



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, April 21, 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 April 7, 2022 Planning and Zoning Commission Minutes. | None

Tierney Farago
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 3 | Consideration and action regarding the Site Plan for LIV Surprise. Case FS21-882. | Trevor Fleetham
Community
Development |
| 3. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Marisol Ranch" dated February 16, 2022, a property generally located south of the Dove Valley Road alignment, north of the Lone Mountain Road alignment, and east of the 163rd Avenue alignment. Case FS20-256. | Trevor Fleetham
Community
Development |
| 4. | District 5 | Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD. | None

Chris Boyd
Community
Development |

- G. Other Business and Future Agenda Items
- H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 14, 2022 at 10:40 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: April 21, 2022 Contact Person: Tierney Farago
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the April 7, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the April 7, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 04-07-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 07, 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 April 07, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Trever Fleetham, Current Planner; Chris Sexton, Current Planner; Ashley Labhart, Business Analyst; Donna Bunch, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

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.

Chair Bash asked two items on the regular agenda be reordered and advised the Public Hearing item 2 be heard by the Commission as the last regular agenda item.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the March 17, 2022, Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the March 17, 2022, Planning and Zoning Minutes as presented. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding the Site Plan for Etico Construction Group. Case FS21-031.

Chris Sexton presented item 2 to the Commission.

Vice-Chair Sartor made a motion to approve the Site Plan for Etico Construction Group subject to stipulations 'a' through 'e'. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend the approval processes for Site Plans and Preliminary Plats. Case FS22-0300.

Trever Fleetham presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

At the request of Chair Bash, Commissioner Keating's written comments were read aloud into the record.

The Commission discussed the following:

- Time and cost savings for the city and developers
- Certainty for the developers
- Commission representation and advocacy for residents
- Public perception
- Accountability
- Citizen participation and opportunity for reviews
- Upcoming Community Development software upgrade
- Professionalism and process improvement
- Decreased process visibility
- Notifications and project updates

Commissioner Smith made a motion to recommend denial of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to amend the approval processes for Site Plans and Preliminary Plats. Commissioner Chapman seconded the motion. Motion passed with 4 votes in favor of recommending denial. Commissioner Holland and Vice-Chair Sartor voted against.

OTHER BUSINESS:

Item 3 – 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 Smith seconded the motion. All voted in favor.

Meeting adjourned at 6:49 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: _____
Donna Bunch, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: April 21, 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 regarding the Site Plan for LIV Surprise. Case FS21-882.

Motion:

Motion to approve the Site Plan for LIV Surprise subject to stipulations “a” through “f” as outlined in the staff report.

Background:

TriArc Architecture and Design, on behalf of LIV Communities, requests approval of a Site Plan for a 259 unit multifamily development. The development includes 15 separate two and three-story residential buildings. Included on site is a 15,409 square foot clubhouse and fitness center, in addition to a pool, dog park, and other outdoor amenities. The subject site is approximately 13.46 acres and is generally located at the northeast corner of Peoria Avenue and Cotton Lane in the Sycamore Farms 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 - FS21-882 LIV Surprise Site Plan - Staff Report - 042122 PZ
2. 01 - FS21-882 LIV Surprise - Vicinity Map
3. 02 - FS21-882 LIV Surprise - Zoning Map

4. 03 - FS21-882 LIV Surprise - Site Plan
 5. 04 - FS21-882 LIV Surprise - Landscape Plan
 6. 05 - FS21-882 LIV Surprise - Elevations
 7. 06 - FS21-882 LIV Surprise - Luke Letter
 8. FS21-882 LIV Surprise Site Plan 042122 PZ
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-882

Project Name: LIV Surprise

Council District: 3 – Mesquite

Meeting Date: April 21, 2022

Planner: Trever Fleetham, AICP

Owner: LIV Communities LLC

Applicant: Jon Hanna with TriArc Architecture and Design, on behalf of LIV Communities

Request: Site Plan for a 259 unit multifamily development.

Site Location: Generally north of Peoria Avenue and east of Cotton Lane in a portion of Section 24, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Site Size: 13.46 acres (approx.)

Density: 19.24 Du/acre

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

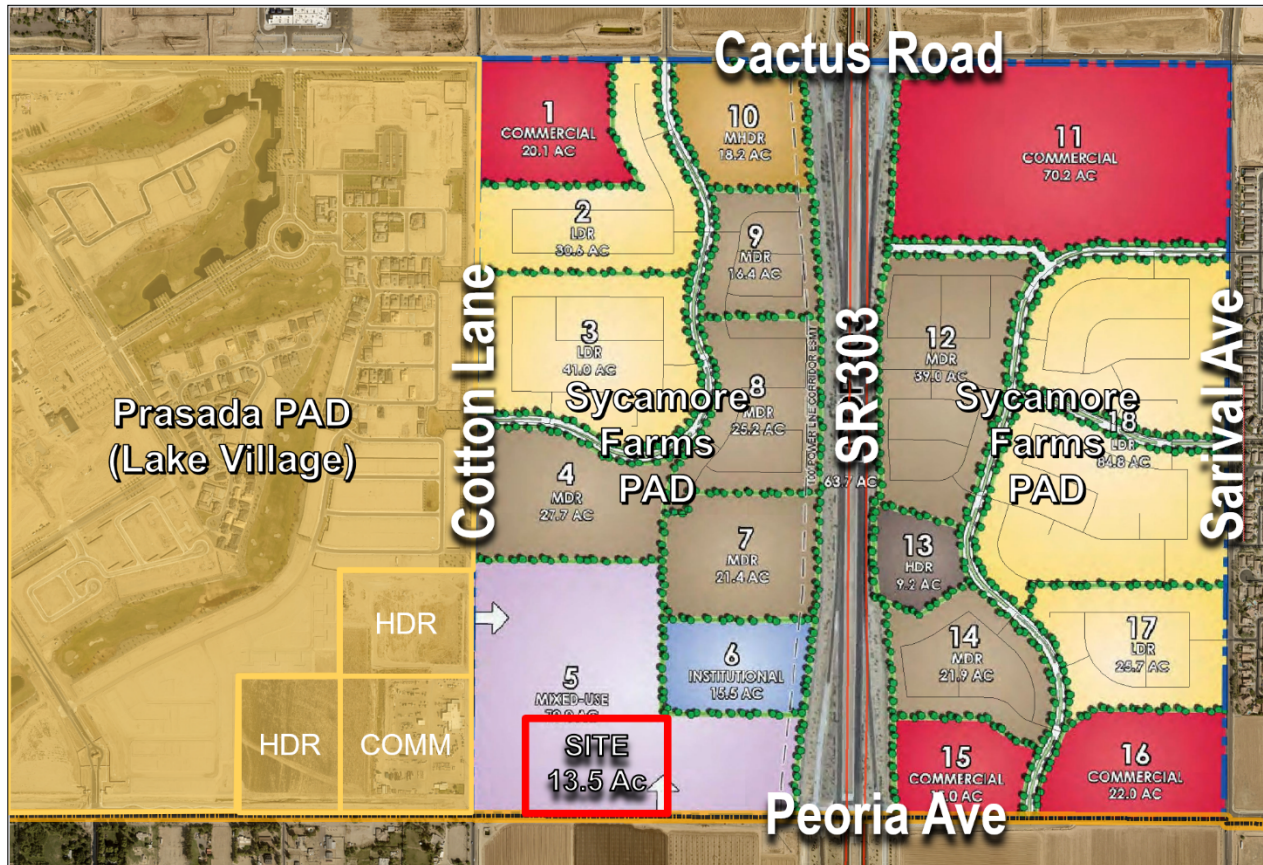
Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission **approve** the subject site plan, Case FS21-882, subject to stipulations 'a' through 'f'.

Project Description:

TriArc Architecture and Design, on behalf of LIV Communities, requests approval of a Site Plan for a 259 unit multifamily development. The development includes 15 separate two and three-story residential buildings. Included on site is a 15,409 square foot clubhouse and fitness center, in addition to a pool, dog park, and other outdoor amenities. The subject site is approximately 13.46 acres and is generally located at the northeast corner of Peoria Avenue and Cotton Lane in the Sycamore Farms PAD.

Surrounding Land Zoning:



PAD – Mixed Use	PAD – Mixed Use	PAD – Institutional
PAD – Mixed Use	PAD – Mixed Use	PAD – Mixed Use
County – C-3	County – RU-43	County – RU-43

Background:

July 22, 2004: The subject property was annexed into the City of Surprise by the Mayor and City Council under Ordinance 04-21.

July 22, 2004: The Mayor and City Council approved Ordinance 04-22, a PAD for Sycamore Farms under Case PAD03-153.

May 27, 2021: A Concept Meeting was held for the subject project under Case CR21-215.

September 7, 2021: The Community Development Director administratively approved the most recent PAD Amendment to the Sycamore Farms PAD under Case FS21-487.

November 8, 2021: The applicant submitted for a Site Plan for LIV Surprise under Case FS21-882, the subject Case.

Analysis and Discussion:

The subject request involves a multifamily residential project on a 13.46 acre property located north of the northeast corner of Peoria Avenue and Cotton Lane within the Sycamore Farms PAD. The proposal includes a request for Site Plan approval to facilitate development of a 259 unit multifamily project and its accessory uses.

Units and Density

A total of 15 residential buildings are proposed to be constructed as part of this development, ten (10) of which are three-story, and five (5) of which are two-story structures. Contained within these buildings are 31 studios, 138 one bedroom, 72 two bedroom, and 18 three bedroom units. At 259 total dwelling units, located within 13.46 net acres, the net density for this project is proposed to be 19.24 du/acre. While the Sycamore Farms PAD allows for 43 du/acre for High Density Residential, the maximum density allowed within the Mixed Use parcel is 16 du/acre. As such, upon completion of the Lot 2 development shown on the subject site plan, the total net density will be 16.00 du/acre.

Access

The proposed project will provide primary access from Peoria Avenue to the south, which will be ¾ access. A secondary exit point from the development will be on the east side of the subject site via a newly constructed collector road. This point of access will also be available for emergency ingress and egress. As this site is located within the mixed use parcel of the Sycamore Farms PAD, the project also identifies several potential pedestrian linkages to the surrounding properties to ensure strong connectivity and integration between future uses/developments.

Architecture

The Sycamore Farms PAD allows for a variety of architectural styles to provide diversity, but encourages quality architecture throughout the PAD. The Mixed-Use section of the PAD also states that the first land use within the mixed-use parcel shall establish the basic architectural use of color and materials, landscape palette, and pedestrian connection.

The architectural theme is of a contemporary nature, with 360-degree elements of a mix of stucco and brick veneer and masonry wall finishes. The design utilizes desert textures and building finishes with a variety of building massing and roof forms. The project will incorporate architectural elements that provide solar shading through overhangs and recessed windows at patios and balconies. The buildings will be finished with a smooth stucco system, dark bronze handrails, metalwork, and anodized aluminum window frames.

Landscaping, Open Space & Amenities

Since the Sycamore Farms PAD does not provide specific requirements regarding plant palette or minimum planting quantities, the provisions of the LDO were utilized. The site includes 5.52 acres of open space, which equates to 41% of the site, and is well landscaped with a variety of low water use plants that are permitted under the LDO and PEDS. On-site open space areas include landscape buffering, a dog park, community gardens, sod and artificial turf, outdoor cooking spaces, a splash pad, play structure, and shade structures. The primary amenity area is centrally located to minimize travel distances for residents. This area includes a 15,409 square foot clubhouse and fitness building, community swimming pool and spa, outdoor kitchen ramada, and outdoor fitness area.

Parking

The LDO requires 410 total parking spaces for this development, inclusive of guest and office parking. The proposed development includes 197 spaces of uncovered parking, 212 space of covered parking, and 46 garage spaces. The site will also provide for 36 bicycle parking spaces, which exceeds the 23 spaces required by the LDO.

PAD Requirements

The Mixed Use section of the Sycamore Farms PAD outlines the requirements for how this land use parcel is to develop. The PAD states “The Mixed-Use parcel shall provide a combination of three or more of the following land uses: high-density residential, retail commercial, institutional, or office; of which residential is a required land use as part of the land use mix.” The proposed development satisfies the requirement of the residential land use.

The PAD also goes on to describe that this mixture of uses may develop in sequential phases or in a single phase. If done in sequential phases, the PAD requires that a conceptual master site plan be created and maintained to ensure that the minimum number of uses are being met and that the varying developments are well integrated.

The applicant has created and provided the first version of this conceptual master plan. The provided plan depicts the currently proposed development within the overall mixed use parcel, and outlines which uses are being satisfied, and which are remaining. The plan also depicts connection points, conceptual future developments, and proposed/remaining dwelling unit counts. At 16 du/acre, the 70 acre mixed-use parcel is permitted 1,120 total dwelling units. The conceptual master plan identifies that the proposed project includes 315 total units between lots 1 and 2, leaving 805 permissible dwelling units remaining.

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

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

MCDOT Planning: In a memo dated November 9, 2021, MCDOT Planning provided the following comments:

- Peoria Avenue is a jointly maintained county roadway.
- MCDOT is currently in scoping for TT0576 Peoria Avenue – Citrus Road to SR303L. Any roadway improvements will need to be coordinated with the MCDOT Project Manager Lydia Warnick, Lydia.warnick@maricopa.gov.
- Any work done along Peoria Avenue will require MCDOT’s review of a Traffic Study through the application of a MCDOT Right-of-Way Permit.
- Offsite improvements may be required from MCDOT Traffic Development and MCDOT Permits.
- Applicant will need to notify ADOT of proposed development through the Red Letter Process, RedLetter@azdot.gov, due to the proximity to SR303L, and provide a traffic study for their review as property is directly adjacent to ADOT right-of-way.
- In addition, coordination will need to occur between City of Surprise, City of Glendale, and Maricopa County Department of Transportation before any access points can be approved along the Peoria Avenue corridor in this location.

Maricopa Water District (MWD): In a memo dated November 16, 2021, MWD stated that the proposal may potentially impact MWD and that their improvement plans must be reviewed and approved by MWD.

Luke Air Force Base: In a memo dated April 20, 2021, Luke Air Force Base stated that the proposed development consisting of 16 du/ac does not meet the Graduated Density concept (GDC), but when taking the overall Sycamore Farms PAD into consideration, the GDC is maintained. Luke AFB also encouraged a strong notification program on the part of the applicant.

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan, the Sycamore Farms PAD, and all applicable zoning codes.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with Sycamore Farms PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS21-882**, subject to stipulations ‘a’ through ‘f’ as outlined below:

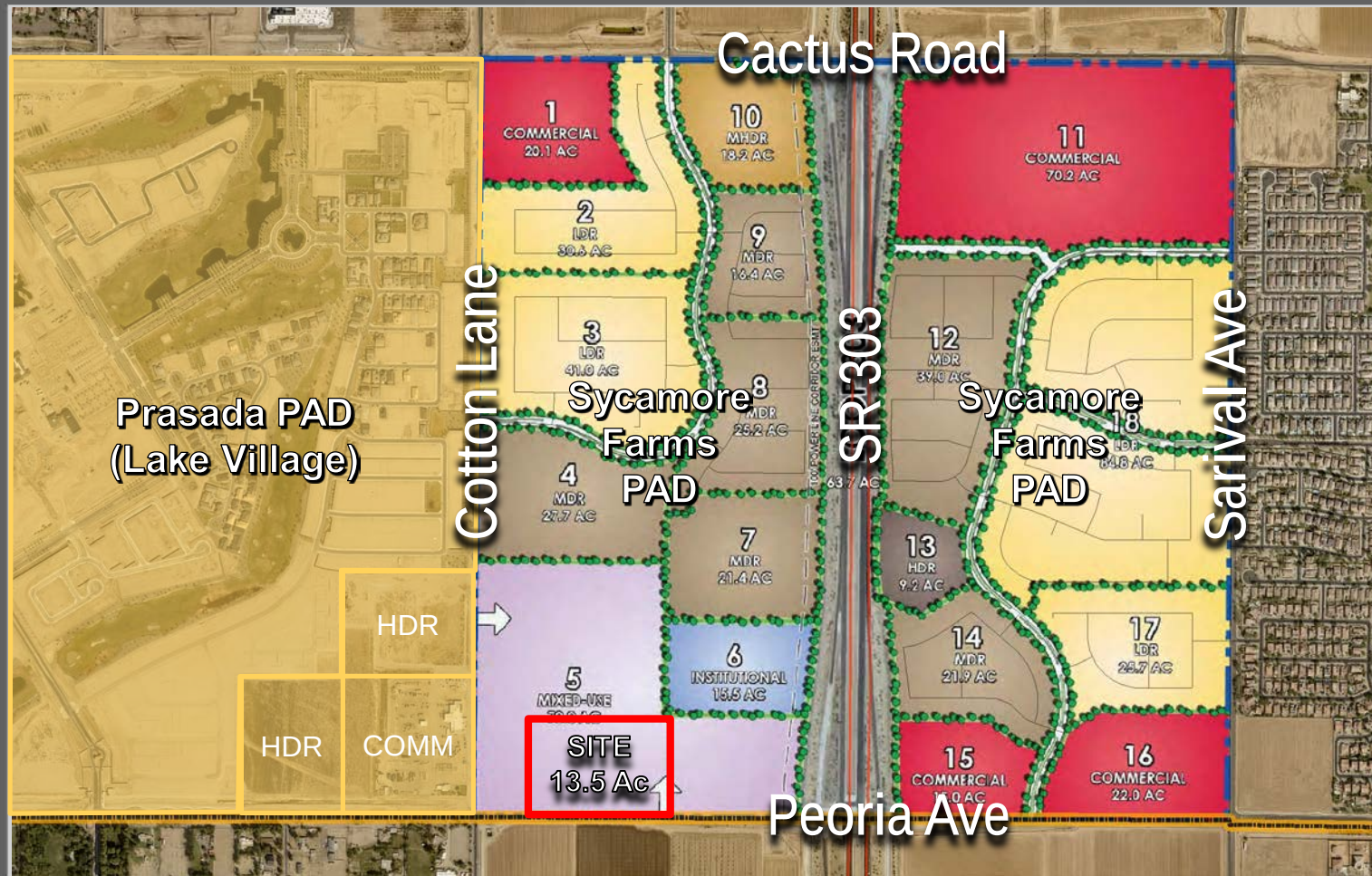
- a. Development and use of the site shall be consistent with the Site Plan entitled “LIV Surprise”, prepared by TriArc Architecture & Design, and received 02/25/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “LIV Surprise Preliminary Site Plan Overall Planting Plan”, Sheets L3.0-L6.3, prepared by Anderson, and received 02/25/2022.
- c. Building Architecture shall be consistent with the Elevations entitled “Exterior Elevations”, Sheets A-223 and A-233, received 02/04/2022, and Sheets A-213, A-241, A-251, and A-711, received 02/25/2022, prepared by TriArc Architecture & Design.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. The subject Site Plan will not become effective until the effective date of the related Final Plat.
- f. Non-compliance with the stipulations of approval of this Case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

Attachments:

- 00 Staff Report
- 01 Vicinity Map
- 02 Zoning Map
- 03 Site Plan
- 04 Landscape Plan
- 05 Elevations
- 06 Luke AFB Letter





FS21-882 ZONING MAP



SITE INFORMATION:

SITE INFORMATION:
PROJECT:

PROJECT: NEC OF PEORIA AVE & COTTON LN
SURPRISE, AZ

PROJECT OWNER /
DEVELOPER: LIV COMMUNITIES
1650 S BEACON BLVD, SUITE 200 GRAND HAVEN, MI 49417
CONTACT: JEAN CONSTANTINE
JCONSTANTINE@LIVCOMMUNITIES.COM 616-850-1058

PROJECT ARCHITECT: MARC ARCHITECTURE & DESIGN
1934 E. CAMELBACK RD. SUITE 200
PHOENIX, AZ 85016
CONTACT: JON HANNA
JON@TRIARCDESIGN.COM
602.926.1500

PROJECT NARRATIVE:	NEW MULTIFAMILY PROJECT, 1, 2 AND 3 STOR WITH AMENITIES INCLUDING CLUBHOUSE, FIT POOL, PLAYGROUND, DOG PARK
ZONING:	PdD

APN:	501-08-007, 501-08-008B, 51-08-010, 501-08-009B
SITE AREA:	LOT 1 = EASTERN LOT, PROPOSED MULTIFAMILY LOT 2 = WESTERN LOT, FUTURE MULTIFAMILY

LOT 1 ORIGINAL NET: APPROX. 13.48 AC
LOT 1 GROSS: APPROX. 14.45 AC

LOT 1 + 2 ORIGINAL NET: APPROX. 19.89 AC
LOT 1 + 2 GROSS: APPROX. 21.52 AC

DENSITY PROVIDED: LOT 1: 19.24 DU/AC (259 UNITS / 13.46 NET AC)
LOT 1 + 2: 16.00 DU/AC (315 UNITS / 19.69 NET AC)

BUILDING INFORMATION:

BUILDING HEIGHT:	
ALLOWED:	60'-0"
PROVIDED:	38'-10"
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	TYPE VA, WOOD FRAME

FIRE SPRINGERS: APARTMENTS: NFPA 13
CLUBHOUSE: NFPA 13

DWELLING UNIT MOD:
STUDIO = 31

1 BEDROOM = 138
2 BEDROOM = 72
3 BEDROOM = 18
TOTAL UNITS = 259

OPEN SPACE REQUIRED: 117,264 SF

BUILDING MIX & FOOTPRINT: (1ST FLOOR AREA UNITS)

(3) BUILDING TYPE 2 x 10,122 SF FOOTPRINT =	21.1
(1) BUILDING TYPE 3 x 11,985 SF FOOTPRINT =	11.9
(3) BUILDING TYPE 4 x 3,355 SF FOOTPRINT =	5.1
(2) BUILDING TYPE 5 x 2,593 SF FOOTPRINT =	10.0
(1) CLUBHOUSE x 15,629 SF FOOTPRINT =	15.4
TOTAL BUILDING FOOTPRINT =	130.5

LOT COVERAGE (FLOOR AREA RATIO):
ALLOWED = .50 FAR
PROVIDED LOT 1 = .55 FAR

PARKING INFORMATION:

VEHICLE PARKING REQUIRED:		
STUDIO:	31 UNITS x 1.0 PS =	31 SPACES
1 BEDROOM:	138 UNITS x 1.0 PS =	138 SPACES
2 BEDROOM:	72 UNITS x 2.0 PS =	144 SPACES
3 BEDROOM:	18 UNITS x 2.0 PS =	36 SPACES
GUEST:	250 UNITS x 0.2 PS =	52 SPACES
OFFICE:	2,100 SF / 250 =	8 SPACES

TOTAL REQUIRED=	410 SPACES
ACCESSIBLE: 2% OF TOTAL =	9 (INCLUDED IN TOTAL)
<u>PARKING PROVIDED:</u>	
SURFACE OPEN =	197 SPACES (INCLUDES 2
SURFACE COVERED =	212 SPACES

GARAGE = 46 SPACES
TOTAL = 455 SPACES (1.76 PS/UNIT)
(10 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL)

BICYCLE PARKING REQUIRED:
1 SPACE PER 20 VEHICLE PARKING SPACES

REQUIRED:	455 VEHICLE SPACES / 20 =	23 SPA
PROVIDED:	3 x 12-BIKE BICYCLE RACKS =	36 SPA

<u>BUILDING SETBACKS:</u>	REQUIRED	PROVIDED
DEPARTED	500.00	

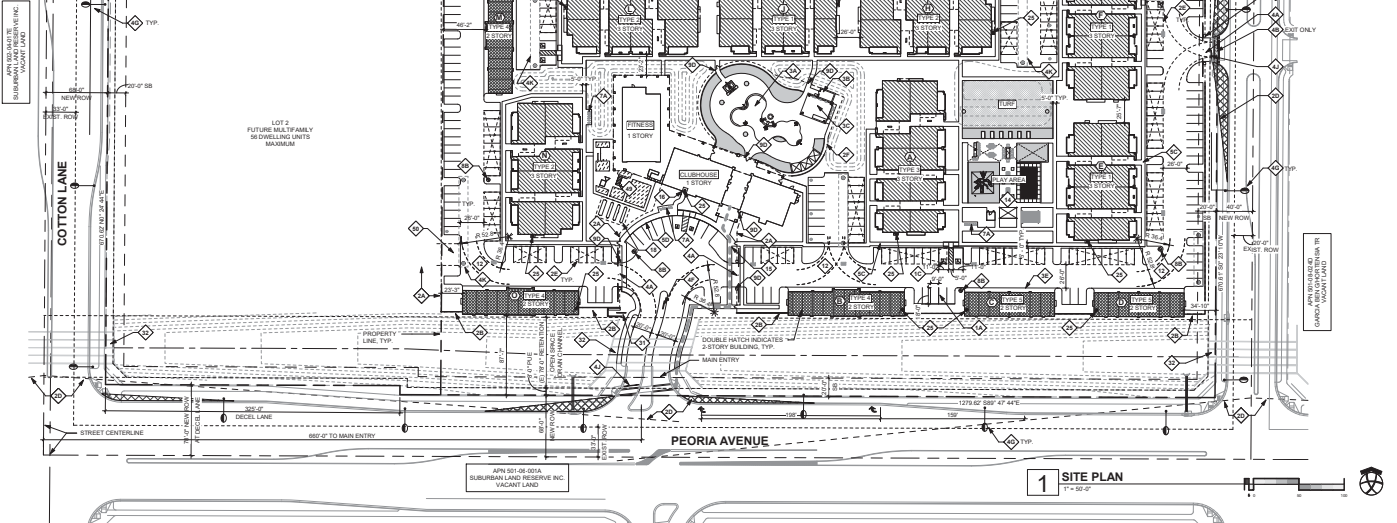
PERIMETER	20'-0"
LANDSCAPE ADJACENT TO COLLECTOR	20'-0"
REAR OR SIDE ADJACENT TO RESIDENTIAL	N/A
REAR ADJACENT TO ARTERIAL	N/A

1A TYP. PARKING SPACE; 2

- [illegible]

6A MASONRY REFUSE EN

- 6A. MANHOUS REFERENCE APPROACH FOR COMPACTOR AND RECYCLE SEE DETAILS 13-1 (TA011)
7. RECYCLE APPROACH FOR APPROACH TO REFUSE ENCLOSURE
8. REFINISHED CARRIAGEWAY AREA WITH SHADE CANOPY
9. RECYCLE APPROACH FOR APPROACH TO REFUSE ENCLOSURE SEE LANDSCAPE
10. NEW FRESH HYDRANT: SEE CIVIL PLANS
11. RECYCLE APPROACH FOR APPROACH TO REFUSE ENCLOSURE AT CLUBHOUSE, VEHICULAR DECADES AND PCOLG. DETAILS
12. RECYCLE APPROACH FOR APPROACH TO REFUSE ENCLOSURE DEVELOPMENT TO NORTH SIDE LANDSCAPE WALK PLAN
13. RECYCLE APPROACH FOR APPROACH TO REFUSE ENCLOSURE DEVELOPMENT 4.25/24.8/100 SLU-40 3.6/4 FEET REVERSE RADIUS, 52.8 FT OFF COURSE
13. DOG PAD WITH SHADE RAMADA, SEE LANDSCAPE
14. PLAY AREA WITH SHADE RAMADA, SEE LANDSCAPE
15. DASHED GREEN LINE INDICATES ACCESSIBLE ROUTE FROM PUBLIC TO PRIVATE
16. PCOLG LOCATION, GO TO PROVIDE WORKING CLEARANCE IN APPROACH TO PCOLG
17. MAINTENANCE LOCATION
18. APPROACH WITH EXTERIOR MAIN STREET ADDRESS
19. MONUMENT SIGNAGE INCLUDING SITE STREET ADDRESS, ALL INFORMATION TO BE PROVIDED, SUBMITTED AND PERMITTED BY CITY SEPARATELY
20. DRAINAGE CULVERT BELOW, SEE DETAILS
21. DRAINAGE CULVERT BELOW, SEE DETAILS 13-1 (TA011)
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59. DRAINAGE CULVERT BELOW, SEE DETAILS 13-1 (TA011)
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99. DRAINAGE CULVERT BELOW, SEE DETAILS 13-1 (TA011)
100. DRAINAGE CULVERT BELOW, SEE DETAILS 13-1 (TA011)



