



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, February 17, 2022 @ 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 January 20, 2022 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 6 | Presentation and action pertaining to the Conditional Use Permit and Site Plan Amendment entitled "CUP & Site Plan Amendment for Litchfield Self Storage Facility", dated October 8, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS21-484. | Chris Sexton
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 3. | District 3 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat Estia at Zanjero Trails" dated December 16, 2021, a property generally located at the southwest corner of Cactus Road and Perryville Road. Case FS21-511. | Trevor Fleetham
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: February 10, 2022 at 9:30 AM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: February 17, 2022 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 January 20, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the January 20, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 01-20-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 20, 2022 / 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 January 20, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Chris Sexton, Current Planner; Trevor Fleetham, Current Planner; Sergio Angulo, Current Planner; Holly Osborn, Parks and Recreation Director, Donna Bunch, Administrative Specialist Senior and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd notified the Commission there will not be a Planning and Zoning Commission meeting on February 3, 2022 as there are no items scheduled for the agenda, as well as advised of upcoming Community Development staff changes.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the January 6, 2022 Planning and Zoning Commission Minutes.

Commissioner Chapman made a motion to approve the January 6, 2022, Planning and Zoning Commission Minutes as presented.

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

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action regarding the PAD Amendment for Surprise Farms South Planned Area Development (PAD). Case FS21-555

Chris Sexton, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Kathryn Welp – Surprise, AZ – Conveyed concerns pertaining to traffic congestion

Deborah Gentry – Surprise, AZ – Conveyed concerns pertaining to impacts of density change

David Gentry – Surprise, AZ – Conveyed concerns pertaining to high density and traffic congestion

Jim and Judy Hathorn – Surprise, AZ – Conveyed concerns with crime, traffic, current housing, planning, development in the area, and surrounding business/shopping options (*Comment received via email, read into the record by the Planning and Zoning Commission Secretary*)

Hearing no additional requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Traffic concerns
- Property values
- Rental properties
- Safety/crime
- Consideration of public feedback
- Future impacts to the area
- Commercial presence and opportunity
- Long range planning
- Adjacent parcels
- Land use

Commissioner Holland made a motion to approve the PAD Amendment for Surprise Farms South PAD subject to stipulations “a” and “b”.

Vice Chair Sartor seconded the motion. Commissioner Rosenbaum and Commissioner Smith voted against. Motion passed with 5 votes in favor.

ITEM: 3 – District 1 - Presentation and action pertaining to a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue. Case FS21-513

Sergio Angulo, Current Planner, presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Lot layout and size
- Design
- Infrastructure

Commissioner Rosenbaum made a motion to approve the Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), subject to stipulations 'a' and 'b' as memorialized in the staff report.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 4 – District 4 - Consideration and action regarding the Site Plan for Boomerang Capital Partners. Case FS21-518

Chris Sexton, Current Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Traffic circulation
- Development in the area
- Benefit to existing businesses

Commissioner Sartor made a motion to approve the Site Plan for Boomerang Capital Partners subject to stipulations "a" through "e".

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

ITEM: 5 – District 1 - Consideration and action regarding the Site Plan for AutoZone. Case FS21-556

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

The Commission discussed the following:

- Monument sign visibility

Vice Chair Sartor made a motion to approve the Site Plan for AutoZone subject to stipulations "a" through "e".

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

ITEM: 6 – District 3 - Consideration and action regarding the Site Plan for Paradisi Central Amenity. Case FS21-510

Chris Sexton, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Amenities

Commissioner Chapman made a motion to approve the Site Plan for Paradisi Central Amenity subject to stipulations “a” through “f”.

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

ITEM: 7 – District 6 - Consideration and action regarding the Site Plan for Countryside Park. Case FS21-1035

Trever Fleetham, Current Planner, presented item 7 to the Commission.

The Commission discussed the following:

- Fencing
- Recreation benefits to youth
- On-site storage

Vice Chair Sartor made a motion to approve the Site Plan for Countryside Park subject to stipulations ‘a’ and ‘b’ as outlined in the staff report.

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:57 P.M.

Dennis M. 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: February 17, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Presentation and action pertaining to the Conditional Use Permit and Site Plan Amendment entitled “CUP & Site Plan Amendment for Litchfield Self Storage Facility”, dated October 8, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS21-484.

Motion:

I move to approve the Conditional Use Permit and Site Plan Amendment entitled “CUP & Site Plan Amendment for Litchfield Self Storage Facility”, dated October 8, 2021, subject to stipulations “a” through “e” as memorialized in the staff report.

Background:

Hunter Engineering, on behalf of Sweetwater Storage LLC, requests approval of an amendment to the Conditional Use Permit and Site Plan approved under FS20-609 to allow for one additional storage building and 30 additional outdoor RV parking spaces, located on the northwest corner of Sweetwater Avenue and Litchfield Road in the Marley Park PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-484 Litchfield Self Storage Amendment - Staff Report

2. 01 - FS21-484 Litchfield Self Storage Amendment - Vicinity Map
 3. 02 - FS21-484 Litchfield Self Storage Amendment - Zoning Map
 4. 03 - FS21-484 Litchfield Self Storage Amendment - Site Plan
 5. 04 - FS21-484 Litchfield Self Storage Amendment - Building Elevations
 6. 05 - FS21-484 Litchfield Self Storage Amendment - Citizen Participation Report
 7. 06 - FS21-484 Affidavit of Posting
 8. FS21-484 Litchfield Self Storage Amendment Presentation
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-484

Project Name: Litchfield Self-Storage

Council District: 6 – Palo Verde

Meeting Date: February 17, 2022

Planner: Sergio Angulo

Owner: Sweetwater Storage LLC

Applicant: Michael Buschbacher with Hunter Engineering

Request: Amendment to the Conditional Use Permit and Site Plan for the Litchfield Self-Storage Facility in Marley Park.

Site Location: Northwest corner of Sweetwater Avenue and Litchfield Road

Site Size: 16.45 Acres (approx.)

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

Support/Opposition: Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on September 27, 2021. During the meeting, there was no opposition to the project.

Staff Recommendation: Staff recommends the Commission **approve** case FS21-484, subject to stipulations 'a' through 'e'.

Project Description:

Hunter Engineering, on behalf of Sweetwater Storage LLC, requests approval of an amendment to the Conditional Use Permit and Site Plan approved under FS20-609 to allow for one additional storage building and 30 additional outdoor RV parking spaces, located on the northwest corner of Sweetwater Avenue and Litchfield Road in the Marley Park PAD.

History:

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

November 9, 2000: The subject property was annexed into the City of Surprise by the Mayor and City Council.

May 6, 2021: The Planning and Zoning Commission approved the Conditional Use Permit and Site Plan for a new Self-Storage Facility in Marley Park. Case FS20-609.

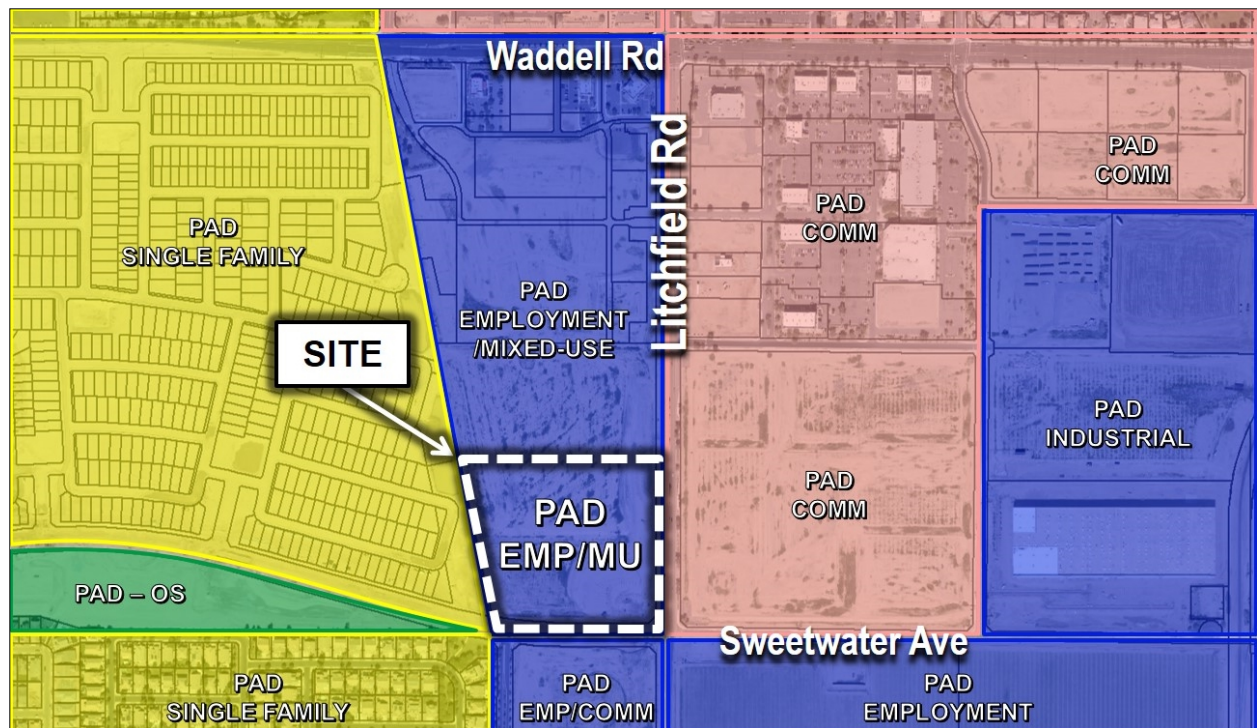
June 16, 2021: The applicant filed a request for a Conditional Use Permit and Site Plan amendment for the Litchfield Self-Storage Facility, the subject project.

September 27, 2021: The applicant held a Neighborhood Outreach Meeting.

Neighborhood Meeting:

The applicant held a properly advertised Neighborhood Outreach Meeting on **September 27, 2021**. One (1) resident from the vicinity attended the meeting to learn about the project and ask questions on the project. His questions were regarding lighting and screening, which the applicant addressed during the meeting.

Existing Land Zoning:



PAD – Single Family	PAD – Employment/Mixed-Use	PAD – Commercial
PAD – Single Family	PAD – Employment/Mixed-Use	PAD – Commercial
PAD – Single Family	PAD – Employment/Commercial	PAD – Employment

The subject site is approximately 16.45 acres and is located on the northwest corner of Sweetwater Avenue and Litchfield Road. The site is currently under construction and has two (2) gated access points from Sweetwater Avenue at the south side of the property. The plan provides a pedestrian path from the main office building to the sidewalk in the right-of-way along Sweetwater Avenue to the south.

On May 6, 2021, the Planning and Zoning Commission approved a Conditional Use Permit and Site Plan for the Litchfield Self-Storage Facility. The project is currently under construction and includes an office building, 785 storage units distributed in five (5) different buildings (buildings B – F), a total of 84 Recreational Vehicle (RV) outdoor storage shaded spaces, and a wash station for RVs located towards the southeast corner of the site.

This amendment includes 329 new storage units in a new building (Building G) and 30 new outdoor RV covered spaces. With these additions, the site will now consist of 1,114 storage units distributed in six (6) different buildings (buildings B – G) and 114 RV outdoor storage spaces. Title 17 limits the amount of outdoor RV storage to ten percent of the site, with the proposed additions; the area designated for outdoor RV storage is 9.96% of the site.

The proposed additions are located at the center of the site and are screened by the proposed perimeter wall in accordance with the original approval, as such; the new RV parking and enclosed storage unit will not be visible from the public right-of-way.

The original approval resulted in 113 parking spaces consisting of 28 public spaces and 85 loading spaces distributed throughout the project site. This amendment adds 14 new loading spaces along the front of the new building (Building G), resulting in 127 parking spaces which exceeds the required minimum parking spaces of 112 spaces.

The subject property is zoned Planned Area Development (PAD) with an employment/mixed-use land use designation. The Marley Park PAD lists the uses allowed in the employment/mixed-use parcel as those uses permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and Business Park (BP) zoning district. Title 17 lists Warehouse, Residential Storage (Mini-Warehouse) as Conditionally Permitted in C-2 zoning districts. A mini-warehouse requires an analysis of the proposed Conditional Use to be based on the use specific standards listed under section 17.28.080.C.19. This Conditional Use Permit application has been reviewed against these standards and staff finds that this Conditional Use Permit application conforms to the requirements set forth under this section of Title 17.

The proposed building elevation of Building G will match the approved elevations under FS20-609.

There are no proposed changes to the approved landscape plan under FS20-609.

The application also included a lighting photometric study that meets the lighting requirements of the SUDC.

Reviewing Agencies:

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

Summary:

The proposed Site Plan meets the requirements of the Marley Park PAD and the General Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan meets the provisions of the Marley Park PAD and the SUDC as applicable.

123 **Recommendation:**

124
125 Based on the findings noted above, staff recommends the Commission **approve** case FS21-
126 484, subject to stipulations 'a' through 'e' as outlined below:
127

- 128 a. Development and use of the site shall be consistent with the Site Plan entitled
129 "CUP & Site Plan Amendment for Litchfield Self Storage Facility" prepared by
130 Hunter Engineering dated October 8, 2021.
131 b. Landscaping associated with the site shall be consistent with the Landscape
132 Plan entitled "Litchfield Self Storage Facility" prepared by Hunter Engineering
133 date received March 10, 2021, approved under FS20-609.
134 c. Building Elevations shall be consistent with the Building Elevations entitled
135 "Litchfield Self-Storage Facility Phase II" prepared by Wiberg Consulting dated
136 September 3, 2021.
137 d. This Conditional Use Permit is valid for one (1) year after approval by the
138 Planning and Zoning Commission. This Conditional Use Permit shall expire on
139 the one (1) year anniversary of approval, unless construction commences prior
140 to that date.
141 e. Non-compliance with the stipulations of approval of this case will be treated as
142 a violation in accordance with the applicable provisions of the Surprise
143 Municipal Code.

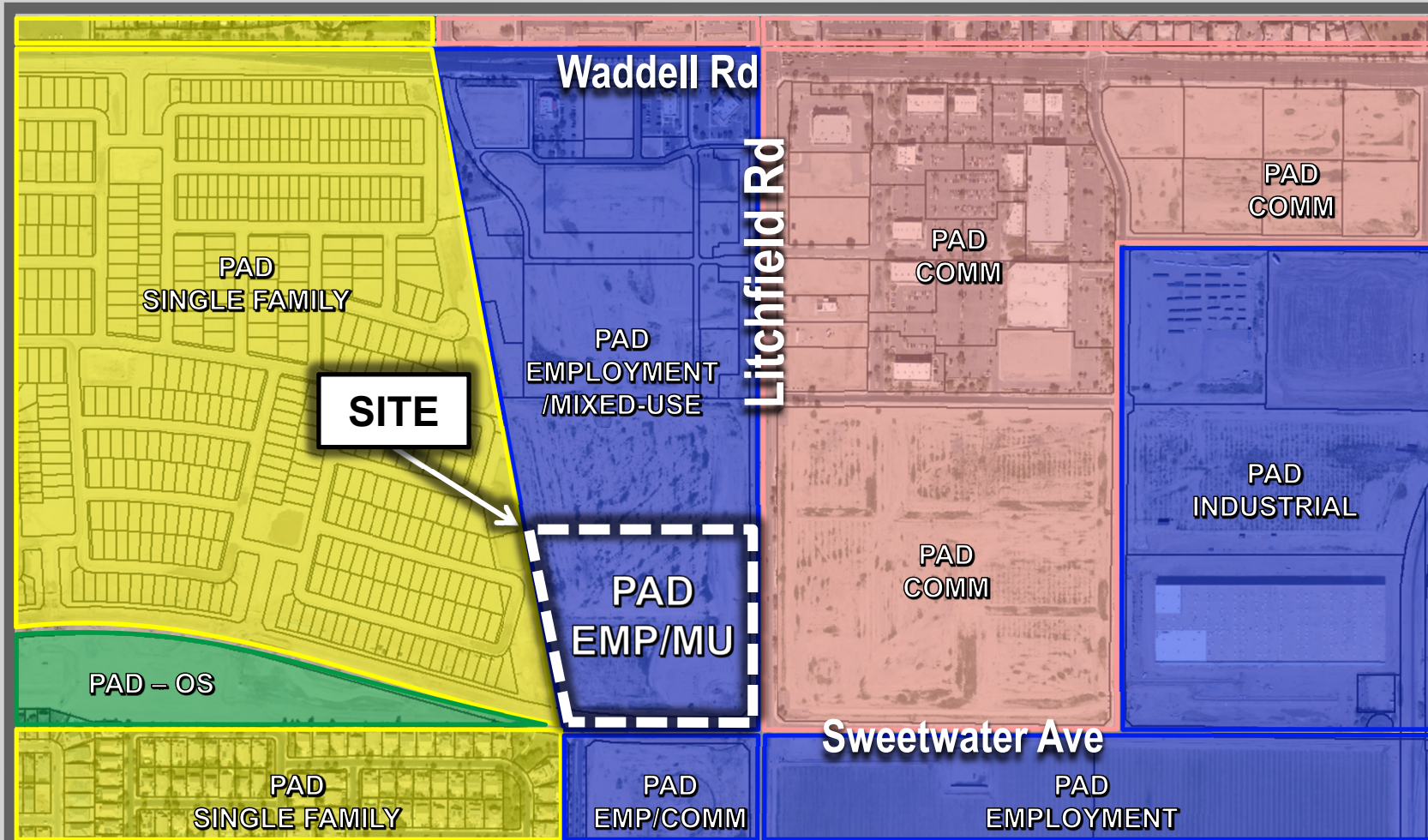
144 However, should the Commission wish to **deny** the request, the Commission should make
145 its own findings and base its decision on those alternative findings.
146

