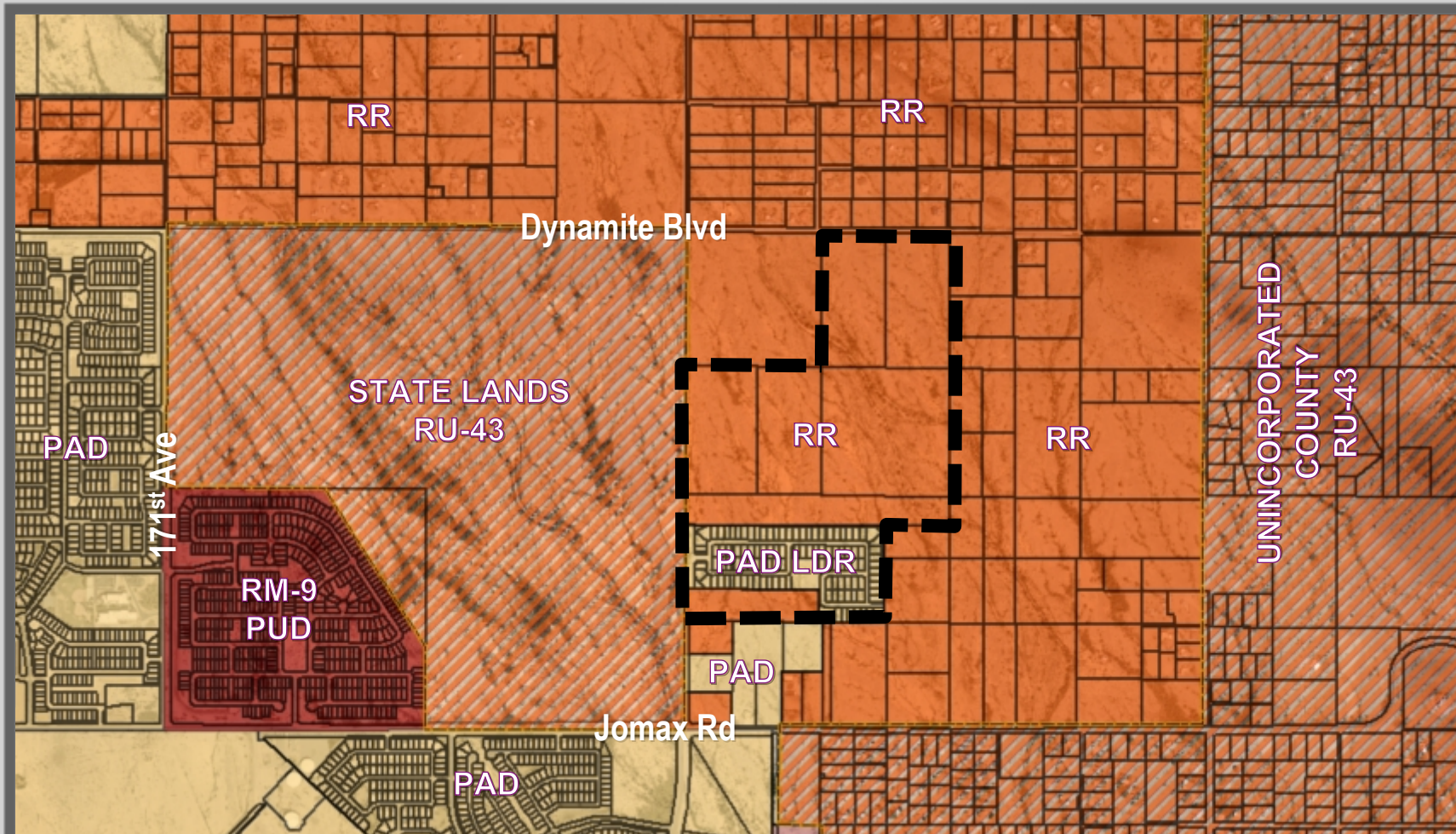
Zone Change

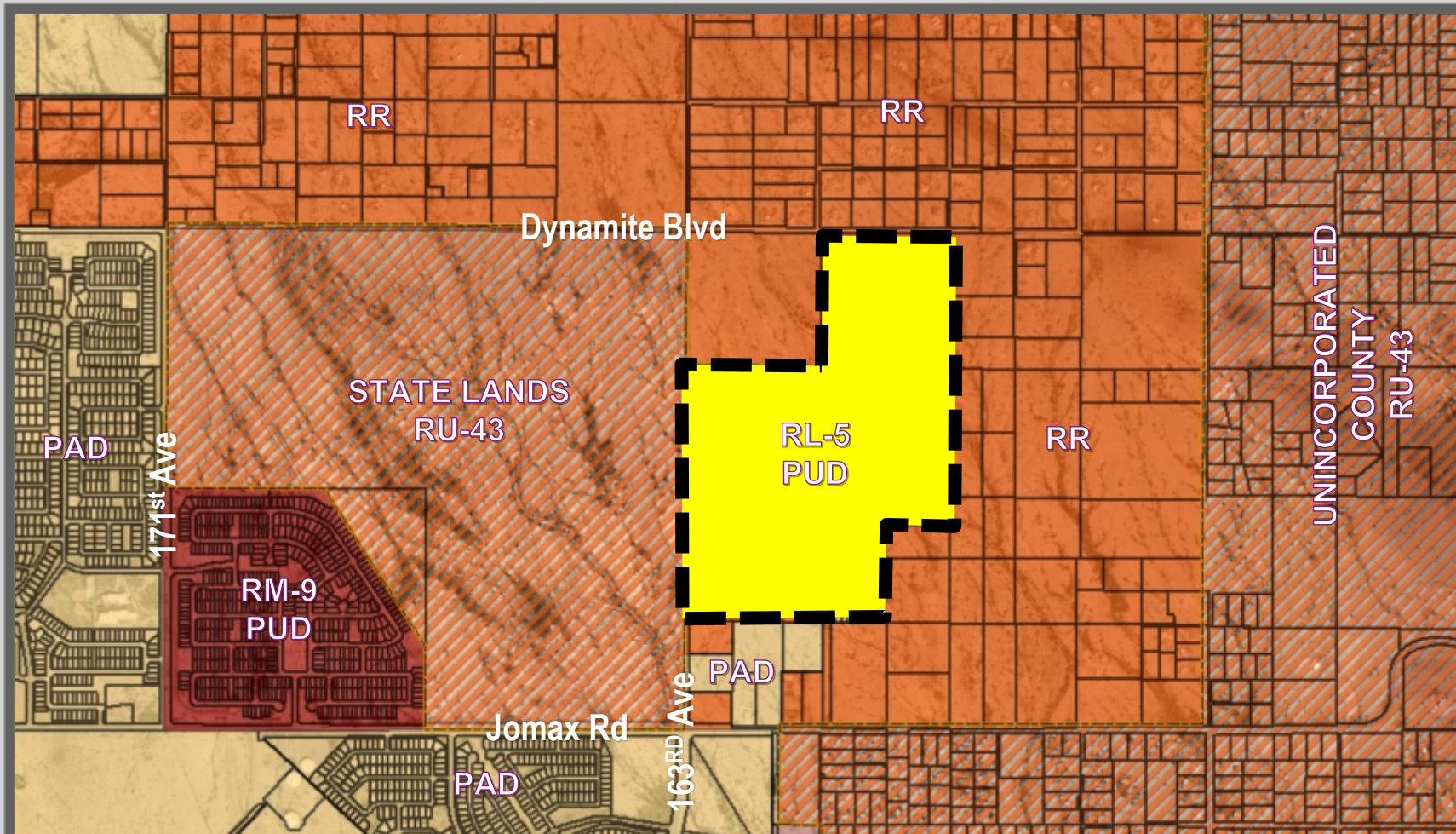
Planning and Zoning Commission

August 19, 2021



FS20-225 VICINITY MAP





PROPOSED ZONING

Table 3: RL-5 PUD Development Standards

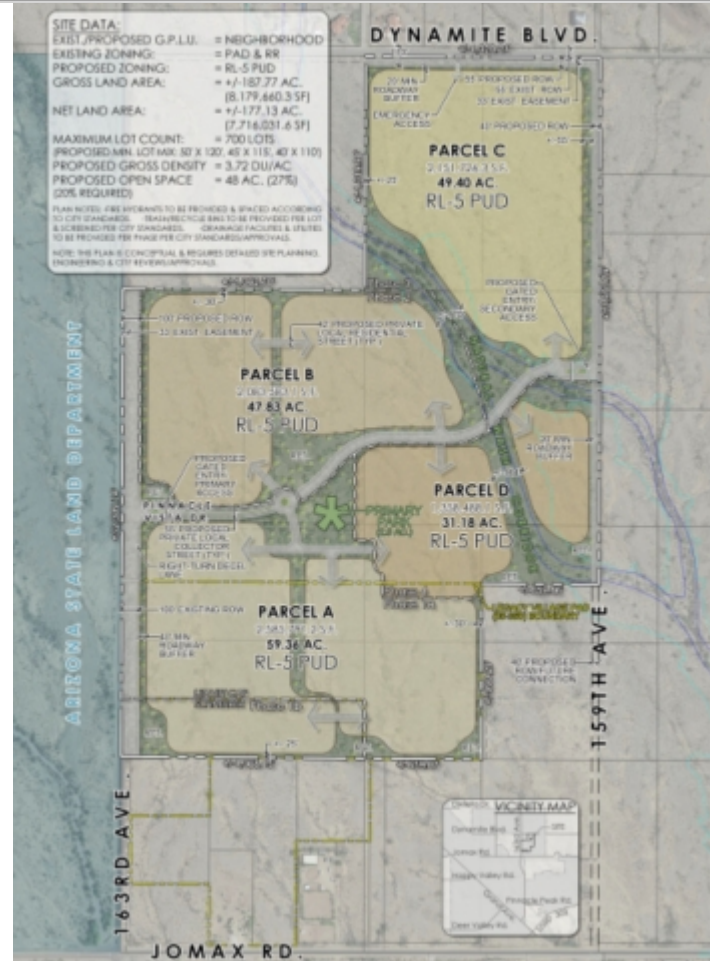
Development Standard	RL-5 City Base Standards	Proposed RL- 5 PUD Standards
Maximum Density	5.0	3.72 (decrease in density)
Minimum Lot Area (sf)	7,200 s.f.	4,400 s.f.
Minimum Lot Width (ft)	60'	40'
Minimum Lot Depth (ft)	100'	110' (increase)
Minimum Front Yard Setback (ft)	15' (12' for side loaded garage product)	12'
Minimum Side Yard Setback (ft)	5 (15' aggregate)	5' (10' aggregate)
Minimum Front Facing Garage Setback (ft)	N/A	20' (from back of sidewalk)
Minimum Rear Yard Setback (ft)	20'	20'
Maximum Building Height (ft)	30'	30'
Lot Coverage	N/A	N/A



Decreasing

Creating

Remaining



DEVELOPMENT PLAN



OUTREACH

Neighborhood Meeting
September 24, 2020

Concerns:

- Traffic in the area
- Buffering between this development and adjacent rural lots.



RECOMMENDATION

Staff recommends the P&Z Commission move to Recommend Approval to the Mayor and City Council, subject to stipulation 'a' and 'b'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 19, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Conditional Use Permit with Site Plan for a new Auto Repair Facility entitled “AAA Auto Building & Site Improvements”, date received April 22, 2021, located east of the northeast corner of Dysart Road and Bell Road. Case FS21-064.

Motion:

I move to approve/disapprove the Conditional Use Permit for a new Auto Repair Facility, and Site Plan entitled “AAA Auto Building & Site Improvements”, date received April 22, 2021, subject to stipulations “a” through “e” as identified in the staff report.

Background:

The subject property is zoned C-3 Regional Commercial and is located north of the northeast corner of Dysart Road and Bell Road. The applicant is proposing a 5,790 square foot auto repair facility consisting of 10 service bays, an office and a customer lobby. There will be no outdoor storage.

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 - FS21-064 Staff Report

2. 01 - FS21-064 AAA Auto CUP - Vicinity Map
 3. 02 - FS21-064 AAA Auto CUP - Case Map
 4. 03 - FS21-064 AAA Auto CUP - Zoning Map
 5. 04 - FS21-064 AAA Auto CUP - Site Plan
 6. 05 - FS21-064 AAA Auto CUP - Master Site Plan
 7. 06 - FS21-064 AAA Auto CUP - Landscape Plan
 8. 07 - FS21-064 AAA Auto CUP - B&W Elevations
 9. 08 - FS21-064 AAA Auto CUP - Color Elevations
 10. 09 - FS21-064 AAA Auto CUP - Citizen Participation Report
 11. AAA Auto_Affidavit of Posting
 12. PP - FS21-064 AAA Auto CUP - PZ PowerPoint - 081921
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-064

Project Name: Auto Repair Facility

Council District: 4 – Mulberry

Meeting Date: August 19, 2021

Planner: Robert H. Kuhfuss, AICP

Owner: The Ault Companies

Applicant: Andrew Merchant with Merchant Design Group

Request: Conditional Use Permit and Site Plan for a new Auto Repair Facility in the C-3 zoning district

Site Location: East of the northeast corner of Dysart Road and Bell Road

Site Size: 1.11 Acres (Approx.)

General Plan

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

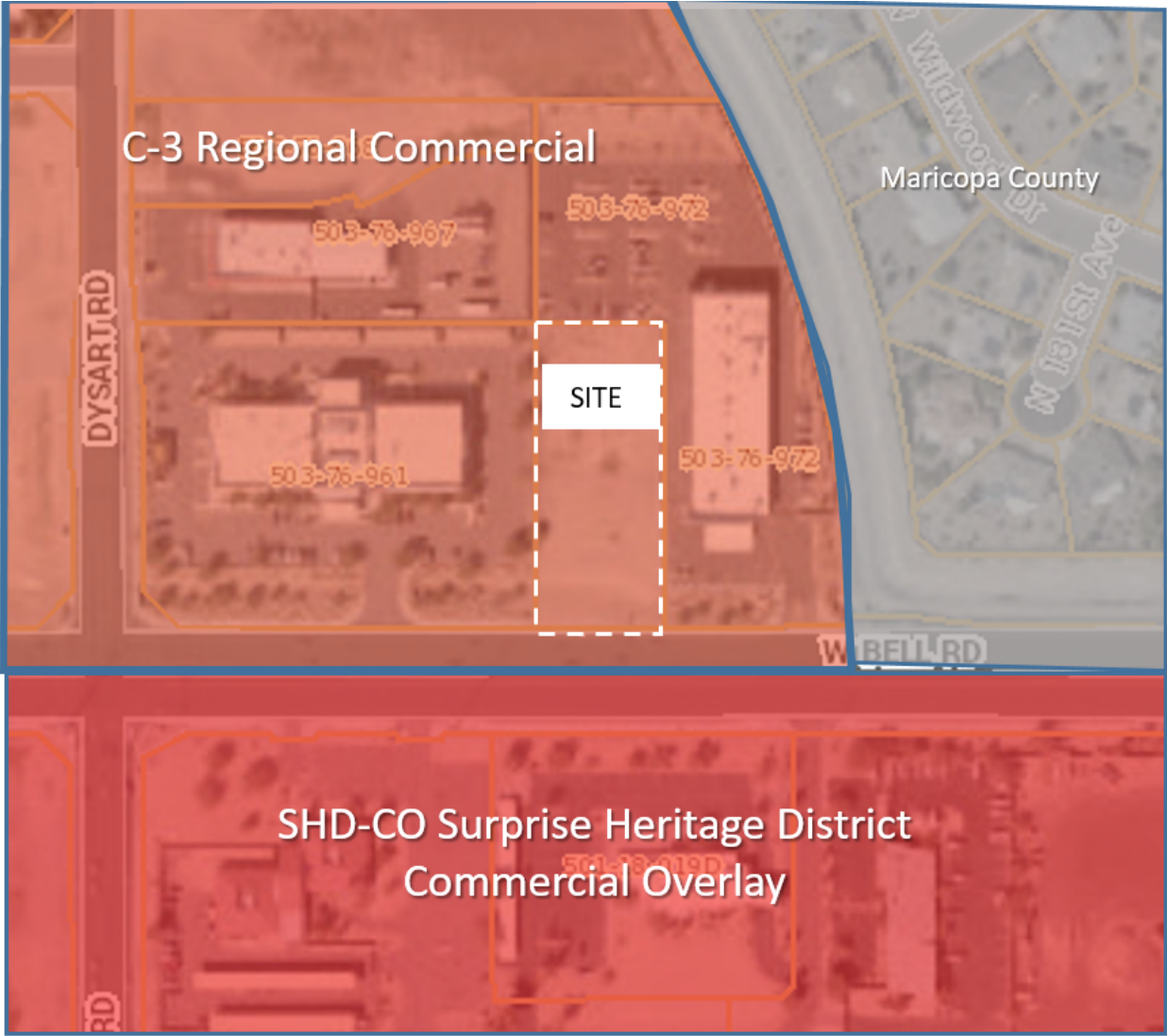
Support/Opposition: No residents/property owners from the vicinity attended the applicant's Neighborhood Outreach Meeting on June 8, 2021. One neighbor emailed the applicant on May 27, 2021, asking questions about the project. Several informational emails were exchanged. No opposition was voiced from this neighbor or from any other resident/property owner.

Staff Recommendation: Staff recommends the Commission **approve** case FS21-064, subject to stipulations 'a' through 'e'.

Project Description:

37 Merchant Design Group, on behalf of the Ault Companies, requests approval of a Conditional
38 Use Permit, Master Site Plan, and Site Plan to allow for a new automotive repair facility east
39 of the northeast corner of Dysart Road and Bell Road.

40
41 **Existing Zoning:**



C-3 Regional Commercial	C-3 Regional Commercial	C-3 Regional Commercial
C-3 Regional Commercial	C-3 Regional Commercial	C-3 Regional Commercial
SHD-CO Surprise Heritage District – Commercial Overlay	SHD-CO Surprise Heritage District – Commercial Overlay	SHD-CO Surprise Heritage District – Commercial Overlay

42
43

44 The subject site is approximately 1.11 acres and is located east of the northeast corner of
45 Dysart Road and Bell Road. The site will have one access point from Bell Road at the south
46 end of the property, and cross-access through the Master Site of industrial uses
47 encompassing the entire northeast corner of Dysart and Bell Roads. The plan provides a
48 pedestrian path from the auto repair building to the sidewalk in front of the building, which
49 leads past the building to the east and then connects to the sidewalk in the right-of-way along
50 Bell Road to the south.

52 The proposed development includes a 5,790 square foot auto repair facility consisting of 10
53 service bays, an office and customer lobby. The site provides 28 public parking spaces that
54 are located north and south of the building. Two of those parking spaces are ADA accessible
55 spaces. The site meets the minimum parking requirement (12 spaces) of the LDO.

57 The proposed building elevations are a modern design, providing 360-degree architecture
58 that complements the design themes of the other auto service buildings in the area. The
59 parking screen wall uses matching materials, blending the wall with the building facades.
60 The trash enclosure colors blend with the building colors. The roof-mounted air conditioning
61 units are completely screened from public view.

63 The proposed landscape meets the requirements of the LDO. The landscape islands in the
64 parking lots have two-to-three times the amount of shrubs required (3), per island. There are
65 also extra shrubs provided along Bell Road.

67 The application included a lighting photometric study which meets the lighting requirements
68 of the LDO.

70 The subject property is zoned Regional Commercial (C-3) zoning district. The LDO lists
71 Vehicle Services – Major Repair, as a Conditional Use. Vehicle repair requires an analysis
72 of the proposed Conditional Use to be based on the use specific standards listed under
73 section 106-10.50 of the LDO. These standards include the following:

75 **Sec. 106-10.50. - Vehicle service.**

77 A. *Major repair.* When allowed, major repair vehicle service facilities shall be subject
78 to the following requirements:

- 79 1. All repair and service work shall be performed within a completely enclosed
80 building.
- 81 2. Openings to the service bays shall not face public rights-of-way and shall be
82 designed to minimize noise and visual intrusion into adjoining properties.
- 83 3. No used or discarded automotive parts or equipment shall be located or
84 stored in any open area outside of the enclosed building.

85 4. No dismantling, re-manufacturing, or rebuilding shall be permitted unless it
86 is clearly incidental to the business and the product is sold at retail at the
87 location.

88 5. All disabled vehicles shall be stored in an area that is screened from view
89 from the surrounding properties and adjoining streets. Vehicles shall not be
90 stored on the property longer than 30 days.

91
92 This Conditional Use Permit application has been reviewed against these standards and staff
93 finds that this Conditional Use Permit application conforms to the requirements set forth
94 under this section of the LDO.

95
96 **History:**

97
98 **May 23, 1996:** The subject property was annexed into the City of Surprise.

99
100 **November 5, 2020:** Staff met with the applicant via WebEx, to discuss the project during a
101 regularly scheduled Concept Review meeting under CR20-673.

102
103 **September 21, 2020:** The applicant filed a request for a Conditional Use Permit for the
104 proposed auto repair facility: Vehicle Service – Major Repair.

105
106 **June 8, 2021:** The applicant held an outreach meeting to discuss the subject request.

107
108 **Neighborhood Meeting:**

109
110 The applicant held a Neighborhood Outreach Meeting on **June 8, 2021**, which was properly
111 advertised. No residents or property owners attended the meeting.

112
113 **Reviewing Agencies:**

114
115 In addition to the standard city internal reviewing departments, the Maricopa County Flood
116 Control District and Luke AFB were included in the routing of this request. The reviewing
117 agencies indicated no concerns over the request.

118
119 **Summary:**

120
121 Staff believes by accepting and incorporating stipulations ‘a’ to ‘e’, the proposed Conditional
122 Use Permit and Site Plan will meet the requirements of the LDO.

123
124 **Findings:**

- 125
126
 - The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan meets the provisions of the LDO as applicable.127

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case FS21-064, subject to stipulations 'a' to 'e' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "AAA Auto Building & Site Improvements" prepared by Merchant Design Group, date received April 22, 2021.
- b. Landscaping associated with the site shall be consistent with the Landscape Plan entitled "AAA Auto Repair" prepared by Design Ethic date received May 7, 2021.
- c. Building Elevations shall be consistent with the Building Elevations entitled "AAA Auto Building & Site Improvements" prepared by Merchant Design Group, date received April 1, 2021.
- d. This Conditional Use Permit is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use Permit shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

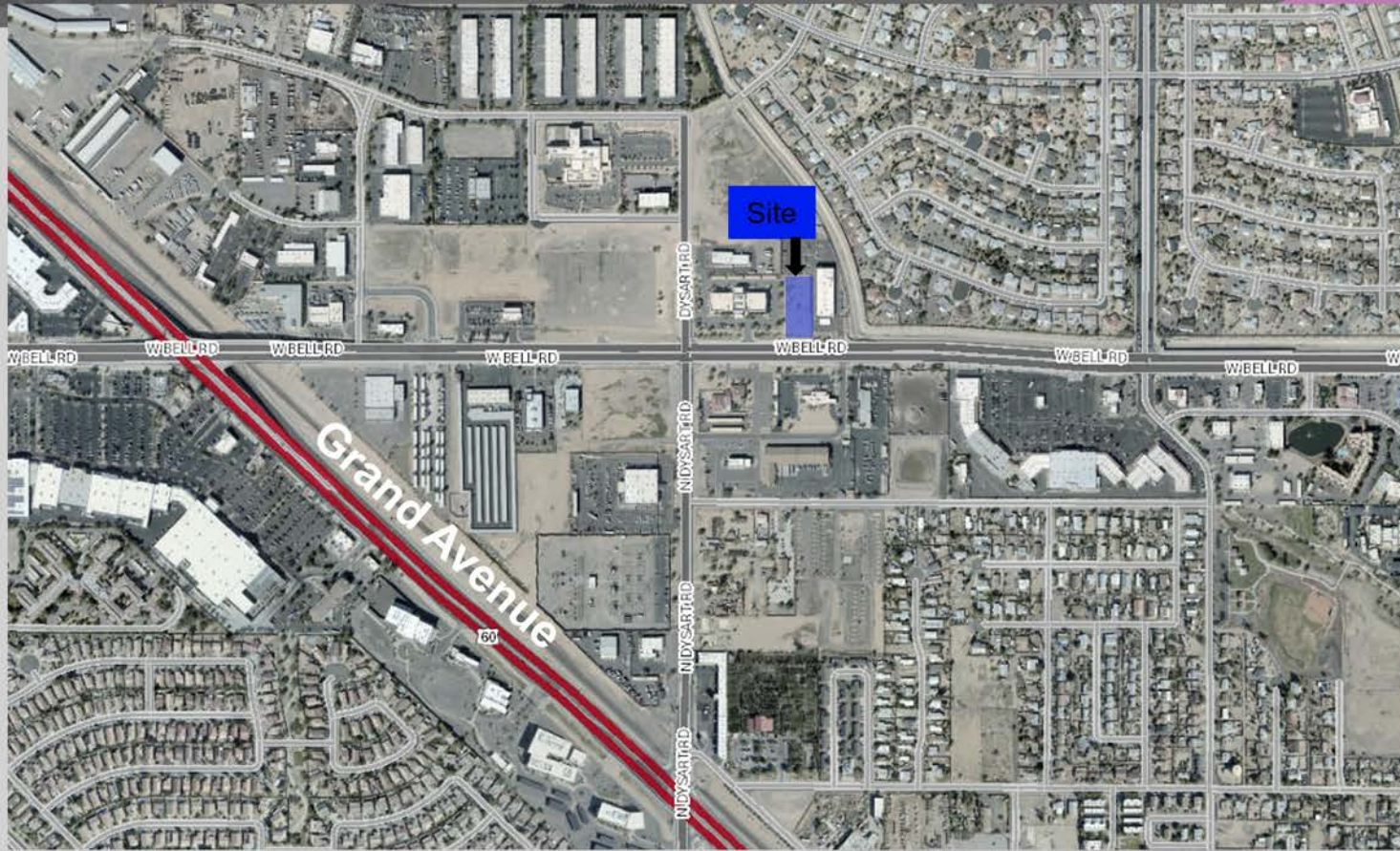
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Zoning Map
- 04 Site Plan
- 05 Master Site Plan
- 06 Landscape Plan
- 07 Building Elevations
- 08 Color Elevations
- 09 Citizen Participation Report

VICINITY MAP

FS21-064
AAA Auto CUP



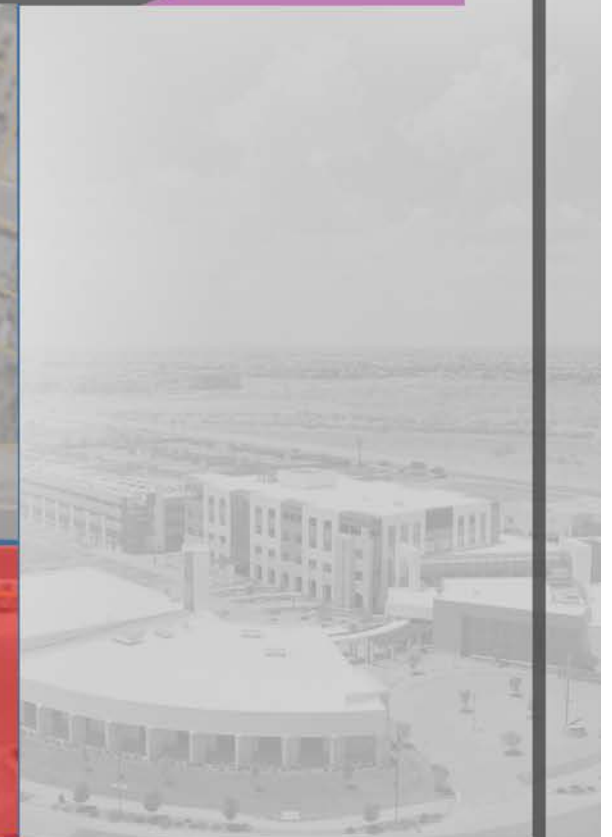
CASE MAP

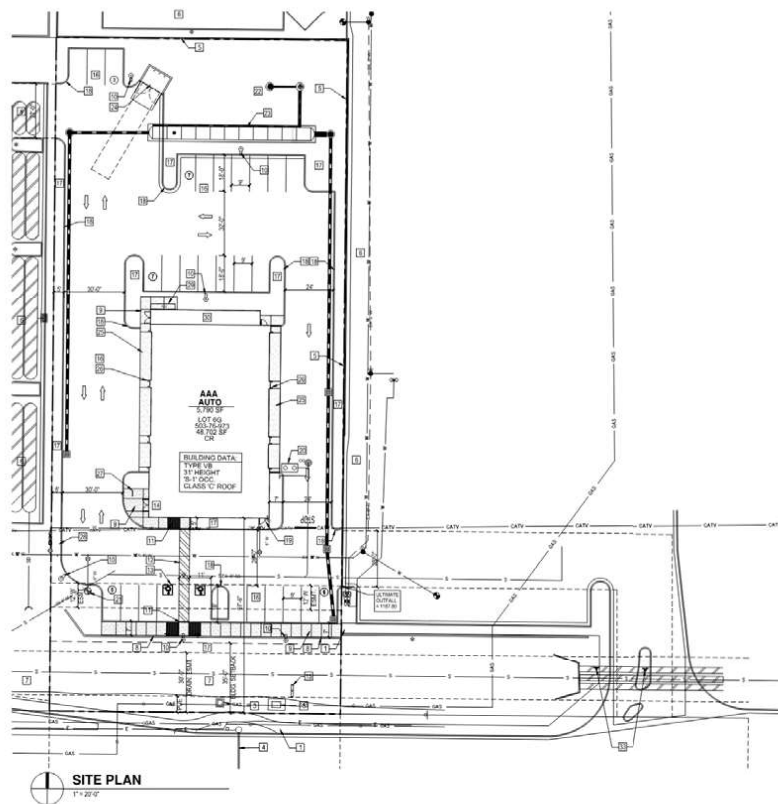
FS21-064
AAA Auto CUP



ZONING MAP

FS21-064
AAA Auto CUP





SD1.0

AAA AUTO REPAIR - BELL & DYSART

project information

THE AUTO COMPANIES
15355 NORTH 40TH STREET
PHOENIX, ARIZONA 85026
PROJECT CONTACT: RON AULT
PHONE: 480.485.8130
EMAIL: ron@autocompanies.com
WWW.AUTOCOMPANIES.COM

DESIGNER: ANDREW MICHAKI
388 NORTH JACKSON STREET
GLENDALE, ARIZONA 85233
PROJECT CONTACT: ANDREW MICHAKI
PHONE: 480.459.4385
EMAIL: andrewmichaki@designgroup.com
WWW.DESIGNGROUP.COM

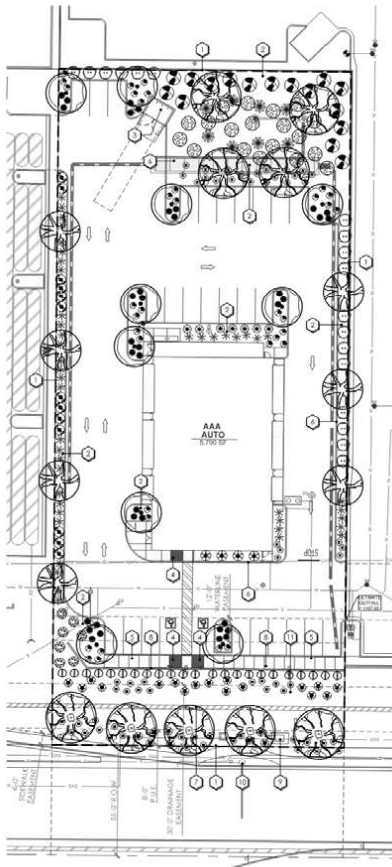
DESIGN: EDC, LLC
7325 EAST 1ST AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRADSON PAUL
PHONE: 480.225.7077
EMAIL: tpaul@edcgroup.net

city of surprise general notes

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF WATER RESOURCES WATER CONSERVATION GUIDELINES. PLANT MATERIAL SHALL BE SELECTED FROM THE APPROVED DWR PLANT LIST.
- NO LANDSCAPING SHALL BE USED FOR THE PARKING OF VEHICLES OR THE STORAGE OR DISPLAY OF MATERIALS, SUPPLIES OR MERCHANDISE.
- ALL LANDSCAPING MATERIALS AND EQUIPMENT AS PROVIDED FOR ON THE APPROVED FINAL LANDSCAPE PLAN FOR ANY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT, OR IN THE CASE OF PHASED DEVELOPMENT, FOR THE PARTICULAR PHASE, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT, UNLESS A FINANCIAL GUARANTEE IN THE AMOUNT OF ONE HUNDRED FIFTY PERCENT OF THE COST OF THE MATERIALS AND LABOR IS SUBMITTED TO THE CITY. FINANCIAL GUARANTEES SHALL BE OF THE TYPE AND FORM AS PROVIDED IN CHAPTER 16.24 OF THE CITY CODE. IN THE EVENT THAT A CASH DEPOSIT IS MADE FOR THE PURPOSE OF A FINANCIAL GUARANTEE, NO INTEREST SHALL BE PAID BY THE CITY. UNLESS SPECIFIC ARRANGEMENTS ARE MADE FOR SUCH INTEREST TO BE PAID, PRIOR TO CITY ACCEPTANCE OF THE DEPOSIT. (ENCL. 17.1.6.1, 22, 1997, ORD. 84-48-85, 1988).
- TREE ROOT BARRIERS ARE REQUIRED FOR CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD DETAILS 8.14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, DRIVEWAYS OR WALLS.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4.01. SIGHT VISIBILITY WITHIN THE OBSTRUCTED VIEW TRIANGLE SHALL BE MAINTAINED AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4.01 AND 4.02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, BRANCHES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES. (PER SURPRISE DETAIL 4.01).



