



CITY OF SURPRISE
Planning & Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 21, 2019 @ 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 review and approve or disapprove the March 7, 2019 Planning and Zoning Minutes. | Lorraine Nevarez
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 5 | Consideration and action on the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD generally located north of Bell Road and east of Litchfield Road. | Shirley Phan
Community
Development |
| 3. | District 3 | Consideration and action regarding a Zone Change from Residential Ranch (RR) to approx. 18.9 acres of Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay; approx. 22.0 acres of Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay; and approx. 23.0 acres of Residential High (RH-15) with a Planned Unit Development (PUD) Overlay for Rancho TruGold. | Robert Kuhfuss
Community
Development |
| 4. | District 3 | Consideration and action regarding FS18-387 a Site Plan for Hancock Communities at Rancho TruGold. | Robert Kuhfuss
Community
Development |

- | | | | |
|----|------------|--|--|
| 5. | District 3 | Consideration and action regarding FS18-387 a Preliminary Plat FOR rancho TruGold in the RM-6 PUD and RM-9 PUD zoning districts. | Robert Kuhfuss
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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: March 12, 2019 at 2:40 PM

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



CITY OF SURPRISE
Planning & Zoning Commission Meeting

Council Meeting Date: March 21, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the March 7, 2019 Planning and Zoning Minutes.

Motion:

I move to approve the March 7, 2019 Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 3-7-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 7, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating 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 March 7, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Ken Chapman, Gisele Norberg, Dennis Smith and Scott Krous.

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Chief Deputy City Attorney Ellen Van Riper, Planner Sergio Angulo, Human Services and Community Vitality Director Seth Dyson, Human Services and Community Vitality Manager Joe Gladieux, Neighborhood Services Supervisor Adam Lane, Neighborhood Services Coordinator Alicia Rubio, and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the February 21, 2019 Planning and Zoning Commission Minutes.

Commissioner Rosenbaum made a motion to approve the February 21, 2019 Planning and Zoning Commission Minutes as presented. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor and 1 abstention (Commissioner Norberg).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action on a Preliminary Plat for Fulton Homes Escalante in Parcel 5 of the Verdugo PAD located in the southeast corner of 163rd Avenue and Asante Boulevard.

Commissioner Krous recused himself as the company he works for is working on the project.

Sergio Angulo, Planner, presented item 2 to the commission.

The Commission discussed the following:

- School district
- Road improvements
- Stop light

Chair Keating opened the call to the public

Hearing no comments, Chair Keating closed the call to the public.

Chair Keating made a motion recommend approval to the Mayor and City Council on a Preliminary Plat for Fulton Homes Escalante in Parcel 5 of the Verdugo PAD located in the Southeast corner of 163rd Avenue and Asante Boulevard. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 3 – District 1 – Consideration and action on a Zone Change from Residential Ranch (RR) to Residential Low Density (RL-5) with a PUD Overlay for Saddlehorn Ranch, generally located north of Happy Valley Road alignment and east of the 151st Avenue alignment.

Commissioner Krous recused himself as the company he works for is working on the project.

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

Chair Keating opened the call to the public

Hearing no comments, Chair Keating closed the call to the public.

The Commission did not have comments.

Commissioner Rosenbaum made a motion to recommend approval to the Mayor and City Council on a Zone Change from Residential Ranch (RR) to Residential Low Density (RL-5) with a PUD Overlay for Saddlehorn Ranch, generally located north of the Happy Valley Road alignment and east of the 151st Avenue alignment, subject to stipulation A as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

Item 4 – Citywide – Consideration and action to the funding recommendations for Public Services for the Community Development Block Grant Program Year 2019-2020.

Chair Keating had to recuse himself because he has been in discussions with WHAM regarding a give back program. Commissioner Norberg recused herself from this item because she is on the board of WHAM.

Neighborhood Services Supervisor Adam Lane and Alicia Rubio, Neighborhood Services Coordinator, presented item 4 to the Commission.

Vice Chair Bash opened the call to the public.

Hearing no comments, Vice Chair Bash closed the call to the public.

The Commission discussed appropriate allocations to the different organizations.

Commissioner Smith made a motion to recommend approval to the Mayor and City Council of the funding recommendations for Public Service for the Community Development Block Grant Program Year 2019-2020. Commissioner Rosenbaum seconded the motion. Motion passes with 5 votes in favor.

Item 5 – Citywide – Consideration and action on funding priorities for the Community Development Block Grant Program Annual Action Plan for Year 2019-2020.

Joe Gladieux, Human Services and Community Vitality Manager, presented item 5 to the Commission.

Chair Keating opened the call to the public.

Hearing no comments, Chair Keating closed the call to the public.

The Commission discussed the following:

- Youth Employment
- Five Year Plan
- Public Facility Improvements
- Program Administration

Vice Chair Bash made a motion to recommend approval to the Mayor and City Council the funding priorities for the Community Development Block Grant Program Annual Action Plan Year 2019-2020. Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Norberg asked if the Commission could receive emails regarding projects that have been approved and are having their ground breaking/ribbon cutting. Director Fitzer will look into getting the Commission that information.

ADJOURNMENT:

Hearing no further business, Chair Keating asked for a motion to adjourn the Planning and Zoning Commission meeting.

Commissioner Smith made a motion to adjourn the meeting. Commissioner Rosenbaum seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:42 p.m.

Eric Fitzer
Community Development Director

Matthew Keating
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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission Meeting

Council Meeting Date: March 21, 2019 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD generally located north of Bell Road and east of Litchfield Road.

Motion:

I move to approve/deny the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD generally located north of Bell Road and east of Litchfield Road, subject to stipulations "A" through "C" as stated in the staff report.

Background:

On September 13, 2018 Lars Anderson and Associates, Inc. submitted a request for a Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD generally located north of Bell Road and east of Litchfield Road.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00- FS18-463-Home Depot TRC- staff report
2. 01-FS18-463- Home Depot TRC-CUP- Vicinity Map

3. 02-FS18-463-Home Depot TRC-CUP- Site Plan
 4. 03-FS18-463- Home Depot TRC-CUP- Elevations
 5. 04- FS18-463- Home Depot TRC-CUP- Citizen Review Meeting Summary
 6. FS18-463- Home Depot TRC-CUP- PowerPoint
-

Conditional Use Permit

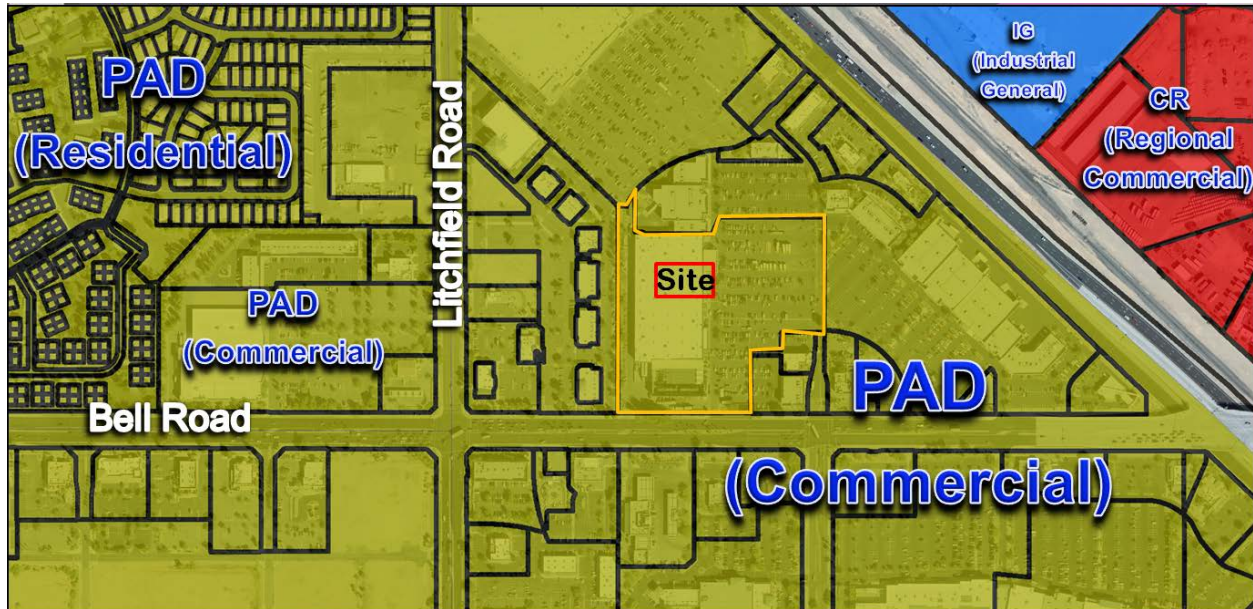
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS18-463
2		
3	Project Name:	Home Depot Tool Rental Center
4		
5	Council District:	5 - Palm
6		
7	Meeting Date:	March 21, 2019
8		
9	Planner:	Shirley Phan
10		
11		
12	Owner:	Suzanne Russo, Home Depot
13		
14	Applicant:	Scott Mommer, Lars Anderson and Associates INC
15		
16	Request:	Conditional Use Permit for Home Depot Tool Rental Center
17		
18	Site Location:	Generally northeast of the intersection of Bell and Litchfield Road
19		
20	Site Size:	732 square feet (approx.)
21		
22	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
23		
24	Support/Opposition:	None known
25		
26	Staff Recommendation:	Staff recommends the Commission move to approve case FS18-463,
27		subject to stipulations 'A' through 'C'.