147 **Attachments:**

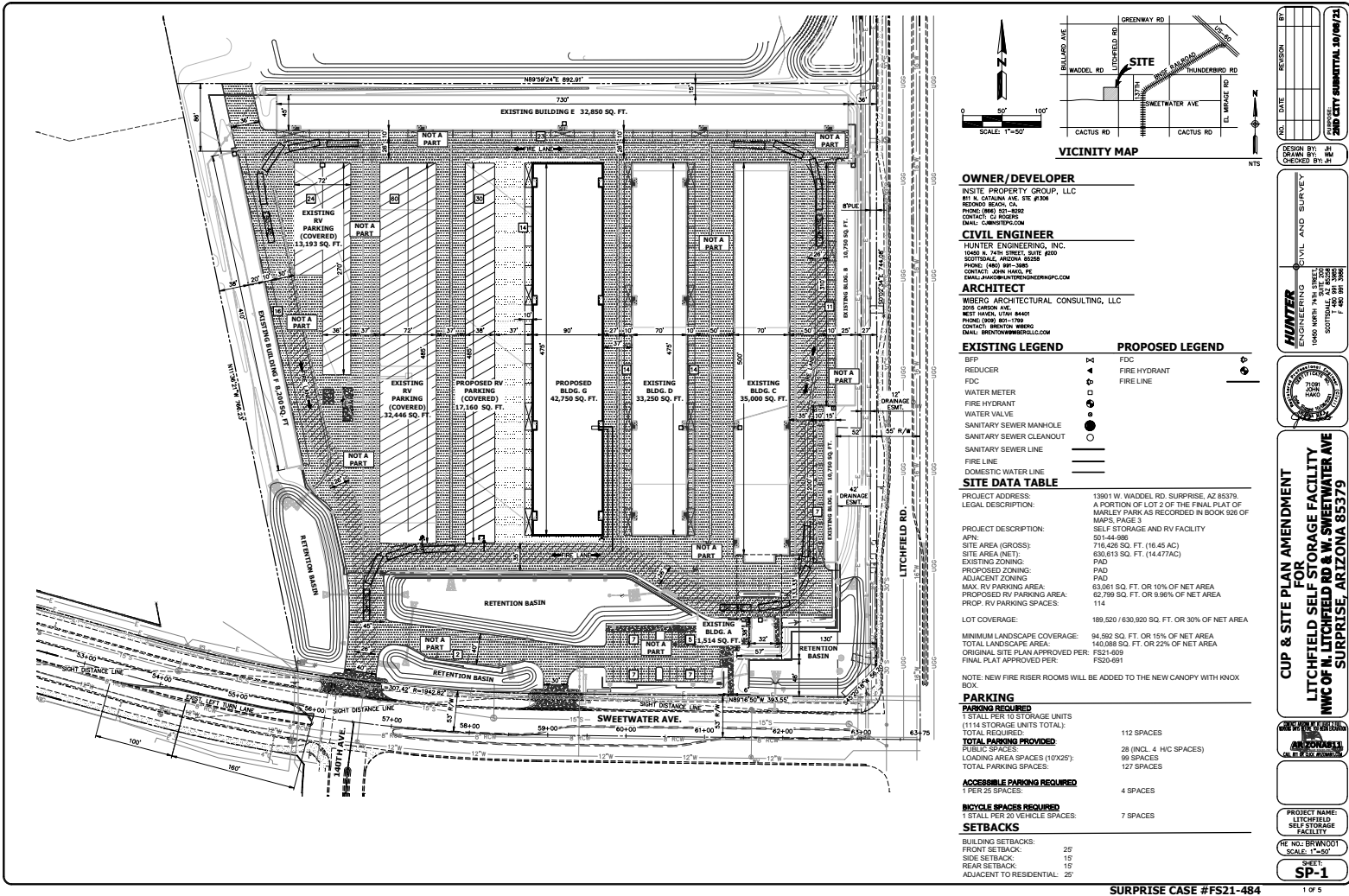
- 148
149 01 Vicinity Map
150 02 Zoning Map
151 03 Site Plan
152 04 Building Elevations
153 05 Citizen Participation Report
154 06 Affidavit of Posting



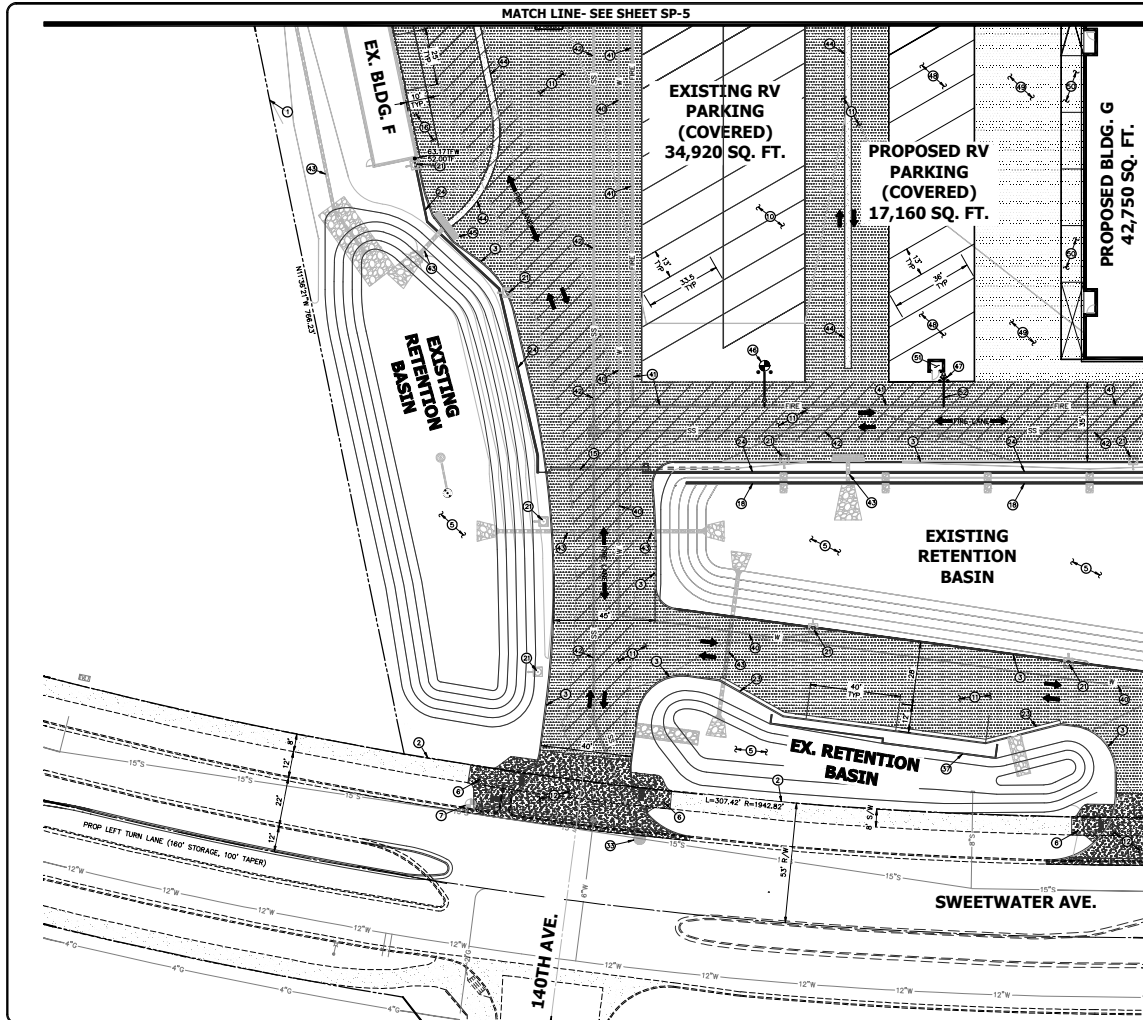
FS21-484 VICINITY MAP



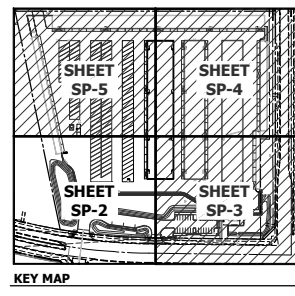
FS21-484 ZONING



SURPRISE CASE #FS21-484



- CONSTRUCTION NOTES**
1. PROPERTY LINE
 2. ROW
 3. EXISTING CONCRETE CURB
 4. EXISTING TRASH ENCLOSURE
 5. EXISTING RETENTION BASIN
 6. EXISTING H/C RAMP FOR MAG STD DTL 237-1, 2 OR 3
 7. EXISTING FIRE HYDRANT
 8. EXISTING FDC
 9. EXISTING RV PARKING
 10. EXISTING RV PARKING COVERED
 11. EXISTING DRIVE AISLE
 12. EXISTING DRIVEWAY ENTRANCE
 13. EXISTING CONCRETE SIDEWALK
 14. EXISTING H/C ACCESSIBLE PARKING
 15. EXISTING ACCESS DATA
 16. EXISTING 10' WIDE LOADING AREA / PARKING LANE
 17. EXISTING PARKING LOT SCREEN WALL
 18. EXISTING CMU RETAINING WALL
 19. EXISTING MONUMENT SIGN
 20. EXISTING SEWER DUMP STATION
 21. EXISTING SITE LIGHT
 22. EXISTING ELECTRIC TRANSFORMER
 23. EXISTING CONCRETE CURB & GUTTER
 24. EXISTING R-10' CMU FENCE WALL
 25. EXISTING R-10' CMU FENCE WALL
 26. EXISTING AIR & GAS MACHINE PROTECTED BY BOLLARDS
 27. EXISTING FIRELINE BACKFLOW PREVENTER
 28. EXISTING FIRELINE BACKFLOW PREVENTER
 29. EXISTING DOMESTIC WATER METER
 30. EXISTING IRRIGATION WATER METER
 31. EXISTING 8' CMU FENCE WALL ON 12" HIGH RETAINING WALL
 32. EXISTING CORNER FENCE WALL
 33. EXISTING SANITARY SEWER SERVICE CONNECTION
 34. EXISTING BIKE RACK
 35. EXISTING PARKING SCREEN WALL (4" HIGH)
 36. EXISTING R-10' CMU FENCE WALL
 37. EXISTING GREASE INTERCEPTOR
 38. EXISTING SEWER DUMP STATION SIGN (SEE GENERAL NOTE 3 BELOW)
 39. EXISTING DOMESTIC WATER LINE
 40. EXISTING FIRE LINE
 41. EXISTING FIRE LINE
 42. EXISTING SANITARY SEWER LINE
 43. EXISTING STORM DRAIN
 44. EXISTING VALLEY GUTTER
 45. EXISTING CATCH BASIN
 46. EXISTING VALLEY GUTTER
 47. WALL MOUNTED FDC
 48. EXISTING DRIVEWAY
 49. EXISTING DRIVEWAY
 50. EXISTING DRIVEWAY
 51. EXISTING DRIVEWAY
 52. EXISTING DRIVEWAY



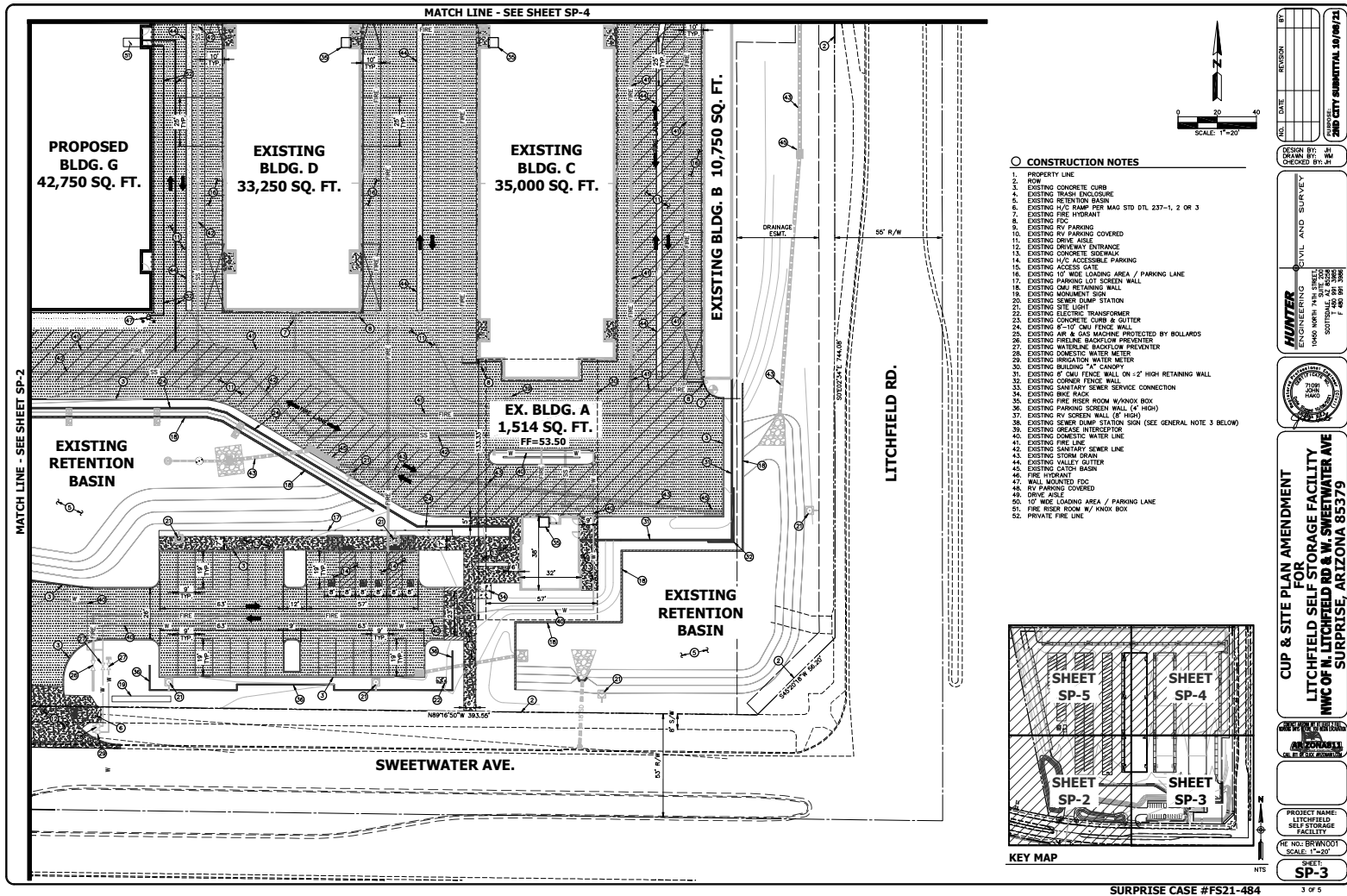
SURPRISE CASE #F521-484

NO.	DATE	REVISION
1	01/11/2011	ISSUED FOR PERMIT
2	01/11/2011	ISSUED FOR PERMIT
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4	01/11/2011	ISSUED FOR PERMIT
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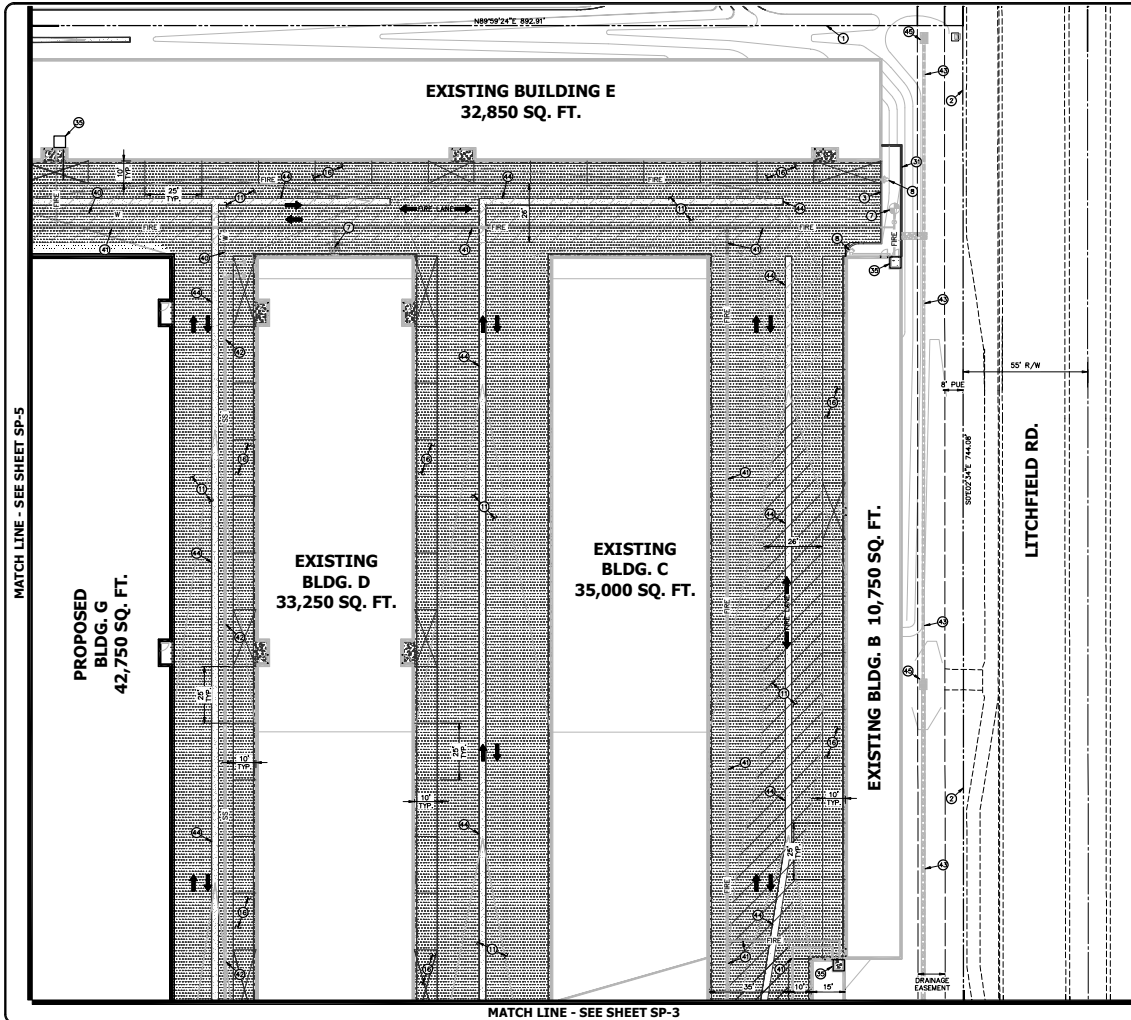
DESIGN BY: CHAMBERLAIN & ASSOCIATES, INC.
CHECKED BY: J. L. BROWN
DATE: 01/11/2011

CUP & SITE PLAN AMENDMENT
FOR
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

PROJECT NAME:
LITCHFIELD SELF STORAGE FACILITY
SHEET:
SP-2
SCALE: 1"=20'

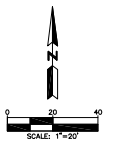
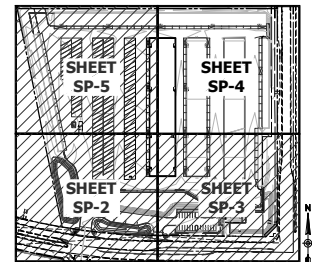


SURPRISE CASE #FS21-484



CONSTRUCTION NOTES

1. PROPERTY LINE
2. ROW
3. EXISTING CONCRETE CURB
4. EXISTING TRASH ENCLOSURE
5. EXISTING RETENTION BASIN
6. EXISTING H/C RAMP FOR MAG STD DTL 237-1, 2 OR 3
7. EXISTING FIRE HYDRANT
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18. EXISTING CMU RETAINING WALL
19. EXISTING MONUMENT SIGN
20. EXISTING SEWER DUMP STATION
21. EXISTING SITE LIGHT
22. EXISTING ELECTRIC TRANSFORMER
23. EXISTING CONCRETE CURB & GUTTER
24. EXISTING 8'-10' CMU FENCE WALL
25. EXISTING AIR & GAS MACHINE PROTECTED BY BOLLARDS
26. EXISTING FIRELINE BACKFLOW PREVENTER
27. EXISTING WASTEWATER BACKFLOW PREVENTER
28. EXISTING DOMESTIC WATER METER
29. EXISTING IRRIGATION WATER METER
30. EXISTING BUILDING "A" CANOPY
31. EXISTING 8' CMU FENCE WALL ON 12" HIGH RETAINING WALL
32. EXISTING CORNER FENCE WALL
33. EXISTING SANITARY SEWER SERVICE CONNECTION
34. EXISTING BIKE RACK
35. EXISTING FIRE RISER ROOM W/ KNOX BOX
36. EXISTING PARKING SCREEN WALL (4" HIGH)
37. EXISTING RV SCREEN WALL (8' HIGH)
38. EXISTING SEWER DUMP STATION SIGN (SEE GENERAL NOTE 3 BELOW)
39. EXISTING GREASE INTERCEPTOR
40. EXISTING DOMESTIC WATER LINE
41. EXISTING FIRE LINE
42. EXISTING SANITARY SEWER LINE
43. EXISTING STORM DRAIN
44. EXISTING VALLEY GUTTER
45. EXISTING CATCH BASIN
46. EXISTING FIRE HYDRANT
47. WALL MOUNTED FDC
48. RV PARKING COVERED
49. DRIVE AISLE
50. 10' WIDE LOADING AREA / PARKING LANE
51. FIRE RISER ROOM W/ KNOX BOX
52. PRIVATE FIRE LINE