site map



plant legend

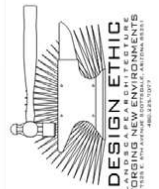
tree	scientific name	botanical name	size	qty	comments
1	PARROTIA HYBRID 'AST'	AST	24 BOX	10	5.0' W, 3.0' W, 1.0' CAL. STAKE IN PLACE
2	STACIA X RED FISH	RED FISH	24 BOX	7	7.0' W, 2.5' W, 1.0' CAL. STAKE IN PLACE
3	PROSCOPUS CHENSIS	THORNLESS CHILEAN MESQUITE	2' CAL.	4	5.0' W, 6.0' W, 1.25' CAL. STAKE IN PLACE
4	CALLIANDRA CALIFORNICA	BUJA FAIRY DUSTER	(1.5' 1.0' GPH)	3 GAL.	25
5	CORDEA PARVIFLORA	URDEAF CORDEA	(1.5' 1.0' GPH)	5 GAL.	18
6	LARREA TRIDENTATA	CERCOITE	(1.5' 1.0' GPH)	5 GAL.	16
7	RIELLA PENINSULARIS	BUJA RUBRA	(1.5' 1.0' GPH)	5 GAL.	23
8	AGAVE AMERICANA	CENTURY PLANT	(1.5' 1.0' GPH)	3 GAL.	6
9	DASYLIRION QUADRANGULATUM	AMERICAN GRASS TREE	(1.5' 1.0' GPH)	5 GAL.	4
10	DASYLIRION WHEELERI	USART SPOON	(1.5' 1.0' GPH)	5 GAL.	7
11	HEPERALOE FUNIFERA	GIANT HESTERALOE	(1.5' 1.0' GPH)	5 GAL.	45
12	HEPERALOE PARVIFLORA	RED YUCCA	(1.5' 1.0' GPH)	5 GAL.	36
13	PHALLUS BERGII	CAPIELARS	(1.5' 1.0' GPH)	5 GAL.	36
14	ATACIA RECKINGII	DESERT CARPET	(1.5' 1.0' GPH)	5 GAL.	19
15	REBOURNA GABRA	MEADOW GOLD	(1.5' 1.0' GPH)	5 GAL.	13
16	OUTBACK SUNSET BIRD	PORTIA LANTANA	(1.5' 1.0' GPH)	5 GAL.	26
17	LANTANA NEW GOLD	RAW GOLD LANTANA	(1.5' 1.0' GPH)	5 GAL.	36
18	SHAGBARK COCA	TRILOBATA	(1.5' 1.0' GPH)	5 GAL.	7
19	3" DECOMPOSED GRANITE	WHITE MESA BROWN	3/4"	-	2" MINIMUM IN ALL PLANTINGS

planting key notes

- PROPERTY LINE - RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- TRASH ENCLOSURE - SEE ARCHITECT'S SITE PLAN
- ACCESSIBLE RAMP - SEE CIVIL ENG. PLANS
- 7'-0" SIDEWALK
- CURB - SEE CIVIL ENG. PLANS
- STORMWATER RETENTION - SEE CIVIL ENG. PLANS
- SCREEN WALL - SEE ARCH. PLANS
- ELECTRICAL VALVE - SEE ARCH. PLANS
- EXISTING SITE LIGHTING - SEE ARCH. PLANS
- PLANTINGS ON SLOPE TO BE REMOVED AND REPLACED AS REQUIRED FOR POTENTIAL DIO OUT OF CHANNEL FLOWLINE

general landscape notes

- CONTRACTOR TO VERIFY ALL QUANTITIES
- CONTRACTOR TO PROVIDE QUALIFIED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL
- MAINTAIN 3" TO 5" TREE AND SHRUB CLEARANCE FROM WALLS
- MAINTAIN 1" TO 2" TREE AND SHRUB CLEARANCE FROM SIDEWALKS
- TREES ADJACENT TO TELEVISION WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 8'
- ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 8' FROM ANY BUILDING WALL OR BUILDING WINDOWS

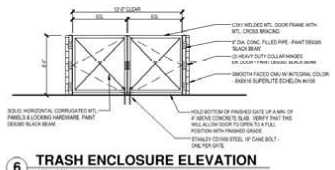
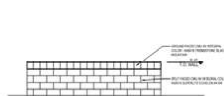
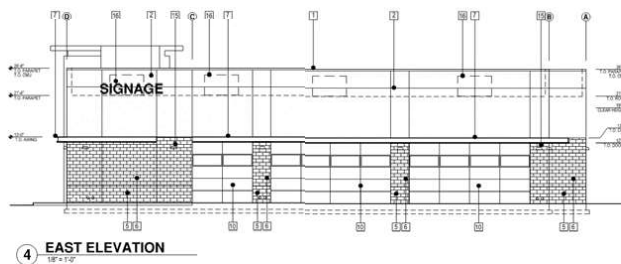
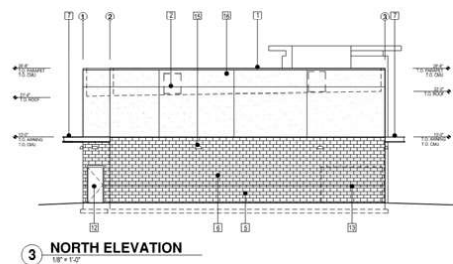
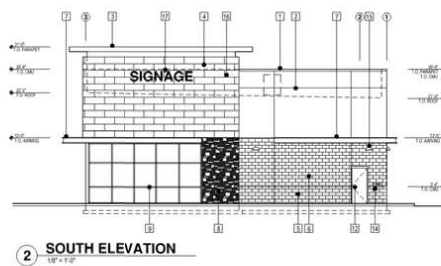
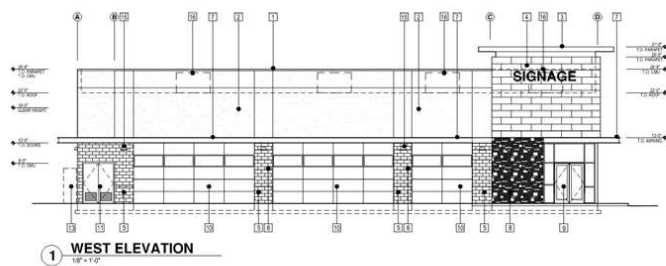


AAA AUTO REPAIR
NEC DYSART & BELL
SURPRISE, AZ 85378
FS21-064
PRELIMINARY LANDSCAPE

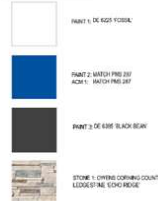
PROJECT: 20-095
JOB NO: 20-095
DATE: 8/1/2021
DRAWN BY: B. PAUL
SUBMITTED: 04/20/2021
REVISED:

SHEET
L.01 of L.01

CASE NUMBER: 1521-064



COLORS / MATERIALS



KEY NOTES

- [illegible]



Architecture
Project Management

merchantdesigngroup.com
andrew@merchantdesigngroup.com



AULT
THE AULT COMPANY

12/18/20	OWNER REVIEW
01/14/21	SITE PLAN: DR. SUBMITTA
03/22/21	SITE PLAN: DR. HOLDING

PROJECT NO. W-15-20020
DRAWN BY: ESM
DESIGNED BY: ATM
REVIEWED BY: ATM

ELEVATIONS

REVIEWED BY: ATM

ELEVATIONS

CASE #FS21-64

A4.0



June 20, 2021

City of Surprise
Planning & Development
16000 N. Civic Center Plaza
Surprise, AZ 85374

Re: **Citizen Participation Report**
FS21-064 AAA Auto repair CUP
Dysart & Bell
Surprise, AZ

Pursuant to the requirements of the City of Surprise Planning & Development department, the developer for the proposed AAA Auto repair facility at the above location conducted a neighborhood outreach meeting open to the public at the Windmill Suites hotel in Surprise on 6/8/21 at 6:00pm. The following actions were taken in conjunction with the meeting:

1. On or before 6/1/21, the City of Surprise sent mailings to the property owners within 300' of the proposed project and posted an advertisement in the local media to alert the public prior to the meeting.
2. The neighbor mailings contained the approved site plan, written description of the project, required city approvals and date & location of the pending neighbor outreach meeting.
3. On 5/27/21, the development team received an email of inquiry from the property owner directly west of the proposed project, Mr. Daniel Magney of Global Medial REIT. His request was for additional information about the project which was responded to by Mr. Andrew Merchant on 5/27/21. On 5/28/21, Mr. Magney replied with some additional questions about the proposed project which were answered on 5/29/21 by Mr. Ron Ault, the developer. On 6/1/21, Mr. Magney replied to Mr. Ault that he was thanks for the additional information had "no additional questions at this time." On 6/8/21 at 6:00pm, Mr. Ault conducted the neighbor outreach meeting at the Windmill Suites hotel in Surprise. No members of the public attended the meeting. Aside from the correspondence with Mr. Magney noted above, no additional input from the public was received by the development team.

If you have any questions, or require additional information, please contact us at your convenience.

Sincerely,

Merchant Design Group

Andrew Merchant, Principal

AFFIDAVIT OF POSTING

Case Number FS21-64

Project Name: AAA Auto Repair

Project Location: NE corner Dysart & Bell

Date Site Posted: 7/9/21 9:00 am

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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, as well as the information on the sign, until final disposition of the case.

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

[Signature] 7/9/2021
Owner/Applicant Signature Date

This instrument was acknowledged before me this 09 day of July,
20 21 by Eleanor Merchant

[Signature]
Notary Public

My Commission Expires: 04-22-2025



DOMINIQUE MORALES
Notary Public - Arizona
Maricopa County
Commission # 603503
My Comm. Expires 04-22-2025



Map



AAA DYSART & BELL
ZONING HEARING NOTIFICATION SIGNS

NE corner Dysart & Bell
Installed 7/9/21 9:00 am





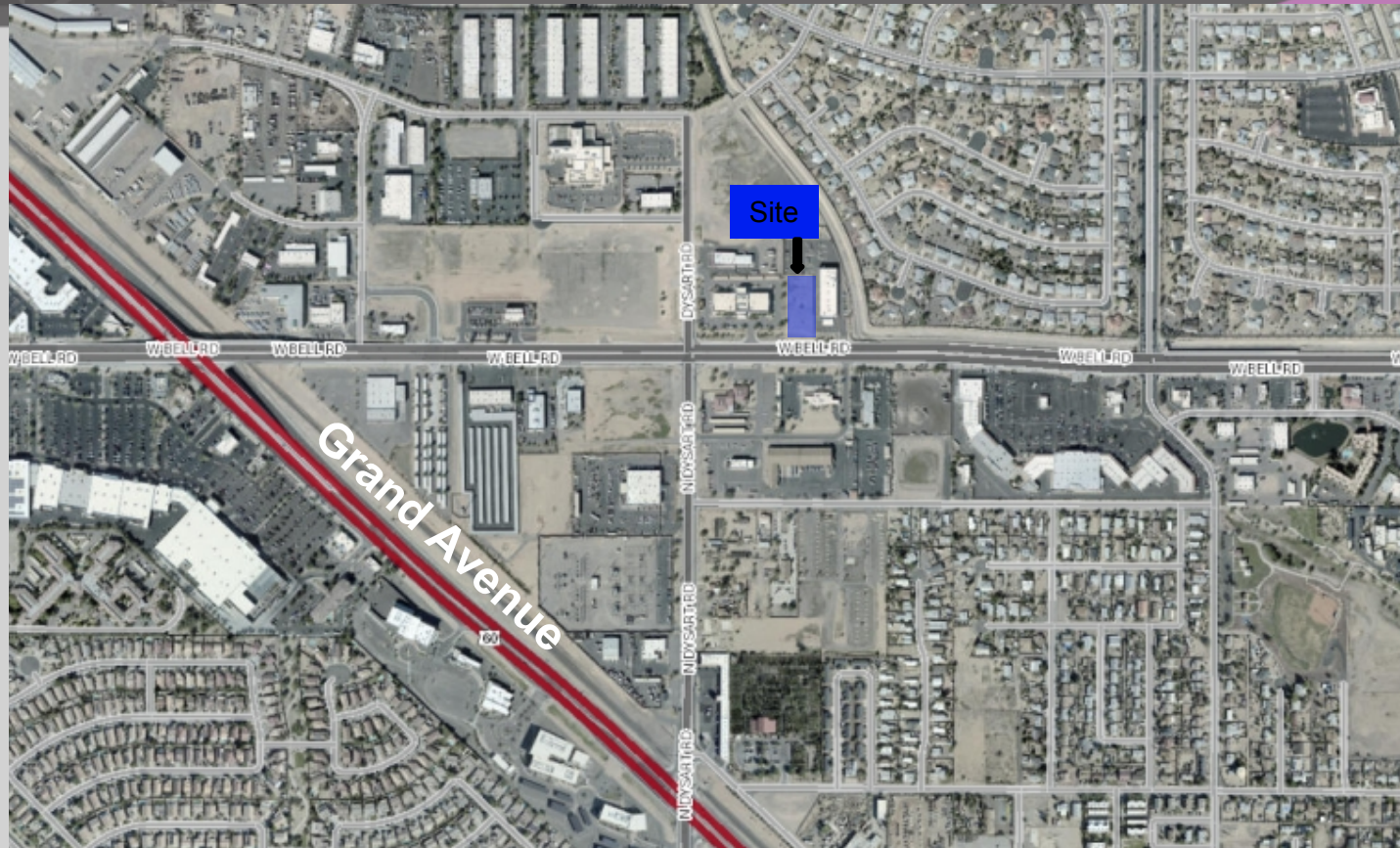
FS21-064

AAA Auto CUP

Planning and Zoning Commission – August 19, 2021

VICINITY MAP

FS21-064
AAA Auto CUP



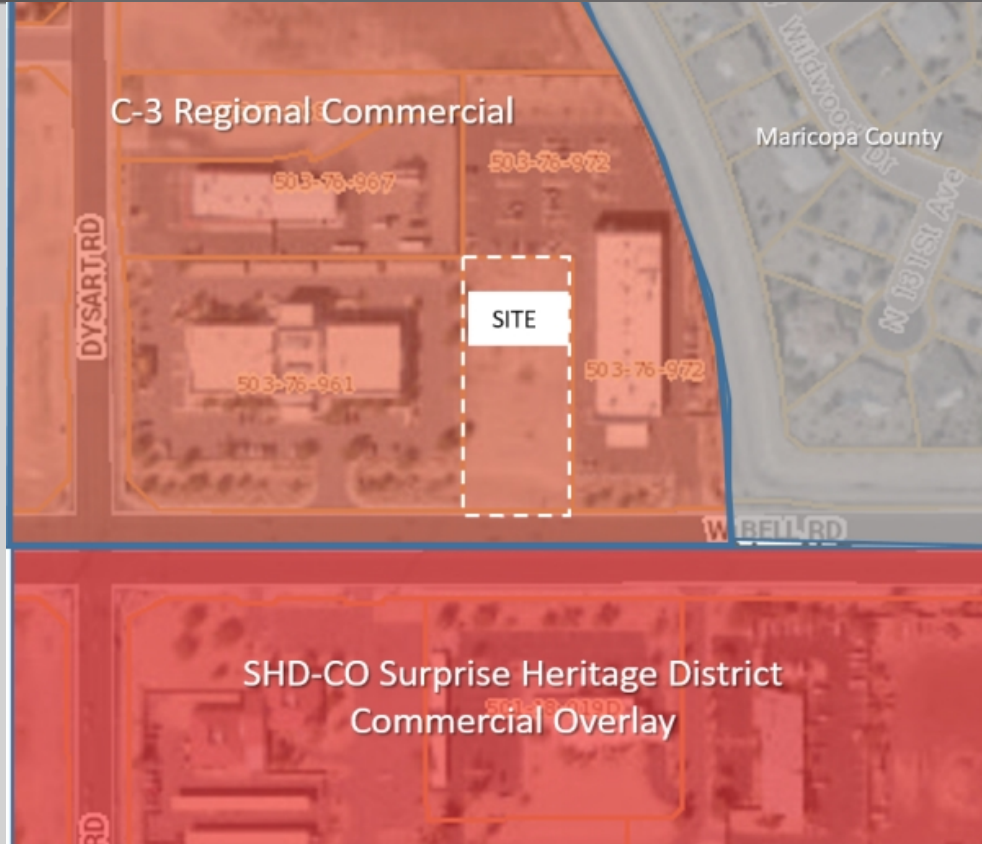
CASE MAP

FS21-064
AAA Auto CUP

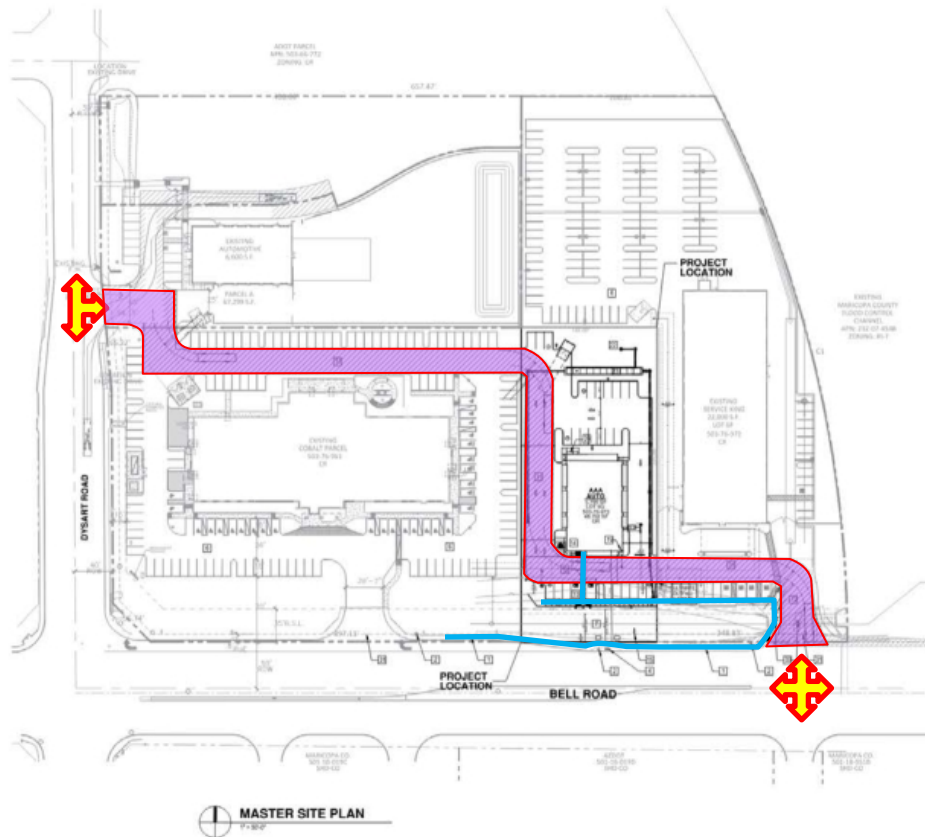


ZONING MAP

FS21-064
AAA Auto CUP



MASTER SITE PLAN



PROJECT INFORMATION

PROJECT DESCRIPTION

SITE WORK INCLUDES RECONFIGURATION OF THE EXISTING DRAINAGE CHANNEL, ASPHALT PARKING, LANDSCAPING AND SITE LIGHTING.

PROJECT DATA

ADDRESS	NE CORNER 215TH & N
APN	001-76-075
LOT	363
LOT AREA	17.71 ACRES (761,732 SQ)
ZONE	C-3
PROPERTY USE	COMMERCIAL
NEW BUILDING AREA	NETWAL 1,200 SF
	<u>AUTOCENTER 1,500 SF</u>
	TOTAL 2,700 SF
LOT COVERAGE	8%
DETAILED	FRONT - 30' SIDE - 30'
LANDSCAPE AREA	300 SF, 14.7% OF TOTAL AREA

LEGAL DESCRIPTION:

LOT 45, BEARUP OF LOT 46 OF BELL AND CHART COMMERCIAL CENTER, ACCORDING TO BOOK 1386 OF MAPS, PAGE 45, RECORDED IN HAWAIIAN COUNTY.

PARKING DATA

REQUIRED FURNISHING		
AIR CONDITIONING	5.760 SF @ 1.00	= \$5,760.00
TOTAL FURNISHING REQUIRED		= \$5,760.00
STANDARD FURNISHING PROVIDED		= \$5,760.00
ADDITIONAL FURNISHING REQUIRED		= \$0.00
TOTAL FURNISHING PROVIDED		= \$5,760.00

PROJECT CONTACTS:

CONTACT:
THE JURY COMMUNITIES
800.465.4653
404.414.4000
info@thejury.com
www.thejury.com

ADDRESS:
2000 WEST 12TH AVENUE, SUITE 100
DENVER, CO 80202
404.414.4000
info@thejury.com

CONTACT:
JURY GROUP
404.414.4000
www.jurygroup.com

CONTACT:
JURY GROUP
404.414.4000
www.jurygroup.com

KEY NOTES

- [illegible]



AAA Auto
Building & Site Improvements
NE CORNER W. BELL & DYAR ST.
SUITE 100E, AZ

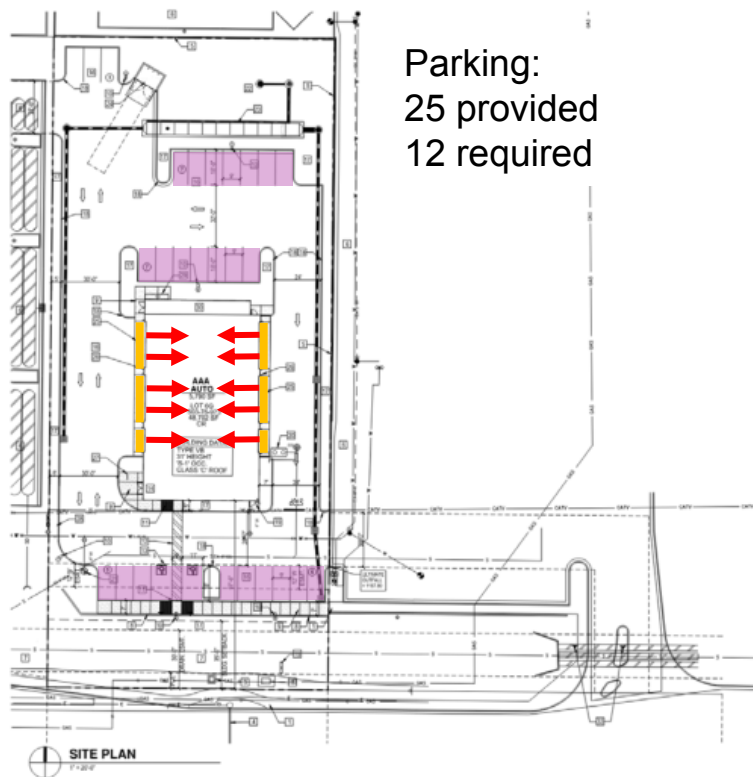
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2023	2023-01-01
2024	2024-01-01
2025	2025-01-01
2026	2026-01-01
2027	2027-01-01
2028	2028-01-01
2029	2029-01-01
2030	2030-01-01

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ARCHITECT DESIGN GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT NO.	94-0001
DRAWN BY	EDW
DESIGNED BY	EDW
CHECKED BY	EDW

MASTER
SITE PLAN

MS1.0



Section 106-10.50.A:

- ✓ 1. Repair and service work performed within a completely enclosed building.
- ✓ 2. Service bays not facing public rights-of-way
- ✓ 3. No used or discarded automotive parts or equipment stored in open area
- ✓ 4. Dismantling etc. incidental to the business
- ✓ 5. Disabled vehicles stored in an area that is screened from view

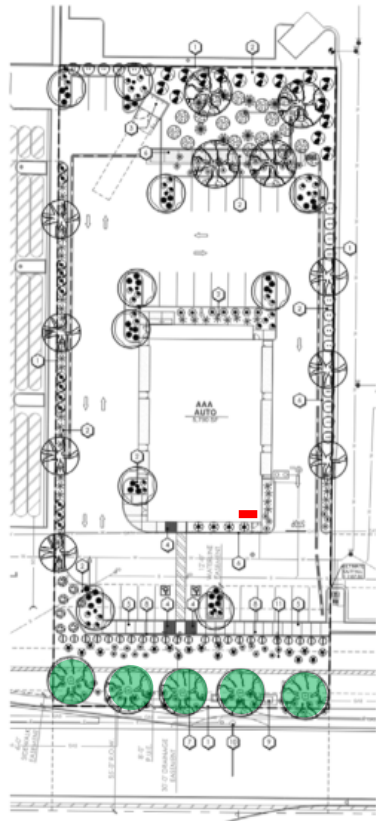
SITE PLAN

continued on next page

THE ASLT COMPANIES
15255 NORTH 40TH STREET
PHOENIX, ARIZONA 85032
PROJECT CONTACT: RON ASLT
PHONE: 480.680.8130
E-MAIL: ron@asltcompanies.com

MERCHANT DESIGN GROUP
588 NORTH JACKSON STREET
GILBERT, ARIZONA 85233
PROJECT CONTACT: ANDREW MERCHANT
PHONE: 480.419.6385
EMAIL: Andrew@marchantdesigngroup.com

DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7577
EMAIL: bpa@designethic.net



city of samaras general notes

- [illegible]



patient engaged

Species	YFV/TFV Positive Evidences of Infection	antibody	Size	Qty	Comments
	PANINCHES HYBRID AVE ART THICKNESS PAID VERDE	(5.0 1.0 GHz)	2F BOX 10	5.0 M, 2.0 M, 1.0 M STAKE IN PLACE	
	POTACIA L. RED PUSH RED PUSH PISCACHE	(5.0 1.0 GHz)	2F BOX 7	7.0 M, 2.0 M, 1.0 M STAKE IN PLACE	
	PROSOPUS CHIRIBOS THICKNESS CHIRAN MESQUITE	(5.0 1.0 GHz)	7' CAL 4	5.0 M, 4.0 M, 1.2 M STAKE IN PLACE	



PRELIMINARY LANDSCAPE

AAA AUTO
NEC DYSA
SURPRISE,
FS21-

QUESTIONS

2009

DRAWN BY: S. PAUL
 SUBMITTED: 04.20.2003
 REVISED:

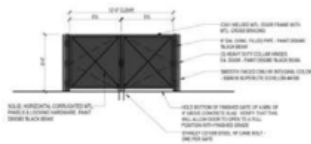
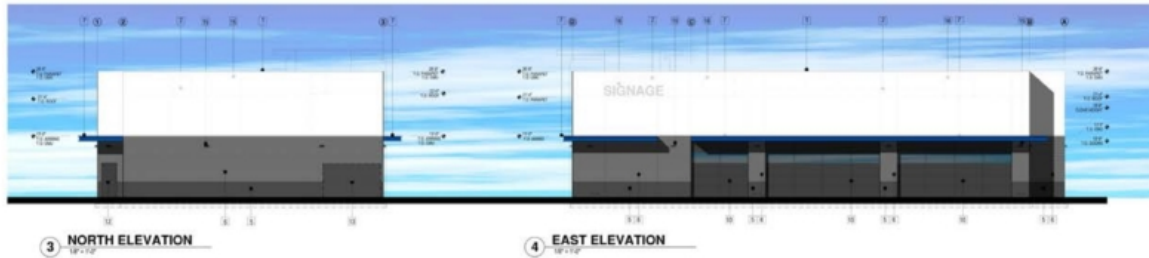
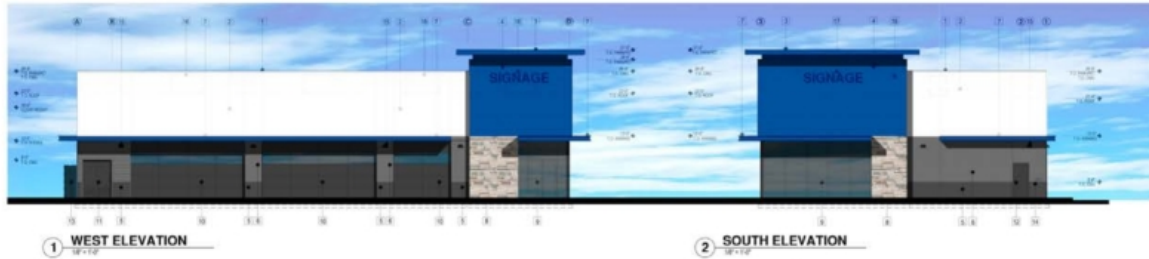
SHEET
L.01 of L.01

CASE NUMBER: 9521-26

general lymphatic system

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DRIPSCOPE/GRANITE SAMPLER TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 5 TO 8 FEET TREE AND SHRUB CLEARANCE FROM WALLS.
4. MAINTAIN 1 TO 2 FEET TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 8'-0".
6. ALL MATURE TREES AND FRUIT CANYONS MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.

COLORED ELEVATIONS



COLORS / MATERIALS



KEY NOTES

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Architect
Project Management
www.mdgdesign.com
www.mdgproject.com



AAA Auto
Building & Site Improvements
NE CORNER W. BELL & DYSART
SURPRISE, AZ

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PROJECT NO. 100-0001
DATE 01/2018
REVISION NO. 01/2018
ELEVATIONS

CASE #FB21-64

A4.1



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: August 19, 2021 Contact Person: Robert Kuhfuss
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 the Site Plat entitled “Christ’s Church of the Valley,” generally located at the northeast corner of 163rd Avenue and Pinnacle Peak Road. Case FS20-557

Motion:

I move to approve/disapprove the Site Plan Site Plat entitled “Christ’s Church of the Valley,” subject to stipulations “a” through “e”.

Background:

Paul Worden of Next Idea Architects, on behalf of Pinnacle Peak and 163rd Ave LLC, seeks approval of a site plan for a new assembly use (worship facility) located on the northeast corner of 163rd Avenue and Pinnacle Peak Road. The development will include a new worship center, grass play areas, covered courtyard space, external baptistery, and outdoor sports field, together with appropriate parking and landscaping. This site design also anticipates future commercial development along the southern portion of the site, to be processed under separate case and cover at a later date.

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 FS20-557 CCV North Site Plan 08-19-21 P&Z Staff Report
 2. 01 FS20-557 - CCV North Surprise - Vicinity Map
 3. 02 - FS20-557 - CCV North Surprise - Zoning Map
 4. 03 FS20-557 Site Plan and Elevation Set (1)
 5. 04 FS20-557 Landscape Plans
 6. PP - FS20-557 CCV North Surprise FP - CC PowerPoint - 081921
-

SITE PLAN

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS20-557

Project Name: CCV North Surprise Site Plan

Council District: 1

Planning and Zoning Date: August 19, 2021

Planner: Robert H. Kuhfuss, AICP

Owner: Pinnacle Peak & 163rd Avenue, LLC

Applicant: Next Idea Architects

Request: Site Plan for new assembly use

Site Location: Generally located at the northeast corner of 163rd Avenue and Pinnacle Peak Road

Site Size: 15.49 acres (approx.)

Current Zoning: PAD (commercial)

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

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for CCV North, subject to stipulations 'a' through 'e'.

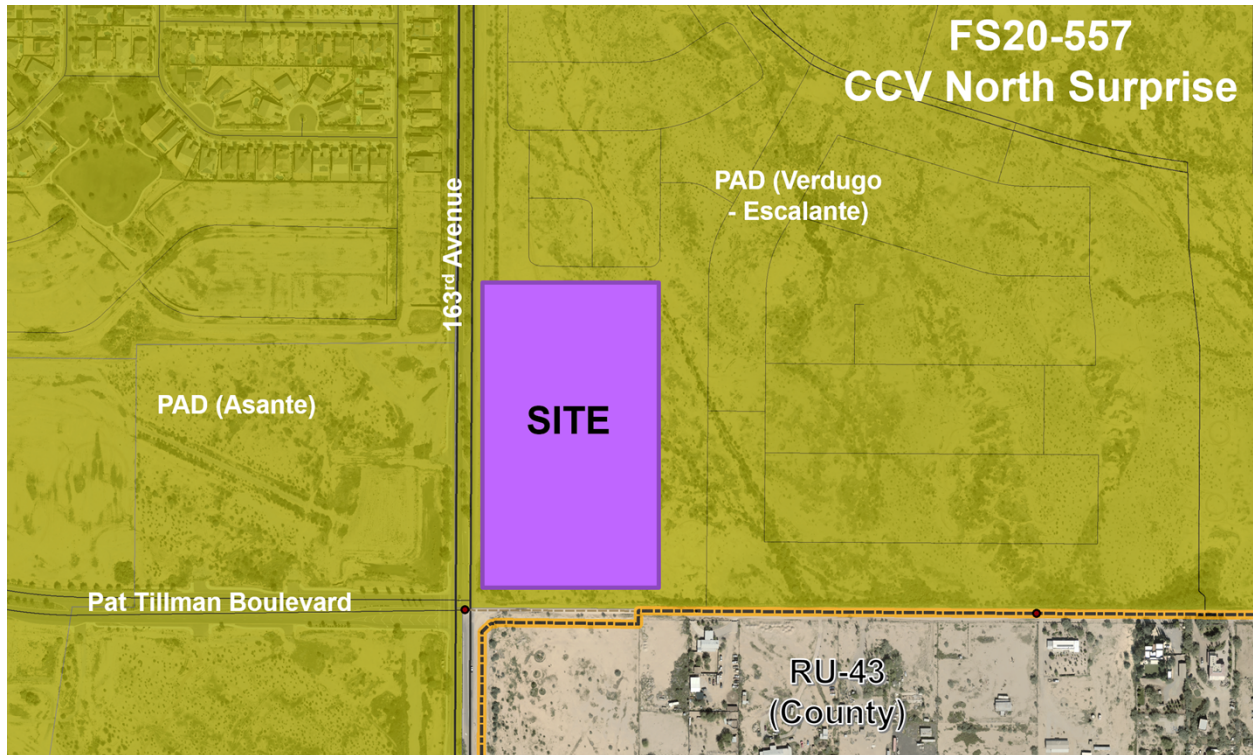
Project Description and Location:

Paul Worden of Next Idea Architects, on behalf of Pinnacle Peak and 163rd Ave LLC, seeks approval of a site plan for a new assembly use (worship facility) located on the northeast corner of 163rd Avenue and Pinnacle Peak Road. The development will include a new worship center, grass play areas, covered courtyard space, external baptistery, and outdoor sports field, together with appropriate parking and landscaping. This site design also anticipates future commercial development along the southern portion of the site, to be processed under separate case and cover at a later date.



Surrounding Zoning:

The following map and table depict the existing zoning of the subject site and its surroundings:



Asante PAD (Residential)	Verdugo PAD (Residential)	Verdugo PAD (Residential)
Asante PAD (Commercial)	Verdugo PAD (Commercial)	Verdugo PAD (Residential)
Asante PAD (Commercial)	RU-43 (Maricopa County)	RU-43 (Maricopa County)

Background:

February 12, 2004: The City Council approved the Pinnacle Peak Country Estates PAD under case PAD03-110.

April 22, 2008: The City Council approved the original Verdugo PAD under case PAD08-171.

December 15, 2015: The City Council approved a Major PAD Amendment to the Verdugo PAD under FS14-159, which served in part to reconfigure the northern boundary of the site.

January 9, 2018: The City Council approved the Verdugo Master Plat under FS16-471.

Analysis and Discussion:

The subject property is part of the original Verdugo PAD and enjoys Commercial designation. That PAD showed the parcel as having an irregular shape along its northern end; however, a subsequent Major PAD Amendment served to reconfigure the northern end of the site in a manner consistent with the Verdugo Master Plat approved by Council on January 9, 2018.

The subject site lies on the hard corner of 163rd Avenue and Pinnacle Peak Road. Access to the site will be from two separate driveways located along 163rd Avenue, as well as from two locations along 161st Drive. A 3rd future access drive will extend northward from Pinnacle Peak Road, through the future commercial site, and connect to the proposed parking lot.

The proposed facility is also well connected from a pedestrian standpoint with pedestrian pathways extending from 163rd Avenue directly to the main entrance of the building. Additional paths provide pedestrian connectivity to the sport field located in the northern end of the site and the future commercial to the south.

The parking demand for the site is 173 spaces based on the assembly and office uses, plus another 134 spaces to accommodate the proposed sporting event field for a total demand of 307 spaces. The applicant is only proposing 304 spaces; however, the sporting events will not occur concurrently with the worship uses making a shared parking arrangement appropriate.

The aforementioned sport field will consist of a 3.07- acre turf area that will accommodate a number of athletic events but will be otherwise open except for a 6' wrought iron fence. Adjacent to the sport field are a number of permanent shade canopies.