Project Description:

Lars Andersen and Associates Inc. on behalf of Home Depot, requests approval of a Conditional Use Permit to allow for a new Tool Rental Center in a portion of Parcel 19 of the West Point Towne Center PAD generally located northeast of the intersection of Bell and Litchfield Roads. The subject site is zoned PAD and has a land use designation of Community Commercial C-2.

Surrounding Land Zoning:



PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

History:

October 26, 1995: The Mayor and City Council approved the West Pointe Towne Center PAD (Planned Area Development) under case PAD95-044.

August 6, 1996: The Community Development Director administratively approved West Point Towne Center PAD Amendment under case PADA96-059.

January 1, 1999: The Planning and Zoning Commission approved the Home Depot Site Plan under case SP99-006.

December 24, 2014: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR14-479 Home Depot Tool Rental Center at West Point Towne Center.

54 **July 26, 2018:** Staff met with the applicant to discuss the project during a regularly scheduled
55 Concept Review meeting under CR18-347 Home Depot Tool Rental Center at West Point Towne
56 Center.
57

58 **September 13, 2018:** The applicant filed a request for a Conditional Use Permit for a new Home
59 Depot Tool Rental Center under case FS18-463.
60

61 **January 9, 2019:** The applicant held a neighborhood outreach meeting to discuss the project.
62

63 **Citizen Outreach:** As mentioned above, the applicant held a Citizen Review Meeting on January 9,
64 2019 in the Home Depot Retail Store Conference Room located at 13760 West Bell Road.
65 Residents from the vicinity attended to ask questions about the project and voice their concerns.
66 Overall, the majority of the attendees were in support given the range of uses that are permitted on
67 the site.
68

69 **Analysis:**

70 The West Point Towne Center PAD references the C-2 uses listed under Title 17 for Principally
71 Permitted uses and Conditionally Permitted uses. Title 17 lists "Hardware store, Retail stores,
72 and retail membership stores" as Conditionally Permitted in C-2 zoning districts, but requires an
73 analysis of any proposed Conditionally Permitted use to be based on the use specific standards
74 listed under section 17.28.080.C.18. of Title 17. These standards include the following:
75

76 a. Outdoor sales of nursery stock, lawn furniture and home garden supplies, when
77 developed in integral relation to the complex and screened from view from any street,
78 may be permitted. Such use shall not be greater than thirty percent of the principally
79 permitted use. A side and rear yard setback of not less than twenty-five feet each shall be
80 maintained when the conditional use abuts any residential zone.
81

82 b. A side and rear yard setback not less than twenty-five feet from any adjoining
83 residential use shall be maintained.
84

85 This CUP application has been reviewed against the standards listed above. Staff finds that this CUP
86 application conforms to the requirements set forth under Title 17.
87

88 Home Depot was originally required 444 parking spaces for the retail store, and the new tool rental
89 center requires 3 additional parking spaces. The existing parking lot has a total of 508 parking
90 spaces, which exceeds the parking requirement. The proposed parking is in compliance with the
91 SUDC parking requirements.
92

93 The proposed Tool Rental Center addition will match the existing color and material design for the
94 company. The proposed exterior design complies with the PAD design guidelines and will
95 complement the existing architecture in the Surprise Towne Center Plaza.
96

97 **Reviewing Agencies:**

98
99 None of the reviewing agencies indicated any concerns over the request.

100
101 **Summary:**

102 The proposed Conditional Use Permit meets the requirements of the West Point Towne Center
103 PAD, SUDC, and the General Plan.

104
105 **Findings:**

- 106
107
 - The proposed Conditional Use Permit is consistent with the Surprise General Plan 2035.
 - The proposed Conditional Use Permit meets the provisions of the West Point Towne Center

108
109 PAD and the SUDC as applicable.

110
111 **Recommendation:**

112
113 Based on the findings noted above, staff recommends the Commission move to **approve** case **FS18-**
114 **463**, subject to stipulations 'A' through 'C' as outlined below:

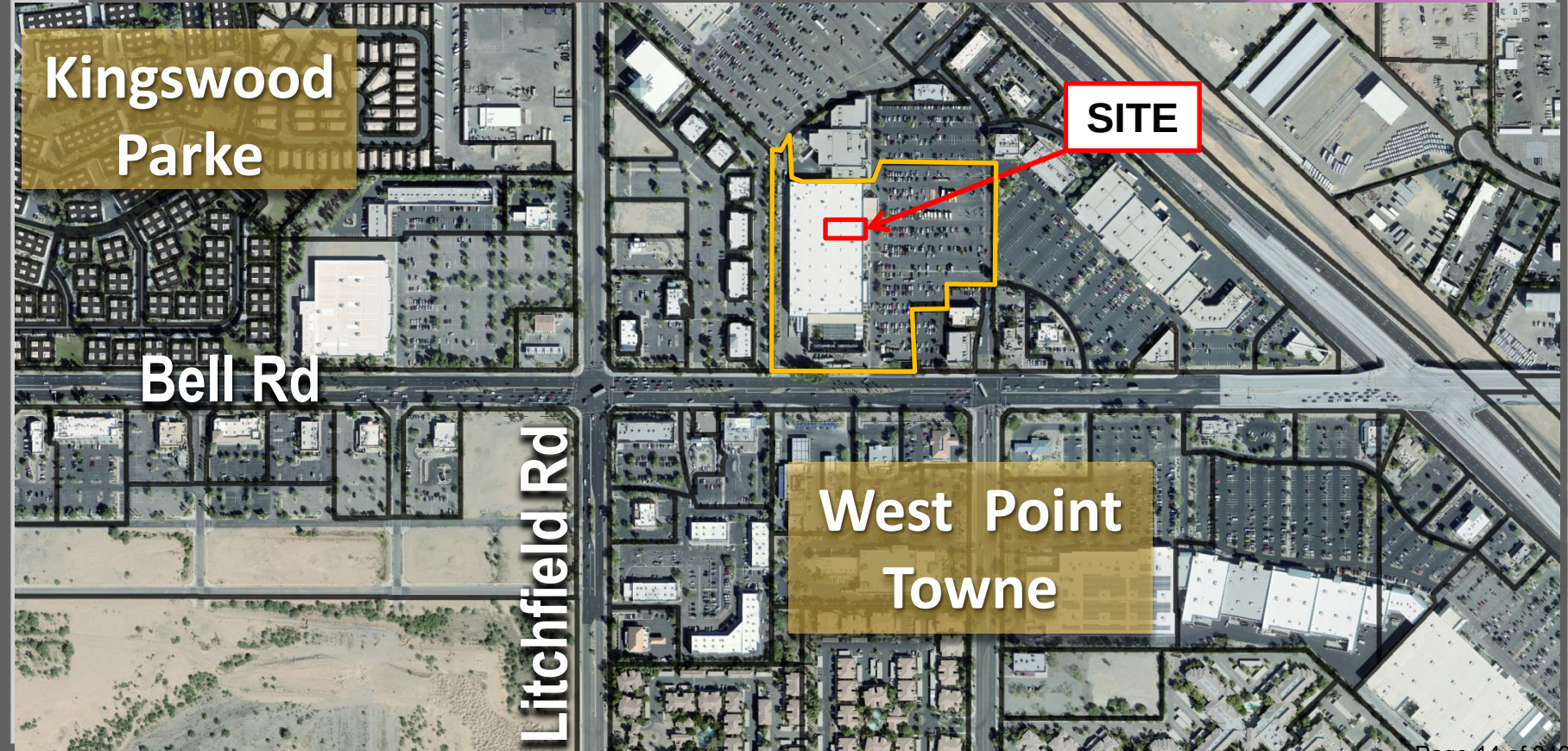
- 115
116 A. Development and use of the site shall be in substantial conformance with the
117 Narrative entitled "Home Depot- Tool Rental Center", prepared by Lars Andersen and
118 Associates Inc., consisting of 1 page dated stamped received September 13, 2018,
119 except as modified by the following stipulations.
120
121 B. This Conditional Use Permit is valid for one (1) year after approval by the Planning
122 and Zoning Commission. This Conditional Use Permit shall expire on the one (1)
123 year anniversary of approval, unless construction commences prior to that date.
124
125 C. Non-compliance with the approved plan for this case will be treated as a violation in
126 accordance with the provisions of Article XIV of the Surprise Unified Development
127 Code.
128

