



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 21, 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 October 7, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 1 | Consideration and action pertaining to approval or disapproval of a Conditional Use Permit w/ Site Plan for Surprise Self-Storage. Case FS20-811 | Chris Sexton
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 3. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled "Preliminary Plat Unit I - Phase 3 - Toll at Prasada". Case FS21-252 | Trevor Fleetham
Community
Development |
| 4. | District 5 | Consideration and action pertaining to approval of a Site Plan for Alta Surprise. Case FS21-362 | Trevor Fleetham
Community
Development |
| 5. | District 5 | Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD. | None

Chris Boyd
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: October 12, 2021 at 4:30 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 21, 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 October 7, 2021 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the October 7, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-07-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 7, 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 October 7, 2021.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, 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. Abrams provided an update on development within Prasada.

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.

James Napolin – Surprise, AZ – Inquired about a roadway and future access plans. *(Comment received via email, read into the record by the Planning and Zoning Commission Secretary)*

Hearing no additional 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 passed with 4 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the September 16, 2021 Planning and Zoning Commission Minutes.

Commissioner Keating made a motion to approve the September 16, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Chapman seconded the motion. Commissioner Smith abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 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, Current Planner, presented item 3 to the Commission.

Vice Chair Sartor made a motion to recommend approval 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.

Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

ITEM: 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, Current Planner, presented item 4 to the Commission.

Vice Chair Sartor made a motion to recommend approval 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.

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

ITEM: 5 – District 4 - Consideration and action to approve or disapprove a Site Plan for Villas at Vesta Views. Case FS21-104

Chris Sexton, Current Planner, presented item 5 to the Commission.

Commissioner Holland made a motion to approve the Site Plan for Villas at Vesta Views subject to stipulations “a” through “h”.

Vice Chair Sartor seconded the motion. Motion passed with 7 votes in favor.

ITEM: 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, Current Planner, presented item 6 to the Commission.

Commissioner Chapman made a motion to approve the Site Plan for The Wall Company subject to stipulations ‘a’ through ‘f’.

Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

Vice Chair Sartor advised he has an excused absence for both the October 21, 2021 and November 4, 2021 Planning and Zoning Commission meetings.

ADJOURNMENT:

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

Meeting adjourned at 6:17 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 21, 2021 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval or disapproval of a Conditional Use Permit w/ Site Plan for Surprise Self-Storage. Case FS20-811

Motion:

I move to approve/disapprove the Conditional Use Permit with Site Plan for Surprise Self-Storage, case FS20-811, subject to stipulations “a” through “e” as memorialized in the staff report.

Background:

Tony Ollila of GYS Development LLC, and All Pro Real Estate, LLC seek approval of a Conditional Use Permit with Site Plan to allow a self-storage facility in the C-2 zoning district generally located south of Grand Avenue and west of 163rd Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS20-811 Surprise Storage CUP P&Z Staff Report (6)
2. 01 - FS20-811 Surprise Storage CUP Vicinity Map
3. 02 - FS20-811 Surprise Storage CUP Zoning Map

4. 03 - FS20-811 Surprise Storage CUP Site Plan
 5. 04 - FS20-811 Surprise Storage CUP Landscape Plan
 6. 05 - FS20-811 Surprise Storage CUP Elevations
 7. 06 - FS20-811 Surprise Storage Citizen Outreach Report
 8. 07 - FS20-811 Surprise Self Storage Affidavit of Posting
 9. 08 - FS20-811 Surprise Self Storage - Luke AFB Letter
 10. FS20-811 Surprise Self-Storage CUP with Site Plan 10-21-21 PZ PowerPoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-811

Project Name: Surprise Self-Storage CUP with Site Plan

Council District: 1 - Acacia

Meeting Date: October 21, 2021

Planner: Chris Sexton

Owner: All Pro Real Estate, LLC

Applicant: GYS Development, LLC

Request: Conditional Use Permit with Site Plan to allow a Self-Storage Facility in the C-2 zoning district

Site Location: Generally located south side of Grand Avenue, west of 163rd Avenue

Area: 3.87 acres (approx.)

Density: N/A

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

Support/Opposition: None known

FINDINGS:

- The proposed CUP with Site Plan is consistent with the Surprise 2035 General Plan
- The existing C-2 zoning was deemed to be consistent with the Surprise 2020 General Plan as amended by GPA08-331
- The proposed CUP with Site Plan is allowed in the underlying C-2 zoning district
- The proposed CUP with Site Plan is consistent with the applicable provisions of the Surprise Land Development Ordinance
- The proposed CUP with Site Plan is compatible with the surrounding area
- The reviewing agencies have indicated no objections

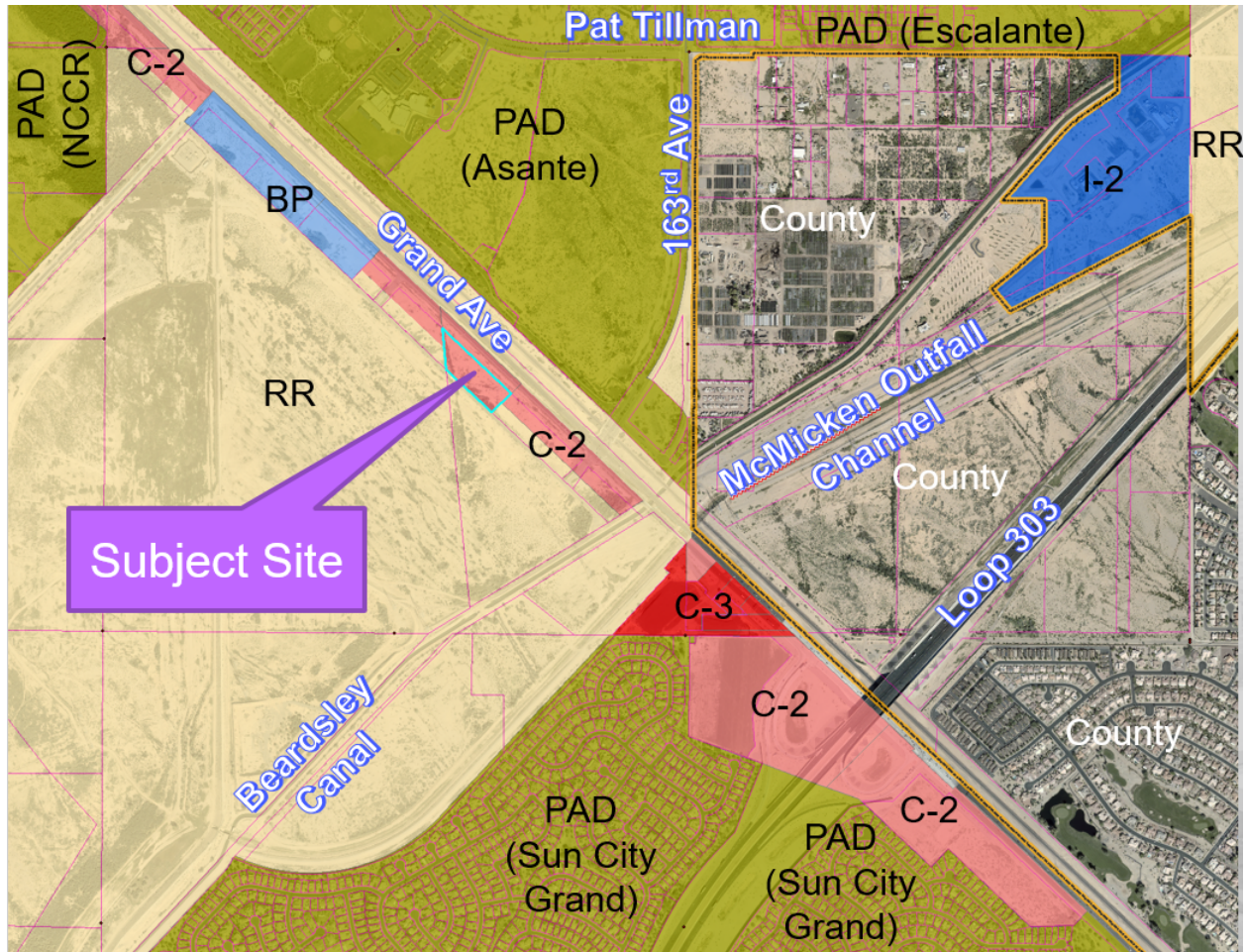
Staff Recommendation: Approve, subject to stipulations "a" through "e"

PROJECT DESCRIPTION:

Tony Ollila of GYS Development LLC, and All Pro Real Estate LLC, seek approval of a Conditional Use Permit with Site Plan to allow a self-storage facility in the C-2 zoning district. The facility will be located along Grand Avenue just west of 163rd Avenue.

EXISTING ZONING:

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



BACKGROUND:

April 2, 1987: The City Council approved the annexation of the subject property under Ordinance 87-03.

April 23, 2009: The City Council approved an amendment to the Surprise 2020 General Plan changing the land use designation of the subject property from Open Space to Employment under GPA08-331.

May 14, 2009: The City Council approved a rezone from R1-43 and C-2 to C-2 under case RZ08-145, Ordinance 09-15.

May 14, 2013: The City Council adopted the Surprise 2035 General Plan under, Resolution 2013-39.

December 19, 2015: The City Council approved a Major Amendment to the 2035 General Plan, which removed the Village Plan requirement and adopted the “Character Area” approach under Resolution 2015-120.

August 27, 2020: Staff met with the applicant to discuss the subject request during a regularly scheduled Concept Review meeting under CR20-515.

December 23, 2020: The applicant filed the subject request under case FS20-811.

February 19, 2021: The applicant filed the companion Site Plan under case FS21-139.

March 24, 2021: The applicant held a Citizen Outreach meeting for this project.

September 29, 2021: The subject case and FS21-139 were combined into a single case.

CITIZEN OUTREACH:

The applicant held their Citizen Outreach meeting in a virtual format on March 24, 2021. Two (2) members of the general public and one (1) Council Member were present during the meeting. The proposed development was discussed and questions were answered. Staff has not received any items of opposition or support. The Outreach meeting, along with the subject Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

General

The proposal includes three storage buildings. Building 1 is a 50,200 square-foot, two-story building consisting of 500 climate-controlled spaces and 38 spaces that are not climate-controlled. Building 2 is an 11,150 square foot single-story building with 25 climate-controlled spaces and 31 spaces that are not climate-controlled. Building 3 is a 3,900 square foot single-story building consisting of 20 climate-controlled spaces.

Hours of Operation

Business office hours will be from 9 AM to 5 PM Monday through Saturday, and 10 AM to 4 PM Sunday. Access to the individual units will be from 6 AM to 10 PM seven days per week.

Phasing

Building 1, together with the site's required parking, will be constructed during Phase 1, while Buildings 2 and 3 will be constructed during Phase 2. The screen wall and landscaping will also be constructed in two phases.

Parking

Parking requirements are based on a ratio of 1 space per 50 storage units, plus 1 space for every 300 square feet of gross retail floor area, which is summarized in the following table. All parking will be constructed during Phase 1:

		Ratio	Required
Phase 1	546 units	1 space per 50 units	11 spaces
Phase 2	76 units	1 space per 50 units	2 spaces
Retail	1,200 SF	1 space per 300 SF	4 spaces
Total Required			17 spaces
Total Provided			21 spaces

Access

Access to the site will be from two locations along the Grand Avenue frontage road, which is accessed from 163rd Avenue and a short connector located to the north of the site. Neither of the two driveways will be gated; however, access to the building itself will be controlled electronically and monitored by a security system.

Landscaping

Landscaping will consist of a variety of drought tolerant trees and shrubs that will provide additional screening of the site. Landscaping will be constructed in two phases.

Water

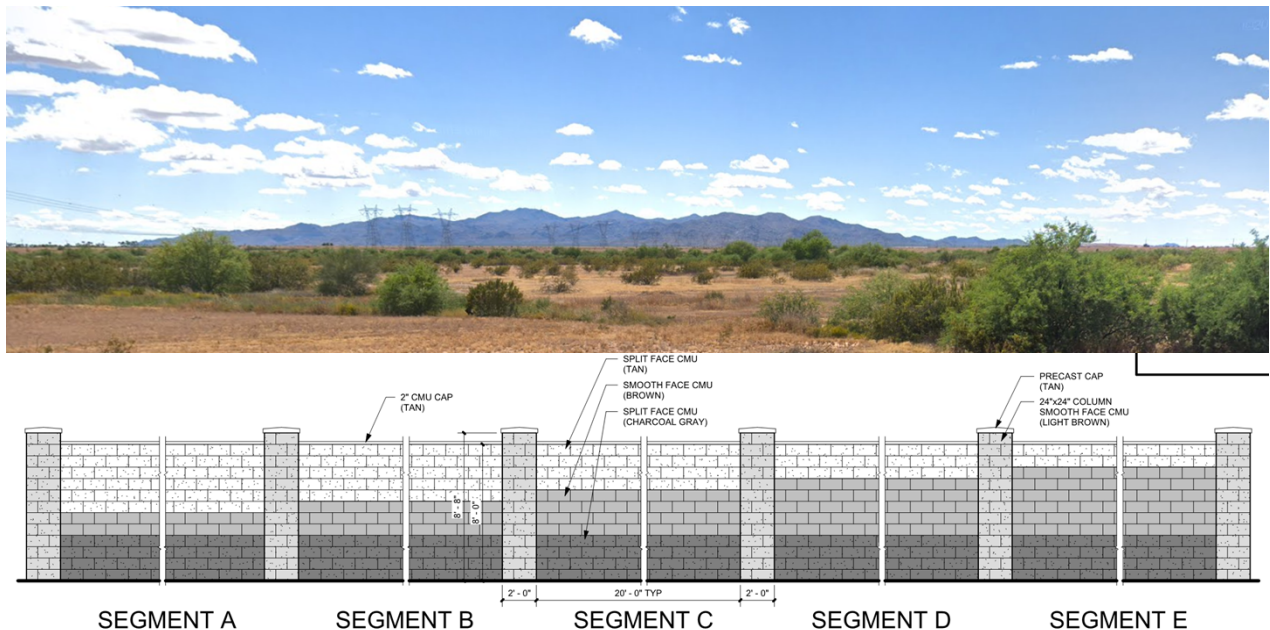
The subject site will be served by Beardsley Water / Liberty Utilities. Since the site is somewhat isolated from water infrastructure, the applicant must secure the necessary approvals prior to issuance of any permits relating to this project. Stipulation 'd' addresses this issue.

Sewer

The subject site lies within the Surprise sewer service area; however, no sewer infrastructure exists within the immediate area. The applicant therefore proposes an on-site septic system. Given the minimal sewer demand, and the lack of infrastructure in the area, staff does not object to on-site septic as an interim sewer solution; however, should future sewer infrastructure be located within 500 feet of the site, the applicant may be required to abandon the sewer system in favor of a direct hook-up to the city's sewer line.

Screening

The Grand Avenue frontage will be screened by an 8-foot high decorative CMU wall. The wall will consist of three "layers" of CMU with varying colors and textures, with each layer stair-stepping from panel to panel reminiscent of the view of the White Tank Mountains in the distance.



Architecture

The building elevations will consist of EIFS and decorative metal panels in a variety of colors and textures that will provide visual interest. The Building 1 elevation facing Grand Avenue will include several roll-up doors, but will be screened from view by the aforementioned screen wall. That same building will take on more of an office appearance where it fronts onto the frontage road, and where it fronts the adjacent property to the south. The northwest elevation will also include a number of roll-up doors, and will be visible from the northwest, but will ultimately be screened from view by Building 3. Buildings 2 and 3 will be generally consistent with Building 1.

170
171 **Evaluative Criteria**
172

173 The granting of a Conditional Use Permit requires compliance with the regulations and evaluative
174 criteria as specified in the applicable code, in this case the LDO. Section 106-10.40 of the LDO sets
175 forth the requirements for self-storage facilities that fall under the LDO's jurisdiction. The
176 requirements for a self-storage facility as stated in the LDO are as follows, with commentary following
177 each section as appropriate:

178 *106-10.40 Self-storage Facilities.*

- 179
180 A. *Self-storage facilities may be appropriate in the Neighborhood, Commerce and Office, and*
181 *Employment Character Areas of the General Plan, except may be considered incompatible in*
182 *areas within the Transit-Oriented Development (TOD) Strategic Plan and Scenic Lands Sub*
183 *Area.*
184

185 **Commentary:** As discussed in the Conformance with Adopted Plans section of this report,
186 the subject property lies in an area that was previously identified as Employment Land Use
187 Designation of the 2020 General Plan. The current General Plan designates the area as Open
188 Space with a TOD Overlay. Different from the 2020 General Plan and that of typical General
189 Plan parcel based designations, the 2035 General Plan establishes Land Use Character Areas
190 to establish the basic framework that guides development within Surprise. The broad nature
191 of development possibilities within these Character Areas allow for flexibility in creating
192 cohesive neighborhoods while promoting the goals and policies of the General Plan.
193 Furthermore, the Land Use Character Area Map is designed to be used in conjunction with
194 the city's zoning map and should be referenced as a guide for future development and zoning
195 decisions. Therefore, given the flexibility in the Character Area, the use as proposed is
196 consistent with the Open Space designation with TOD Overlay, as the prominent land use
197 adjacent to the site is likely to be maintained as Open Space as part of the existing flood
198 control facilities while promoting commercial and service related uses along Grand Avenue
199 which is a prominent east west commercial corridor extending west from the Loop 303.
200 Furthermore, the site design neither inhibits nor promotes the TOD Overlay, and given the
201 proximity of the site to the Loop 303, the area is not necessarily "walkable".

- 202
203 B. *There are four different "types" of self-storage facilities; each with different land use needs*
204 *and varying degrees of regulations.*
205

- 206 1. *"Garage style" with single story buildings that allow customers to drive directly up to*
207 *the front of each individual roll-up door storage unit/bay.*
208
209 2. *"Multi-story/climate controlled" in a single building providing access to the individual*
210 *units from an interior hallway within the building.*
211

3. *“Parking style” allows outdoor storage of vehicles, boats, RV’s, and trailers. This type can be a standalone facility or combined with either the garage style or multi-story climate controlled facility.*

4. *“Portable container” is the remote facility where small roll-off containers are stored after they have been delivered to and picked up from the customer’s location; with no public or customer access to the storage facility.*

Commentary: The proposed CUP anticipates a combination “multi-story climate controlled” and “garage style” facility.

C. *Self-storage facilities are for storage purposes only. No on-site retail sales are permitted from a rented storage unit.*

Commentary: No retail sales are proposed for individual units.

D. *Regardless of the “type” the minimum size of any storage facility site shall be one acre (1 ac). The site should be limited to a maximum of two acres (2 ac) when adjacent to a residential zoning district or a residential use.*

Commentary: The site is 3.87 acres and is not adjacent to a residential use. The site is technically adjacent to residential zoning (RR); however, said adjacent land is owned by the Flood Control District of Maricopa County and will not likely develop.

E. *The site shall be contiguous to an arterial or collector road, although access may or may not be directly onto such arterial or collector, as determined through the review process.*

Commentary: The site is adjacent to Grand Avenue and takes access from the frontage road.

F. *All buildings that are visible from a public street shall exhibit architectural enhancements, including variation of rooflines, uses of multiple material types, and color variations compatible with surrounding uses as set forth in the PEDS (see Chapter 107) herein. Architectural plans, including material and color samples, shall be submitted for review at the time of application.*

Commentary: The proposed building elevations depict a variety of materials and colors, which demonstrate compliance with the requirement.

G. *A minimum eight-foot (8’) high masonry wall with architectural enhancements shall be provided around the perimeter of the property or storage area. When adjacent to a right-of-way or public area, the perimeter wall or building wall will be designed in accordance with item F of this section.*

Commentary: An 8' high decorative CMU wall is proposed along the Grand Avenue frontage and a portion of the northern end of the site. Upon the completion of Phase 2, the screen wall will tie into Building 3, which will provide additional screening. The southern end of the site will not have a CMU screen wall per se, but will be well landscaped, which will provide adequate screening. Staff believes the intent of this requirement has been met.

- H. *Outdoor storage shall be limited to boats, trailers, or recreational vehicles. The storage of these vehicles in conjunction with either the garage style or the "multi-story/climate controlled" storage facility shall be limited to a maximum fifteen percent (15%) of the net site area. All outdoor vehicle storage shall be located in the interior of the site and shall be screened from view from surrounding properties. Parking style and garage style storage facilities shall provide an eight foot (8') decorative view-obscuring wall to screen the entire storage area. There shall be no storage of abandon, damaged, or junked boats, trailers or recreational vehicles in any storage facility.*

Commentary: No outdoor storage is proposed.

- I. *Site Design for Garage style facilities:*

1. *Each site shall provide a minimum of two (2) exits, one (1) of which may be for emergency vehicle use only.*
2. *All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt, or similar material.*
3. *All one-way driveways shall provide a fifteen-foot (15') travel lane. Signing and painting shall be used to designate traffic direction and parking.*
4. *All two-way driveways shall meet the Surprise Standard Details in the PEDS.*
5. *When the main driveway directly serves storage areas or cubicles, a ten-foot (10') wide parking lane shall be provided in addition to the travel lane(s).*
6. *No garage style self-storage building shall be more than two hundred feet (200') long.*

Commentary: The proposal meets all six of these criteria with the possible exception of Item 6 as the main building will be 360 feet long and will exceed the 200-foot limit; however, said building is a combination garage style and multi-story climate controlled, and the elevations of the building create massing and visual interest making this requirement less important. Further, those portions of the building that are equipped with roll-up doors are screened from view by the aforementioned 8' wall. Staff is therefore comfortable that the intent of this requirement has been met.

- J. *The maximum building height adjacent to a residential zoning district or within fifty feet (50') of a residential dwelling shall be fourteen feet (14') in height. Building height may be increased one foot in height for every two feet of additional setback (1':2') to a maximum twenty-four feet (24') in height from finished grade. The maximum building height adjacent to a non-residential zoning district shall be a maximum of thirty-five feet (35') in height from finished grade.*

Commentary: The main building will be 24 feet tall as measured to the highest parapet, and will be setback not less than 44 feet from the closest property line adjacent to residential zoning. As such, the proposal meets this criterion.

- K. *The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter fences/walls.*

Commentary: This requirement has been met.

- L. *No hazardous or flammable materials shall be stored in a mini-storage development.*

Commentary: No storage of hazardous or flammable materials is proposed.

- M. *No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.*

Commentary: auctions, commercial sales, rentals, garage sales, or other activities are proposed.

UTILITY AND SERVICES TABLE:

Water:	Beardsley Water / Liberty Utilities
Wastewater:	Septic
Refuse:	TBD
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The current General Plan designates the area as Open Space with a Transit Oriented Development (TOD) Overlay. Different from the 2020 General Plan and that of typical General Plan parcel based designations, the 2035 General Plan establishes Land Use Character Areas to establish the basic framework that guides development within Surprise. The broad nature of development possibilities within these Character Areas allow for flexibility in creating cohesive neighborhoods while promoting the goals and policies of the General Plan. Furthermore, the Land Use Character Area Map is designed to be used in conjunction with the city's zoning map and should be referenced as a guide for future development and zoning decisions. Therefore, given the flexibility in the Character Area the use as proposed is consistent with the Open Space designation with TOD Overlay, as the prominent land use adjacent to the site is likely to be maintained as Open Space as part of the existing flood control facilities while promoting commercial and service related uses along Grand Avenue which is a prominent east west commercial corridor extending west from the Loop 303.

The project site's C-2 Zoning when established was deemed to be consistent with the 2020 General Plan; however, subsequent to the 2020 General Plan, the 2035 General Plan also established the TOD Overlay. The overlay is intended to serve as a guide and like the Character Areas discussed above, is designed to allow for flexibility in its application to facilitate the incorporation of safe and convenient walking and biking connections to current and future planned transit operations. Strict application of the TOD Overlay would not result in or promote safe walking or biking connections as intended, as neither of these features are associated with this type of development or within the vicinity of the project site. Serving as guidance, the mere absence of these features does not render the project inconsistent with the Surprise General Plan as adopted.

REVIEWING AGENCIES:

The subject request was routed to the standard internal and external reviewing agencies, who indicated no objections to the request.

SUMMARY:

The subject request involves a CUP with Site Plan to allow a multi-story climate controlled self-storage facility in the C-2 zoning district. The proposal was evaluated against the applicable provisions of the Surprise Land Development Ordinance (LDO) and found to be in compliance. All city reviewing departments have reviewed both requests and have expressed no concerns that are not addressed in the recommended stipulations of approval.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the Surprise 2035 General Plan
- The existing C-2 zoning was deemed to be consistent with the Surprise 2020 General Plan as amended by GPA08-331
- The proposed CUP with Site Plan is allowed in the underlying C-2 zoning district

- The proposed CUP with Site Plan is consistent with the applicable provisions of the Surprise Land Development Ordinance
- The proposed CUP with Site Plan is compatible with the surrounding area
- The reviewing agencies have indicated no objections

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** the subject CUP with Site Plan, subject to stipulations ‘a’ through ‘e’ as outlined below:

- Development and use of the site shall be consistent with the Site Plan titled “Surprise Self Storage”, prepared by VFLA Architecture + Interiors and stamped received September 3, 2021.
- Landscaping of the site shall be consistent with the Landscape Plan titled “Preliminary Landscape Plan for: Surprise Self Storage”, prepared by Rick Engineering and stamped received August 17, 2021.
- Elevations shall be consistent with the Elevations titled “Exterior Elevations Surprise Self Storage”, prepared by VFLA Architecture + Interiors and stamped received September 3, 2021.
- Prior to building permit issuance, applicant will have secured the necessary approvals from Beardsley Water/Liberty Utilities for water service to the property.
- Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

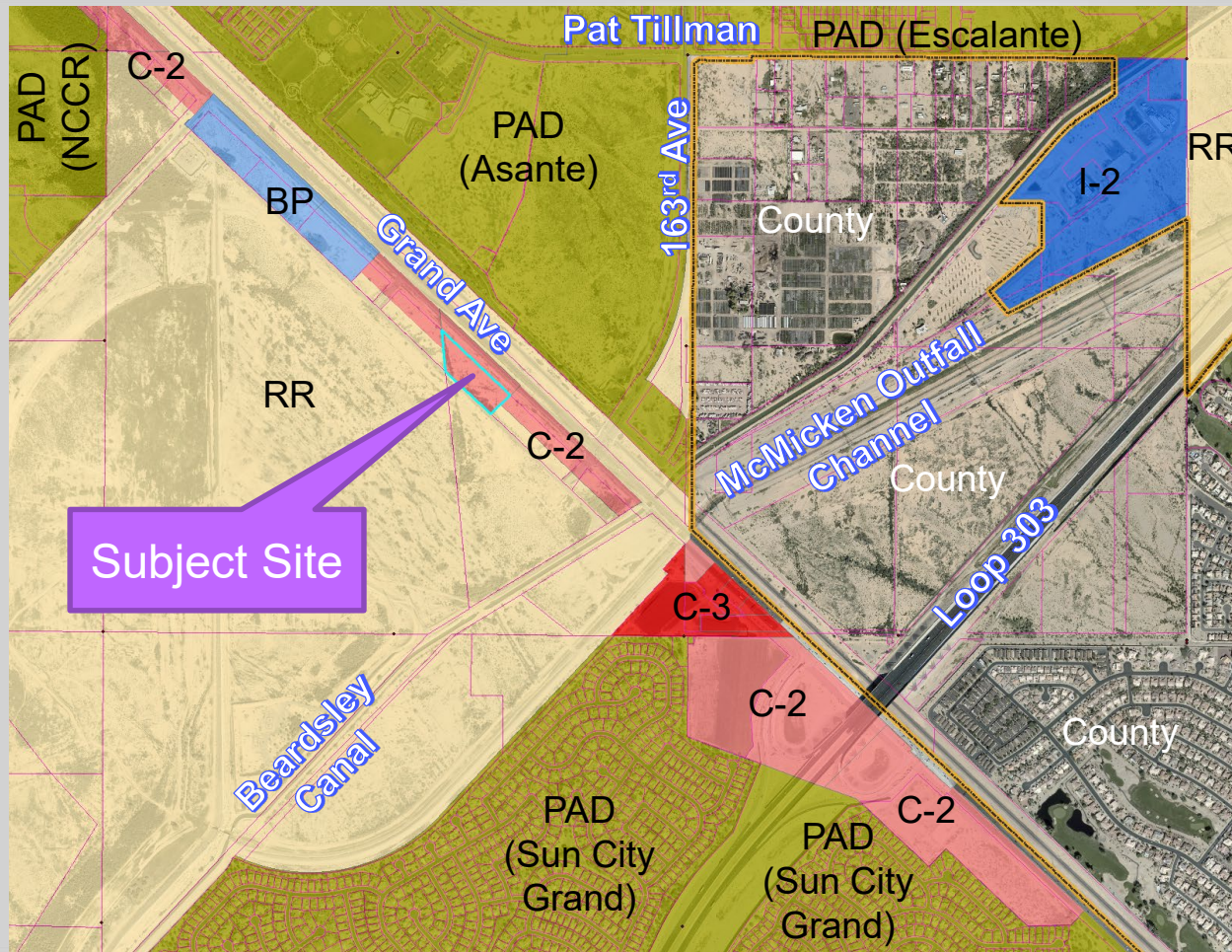
Attachments:

- 01 – FS20-811 Vicinity Map
- 02 – FS20-811 Zoning Map
- 03 – FS20-811 Site Plan
- 04 – FS20-811 Landscape Plan
- 05 – FS20-811 Elevations
- 06 – FS20-811 Citizen Outreach Report
- 07 – FS20-811 Affidavit of Posting
- 08 – FS20-811 Luke Letter

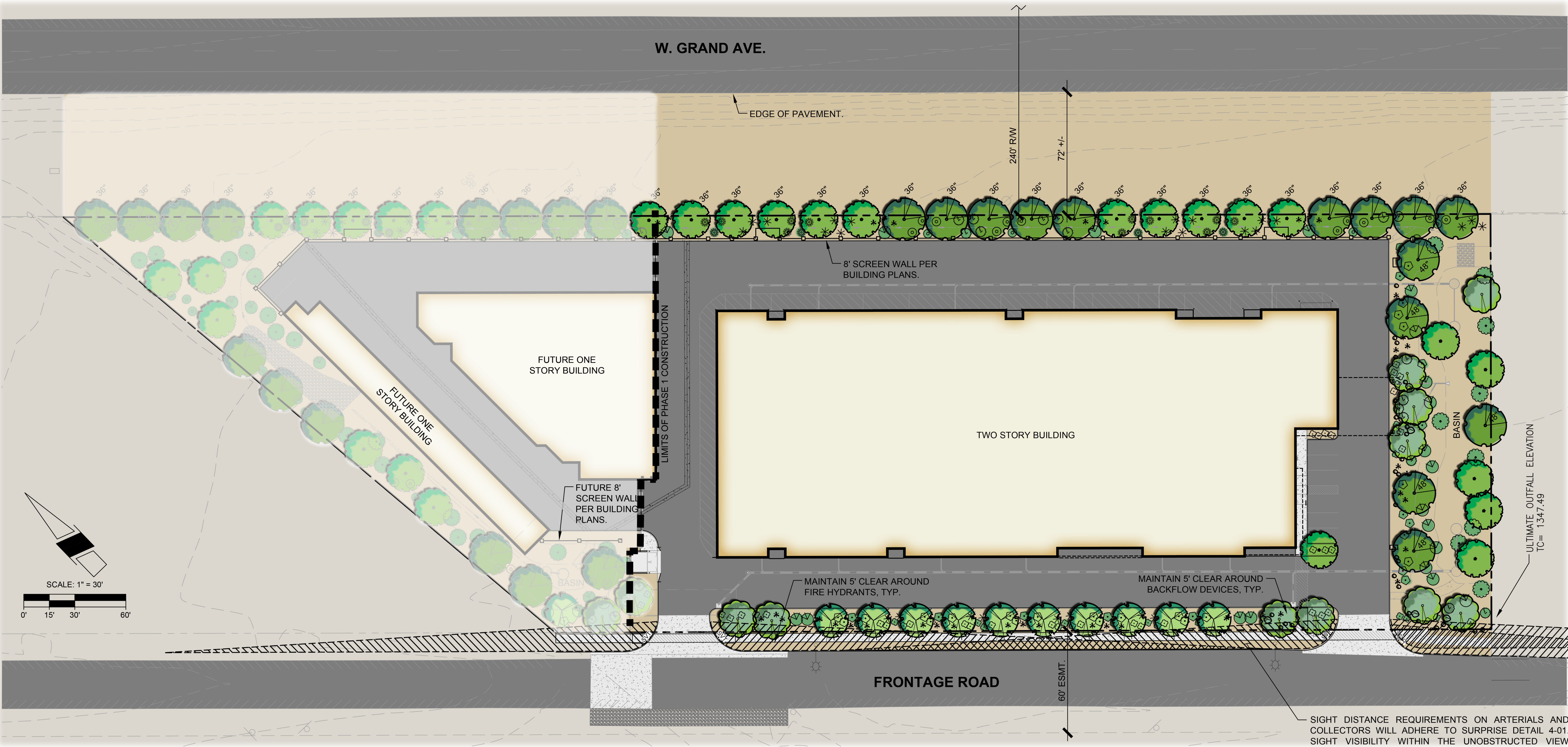
VICINITY MAP

Surprise Self Storage





SURPRISE STORAGE ZONING MAP



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY. PH. 1	QTY. FUTURE	SIZE	H x W (CALIPER)
TREES					
	EUCALYPTUS MICROTHECA COOLIBAH	10	2	24" BOX	8' x 3' (1")
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	6 11	6 5	24" BOX 36" BOX	5' x 3' (1") 8' x 5' (2")
	PROSOPIS GLANDULOSA 'AZT' 'AZT' THORNLESS HONEY MESQUITE	0 9 5	7 7 0	24" BOX 36" BOX 48" BOX	5' x 3' (1") 8' x 6' (2") 10' x 8' (3")
	ULMUS PARVIFOLIA SIBERIAN ELM	10	1	48" BOX	13' x 8' (3")

SHRUBS AND ACCENTS

	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	16	16	5 GAL.
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	15	8	5 GAL.
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLE BRUSH	49	3	5 GAL.
	DASYLIRION WHEELERI DESERT SPOON	26	8	5 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	40	6	5 GAL.
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	16	31	5 GAL.
	LEUCOPHYLLUM 'GREENCLOUD' GREENCLOUD TEXAS RANGER	40	3	5 GAL.
	SENNA NEMOPHILA DESERT SENNA	20	10	5 GAL.
	SIMMONDSIA CHINENSIS JOJOBA	9	17	5 GAL.