- LANDSCAPE NOTES**
1. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING AND SUBMITTAL PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THE DRAWINGS AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
 2. ALL TREE HEIGHTS AND CALIPERS SHALL COMPLY WITH THE LATEST AMERICAN EDITORIAL BOARD OF TREE SPECIFICATION - RECOMMENDED TREE SPECIFICATION* FOR THAT TYPE AND SIZE OF TREE. SEE SECTION 19030(A)(6), ZONING CODE.
 3. SIGHT DISTANCE REQUIREMENTS ON MATERIALS AND COLLECTORS WILL BE REQUIRED TO SURVIVE.
 4. ALL SIGHT OBSTRUCTIONS SHALL BE REMOVED OR UNCONSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-03 AND 4-01, TREES, SHRUBS, AND ANTS LANDSCAPING. ALL SIGNS SHALL BE MAINTAINED IN EXCELLENT CONDITION. PROVIDE LINES, LEAVES, NEEDLES, AND OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

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1 BUILDING 3 FRONT ELEVATION
30' x 110'



2 BUILDING 3 LEFT ELEVATION
10' x 110'



3 BUILDING 3 RIGHT ELEVATION
10' x 110'



4 BUILDING 3 REAR ELEVATION
30' x 110'

EXTERIOR FINISH LEGEND B

- PTF-1 STUCCO MAIN BODY DUNE EDWARDS DEEPER SILVER SPIN
- PTF-2 STUCCO MAIN BODY DUNE EDWARDS DEEPER GRAY PEARL
- PTF-3 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-4 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-5 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-6 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-7 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-8 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-9 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-10 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-11 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
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- PTF-15 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-16 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-17 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-18 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-19 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-20 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-21 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-22 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-23 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
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- PTF-86 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-87 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-88 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
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- PTF-99 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL
- PTF-100 STUCCO ACCENT DUNE EDWARDS DEEPER GRAY PEARL



LIV SURPRISE
IPA
NEC PEORIA AVE & COTTON LANE
SURPRISE, AZ

REV. DATE DESCRIPTION

PROJECT NUMBER
21-033

ISSUE DATE
02/02/2022

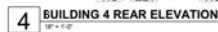
SHEET TITLE
BUILDING 3
EXTERIOR
ELEVATIONS

SHEET NUMBER
A-233

CASE NUMBER F201-002



- **PTC A**
STUCCO, MAIN BODY
DUNN EDWARDS
DEW361 DROPLETS
- **PTC B**
STUCCO, MAIN BODY
DUNN EDWARDS
DECEMBER MINER'S DUST
- **PTC C**
STUCCO, ACCENT
DUNN EDWARDS
DETROIT PALMDRUM PONY
- **PTC D**
STUCCO, ACCENT
DUNN EDWARDS
DEESEA, JET
- **BAS E**
BRICK VENEER
COMPARADO ESTHINE "SPECIAL USED BRICK"
COLOR: RED USED
- **GL A**
WINDOWS VINYL, DUAL FRAME, LOW E
FRAME COLOR: WHITE
- **CMU E**
EXPOSED CMU
ECCOLINE "WRECKED"
COLOR: MOJAVE BROWN





- 
- triARC
architecture & design
1934 East Camelback Rd.
Suite 200
Phoenix, AZ 85016
P: 602-229-1100
- 
- 3464
SHANNON WAPNER
1999A
P-000460022
State of Arizona

☐

4

3



4

REV	DATE	DESCRIPTION
PROJECT NUMBER		21-033
ISSUE DATE		02/02/2022
SHEET TITLE		
BUILDING 5 EXTERIOR ELEVATIONS		
SHEET NUMBER		A-251



From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Lorraine Nevarez](#); [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: CR21-215 LIV Surprise.
Date: Tuesday, April 20, 2021 10:50:49 AM

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

Good Morning,

Thank you for the opportunity to provide comments on the Concept Review for LIV Surprise. The site sits on approximately 21.5 gross acres located on the NEC of Peoria Ave and Cotton Ln in Surprise, AZ. The project is for a 319-unit multi-family development with an overall density of 16 du/ac, consisting of 252 residences within 3-story luxury garden apartment residences with an additional 67 single story residences, all with shared amenities. The site falls approximately 1.7 miles outside the Luke AFB JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The site is designated as "Mixed Use" in the approved Sycamore Farms PAD as amended and allows for multi-family density of up to 16 du/ac.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 DNL to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 16 du/ac on the property does not meet the GDC; however, when taking the overall Sycamore Farms PAD into consideration, the GDC is maintained.

The project, as described, should not have a negative impact on Luke AFB flight operations. However, Luke AFB reserves the right to review/comment on final plans submitted to Surprise. The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

Respectfully,

Mark

Mark James

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



FS21-882

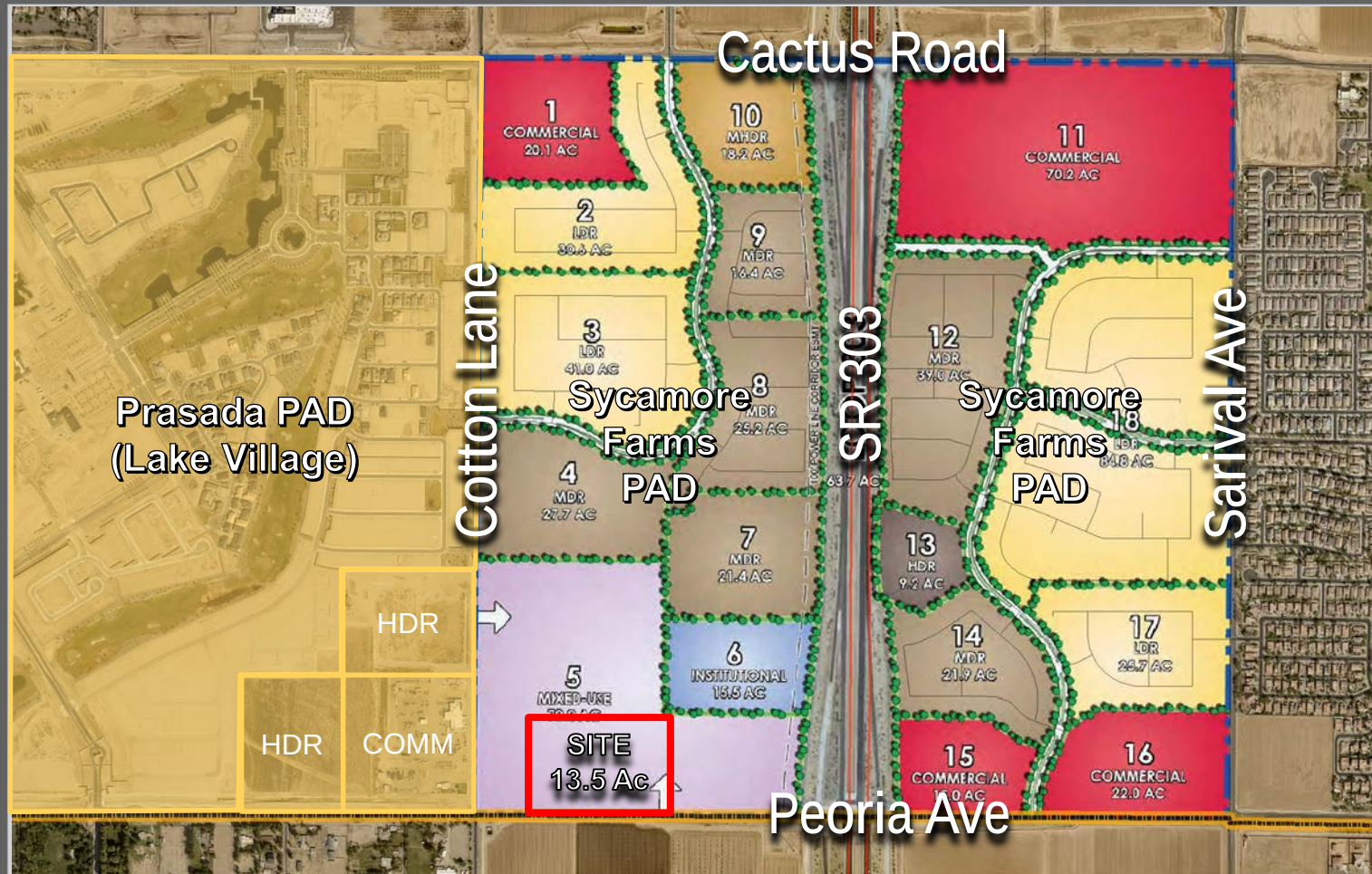
LIV Surprise

Site Plan

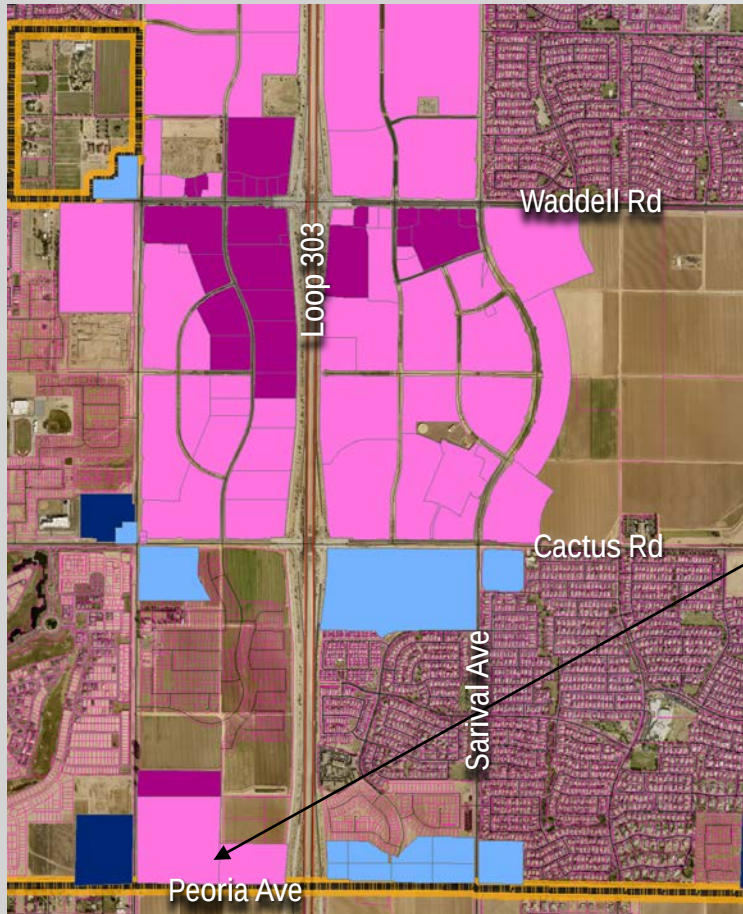
Planning & Zoning Commission

April 21, 2022





FS21-882 ZONING MAP

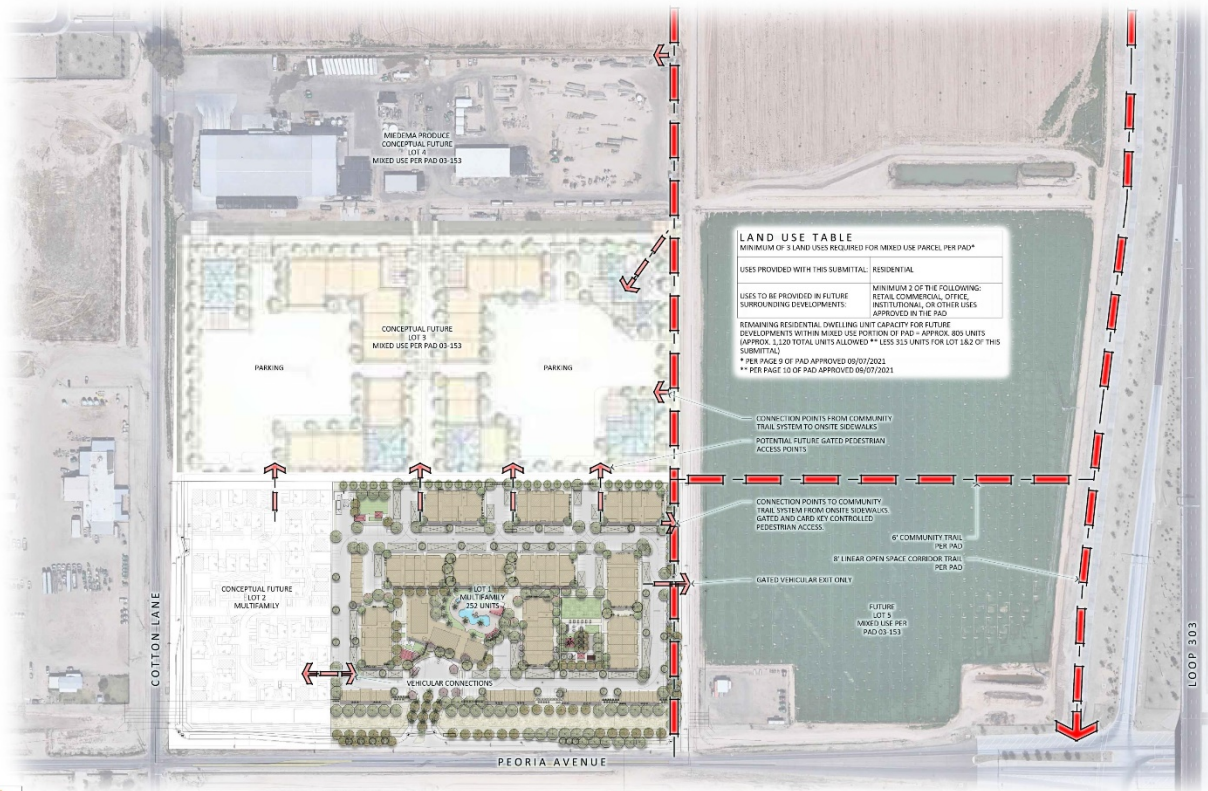


- Commercial, Built
- Commercial, Vacant
- Mixed Use, Built
- Mixed Use, Vacant

Project Site

COMMERCIAL ZONING MAP

CONCEPTUAL MASTER PLAN



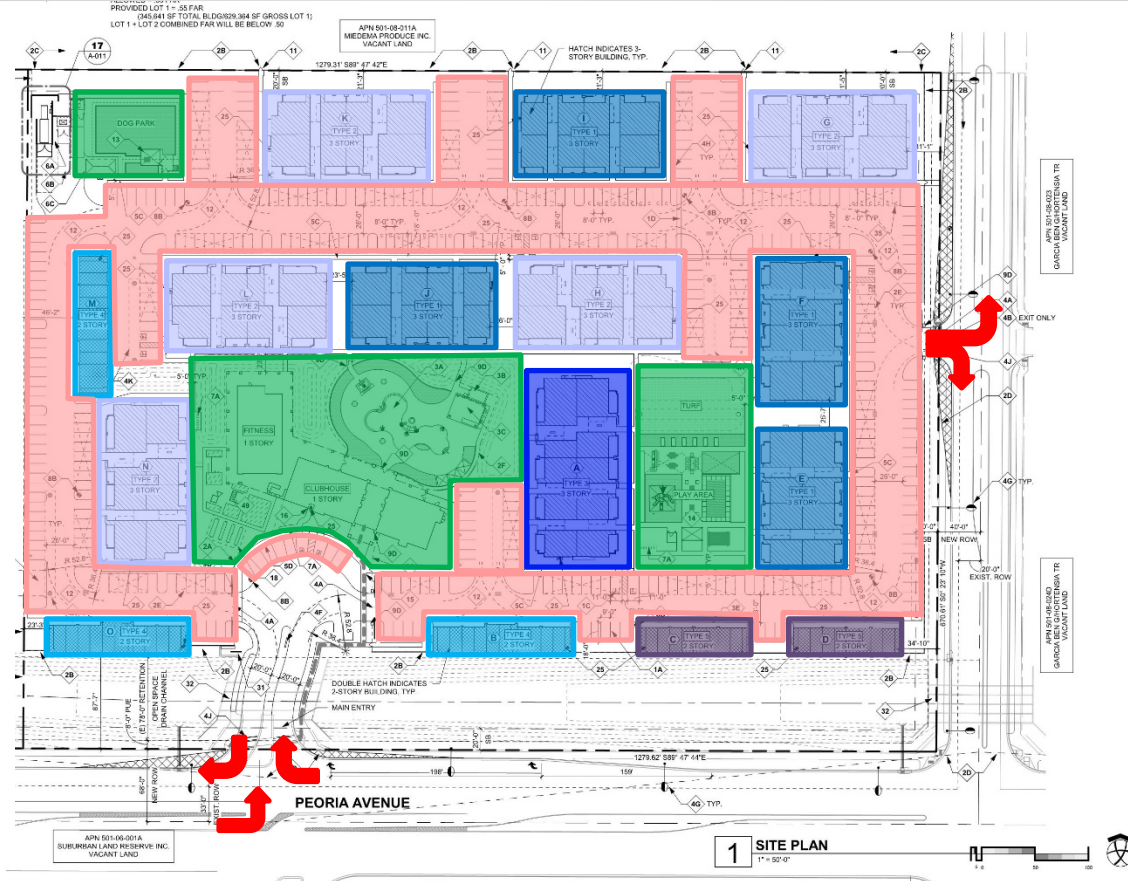
Conceptual
Master Plan

liv Surprise

anderson

815 N. 1st Avenue, Suite 3
Phoenix, AZ 85003

- o 13.46 Acres
- o Four Type 1 Bldgs. (3 Story)
- o Five Type 2 Bldgs. (3 Story)
- o One Type 3 Bldg. (3 Story)
- o Three Type 4 Bldgs. (2 Story)
- o Two Type 5 Bldgs. (2 Story)
 - o 15 total residential bldgs.
 - o 259 total units
 - o 19.24 DU/Acre
- o Amenities
 - o Clubhouse
 - o Fitness Center
 - o Pool
 - o Dog Park
 - o Play Area
- o 455 Parking Spaces (410 req.)
 - o 197 open spaces
 - o 212 covered spaces
 - o 46 garage spaces
 - o 10 ADA spaces
 - o 36 bike spaces (23 req.)
- o 2 points of access: $\frac{3}{4}$ on Peoria & resident exit/ emergency ingress/egress



FS21-882 SITE PLAN



EXTERIOR FINISH LEGEND A

- 
PUA
 STUCCO, MAN BODY
 DUNE, EDVARDSE
 DEWINTER GLOULETS
- 
PFB
 STUCCO, MAN BODY
 DUNE, EDVARDSE
 DEWINTER'S DUST
- 
PFC
 STUCCO, ACCENT
 DUNE, EDVARDSE
 DEWINTER, LARGO PONY
- 
PFD
 STUCCO, ACCENT
 DUNE, EDVARDSE
 SEEDS, JET
- 
VMS1
 BRICK VENER
 CONCORDIA STONE SPECIAL USES BRICK
 COLOR, RED USED
- 
GLK
 WINDOWED VINYL, DUAL PANE, LOWE
 FRAME COLOR, WHITE
- 
CMU-1
 EXPOSED CMU
 ENCL. "MAGGIONE"
 COLOR, OLIVE BROWN



LIV SURPRISE
IPA
NEC PEORIA AVE & COTTON
SURPRISE, AZ

REV	DATE	DESCRIPTION
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PROJECT NUMBER

FIGURE DATE

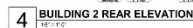
SHEET TITLE

BUILDING 1
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-213

FS21-882 ELEVATIONS



LIV SURPRISE
IPA
WINEC PEORIA AVE & COTTON LANE
SURPRISE, AZ

REV	DATE	DESCRIPTION
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PROJECT NUMBER	21-033
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ISSUE DATE
02/02/2022

SHEET TITLE

BUILDING 2
EXTERIOR
ELEVATIONS

SECRET NUMBER-91

A-223



- **PTF-C**
STUCCO, MARK BODY
TANN EDWARDS
DE3516 SILVER SPOON
- **PTF-G**
STUCCO, MARK BODY
TANN EDWARDS
DE2780 GRAY PEARL
- **PTF-H**
STUCCO ACCENT
TANN EDWARDS
DE0277 ECAT ANCHOR
- **PTF-J**
STUCCO ACCENT
TANN EDWARDS
DE0279 JET
- **MAS-1**
BRICK, VENEER
CONCRETE STONE "SPECIAL USED BRICK"
COLOR: BEAR CREEK
- **WCD-1**
WOODS: VINYL, DUAL PANE, LOWE
FACE COLOR: WHITE
- **CMU-1**
EXPOSED CMU
COLOR: "FRECKLED"
COLOR: MOHAVE BROWN



198 • T4C



2



3



4

A-233



- **PT-A**
STUCCO, RAIN BODY
DUNKY CHARMES
DEARER DROPLETS
- **PT-B**
STUCCO, RAIN BODY
DUNKY CHARMES
DEBTS WINNER'S DUST
- **PT-C**
STUCCO, ACCENT
DUNKY CHARMES
DETEST FALGROVE POINTE
- **PT-D**
STUCCO, ACCENT
DUNKY CHARMES
DESIGN JET
- **MAK-1**
BRICK VENEER
CONCRETE IOTONE SPECIAL-USED BRICK
COLOR, RED-USED
- **SLA**
WINDOWS, VINYL, DUAL-PANE, LOW-E
FRAME COLOR, WHITE
- **CMU-1**
EXPOSED CMU
COLOR, PALE
COLOR, PALE, BROWN



JRP

SHEET NUMBER

A-241



- **PTA**
STUCCO MAIN BODY
DUNN EDWARDS
DEWASH DROPLETS
- **PTB**
STUCCO MAIN BODY
DUNN EDWARDS
DECEMBER'S DUST
- **PTC**
STUCCO ACCENT
DUNN EDWARDS
CITICUS TULCINO PONY
- **PTD**
STUCCO ACCENT
DUNN EDWARDS
SNEAKY JET
- **PTE**
STUCCO ACCENT
DUNN EDWARDS
DELUSION MARINE CLAY
- **MS-1**
BRICK, KENSER
CORONAADO STONE "SPECIAL USE BRICK"
COLOR: RED 1012
- **GL-1**
STUCCO MAIN, DUAL FRAME, 1/4" D-1
FRAME COLOR: WHITE
- **CM-1**
EXPOSED CMU
COLOR: "REDWOOD"
FOUR MOUNTAIN BROWN



1804 East Camelback Rd
Suite 200
Phoenix, AZ 85016

P 800-224-1100



8 • 14



BUILDING 5 LEFT ELEVATION



2 BUILDING 5 RIGHT ELEVATION



4 BUILDING 5 REAR ELEVATION



LIV SURPRISE
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NEC PEORIA AVE & COTTON
SURPRISE, AZ

REV	DATE	DESCRIPTION
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PROJECT NUMBER

21-033

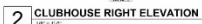
ISSUE DATE

SHEET TITLE

BUILDING 5
EXTERIOR
ELEVATIONS

SECRET NUMBER

A-251



- **PF-1**
SPUCCO, H&N BODY
DUNN, EDWARDS
OETTER, ZIMMERLITS
- **PF-2**
SPUCCO, H&N BODY
DUNN, EDWARDS
OETTER, MINERFS, QUET
- **PF-3**
SPUCCO, ACCENT
DUNN, EDWARDS
DE WIT, P&F, QUINN, POLY
- **PF-4**
SPUCCO, ACCENT
DUNN, EDWARDS
DE WIT, J&J
- **PF-5**
SPUCCO, ACCENT
DUNN, EDWARDS
OETTER, PRARIE, CLAY
- **RB-1**
BRICK VENEER
CONCRETE, STONE
"SPREAD, USED BRICK"
COLOR, RED, USED
- **SC-1**
WIPEDOWN VINYL, DUL, P&F, LOW E
PRARIE, COLOR, WHITE
- **CD-1**
SPUCCO, CD
"HOLLYWOOD PRODIGEN"
DUNN, J&J, POLY, B&N



LIV SURPRISE
IPA
3000 N. PEORIA AVE. & COTTON LANE
SURPRISE, AZ

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT NUMBER

ISSUE DATE

SHEET TITLE

CLUBHOUSE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-711



RECOMMENDATION

Staff recommends the P&Z Commission Approve
FS21-882 subject to stipulations 'A' – 'F'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: April 21, 2022 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch” dated February 16, 2022, a property generally located south of the Dove Valley Road alignment, north of the Lone Mountain Road alignment, and east of the 163rd Avenue alignment. Case FS20-256.

Motion:

I move to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch” subject to stipulations “a” through “l” as outlined in the staff report.

Background:

Diego Ortiz of Hilgart Wilson, LLC seeks approval of a Preliminary Plat for Marisol Ranch Phase 1. The applicant seeks to subdivide the subject property into 645 single-family lots over approximately 284.6 acres, for a gross density of 2.3 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-256 Marisol Ranch Phase 1 Pre Plat - Staff Report 042122 PZ_LA -Rev2
2. 01 - FS20-256 Marisol Ranch Phase 1 - Vicinity Map
3. 02 - FS20-256 Marisol Ranch Phase 1 - Zoning Map

4. 03 - FS20-256 Marisol Ranch Phase 1 - Preliminary Plat
 5. 04 - FS20-256 Marisol Ranch Phase 1 - Landscape Plans
 6. 05 - FS20-256 Marisol Ranch Phase 1 - Luke Letter
 7. FS20-256 Marisol Ranch Phase 1 Pre Plat - Presentation - LA Rev2
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS20-256

Project Name: Marisol Ranch Phase 1 Preliminary Plat

Council District: 1 – Acacia

Planning and Zoning Date: April 21, 2022

Planner: Trever Fleetham, AICP

Owner: Timothy Keenan

Applicant: HILGARTWILSON, LLC

Request: Preliminary Plat for a 645 lot single-family residential subdivision

Site Location: Generally located south of the Dove Valley Road alignment, north of the Lone Mountain Road alignment, and east of the 163rd Avenue alignment.

Site Size: 284.6 acres (approx.)

Gross Density: 2.3 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 Marisol Ranch PAD.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

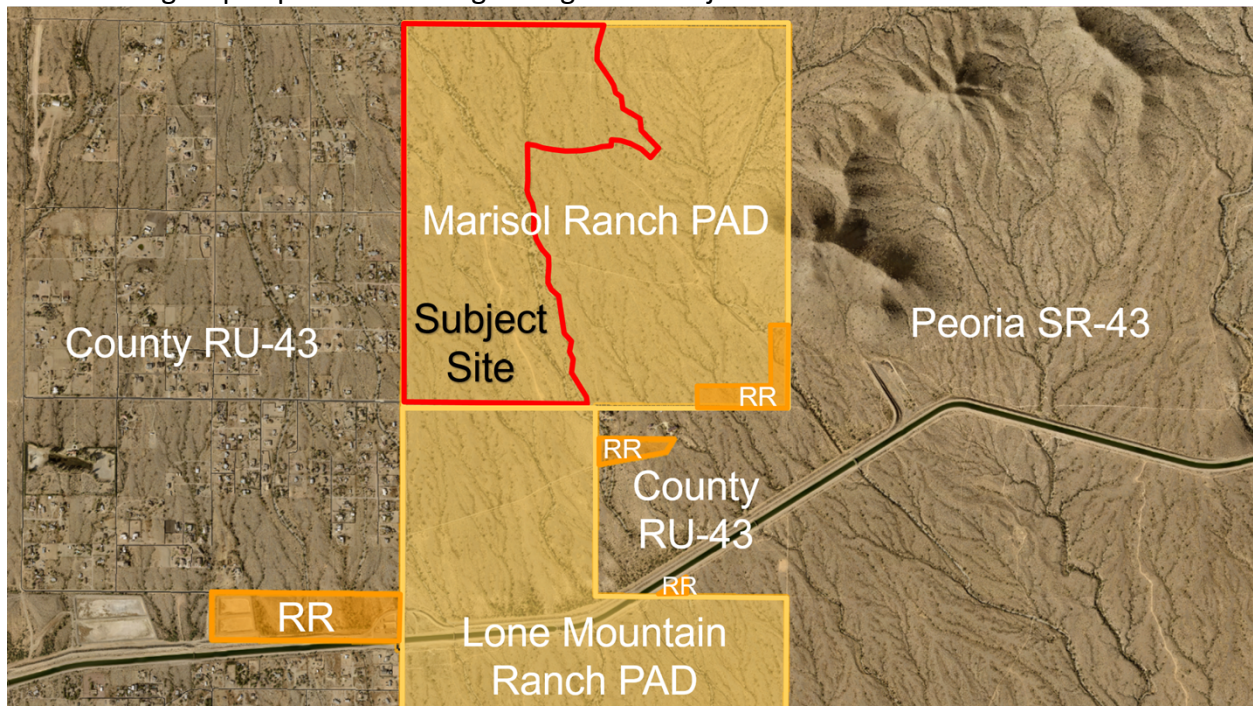
Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS0-256 to the City Council, subject to stipulations 'a' through 'l'.