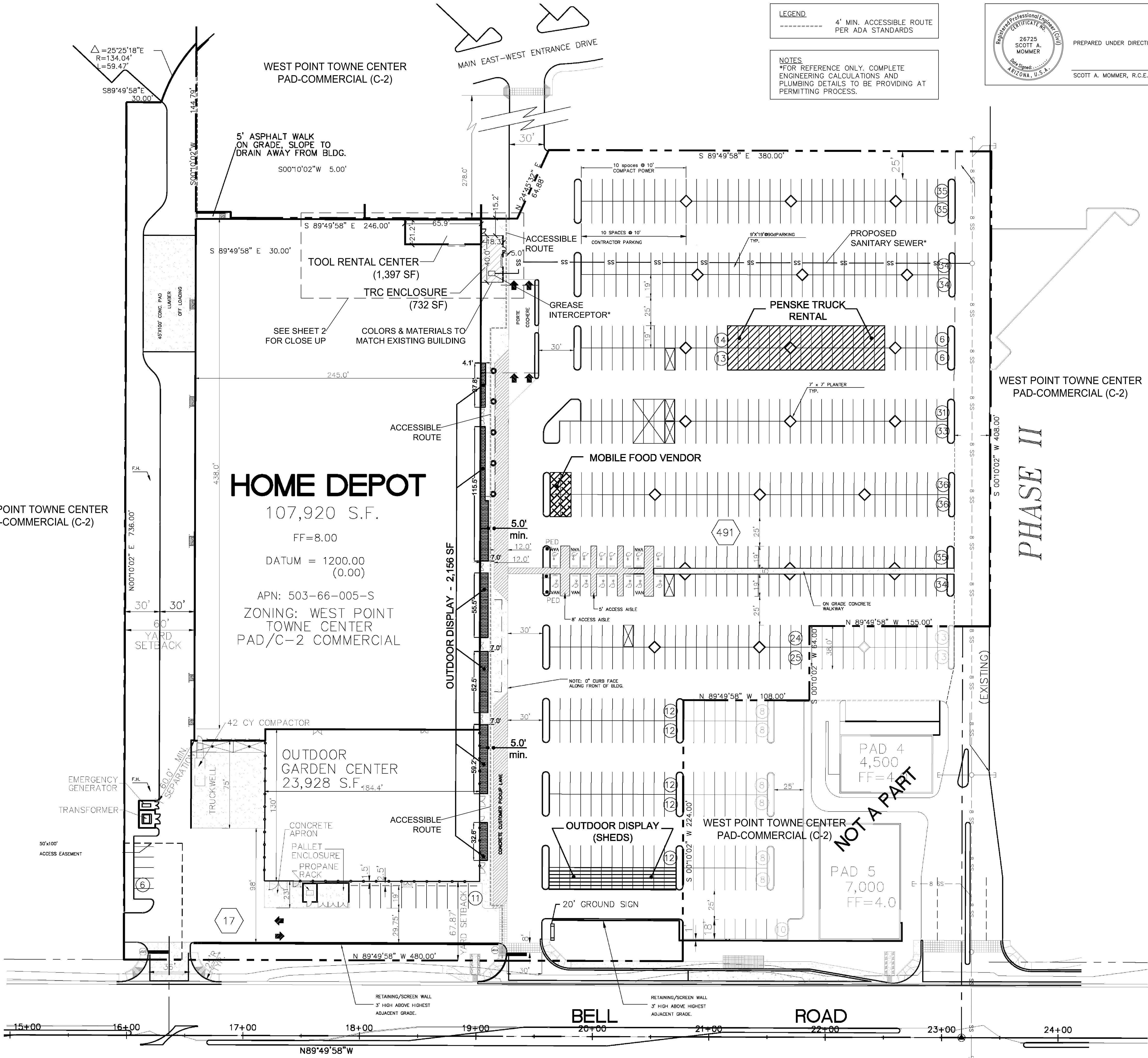
129 However, should the Commission wish to deny the request, the Commission should make its own
130 findings and base its decision on those alternative findings.

131
132 **Attachments:**

133
134 01 Vicinity Map
135 02 Site Plan
136 03 Elevations
137 04 Citizen Participation Report

VICINITY MAP





LEGEND
----- 4' MIN. ACCESSIBLE ROUTE PER ADA STANDARDS

NOTES
*FOR REFERENCE ONLY. COMPLETE ENGINEERING CALCULATIONS AND PLUMBING DETAILS TO BE PROVIDING AT PERMITTING PROCESS.

Professional Engineer
No. 26725
SCOTT A. MOMMER
Arizona, U.S.A.

26725
SCOTT A. MOMMER
Date signed: _____
ARIZONA, U.S.A.

PREPARED UNDER DIRECTION OF:

SCOTT A. MOMMER, R.C.E. 26725 DATE

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE - FRESNO, CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

PROJECT INFORMATION

SITE AREA	±9.975 ACRES
SITE COVERAGE	30.34%(±13,218 SF/AC)
BUILDING AREA	
HOME DEPOT	107,920 SF
GARDEN CENTER	23,928 SF
TRC ENCLOSURE	732 SF
HOME DEPOT TOTAL:	132,580 SF
TRC	1,397 SF

-EXISTING

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/ 250 SF	432	
GARDEN CENTER	1 SP/2000 SF	12	
CUSTOMER PARKING:			537
OVERFLOW PARKING:			17
HOME DEPOT TOTAL:		444	554
HD FRONT FIELD PROVIDED:			537
HD PARKING RATIO PROVIDED:		4.2/1000 SF	

-PROPOSED

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/250 SF	432	
GARDEN CENTER	1 SP/2000 SF	12	
TRC ENCLOSURE	1 SP/250 SF	3	
HOME DEPOT TOTAL:		447	
# OF EXISTING PARKING STALLS TO BE USED FOR:			
PENSKE TRUCKS		30	46
MOBILE FOOD VENDOR		4	
OUTDOOR DISPLAY (SHEDS)		12	
HOME DEPOT TOTAL:		491	554

NET PROPOSED PARKING PROVIDED AFTER PROPOSED USES ARE IN PLACE: 508

PROPOSED HD FRONT FIELD PROVIDED: 491
PROPOSED HD PARKING RATIO PROVIDED: 3.85/1000 SF

ZONING CLASSIFICATION

JURISDICTION	CITY OF SURPRISE
ZONING	WEST POINT TOWNE CENTER PAD-COMMERCIAL (C-2) 503-66-005-S
APN	

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A CAD FILE OF SITE PLAN PREPARED BY DUNAWAY ASSOCIATES WEST INC., DATED 03.15.1999.