NO.	DATE	REVISION

DESIGN BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/16/23

HUNTER ENGINEERING
10400 NORTH 74TH STREET
SCOTTSDALE, AZ 85250
P: 480.399.3300
F: 480.399.3301

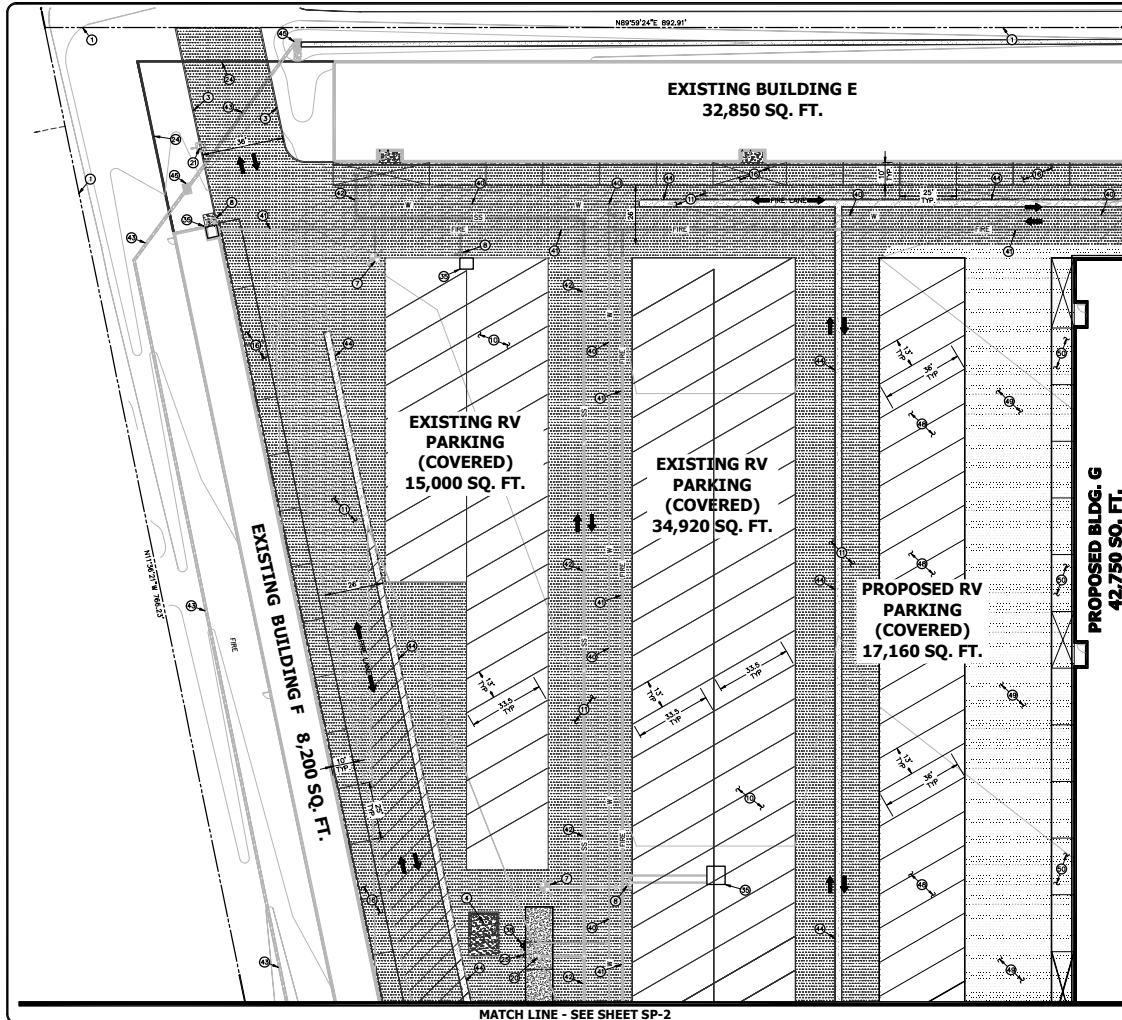
CUP & SITE PLAN AMENDMENT FOR LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379

PROJECT NAME:
LITCHFIELD SELF STORAGE FACILITY

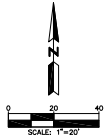
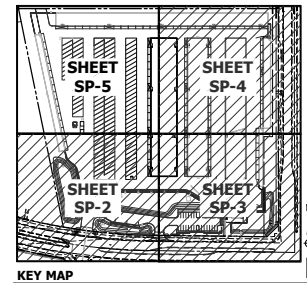
RE NO: BRYAN001
SCALE: 1"=20'

SP-4

SURPRISE CASE #FS21-484



- CONSTRUCTION NOTES**
1. PROPERTY LINE
 2. ROW
 3. EXISTING CONCRETE CURB
 4. EXISTING TRASH ENCLOSURE
 5. EXISTING RETENTION BASIN
 6. EXISTING H/C RAMP PER MAG STD DTL 237-1, 2 OR 3
 7. EXISTING FIRE HYDRANT
 8. EXISTING FDC
 9. EXISTING RV PARKING
 10. EXISTING RV PARKING COVERED
 11. EXISTING DRIVE AISLE
 12. EXISTING DRIVEWAY ENTRANCE
 13. EXISTING CONCRETE SIDEWALK
 14. EXISTING H/C ACCESSIBLE PARKING
 15. EXISTING ACCESS GATE
 16. EXISTING 10' WIDE LOADING AREA / PARKING LANE
 17. EXISTING PARKING LOT SCREEN WALL
 18. EXISTING CMU RETAINING WALL
 19. EXISTING MONUMENT SIGN
 20. EXISTING CMU DUMP STATION
 21. EXISTING SITE LIGHT
 22. EXISTING ELECTRIC TRANSFORMER
 23. EXISTING CONCRETE CURB & GUTTER
 24. EXISTING 8'-10" CMU FENCE WALL
 25. EXISTING AIR & GAS MACHINE PROTECTED BY BOLLARDS
 26. EXISTING FIRELINE BACKFLOW PREVENTER
 27. EXISTING WATERLINE BACKFLOW PREVENTER
 28. EXISTING DOMESTIC WATER METER
 29. EXISTING IRRIGATION WATER METER
 30. EXISTING BUILDING "A" CANOPY
 31. EXISTING 4" CMU FENCE WALL ON 12" HIGH RETAINING WALL
 32. EXISTING CORNER FENCE WALL
 33. EXISTING SANITARY SEWER SERVICE CONNECTION
 34. EXISTING BIKE RACK
 35. EXISTING PARKING SCREEN WALL (4' HIGH)
 36. EXISTING RV SCREEN WALL (4' HIGH)
 37. EXISTING FIRE LINE
 38. EXISTING SEWER DUMP STATION SIGN (SEE GENERAL NOTE 3 BELOW)
 39. EXISTING DISCARE WATERSEPARATOR
 40. EXISTING DOMESTIC WATER LINE
 41. EXISTING FIRE LINE
 42. EXISTING SANITARY SENDER LINE
 43. EXISTING SANITARY GUTTER
 44. EXISTING VALVEY GUTTER
 45. EXISTING CATCH BASIN
 46. FIRE HYDRANT
 47. WALL MOUNTED FDC
 48. RV PARKING COVERED
 49. DRIVE AISLE
 50. 10' WIDE LOADING AREA / PARKING LANE
 51. FIRE RISER ROOM W/ HAND BOX
 52. PRIVATE FIRE LINE



NO.	DATE	REVISION	BY

DESIGN BY: **SM**
 CHECKED BY: **SM**
 DATE: **07/14/21**

HUNTER
 ENGINEERING
 10400 NORTH 74TH STREET
 SCOTTSDALE, AZ 85260
 P 480.991.3986
 F 480.991.3987

CUP & SITE PLAN AMENDMENT FOR LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379

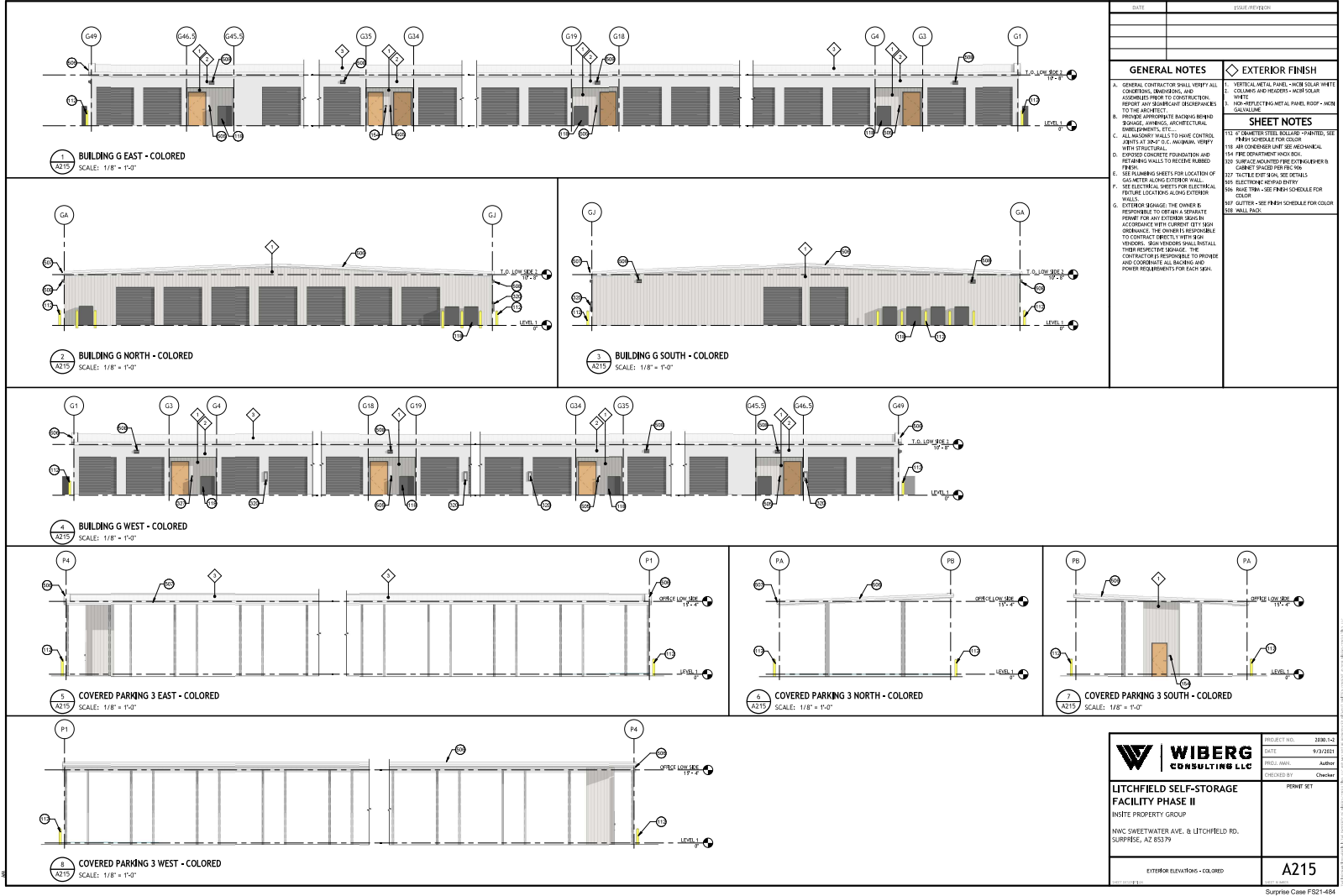
PROJECT NAME:
 LITCHFIELD SELF STORAGE FACILITY

RE NO.: **BRWN001**
 SCALE: **1"=20'**

SP-5

SURPRISE CASE #FS21-484

5 OF 5



10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

CITIZEN PARTICIPATION REPORT

FOR

Litchfield Self-Storage CUP & SITE PLAN AMENDMENT

**NWC Litchfield Rd and Sweetwater Ave
Surprise, Arizona**

PREPARED FOR:
Insight Property Group

PREPARED BY:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

October 7th, 2021

H.E. PROJECT NO. BRWN001
SURPRISE CR20-271
FS21-484

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

Citizen Participation Report – Litchfield Self Storage

Brief Description of the Proposed Project

The purpose of this Citizen Participation Report is to summarize how the citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of a CUP with Site Plan Amendment have had opportunities to comment and participate in the planning process.

The project located on the NWC of Sweetwater Avenue and Litchfield Road consisting of approximately 14.23 acres for a Self-Storage Facility with RV Parking was initially approved for CUP with Site Plan on May 6th, 2021, at a Planning and Zoning hearing. The approved storage facility portion includes multiple storage buildings, covered recreational vehicle parking and office with required parking, site circulation, and required landscaping. The site is currently under construction.

The new portion of the site will complete the plan and include one more row of Covered RV Parking and an additional storage building. The site would also include associated on-site and off-site infrastructure improvements such as signage, refuse/recycling containers and site security. Please see the site plan attached to this report.

Notification Technique for this project

The notification technique, recommended by the City, was used for this project, which was an online neighborhood meeting. A Citizen's Review Meeting was held both in person at Surprise Traditional School and via Microsoft Teams on September 27th at 6pm. A copy of the notification letter sent by the city has been attached to this report. The site was posted 15 days prior to the Citizens Review Meeting.

Notification Process

The notification process was defined by guidelines provided by the City of Surprise and included all individuals within a 300' buffer of the project property line. A notification map was generated by the City which was used to develop a contact list for this meeting. The list also includes homeowner associations, registered neighborhoods, and their representatives along with any individuals on the City's interested parties list. The City generated mailing list has been included with this report.

Potentially Affected Parties

The site is bound by Litchfield Road to the east and Sweetwater Avenue to the south. The adjacent property to the east includes a planned industrial park with retail. The property directly to the south is a vacant parcel within the Veramonte PAD and planned to be a commercial corner. The property to the west is the newest residential component of the Marley Park PAD. This planned residential use is under development and is buffered by 150' of open space with an additional 25' landscaped area proposed on our

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T 480 991 3985
F 480 991 3986

project site. This landscaped buffer allows for a total of almost 175' of separation between uses.

Perspective of Potentially Affected Parties

The proposed use is common in neighborhoods such as this one where smaller homes and tighter residential lots discourage the storage of boats, recreational vehicles, and other large toys. The proposed use does not pose any more risk than other similar uses and has less impact than many other potential commercial uses. The activity of a self-storage has become commonplace and an appropriate use in compact subdivision design. In fact, the site will most likely attract nearby users as a new local resource for the neighborhood, which should increase enjoyment by nearby properties who have items to store.

The facility will have operational standards put into place to ensure the safety of the residents and minimize any potential burdens or conflicts. Access to the site and its circulation are clearly articulated and allow for easy maneuverability throughout the site. Impacts arising from noise, smoke, odor, dust, vibration, or illumination are anticipated to be negligible. The new site and exterior lighting design comply with the requirements of the City's Zoning and Land Development Ordinances.

Opportunities and Methods to Discuss the Proposal

To encourage effective citizen participation in conjunction with the application, several opportunities were provided to understand and address the real or perceived impacts the request would pose to members of the surrounding community. These opportunities are described below.

Publication: A notice was published by the City of Surprise (a local newspaper of general circulation) to inform the residents living within the City and those within the distribution of the publication.

Notification Letter: All forty (40) individuals listed on the contact list were sent a first-class letter, mailed by the City, that provided notice of the citizen review meeting at least seven (7) days before the meeting. This notice described the project, including meeting attendance information and included a project location diagram for the proposed Conditional Use Permit.

Citizen's Review Meeting: Due to the COVID-19 outbreak a traditional neighborhood meeting was augmented to include both an online and in-person meeting. City staff determined that this would provide an opportunity for the public to discuss this proposal as an acceptable hybrid alternative to a traditional "Public Gathering". Based upon this recommendation, both an in-person and a virtual neighborhood meeting, was held.

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The notification letter, mentioned above, included the date, time and location of the neighborhood meeting. The letter requests that individuals who want to participate attend the online meeting at the noted date and time using the City verified URL. During the meeting individuals had the opportunity to comment and ask question after a 10-minute slide show presentation through the online meeting program. The online meeting process meets the requirements of the City of Surprise Citizen Participation Report for "citizen review meetings". Instructions for joining the meeting were included in the attached sample notification letter.

Physical Posting: Physical Posting of the property occurred by September 10th, 2021, a minimum of 15 days before the scheduled Citizen Review Meeting date. Affidavits of posting along with photos have been provided as evidence of compliance with City requirements. All signs will be removed within 14 days of the City Council public hearing and vote.

Note: Any comments, questions and concerns received as of the date of this participation Report have been included below. These comments have also been copied to the project planner with the City of Surprise and have been included in this final citizen participation report.

Neighborhood Meeting Status Update

A virtual neighborhood meeting was held on September 27th, 2021, in person and via a Microsoft Teams Meeting. There was a total of 6 individuals that attended. Individuals were asked to send an email or to sign-in physically for the meeting. A list of those individuals has been included with this report in the minutes of the meeting. A 10-minute presentation was made describing the process, the site plan and the current development conditions in the area. One resident representing one household spoke up after the presentation with the questions and responses summarized and noted in the meeting minutes.

The attendee was advised that all comments would be included in this report and that they would have an additional opportunity to speak at the upcoming Planning Commission public hearing. The meeting was held open for any comments or concerns for others to comment. There were no others that attended or commented aside from those noted above. The meeting was closed at 6:40pm and these comments were added to the Citizens Participation Report.

The general nature of the comments from the one neighbor that attended were to confirm the infill area was screened from view, that lights were to be shielded and that building material would be similar to the subdivision to the west on the west boundary fence. There was also a question about a potential connection to the north. There are no current plans to connect.

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Conclusion

With the site being posted, notifications mailed, announcement published and completion of a successful Citizen Outreach meeting with the nearby residents, we feel that this Citizen participation process was inclusive, listened to nearby residents and responded with answers that addressed mitigations discussed at the initial Citizen's Review Meeting. An effort was made to be a good neighbor throughout the participation process.

Schedule

- Neighborhood Meeting Mailing – September 10th, 2021
- Site to Posted for Citizen Review Meeting – September 10th, 2021
- On-line Neighborhood Meeting – September 27th
- Final Participation Report Submitted – October 7th, 2021
- Site Posting Sign Removal scheduled for two weeks after the Planning Commission Meeting, not yet scheduled – (Will occur within two weeks of the last hearing)

Contact

Michael Buschbacher II, AICP - Principal Planner
Hunter Engineering Inc.
10450 N 74th Street Suite 200
Scottsdale, AZ 85258
mbuschbacher@hunterengineeringpc.com
480-991-3985

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

Litchfield Self Storage – Citizen's Review Meeting Minutes

DATE: 09-27-2021
TIME: 6:00 PM (AZT)
LOCATION: In-Person Meeting at Surprise Legacy School Campus
& Microsoft Teams Online/Telephonic Meeting

ATTENDEES:

Michael Buschbacher (Hunter Engineering - Host), Randy Proch (Resident), Sergio Angulo (City of Surprise), Llyod Abrams (City of Surprise), Brian Sorenson (InSite)

DISCUSSION TOPICS

- A Citizen Review Meeting was held in-person at Surprise Legacy Schools Campus, Gym and online via Microsoft Teams on September 27th, 2021 at 6pm to review a presentation for a Conditional Use Permit (CUP) and Site Plan Amendment in the City of Surprise for Litchfield Self-Storage. All Self-Storage uses are required to obtain a CUP before they are permitted, constructed, and open for business. Any amendments to the site plan require an amendment to the CUP. This hearing was to discuss that amendment to infill the site with one new storage building and an additional RV Parking Canopy.
- The meeting started promptly at 6pm and individuals were asked to sign-in by submitting their email address, or using the sign-in sheet, so that the team could follow up with citizens involved in the meeting. Four email addresses were received during the meeting. No individuals requested follow-up after the meeting.
- A short 10-minute slide presentation was provided, outlining the location of the project, showing the site plan, several photo rendering of the proposed self-storage facility and the infill areas to be added to the center of the site.
- After completion of the presentation, the meeting was opened to questions from the attendees. The following questions were asked by the individuals indicated next to their questions.

