



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 7, 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 September 2, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
| 2. | Internal | Consideration and action to approve or disapprove the September 16, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 3. | District 3 | Consideration and action to approve or disapprove a Preliminary Plat entitled "Preliminary Plat Unit M – Phase 3 – Toll at Prasada", (Case FS21-341) | Trever Fleetham
Community
Development |
| 4. | District 3 | Consideration and action to recommend approval or disapproval of the Preliminary Plat entitled "Preliminary Plat Unit J – Phase 3 – Toll at Prasada". (Case FS21-331) | Trever Fleetham
Community
Development |
| 5. | District 4 | Consideration and action to approve or disapprove a Site Plan for Villas at Vesta Views. (Case FS21-104) | Chris Sexton
Community
Development |

6. District 6 Consideration and action to approve or disapprove a Site Plan for The Wall Company, located at the southwest corner of N 132nd Avenue and W Rioglass Solar Road, in the Skyway Business Park Planned Area Development (PAD). The project proposes to construct a 12,900 square foot industrial building. (Case FS21-155) Chris Sexton
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: September 23, 2021 at 5:00 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: October 7, 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 September 2, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the September 2, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 9-2-21 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 2, 2021 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Kevin Sartor 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 September 2, 2021.

A. ROLL CALL

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

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 and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd provided the Commission with an update regarding the selection of a candidate to fill the vacancy on the Commission.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Nicholas Connaghor – Surprise, AZ – Spoke of the need for more recreation and suggested the City consider additional recreational opportunities and ensure they are in safe locations within the City.

Quintus Schulzke – Surprise, AZ – Provided an update regarding a proposed high-density housing project based off his recent interaction with project representatives.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the August 19, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the August 19, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to recommend approval or disapproval of a Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard. Case FS21- 391.

Sergio Angulo, Current Planner, presented item 2 to the Commission.

Vice Chair Sartor opened the public hearing.

Hearing no requests, Vice Chair Sartor closed the public hearing.

Andy Gibson of Bootz and Duke Sign Company provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Requested enhancements
- Standards established
- Development of standards

Commissioner Rosenbaum made a motion to recommend approval of the Comprehensive Sign Program for The Marketplace at Asante, located on the northwest corner of 163rd Avenue and Pat Tillman Boulevard, subject to stipulations 'A' and 'B'.

Commissioner Smith seconded the motion. Motion passes with 4 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 6 - Consideration and action regarding a proposed Site Plan to allow a new office and warehouse facility on Lot 3 and 4 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS20-438

Lloyd Abrams, Assistant Director of Community Development, presented item 3 to the Commission.

Commissioner Chapman made a motion to approve the Site Plan for Skyway Commons Phase II Building D, generally located south of Cactus Road and west of Dysart Road, subject to stipulations 'A' through 'F'.

Commissioner Smith seconded the motion. Motion passes with 4 votes in favor.

ITEM: 4 – District 5 - Consideration and action to approve or disapprove a proposed Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way in the Orchards PAD. Case FS20-808

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

The Commission discussed the following:

- Acreage remaining for future development
- Parking
- Access
- Architectural design

Commissioner Rosenbaum made a motion to approve the Site Plan for Springs at Surprise Apartments, generally located between Bell Road, Young Street, Bullard Avenue, and Stadium Way, subject to stipulations ‘A’ through ‘I’ as outlined in the staff report. Commissioner Smith seconded the motion. Motion passes with 4 votes in favor.

ITEM: 5 – District 6 - Consideration and action regarding the Site Plan for U- Haul Moving and Storage of Surprise. Case FS20-074

Trever Fleetham, Current Planner, presented item 5 to the Commission.

Commissioner Smith made a motion to approve the Site Plan for U-Haul Moving and Storage of Surprise subject to stipulations ‘A’ through ‘F’ as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 4 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:35 P.M.

Kevin Sartor
Planning and Zoning Commission Vice 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: October 7, 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 September 16, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the September 16, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 9-16-21 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 16, 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 September 16, 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 Jared Holland. Commissioner Dennis Smith had an excused absence.

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 and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

Councilmember Aly Cline.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd extended a welcome to the newest member of the Planning and Zoning Commission, Jared Holland, as well as notified the Commission that an off-site Planning and Zoning meeting will be forthcoming and additional details will follow as the meeting draws near.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the September 2, 2021 Planning and Zoning Commission Minutes.

Commissioner Rosenbaum made a motion to approve the September 2, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Chair Bash, Commissioner Holland and Commissioner Keating abstained. Motion deemed unsuccessful.

Chair Bash requested a motion to continue the item. Commissioner Rosenbaum made a motion to continue the item. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – Citywide - Consideration and action to recommend approval or disapproval of a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to improve clarity and remove conflicts. Case FS21-413

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Building types allowed in proximity to residential areas
- Authority to limit use
- Compatible uses
- Parking allowance
- Average facility size

Chair Bash made a motion to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to improve clarity and remove conflicts to the City Council, excluding from the motion, section 106-10.40 of the Surprise Land Development Ordinance.

Vice Chair Sartor seconded the motion. Motion passes with 6 votes in favor.

ITEM: 3 – District 1 - Presentation and action pertaining to the Minor General Plan Amendment to change approximately 107 acres of Open Space Character Area to Neighborhood Character Area, generally located north of McMicken Way and east of 147th Avenue. Case FS21-154

Sergio Angulo, 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 to recommend approval of the Minor General Plan Amendment to change the General Plan Land Use Designation from Open Space Character Area to Neighborhood Character Area for approximately 107 acres located east and west of 147th Avenue and south of the Beardsley Canal.

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

ITEM: 4 – District 1 - Presentation and action pertaining to the Zone Change of approximately 14.47 acres from Rural Residential (RR) to Residential High Density (RH-15) with a PUD Overlay, generally located south of Happy Valley Road and east of 147th Avenue. Case FS21-154

Sergio Angulo, Current Planner, presented item 4 to the Commission.

Bill Lally of Tiffany & Bosco, provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Gated vs ungated development
- Community amenities
- Trail connectivity and configuration

Chair Bash made a motion to recommend approval of the Zone Change of approximately 14.47 acres from Rural Residential (RR) to Residential High Density (RH-15) with a PUD Overlay, subject to stipulations 'a' through 'c' as memorialized in the staff report.

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

ITEM: 5 – District 1 - Consideration and action to recommend approval or disapproval of a Zone Change for approximately 19.89 acres from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay, located on the southwest corner of San Ysidro Road and 158th Avenue. Case FS21-036

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

Bill Lally of Tiffany & Bosco, provided feedback and information in response to questions and comments received.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Drainage
- Compatibility of project with surrounding area
- Buy-In fee

Commissioner Chapman made a motion to recommend approval of the Zone Change of approximately 19.89 acres from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay, subject to stipulations 'a' through 'c' as memorialized in the staff report.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 6 – District 2 - Consideration and action pertaining to approval of the Site Plan Amendment for Granite Falls Restaurant, generally located on the southeast corner of Clearview Blvd and Sunrise Blvd in the Sun City Grand PAD. Case FS21-305

Robert Kuhfuss, Current Planner, presented item 6 to the Commission.

Vice Chair Sartor made a motion approve the Site Plan Amendment for Granite Falls Restaurant, generally located on the southeast corner of Clearview Blvd and Sunrise Blvd in the Sun City Grand PAD, subject to stipulations ‘a’ through ‘d’ as outlined in the staff report.

Chair Bash seconded the motion. Motion passes with 6 votes in favor.

ITEM: 7 – District 1 - Presentation and action pertaining to the Preliminary Plat for Bonita Ranch. Case FS20-823

Robert Kuhfuss, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Proposed design
- Incorporation of feedback

Commissioner Keating made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Bonita Ranch”, to the City Council subject to stipulations “a” through “d” as memorialized in the staff report.

Vice Chair Sartor seconded the motion. Motion passes with 6 votes in favor.

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 Rosenbaum made a motion to adjourn, Commissioner Sartor seconded the motion. All voted in favor.

Meeting adjourned at 7:08 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: October 7, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Preliminary Plat entitled “Preliminary Plat Unit M – Phase 3 – Toll at Prasada”, (Case FS21-341)

Motion:

I move to recommend approval/disapproval of the Preliminary Plat entitled “Preliminary Plat Unit M – Phase 3 –Toll at Prasada” subject to stipulations “a” through “c” as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for a Unit M of the Toll at Prasada project. The proposed Preliminary Plat contemplates 169 standard lots consisting of three (3) lot products. Unit M was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

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 - FS21-341 Toll at Prasada Unit M Preliminary Plat - Staff Report - 100721 PZ
2. 01 - FS21-341 Toll at Prasada Unit M - Vicinity Map

3. 02 - FS21-341 Toll at Prasada Unit M - Preliminary Plat
 4. 03 - FS21-341 Toll at Prasada Unit M - Landscape Plans
 5. FS21-341 Toll at Prasada Unit M Preliminary Plat - 100721 PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

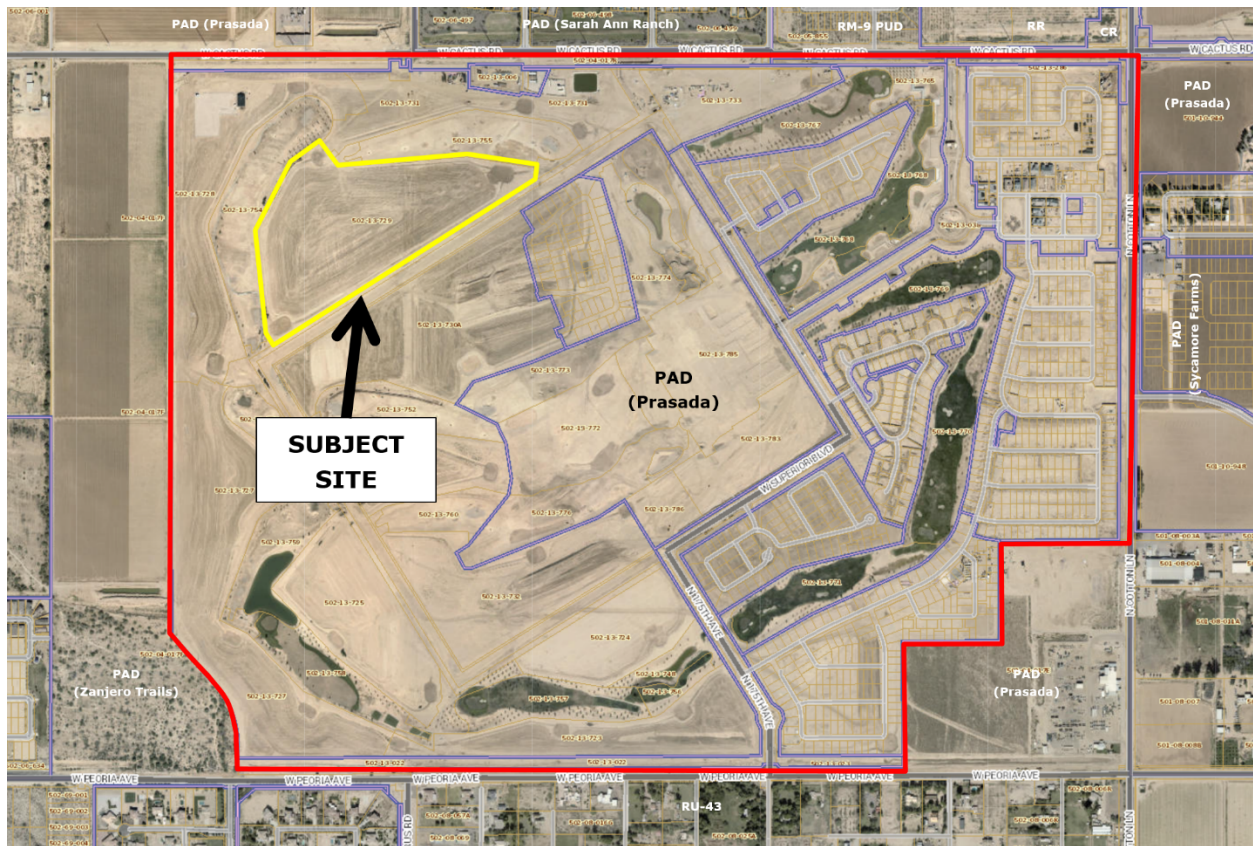
1 **Case:** FS21-341
2
3 **Project Name:** Toll at Prasada Unit M Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **October 7, 2021**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Preliminary Plat for Toll at Prasada Unit M in the Prasada PAD
17
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
19 Peoria Avenue
20
21 **Lot Yield:** 169
22
23 **Area:** 34.505 acres
24
25 **Density:** 4.898 DU/Ac.
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** None known
30
31 **Staff Recommendation:** **Approve**, subject to stipulations "a" through "c"
32
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PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for a Unit M of the Toll at Prasada project. The proposed Preliminary Plat contemplates 169 standard lots consisting of three (3) lot products. Unit M was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

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



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

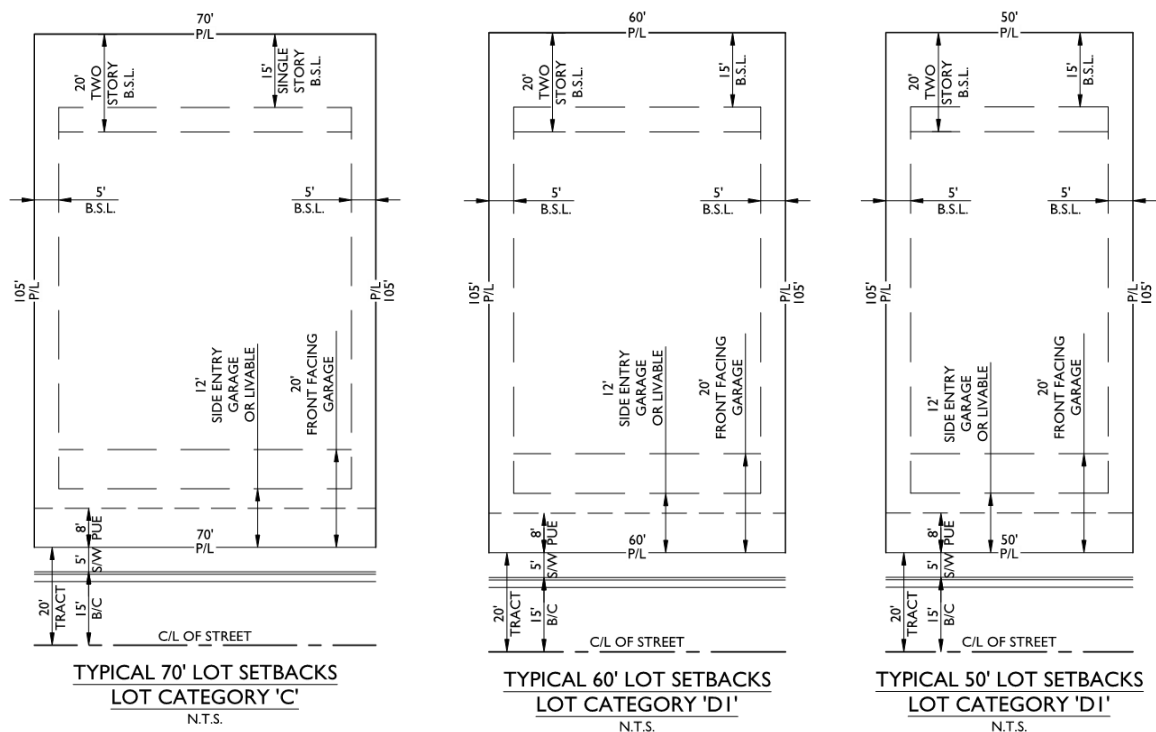
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

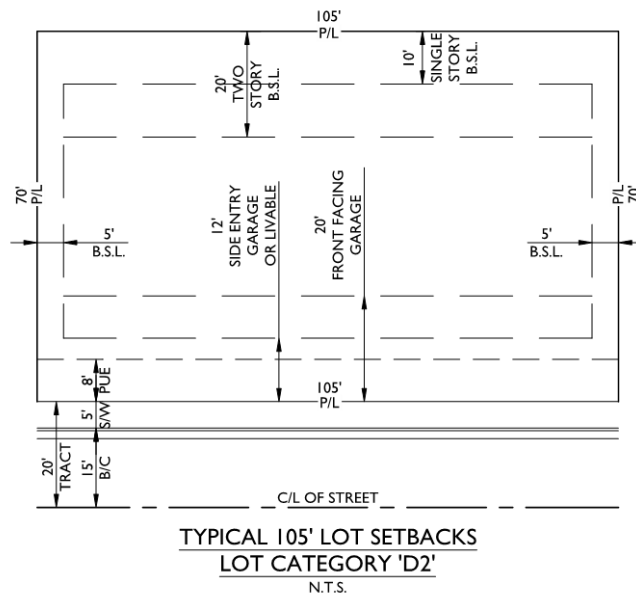
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

April 30, 2021: The applicant filed case FS21-341, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision anticipates three (3) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.





Primary access to this subdivision will be via Dana Point Boulevard, which runs along the southerly boundary of the site. North Hailey Avenue will act as the primary ingress/egress for the site and secondary emergency access points will extend from the cul-de-sacs of Montpelier Street and Julian Street. North Julian Street at the northern end of the site will be continued through as Unit O develops.

The subject site will also have 1.45 acres of passive open space.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

105 **CONFORMANCE WITH ADOPTED PLANS:**

106
107 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
108 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
109 or more, provided appropriate transitions are made between the various Neighborhood types
110 included within the character area. At 4.898 DU/Ac, the project most closely aligns with the Suburban
111 Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the
112 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral
113 to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance
114 offered by the GDC.

115
116 **REVIEWING AGENCIES:**

117
118 The subject request was routed to the standard reviewing agencies, who offered the following
119 comments:

120
121 **Maricopa Water District (MWD):** In an email dated May 3, 2021, MWD stated the project is located
122 within an area included in the Toll at Prasada Development and Water Delivery Agreement between
123 MWD and the original developer/landowner.

124
125 **Luke Air Force Base (LAFB):** In an email dated May 3, 2021, LAFB stated the request will not
126 negatively impact flight operations, but recommends a strong notification program.

127
128 **Summary:**

129
130 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other
131 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the
132 request and expressed no concerns.

133
134
135 **Findings:**

- 136
137 • The proposed Preliminary Plat is consistent with the Surprise General Plan.
138 • The proposed Preliminary Plat is consistent with the Prasada PAD.
139 • The reviewing agencies have indicated no objections.

140
141 **Recommendation:**

142
143 Based on the findings noted above, staff recommends the Commission move to recommend
144 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through
145 'c' as outlined below:

147 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
148 "Preliminary Plat Unit M – Phase 3 – Toll at Prasada", prepared by EPS Group, and
149 received 08/06/2021.

150
151 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada –
152 Unit M", prepared by Greey Pickett, and received 07/21/2021.

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

156
157 However, should the Commission wish to recommend denial of the request, the Commission should
158 make its own findings and base its decision on those alternative findings.

159
160 **Attachments:**

161
162 01 Toll at Prasada Unit M Vicinity Map

163 02 Toll at Prasada Unit M Preliminary Plat

164 03 Toll at Prasada Unit M Preliminary Landscape Plans

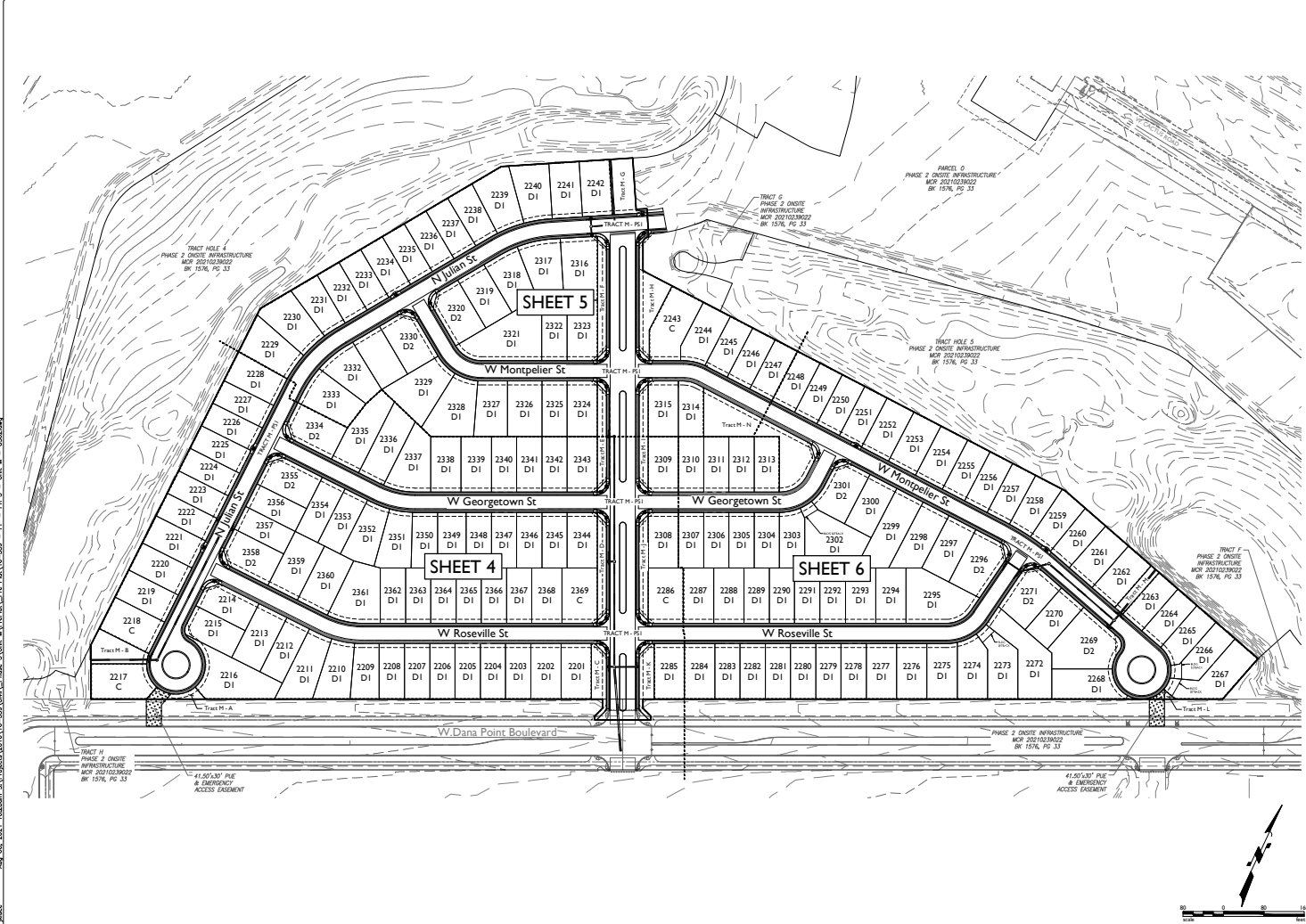


FS21-341 Vicinity Map

16-339 - Phase 3 - Unit M - PRELIMINARY PLAT

Aug. 06, 2021 1:04PM S:\Projects\16-339\16-339-001\16-339-001.dwg User: J:\Users\J\Documents\16-339-001.dwg Plot: 16-339-001.dwg

Sheet



11710 N. 19th Street, Suite 100
Tulsa, OK 74116
Phone: (918) 581-2200
Fax: (918) 581-2201
www.eps-group.com

TOLL AT PRASADA
PHASE 3 - Unit M - PRELIMINARY PLAT
Preliminary Plat Index Sheet

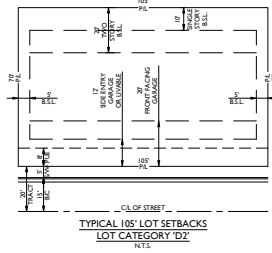
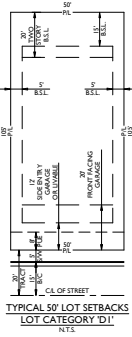
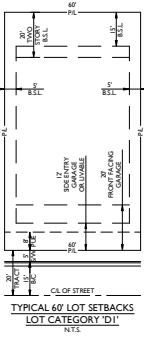
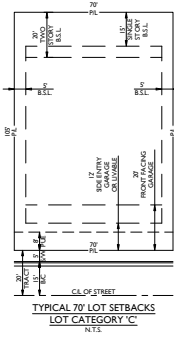
Project: 16-339-001
Revision: 1
Date: 08/06/2021
By: J. Smith
Check: J. Smith
Title: 16-339-001.dwg
User: J. Smith
Plot: 16-339-001.dwg

Job No: 16-339
Sheet No: 2 of 7

Development Standard C - FS16-400		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front facing garage (measured from back of sidewalk to finish of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁶⁾	30 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Lot widths may range from 60 feet to 80 feet, with lot areas from 5,000 square feet.		
2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
3. The minimum side yard setback for corner lots shall either be 15 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
4. Architectural features such as, but not limited to, covered patios and porches, awnings, bay windows, shadow boxes, pot shelves, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.		
6. Covered patios may encroach up to 5 feet into the rear setback.		
7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D1 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front & side facing garage (measured from back of sidewalk or face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁶⁾	30 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches, awnings, bay windows, shadow boxes, pot shelves, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D2 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽³⁾	20 Feet	
Front & side facing garage (measured from back of sidewalk or face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽⁴⁾	12 Feet	
Side ⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽⁶⁾	30 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height ⁽⁷⁾	35 Feet	
Notes		
1. Typical configured lot widths may range from 45 feet to 111 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 feet side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches, awnings, bay windows, shadow boxes, pot shelves, and other appurtenances, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		



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TOLL AT PRASADA
PHASE 3 - Unit M - PRELIMINARY PLAT
BAPTIST ARIZONA

Lot Diagrams and Development Standards

Project: 16-339 Phase 3 Unit M (16-339) - PL 3 - Unit M - PRELIM

Revision:

Drawn: JPH

Checked: CPH

Scale:

Job No: 16-339

Sheet No: DT01

3 of 7

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196 103

Prasada - Unit M

WEST OF COTTON LAKE, SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING CLEARING GUIDELINES FOR THE CONSTRUCTION. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDER. ALL QUANTITIES SHOWN IN THE CONSTRUCTION DOCUMENTS ARE ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND FOR OBTAINING THE NECESSARY PERMITS FOR THE CONSTRUCTION.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT-ENGINEER OF RECORD" OF THE RESPECTIVE DOCUMENTS AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING TO THE CONTRACTOR PRIOR TO SUBMITTING THE ARCHITECT-ENGINEER OF RECORD PRIOR TO BEGINNING THE CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE PLANS AND SPECIFICATIONS AS PROVIDED BY THE CONTRACTOR.
3. ANY NECESSARY INSTALLATION PROCEDURE, MATERIALS OF EQUIPMENT, NOT WITHSTANDING THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS OR NOT SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND INSTALLATION OF THE DESIGN INTENT SHALL BE FURNISHED AND INSTALLED AS A PART OF THE CONTRACTOR'S OBLIGATION AS THOUGH SHOWN OR PROVIDED FOR.
4. INSTALLATION CONDITIONS ARE BASED ON PLANS PREPARED BY CIVIL ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION.
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PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION.
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IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FINAL PLANS, PLANS, AFTER REVISION, VERIFICATION, SCHEDULING, POINT OF CONNECTION, WATER LOCATION AND USE, BACKFLOW PREVENTION CODES AND USE, AND PRE-CONSTRUCTION AND SITE.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE PRESCRIBED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND HOIST/LANDSCAPE ARCHITECT OF ANY DISCREPANCY PRIOR TO INSTALLATION OR CORRECTION OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY NECESSARY SYSTEM ADJUSTMENTS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION.
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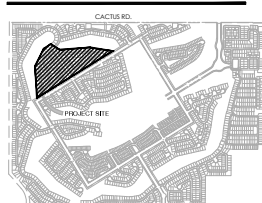
GRADING GENERAL NOTES:

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CITY OF SURPRISE ENGINEERING NOTES:

1. ALL SLOPES SHALL BE MINIMUM 4:1 UNLESS OTHERWISE NOTED.
2. SLOPE DISTANCE REQUIREMENTS ON ARTIFICIAL AND COLLECTIVE SHALL ADHERE TO CITY OF SURPRISE DESIGN. SLOPE DISTANCE REQUIREMENTS ON UNIMPAVED VIEW EXHAUSTION ARE 4:1 UNLESS OTHERWISE NOTED. SLOPE DISTANCE REQUIREMENTS ON UNIMPAVED VIEW EXHAUSTION ARE 4:1 UNLESS OTHERWISE NOTED. SLOPE DISTANCE REQUIREMENTS ON UNIMPAVED VIEW EXHAUSTION ARE 4:1 UNLESS OTHERWISE NOTED.
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SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CITY OF SURPRISE APPROVED. ALL MATERIALS SHALL BE APPROVED PRIOR TO INSTALLATION. ALL MATERIALS SHALL BE APPROVED PRIOR TO INSTALLATION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING AND FUTURE UTILITIES AND FOR PROVIDING THE NECESSARY PERMITS FOR THE CONSTRUCTION.
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RECLAIMED WATER CALCULATIONS:

UNIT:	Irigated Acres	Annual Ac-Ft	Peak Flow GPM	Peak Gallons/Day
Turf	1.47	10.16	44	16,417
Tree	2.73	4.75	14	7,683
Totals	4.20	14.91	58	24,100

CONSULTANT TEAM

DEVELOPER:
TOLL BROTHERS
8747 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
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7144 E STEVEN DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 409-0209
CONTACT: WENDI PICKETT

CIVIL ENGINEER:
BPS GROUP
1330 N Alma School Road, Suite 120
MESA, AZ 85201
PHONE: (480) 503-2250
CONTACT: RICH HOPPE, P.E.