PROJECT DESCRIPTION:

Diego Ortiz of Hilgart Wilson, LLC seeks approval of a Preliminary Plat for Marisol Ranch Phase 1. The applicant seeks to subdivide the subject property into 645 single-family lots over approximately 284.6 acres, for a gross density of 2.3 DU/Ac.

SURROUNDING LAND ZONING:

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



BACKGROUND:

June 18, 2019: The subject lands associated with Marisol Ranch were annexed into the City of Surprise via the approval of Ordinance 2019-18 by the Mayor and City Council under case FS18-417.

June 18, 2019: The Mayor and City Council approved Ordinance 2019-12, a Major PAD Amendment for Marisol Ranch under case FS18-557.

September 26, 2019: A Concept Review meeting was held for the subject preliminary plat of Marisol Ranch Phase 1 under case CR19-643.

April 9, 2020: The applicant submitted the preliminary plat for Marisol Ranch Phase 1 under case FS20-256, the subject case.

ANALYSIS AND DISCUSSION:

Marisol Ranch is a 634 acre master planned community, generally located at the northeast corner of 163rd Avenue and Lone Mountain Road. The Land Use Plan within the Marisol Ranch PAD is largely dominated by low and medium density residential, with some supporting uses such as mixed use, open space, and public facilities. The subject Preliminary Plat request encompasses 284.6 gross acres of the western half of Marisol Ranch as Phase 1 of the overall development.

The proposed Preliminary Plat includes 645 single-family residential lots with an average lot size of 6,207 square feet, equating to a gross density of 2.3 du/acre. In addition to the single-family developments, Phase 1 also includes Parcel R – the mixed use parcel that will be further planned, platted, and developed at a later date. Parcel Q, an Open Space parcel for the large central amenity site, is also platted within the Phase 1.

The plat, along with the subsequent home products, will follow the development standards of the PAD as shown in the table below.

RESIDENTIAL DEVELOPMENT STANDARDS							
DEVELOPMENT STANDARDS CATEGORY	PARCEL	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH	FRONT YARD (2)	REAR YARD	SIDE YARD	MAXIMUM HEIGHT
1	R (1)	2,400	NONE	20' (4)	15' (4)	10' (4)	35'/45' (3)
2	A, B, C, D (6)	3,200	NONE	10'/20'	10'	5' (5)	30'
3	E, F, G	4,500	45'	10'/20'	15'	5'/5' OR 0'/10'	30'
4	Q	STANDARDS AS DEFINED WITHIN THE APPLICABLE CITY OF SURPRISE ZONING DISTRICT.					
(1) DEVELOPMENT STANDARDS FOR PARCEL R WITHIN THIS TABLE APPLY TO RESIDENTIAL USES ONLY. FOR NON-RESIDENTIAL LAND USES, SEE TABLE 5, COMMERCIAL DEVELOPMENT STANDARD FOR PAD-MU DISTRICT.							
(2) 10' TO LIVABLE AREA, SIDE ENTRY GARAGE OR FRONT PORCH / 20' FROM FRONT LOT LINE TO FRONT FACING GARAGE DOOR.							
(3) MAXIMUM BUILDING HEIGHT IS 35' WITHIN FIRST 300' OF NORTH, SOUTH OR WEST PERIMETER OF THE PROPERTY, THEN INCREASES BY 1' IN HEIGHT FOR EACH ADDITIONAL 10' IN DISTANCE UP TO 45' IN HEIGHT.							
(4) FRONT, REAR AND SIDE YARD FOR RESIDENTIAL USES WITHIN PARCEL R SHALL APPLY TO THE PERIMETER OF THE DISTRICT ONLY.							
(5) SIDE YARD SHALL APPLY TO DETACHED UNITS ONLY, OR THE END UNITS OF ATTACHED UNITS.							
(6) FIRST ROW OF HOMES ADJACENT TO 163RD AVE LIMITED TO SINGLE STORY.							

The breakdown of lots per parcel and zoning district are as shown below in the Site Summary Table below.

SITE SUMMARY TABLE					
	PARCELS A,B,C,D	PARCELS E,F,G	PARCEL R	PARCEL Q	OVERALL SITE
ZONING PER PAD FS18-557	PAD-RM	PAD-RL	PAD-MU	PAD-OS	—
OVERALL GROSS AREA (ACRES)	118.9	127.3	32.0	6.4	284.6
OVERALL NET (*) AREA (ACRES)	98.1	101.3	27.8	5.9	233.1
TOTAL NUMBER OF LOTS: SINGLE FAMILY	237	408	N/A	N/A	645
TOTAL OPEN SPACE (ACRES)	63.4	44.0	—	5.9	113.3
TOTAL PERCENTAGE OF OPEN SPACE (%)	64.6%	43.4%	—	100%	48.6%
MINIMUM LOT SIZE (SF)	5,159	5,125	N/A	N/A	5,125
AVERAGE LOT SIZE (SF)	6,362	6,136	N/A	N/A	6,207
MAXIMUM LOT SIZE (SF)	14,090	11,156	N/A	N/A	14,090
MINIMUM LOT WIDTH (FT)	45	45	N/A	N/A	—
MINIMUM LOT DEPTH (FT)	115	115	N/A	N/A	—
DENSITY (DU/AC): PER GROSS AREA	2.0	3.2	—	—	2.3
TAX ASSESSORS PARCEL NUMBER	503-52-002A, 503-52-001B, 503-52-001C, 503-52-001D				
*NET EXCLUDES / RIGHT OF WAY.					

Access

Primary access to this development will be via 163rd Avenue to the west, and Lone Mountain Road to the south, which will be constructed in conjunction with the respective neighboring phases. Special circumstances for the construction of 163rd Avenue are included in the stipulations of the approval of this Preliminary Plat. Also stipulated is that Parcels F and G cannot develop until such time that a secondary emergency access is provided.

Open Space & Landscaping

The overall Marisol Ranch development, per the approved PAD, will provide open space at a minimum of 20% of the net residential area. The subject Preliminary Plat for Phase 1 includes 48.6% open space, or 113.3 acres. Of that, 20 acres will be active open space, 35.52 acres will be passive open space, and 57.78 acres will be natural open space. Open space areas include trails and recreation/amenity sites dispersed throughout the development, include a central large amenity site. The development will be well landscaped and meet all applicable standards of the PAD and Municipal Code with a low water use plant palette of largely indigenous plants.

Amenities

The central amenity site, located within Parcel Q of the subject plat, is planned to include a community pool, sports courts, clubhouse, play areas, and associated parking. In addition to this large, centralized amenity site, the plat also includes several smaller park and open turf areas, multi-use trails, sports courts, and play areas dispersed throughout the Phase 1 development.

Walls

Primary Theme Walls will consist of 6' CMU panels, punctuated by masonry columns finished with stone veneer and precast concrete caps. The Secondary Theme Wall will consist of the same panel configuration, but will have CMU columns. Also included within the development will be matching low and view walls, as well as a tubular steel fence around the perimeter of the pool.

117
118 **Conformance with Adopted Plans:**
119

120 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
121 Character Area, which supports residential development of up to 8 DU/Ac or more.
122

123 **Reviewing Agencies:**
124

125 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
126 Air Force Base, Maricopa Water District, Flood Control District of Maricopa County, Maricopa County
127 Department of Transportation (MCDOT), Arizona State Historic Preservation Office, and Arizona
128 Game and Fish Department were included in the routing of this case. These agencies also indicate no
129 objections.
130

131 **Summary:**
132

133 The subject Preliminary Plat meets the requirements of the Marisol Ranch PAD, in addition to other
134 applicable requirements. All city reviewing departments have reviewed the request and expressed
135 no concerns.
136

137 **Findings:**
138

- 139
 - The proposed Preliminary Plat is consistent with the Marisol Ranch PAD.
 - The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - The reviewing agencies have indicated no objections to the request.
142

143 **Recommendation:**
144

145 Based on the findings noted above, staff recommends the Commission move to recommend
146 approval of the subject Preliminary Plat to the City Council, subject to stipulations 'a' through 'i' as
147 outlined below:
148

- 149
 - a. Development and use of the site shall be in substantial conformance with the Preliminary
150 Plat entitled "Preliminary Plat for Marisol Ranch", prepared by HilgartWilson, and
151 received February 16, 2022.
152
 - b. Landscaping shall be in substantial conformance with the Landscape Plan entitled
153 "Preliminary Landscape Plans for Marisol Ranch", Prepared by RVI, and received February
154 16, 2022.
155
 - c. Prior to the development of Parcels F and G, Quail Run Road south to Lone Mountain
156 Road will be extended from the eastern boundary of the preliminary plat east and south
157
158

to connect to Lone Mountain Road. The extension, at minimum, shall meet fire department requirements for emergency access

- d. As detailed in the Marisol Ranch Water Master Plan (February 2022), Marisol Ranch will construct infrastructure to provide domestic water and fire flow to the site per City of Surprise Engineering Design Standards and City of Surprise Water Facility Guidelines and Standards.
- e. Marisol Ranch will construct infrastructure to provide sewer service to the Project in substantial conformance with the Marisol Ranch Wastewater Master Plan (February 2022) and the City of Surprise Engineering Design Standards. This will include new sewer infrastructure extending from the Project south to an existing sewer line at 163rd Avenue and Jomax Road, which may in part be constructed by others as part of pending development within the City. Treatment will be provided by the City of Surprise at the SPA 2 Water Reclamation Facility, subject to developer securing and paying for capacity and treatment, by either expanding treatment, or paying impact fees to the City of Surprise. The Final Wastewater Master Plan will need to reflect which solution the developer has chosen.
- f. Phase 1 of this preliminary plat will include the construction of 163rd Avenue, south of West Quail Run to Lone Mountain Road, to reflect a major arterial (with bike lanes) per detail 3-02B. The road will be shifted to the east, with the new northbound half-street being striped to a 1-1-1 configuration. The existing southbound facility will be left in place to be utilized as a county-maintained frontage road. Construction of 163rd Avenue, as described, shall be completed before any certificate of occupancy may be obtained as to any portion of the Property.
- g. As the alignment of 163rd Avenue is planned to veer west from the subject development at Quail Run Road to avoid a major topographic feature, the master developer will pay an in-lieu fee for the portion of the half-street of 163rd Avenue that deviates from the section line equal to the length had it remained on the section line, which is from Quail Run Road north to Dove Valley Road alignment.
- h. The Applicant and the City acknowledge that when the development of Marisol Ranch exceeds a threshold of 1,565 occupied dwelling units that there will be a significant impact and traffic burden placed upon the transportation network surrounding Marisol Ranch both within and outside Surprise. Accordingly, the Applicant and City will work cooperatively to develop a plan to mitigate the increased traffic volumes created by

Marisol Ranch. This ultimate solution and the Applicant's contribution shall be documented in a development agreement entered by Applicant and City prior to the approval of the first final plat for Marisol Ranch.

i.

Prior to any final plats approval, the master developer will work with the Engineering Department concerning the design of the drainage crossings on 163rd Avenue from Jomax Road to Marisol Ranch. The design storm event will be determined through coordination with the City of Surprise and MCDOT given the surrounding conditions. Marisol Ranch must comply with the City of Surprise's current Engineering Development Standards as well as the requirements of the Flood Control District of Maricopa County (FCDMC) and Maricopa County Department of Transportation (MCDOT), unless otherwise agreed upon with the City of Surprise, FCDMC and MCDOT.

j. All development within the Preliminary Plat shall be governed and regulated by the Surprise Land Development Ordinance and Planning and Development Design Standards and those other regulations set forth in Paragraph 4.1 of the Pre-Annexation Development Agreement ("PADA") dated May 7, 2019 and recorded on May 9, 2019 with the Office of the Maricopa County, Arizona, Recorder as MCR 20190339505. In the event of a conflict of terms relating to lot yield and development standards, the provisions of the Marisol Ranch PAD shall control, as set forth in Paragraph 4.1 (i) of the PADA.

k. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until the proposed amendment to the existing Marisol Ranch development agreement for the property memorializing all of the infrastructure requirements for the overall Marisol Ranch development, including these stipulations, has been fully negotiated and drafted and either has been approved by the City Council or is ready to be placed on the same City Council agenda with the Final Plat(s). In the event that the Amendment to the Marisol Ranch Development Agreement differs from any of the stipulations noted with this preliminary plat, the Amendment to the Development Agreement shall govern.

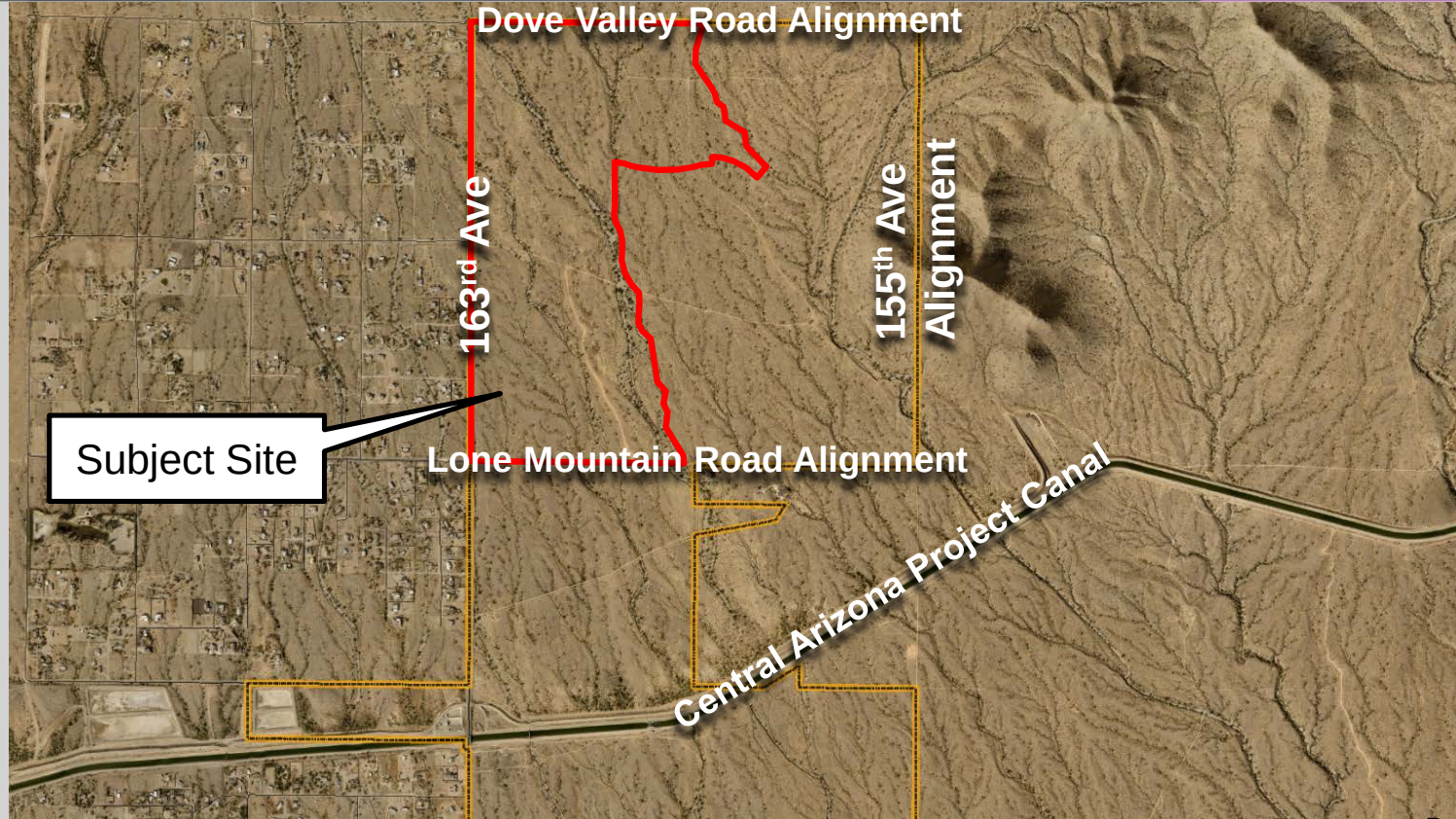
l. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

- 234 **Attachments:**
- 235 00 Staff Report
- 236 01 Vicinity Map
- 237 02 Zoning Map
- 238 03 Preliminary Plat
- 239 04 Preliminary Landscape Plan
- 240 05 Luke AFB Comments

VICINITY MAP

FS20-256

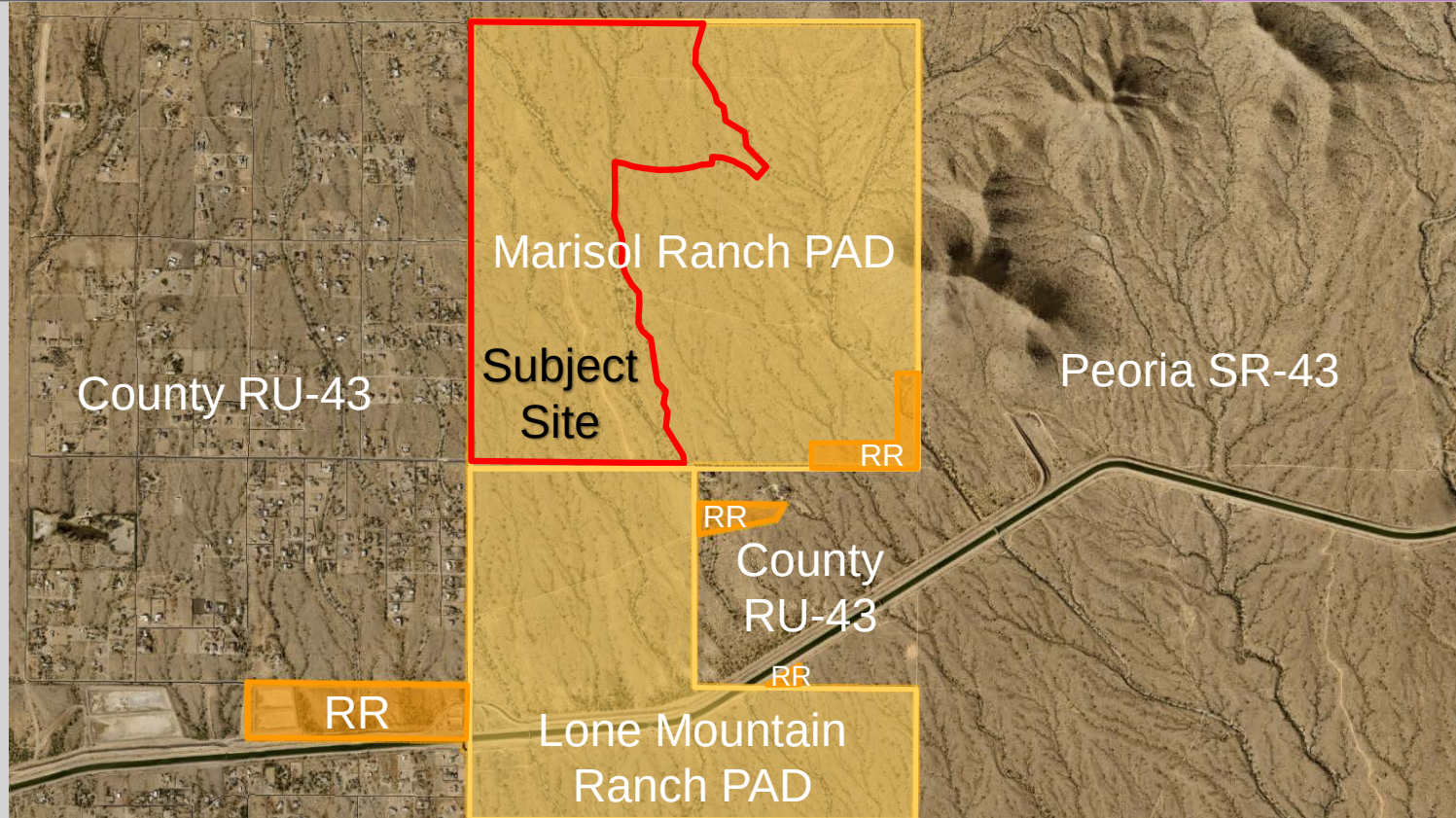
Marisol Ranch Phase 1 PP



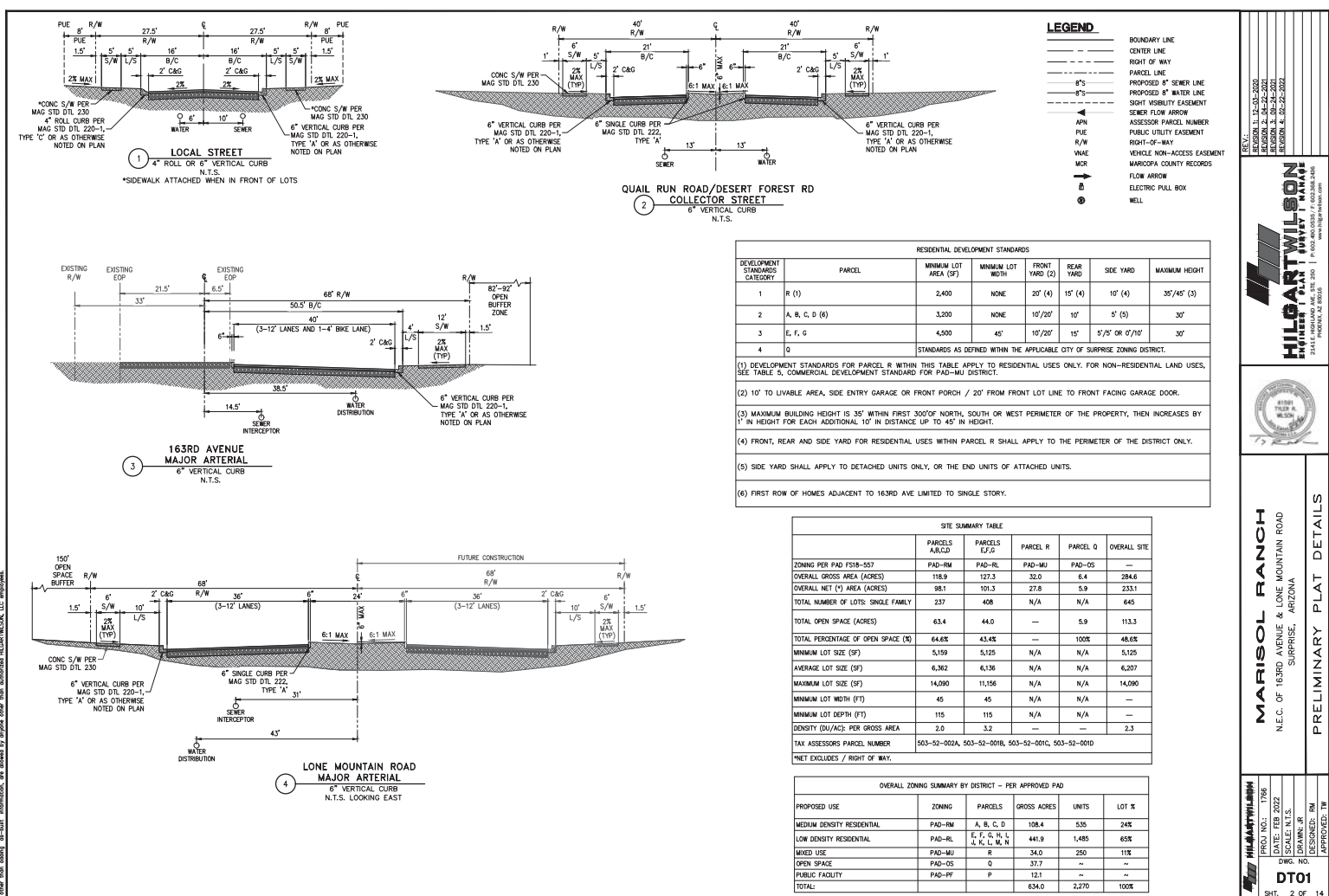
ZONING MAP

FS20-256

Marisol Ranch Phase 1 PP

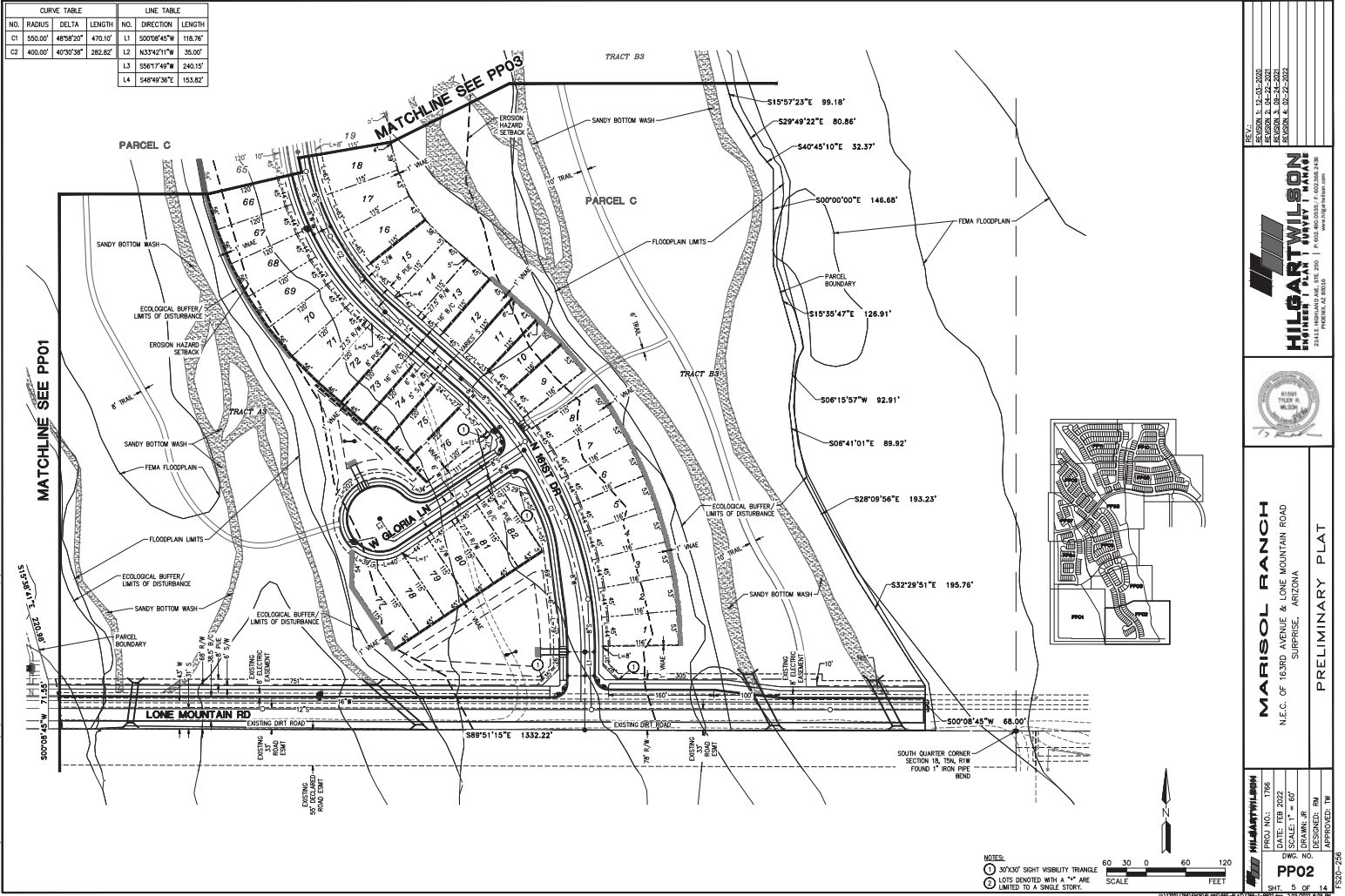


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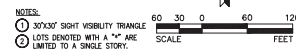
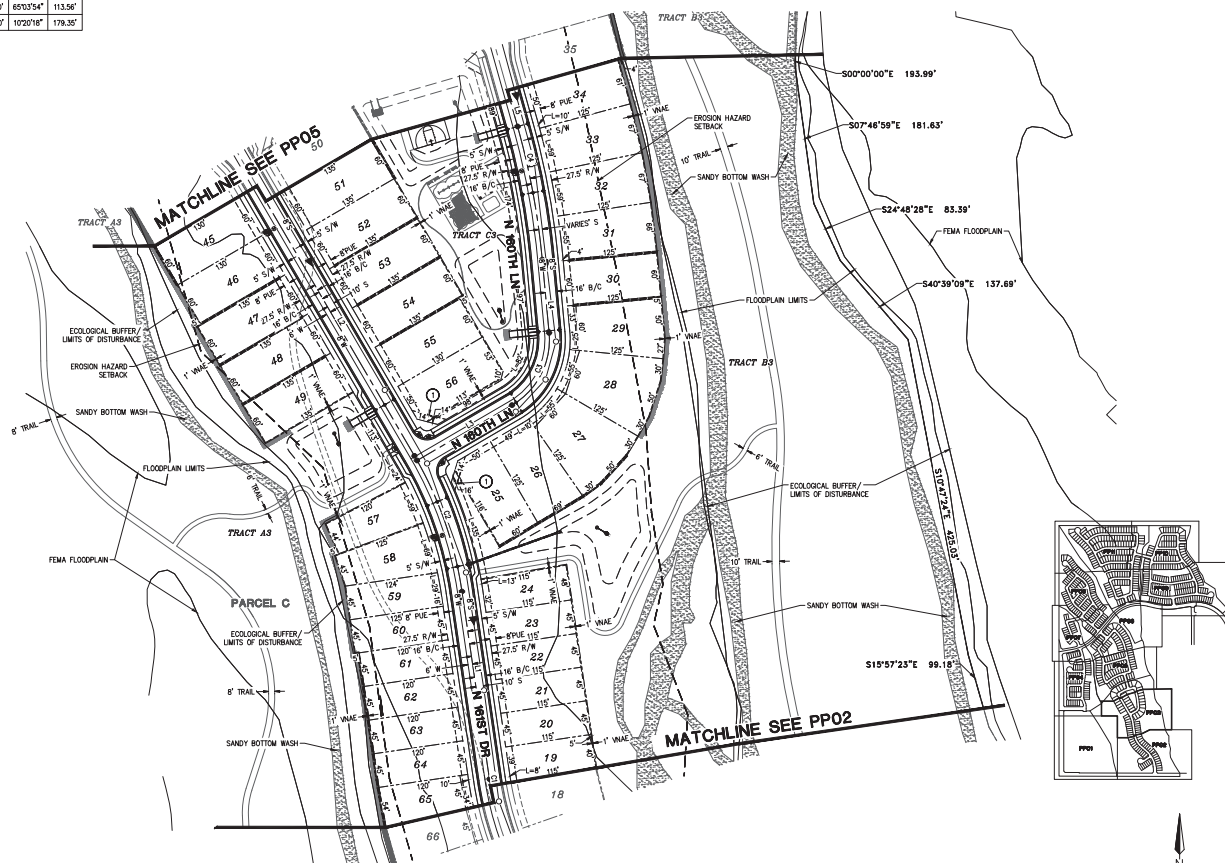