INORGANIC GROUNDCOVER



A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK SHALL BE PLACED IN ALL PLANTING AREAS INDICATED ON THE PLANS. SIZE SHALL BE 1/2" SCREENED. COLOR SHALL BE 'COCO BROWN' AS LOCALLY AVAILABLE, OR AS APPROVED BY OWNER.

LANDSCAPE BOULDER SCHEDULE

BOULDERS SHALL BE PIT RUN TAN TO BROWN IN COLOR AS AVAILABLE THROUGH LOCAL SOURCES. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL.

W x H x L	QTY.
3' x 3' x 3'	5
2' x 2' x 2'	28

LANDSCAPE AREA CALCULATION

PHASE 1 + FUTURE PHASE:
SITE AREA: 169,900 SQ. FT.
BUILDING AREA: 65,350 SQ. FT.
PARKING/DRIVE AREA: 58,685 SQ. FT.
LANDSCAPE AREA: 45,565 SQ. FT. (27% OF SITE AREA)

PHASE 1 ONLY:
SITE AREA: 121,190 SQ. FT.
BUILDING AREA: 50,200 SQ. FT.
PARKING/DRIVE AREA: 44,585 SQ. FT.
LANDSCAPE AREA: 26,405 SQ. FT. (22% OF SITE AREA)

PROJECT DIRECTORY:

DEVELOPER

GYS DEVELOPMENT, LLC
1705 FEAGIN DRIVE
LUFKIN, TEXAS 75904
ATTN: TONY OLLILA
PHONE: 970-420-1521
tony@gysdev.com

LANDSCAPE ARCHITECT

RICK ENGINEERING CO.
3945 E. FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
ATTN: MARK FELLINGER
520-795-1000
mfellinger@rickengineering.com

CIVIL ENGINEER

RICK ENGINEERING CO.
22415 NORTH 16TH STREET
PHOENIX, AZ 85024
ATTN: KELLY BIRKES
602-957-3350
KBirkes@rickengineering.com

ARCHITECT

VFLA ARCHITECTURE + INTERIORS
419 CANYON AVENUE, SUITE 200
FORT COLLINS, CO 80521
ATTN: DAVID CARRON
970-224-1191
david@vfla.com

PRELIMINARY LANDSCAPE PLAN PREPARED FOR:

SURPRISE
SELF STORAGE

LOT 503-73-158
SURPRISE, AZ

FS21-139
FS20-811

L01

SCALE : 1" = 30'

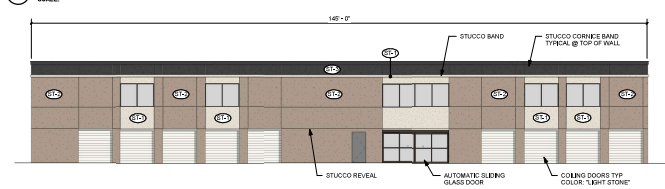
SHEET 1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION



EXTERIOR ELEVATION GENERAL NOTES			
1. ALL EXTERIOR WALL MOUNTED LIGHTS TO BE FULL OUT-OFF. TYP.			
2. ALL CONDENSING UNITS SHALL BE SCREENED FROM VIEW WITH A FENCE MATCHING THE METAL PANEL COLOR AND STYLE OF THE BUILDING. CONDENSING UNITS ARE ON THE GROUND. NO ROOF TOP EQUIPMENT SHALL BE INSTALLED ON THE BUILDING.			
EXTERIOR FINISH SCHEDULE			
ST-1	STUCCO COLOR 1	SW 7042 SHIV WHITE	
ST-2	STUCCO COLOR 2	SW 7038 THRESHOLD TAUPÉ	
ST-3	STUCCO COLOR 3	SW 7039 RICH ORE	
ST-4	STUCCO COLOR 4	SW 4855 GRANITE PEAK	
SN-1	STONE VENEER	SUNSET STONE COLORADO BUFF LEDGE	
MP-1	METAL PANEL COLOR A	WHEEL-UP PANEL CHARCOAL GRAY	
MP-2	METAL PANEL COLOR B	WHEEL-UP PANEL POLAR WHITE	
	DOWNSPUTS	PAINTED TO MATCH WALL	
AL-X	ALUMINUM STOREFRONT	DARK BRONZE	

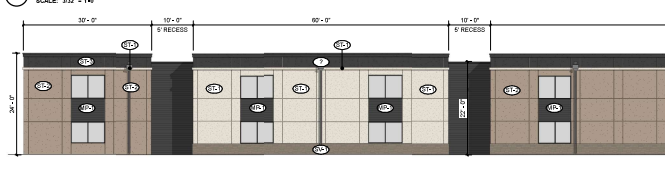
5 VIEW FROM SOUTHEAST



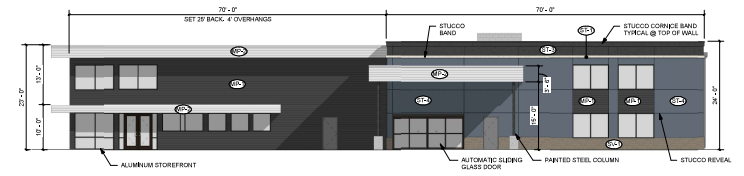
3 WEST ELEVATION - FACES ADJACENT PROPERTY



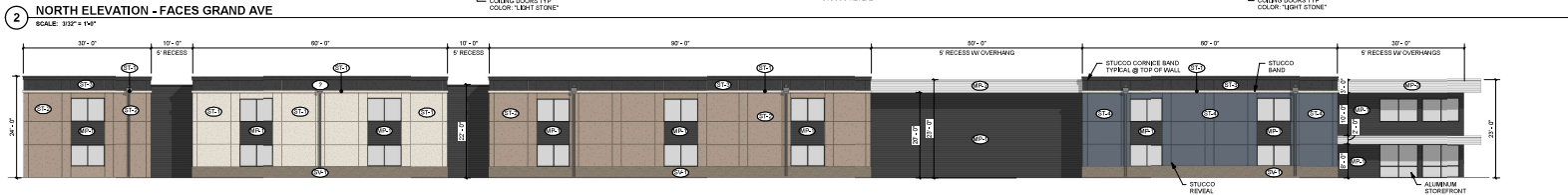
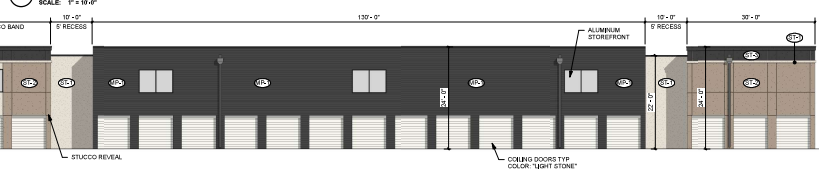
2 NORTH ELEVATION - FACES GRAND AVE



1 SOUTH ELEVATION - FACES STREET



4 EAST ELEVATION - FACES ADJACENT PROPERTY



EXTERIOR ELEVATIONS

SURPRISE SELF STORAGE | 05-04-2021

419 CANYON AVENUE STE 200 | FORT COLLINS, COLORADO | 970.224.1191 | 108 EAST LINCOLNWAY | CHEYENNE, WYOMING | 307.635.5710 | www.VFLA.com

CITY CASE # FS20-811

Surprise Self Storage Citizen Outreach Meeting

Date: March 24, 2021 Time: 6:00pm – 6:20pm

Venue: Teams Meeting

Total participants: 6

Purpose

The purpose of Citizen Outreach is to inform citizens, property owners, neighbor associations, agencies, schools, and businesses in the vicinity of the site of the application being considered for the Surprise Self Storage development and will ensure that those affected by the application will have an adequate opportunity to learn about and comment on the development.

Attendees

Tony Ollila, GYS Development

Laurie Castillo, Rick Engineering

Kelly Birkes, Rick Engineering

David Carron, VFLA Architecture

Mike Kent, (360) 815-3898, rep for development to the west of SSS site

Councilman Winters

Norm, guest

Summary

The site is located northwest of the Grand Avenue and 163rd Avenue Intersection. A contact list was developed by the City of Surprise for citizens and agencies within a 300' radius of the site. The City of Surprise sent a notification to those entities on the list to advise of the Meeting. The City of Surprise also published the Outreach Meeting notification in the local newspaper.

A Meeting Notification Sign was placed onsite on March 4, 2021, providing the link to the Teams Meeting and a phone number to call with questions.

The meeting was held on March 24th, 2021 and began at 6:05pm. Tony Ollila presented the development facts and a Q&A session followed.

Councilman Winters had several questions: how many units in development; what the unit sizes are, do all existing GYS self-storage buildings look the same and have there been any residents who have made contact with us about the development. Mr. Ollila answered each question: there will be approximately 600 units that will range in size from 5'x5' to 10'x20', the buildings look similar, but all are unique to fit into their respective neighborhoods and jurisdictions while always maintaining professional designs and no one has contacted GYS or Rick Engineering with questions or concerns.

Councilman Winters brought up that access to the site is not directly off Grand Avenue and Mr. Ollila clarified that access will be from the frontage road and access to the frontage road will be accessed from 163rd Avenue to the south or Deer Valley Road to the north. Councilman Winters also asked when the groundbreaking is scheduled and was advised that it is anticipated to be this Summer.

Mike Kent, who attended as a representative of the property to the north of our site, asked where will the applicant source water? Mr. Ollila advised that we are currently working on this and that the QuikTrip development on the property to the south of our site has proposed bringing water & sewer to the frontage road in their plans. Final coordination for the water/sewer service is ongoing with the city. Mr. Kent also gave his support for the project and commented that the proposed development looks very nice.

No further questions were asked and the meeting adjourned at 6:20pm.

AFFIDAVIT OF POSTING

Case Number FS20-811
Project Name: Surprise Self Storage
Project Location: 1600 ft NW of intersection of 163rd & Grand Ave
Date Site Posted: Updated 10-4-21

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

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

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

[Signature]
Owner/Applicant Signature

10-4-2021
Date

This instrument was acknowledged before me this 04 day of October,
2021 by Jeffrey R Thomas

[Signature]
Notary Public

My Commission Expires: 03-29-2022



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: March 24th, 2021

Time: 6:00 PM - 7:00 PM

Location: Microsoft Teams Meeting

Join on your computer or mobile app:

https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F_%23%2F%2Fmeetup-join%2F19%3Ameeting_NjhmMmM0NDQ0DA4Zi00N2FILTlYmEtMzNlM2M2NzAwNDQ0%40tread.v2%2F0%3Fcontext%3D%2527b%2522Tid%2522%253a%252297d2951a-d00b-463e-a080-beb6e2eb9a64%2522%252c%25220id%2522%253a%2522f745a585-ce16-4ccc-b7f9-a81fd16e7b23%2522%25d%26anon%3Dtrue&type=meetup-join&deplinkid=767f327e-cd4b-49cf-8217-f5d42379cd1b&directDI=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true



Or call in (audio only):

+1 619-500-8371,,975849075#

Phone Conference ID: 975 849 075#

Planning and Zoning

Date: October 21, 2021

Time: 6:00pm

Location: Council Chambers at Surprise City Hall

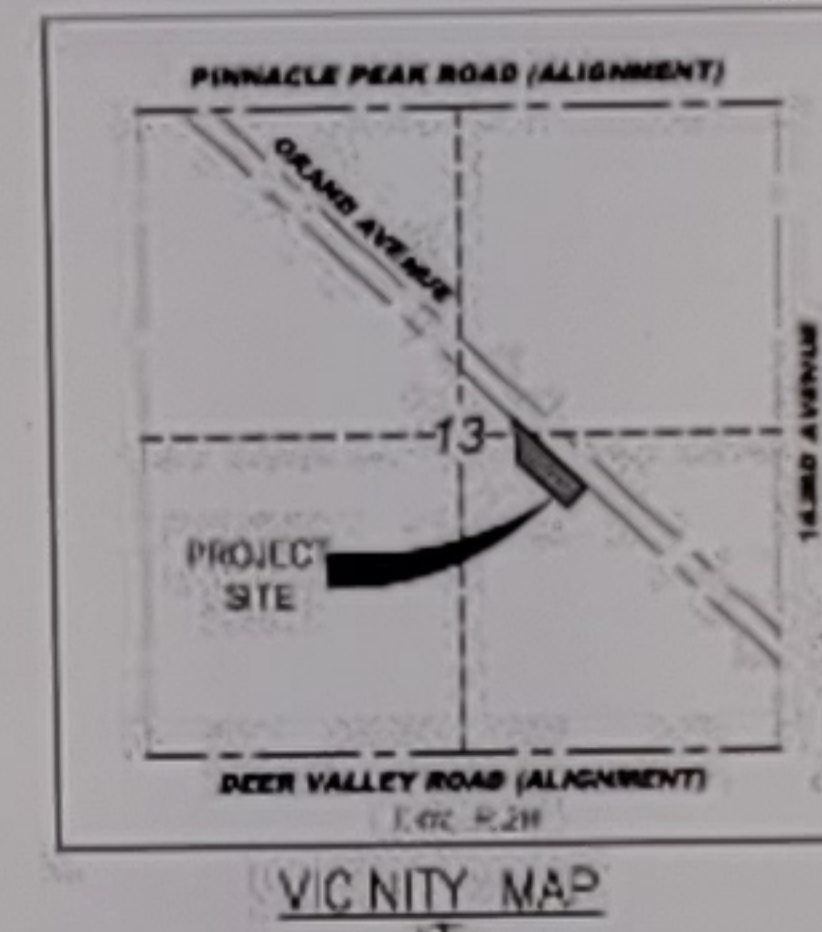
City Council

Date: _____

Time: _____

Location: _____

In an effort to protect public health during the COVID-19 pandemic, public comment options have changed for City Council and Planning and Zoning Commission Meetings. Visit the following website for information.
www.surpriseaz.gov/CivcAlerts.aspx?AID=4802



Conditional Use Permit with Site Plan under FS20-811

Request: The applicant is requesting a Conditional Use Permit with Site Plan Permit for an interior climate-controlled, self-storage facility northwest of the intersection of 163rd and Grand Avenues.

For more information, call:
623-222-3011

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS20-811 Surprise Self Storage (APN: 503-73-158)
Date: Wednesday, January 6, 2021 11:06:11 AM

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

Lorraine,

Thank you for allowing Luke AFB to make comments on the Surprise Self Storage application. This conditional use permit application is to construct a self-storage facility on 3.9 acres of vacant land. The site is located on the northwest intersection of Grand Ave and 163rd Ave in Surprise, AZ. It is approximately 3 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-9981

DSN: 896-9981

From: Lorraine Nevarez

Sent: Wednesday, December 23, 2020 4:39 PM

To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; 'Adam D Carreon (ADOT)'; 'Afshin Ahouraiyan (Maricopa)'; 'Bob Woodring - TEMPX'; 'Chris Cain - MWD'; 'Daniel Trujillo'; 'Debbie Trasancos - MWD'; 'Donna Miller'; 'Ernest (USPS)'; 'Greg Welch'; 'Ibeth - USPS'; 'Jerome Choy - ADOT'; 'Judy Lopez - Beardsley Water Company'; 'Leslie - MWD'; 'Mark Frago'; 'Mary Orta - Surprise Chamber'; 'Peter Hughes - FCDX'; 'Raoul Sada - Surprise Chamber'; 'Richard Hammitt'; 'Sandy Simmons'; 'Vern Wolfley - MAG'; 'Victor.Schaum'; 'Yvonne Aguirre'

Subject: [Non-DoD Source] FS20-811 Surprise Self Storage New Submittal

Attached please find the **application, narrative,** and **site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Lorraine Nevarez

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov

623.222.3154 **t**

623.222.3001 **f**

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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23 Dec 2020 23:38:37 -0000



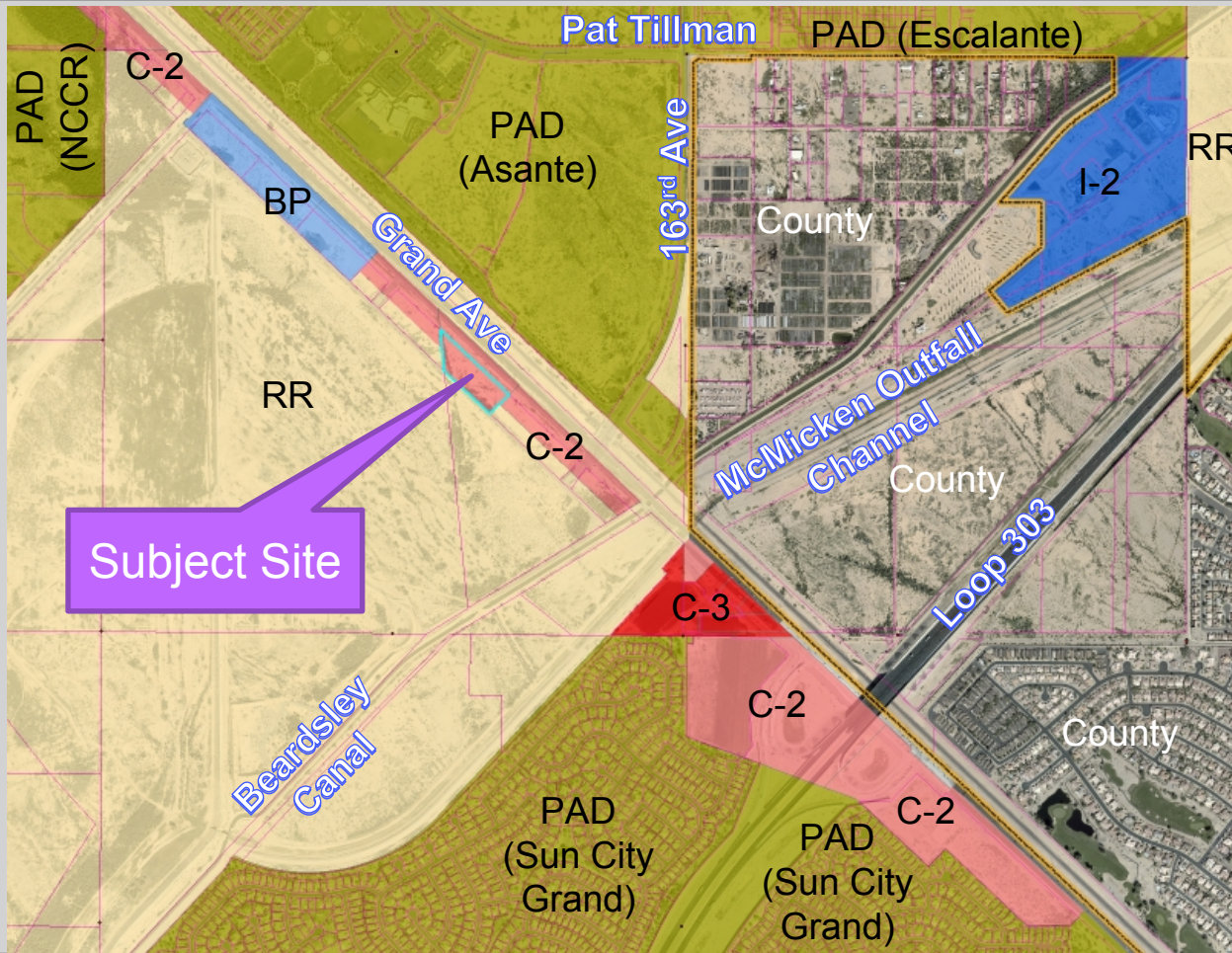
Surprise Self Storage FS20-811 CUP w/ Site Plan

Planning Commission – October 21, 2021

VICINITY MAP

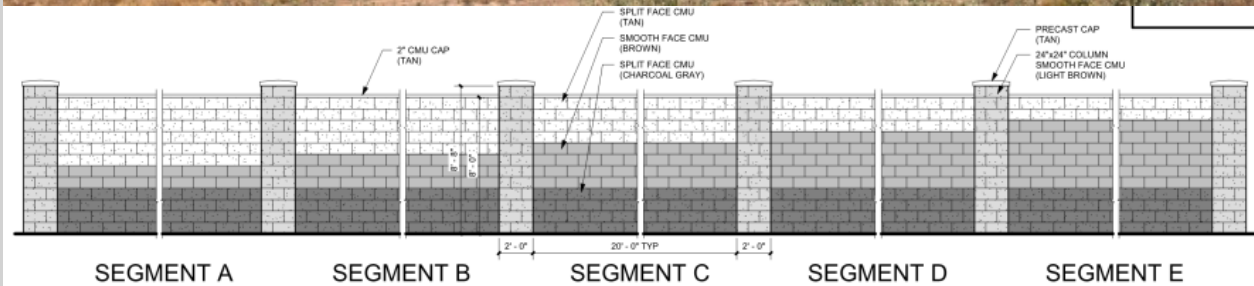
Surprise Self Storage





SURPRISE STORAGE ZONING MAP

[illegible]



SCREEN WALL

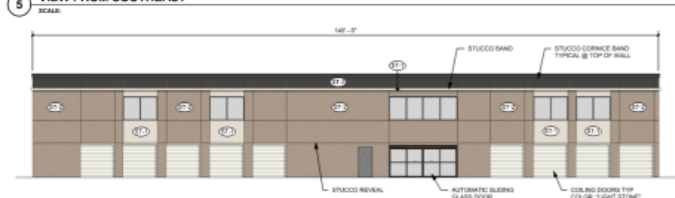


LANDSCAPE PLAN





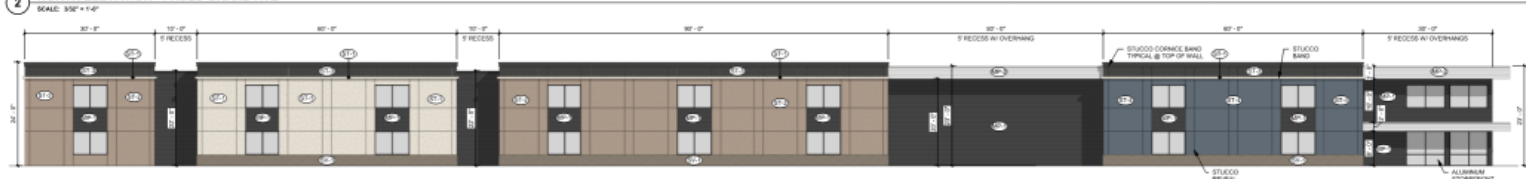
5 VIEW FROM SOUTHEAST



3 WEST ELEVATION - FACES ADJACENT PROPERTY



2 NORTH ELEVATION - FACES GRAND AVE



1 SOUTH ELEVATION - FACES STREET

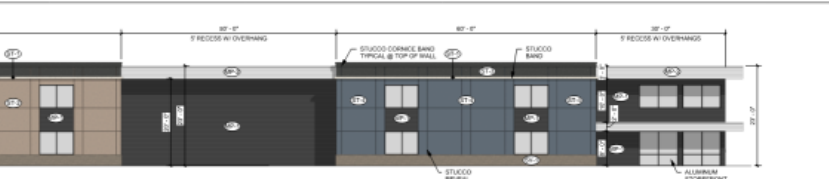
SCALE: 3/8" = 1'-0"



4 EAST ELEVATION - FACES ADJACENT PROPERTY



3 WEST ELEVATION - FACES ADJACENT PROPERTY



2 NORTH ELEVATION - FACES GRAND AVE

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

EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR WALL MOUNTED LIGHTS TO BE PULL OUT OFF TYP. ALL CORNICE BANDS TO BE PAINTED AS REQUIRED FROM ABOVE WITH A FINISH MATCHING THE METAL PANEL COLOR AND STYLE OF THE BUILDING. CORNICE BANDS ARE ON THE GROUND. NO ROOF TOP EQUIPMENT SHALL BE INSTALLED ON THE BUILDING.

EXTERIOR FINISH SCHEDULE

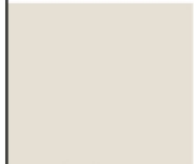
ST-1	STUCCO COLOR A	SW 7642 SMOKE WHITE
ST-2	STUCCO COLOR B	SW 7034 THRESHOLD TAUPPE
ST-3	STUCCO COLOR C	SW 7034 THRESHOLD TAUPPE
ST-4	STUCCO COLOR D	SW 7620 GRANITE PEARL
SV-1	STONE VENEER	MARBLE BATH TONES
MP-1	METAL PANEL COLOR A	CHARCOAL GRAY
MP-2	METAL PANEL COLOR B	WHITE
DP-1	DOOR FINISH	PAINTED TO MATCH WALL
AL-1	ALUMINUM STOREFRONT	DARK BRONZE

MATERIALS BOARD

STUCCO



STUCCO FINISH



SW 7042 SHOJI WHITE



SW 6250 GRANITE PEAK



SW 7036 THRESHOLD TAUPE



SW 7069 IRON ORE

STONE VENEER



STONE VENEER - MIXED EARTH TONES

SPLIT FACE CMU



LIGHT BROWN



BROWN

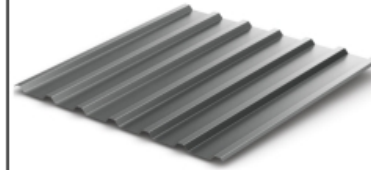
METAL PANEL SIDING



CHARCOAL GRAY



WHITE



METAL PANEL STYLE



MATERIAL BOARD

SURPRISE SELF STORAGE |

LDO Section 106-10.40

- ✓ Consistency with the General Plan
- ✓ Self-Storage type allowed
- ✓ No retail sales from individual units
- ✓ Size greater than 1 acre
- ✓ Adjacent to arterial or collector road
- ✓ 8' perimeter wall with architectural enhancements
- ✓ Outdoor storage limitations
- ✓ Site design criteria
- ✓ Building heights
- ✓ Landscaping
- ✓ No hazardous or flammable materials
- ✓ No auctions or commercial sales from individual units

RECOMMENDATIONS:

Approve subject to stipulations 'a' through 'e'



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: October 21, 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 pertaining to approval of the Preliminary Plat entitled "Preliminary Plat Unit I - Phase 3 - Toll at Prasada". Case FS21-252

Motion:

I move to recommend approval of the Preliminary Plat entitled "Preliminary Plat Unit I - 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 I of the Toll at Prasada project. The proposed Preliminary Plat contemplates 90 standard lots consisting of four (4) lot products. Unit I 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 - FS21-252 Toll at Prasada Unit I Preliminary Plat - Staff Report - 102121 PZ

2. 01 - FS21-252 Toll at Prasada Unit I - Vicinity Map
 3. 02 - FS21-252 Toll at Prasada Unit I - Preliminary Plat
 4. 03 - FS21-252 Toll at Prasada Unit I - Landscape Plans
 5. FS21-252 Toll at Prasada Unit I Preliminary Plat - 102121 PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

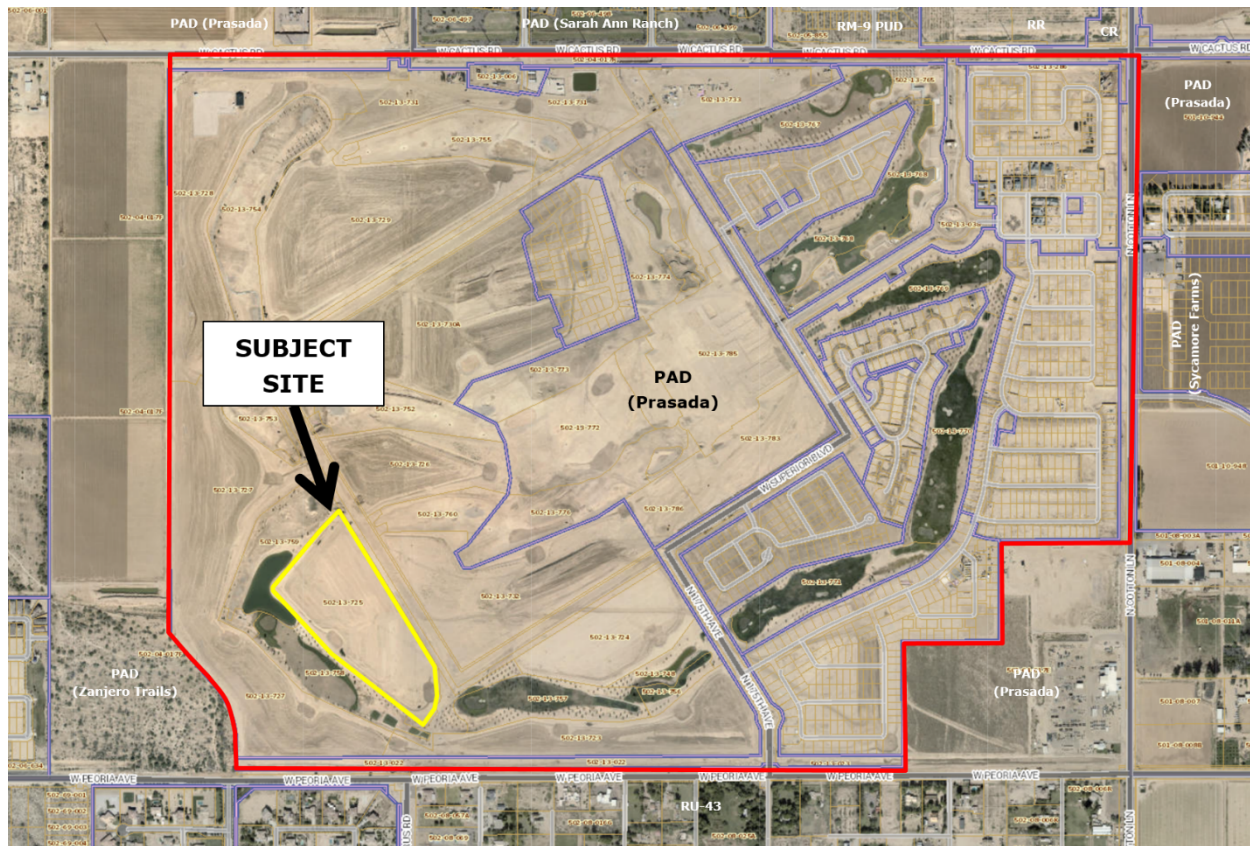
1 **Case:** FS21-252
2
3 **Project Name:** Toll at Prasada Unit I Preliminary Plat
4
5 **Council District:** 3 - Mesquite
6
7 **Meeting Date:** **October 21, 2021**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Toll Prasada, LLC
13
14 **Applicant:** Aaron Insco of Toll Bros, Inc.
15
16 **Request:** Preliminary Plat for Toll at Prasada Unit I 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:** 90
22
23 **Area:** 20.07 acres
24
25 **Density:** 4.49 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
33
34
35
36
37
38
39
40
41
42