DRAWING ISSUE/REVISION RECORD

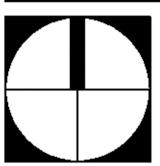
DATE	NARRATIVE	INITIALS
6.29.18	PREPARED SITE PLAN	LR
8.17.18	REVISED PER CONCEPT MEETING	LR
11.21.18	REVISED PER COMMENTS	LR

SITE PLANNER LUIS REBELO
SITE DEV. COORDINATOR SCOTT MOMMER



THE HOME DEPOT
SURPRISE, AZ
13760 WEST BELL AVE
SURPRISE, AZ

STORE NUMBER #483
LA JOB NUMBER 17115



SCALE: 1"=40'-0"
0 20 40 80 120

SITE PLAN
EXHIBIT

PROJECT INFORMATION

SITE AREA		±9.975 ACRES
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BUILDING AREA		
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OVERFLOW PARKING:			17
HOME DEPOT TOTAL:		444	554
HD FRONT FIELD PROVIDED:			537
HD PARKING RATIO PROVIDED:		4.2/1000 SF	

-PROPOSED

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/250 SF	432	
GARDEN CENTER	1 SP/2000 SF	12	
TRC ENCLOSURE	1 SP/250 SF	3	
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ZONING CLASSIFICATION

JURISDICTION	CITY OF SURPRISE
ZONING	WEST POINT TOWNE CENTER PAD-COMMERCIAL (C-2)
APN	503-66-005-S

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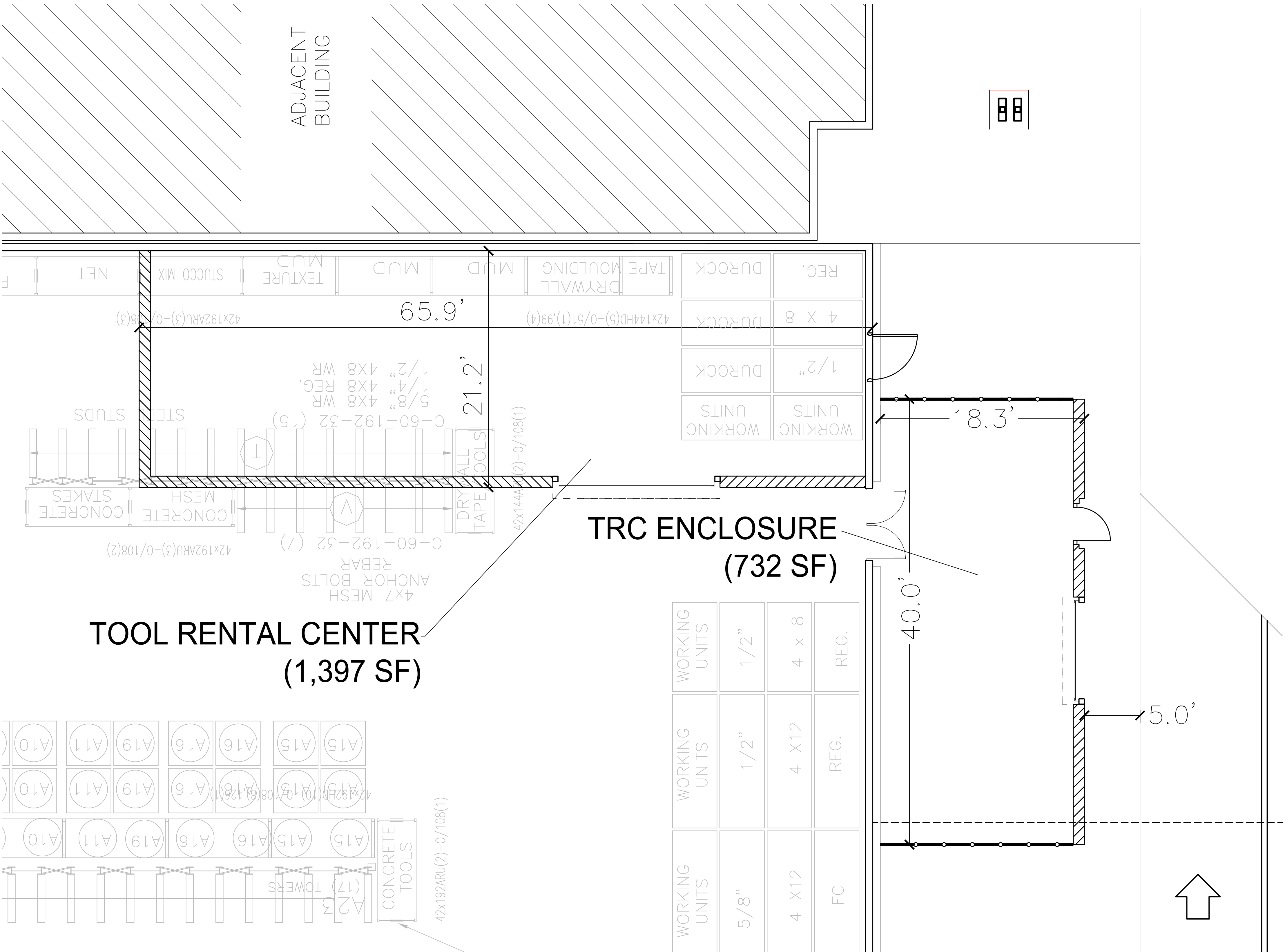
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER

THE HOME
DEPOT

THE HOME DEPOT
SURPRISE, AZ
13760 WEST BELL AVE
SURPRISE, AZ

STORE NUMBER	#483
LA JOB NUMBER	17115

SITE PLAN
EXHIBIT





LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4694 WEST JACQUELYN AVENUE - FRESNO CALIFORNIA 93722
 TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



13760 W. BELL ROAD
 SURPRISE, AZ STORE #0483
 LA PROJECT NUMBER: 17115

PROPOSED ELEVATION
TRC EXPANSION EXHIBIT PLAN
 08/27/2018

Sheet
 Number: 1.0

Home Depot
Citizen Review Meeting Summary
Proposed Tool Rental Center (TRC) (FS18-463)

A Citizen Review Meeting was held on Wednesday January 9th, 2019 at 6:00 PM to provide the Public opportunity of involvement with the application regarding a proposed Tool Rental Center (TRC) at the existing Home Depot at 13760 W. Bell Road Surprise, AZ 85374.

Two (2) signs were posted at the store on 12/19/2018 by Lars Andersen & Associates, Inc. to notify the Public of the pending Application and Citizen Review Meeting Information. An ad was also posted in the Public Newspaper by the Project Planner, Shirley Phan. The Ad was published the week of 12/17/2018.

The meeting was held at the store location at the above address and the following were in attendance:

Scott Mommer – Lars Andersen & Associates, Inc.
Janay Mommer – Lars Andersen & Associates, Inc.
Lloyd Abrams – City of Surprise
Shirley Phan – City of Surprise
David Sanders – City Council
Andy Cepon – Citizen

Attendees of the Meeting overall did not express concerns or issues with the proposed project. The extent of the meeting largely comprised of an overall informational discussion on the purpose and operations of the proposed TRC and the rental of equipment. The meeting concluded with no concerns, issues, or objections to the proposed project. Our Firm also has no other concerns in regard to the Meeting that need to be addressed.