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CURVE TABLE			LINE TABLE		
NO.	RADIUS	DELTA	NO.	DIRECTION	LENGTH
C1	550.00'	48°58'20"	L1	S00°08'45"W	118.76'
C2	400.00'	40°30'38"	L2	N33°42'11"W	35.00'
			L3	S56°17'40"W	240.15'
			L4	S40°49'30"E	153.82'

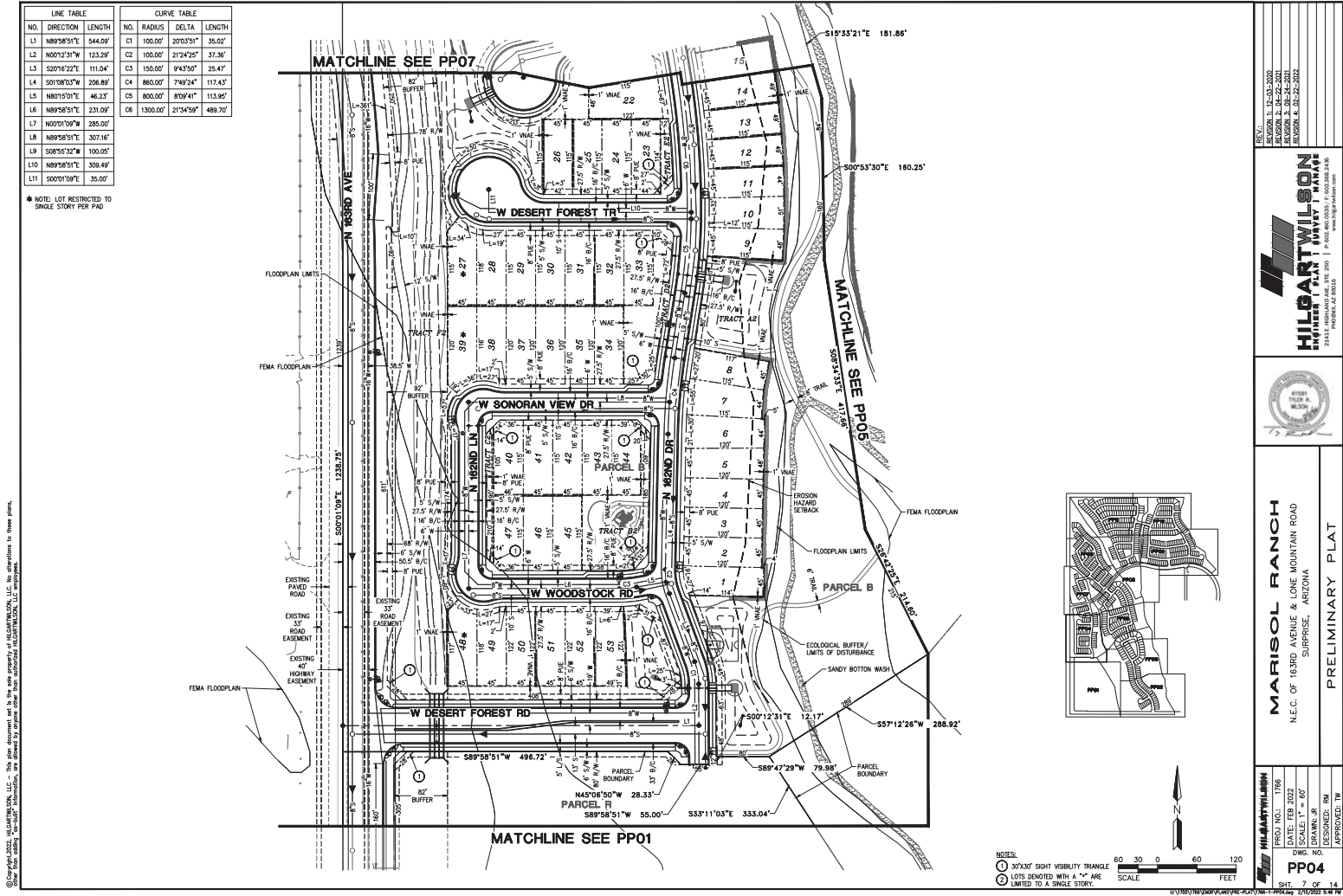


LINE TABLE			CURVE TABLE		
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L1	S08°18'58"E	250.94'	C1	400.00'	282.82'
L2	S30°15'20"E	494.96'	C2	500.00'	191.46'
L3	N59°44'40"E	145.29'	C3	100.00'	113.56'
L4	N05°19'14"W	97.42'	C4	994.00'	179.30'
L5	S15°39'32"E	136.68'			



REVISIONS REVISION 1: 10-03-2020 REVISION 2: 05-24-2021 REVISION 3: 05-24-2021 REVISION 4: 05-24-2021	
HILPART WILSON 2341 E. LINDA LANE, STE. 200 PHOENIX, AZ 85034 P: 602.960.0200 F: 602.960.2436 www.hilpartwilson.com	
MARISOL RANCH N.E.C. OF 163RD AVENUE & LONE MOUNTAIN ROAD SURPRISE, ARIZONA	
PRELIMINARY PLAT	
PP03 PROJ. NO.: 1766 DATE: FEB 2022 DRAWN BY: JH DESIGNED BY: RM APPROVED BY: TM	SHT. 6 OF 14 FSD-256

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REV:

REVISION 1	12-03-2020
REVISION 2	05-24-2021
REVISION 3	05-24-2021
REVISION 4	05-24-2021

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MARISOL RANCH
N.E.C. OF 163RD AVENUE & LONE MOUNTAIN ROAD
SURPRISE, ARIZONA

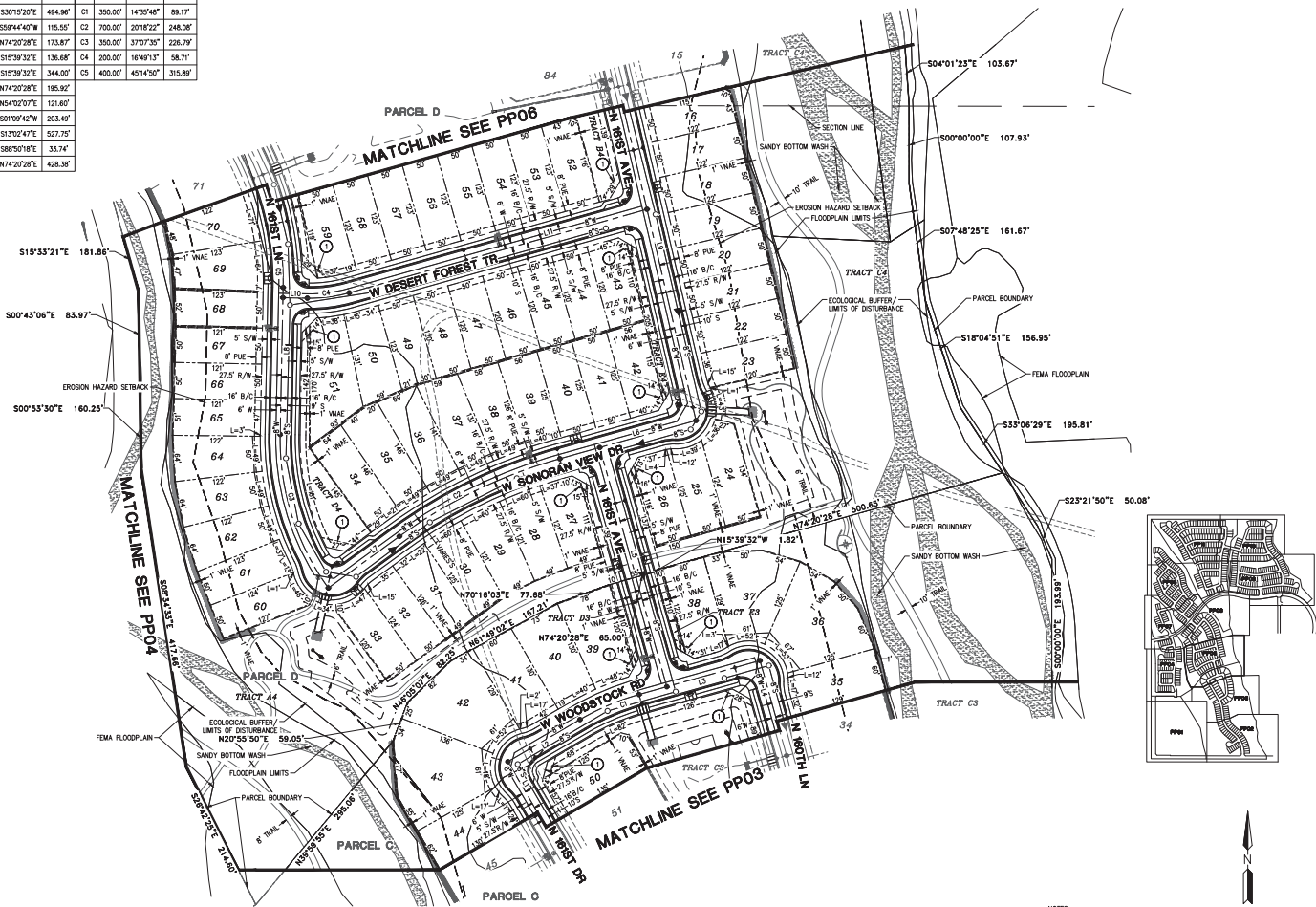
PRELIMINARY PLAT

HILPART WILSON
PROJ. NO.: 1766
DATE: FEB 2022
SHEET: 7 OF 14
DRAWING: 107
DESIGNED: RM
APPROVED: TM

PP04

FS20-256

LINE TABLE				CURVE TABLE			
NO.	DIRECTION	LENGTH		NO.	RADIUS	DELTA	LENGTH
L1	S30°15'20"E	494.96'		C1	350.00'	14°35'48"	88.17'
L2	S58°44'40"W	115.55'		C2	700.00'	20°18'22"	248.08'
L3	N74°20'28"E	173.87'		C3	350.00'	37°07'35"	226.79'
L4	S15°39'32"E	136.68'		C4	200.00'	18°49'13"	58.71'
L5	S15°39'32"E	344.00'		C5	400.00'	45°14'50"	315.89'
L6	N74°20'28"E	195.92'					
L7	N54°02'07"E	121.60'					
L8	S01°09'42"W	203.49'					
L9	S13°02'47"E	527.75'					
L10	S88°50'18"E	33.74'					
L11	N74°20'28"E	428.38'					

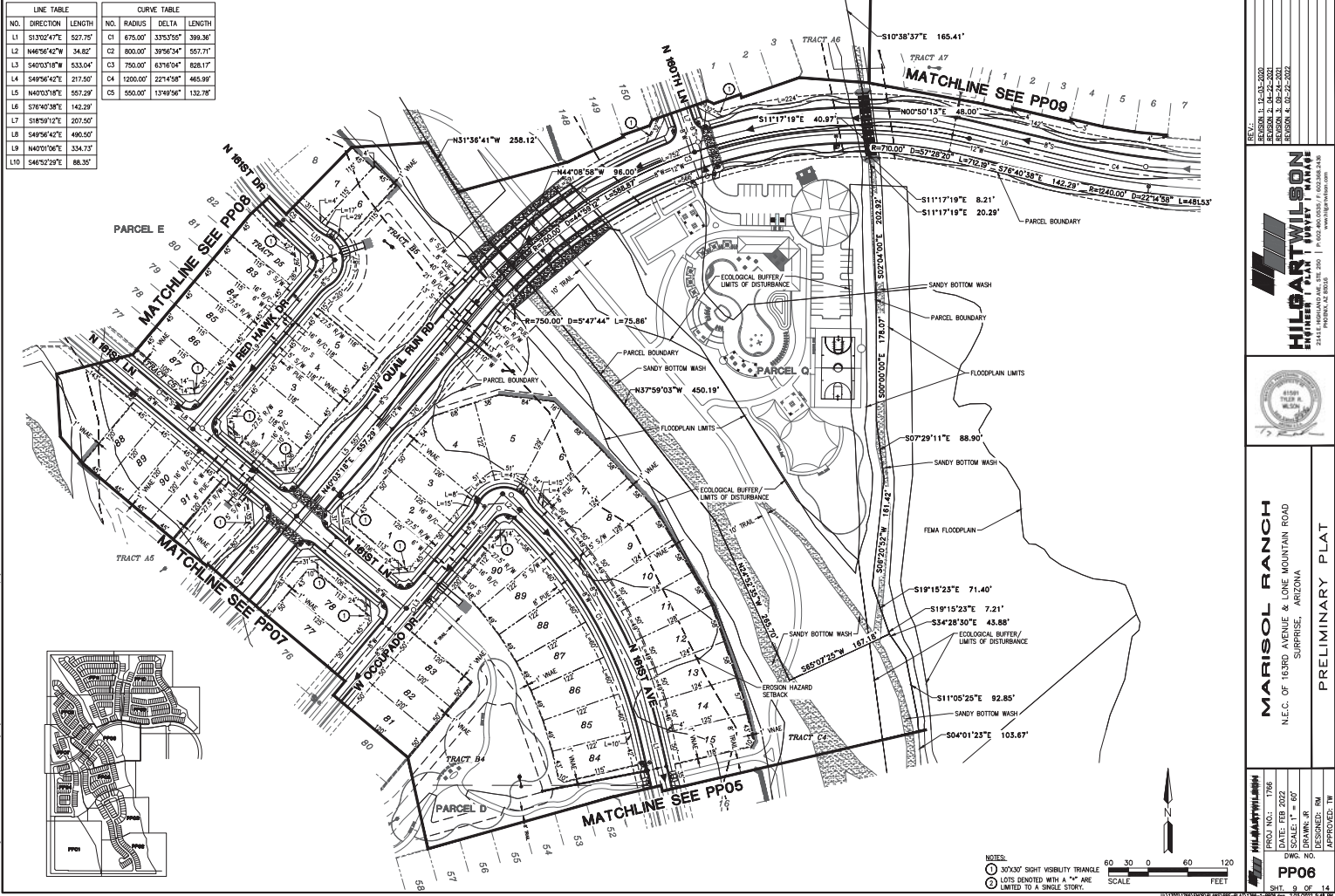


NOTES:
 1. 30'x30' SIGHT VISIBILITY TRIANGLE
 2. LOTS GRANTED WITH A 1/4" ARE
 3. LIMITED TO A SINGLE STORY.

SCALE: 1" = 60' FEET

REVISIONS REVISION 1: 12-03-2020 REVISION 2: 05-24-2021 REVISION 3: 05-24-2021 REVISION 4: 05-24-2021	
HILPART WILSON 2541 E. CHANDLER AVE., STE. 200 PHOENIX, AZ 85046 P: 602.960.0200 F: 602.960.2436 WWW.HILPARTWILSON.COM	
MARISOL RANCH N.E.C. OF 163RD AVENUE & LONE MOUNTAIN ROAD SURPRISE, ARIZONA	
PRELIMINARY PLAT	
PP05 PROJ. NO.: 1766 DATE: FEB 2022 DRAWN BY: JH DESIGNED: RM APPROVED: TM	SHEET: 8 OF 14 FSD-256

LINE TABLE			CURVE TABLE			
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L2	N46°56'42"W	34.82'	C2	800.00'	39°56'34"	557.71'
L3	S40°03'18"W	533.04'	C3	750.00'	63°16'04"	828.17'
L4	S49°56'42"E	217.50'	C4	1200.00'	22°14'58"	465.99'
L5	N40°03'18"E	557.29'	C5	550.00'	13°49'56"	132.78'
L6	S76°40'38"E	142.29'				
L7	S18°59'12"E	207.50'				
L8	S49°56'42"E	490.50'				
L9	N40°03'18"E	334.73'				
L10	S46°52'29"E	88.35'				



NOTES:
 1. 30'x30' SIGHT TRIANGLE
 2. LOTS IDENTIFIED WITH A "P" ARE LIMITED TO A SINGLE STORY.
 SCALE: 1" = 60' FEET

REV: 1. 10-03-2020
 REVISION 2. 05-24-2021
 REVISION 3. 05-24-2021
 REVISION 4. 05-24-2021

PROJ. NO.: 1766
 DATE: FEB 2022
 SCALE: 1" = 60'
 DRAWN: JR
 DESIGNED: RM
 APPROVED: TM

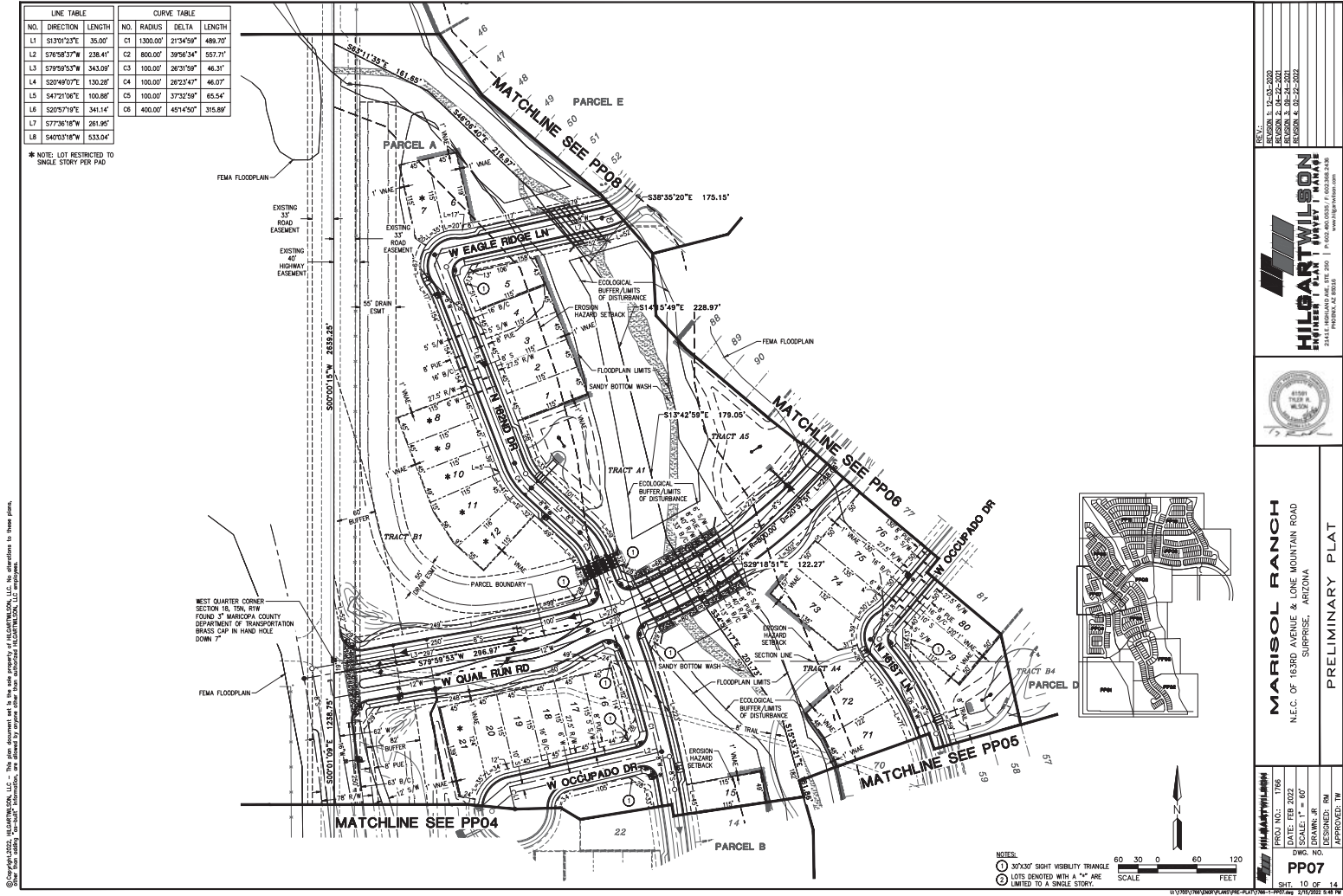
HILPART WILSON
 2341 E. LINDA LANE, STE. 200
 PHOENIX, AZ 85046

MARISOL RANCH
 N.E.C. OF 163RD AVENUE & LONE MOUNTAIN ROAD
 SURPRISE, ARIZONA

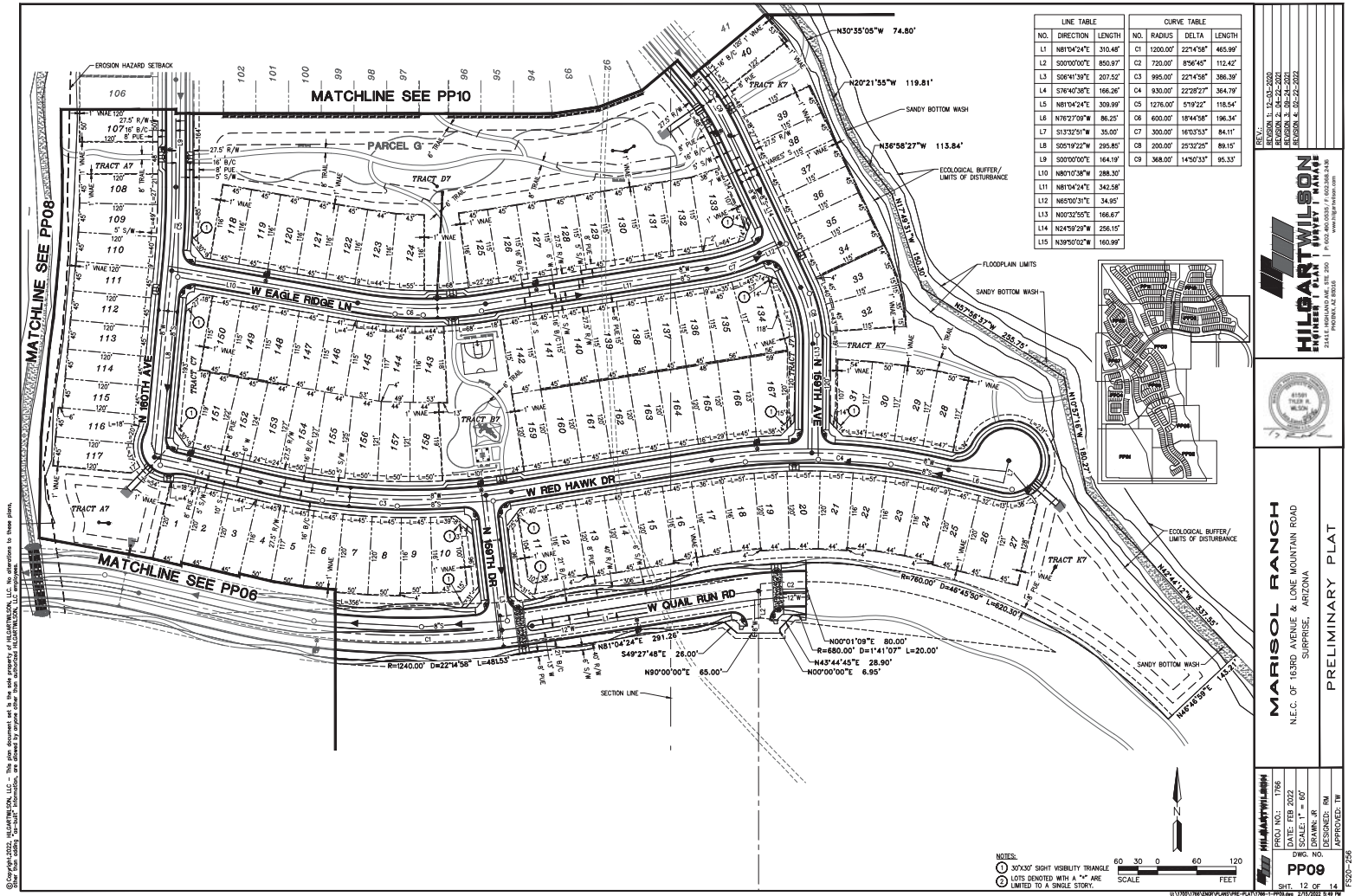
PP06

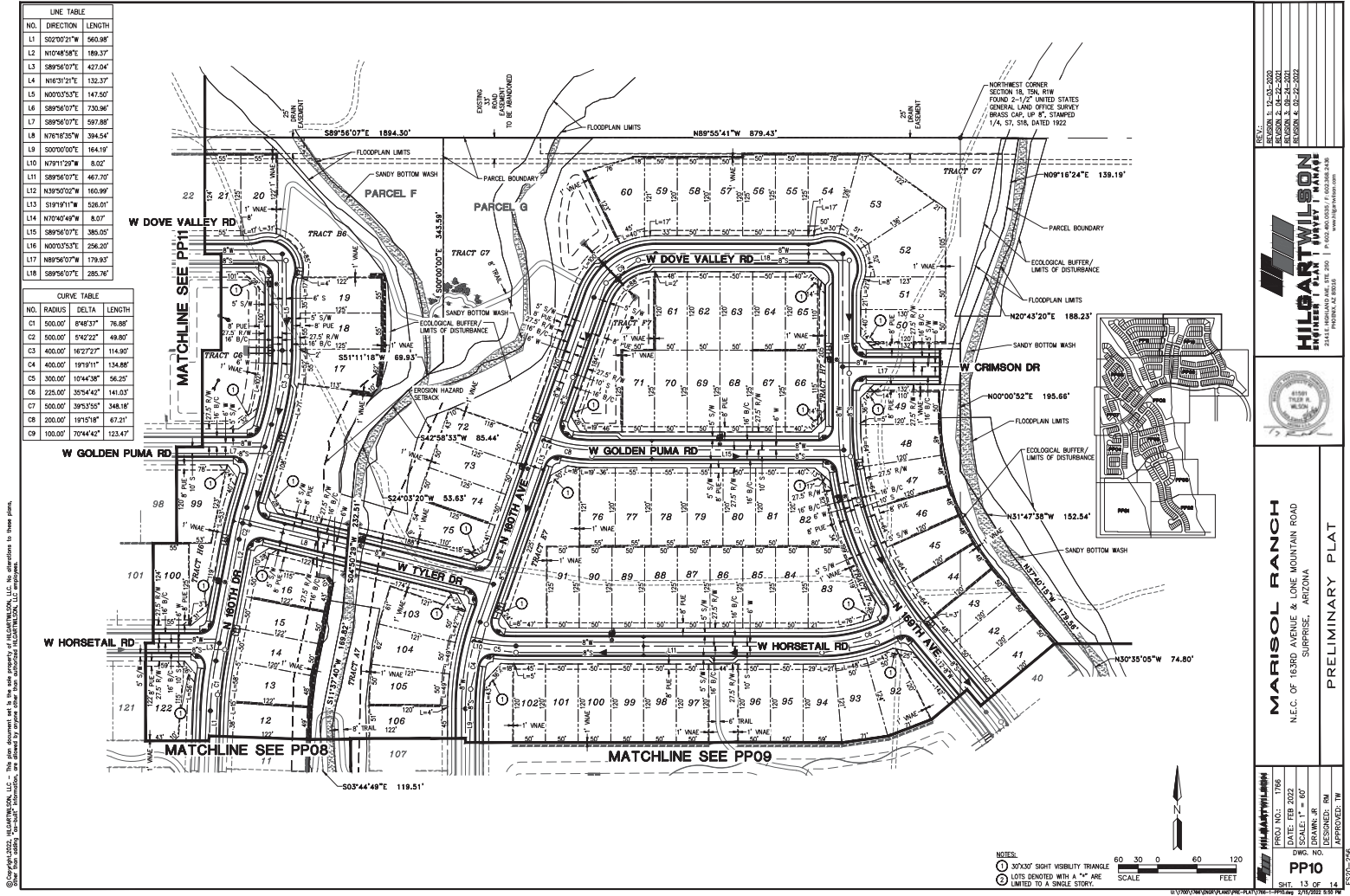
PRELIMINARY PLAT

FS20-256





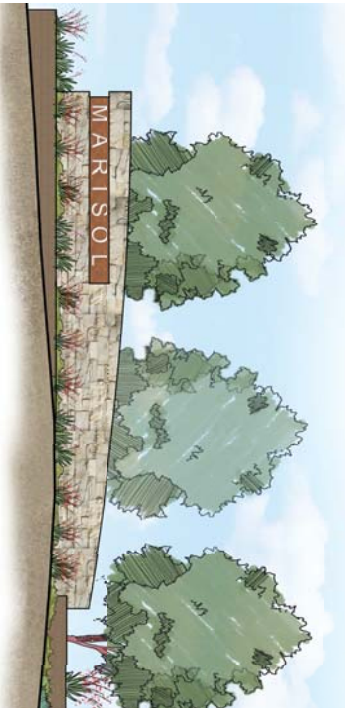




FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE OF TRUST NO. 8730 AND TRUST NO. 8731