SHEET INDEX:

LANDSCAPE PLANS	1.0.0
COVER SHEET	1.1.1
WALL PLAN	1.1.1
LANDSCAPE PLANS	1.3.1-1.3.4
PLANTING DETAILS	1.7.1
LANDSCAPE SPECIFICATIONS	1.8.1

TRACT	USE	AREA (SQ)	AREA (AC)
TRACT M - A	PASSIVE OPENSPACE, EMERGENCY ACCESS & UTILITY EASEMENT	1551	0.036
TRACT M - B	PASSIVE OPENSPACE	5205	0.119
TRACT M - C	PASSIVE OPENSPACE	3585	0.082
TRACT M - D	PASSIVE OPENSPACE	3788	0.087
TRACT M - E	PASSIVE OPENSPACE	3788	0.087
TRACT M - F	PASSIVE OPENSPACE	4267	0.098
TRACT M - G	PASSIVE OPENSPACE	5285	0.121
TRACT M - H	PASSIVE OPENSPACE	6675	0.153
TRACT M - I	PASSIVE OPENSPACE	3788	0.087
TRACT M - J	PASSIVE OPENSPACE	3788	0.087
TRACT M - K	PASSIVE OPENSPACE	3587	0.082
TRACT M - L	EMERGENCY ACCESS & UTILITY EASEMENT	46	0.011
TRACT M - M	PASSIVE OPENSPACE	2200	0.051
TRACT M - N	ACTIVE OPENSPACE	15323	0.349
TRACT M - PS	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	312744	7.180

UNIT:	Irigated Acres	Annual Ac-Ft	Peak Flow GPM	Peak Gallons/Day
Turf	1.47	10.16	44	16,417
Tree	2.73	4.75	14	7,683
Totals	4.20	14.91	58	24,100

GREY PICKETT
Landscape Architecture | Community Development
10000 N. 19th Avenue, Suite 205
Scottsdale, Arizona 85251
480.409.0209 | 480.409.0881

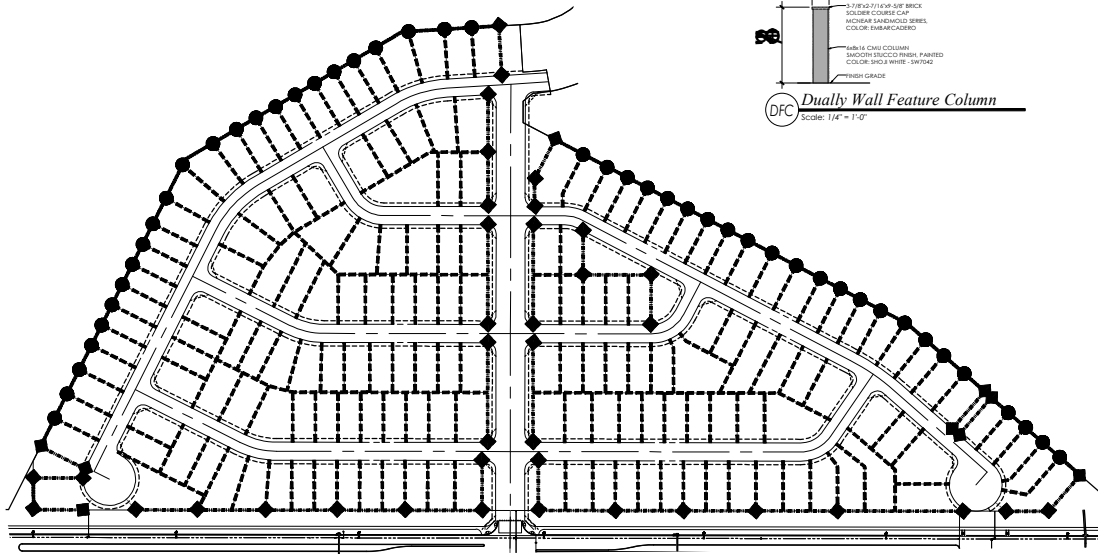


PRASADA
Parcel M
SURPRISE, ARIZONA

Toll Brothers
Landscape Architecture
10000 N. 19th Avenue, Suite 205
Scottsdale, Arizona 85251
480.409.0209 | 480.409.0881

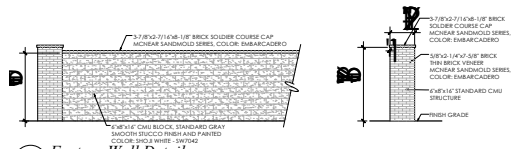
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COVER SHEET

FS21-341



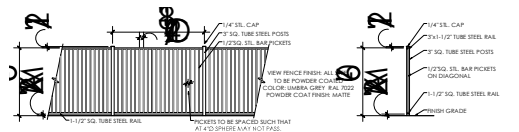
UNIT M WALL PLAN

- WALL LEGEND UNIT M**
- 4" DUAL WALL (20,150 LF)
 - FEATURE WALL (4,420 LF)
 - FULL VIEW FENCE (2,910 LF)
 - DUAL WALL COLUMN (47)
 - FEATURE WALL COLUMN (47)



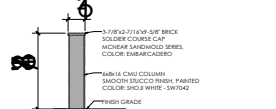
FW Feature Wall Details

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



VF View Fence Details

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



DFC Dually Wall Feature Column

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

Matchline - See Sheet L3.2a

2324 DI

2343 DI

2315 DI

2309 DI

Parcel M - E

Parcel M - C

Parcel M - W

LIMIT OF WORK

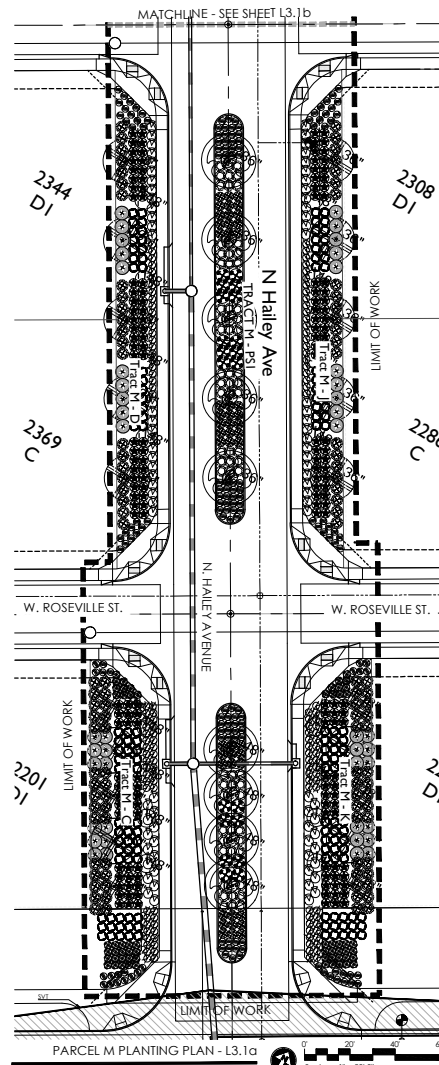
N. HAILEY AVENUE

W. GEORGETOWN ST.

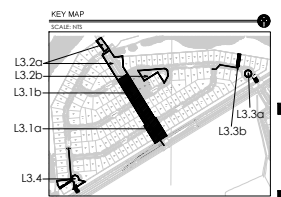
Matchline - See Sheet L3.1a

0 20' 40' 60'

PARCEL M PLANTING PLAN - L3.1b



PLANT MATERIALS LEGEND				
	Plant Name	Size	Qty	
	Flaxseed (whole) "We-Graed"	30" x 10"	10	
	Flaxseed (whole) "We-Graed"	40" x 10"	10	
	Flaxseed (whole) "We-Graed"	50" x 10"	10	
	Flaxseed (whole) "We-Graed"	60" x 10"	10	
	Flaxseed (whole) "We-Graed"	70" x 10"	10	
	Flaxseed (whole) "We-Graed"	80" x 10"	10	
	Flaxseed (whole) "We-Graed"	90" x 10"	10	
	Flaxseed (whole) "We-Graed"	100" x 10"	10	
	Flaxseed (whole) "We-Graed"	110" x 10"	10	
	Flaxseed (whole) "We-Graed"	120" x 10"	10	
	Flaxseed (whole) "We-Graed"	130" x 10"	10	
	Flaxseed (whole) "We-Graed"	140" x 10"	10	
	Flaxseed (whole) "We-Graed"	150" x 10"	10	
	Flaxseed (whole) "We-Graed"	160" x 10"	10	
	Flaxseed (whole) "We-Graed"	170" x 10"	10	
	Flaxseed (whole) "We-Graed"	180" x 10"	10	
	Flaxseed (whole) "We-Graed"	190" x 10"	10	
	Flaxseed (whole) "We-Graed"	200" x 10"	10	
	Flaxseed (whole) "We-Graed"	210" x 10"	10	
	Flaxseed (whole) "We-Graed"	220" x 10"	10	
	Flaxseed (whole) "We-Graed"	230" x 10"	10	
	Flaxseed (whole) "We-Graed"	240" x 10"	10	
	Flaxseed (whole) "We-Graed"	250" x 10"	10	
	Flaxseed (whole) "We-Graed"	260" x 10"	10	
	Flaxseed (whole) "We-Graed"	270" x 10"	10	
	Flaxseed (whole) "We-Graed"	280" x 10"	10	
	Flaxseed (whole) "We-Graed"	290" x 10"	10	
	Flaxseed (whole) "We-Graed"	300" x 10"	10	
	Flaxseed (whole) "We-Graed"	310" x 10"	10	
	Flaxseed (whole) "We-Graed"	320" x 10"	10	
	Flaxseed (whole) "We-Graed"	330" x 10"	10	
	Flaxseed (whole) "We-Graed"	340" x 10"	10	
	Flaxseed (whole) "We-Graed"	350" x 10"	10	
	Flaxseed (whole) "We-Graed"	360" x 10"	10	
	Flaxseed (whole) "We-Graed"	370" x 10"	10	
	Flaxseed (whole) "We-Graed"	380" x 10"	10	
	Flaxseed (whole) "We-Graed"	390" x 10"	10	
	Flaxseed (whole) "We-Graed"	400" x 10"	10	
	Flaxseed (whole) "We-Graed"	410" x 10"	10	
	Flaxseed (whole) "We-Graed"	420" x 10"	10	
	Flaxseed (whole) "We-Graed"	430" x 10"	10	
	Flaxseed (whole) "We-Graed"	440" x 10"	10	
	Flaxseed (whole) "We-Graed"	450" x 10"	10	
	Flaxseed (whole) "We-Graed"	460" x 10"	10	
	Flaxseed (whole) "We-Graed"	470" x 10"	10	
	Flaxseed (whole) "We-Graed"	480" x 10"	10	
	Flaxseed (whole) "We-Graed"	490" x 10"	10	
	Flaxseed (whole) "We-Graed"	500" x 10"	10	
	Flaxseed (whole) "We-Graed"	510" x 10"	10	
	Flaxseed (whole) "We-Graed"	520" x 10"	10	
	Flaxseed (whole) "We-Graed"	530" x 10"	10	
	Flaxseed (whole) "We-Graed"	540" x 10"	10	
	Flaxseed (whole) "We-Graed"	550" x 10"	10	
	Flaxseed (whole) "We-Graed"	560" x 10"	10	
	Flaxseed (whole) "We-Graed"	570" x 10"	10	
	Flaxseed (whole) "We-Graed"	580" x 10"	10	
	Flaxseed (whole) "We-Graed"	590" x 10"	10	
	Flaxseed (whole) "We-Graed"	600" x 10"	10	
	Flaxseed (whole) "We-Graed"	610" x 10"	10	
	Flaxseed (whole) "We-Graed"	620" x 10"	10	
	Flaxseed (whole) "We-Graed"	630" x 10"	10	
	Flaxseed (whole) "We-Graed"	640" x 10"	10	
	Flaxseed (whole) "We-Graed"	650" x 10"	10	
	Flaxseed (whole) "We-Graed"	660" x 10"	10	
	Flaxseed (whole) "We-Graed"	670" x 10"	10	
	Flaxseed (whole) "We-Graed"	680" x 10"	10	
	Flaxseed (whole) "We-Graed"	690" x 10"	10	
	Flaxseed (whole) "We-Graed"	700" x 10"	10	
	Flaxseed (whole) "We-Graed"	710" x 10"	10	
	Flaxseed (whole) "We-Graed"	720" x 10"	10	
	Flaxseed (whole) "We-Graed"	730" x 10"	10	
	Flaxseed (whole) "We-Graed"	740" x 10"	10	
	Flaxseed (whole) "We-Graed"	750" x 10"	10	
	Flaxseed (whole) "We-Graed"	760" x 10"	10	
	Flaxseed (whole) "We-Graed"	770" x 10"	10	
	Flaxseed (whole) "We-Graed"	780" x 10"	10	
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	Flaxseed (whole) "We-Graed"	800" x 10"	10	
	Flaxseed (whole) "We-Graed"	810" x 10"	10	
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	Flaxseed (whole) "We-Graed"	840" x 10"	10	
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	Flaxseed (whole) "We-Graed"	860" x 10"	10	
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	Flaxseed (whole) "We-Graed"	880" x 10"	10	
	Flaxseed (whole) "We-Graed"	890" x 10"	10	
	Flaxseed (whole) "We-Graed"	900" x 10"	10	
	Flaxseed (whole) "We-Graed"	910" x 10"	10	
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	Flaxseed (whole) "We-Graed"	940" x 10"	10	
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	Flaxseed (whole) "We-Graed"	1020" x 10"	10	
	Flaxseed (whole) "We-Graed"	1030" x 10"	10	
	Flaxseed (whole) "We-Graed"	1040" x 10"	10	
	Flaxseed (whole) "We-Graed"	1050" x 10"	10	
	Flaxseed (whole) "We-Graed"	1060" x 10"	10	
	Flaxseed (whole) "We-Graed"	1070" x 10"	10	
	Flaxseed (whole) "We-Graed"	1080" x 10"	10	
	Flaxseed (whole) "We-Graed"	1090" x 10"	10	
	Flaxseed (whole) "We-Graed"	1100" x 10"	10	
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	Flaxseed (whole) "We-Graed"	1120" x 10"	10	
	Flaxseed (whole) "We-Graed"	1130" x 10"	10	
	Flaxseed (whole) "We-Graed"	1140" x 10"	10	
	Flaxseed (whole) "We-Graed"	1150" x 10"	10	
	Flaxseed (whole) "We-Graed"	1160" x 10"	10	
	Flaxseed (whole) "We-Graed"	1170" x 10"	10	
	Flaxseed (whole) "We-Graed"	1180" x 10"	10	
	Flaxseed (whole) "We-Graed"	1190" x 10"	10	
	Flaxseed (whole) "We-Graed"	1200" x 10"	10	
	Flaxseed (whole) "We-Graed"	1210" x 10"	10	
	Flaxseed (whole) "We-Graed"	1220" x 10"	10	
	Flaxseed (whole) "We-Graed"	1230" x 10"	10	
	Flaxseed (whole) "We-Graed"	1240" x 10"	10	
	Flaxseed (whole) "We-Graed"	1250" x 10"	10	
	Flaxseed (whole) "We-Graed"	1260" x 10"	10	
	Flaxseed (whole) "We-Graed"	1270" x 10"	10	
	Flaxseed (whole) "We-Graed"	1280" x 10"	10	
	Flaxseed (whole) "We-Graed"	1290" x 10"	10	
	Flaxseed (whole) "We-Graed"	1300" x 10"	10	
	Flaxseed (whole) "We-Graed"	1310" x 10"	10	
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	Flaxseed (whole) "We-Graed"	1370" x 10"	10	
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	Flaxseed (whole) "We-Graed"	1390" x 10"	10	
	Flaxseed (whole) "We-Graed"	1400" x 10"	10	
	Flaxseed (whole) "We-Graed"	1410" x 10"	10	
	Flaxseed (whole) "We-Graed"	1420" x 10"	10	
	Flaxseed (whole) "We-Graed"	1430" x 10"	10	
	Flaxseed (whole) "We-Graed"	1440" x 10"	10	
	Flaxseed (whole) "We-Graed"	1450" x 10"	10	
	Flaxseed (whole) "We-Graed"	1460" x 10"	10	
	Flaxseed (whole) "We-Graed"	1470" x 10"	10	
	Flaxseed (whole) "We-Graed"	1480" x 10"	10	
	Flaxseed (whole) "We-Graed"	1490" x 10"	10	
	Flaxseed (whole) "We-Graed"	1500" x 10"	10	
	Flaxseed (whole) "We-Graed"	1510" x 10"	10	
	Flaxseed (whole) "We-Graed"	1520" x 10"	10	
	Flaxseed (whole) "We-Graed"	1530" x 10"	10	
	Flaxseed (whole) "We-Graed"	1540" x 10"	10	
	Flaxseed (whole) "We-Graed"	1550" x 10"	10	
	Flaxseed (whole) "We-Graed"	1560" x 10"	10	
	Flaxseed (whole) "We-Graed"	1570" x 10"	10	
	Flaxseed (whole) "We-Graed"	1580" x 10"	10	
	Flaxseed (whole) "We-Graed"	1590" x 10"	10	
	Flaxseed (whole) "We-Graed"	1600" x 10"	10	
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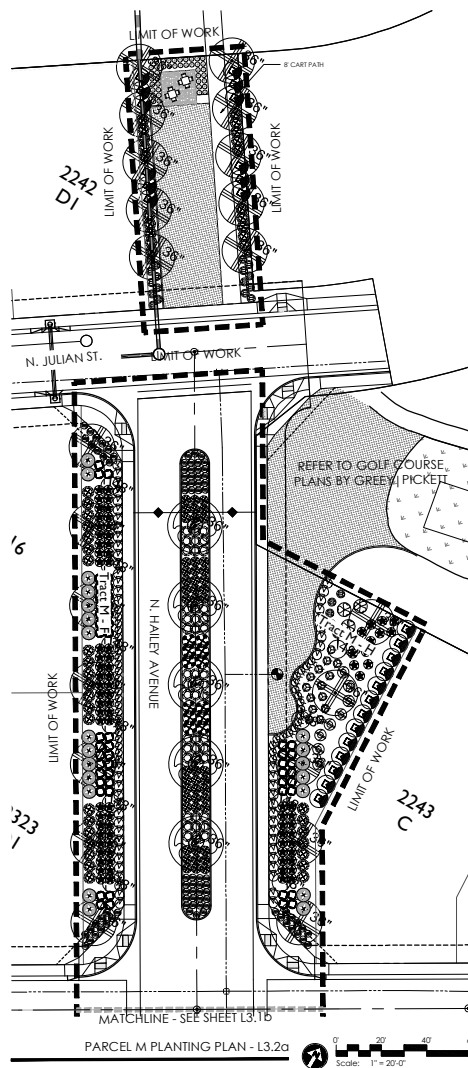
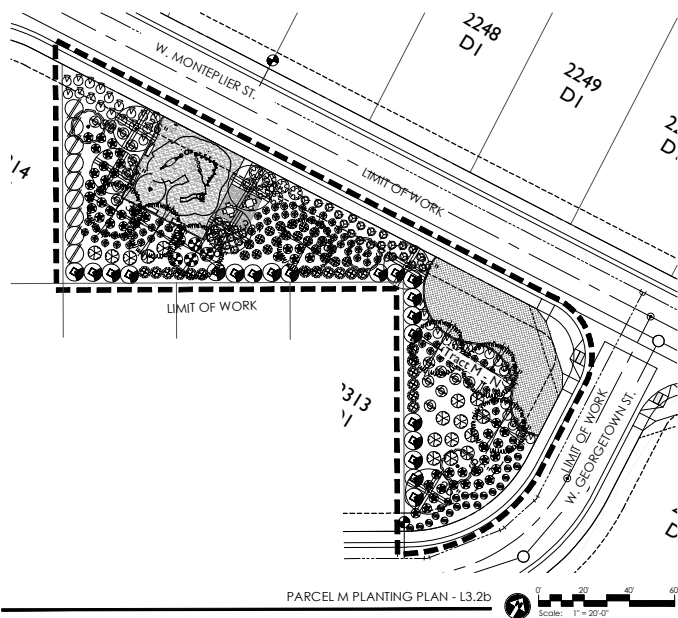
GREY PICKETT
landscape architecture *community design*
7144 e stetson drive suite 205
scottsdale, arizona 85251
480.609.0000p 480.609.0000f

PARASADA
Parcel M
SURPRISE, ARIZONA

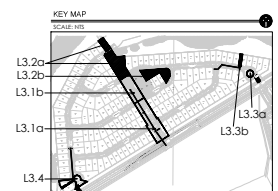
Holl Brothers
AMERICA'S LUXURY HOME BUILDER®

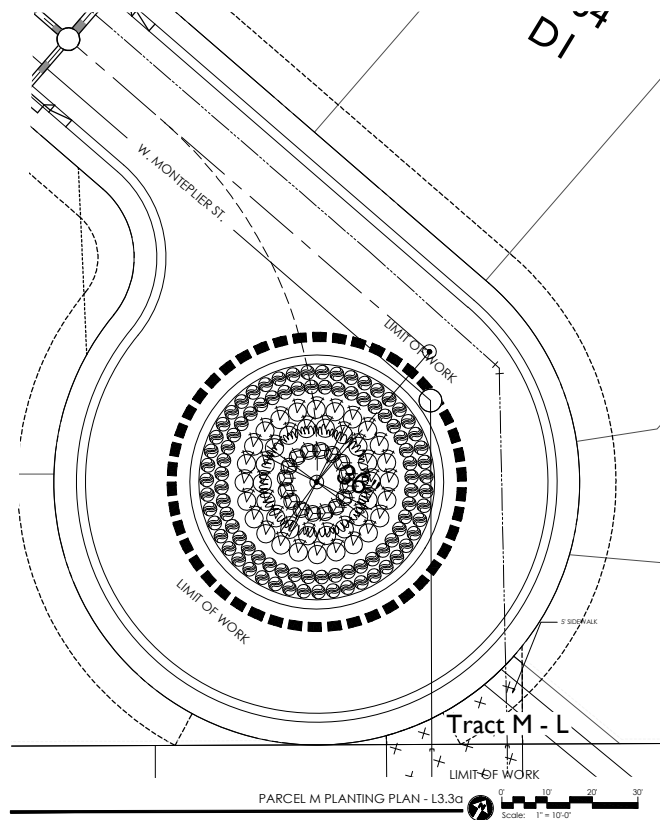
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OL 227
scale:
20'-0"
used for:
REVIEW
drawn by:
TEAM
date
0.2021
drawing
g Plan

3.1



PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	
	<i>Fragaria vesca</i> "Wild Strawberry" For Sale	3" / 5"	10	
	<i>Olea europaea</i> "Olive Tree" For Sale	40" / 50"	10	
	<i>Siphocampylus</i> "Red Hot" For Sale	3" / 5"	18	
	<i>Siphocampylus</i> "Red Hot" For Sale	3" / 5"	18	
	<i>Siphocampylus</i> "Red Hot" For Sale	3" / 5"	18	
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	<i>Siphocampylus</i> "Red Hot" For Sale	3" / 5"	18	
	<i>Siphocampylus</i> "Red Hot" For Sale	3" / 5"	18	
	<i>Siphocampylus</i> "Red Hot" For Sale			





KEY MAP

SCALE: 1:50

L3.2a

L3.2b

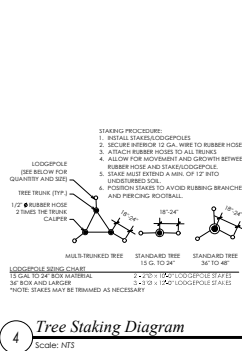
L3.1b

L3.1a

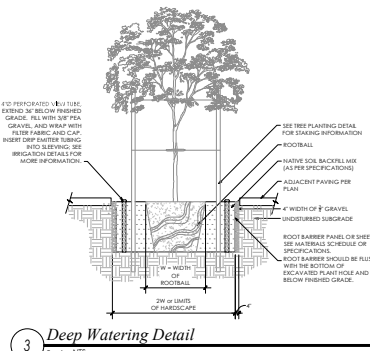
L3.4

L3.3a

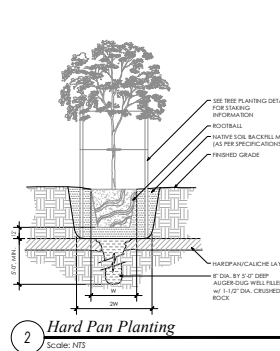
L3.3b



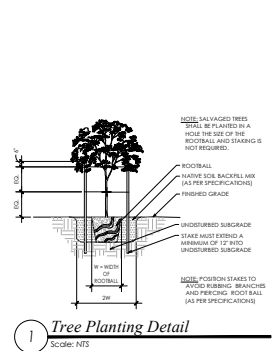
4 Tree Staking Diagram
Scale: NTS



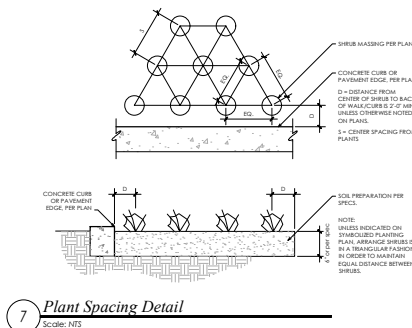
3 Deep Watering Detail
Scale: NTS



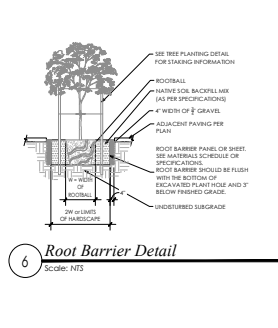
2 Hard Pan Planting
Scale: NTS



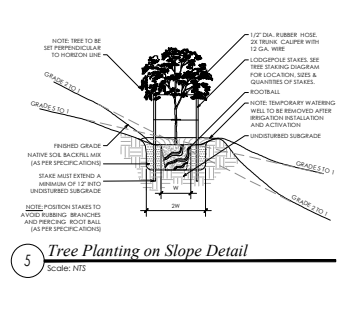
1 Tree Planting Detail
Scale: NTS



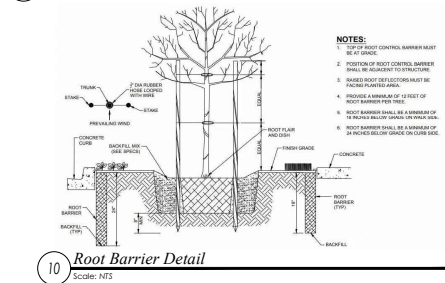
7 Plant Spacing Detail
Scale: NTS



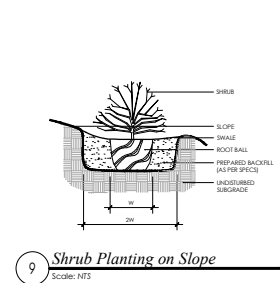
6 Root Barrier Detail
Scale: NTS



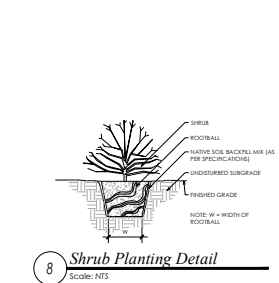
5 Tree Planting on Slope Detail
Scale: NTS