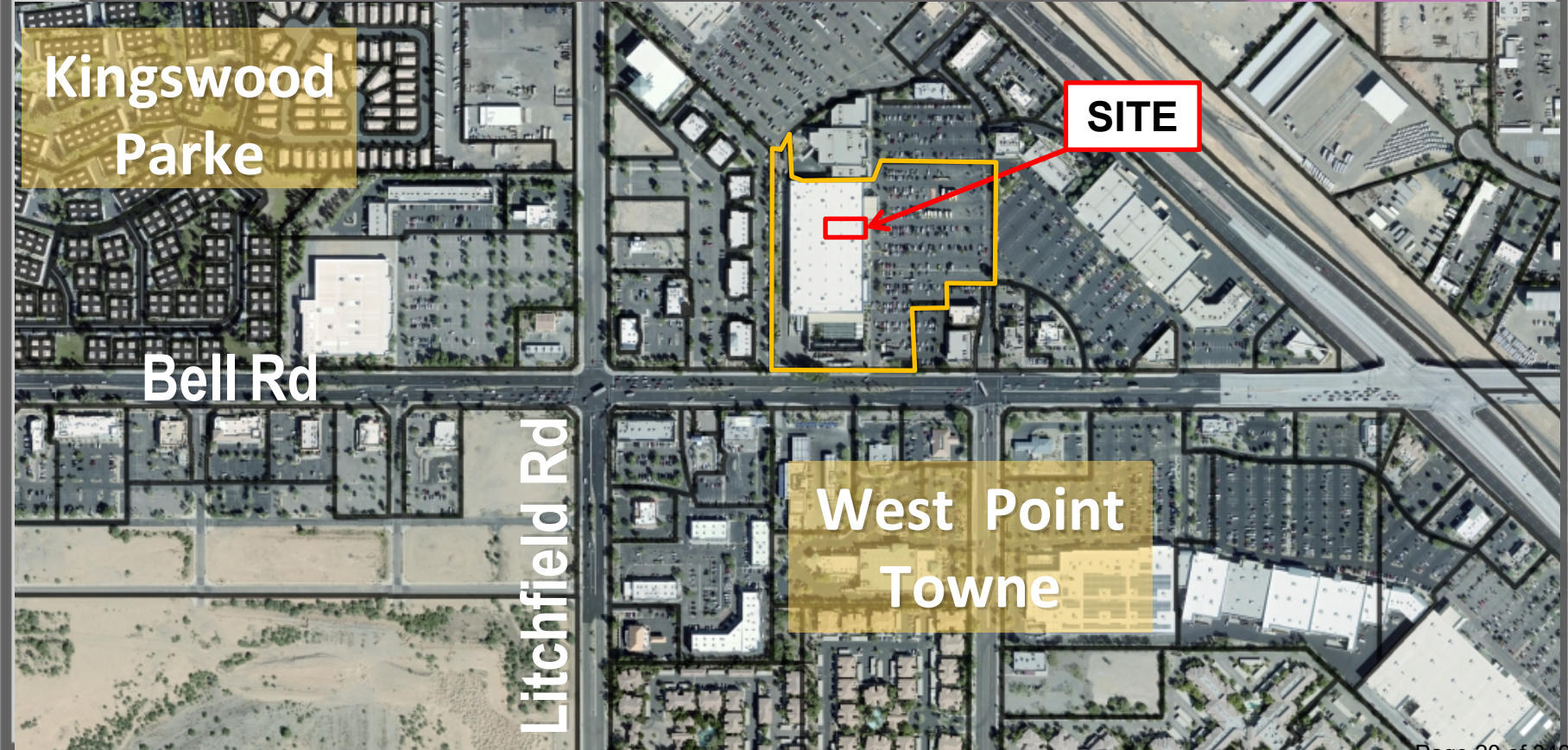
FS18-463

Home Depot Tool Rental Center Conditional Use Permit

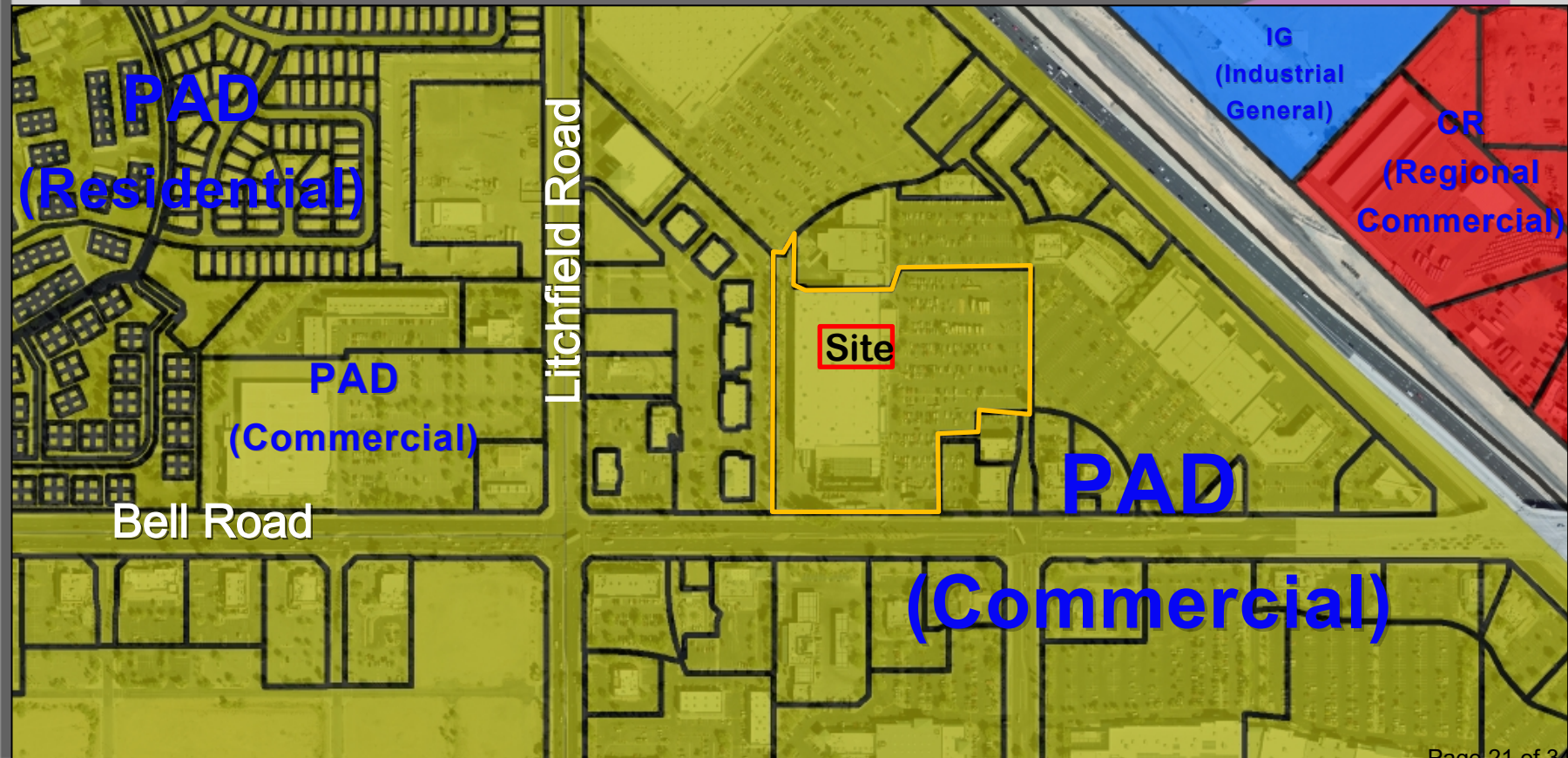
Planning & Zoning Commission

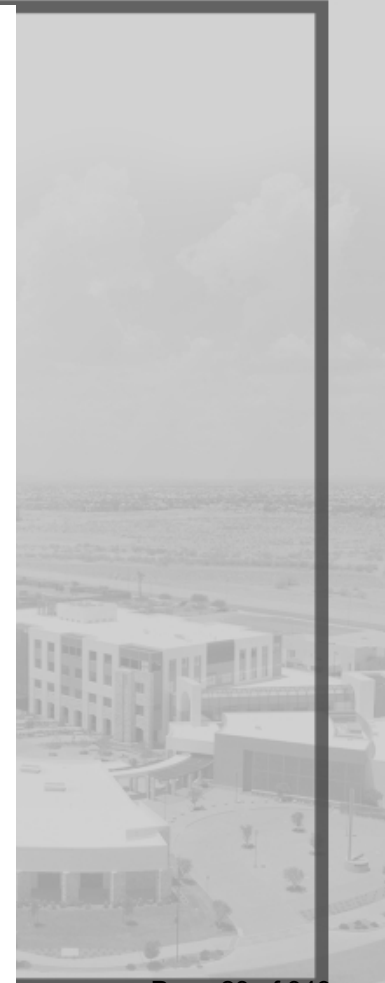
March 21, 2019

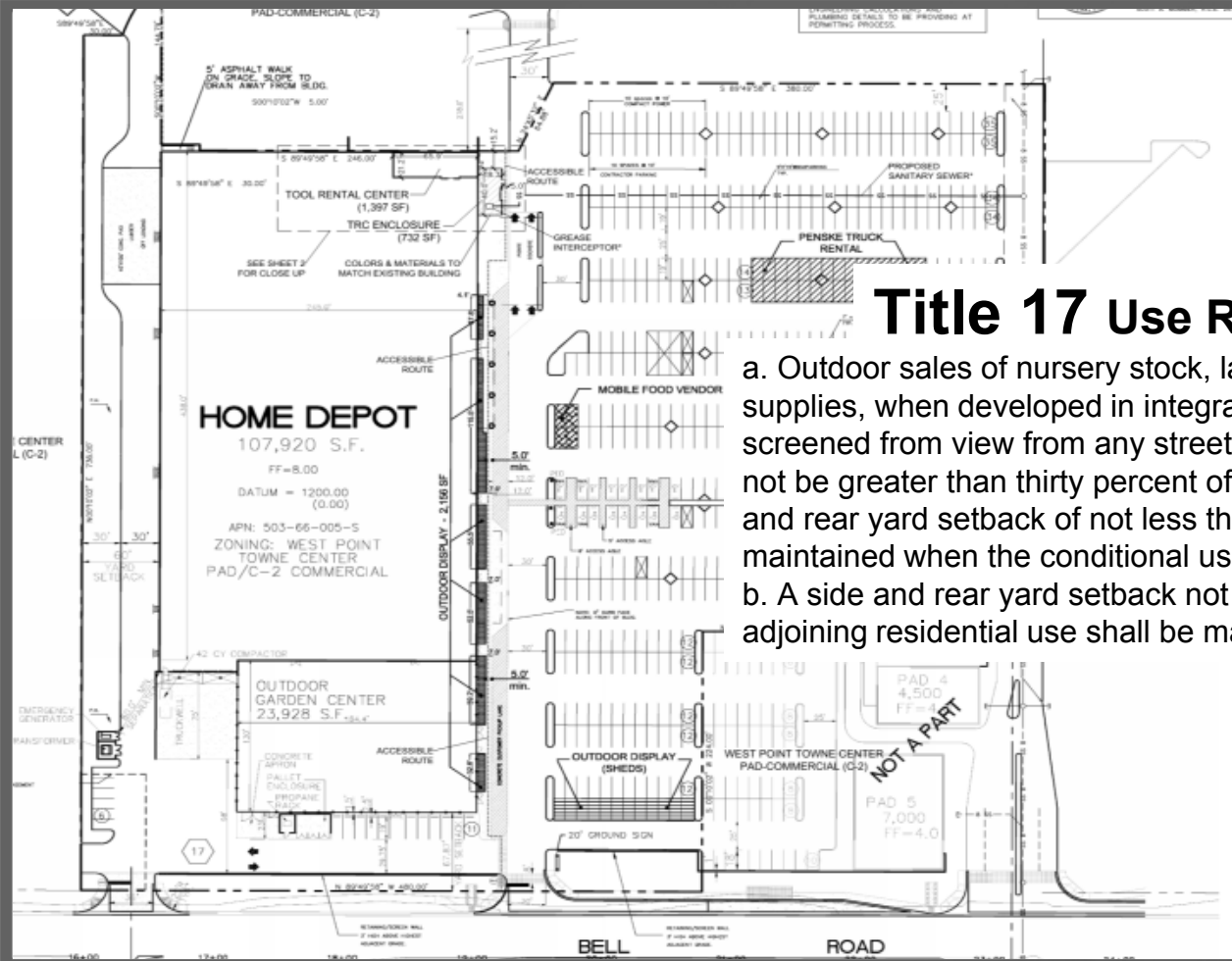
VICINITY MAP



ZONING







Title 17 Use Requirements

- Outdoor sales of nursery stock, lawn furniture and home garden supplies, when developed in integral relation to the complex and screened from view from any street, may be permitted. Such use shall not be greater than thirty percent of the principally permitted use. A side and rear yard setback of not less than twenty-five feet each shall be maintained when the conditional use abuts any residential zone.
- A side and rear yard setback not less than twenty-five feet from any adjoining residential use shall be maintained.

STAFF RECOMMENDATION

Staff Recommendation:

- Approval of this Conditional Use Permit subject to Stipulations 'A' through 'C'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission Meeting

Council Meeting Date: March 21, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zone Change from Residential Ranch (RR) to approx. 18.9 acres of Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay; approx. 22.0 acres of Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay; and approx. 23.0 acres of Residential High (RH-15) with a Planned Unit Development (PUD) Overlay for Rancho TruGold.

Motion:

Move to recommend approval of Ordinance 2019-06 to the City Council subject to stipulations “a” and “b” as stated in the staff report.

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves the rezoning of approximately 64 acres of recently incorporated land from Residential Ranch (RR) to RM-6, RM-9, and RH-15, each with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density. The subject request is also one of four concurrent requests involving the subject property. The Commission will review and take action on three of these items.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-386 Rancho TruGold Rezone 03-21-19 P&Z Staff Report
 2. 01 Rancho TruGold Joint Vicinity Map
 3. 02 FS18-386 Rancho TruGold Rezone Case Map
 4. 03 FS18-386 Rancho TruGold with Hancock Communities PUD Narrative
 5. 04 FS18-386 Citizen Participation Report (redacted)
 6. 05 Rancho TruGold Emails through 011419 (redacted)
 7. 06 FS18-386 Ordinance 2019-06 Rancho Trugold Rezone-final
 8. Rancho TruGold 03-21-19 Joint P&Z Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-386

Project Name: Rancho TruGold Rezone

Council District: 3

Meeting Date: March 21, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Truman Trust