DATE	DESCRIPTION/ COMMENTS
03/16/2020	1ST PRELIMINARY PLAT SUBMITTAL
11/10/2020	2ND PRELIMINARY PLAT SUBMITTAL
03/26/2021	3RD PRELIMINARY PLAT SUBMITTAL
09/24/2021	4TH PRELIMINARY PLAT SUBMITTAL
02/15/2022	5TH PRELIMINARY PLAT SUBMITTAL

DISCIPLINE	CONTACT INFORMATION
OWNER	FIRST AMERICAN TITLE INSURANCE CO. TRUSTEE OF TRUST NO. 8750 AND TRUST NO. 8751 100 N. LAKE HICKORY, SUITE 200 TAMPA, FL 33604 TAMARA WATSON 407.281.3000 407.281.3000 TAMARA.WATSON@FIRSTAMERICAN.COM
LANDSCAPE ARCHITECT	SHAW, PETERSON & LANDSCAPE ARCHITECTS, P.A. 1945 W. BAYVIEW BL. TAMPA, FL 33606 407.994.0094 TAMPA@PETERSONSHAW.COM
CGL ENGINEER	HL, COWI & TILSON TAMPA, FL 33606 TAMPA@HL.COM 407.480.0535



NUMBER	DESCRIPTION
1.0.0	COVER SHEET
1.1.01	MASTER PLAN
1.1.01	PLANNING SCHEDULE
1.1.02	OPEN SPACE GRAPHIC
1.2.00-1.2.22	PLANNING PLANS
1.3.00-1.3.05	LANDSCAPE ENHANCEMENTS
1.4.00	MONITORING PLAN/IMPLEMENTATION
1.4.01	MONITORING EVALUATION
1.5.00-1.5.02	POSTHOC EVALUATION
1.6.00-1.6.03	POSTHOC CIRCULATION PLAN
1.7.00	WALL ELEMENTS
1.8.00	WALL ELEMENTS
1.9.01	CD7 TYPICALS
1.9.02	CHANNEL PLAN AND SECTION
1.9.03	COLLECTOR SHEET PLAN AND SECTION

TOTAL NET BLDG AREA	10,153,808 SQ. FT. (231.1 AC)
TOTAL LOTS	648 LOTS
TOTAL OPEN SPACE	4,055,348 SQ. FT. (113.1 AC)
TOTAL OPEN SPACE PERCENT	48.6%
TOTAL TURF AREA	220,500 SQ. FT. (4.6 AC)
TOTAL TURF PERCENT	4.05%



PROJECT NO.	90011310
DATE	02/07/2022
DRAWN	MP, J.C.
REVISIONS	355
FILE NAME	
COVER	
L0.00	
SHEET 01 OF 45	



LANDSCAPE NOTES

- [illegible]

FUTURE COMMUNITY MONUMENT
(LOCATION TO BE SET IN FUTURE PHASES
OF THE COLLECTOR ROADWAY)

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



EXPENSES 12/31/22

120 St. Anthony Avenue
Tampa, Florida 33603
Tel: 800.594.0084
www.aquaferr.com

PROJECT NO.	00011339
DATE	02/05/2022
DRAWN	NP_XC
REVISED	50

REVISED

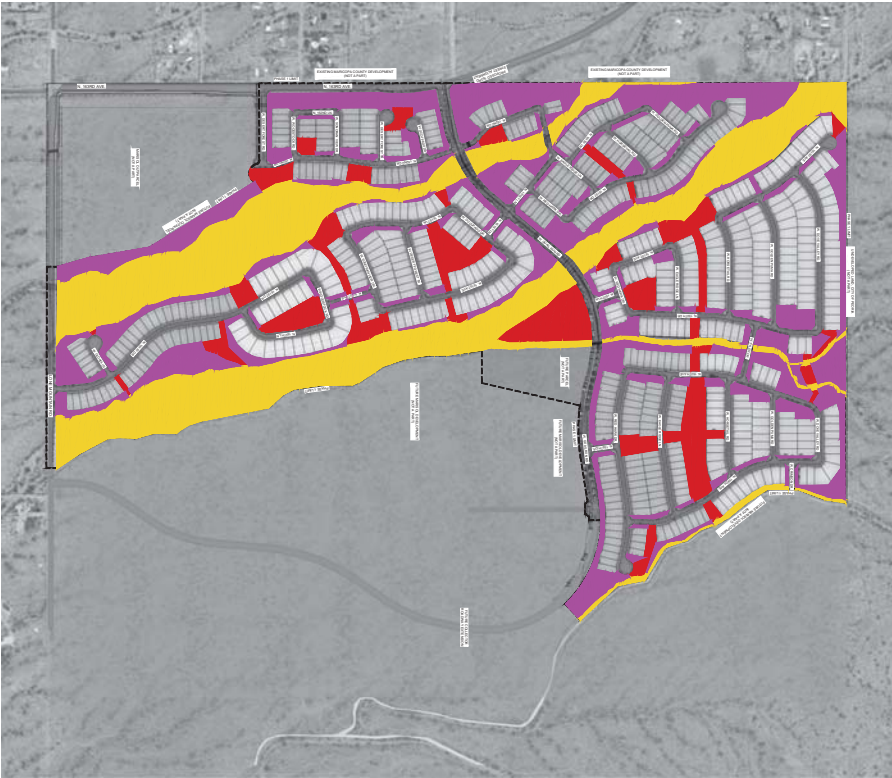
MASTER PLAN

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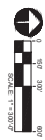
SHEET 02 OF 45

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SHEET 02 OF 45

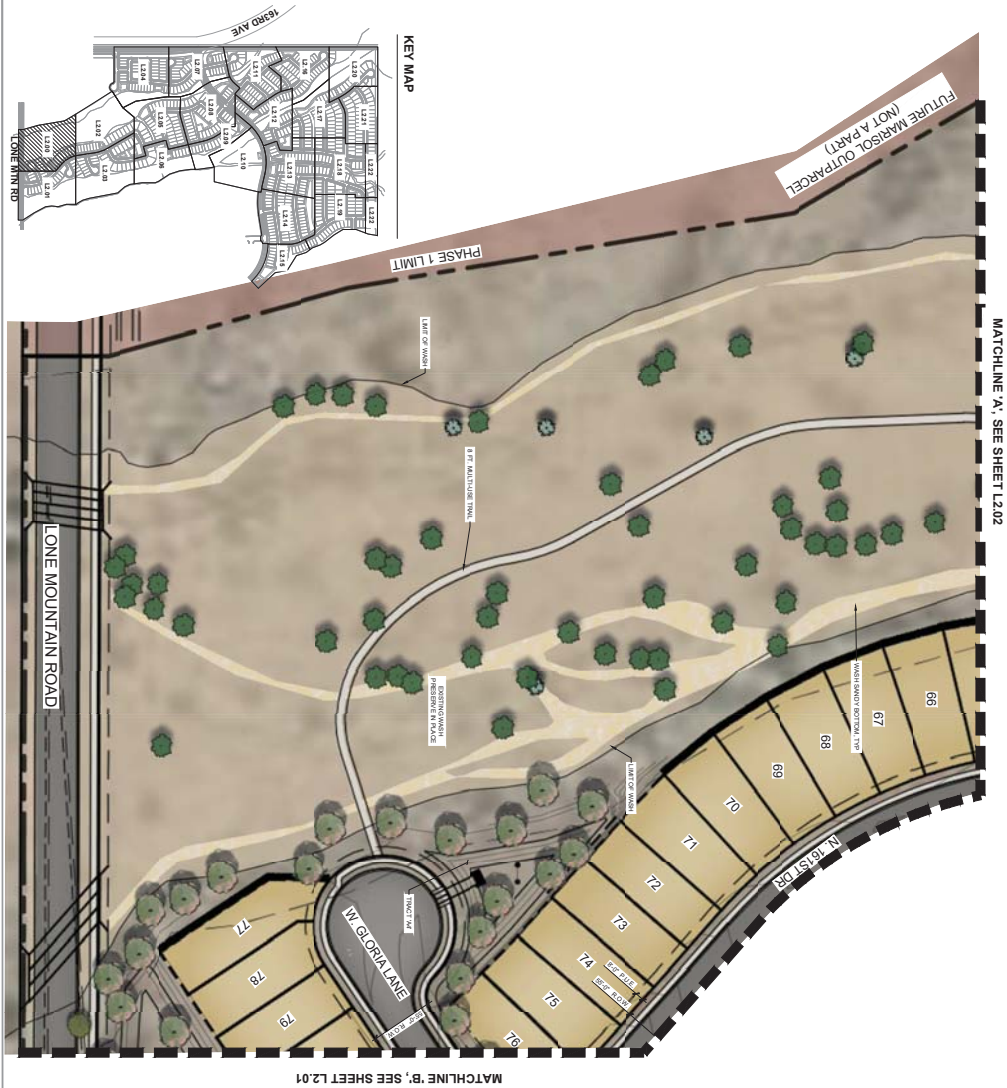


OPEN SPACE DATA			
OPEN SPACE (TOTAL)	1,030,348 SQ. FT.	23.8 AC.	
ACTIVE OPEN SPACE (10.2%)	105,075 SQ. FT.	2.4 AC.	
PASSIVE OPEN SPACE (2.3%)	23,728 SQ. FT.	.5 AC.	
NATURAL OPEN SPACE (4.8%)	49,545 SQ. FT.	1.1 AC.	



O.S. CALCULATIONS	
Area (SQ. FT.)	Area (AC.)
105,075	2.4
23,728	.5
49,545	1.1
1,030,348	23.8

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PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



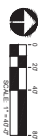
LANDSCAPE PALETTE



Acacia aurora
 MALLA
Acacia farnesiana
 SWEET MIMBA
Acacia greggii
 CATEWAX MIMBA
Acacia saligna
 YELLOW MIMBA
Chazara bipuncta
 DESERT WILLOW
Chazara subultrana
 CRITALLA
Coryza sinuata
 ROCKWOOD
Butor palao ferre
 BLUE PALAO FERRE
Parthenocis molybdia
 FOOTHILLS PALAO VERDE
Parthenocis parvius
 PALAO BIELLA
Parthenocis sinuata
 VALLEY MESQUITE

LANDSCAPE NOTES

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L2.00

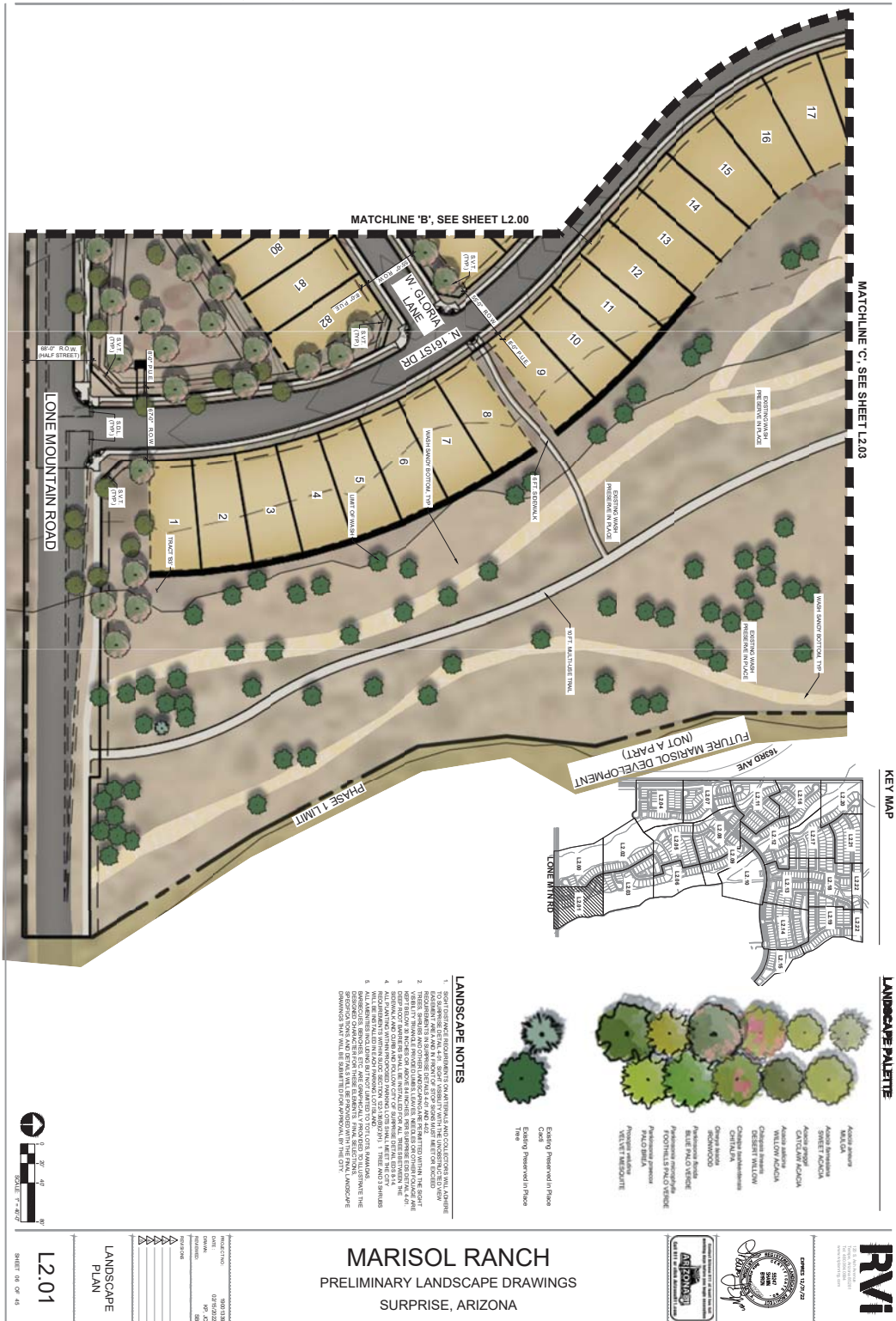
SHEET 05 OF 45

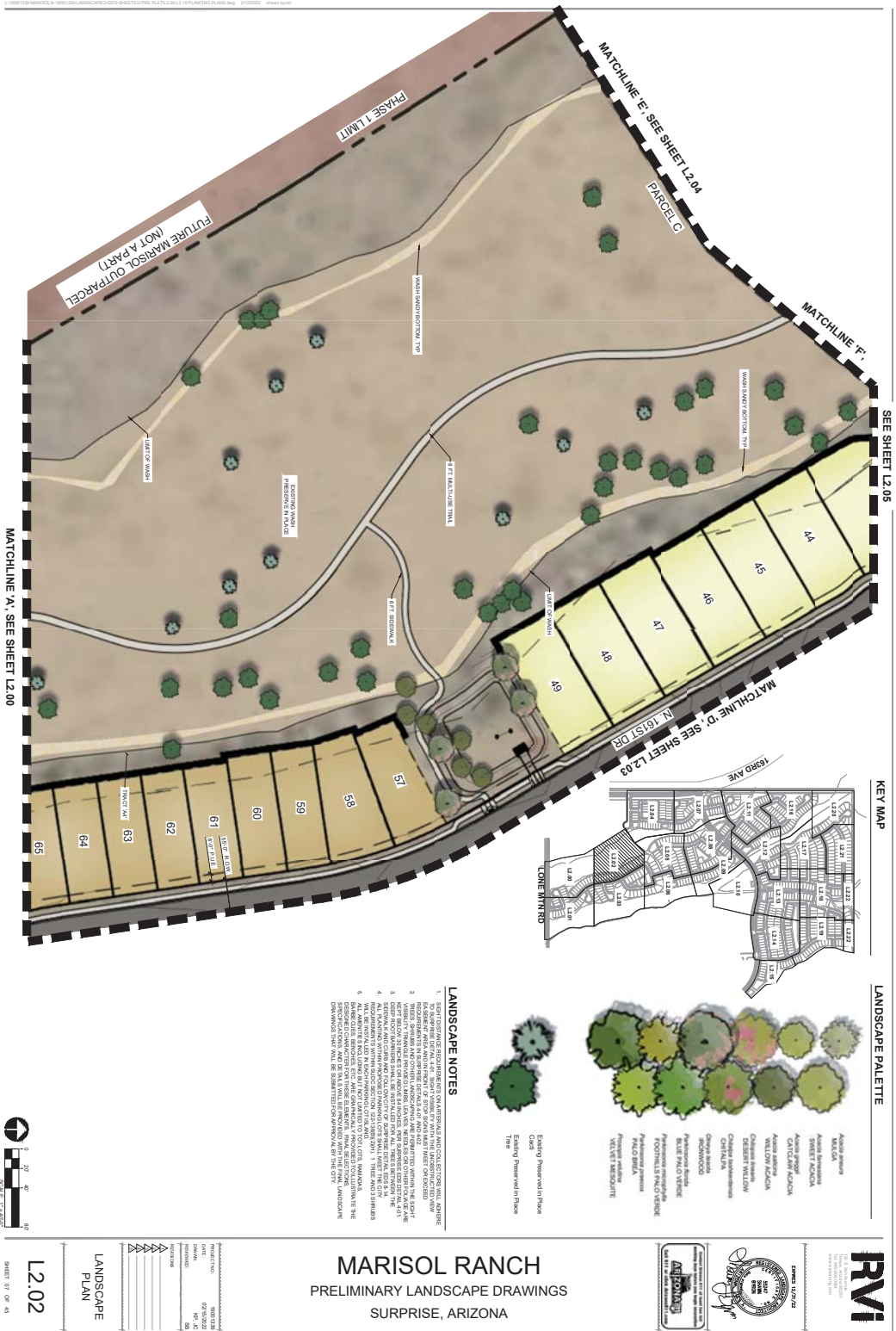
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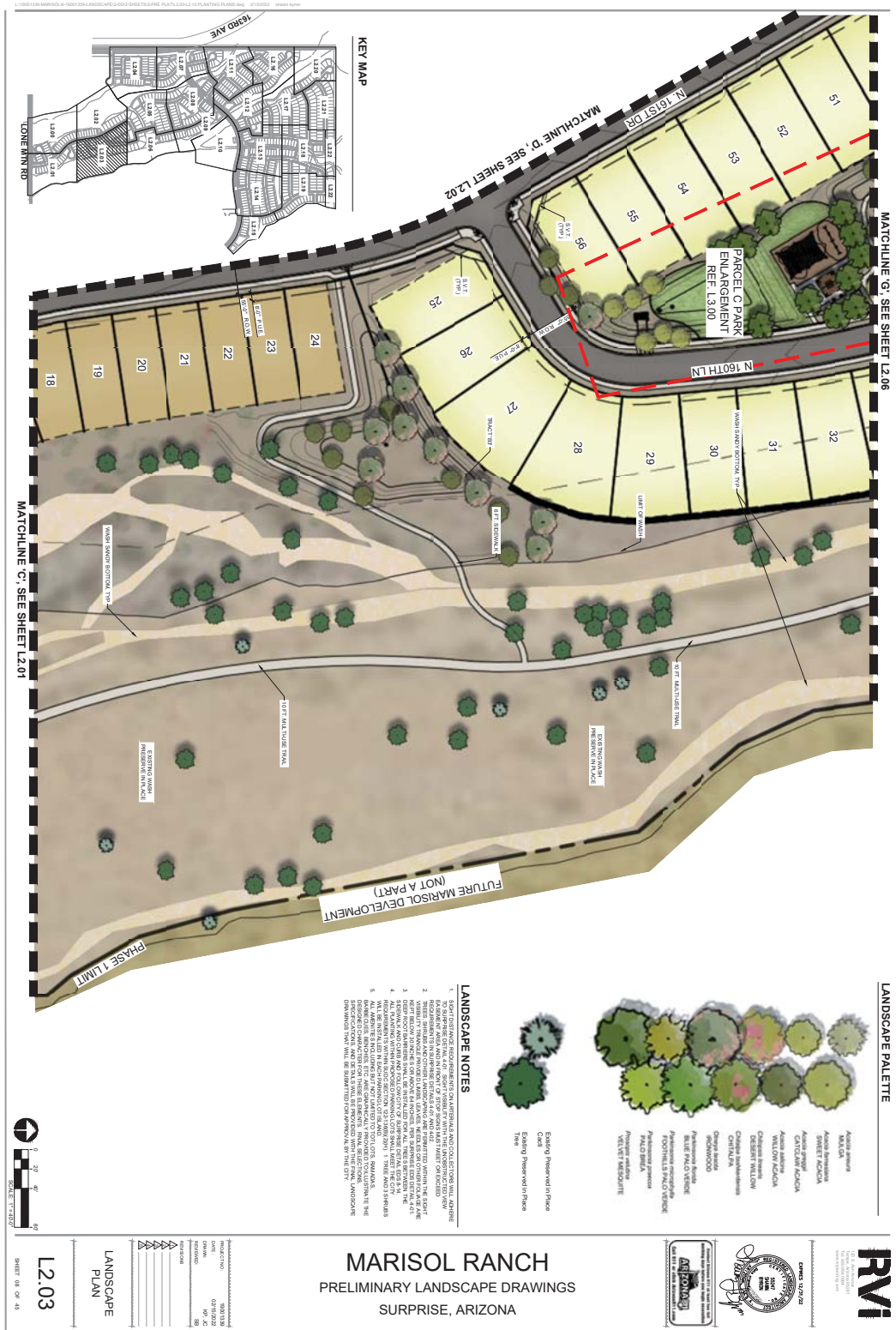
PROJECT NO:	9100 13.30
DATE:	02/05/2022
DRAWN:	NP, JC
REVIEWED:	SEN
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MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA













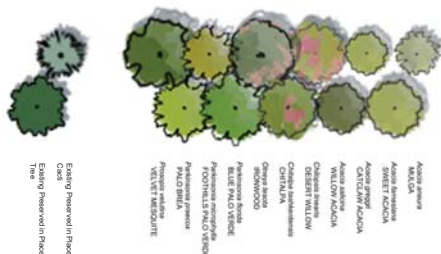
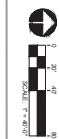
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EXHIBIT 12/29/22

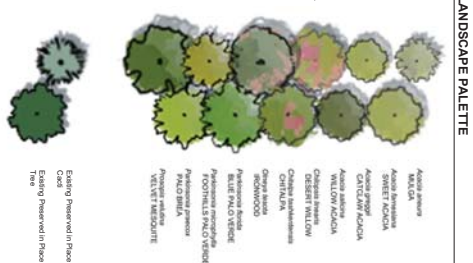
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- MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA





[illegible]

L2.09

Contact Arizona BTT at least two full
 working days before your flight reservation.

 Call 811 or visit arizonabtt.com

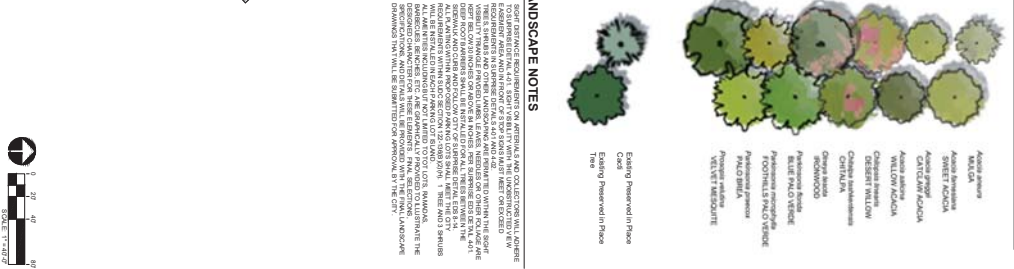


COMES 12/31/22

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120 St. Alphonsus
Tampa, Arizona 85501
Tel: 602.504.0066
www.prvtv.com







PROJECT NO:	7000-13-39
DATE:	02/19/2022
BY:	HP, JC
CHECKED:	SB
DATE:	
PROJECT NAME:	

LANDSCAPE PLAN

L2.12

SHEET 17 OF 45



1. TO AVOID OFF-COLOR, A SIGHT SURVEY WITH THE KROCHETED WIRE RASHER IN HAND AND IN FRONT OF THE STOPS SHOULD BE CONDUCTED TO EXCEED THE MINIMUM REQUIREMENTS.
2. THE SURVEYOR SHOULD BE AWARE THAT THE SURVEYOR IS NOT LIMITED TO THE RIGHT SIDE OF THE ROAD WHEN CONDUCTING THE SURVEY. THE SURVEYOR SHOULD BE AWARE THAT THE SURVEYOR IS NOT LIMITED TO THE RIGHT SIDE OF THE ROAD WHEN CONDUCTING THE SURVEY.
3. THE SURVEYOR SHOULD BE AWARE THAT THE SURVEYOR IS NOT LIMITED TO THE RIGHT SIDE OF THE ROAD WHEN CONDUCTING THE SURVEY. THE SURVEYOR SHOULD BE AWARE THAT THE SURVEYOR IS NOT LIMITED TO THE RIGHT SIDE OF THE ROAD WHEN CONDUCTING THE SURVEY.
4. ALL PLANNING WITHIN THE KROCHETED WIRE RASHER SHALL BE THE CITY OF ALBUQUERQUE'S RESPONSIBILITY. THE SURVEYOR SHALL BE AWARE THAT THE SURVEYOR IS NOT LIMITED TO THE RIGHT SIDE OF THE ROAD WHEN CONDUCTING THE SURVEY.