43 **PROJECT DESCRIPTION:**
44

45 The subject request involves a Preliminary Plat for a Unit I of the Toll at Prasada project. The proposed
46 Preliminary Plat contemplates 90 standard lots consisting of four (4) lot products. Unit I was also
47 included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted
48 in said Final Plat as a single development parcel.
49

50 **EXISTING ZONING:**
51

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



53 **BACKGROUND:**
54

55 **June 22, 2006:** The City Council approved the original Prasada PAD under case PAD05-465.
56

57 **December 21, 2016:** Staff approved a Minor Amendment to the Lake Village portion of the Prasada
58 PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development
59 standards.
60

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

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

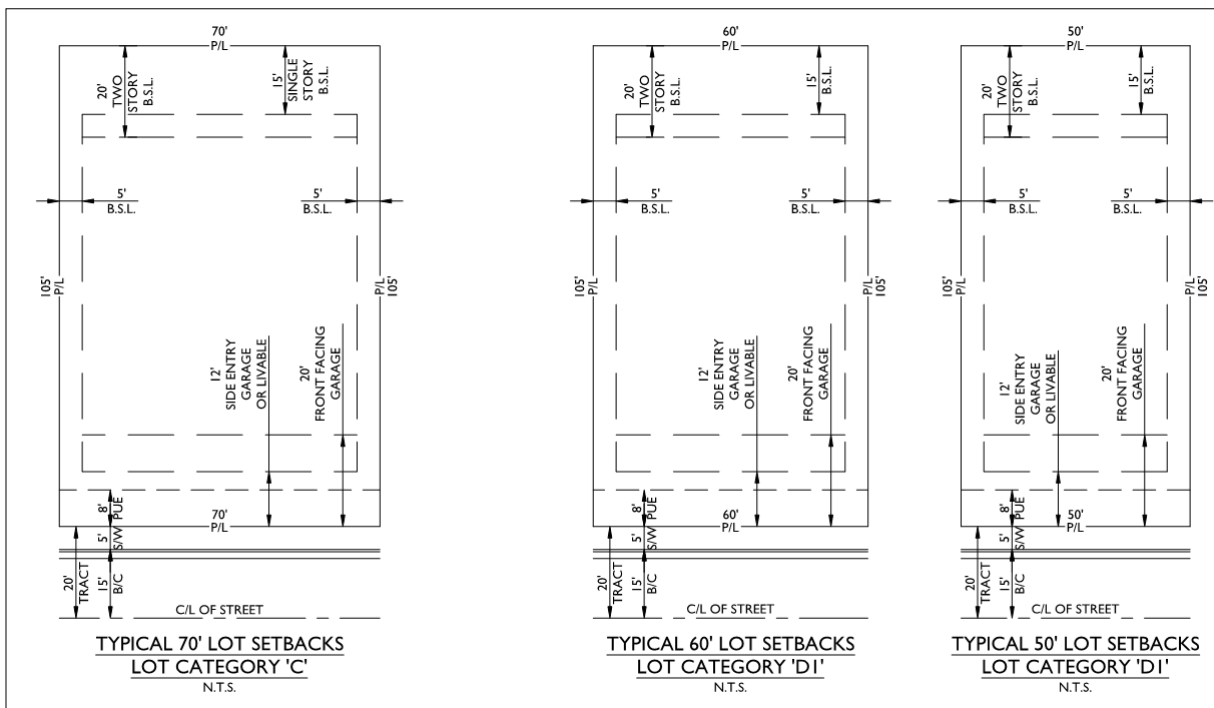
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

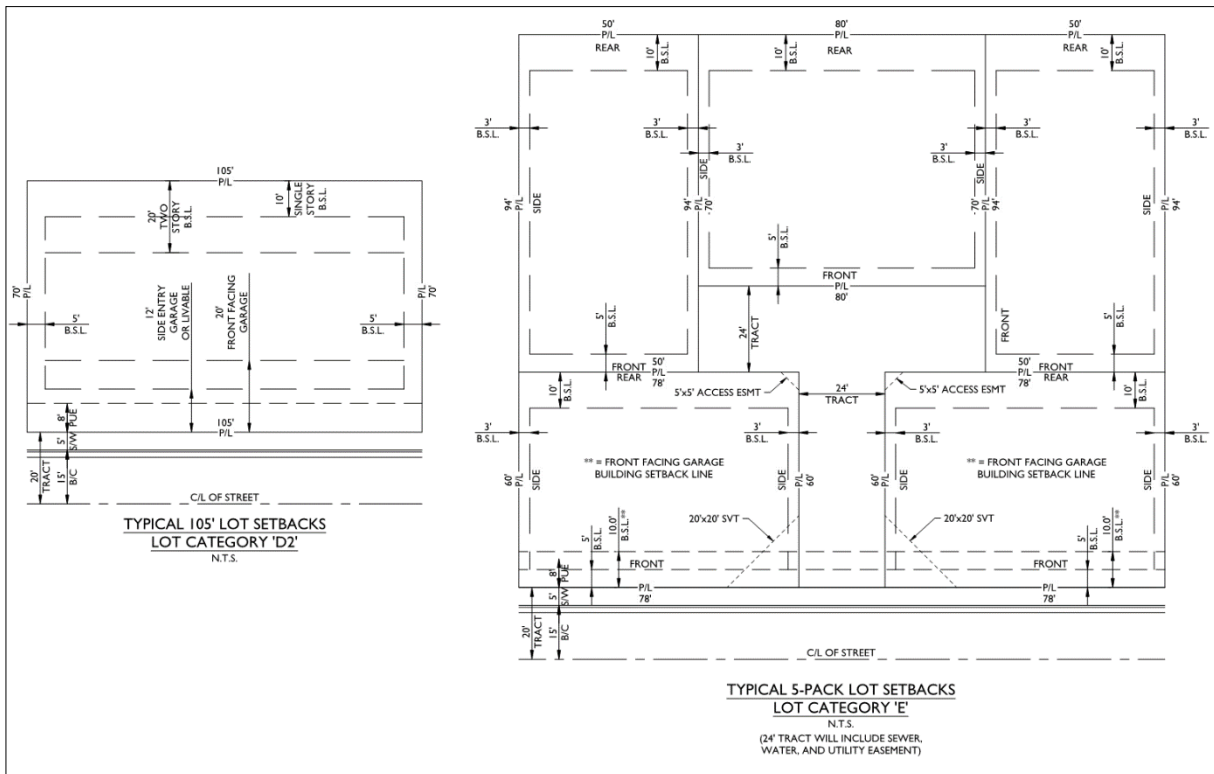
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

March 30, 2021: The applicant filed case FS21-252, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision anticipates four (4) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, Lot Category D2, and a 5-Pack lot configuration under Lot Category E. 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 N. Grand Haven Boulevard, which runs along the northerly boundary of the site. West Point Loma Drive will act as the primary ingress/egress for the site and a secondary emergency access point will extend from the cul-de-sac of N. Brownsville Lane.

The subject site will also have 1.41 acres of passive and active 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

102 **CONFORMANCE WITH ADOPTED PLANS:**

103
104 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
105 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
106 or more, provided appropriate transitions are made between the various Neighborhood types
107 included within the character area. At 4.49 DU/Ac, the project most closely aligns with the Suburban
108 Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the
109 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral
110 to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance
111 offered by the GDC.

112
113 **REVIEWING AGENCIES:**

114
115 The subject request was routed to the standard reviewing agencies, who offered the following
116 comments:

117
118 **Maricopa Water District (MWD):** In an email dated April 1, 2021, MWD stated the project is located
119 within an area included in the Toll at Prasada Development and Water Delivery Agreement between
120 MWD and the original developer/landowner.

121
122 **Luke Air Force Base (LAFB):** In an email dated April 20, 2021, LAFB stated the request will not
123 negatively impact flight operations, but recommends a strong notification program.

124
125 **Summary:**

126
127 The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other
128 applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the
129 request and expressed no concerns.

130
131
132 **Findings:**

- 133
134 • The proposed Preliminary Plat is consistent with the Surprise General Plan.
135 • The proposed Preliminary Plat is consistent with the Prasada PAD.
136 • The reviewing agencies have indicated no objections.

137
138 **Recommendation:**

139
140 Based on the findings noted above, staff recommends the Commission move to recommend
141 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through
142 'c' as outlined below:

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

147
148 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada –
149 Unit I", prepared by Greey Pickett, and received 07/21/2021.

150
151 c. Non-compliance with the stipulations of approval of this case will be treated as a
152 violation in accordance with the applicable provisions of the Surprise Municipal Code.

153
154 However, should the Commission wish to recommend denial of the request, the Commission should
155 make its own findings and base its decision on those alternative findings.

156
157 **Attachments:**

158
159 01 Toll at Prasada Unit I Vicinity Map

160 02 Toll at Prasada Unit I Preliminary Plat

161 03 Toll at Prasada Unit I Preliminary Landscape Plans



FS21-252 Vicinity Map

[illegible]

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661 PAGE 18, MARICOPA COUNTY RECORDS.

A REPEAT OF UNIT 1 AS PLATTED BY "TOLL AT PRASADA" PHASE 2
ON-SITE INFRA TO BE RECORDED

WATER	EPICOR 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

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

The map shows the project site as a shaded area. It is bounded by W. Cactus Rd. to the north, Citrus Rd. (Alignment) to the east, and T.3 N., R.2 W. Sec. 22 to the west. The site is also adjacent to T.3 N., R.2 W. Sec. 23 to the east. A north arrow is located in the top right corner, and a scale bar is in the bottom right corner.

DEVELOPER: TOLL BROTHERS 8747 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.
--	--

A.P.N.	502-04-017P
EXISTING GENERAL PLAN: EXISTING ZONING:	NEIGHBORHOOD CHARACTER AREA PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 20.07 ACRES
NET AREA:	+/- 20.07 ACRES
PRIVATE STREET TRACT AREA:	+/- 4.31 ACRES
LOT AREA:	+/- 14.35 ACRES
TRACT/OPEN SPACE:	+/- 1.41 ACRES

TOLL AT PRASADA TOLL & DENSITY TABLE						
Development Pad	Acres	Lot Yield	Nor Density	Case #	Case Type	
A	27.76	141	4307 DU/AC	F518-240	FINAL	
B	47.99	210	4715 DU/AC	F517-700	FINAL	
D	21.99	90	4183 DU/AC	F518-289	FINAL	
F	16.81	49	2794 DU/AC	F519-471	FINAL	
G	18.94	87	4257 DU/AC	F519-472	FINAL	
Unit A, Unit 2000	N/A	N/A	337 DU/AC	F519-588	Not Pre	
C	12.78	47	4715 DU/AC	F520-684	FINAL	
E	12.78	47	4715 DU/AC	F520-684	FINAL	
N	18.613	44	4084 DU/AC	F520-516	FINAL	
COTTAGES	4.98	6	5304 DU/AC	F520-719	FINAL	
Q (PHI)	12.727	134	10524 DU/AC	F520-720	FINAL	
P	11.1594	38	2886 DU/AC	F521-186	FINAL	
G	16.6500	80	4310 DU/AC	F521-480	Preliminary	
H	13.587	61	4495 DU/AC	F521-680	Preliminary	
I	1.204	90	4494AC	P521-251	Preliminary	
J	1.204	90	4494AC	P521-252	Preliminary	
K	11.8420	12	3.18AC	P521-331	Preliminary	
M	34.5500	168	4484AC	P521-341	Preliminary	
Total	361.67	1619	4.8 DU/AC			

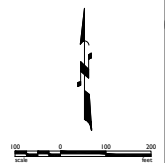
THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THIS DOCUMENT 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 SURREY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FS16-400 & FS17-587.

		13200 Airport Science Blvd Houston, TX 77061 Phone: 281.255.8200 Fax: 281.255.8201 www.epsgrp.com eps@epsgrp.com	
EPS GROUP			
COVER SHEET			
PROJECT: TOLL AT PRASADA PHASE 3 - Unit 1 - PRELIMINARY PLAT			
DATE: 01/20/2016			
DESIGNED BY: JPM			
CHECKED BY: JPM			
DATE: 01/20/2016			
PROJECT NO.: 16-339			
SHEET NO.: CS01			
TITLE: COVER SHEET			

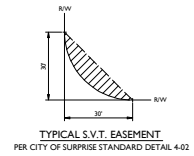
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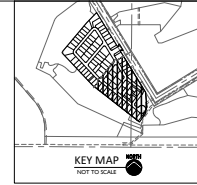
Aug 23, 2021 9:40am S:\Projects\2016\16-339\Chn\Phase 3\Unit 3\PrePlot\Pre Plot\16-339 - pp - Ph 3 - Unit 1 - DT01.dwg



Index



Bruce Aug 23, 2021 9:40am S:\Projects\2016\16-339\Civil_Phase 3\Unit 1\PrePilot\Pre Pilot\16-339 - pp - Pn 3 - Unit 1 - pp02.dwg



TYPICAL 5-PACK #S.V.T. EASEMENT

TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4

TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4

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

LINE TYPE LEGEND

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

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



LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1801	8.876	0.2038	C
1802	7.704	0.1769	C
1803	7.700	0.1768	C
1804	7.166	0.1645	DI
1805	6.600	0.1515	DI
1806	5.500	0.1263	DI
1807	5.500	0.1263	DI
1808	5.500	0.1263	DI
1809	5.500	0.1263	DI
1810	5.500	0.1263	DI
1811	5.500	0.1263	DI
1812	5.500	0.1263	DI
1813	5.500	0.1263	DI
1814	5.500	0.1263	DI
1815	5.649	0.1297	DI
1816	6.094	0.1399	DI
1817	5.501	0.1263	DI
1818	5.500	0.1263	DI
1819	5.500	0.1263	DI
1820	5.500	0.1263	DI
1821	5.500	0.1263	DI
1822	5.500	0.1263	DI
1823	6.600	0.1515	DI
1824	7.700	0.1768	C
1825	10.365	0.2380	C
1826	11.546	0.3110	C
1827	7.371	0.1692	C
1828	6.600	0.1515	DI
1829	5.500	0.1263	DI
1830	5.500	0.1263	DI
1831	5.500	0.1263	DI
1832	5.500	0.1263	DI
1833	5.500	0.1263	DI
1834	11.185	0.3027	DI
1835	8.830	0.3027	DI
1836	7.156	0.1643	DI
1837	5.503	0.1263	DI
1838	5.500	0.1263	DI
1839	5.500	0.1263	DI
1840	6.600	0.1515	DI
1841	7.700	0.1768	C
1842	7.700	0.1768	C
1843	7.700	0.1768	C
1844	7.700	0.1768	C
1845	6.600	0.1515	DI
1846	5.500	0.1263	DI

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1847	5.500	0.1263	DI
1848	5.500	0.1263	DI
1849	11.294	0.2593	O2
1850	7.614	0.1748	O2
1851	5.500	0.1263	DI
1852	4.700	0.1079	E
1853	5.148	0.1182	E
1854	5.680	0.1286	E
1855	5.148	0.1182	E
1856	4.700	0.1079	E
1857	5.500	0.1263	DI
1858	7.614	0.1748	O2
1859	7.614	0.1748	O2
1860	10.013	0.2299	C
1861	9.947	0.2283	O2
1862	9.756	0.2240	O2
1863	7.261	0.1667	DI
1864	7.261	0.1667	DI
1865	7.614	0.1748	O2
1866	8.709	0.1999	O2
1867	7.706	0.1764	DI
1868	7.276	0.1670	DI
1869	8.021	0.1841	DI
1870	11.480	0.2635	O2
1871	12.441	0.2856	O2
1872	6.818	0.1565	DI
1873	6.818	0.1565	DI
1874	6.818	0.1565	DI
1875	5.503	0.1275	DI
1876	8.122	0.1864	O2
1877	6.770	0.1543	DI
1878	8.250	0.1894	O2
1879	6.803	0.1562	DI
1880	6.765	0.1553	DI
1881	6.765	0.1553	DI
1882	6.765	0.1553	DI
1883	9.232	0.2117	O2
1884	9.533	0.2189	O2
1885	5.874	0.1348	DI
1886	5.874	0.1348	DI
1887	5.874	0.1348	DI
1888	5.874	0.1348	DI
1889	5.917	0.1358	DI
1890	8.068	0.1852	O2

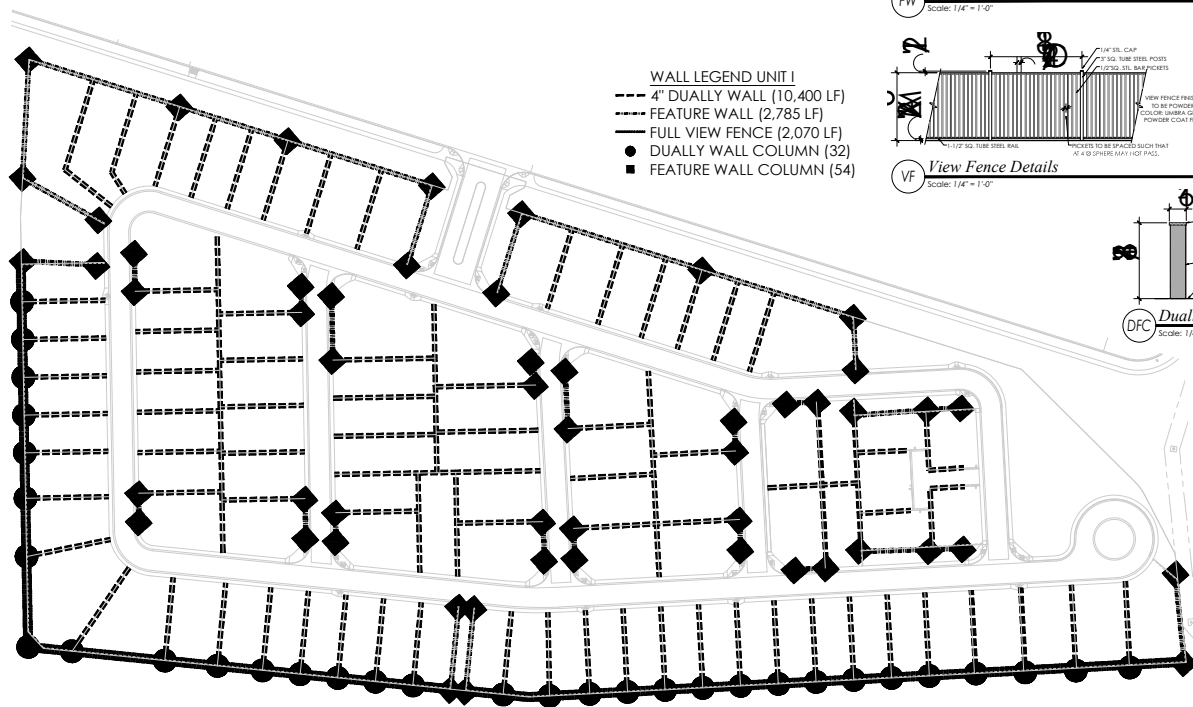
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	29.66	20.00	26.57	091°14'51"
C2	31.42	20.00	28.28	090°00'00"
C3	31.42	20.00	28.28	090°00'00"
C4	31.42	20.00	28.28	090°00'00"
C5	31.42	20.00	28.28	090°00'00"
C6	3.37	100.00	3.37	091°53'26"
C7	32.28	100.00	32.14	018°39'27"
C8	31.42	20.00	28.28	090°00'00"
C9	31.42	20.00	28.28	090°00'00"
C10	38.53	20.00	32.84	110°22'02"
C11	26.47	20.00	24.55	078°42'40"
C12	14.87	140.00	14.87	005°04'40"
C13	31.42	20.00	28.28	090°00'00"
C14	37.87	20.00	32.64	108°22'16"
C15	27.92	20.00	25.71	079°58'41"
C16	25.38	140.00	25.35	010°20'45"
C17	33.06	20.00	29.62	091°42'32"
C18	32.47	400.00	32.47	040°03'23"
C19	29.66	20.00	26.57	091°14'51"
C20	37.87	20.00	32.64	108°22'16"
C21	26.35	20.00	25.96	080°55'59"
C22	22.77	140.00	22.71	009°18'16"
C23	33.77	20.00	29.90	096°45'09"
C24	48.36	500.00	48.34	003°31'48"
C25	15.76	500.00	15.76	041°48'11"
C26	10.92	60.00	10.90	037°37'28"
C27	48.28	60.00	45.14	041°17'35"
C28	29.98	60.00	29.67	028°37'49"
C29	31.42	20.00	28.28	090°00'00"
C30	94.35	60.00	84.85	090°00'00"
C31	28.51	120.00	28.44	013°04'45"
C32	26.51	120.00	26.44	013°04'46"
C33	35.55	100.00	35.36	020°22'03"
C34	63.87	40.00	56.57	090°00'00"
C35	42.66	120.00	42.43	020°22'03"
C36	14.15	120.00	14.14	005°45'11"
C37	42.66	120.00	42.43	020°22'03"
C38	73.29	400.00	73.22	008°44'53"
C39	12.37	500.00	12.37	001°34'40"
C40	76.35	500.00	76.27	008°44'53"
C41	38.48	120.00	38.31	018°22'16"
C42	58.12	40.00	53.14	081°14'51"
C43	87.18	60.00	79.71	081°14'51"
C44	20.40	65.50	20.31	017°50'32"
C45	11.87	58.00	11.86	019°50'32"
C46	49.66	50.00	46.34	049°11'08"
C47	30.90	20.00	27.92	088°11'51"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C48	31.42	20.00	28.28	090°00'00"
C49	210.92	58.00	112.47	238°20'10"
C50	25.18	60.00	25.00	034°02'58"
C51	25.18	60.00	25.00	034°02'58"
C52	41.39	60.00	40.57	079°31'15"
C53	18.41	60.00	18.60	019°05'19"
C54	113.49	60.00	97.31	108°22'16"

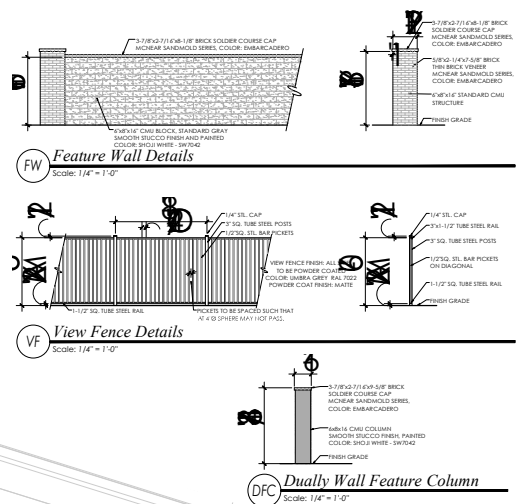
TRACT USE TABLE (PS = PRIVATE STREET TRACT)		
TRACT	USE	AREA (SF) AREA (AC)
TRACT I - A	LANDSCAPE, OPENSPACE	9121 0.209
TRACT I - B	LANDSCAPE, OPENSPACE	3586 0.082
TRACT I - C	LANDSCAPE, OPENSPACE	3586 0.082
TRACT I - D	LANDSCAPE, OPENSPACE, EMERGENCY ACCESS, UTILITY EASEMENT	32902 0.755
TRACT I - E	LANDSCAPE, OPENSPACE	3114 0.071
TRACT I - F	SHARED DRIVEWAY	3584 0.080
TRACT I - G	LANDSCAPE, OPENSPACE	3114 0.071
TRACT I - H	LANDSCAPE, OPENSPACE, DRAINAGE	2200 0.051
TRACT I - PS1	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	184659 4.239

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.79	N08°23'56"E
L2	10.00	N02°34'54"W
L3	22.00	S02°34'54"E
L4	18.19	N08°23'56"E
L5	21.66	N03°23'56"E
L6	8.00	N08°23'56"E
L7	8.00	N08°23'56"E
L8	21.66	S02°34'54"E
L9	18.19	N08°23'56"E
L10	22.00	S02°34'54"E
L11	10.00	S02°34'54"E
L12	13.16	N08°23'56"E
L13	1.88	S02°34'54"E
L14	15.37	N02°39'49"E
L15	36.12	S02°34'54"E
L16	38.00	S08°03'04"W

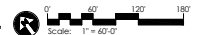
Parcel Table		
UNIT NAME	AREA (SF)	AREA (AC)
UNIT 1	87417.86	20.07

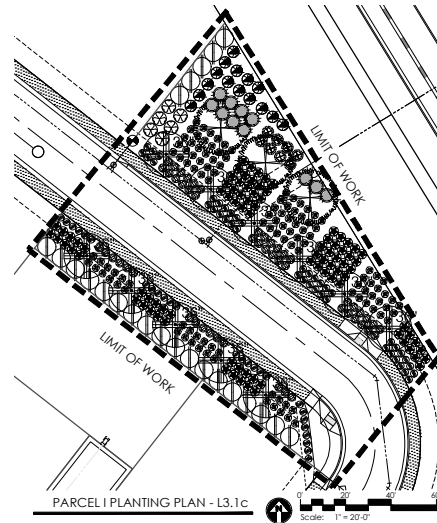
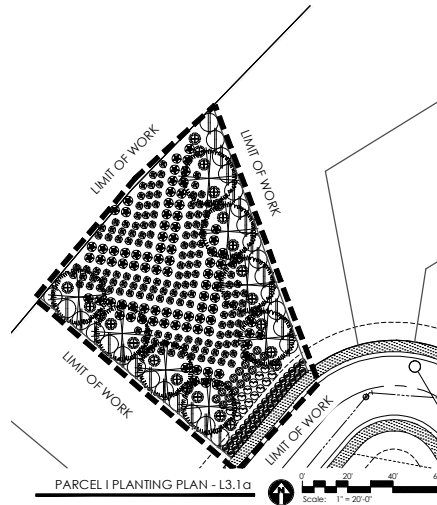
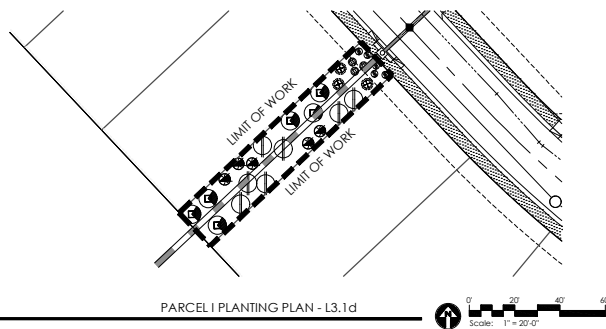
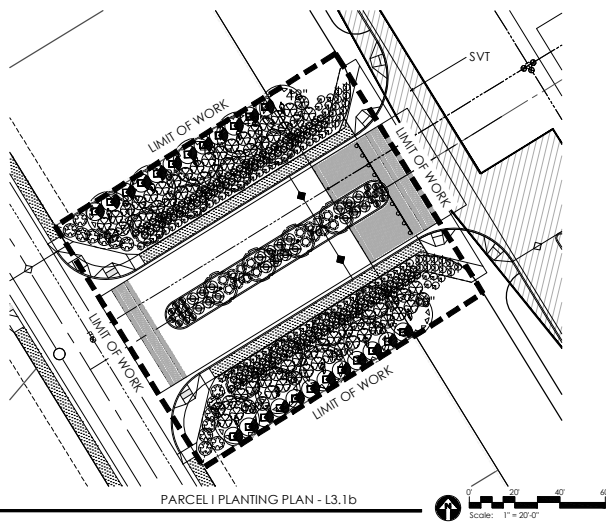


- WALL LEGEND UNIT 1
- 4" DUALY WALL (10,400 LF)
--- FEATURE WALL (2,785 LF)
— FULL VIEW FENCE (2,070 LF)
● DUALY WALL COLUMN (32)
■ FEATURE WALL COLUMN (54)



UNIT I WALL PLAN





PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	
Trees				
	<i>Pinus velutina</i> 'Blue-Groove' True-Blue Ash	36" Box	11	Standard
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	48" Box	3	Multi
	<i>Pinus x Red Park</i> Red-Park Pinetree	36" Box	5	Standard
	<i>Schinus molle/bicoloris</i> Brazilian Pepperc Tree	48" Box	10	Standard
	<i>Ficus asper-cuneata</i> Crazie Tree	36" Box	12	Standard

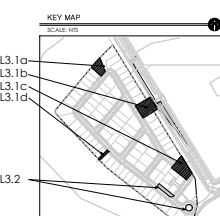
	<i>Callinectes sapidus</i>	5 yr.	20
	Rainy Ditch		
	Shoemaker's Creek		
	Barboursville		20
	<i>Daphnia rosea</i>	5 yr.	57
	Big Back		
	<i>Eosinophila maculata</i> "Valentine"		78
	Valentine		20
	<i>Eosinophila hyalina</i> "Joe Wolf"		14
	Joe Wolf		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.
	Amelia		20
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	Mason's Horsetail		20
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	<i>Amphipoda</i> sp.		130
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	Mason's Horsetail		20
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	Amelia		20
	<i>Amphipoda</i> sp.		130
	Mason's Horsetail		20
	<i>Amphipoda</i> sp.		5 yr.

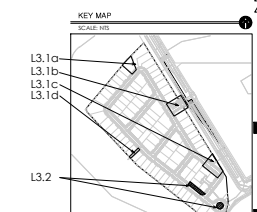
Groundcovers			
	<i>Chrysanthemum maritimum</i> Doronicum	1 gal.	22
	<i>Erigeron philadelphicus</i> Herringbone Gold	5 gal.	14
	<i>Lantana camara</i> Dallas Red [®] Dallas Red Lantana	5 gal.	300
	<i>Lantana New Gold</i> [®] New Gold Lantana	1 gal.	145
	<i>Ruscus officinalis</i> Prostratus [®] Dwarf Rosemary	1 gal.	120

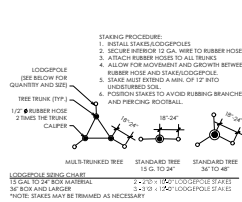
ACCENTS			
	<i>Hesperaloe funnelia</i> Giant Hesperaloe	5 gal.	20
	<i>Hesperaloe parryi</i> (orange-yellow) Yellow Hesperaloe	5 gal.	21
	<i>Muhlenbergia caput-medusae</i> 'Regal Mag' Regal Mist TM	5 gal.	175

INERTS	
Sym.	Description
	DECOMPOSED GRANITE.