10 Root Barrier Detail
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

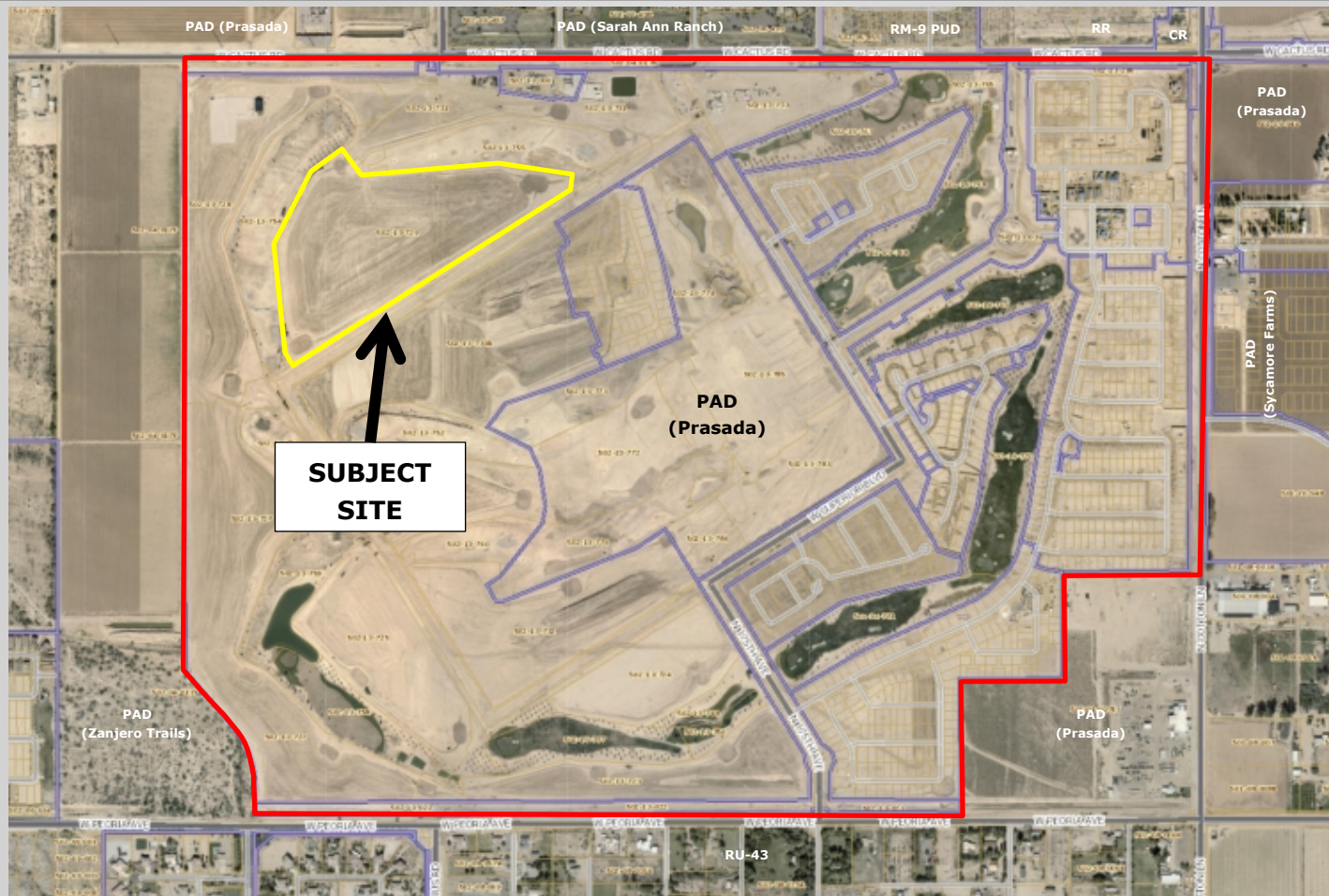


Planning and Zoning Commission
October 7, 2021

Toll at Prasada
Unit M Preliminary Plat
FS21-341



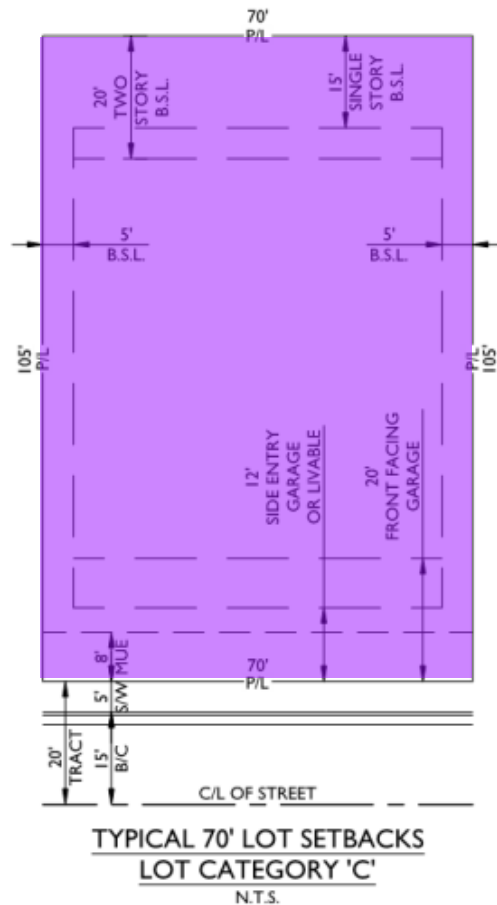
FS21-341 Vicinity Map



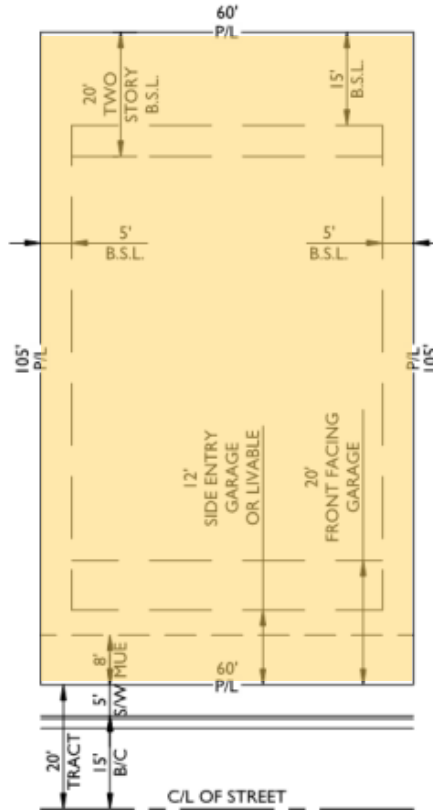
FS21-341 Case Map

Sterling Grove Master Plan

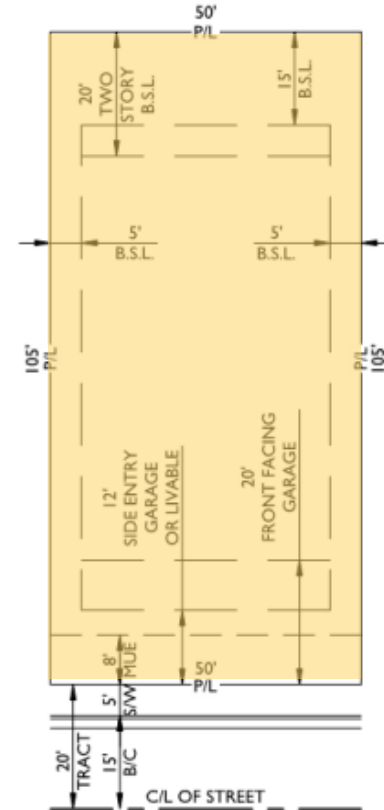




FS21-341 Unit M Preliminary Plat



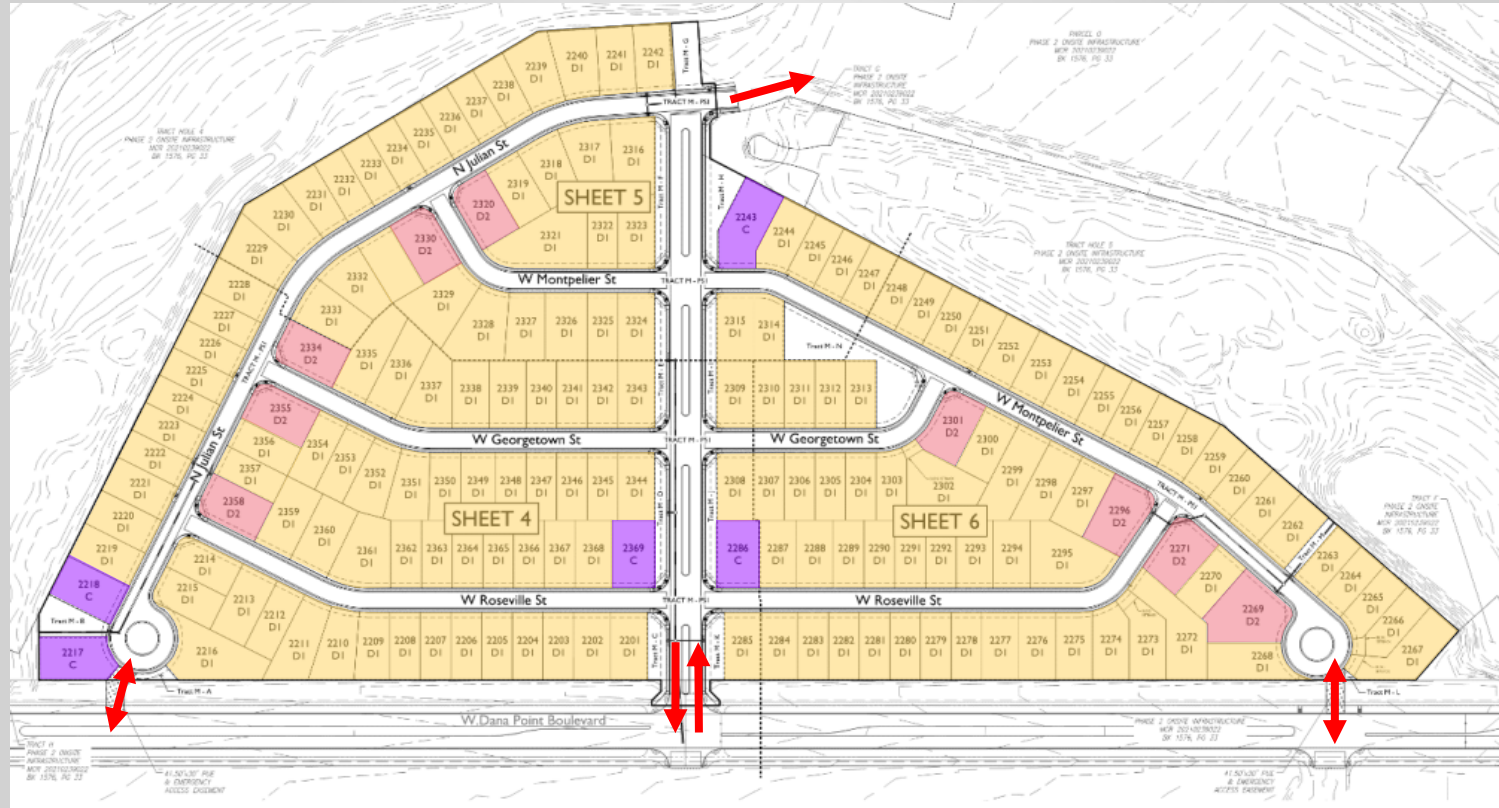
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.

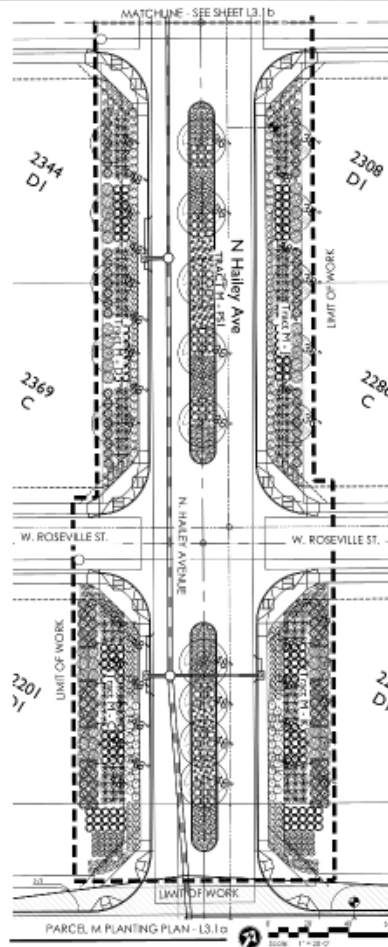


TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'DI'
 N.T.S.

FS21-341 Unit M Preliminary Plat

FS21-341 Unit M Preliminary Plat





PLANT MATERIALS LEGEND	
Plant Name	Code
Common water hyacinth	W1
Water hyacinth	W2
Water hyacinth	W3
Water hyacinth	W4
Water hyacinth	W5
Water hyacinth	W6
Water hyacinth	W7
Water hyacinth	W8
Water hyacinth	W9
Water hyacinth	W10
Water hyacinth	W11
Water hyacinth	W12
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Water hyacinth	W96
Water hyacinth	W97
Water hyacinth	W98
Water hyacinth	W99
Water hyacinth	W100

Toll Brothers

PRASADA
Parcel M

GREEN PICKETT
landscape architecture COMPANY/ly design
1010 W. 24TH STREET, SUITE 200
MINNEAPOLIS, MN 55404
612.338.0334 FAX 612.338.0340

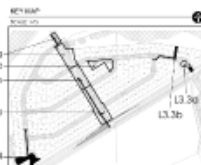


DEPT 1
 PUL 22
 11-29-
 BLVD
 NEW
 12-15
 12-15
 12-15
 12-15

L3.

FS21-341 Unit M

Landscape



Toll Brothers

GREEN PICKETT
landscape architecture COMPANY/ly design
PO BOX 200000, AUSTIN, TEXAS 78760
512.476.1000, 512.476.1001
www.greenpickett.com, www.lydesign.com

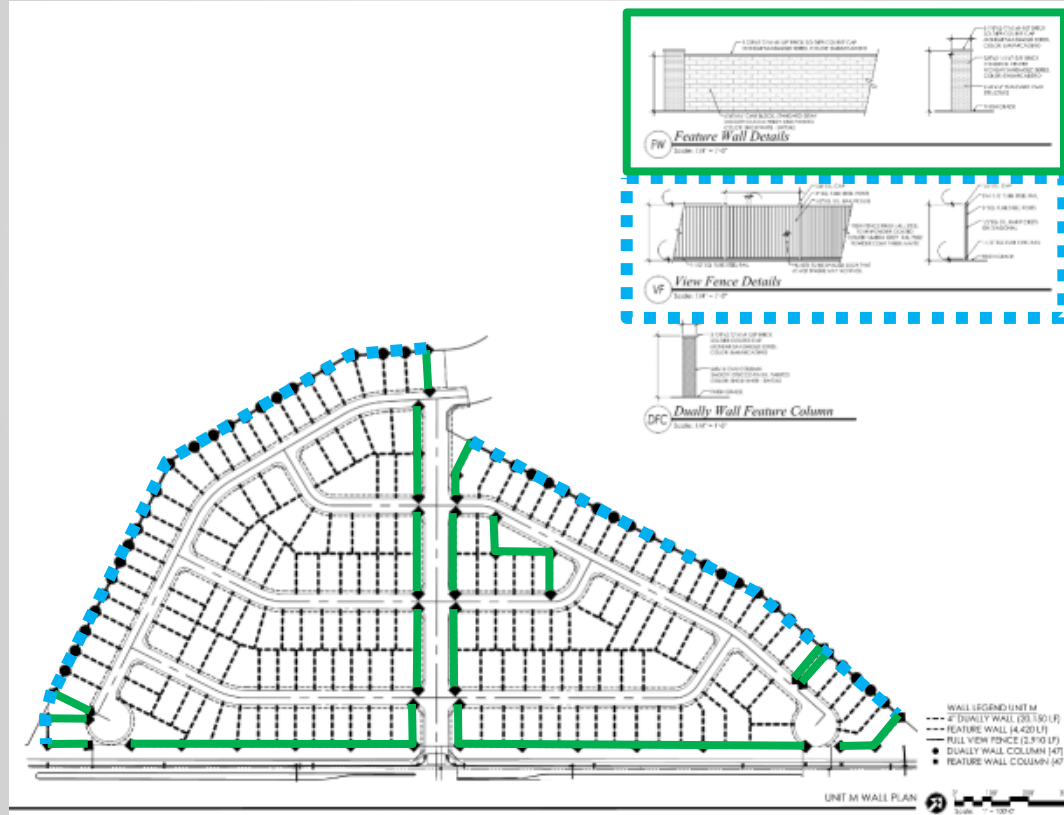


L3.4

F521-341
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Page 49 of 137

FS21-341 Unit M Landscape



Staff Recommendation:

Approve subject to stipulations 'a' through 'c'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 7, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to recommend approval or disapproval of the Preliminary Plat entitled "Preliminary Plat Unit J – Phase 3 – Toll at Prasada". (Case FS21-331)

Motion:

I move to recommend approval/disapproval of the Preliminary Plat entitled "Preliminary Plat Unit J – Phase 3 – Toll at Prasada" subject to stipulations "a" through "c" as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Unit J of the Toll at Prasada project. The proposed Preliminary Plat contemplates 32 standard lots consisting of two (2) lot products. Unit J was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

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 - FS21-331 Toll at Prasada Unit J Preliminary Plat - Staff Report - 100721 PZ
2. 01 - FS21-331 Toll at Prasada Unit J - Vicinity Map

3. 02 - FS21-331 Toll at Prasada Unit J - Preliminary Plat
 4. 03 - FS21-331 Toll at Prasada Unit J - Landscape Plans
 5. FS21-331 Toll at Prasada Unit J Preliminary Plat - 100721 PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

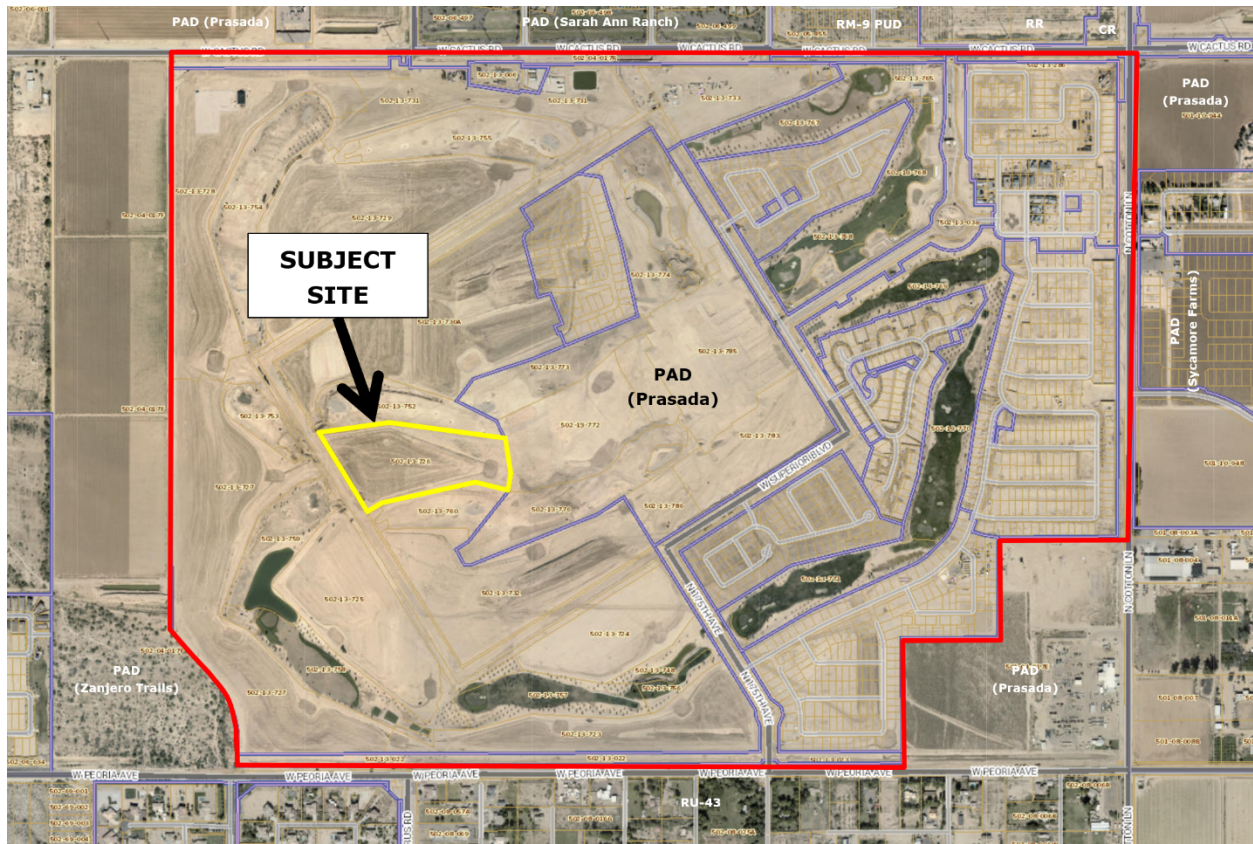
1 **Case:** FS21-331
2
3 **Project Name:** Toll at Prasada Unit J Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **October 7, 2021**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Preliminary Plat for Toll at Prasada Unit J in the Prasada PAD
17
18 **Site Location:** Generally located west of Cotton Lane, between Cactus Road and
19 Peoria Avenue
20
21 **Lot Yield:** 32
22
23 **Area:** 13.442 acres
24
25 **Density:** 2.38 DU/Ac.
26
27 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
28
29 **Support/Opposition:** None known
30
31 **Staff Recommendation:** **Approve**, subject to stipulations "a" through "c"
32
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42

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit J of the Toll at Prasada project. The proposed Preliminary Plat contemplates 32 standard lots consisting of two (2) lot products. Unit J was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

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



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

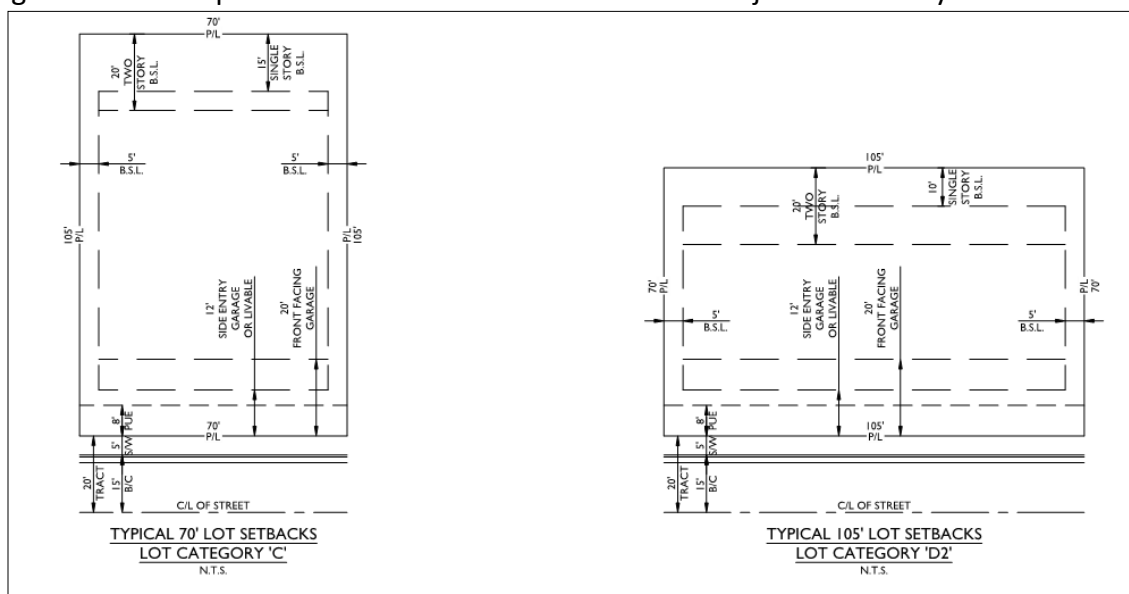
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

April 28, 2021: The applicant filed case FS21-331, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision anticipates two (2) Lot Categories. These include Lot Category C and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.



Primary access to this subdivision will be via Grand Haven Boulevard, which runs along the westerly boundary of the site. West Mountainair Street will act as the primary ingress/egress for the site and a secondary emergency access will extend from West Edinburg Street.

The subject site will also have approximately one (1) acre of passive open space.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 2.38 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

The subject request was routed to the standard reviewing agencies, who offered the following comments:

Maricopa Water District (MWD): In an email dated April 29, 2021, MWD stated the project is located within an area included in the Toll at Prasada Development and Water Delivery Agreement between MWD and the original developer/landowner.

Luke Air Force Base (LAFB): In an email dated May 3, 2021, LAFB stated the request will not negatively impact flight operations, but recommends a strong notification program.

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Recommendation:

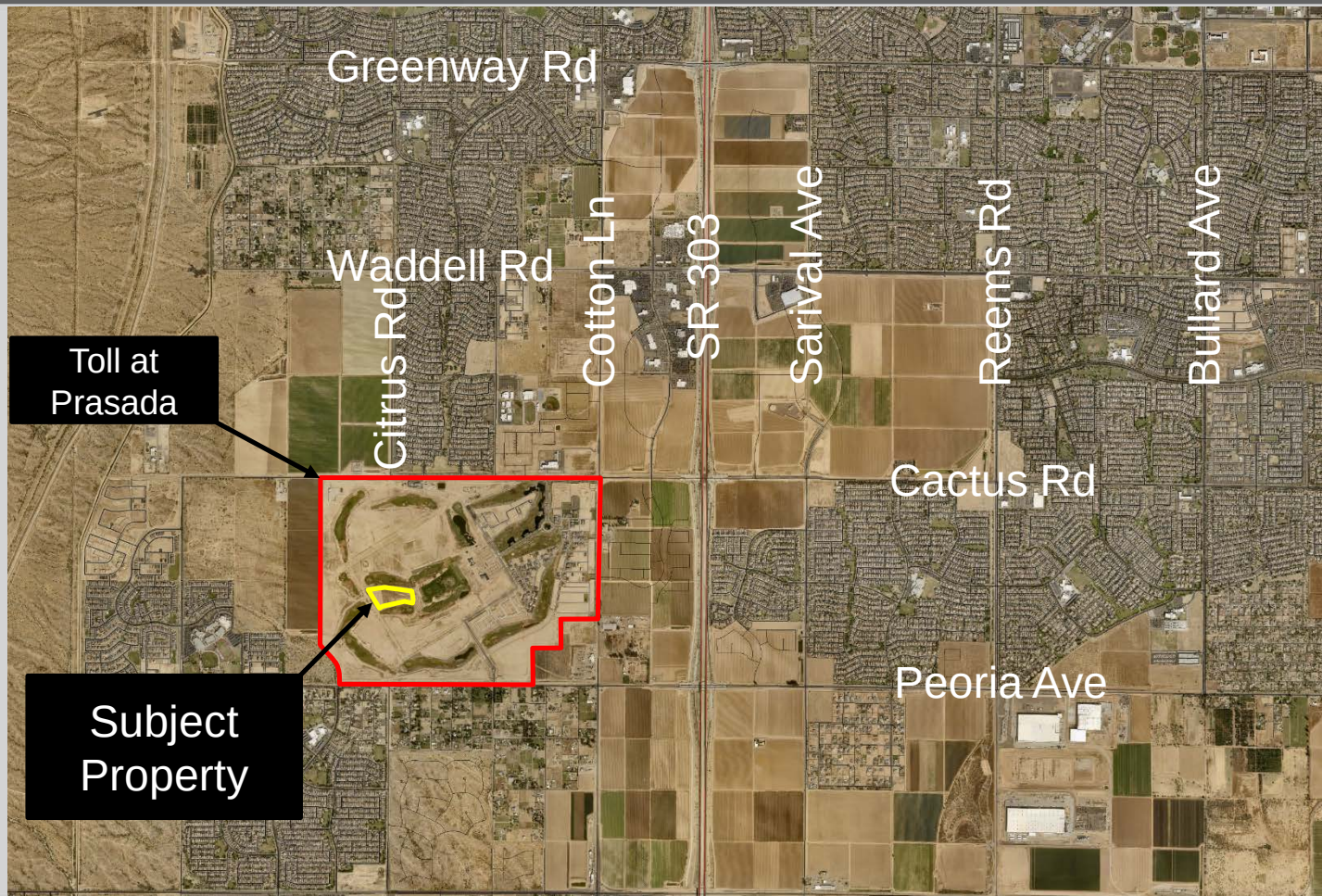
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Unit J – Phase 3 – Toll at Prasada", prepared by EPS Group, and received 08/10/2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada – Unit J", prepared by Greey Pickett, and received 08/10/2021.
- 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.