Existing Preserved in Place
Cast
Existing Preserved in Place
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SHEET 18 OF 45

L2.13

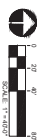
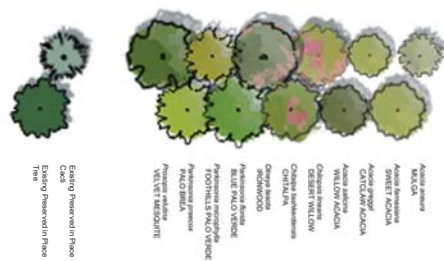
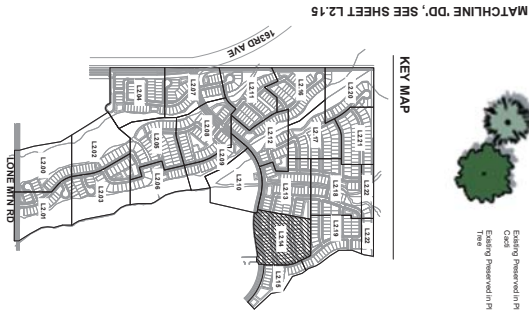
SHEET 18 OF 45

Contact Arizona BTL at www.arizonabtl.com
 or call 811 or toll free 800-441-1111.



UNIVERSITY OF TORONTO

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Tampa, Florida 33601
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www.aquaferr.com



L2.14

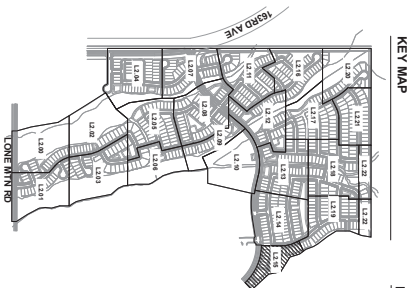
LANDSCAPE
PLAN

PROJECT NO:	7900 13 30
DATE:	02/15/2022
DRAWN:	NP, JC
REVIEWED:	SEE
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MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA

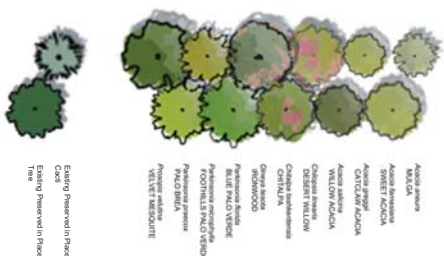


PRV!
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KEY MAP

LANDSCAPE PALETTE



LANDSCAPE NOTES

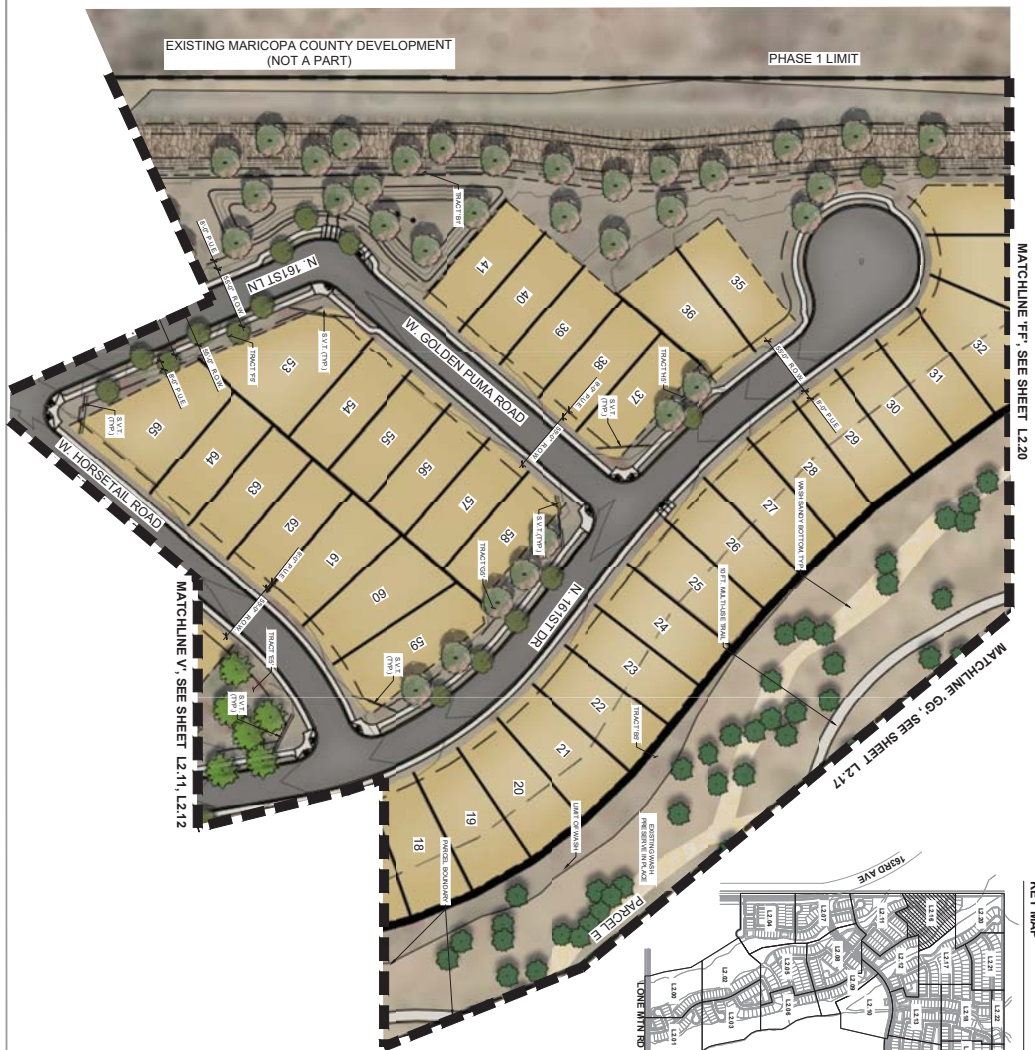
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MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA

LANDSCAPE
PLAN

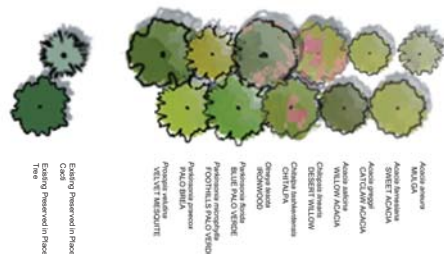
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SHEET 20 OF 45



KEY MAP

LANDSCAPE PALETTE



LANDSCAPE NOTES

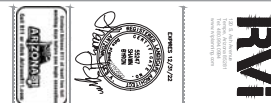
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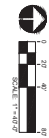
LANDSCAPE
PLAN

L2.16

SHEET 21 OF 45

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



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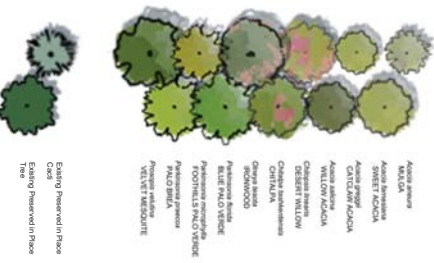
LANDSCAPE
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PROJECT NO:	9100 13.30
DATE:	02/05/2022
DRAWN:	HP, JC
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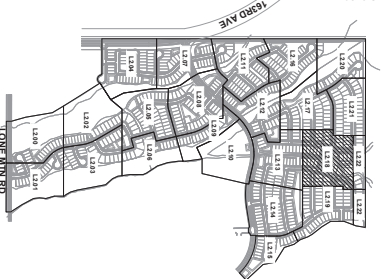
LANDSCAPE NOTES

1. TO BE PLANTED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME.
2. PLANTING SHALL BE IN ACCORDANCE WITH THE ARIZONA LANDSCAPE DESIGN STANDARDS AND SPECIFICATIONS.
3. PLANTING SHALL BE IN ACCORDANCE WITH THE ARIZONA LANDSCAPE DESIGN STANDARDS AND SPECIFICATIONS.
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10. PLANTING SHALL BE IN ACCORDANCE WITH THE ARIZONA LANDSCAPE DESIGN STANDARDS AND SPECIFICATIONS.

LANDSCAPE PALETTE



KEY MAP



L2.18
SHEET 21 OF 43

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



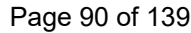
MATCHLINE 'JJ', SEE SHEET L2.17

MATCHLINE 'MM', SEE SHEET L2.21

MATCHLINE 'LL', SEE SHEET L2.22

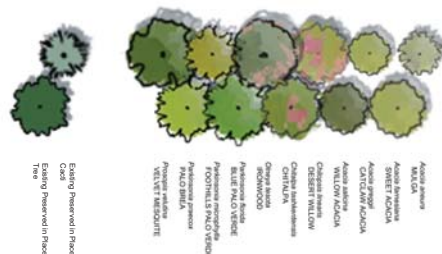
MATCHLINE 'KK', SEE SHEET L2.19

MATCHLINE 'AA', SEE SHEET L2.13





LANDSCAPE PALETTE

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EXPIRES 12/31/22

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LANDSCAPE NOTES

- [illegible]

PARCEL C PARK

SCALE: 1" = 20'-0"

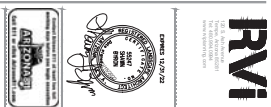


*NOTE: ALL IMAGES ARE FOR CHARACTER REFERENCE ONLY. FINAL DESIGNS AND SELECTION OF MATERIAL WILL BE INCLUDED AS PART OF THE FINAL LANDSCAPE DRAWINGS SUBMITTED TO THE CITY.

KEY MAP



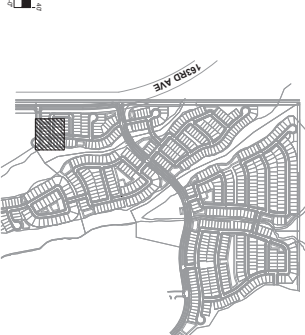
MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



AMENITY ENLARGEMENT

13.00

SHEET 28 OF 45





NOTE: ALL IMAGES ARE FOR PLACEMENT REFERENCE ONLY. FINAL DESIGN AND SELECTION OF MATERIALS WILL BE INCLUDED AS PART OF THE FINAL LANDSCAPE DRAWINGS SUBMITTED TO THE CITY.

Project Name	MARISOL RANCH
Client	FS20 - 256
Drawn By	10/10/2024
Checked By	10/10/2024
Reviewed By	10/10/2024
Approved By	10/10/2024
Scale	1/8" = 1'-0"
Sheet	10/10/2024

L3.03
CENTRAL
AMENITY
IMAGES

SHEET 31 OF 43

MARISOL RANCH

PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



[illegible]

SCALE: 1" = 20'-0"



KEY MAP



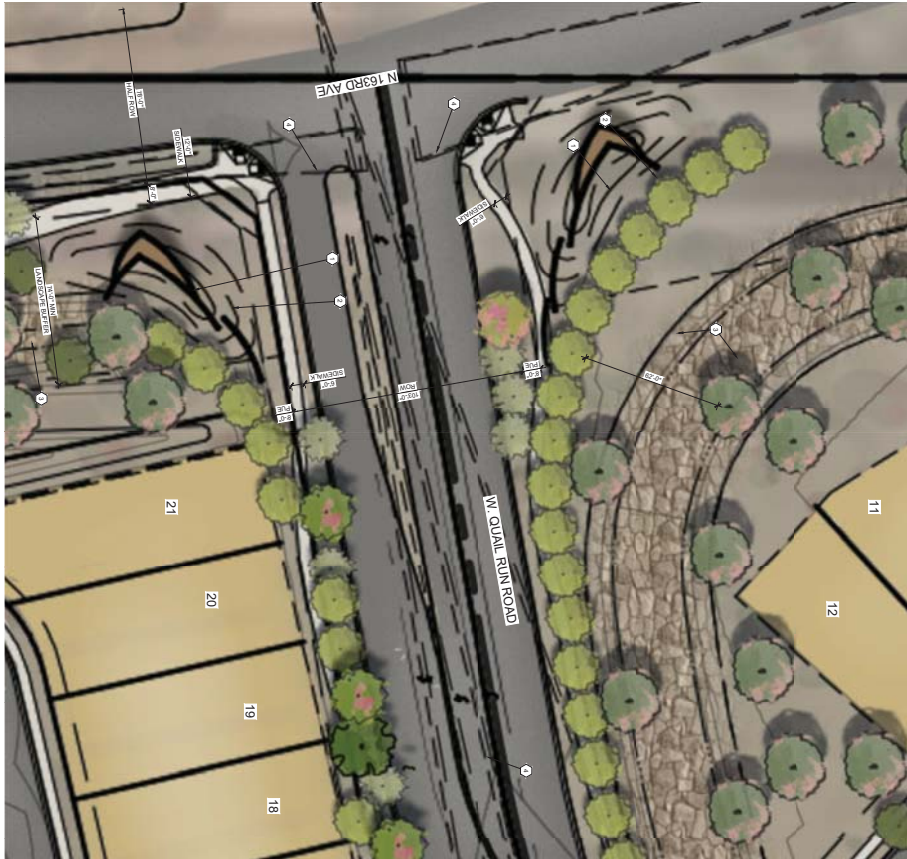
NOTE: ALL IMAGES ARE FOR CHARACTER REFERENCE ONLY. FINAL DESIGNS AND SELECTION OF MATERIAL WILL BE INCLUDED AS PART OF THE FINAL LANDSCAPE DRAWINGS SUBMITTED TO THE CITY.

AMENITY
ENLARGEMENT

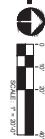
L3.04

SHEET 32 OF 45





1
MAIN ENTRY MONUMENT ENLARGEMENT PLAN
SCALE: 1" = 20'-0"

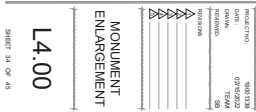


Map of the study area showing the distribution of 15 plant species. The map is a top-down view of a field with various colored patches representing different species. A legend on the right lists the species names, and a scale bar at the bottom indicates distances in meters.

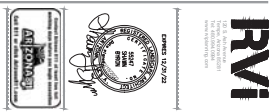
Legend:

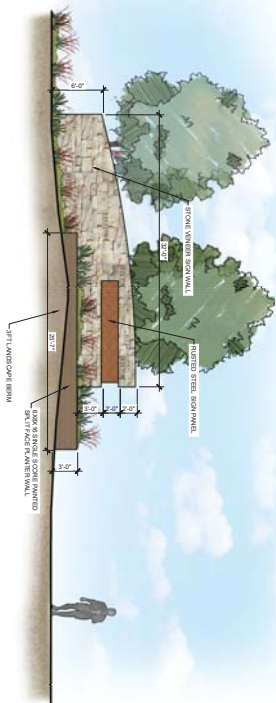
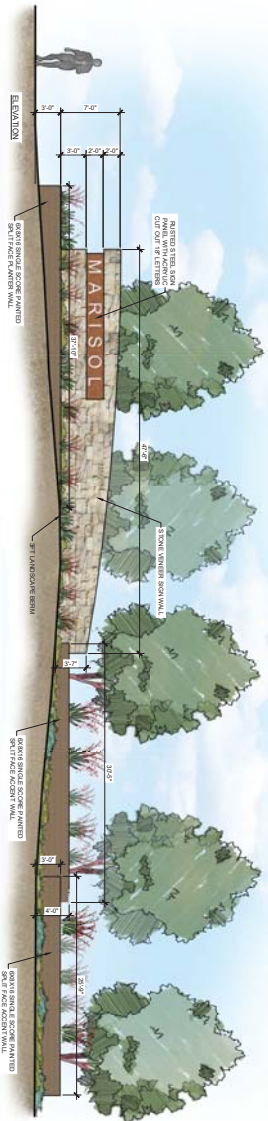
- Adiantum nemorosum
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Scale bar: 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 2220 2230 2240 2250 2260 2270 2280 2290 2300 2310 2320 2330 2340 2350 2360 2370 2380 2390 2400 2410 2420 2430 2440 2450 2460 2470 2480 2490 2500 2510 2520 2530 2540 2550 2560 2570 2580 2590 2600 2610 2620 2630 2640 2650 2660 2670 2680 2690 2700 2710 2720 2730 2740 2750 2760 2770 2780 2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 2900 2910 2920 2930 2940 2950 2960 2970 2980 2990 3000 3010 3020 3030 3040 3050 3060 3070 3080 3090 3100 3110 3120 3130 3140 3150 3160 3170 3180 3190 3200 3210 3220 3230 3240 3250 3260 3270 3280 3290 3300 3310 3320 3330 3340 3350 3360 3370 3380 3390 3400 3410 3420 3430 3440 3450 3460 3470 3480 3490 3500 3510 3520 3530 3540 3550 3560 3570 3580 3590 3600 3610 3620 3630 3640 3650 3660 3670 3680 3690 3700 3710 3720 3730 3740 3750 3760 3770 3780 3790 3800 3810 3820 3830 3840 3850 3860 3870 3880 3890 3900 3910 3920 3930 3940 3950 3960 3970 3980 3990 4000 4010 4020 4030 4040 4050 4060 4070 4080 4090 4100 4110 4120 4130 4140 4150 4160 4170 4180 4190 4200 4210 4220 4230 4240 4250 4260 4270 4280 4290 4300 4310 4320 4330 4340 4350 4360 4370 4380 4390 4400 4410 4420 4430 4440 4450 4460 4470 4480 4490 4500 4510 4520 4530 4540 4550 4560 4570 4580 4590 4600 4610 4620 4630 4640 4650 4660 4670 4680 4690 4700 4710 4720 4730 4740 4750 4760 4770 4780 4790 4800 4810 4820 4830 4840 4850 4860 4870 4880 4890 4900 4910 4920 4930 4940 4950 4960 4970 4980 4990 5000 5010 5020 5030 5040 5050 5060 5070 5080 5090 5100 5110 5120 5130 5140 5150 5160 5170 5180 5190 5200 5210 5220 5230 5240 5250 5260 5270 5280 5290 5300 5310 5320 5330 5340 5350 5360 5370 5380 5390 5400 5410 5420 5430 5440 5450 5460 5470 5480 5490 5500 5510 5520 5530 5540 5550 5560 5570 5580 5590 5600 5610 5620 5630 5640 5650 5660 5670 5680 5690 5700 5710 5720 5730 5740 5750 5760 5770 5780 5790 5800 5810 5820 5830 5840 5850 5860 5870 5880 5890 5900 5910 5920 5930 5940 5950 5960 5970 5980 5990 6000 6010 6020 6030 6040 6050 6060 6070 6080 6090 6100 6110 6120 6130 6140 6150 6160 6170 6180 6190 6200 6210 6220 6230 6240 6250 6260 6270 6280 6290 6300 6310 6320 6330 6340 6350 6360 6370 6380 6390 6400 6410 6420 6430 6440 6450 6460 6470 6480 6490 6500 6510 6520 6530 6540 6550 6560 6570 6580 6590 6600 6610 6620 6630 6640 6650 6660 6670 6680 6690 6700 6710 6720 6730 6740 6750 6760 6770 6780 6790 6800 6810 6820 6830 6840 6850 6860 6870 6880 6890 6900 6910 6920 6930 6940 6950 6960 6970 6980 6990 7000 7010 7020 7030 7040 7050 7060 7070 7080 7090 7100 7110 7120 7130 7140 7150 7160 7170 7180 7190 7200 7210 7220 7230 7240 7250 7260 7270 7280 7290 7300 7310 7320 7330 7340 7350 7360 7370 7380 7390 7400 7410 7420 7430 7440 7450 7460 7470 7480 7490 7500 7510 7520 7530 7540 7550 7560 7570 7580 7590 7600 7610 7620 7630 7640 7650 7660 7670 7680 7690 7700 7710 7720 7730 7740 7750 7760 7

[illegible]

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA





STONE VENEER -
PRINCETON - CASTLEROCK
COLLECTION (APACHE STONE)



SIGN PANEL - CORTEN AZP RAW



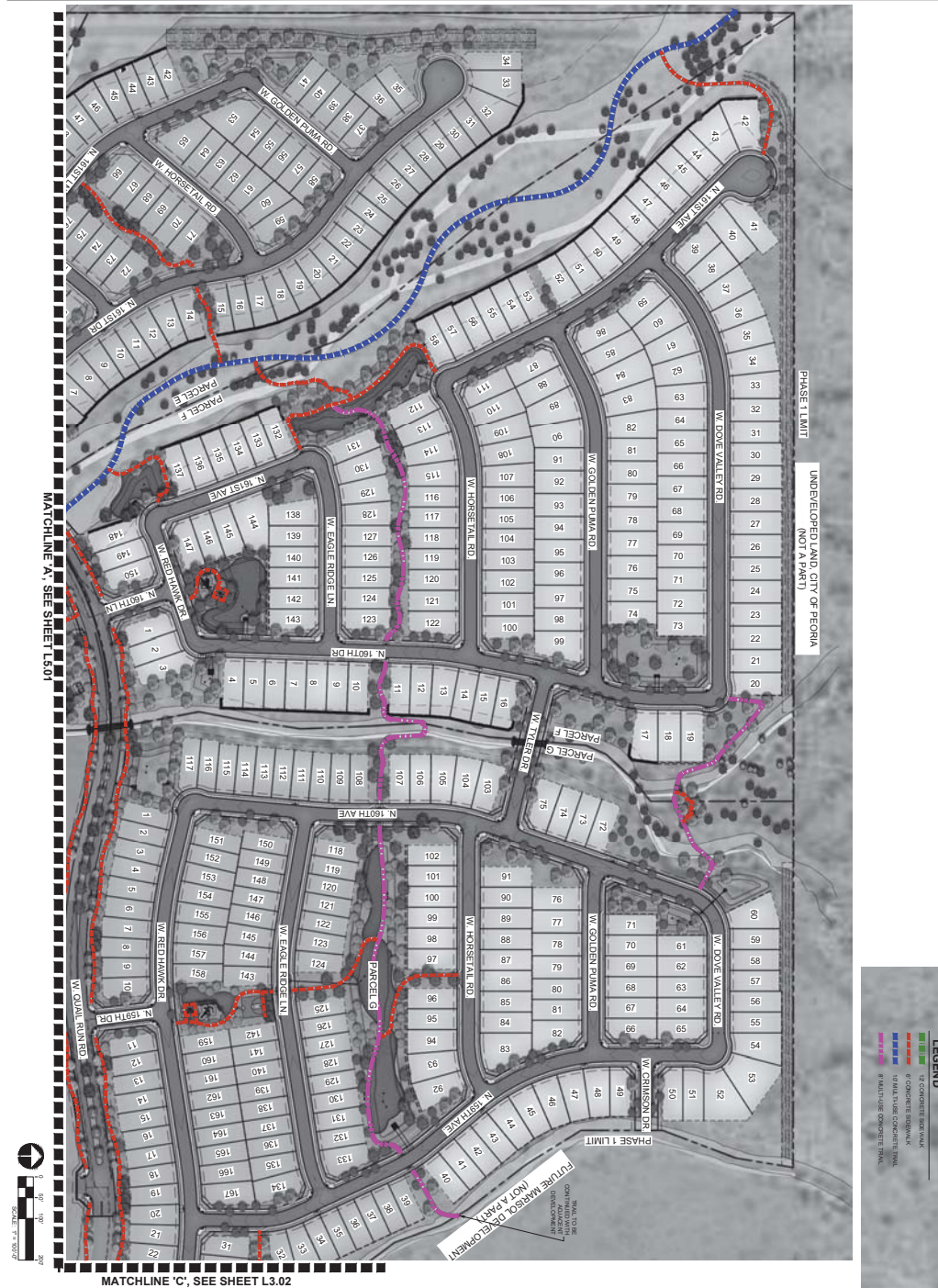
SPLITFACE CMU PAINTED -
SHERWIN WILLIAMS - SW 2836
(QUARTERSAWN OAK)

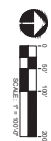
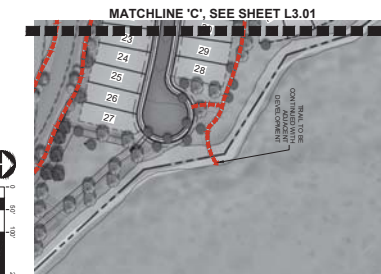
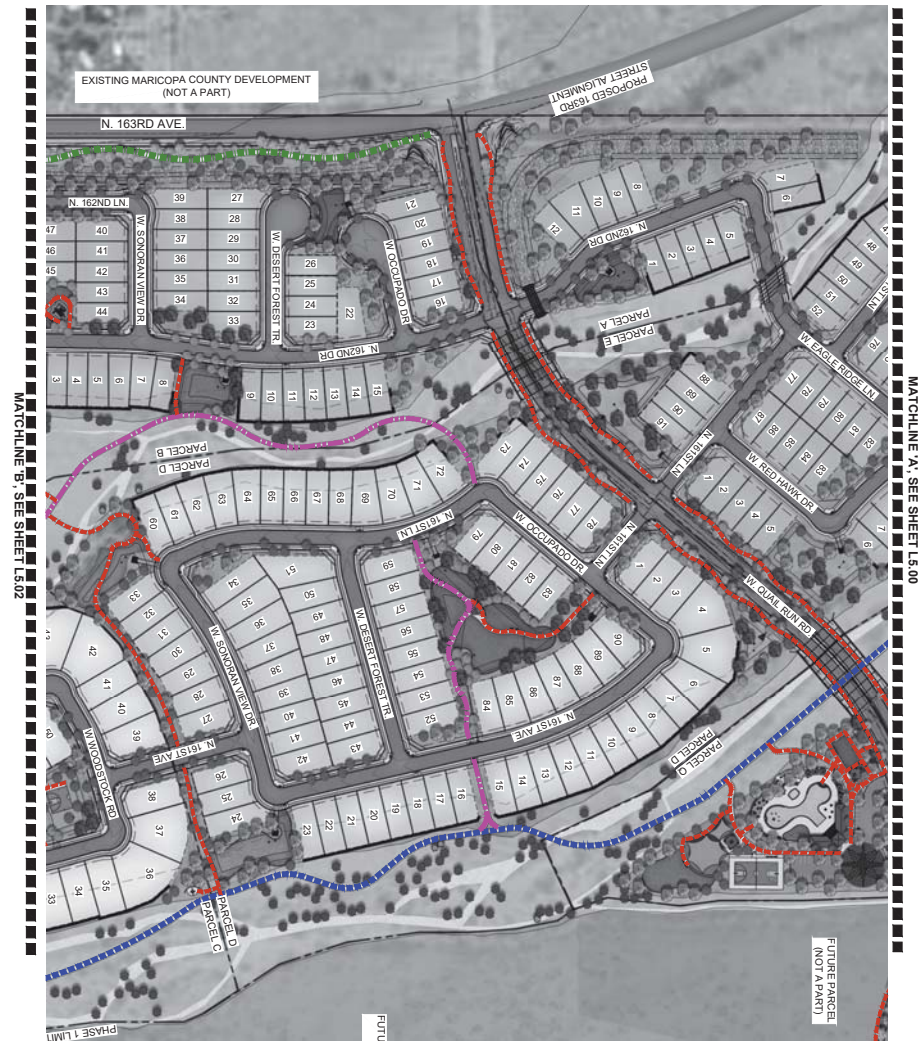