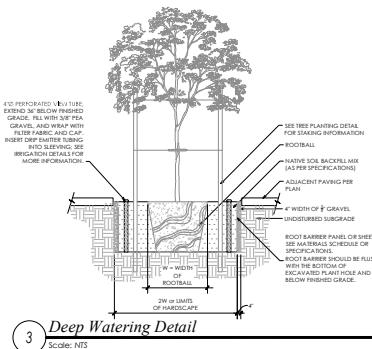
NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02



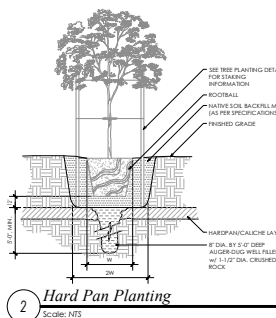




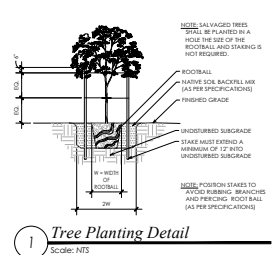
4 Tree Staking Diagram
Scale: NTS



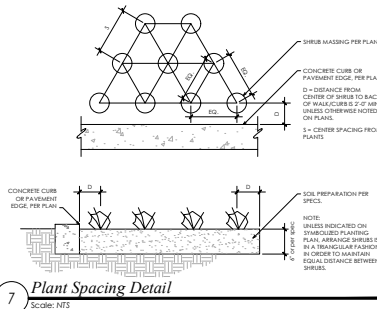
3 Deep Watering Detail
Scale: NTS



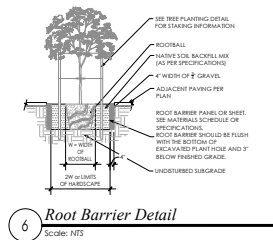
2 Hard Pan Planting
Scale: NTS



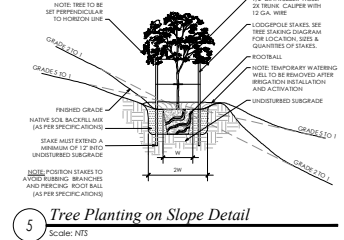
1 Tree Planting Detail
Scale: NTS



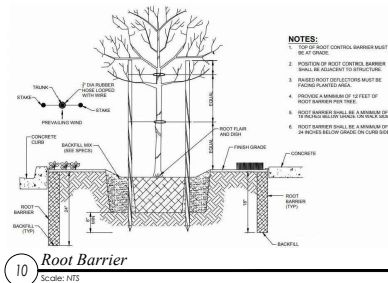
7 Plant Spacing Detail
Scale: NTS



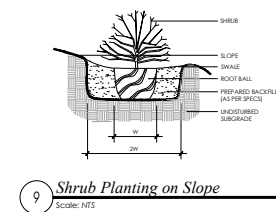
6 Root Barrier Detail
Scale: NTS



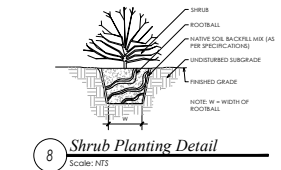
5 Tree Planting on Slope Detail
Scale: NTS



10 Root Barrier
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS

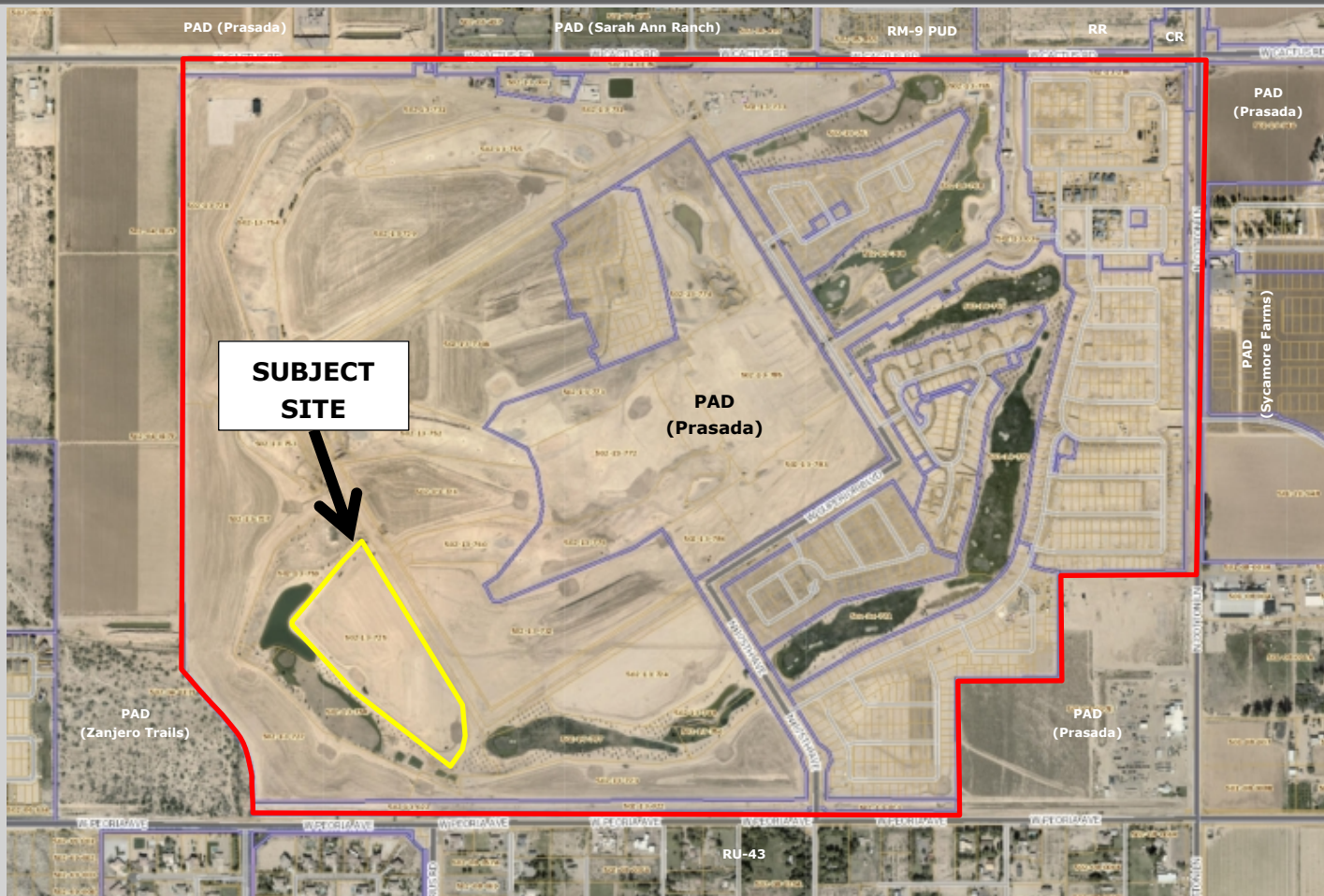


Planning and Zoning Commission
October 21, 2021

Toll at Prasada
Unit I Preliminary Plat
FS21-252



FS21-252 Vicinity Map



FS21-252 Case Map

Sterling Grove Master Plan



Sterling Grove Master Plan

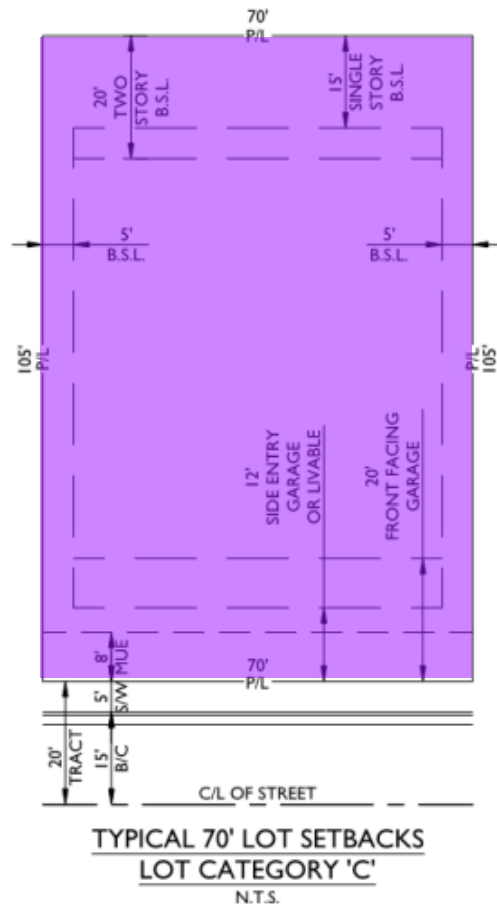
Unit I
Unit Total - 90
Parcel Size - 20.38 Acres
Right of Way Width - 40'
Roadway Width - 30' boc to boc



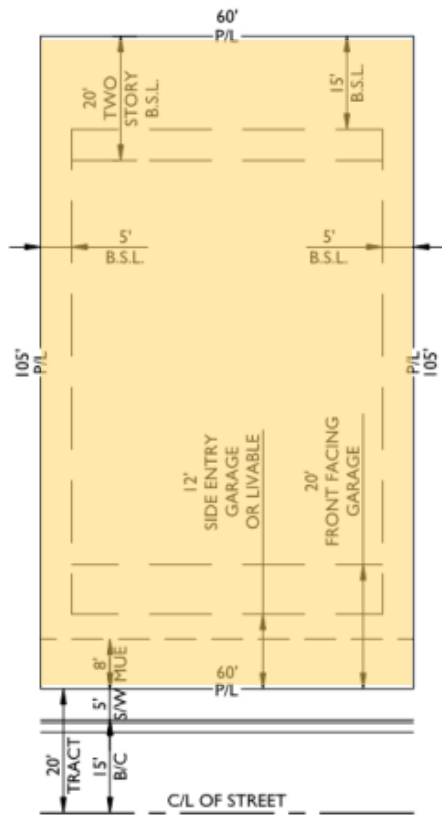
Toll Brothers
America's Luxury Home Builder™

sterling
GROVE
PARCEL I LOTTING

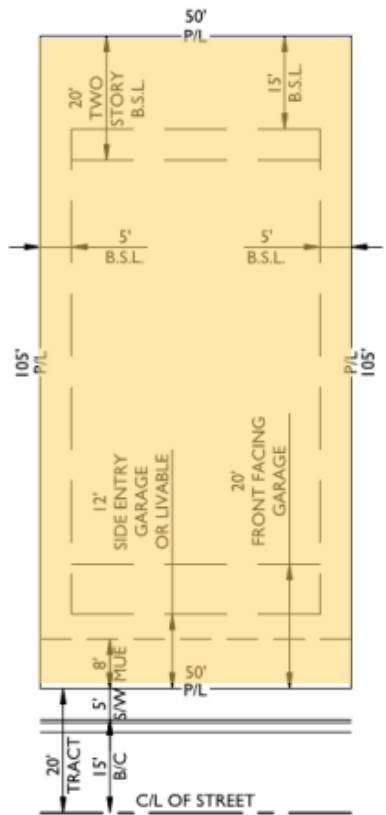




FS21-252 Unit I Preliminary Plat



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



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

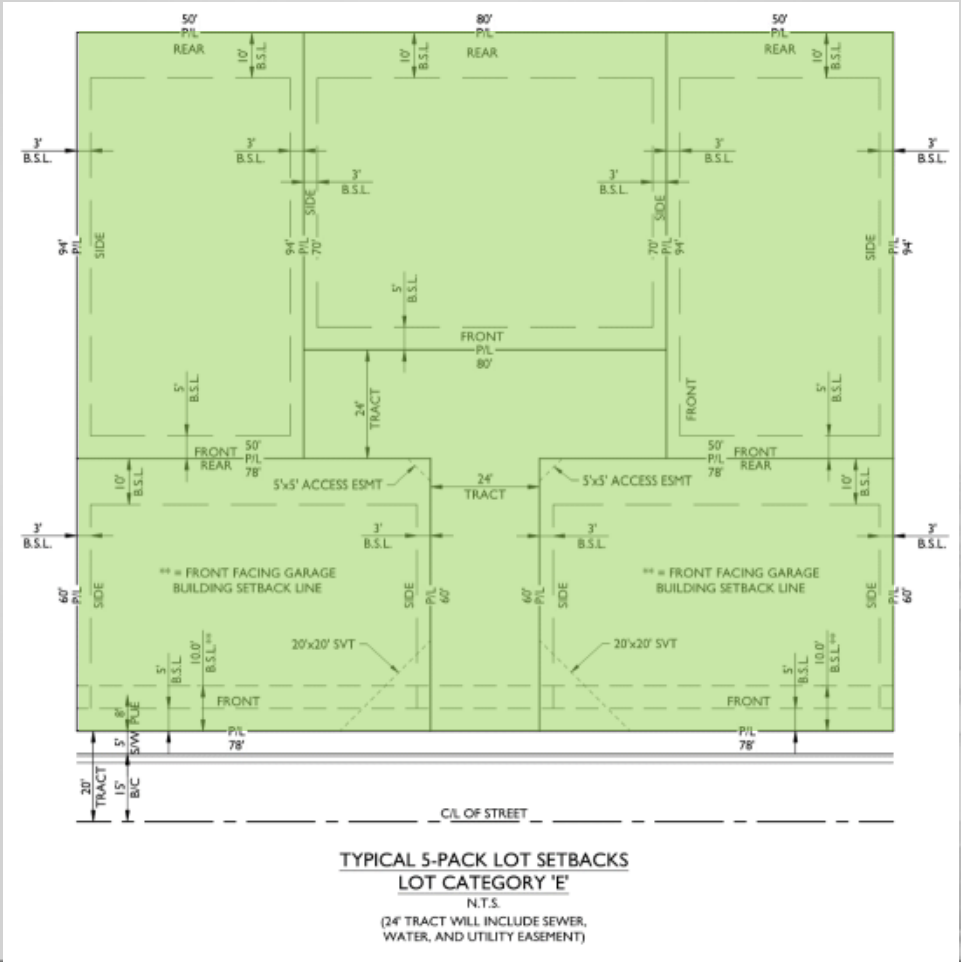
FS21-252 Unit I

Preliminary Plat



FS21-252 Unit I

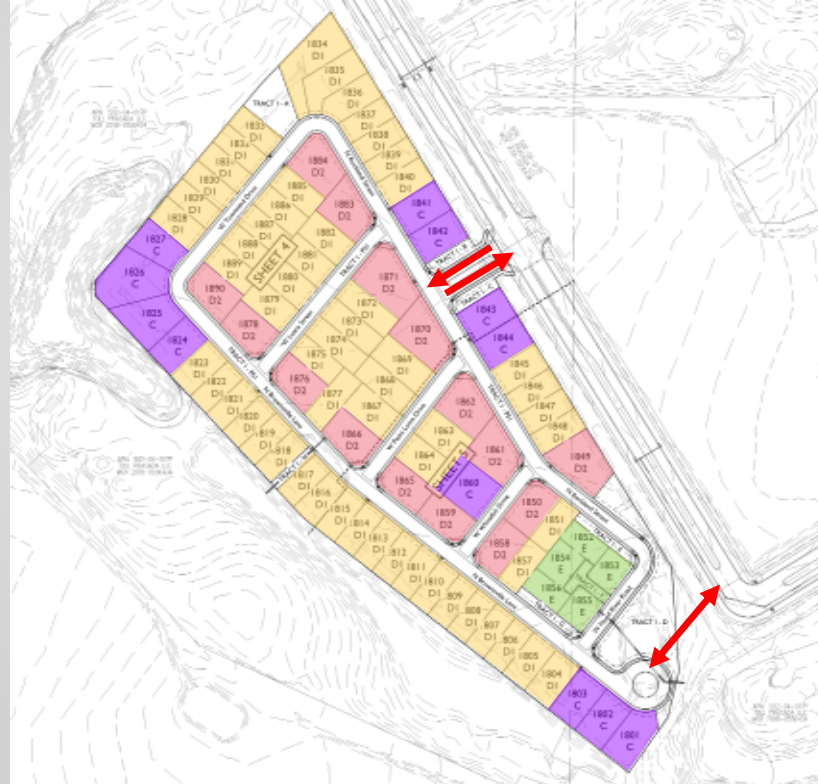
Preliminary Plat



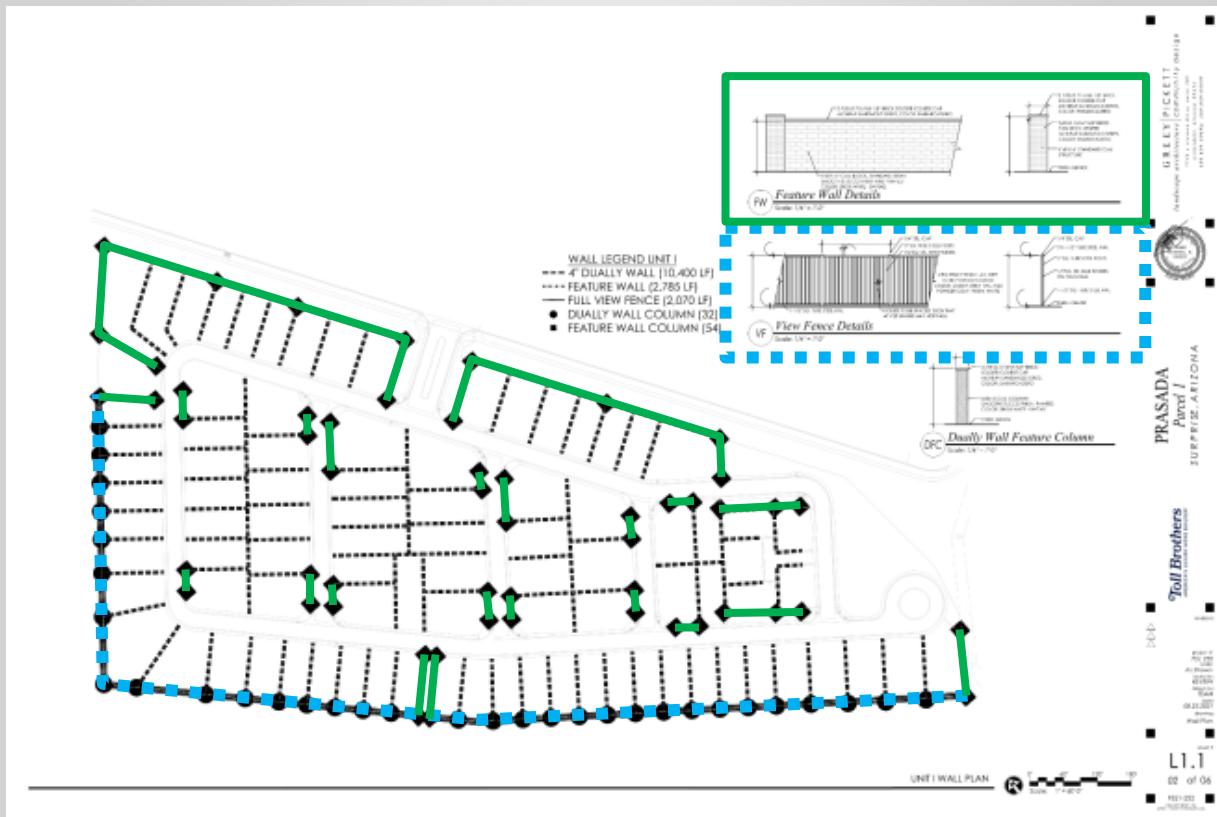
TYPICAL 5-PACK LOT SETBACKS
LOT CATEGORY 'E'

N.T.S.
(24' TRACT WILL INCLUDE SEWER,
WATER, AND UTILITY EASEMENT)

FS21-252 Unit I Preliminary Plat



FS21-252 Unit I 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 21, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Site Plan for Alta Surprise. Case FS21-362

Motion:

I move to approve the Site Plan for Alta Surprise subject to stipulations “a” through “g” as outlined in the staff report.

Background:

Surprise Center Development Company requests approval of a Site Plan for a 312 unit multi-family development. The development includes 13 separate three-story residential buildings that include 180 one-bedroom units, 120 two-bedroom units, and 12 three-bedroom units. Included on site is a 5,059 square foot clubhouse in addition to a pool and other outdoor amenities. The subject site is approximately 11.7 acres and is located north of the northwest corner of the intersection of Litchfield Road and Statler Boulevard in the Surprise Center Planned Area Development.

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 - FS21-362 Alta Surprise Site Plan - Staff Report - 102121 PZ

2. 01 - FS21-362 Alta Surprise Site Plan - Vicinity Map
 3. 02 - FS21-362 Alta Surprise Site Plan - Zoning Map
 4. 03 - FS21-362 Alta Surprise Site Plan - Site Plan
 5. 04 - FS21-362 Alta Surprise Site Plan - Landscape Plan
 6. 05 - FS21-362 Alta Surprise Site Plan - Elevations
 7. 06 - FS21-362 Alta Surprise Site Plan - Luke AFB Letter
 8. FS21-362 Alta Surprise Site Plan 102121 PZ
-

SITE PLAN

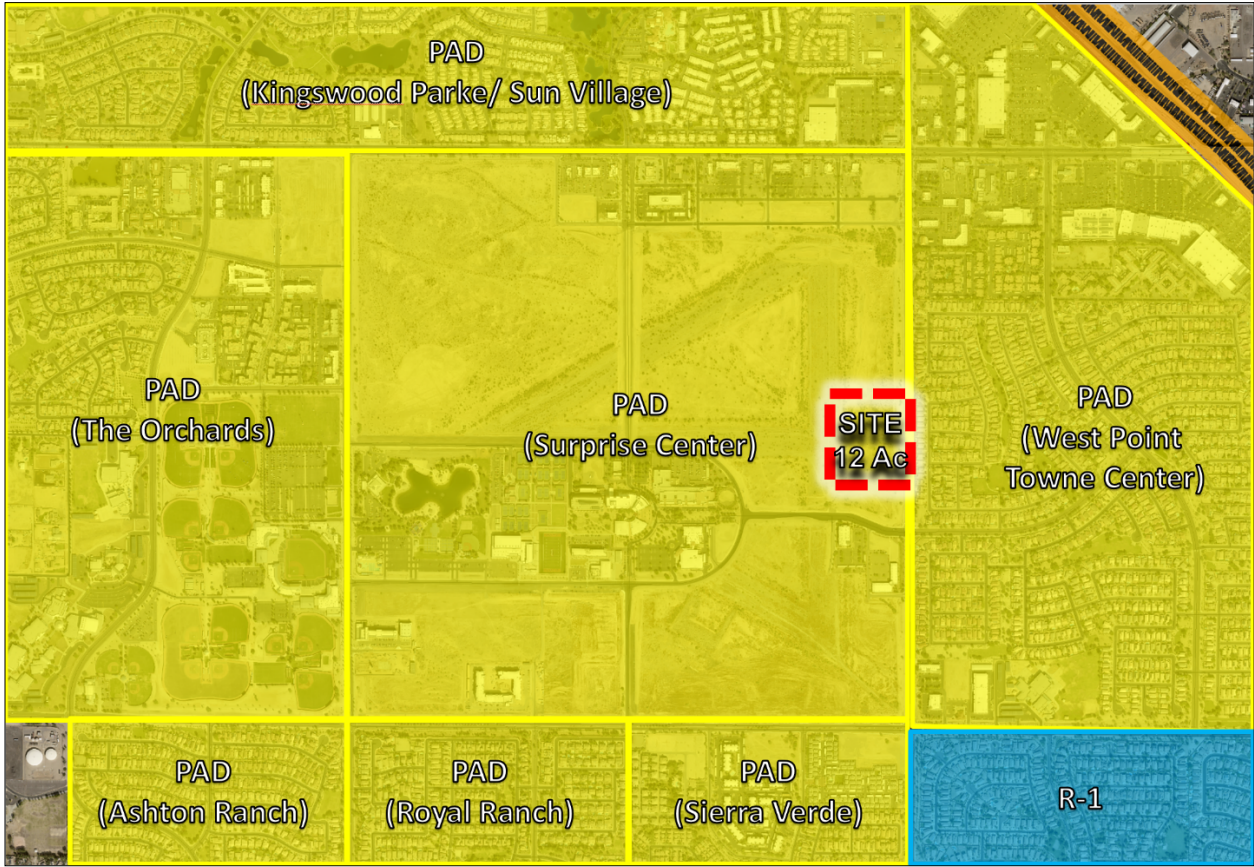
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS21-362**
2
3 **Project Name:** Alta Surprise
4
5 **Council District:** 5 – Palm
6
7 **Meeting Date:** **October 21, 2021**
8
9 **Planner:** Trever Fleetham, AICP
10
11
12 **Owner:** Surprise Center Development Company
13
14 **Applicant:** Brian Greathouse with Burch & Cracchiolo, P.A. on behalf of Surprise
15 Center Development Company
16
17 **Request:** Site Plan for a 312 unit multifamily development.
18
19 **Site Location:** Generally north of Greenway Road and west of Litchfield Road in a
20 portion of Section 4, Township 3 North, Range 1 West of the Gila and
21 Salt River Base and Meridian, Maricopa County, Arizona.
22
23 **Site Size:** 11.7 acres (approx.)
24
25 **Density:** 26.67 Du/acre
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:** Staff recommends the Commission **approve** the subject site plan, case
32 FS21-362, subject to stipulations 'a' through 'g'.

33 **Project Description:**

Surprise Center Development Company requests approval of a Site Plan for a 312 unit multifamily development. The development includes 13 separate three-story residential buildings that include 180 one-bedroom units, 120 two-bedroom units, and 12 three-bedroom units. Included on site is a 5,059 square foot clubhouse in addition to a pool and other outdoor amenities. The subject site is approximately 11.7 acres and is located north of the northwest corner of the intersection of Litchfield Road and Statler Boulevard in the Surprise Center Planned Area Development.

Surrounding Land Zoning:



PAD – Mixed Use	PAD – Mixed Use	PAD – Single Family Residential
PAD – Mixed Use	PAD – Mixed Use	PAD – Single Family Residential
PAD – Mixed Use	PAD – Mixed Use	PAD – Single Family Residential

Background:

June 12, 1980: The subject property was annexed into the City of Surprise by the Mayor and City Council under Ordinance 80-03.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center, under case PAD00-105.

May 6, 2021: The applicant submitted for a Site Plan for Alta Surprise under Case FS21-362, the subject case.

August 6, 2021: The applicant submitted for a Final Plat for Alta Surprise under Case FS21-607.

Analysis and Discussion:

The subject request involves a multifamily residential project on an 11.7 acre property located north of the northwest corner of Litchfield Road and Statler Boulevard within the Surprise Center PAD. The proposal includes a request for Site Plan approval to facilitate development of a 312 unit multifamily project and its accessory uses.

The proposed project will provide primary access from Litchfield Road to the east, which will be $\frac{3}{4}$ access. Secondary access to the development will be on the west side of the subject site via the newly constructed half-street of 140th Avenue, which is included in this project.

A total of 13 three-story residential buildings and one single-story amenity building are proposed to be constructed through 13 phases of development. The architectural regulations of Surprise Center propose to embrace the “Mediterranean” style without mandating a single “typology” or form. In order to fit within this style, the applicant has included materials such as stucco, concrete roof tiles, stone and stone veneer, as well as hip and gable roof elements.

Because the Surprise Center PAD does not include a specific parking requirement, the applicant elected to conduct a parking study in order to quantify the minimum number of parking needed for this development. The applicant utilized the ITE Trip Generation Manual, which determined that 1.47 spaces per dwelling unit would satisfy the parking demand for this multifamily development. At 312 total units, this is a total of 459 spaces required. The proposal include 435 on-site parking spaces, and 32 on-street parking spaces, for a total of 467 parking spaces.

The proposed development includes over five (5) acres of landscaped open space, which equates to approximately 44% of the site. On-site open space areas include landscape buffering, pedestrian pathways and amenities, dog facilities, and park areas. The primary amenity area is centrally located to minimize travel distances for residents. This area includes a community swimming pool, outdoor games, turf, seating, and cooking facilities.

The landscape plant palette utilizes a low water use plant list while creating a lush environment. Landscaping along Litchfield Road provides a buffer between the roadway and the development, and pedestrian oriented landscaping along 140th Avenue helps create a multimodal streetscape.

Conformance with Adopted Plans:

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

Reviewing Agencies:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Site Plan was also routed to the standard external reviewing agencies, which provided the following comments:

Luke Air Force Base: In a memo dated June 4, 2021, Luke Air Force Base stated that the Surprise Center PAD is grandfathered into a maximum density prior to the adoption of their Graduated Density Concept (GDC). Luke AFB also encouraged a strong notification program on the part of the applicant.

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan, the Surprise Center 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 Surprise Center PAD.
- 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 **FS21-362**, subject to stipulations 'a' through 'g' as outlined below:

- a. Development and use of the site shall be consistent with the Site Plan entitled "Alta Surprise - Site Plan", prepared by Design Balance, Inc., and stamped received 08/20/2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Preliminary Landscape Plans for Alta Surprise", prepared by ABLA, and stamped received 09/07/2021.

c. Building Architecture shall be consistent with the Elevations entitled "Alta Surprise - Elevations", prepared by Design Balance, Inc., and stamped received 08/20/2021.

d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.

e. The subject Site Plan will not become effective until the effective date of the related Final Plat request being processed under case FS21-607.

f. Building permits will not be issued until such time as the Surprise Center deed restrictions have been removed from the subject parcel pursuant to the Intergovernmental Agreement By and Between the City of Phoenix and the City of Surprise effective December 19, 2013 and recorded as Maricopa County Recorder Doc. No. 2013082868.