Applicant: Andy Jochums of Beus Gilbert, PLLC on behalf of Truman Trust

Request: Zone Change from Residential Ranch (RR) to approx. 18.9 acres of Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay; approx. 22.0 acres of Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay; and approx. 23.0 acres of Residential High (RH-15) with a Planned Unit Development (PUD) Overlay.

Site Location: Generally located along the Sweetwater Avenue alignment between Cotton Lane and 175th Avenue

Area and Density:

Proposed Zoning District	Lot Yield	Acreage	Gross Density
RM-6 PUD	55	18.9	2.9
RM-9 PUD	84	22.0	3.8
RH-15 PUD	244	23.0	10.6
Total	383	63.9	5.99

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

Support/Opposition: None known

Staff Recommendation: Approve, subject to stipulations 'a' and 'b'

PROJECT DESCRIPTION:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition, and the various land owners are moving forward independently.

The subject request involves the rezoning of approximately 64 acres of recently incorporated land from Residential Ranch (RR) to RM-6, RM-9, and RH-15, each with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density. These modifications are summarized below:

RM Summary:

- Removal of the Community Pool requirement for both RM districts
- Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
- Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
- Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
- Reduction in gross density from 6 DU/Ac to 2.9 DU/Ac for RM-6
- Reduction in gross density from 9 DU/Ac to 3.8 DU/Ac for RM-9
- Increase in Lot Width from 50' to 60' for RM-6
- Increase in Lot Width from 40' to 50' for RM-9
- Increase in Open Space from 20% of Net Residential Area to 24% for both RM districts

In addition to the PUD Overlay associated with the two RM districts, the subject request includes a PUD Overlay associated with the RH district. This PUD Overlay will amend certain development standards, which are expressed in Table 2 of the zoning narrative and are summarized below:

RH Summary:

- Reduction in gross density from 15 DU/Ac to 10.61 DU/Ac
- Reduction in maximum building height from 35'/3-stories to 16'/1-story for primary buildings and 20'/1-story for accessory buildings
- Reduction in Rear setback from 30' to 24'
- Reduction in width of landscape buffer from 24' to zero feet adjacent to RM and RL zoning
- Reduction in width of landscape buffer from 10' to zero feet adjacent to commercial
- Reduction in internal building separation from 25' to 10'
- Reduction in bicycle parking from 0.5 spaces per dwelling to zero spaces per dwelling.