The Site Plan shows sport field lighting located along the northern and southern sides of the sports field; however, height of the poles is not called out. Further, the Detail sheet shows both 30' and 60' high poles, with between two and six fixtures each. The lighting photometric, however, does not show any lighting fixtures located along the northern side of the field, and the field is shown mostly at zero foot-candles. Section 107-3 et. seq. of the LDO speaks to outdoor lighting and will allow sport field lighting; however, compliance with this Section is not demonstrated through the project documentation. Staff therefore suggests that an additional stipulation be added that will require the applicant to submit revised plans and lighting details that demonstrate compliance with the LDO. Stipulation 'e' addresses this issue.

The site will be well landscaped using plat materials appropriate to the area. Buildings will employ muted earth tone colors and faux stone accents.

Utility and Services Table:

Water:	City of Surprise
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 small-scale commercial development.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa County, Maricopa Water District, ADOT and Luke AFB were included in the routing of this request. The reviewing agencies expressed no concerns.

Summary:

The applicant seeks a Site Plan to allow an assembly use on a commercial property. The proposed development is consistent with the Verdugo PAD and the applicable codes, with the possible exception of outdoor lighting; however, the recommended stipulations of approval address this issue.

Findings:

- The proposed Site Plan is consistent with applicable City of Surprise regulations.
- The proposed Site Plan is consistent with the Verdugo PAD.
- The reviewing agencies have indicated no objections to the request.
- The addition of stipulation 'e' will address any potential issues relating to sport field lighting.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** the proposed Site Plan Amendment, subject to stipulations 'a' through 'e' as outlined below:

- a. The Site Plan for Christ's Church of the Valley, case FS20-557, is deemed not approved until the Final Plat entitled "Final Plat for CCV North Surprise" is approved by the City Council.
- b. Development and use of the site shall be consistent with Plan Set entitled "Christ's Church of the Valley", consisting of 22 sheets inclusive of site plan and elevations, prepared by Next Idea Architects, dated June 16, 2021.
- c. Landscaping associated with the site shall be consistent with the Landscape Plan entitled "Christ's Church of the Valley" prepared by TJ&M dated June 10, 2021.

153 d. Non-compliance with the stipulations of approval of this case will be treated as a
154 violation in accordance with the applicable provisions of the Surprise Municipal
155 Code.

156
157 e. Within 30 days of approval of this Site Plan by the Planning and Zoning
158 Commission and prior to permit issuance, the applicant shall submit revised site
159 plan and photometric plans that demonstrate compliance with Section 107-3 of
160 the Land Development Ordinance.

161

162

163 **Attachments:**

164

165 01 Vicinity Map

166 02 Case Map

167 03 Site Plan / Elevation Set

168 04 Landscape Plan



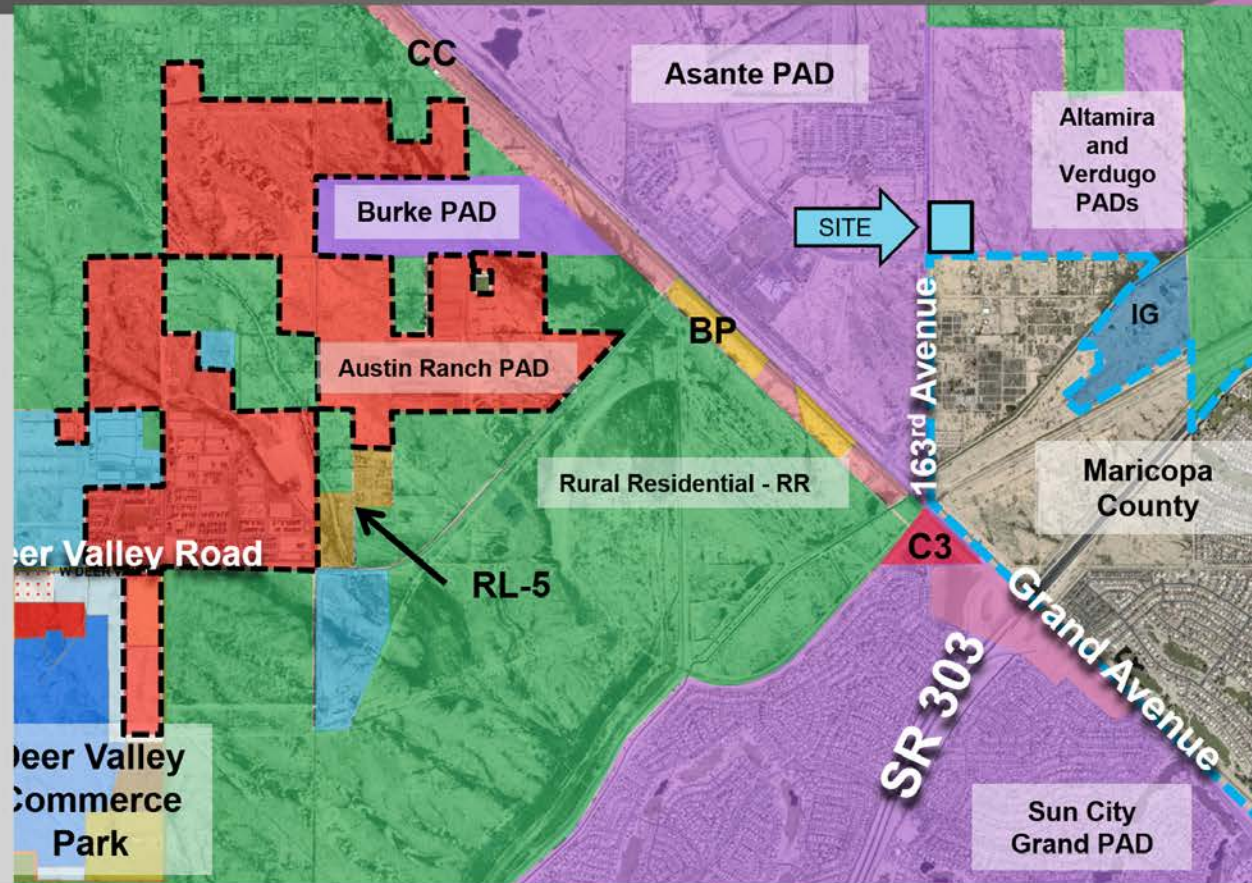
VICINITY MAP

FS20-557
CCV North Surprise



ZONING

FS20-557
CCV North Surprise



An aerial architectural rendering of a proposed new school building and sports field. The school building is a large, modern structure with a flat roof and brick accents, situated on a green lawn. Adjacent to the building is a large, rectangular sports field with a green artificial turf surface, where a group of people is visible. The entire complex is surrounded by a paved parking lot with several cars parked. The site is landscaped with numerous trees and shrubs. In the background, a body of water and distant mountains are visible under a blue sky with scattered clouds.

N.E. CORNER OF N. 163rd AVE. AND W. PINNACLE PEAK RD, SURPRISE AZ 85387

OWNER:
PINNACLE PEAK AND 163rd AVENUE, LLC
7007 W. HAPPY VALLEY RD
PEORIA, AZ 85383
CONTACT: JON CARR • (623) 376-2444
EMAIL: joncarr@ccy.church

ARCHITECT:
NEXT IDEA ARCHITECTS, LLC
26213 N. 49th LANE
PHOENIX, AZ 85083
CONTACT: DAVID THOMPSON - (480) 616-6209
EMAIL: davidthompson@ccv.church

PROJECT DESIGNER:
NEXT IDEA ARCHITECTS, LLC
26213 N. 49th LANE
PHOENIX, AZ 85083
CONTACT: PAUL WORDEN - (602) 768-7484
EMAIL: paulworden@ocv.church

CIVIL ENGINEER:
LANDCOR CONSULTING
6859 E. REMBRANDT AVE. #124
MESA, AZ 85212
CONTACT: WADE COOKE - (480) 223-8573
EMAIL: wade@landcorconsulting.com

LANDSCAPE ARCHITECT:
TJ MCQUEEN AND ASSOCIATES
10450 N. 74th STREET, SUITE 120
SCOTTSDALE, AZ 85258
CONTACT: TIM MCQUEEN • (602) 265-0320
EMAIL: timmcqueen@tjma.net

STRUCTURAL ENGINEER:
BAKKUM NOELKE CONSULTING STRUCT. ENG.
2525 E. ARIZONA BILTMORE CIRCLE, STE D240
PHOENIX, AZ 85016
CONTACT: FRED NOELKE • (602) 955-9200
EMAIL: fnoelke@bakkumnoelke.com

MECHANICAL ENGINEER:
KRAEMER CONSULTING ENGINEERS
2050 W. WHISPERING WIND DRIVE, SUITE 158
PHOENIX, AZ 85085
CONTACT: ROBERT OGBORNE • (602) 285-1669 EXT. 115
EMAIL: robert@ogborne@kraemereng.com

PLUMBING ENGINEER:
KRAEMER CONSULTING ENGINEERS
2050 W. WHISPERING WIND DRIVE, SUITE 158
PHOENIX, AZ 85085
CONTACT: CHRIS RAMOS - (602) 285-1669 EXT 118
EMAIL: chris@kraemereeng.com

ELECTRICAL ENGINEER:
KRAEMER CONSULTING ENGINEERS
2050 W. WHISPERING WIND DRIVE, SUITE 158
PHOENIX, AZ 85085
CONTACT: CARLOS MARIN • (602) 285-1669 EXT. 112
EMAIL: carlos@kraemereng.com

GENERAL CONTRACTOR:
PATTEN BUILDING SOLUTIONS LLC
20118 N 67TH AVE., #300-423
GLENDALE, AZ 85308
CONTACT: JERRY PATTEN • (602) 509-6953
AZ STATE CONTRACTORS LICENSE - 32123
STATE RESALE TAX - # _____
CITY OF SURPRISE BUSINESS LICENSE - # _____

FIRE SPRINKLER:
AERO AUTOMATIC SPRINKLER COMPANY
21605 N. CENTRAL AVENUE
PHOENIX, AZ 85024
CONTACT: MIKE BELL • (623) 580-7848
EMAIL: mbell@aerofire.com

FIRE ALARM
PRO-TECH BUILDING SYSTEMS
947 S. 48th STREET, SUITE 103
TEMPE, AZ 85281
CONTACT: DON COOK - (480) 668-5888 EXT. 102
EMAIL: doncookpbts@msn.com

VICINITY MAP:

CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS
N. 163rd and W. PINNACLE PEAK RD, SURPRISE, AZ 85387

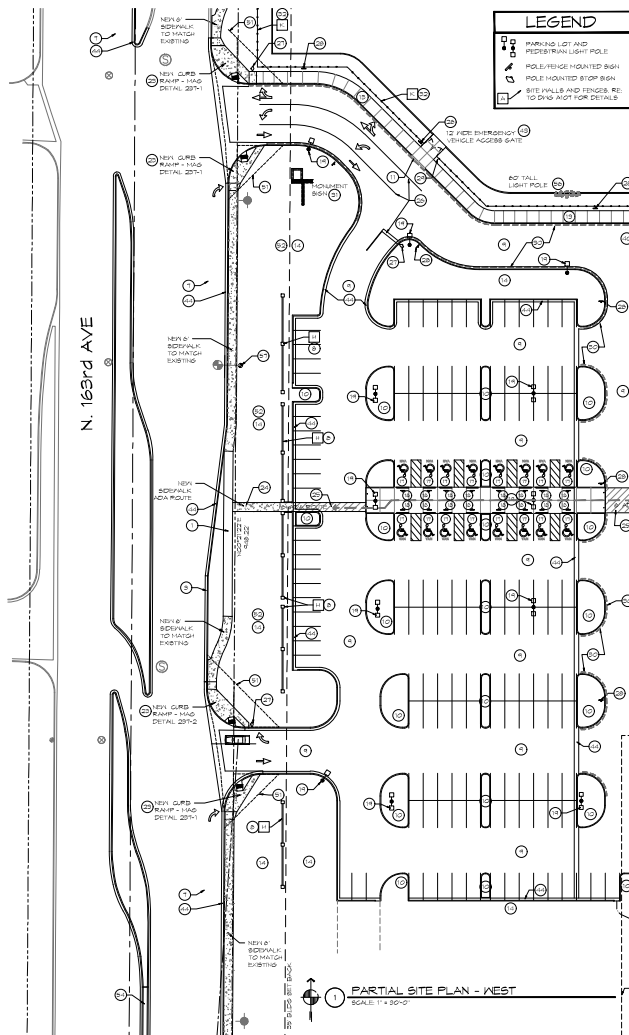
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DEVELOPMENT REVIEW SUBMIT	0-31-2020
2nd DEVELOPMENT REVIEW SUBMIT	12-31-2020
3rd DEVELOPMENT REVIEW SUBMIT	1-7-2021
4th DEVELOPMENT REVIEW SUBMIT	6-30-2021

Issue Date:	2015-03-01
Contract:	PA#01
Reviewed:	DOT
Job Number:	N24-19021

COVER SHEET

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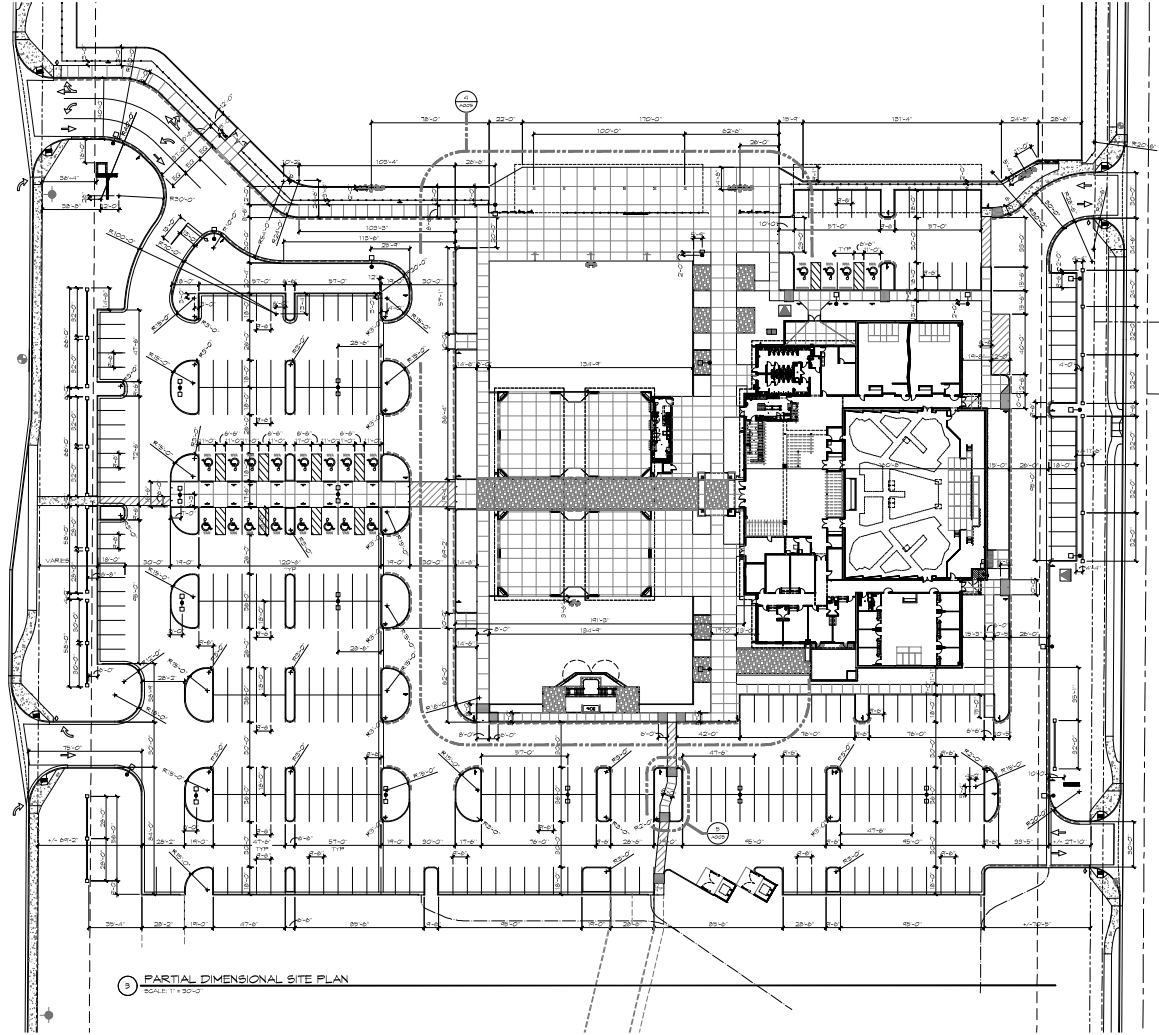
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 NEXT IDEA ARCHITECTS 														
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PARTIAL SITE PLAN - WEST														
A002														

Notwithstanding to whomsoever the rights of this plan may be transferred, the undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which might render the same misleading or false in any particular.



9 PARTIAL DIMENSIONAL SITE PLAN
SCALE: 1" = 30'-0"

NEXT IDEA
ARCHITECTS

Project #20-0002

CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS
N. 163RD AVE & N. PINNACLE PEAK RD. SURPRISE, AZ 85087

REVISIONS

NO.	DATE	DESCRIPTION
1	06/14/18	CONCEPT DEVELOPMENT
2	06/14/18	CONCEPT DEVELOPMENT
3	06/14/18	CONCEPT DEVELOPMENT
4	06/14/18	CONCEPT DEVELOPMENT
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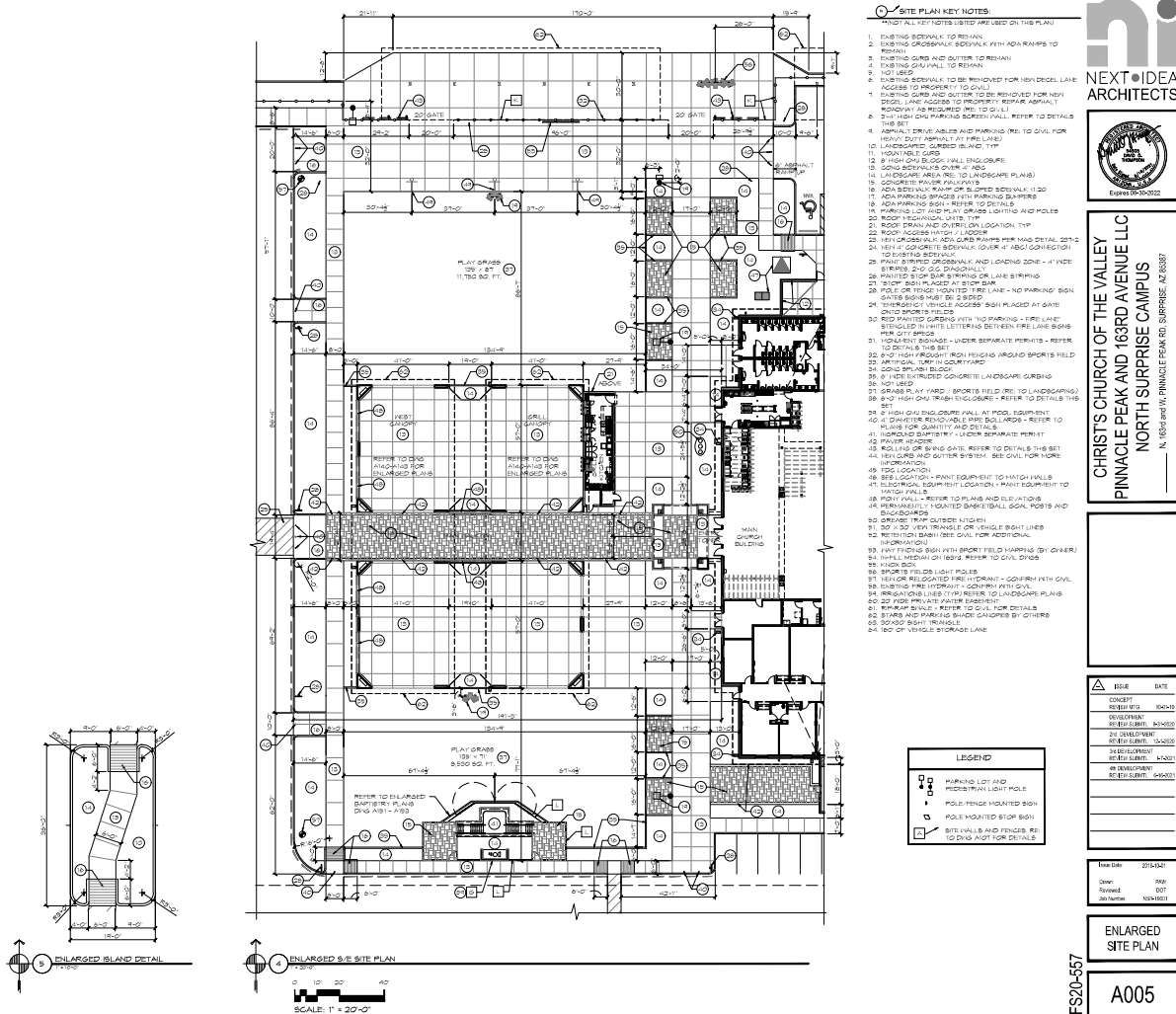
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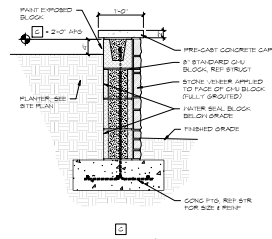
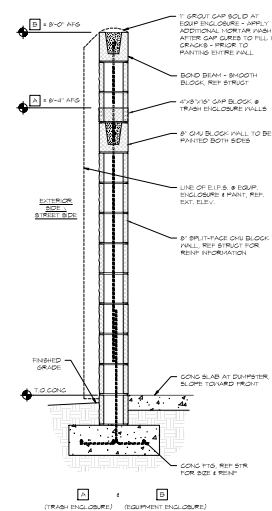
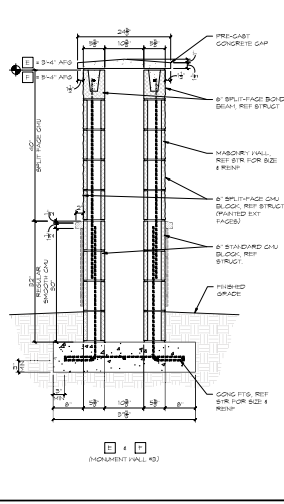
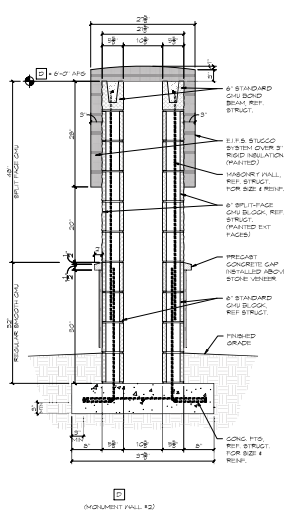
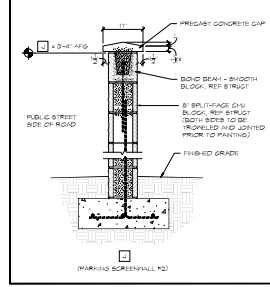
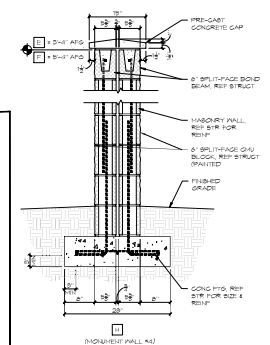
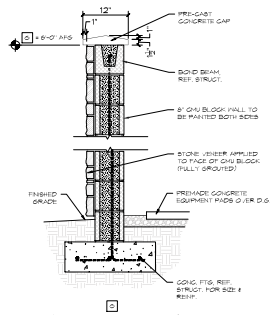
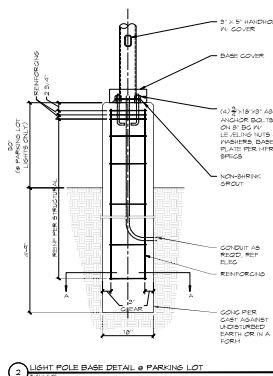
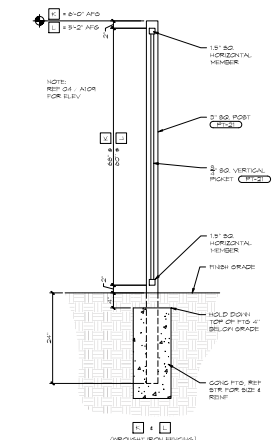
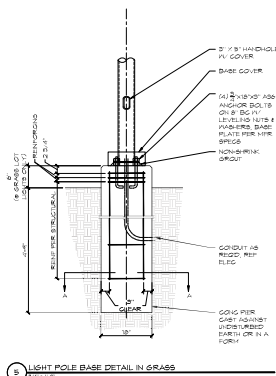
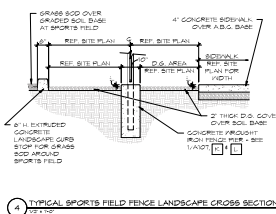
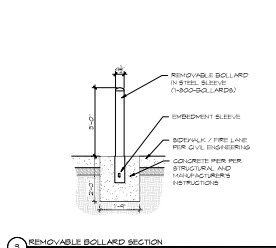
NAME	DATE	AS NOTED
Owner		
Reviewed		
Job Number		

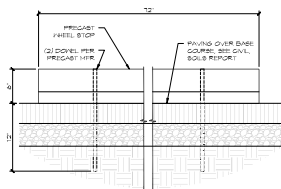
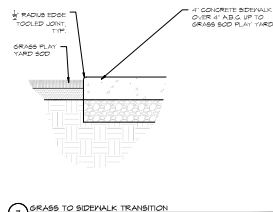
DIMENSION SITE PLAN

A004

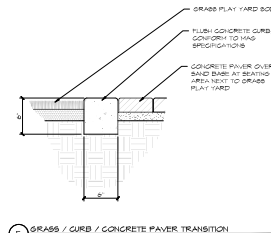
FS20-557





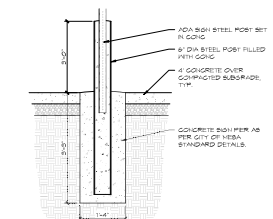
 ACCESSIBLE PARKING SIGN

GRASS TO SIDEWALK TRANSITION

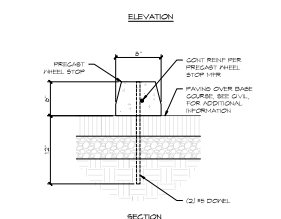


⊖ GRASS / CURB / CONCRETE PAVEMENT TRANSITION

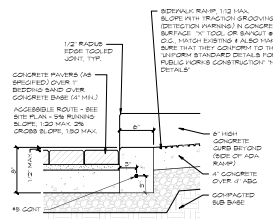
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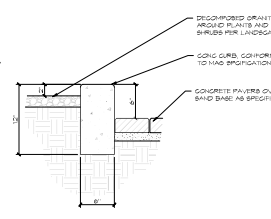
19 ACCESSIBLE PARKING SIGN BASE



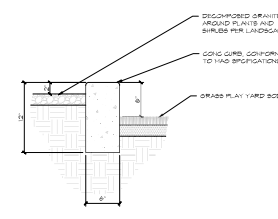
11 ADA PARKING CURB DETAIL



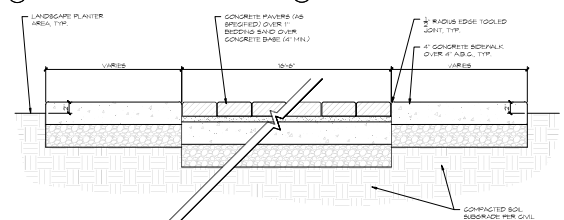
ADA RAMP / CONCRETE PAVEMENT CROSSWALK SECTION



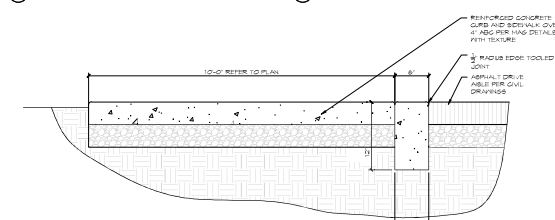
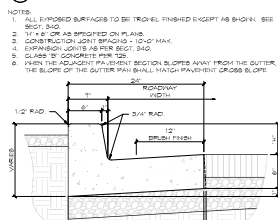
06 LANDSCAPE / CURB / PAVER SEATING AREA DETAIL



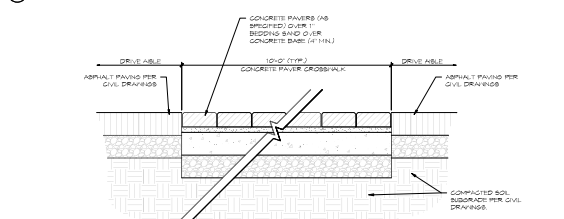
2 LANDSCAPE / CURB / GRASS PLAY YARD DETAIL



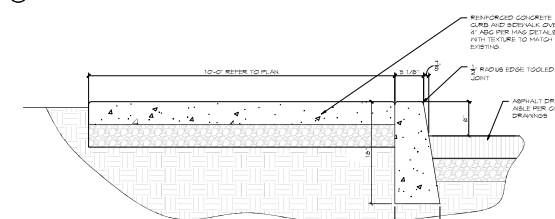
SIDEWALK / CONCRETE BASE / SIDEWALK CROSSWALK SECTION


TYPICAL SIDEWALK ALONG DRIVEABLE SECTION - ELLIOT CLIFF & ADJACENT PARKING SPACES

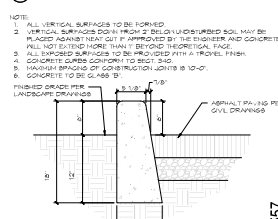
CURB AND GUTTER DETAIL (MAG STD DTD #220)



○ DRIVE AISLE / CONCRETE PAVEMENT DRIVE AISLE / CROSSWALK SECTION



○ TYPICAL SIDEWALK ALONG DRIVEABLE SECTION



CURB DETAIL (MAG 222 TYPE A)

[illegible]

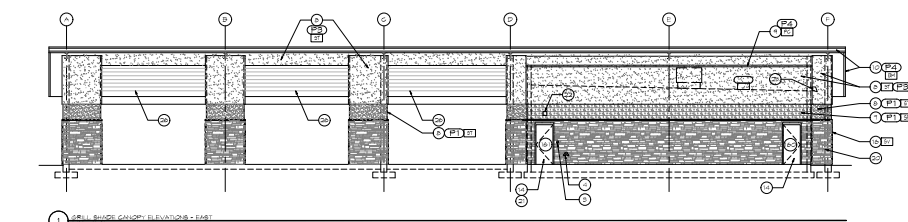
**CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS**
N. 163rd and W. PINNACLE PEAK RD, SURPRISE, AZ 85387

ISSUE	DATE
CONCEPT REVIEW MTG	10/01/15
DEVELOPMENT REVIEW SUBMIT.	04/14/16
2nd DEVELOPMENT REVIEW SUBMIT.	12/14/16
3rd DEVELOPMENT REVIEW SUBMIT.	5/14/17
4th DEVELOPMENT REVIEW SUBMIT.	6/15/17

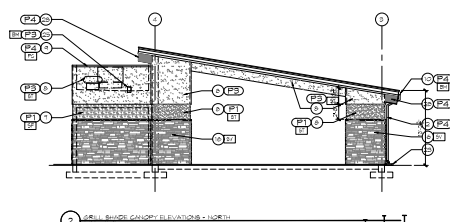
Issue Date:	2015-10-01
Owner:	NKT
Reviewed:	DOT
Job Number:	N254-15001

**CURBING AND
MISC. SITE
DETAILS**

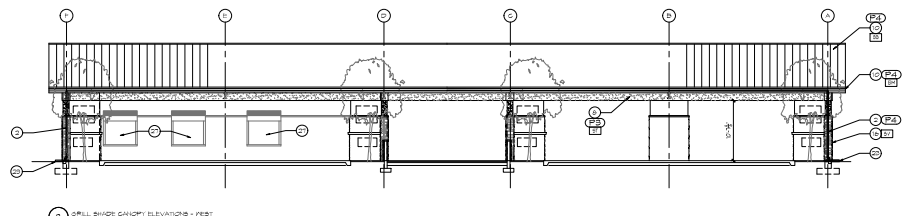
A007



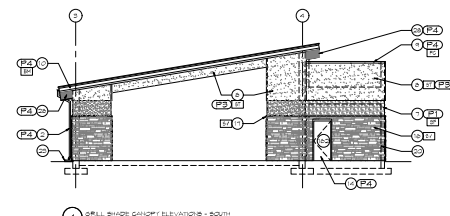
1. GULL SHADE CANOPY ELEVATIONS - EAST



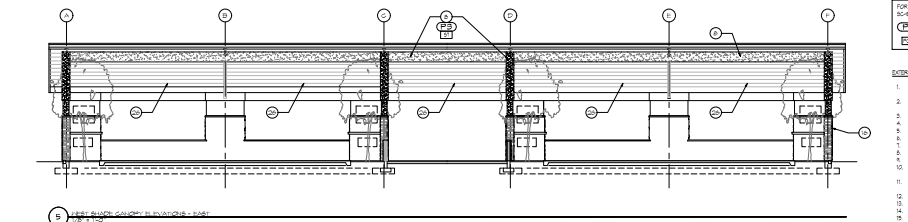
2 GULL SHADE CANOPY ELEVATIONS - NORTH



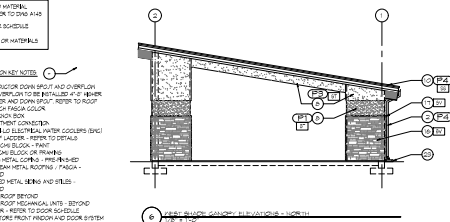
9. GALL ANODE CANOPY ELEVATIONS - REAS



4. GOREL SHADE CANOPY PLANTATIONS - 4000

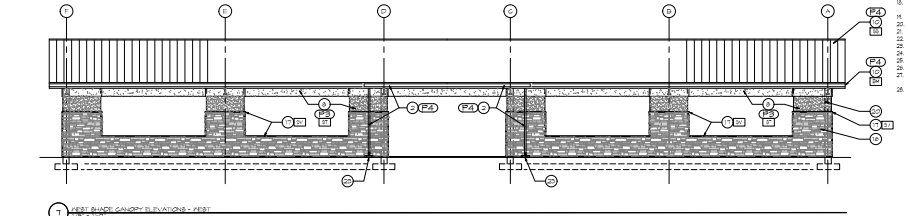


5. WEST SHORE CANOPY ELEVATIONS - EAST

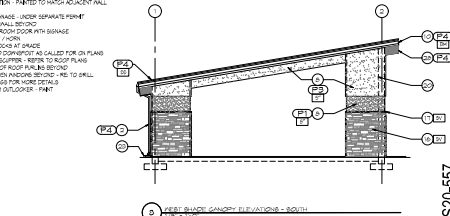


UNITS - BEYOND
R SCHEDULE
PLAND DOOR SYSTEM

6 WEST SHADOW GARD



7 WEST SHADE CANOPY ELEVATIONS - WEST



5 WEST SHADE GANG
100% - 100%

- FOR COLOR AND MATERIAL SCHEDULES, REFER TO DVD A
-  COLOR SCHEDULE
-  EXTERIOR MATERIALS

EXTERIOR ELEVATION KEY NOTES:

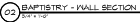
1. ROOF CONCRETE DOWN TO SLAB AND OVERLAY
WITH 1" OVERLAY TO BE INSTALLED @ 4" REINFOR
ROOF ARCHES AND DOWN SPIKE. REFER TO ROOF
PLAN FOR REINFORCING.
2. FINE DETAIL DOOR
3. FINISH OF INTERIOR CONCRETE
4. BOTTOM HILL TO ELECTRICAL WATER COOLERS (BWC)
5. FINISH LAGGER BLOCKS - REFER TO DETAILS
6. FINISH LAGGER BLOCKS - REFER TO DETAILS
7. FINISH OF ORN BLOCKS OR TRIMMING
8. FINISH OF ORN BLOCKS - REFER TO DETAILS
9. STANDING SEAM METAL ROOFING - FINISH -
10. FINISH OF ORN BLOCKS - REFER TO DETAILS
11. CORRUGATED METAL ROOFING AND STILES -
12. FINISH OF ORN BLOCKS
13. OUTLINE OF ROOF BEHIND
14. OUTLINE OF ROOF MECHANICAL UNIT - BEHIND
15. FINISH OF ROOF BEHIND - REFER TO DETAILS
16. ALUMINUM STEEL PANEL FINISH AND DOWN SYSTEM
17. FINISH OF ROOF BEHIND - REFER TO DETAILS
18. 6" AND 8" SPICES VENER
19. FINISH OF ROOF BEHIND - REFER TO DETAILS
20. FINISH OF ROOF BEHIND - REFER TO DETAILS
21. FINISH OF ROOF BEHIND - REFER TO DETAILS
22. FINISH OF ROOF BEHIND - REFER TO DETAILS
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99. FINISH OF ROOF BEHIND - REFER TO DETAILS
100. FINISH OF ROOF BEHIND - REFER TO DETAILS

ISSUE	DATE
CONCEPT REVIEW MTG	10/01/10
DEVELOPMENT REVIEW SUBMIT	04/04/2012
2ND DEVELOPMENT REVIEW SUBMIT	12/04/2012
3RD DEVELOPMENT REVIEW SUBMIT	07/03/11
4TH DEVELOPMENT REVIEW SUBMIT	09/09/2011

Issue Date:	2013-13-01
Contract:	PA08
Reviewed:	0.0.7.
Job Number:	N294-19001

GRILL AND CANOPY ELEVATIONS

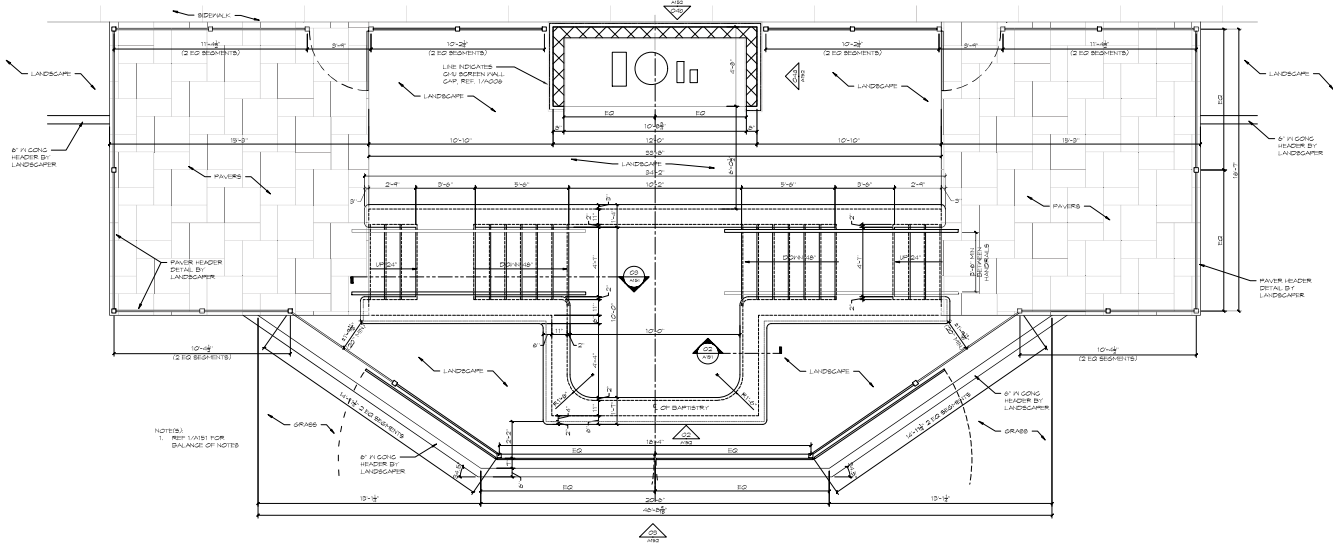
A142



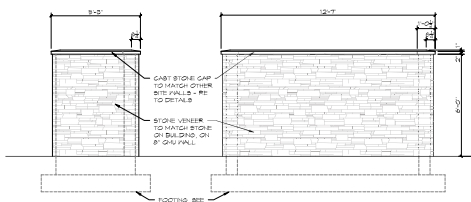
Issue Date: 2015-10-01
 Drawn: MKT
 Revised: GGT
 Job Number: N214-15031

A151

Notwithstanding to whomsoever the drawings may be made, the undersigned shall remain responsible for the accuracy of the drawings and shall not be relieved of this responsibility by the fact that the drawings have been prepared by or for another person or entity. The undersigned shall not be relieved of this responsibility by the fact that the drawings have been prepared by or for another person or entity.



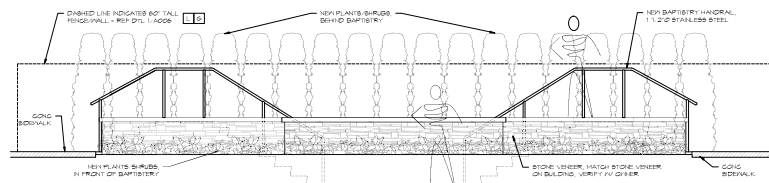
01 ENLARGED BAPTISTRY - DIMENSIONED PLAN
35'-0" x 115'-0"



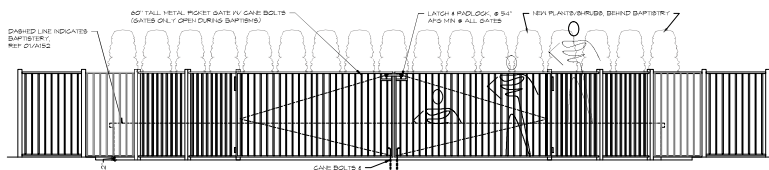
03 END VIEW

04 FRONT VIEW

04 BAPTISTRY - EQUIPMENT ENCLOSURE ELEVATIONS



05 BAPTISTRY - FRONT ELEVATION
35'-0" x 115'-0"



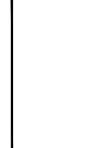
06 BAPTISTRY - FRONT ELEVATION
35'-0" x 115'-0"



07 BAPTISTRY - FRONT ELEVATION
35'-0" x 115'-0"



CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS
N. 163RD AVE. PINNACLE PEAK RD. SURPRISE, AZ 85087



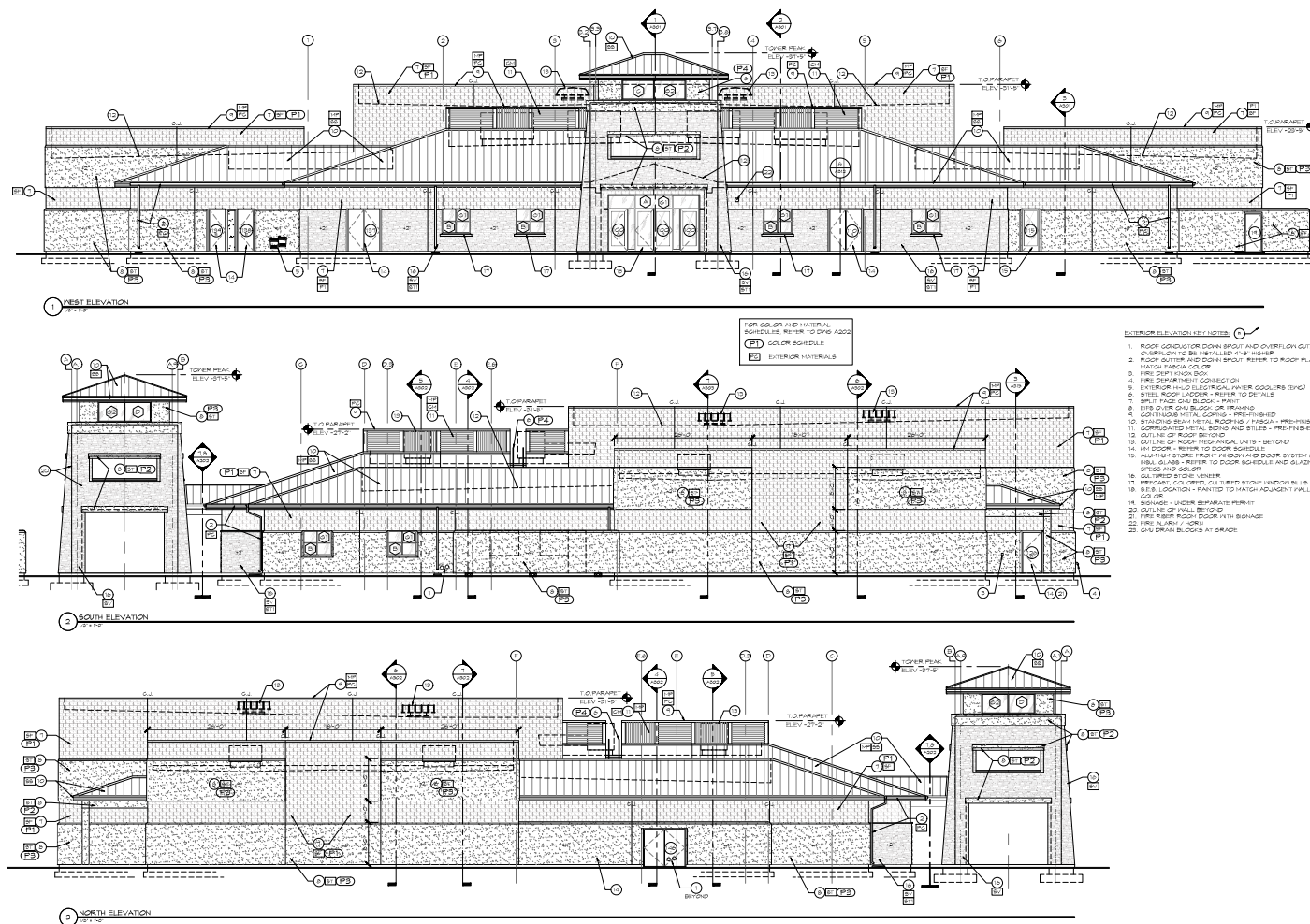
DATE	BY	DATE	BY
2015-04-01	JMT	2015-04-01	JMT
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2015-04-01	JMT	2015-04-01	JMT
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2015-04-01	JMT	2015-04-01	JMT
2015-04-01	JMT	2015-04-01	JMT

Drawn	JMT
Reviewed	JMT
Job Number	163-001

BAPTISTRY
ELEVATIONS &
DETAILS
A152

FS20-557

These drawings are prepared as a service for the client and are not to be used for any other purpose. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the construction of the building or for the safety of the building. The architect is not responsible for the construction of the building or for the safety of the building.



ni
NEXT IDEA
ARCHITECTS



CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS
N. 163RD AVE. PINNACLE PEAK RD. SURPRISE, AZ 85087

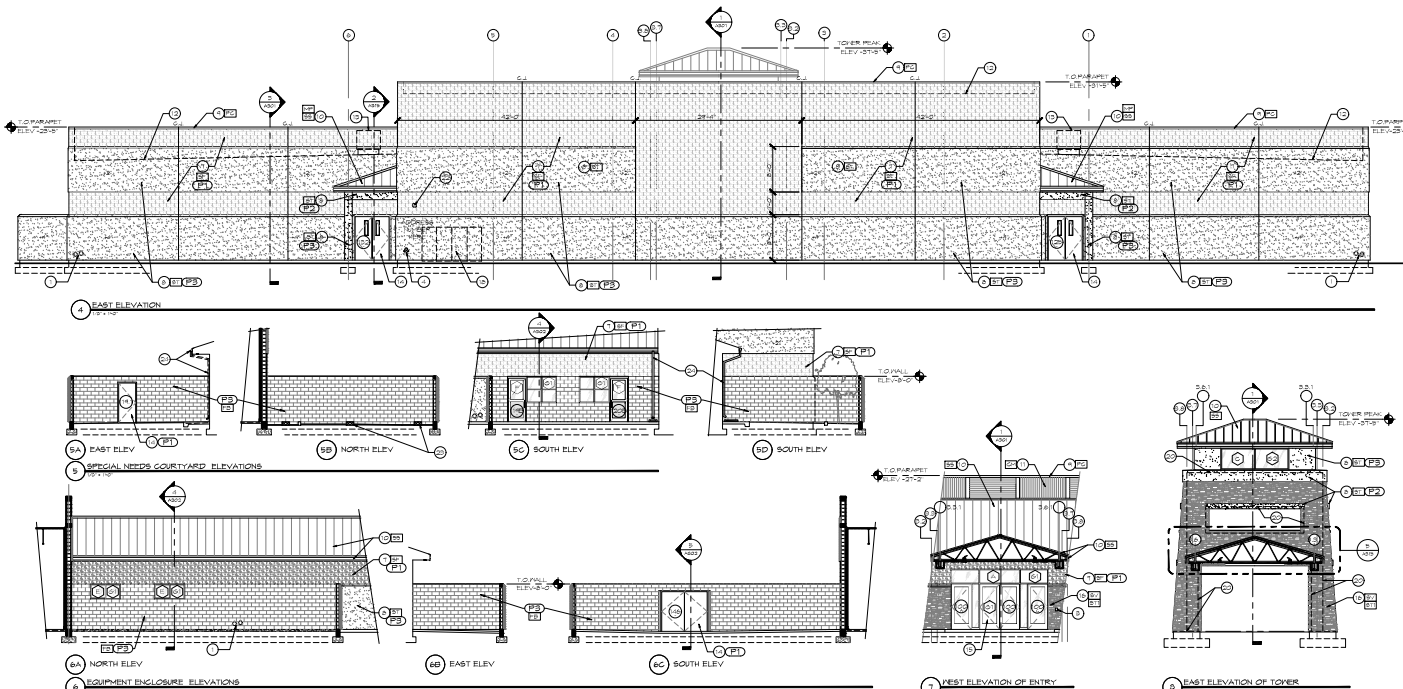
DATE	REVISION	DATE
2015-04-01	CONCEPT	2015-04-01
2015-04-01	DEVELOPMENT	2015-04-01
2015-04-01	DEVELOPMENT	2015-04-01
2015-04-01	DEVELOPMENT	2015-04-01
2015-04-01	DEVELOPMENT	2015-04-01
2015-04-01	DEVELOPMENT	2015-04-01

Drawn	2015-04-01
Reviewed	2015-04-01
Approved	2015-04-01

EXTERIOR
ELEVATIONS

A201

FS20-557



EXTERIOR GLAZING SPECS:	
REFER TO DIV 05 ADD FOR WINDOW SIZES	
<u>INSULATED GLAZING SYSTEM SPECIFICATIONS:</u>	
FRAME/FINISHURE:	JOCORAN GLASS
W/AFIRM VENTER DAYTIME:	0.28
SOLAR HEAT GAIN COEFFICIENT:	0.25
<u>STANDARD GLAZING:</u>	
PRODUCT DESCRIPTION:	OUTBOARD: 1/4" BRONZE TP INSIDE: 1/4" BRONZE TP REBOARD: 1/4" CLEAR TP 3/4" VLT GLAZ TP

DOORS, WINDOWS AND LIGHTING:

	• ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE
	• HOLLOW METAL, DOOR AND FRAME - PAINTED

MATERIAL AND COLOR SCHEDULE

COLOR SCHEDULE:		
COLOR CODE	COLOR NAME	MANUFACTURER COLOR NAME
P1	"ELEGANT DARK"	SHERWIN WILLIAMS SWA
P2	"GOURMET HONEY"	DUNEDIN DEO
P3	"RED SPEED COAT RED"	SHERWIN WILLIAMS SWA
P4	"DURING BROCK"	SHERWIN WILLIAMS SWA

'SEALANTS'	MATCH ADJACENT WALL COLOR
'BOLLARDS'	PAINT 'PM'
'LIGHT POLES'	PAINT 'PM'
'WSS'	MATCH ADJACENT WALL COLOR
'TRANSFORMER'	MATCH ADJACENT SCREEN/WALL COLOR

1. PAINTER TO PROVIDE A MEMO OF THE FINISH COATS OVER ALL EXTERIOR WALLS AND FINISHES.
2. REALIZE THE PROJECTS TO MATCH ADJACENT MATERIAL, COLOR, AND FINISH OF DIFFERENT COLORS.
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING SURFACES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED PRECAST CONCRETE, UNFINISHED CMU BLOCK, CONCRETE CURBS, CURBS AND OTHER MATERIALS. IS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT UNLESS PAINT IS CALLED FOR.

EXTERIOR MATERIALS:

Full Package:

- BENT METAL PARAPET / CORING CAP
SIZE: VARIOUS
FINISHES: SIGNATURE 200
COLOR: BURNISHED SLATE
- SPLIT-FACED CMU BLOCK WALL:
SIZE: 8" x 8" x 16"
NOTE: CONCAVE JOINT

■ STANDING SEAM METAL ROOFING:
 MANUFACTURER: MCG
 SERIES: SIGNATURE 200
 COLOR: BURNISHED SLATE

■ E.J.F.B. SYSTEM:
 MANUFACTURER: BTO

- Dr**
- STORE VENEER:
MANUFACTURER: ELDORADO STONE
SERIES: GROTTED LEDGESTONE
COLOR: SHARDGRAY
GROUT COLOR: STANDARD GRAY
- Gr**
- CORRUGATED METAL ROOFING:
MANUFACTURER: HOGI
SERIES: SIGNATURE 200
COLOR: BURNISHED SLATE

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR ALL DETAILS FOR BIDDING, CONNECTIONS, ETC.
2. SEE SHEETS A1011, A201-202 AND STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.
3. PRIOR TO ORDERING, GENERAL CONTRACTOR TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER.
4. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ON-TIME, ON-SITE IN SIZES OF NO LESS THAN 12" X 12"

EXTERIOR ELEVATION KEY NOTES:

- 1. ROOF CONNECTION DOWNSPOUT AND OUTLETS: OVERFLOW TO BE INSTALLED
- 2. ROOF SITTER AND DOWNSPOUT: REPAIR
- 3. FLOOR: FRESH FASCIA COLOR
- 4. FLOOR: FRESH LINEN COLOR
- 5. THE DEPARTMENT CONNECTION
- 6. EXTENDED HALL ELECTRICAL HATCH TO BE REPAIRED
- 7. HALL: FRESH LACER
- 8. HALL: FRESH LACER
- 9. SPLIT FACE CHALK COLOR - FANT
- 10. SPLIT FACE CHALK COLOR ON FRAMES
- 11. HALL: FRESH METAL, CORING, SPOON
- 12. STANDING BENCH METAL HINGE / P
- 13. STANDING BENCH METAL HINGE AND SILL
- 14. REPAIRS
- 15. OUTLINE OF ROOF BEHIND
- 16. OUTLINE OF ROOF MICHIGAN HINGE
- 17. HALL: FRESH METAL, CORING, SPOON
- 18. ALUMINUM STORE FRONT WINDOW AND W / HINGE, GLASS - REFER TO DOOR
- 19. HALL: FRESH METAL, CORING, SPOON
- 20. CULTURES STONE VENEER
- 21. PREPARED: CULTURED STONE
- 22. PREPARED: CULTURED STONE
- 23. S.E.S. LOCATION - PAINTED TO MATCH COLOR
- 24. HALL: FRESH METAL, CORING, SPOON
- 25. OUTLINE OF HALL BEHIND
- 26. FIRE RESISTOR ROOF PANEL TO BEHIND
- 27. FIRE RESISTOR HORN
- 28. HALL: FRESH METAL, CORING, SPOON
- 29. HALL: FRESH METAL, CORING, SPOON
- 30. GUTTER AND DOWNSPOUT AS CALLED
- 31. THIS WALL SITTER - REFER TO ROOF
- 32. HALL: FRESH METAL, CORING, SPOON
- 33. HALL: FRESH METAL, CORING, SPOON
- 34. KITCHEN DRINGS FOR MORE DETAIL



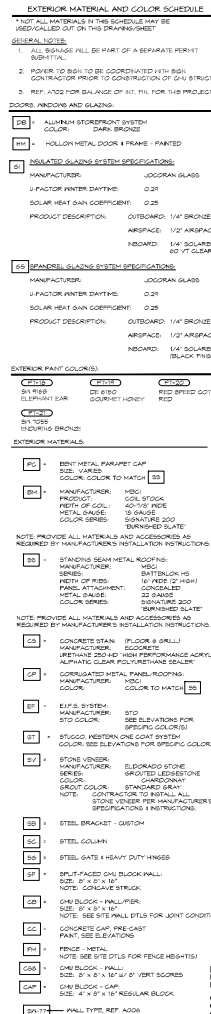
CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS
N. 163rd and Pinnacle Pk. Surprise, AZ 85088

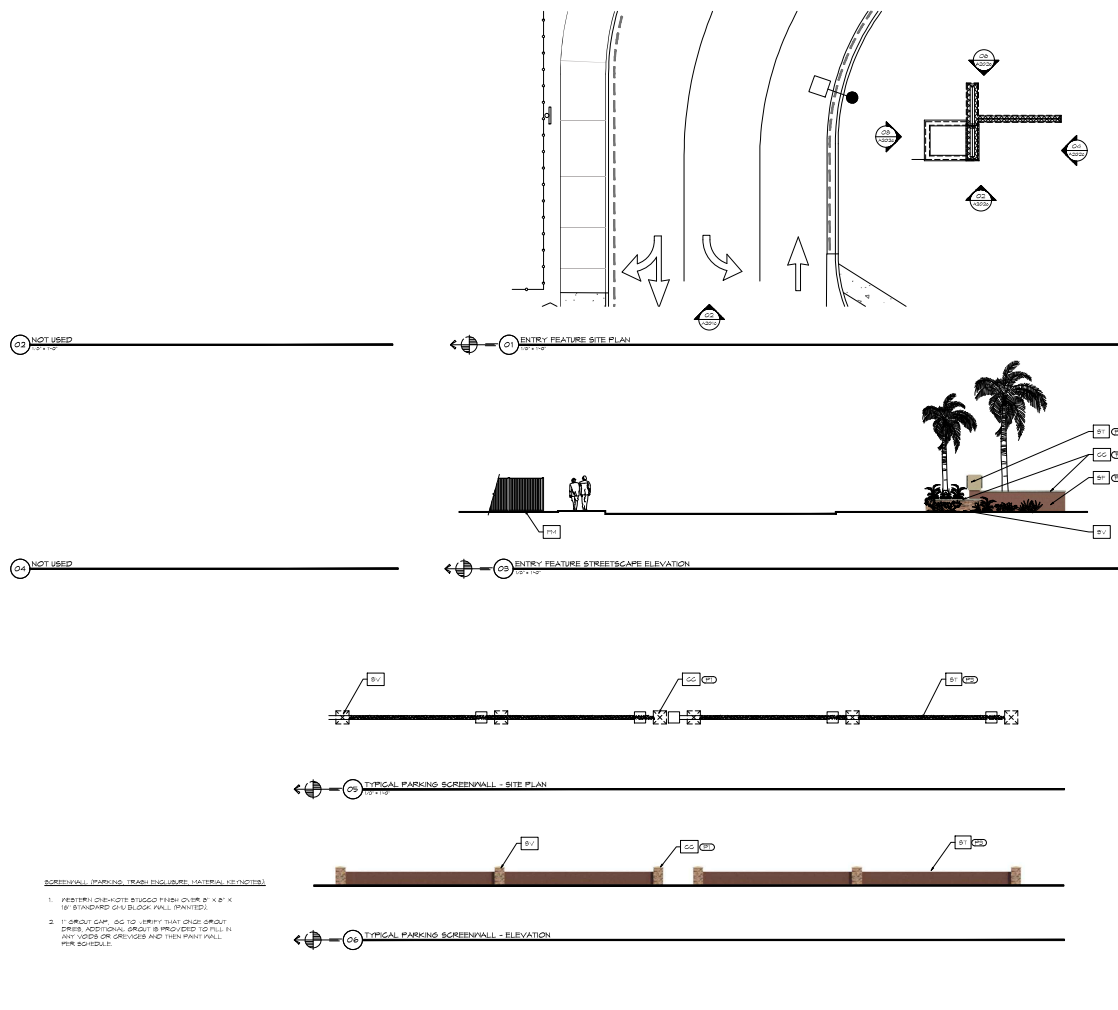
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CONCEPT REVIEW MTG	10/1
DEVELOPMENT REVIEW SUBMIT.	10/15
2nd DEVELOPMENT REVIEW SUBMIT.	12/1
3rd DEVELOPMENT REVIEW SUBMIT.	1/7
4th DEVELOPMENT REVIEW SUBMIT.	4/15

Issue Date:	2015-11-01
Owner:	100
Reviewed:	00
Job Number:	NCP-190

EXTERIOR ELEVATIONS

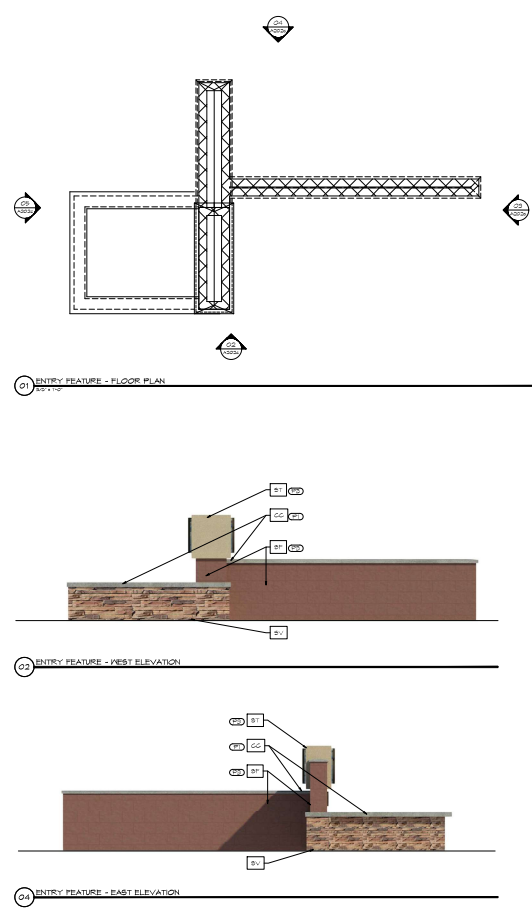
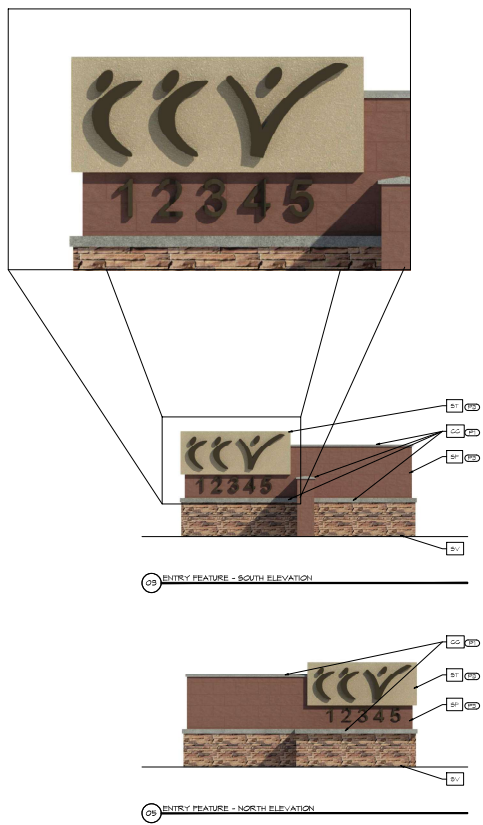
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MATERIAL AND COLOR SCHEDULE			
*FILL ALL SPACES IN THE SCHEDULE WITH THE MATERIAL OR FINISH TO BE USED ON THE FINISHED PROJECT.			
DOORS, WINDOWS AND LIGHTING:			
DOOR	ALUMINUM STORM/DOOR SYSTEM	DOOR	DARK BRONZE
EXTERIOR DOOR & WINDOW GLASS KEY:			
ELEVATED GLASS SYSTEM INSTALLATIONS:			
MANUFACTURER	JORDAN GLASS		
1-PARTICLE CENTER PANE	0.31		
SOLAR HEAT SAIN COEFFICIENT	0.25		
PRODUCT DESCRIPTION:			
OUTDOOR:		BACKSITE	7%
AIRSPACE:		AIRSPACE	2%
INDOOR:		SOLAR RAY	60%
COLOR SCHEDULE:			
NO. 1	SP	NO. 2	NO. 3
NO. 4	CR	NO. 5	NO. 6
NO. 7	CR	NO. 8	NO. 9
NO. 10	CR	NO. 11	NO. 12
NO. 13	CR	NO. 14	NO. 15
NO. 16	CR	NO. 17	NO. 18
NO. 19	CR	NO. 20	NO. 21
NO. 22	CR	NO. 23	NO. 24
NO. 25	CR	NO. 26	NO. 27
NO. 28	CR	NO. 29	NO. 30
NOTE: PROVIDE ALL MATERIALS AND ACCESSORIES AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.			
NO. 31	STANDING SEAL METAL ROOFING:	WRS	INTERLOCK HS 18
MANUFACTURER:	WRS	INTERLOCK HS	18
DEPTH OF BASE:	18" (MAX OF 18")	CONSOLIDATED	
NETAL ATTACHMENT:	22 GAUGE	MANUFACTURED	
METAL BASE:	22 GAUGE	MANUFACTURED	
CONCRETE STAIN:	ESGOTTIE	CONCRETE STAIN:	
WETTABLE 20-40% HIGH PERFORMANCE ACRYLIC		WETTABLE 20-40% HIGH PERFORMANCE ACRYLIC	
NO. 32	CONCRETE PAINT PANEL/ROOFING:	CONCRETE PAINT PANEL/ROOFING:	
MANUFACTURER:	WRS	MANUFACTURER:	
SOLAR HEAT SAIN COEFFICIENT:	0.25	SOLAR HEAT SAIN COEFFICIENT:	
NO. 33	E.L.F.S. SYSTEM:	SP	SEE ELEVATIONS FOR COLOR
NO. 34	STONE VENEER:	STONE VENEER:	
MANUFACTURER:	ESGOTTIE	MANUFACTURER:	
WETTABLE 20-40% HIGH PERFORMANCE ACRYLIC		WETTABLE 20-40% HIGH PERFORMANCE ACRYLIC	
NO. 35	STEEL BRACKET - GUTTER - PAINTED PA:	STEEL BRACKET - GUTTER - PAINTED PA:	
NO. 36	STEEL BRACKET - PARTIED PA:	STEEL BRACKET - PARTIED PA:	
NO. 37	STEEL STAKE 4"X16S - PAINTED PA:	STEEL STAKE 4"X16S - PAINTED PA:	
NO. 38	STONE POOD (EXTERIOR) GRASS:	STONE POOD (EXTERIOR) GRASS:	
MANUFACTURER:	WRS	MANUFACTURER:	
SOLAR HEAT SAIN COEFFICIENT:	0.25	SOLAR HEAT SAIN COEFFICIENT:	
NO. 39	SP: 1/2"X16" W/ 1/		

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MATERIAL AND COLOR SCHEDULE

*NOT ALL MATERIALS IN THIS SCHEDULE MAY BE USED/CALLED OUT ON THE DRAWING(SHEET)

DOORS, WINDOWS AND LIGHTING:

28 - ALUMINUM STOREFRONT SYSTEM
COLOR: DARK BRONZE

EXTERIOR DOOR & WINDOW GLAZING KEY:
INSULATED GLAZING SYSTEM SPECIFICATIONS:

MANUFACTURER: JACOBIAN GLASS
U-FACTOR (WINTER DAYTIME): 0.24
SOLAR HEAT GAIN COEFFICIENT: 0.28
PRODUCT DESCRIPTION: OUTBOARD: 1 BRONZE TP
AIRSPACE: 1 AIRSPACE
INBOARD: 2 SOLARSHIELD
60 VT CLEAR TP

COLOR SCHEDULE:

CC - SF	CCP - ST	CCV - ST
SV - RB	SV - RB	SV - RB
ST - RB	ST - RB	ST - RB

EXTERIOR MATERIALS:

CC - BENT METAL PARAPET GAP
SIZE: 1/2" X 1/2"
COLOR: COLOR TO MATCH

SV - MANUFACTURER: H&B
PRODUCT: BATTLELOCK HS
PANEL ATTACHMENT: 22 PANELS
COLOR SERIES: 22 PANELS

ST - STANDING SEAM METAL ROOFING
MANUFACTURER: H&B
PANEL ATTACHMENT: 22 PANELS
COLOR SERIES: 22 PANELS

CCP - CONCRETE STAIR
MANUFACTURER: S&S
COLOR: S&S

SV - STONE VENEER
MANUFACTURER: S&S
COLOR: S&S

ST - STEEL COLUMN - PAINTED "M"
COLOR: "M"

ST - STEEL GATE & HINGE - PAINTED "M"
COLOR: "M"

SV - STAINED WOOD (EXTERIOR GRADE)
MANUFACTURER: W&A
COLOR: W&A

CC - CHALK BLOCK WALL
SIZE: 8" X 8" X 16"
NOTE: REGULAR STRUCK

CC - CONCRETE CAP, PRE-CAST
PANT: SEE ELEVATIONS

ST - FENCE 6'-0" TALL METAL FENCE
PANT: SEE ELEVATIONS

ST - TV ACCESS PANEL, HEATHER
RESISTANT & LOCKABLE

ni
NEXT IDEA
ARCHITECTS

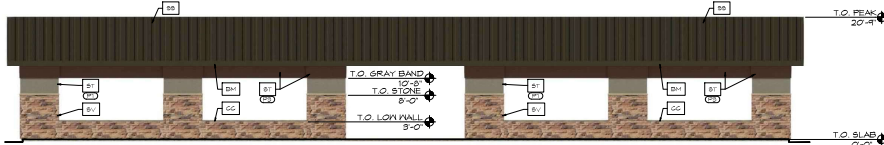
**CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS**