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

Attachments:

- 01 Toll at Prasada Unit J Vicinity Map
- 02 Toll at Prasada Unit J Preliminary Plat
- 03 Toll at Prasada Unit J Preliminary Landscape Plans



FS21-331 Vicinity Map

A PORTION OF THE EAST HALF OF SECTION 22, AND A PORTION OF THE WEST HALF OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MAP[C]OPA COUNTY GDACS SURVEY RECORDED [IN BOOK 66], PAGE 18, MARICOPA COUNTY RECORDS.

A REPEAT OF UNIT 1 AS PLATTED BY 'TOLL AT PRASADA' PHASE 2

ON-SITE INFRA TO BE RECORDED

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

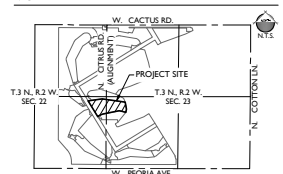
27-701007.0000

CERTIFICATE NUMBER

11/14/2018
DATE

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 5	PP01 - PP02	PRELIMINARY PLAT
SHEET 6	TB01	DATA TABLES



DEVELOPER: TOLL BROTHERS 8767 E VIA DE VENTURA, SUITE 390 SCOTTSDALE, AZ 85258 TEL: (602) 999-5684 CONTACT: AARON INSCO	CIVIL ENGINEER: EPS GROUP, INC. 1130 N. ALMA SCHOOL RD, SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: JAMES ROGERS, P.E.
--	--

PROJECT DATA	
A.P.N.	502-13-726
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 13.44 ACRES
NET AREA:	+/- 13.44 ACRES
PRIVATE STREET TRACT AREA:	+/- 2.435 ACRES
LOT AREA	+/- 10.006 ACRES
TRACT/OPEN SPACE:	+/- 0.999 ACRES

TOLL AT PRASADA TOLL & DENSITY TABLE					
Development	Average	Lot Yield	Net Density	Case #	Case Type
A	32.75	141	4303 DU/AC	F518-240	FINAL
B	47.999	230	4792 DU/AC	F517-700	FINAL
C	21.999	90	4102 DU/AC	F518-289	FINAL
F	17.682	49	2788 DU/AC	F519-471	FINAL
E	18.861	81	4217 DU/AC	F519-472	FINAL
Use & Loss T2200	N/C	-1	337 DU/AC	F519-508	Ref/Pas
D	22.68	114	4793 DU/AC	F520-484	FINAL
C	15.81	62	4793 DU/AC	F520-484	FINAL
C	16.73	60	4504 DU/AC	F520-516	FINAL
COTTAGE LANE	1.498	6	5388 DU/AC	F520-519	FINAL
Q PHH1	12.727	124	10525 DU/AC	F520-730	FINAL
Q PHH2	13.1980	38	2188 DU/AC	F521-408	Preliminary
G	18.6580	80	4319 DU/AC	F521-429	FINAL
H	13.587	61	4495 DU/AC	F521-480	Preliminary
I	20.84	9	4848 AC	F521-252	Preliminary
J	12.4420	128	12448 DU/AC	F521-341	Preliminary
J	11.84329	52	3864 AC	F521-351	Preliminary
M	34.5550	168	4884 AC	F521-341	Preliminary
Total	361.57	1619	4.48 DU/AC		

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THE DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-76.

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FSI 7-587 & FSI 6-400.

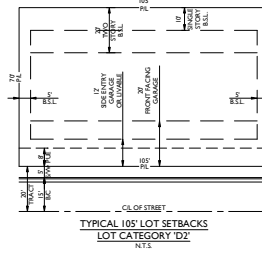
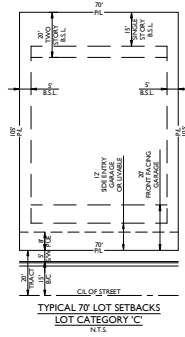
Aug 10, 2021 8:54am S:\Projects\2016\16-339\Chf\Phase 3\Unit 3\Pre Plat\16-339 -- PP - Ph 3 - Unit 3 - CS02.dwg



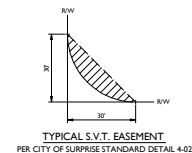
	
1120 N.W. Second Street Mesa, AZ 85201 T: 480.503.2250 F: 480.503.2258 www.epsgrp.com	
TOLL A' PRASADA PHASE 3 - Unit 1 - PRELIMINARY PLAT SURVING ARIZONA	
Preliminary Plat	
Project:	
Revisions:	
	
Designed by:	JPB/JAS
	
Job No. 16-339	
CS02	
Sheet No. 2 of 6	

Development Standard C - FS16-400		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	63 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽²⁾		
Front facing garage (measured from back of setback to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽²⁾	12 Feet	
Side ⁽²⁾	5 Feet / 5 Feet	
Rear ⁽²⁾	20 Feet (2 Story)	15 Feet (1 Story)
Maximum Building Height ⁽³⁾	35 Feet	
Notes:		
1. Lot widths may range from 60 feet to 80 feet, with lot areas from 5,000 square feet.		
2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
3. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 4 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
4. Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, porches, and other projections, are allowed up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the setbacks.		
6. Covered patios may encroach up to 5 feet into the rear setback.		
7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

Development Standard D2 - FS17-587		
Zoning District	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks ⁽²⁾		
Front ⁽²⁾		
Front & side facing garage (measured from back of setback to face of garage door)	20 Feet	
Side entry garage, porch or livable space ⁽²⁾	12 Feet	
Side ⁽²⁾	5 Feet / 5 Feet	
Rear ⁽²⁾	20 Feet (2 Story)	10 Feet (1 Story)
Maximum Building Height ⁽³⁾	35 Feet	
Notes:		
1. Typical configured lot widths may range from 45 feet to 111 feet, with lot areas from 5,000 square feet.		
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevation. Driveway could occur on a side or front yard.		
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.		
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 4 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.		
5. Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, porches, and other projections, are allowed up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.		
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 10 foot deep driveway parking pad, without encroaching on the setbacks. During review of home projects with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning maneuvers.		
7. Covered patios may encroach up to 5 feet into the rear setback.		
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.		

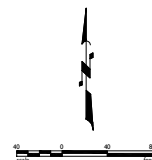


Music



FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
E/C	FACE OF CURB

MATCH LINE
 BOUNDARY LINE
 RIGHT OF WAY LINE
 GOLF TRACT BOUNDARY LINE



Revisions:

7/21					
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ENTS

COMMENTS				

MEW

1ST RPT					
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PER					
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35

1. RE				

credit of \$100,000. The amount of the credit is determined by the amount of the cash received from the sale of the property.

[illegible]

Designed by: J/K/A
Drawn by: J/K/A



64416
JAMES
ROGERS

John Doe

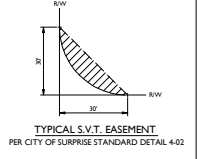
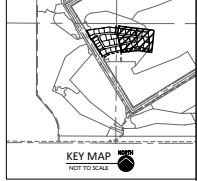
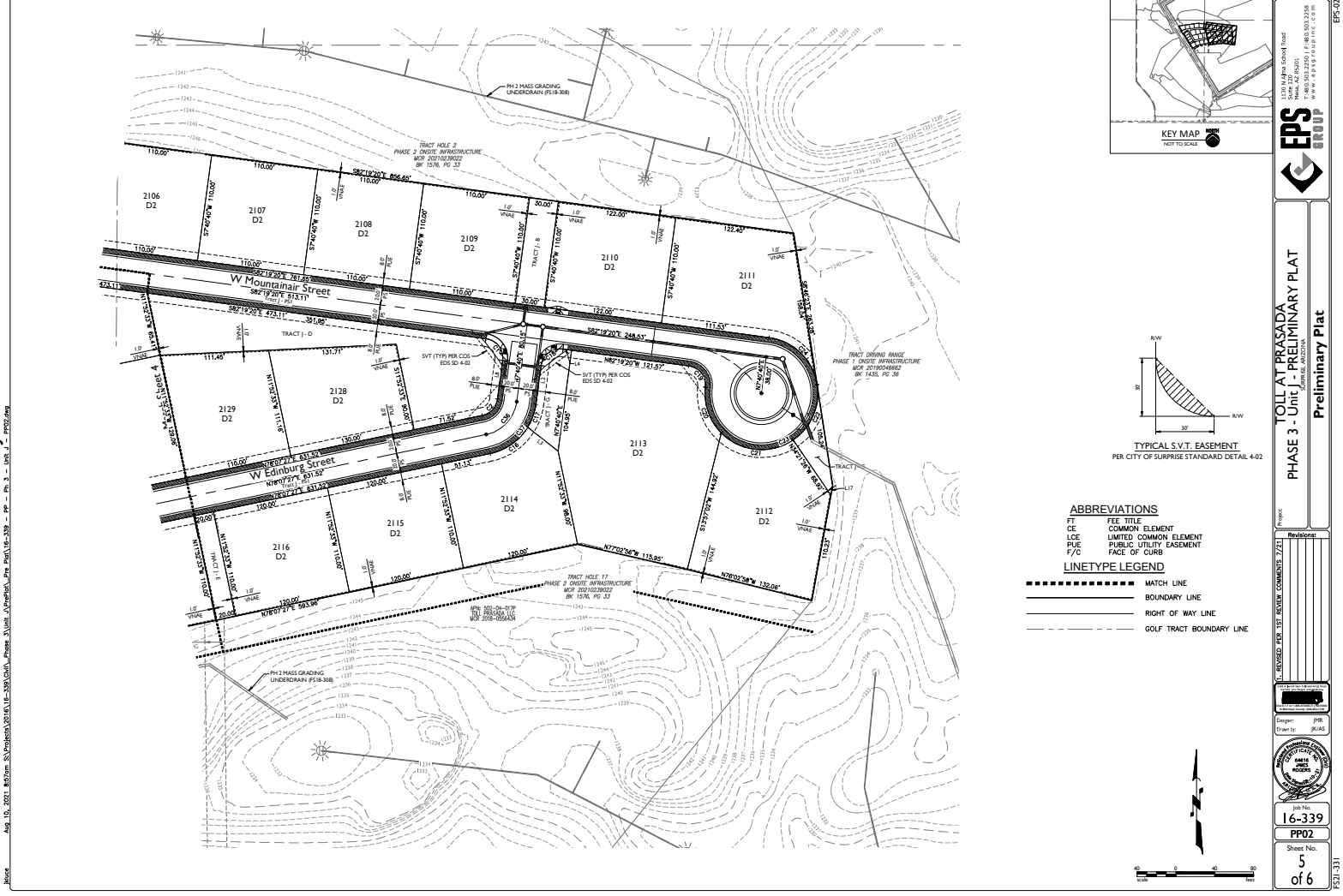
16-339

PP01

Sheet No.
4

of 6

I6-339 - Phase 3 - Unit J - PRELIMINARY PLAT

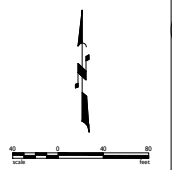


ABBREVIATIONS

FT	FEET
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

-----	MATCH LINE
-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
-----	GOLF TRACT BOUNDARY LINE



13111 N. 13th Avenue, Suite 100
Denver, CO 80231
Tel: 303.733.2200 | Fax: 303.733.2201
www.epsgroupinc.com

TOLL AT PRASADA
PHASE 3 - Unit J - PRELIMINARY PLAT
Preliminary Plat

Project: 16-339
Revised: 11/11/2016
Drawn: JPB
Checked: JPB

Job No: 16-339
PP02
Sheet No: 5 of 6

13111 331

Parcel Table		
UNIT NAME	AREA (SF)	AREA (AC)
Unit J	585397.54	13.44

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

[illegible][illegible][illegible]

DEVELOPER:
TOLL BROTHERS
8767 E. MA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TELE: (480) 314-5711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
CONTACT: WENDELL PICKETT

CIVIL ENGINEER:
EPS GROUP
1180 N Alma School Road, Suite 120
MESA, AZ 85201
PHONE: (480) 303-2250
CONTACT: RICH HOPPE P.E.

[illegible]

ARTICULAR GRASS: SWAMP

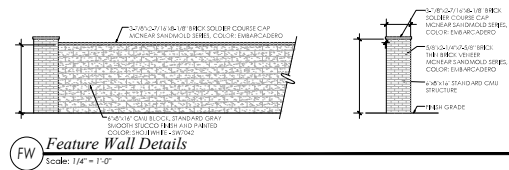
1. INSTALL GRASS: SWAMP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRASS: SWAMP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CELL PLANS FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL GRADE AND FINISH POSITIVE DRAINAGE AREAS FROM ALL STRUCTURES. RE-USE EXISTING PLAN FOR POSITIVE DRAINAGE AREAS.

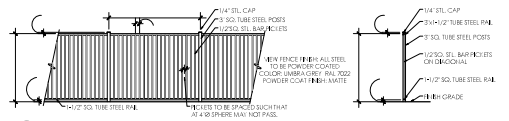
1. THE GRADE SHALL BE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL PROVIDE A DRAINAGE PLAN FOR THE PROJECT.
3. GRADE FOR THE PROJECT INCLUDES THE FOLLOWING:
 - a. GRADE FOR THE EXISTING DRIVEWAY TO BE PAVED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION TO LANDSCAPE AREA.
 - b. EXISTING AND PLACING TOPSOIL 3-6 INCHES TOPSOIL TO THE FOLLOWING AREAS:
 - i. SUPPLY AND ADD LATERAL AREAS IN DEPTH.
 - ii. PLANT NURSERY GRADE IN DEPTH.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY CALLS ENCOUNTERED ON THE EXISTING DRAINAGE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATE A SUITABLE LOCATION ON LOT TO DEPOSE OF THE CALICHE MATERIAL, GRADE TO A SUITABLE LOCATION ON LOT HOT DEPTH. THE OWNER SHALL BE RESPONSIBLE FOR THE MATERIAL DEPOSITED ON THE LOT.
5. THE GRADE OF ALL PLANNED AREAS TO BE 10% SLIGHTLY ADJACENT TO EXISTING GRADERS NOT TO BE LESS THAN 1%.
6. REFERENCED TO EXISTING DRAINAGE LOTS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED BY OBLIGATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

1. ALL SPECIES COMPLY WITH EDD DETAIL 401 AND 402
2. ALL SPECIES EXCEPT THE AIRPLANE AND COLLECTOR WILL ADHERE TO SURPRISE DETAIL 401. THE UNREGISTERED TREE, NON-ELEMENTARY AND IN FRONT OF 1105-1200-1201, TREE OR PLANT, REQUIRE NO SURPRISE DETAIL 401. AND 402. TREES, SHRUBS, AND OTHER LANDSCAPE ARE PERMITTED WITHIN THE SURPRISE TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 60 INCHES, PER SURPRISE EDD DETAIL 401

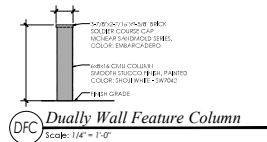
Irrigated Acres	Annual Ac-Ft	Peak Flow GPM	Peak Gallons/Day
Turf 0.32	2.21	10	3,574
Drip 0.59	1.03	3	1,660
Totals 0.91	3.24	13	5,234



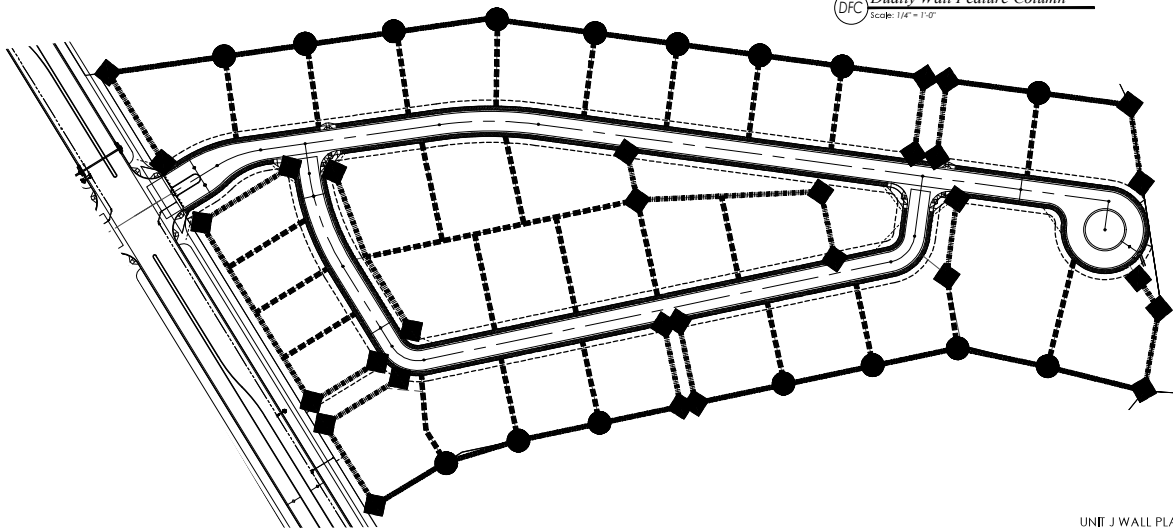
FW Feature Wall Details
Scale: 1/4" = 1'-0"



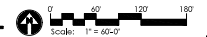
VF View Fence Details
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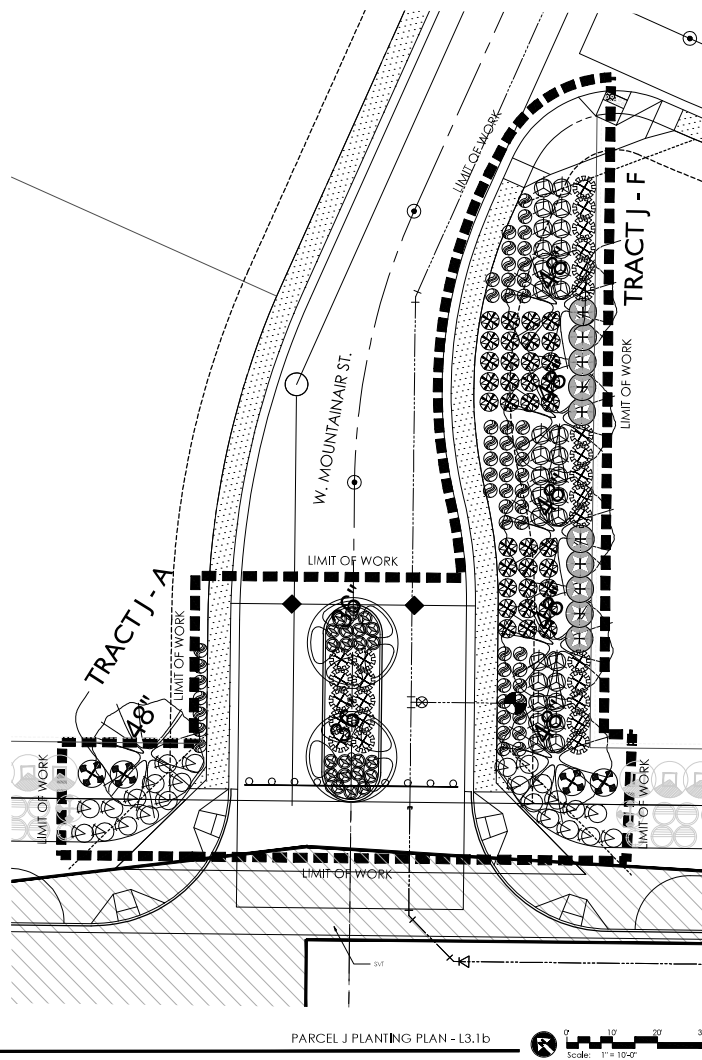
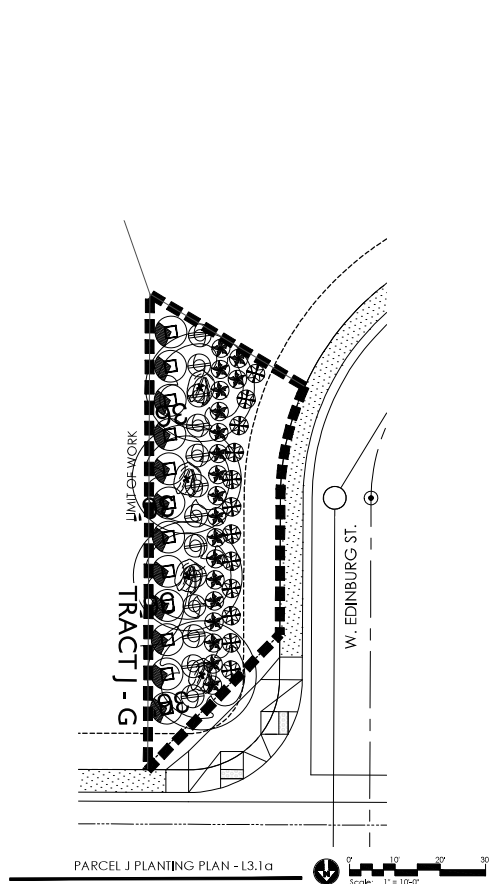
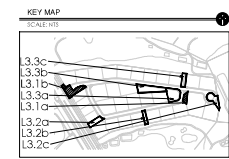


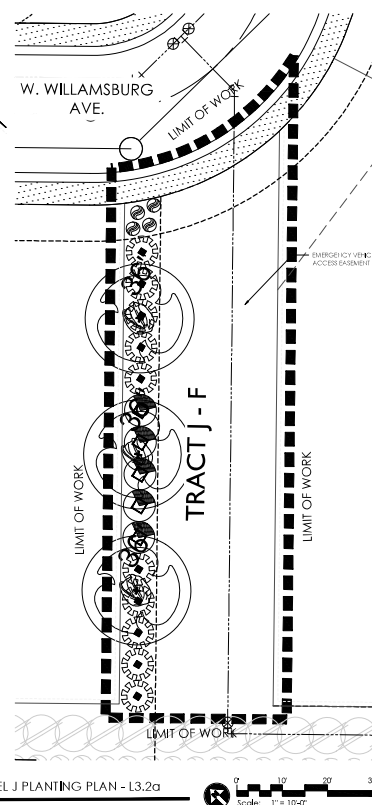
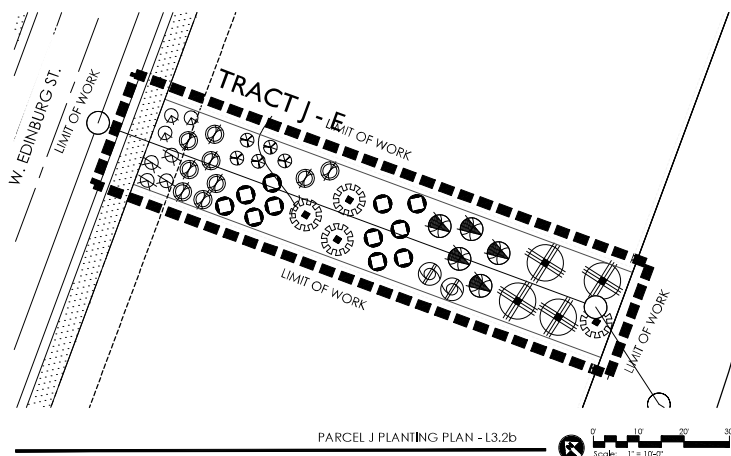
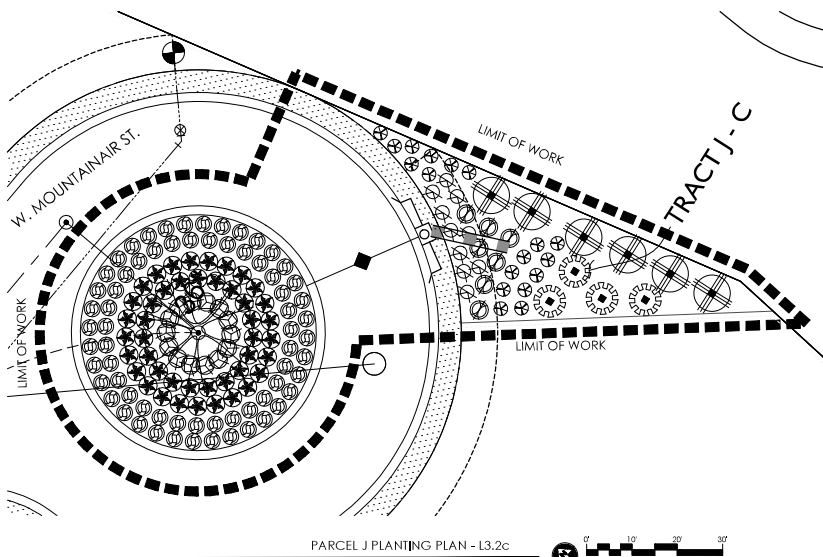
DFC Dually Wall Feature Column
Scale: 1/4" = 1'-0"



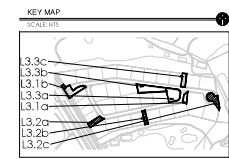
UNIT J WALL PLAN

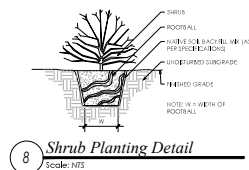
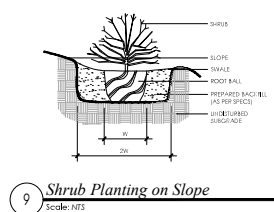
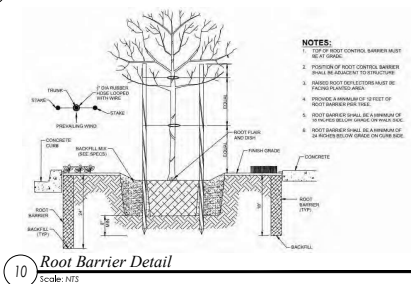
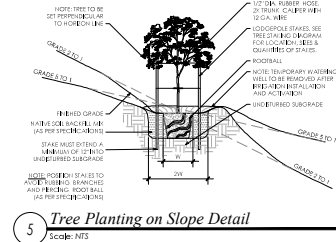
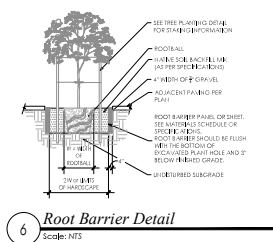
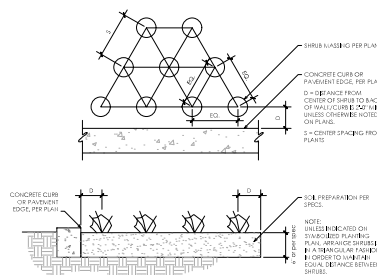
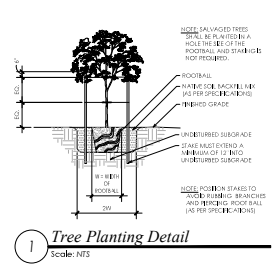
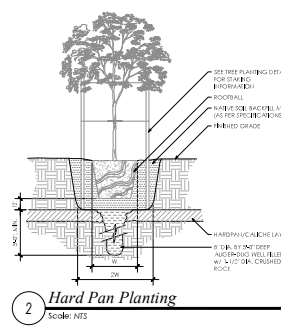
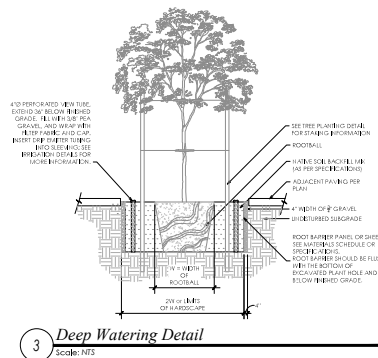
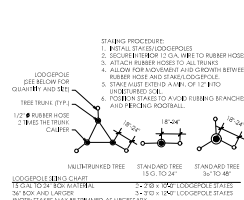