LETTERS - WHITE ACRYLIC

1 Entry Monumentation

SCALE 3/100° = 1:100





MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA

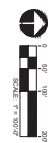
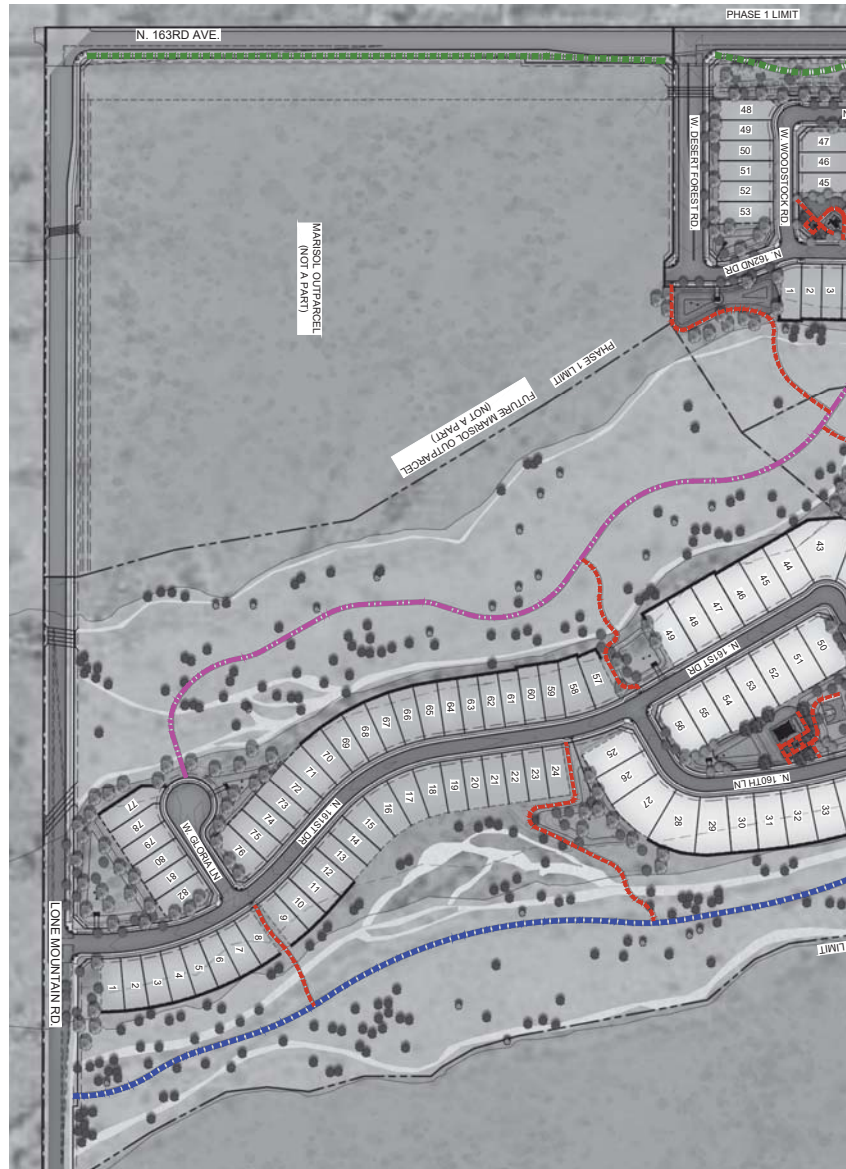


EXPENSES 12/31/22



LEGEND

	12 CONCRETE SIDE WALK
	01 CONCRETE SIDEWALK
	10 MULT. USE CONCRETE TRAIL
	01 MULTI-USE CONCRETE TRAIL



L5.02
SHEET 26 OF 43

PEDESTRIAN
CIRCULATION
PLAN

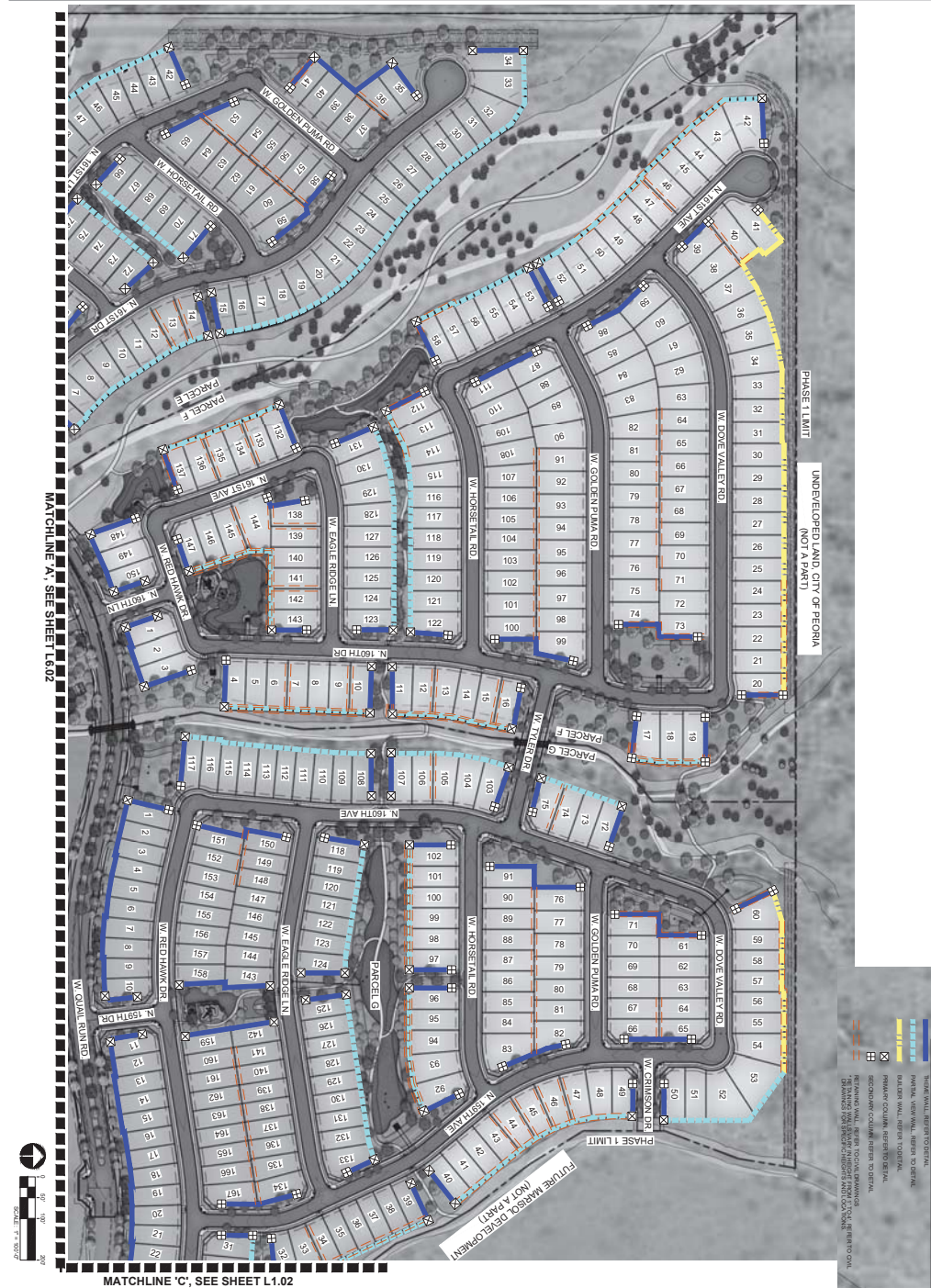
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DESIGNED BY	1001128
CHECKED BY	1001128
APPROVED BY	1001128
DATE	02/19/2022
DESIGNED BY	1001128
CHECKED BY	1001128
APPROVED BY	1001128

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



ENGINE 12/29/22

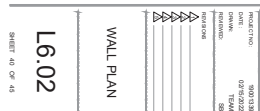
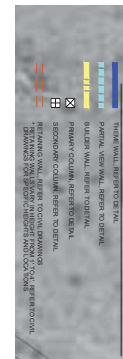
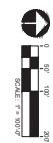
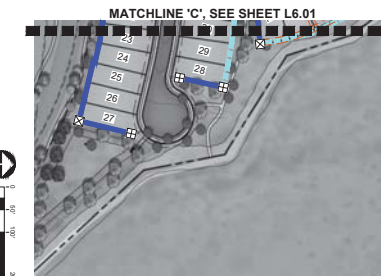
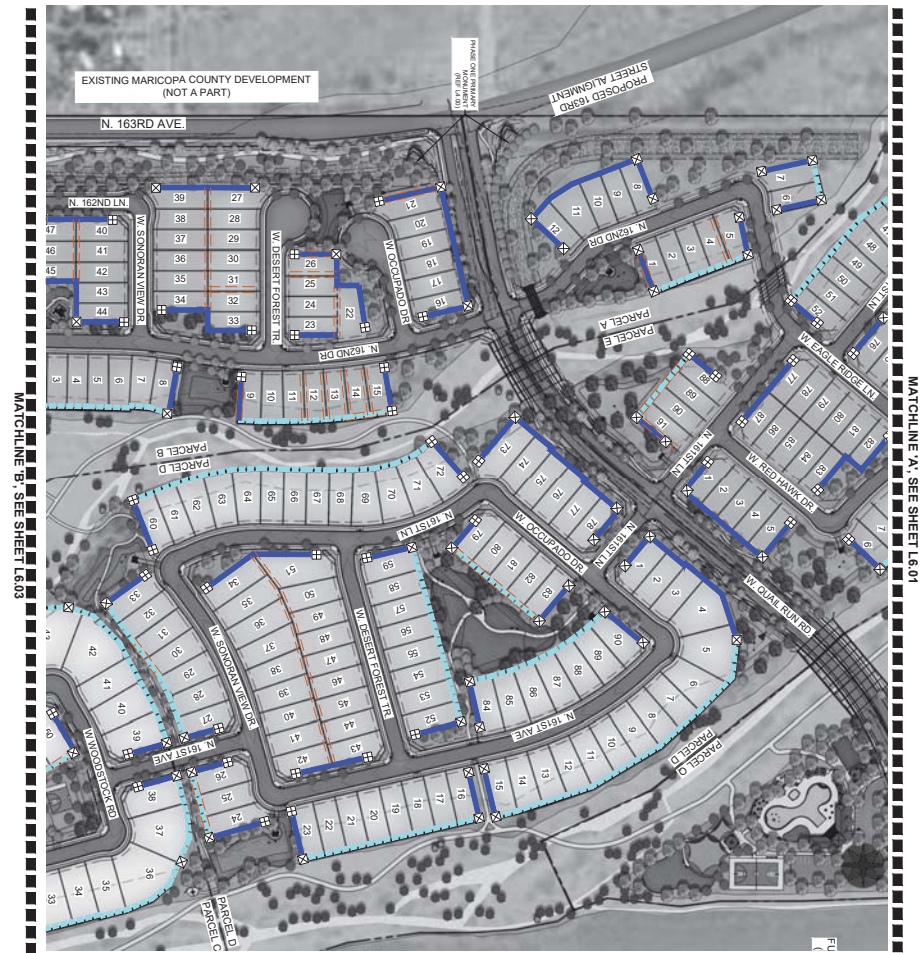
RVI
Randy V. I.
Landscape Architect
1001128



MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



120 St. John Avenue
Trenton, New Jersey 08611



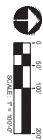
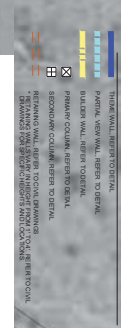
MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



www.library.illinois.edu



MATCHLINE 'B', SEE SHEET L6.02



L6.03

SHEET 41 OF 45

WALL PLAN

PROJECT NO:	9001133
DATE:	02/05/2022
DRAWN:	TEAM
REVISIONS:	SEE
REVISIONS	

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA



10/16/71

1201 S. Ash Avenue
Tucson, Arizona 85701
Tel: 480.504.0384
www.spartan.com

HARDSCAPE SCHEDULE	
ITEM	DESCRIPTION
1	CONCRETE
2	REINFORCED CONCRETE
3	REINFORCED CONCRETE
4	REINFORCED CONCRETE
5	REINFORCED CONCRETE
6	REINFORCED CONCRETE
7	REINFORCED CONCRETE
8	REINFORCED CONCRETE
9	REINFORCED CONCRETE
10	REINFORCED CONCRETE
11	REINFORCED CONCRETE
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13	REINFORCED CONCRETE
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100	REINFORCED CONCRETE



RVi
REINFORCEMENT VOLUMES
INCORPORATED



EXP. 12/31/23
12792
ARIZONA
PROFESSIONAL ENGINEER
JAMES R. VANDERKAM



EXP. 12/31/23
12792
ARIZONA
PROFESSIONAL ENGINEER
JAMES R. VANDERKAM

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA

WALL
ELEVATIONS

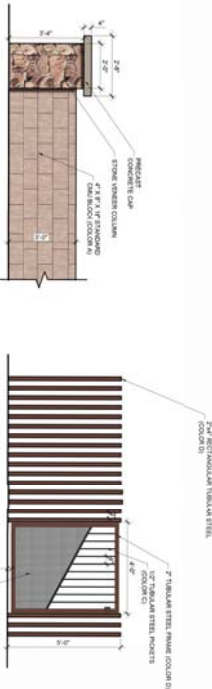
L7.00

SHEET 43 OF 43

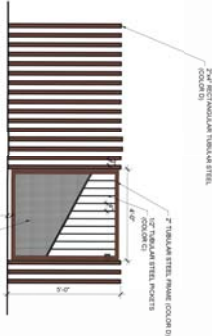
DATE: 03/29/23
DRAWN BY: JAV
CHECKED BY: JAV
SCALE: AS SHOWN

REVISIONS

NO.	DATE	DESCRIPTION
1	03/29/23	ISSUED FOR PERMIT



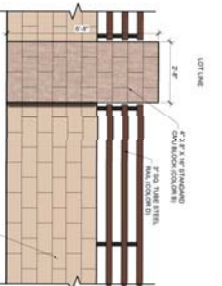
1 Low Wall
SCALE: 1/2" = 1'-0"



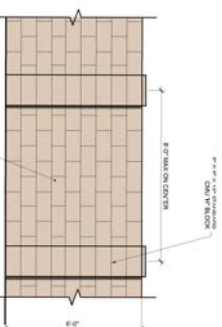
2 Pool Fence and Pedestrian Gate
SCALE: 1/2" = 1'-0"



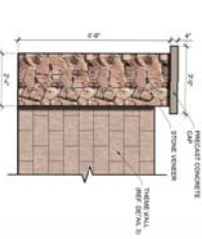
3 Theme Wall
SCALE: 1/2" = 1'-0"



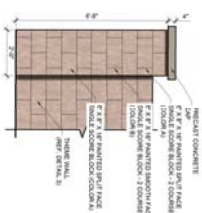
4 View Wall
SCALE: 1/2" = 1'-0"



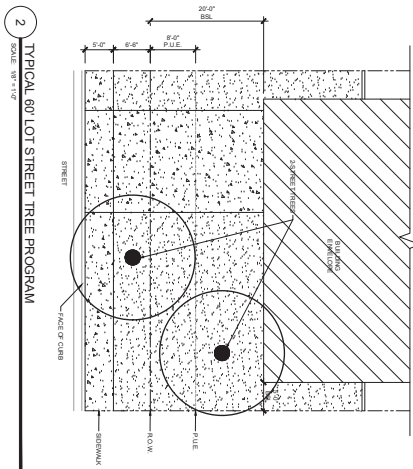
5 Builder Wall
SCALE: 1/2" = 1'-0"



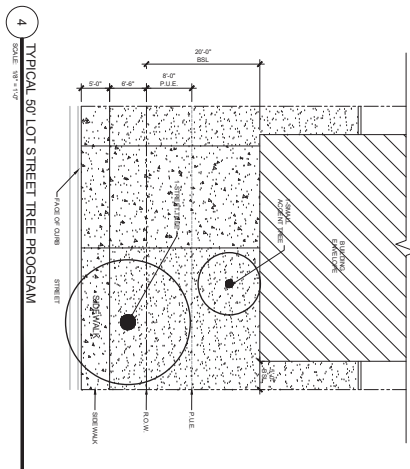
6 Primary Theme Column
SCALE: 1/2" = 1'-0"



7 Secondary Theme Column
SCALE: 1/2" = 1'-0"



2 TYPICAL 60' LOT STREET TREE PROGRAM
SCALE 1/8" = 1'-0"

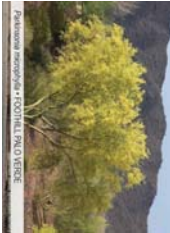


4 TYPICAL 50' LOT STREET TREE PROGRAM
SCALE 1/8" = 1'-0"

Page 109 of 139



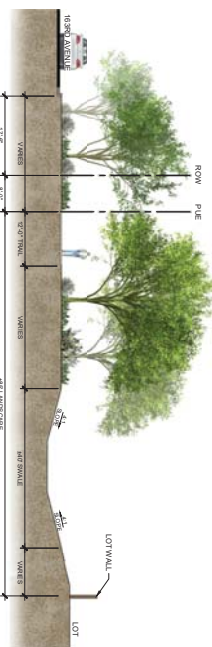
1 CHANNEL PLAN
SCALE: 1" = 30'-0"



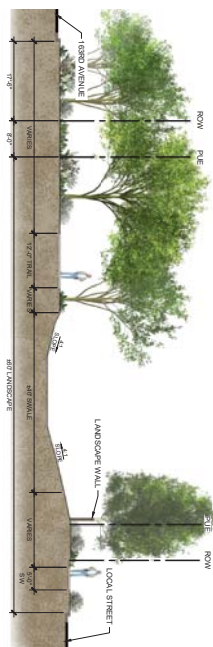
BIRD AREA TREES

3' MAMUS ROCK

MEAN DENSITY FOR USE IN ALL OTHER AREAS



3 CHANNEL SECTION
SCALE: 1" = 10'-0"

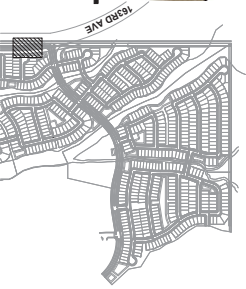


2 CHANNEL SECTION
SCALE: 1" = 10'-0"

LANDSCAPE NOTES

1. TO MAINTAIN THE DESIGN, THE 10' ROW SHALL BE MAINTAINED WITH THE EXISTING LOT WALL.
2. THE 10' ROW SHALL BE MAINTAINED WITH THE EXISTING LOT WALL.
3. THE 10' ROW SHALL BE MAINTAINED WITH THE EXISTING LOT WALL.
4. THE 10' ROW SHALL BE MAINTAINED WITH THE EXISTING LOT WALL.
5. THE 10' ROW SHALL BE MAINTAINED WITH THE EXISTING LOT WALL.
6. THE 10' ROW SHALL BE MAINTAINED WITH THE EXISTING LOT WALL.

KEY MAP



MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA

Channel Plan
Channel Section
L8.01
SHEET 41 OF 43

1. DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO JAPANESE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSERVED VIEW FROM THE AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURFACE DETAIL 5.4.01 AND 4.02.

Contact Arizona 811 at least two full
 working days before your diggs operation
 ARIZONA 811
 602-811 or other Arizona 811 phone



PRV

From: [CHRISTIANSON, REGGIE A GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS20-256 Marisol Ranch Phase 1 Preliminary Plat - New Submittal 040920 (APNs: 503-52-001A, 503-52-001B, 503-50-001C, 503-52-001D)
Date: Wednesday, April 22, 2020 1:03:49 PM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Nichole,

Thank you for the opportunity to provide comments on the Preliminary Plat for Marisol Ranch Phase 1 project. The site is located on 285 acres in the northeast corner of 163rd Ave and Lone Mountain Rd in Surprise, AZ. The application is to create 692 lots for single family residential and mixed use development. The site is located 3.5 miles outside the Luke AFB 1988 JLUS 65 LDN, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

As described, this project will not negatively impact the flying operations at Luke AFB due to the fact that it is outside the Graduated Density Concept.

Respectfully,

Reg

Reggie A. Christianson

Strategic Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-6115

DSN: 896-6115

From: Nichole Flores

Sent: Thursday, April 9, 2020 3:20 PM

To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; 'Adam D Carreon' ; 'Afshin Ahouraiyan' ; 'Angie - Nadaburg' ; 'Ben - Nadaburg' ; 'Bob Woodring - TEMPX' ; 'Chris Cain - MWD' ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; Donna Miller ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; 'Kerre - Nadaburg' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Mary Orta - Surprise Chamber' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Raoul Sada - Surprise Chamber' ; 'Richard Hammitt' ; 'Rick Stephen ' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

Cc: Lorraine Nevarez

Subject: [Non-DoD Source] FS20-256 Marisol Ranch Phase 1 Preliminary Plat - New Submittal 040920

Good afternoon,

Attached please find the **application**, **narrative**, and **preliminary plat** for the above referenced project.

Please feel free to contact us with any questions.



S U R P R I S E

A R I Z O N A

FS20-256

Marisol Ranch Phase 1 Preliminary Plat

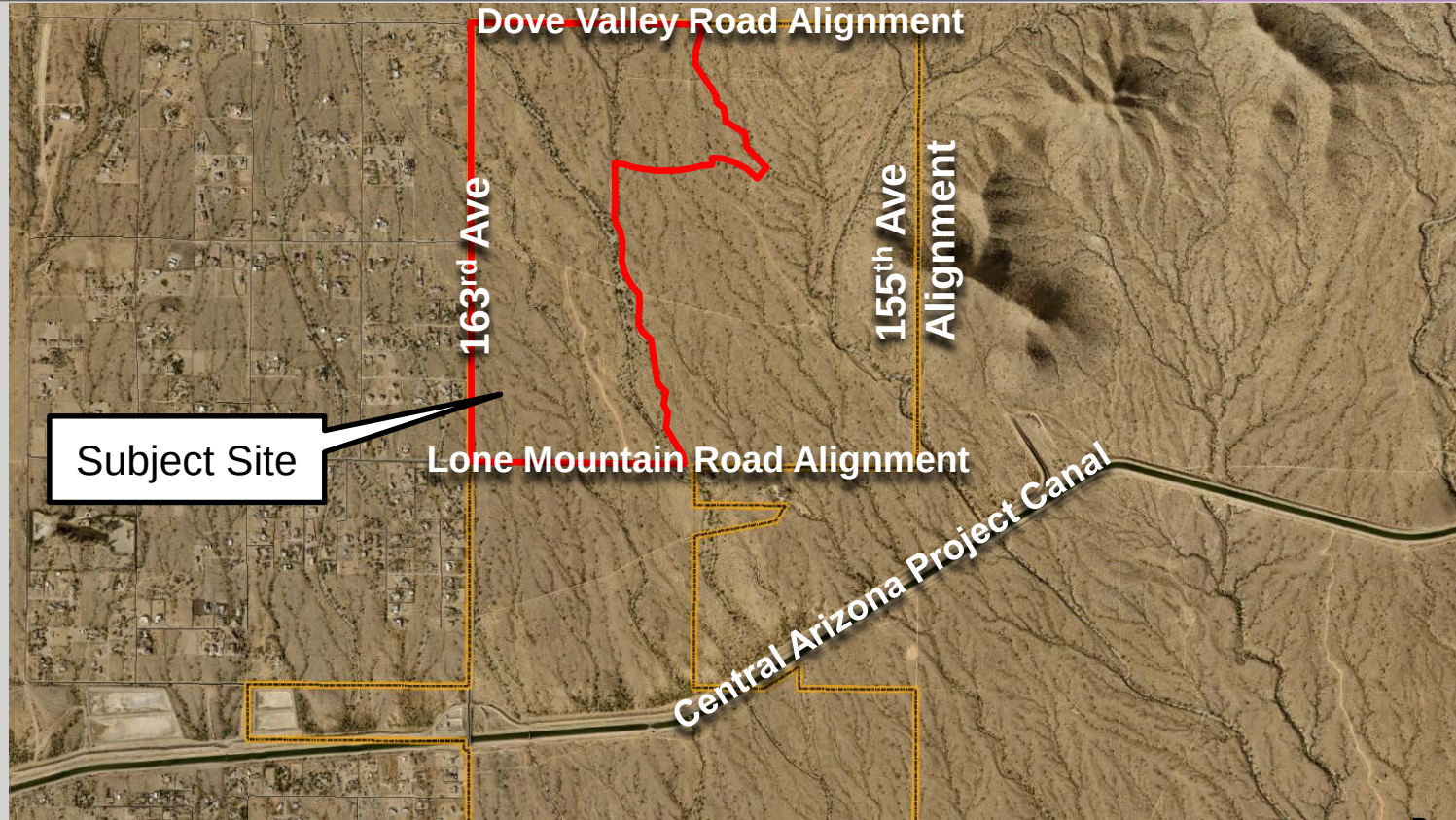
Planning and Zoning Commission

April 21, 2022

VICINITY MAP

FS20-256

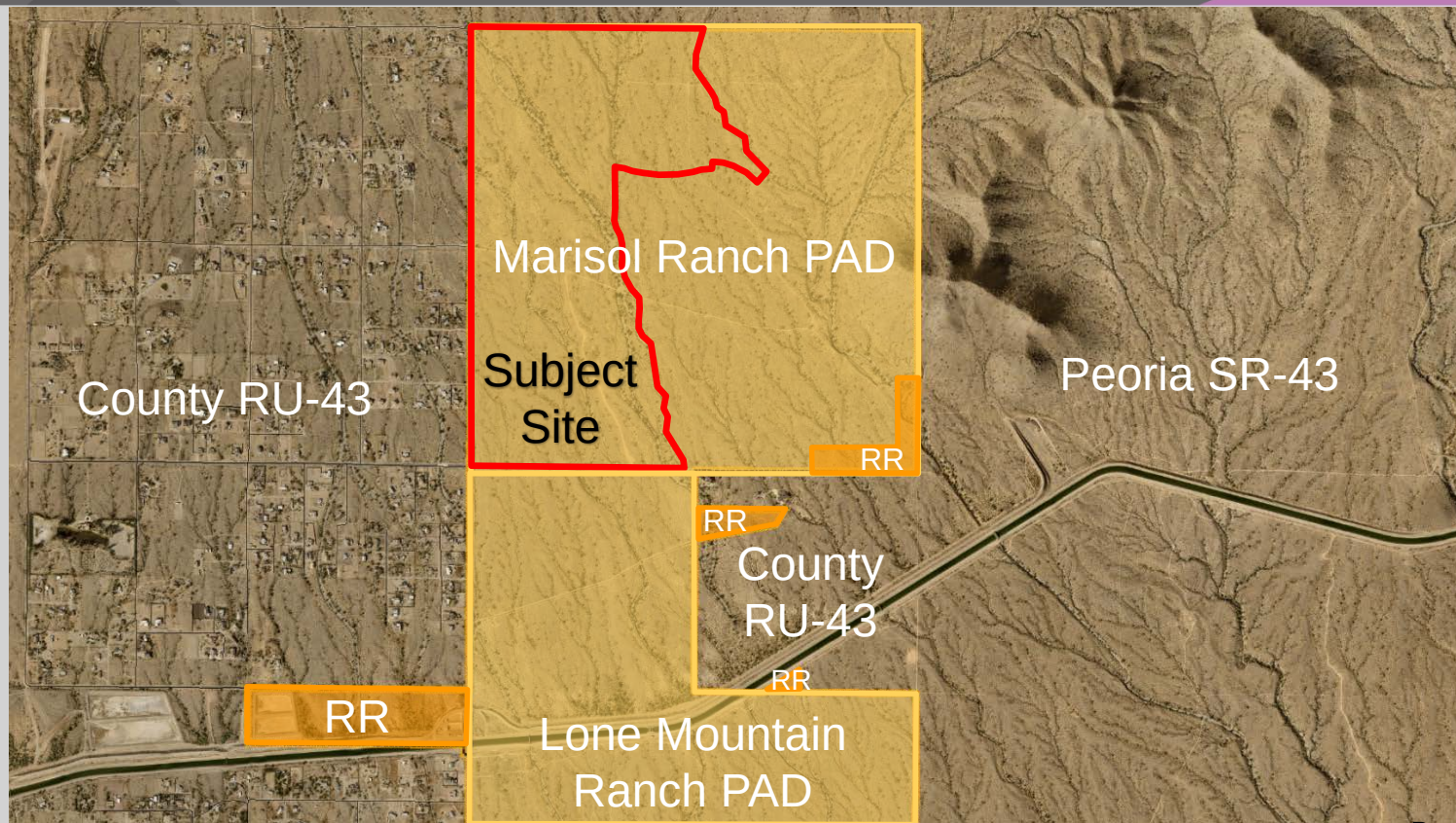
Marisol Ranch Phase 1 PP



ZONING MAP

FS20-256

Marisol Ranch Phase 1 PP



Development Standards

RESIDENTIAL DEVELOPMENT STANDARDS							
DEVELOPMENT STANDARDS CATEGORY	PARCEL	MINIMUM LOT AREA (SF)	MINIMUM LOT WIDTH	FRONT YARD (2)	REAR YARD	SIDE YARD	MAXIMUM HEIGHT
1	R (1)	2,400	NONE	20' (4)	15' (4)	10' (4)	35'/45' (3)
2	A, B, C, D (6)	3,200	NONE	10'/20'	10'	5' (5)	30'
3	E, F, G	4,500	45'	10'/20'	15'	5'/5' OR 0'/10'	30'
4	Q	STANDARDS AS DEFINED WITHIN THE APPLICABLE CITY OF SURPRISE ZONING DISTRICT.					
(1) DEVELOPMENT STANDARDS FOR PARCEL R WITHIN THIS TABLE APPLY TO RESIDENTIAL USES ONLY. FOR NON-RESIDENTIAL LAND USES, SEE TABLE 5, COMMERCIAL DEVELOPMENT STANDARD FOR PAD-MU DISTRICT.							
(2) 10' TO LIVABLE AREA, SIDE ENTRY GARAGE OR FRONT PORCH / 20' FROM FRONT LOT LINE TO FRONT FACING GARAGE DOOR.							
(3) MAXIMUM BUILDING HEIGHT IS 35' WITHIN FIRST 300' OF NORTH, SOUTH OR WEST PERIMETER OF THE PROPERTY, THEN INCREASES BY 1' IN HEIGHT FOR EACH ADDITIONAL 10' IN DISTANCE UP TO 45' IN HEIGHT.							
(4) FRONT, REAR AND SIDE YARD FOR RESIDENTIAL USES WITHIN PARCEL R SHALL APPLY TO THE PERIMETER OF THE DISTRICT ONLY.							
(5) SIDE YARD SHALL APPLY TO DETACHED UNITS ONLY, OR THE END UNITS OF ATTACHED UNITS.							
(6) FIRST ROW OF HOMES ADJACENT TO 163RD AVE LIMITED TO SINGLE STORY.							