Question 1: (Randy Proch) – Security based illumination for the site will be bright. How will the lighting be shielded from the property?

Answer: The lighting will be required to be shielded at the source and additional shielding can be provided along the western edge of the property with a higher degree of shielding at the fixture.

Question 2: (Randy Proch) – Any other proposals for the land north of this site. There appears to be a possible connection on the NW corner of the site.

Answer: There are no current plans for this land. The owner has explored other light industrial options per the existing zoning designation within the Marely Park PAD Amended.

Question 3: (Randy Proch) – Will the new infill portion be screened from view?

Answer: The additions to the site are fully within the existing approved walls and structures for the site. The west wall and building edge treatment will use similar materials to the subdivision to the west.

- With no additional questions from the community, the meeting was adjourned, and no additional follow-up was requested.
- The meeting was adjourned at approximately 6:40pm.

AFFIDAVIT OF POSTING

Case Number FS21-484

Project Name: Surprise Storage

Project Location: N. Sweetwater & West of Litchfield Rd.

Date Site Posted: 9/10/21

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.

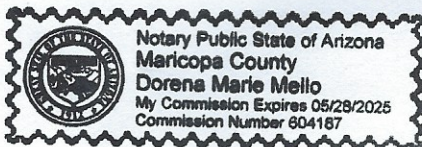
[Signature]
Owner/Applicant Signature

Date

This instrument was acknowledged before me this 10 day of September
2021 by Dorena Mello

[Signature]
Notary Public

My Commission Expires:



Notice of Public Hearing City of Surprise

Neighborhood Hearing

Date: November 19, 2019, 2:00 PM

Time: 2:00 PM

Location: City of Surprise, 10000 W. McDowell Ave., Suite 100

City of Surprise, 10000 W. McDowell Ave., Suite 100

Phone: 623.222.3011

Virtual Hearing Link: <https://www.surveymonkey.com/r/20191119>

A Conditional Use Permit and Site Plan amendment for additional outdoor and "sit-down" recreational space (2nd) Request for a planning review on the northern portion of Commercial District will be published to the Planning Department website. Questions: Call 623.222.3011



Planning and City Commission

Date:

Time:

Location:

For more information call: 623.222.3011

SPEED
LIMIT
30

Notice of Public Hearing

City of Surprise

Neighborhood Meeting
Date: Monday September 27th, 2021
Time: 6 PM
Location: Legacy Traditional School-Surprise-Gym
(14506 W. Sweetwater Ave Surprise, AZ 85379)
Virtual Meeting weblink: <http://bit.ly/3kQGx4e>
Passcode: 610857 150#
Virtual Meeting Call-in Number: +1 929-376-1703

Planning and Zoning Commission
Date: _____
Time: _____
Location: _____

A Conditional Use Permit and Site Plan Amendment for additional outdoor and fully enclosed Recreational Vehicle (RV) Storage on a property located on the northwest corner of Sweetwater Avenue and Litchfield Road in the Marley Park Planned Area Development.
Surprise Case: FS21-484.



For more information call: 623.222.3011

Surpriseaz.gov



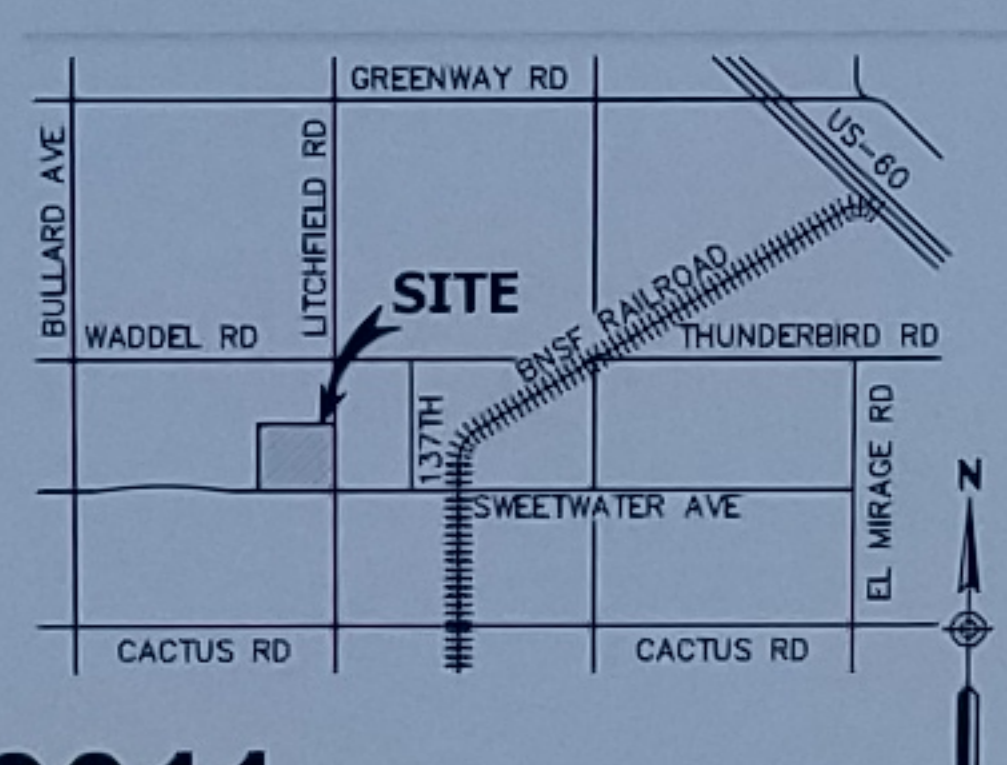
Notice of Public Hearing

City of Surprise

Neighborhood Meeting
Date: Monday September 27th, 2021
Time: 6 PM
Location: Legacy Traditional School-Surprise-Gym
(14506 W. Sweetwater Ave. Surprise, AZ 85379)
Virtual Meeting weblink: <http://bit.ly/3kQGx4e>
Passcode: 610857 150#
Virtual Meeting Call-in Number: +1 929-376-1703

Planing and Zoning Commission
Date: _____
Time: _____
Location: _____

A Conditional Use Permit and Site Plan Amendment for additional outdoor and fully enclosed Recreational Vehicle (RV) Storage on a property located on the northwest corner of Sweetwater Avenue and Litchfield Road in the Marley Park Planned Area Development. Surprise Case: FS21-484.



For more information call: 623.222.3011

Surpriseaz.gov

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: Monday September 27th, 2021

Time: 6 PM

Location: Legacy Traditional School-Surprise-Gym
(14506 W. Sweetwater Ave. Surprise, AZ 85379)

Virtual Meeting weblink: <http://bit.ly/3kQGx4e>

Passcode: 610857 150#

Virtual Meeting Call-in Number: +1 929-376-1703

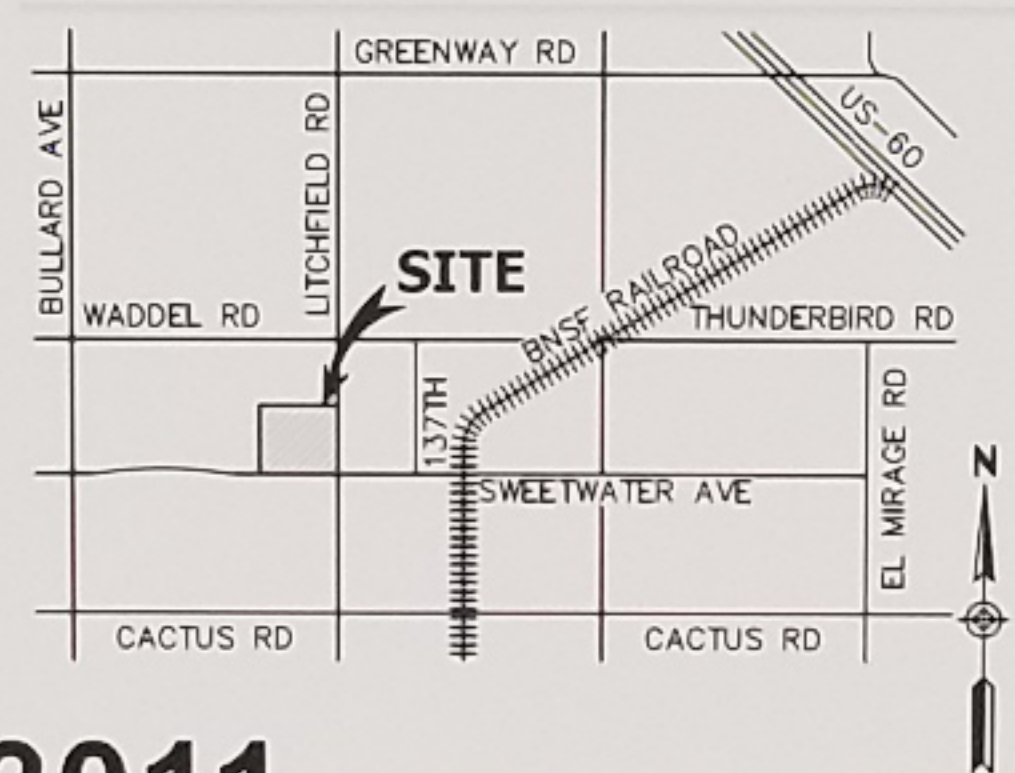
Planing and Zoning Commission

Date: _____

Time: _____

Location: _____

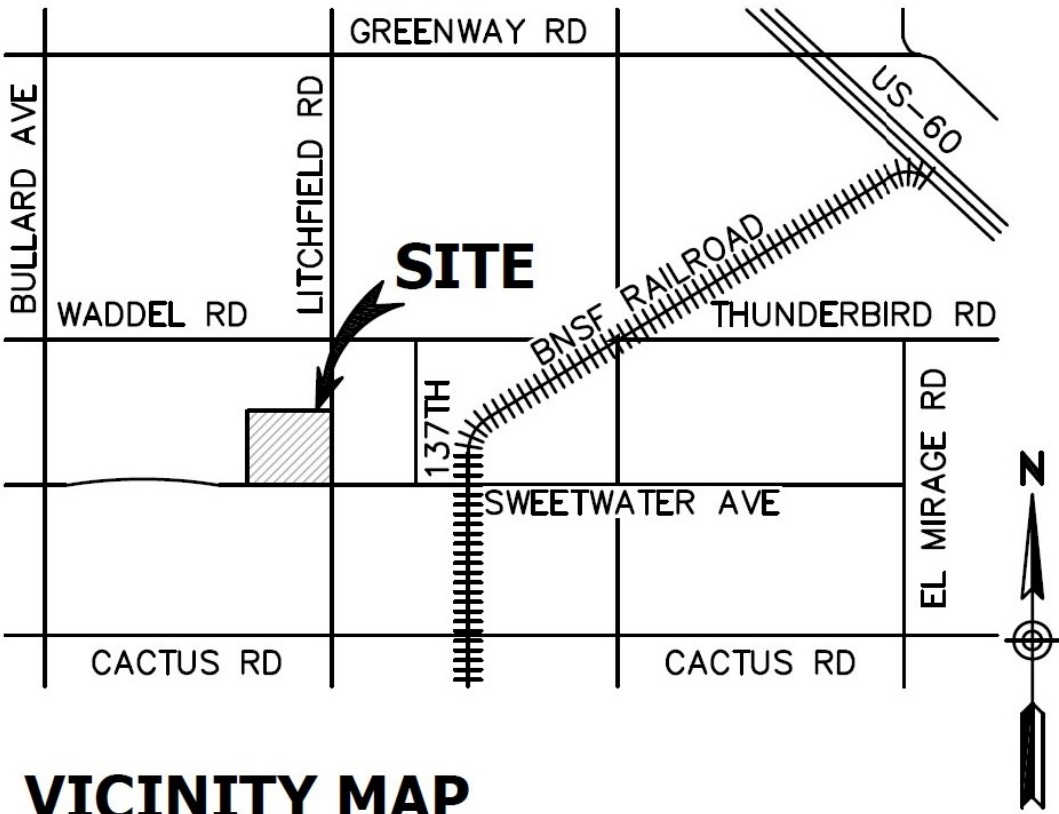
A Conditional Use Permit and Site Plan Amendment for additional outdoor and fully enclosed Recreational Vehicle (RV) Storage on a property located on the northwest corner of Sweetwater Avenue and Litchfield Road in the Marley Park Planned Area Development. Surprise Case: FS21-484.



For more information call: 623.222.3011

Surpriseaz.gov

2
R/C
F+O
PAV



AFFIDAVIT OF POSTING

Case Number FS 21- 484
Project Name: Surprise RV Storage
Project Location: Litchfield and Sweetwater (N.W.C)
Date Site Posted: Jan. 28th 2022

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.

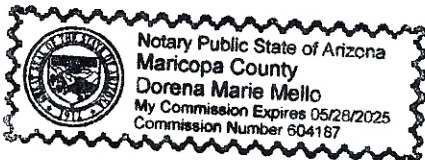
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

[Signature] 1 / 28 / 22
Owner/Applicant Signature Date

This instrument was acknowledged before me this 31 day of January
20 22 by _____

[Signature]
Notary Public

My Commission Expires:







FS21-484

Litchfield Self-Storage Facility

Conditional Use Permit Amendment

Planning & Zoning Commission

February 17, 2022



Waddell Rd

Litchfield Rd

MARLEY
PARK

MARLEY
PARK
SQUARE

SURPRISE POINTE

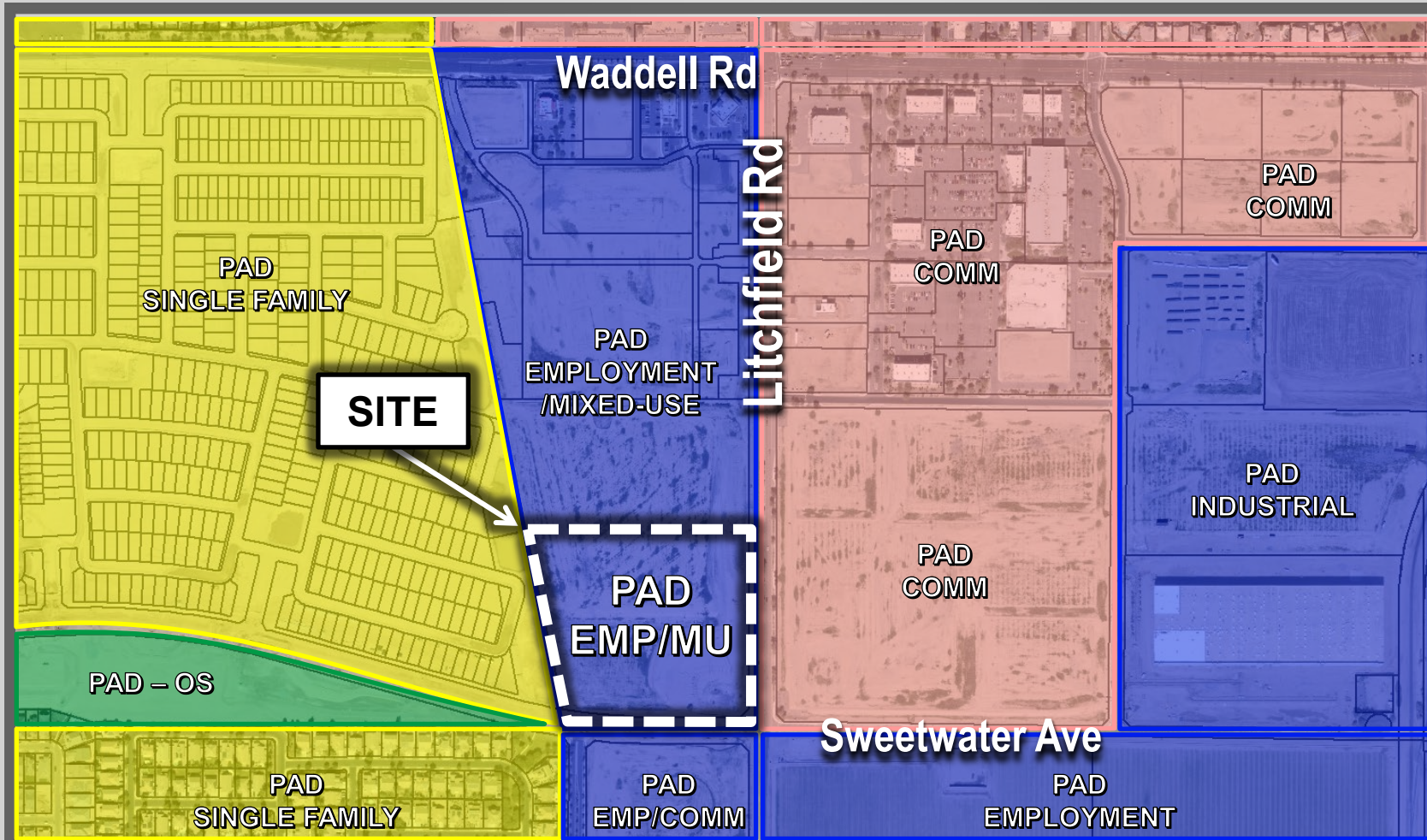
SITE
16.45 Ac

Sweetwater Ave

VERAMONTE

CACTUS COMMERCE

FS21-484 VICINITY MAP



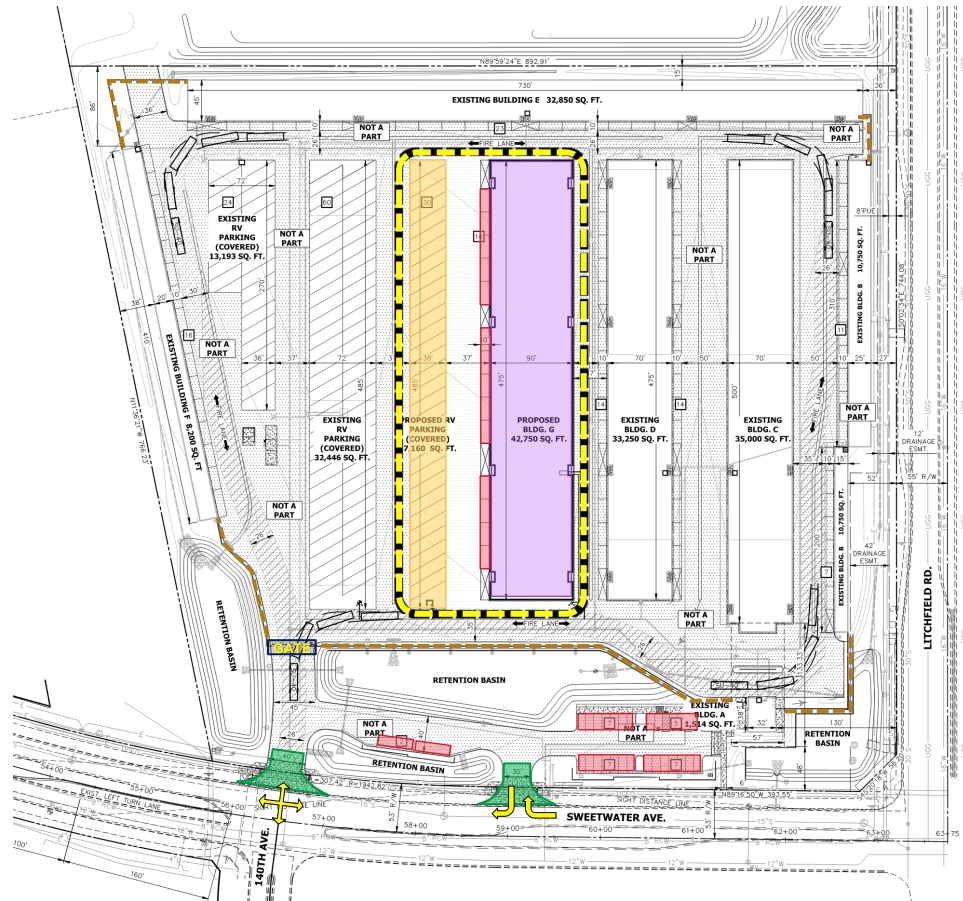
FS21-484 ZONING



Title 17 – Section 17.28.080.C.19

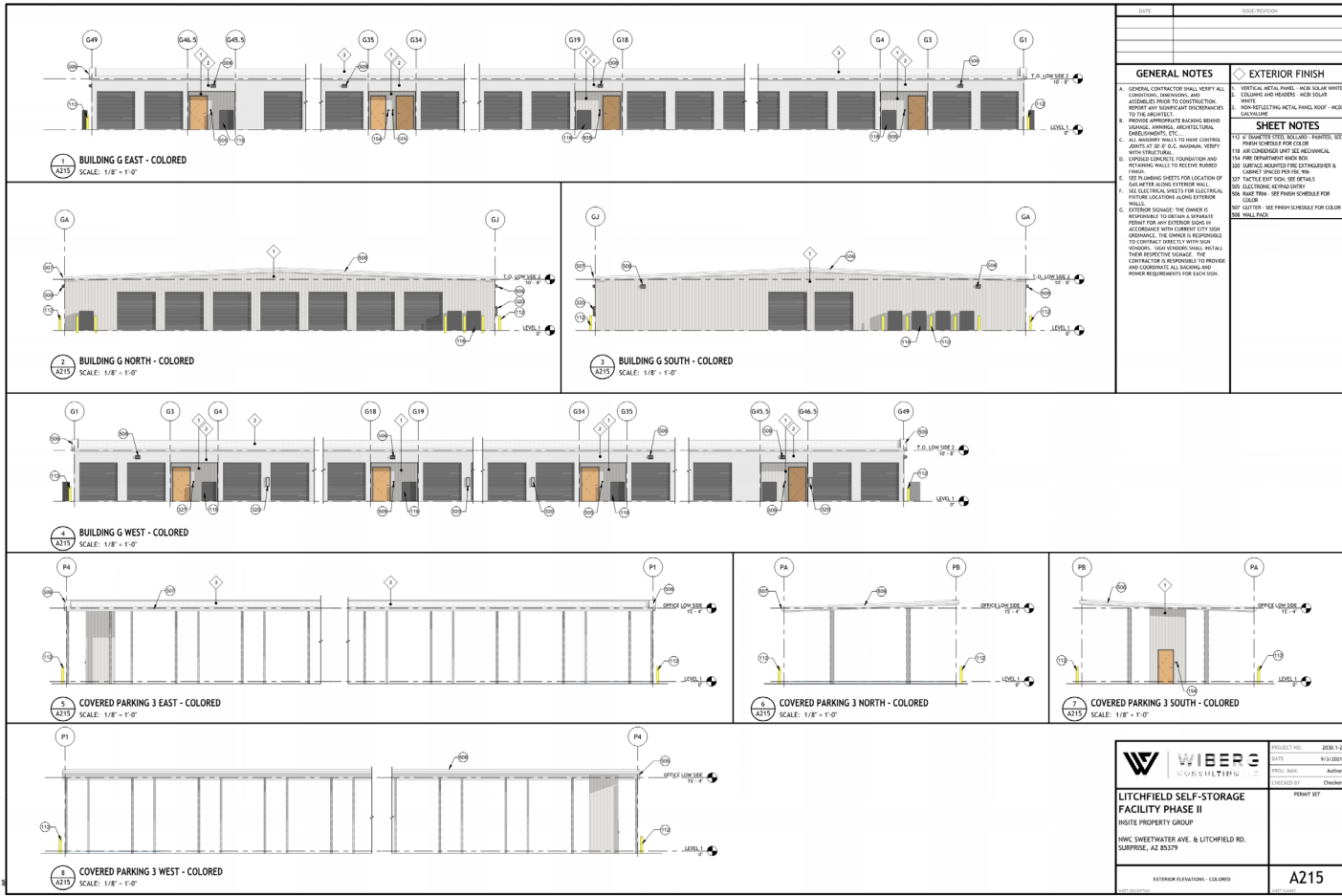
- Min. Size: 1 Acre
 - 16.45 Acres ☒
- 2 Exits ☒
- Max. 10% Outdoor RV Storage
 - 114 Spaces (9.96%) ☒
- Min. 24' Drive Lanes + 10' Parking Lane ☒
- Min. Parking: 1/10 Units (112 Spaces)
 - 127 Total Provided (28 Public) ☒
- Min. 6' Perimeter Wall
 - 8'-10' Perimeter Wall ☒
- Min. Setbacks: 25' (15' North Side) ☒
- No Auctions ☒

- Office Bldg: 1,514 sq. ft.
- 6 Storage Bldgs: 1,114 Storage Units



FS21-484 SITE PLAN

- Max Height:14'
- Provided:10'8" ☒





Outreach

Neighborhood Meeting

- September 27, 2021
- Questions:
 - Lighting
 - Screening
- No Opposition





RECOMMENDATION

Staff recommends the P&Z Commission
Approve FS21-484 subject to stipulations 'a' – 'e'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: February 17, 2022 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 the Preliminary Plat entitled "Preliminary Plat Estia at Zanjero Trails" dated December 16, 2021, a property generally located at the southwest corner of Cactus Road and Perryville Road. Case FS21-511.

Motion:

I move to recommend approval of the Preliminary Plat entitled "Preliminary Plat Estia at Zanjero Trails" to the City Council subject to stipulations "a" through "d" as outlined in the staff report.

Background:

Diego Ortiz of Hilgart Wilson, LLC seeks approval of a Preliminary Plat for Estia at Zanjero Trails (Zanjero Trails Parcel 11D). The applicant seeks to subdivide the subject property into 130 single-family lots over approximately 23.53 acres, for a gross density of 5.52 DU/Ac. The proposal is a build to rent subdivision where the lot products will be detached townhomes on individually platted lots.

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 - FS21-511 Estia at Zanjero Trails (Parcel 11D) Pre Plat - Staff Report 021722 PZ
2. 01 - FS21-511 Estia at Zanjero Trails (Parcel 11D) - Vicinity Map

3. 02 - FS21-511 Estia at Zanjero Trails (Parcel 11D) - Zoning Map
 4. 03 - FS21-511 Estia at Zanjero Trails (Parcel 11D) - Preliminary Plat
 5. 04 - FS21-511 Estia at Zanjero Trails (Parcel 11D) - Landscape Plans
 6. 05 - FS21-511 Estia at Zanjero Trails (Parcel 11D) - Luke Letter
 7. FS21-511 Estia at Zanjero Trails (Parcel 11D) Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS21-511

Project Name: Estia at Zanjero Trails Preliminary Plat

Council District: 3 - Mesquite

Planning and Zoning Date: February 17, 2022

Planner: Trever Fleetham, AICP

Owner: Land Solutions Cactus, LLC

Applicant: HILGARTWILSON, LLC

Request: Preliminary Plat for a 130 lot detached townhome subdivision

Site Location: Generally located at the southwest corner of Cactus Road and Perryville Road

Site Size: 23.53 acres (approx.)

Gross Density: 5.52 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Preliminary Plat is consistent with the Zanjero Trails PAD.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

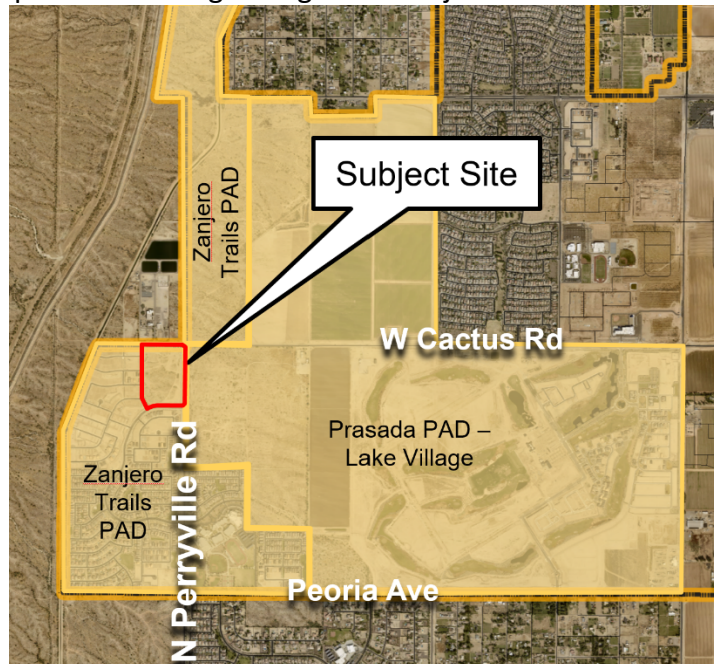
Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS21-511 to the City Council, subject to stipulations 'a' through 'd.'

41 **PROJECT DESCRIPTION:**

42
43 Diego Ortiz of Hilgart Wilson, LLC seeks approval of a Preliminary Plat for Estia at Zanjero Trails
44 (Zanjero Trails Parcel 11D). The applicant seeks to subdivide the subject property into 130 single-
45 family lots over approximately 23.53 acres, for a gross density of 5.52 DU/Ac. The proposal is a
46 build to rent subdivision where the lot products will be detached townhomes on individually
47 platted lots.

48
49 **SURROUNDING LAND ZONING:**

50
51 The following map depicts the existing zoning of the subject site and its surrounds:



52
53
54 **BACKGROUND:**

55
56 **September 11, 2008:** The subject lands associated with Zanjero Trails were annexed into the City of
57 Surprise.

58
59 **September 11, 2008:** The Mayor and City Council approved a PAD for the Zanjero Trails PAD under
60 case PAD07-341.

61
62 **March 18, 2021:** Staff met with the applicant to discuss the project during a regularly scheduled
63 Concept Review meeting under CR21-075.

64
65 **July 7, 2021:** The applicant filed a request for a Preliminary Plat approval under case FS21-511, the
66 subject case.

68 **ANALYSIS AND DISCUSSION:**

69
70 The Zanjero Trails PAD is an 878.7 acre residential and commercial PAD that generally spans from Bell
71 Road to the north and Peoria Avenue to the south along Perryville Road. The subject site for this
72 Preliminary Plat request is the southwest corner of Cactus Road and Perryville Road, APN 502-07-
73 609A.

74
75 The subject request involves a Preliminary Plat of Parcel 9 of the Zanjero Trails PAD (PAD07-341),
76 which encompasses approximately 23.53 acres. The proposed plat includes 130 single-family
77 residential lots, which will be developed with a build-to-rent detached townhome product. The
78 subject site is designated as R-2 within the PAD, allowing for a minimum 4,000 square foot lots. The
79 proposal includes typical lot dimensions of 40' x 106' and an average lot size of 4,370. The PAD
80 identifies a maximum density of 7.8 DU/Acre for this site, which is met by this plat at 5.52 DU/Acre.

81
82 ***Access***

83 The proposed plat includes ingress and egress to the subdivision via Cactus Road and Perryville Road.

84
85 ***Open Space & Landscaping***

86 With an open space requirement of 10% (per Title 17), the proposed 22.78% open space, or 5.36
87 acres, well exceeds the minimum standard. Of that, 2.89 acres will be active open space and 2.46
88 acres will be passive open space. The site will be well landscaped and meet all applicable standards
89 of the PAD and other City codes.

90
91 ***Amenities***

92 The proposed preliminary plat includes an amenity site with a pool and clubhouse that is centrally
93 located within the subdivision for the convenience of all residents. Nine (9) parking spaces are
94 included to service the amenity site.

95
96 ***Walls***

97 Primary Theme Walls will consist of 6' high split-face CMU panels with a split-face cap, punctuated
98 by masonry columns finished with stone veneer. The Secondary Theme Wall will consist of the same
99 panel configuration, but will have split-face CMU columns. There will also be a wrought iron fence
100 around the perimeter of the pool with CMU columns to match the Secondary Theme Wall.

101
102 **Conformance with Adopted Plans:**

103
104 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
105 Character Area, which supports residential development of up to 8 DU/Ac or more.

106
107 **Reviewing Agencies:**

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation (MCDOT) were included in the routing of this case. These agencies also indicate no objections.

Summary:

The subject Preliminary Plat meets the requirements of the Zanjero Trails PAD, in addition to other applicable requirements. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Preliminary Plat is consistent with the Zanjero Trails PAD.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

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

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Estia at Zanjero Trails", prepared by Hilgart Wilson, and received 12/16/2021.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Estia at Zanjero Trails", prepared by Young Design Group, and received 11/23/2021.
- c. This development is required to participate in the repayment of the Cortessa Buy-In for the Peoria Ave sewer interceptor. Proof of payment must be submitted with the Final Plat.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 Preliminary Plat
- 04 Preliminary Landscape Plan
- 05 Luke AFB Comments

VICINITY MAP

FS21-511

Estia at Zanjero TrailsPP



ZONING MAP

FS21-511

Estia at Zanjero TrailsPP



LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION FROM WHICH A FOUND BRASS CAP ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°20'07" WEST, 263.00 FEET;

THENCE SOUTH 00°20'07" WEST, 95.07 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE LEAVING SAID EAST LINE, SOUTH 89°39'53" WEST, 55.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. PERRYVILLE ROAD AS SHOWN ON THE ZANJERO TRAILS PHASE 2-PARCEL 11 MAP OF DEDICATION FILED AS BOOK 1440, PAGE 32 RECORDS OF MARICOPA COUNTY, ARIZONA BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT-OF-WAY:

THENCE SOUTH 00°20'07" WEST, 944.90 FEET;

THENCE SOUTH 05°14'20" WEST, 35.00 FEET;

THENCE SOUTH 00°20'07" WEST, 191.34 FEET;

THENCE SOUTH 45°20'07" WEST, 22.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N. JENAN DRIVE OF SAID PLAT;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 89°39'53" WEST, 489.04 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 540.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°42'11" AND AN ARC LENGTH OF 353.56 FEET TO A NON-TANGENT LINE ALSO BEING THE SOUTHEAST CORNER OF THE ZANJERO TRAILS PHASE 2-PARCEL 11A FINAL PLAT FILED AS BOOK 1440, PAGE 38 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID PLAT:

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 26°34'05" WEST, 197.36 FEET;

THENCE NORTH 00°20'07" EAST, 108.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CACTUS ROAD ON SHOWN ON SAID ZANJERO TRAILS PHASE 2-PARCEL 11 MAP OF DEDICATION FILED AS BOOK 1440, PAGE 32 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID SOUTH RIGHT-OF-WAY:

THENCE LEAVING SAID EAST LINE, SOUTH 89°44'29" EAST, 578.70 FEET;

THENCE SOUTH 84°39'24" EAST, 45.13 FEET;

THENCE SOUTH 89°44'29" EAST, 192.13 FEET;

THENCE SOUTH 44°42'11" EAST, 12.72 FEET;

THENCE SOUTH 89°44'29" EAST, 13.31 FEET;

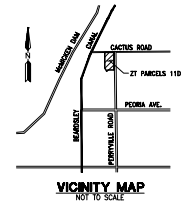
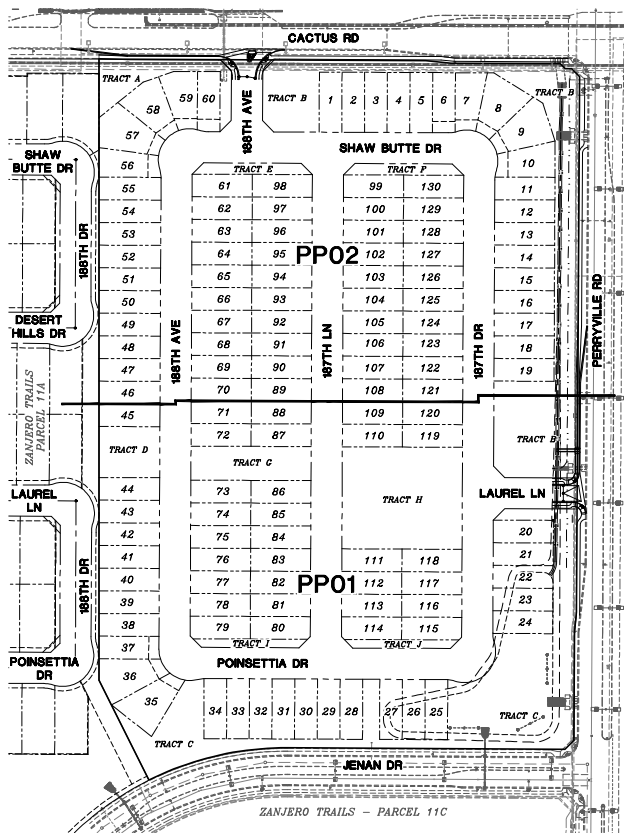
THENCE SOUTH 44°42'11" EAST, 19.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,024,870 SQ. FT. (23.528 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.

PRELIMINARY PLAT
ESTIA AT ZANJERO TRAILS
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 495-5555
FAX: (602) 368-2436
CONTACT: DEBO DITTE, PE
EMAIL: DDITTE@HILGARTWILSON.COM

OWNER

INVESTORS OF ZANJERO TRAILS, LLC
708 E. BELL ROAD, SUITE 212
GLENDALE, ARIZONA 85022
CONTACT: KEVIN REIS
PHONE: (602) 996-6800
EMAIL: KREIS@BTATZ.COM

BASIS OF BEARING

NOTES: ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER BOOK 1282 PAGE 37 MCR.

DEVELOPER

150 DEVELOPMENT, CORP.
100 EAST BELL ROAD, SUITE 212
PHOENIX, ARIZONA 85022
PHONE: (602) 996-6800
CONTACT: KEVIN REIS
EMAIL: KREIS@BTATZ.COM

BENCHMARK

4" US COAST AND GEODETIC SURVEY "1260" BRASS CAP SET FLOOR WITH TOP OF HEADWALL AT THE INTERSECTION OF BEARDSLEY CANAL AND CACTUS ROAD.
ELEVATION: 1327.46' (CITY OF SURPRISE - NOV 2016)
ELEVATION: 1327.55' (HILGARTWILSON, THIS PROJECT)
DATING: NOV-06

SHEET INDEX

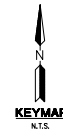
CVO1 COVER SHEET
CVO2 NOTES & DETAILS
PP02 PRELIMINARY PLAT

UTILITIES

WATER: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
GAS: SOUTHWEST GAS
CABLE: CENTURY LINK
CABLE TV: COMCAST
POLICE: CITY OF SURPRISE
FIRE: CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT: DYART UNITED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT: DYART UNITED SCHOOL DISTRICT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADING ZONE "X" WITH A DEFINITION OF AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP AND SCHOOL, PANEL NUMBER 1655 OF 4405, EFFECTIVE DATE OCTOBER 16, 2013.