[illegible]



PLANT MATERIALS LEGEND			
Sym.	Material Name	INVT	Qty
	Flowers (various "Blue Gladiolus")	37	30
	Flowers (various "Crocus")	3	8
	Lupinus (various "Lupinus")	3	2
	Flowers ("Red Pans")	3	10
	Flowers (various "Tulips")	47	30
	Flowers (various "Violets")	17	30
	Seedlings (various "Crocus")	1	4
	Seedlings (various "Lupinus")	1	21
	Seedlings (various "Tulips")	1	29
	Seedlings (various "Violets")	1	24
	Seedlings (various "Crocus")	1	30
	Seedlings (various "Lupinus")	1	30
	Seedlings (various "Tulips")	1	37
	Seedlings (various "Violets")	1	38
	Seedlings (various "Crocus")	1	26
	Seedlings (various "Lupinus")	1	180
	Seedlings (various "Tulips")	1	21
	Seedlings (various "Violets")	1	100
	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
	Seedlings (various "Tulips")	1	10
	Seedlings (various "Violets")	1	10
	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
	Seedlings (various "Tulips")	1	10
	Seedlings (various "Violets")	1	10
	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
	Seedlings (various "Tulips")	1	10
	Seedlings (various "Violets")	1	10
	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
	Seedlings (various "Tulips")	1	10
	Seedlings (various "Violets")	1	10
	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
	Seedlings (various "Tulips")	1	10
	Seedlings (various "Violets")	1	10
	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
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	Seedlings (various "Crocus")	1	10
	Seedlings (various "Lupinus")	1	10
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	Seedlings (various "Violets")	1	10
	Seedlings (various "Crocus")	1	

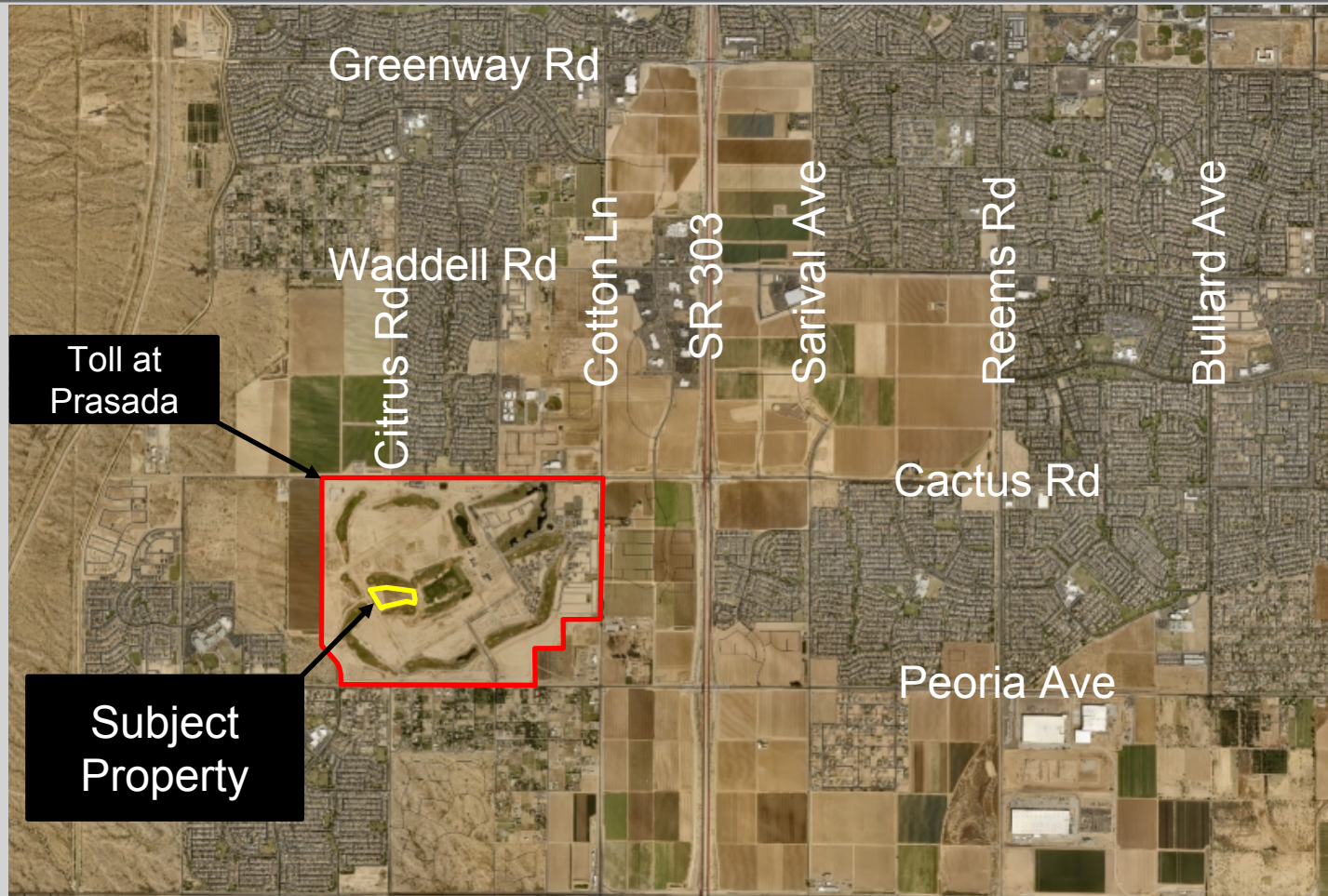




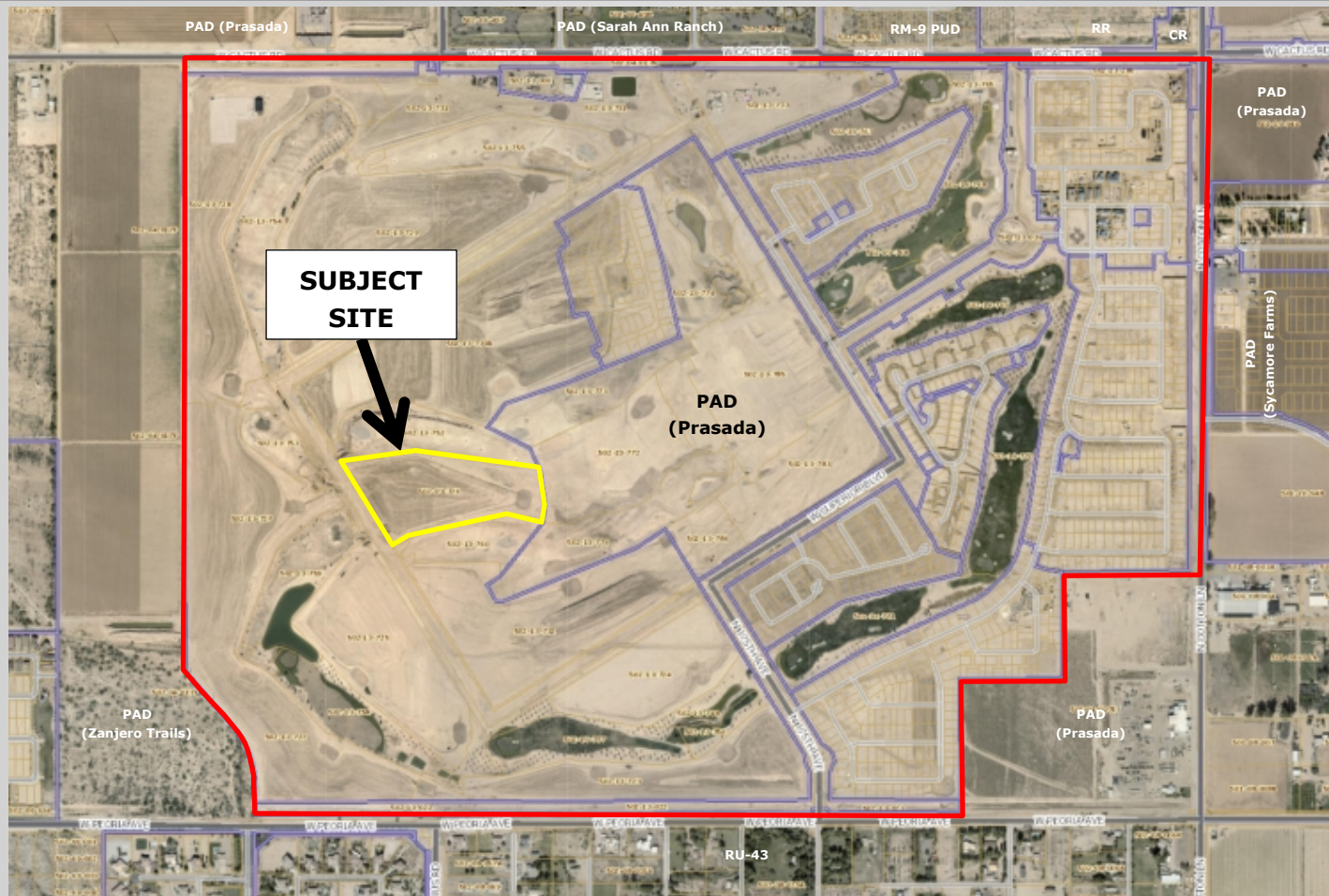


Planning and Zoning Commission
October 7, 2021

Toll at Prasada
Unit J Preliminary Plat
FS21-331



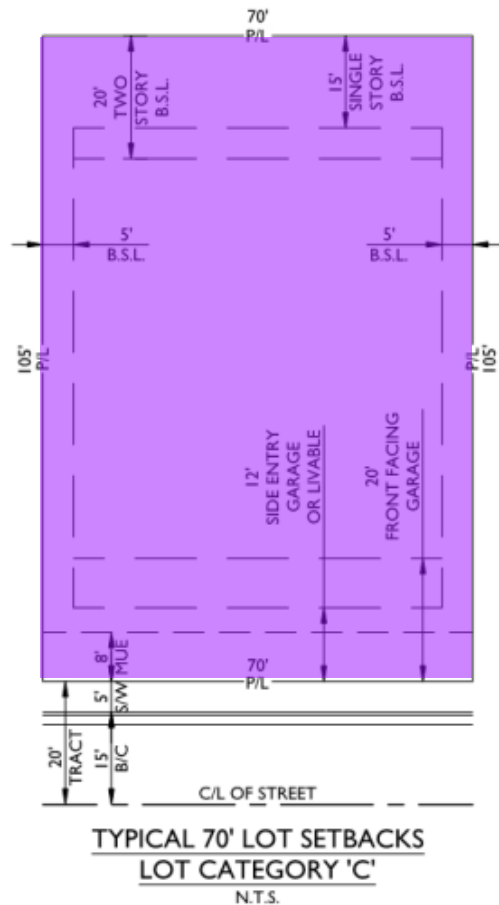
FS21-331 Vicinity Map



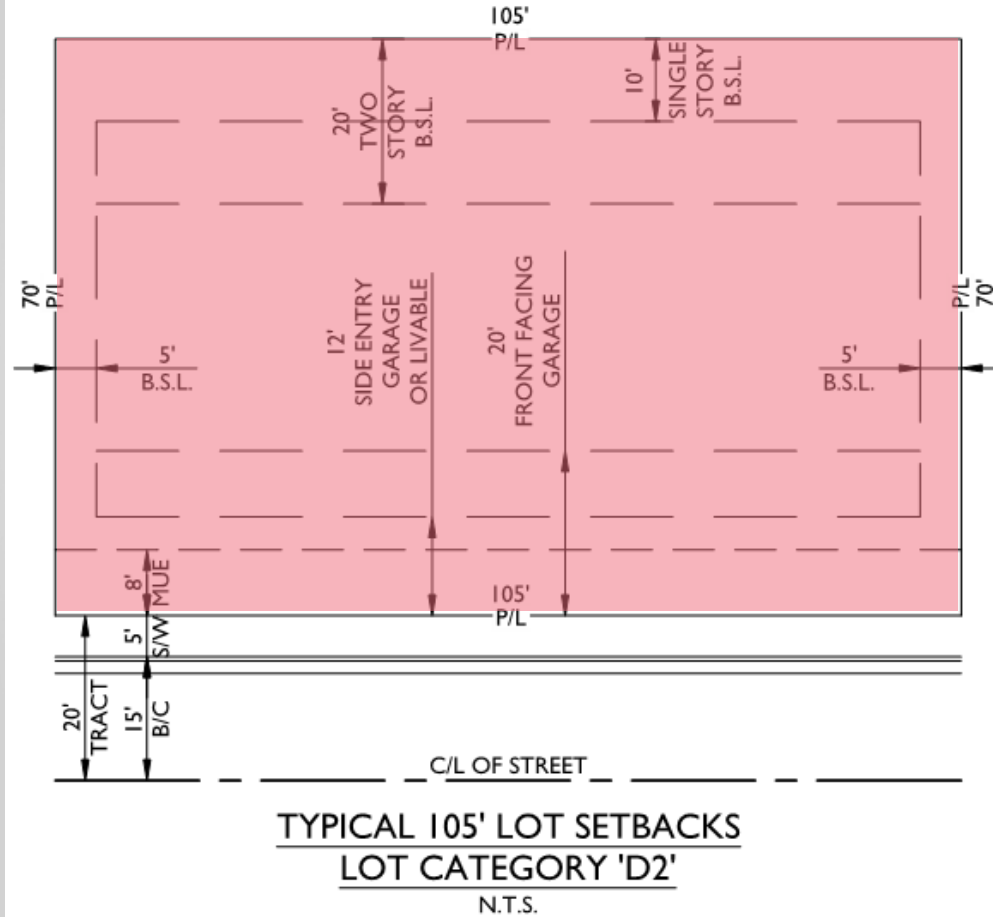
FS21-331 Case Map

Sterling Grove Master Plan



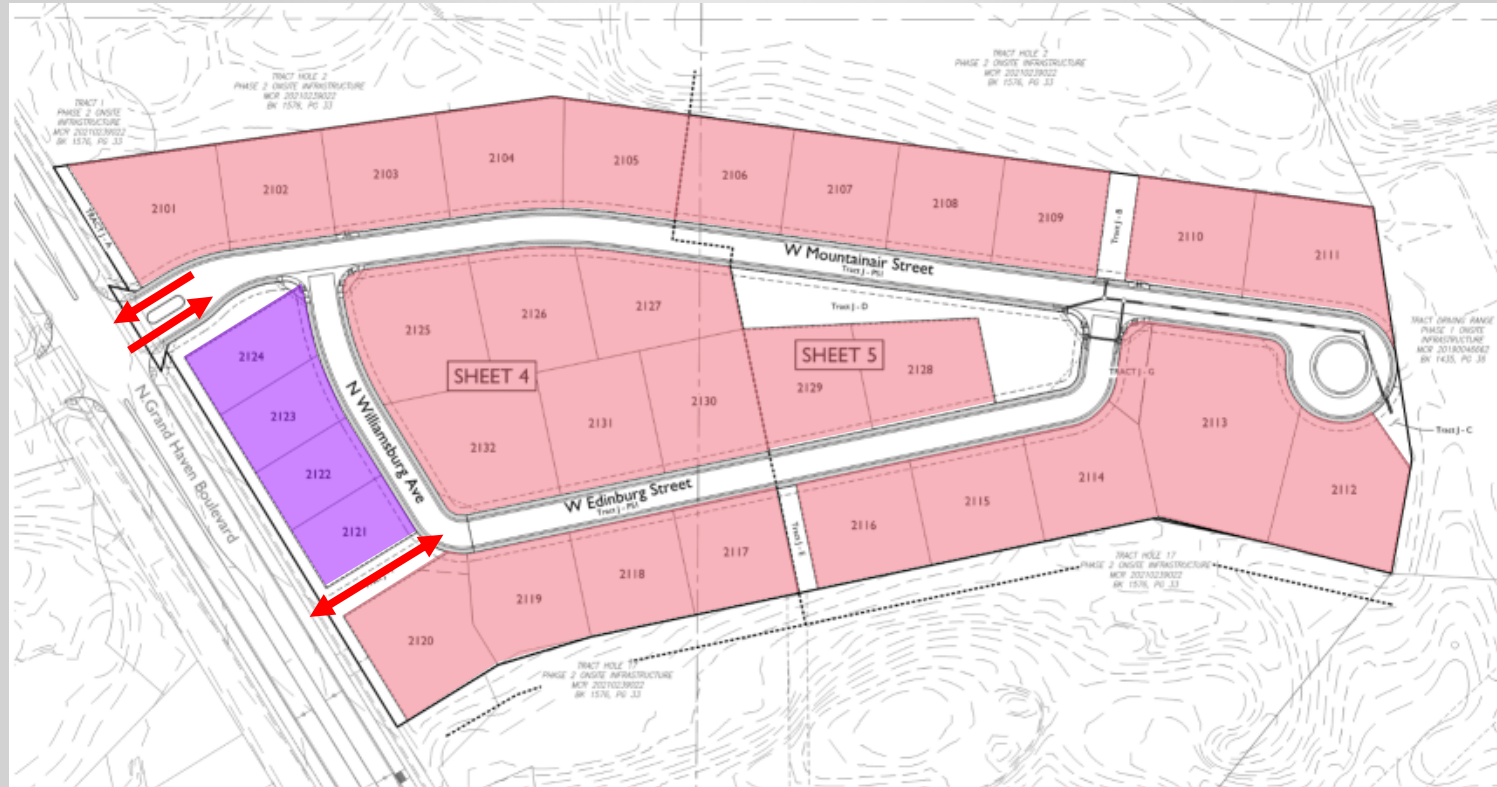


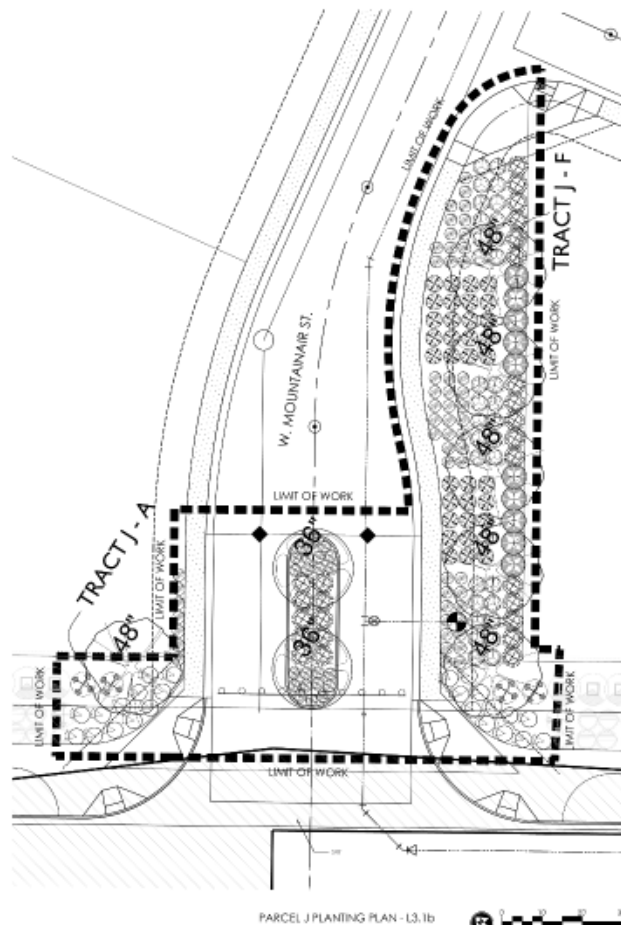
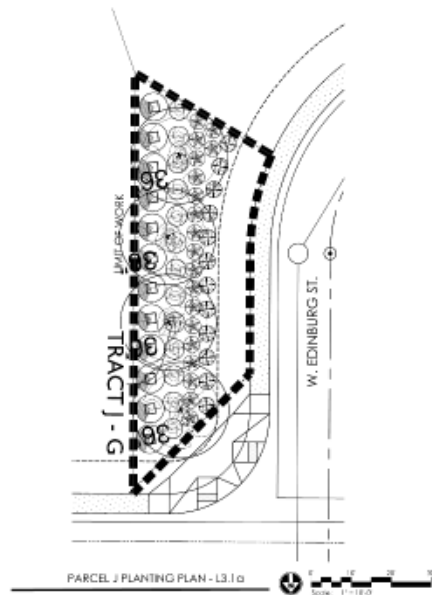
FS21-331 Unit J Preliminary Plat



FS21-331 Unit J Preliminary Plat

Page 80 of 137





PLANT MATERIALS USED		
Plant	Plant Name	Size
	Taro (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10
	Cassava (from Sri Lanka)	10 x 10

Toll Brothers

PRASADA
Parcel J
SURPRISE, ARIZONA

GREEN PICKETT
landscape architecture | community design
1001 N. 10TH AVE. STE. 200
DENVER, CO 80202 (303) 733-1111
www.greenpickett.com

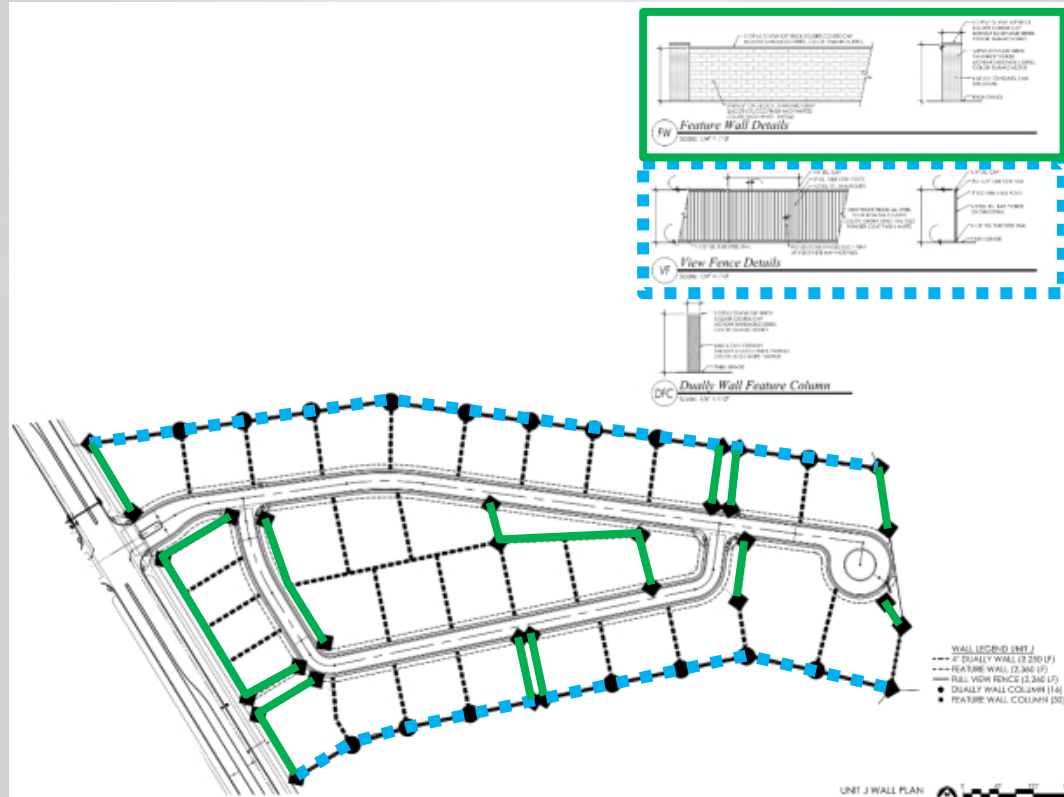


L3.1
of
PS21-331

FS21-331 Unit J

Landscape

FS21-331 Unit J Landscape



Staff Recommendation:

Approve subject to stipulations 'a' through 'c'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 7, 2021 Contact Person: Chris Sexton
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 for Villas at Vesta Views. (Case FS21-104)

Motion:

I move to approve/disapprove a Site Plan for Villas at Vesta Views subject to stipulations “a” through “h”.

Background:

David Bohn with BFH Group, on behalf of Villas At Vesta Views, requests a Site Plan approval of a multi-family residential project on a 5.01 acre vacant parcel located approximately 400+ feet north of Greenway Road and west of El Mirage Road in the Surprise Heritage District (SHD-CO). The proposal is for the development of a 72-unit multi-family project and its accessory uses.

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-FS21-104 Villas At Vesta View Staff Report

2. 01 - FS21-104 Villas At Vesta View Vicinity Map
 3. 02 - FS21-104 Villas At Vesta View Zoning Map
 4. 03- FS21-104 Villas At Vesta View Site Plan
 5. 04- FS21-104 Villas At Vesta View Landscape Plan
 6. 05 - FS21-104 Villas At Vesta View Building Elevations
 7. 06 - FS21-104 Villas at Vesta View Luke AFB Letter
 8. FS21-104 Villas At Vesta View - Presentation
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

1
2 **Case:** FS21-104
3
4 **Project Name:** Villas At Vesta View
5
6 **Council District:** 4-Mulberry
7
8 **Meeting Date:** October 7, 2021
9
10 **Planner:** Chris Sexton, Planner II
11
12
13 **Owner:** Brad Broyles, JBN Holdings
14
15 **Applicant:** David Bohn, BFH Group
16
17 **Request:** Site Plan for Villas At Vesta View within the Surprise Heritage District
18 - Commercial Overlay
19
20 **Site Location:** Approximately 400 feet+ north of Greenway Road and on the west
21 side of El Mirage Road
22
23 **Site Size:** 5.01 gross acres (approx.)
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None Known
28
29 **Staff Recommendation:** Staff recommends the Commission approve case FS21-104, subject to
30 stipulations 'a' through 'h'

31 **Surrounding Land Zoning:**

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



SHD-RO (Residential)	SHD-CO (Commercial)	City of El Mirage
SHD-CO (Commercial)	SHD-CO (Commercial)	City of El Mirage
SHD-RO (Residential)	SHD-CO (Commercial)	City of El Mirage

Background:

December 6, 1960: The Mayor and City Council approved an Annexation for the subject property under Resolution RES_1960.

October 1, 2020: A Concept Review meeting was held for the current proposal under case CR20-587.

February 9, 2021: The applicant submitted a request for a Final Plat and a Site Plan for Villas At Vesta View under Case FS21-104, the subject case.

46 **Project Description:**

47
48 David Bohn with BFH Group, on behalf of Villas At Vesta View, requests a Site Plan approval of a multi-
49 family residential project on a 5.01 acre vacant parcel located approximately 400+ feet north of
50 Greenway Road and west of El Mirage Road in the Surprise Heritage District (SHD-CO). The
51 proposal is for the development of a 72-unit multi-family project and its accessory uses.

52
53 Vehicles will enter and exit the site using two (2) existing driveways on El Mirage Road.