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

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

Attachments:

01 Vicinity Map

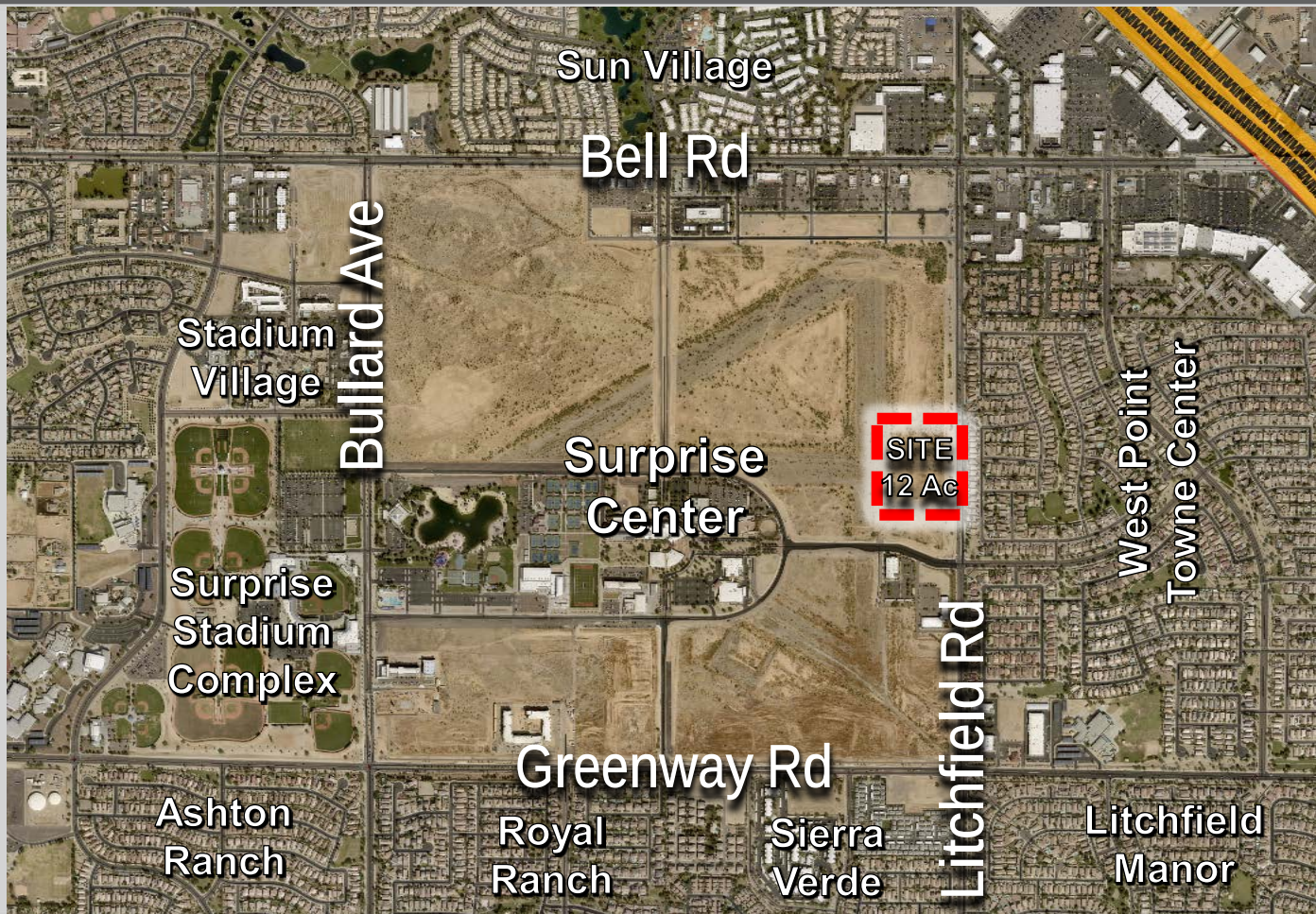
02 Zoning Map

03 Site Plan

04 Landscape Plan

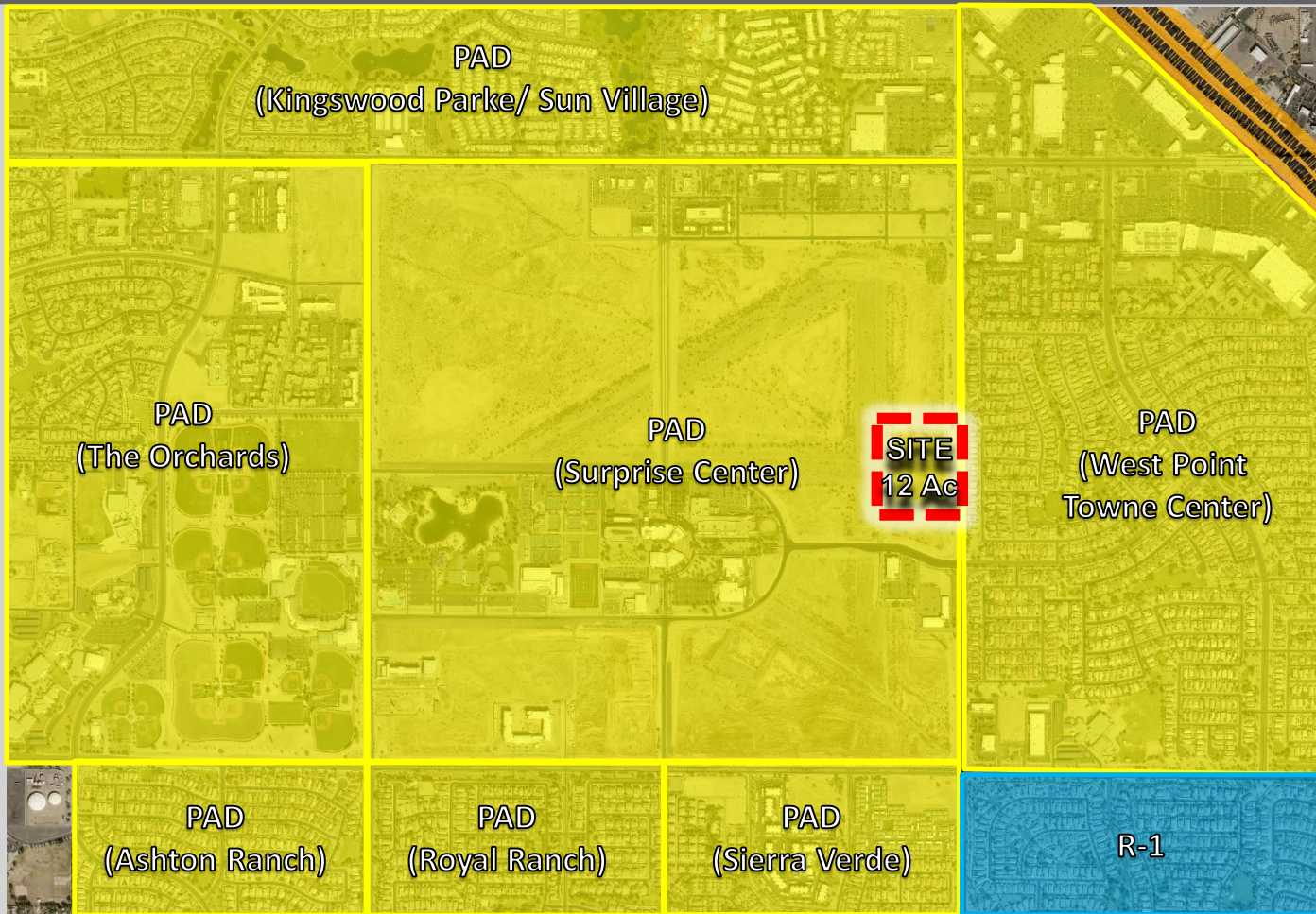
05 Elevations

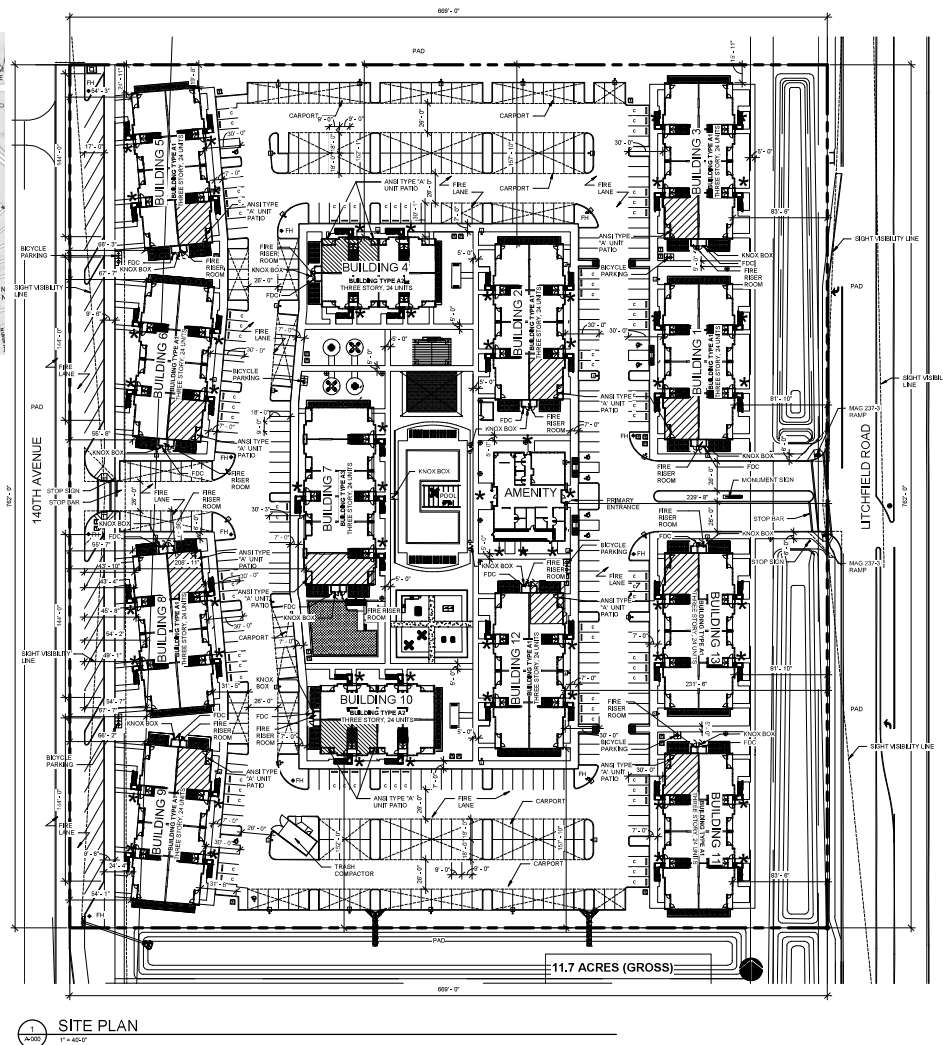
06 Luke AFB Letter



FS21-362 VICINITY MAP

FS21-362 ZONING



 $1^\circ = 40.0'$

<u>IMPERMEABLE SURFACE COVERAGE</u>		
DRIVEWAYS	178,580 SF	35%
SIDEWALKS	48,540 SF	9.52%
BUILDINGS	107,676 SF	21.12%
TOTAL SITE	506,652 SF	100%

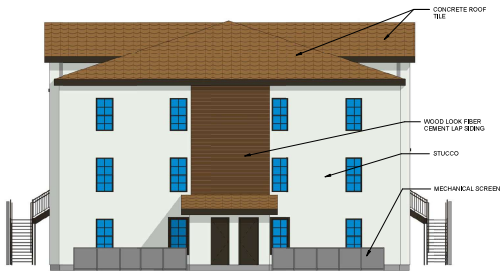
AMENITY	
BUILDING HEIGHT	MAX. 25'-3 1/2"
CONSTRUCTION TYPE	TYPE V-B
ROOF TYPE	CLAY TILE ROOF
BLDG OCCUPANCY	A-2, A-3, B
TOTAL SQ FT	5,059

SITE PLAN GENERAL NOTES:

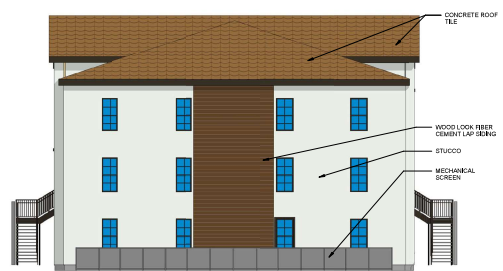
1. FIRE COMMAND CENTER FOR EACH BUILDING LOCATED AT REAR ROOM AS SHOWN
2. REF. CML PLANS FOR DIMENSIONAL CONTROL OF SITE PLAN ELEMENTS RELATIVE TO PROPERTY LINE BOUNDARY.
3. REF. CML PLANS FOR ALL FIRE LANE, DRIVE LANE, AND PARKING DIMENSIONAL CONTROL (IN, RADIUS)

PARKING COUNTS	
TOTAL ONSITE PARKING	435 SPACES
TOTAL COVERED PARKING	230 SPACES
TOTAL UNCOVERED PARKING	126 SPACES
TOTAL COMPACT SPACES	70 SPACES
TOTAL ADA	9 SPACES
TOTAL OFFSITE PARKING	32 SPACES
TOTAL BICYCLE PARKING	23 SPACES

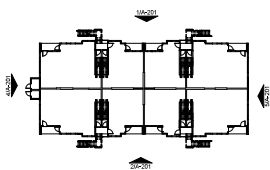
A-000



4 BUILDING A1 SIDE ELEVATION
1/8" = 1'-0"



5 BUILDING A1 SIDE ELEVATION
1/8" = 1'-0"



3 KEY PLAN - BLDG A1
1" = 100'-0"



2 BUILDING A1 REAR ELEVATION
1/8" = 1'-0"



1 BUILDING A1 FRONT ELEVATION
1/8" = 1'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.688.2308

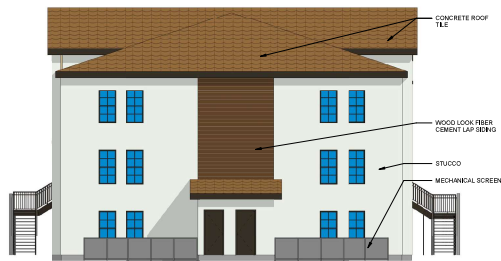


WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, AZ 85258

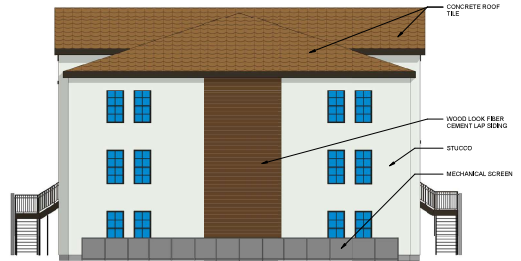
ALTA SURPRISE
SURPRISE, ARIZONA
NANCY LUTHEFELD RD. AND STARTER RT.

PROJECT NUMBER:	20025
DATE ISSUED:	08/20/2021
REVISIONS:	
SHEET TITLE:	ELEVATIONS
SHEET NAME:	A-201

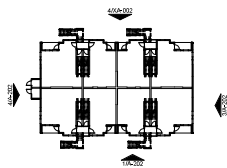
CASE NUMBER: FS21-382



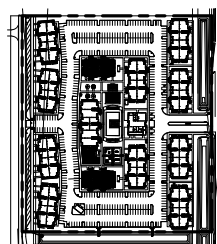
4 BUILDING A2 SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING A2 SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING A3 REAR ELEVATION2
1/8" = 1'-0"



5 KEY PLAN - BLDG A2
1" = 1/8" = 1'-0"



1 BUILDING A2 FRONT ELEVATION
1/8" = 1'-0"

CASE NUMBER: FS21-382



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.688.2308

OWNER:



WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, AZ 85258

ALTA SURPRISE
SURPRISE, ARIZONA
NANCY LUTHEFELD RD. AND STANTON BLVD.



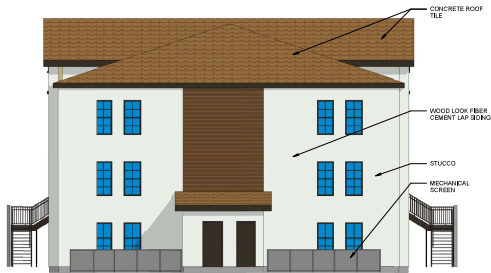
PROJECT NUMBER:
20025

DATE ISSUED:
08/20/2021

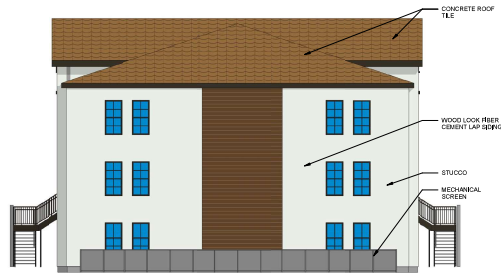
REVISIONS:

SHEET TITLE:
ELEVATIONS

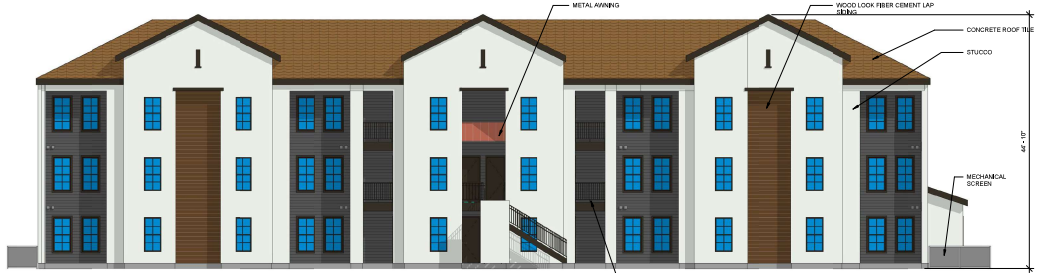
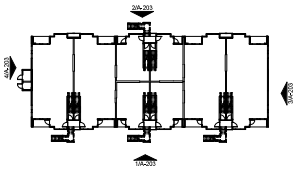
SHEET NAME:
A-202



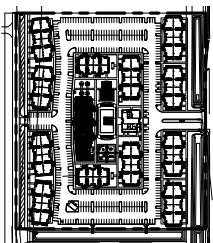
4 BUILDING A3 SIDE ELEVATION
1/8" = 1'-0"



3 BUILDING A3 SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING A3 REAR ELEVATION
1/8" = 1'-0"



5 KEY PLAN - BLDG A3
1" = 1/8" = 1'-0"



1 BUILDING A3 FRONT ELEVATION
1/8" = 1'-0"

CASE NUMBER: FS21-382



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:



WOOD PARTNERS

WOOD PARTNERS

8777 E. VIA DE VENTURA

SUITE 201

SCOTTSDALE, AZ 85258

ALTA SURPRISE
SURPRISE, ARIZONA
NINE LITCHFIELD RD. AND STARTER RT.



PROJECT NUMBER:
20025

DATE ISSUED:
08/20/2021

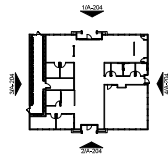
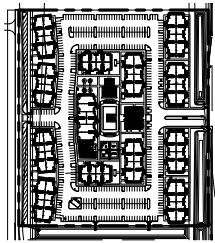
REVISIONS:

SHEET TITLE:

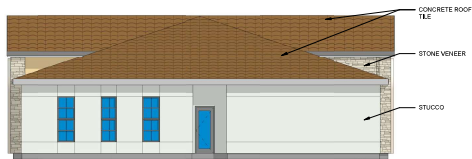
ELEVATIONS

SHEET NAME:

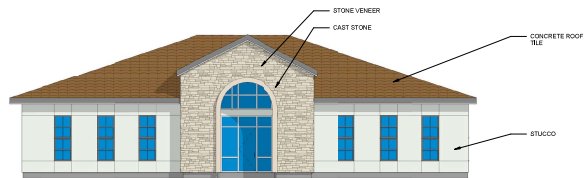
A-203



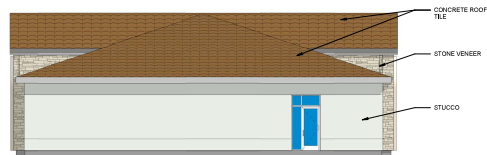
5
A-204
KEY PLAN - AMENITY
1" = 100'-0"



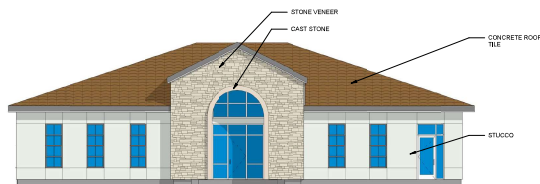
4
A-205
CLUB SIDE ELEVATIONS
1/8" = 1'-0"



2
A-206
CLUB REAR ELEVATION
1/8" = 1'-0"



3
A-205
CLUB SIDE ELEVATION
1/8" = 1'-0"



1
A-204
CLUB FRONT ELEVATION
1/8" = 1'-0"

CASE NUMBER: FS21-382

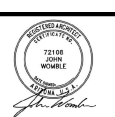


DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.688.2208



OWNER:
WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, AZ 85258

ALTA SURPRISE
SURPRISE, ARIZONA
NANCY LITCHFIELD RD. AND STANTON RT.



PROJECT NUMBER:
20025

DATE ISSUED:
08/20/2021

REVISIONS:

REVISIONS:

REVISIONS:

REVISIONS:

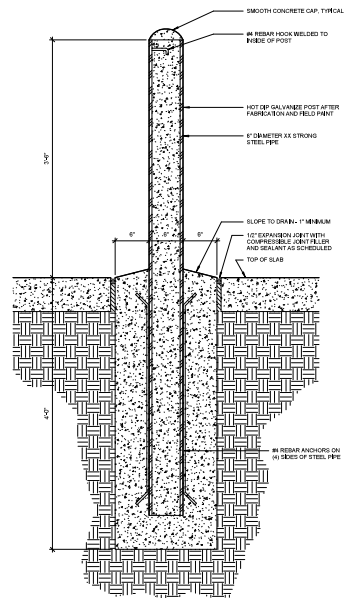
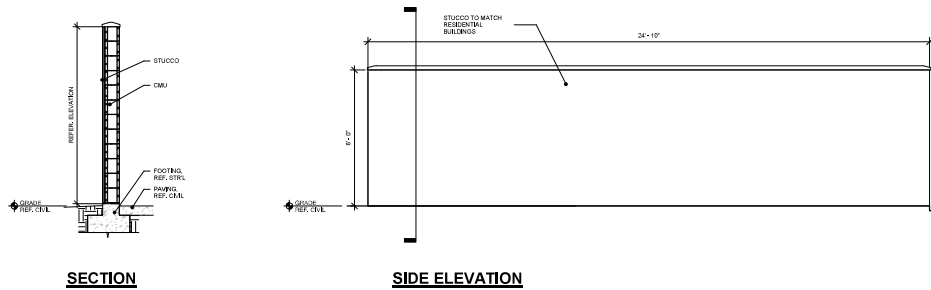
REVISIONS:

SHEET TITLE:

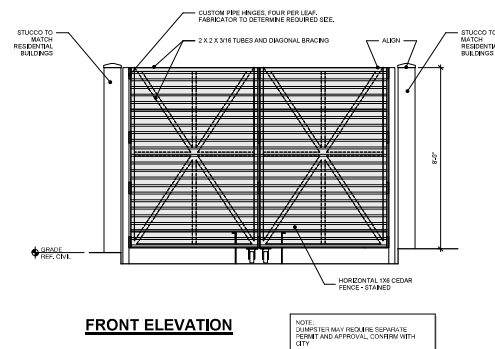
ELEVATIONS

SHEET NAME:

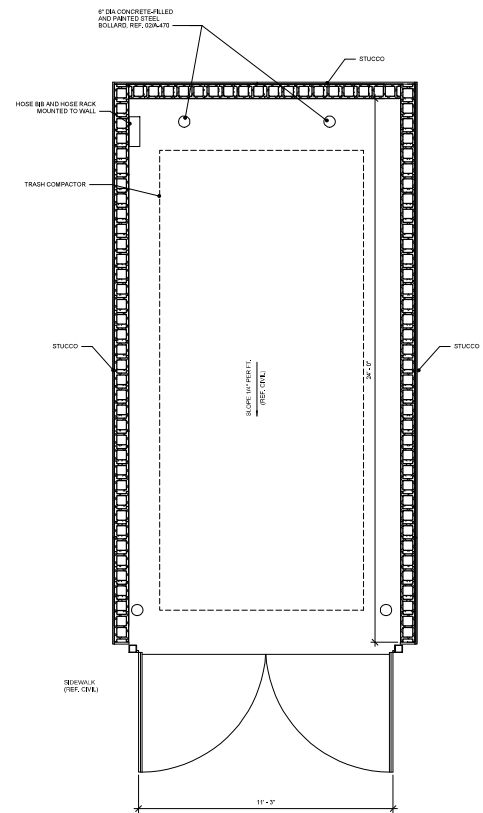
A-204



BOLLARD DETAIL



FRONT ELEVATION



PLAN

1
A-205
1/2" x 1/2"

CASE NUMBER: FS21-382



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TEXAS 75087
214.688.2308

OWNER:



WOOD PARTNERS
WOOD PARTNERS
8777 E. VIA DE VENTURA
SUITE 201
SCOTTSDALE, AZ 85258

ALTA SURPRISE
SURPRISE, ARIZONA
NANCY LUTHEFELD RD. AND STARTER RT.



REGISTERED PROFESSIONAL ENGINEER
73158
JAMES W. WOODS, P.E.
12/28/2018

PROJECT NUMBER:
20025

DATE ISSUED:
08/20/2021

REVISIONS:

SHEET TITLE:
TRASH ENCLOSURE

SHEET NAME:
A-205



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

4 June 2021

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

Ms. Nichole Flores
Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-362; Alta Surprise (a portion of APN: 501-18-570)

Dear Ms. Flores

Thank you for the opportunity to comment on the Site Plan Review Application for Alta Surprise. The property sits on 11.7 vacant acres and is located north of the northwest corner of Litchfield Rd and Statler Dr in Surprise, AZ. The narrative calls for the construction of a 312 unit multi-family luxury community resulting in an overall density of 26.6 du/ac. The site is approximately 1 mile outside the 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.

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/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

The proposed density of 26.6 du/ac does not meet these guidelines; however, the City of Surprise requests that Luke AFB use the previously approved Surprise Center PAD (attached), which allows for a maximum of 55 dwelling units per acre and was finalized prior to the establishment of A.R.S. § 28-8481. While less density would be beneficial to Luke AFB flight operations and overall community safety, Luke AFB recognizes the Surprise Center PAD as grandfathered. Alta Surprise will be closely monitored by Surprise planners to ensure the maximum number of dwellings per acre is not exceeded.

Luke AFB has no operational concerns regarding this project; however, since the development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.06.04 15:36:54 -07'00'

CHRISTOPHER P. TOALE

Attachment:
Surprise Center PAD, dated 5 January 2001

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



FS21-362

Alta Surprise

Site Plan

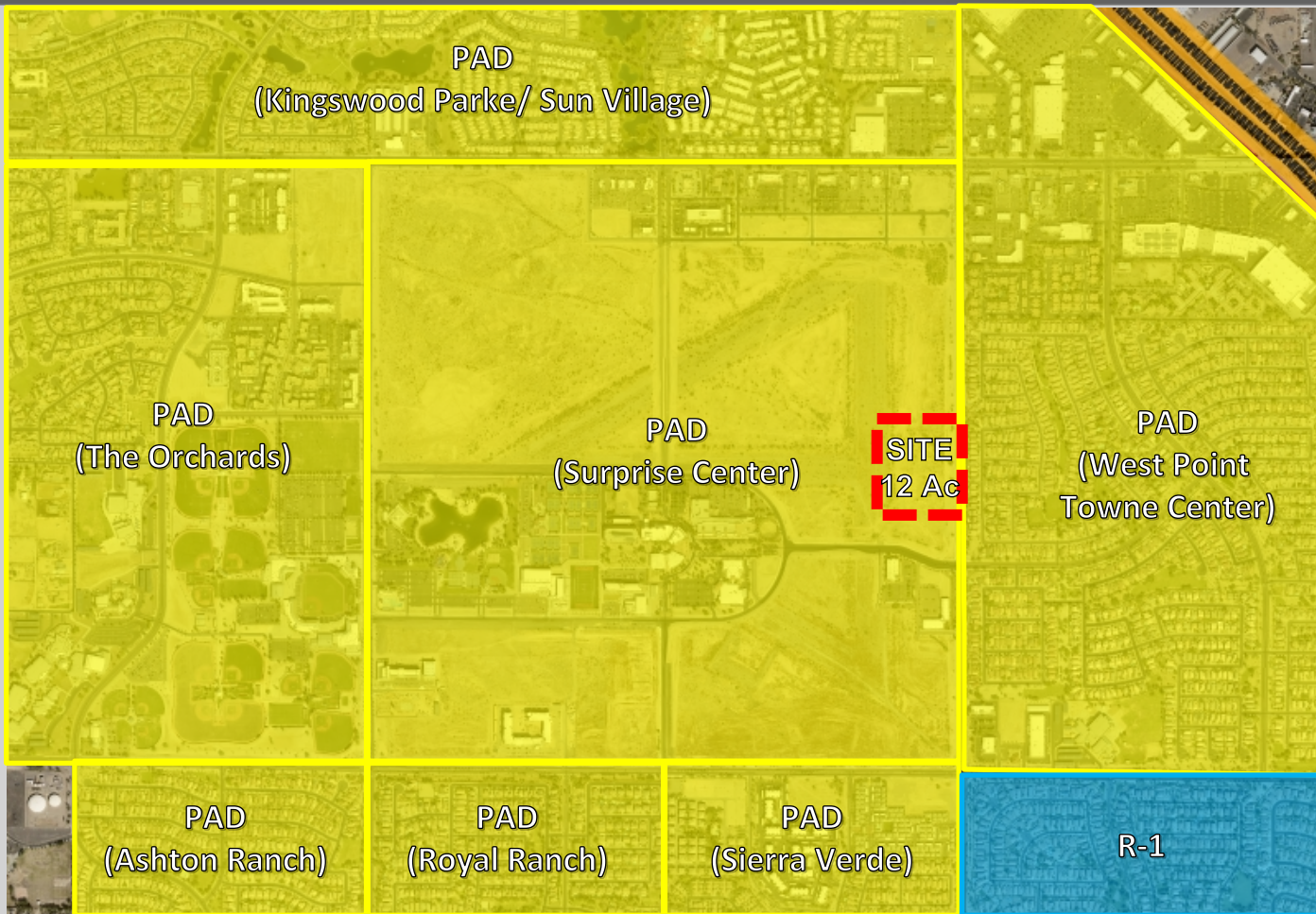
Planning & Zoning Commission

October 21, 2021

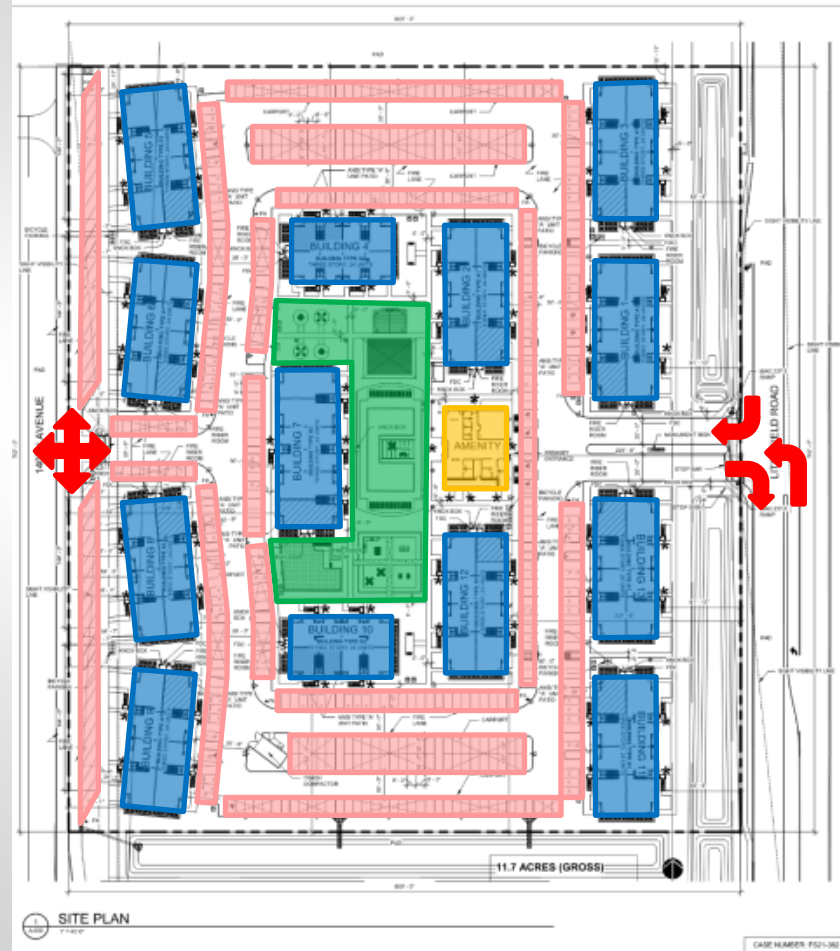


FS21-362 VICINITY MAP

FS21-362 ZONING



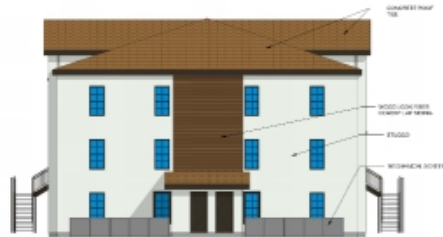
- 13 three-story residential buildings
 - 312 Units (1, 2 & 3 bedroom)
- 5,059 sf clubhouse
 - Leasing office
 - Fitness center
 - Common space
- Amenities
 - Pool
 - Dog park
 - Lawn games
 - Outdoor seating
 - Ramada & event space
- Parking (435 total on-site)
 - 230 covered spaces
 - 126 uncovered spaces
 - 70 compact spaces
 - 9 ADA spaces
 - 32 off-site spaces
 - 23 bicycle spaces
- 2 points of access: $\frac{3}{4}$ on Litchfield & full on 140th



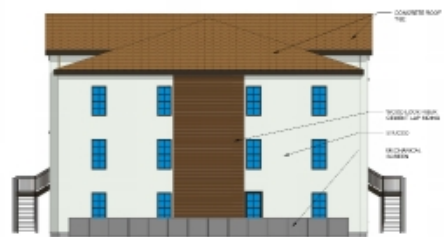
FS21-362 SITE PLAN

FS21-362 LANDSCAPE PLAN

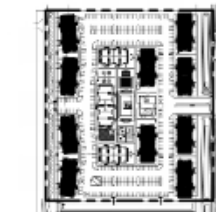
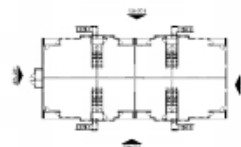
[illegible]



1 BUILDING A1 SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING A1 SIDE ELEVATION
1/8" = 1'-0"



3 KEY PLAN - BLDG A1
1/8" = 1'-0"



4 BUILDING A1 REAR ELEVATION
1/8" = 1'-0"



5 BUILDING A1 FRONT ELEVATION
1/8" = 1'-0"



DESIGN SALARS, INC.
2225 S. 10TH AVENUE
SUITE 202
PHOENIX, ARIZONA 85006
(602) 944-3333



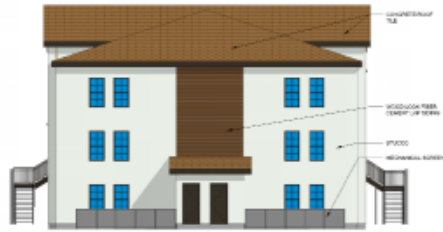
WOOD PARTNERS
8775 E. VAN DE WERDEN
SUITE 202
SCOTTSDALE, ARIZONA

ALTA SURPRISE
SURPRISE, ARIZONA

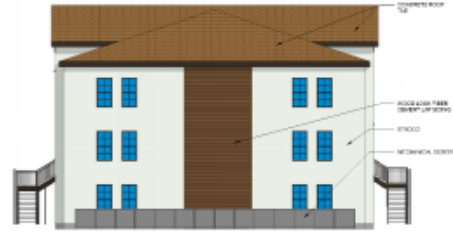


PROJECT NUMBER	3020
DATE ISSUED	08/20/2021
REVISIONS	
SHEET NO.	ELEVATIONS
SHEET NAME	A-201

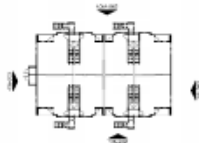
FS21-362 ELEVATIONS



1-1 BUILDING A2 SIDE ELEVATION
10' = 1' H.P.