FS20-557

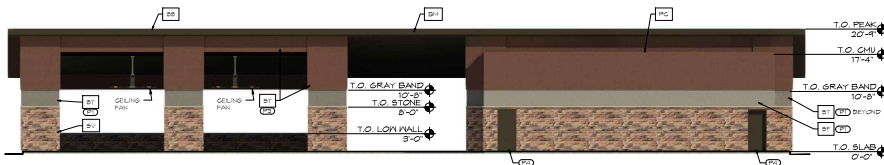
ENTRY FEATURE - COLOR

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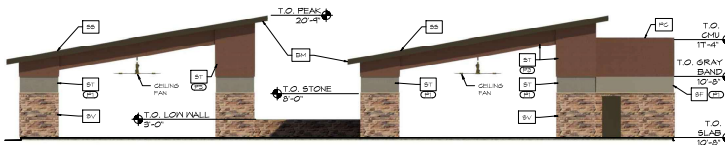
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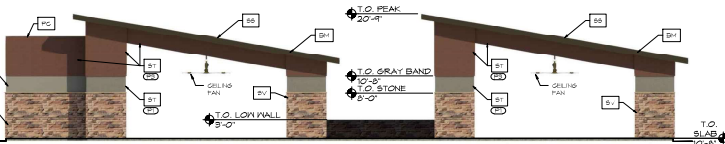
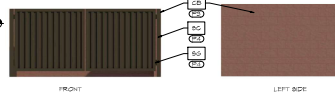
01 SHADE STRUCTURE - FRONT (WEST)



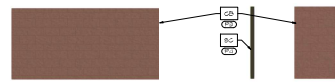
02 SHADE STRUCTURE - REAR (EAST)



03 SHADE STRUCTURE - RIGHT SIDE (SOUTH)



04 SHADE STRUCTURE - LEFT SIDE (NORTH)



05 TRASH ENCLOSURE ELEVATIONS

MATERIAL AND COLOR SCHEDULE

*NOT ALL MATERIALS IN THIS SCHEDULE MAY BE USED CALLED OUT ON THE DRAWINGS/NOTES

DOORS, WINDOWS AND LIGHTING

- 06 - ALUMINUM STOREFRONT SYSTEM
COLOR: DARY BRONZE
- EXTERIOR DOOR & WINDOW GLAZING KEY:
INSULATED GLAZING SYSTEM SPECIFICATIONS:
MANUFACTURER: JACOBIAN GLASS
U-FACTOR WINTER DUTY: 0.24
SOLAR HEAT GAIN COEFFICIENT: 0.26
PRODUCT DESCRIPTION: OUTBOARD: 1/2 BRONZE TP
AIRSPACE: 1/2 AIRSPACE
INBOARD: 1/2 SOLARSHIELD
60 WT CLEAR TG

COLOR SCHEDULE

- 07 - SF
CB
08 - SF
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09 - SF
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10 - SF
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EXTERIOR MATERIALS

- 01 - BENT METAL PARAPET GAP
FILL: VARIOUS
COLOR: COLOR TO MATCH 02
- 02 - MANUFACTURER: HED
PRODUCT: 60-110 WIDE
METAL GAUGE: 20 GAUGE
COLOR SERIES: 22 SERIES
BURNISHED SLATE
- NOTE: PROVIDE ALL MATERIALS AND ACCESSORIES AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 03 - CONCRETE STAIN: EGOCRETE
MANUFACTURER: EGOCRETE
COLOR: EGOCRETE CONTINUED
COLOR: GRAY
- 04 - CORRUGATED METAL PANEL ROOFING
MANUFACTURER: METAL-PAINT PRODUCT
SERIES: CTS-PANEL
COLOR: COLOR TO MATCH 05
- 05 - S.F.S. SYSTEM
MANUFACTURER: SFG
SEE ELEVATIONS FOR COLOR
- 06 - STONE VENEER
MANUFACTURER: SLOMADO STONE
SERIES: SLOMADO STONE
COLOR: STANDARD GRAY
NOTE: CONTRACTOR TO INSTALL ALL STONE VENEER FOR MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS.
- 07 - STEEL BRACKET - CUSTOM - PAINTED PK
STEEL COLUMN - PAINTED PK
STEEL GATE & HINGES - PAINTED PK
- 08 - STAINED WOOD (EXTERIOR GRADE)
MANUFACTURER: WYMAN
COLOR: JACOBIAN
COLOR: 22
OF COATS RECOMMENDED: 1
- 09 - SPLIT-FACED CHU BLOCK WALL
SIZE: 8" X 8" X 16"
NOTE: REGULAR STRUCK
- 10 - ONE BLOCK WALL
SIZE: 8" X 8" X 16"
NOTE: REGULAR STRUCK
- 11 - CONCRETE CAP, PRE-CAST
PAINT: SEE ELEVATIONS
- 12 - FENCE 6'-0" TALL METAL FENCE
PAINT: RESISTANT & LOCKABLE



CHRIST'S CHURCH OF THE VALLEY
PINNACLE PEAK AND 163RD AVENUE LLC
NORTH SURPRISE CAMPUS
N. 163RD AVE & PINNACLE PEAK RD, SURPRISE, AZ 85087

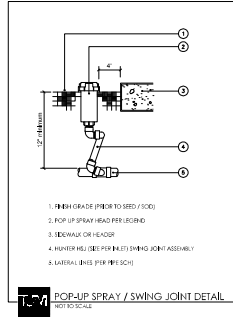
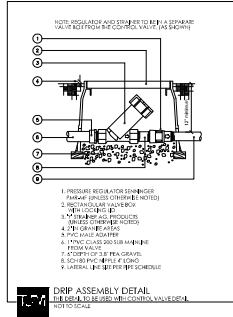
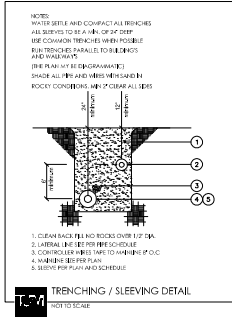
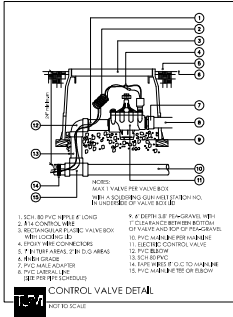
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98	DEVELOPMENT	06/01/2022
99	DEVELOPMENT	06/01/2022
100	DEVELOPMENT	06/01/2022

Issue Date:	2015-12-21
Owner:	WKT
Reviewed:	DOT
Job Number:	NSW-19021

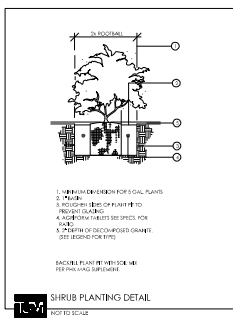
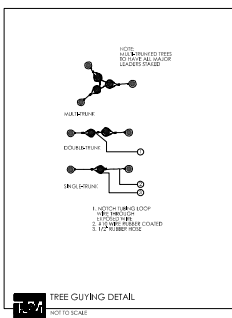
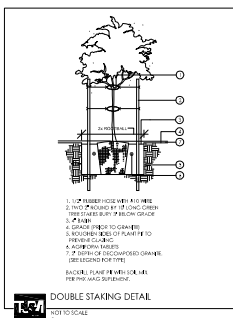
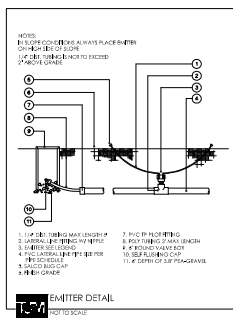
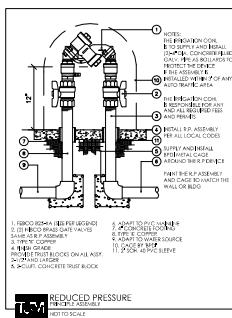
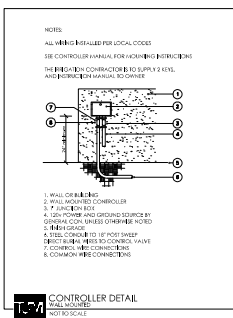
GRILL &
DUMPSTER
ENCLOSURE

A203c



LANDSCAPE CALCULATIONS:
TOTAL SITE AREA: 501,868 SQ. FT. 11.6 ACRES
TOTAL BUILDING AREA: 32,032 SQ. FT. 0.7% OF SITE AREA
TOTAL LANDSCAPE AREA: 240,380 SQ. FT. 48% OF SITE AREA
TOTAL PARKING AREA: 130,433 SQ. FT. 26% OF SITE AREA
LANDSCAPE IN PARKING AREA: 14,492 SQ. FT. 12% 10% MIN. OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED
TOTAL TURF AREA: 157,880 SQ. FT. 4% OF LS AREA
SHRUBS/GROUND COVERS: 61,548 SQ. FT. 20% OF LS AREA
INORANGIC/GRANITE: 102,580 SQ. FT. 100% OF NON TURF LS AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS

WATER USE CALCULATIONS:
TURF AREA: 3.62 ACRES
XERISCAPE AREA: 1.41 ACRES
TURF AREA: 3,62 x 4000 GPD
= 14,480 GPD (PEAK)
= 8,688 GPD (NON-PEAK)
XERISCAPE AREA: 1.41 x 1300 GPD
= 1,833 GPD (PEAK)
= 1,099 GPD (NON-PEAK)
ANNUAL TOTAL DEMAND: 5,954,245 GAL/YEAR



CHRIST'S CHURCH OF THE VALLEY
'NORTH SURPRISE'
NEW CHURCH CAMPUS
N. 163rd and W. PINNACLE PEAK RD, SURPRISE, AZ 85387

DATE	REVIEW	BY
10/1/19		

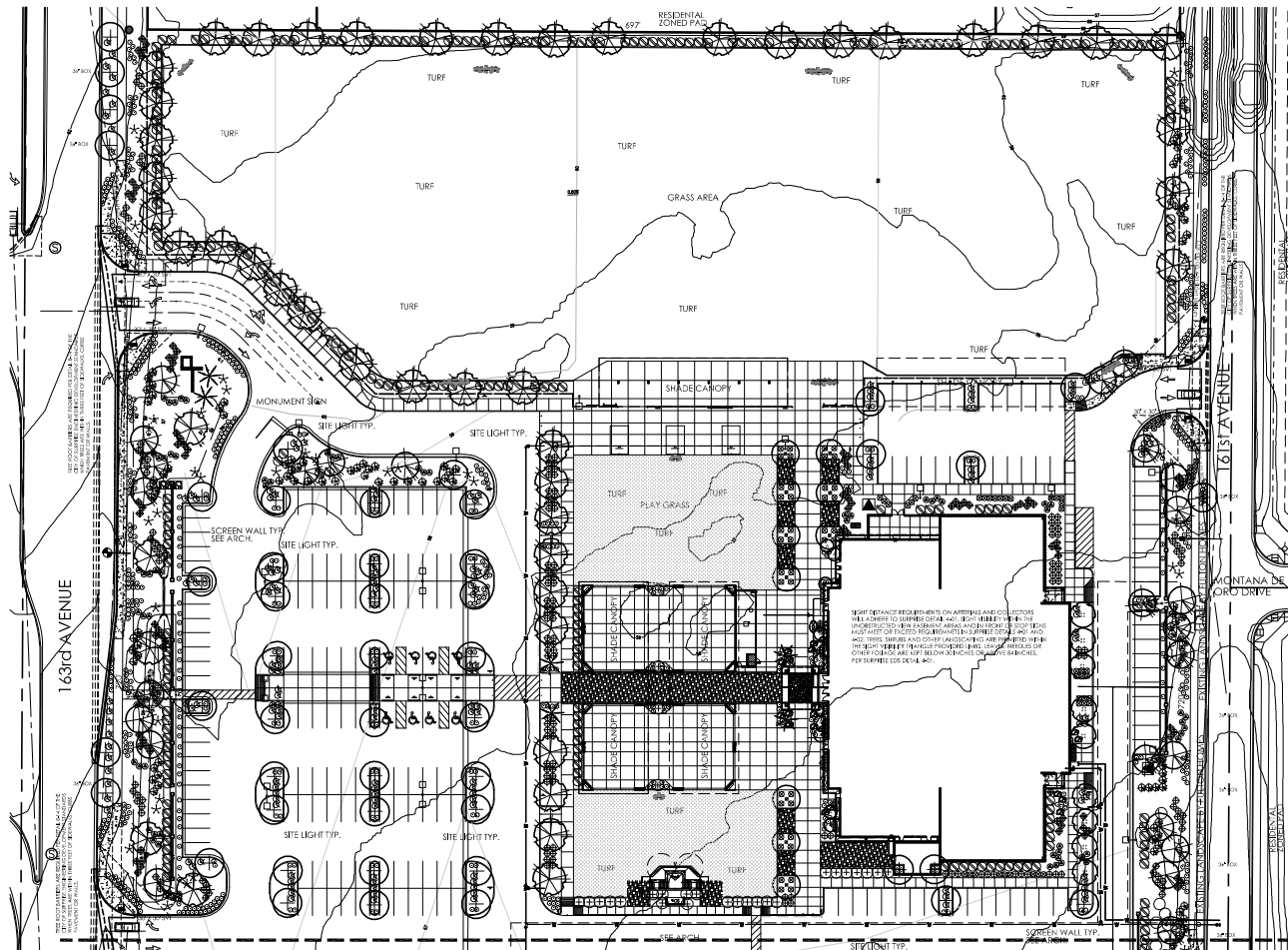
Drawn:	10/1/20
Revised:	
Job Number:	10304-001

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10455 N. 16th Street, Suite 120
Scottsdale, Arizona 85258
P: 480.208.4332
EMAIL: t@tmqueen.com



LANDSCAPE PLAN
La.01

FS20-557



- LANDSCAPE LEGEND**
- ULMUS PARVIFLORA - CHINESE ELM
24" BOX (53)
 - ACACIA ANEURA (MULGA) (SRP/APS APPROVED)
24" BOX (22), 36" BOX (17)
 - WASHINGTONIA ROBUSTA
12" TRUNK FT. AND 16" TRUNK FT.
(DERIVED) (6)
 - CERCIDILUM 'HYBRID'
DESERT MUSEUM PALO VERDE
48" BOX (10)
 - PROSOPIS 'HYBRID'
PHOENIX MESQUITE (THORNLESS)
24" BOX (50)
 - QUERCUS VIRGINIANA
LIVE OAK
24" BOX (79), 36" BOX (86)
 - CHAMAEOPUS HUMILIS
MEDITERRANEAN FAN PALM
15 GALLON (MULTI-HEAD) (11)
 - SOPHORA SECURIFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON (29)
 - RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (24)
 - CASALPINDIA AMERICANA
MEXICAN BIRD OF PARADISE
5 GALLON (56)
 - RECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (25)
 - ESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (308)
 - DASYLIRION LONGISPIRA
THORNLESS DESERT SPOON
5 GALLON (189)
 - AGAVE GEMMIFLORA
TWIN FLOWERED AGAVE
5 GALLON (99)
 - LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (109)
 - LAETIANA MONTEVIDENSIS
DALLAS RED
5 GALLON (97)
 - LAETIANA MONTEVIDENSIS
'NEW GOLD'
5 GALLON (11020)
 - ACACIA REDOLENS
'DESERT CABBAGE' TM
1 GALLON (16)
 - 3X3X3 SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lb EACH (16)
- MATCH ADJACENT DEVELOPMENT
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- 6" EXTRUDED CURB
CONCRETE HEADS
SEE DETAIL
- MID-RANGE TURF
SEASONAL ALT:
HYDROSEED
MAIN FIELD ONLY

NEXT IDEA ARCHITECTS

**CHRIST'S CHURCH OF THE VALLEY
'NORTH SURPRISE'
NEW CHURCH CAMPUS**

N. 163rd and W. PINNACLE PEAK RD, SURPRISE, AZ 85387

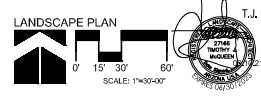
DATE	REVISION	BY	DATE
10/01/19			

LANDSCAPE PLAN

La.02

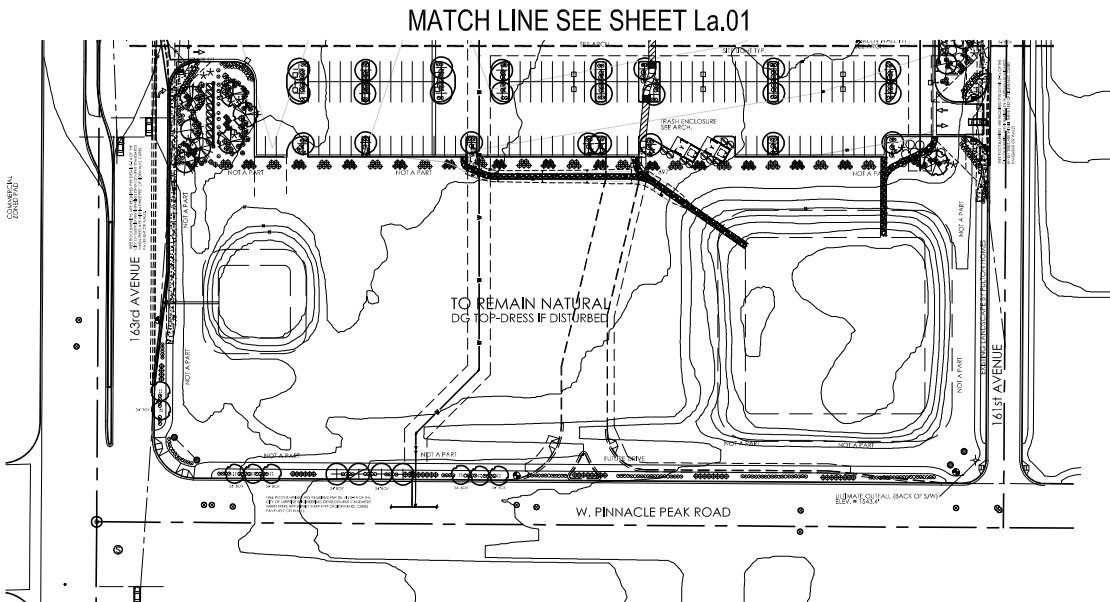
FS20-557

MATCH LINE SEE SHEET La.03



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10455 N. 16th Street, Suite 120
Scottsdale, Arizona 85258
P. 602.285-4332
EMAIL: t@tmqueen.com





- LANDSCAPE LEGEND**
- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (53)
 - ACACIA ANEURA
MULGA (SRFAPS APPROVED)
24" BOX (22), 34" BOX (17)
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5 GALLON (243)
 - CASAHUANA MEXICANA
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5 GALLON (54)
 - TECOMA "ORANGE JUBILEE"
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"GREEN CLOUD"
5 GALLON (109)
 - LANTANA MONTEVIDENSIS
DALLAS RED
5 GALLON (97)
 - LANTANA MONTEVIDENSIS
NEW GOLD
5 GALLON (1020)
 - ACACIA RESOLIDA
DESERT CARPET 1m
1 GALLON (16)
 - 3"x3" SURFACE SELECT
GRANITE BOULDER
MINIMUM 200 LBS EACH (14)
- MATCH ADJACENT DEVELOPMENT**
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- 6" EXTRUDED CURB
CONCRETE HEADER
SEE DETAIL
- MED-HORN SEASONAL ALT.
TURF HYDRO-SEED
SOD MAIN FIELD ONLY



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ni
NEXT IDEA
ARCHITECTS

**CHRIST'S CHURCH OF THE VALLEY
'NORTH SURPRISE'
NEW CHURCH CAMPUS**
N. 163rd and W. PINNACLE PEAK RD. SURPRISE, AZ 85387

REVISION	DATE
1	10/1/19

Drawn: JRM
Reviewed: JRM
Job Number: 19084-001

**LANDSCAPE
PLAN**

La.03

FS20-557



FS20-557

CCV North Surprise

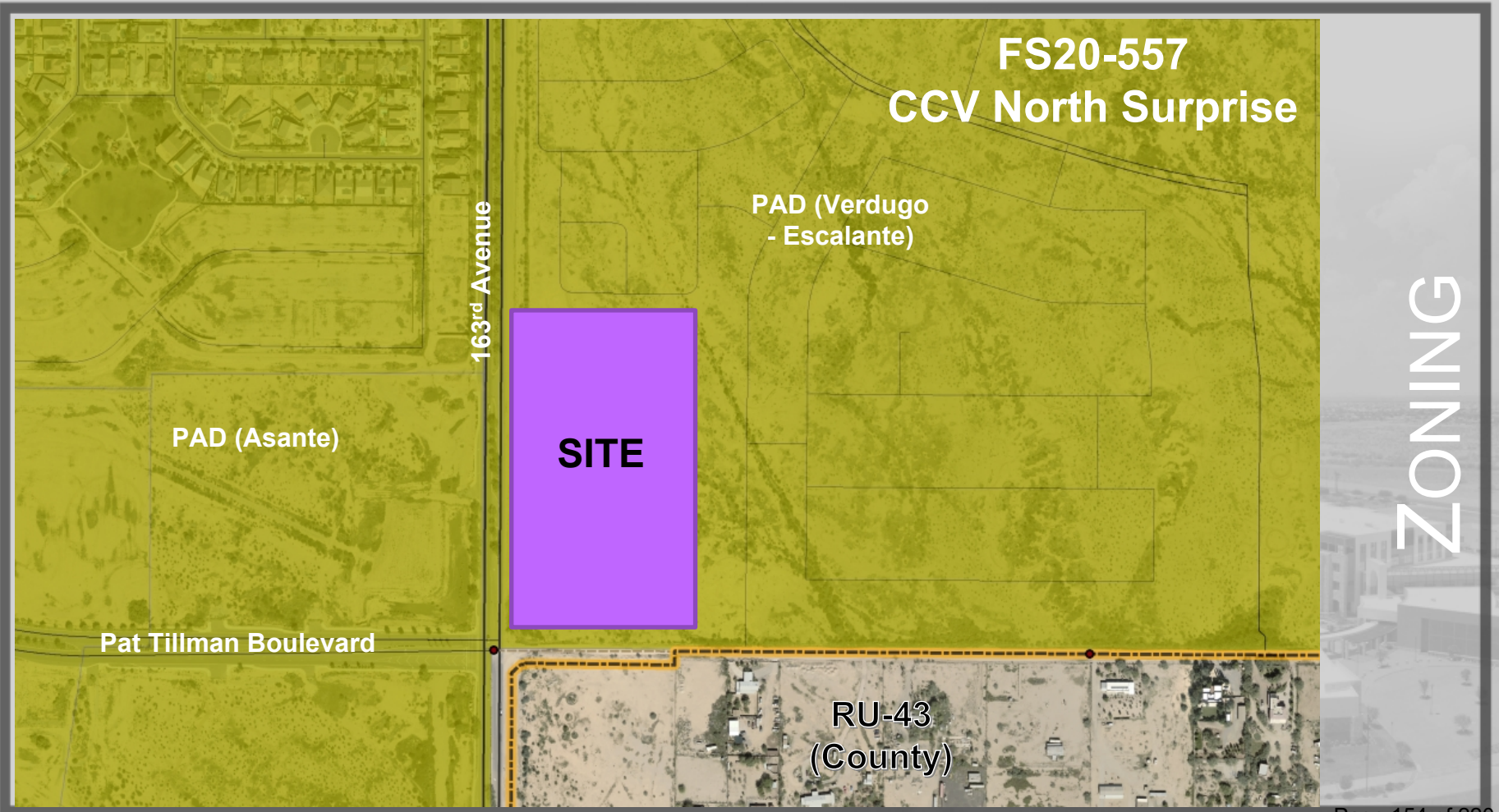
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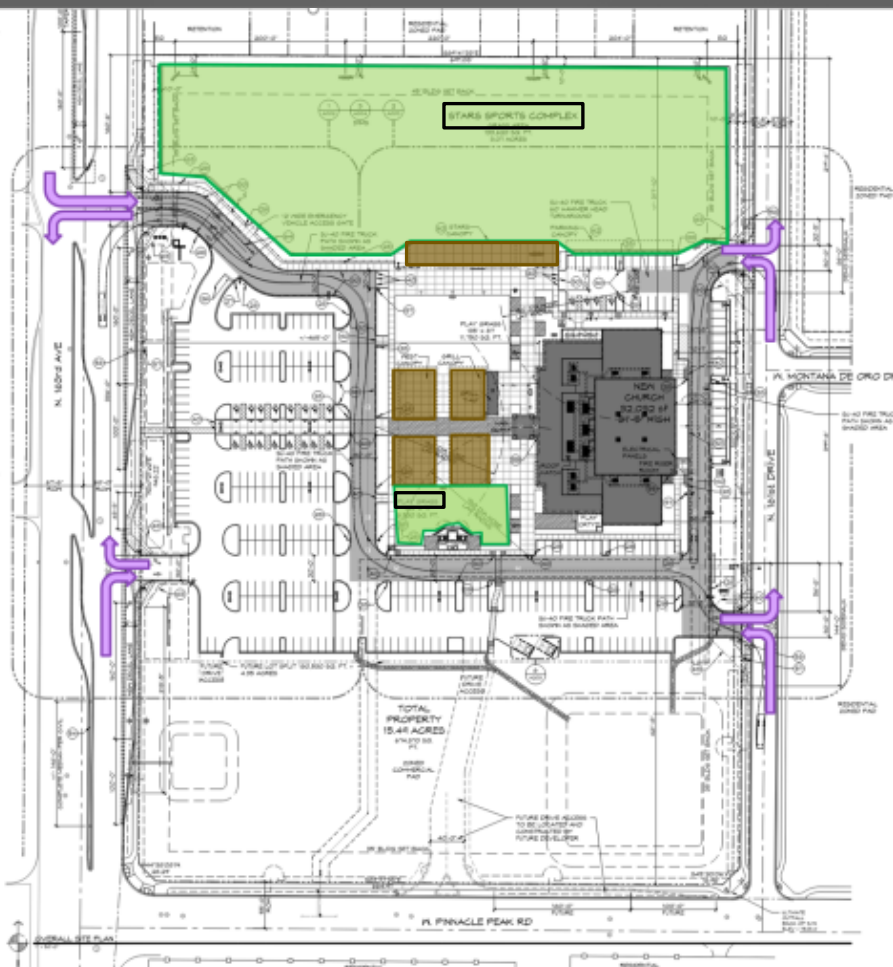
Planning and Zoning Commission – August 19, 2021

VICINITY MAP

FS20-557
CCV North Surprise





[illegible]

SITE PLAN

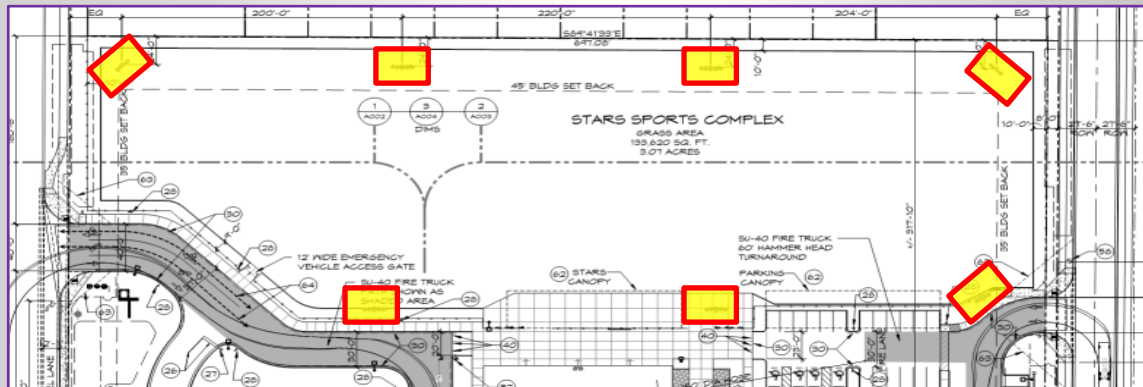
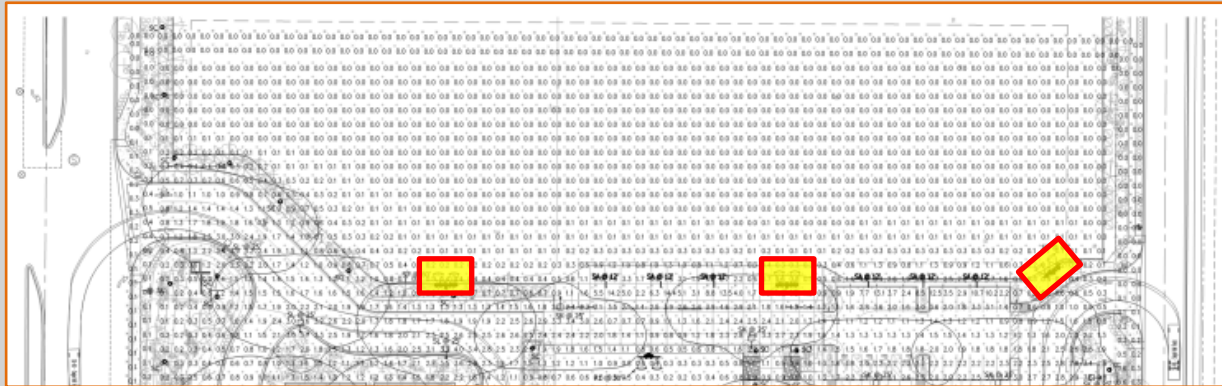


LANDSCAPE PLAN



LIGHT

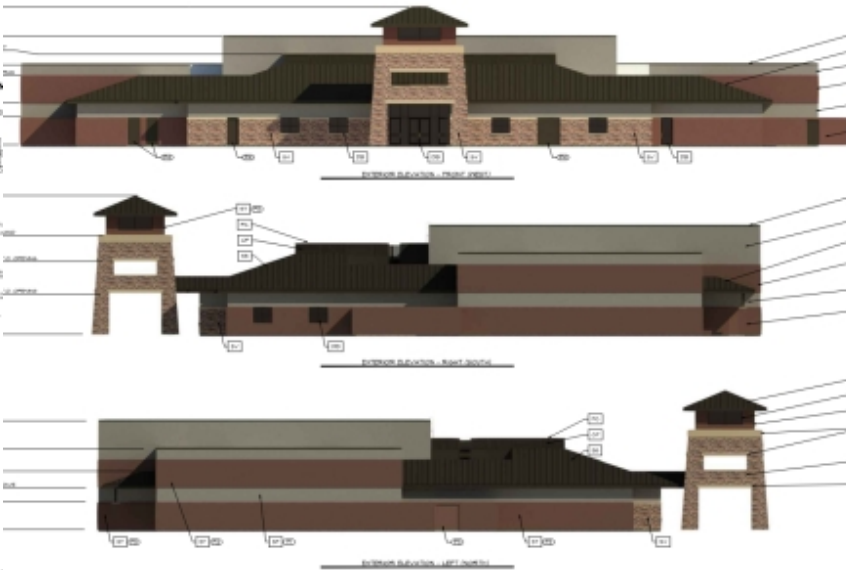
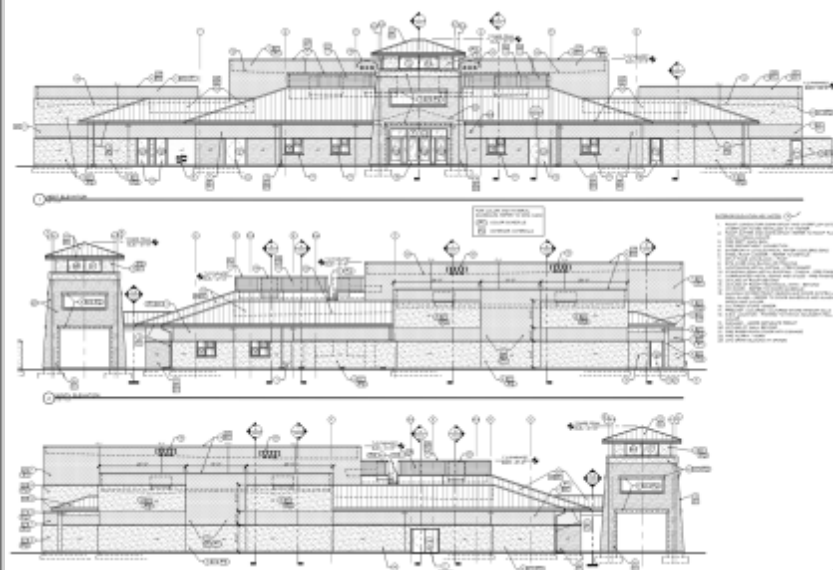




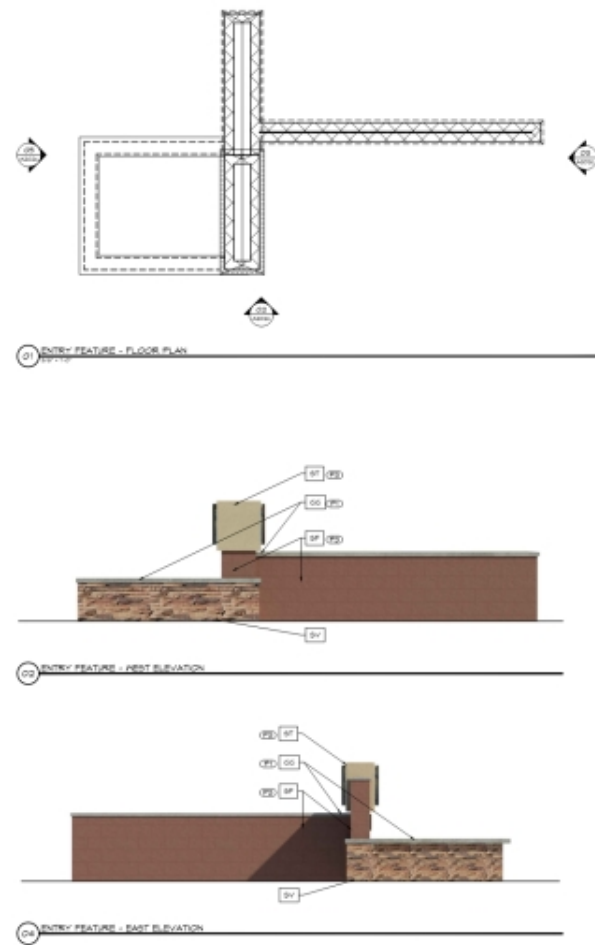
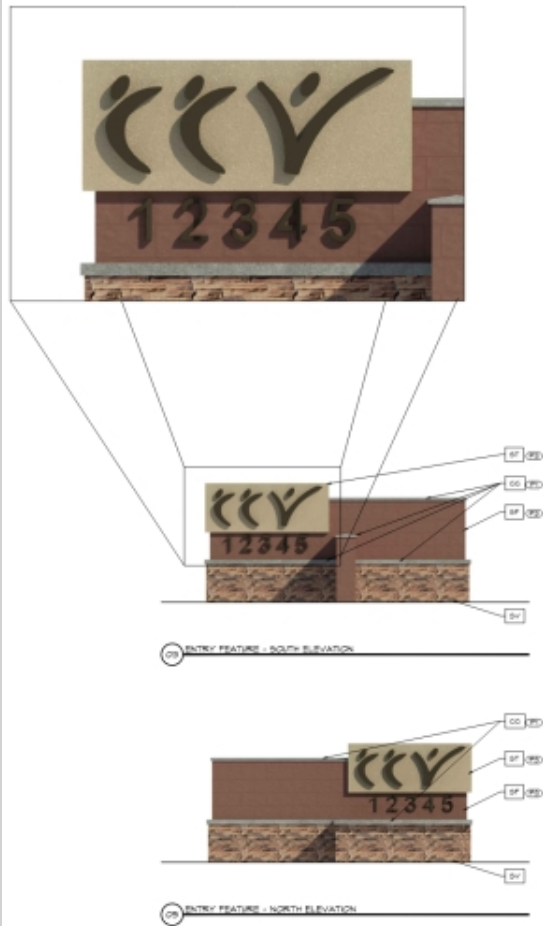
LIGHTING



VIEW TO THE NORTHEAST



WEST, SOUTH, AND NORTH ELEVATIONS



ENTRY MONUMENT

Recommendation:

Approve subject to stipulations 'a'
through 'e'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: August 19, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place. Case FS21-340

Motion:

I move to approve/deny the Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place.