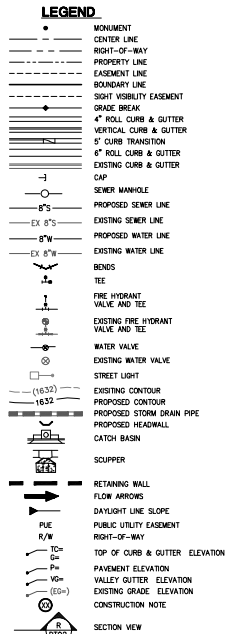
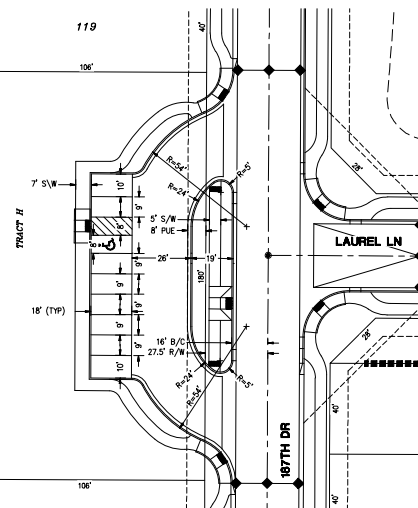
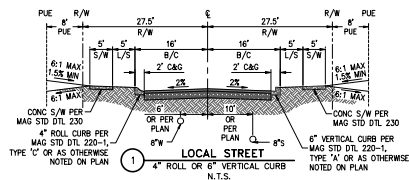


ESTIA AT ZANJERO TRAILS
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

HILGARTWILSON
PROJ. NO.: 1078.01
DATE: DEC 2021
DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
APPROVED BY: [blank]

CVO1
SHEET 1 OF 4

FS21-01



DEVELOPMENT STANDARDS TABLE - ZANJERO TRAILS PAD, 07-341, OR SUBSEQUENT AMENDMENTS	
ZONING	R-2 PAD
TYPICAL LOT	40'X106'
MIN. AREA	4,240
MIN. WIDTH	40'
MIN. DEPTH	106'
BUILDING SETBACKS	
(1) FRONT, STRUCTURE TO PRIVATE ACCESSWAY	12' (1)
SIDE	5'/5'
STREET SIDE	15'
REAR	5'
REAR ADJ. TO ARTERIAL	15'
*(1) 18' FOR FRONT FACING GARAGE TO PRIVATE ACCESSWAY.	

TRACT TABLE	
TRACT	AREA (ACRES)
TRACT A	0.2592
TRACT B	1.6733
TRACT C	1.7260
TRACT D	0.2218
TRACT E	0.0882
TRACT F	0.0882
TRACT G	0.2820
TRACT H	0.8760
TRACT I	0.0644
TRACT J	0.0644
TOTAL	5.3535

*COMMON AREA MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.

SITE SUMMARY TABLE	
OVERALL GROSS AREA (ACRES)	23.53
OVERALL NET (*) AREA (ACRES)	23.53
TOTAL NUMBER OF LOTS: SINGLE FAMILY	130
TOTAL OPEN SPACE (ACRES)	5.36
TOTAL NET PERCENTAGE OF OPEN SPACE (%)	22.78
AVERAGE LOT SIZE (SQ)	4,370
MINIMUM LOT WIDTH (FT)	40
MINIMUM LOT DEPTH (FT)	106
DENSITY (DU/AC): PER GROSS AREA	5.52

LOT TABLE	
LOT NO.	AREA (SQ/FT)
1	4,240
2	4,240
3	4,240
4	4,240
5	4,240
6	4,240
7	4,240
8	4,240
9	4,240
10	4,240
11	4,240
12	4,240
13	4,240
14	4,240
15	4,240
16	4,240
17	4,240
18	4,240
19	4,240
20	4,240
21	4,240
22	4,240
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24	4,240
25	4,240
26	4,240
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28	4,240
29	4,240
30	4,240
31	4,240
32	4,240
33	4,240
34	4,240
35	4,240
36	4,240
37	4,240
38	4,240
39	4,240
40	4,240
41	4,240
42	4,240
43	4,240
44	4,240

HILGART WILSON
LANDSCAPE ARCHITECTS
2341 E. LAUREL AVE. STE. 200
PHOENIX, AZ 85032
P: 602.944.0038 F: 602.944.2434
www.hilgartwilson.com

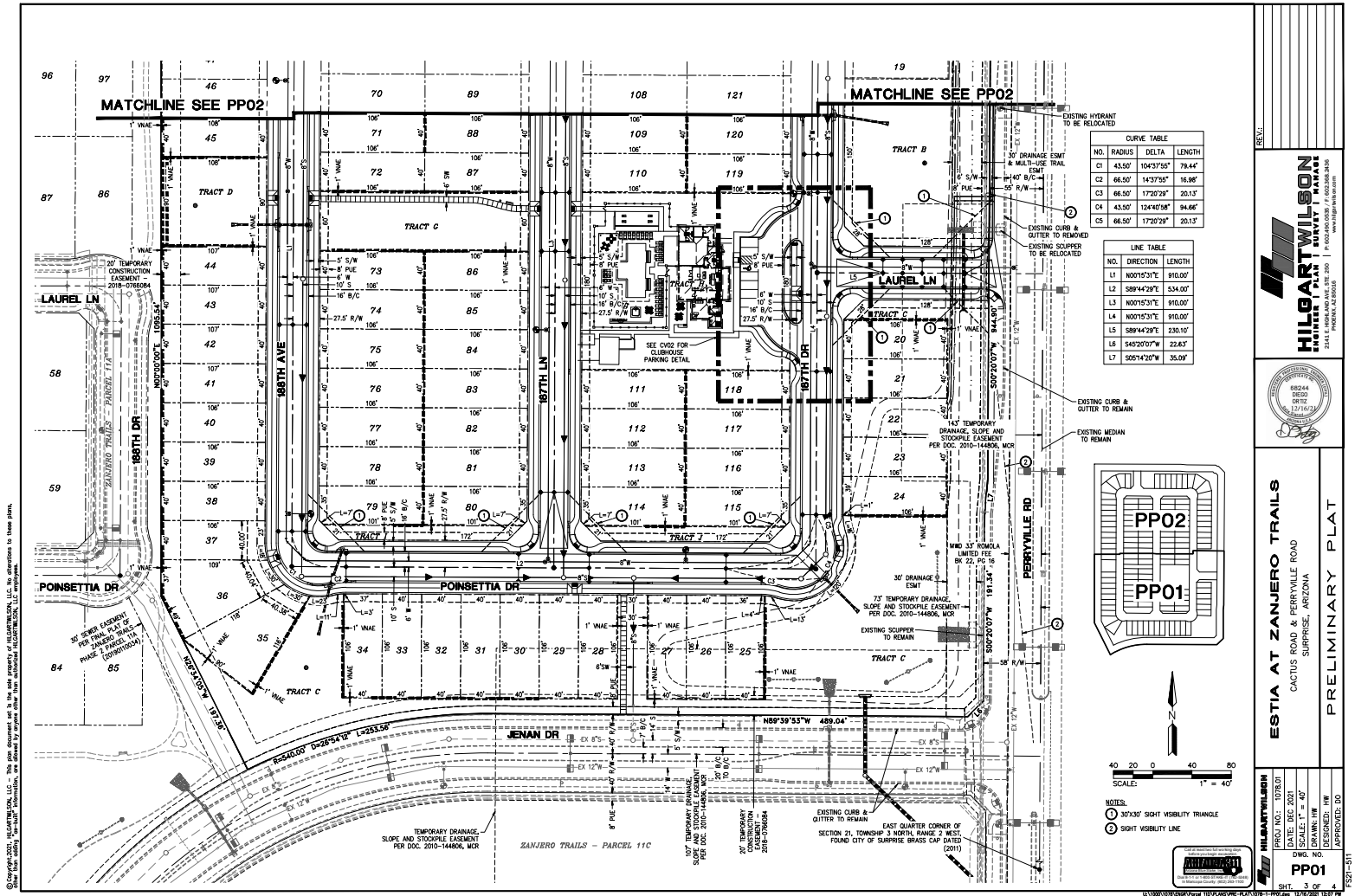
ESTIA AT ZANJERO TRAILS
CACTUS ROAD & PERRYVILLE ROAD
SURPRISE, ARIZONA

NOTES & DETAILS

PROJ. NO.: 1078.01
DATE: DEC 2021
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

SV02

SHEET 2 OF 4



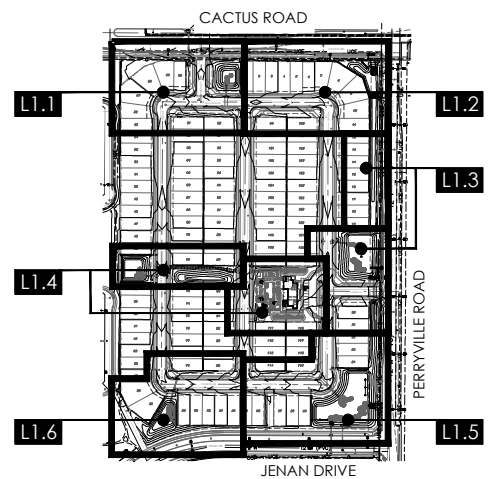
SURPRISE | ARIZONA

GENERAL LANDSCAPE NOTES:

- [illegible]

NATIVE PLANT INFORMATION

THIS PROPERTY HAS PRIMARILY BEEN CLEARED OF VEGETATION WITH SOME REMAINING PLANT MATERIAL STILL IN PLACE. ANY SALVAGEABLE MATERIAL THAT QUALIFIES PER THE CITY OF SURPRISE'S PLANT PRESERVATION REQUIREMENTS SHALL BE INVENTORIED, TAGGED AND BE RELOCATED ON SITE DURING CONSTRUCTION.



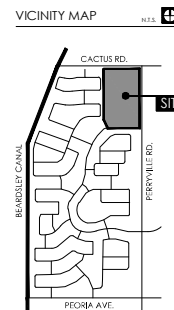
OVERALL SITE PLAN / KEY PLAN

GRADING GENERAL NOTES

- [illegible]

MISC. NOTES

- THERE ARE NO EXISTING POWER LINES CROSSING OVER THIS SITE.
- A MINIMUM OF 5' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8



SHEET INDEX

1	L0.1 _____ COVER SHEET + NOTES
2	L0.2 _____ NOTES
3-8	L1.1 THRU L1.6 _____ LANDSCAPE PLAN
9	HS1.1 _____ WALL PLAN + AMENITY PLAN / WALL DETAILS
10	HS1.2 _____ MONUMENT SIGN / GRILL ISLAND DETAILS + SITE FURNITURE

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO 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.

APPROVALS

Young | design | group
Landscape Architecture
- Land Planning
7234 east shoeman lane
suite 8
collisdale, arizona 85251
tel. 480.257.3312



ESTIA at ZANJERO TRAILS

PRELIMINARY LANDSCAPE PLAN

SWC CACTUS ROAD + PERRYVILLE ROAD
SURPRISE | AZ

DATE:	09/14/21
JOB NO:	2109
DRAWN BY:	JMY / CF
CHECKED BY:	JMY
REVISION:	DATE:
PRELIM REV.	11/23/21

SUBMITTED FOR:

PRELIMINARY
LANDSCAPE PLAN

SHEET NO. _____

L0.1

TRACKING NUMBERS: CASE# FS21-511

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IRRIGATION GENERAL NOTES

1. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT. ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 40 PSI.
4. ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED.
5. THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.
6. INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTER MUST BE SCREENED FROM VIEW.
7. INSTALL IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN ON PLAN. INSTALL CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE PERSONNEL AND SCREENED FROM VIEW NEXT TO WALLS, BUILDINGS OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
9. 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE.

PRIVATE YARD LANDSCAPING NOTES

EACH HOME SITE SHALL BE LANDSCAPED INCLUDING FRONT YARD, BACK YARD AND LANDSCAPE STRIP BETWEEN CURB AND DETACHED SIDEWALK. LANDSCAPING SHALL BE PROVIDED BY BUILDER AT THE TIME OF HOME CONSTRUCTION. LANDSCAPING ASSOCIATED WITH EACH HOME SITE SHALL BE IRRIGATED FROM THE DOMESTIC SERVICE LINE FOR EACH HOUSE.

- COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' ON CENTER. LAY EXPOSED MAINLINE, BRUCE IN VALVE BOXES ONLY, USING MANUFACTURED PPOPT OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. PULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
10. APPROXIMATE LOCATION OF MAINLINE AND VALVES ARE SHOWN ON PLAN. FINAL LOCATION IS TO BE DETERMINED BY OWNER'S REPRESENTATIVE. AVOID LOCATING VALVES AND VALVE BOXES IN PLAIN VIEW.
 11. LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. TOP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
 12. LOCATE PRESSURE REGULATOR AND Y STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
 13. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
 14. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
 15. THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SCOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
 16. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLAN AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
 17. ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL. IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
 18. REFER TO EMITTER DETAILS FOR EMITTER SPECIFICATIONS AND LAYOUT.

19. ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALL SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
21. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
22. NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
 - MAINLINE: Installation, depth, valves, wire, line pressure test
 - EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, of line pressure
 - CONTROLLER: Installation, functioning
23. PRIOR TO OWNER'S APPROVAL, AN IRRIGATION TUNE UP MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.
 - C. ALL IRRIGATION SPRINKLER HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE MINIMUM COVERAGE FOR TURF AREAS. AVOID OVER SPRAY ON ALL STREETS, CURBS, SIDEWALKS, WALLS, AND STRUCTURES.
 - D. ALL IRRIGATION HEADS SHALL BE ADJUSTED TO PROPER HEIGHT.
 - E. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.
24. CONTRACTOR TO PLACE DROPLINE OUTLET A MINIMUM OF 24" FROM ANY BUILDING FACES OR FOUNDATIONS OR AT SIDE OF PLANT NOT FACING BUILDING TO AVOID MOISTURE BETWEEN PLANTS AND BUILDINGS (REFERENCE SOILS REPORT FOR MORE INFORMATION).

young | design | group
Landscape Architecture
- Land Planning
7234 VOIT PHOENIX, ILLINOIS 60638
T: 708.257.3312 F: 480.257.3312



ESTIA at ZANJERO TRAILS
PRELIMINARY LANDSCAPE PLAN
SWC CACTUS ROAD + PERRYVILLE ROAD
SURPRISE | AZ

DATE	09/14/21
DESIGN	2109
DESIGNED BY	JMY / CF
DESIGNED BY	JMY
REVISIONS	DATE
PRELIM REV.	11/23/21

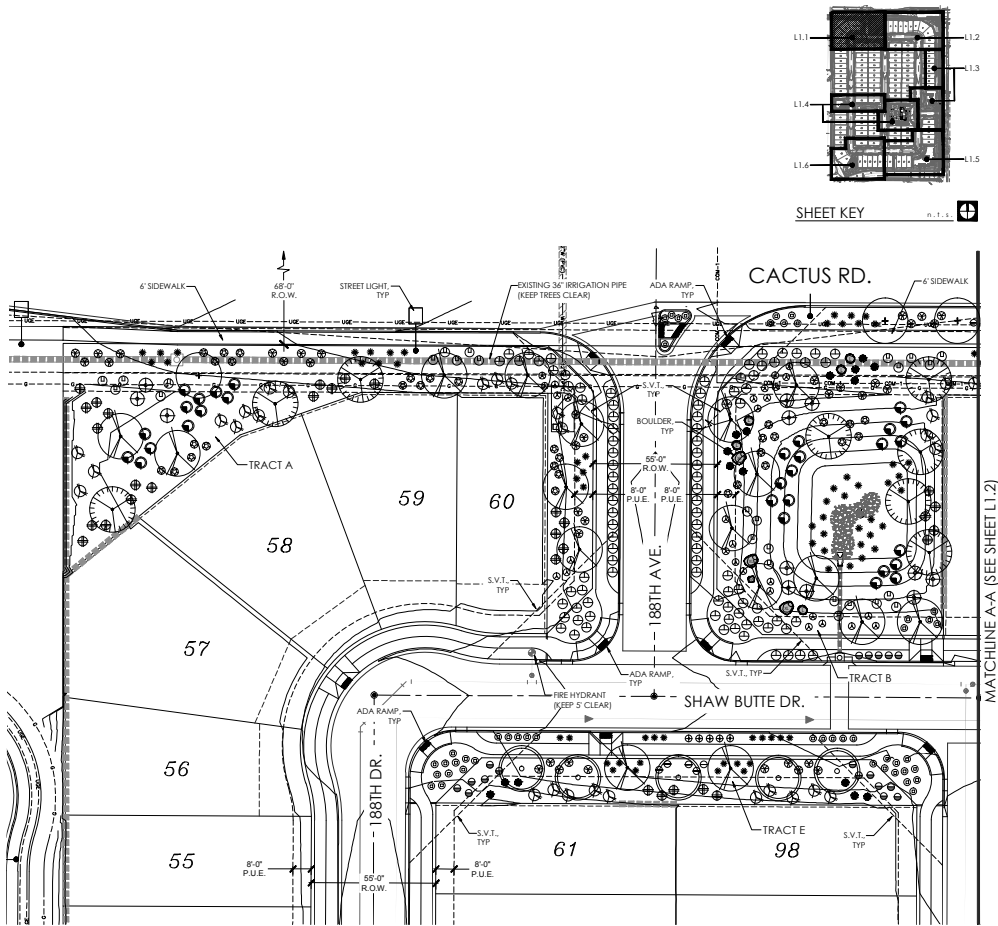
SUBMITTED FOR:

PRELIMINARY
LANDSCAPE PLAN

SHEET NO.
L0.2
2 OF 10

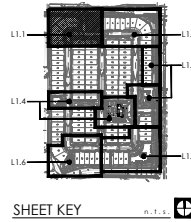
CASE # FS21-511

TRACKING NUMBERS: CASE# FS21-511



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



SHEET KEY

PLANT SCHEDULE

EXISTING PLANT MATERIAL	SIZE / COMMENTS	QTY
EXISTING TREE	TO REMAIN	PER PLAN
EXISTING SHRUB / G.COVER / ACCENT	TO REMAIN	PER PLAN
TREES		
CASALPINA CACALACO CASCALOTE	36" BOX, MULTI-TRUNK, MATCHED	7
CERCIDILUM PRAECOX PALO BREA	24" BOX, MULTI-TRUNK, MATCHED	93
PROSOPIS HYBRID PHOENIX THORNLESS MESQUITE	24" BOX, MULTI-TRUNK, MATCHED	59
QUERCUS VIRGINIANA 'HERITAGE' LIVE OAK	24" BOX / STANDARD, MATCHED	46
ULMUS PARVIFLORA 'TRUE GREEN' TRUE GREEN ELM	24" BOX, STANDARD, MATCHED	39
SHRUBS		
CASALPINA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	70
DODONAEA VISCOSA HOPSEED BUSH	5 GAL	33
EREMOPHILA MACULATA VALENTINE BUSH	5 GAL	167
LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE	5 GAL	206
LEUCOPHYLLUM LAEVIGATUM CHIRAHUANA SAGE	5 GAL	151
MYRTUS COMMUNIS DWARF MYRTLE	5 GAL	61
NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL	274
OLEA EUROPAEA 'MONTEA' LITTLE OLIVE DWARF OLIVE	1 GAL	148
RUPELLIA BRITTONIANA BRITISH RUPELLIA	5 GAL	110
SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL	242
ACCENTS		
AGAVE MURPHEI MURPHY AGAVE	5 GAL	4
DASYLIRION WHEELERI DESERT SPOON	5 GAL	102
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	173
MULLENBERGIA RIGENS DEER GRASS	5 GAL	612
YUCCA PALMIDA PALE LEAF YUCCA	5 GAL	5
GROUND COVER		
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL	146
EREMOPHILA GLABRA 'MAGNEW GOLD' OUTBACK SUNRISE (BAU)	1 GAL	268
LANтана 'NEW GOLD' NEW GOLD LANTANA	1 GAL	374
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	172
INERT MATERIALS		
SYNTHETIC TURF SOUTHWEST GREENS (OR EQUAL)	ROLLS	(+/-) 640 S.F.
D.G. DECOMPOSED GRANITE ALL PLANTING AREAS TO BE TOP DRESSED WITH CUSTOM BLEND DESERTSANDS - 3/4" TO 1-1/2" COBBLE - NO PINES (GRANITE EXPRESS) 3/5" - 1-1/2" TO 4" COLOR: 'CARDINAL BROWN'	ALL S AREAS	
GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN	18 / 24 / 10

CASE # FS21-511

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7234 40th Street, Suite 8
Scottsdale, Arizona 85251
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ESTIA at ZANJERO TRAILS
PRELIMINARY LANDSCAPE PLAN
SW CACTUS ROAD + PERRYVILLE ROAD
SURPRISE, AZ

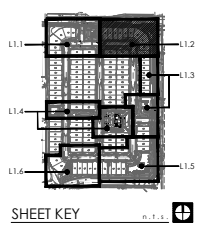
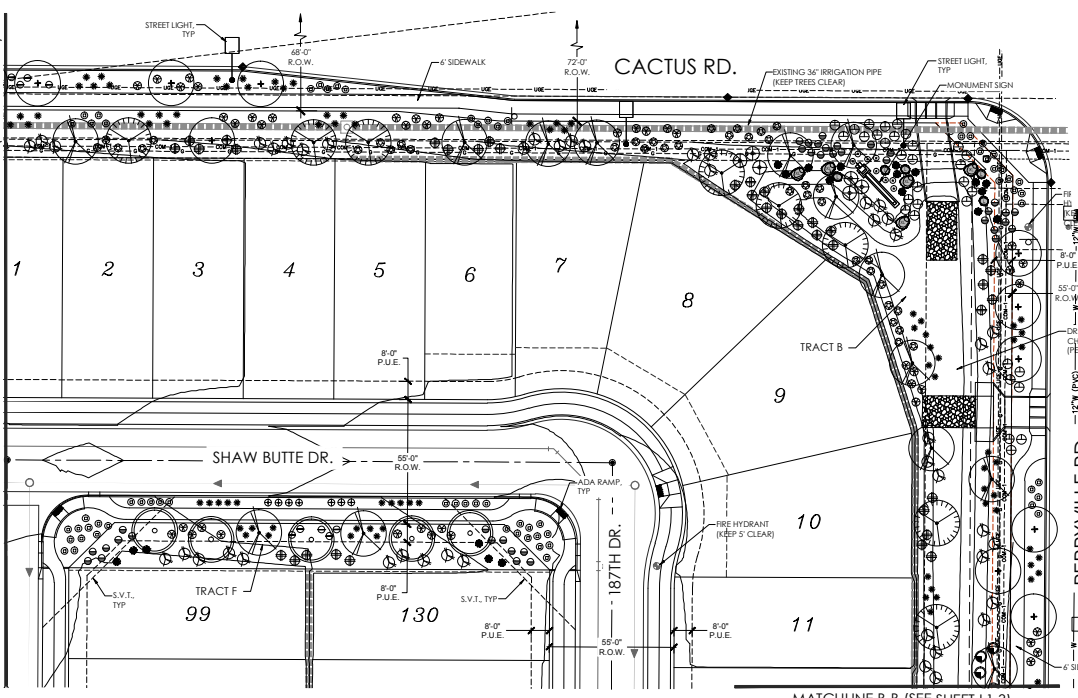
DATE: 09/14/21
PROJECT: 2109
DESIGNED BY: JMT / CF
CHECKED BY: JMT
APPROVED BY: JMT
PRELIM REV: 11/23/21

PRELIMINARY LANDSCAPE PLAN

SHEET NO.: L1.1
3 OF 10

COMPANY: YOUNG DESIGN GROUP, LLC
PROJECT: ESTIA at ZANJERO TRAILS
SHEET: L1.2
DATE: 09/14/21

MATCHLINE A-A (SEE SHEET L1.1)



PLANT SCHEDULE			
EXISTING PLANT MATERIAL	SIZE / COMMENTS	QTY	
EXISTING TREE	TO REMAIN	PER PLAN	
EXISTING SHRUB / G. COVER / ACCENT	TO REMAIN	PER PLAN	
TREES			
	SIZE / COMMENTS	QTY	
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GROUND COVER			
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL	146	
EREMOPHILA GLABRA 'MIGNON GOLD' OUTBACK SUNSHINE EAL	1 GAL	268	
LANTANA 'NEW GOLD' LANTANA	1 GAL	374	
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	172	
INERT MATERIALS			
SYNTHETIC TURF SOUTHWEST GREENS (OR EQUAL)	ROLLS	(+/-) 640 S.F.	
D.G. DECOMPOSED GRANITE ALL PLANTING AREAS TO BE TOP DRESSED WITH CUSTOM BLEND DESERTSOL - 3/4" TO 1-1/2" COBBLE - NO FINES (GRANITE EXPRESSES - 1-1/2" TO 4" COLOR: 'CARDINAL BROWN'	50% - 1/2" ALL LS AREAS		
GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN	18 / 24 / 10	

PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 20'-0"

CASE # FS21-511

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landscape architecture

• land planning

7234 east thornax lane suite 8

scottsdale, arizona 85258

tel. 480.257.3312

ESTIA at ZANJERO TRAILS

PRELIMINARY LANDSCAPE PLAN

SW CACTUS ROAD + PERRYVILLE ROAD

SURPRISE | AZ

DATE: 09/14/21

PROJECT: 2109

DESIGNER: JMY / CF

REVISIONS: JMY

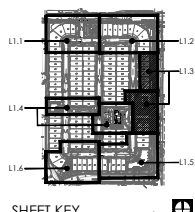
PRELIM REV: 11/23/21

PRELIMINARY LANDSCAPE PLAN

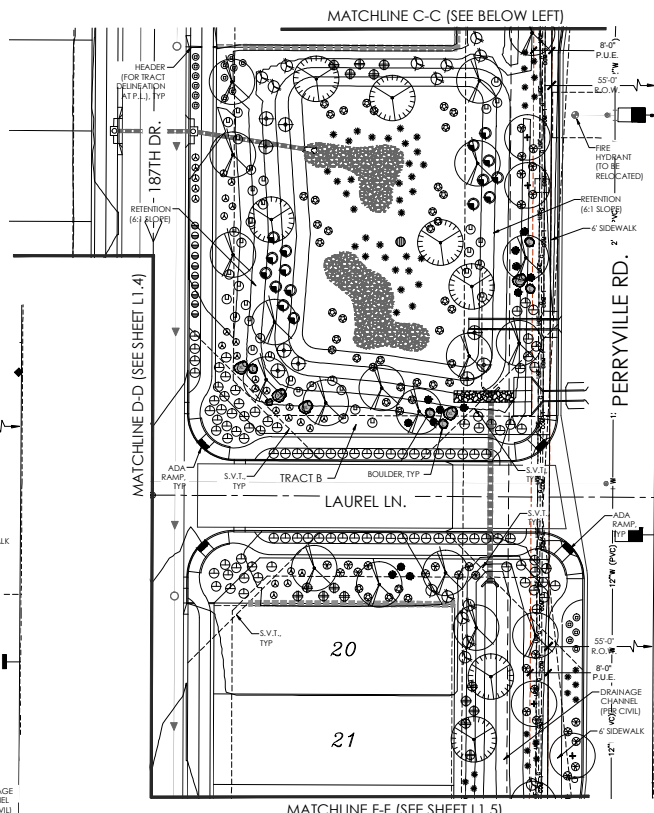
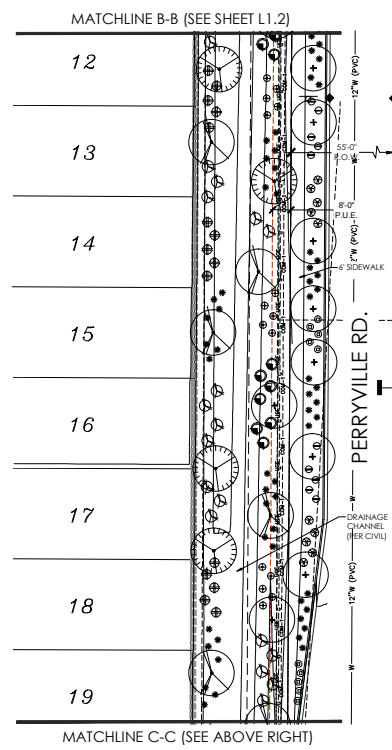
SHEET NO. L1.2

4 OF 10

TRACKING NUMBERS: CASE# FS21-511



SHEET KEY



PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 20'-0"

PLANT SCHEDULE			
EXISTING PLANT MATERIAL	SIZE / COMMENTS	QTY	
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EXISTING SHRUB / G.COVER / ACCENT	TO REMAIN	PER PLAN	
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GROUND COVER			
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INERT MATERIALS			
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GRANITE BOULDERS 'SURFACE SELECT'	SIZE PER PLAN	18 / 24 / 10	

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Landscape Architecture
- Land Planning
7234 40th Street, Suite 8
Scottsdale, Arizona 85258
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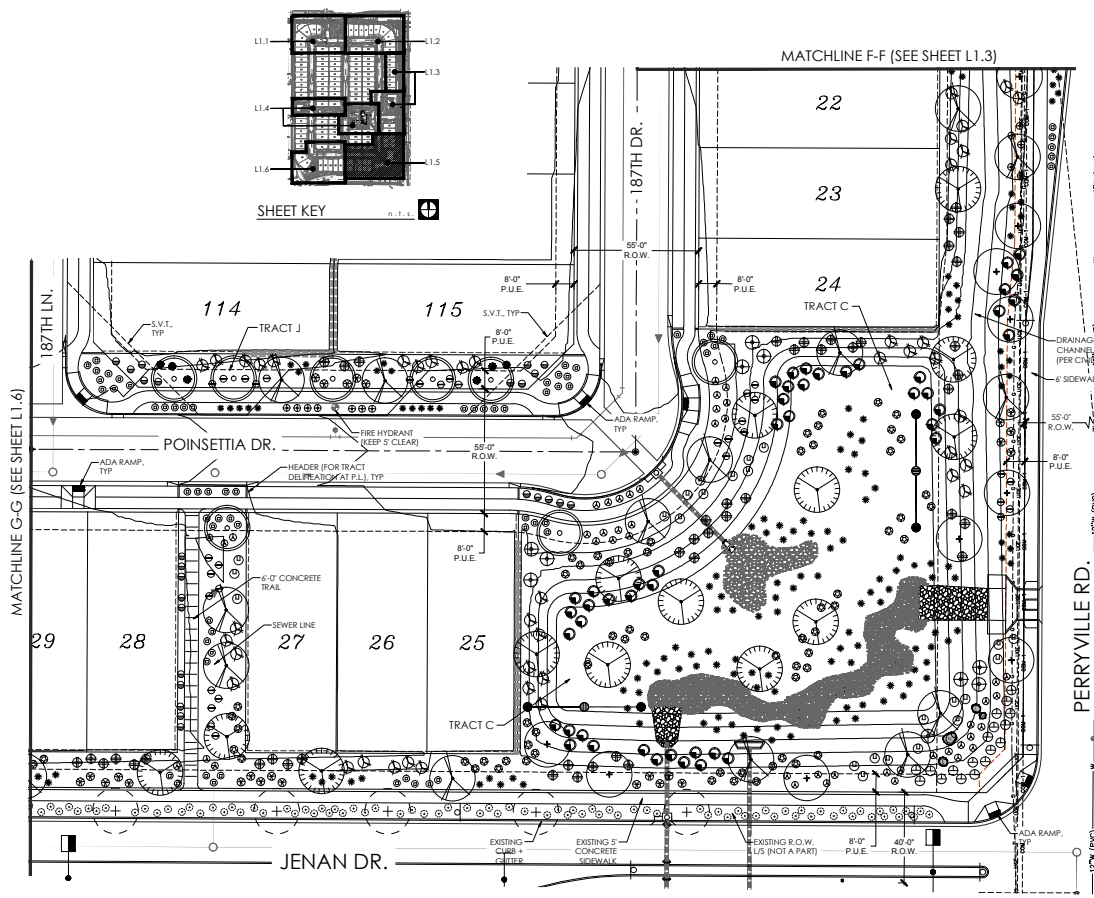
ESTIA at ZANJERO TRAILS
PRELIMINARY LANDSCAPE PLAN
SW CACTUS ROAD + PERRYVILLE ROAD
SURPRISE, AZ

DATE: 09/14/21
PROJECT: 2109
DESIGNED BY: JMY / CF
CHECKED BY: JMY
APPROVED BY: JMY
PRELIM REV: 11/23/21

SHEET NO. **L1.3**
5 OF 10

TRACKING NUMBERS: CASE# FS21-511

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PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE			
EXISTING PLANT MATERIAL	SIZE / COMMENTS	QTY	
EXISTING TREE	TO REMAIN	PER PLAN	
EXISTING SHRUB / G. COVER / ACCENT	TO REMAIN	PER PLAN	
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EXISTING	SIZE / COMMENTS	QTY	
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MYRTUS COMMUNIS DWARF MYRTLE	5 GAL	61	
NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL	274	
OLEA EUROPAEA 'MONTANA' LITTLE OLIVE DWARF OLIVE	1 GAL	148	
RUPELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	110	
SENNA ARTEMISIOIDES FEATHERY CASIA	5 GAL	242	
ACCENTS			
AGAVE MURPHYI MURPHY AGAVE	5 GAL	4	
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HESPERALOE PARVIFLORA RED YUCCA	5 GAL	173	
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GROUND COVER			
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET ACACIA	5 GAL	146	
EREMOPHILA GLABRA 'MIDNIGHT GOLD' OUTBACK SURFERS DMU	1 GAL	268	
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GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN	18 / 24 / 10	

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Landscape Architecture
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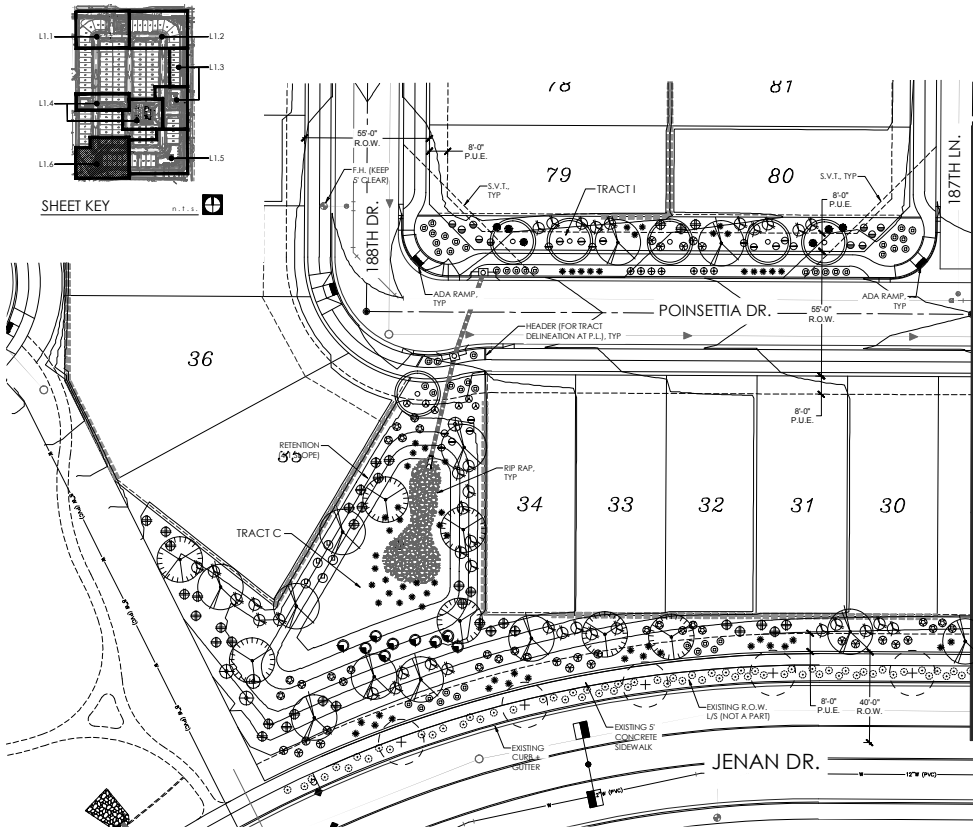
ESTIA at ZANJERO TRAILS
PRELIMINARY LANDSCAPE PLAN
SWC CACTUS ROAD + PERRYVILLE ROAD
SURPRISE, AZ

DATE: 09/14/21
PROJECT: 2109
DESIGNED BY: JMY / CF
CHECKED BY: JMY
PRELIM REV: 11/23/21

PRELIMINARY LANDSCAPE PLAN
SHEET NO. **L1.5**
7 OF 10

TRACKING NUMBERS: CASE# FS21-511

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PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

MATCHLINE G-G (SEE SHEET L.5)

PLANT SCHEDULE

EXISTING PLANT MATERIAL	SIZE / COMMENTS	QTY
EXISTING TREE	TO REMAIN	PER PLAN
EXISTING SHRUB / G.COVER / ACCENT	TO REMAIN	PER PLAN
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GRANITE BOULDERS 'SURFACE SELECT'	SIZE PER PLAN	18 / 24 / 10

CASE # FS21-511

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ESTIA at ZANJERO TRAILS
PRELIMINARY LANDSCAPE PLAN
SWC CACTUS ROAD + PERRYVILLE ROAD
SURPRISE, AZ

DATE: 09/14/21
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DESIGNED BY: JMY / CF
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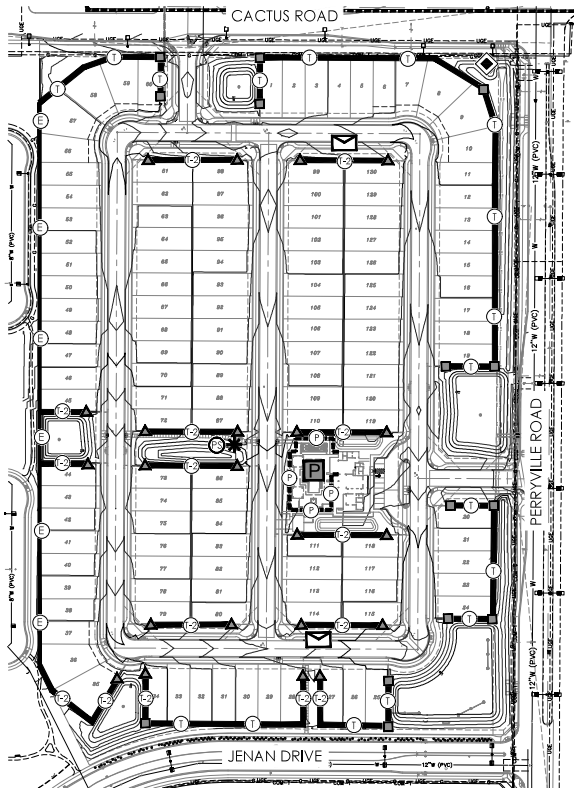
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PRELIMINARY LANDSCAPE PLAN

SHEET NO.