1-2 BUILDING A2 SIDE ELEVATION
10' = 1' H.P.



1-3 KEY PLAN - BLDG A2
10' = 1' H.P.



2-1 BUILDING A3 REAR ELEVATION
10' = 1' H.P.



2-2 BUILDING A2 FRONT ELEVATION
10' = 1' H.P.



DESIGN SALARIES, INC.
2001 KODAK ROAD
SUITE 200
ROCKFALL, ILLINOIS 60087
(815) 555-3336



WOOD PARTNERS
2001 KODAK ROAD
SUITE 200
ROCKFALL, ILLINOIS 60087

ALTA SURPRISE
SURPRISE, ARIZONA
1000 LANTANA BLVD. SUITE 100



PROJECT NUMBER: 2000

DATE ISSUED: 08/05/2004

REVISIONS:

1-1

1-2

1-3

1-4

1-5

1-6

1-7

1-8

1-9

1-10

1-11

1-12

PROJECT NAME:

ELEVATIONS

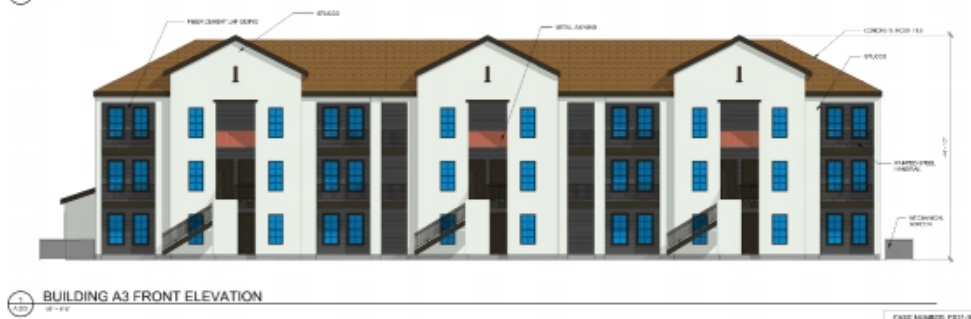
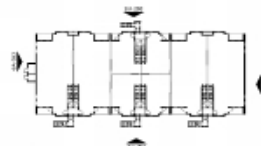
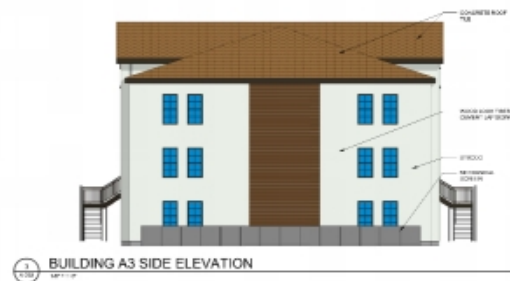
PROJECT NUMBER:

A-202

PROJECT NAME:

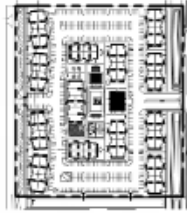
CASE NUMBER: PE21-002

FS21-362 ELEVATIONS



DESIGN SALVAGE, INC. 2221 KODIA ROAD SUITE 200 ROCKWALL, TEXAS 75087 (972) 966-2335
WOOD PARTNERS WOOD PARTNERS 8077 E. VAL DE VINE ROAD SUITE 200 SCOTTSDALE, AZ 85268
OWNER ALTA SURPRISE SURPRISE, ARIZONA WWW.ALTASURPRISE.COM
PROJECT NUMBER: 30300
DATE ISSUED: 08/05/2024
REVISIONS:
ARCHITECT: ELEVATIONS
PROJECT NUMBER: A-203

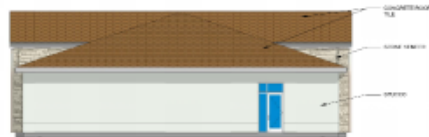
FS21-362 ELEVATIONS



KEY PLAN - AMENITY
1" = 80' 0"



CLUB SIDE ELEVATIONS
1" = 16' 0"



CLUB SIDE ELEVATION
1" = 16' 0"



CLUB REAR ELEVATION
1" = 16' 0"



CLUB FRONT ELEVATION
1" = 16' 0"



DESIGN SALVAGE, INC.
2221 KICKAPOO ROAD
SUITE 208
ROCKWALL, TEXAS 75087
(972) 966-2206



WOOD PARTNERS
WOOD PARTNERS
8017 F. WAY OF VINEYARD
SUITE 201
SCOTTSDALE, AZ 85268

ALTA SURPRISE
SURPRISE, ARIZONA
ARCHITECTURAL & INTERIOR DESIGN



PROJECT NUMBER
3000

DATE ISSUED
08/05/2014

REVISIONS

ELEVATIONS

SHEET NAME

A-204

CASE NUMBER: FS21-362

FS21-362 ELEVATIONS



RECOMMENDATION

Staff recommends the P&Z Commission Approve
FS21-362 subject to stipulations 'A' – 'G'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: October 21, 2021

Contact Person: Chris Boyd, AD - BS DV & CD
ENF

Submitting Department: Community Development District: District 5

Staff Recommendations: None

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

Agenda Wording:

Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Motion:

Presentation and discussion only.

Background:

The SCDC PAD was adopted in January of 2001.

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.

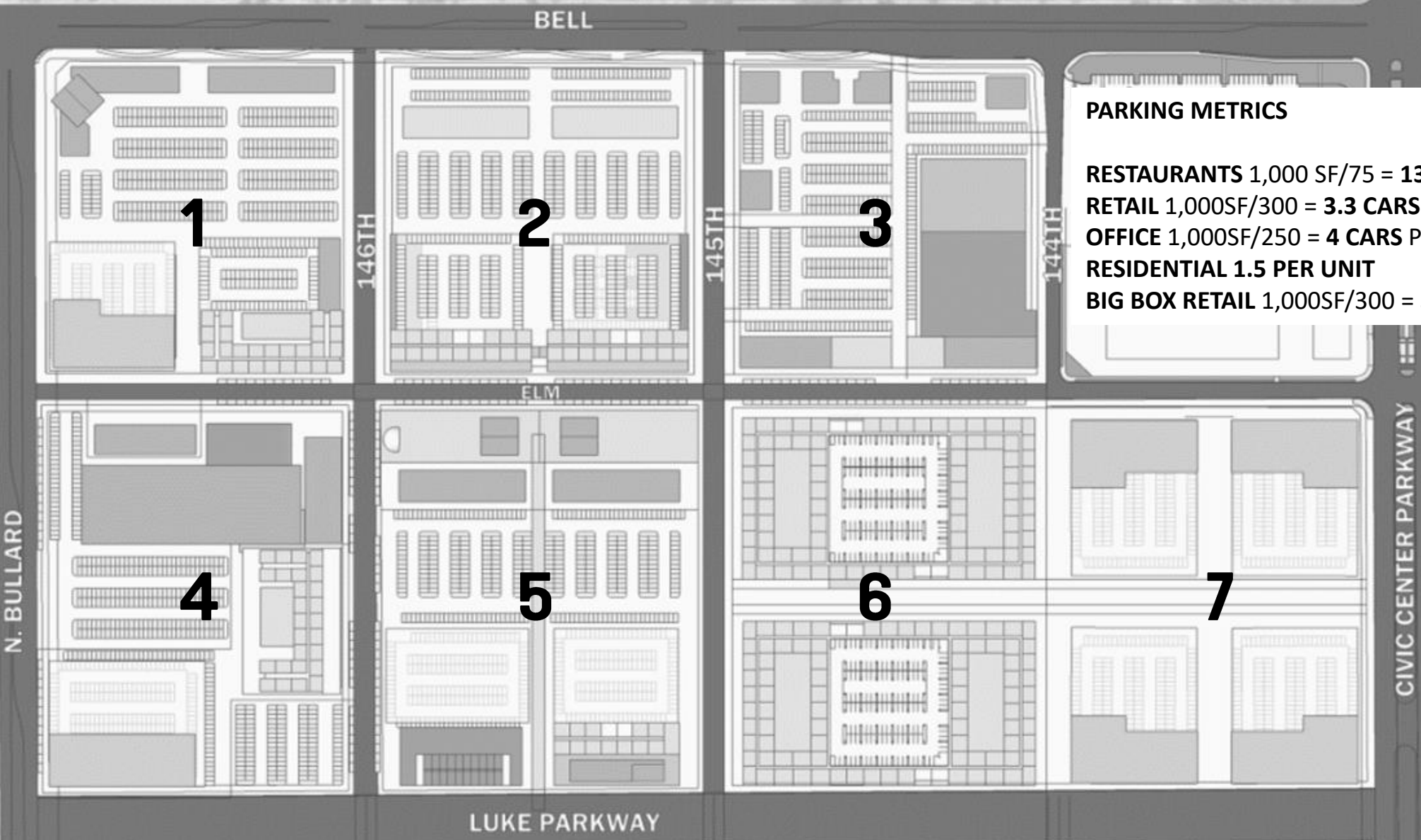
Budget Impact:

FTE Impact:

ATTACHMENTS:

1. City Center 2021-SURPRISE Master Planning
 2. City Center Planning and Zoning October 21 Presentation
-

[illegible]



PARKING METRICS

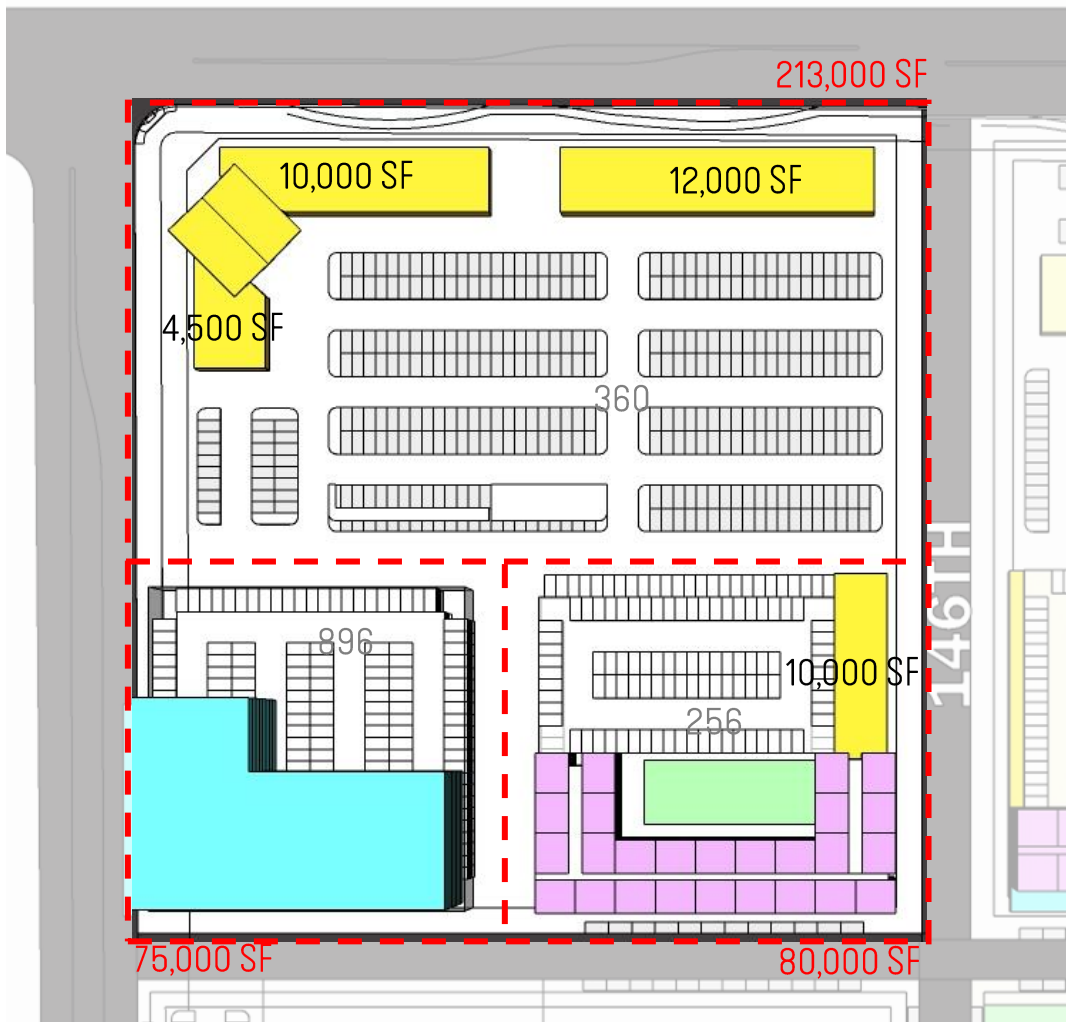
RESTAURANTS 1,000 SF/75 = **13.3 CARS** PER 1,000 SF

RETAIL 1,000SF/300 = **3.3 CARS** PER 1,000 SF

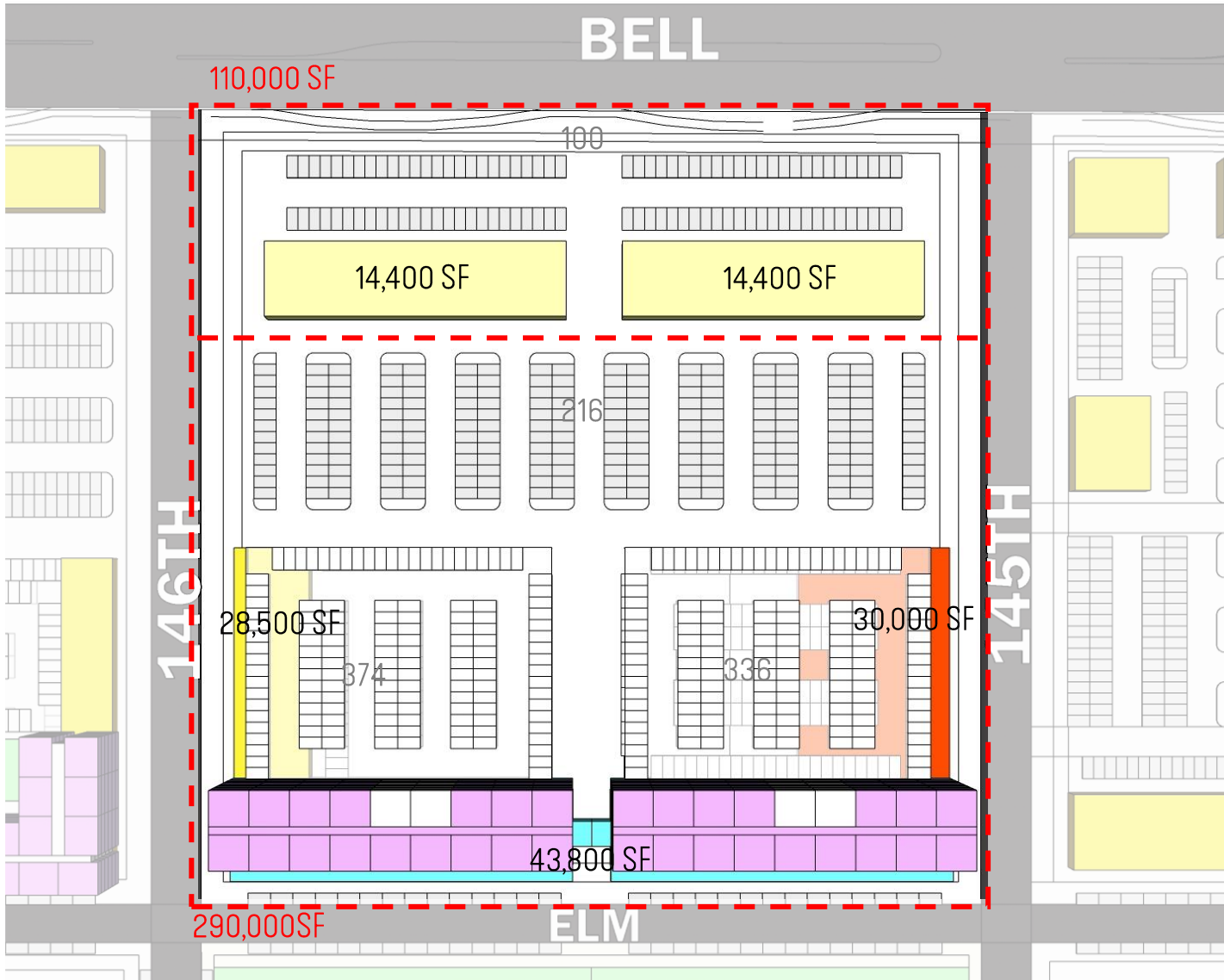
OFFICE 1,000SF/250 = **4 CARS** PER 1,000 SF

RESIDENTIAL 1.5 PER UNIT

BIG BOX RETAIL 1,000SF/300 = **3.3 CARS** PER 1,000SF



BLOCK 1	368,000 SF
RETAIL	26,500 SF
Levels	1
Required Parking	353
Provided Parking	360
OFFICE	28,000 SF/FL * 8 = 224,000 SF
Levels	8
Required Parking	896 (4/1,000 sf)
Provided Parking	1,000 (4.4/1,000 sf)
RESIDENTIAL	140 UNITS
Units	140
Levels	6
Required Parking	210
RETAIL	10,000 SF
Levels	1
Required Parking	34
Total Required Parking	244
Provided Parking	256
Total parking required	1,493
Total parking provided	1,616



BLOCK 2

400,000 SF

RETAIL	14,400 SF * 2 = 28,800 SF
Levels	1
Required Parking	96 (3/1,000 SF)
Provided Parking	100 (3/1,000 SF)

RESIDENTIAL	288 UNITS
Units	288
Levels	9
Required Parking	432 (1.5 PER UNIT)

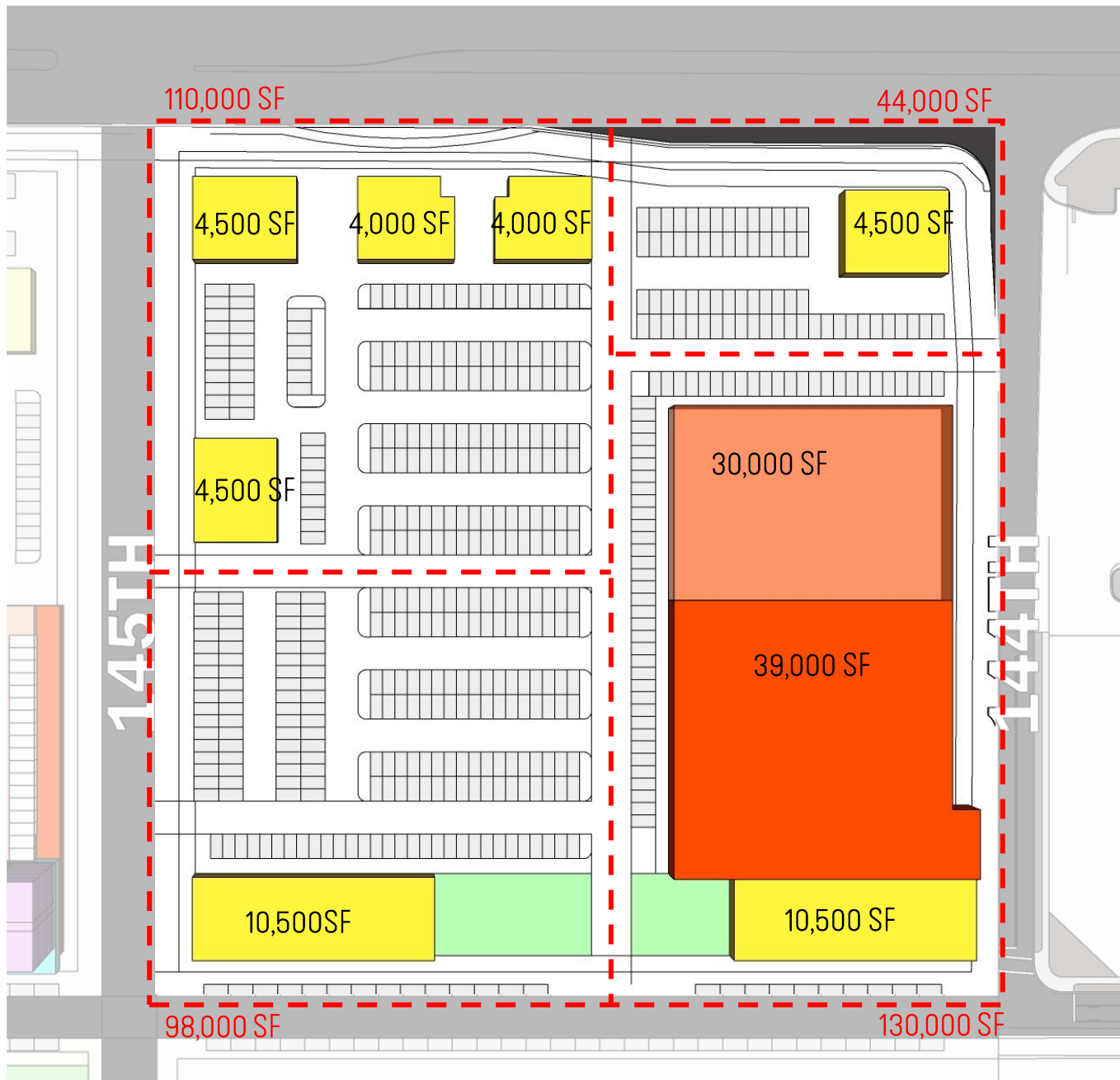
OFFICE	21,900 SF * 2 = 43,800SF
Levels	1
Required Parking	176 (4/1,000 SF)

RETAIL	28,500SF
Required Parking	95

BIG BOX RETAIL	30,000SF
Required Parking	100 (3/1,000 sf)

Total Required Parking	803
Provided Parking	926

Total parking required	899
Total parking provided	1,026



BLOCK 3 **382,000 SF**

RETAIL **42,500 SF**

Levels 1
Required Parking 140 ((3 cars/1,000 SF)

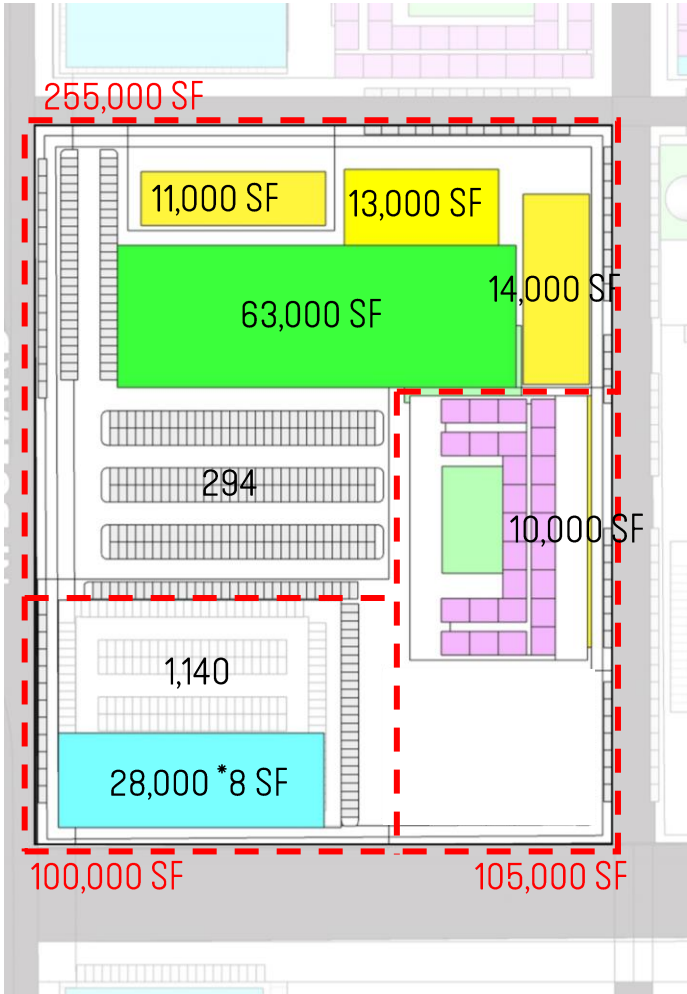
BIG BOX RETAIL **30,000 SF**

Levels 1
Required Parking 100 (3 cars/1,000 SF)

BIG BOX RETAIL **39,000 SF**

Levels 1
Required Parking 130 (3 cars/1,000 SF)

Total parking required **307**
Total parking provided **478**



BLOCK 4

460,000 SF

POP STROKE 76,000 SF

Restaurant	13,000 SF
Two-18 holes	63,000 SF
Required parking	150

RETAIL 25,000 SF

Required parking	334
------------------	-----

OFFICE 28,000 SF/FL * 8 = 224,000 SF

Levels	8
Required Parking	896 (4 cars/1,000 sf)
Provided Parking	1,140 (5 cars/1,000 sf)

Total Required Parking	1,198
Total Provided Parking	1,434

USE					
OFFICE	896	90	171	45	45
RESTAURANT	242	484	484	484	49
ENT	60	150	120	150	15
TOTAL	1,198	724	775	679	109

RESIDENTIAL 295 UNITS

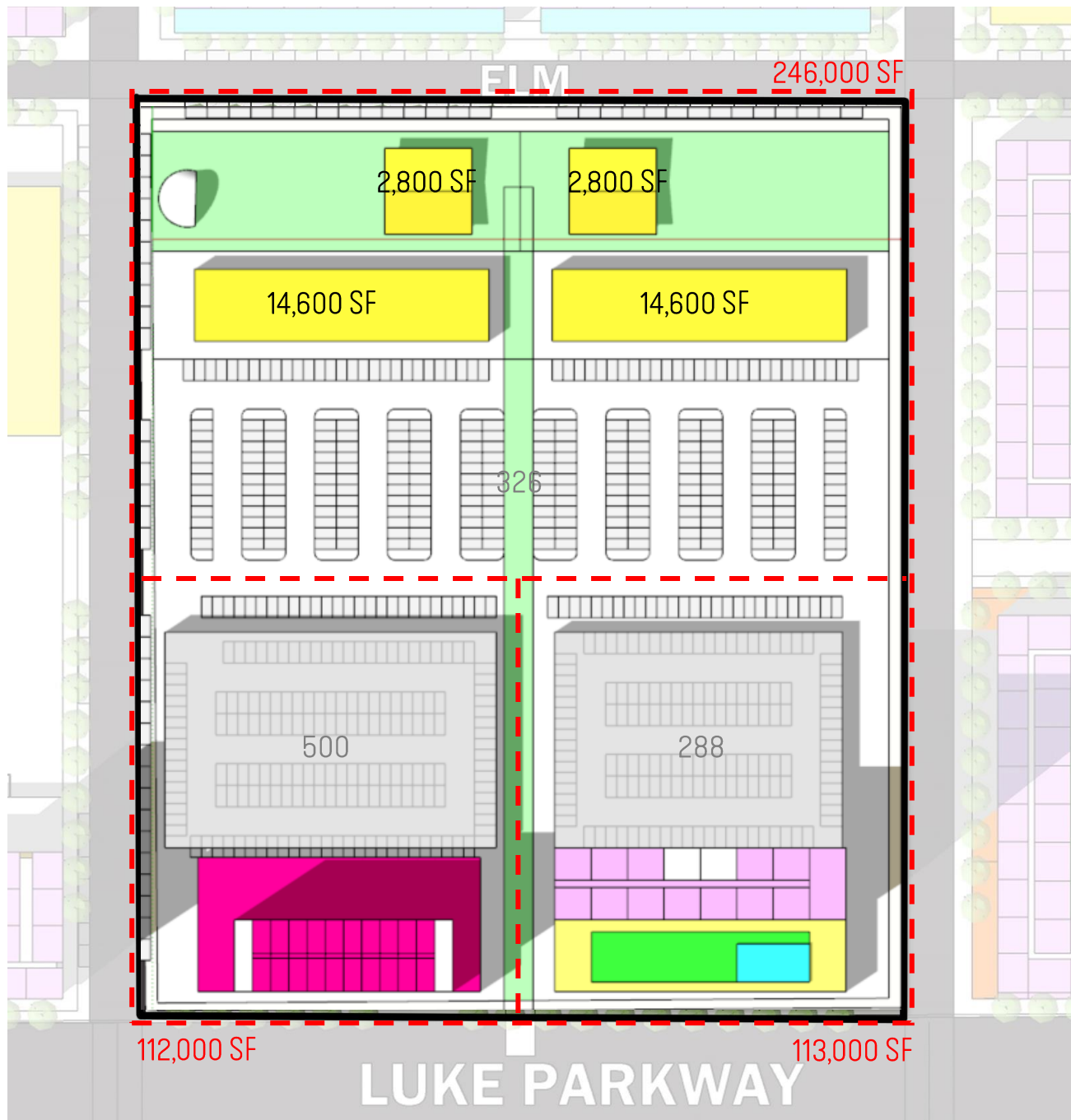
Units	295 UNITS
Levels	13
Required Parking	443