54
55 A total of 160 parking spaces are proposed on-site and will meet the City standards. The parking
56 spaces will be a combination of two-car garages and 16 open parking spaces for visitor parking.
57 The spaces are located in close proximity to all of the buildings for convenience of the residents.
58 Refuse containers are shown on the site plan in locations that are appropriate for the
59 convenience of the residents.

60
61 The proposed landscape meets the requirements of the Surprise Unified Development Code (SUDC).
62 On site, the applicant is proposing 27.6% of landscape coverage, which meets the minimum
63 requirement of the SUDC. Additionally, the proposed onsite landscape will match the landscape of
64 the Surprise Heritage District.

65
66 As per the architectural regulations of the Heritage District, the project architecture combines
67 Mid-Century Modern elements with the more local historical character of Phoenix-Valley
68 architecture used in the early 1880's to the 1950's. The buildings will be painted with a variation
69 of gray and white hues that have been selected to honor the historic construction methods. The
70 roof provides roofline variations. Dark colored metal awnings and patio railings help tie the upper
71 levels with the strong base of the structure resulting in a visually interesting design that invokes
72 the local historical character of Phoenix-Valley architecture.

73
74 The primary open space amenity is centrally located to minimize travel distances for the
75 residents. The primary amenity area includes playground equipment and a ramada for a picnic
76 table.

77
78 The applicant also included a lighting photometric study with the application, which meets the
79 lighting requirements of the SUDC.

80
81 **Reviewing Agencies:**

82
83 In addition to the standard city internal reviewing departments, Flood Control District, Maricopa
84 Water District (MWD), and Luke AFB were included in the routing of this request. None of the
85 reviewing agencies indicated any concerns over the request.

89 **Summary:**

90
91 The proposed Site Plan meets the requirements of the General Plan and the SUDC.
92

93 **Findings:**

- 94
95 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
96 • The proposed Site Plan meets the provisions of the SUDC as applicable.
97

98 **Recommendation:**

99
100 Based on the findings noted above, staff recommends the Commission approve case FS21-104,
101 subject to stipulations 'A' - 'H' as outlined below:
102

- 103 a. Development and use of the site shall be consistent with the Site Plan entitled "Villas at
104 Vesta View" consisting of one (1) sheet prepared by BFH Group and stamped received
105 August 13, 2021.
106
107 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Villas at
108 Vesta View" consisting of five (5) sheets prepared by BFH Group and stamped received
109 August 24, 2021.
110
111 c. Building elevations shall be consistent with the Elevations entitled "Villas at Vesta View"
112 consisting of three (3) sheets prepared by BFH Group and stamped received July 27, 2021.
113
114 d. All forthcoming GIS comments, shall be addressed and approved by city staff within
115 30 days of the Planning and Zoning Commission approval date and prior to issuance
116 of building permits:
117 1. Comments made to various departments indicate modifications to site
118 improvements, such as hydrants. Submit revised civils base files in AutoCAD.
119
120 e. All civil comments, per letter dated August 24, 2021, on file with Engineering Services
121 of Public Works, shall be addressed and civil documents approved by city staff prior
122 to Final Plat and Site Plan approval and issuance of civil construction permits.
123
124 f. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
125 Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless
126 construction commences prior to that date.
127
128 g. Non-compliance with the approved plan for this case will be treated as a violation in
129 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
130

131 h. Site Plan approval is contingent upon Final Plat approval by City Council.
132
133 However, should the Commission wish to deny the request, the Commission should make its own
134 findings and base its decision on those alternative findings.
135

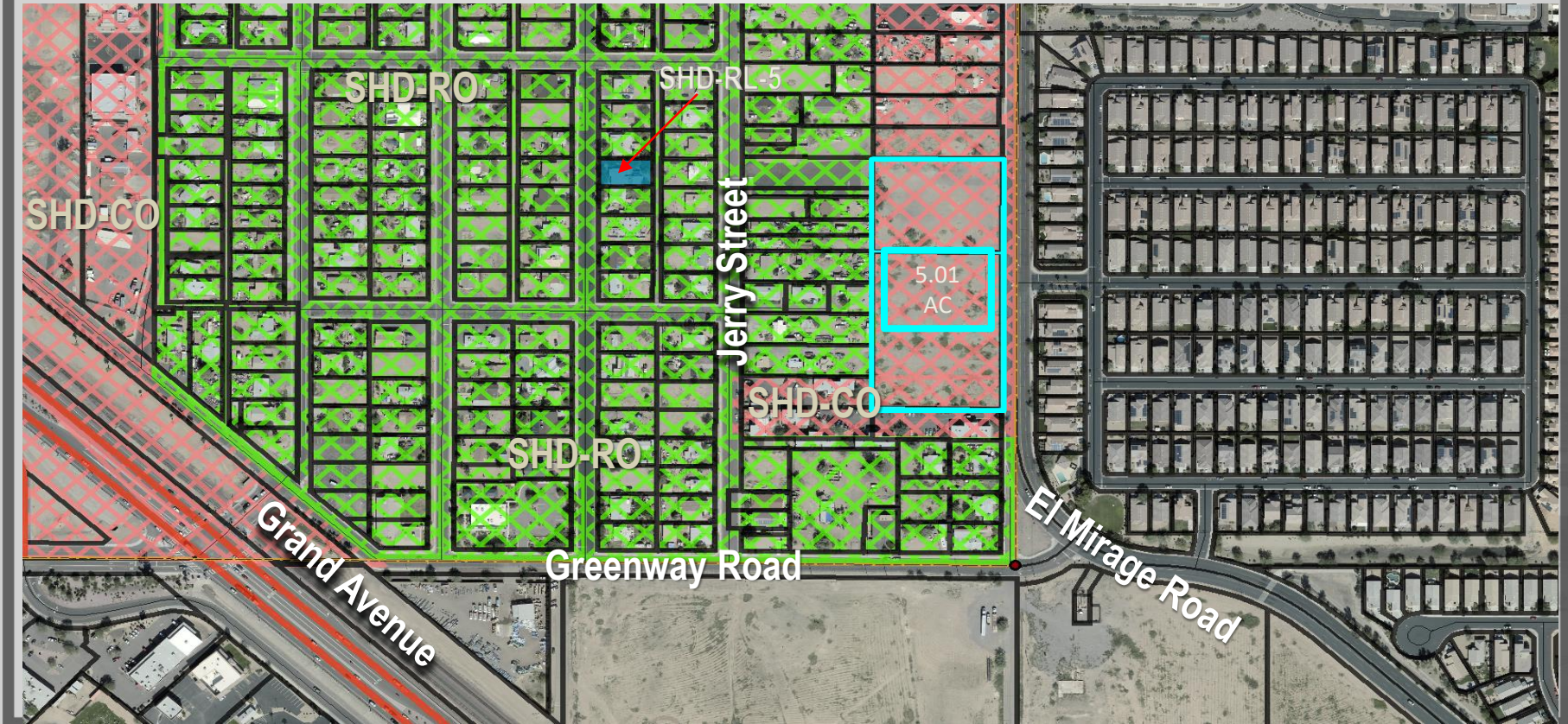
136 Attachments:

- 137
138 01 Vicinity Map
139 02 Zoning Map
140 03 Site Plan
141 03 Landscape Plans
142 04 Elevations
143 05 Luke AFB letter

Vicinity MAP



SURROUNDING ZONING



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2 FROM WHENCE THE EAST QUARTER CORNER LIES NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 2656.99 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, NORTH 00 DEGREES, 07 MINUTES, 45 SECONDS EAST, A DISTANCE OF 415.15 FEET;

THENCE DEPARTING SAID LINE, NORTH 89 DEGREES, 26 MINUTES, 37 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT COINCIDENT WITH THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER, IN DOCUMENT NUMBER 2007-1108975, SAID POINT BEING THE POINT OF BEGINNING;

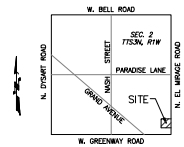
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89 DEGREES, 27 MINUTES, 03 SECONDS WEST, A DISTANCE OF 295.99 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00 DEGREES, 07 MINUTES, 35 SECONDS EAST, A DISTANCE OF 664.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER, IN DOCUMENT NUMBER 2006-1128059;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89 DEGREES, 26 MINUTES, 04 SECONDS EAST, A DISTANCE OF 296.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH EL MIRAGE ROAD ACCORDING TO THE OUT CLAIM DEED ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER, IN DOCKET 12547 PAGE 705;

THENCE ALONG SAID LINE, SOUTH 00 DEGREES, 07 MINUTES, 45 SECONDS WEST, A DISTANCE OF 664.28 FEET TO THE POINT OF BEGINNING.

SITE PLAN
FOR
VILLAS AT VESTA VIEW
A PORTION OF SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

APPLICANT

JBN HOLDINGS
2929 N. POWER ROAD
MESA, ARIZONA 85215
PHONE: 480-522-7808
CONTACT: NATHAN PALMER

ENGINEER

BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85208
PHONE: 480-734-1448
CONTACT: DAVID M. BOHN

SITE SUMMARY

GROSS SITE AREA: 218,551 S.F. (5.01 ACRES)
NET SITE AREA: 191,981 S.F. (4.41 ACRES)
EXISTING ZONING: SRS-10
PROPOSED NO. UNITS: 72
PROPOSED DENSITY: 72 DU / 5.01 AC
= 14.37 DU/AC

ALLOWABLE LOT COVERAGE: 65%

PROPOSED BLDG COVERAGE: = 56,352 SF = 26.1%

BUILDING TYPE: V-A, 2 STORIES

PROPOSED OPEN SPACE: = 91,789 SF = 42.0%

PARKING REQUIRED: 2 SPACES PER UNIT + 0.2 PER UNIT

2.2 * 72 UNITS = 158.4 = 159 TOTAL STALLS

PARKING PROVIDED: 2 GARAGE STALLS X 72 + 16 OPEN STALLS

= 144 GARAGE STALLS + 16 OPEN STALLS

= 160 TOTAL STALLS

BIKE CALCULATION: 2 VEH/UNIT * 72 UNITS * 0.05 BIKES/VEH

= 7.2 = 8 BICYCLES

PROJECT DESCRIPTION

A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

CONSISTING OF 72 TOWNHOME UNITS.

TOTAL GROSS ACREAGE = 5.01 AC

TOTAL NET ACREAGE = 4.41 AC

SERVICE PROVIDERS

WATER: CITY OF SURPRISE

SEWER: CITY OF SURPRISE

FIRE: CITY OF SURPRISE

ELECTRIC: SALT RIVER PROJECT

6" HIGH 6"X8"X16" CMU WALL - W-106

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

SOUTHEAST CORNER

SEC 2 1/4 IN R/W

FOUND BRASS CAP FLUSH

CITY OF EL MIRAGE

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

SOUTHEAST CORNER

SEC 2 1/4 IN R/W

FOUND BRASS CAP

IN HANDHOLE

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

SOUTHEAST CORNER

SEC 2 1/4 IN R/W

FOUND BRASS CAP

IN HANDHOLE

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

SOUTHEAST CORNER

SEC 2 1/4 IN R/W

FOUND BRASS CAP

IN HANDHOLE

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

3" J/S COUNTRY ESTATES ZONING: SN

RESIDENTIAL SUBDIVISION

FS21-104



PERSPECTIVE PATIO RENDERING



PERSPECTIVE GARAGE ENTRY RENDERING

WHITE PICKET FENCE DETAIL	GREY PLANK DETAIL	ANCHOR GRAY DETAIL	WOLVERINE DETAIL	COVER OF NIGHT DETAIL
*MAIN STUCCO *GARAGE DOOR AND TRIM	*ACCENT STUCCO *HARDEE BOARD SIDING	*ACCENT STUCCO *HARDEE BOARD SIDING *GARAGE DOOR AND TRIM	*STUCCO ACCENT *HARDEE BOARD SIDING	*STUCCO DETAIL ACCENT *AWNINGS

FS21-104



REAR PATIO ELEVATION



FRONT GARAGE ELEVATION

WHITE PICKET FENCE DETAILS	GREY PLANK DETAILS	ANCHOR GRAY DETAILS	WOLVERINE DETAILS	COVER OF NIGHT DETAILS
				
*MAIN STUCCO *GARAGE DOOR AND TRIM	*ACCENT STUCCO *HARDEE BOARD SIDING	*ACCENT STUCCO *HARDEE BOARD SIDING *GARAGE DOOR AND TRIM	*STUCCO ACCENT *HARDEE BOARD SIDING	*STUCCO DETAIL ACCENT *AWNINGS

FS21-104



SIDE ELEVATION



SIDE ELEVATION

WHITE PICKET FENCE DETAILS	GREY PLANK DETAILS	ANCHOR GRAY DETAILS	WOLVERINE DETAILS	COVER OF NIGHT DETAILS
				
*MAIN STUCCO *GARAGE DOOR AND TRIM	*ACCENT STUCCO *HARDEE BOARD SIDING	*ACCENT STUCCO *HARDEE BOARD SIDING *GARAGE DOOR AND TRIM	*STUCCO ACCENT *HARDEE BOARD SIDING	*STUCCO DETAIL ACCENT *AWNINGS

FS21-104

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, September 22, 2020 8:43 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative; CHRISTIANSON, REGGIE A GS-13 USAF AETC 56 FW/CVE
Subject: RE: CR20-587 Villas at Vesta View (APN: 501-23-109L, 601-23-110H)

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Nichole,

Thank you for the opportunity to provide comments for the Villas at Vesta View Concept Review Application. The site sits on 4.5 acres of land located at 15431 N. El Mirage Rd in the Original Town Site (OTS) also known as "Heritage District of Surprise". This proposed development is for 71 multi-family townhomes and is approximately .81 miles outside Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles.

This project with a density of 15.7 du/ac does not fall within these guidelines and it exceeds the densities that Luke AFB follows. However, we acknowledge the City of Surprise has requested that Luke AFB use the overall 640 acres for the OTS in evaluating Villas at Vesta View since it falls within the OTS area. The overall OTS density at maximum build-out was agreed upon by Surprise Planning to comply with the maximum densities identified in the GDC above, and was brought about due to incompatible higher density developments covering small parcels. By completing this parcel as proposed, the City of Surprise guarantees the overall density will not appreciably increase beyond 3,800 dwellings, and the OTS will remain within the guidelines of the GDC. Given that stipulation, Villas at Vesta View should not negatively impact the flying operations at Luke AFB; however, Luke AFB reserves the right to review/comment on final plans submitted to Surprise.

If approved, Villas at Vesta View will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Appointment-----

From: Nichole Flores

Sent: Tuesday, September 15, 2020 11:50 AM

To: Amy Peterson; Brigham Bennett; Chris Boyd; Christine Nunez; Cindy Coen; Dana Owsiany; David Mobley; Ellen VanRiper; Heather Donaldson; Hobart Wingard; Jacob Moreno; James Stewart; Jamie Sullivan; Jeffery Martin; Jeffrey Rallo; Jennifer Davidson; Joe Garza; John McFarland; Johnathan Futch; Joseph Zak; Joshua Mike; Keith Tanner; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Lee Lambert; Lloyd Abrams; Lorraine Nevarez; Luke Korpi; Maolin Zheng; Marcia Sorensen; Martin Lucero; Michael Boule; Mike Gent; Nuning Lemka; Paul Frie; Randy De La Garza; Renee Fugiel; Robert Kuhfuss; Ron Dry; Sergio Angulo; Shirley Phan; Sophie Cole; Stephen Chang; Steven Stuart; Tiffany Copp; Todd Wuellner; Tracie Busby; Tracy Mills; Travis Samuelson; Warren Bert; Greg Welch

Cc: 56 FW/CIT Community Initiative; Adam D Carreon (ADOT); Afshin Ahouraiyan (Maricopa); 'Bob Woodring - TEMPX'; 'Bryce Christo (bchristo@cityofelmirage.org)'; 'Chris Cain - MWD'; Daniel Trujillo; 'Debbie Trasancos - MWD'; Donna Miller; 'Ernest (USPS)'; 'Eva Pierce'; 'Ibeth - USPS'; 'Jorge Gastelum - El Mirage'; 'Kevin Shipman'; 'Leslie - MWD'; 'Mark Frago'; 'Mary Orta - Surprise Chamber'; 'Peter Hughes - FCDX'; 'Project Coordinator'; 'Raoul Sada - Surprise Chamber'; 'Richard Hammitt'; Sandy Simmons; 'Vern Wolfley - MAG'; 'Victor.Schaum'; 'Yvonne Aguirre'

Subject: [Non-DoD Source] CR20-587 Villas at Vesta View

When: Thursday, October 1, 2020 8:45 AM-9:30 AM (UTC-07:00) Arizona.

Where: WebEx Meeting

Concept Review Meeting – CR20-587 Villas at Vesta View

15431 N El Mirage Rd

[501-23-109L](#); 501-23-110

Scope of Work:

- 71 Multi-Family Townhomes

Questions for Staff:

- None provided

****PLEASE MUTE MIC UNTIL CALLED UPON TO REDUCE BACKGROUND NOISE/FEEDBACK****

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Meeting number (access code): 146 901 3846

Meeting password: 6Zjg8dnF9r2

[Join meeting](#)

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Join by phone

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+1-602-666-0783 United States Toll (Phoenix)

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Dial [1469013846@surpriseaz.webex.com](#)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1469013846.surpriseaz@lync.webex.com](#)

If you are a host, [click here](#) to view host information.

Need help? Go to <http://help.webex.com>

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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15 Sep 2020 18:50:14 -0000



FS21-104

Villas At Vesta View

Planning and Zoning Commission

October 7, 2021

Vicinity MAP



SURROUNDING ZONING



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 FROM WHENCE THE EAST QUARTER CORNER LIES NORTH 00 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 2654.99 FEET, THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, NORTH 00 DEGREES, 07 MINUTES, 45 SECONDS EAST, A DISTANCE OF 415.15 FEET;

THENCE DEPARTING SAID LINE, NORTH 89 DEGREES, 26 MINUTES, 37 SECONDS WEST, A DISTANCE OF 35.06 FEET TO A POINT CONJUNCTIVE WITH THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED, ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER, IN DOCUMENT NUMBER 2007-1166975, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89 DEGREES, 27 MINUTES, 03 SECONDS WEST, A DISTANCE OF 226.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00 DEGREES, 07 MINUTES, 35 SECONDS EAST, A DISTANCE OF 854.34 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED, ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER, IN DOCUMENT NUMBER 2009-1129558 ;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89 DEGREES, 26 MINUTES, 04 SECONDS EAST, A DISTANCE OF 296.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH EL MIRAGE ROAD ACCORDING TO THE GUE CLAIM DEED ON FILE IN THE OFFICE OF THE MARICOPA COUNTY, ARIZONA RECORDER, IN DOCKET 12547 PAGE 703;

THENCE ALONG SAID LINE, SOUTH 80 DEGREES, 07 MINUTES, 45 SECONDS WEST, A DISTANCE OF 864.28 FEET TO THE POINT OF BEGINNING.

SITE PLAN FOR VILLAS AT VESTA VIEW

A PORTION OF SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

APPLICANT

JEN HOLDINGS
BTH GROUP
2028 N. POWER ROAD
MESA, ARIZONA 85215
PHONE: 480.522.7858
CONTACT: NATHAN PALMER

ENGINEER

BTH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.734.1440
CONTACT: DAVID M. BOHN

SITE SUMMARY

GROSS SITE AREA: 218,551 S.F. (5.01 ACRES)
NET SITE AREA: 191,361 S.F. (4.41 ACRES)
EXISTING ZONING: R20-03
PROPOSED NO. UNITS: 72
PROPOSED DENSITY: = 72 UNITS / 5.01 AC = 14.37 UNITS/AC

ALLOWABLE LOT COVERAGE:

PROPOSED BULK COVERAGE: = 54,852 SF = 26.1%
BULKING TYPE: R/A, 2 STORIES
PROPOSED OPEN SPACE: = 91,789 SF = 42.0%
PARKING REQUIRED: 2 SPACES PER UNIT + 0.2 PER UNIT
= 158.4 = 158 TOTAL SPACES

PARKING PROVIDED:

2 GARAGE STALLS X 72 = 144 OPEN STALLS
2.2 X 72 UNITS = 158.4 = 158 TOTAL STALLS
= 144 GARAGE STALLS + 14 OPEN STALLS
= 158 TOTAL STALLS

BICYCLE CALCULATION:

2 VEH/UNIT X 72 UNITS X 0.05 BIKES/VEH
= 7.2 = 8 BICYCLES

PROJECT DESCRIPTION

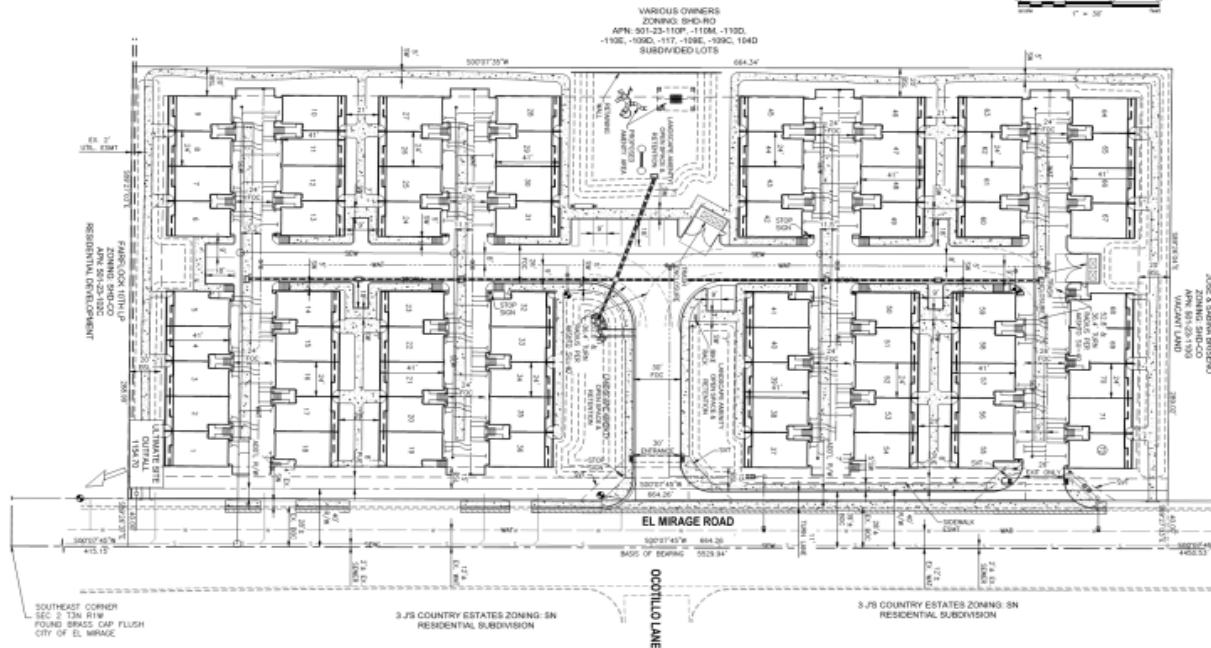
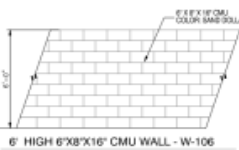
A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT
CONSISTING OF 72 TOWNHOME UNITS.

TOTAL GROSS ACREAGE = 5.01 AC

TOTAL NET ACREAGE = 4.41 AC

SERVICE PROVIDERS

WATER: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
POLICE: CITY OF SURPRISE
FIRE: CITY OF SURPRISE
ELECTRIC: SALT RIVER PROJECT



SITE PLAN

VILLAS AT VESTA VIEW
MULTI-FAMILY

15255 N. S. MIDDLE ROAD, SURPRISE, ARIZONA, 85178



JOB NO.
1001101010

SITE PLAN

SHEET NO.

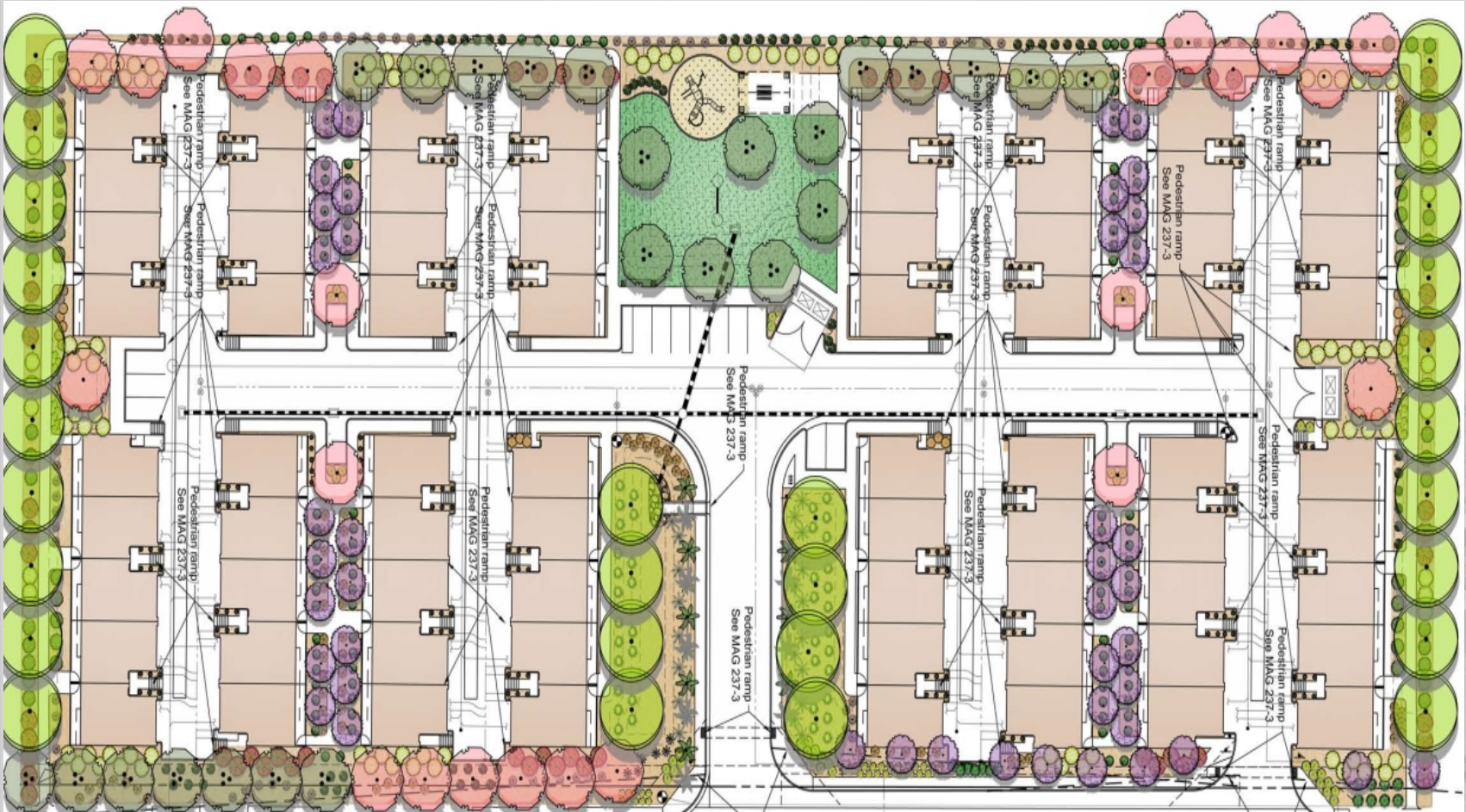
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5 OF 1

FS21-104 Site Plan

FS21-104

FS21-104 Landscape Plan





PERSPECTIVE PATIO RENDERING



PERSPECTIVE GARAGE ENTRY RENDERING

WHITE PICKET FENCE

GREY FLANNEL

ANCHOR GREY

WOLVERINE

COVER OF NIGHT



REAR PATIO ELEVATION



FRONT GARAGE ELEVATION

WHITE PICKET FENCE

GREY FLANNEL

ANCHOR GRAY

WOLVERINE

COVER OF NIGHT

SIDE ELEVATION



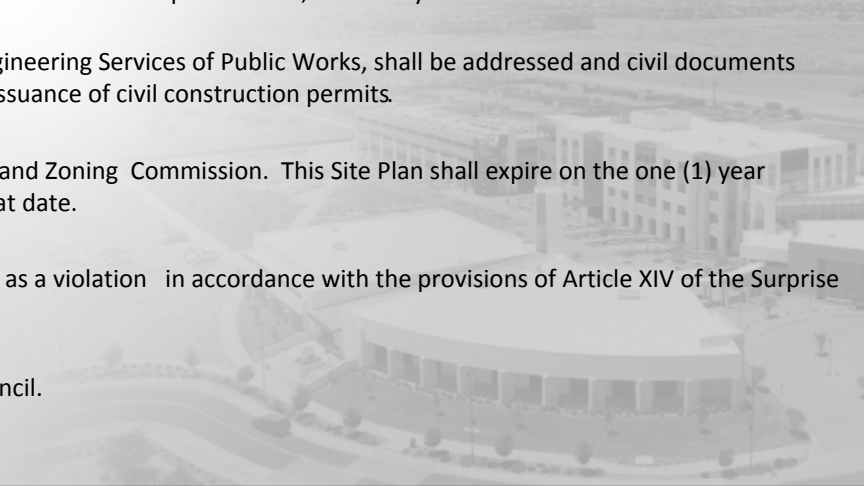
Staff Recommendation:

Approve subject to stipulations 'a' through 'h'



QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Villas at Vista View” consisting of one (1) sheet prepared by BFH Group and stamped received August 13, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Villas at Vista View” consisting of five (5) sheet prepared by BFH Group and stamped received August 24, 2021.
 - c. Building elevations shall be consistent with the Elevations entitled “Villas at Vista View” consisting of three (3) sheets prepared by BFH Group and stamped received July 27, 2021.
 - d. All forthcoming GIS comments, shall be addressed and approved by city staff within 30 days of the Planning and Zoning Commission approval date and prior to issuance of building permits, applicant shall:
 - 1. Comments made to various departments indicate modifications to site improvements, such as hydrants. Submit revised civils base files in AutoCAD.
 - e. All civil comments, per letter dated August 24, 2021, on file with Engineering Services of Public Works, shall be addressed and civil documents approved by city staff prior to Final Plat and Site Plan approval and issuance of civil construction permits.
 - f. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
 - g. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
 - h. Site Plan approval is contingent upon Final Plat approval by City Council.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: October 7, 2021 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan for The Wall Company, located at the southwest corner of N 132nd Avenue and W Rioglass Solar Road, in the Skyway Business Park Planned Area Development (PAD). The project proposes to construct a 12,900 square foot industrial building. (Case FS21-155)

Motion:

I move to approve/disapprove the Site Plan for The Wall Company subject to stipulations 'a' through 'f'.