L1.6
8 OF 10

TRACKING NUMBERS: CASE# FS21-511

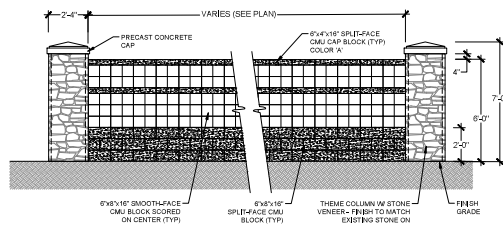


WALL + AMENITY SCHEDULE

- 1 THEME WALL WITH COLUMNS / 6'-0" HT (SEE SHEET HS1.1, DETAIL 1)
- 2 SECONDARY THEME WALL WITH COLUMNS / 6'-0" HT (SEE SHEET HS1.1, DETAIL 2)
- 3 POOL FENCE (6'-0" HT) (SEE SHEET HS1.1, DETAIL 3)
- 4 EXISTING CMU WALL / 6' HT
- 5 PRIMARY MONUMENT SIGN
- 6 POOL AREA AMENITY
- 7 SEATING NODE WITH BENCH
- 8 PET STATION (SEE COLOR + MATERIALS SCHEDULE)
- 9 MAILBOX KIOSK

WALL + AMENITY PLAN

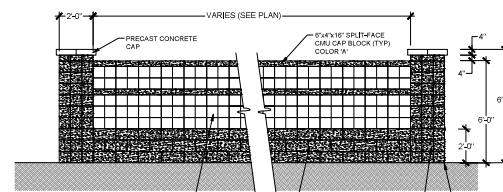
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1 THEME WALL WITH COLUMNS

HS1.1

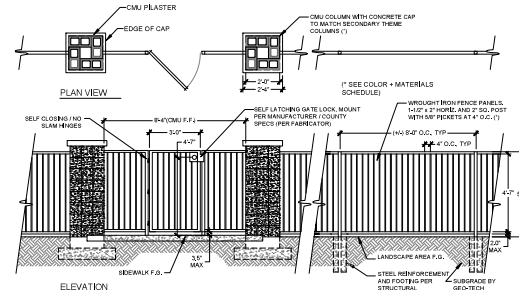
SCALE: 3/8" = 1'-0"



2 SECONDARY THEME WALL WITH COLUMNS

HS1.1

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



3 POOL FENCE + GATE

HS1.1

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

CASE # FS21-511

young | design | group
LANDSCAPE ARCHITECTURE
+ LAND PLANNING
7234 east thompson lane
suite 8
scottsdale, arizona 85253
tel. 480.257.3312



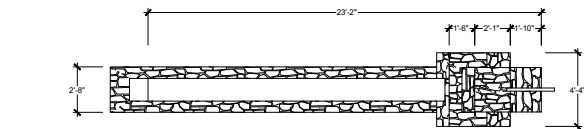
ESTIA at ZANJERO TRAILS
PRELIMINARY LANDSCAPE PLAN
SWC CACTUS ROAD + PERRYVILLE ROAD
SURPRISE | AZ

DATE: 09/14/21
DRAWN BY: 2109
CHECKED BY: JMY / CF
PROJECT: JMY
DATE: 09/14/21
PRELIM REV: 11/23/21

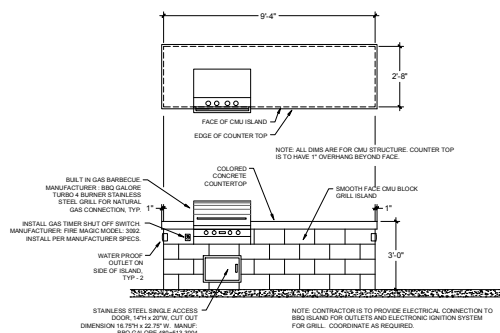
LANDSCAPE ARCHITECT
PRELIMINARY LANDSCAPE PLAN

SHEET NO.
HS1.1
9 OF 10

TRACKING NUMBERS CASE# FS21-511



PLAN VIEW



NOTES

1. CONTRACTOR IS TO REFERENCED GRI INSTALLATION SPECIFICATIONS FOR INSTRUCTIONS ON MOUNTING, ELECTRICAL, VENTING AND OPERATIONAL REQUIREMENTS IN BIGBO INSULATED STRUCTURE.
2. CONTRACTOR TO CONNECT TO PROVIDED NATURAL GAS LINE AND INSTALLED SHUT-OFF VALVE PER LOCAL CODE.
3. ALL GAS AND PLUMBING CONNECTIONS ARE TO BE INSTALLED BY A LICENSED CONTRACTOR AND INSPECTED BY CITY BUILDING DEPARTMENT.
4. CONTRACTOR IS TO FOLLOW ALL LOCAL BUILDING CODES AS THEY RELATE TO COMMERCIAL GLAZ / REPLACEMENT REQUIREMENTS.
5. CONTRACTOR IS TO FOLLOW ALL LOCAL BUILDING CODES AS THEY RELATE TO BEING INSTALLED IN ALL APPLICABLE BUILDING CODES AND PROPERLY WEATHERPROOFED WITH REQUIRED HARDWARE AND OUTLET COVERS.
6. COUNTERTOP IS TO BE FINISHED COLORED CONCRETE SURFACE. PROVIDE ADI / ADI FOR GRANITE SURFACE SHOW.
7. PROVIDE POLISHED CONCRETE BLOCK GRI GLASS AND TIE.
8. NOTIFY LANDSCAPE ARCHITECT IF ANY CONDITIONS ARISE THAT AFFECT THE DESIGN OF THE DETAILS SECTION.

HS1.2 /

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

HS1.2

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

MANUFACTURER _____ VICTOR STANLEY
MODEL _____ EVA / REVERIE COLLECTION
COLOR _____ BLACK
SIZE _____ 6'-0"
QTY _____ 1

HS1.2

SCALE: N.T.S.



NOTE: PET STATION IS TO BE MOUNTED IN
BELOW GRADE FOOTING PER
MANUFACTURERS SPECIFICATIONS WHERE
SHOWN ON PLAN.

MANUFACTURER _____ MUTT MITT
MODEL _____ 1006
COLOR _____ WHITE W/ BLACK CAN
QTY _____ 1
CONTACT _____ info@muttmitt.com
800-697-6084

HS1.

SCALE: N.T.S.

CASE # FS21-511

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#); [Lorraine Nevarez](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS21-511 Estia & Zanjero Trails (Zanjero Trails Parcel 11D) - New Digital Submittal 07.07.21
Date: Thursday, July 8, 2021 2:39:15 PM

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Estia & Zanjero Trails Application. This application proposes a build to rent subdivision on 23.5 acres. The site is located on the northwest corner of Cactus Rd and Perryville Rd in Surprise, AZ. It is approximately 3.9 miles outside the Luke AFB 1988 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 James

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, July 7, 2021 12:44 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Maricopa) <Afshin.Ahouraiyan@Maricopa.Gov>; Bob Woodring - TEMPX <Bob.Woodring@mail.maricopa.gov>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain - MWD <chrisc@mwdaz.com>; Debbie Trasancos - MWD <debbiet@mwdaz.com>; Douglas Kirkland - Epcor <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Peter Hughes - FCDX <PeterHughes@mail.maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Sandy Simmons <Sandy.Simmons@surpriseaz.gov>; Vern

Wolfley - MAG <vwolfley@azmag.gov>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>

Subject: [Non-DoD Source] FS21-511 Estia & Zanjero Trails (Zanjero Trails Parcel 11D) - New Digital Submittal 07.07.21

Good afternoon,

On behalf of Lorraine Nevarez, attached please find the **application, narrative**, and **preliminary plat** for the above referenced project.

Please contact Lorraine with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

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07 Jul 2021 19:44:36 -0000



SURPRISE
ARIZONA

FS21-511

Estia at Zanjero Trails Preliminary Plat

Planning and Zoning Commission

February 17, 2022

VICINITY MAP

FS21-511
Estia at Zanjero TrailsPP



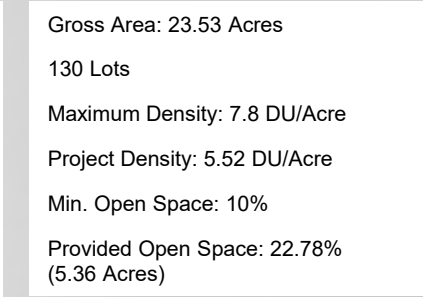
ZONING MAP

FS21-511

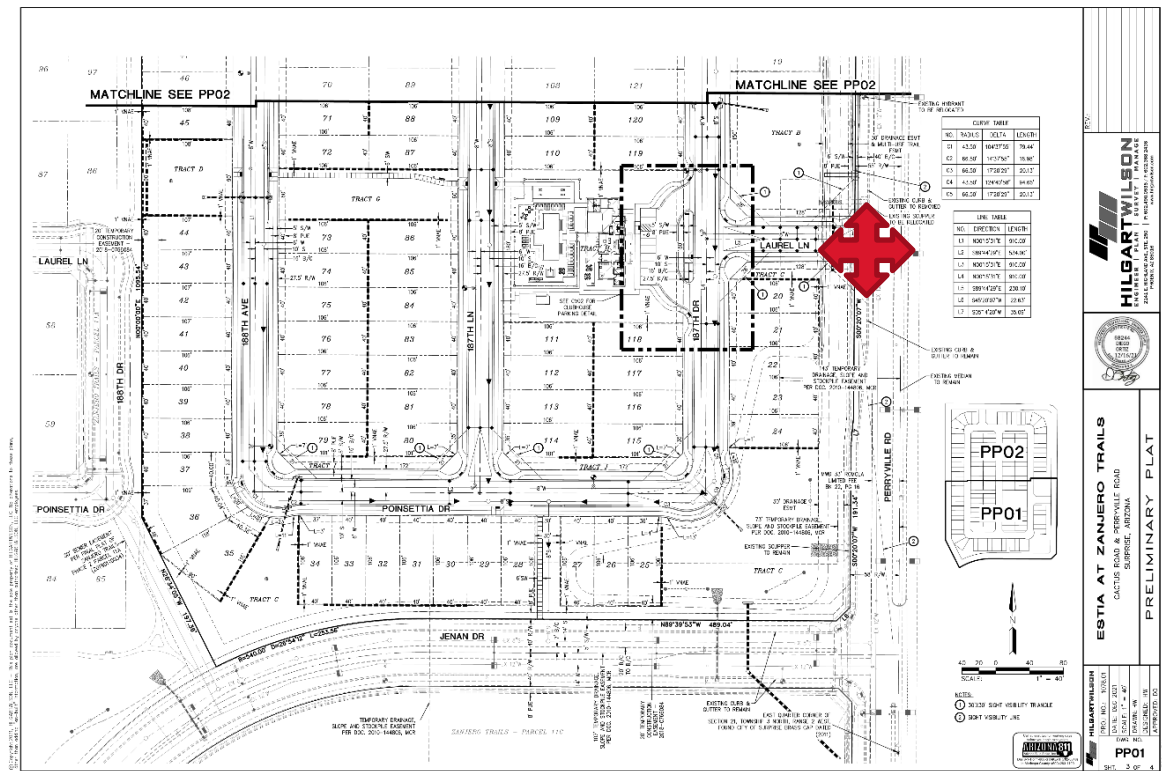
Estia at Zanjero TrailsPP



Preliminary Plat



Preliminary Plat



Min. Lot Area: 4,000

Avg. Lot Size: 4,370

Min. Lot Width: 40'

Min. Lot Depth: 106'

Typical Setbacks:

Front: 12' (18' to front facing garage)

Side: 5'/5'

Street Side: 13'

Rear: 5'

Rear Adj. to Arterial: 15'

Landscape & Amenities

Total Open Space: 5.36

Active Open Space: 2.89 Acres

Passive Open Space: 2.46 Acres

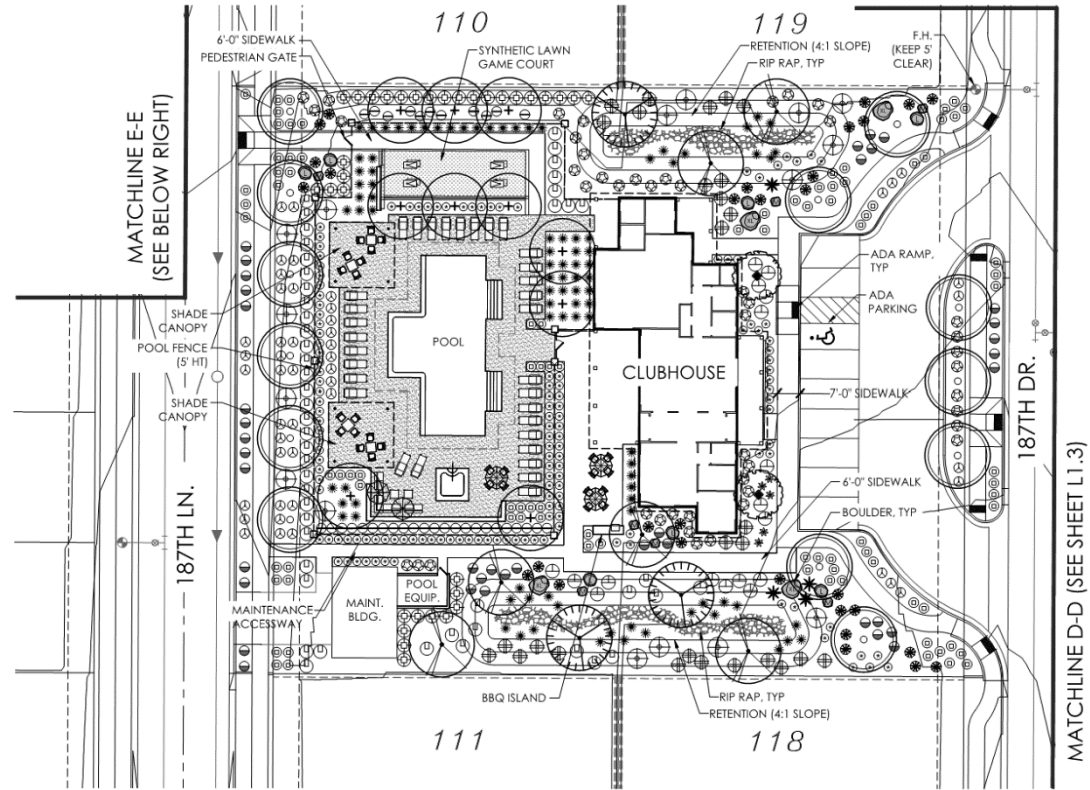
Amenity Site:

Community Pool

Clubhouse

Game Court

9 parking stalls





Walls



- WALL + AMENITY PLAN

SCALE: 1" = 60'-0"



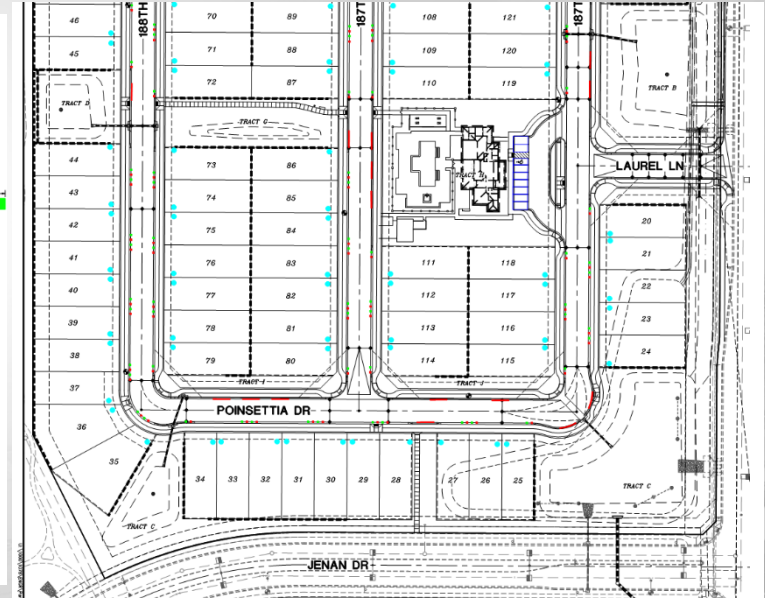
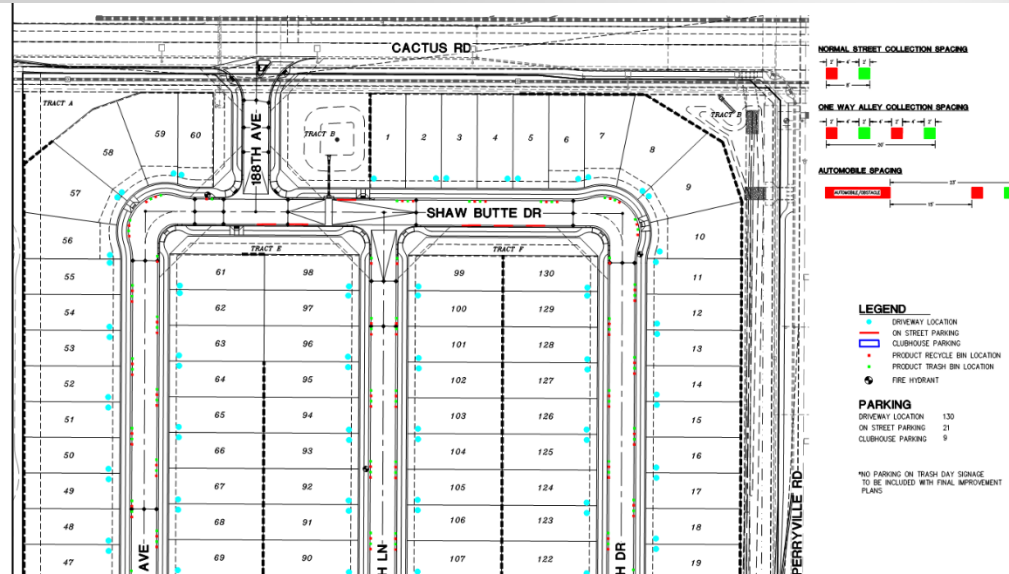
CASE # FS21-511

PRELIMINARY LANDSCAPE PLAN
SWC CACTUS ROAD + PERRYVILLE ROAD

TRACMONA 8800000- CAS 8800000-880

FS21-511
Page 76 of 80

Parking & Trash





RECOMMENDATION

Staff recommends the Commission recommend Approval to the Mayor and City Council subject to stipulations 'a' – 'd'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat Estia at Zanjero Trails”, prepared by Hilgart Wilson, and received 12/16/2021
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Estia at Zanjero Trails”, prepared by Young Design Group, and received 11/23/2021
- c. This development is required to participate in the repayment of the Cortessa Buy-In for the Peoria Ave sewer interceptor. Proof of payment must be submitted with the Final Plat.
- d. 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.