RETAIL 10,000 SF

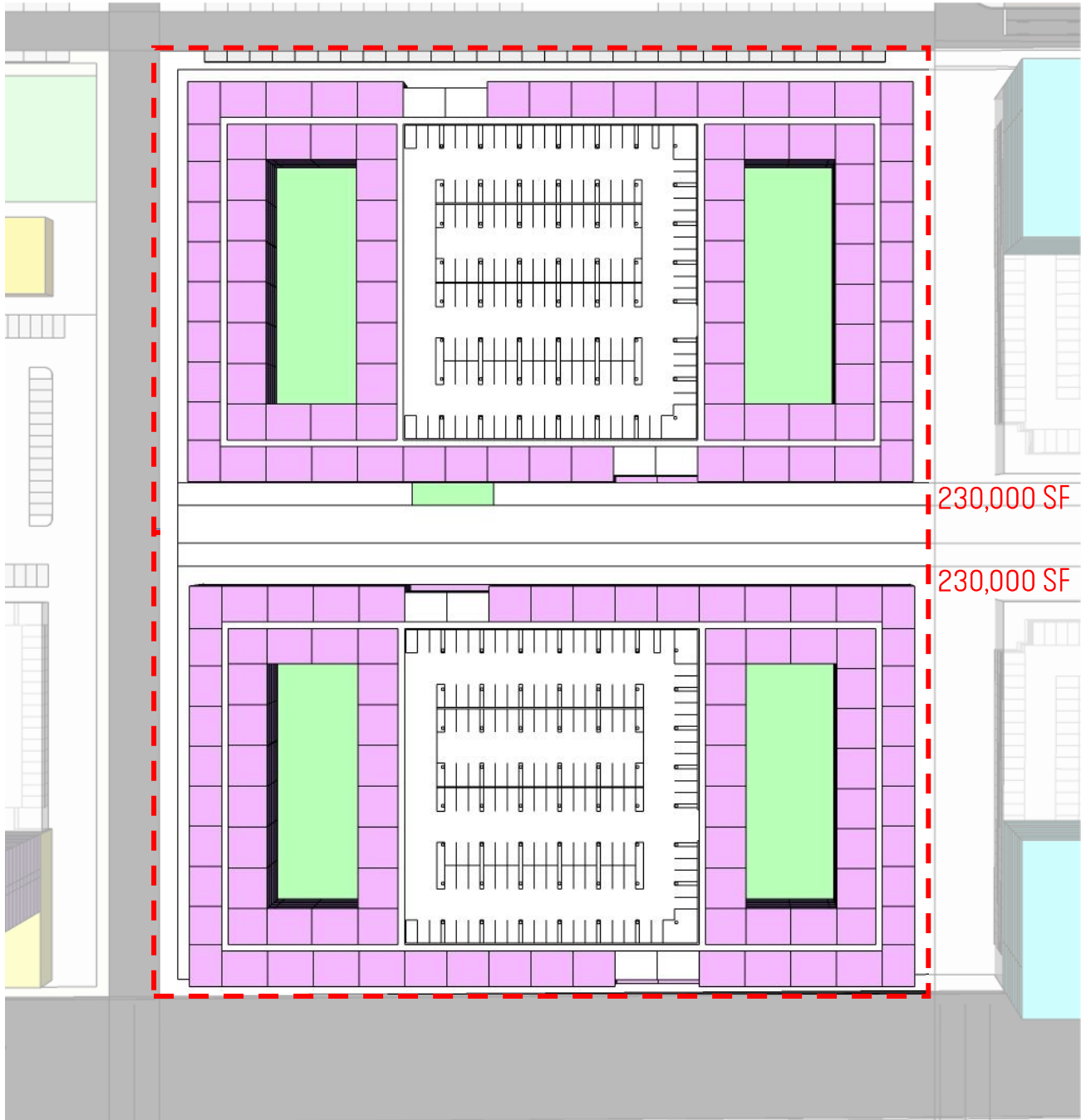
Levels	1
Required Parking	20

Total Required Parking	463
Provided Parking levels	589

Total parking required	1,661
Total parking provided	2,023



BLOCK 5		471,000 SF			
RESIDENTIAL		337,000 SF			
Units		140			
Levels		10			
Required Parking		210			
Provided Parking		288			
HOTEL		200 KEYS			
Units		20 KEYS PER FLOOR			
Levels		10			
Required Parking		200			
Provided Parking		500			
RETAIL		(2,800 SF +14,600 SF) * 2 = 40,400 SF			
Levels		1			
Required Parking		539			
Provided Parking		326			
USE					
HOTEL	150	200	150	200	150
RESTAURANT	270	539	539	539	54
TOTAL	420	739	589	739	204
Total Required Parking		949			
Total Provided Parking		1,114			



BLOCK 6 **460,000 SF**

RESIDENTIAL (NORTH) **350 UNITS**

Units	350
Levels	4
Required parking	525 (1.5 PER UNIT SF)

RETAIL **21,500 SF**

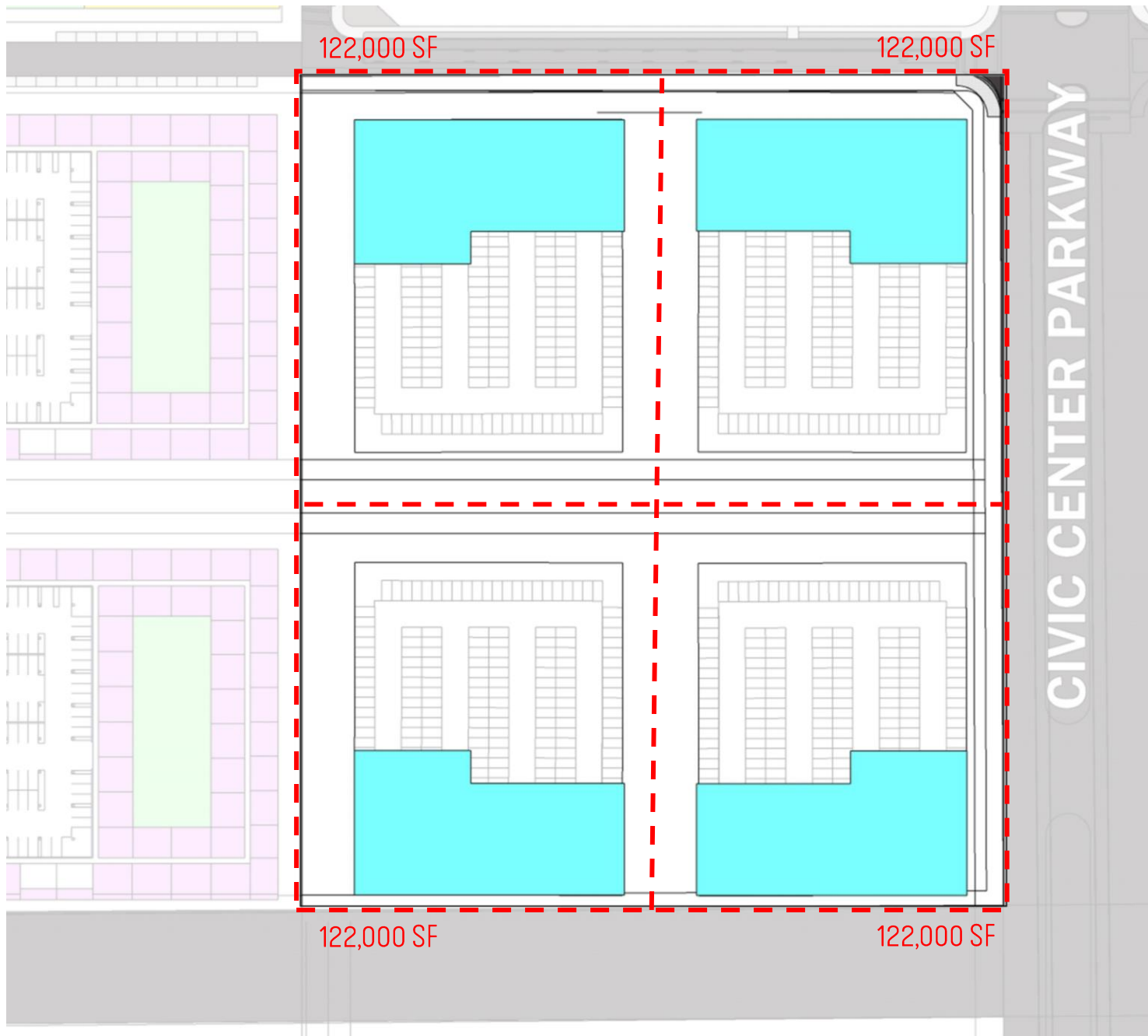
Required Parking	72 (3 PER 1,000 SF)
------------------	---------------------

Required Parking	597
Provided Parking	720
Levels	5

RESIDENTIAL **350 UNITS**

Units	350
Levels	4
Required Parking	525 (1.5 PER UNIT SF)
Provided Parking	576
Levels	4

Total Required Parking	1,122
Total Provided Parking	1,296



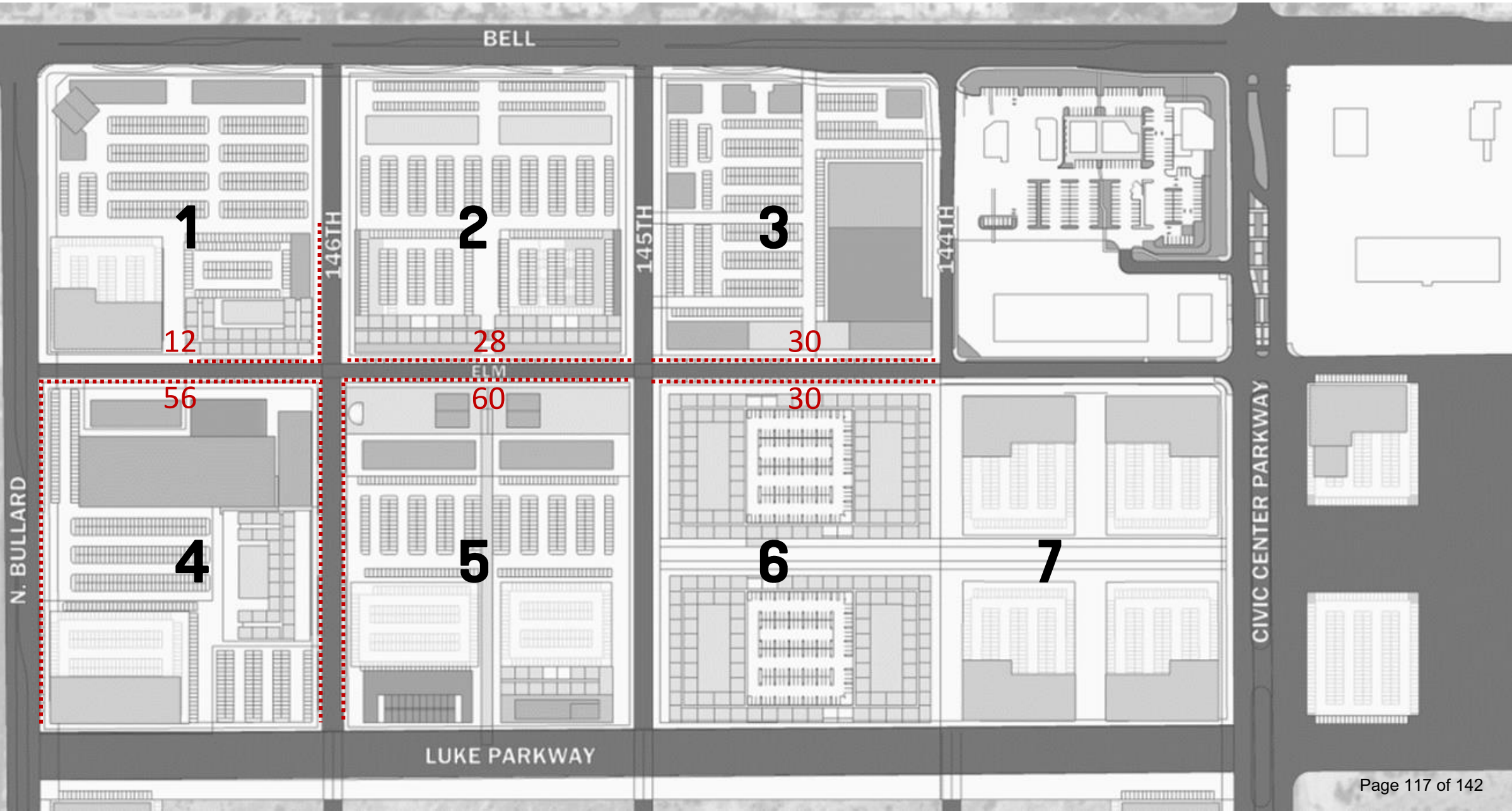
BLOCK 7 **488,000 SF**

OFFICE **27,200 SF/FL * 8 = 217,500 SF**

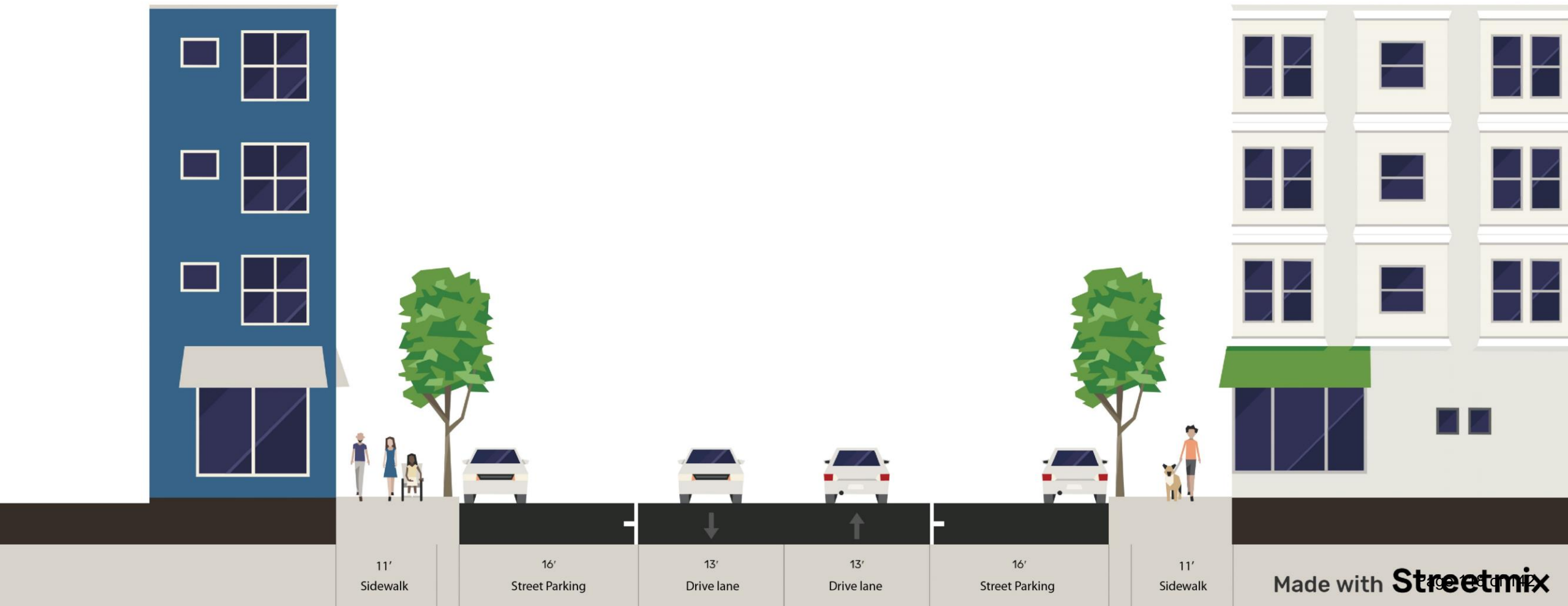
Levels	8
Required Parking	870 (4 cars/1,000 sf)
Provided Parking	912 (4 cars/1,000 sf)

Total SF	896,000 SF
Required Parking	3,480 (4 cars/1,000 sf)
Provided Parking	3,648 (4 cars/1,000 sf)

STREET PARKING

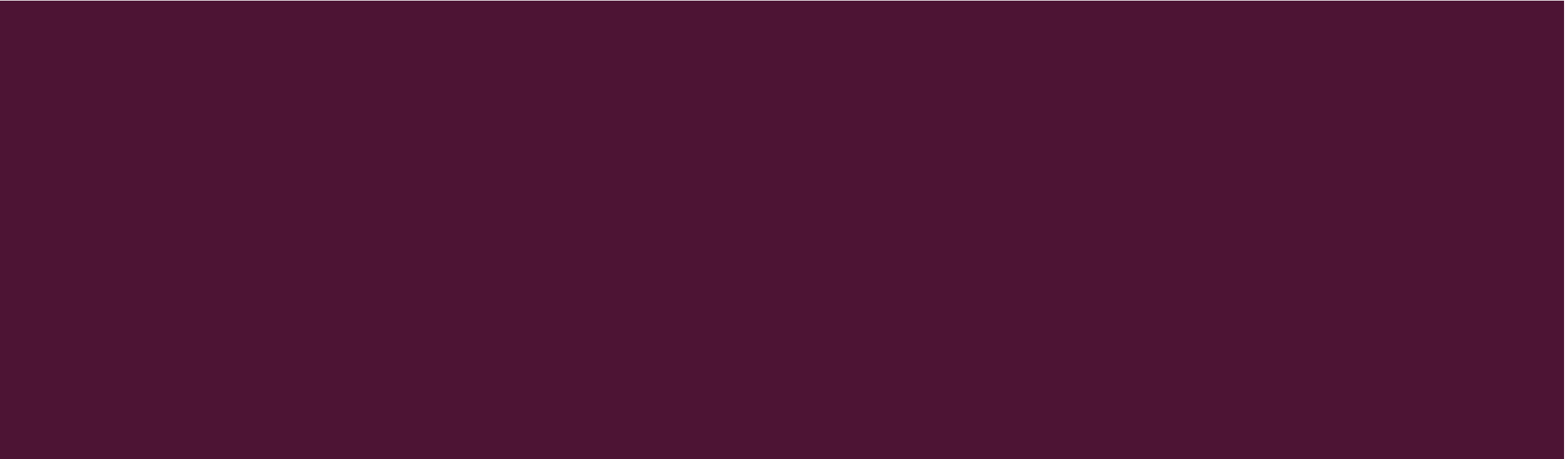


STREET CROSS SECTION



CITY OF SURPRISE PLANNING AND ZONING COMMISSION

CITY CENTER PRESENTATION, OCTOBER 21, 2021



PLANNING AND ZONING COMMISSION INPUT

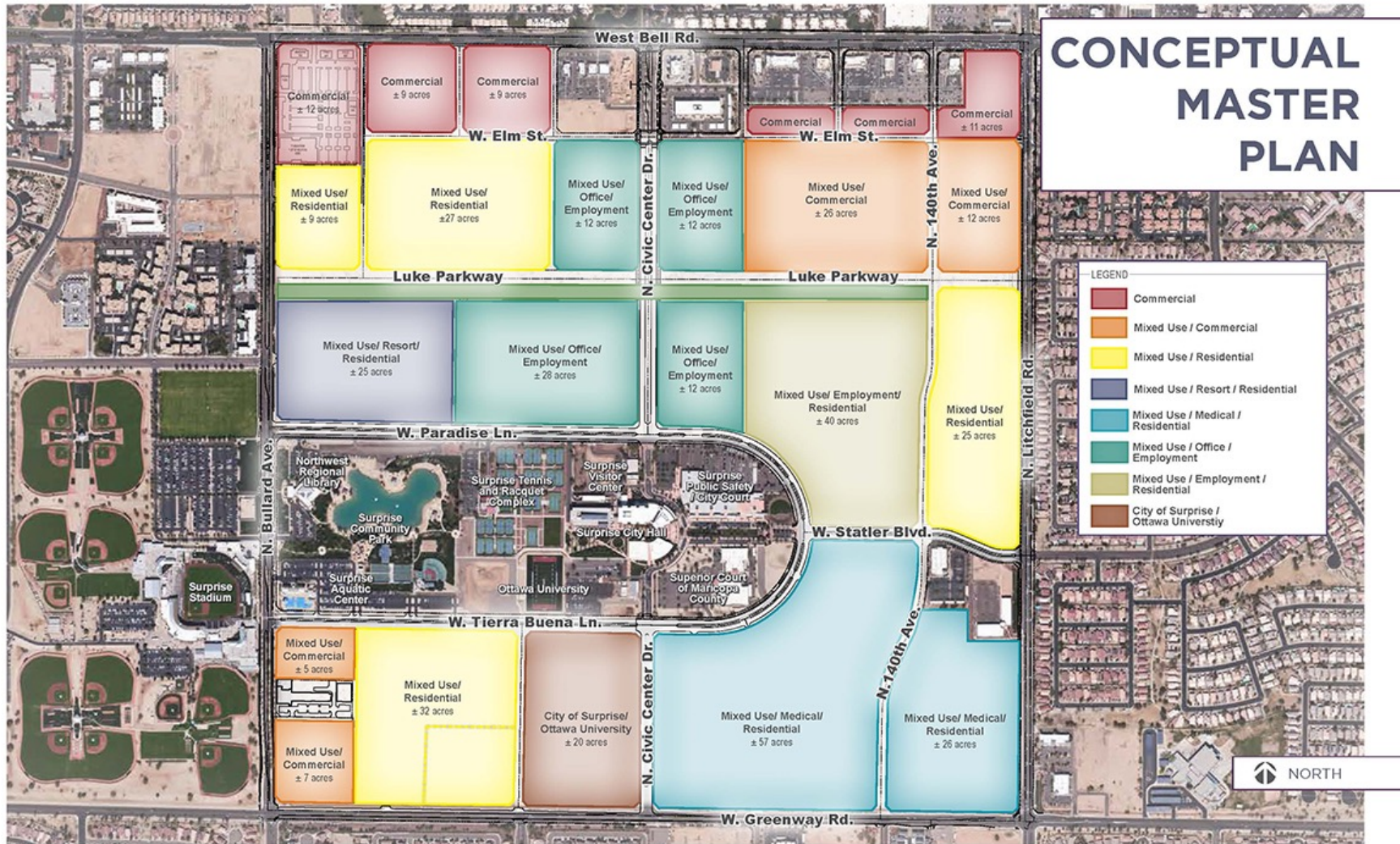
Overall Design

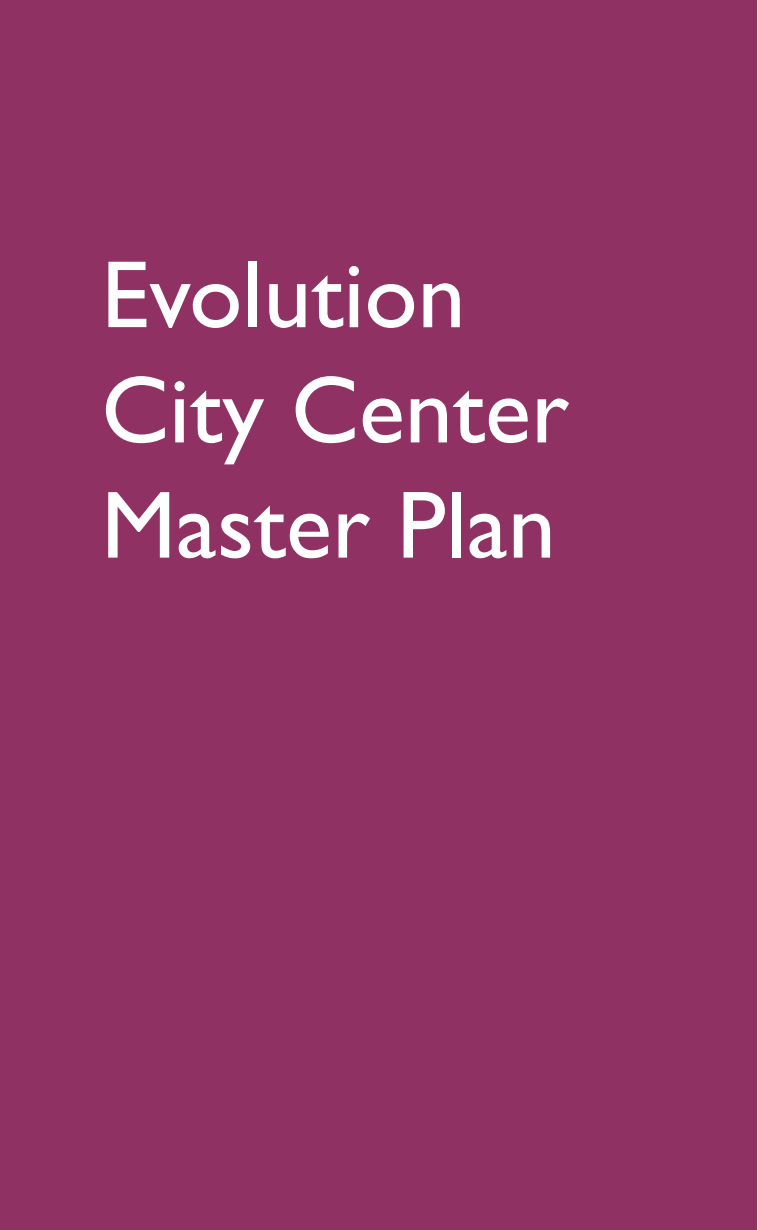
Architectural Quality

Walkability/Connectivity

Street Tree Typology

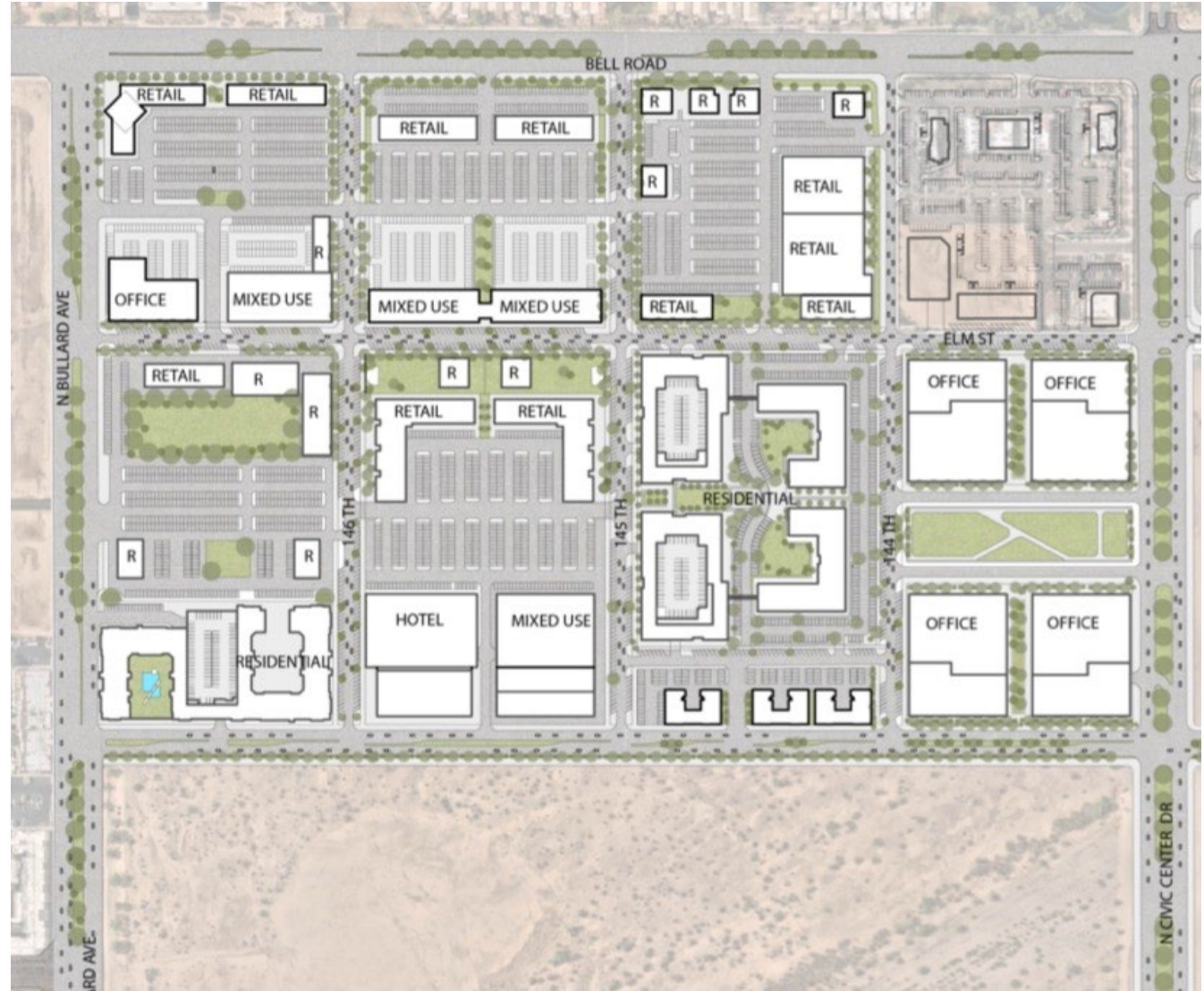
Adherence to City Center Principles

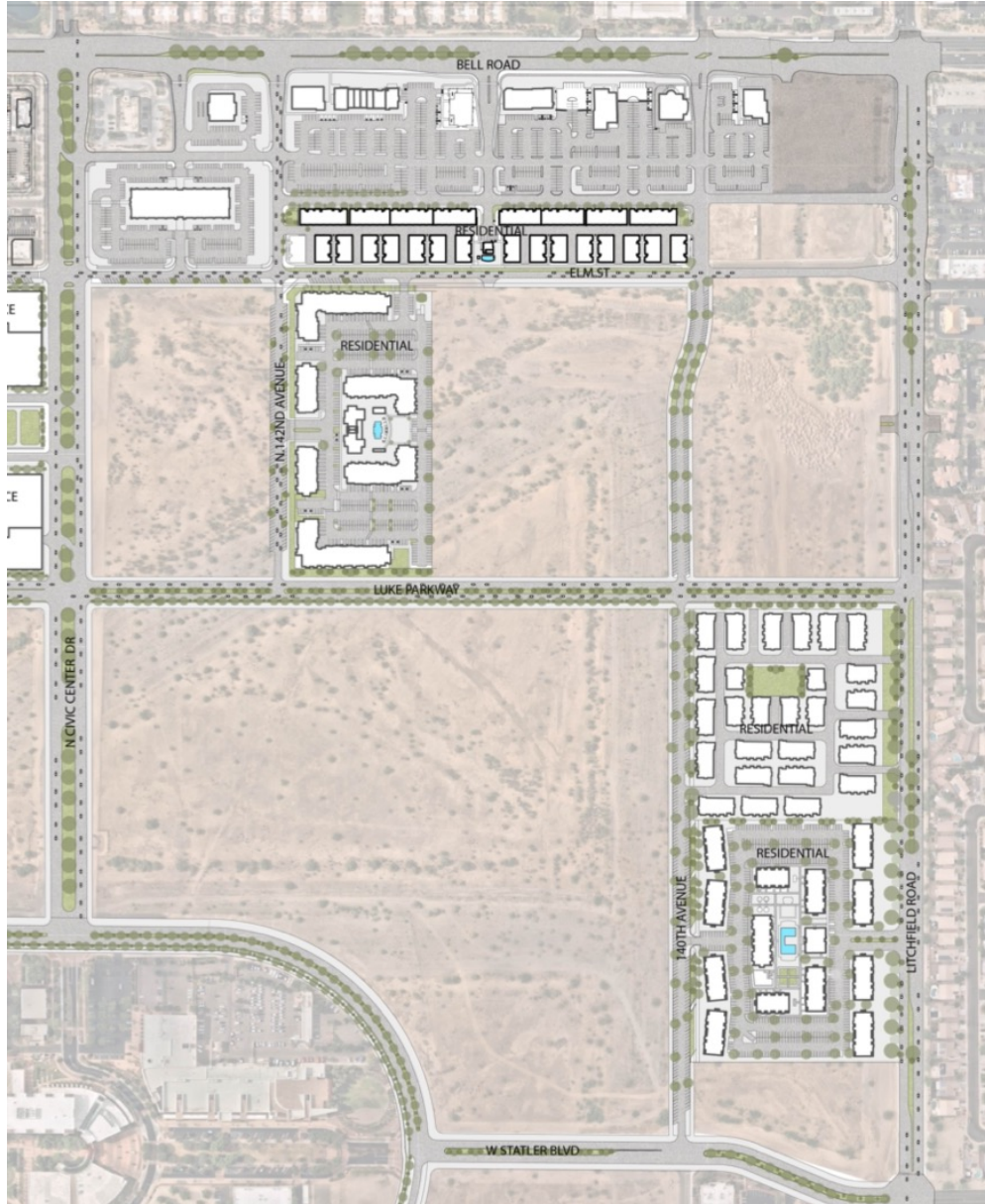




NORTHWEST QUADRANT

- The Quarter at Surprise
- Walkable, horizontal and vertical mixed use
- Keys off Bullard and Bell
- Push densities
- Entertainment, restaurants, specialty grocer are targets
- Dense, resort style living
- Employment along Civic Center Drive