Background:

The subject request involves a Site Plan for The Wall Company located at the southwest corner of N 132nd Avenue and Rioglass Solar Way, in the Skyway Business Park PAD.

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 - FS21-155 The Wall Company Staff Report - PZ

2. 01 - FS21-155 The Wall Company Vicinity Map
 3. 02 - FS21-155 The Wall Company Zoning Map
 4. 03 - FS21-155 The Wall Company Site Plan
 5. 04 - FS21-155 The Wall Company Landscape Plan
 6. 05 - FS21-155 The Wall Company Building Elevations
 7. 06 - FS21-155 The Wall Company Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS21-155
2		
3	Project Name:	The Wall Company
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	October 7, 2021
8		
9	Planner:	Chris Sexton, Planner II
10		
11		
12	Owner:	Scott McDonald, TWC Properties LLC
13		
14	Applicant:	Tim Rasnake, Archicon Architects and Interiors LLC
15		
16	Request:	Site Plan for The Wall Company
17		
18	Site Location:	Generally located at the southwest corner of N 132 nd Avenue and W
19		Rioglass Solar Road.
20		
21	Site Size:	4.52 acres (approx.)
22		
23	Density:	N/A
24		
25	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
26		
27	Support/Opposition:	None known
28		
29	Staff Recommendation:	Staff recommends the Commission approve the subject site plan, case
30		FS21-155, subject to stipulations 'a' through 'f'.
31		

Project Description:

Scott McDonald on behalf of TWC Properties LLC, requests approval of a Site Plan to allow for a new industrial building and an attached maintenance building with a 102,000 square foot equipment yard located on the southwest corner of North 132nd Avenue and West Rioglass Solar Road.

The proposed development includes a 12,900 square foot total footprint of the building that will encompass 4,712 square feet of ground floor office and 2,995 square foot basement level office totaling 7,707 square feet of office area with an attached 6,714 square foot warehouse building and attached 1,026 square foot covered maintenance area. The lot will also house a 102,000 square foot equipment yard that will be enclosed with a proposed 8-foot tall concrete masonry unit (CMU) security wall with rolling gates to access the property.

The site will take access from two (2) new driveways on N 132nd Avenue. The proposed Site Plan will also provide pedestrian connectivity from the existing sidewalk along Rioglass Solar Way to a new sidewalk along 132nd Avenue.

A total of 92 parking spaces will be provided on site which is intended to accommodate the office use and maintenance building, with three spaces being designated as accessible parking.

The applicant is proposing 35% landscape coverage which exceeds the requirement of the Surprise Unified Development Code (SUDC).

The proposed building colors and material palette will match the existing buildings and complement the surrounding area.

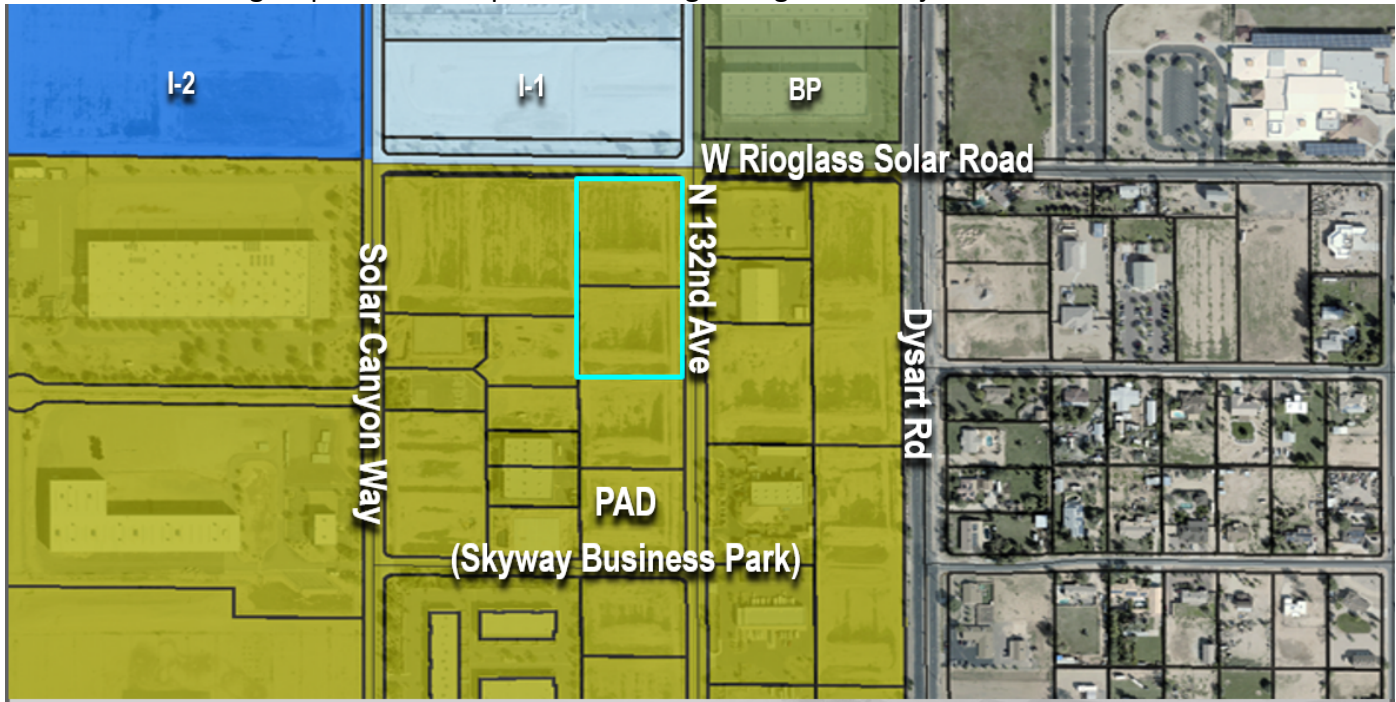
A lighting photometric plan was included with the application, which meets the lighting requirements of the SUDC.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise

Surrounding Land Zoning:

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



I-2 (General Industrial)	I-1 (Light Industrial)	BP (Business Park)
Skyway Business Park PAD – Light Industrial	Skyway Business Park PAD – Light Industrial	Skyway Business Park PAD – Light Industrial
Skyway Business Park PAD – Light Industrial	Skyway Business Park PAD – Light Industrial	Skyway Business Park PAD – Light Industrial

Background:

June 26, 1997: The subject property was annexed into the City of Surprise by the Mayor and City Council under Ordinance 97-11.

July 24, 2003: The Mayor and City Council approved Ordinance 98-12, approving the rezoning (RZ98-035) from Industrial (1-1) to Business Park (BP), I-1 (Light Industrial) and I-2 (Heavy Industrial).

July 14, 2005: The Mayor and City Council approved Ordinance 05-30, approving the rezoning of approximately 145 acres from BP, I-1 and I-2 to Skyway Business Park PAD.

October 29, 2020: A Concept Review meeting was held for the current proposal under case CR20-659.

February 2, 2021: The applicant filed a request for a Site Plan and Parcel Assemblage under case FS21-155, the subject case, to allow for the construction of a 12,900 square foot industrial building.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the property is located within the Employment Character Area which supports employment uses such as that proposed.

Reviewing Agencies:

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

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan 2035, the Skyway Business Park PAD, and all applicable zoning codes.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Skyway Business Park PAD (case PAD 05-130).
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case **FS21-155**, subject to stipulations ‘a’ through ‘f’ as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled “The Wall Company” consisting of one (1) sheet prepared by Archicon Architecture & Interiors, LLC, and stamped received July 28, 2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “The Wall Company” consisting of one (1) sheet prepared by Archicon Architecture & Interiors, LLC, and T.J. McQueen & Associates, INC. and stamped received July 28, 2021.
- c. Building elevations shall be consistent with the Elevations entitled “The Wall Company” consisting of two (2) sheets prepared by Archicon Architecture & Interiors, LLC, and stamped received July 28, 2021.

d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission.
This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

f. All forthcoming GIS comments, shall be addressed and approved by city staff within 30 days of the Planning and Zoning Commission approval date and prior to issuance of building permits, applicant shall:

1. Submit the site plan, civils, and lot assemblage base drawings with all line work included in the PDF submittals of the site plan, civils, and lot assemblage.

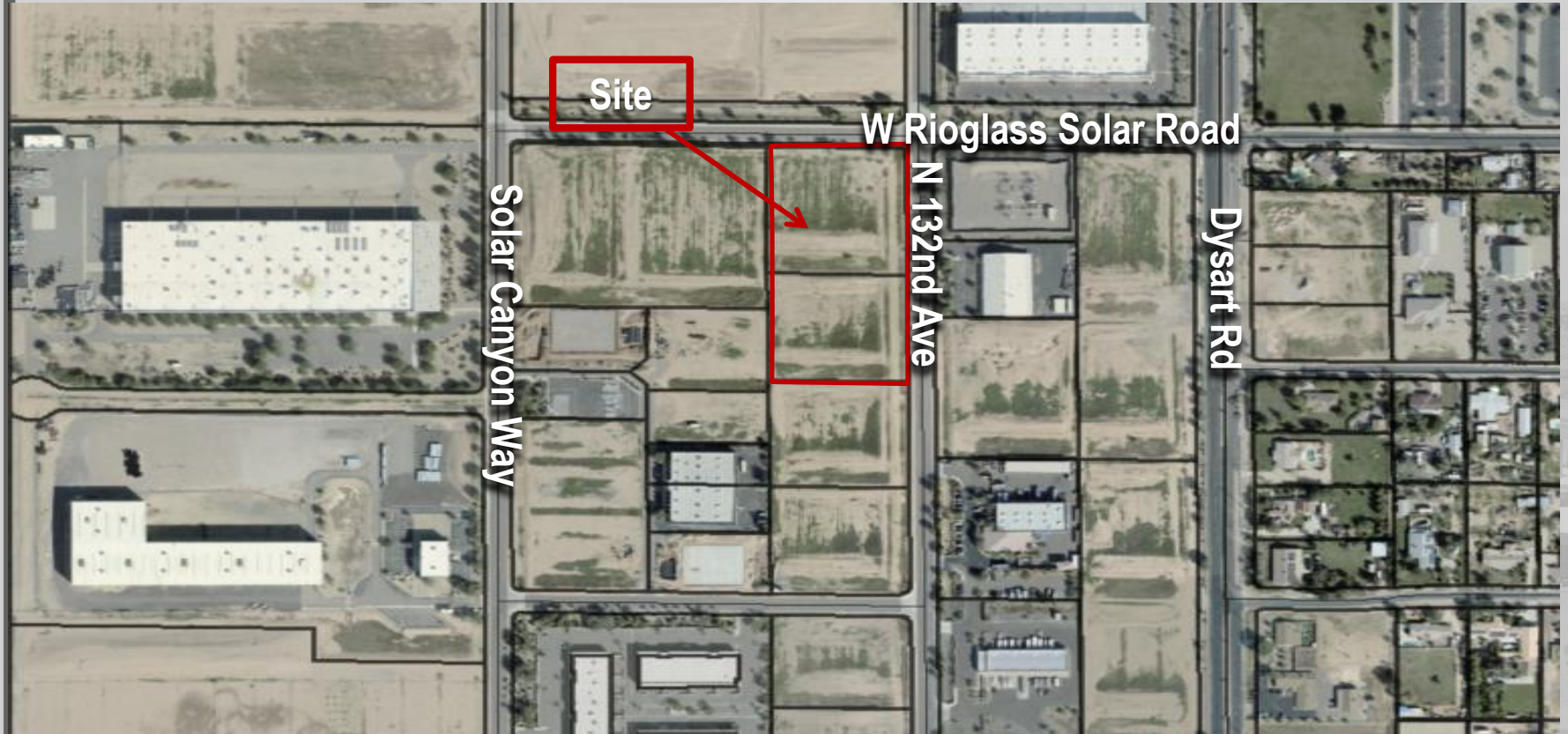
2. Include a minimum of 2 sectional control points in AutoCAD drawing submittals.

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

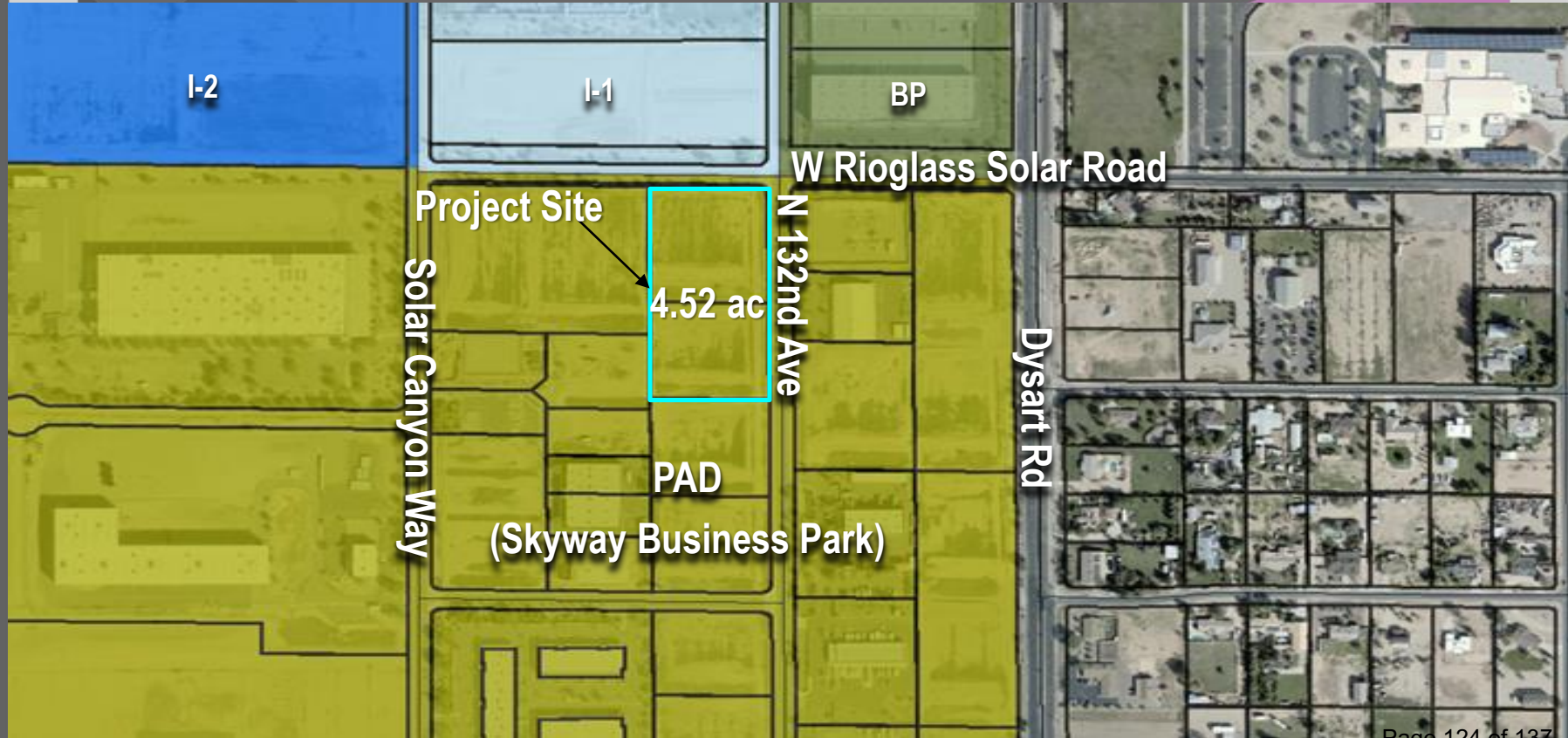
ATTACHMENTS:

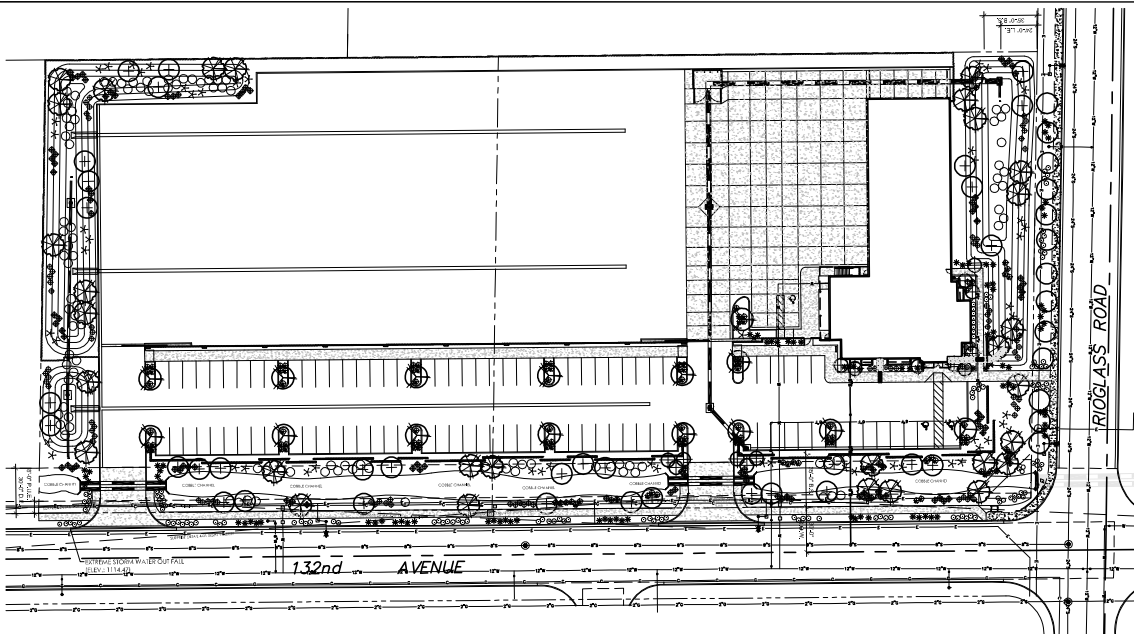
- 01 - Vicinity Map
- 02 - Zoning Map
- 03 - Site Plan
- 04 - Landscape Plan
- 05 - Building Elevations

Vicinity MAP



SURROUNDING ZONING





- ### LANDSCAPE LEGEND
- CERCOBIUM HYBRID
24" BOX -
 - CERCOBIUM HYBRID
36" BOX -
 - OLSA EUROPEA WILSONI
FRUITLESS, POLLENLESS OLIVE
36" BOX -
 - EXISTING TREE
USE PLANT FOR TREE
DISPOSITION
 - WASHINGTONIA FORBUSTA
12" TALL SKINNED STRAIGHT
 - RUELLIA PENNSYLVANICA
5 GALLON -
 - HESPERALOE PARVIFLORA
5 GALLON -
 - LEUCOSIPHUM LANGHAMMAE
RIO BRAVO TEXAS RANGER
5 GALLON -
 - DASYLIRION WHEELERI
DESERT SPOON
5 GALLON -
 - CASAHUATE PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON -
 - ACACIA REDOLENS
DESERT CABBAGE
5 GALLON -
 - LANTANA "NEW GOLD"
"NEW GOLD" LANTANA
5 GALLON -
 - ALOE BLUE ELF
5 GALLON -
 - 1/2" SCREENED EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA: 195,423 SQ. FT.
ON-SITE LANDSCAPE AREA: 46,218 SQ. FT.
PERCENT ON-SITE LANDSCAPE: 23.7%

SVT NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURVEY DTL 4-01. TREES, SHRUBS AND OTHER LANDSCAPES ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LEAVES, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 54 INCHES PER SURVEY DTL 4-01.

ROOT BARRIER NOTE:
ANY AND ALL TREES LOCATED BETWEEN THE CURB AND SIDE WALK ARE TO RECEIVE DEEP ROOT BARRIERS PER PER SURVEY DTL 5-14

LANDSCAPE PLAN

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

15450 N. 16th Street, Suite 120
Scottsdale, Arizona 85254
(480) 260-0330

EMAIL: tmmcqueen@tjma.net
WWW: TJMA.COM



THE WALL COMPANY
SKYWAY BUSINESS PARK
S.W.C. OF NORTH 132ND AVENUE AND WEST RIOGLASS SOLAR ROAD
SURPRISE, ARIZONA 85379

NO.	DATE	BY	CHKD BY	DESCRIPTION
1	08/02/2021	CHW	CHW	REVISED
2		CHW	CHW	REVISED
3		CHW	CHW	REVISED
4		CHW	CHW	REVISED
5		CHW	CHW	REVISED
6		CHW	CHW	REVISED
7		CHW	CHW	REVISED
8		CHW	CHW	REVISED
9		CHW	CHW	REVISED
10		CHW	CHW	REVISED

SHEET TITLE
LANDSCAPE PLAN

La.01
DATE: 07.20.21
PS2-155

8.1 GENERAL INFORMATION

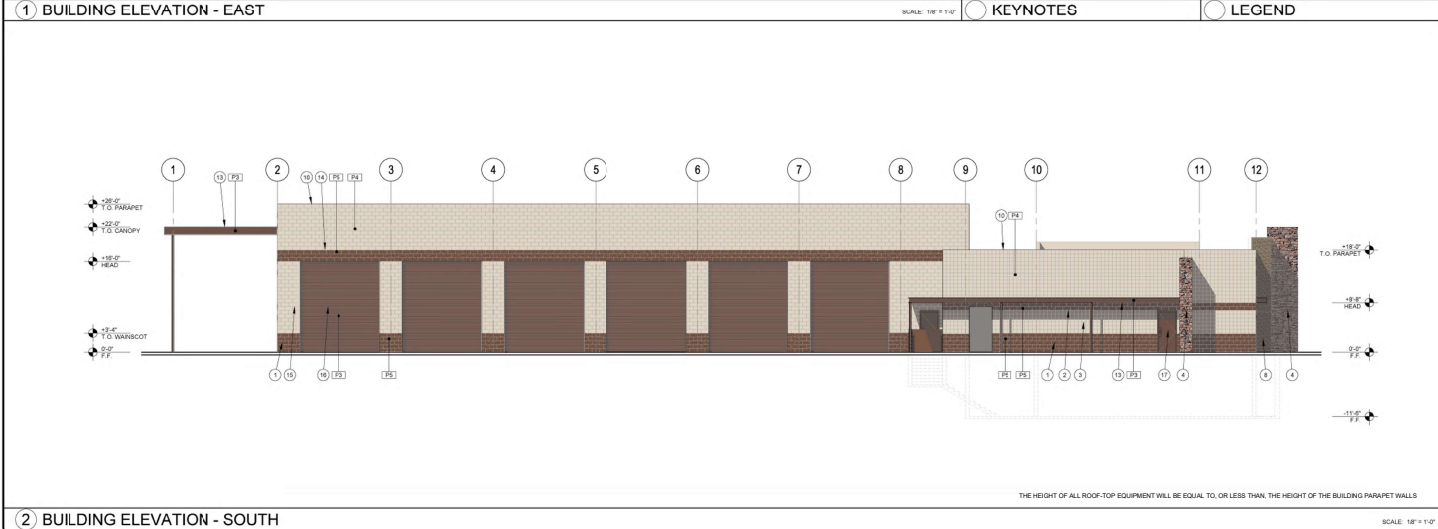
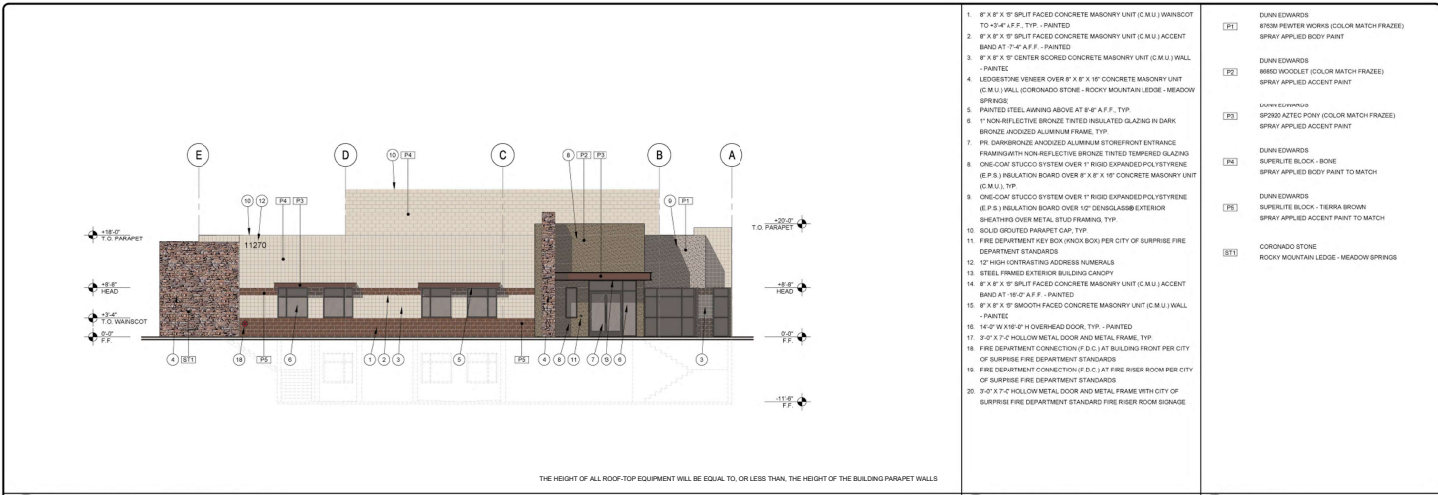
- All irrigation lines, 1 inch or greater, within the right-of-way shall be shown on the water plan. A permit is required for this work and is subject to inspection by the City of Surprise Civil Inspector.
- One plant on the Arizona Department of Water Resources (ADWR) Phoenix Active Management Area Low Water Use Drought Tolerant Plant List are to be used within city limits.
- Tree root barriers are required per Detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.
- Sight visibility triangles shall be shown on landscape improvement plans (refer to Detail 4-01 and 4-02).
- All landscaping shall be located a minimum of five feet from any fire hydrant, water meter, or vault.
- Landscaping, at full growth, shall not impede pedestrian or vehicular traffic. All landscaping shown on plans shall be shown mature size.
- Trees cannot be removed from the right-of-way without written authorization from the Public Works and Community Development Departments.