SITE SUMMARY TABLE					
	PARCELS A,B,C,D	PARCELS E,F,G	PARCEL R	PARCEL Q	OVERALL SITE
ZONING PER PAD FS18-557	PAD-RM	PAD-RL	PAD-MU	PAD-OS	—
OVERALL GROSS AREA (ACRES)	118.9	127.3	32.0	6.4	284.6
OVERALL NET (*) AREA (ACRES)	98.1	101.3	27.8	5.9	233.1
TOTAL NUMBER OF LOTS: SINGLE FAMILY	237	408	N/A	N/A	645
TOTAL OPEN SPACE (ACRES)	63.4	44.0	—	5.9	113.3
TOTAL PERCENTAGE OF OPEN SPACE (%)	64.6%	43.4%	—	100%	48.6%
MINIMUM LOT SIZE (SF)	5,159	5,125	N/A	N/A	5,125
AVERAGE LOT SIZE (SF)	6,362	6,136	N/A	N/A	6,207
MAXIMUM LOT SIZE (SF)	14,090	11,156	N/A	N/A	14,090
MINIMUM LOT WIDTH (FT)	45	45	N/A	N/A	—
MINIMUM LOT DEPTH (FT)	115	115	N/A	N/A	—
DENSITY (DU/AC): PER GROSS AREA	2.0	3.2	—	—	2.3
TAX ASSESSORS PARCEL NUMBER	503-52-002A, 503-52-001B, 503-52-001C, 503-52-001D				
*NET EXCLUDES / RIGHT OF WAY.					

[illegible]

MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SUNBELT ARIZONA

PROJECT NO. _____ DATE _____
 DRAWN BY _____
 REVIEWED BY _____
 REVISIONS
 1. _____
 2. _____
 3. _____
 4. _____

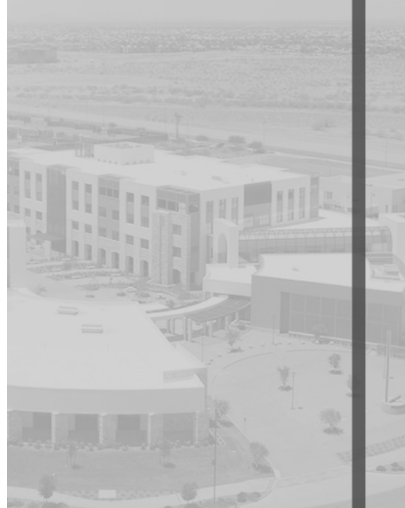
MASTER PLAN

L1.00

AN

Total Open Space: 113.3 Acres
Active Open Space: 20 Acres
Passive Open Space: 35.52 Acres
Natural Open Space: 57.78 Acres





Amenities



NOTE: ALL IMAGES ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL JOBSITE AND SELECTED MATERIALS WILL BE DETERMINED BY THE FINAL LANDSCAPE ARCHITECT'S SITE PLAN.

RVi

Residential Visual
Imagery, Inc.
1000 N. 10th St., Suite 100
Phoenix, AZ 85006
PHX: 972.444.4444
WWW.RVIVISUALIMAGERY.COM



MARISOL RANCH
PRELIMINARY LANDSCAPE DRAWINGS
SURPRISE, ARIZONA

PROJECT NO: 1000133
DATE: 11/15/2022
DRAWN BY: J. L.
REVISIONS: 00

CENTRAL
AMENITY
IMAGES

L3.03

SHEET 18 OF 45

6711 E. GLENHILL, F200 - 208





L7.00



RECOMMENDATION

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



Stipulations

- a. Development and use of the site shall be in substantial conformance with the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch”, prepared by HilgartWilson, and received February 16, 2022.
- b. Landscaping shall be in substantial conformance with the Landscape Plan entitled “Preliminary Landscape Plans for Marisol Ranch”, Prepared by RVI, and received February 16, 2022 .
- c. Prior to the development of Parcels F and G, Quail Run Road south to Lone Mountain Road will be extended from the eastern boundary of the preliminary plat east and south to connect to Lone Mountain Road. The extension, at minimum, shall meet fire department requirements for emergency access
- d. As detailed in the Marisol Ranch Water Master Plan (February 2022), Marisol Ranch will construct infrastructure to provide domestic water and fire flow to the site per City of Surprise Engineering Design Standards and City of Surprise Water Facility Guidelines and Standards.



Stipulations

- e. Marisol Ranch will construct infrastructure to provide sewer service to the Project in substantial conformance with the Marisol Ranch Wastewater Master Plan (February 2022) and the City of Surprise Engineering Design Standards. This will include new sewer infrastructure extending from the Project south to an existing sewer line at 163rd Avenue and Jomax Road, which may in part be constructed by others as part of pending development within the City. Treatment will be provided by the City of Surprise at the SPA 2 Water Reclamation Facility, subject to developer securing and paying for capacity and treatment, by either expanding treatment, or paying impact fees to the City of Surprise. The Final Wastewater Master Plan will need to reflect which solution the developer has chosen.
- f. Phase 1 of this preliminary plat will include the construction of 163rd Avenue, south of West Quail Run to Lone Mountain Road, to reflect a major arterial (with bike lanes) per detail 3-02B. The road will be shifted to the east, with the new northbound half-street being striped to a 1-1-1 configuration. The existing southbound facility will be left in place to be utilized as a county-maintained frontage road. Construction of 163rd Avenue, as described, shall be completed before any certificate of occupancy may be obtained as to any portion of the Property.



Stipulations

- g. As the alignment of 163rd Avenue is planned to veer west from the subject development at Quail Run Road to avoid a major topographic feature, the master developer will pay an in-lieu fee for the portion of the half-street of 163rd Avenue that deviates from the section line equal to the length had it remained on the section line, which is from Quail Run Road north to Dove Valley Road alignment.
- h. The Applicant and the City acknowledge that when the development of Marisol Ranch exceeds a threshold of 1,565 occupied dwelling units that there will be a significant impact and traffic burden placed upon the transportation network surrounding Marisol Ranch both within and outside Surprise. Accordingly, the Applicant and City will work cooperatively to develop a plan to mitigate the increased traffic volumes created by Marisol Ranch. This ultimate solution and the Applicant's contribution shall be documented in a development agreement entered by Applicant and City prior to the approval of the first final plat for Marisol Ranch.
- i. Prior to any final plats approval, the master developer will work with the Engineering Department concerning the design of the drainage crossings on 163rd Avenue from Jomax Road to Marisol Ranch. The design storm event will be determined through coordination with the City of Surprise and MCDOT given the surrounding conditions. Marisol Ranch must comply with the City of Surprise's current Engineering Development Standards as well as the requirements of the Flood Control District of Maricopa County (FCDMC) and Maricopa County Department of Transportation (MCDOT), unless otherwise agreed upon with the City of Surprise, FCDMC and MCDOT.



Stipulations

- j. All development within the Preliminary Plat shall be governed and regulated by the Surprise Land Development Ordinance and Planning and Development Design Standards and those other regulations set forth in Paragraph 4.1 of the Pre-Annexation Development Agreement (“PADA”) dated May 7, 2019 and recorded on May 9, 2019 with the Office of the Maricopa County, Arizona, Recorder as MCR 20190339505. In the event of a conflict of terms relating to lot yield and development standards, the provisions of the Marisol Ranch PAD shall control, as set forth in Paragraph 4.1 (i) of the PADA.
- k. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until the proposed amendment to the existing Marisol Ranch development agreement for the property memorializing all of the infrastructure requirements for the overall Marisol Ranch development, including these stipulations, has been fully negotiated and drafted and either has been approved by the City Council or is ready to be placed on the same City Council agenda with the Final Plat(s). In the event that the Amendment to the Marisol Ranch Development Agreement differs from any of the stipulations noted with this preliminary plat, the Amendment to the Development Agreement shall govern.
- l. 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.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: April 21, 2022

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

Submitting Department: Community Development District: District 5

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

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

Motion:

Presentation and discussion only.

Background:

The SCDC PAD was adopted in January of 2001.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

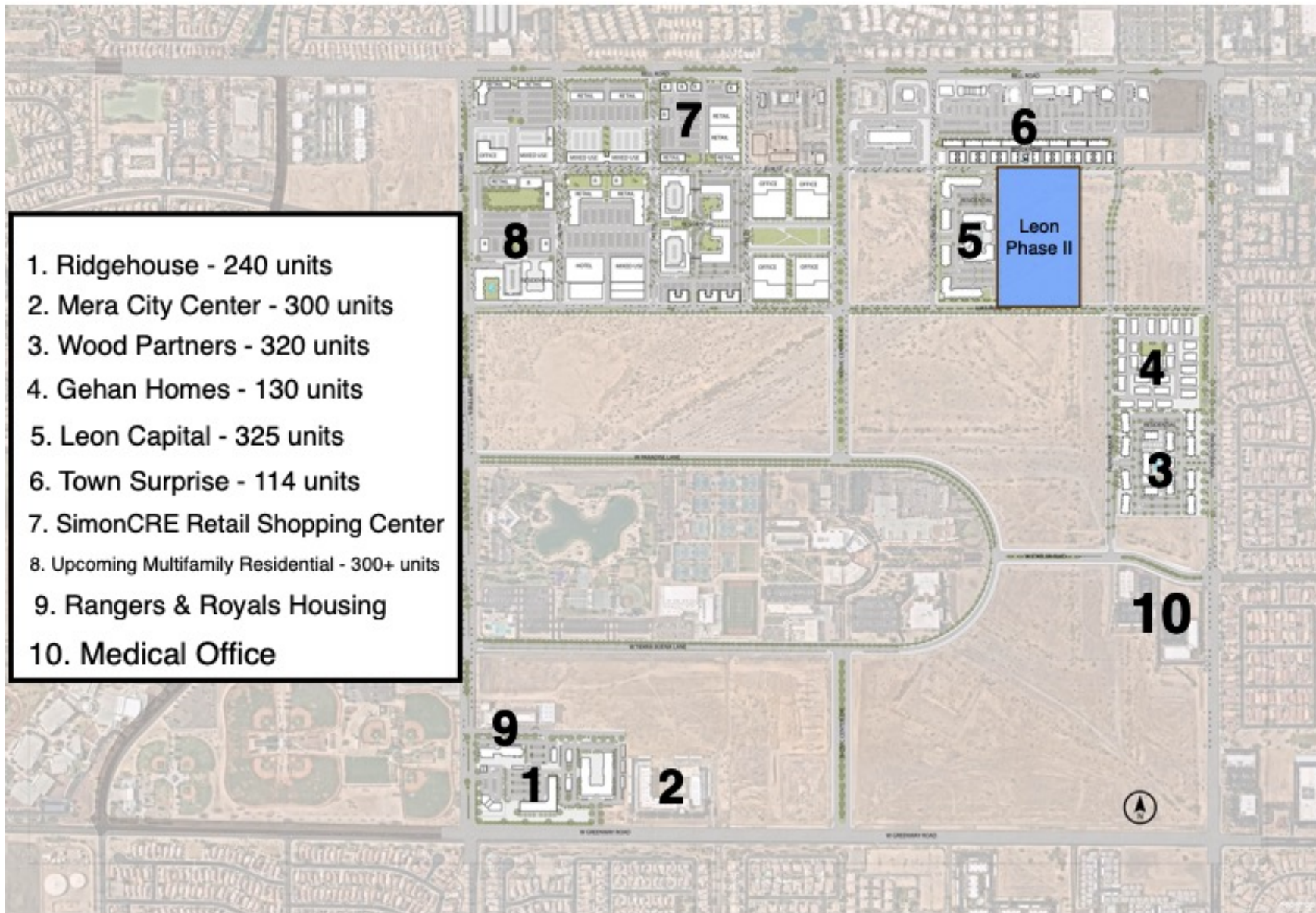
1. Planning and Zoning Commission April 2022
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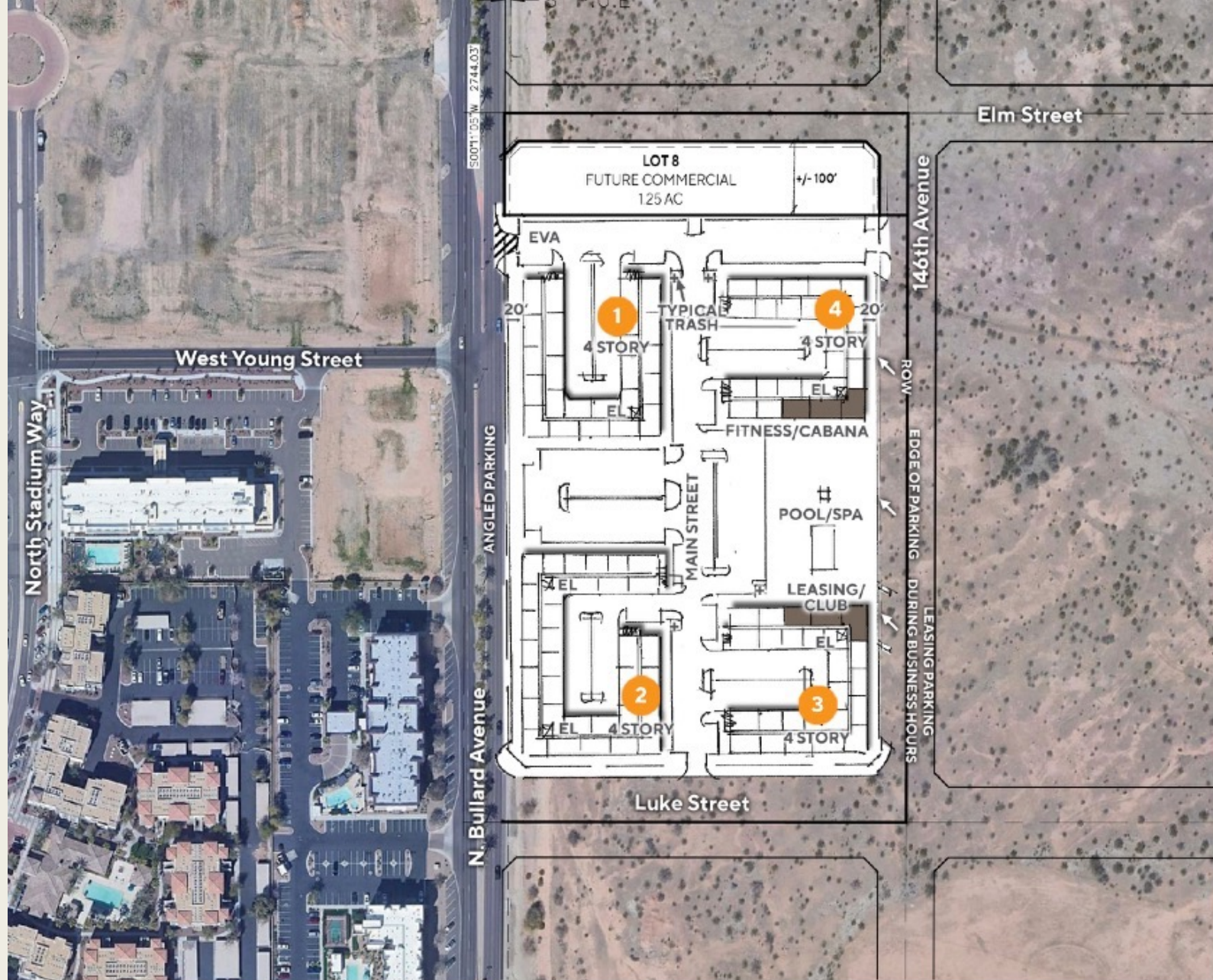


CITY CENTER UPDATE

April, 2022







Issues:

1. Fire Lane width for 4 story buildings
2. Ladder setbacks for 4 story buildings, if any
3. Angled parking on adjacent ROW's (section/dimensions)
4. Private and Common Open Space have not been checked against code
5. Setbacks have not been checked against code
6. Building FAR/coverage have not been checked against code
7. Assumption is a 1 bed + den units park the same as 2-bed units

4 Story Buildings with Corridors, Elevators, and Tuck Under Single Car Garages

320 units
9.95 acres
32.2 du/ac
285,300 total NRSF
891 average NRSF
6,300 sf leasing/dub/mail area/fitness

MIX

E1	Efficiency/1 bath	28	550 sf stacked flat
		28	9% Efficiency
A1	1 bedroom/1 bath	64	650 sf carriage flat
A2	1 bedroom/1 bath	42	750 sf stacked flat
		106	33% 1 bedroom
A3	1 bed + den/1 bath	28	900 sf stacked flat
		28	9% 1 bedroom
B1	2 bedroom/2 bath	54	1000 sf carriage flat
B2	2 bedroom/2 bath	88	1100 sf stacked flat
		142	44% 2 bedrooms
C1	3 bedroom/2 bath	16	1300 sf outside corner stacked flat
		16	5% 3 bedrooms
Total		320	

PARKING

Required (per city zoning code)

28 Efficiency units x 1.0 spaces/du	28
106 1 bed units x 1.0 spaces/du	106
28 1 bed/1 bed + D units x 1.0 spaces/du	28
142 2-bedroom units x 2.0 spaces/du	284
16 3-bedroom units x 2.0 spaces/du	32
6000 @ 1/250 sf community space	26
320 Visitor at 0.2 spaces/du	64
TOTAL	568 (1.78 spaces/du)

Provided

1 car garages	135
Open	
90 degree	409
TOTAL ON SITE	544 (1.70 spaces/du)
	(+16 extra for trash HC, vaults and landscape fingers)
Angled on Bullard	74
Angled 146 Ave	70
TOTAL	688 (2.15 spaces/du)

Notes:

1. Standard open stall 9' x 18'
2. Drive aisles 25' (fire lanes to be 26')
3. Need to confirm ladder setbacks if any

NORTH BULLARD AVENUE

Surprise, Arizona

OAKDALE COMMUNITIES

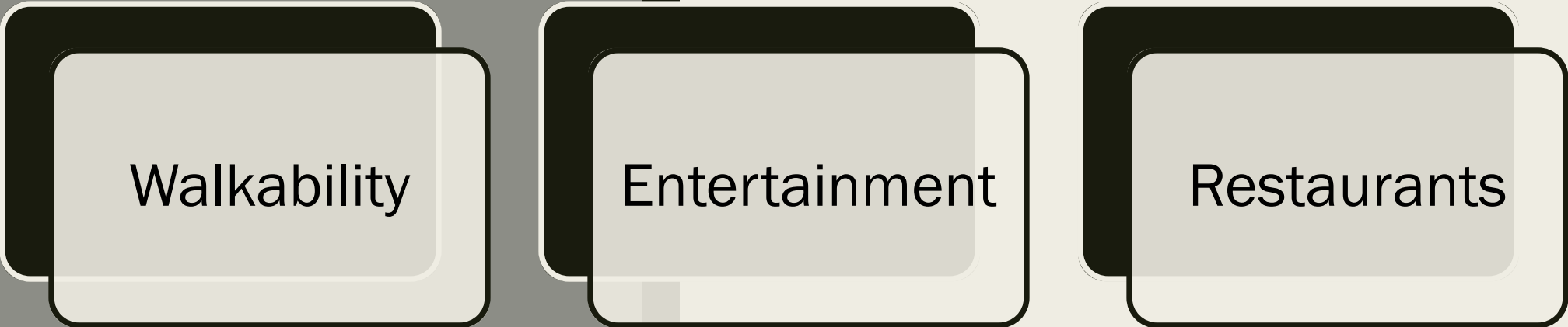


OPTION 1
Conceptual Site Plan
SCALE 1" = 100'

AO Architecture.
Design.
Relationships.

01

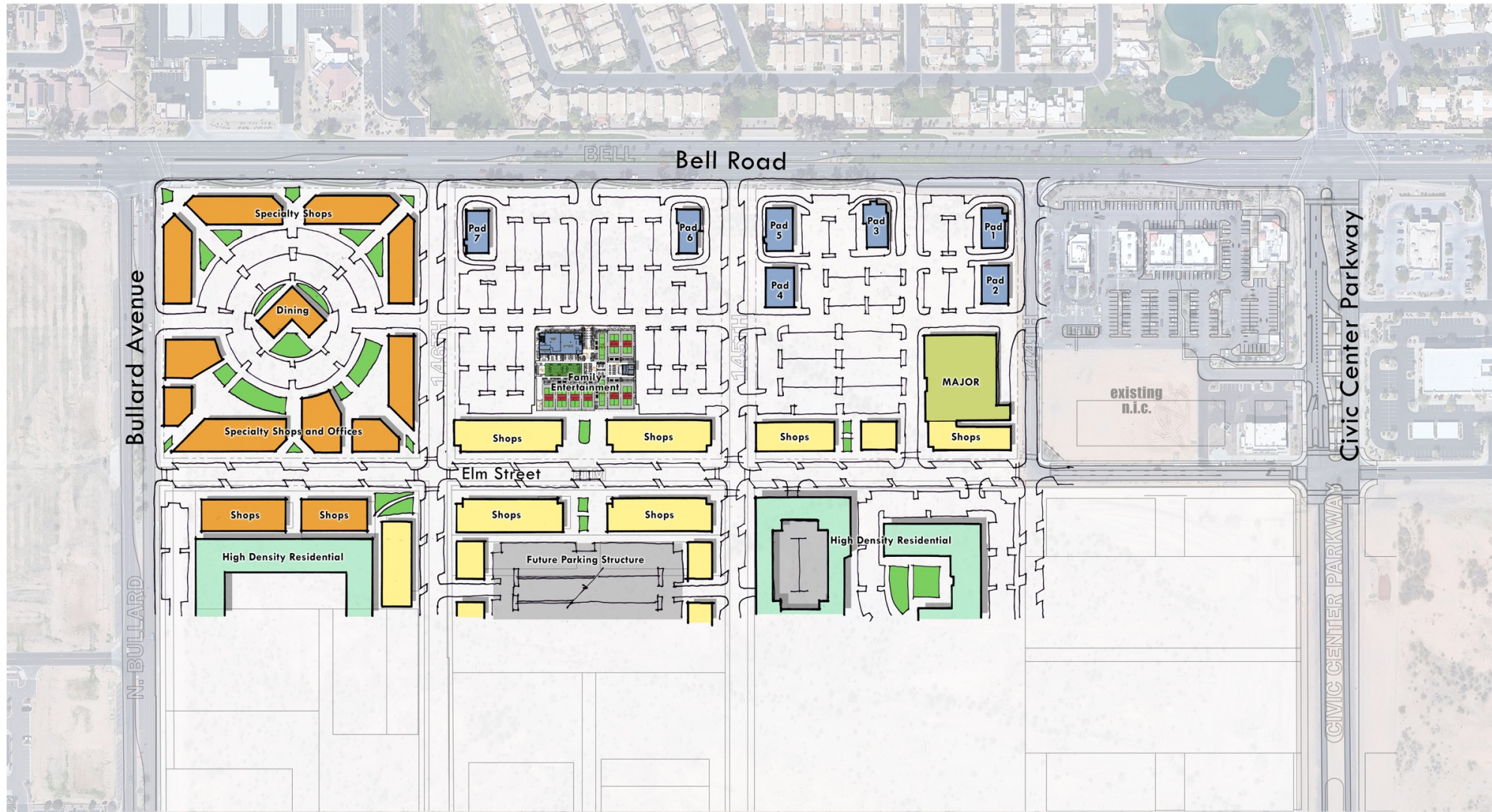
Quarter at Surprise



Walkability

Entertainment

Restaurants



Concept A.3

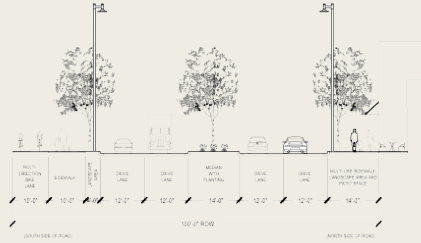


0' 50' 100' 200' 300'

Disclaimer:
 The information provided herein is based solely upon background site information provided by others. No warrants are granted for the accuracy of this data and information provided herein shall not be relied upon for due diligence or any business transaction. Actual property conditions may vary. Any existing easements for utilities, access and other purposes are not fully known and may require mitigation to achieve the represented uses and configurations.

Streetscapes

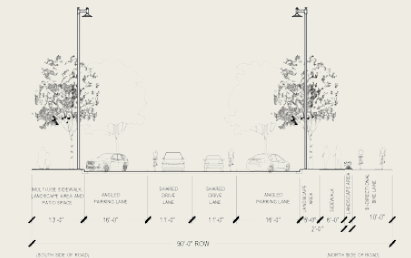
03 LUKE PARKWAY



05 | PARADISE LANE



ELM STREET 04

**TIERRA BUENA LANE** | 0

Street Tree Plans

STREET TREE PLAN



STREET

CIVIC CENTER DRIVE AND STATLER BOULEVARD

PARADISE LANE AND TIERRA BUENA LANE

LUKE PARKWAY

ELM STREET

PRIMARY



ULMUS PARVIFLORA



PISTACIA CHINENSIS



ULMUS PARVIFLORA



PISTACIA CHINENSIS

SECONDARY



OLEA EUROPAEA



ULMUS PARVIFLORA



PHOENIX DACTYLIFERA



ACACIA ANEURA

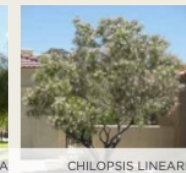
ACCENT



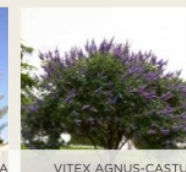
CAESALPINIA CACALACO



CAESALPINIA CACALACO



CHILOPSIS LINEARIS



VITEX AGNUS-CASTUS

STREET

140th AVENUE

BULLARD AVENUE

GREENWAY ROAD

LITCHFIELD ROAD

PRIMARY



PISTACIA CHINENSIS



PINUS ELDARICA



PROSOPIS HYBRID



QUERCUS VIRGINIANA

SECONDARY



QUERCUS VIRGINIANA



ULMUS PARVIFLORA



PARKINSONIA HYBRID



QUERCUS VIRGINIANA

Starting Construction

- Wood Partners, 3-story walk-up, 320 units - Litchfield north of Statler
- Ridgehouse – 3 and 4-story gurban project, 240 units, Greenway Road east of Bullard
- Leon – 142nd Street and Elm, 4-story gurban, 320 units, 3rd Quarter start

Next Steps

- Detailed Street Plans for discussion with Staff
- Presentation to Planning and Zoning Commission for Street Plan
- Finalizing Phase I Plan for the Quarter
- Presentation of Site Plan with preliminary merchandising, architectural and landscaping concept
- Leon Phase II
- Bullard Avenue Multi-Family