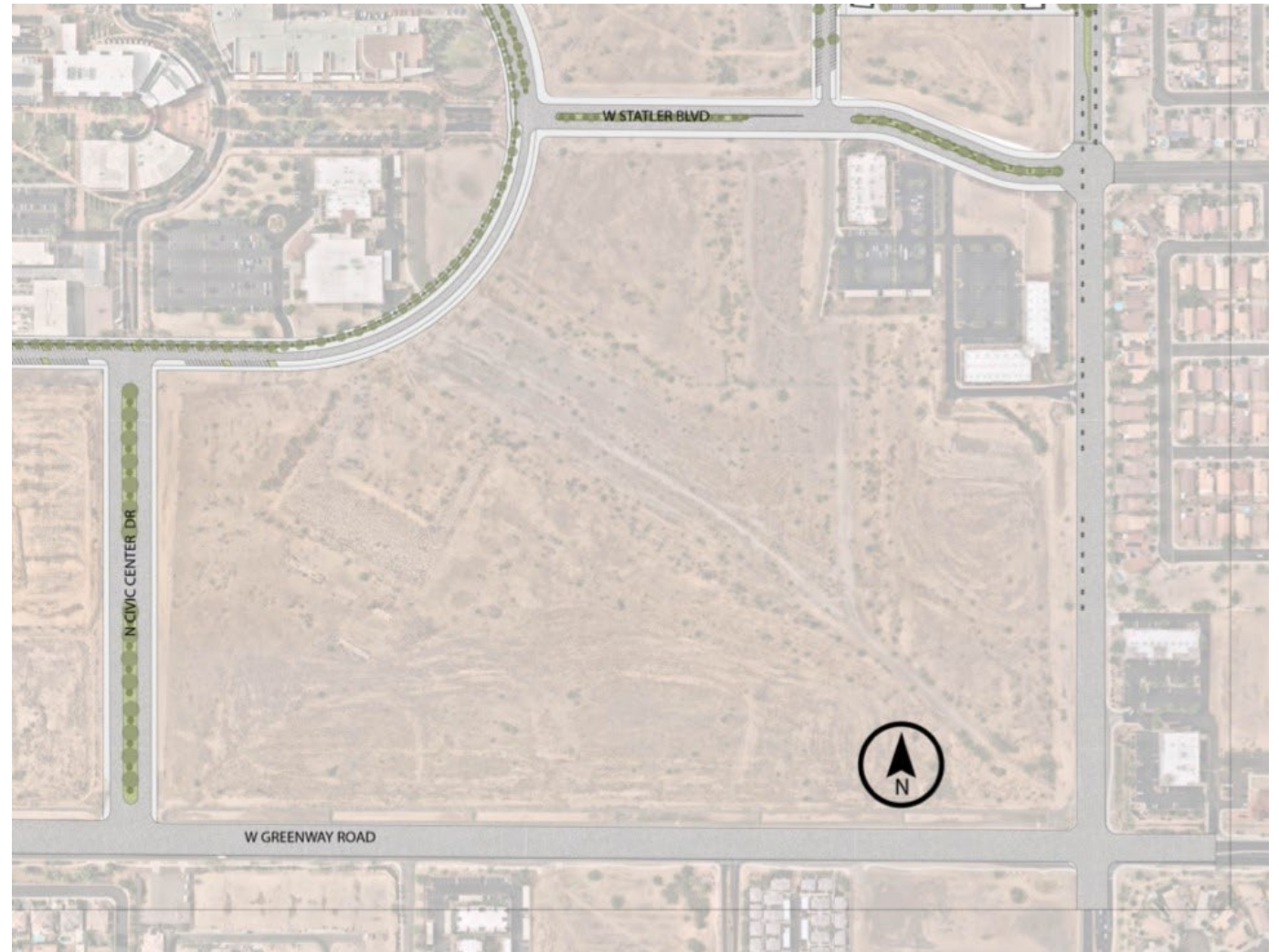


NORTHEAST QUADRANT

- 100,000 square feet of commercial today
- Additional retail planned for 15 acres at Litchfield and Bell
- Three high quality residential projects, Wood, Gehan and Leon.
- Family Development under construction
- Reservation of commercial, office and employment land along Statler and along Civic Center Drive.

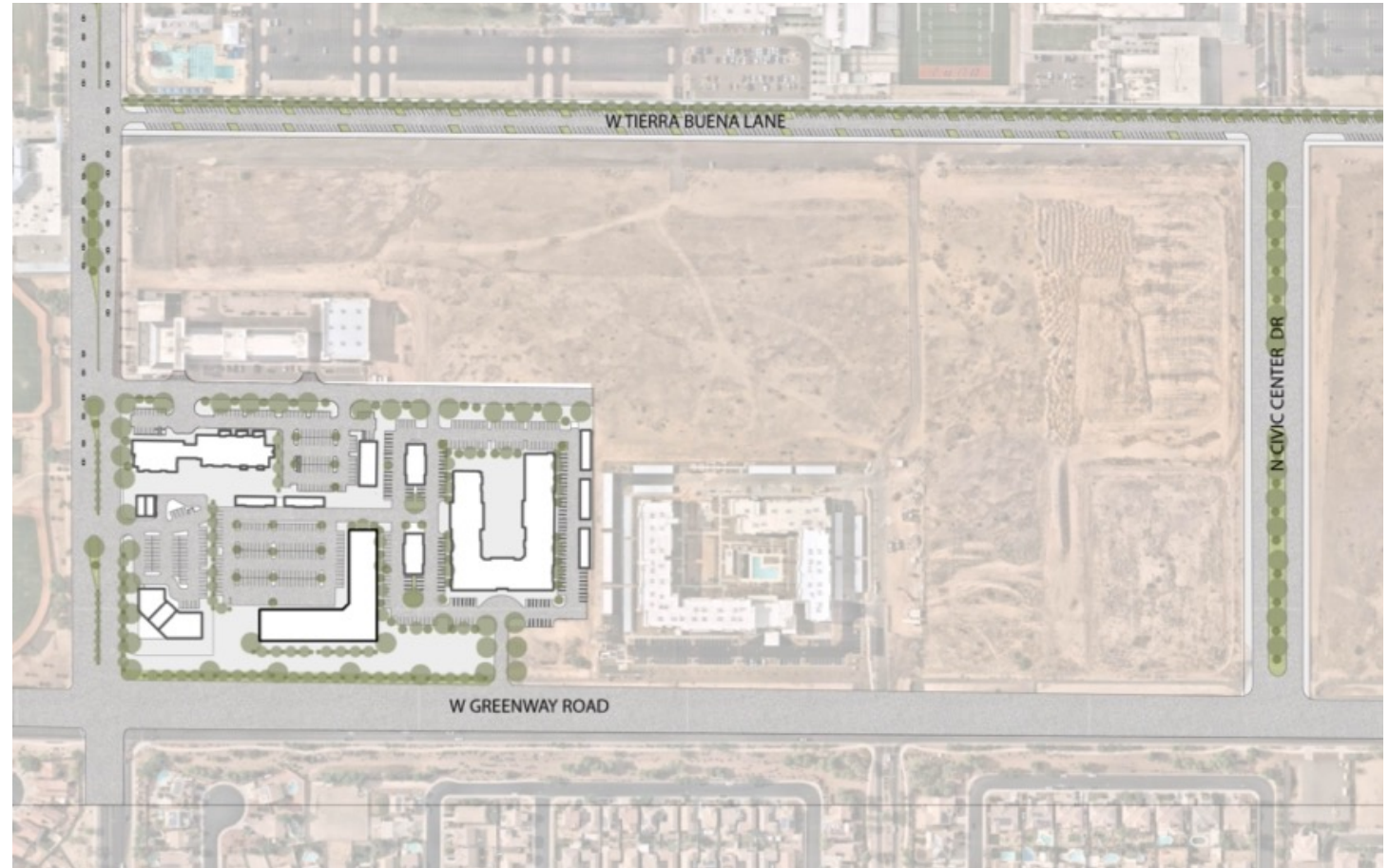
SOUTHEAST QUADRANT

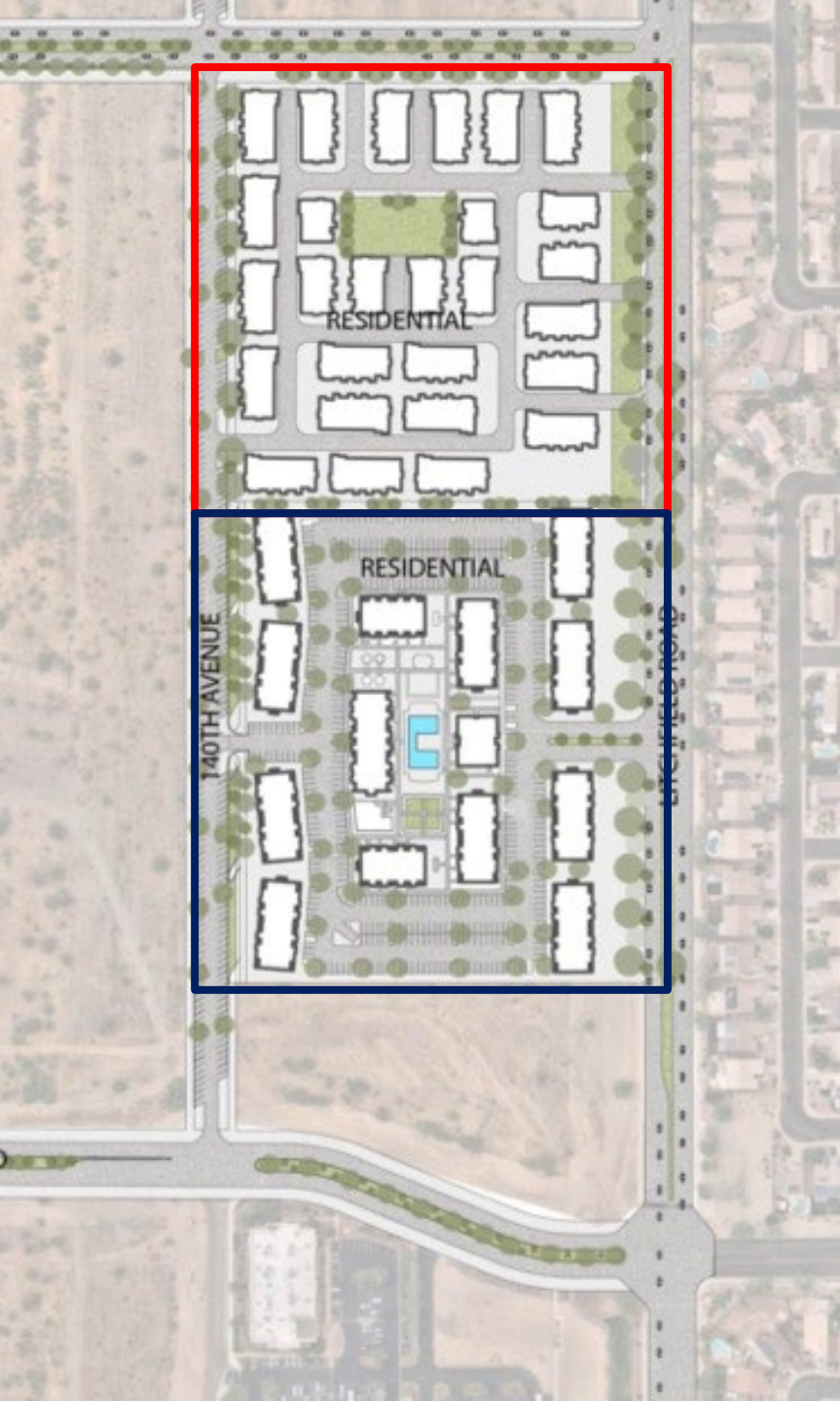
- 50,000 square feet of medical
- Planning for additional medical development
- Employment and residential quadrant, building off existing medical, university, and city.



SOUTHWEST QUADRANT

- City, University, Major League Baseball, residential, commercial, hotel
- Mera at City Center
- Ridgehouse
- Kansas City Royals
- Texas Rangers
- Hangout on the corner





PROJECT STATUS – IN ESCROW

- Wood Partners – ALTA Surprise – Blue
 - 320 Units
 - 3-Stories
 - Resort Amenity Package
 - Not Gated
- Gehan Homes – Red
 - 131 Units
 - For-Sale Townhomes
 - 2-car Garages
 - Gated Community

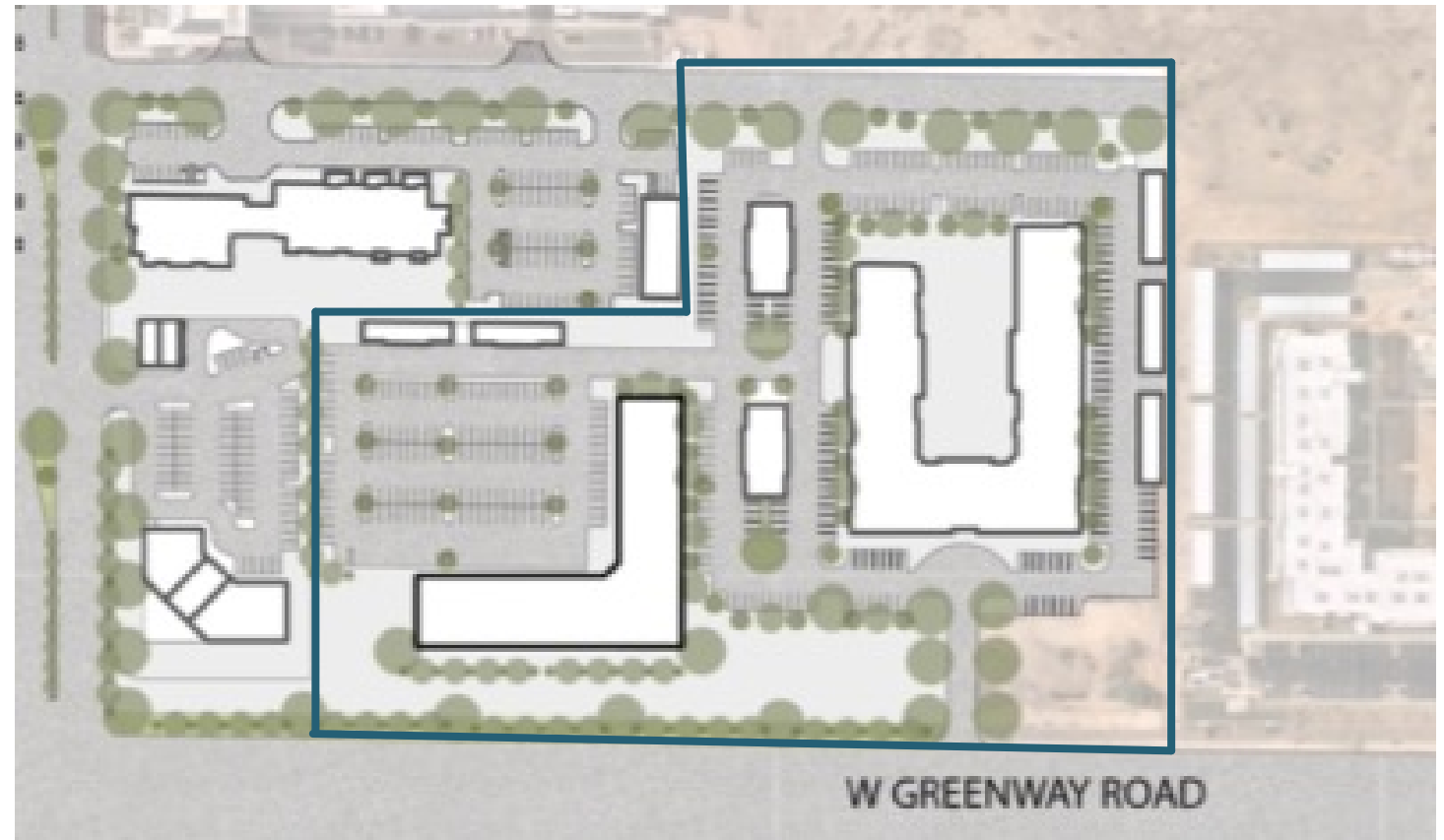


PROJECT STATUS – IN ESCROW

- Leon Capital
 - 320 Units
 - 4-Story
 - Elevator Served
 - Resort Amenity

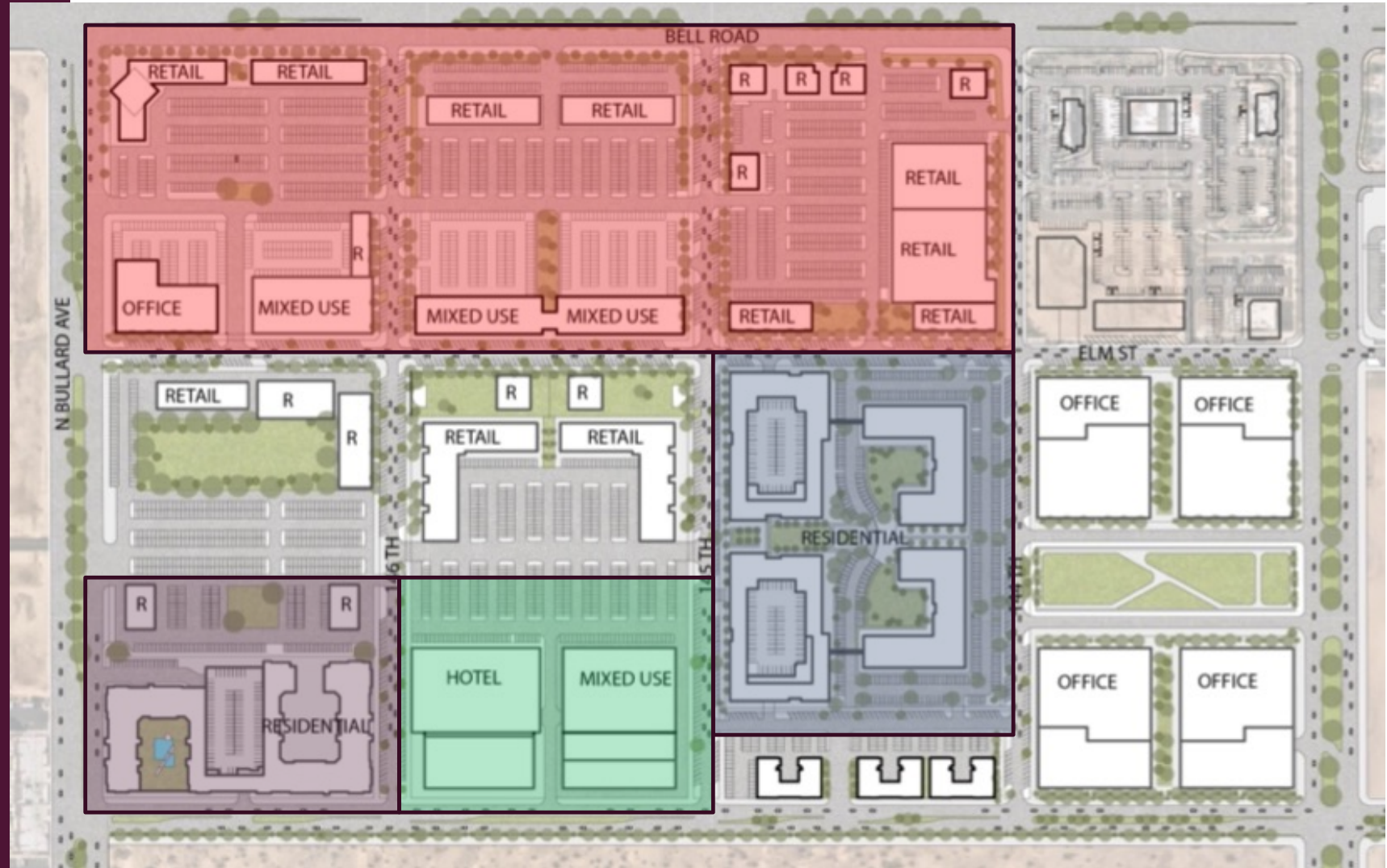
PROJECT STATUS – IN ESCROW

- Ridgehouse Partners
 - 240 Units
 - 3 and 4-Story
 - Elevator Served
 - Resort Amenity
 - Discussions with University



PROJECT STATUS – DISCUSSION

- Bullard and Luke Parkway
- 144th and Elm
- 145th and Luke
- The Quarter at Surprise



PROJECT STATUS

—

CONSTRUCTION
OR COMPLETION

Family Development – Towne at Surprise

Texas Rangers Housing

Mera at City Center

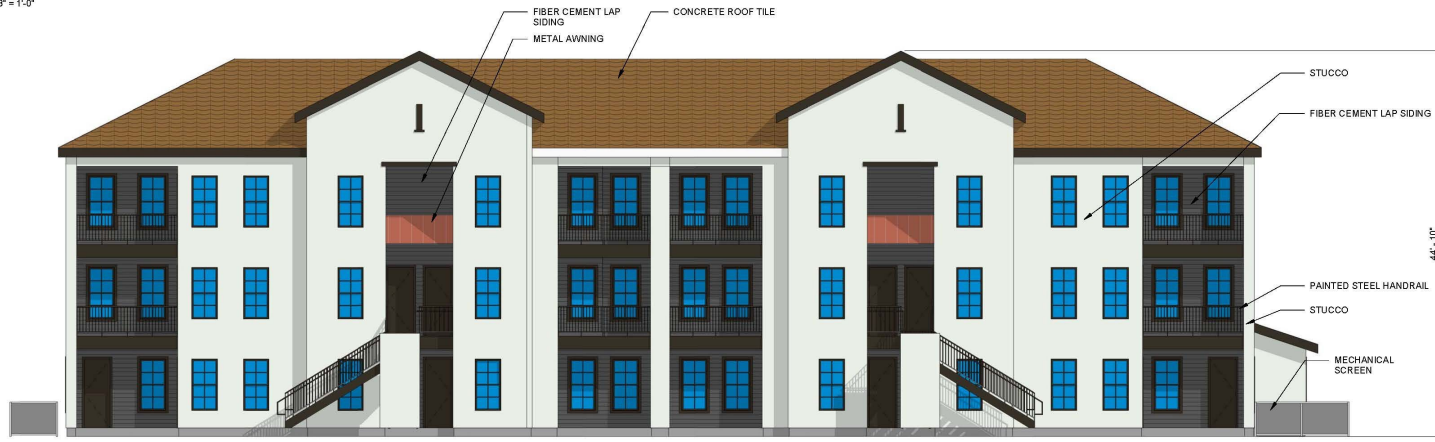
Kansas City Royals Housing



PROJECT DETAILS – WOOD PARTNERS

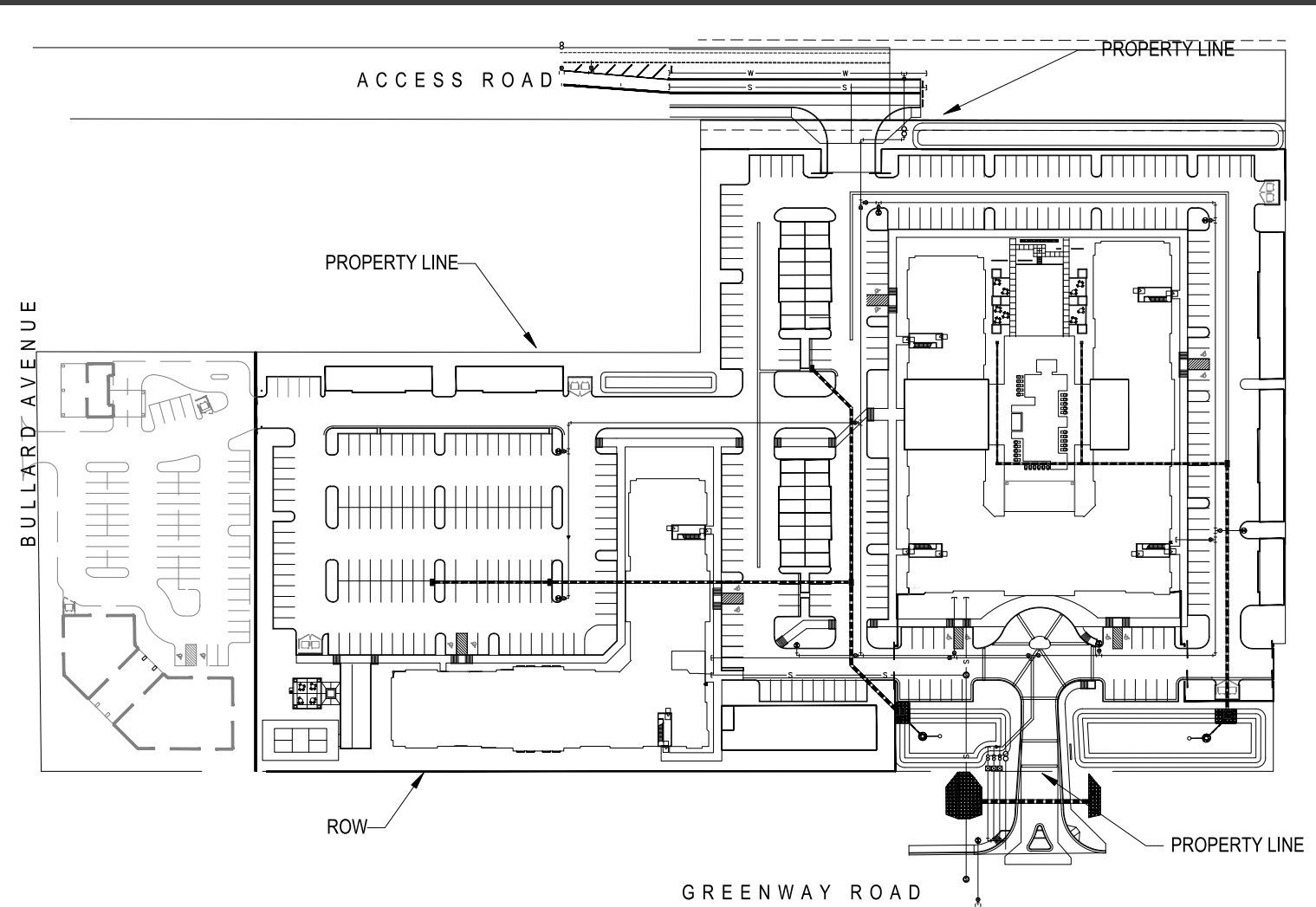


2
A-201
BUILDING A1 REAR ELEVATION
1/8" = 1'-0"



1
A-201
BUILDING A1 FRONT ELEVATION
1/8" = 1'-0"

PROJECT DETAILS – WOOD PARTNERS



PROJECT DETAILS – RIDGEHOUSE

PROJECT DETAILS – RIDGEHOUSE





PROJECT DETAILS – LEON



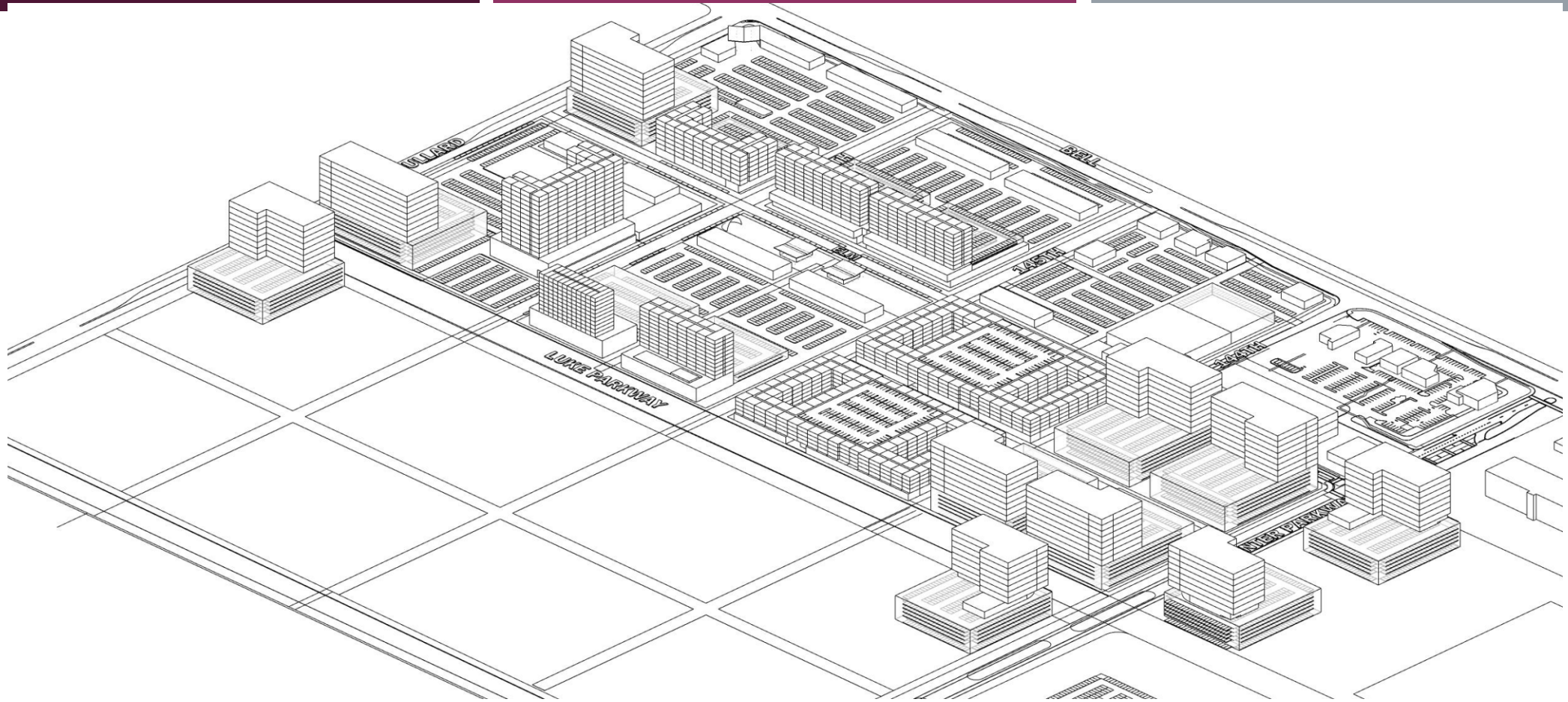
PROJECT DETAILS – LEON



PROJECT DETAILS – GEHAN



PROJECT DETAILS – GEHAN



NORTHWEST QUADRANT – THE QUARTER



PROJECT DETAILS – BULLARD AND GREENWAY

- Approximately 10,000 square feet of space
- Large patio
- Possible drive through coffee
- Parking and access

CONCLUSION – OPEN DISCUSSION

Projects Consistent with Master Plan

Architecture

Walkability

Street Tree Program

The Quarter Concept and New Projects

This Process