8.2 IRRIGATION SYSTEMS

- Utility lines, meters, vaults, etc. are to be located in the right-of-way or utility easement along the sides of the roads and never in the median. However, irrigation water lines may be located in the median planting area.
- Developers shall use only irrigation equipment that is compatible with the existing equipment. The developer shall refer to the City of Surprise for the approved list of equipment. Equipment manufactured by Hunter Industries, is compatible with the city's inventory and Hunter equipment, or an approved equal, shall be used. Solar controllers are preferred and shall be DIG, Lot series, post-mounted solar controller or an approved equal.
- All controllers, meters, etc. must be enclosed by locking protective covers and screened from view.
- The line separation requirements of Chapter 6 apply to all lines.
- All irrigation systems will be installed with purple pipe.
- Manning was selected as "Preferred Water" is required on irrigation systems that use or may use reclaimed water in the future.
- Purple marker stakes shall be installed at all irrigation mainlines four inches and larger within the public right-of-way at all fittings and every 200 feet if the distance between fittings is greater than 200 feet.
- Landscape areas that are to be maintained by the city shall have separate water meters and electric or solar controllers, as approved by the City.
- A city approved backflow preventer is required for irrigation services, for potable water, non-potable water and reclaimed water and shall meet EPA low head standards.
- All irrigation mainlines and laterals shall be Schedule 40, all pipes, tees, and other fittings shall be Schedule 80 in the right-of-way. All irrigation mainlines in the right-of-way shall be sleeved. The minimum sleeve size is 5 inches.

8.4 CROSS CONNECTION TESTING REQUIREMENTS

- A cross connection testing plan shall be developed for the specific property and shall be sealed by a Professional Engineer or Landscape Architect (architect registered to practice in the State of Arizona).
- The testing plans shall include the following:
 - A description of the property to be tested and the location of the property.
 - A detailed procedure for the cross connection testing to demonstrate that the non-potable water system is separate and not connected to the potable water system. The procedure shall be developed based on the conditions at the site and will need to include specific meter and valve information.
 - A list of all water taps to be tested.
 - A site specific test log sheet.
 - Copy of the as-built building plans showing the potable and non-potable water system and all water meters and taps on the property.
 - Copy of the as-built irrigation plans showing the potable and non-potable irrigation lines, valves, and controllers.
- The testing plan shall be submitted to the City of Surprise Water Resource Management Department, Environmental Division for review and approval prior to implementation.
- The City of Surprise Water Resource Division shall be notified of the date, time, and location where the test will be conducted. City of Surprise staff or their representative may observe the testing at any time.



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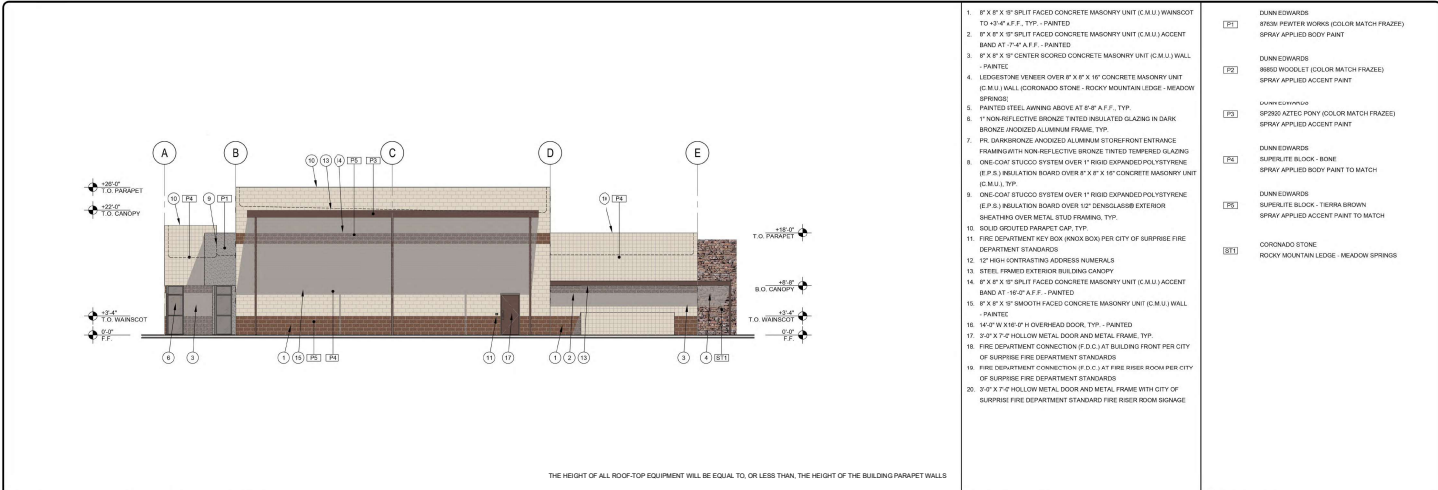
THE WALL COMPANY
SKYWAY BUSINESS PARK
S.W.C. OF NORTH 132ND AVENUE AND WEST RIOGLASS SOLAR ROAD
SURPRISE, ARIZONA 85379

208820-01
PROJECT: WNS GND
DRAWN BY: GND
CHECKED BY: GND
DATE: 01/21/2021

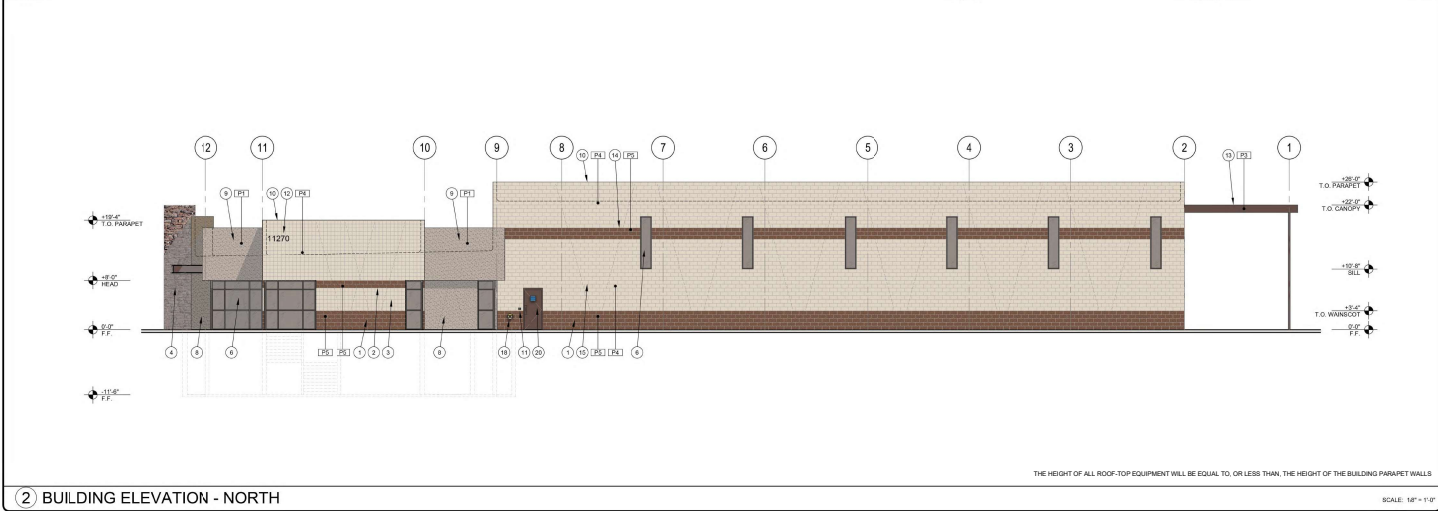
EXTERIOR ELEVATIONS

A301
2021.02.05

PS2-155



1 BUILDING ELEVATION - WEST



2 BUILDING ELEVATION - NORTH





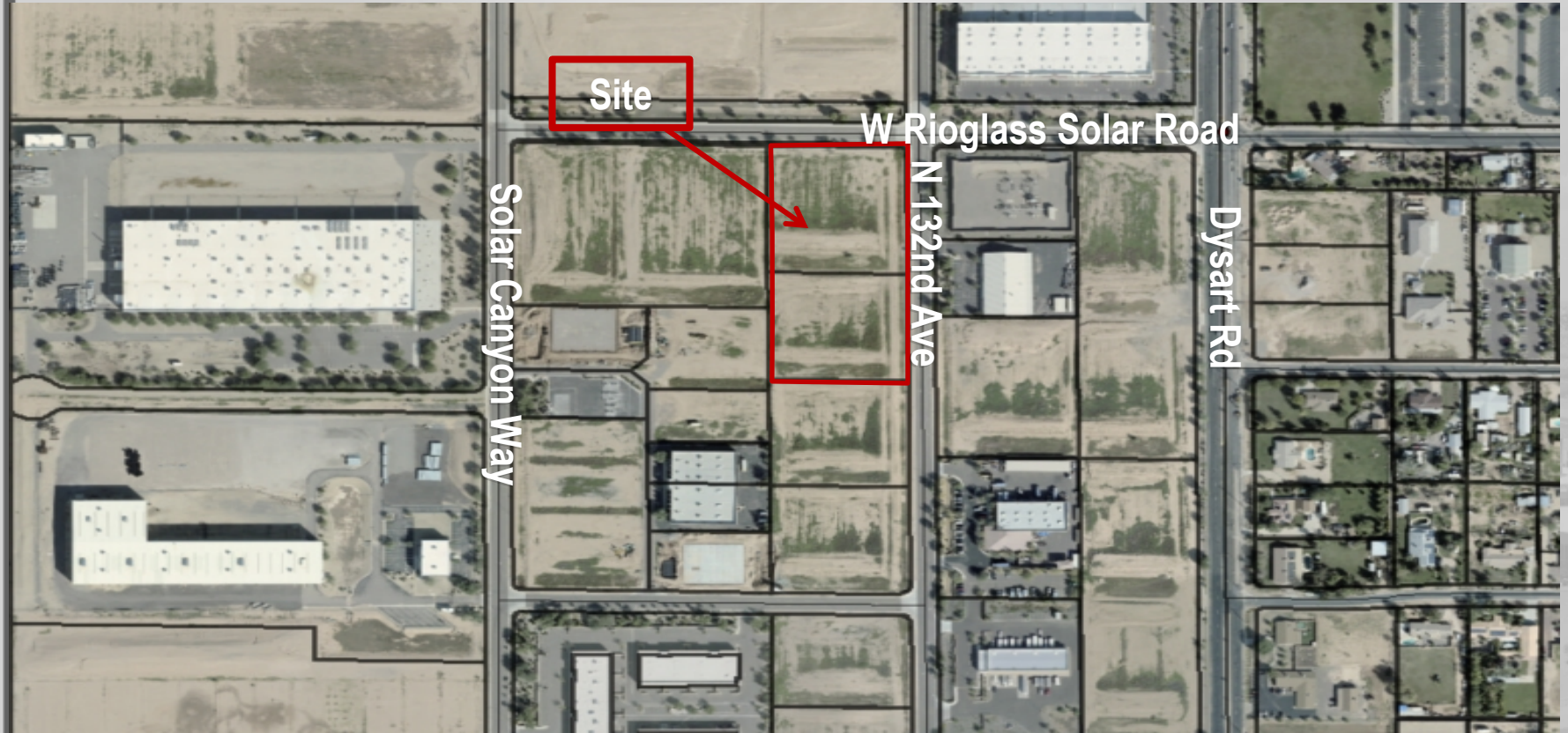
FS21-155

The Wall Company

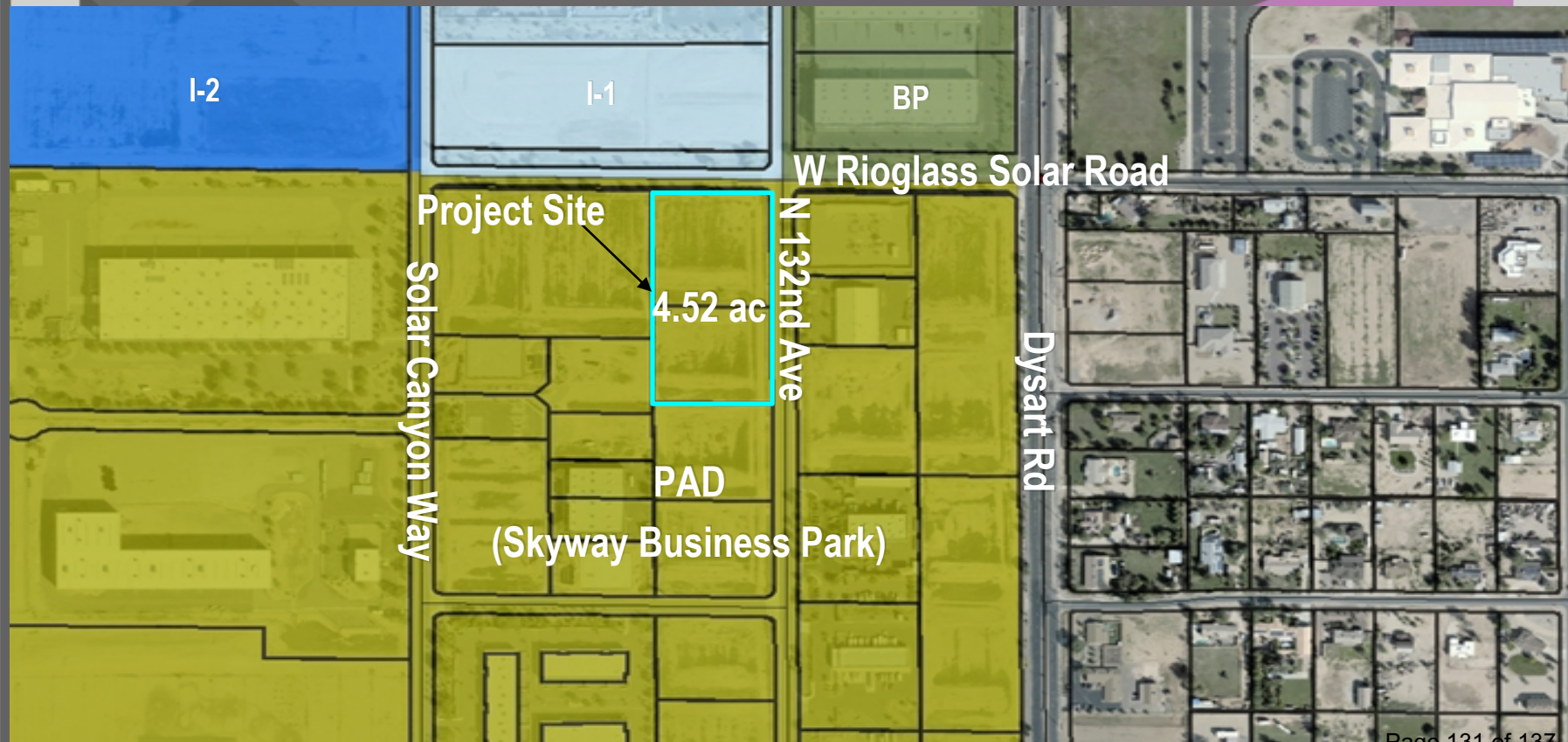
Planning and Zoning Commission

October 7, 2021

Vicinity MAP



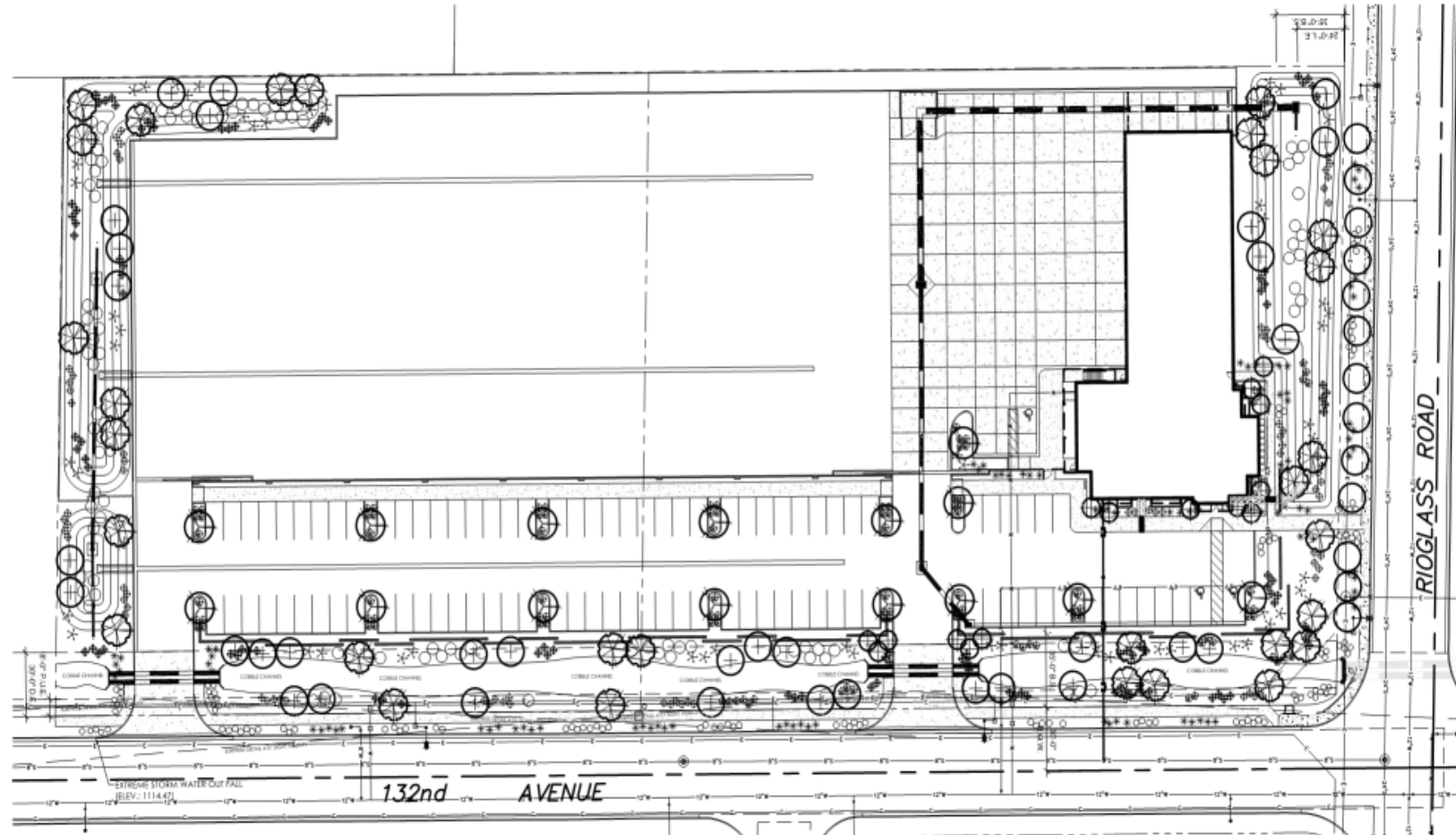
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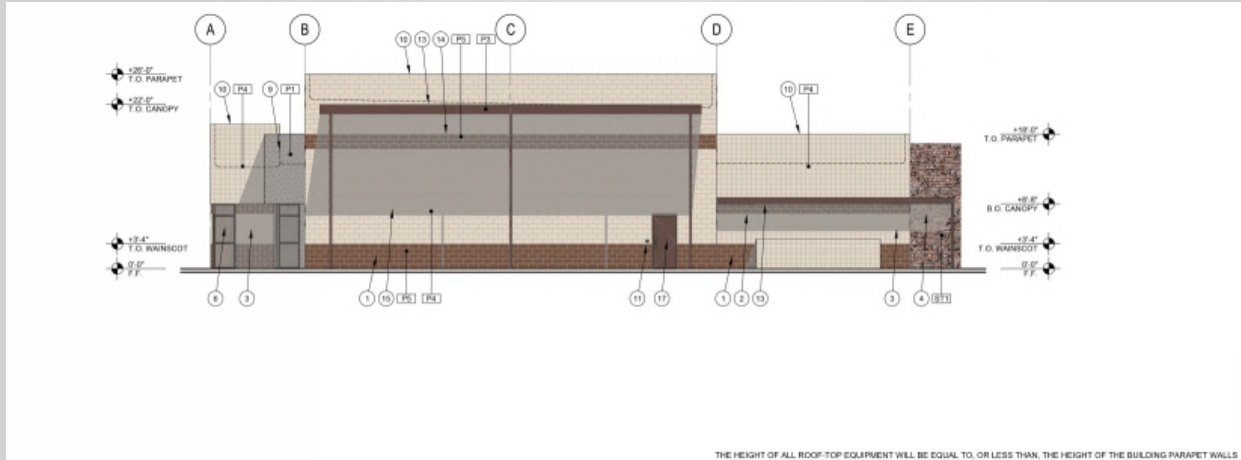
Page 132 of 137

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FS21-155 Landscape Plan

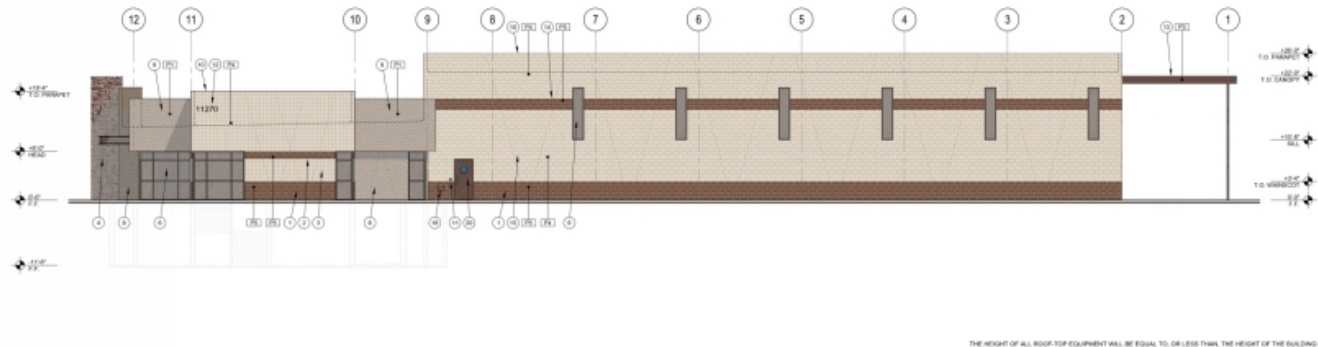






1 BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0"



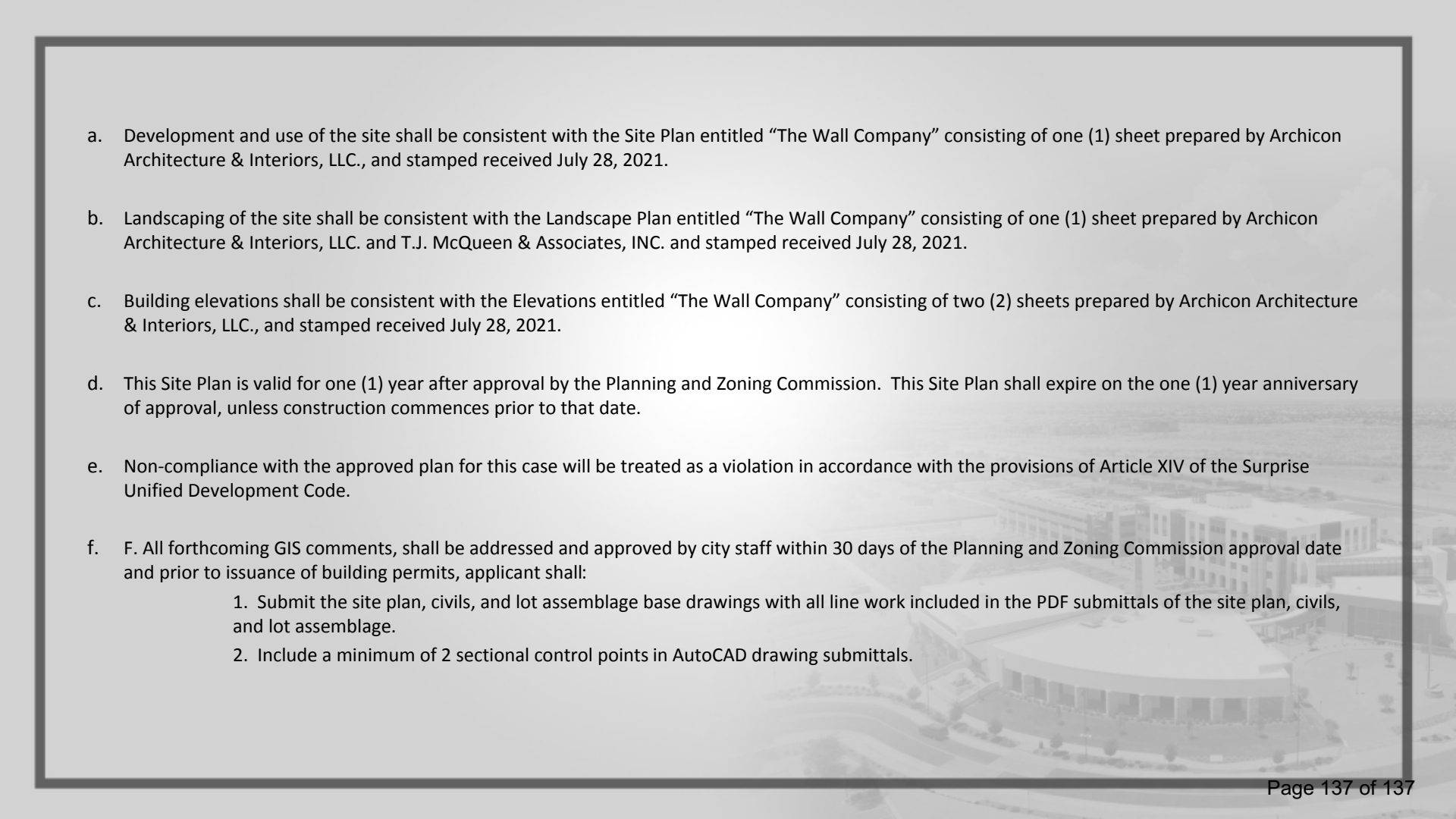
2 BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “The Wall Company” consisting of one (1) sheet prepared by Archicon Architecture & Interiors, LLC., and stamped received July 28, 2021.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “The Wall Company” consisting of one (1) sheet prepared by Archicon Architecture & Interiors, LLC. and T.J. McQueen & Associates, INC. and stamped received July 28, 2021.
 - c. Building elevations shall be consistent with the Elevations entitled “The Wall Company” consisting of two (2) sheets prepared by Archicon Architecture & Interiors, LLC., and stamped received July 28, 2021.
 - d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
 - e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
 - f. F. All forthcoming GIS comments, shall be addressed and approved by city staff within 30 days of the Planning and Zoning Commission approval date and prior to issuance of building permits, applicant shall:
 - 1. Submit the site plan, civils, and lot assemblage base drawings with all line work included in the PDF submittals of the site plan, civils, and lot assemblage.
 - 2. Include a minimum of 2 sectional control points in AutoCAD drawing submittals.