Background:

On April 30, 2021, T-Mobile/ Towercom submitted a request for a Site Plan for a 65-foot monobroadleaf for T-Mobile Wireless on a vacant lot towards the south of the existing Goodwill Donation Center in the Surprise Retail Pavilion shopping center, located generally north of Mountain View Boulevard and east of Parkview Place.

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 - FS21-340 - Ross Tree - Site Plan - Staff Report
 2. 01-FS21-340-Ross Tree- Vicinity Map
 3. 02-FS21-340-Ross Tree- Project Plans
 4. 03-FS21-340-Ross Tree- Coverage Map
 5. FS21-340 - Ross Tree - PZ PowerPoint - 081921
-

SITE PLAN

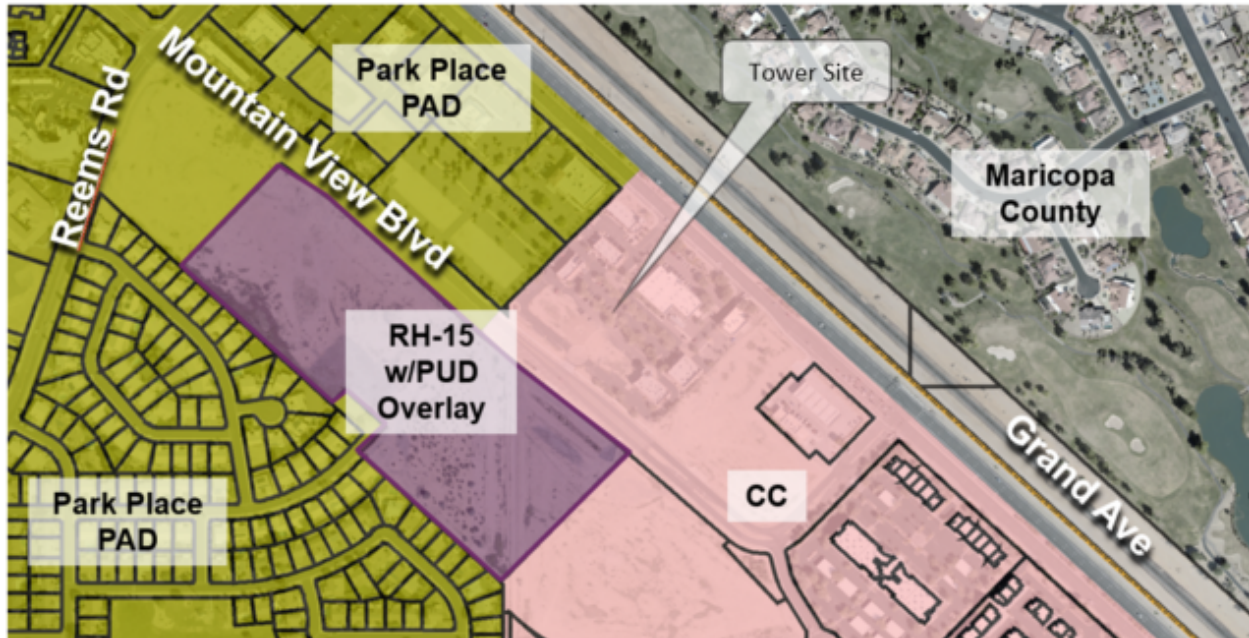
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS21-340**
2
3 **Project Name:** Ross Tree Wireless Telecommunications Facility (WTF)
4
5 **Council District:** 5 - Palm
6
7 **Meeting Date:** **August 19, 2021**
8
9 **Planner:** Shirley Phan
10
11
12 **Owner:** Surprise Pavilions, LLC.
13
14 **Applicant:** Declan Murphy, T-Mobile/ Towercom
15
16 **Request:** A Site Plan for a 65-foot monobroadleaf located in Surprise
17 Retail Pavilions.
18
19 **Site Location:** Generally located north of Mountain View Boulevard and east
20 of Parkview Place
21
22 **Site Size:** Approximately 4.29 acres
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan
25 2035
26
27 **Support/Opposition:** No items of support or opposition received
28
29 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed Site
30 Plan for a T-Mobile wireless Site.
31

Project Description:

Declan Murphy, T-Mobile/ Towercom, on behalf of Surprise Pavilions, LLC, seeks approval of a Site Plan to allow for a Wireless Site within the Community Commercial zoning district. Site improvements will be enclosed by a new block wall and will include a 65 foot tall monobroadleaf structure and supporting ground equipment.

Surrounding Land Zoning:



Community Commercial	Community Commercial	Community Commercial
Community Commercial	Community Commercial	Community Commercial
Residential High Density with PUD Overlay	Residential High Density with PUD Overlay	Community Commercial

Background:

February 8, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-100.

April 30, 2021: The applicant filed a request for a Site Plan (WTF) under case FS21-340, the subject case.

49 **Analysis:**

50
51 As this monobroadleaf requires a Site Plan as outlined in Chapter 107-5.4(D)(8) of the Land
52 Development Ordinance, the following conditions have been addressed to satisfy the
53 requirements established:
54

55 (a) The monopole structure will be clad with faux bark. The faux bark will start at the base of
56 the monopole structure and continue to the height of the first branch attachment. The balance
57 of the pole structure and the attachments will be painted to blend with the branches;

58 (b) The diameter of the pole structure will not exceed 36 inches at the base and will taper to
59 no greater than 28 inches at the top of the pole structure;

60 (c) The maximum height of the pole structure will be limited to 65 feet above the finished
61 grade of the site. The maximum height of the antennae attached to the pole structure will not
62 exceed 80 feet above the finished grade of the site;

63 (d) Branches.

64 i. Will be constructed to a density of no less than two and one-half branches for each
65 one vertical foot of pole;

66 ii. Will start no less than 15 feet above finished grade and continue to the top of the
67 pole structure; and

68 iii. Will be a minimum of eight feet long around the circumference of the lower level
69 and will taper as the branches progress upward, consistent with the species
70 of tree imitated by the structure. The branches will approximate the
71 appearance of a particular deciduous tree species grown in the vicinity of the
72 site and that grows to approximately the same height of the monopine or
73 monobroadleaf.

74 (e) The entire length of all antennae and their attaching apparatus will be disguised by the
75 branches, and the stand-off mounting arm apparatus of the antenna array will not extend
76 more than 30 inches from the pole structure to which it is attached;

77 (f) Microwave dishes will be limited to one square foot in size. Dishes and attaching apparatus
78 will be painted to blend with the branches;

79 (g) No more than four microwave dishes are permitted per monopine or monobroadleaf tree;
80 and

(h) Climbing pegs are prohibited on the pole structure.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Maricopa County 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.

Findings:

- The proposed Site Plan (WTF) is consistent with the Surprise General Plan 2035.
- The proposed Site Plan (WTF) is consistent with the Surprise Municipal Code.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the subject Site Plan, Case FS21-340.

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

Attachments:

- 01 - Vicinity Maps
- 02 - Project Plans
- 03 - Coverage Maps

VICINITY MAP

FS21-340
Ross Tree



TowerCom.

We Connect Carriers.

SITE #: PH71602B
SITE NAME: TOWERCOM ROSS TREE
STATE: ARIZONA
COUNTY: MARICOPA
DESIGN TYPE: NEW BROAD LEAF TREE AND NEW EQUIPMENT AT GRADE

CLIENT
TowerCom.
We Connect Carriers.

CONSULTANT
COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 208
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD
TERRA DYNAMIC ENGINEERING, LLC

P.O. BOX 22131, PHOENIX, AZ 85028
PHONE: (602) 482-1603
EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

SHEET INDEX

T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.

CIVIL:
C-1 SITE PLAN
C-2 ENLARGED SITE PLAN
C-3 ENLARGED DIMENSION AND ANTENNA PLAN
C-4 ELEVATIONS
C-5 ELEVATIONS
C-6 DETAILS
LANDSCAPE:
L-1 LANDSCAPE NOTES
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE DETAILS

NO.	DATE	DESCRIPTION	BY
1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

PROJECT INFORMATION:
JOB: 10-030-04
PH71602B
TOWERCOM
ROSS TREE
1400 W. GRAND AVE.
SURPRISE, AZ 85374

SHEET TITLE
TITLE SHEET, VICINITY
MAP & GENERAL
INFORMATION

JURISDICTIONAL APPROVAL

SHEET NUMBER

T-1

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

ENGINEERS NOTES:

- IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS SUBJECT OF INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONTAINED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION METHOD, METHOD, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS AND/OR DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS, PROPERTY LINE LOCATION, DIMENSIONAL, RELATIONSHIPS TO EQUIPMENT ARE APPROPRIATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- CONTRACTOR TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND ROOTS).
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROVIDE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND ENGINEER OF RECORD.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES. GROUNDING CABLES AS SHOWN ON THE POWER DRAWINGS AND TELLER PLANS (SHOWN). SUBCONTRACTOR SHALL UTILIZE EXISTING TRENCHES AND/OR SHALL ADD NEW TRENCHES AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR.

UTILITY NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO BEGINNING OF ANY EXCAVATING.
- IF, IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, UNDERGROUND FACILITIES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.

PROJECT SUMMARY

PROPERTY OWNER:
SURPRISE PAVILIONS LLC
2809 MONTEGA SR.
SPRINGFIELD, IL 62704

STRUCTURE OWNER:
TOWERCOM
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
CONTACT: MARK NAFTAL
PHONE: (678) 642-5352

APN: 503-59-031V
ZONING CLASSIFICATION: CC
JURISDICTION: CITY OF SURPRISE
LAT: 33°39'0.40484"N (33.650112) NAD83
LONG: 112°22'01.19647"W (-112.366999) NAD83
GROUND ELEV: 1576.37' (NAV08)

PROJECT DESCRIPTION

TOWERCOM PROPOSES TO INSTALL THE FOLLOWING ITEMS:
REMOVE (3) EXISTING TREES
RELOCATE (10) EXISTING SHRUBS
ADD A NEW SIDEWALK
PAINT NEW PEDESTRIAN CROSSING
ADD A BLOCK WALL COMPOUND IN A 563 SQ. FT. LEASE AREA
ADD (1) 8'-DECK ACCESS GATE
ADD 3/4" MINUS GRAVEL OVER A WEED BARRIER
ADD 400 AMP METER/DISCONNECT
ADD FIBER CABINET
ADD A 65' HIGH BROAD LEAF TREE

T-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:
ADD A WEATHERPROOF LIGHT SWITCH AND (4) LED TECH LIGHTS
ADD A PPC ON BLOCK WALL
ADD A COWA ON BLOCK WALL
ADD (3) 6" CONCRETE FILLED BOLLARDS
ADD A 8'X13' CONCRETE SLAB
ADD (1) BATTERY EXPANSION CABINET
ADD (1) SITE SUPPORT CABINET
ADD (2) JUNCTION BOXES ON H-FRAME
ADD AN EXCESS FIBER BOX ON H-FRAME
ADD (2) 6" UNDERGROUND CONDUITS 25'± TO POLE
ADD (2) HYBRID CABLES WITH PENDANTS ATTACHED AT END
ADD A 3-SECTOR RING MOUNT
ADD (3) ADJUSTABLE DOUBLE ANTENNA STANDOFFS
ADD (6) ANTENNAS, (2) PER SECTOR
ADD (6) RADIO MODULES, (2) PER SECTOR

PROJECT TEAM

PROJECT MANAGER:
TOWERCOM
209 CIMA DE COLINA
PISMO BEACH, CALIFORNIA 93449
CONTACT: MARK NAFTAL
PHONE: (678) 642-5352

CONSTRUCTION MANAGER:
COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
CONTACT: STEVE MOOREHEAD
PHONE: (602) 526-0002

SITE ACD, CONSULTANT:
COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
CONTACT: JOE VAN GALDER
PHONE: (602) 531-0820

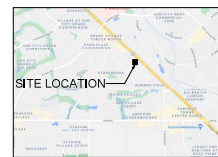
AME DESIGN:
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SURVEY:
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6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
CONTACT: ROBERT MOODERS
PHONE: (702) 823-3257

CIVIL ENGINEER:
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EMAIL: ROBERT@TERRADYNAMIC.US

ELECTRICAL ENGINEER:
EXCELLENCE IN ENGINEERING
12025 ANTELOPE TRAIL
PARKER, COLORADO 80138
CONTACT: LOREN PRIEST
PHONE: (303) 748-1189

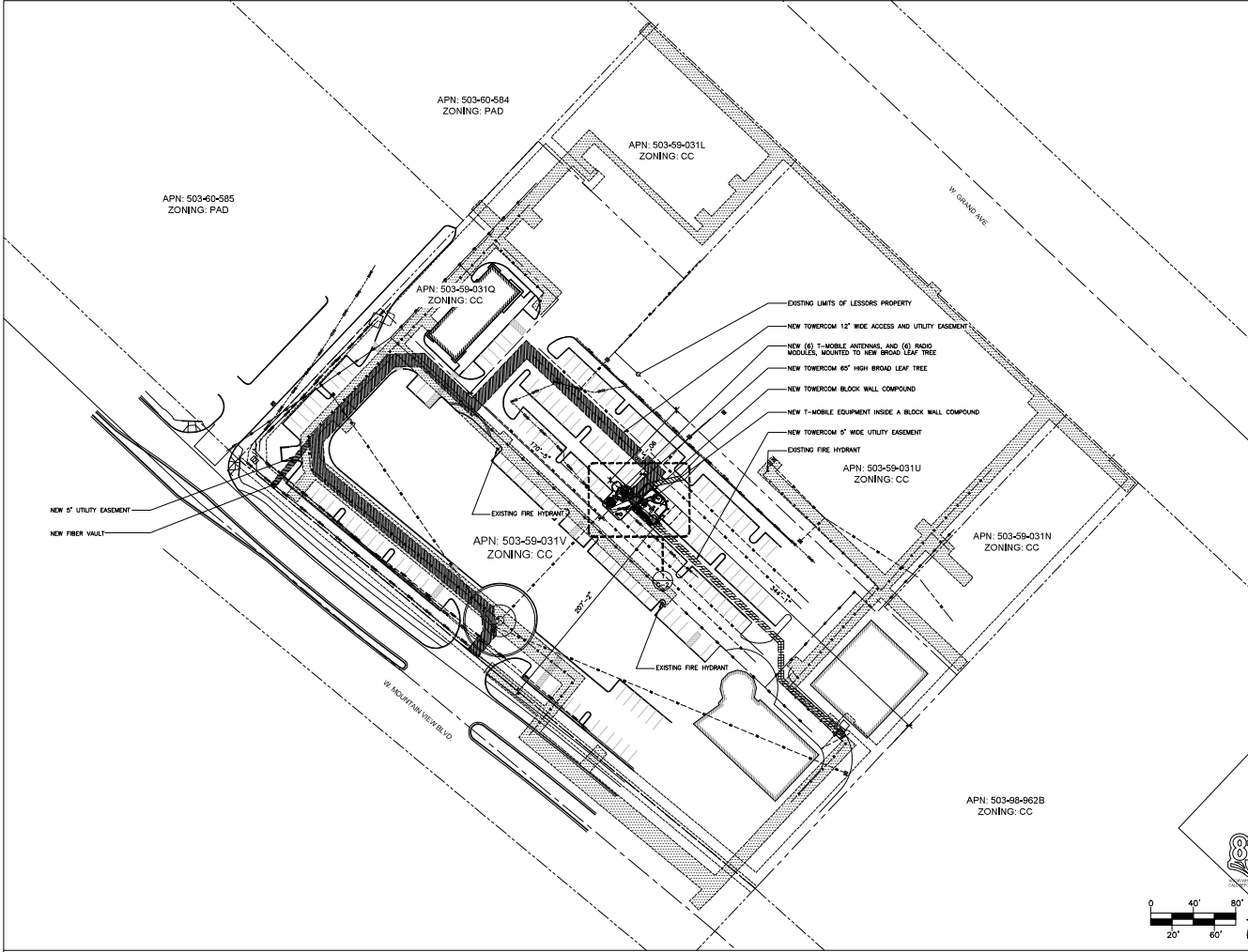
VICINITY MAP



DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE: TAKE PRIEST DR. NORTH TO BROADWAY AND TAKE A LEFT TO MERGE ONTO THE I-10 WEST. CONTINUE ON I-10 WEST AND MERGE ONTO THE 101 LOOP W. TAKE EXIT 11 AND MAKE A RIGHT ON THE AZ-60 (GRAND AVE.). AFTER PASSING W. MOUNTAIN VIEW BLVD MAKE A LEFT INTO THE GOODWILL PARKING LOT. THE NEW COMPOUND AND POLE WILL BE IN THE BACK PARKING LOT.

RFDS VER: 1 DATED 10/22/2020 AT 2:45:04 PM
FS CASE# E521-340



CLIENT
TowerCom.
We Connect Carriers.

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8283 N. HAYDEN RD., STE 208
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ENGINEER OF RECORD
TERRA DYNAMIC ENGINEERING, LLC



SEAL

NO.	DATE	DESCRIPTION	BY
1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

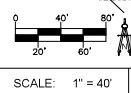
PROJECT INFORMATION:
JOB: 10-030-04
PH71602B
TOWERCOM
ROSS TREE
1400 N. GRAND AVE.
SURPRISE, AZ 85374

SHEET TITLE
SITE PLAN

JURISDICTIONAL APPROVAL

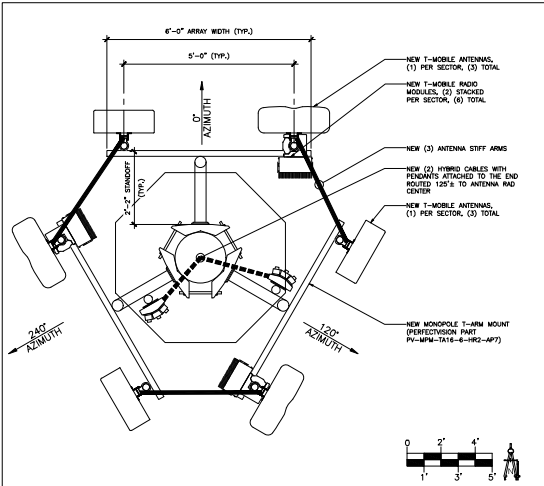
SHEET NUMBER
C-1

SITE PLAN



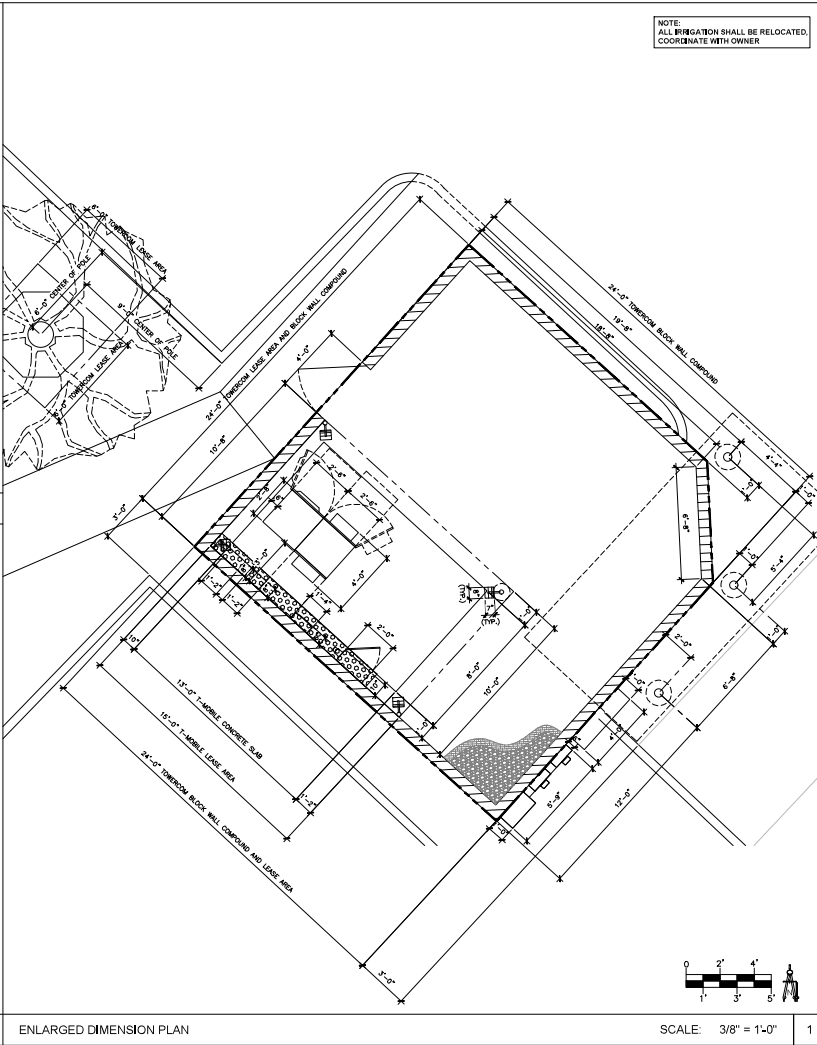
SCALE: 1" = 40' 1

PHS VER: 1 DATED 10/22/2020 AT 2:45:04 PM
FS CASE# FS21-340



ENLARGED T-MOBILE ANTENNA PLAN SCALE: 3/8" = 1'-0" 2

NOT USED SCALE: N.T.S. 3



ENLARGED DIMENSION PLAN SCALE: 3/8" = 1'-0" 1

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SEAL

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1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

PROJECT INFORMATION

JOB: 10-030-04

PH71602B
TOWERCOM
ROSS TREE

1400 N. 90TH AVE.
SURPRISE, AZ 85074

SHEET TITLE

ENLARGED
DIMENSION AND
ANTENNA PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-3

REDS VER: 1 DATED 10/22/2020 AT 2:45:04 PM

FS CASE# FS21-340

MONOPINE OR BROADLEAF TREE:

A MONOPINE OR BROADLEAF TREE MUST MEET THE FOLLOWING DESIGN GUIDELINES:

(A) THE POLE STRUCTURE MUST BE BUILT OF STEEL OR FIBERGLASS AND CLAD WITH FAUX BARK. THE FAUX BARK SHALL START AT THE BASE OF THE POLE AND CONTINUE TO THE HEIGHT OF THE FIRST BRANCH ATTACHMENT. THE BALANCE OF THE POLE STRUCTURE AND THE ATTACHMENTS MUST BE PAINTED TO BLEND WITH THE BRANCHES.

(B) THE DIAMETER OF THE POLE STRUCTURE MUST NOT EXCEED THIRTY-SIX (36) INCHES AT THE BASE AND SHALL TAPER TO NO GREATER THAN TWENTY-EIGHT (28) INCHES AT THE TOP OF THE POLE STRUCTURE.

(C) ALL CABLES MUST BE CONCEALED WITHIN THE POLE STRUCTURE.

(D) THE BRANCHES MUST:

(I) BE CONSTRUCTED TO A DENSITY OF 2.5 BRANCHES FOR EACH ONE VERTICAL FOOT OF POLE AND

(II) START ATTACHMENT AT NO GREATER THAN FIFTEEN (15) FEET ABOVE FINISHED GRADE AND CONTINUE TO THE TOP OF THE POLE AND

(III) BE A MINIMUM OF EIGHT (8) FEET LONG AROUND THE CIRCUMFERENCE OF THE LOWER LEVEL AND SHALL TAPER APPROPRIATELY AS THE BRANCHES PROGRESS UPWARDS.

(E) THE ENTIRE LENGTH OF ALL ANTENNA AND THEIR ATTACHING APPARATUS SHALL BE DISGUISED BY THE BRANCHES AND THE ANTENNA ARRAY SHALL NOT EXTEND MORE THAN THIRTY (30) INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED.

(F) MICROWAVE DISHES SHALL BE LIMITED TO ONE (1) SQUARE FOOT IN SIZE AND MUST BE PAINTED THE SAME SHADE OF GREEN AS THE BRANCHES. THE ATTACHING APPARATUS MUST ALSO BE PAINTED THE SAME SHADE OF GREEN AS THE BRANCHES.

(G) NO MORE THAN FOUR (4) MICROWAVE DISHES ARE PERMITTED ON EACH MONOPINE OR BROADLEAF TREE.

(H) NO CLIMBING DEVICES ARE PERMITTED ON THE POLE STRUCTURE.

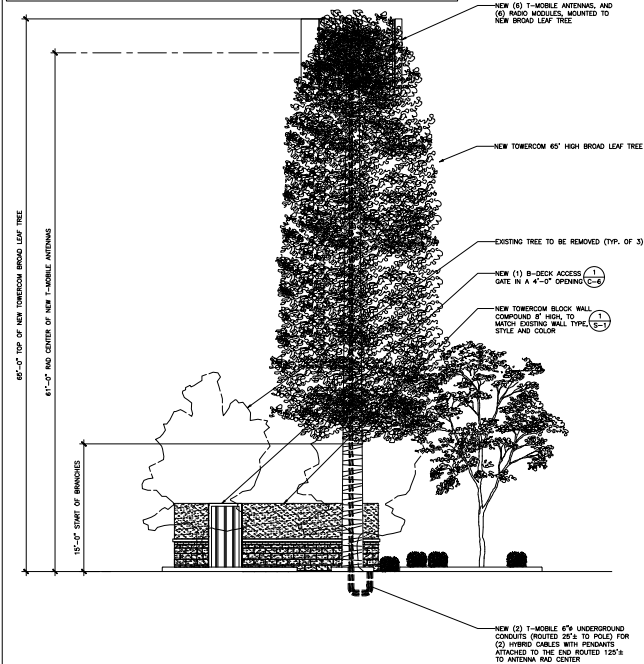
(I) THE INSTALLATION OF A MONOPINE OR BROADLEAF TREE SHOULD BE DONE IN A MANNER THAT MINIMIZES THE REMOVAL OF MATURE VEGETATION.

NOTE:
ALL IRRIGATION SHALL BE RELOCATED.
COORDINATE WITH OWNER

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED
BEFORE INSTALLATION OF ANY NEW ANTENNAS.
STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTE:
ALL IRRIGATION SHALL BE RELOCATED.
COORDINATE WITH OWNER

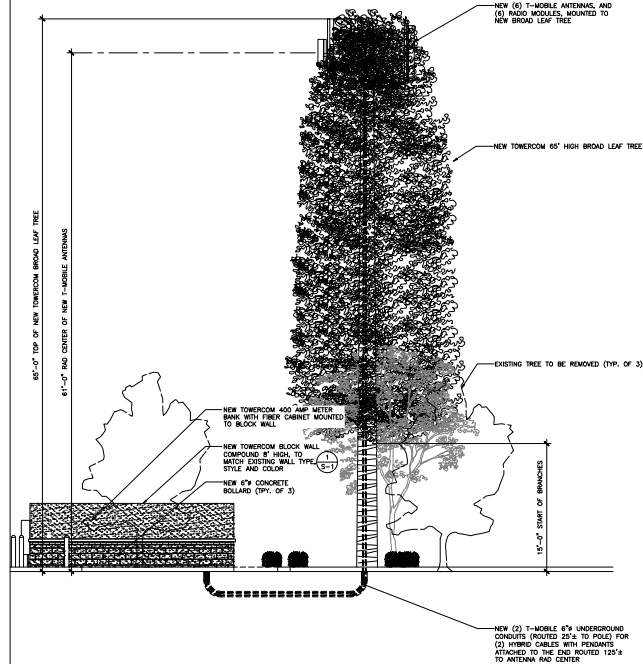
NOTE:
ALL ANTENNAS AND TOWER MOUNTED
EQUIPMENT TO BE PAINTED TO MATCH
BRANCHES



NORTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

2



NORTH EAST ELEVATION

SCALE: 3/16" = 1'-0"

1

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SEAL

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1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

PROJECT INFORMATION

JOB: 10-030-04

PH71602B
TOWERCOM
ROSS TREE

14000 N. 50TH AVE.
SURPRISE, AZ 85374

SHEET TITLE

ELEVATIONS

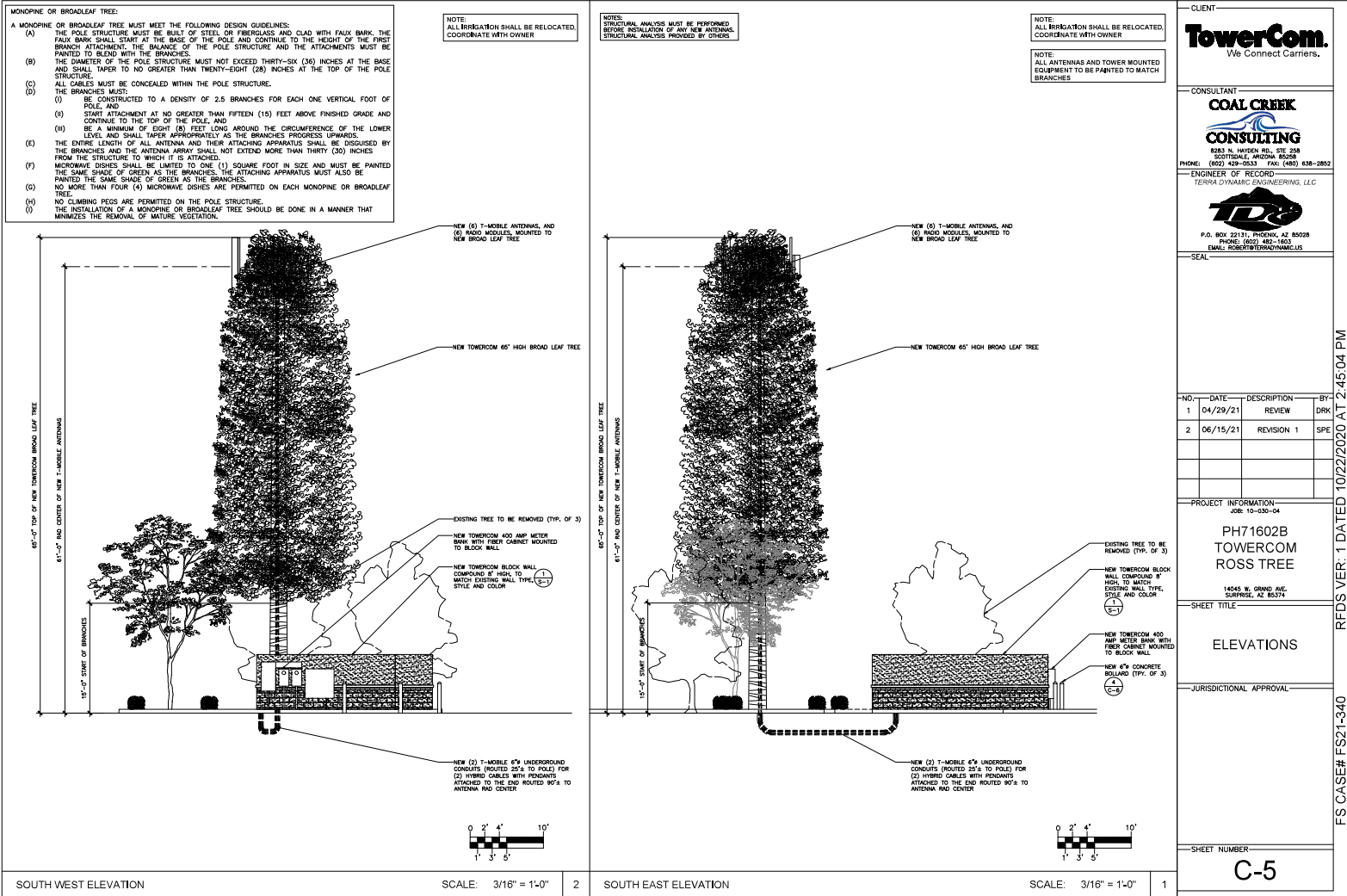
JURISDICTIONAL APPROVAL

SHEET NUMBER

C-4

FS CASE# FS21-340

RD5 VER: 1 DATED 10/22/2020 AT 2:45:04 PM





1. CONCRETE SHALL BE 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAY CURE, AND SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C-94 AN INSTALLED PER THE LATEST EDITION OF ACI-318.
2. ALL CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
3. CONCRETE SHALL HAVE A SLUMP OF 3 TO 5 INCHES.
4. MECHANICALLY VIBRATE CONCRETE, PARTICULARLY WHEN POURED IN DIFFERENT LIFTS, TO ENSURE CONSOLIDATION.
5. TOP OF SLAB SHALL BE SLOPED TO DRAIN WITH A SMOOTH FINISH.
6. REBAR SHALL BE GRADE 60 CONFORMING TO ASTM A-615.
7. REINFORCING STEEL SHALL BE EPOXY COATED WITH 100% COVERAGE OF CONCRETE COVER. APPROVED SPACER SHALL BE USED TO INSURE A MINIMUM INCH COVER ON TOP REINFORCEMENT.
8. REBAR OVERLAP DISTANCE SHALL BE 48 TIMES REBAR DIAMETER.
9. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
10. TOLERANCES:
 - 11. A. CONCRETE DIMENSIONS ARE TO BE PLUS OR MINUS 1/8" IN ANY MEASUREMENT.
 - 12. B. CONCRETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE SCHEDULED AND VERIFIABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERAL ACCEPTED INSTALLATION PRACTICE.
 - 13. C. REBAR SHALL BE INSTALLED WITH THE PROPER SAFETY REGULATIONS.



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—SEN

NO.	DATE	DESCRIPTION	BY
1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

PROJECT INFORMATION

PH71602B
TOWERCOM
ROSS TREE

14045 W. GRAND AVE.
SURPRISE, AZ 85374

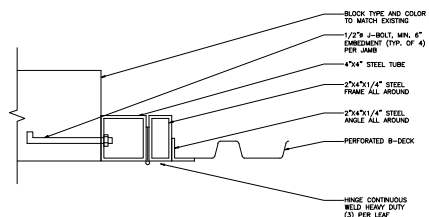
SHEET TITLE

DETAILS

JURISDICTIONAL APPROVAL

—SHEET NUMBER

C-5



page 178 of 220

GENERAL NOTES:

1. ALL LANDSCAPE WORK TO CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING, BUT NOT LIMITED TO CURRENT ZONING CODES. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE DOCUMENTS LISTED ON THE LANDSCAPE PLANS, THE LANDSCAPE PLANS SHALL PREVAIL OR SHALL BE AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND INSPECT THE JOB SITE PRIOR TO BIDDING, TO STUDY THESE DRAWINGS AND TO FULLY ESTIMATE THE EXTENT OF THE WORK TO BE COMPLETED. NO COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.

3. CONTRACTOR SHALL REVIEW AND FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE SYSTEMS PRIOR TO STARTING ANY EXCAVATIONS OR UNDERGROUND WORK.

4. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE ALL LANDSCAPE WORK SEQUENCING AND SCHEDULING THEN SHALL SUBMIT VERIFICATION THAT ALL PLANT MATERIAL HAS BEEN SECURED AND IS AVAILABLE FOR REVIEW PRIOR TO STARTING ANY WORK.

5. SEE CIVIL SHEETS AND SITE PLANS FOR DETAILED INFORMATION ON SITE IMPROVEMENTS.

6. ROUGH GRADING AND LANDSCAPE SUBGRADE TO BE PROVIDED TO THE LANDSCAPE CONTRACTOR BY OTHERS AS FOLLOWS:
A. LANDSCAPE AND SITE DISTURBANCE AREAS: 2" BELOW FINISH GRADE TO ALLOW FOR INSTALLATION OF 2" MINIMUM DEPTH OF DECOMPOSED GRANITE

7. CALL ARIZONA BLUE STAKE (811) TO LOCATE UNDERGROUND UTILITIES BEFORE STARTING ANY UNDERGROUND WORK.

8. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS, WITHOUT PRIOR APPROVAL FROM LOCAL JURISDICTION.

9. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

10. PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION ACTIVITY, CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE, AT A MINIMUM, A SAMPLE OR MANUFACTURER'S PRODUCT DATA SHEET OF THE FOLLOWING ITEMS, FOR REVIEW AND APPROVAL AND ADDITIONAL SUBMITTALS MAY BE REQUIRED UPON REQUEST BY THE OWNER'S REPRESENTATIVE.

A. LANDSCAPE ITEMS - *PLANT MATERIAL VERIFICATION SOURCE LIST: FERTILIZER TABLET; PRE-EMERGENT; ROCK G - ROUND COVER MATERIAL SAMPLES (MIN. OF 2 POUNDS EACH TYPE) *ALL LANDSCAPE PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY THE OWNERS REPRESENTATIVE ON SITE PRIOR TO PLANTING

B. LANDSCAPE IRRIGATION ITEMS - THE FOLLOWING IRRIGATION SUBMITTAL SAMPLES AND/OR MATERIAL PRODUCT DATA SHEETS SHALL BE PROVIDED FOR REVIEW, ALL PVC PIPE, ALL PVC PRIMER AND CEMENT, VALVE ASSEMBLY, EMITTERS AND DISTRIBUTION TUBING AS APPLICABLE

MAINTENANCE AND WARRANTY:

1. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL INSTALLED PORTIONS OF THE LANDSCAPE AREAS INCLUDED IN THIS PROJECT DURING THE PROGRESS OF THE WORK UNTIL SUBSTANTIAL PROJECT COMPLETION AND FOR A MINIMUM PERIOD OF 90 DAYS THEREAFTER. MAINTENANCE SHALL INCLUDE ALL WORK NECESSARY TO KEEP THE PROJECT IN NEAT, CLEAN AND A WEED FREE CONDITION TO ASSURE A HEALTHY PLANT GROWTH.

2. CONTRACTOR SHALL MAINTAIN NEWLY INSTALLED PORTION OF THE IRRIGATION SYSTEMS AND MAKE ANY NECESSARY REPAIRS, REPLACEMENTS AND/OR ADJUSTMENTS REGARDLESS OF CAUSE TO ASSURE A COMPLETE AND OPERATIONAL SYSTEM.

3. 1 WEEK PRIOR TO THE END OF THE MAINTENANCE PERIOD, AND ONCE OWNER'S REPRESENTATIVE AGREES ALL LANDSCAPE AREAS ARE GRADED SMOOTH AND WEED FREE, PLANT MATERIALS ARE IN SATISFACTORY GROWING CONDITION AND AUTOMATED IRRIGATION SYSTEM IS FULLY OPERATIONAL, PROJECT WILL BE ACCEPTED AND OWNERS MAINTENANCE WILL BEGIN.

4. CONTRACTOR WILL GUARANTEE PLAN MATERIALS AS FOLLOWS: 1 AND 5 GALLON PLANS = 90 DAYS, TREES = 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR WILL REPLACE WITH LIKE KIND, SIZE AND PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION.

5. CONTRACTOR WILL GUARANTEE INSTALLED PORTION OF IRRIGATION SYSTEM FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

6. AFTER SATISFACTORY COMPLETION OF CONTRACTOR MAINTENANCE PERIOD, THE OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE LANDSCAPE IN ACCORDANCE WITH THE APPROVED PLANS.

PROTECTION AND RESTORATION NOTES:

1. RESTORE LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS PROJECT. INCLUDE ALL NEW LANDSCAPE AREAS AND AREAS DISTURBED AS A RESULT OF GRADING, UTILITY TRAFFIC AND/OR OTHER DISTURBANCE OR ACTIVITY OCCURRED AS A RESULT OF ANY CONSTRUCTION ACTIVITY UNDER THIS PROJECT.

2. RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO THE COMPLETE RESTORATION OF ALL DISTURBED LANDSCAPE SURFACES INCLUDING INSTALLATION OF NEW OR REPLACEMENT PLANTS AS WELL AS ALL FINISHED GRADING AND ROCK GROUND COVERS TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS.

3. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PROTECTIVE DEVICES TO PREVENT OR RESTRICT ENCRoACHMENT OF OPERATIONS OR TRAFFIC FROM ACCESS AND DISTURBANCE OF ANY ADJACENT AREAS NOT SHOWN TO BE DISTURBED AS A RESULT OF WORK UNDER THIS PROJECT

4. ANY AND ALL PLANTS, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF THE WORK PERFORMED UNDER THIS PROJECT SHALL BE REPLACED WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES AS THE ORIGINAL EXISTING PLAN UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

IRRIGATION NOTES:

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY WITH OWNER'S REPRESENTATIVE THE LAYOUT AND OPERATION OF THE EXISTING SITE IRRIGATION SYSTEM. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE EXISTING SYSTEM AS REQUIRED TO PROVIDE FULLY AUTOMATED DRIP IRRIGATION FOR THE NEW PLANTINGS.

2. THE IRRIGATION SYSTEM LAYOUT SHOWN THE PLANS ARE GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTIONS WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL NEW PLANTINGS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERFLOW ONTO ANY PAVED SURFACES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS.

4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND FOR WATERING ALL EXISTING TREES/SHRUBS TO REMAIN FOR THE DURATION OF CONSTRUCTION.

5. REFER TO DETAILS FOR INSTALLATION PROCEDURES.

LANDSCAPE NOTES:

1. VERIFY ALL LAYOUT AND GRADING WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

2. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED SITE AREAS SHOWN ON THE PLANS WHICH ARE BOUNDED BY THE LIMIT OF DISTURBANCE AND ALL AREAS OUTSIDE THESE LIMITS WHICH ARE DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS PROJECT.

3. ALL EXISTING LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WHICH ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE RESTORED OR REPAIRED TO EQUAL OR BETTER CONDITION.

4. THE CONTRACTOR SHALL PROVIDE FLAGGED AND/OR STAKED LAYOUT OF ALL PLANTING LOCATIONS FOR REVIEW AND ADJUSTMENT, IF NECESSARY, THE THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE PLANT PIT EXCAVATIONS.

5. PLANT QUANTITIES INDICATED ARE FOR GENERAL REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL QUANTITIES AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SYMBOLS SHOWN ON THE PLANS.

6. ALL DISTURBED SITE SURFACES SHALL BE RESTORED AS REQUIRED TO BLEND WITH THE ADJACENT UNDISTURBED LANDSCAPE AREAS.

CLIENT

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Vw Connect Carriers.

CONSULTANT

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SEAL

NO.	DATE	DESCRIPTION	BY
1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

PROJECT INFORMATION:
JOB: 10-030-04

PH71602B
TOWERCOM
ROSS TREE

1400 W. 96000 AVE.
SURPRISE, AZ 85374

SHEET TITLE

LANDSCAPE NOTES

JURISDICTIONAL APPROVAL

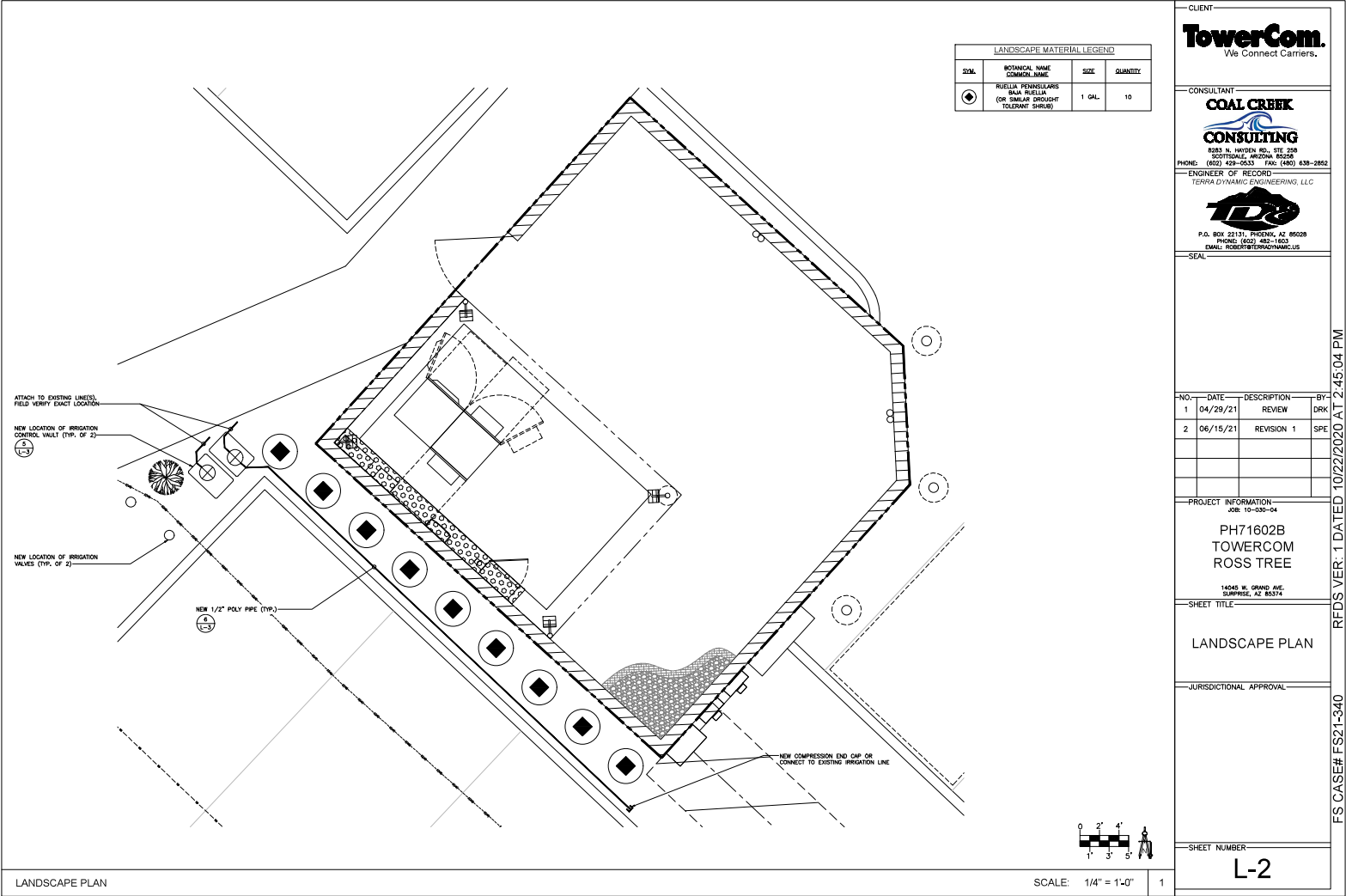
SHEET NUMBER

L-1

LANDSCAPE NOTES

SCALE: N.T.S. 1

RFDS VER: 1 DATED 10/22/2020 AT 2:45:04 PM
FS CASE# FS21-340



SHRUB EMITTER SCHEDULE		
PLANT	SIZE	EMITTER TYPE (G.P.A.)
SHRUBS	1 GAL.	1 G.P.A. SINGLE OUTLET

CLIENT
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We Connect Carriers.

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EMAIL: ROBERT@TERRADYNAMICUS

SEAL

EMITTER LAYOUT

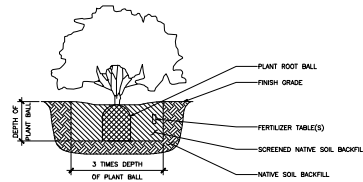
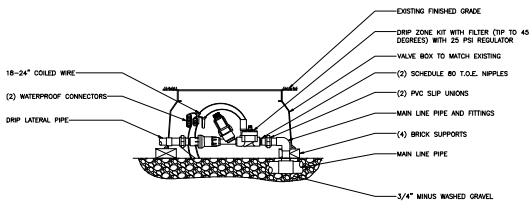
SCALE: N.T.S.

4

NOT USED

SCALE: 1/2" = 1'-0"

1



DRIP ZONE CONTROL BOX (IF REQUIRED)

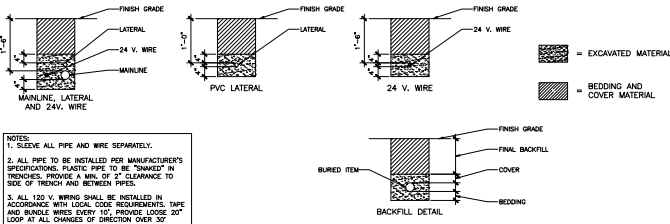
SCALE: N.T.S.

5

SHRUB PLANTING

SCALE: N.T.S.

2



NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. PLASTIC PIPE TO BE "SHAKED" IN TRENCHES. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 1/2\"/>

IRRIGATION TRENCHES (AS REQUIRED)

SCALE: N.T.S.

6

NOT USED

SCALE: N.T.S.

3

NO.	DATE	DESCRIPTION	BY
1	04/29/21	REVIEW	DRK
2	06/15/21	REVISION 1	SPE

PROJECT INFORMATION:
JOB: 10-030-04
PH71602B
TOWERCOM
ROSS TREE
1400 W. GRAND AVE.
SURPRISE, AZ 85374

SHEET TITLE
LANDSCAPE DETAILS

JURISDICTIONAL APPROVAL

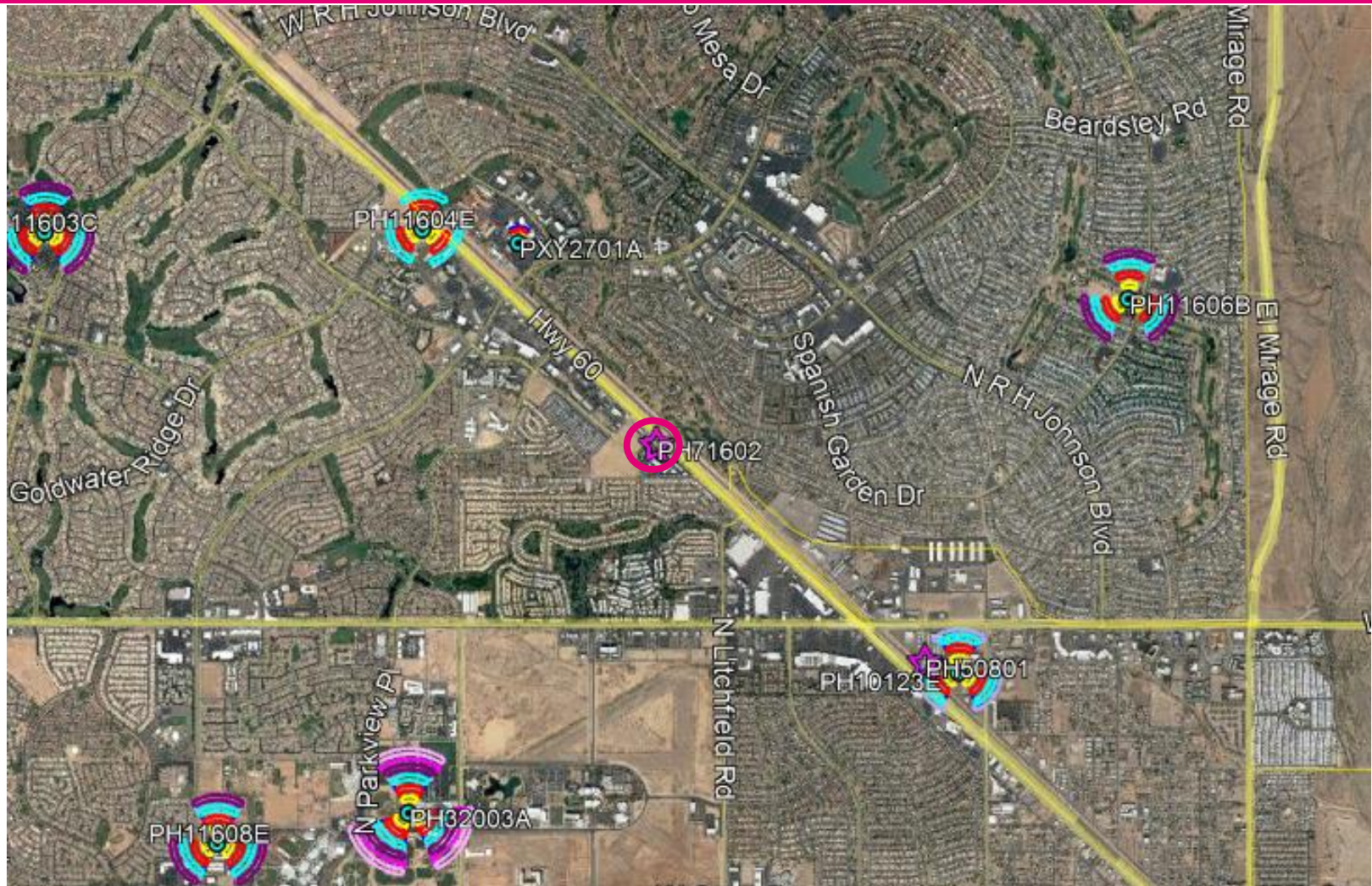
SHEET NUMBER
L-3

RFDS VER: 1 DATED 10/22/2020 AT 2:45:04 PM
FS CASE# FS21-340

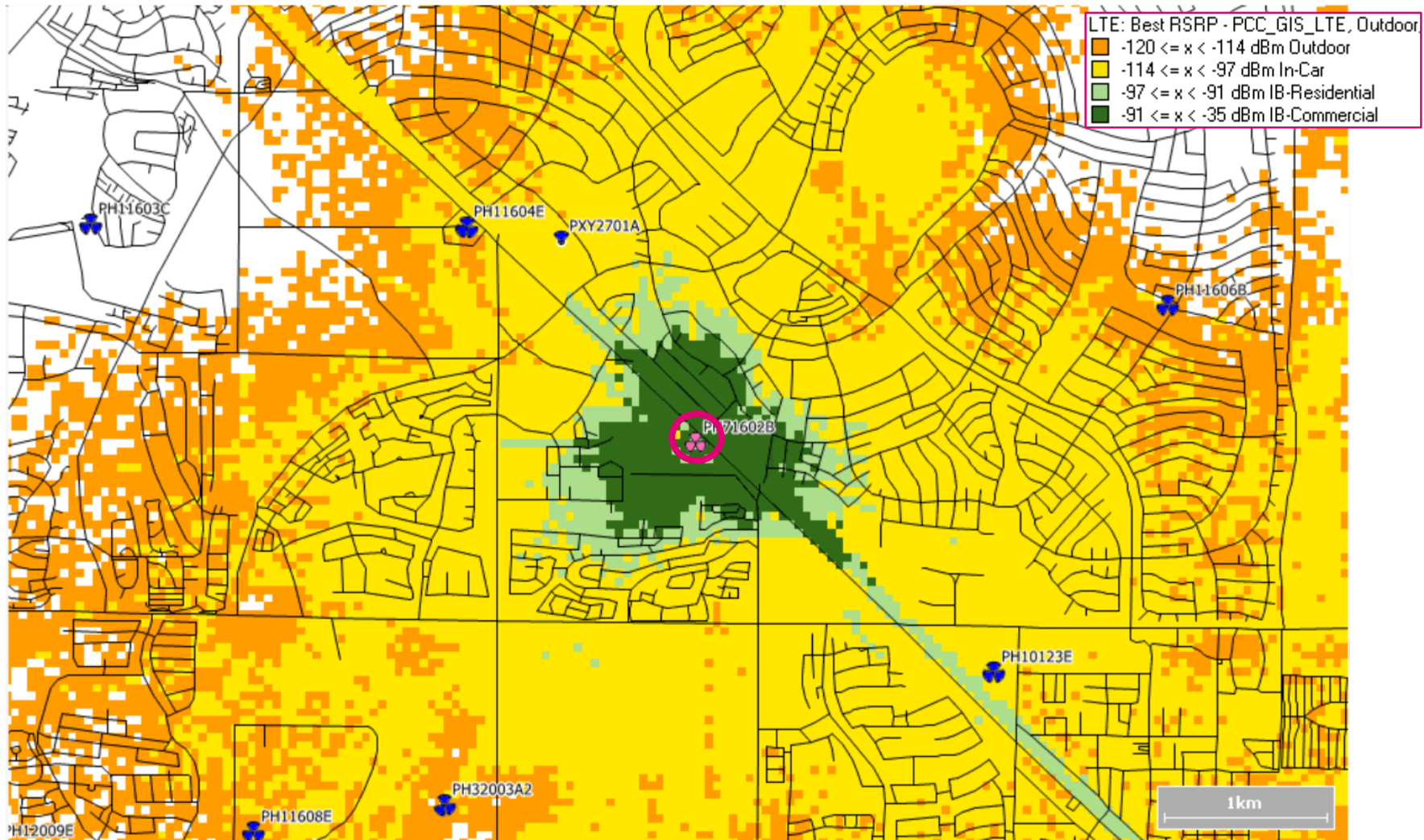


PH71602 – LTE PCC Coverage Plot

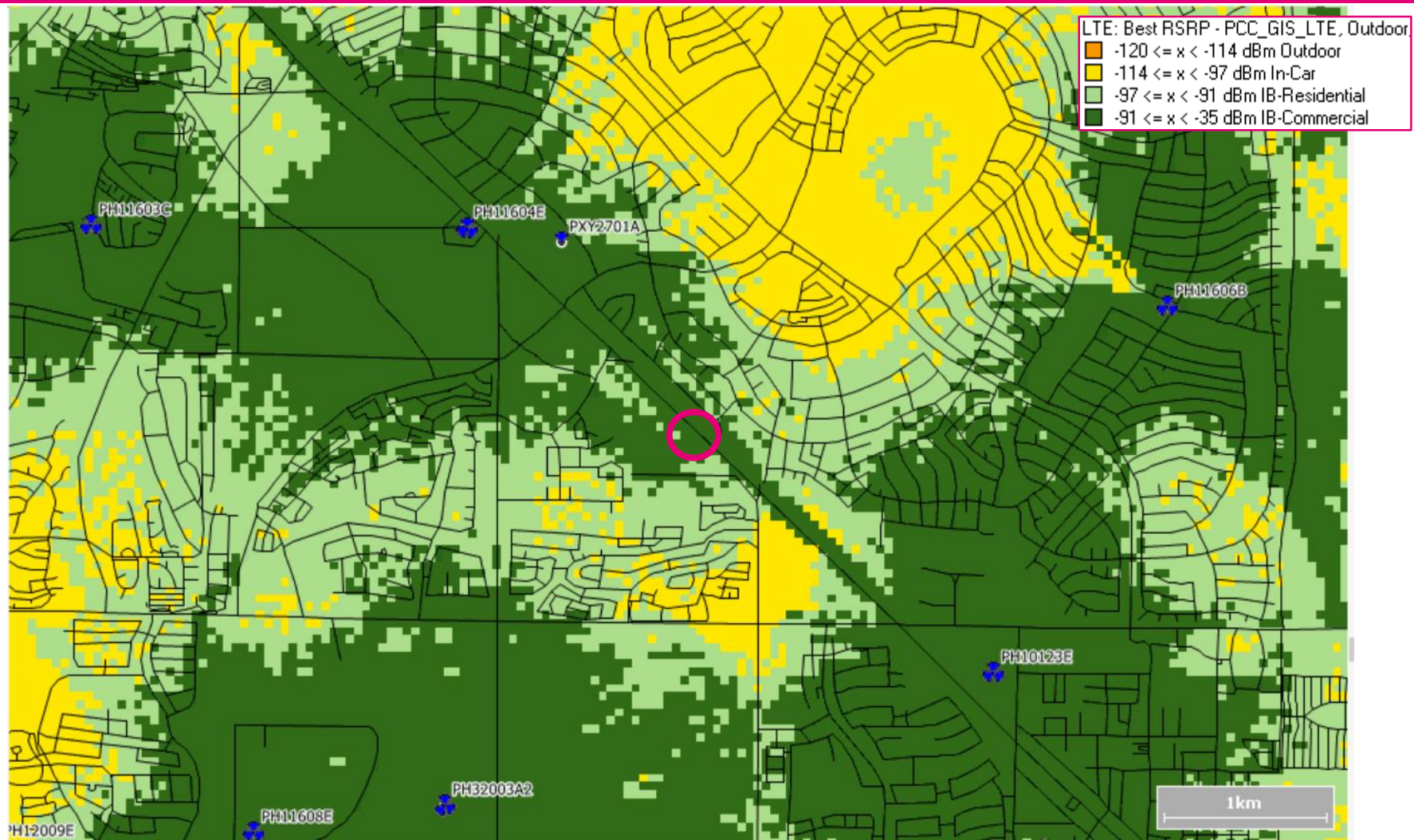
PH71602 Ring & Surrounding Sites



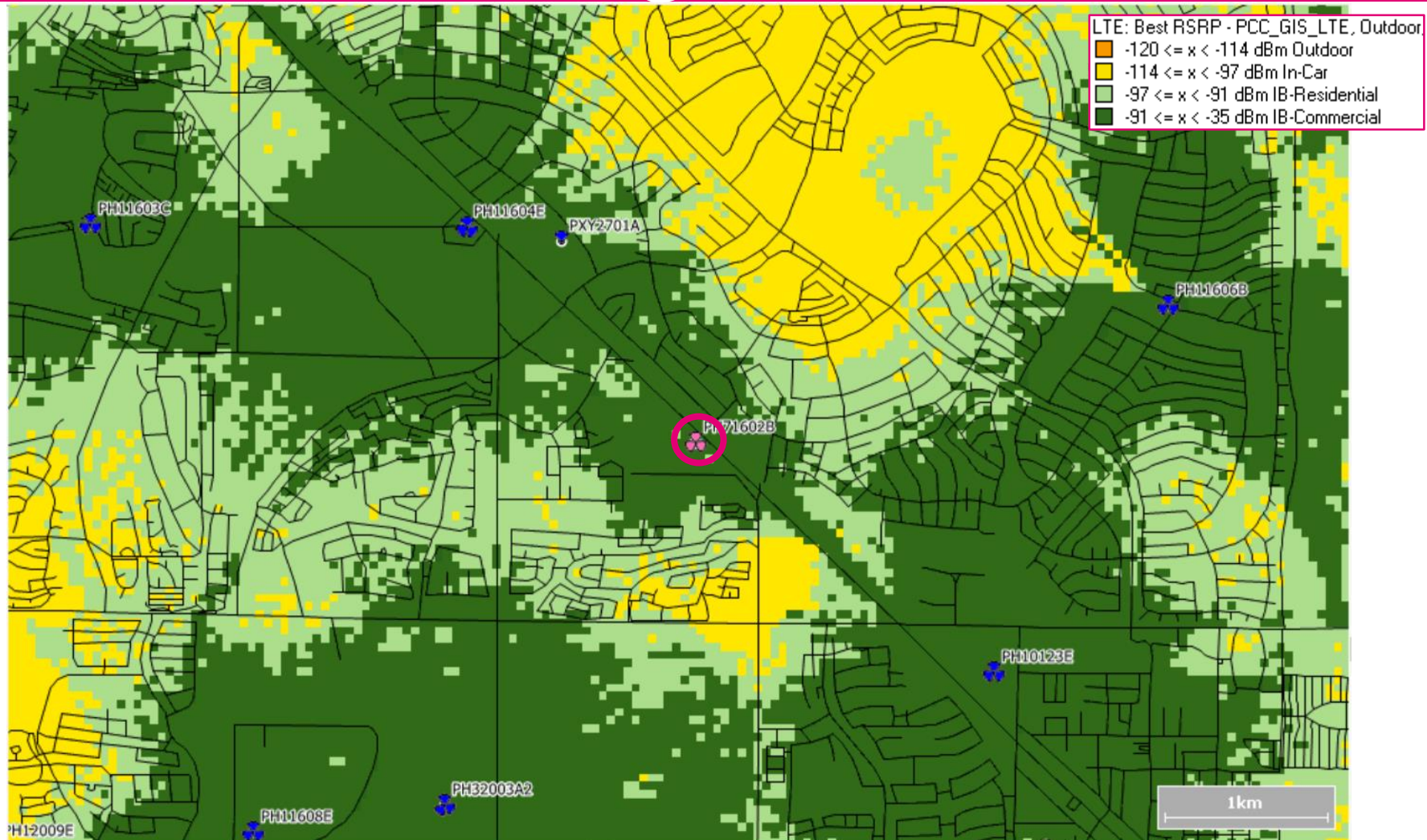
L21 PCC Outdoor – PH71602B @ 61 ft. Ant Centre, 3xSector @ 0\120\240



L21 PCC Outdoor – Existing LTE Coverage



PCC Outdoor – Existing LTE Coverage with Proposed PH71602B @ 61 ft. Ant Centre, 3xSector @ 0\120\240





FS21-340

Ross Tree Wireless

Telecommunication Facility

Planning and Zoning Commission – August 19, 2021

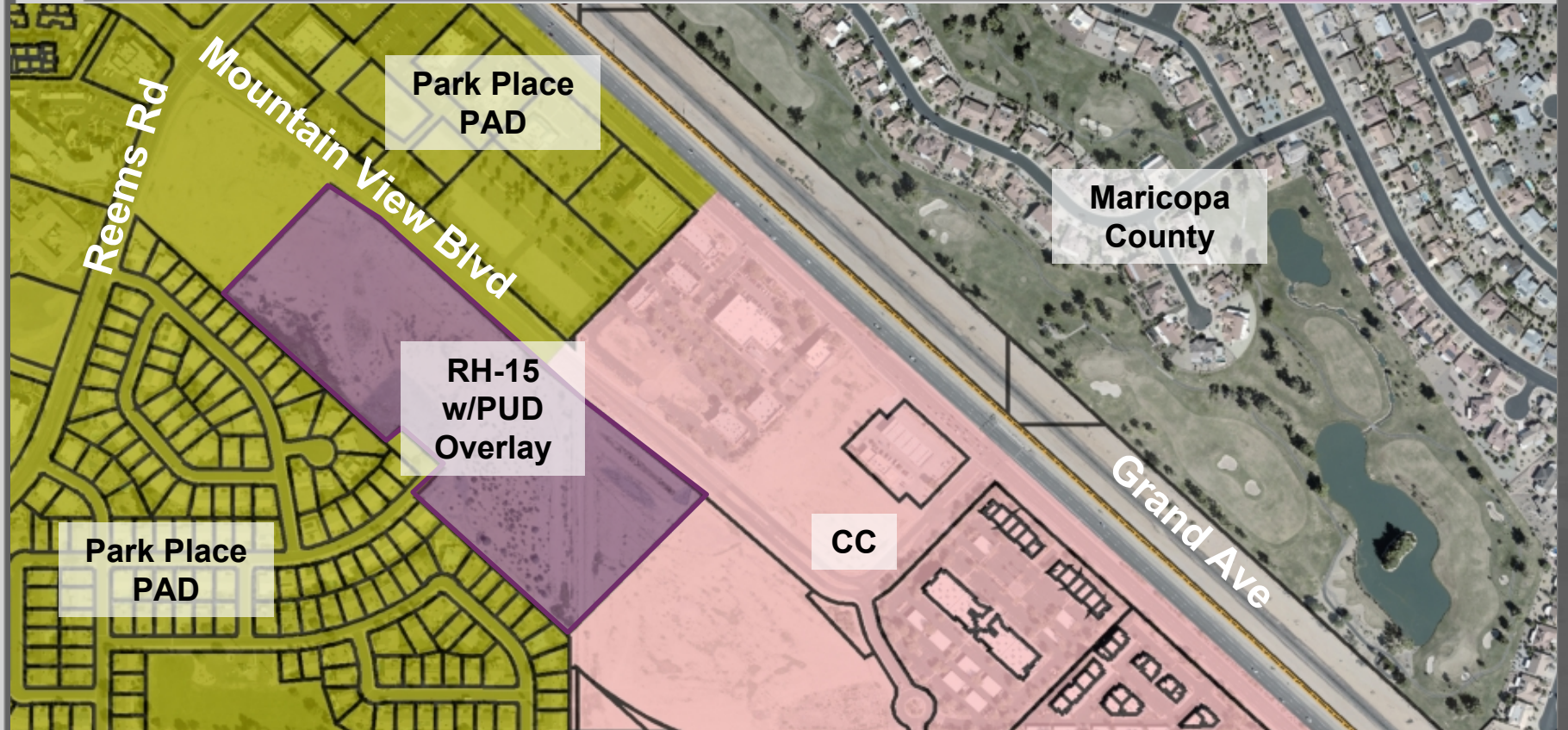
VICINITY MAP

FS21-340
Ross Tree

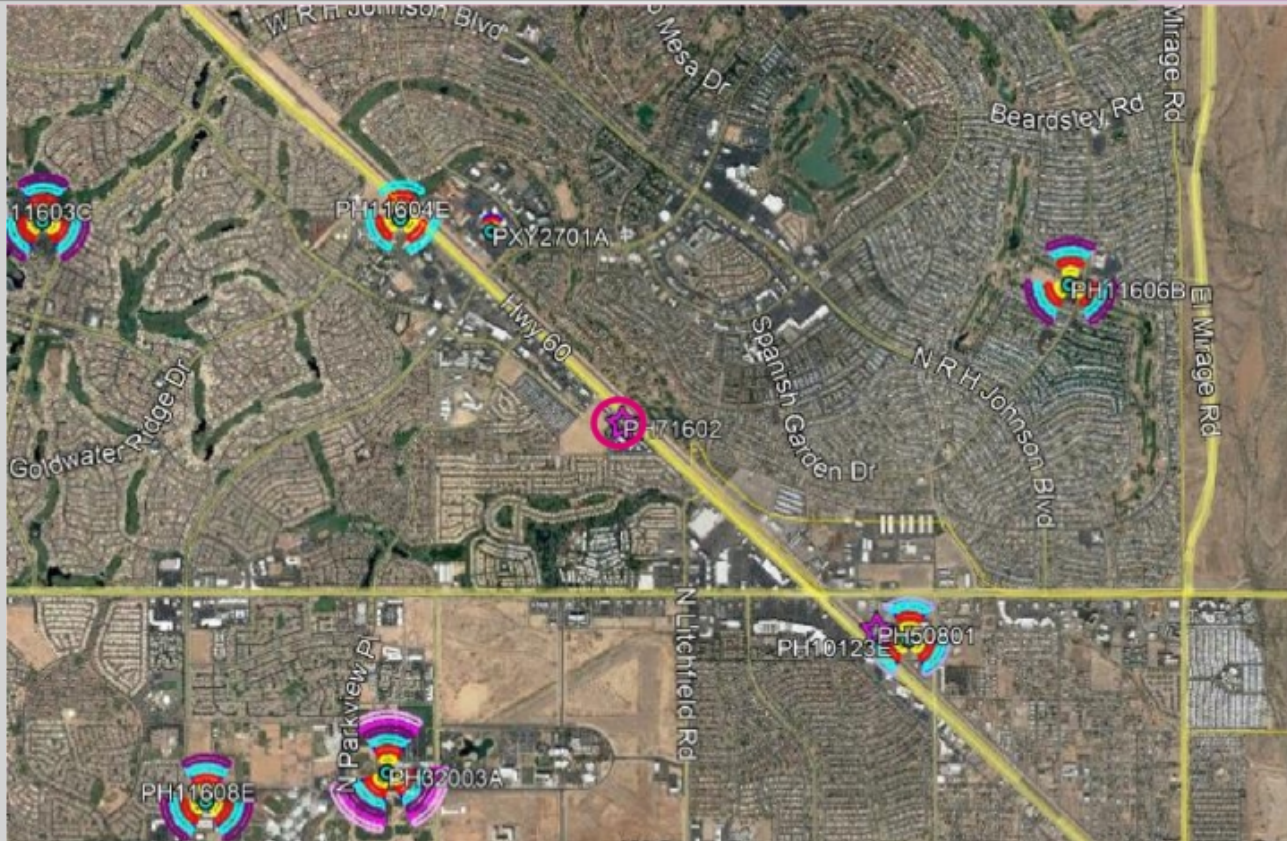


ZONING MAP

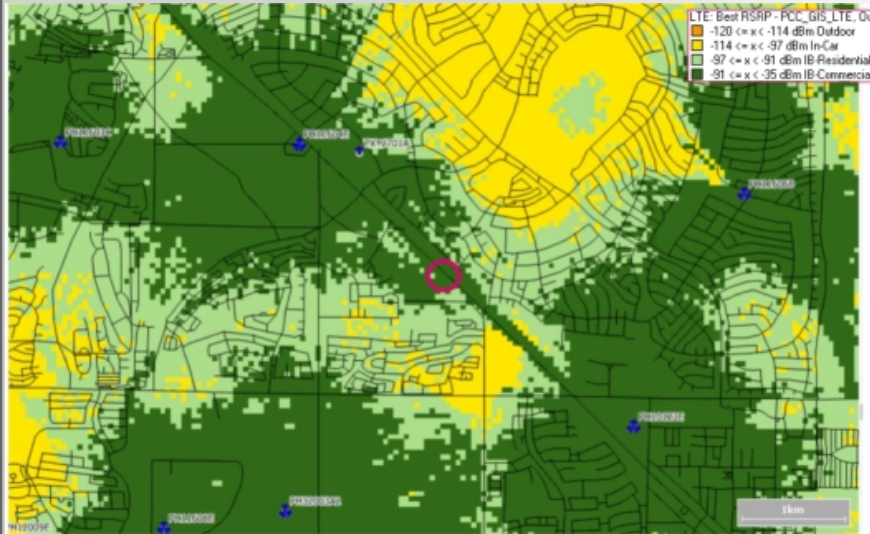
FS21-340
Ross Tree



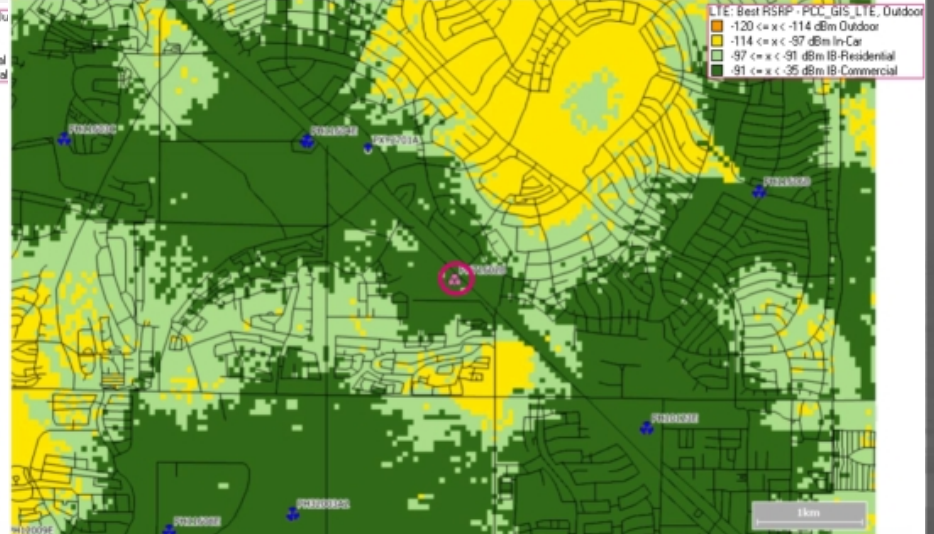
SERVICE MAPS



SERVICE MAPS



Existing



Proposed

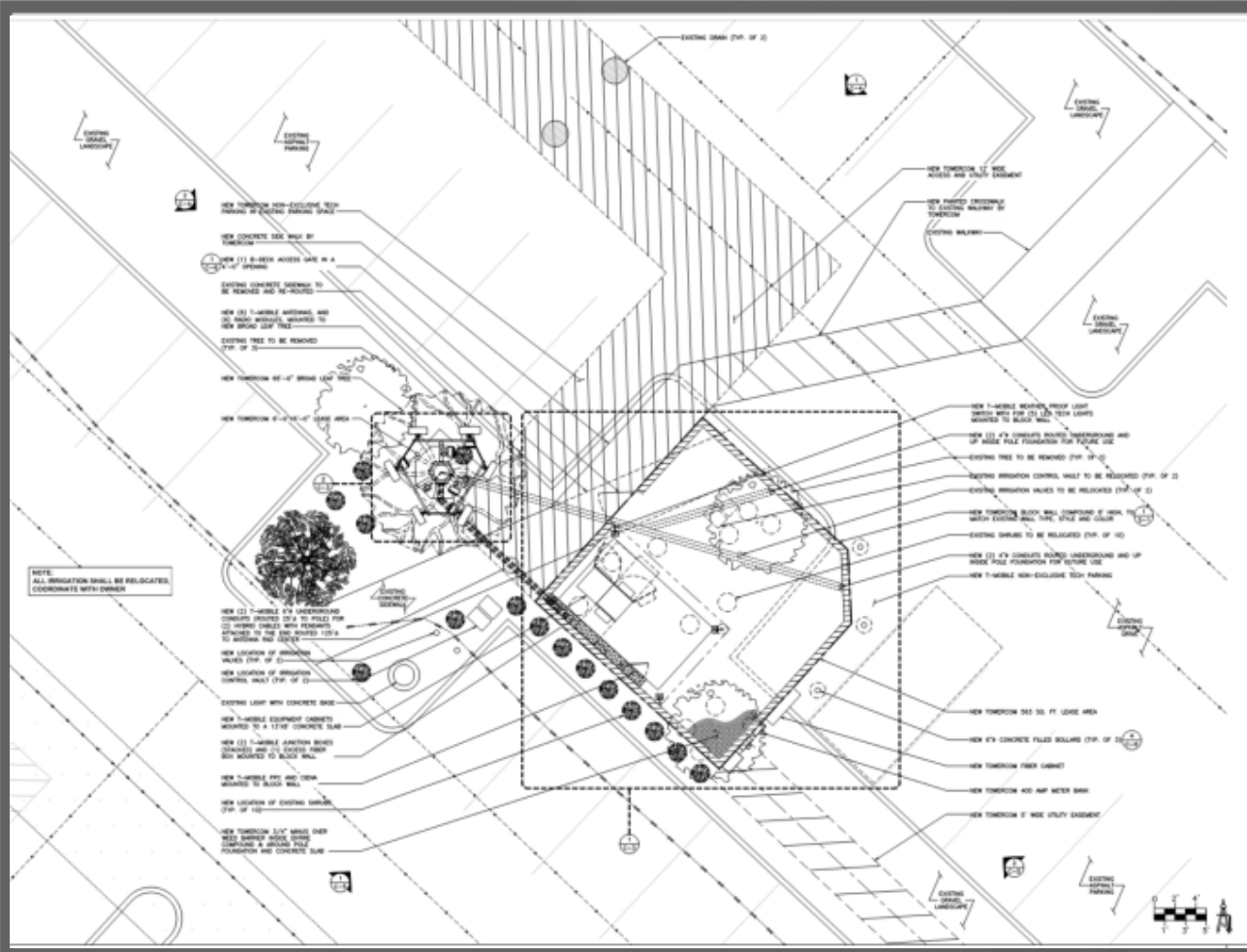


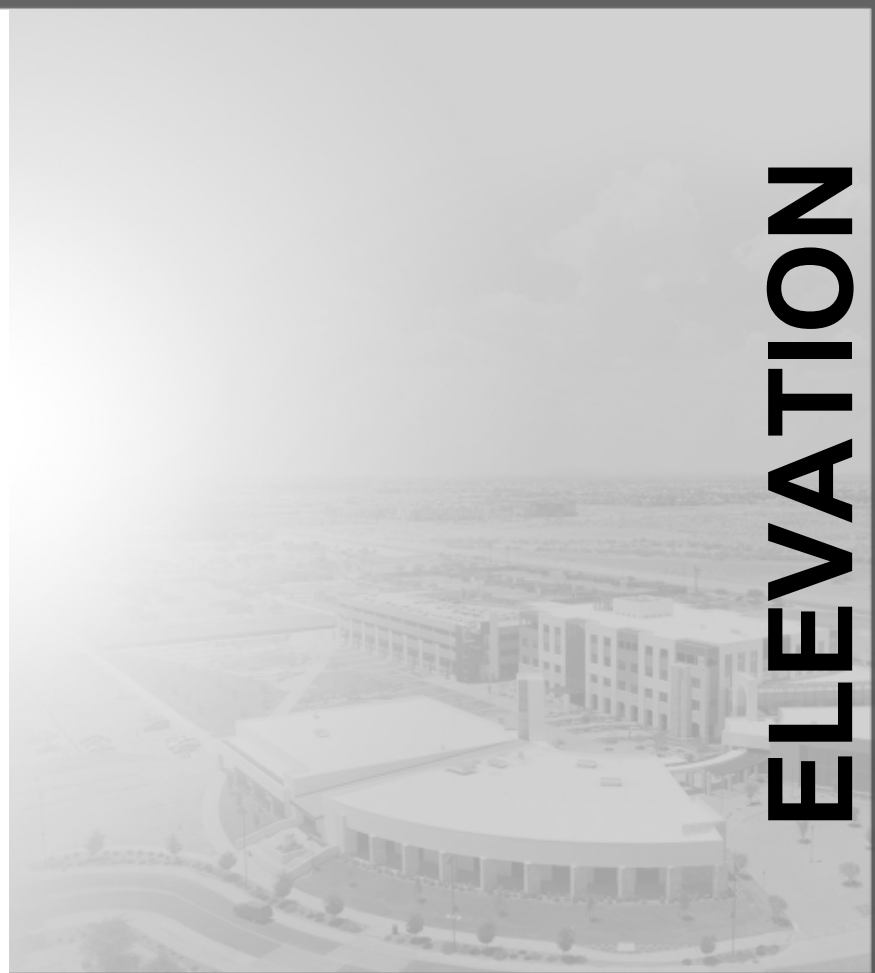
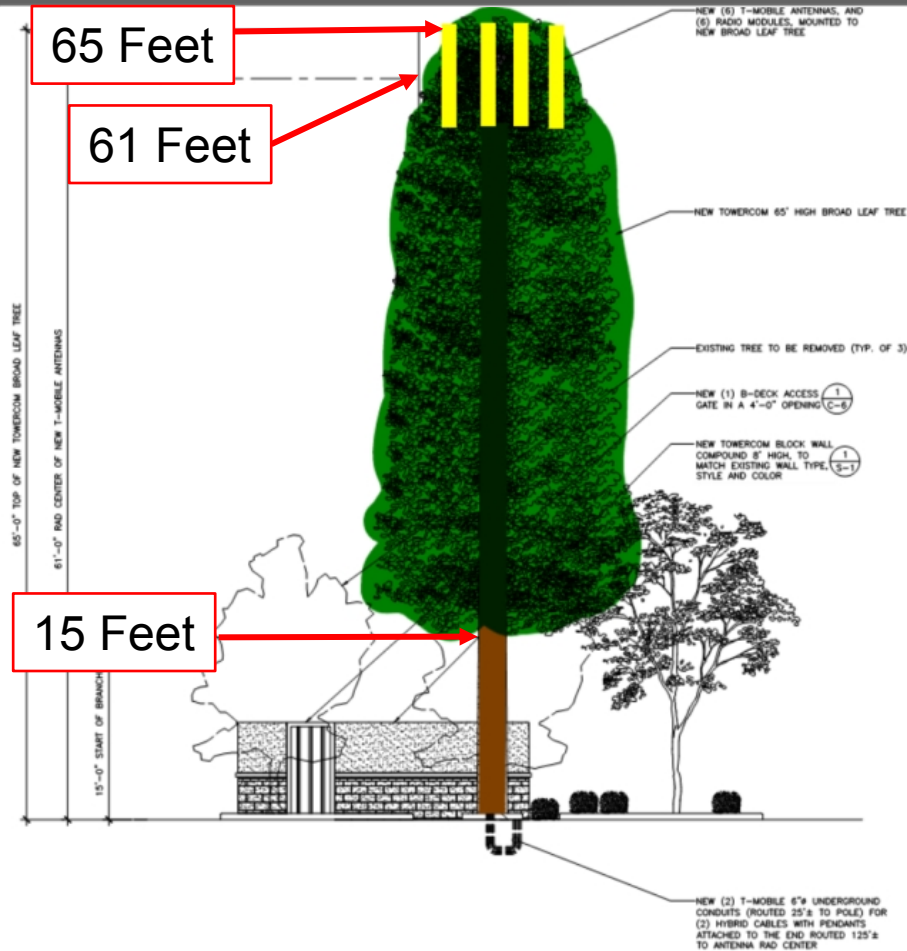
SITE PLAN





SITE PLAN





ELEVATION

PHOTO SIMULATIONS

BEFORE



VIEW #1

Facing Northeast



PHOTO SIMULATION:
PH71602B

14045 W. Grand Ave. Surprise, AZ 85374



PHOTO SIMULATIONS

BEFORE



VIEW #2

Facing Southwest



PHOTO SIMULATION:
PH71602B

14045 W. Grand Ave. Surprise, AZ 85374



AFTER

Findings

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the Surprise Municipal Code.

Recommendation

Staff Recommends **Approval** of the Ross Tree



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: August 19, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 4
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 U-Haul at Grand Avenue. Case FS20-478.

Motion:

I move to approve/disapprove a Site Plan Amendment for U-Haul at Grand Avenue subject to stipulations "a" through "c" as memorialized in the staff report.

Background:

RKAA Architects, Inc. seeks approval of a proposed Site Plan Amendment to allow improvements to a site surrounding an existing commercial building. The subject property is part of an existing commercial site. The project does not modify the exterior of the buildings and consists of site and civil improvements.

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 FS20-478 U-Haul at Grand and Bell SP Staff Report - 08-19-21 PZ
2. 01 FS20-478 U-Haul at Grand and Bell Vicinity Map

3. 02 FS20-478 U-Haul at Grand and Bell Case Map
 4. 03 FS20-478 U-Haul at Grand and Bell Project Narrative
 5. 04 FS20-478 U-Haul at Grand and Bell Site Plan
 6. 05 FS20-478 U-Haul at Grand and Bell Landscape Plan
 7. FS20-478 - U-Haul at Grand and Bell SP - PZ PowerPoint
-

SITE PLAN AMENDMENT

REPORT TO PLANNING AND ZONING COMMISSION

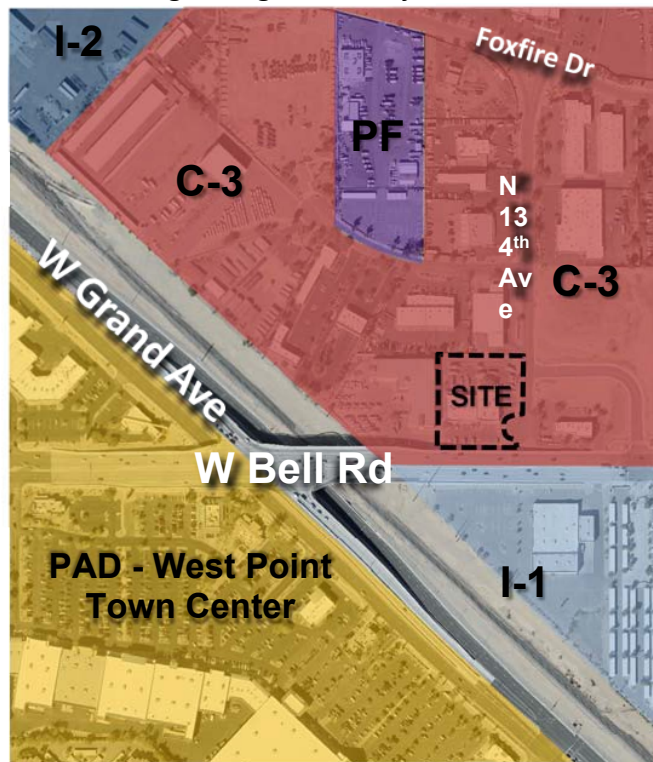
1 **Case:** **FS20-478**
2
3 **Project Name:** U-Haul at Grand Ave and Bell Rd – Site Plan Amendment
4
5 **Council District:** 4 - Mulberry
6
7 **Planning and Zoning Date:** **August 19, 2021**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11 **Owner:** Mercury GP, Inc.
12
13 **Applicant:** RKAA Architects, Inc.
14
15 **Request:** Amended Site Plan for existing commercial building
16
17 **Site Location:** Generally located at the northwest corner of 134th Drive and Bell Road
18
19 **Site Size:** 1.59 acres (approx.)
20
21 **Current Zoning:** C-3
22
23 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
24
25 **Support/Opposition:** None received by staff
26
27 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed Site Plan
28 for U-Haul at Grand Ave and Bell Rd, subject to stipulations 'a'
29 through 'c'.
30
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40

Project Description:

RKAA Architects, Inc. seeks approval of a proposed Site Plan Amendment to allow improvements to a site surrounding an existing commercial building.

Surrounding Land Zoning:

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



Background:

May 23, 1996: The subject property was annexed into the City of Surprise, Ord. 96-08

June 27, 1996: The subject property was part of rezoning application, case RZ96-45, and rezoned from Maricopa County I-2 to Surprise C-3 and approved under Ordinance 96-11.

December 18, 2000: Site Plan approved for Auto Parts Store and Retail Shell Building under case SP01-108.

August 15, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-536.

July 28, 2020: The applicant submitted an application for a Site Plan Amendment under case FS20-478, the subject case.

December 14, 2020: The applicant filed a request for a Parcel Assemblage to combine three (3) parcels that make up this Site Plan under case FS20-788.

July 7, 2021: Staff administratively approved a Parcel Assemblage over the subject property under case FS20-778.

Analysis and Discussion:

The subject request involves site improvements on property with an existing commercial shell building. The project is not proposing to modify any existing exterior of the buildings, but instead upgrade and redesign civil improvements, existing retention, and landscaping.

The changes to the site include adding a new driveway at the intersection of 134th Avenue and 134th Drive to allow improved circulation for vehicle rental and returns, as well as an additional fire lane. The existing northern driveway will be relocated to the south, within the curve of the cul-de-sac to create additional parking spaces.

Landscape design was developed to have a consistent look with adjacent mature landscaping. The site will incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area.

Utility and Services Table:

Water:	EPCOR Utilities Inc.
Wastewater:	EPCOR Utilities Inc.
School District:	Dysart Unified

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, which supports regional commercial development associated with C-3 zoning.

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. The reviewing agencies indicated no issues or concerns.

Summary:

The applicant seeks a Site Plan for the existing commercial property. The proposed development is compatible with the neighboring land uses.

Findings:

- The proposed Site Plan is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** the proposed Site Plan Amendment, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Conceptual Site Plan", consisting of one (1) sheet prepared by RKAA Architects Inc. and stamped received January 27, 2021.
- b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled "Planting Plan", consisting of one (1) sheet prepared by RVi and stamped received October 14, 2020.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Applicant Narrative
- 04 Site Plan
- 05 Landscape Plan

VICINITY MAP

FS20-478

U-Haul at Grand and Bell



CASE MAP

FS20-478

U-Haul at Grand and Bell



U-HAUL at Grand Ave & Bell Road

13420 W Bell Road
Surprise, Arizona 85378

Site Plan Application
July 24, 2020



Arizona Office

2233 East Thomas Road
Phoenix, AZ 85016

Office: (602) 955-3900

rkaa.com

California Office

1151 Dove Street, Suite #175
Newport Beach, CA 92660

Office: (949) 954-8785



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North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA

Kathleen D. Rieger, VP

Steve A. Nosal, VP

Neil A. Feaser, AIA, VP



To: City of Surprise

From: Abigail Ayala, RKAA Architects, Inc.

Project Request:

On the behalf of the property owner and developer, RKAA Architects, Inc. has prepared this site plan application request to submit for approval of associated site improvements required for the proposed tenant improvements. The net site area is approximately 54,722 square feet (1.26 Acres), APN numbers for the parcels are 503-66-056A, 503-66-055A, 503-66-054.

Design and Landscaping:

The project consists of site and civil improvements required for the current code. We are not proposing to modify any existing exterior of the buildings. Landscape and screen walls are proposed along 134th Drive with a re-design of the existing retention for stormwater.

Landscape design shall be developed to have a consistent look. The site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area.

Access and Circulation:

We are proposing two new access driveways, one on the northeast corner and another one on the southeast corner. The existing east driveway is proposed to be eliminated and a new 26-foot-wide fire lane dedication is proposed.

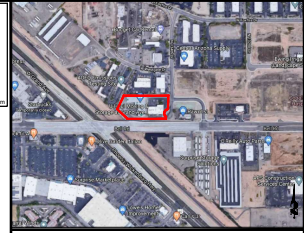
We are submitting with this application a site plan, landscape plan, grading and drainage plan.

PROJECT DIRECTORY

DEVELOPER:
AMERCO REAL ESTATE
2727 N. CENTRAL AVENUE, S.W.
PHOENIX, ARIZONA 85004
CONTACT: JIM LORIMER
PHONE: (602) 243-6302
FAX: (602) 243-6302

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST TROMA ROAD
PHOENIX, AZ 85016
CONTACT: JEROD NEGRETTE
PHONE: (602) 955-9900
EMAIL: jnegrette@rkaa.com

CIVIL ENGINEER:
ATWELL GROUP
4700 N. SOUTHERN AVENUE
MESA, AZ 85209
CONTACT: RANDY GEORGE, PE
PHONE: (480) 238-8851
EMAIL: rgeorge@atwell-group.com



SITE AERIAL SCALE: N.T.S.

ZONING INFORMATION

PROJECT NAME: U-HAUL AT GRAND AVE & BELL RD
MUNICIPALITY: CITY OF SURPRISE
PROJECT ADDRESS: 13440 W BELL RD, SURPRISE, AZ 85378
APN: 503-66-056A, 503-66-055A, 503-66-054, 503-66-021A
ACRE / AREA: 1.26 ACRES / 54,722 S.F.
ZONE: CR

ADJACENT ZONING:
W
E
S
W

PROPOSED USES:
Vehicle Rental
Equipment Rental
Self Storage storage facilities
Mini Storage facility - CLUP
Warehousing - CLUP
Retail - P (under 3,000 sq ft)
Pkg. Vehicle storage

SETBACKS:
FRONT YARD: 35 ft
SIDE YARD: 24 ft
REAR YARD: 24 ft
HEIGHT LIMIT: 35 ft

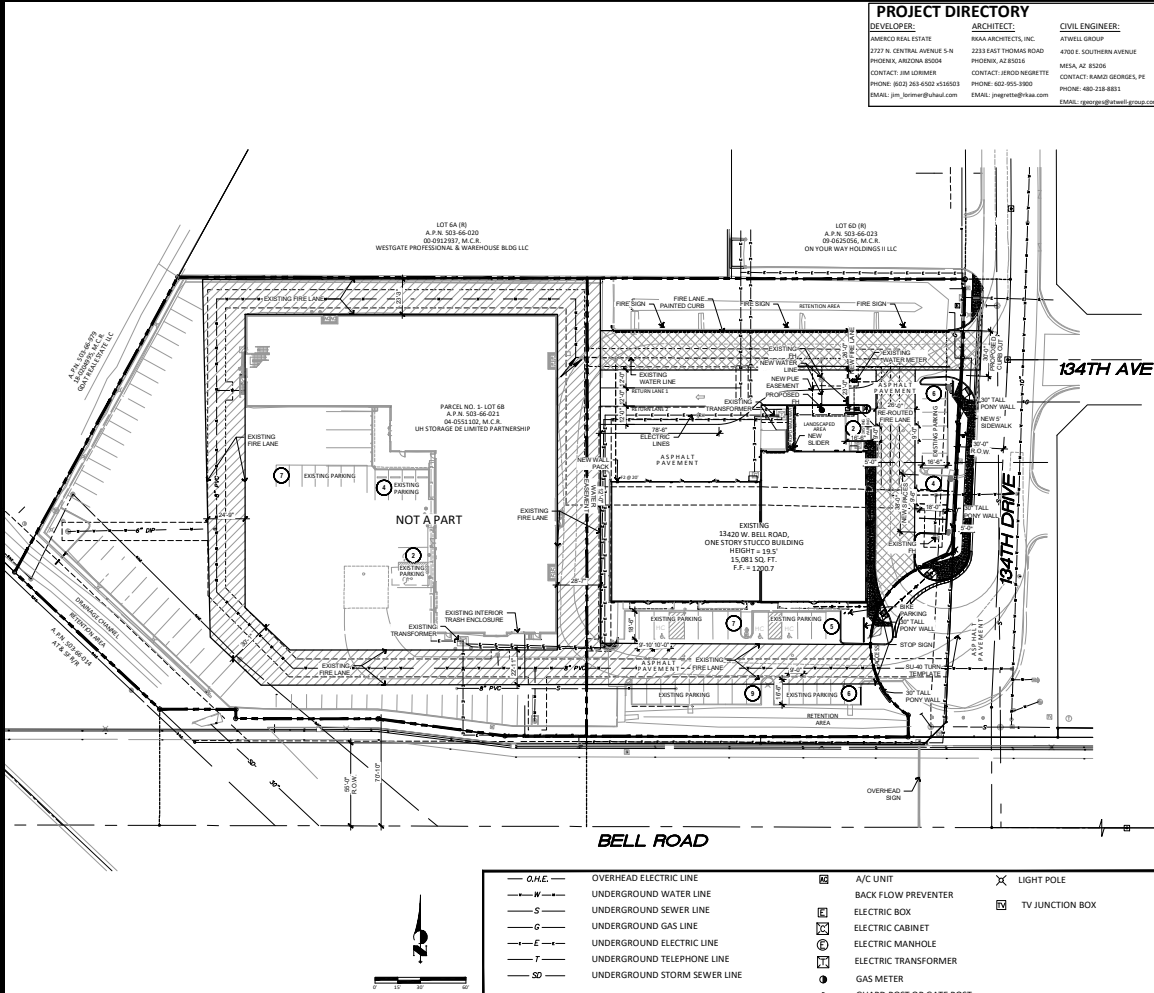
PARKING:

Use	Min. Spaces	Max. Spaces
Self-Storage	1 sp/50 units 531 units = 11 sp	1 sp/35 units 531 units = 11 sp
Retail	1 sp/300 sf 8,100 sf 300 = 27 sp	1 sp/200 sf 8,100 sf 200 = 40 sp
Office	1 sp/250 sf 3,000 sf/250 = 14 sp	1 sp/140 sf 3,000 sf/140 = 25 sp

Minimum Parking Spaces Required = 52
Total Parking Spaces Provided = 52
3 A.D.A. Spaces Required
3 A.D.A. Spaces Provided
2 Bike Spaces Required
2 Bike Spaces Provided

LEGEND

- FIRE LANE, RED PAINTED CURB W/ "NO PARKING FIRE LANE" STENCIL @ ALL HYDRANT LOCATIONS
- FIRE HYDRANT
- BIKE PARKING
- STOP SIGN
- ADA/PEDESTRIAN PATH
- RE-ROUTED FIRE LANE
- EXISTING FIRE LANE
- NEW SIDEWALK



PRELIMINARY SITE PLAN SCALE: 1" = 30' - 0"

FS20-478

SHEET NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/19	ISSUED FOR PERMIT

PROFESSIONAL SEAL:

ARCHITECT LOGO:

RKAA
RKAA ARCHITECTS, INC.
2233 EAST TROMA ROAD
PHOENIX, ARIZONA 85016
(602) 955-9900

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 243-6302

SITE ADDRESS:
U-Haul at Grand Ave & Bell Rd
13440 W Bell Rd
Surprise, AZ 85378

SHEET CONTENTS:
Conceptual Site Plan

721044

DATE: 11/11/19
BY: SP1

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FS20-478

U-Haul at Grand and Bell

Site Plan

Planning and Zoning Commission – August 19, 2021

VICINITY MAP

FS20-478
U-Haul at Grand and Bell



CASE MAP

FS20-478

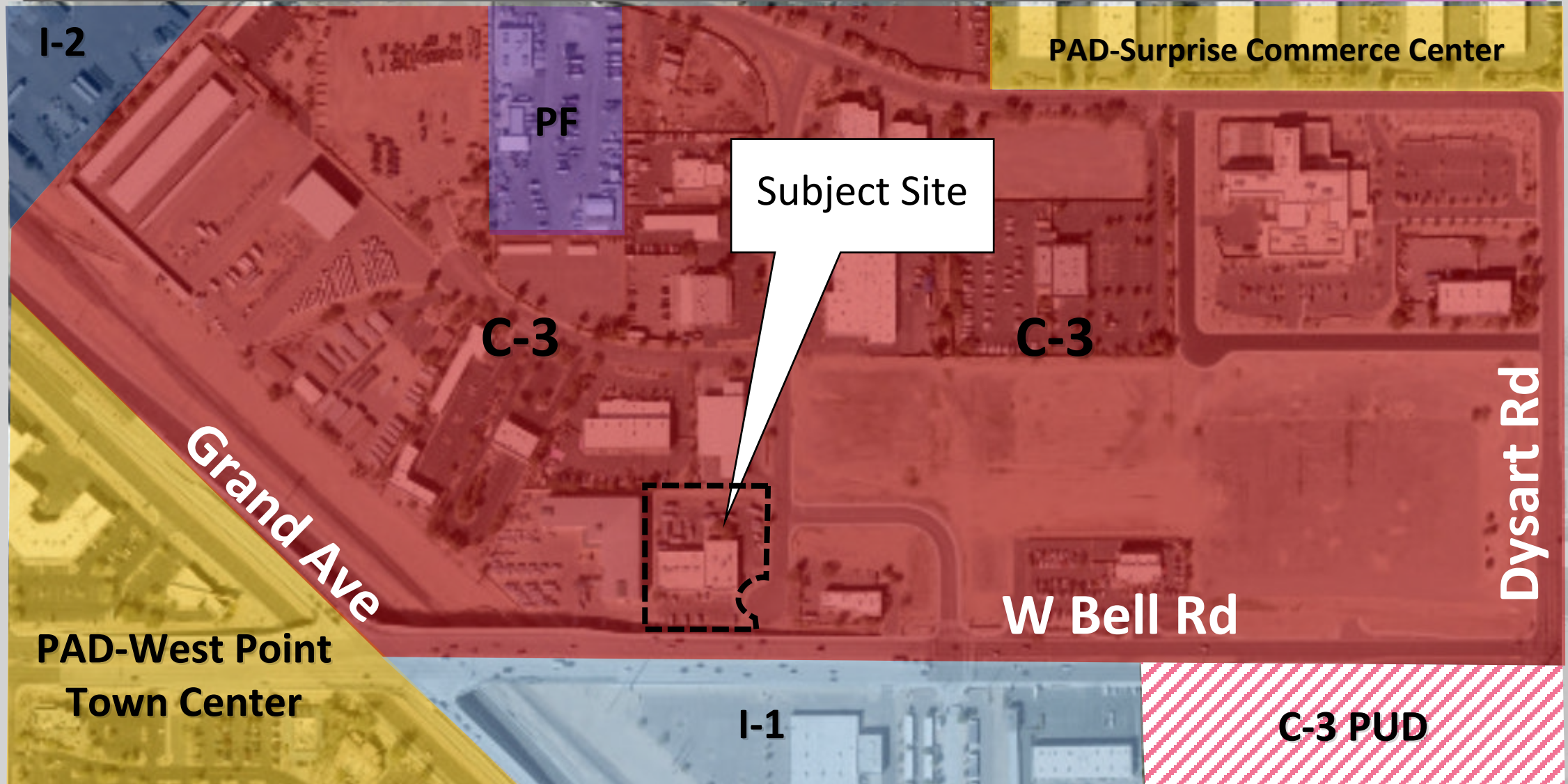
U-Haul at Grand and Bell



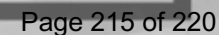
ZONING MAP

FS20-478

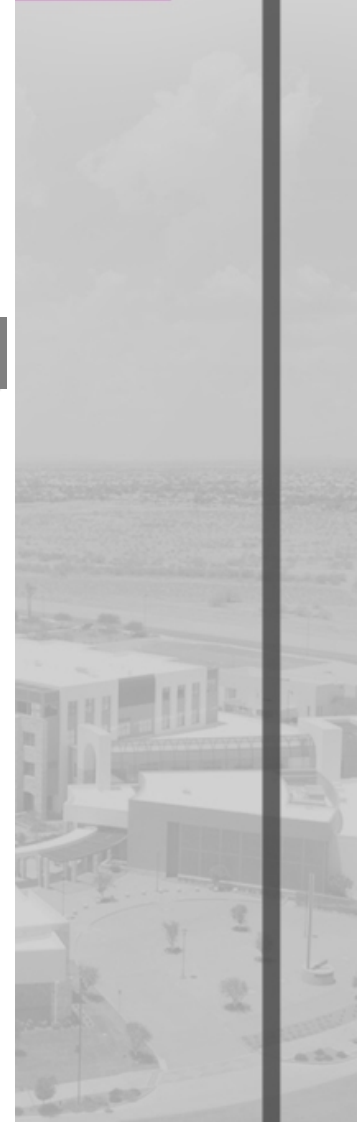
U-Haul at Grand and Bell



U-Haul at Grand and Bell



U-Haul at Grand and Bell



SITE PLAN

FS20-478
U-Haul at Grand and Bell



SITE PLAN

FS20-478
U-Haul at Grand and Bell





CONCLUSION

Summary:

The applicant seeks a Site Plan to an existing commercial property to upgrade drainage and retention, relocate driveways and fire lanes, add parking spaces, and improve landscaping.

Recommendation:

Staff recommends approval of the subject Site Plan subject to stipulations 'a' through 'c' as outlined in the Staff Report.



QUESTIONS OR COMMENTS?

Thank You