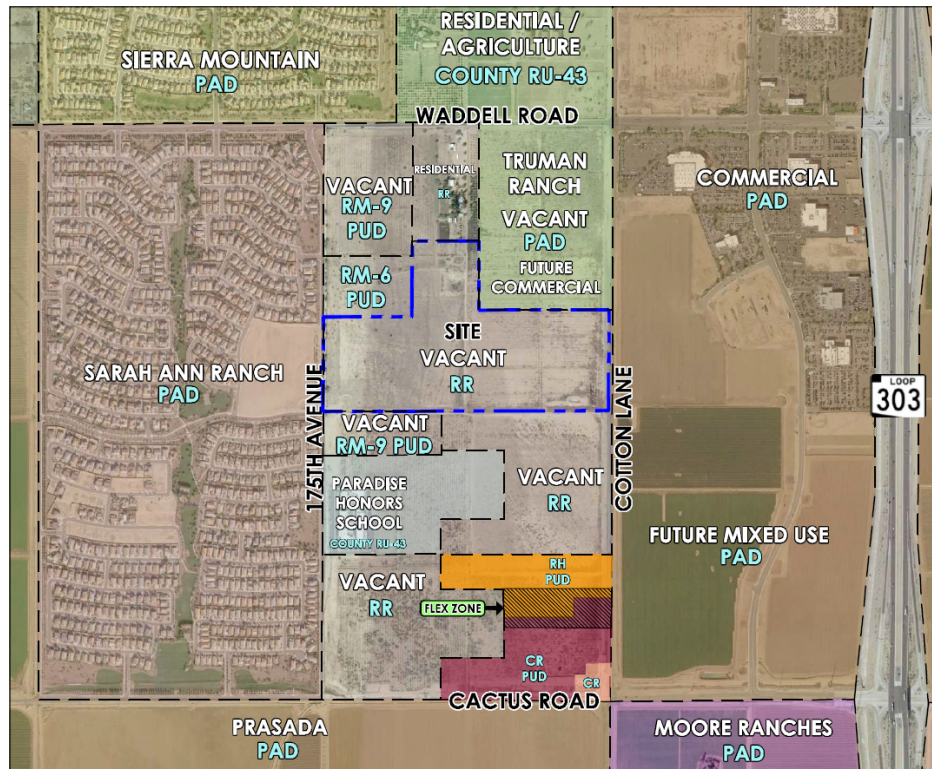
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The subject request is also one of four concurrent requests involving the subject property. These requests are summarized as follows, each discussed under separate cover. The Commission will review and take action on three of these items as follows:

- **FS18-386: Rancho TruGold Rezone (subject case).** The Commission will review the subject Rezone case and make recommendation to the City Council.
- FS18-387: Rancho TruGold Final Plat (3-lot Final Plat). The Commission will not hear the Final Plat as this will be presented to the City Council only.
- FS18-387: Hancock Communities at Rancho TruGold Site Plan (Site Plan covering Lot 3 of the aforementioned Final Plat). The Commission will review said Site Plan and either approve or deny.
- FS18-434: Rancho TruGold Preliminary Plat (Preliminary Plat covering Lot 2 of the aforementioned Final Plat). The Commission will review the Preliminary Plat and make recommendation to the City Council.

EXISTING ZONING:

The following map, taken from Figure 1 of the subject Zone Change Narrative, depicts the existing zoning of the subject site and its surrounds.



103 **BACKGROUND:**

104

105 **September 12, 2016:** Mark Reddie of LVA Urban Design Studio filed a request for a Zone
106 Change and Preliminary Plat for 175th & Sweetwater under case FS16-391.

107

108 **September 12, 2016:** Mark Reddie of LVA Urban Design Studio filed a request for Zone Change
109 and Preliminary Plat for Magnolia under case FS16-392. Said case was subsequently
110 withdrawn.

111

112 **September 28, 2016:** On behalf of the applicant, staff opened case FS16-427 relating to the
113 annexation of the subject property.

114

115 **January 17, 2017:** The City Council approved the annexation of the subject property under case
116 FS16-427.

117

118 **September 7, 2017:** The City Council approved a request for a Rezone relating to the 175th &
119 Sweetwater project under case FS16-391.

120

121 **October 3, 2017:** Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and
122 Preliminary Plat for Rancho TruGold under case FS18-583. Said case was subsequently withdrawn.

123

124 **October 5, 2017:** The City Council approved a request for a Preliminary Plat relating to the 175th &
125 Sweetwater project under case FS16-391.

126

127 **December 19, 2017:** The City Council approved a revised Preliminary Plat for 175th &
128 Sweetwater under case FS17-403.

129

130 **March 6, 2018:** The City Council approved a request for a Zone Change and related Preliminary Plat
131 covering the Heritage Farm project under case FS17-530.

132

133 **August 7, 2018:** Andy Jochums of Beus Gilbert filed a request for a Zone Change for Rancho
134 TruGold under case FS18-386.

135

136 **August 7, 2018:** Andy Jochums of Beus Gilbert filed a request for a Site Plan and Final Plat for
137 Hancock Communities at Rancho TruGold under case FS18-387.

138

139 **August 31, 2018:** Mark Reddie of RVi filed a request for a Preliminary Plat covering a portion of
140 Rancho TruGold under case FS18-434.

141

142 **September 18, 2018:** The City Council approved a request for a Final Plat for Heritage Farm under
143 case FS18-159.

144

145 **October 19, 2018:** Gehan Homes filed a request for Zone Change and Preliminary Plat for Gehan
146 Homes Cactus & 175th under case FS18-566.

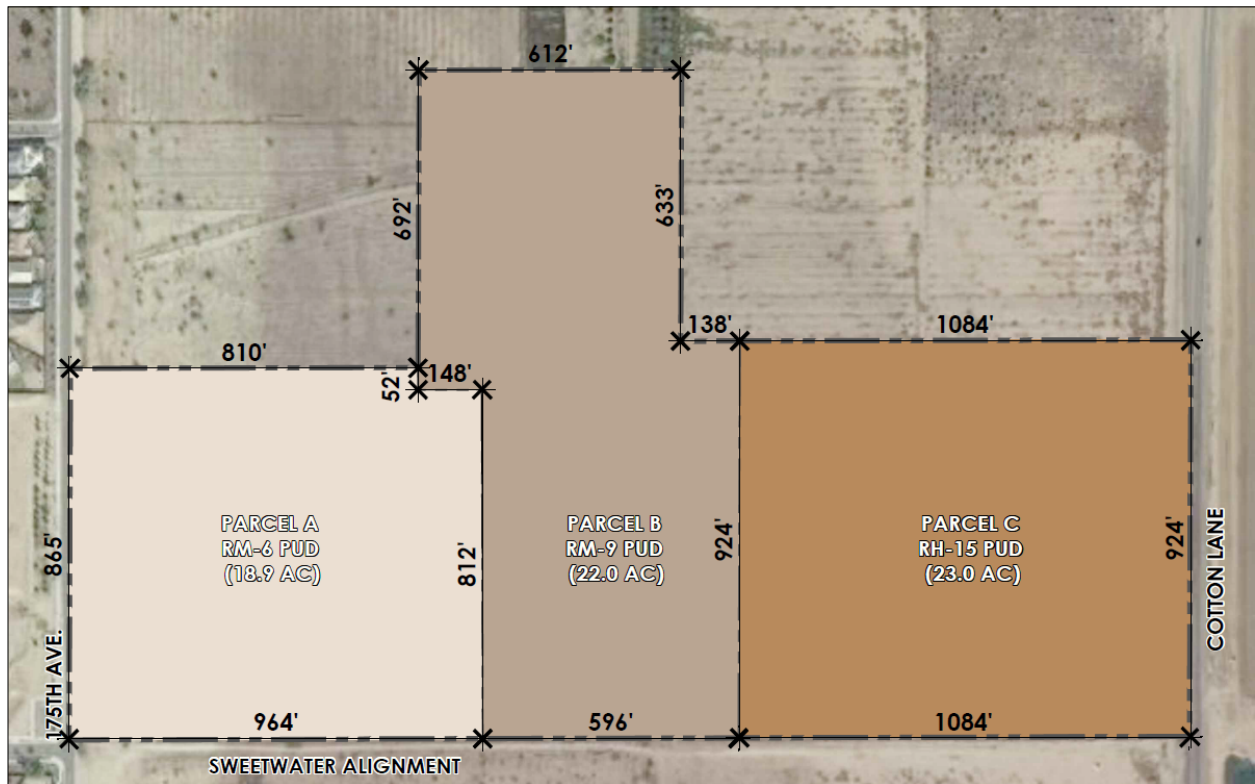
November 20, 2018: Mark Reddie of RVi filed a request for a Zone Change and Preliminary Plat for Ryder Ranch under Case FS18-632.

CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on December 11, 2018, which was well attended. The results of that meeting are summarized in the attached Citizen Outreach Report. In addition, staff received several emails regarding this project, which are included as an attachment to this report. Staff also sent an email to the members of the public who were present at that meeting in response to comments relating to local traffic issues that were beyond the scope of this specific project. The site was also posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject zone change request contemplates a change from RR to three (3) separate zoning districts; RM-6, RM-9, and RH-15 each with a PUD Overlay intended to modify development standards and limit density. The following image, taken from Figure 2 of the subject zoning narrative, shows the proposed zoning district boundaries.



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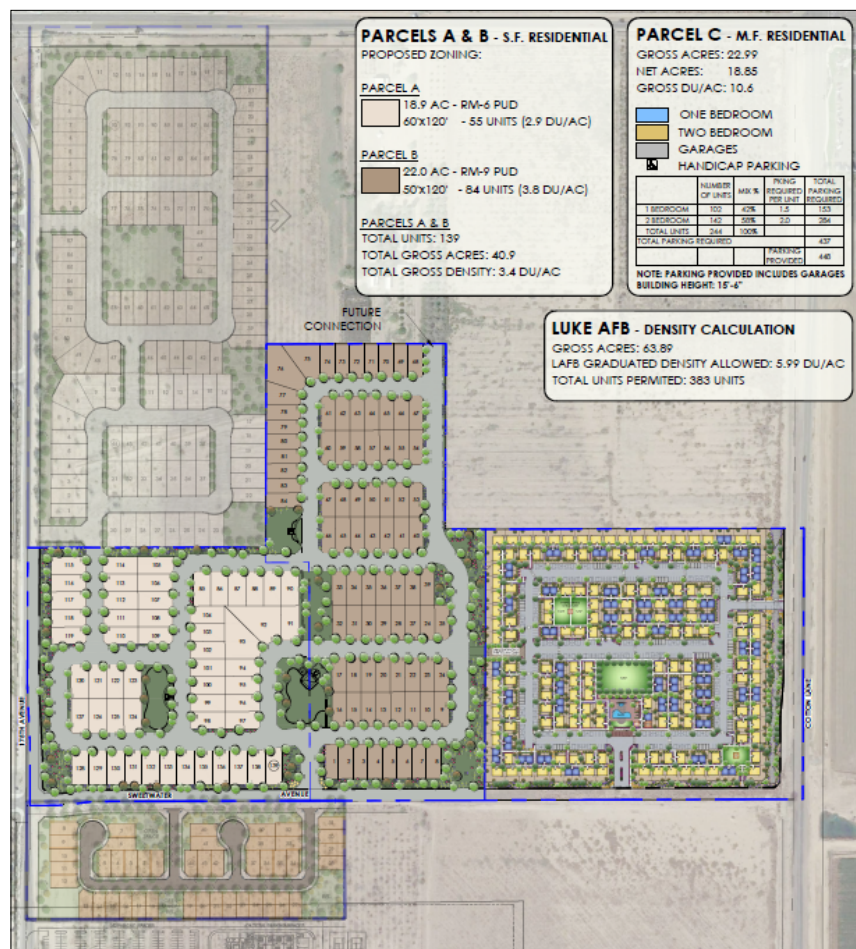
172

173 Parcel "A" anticipates 55 single-family residential lots over approx. 18.9 acres for a gross density of
174 2.9 DU/Ac. Parcel "B" anticipates 84 single-family residential lots over approx. 22.0 acres for a gross
175 density of 3.8 DU/Ac. Parcel "C" anticipates 244 dwelling units on a single lot of record of approx.
176 23.0 acres for a gross density of 10.6 DU/Ac. Collectively, the project area will have a gross density
177 of 5.99 DU/Ac.

178

179 The following image, taken from Figure 3 of the zoning narrative, depicts the anticipated lotting for
180 the project, in the context of the two currently approved projects adjacent to the site. This lotting
181 configuration is expressed in the related Preliminary Plat and Site Plan, which are discussed under
182 separate cover.

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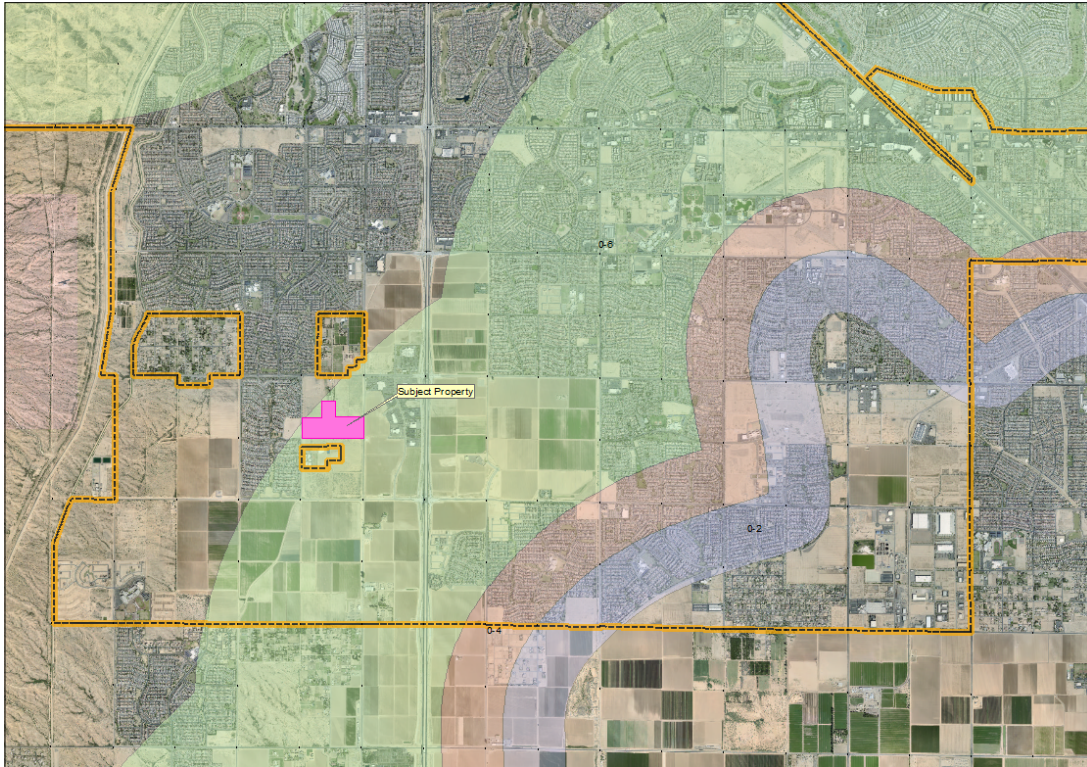
186 The subject site is located along the outer edge of the 0-6 Du/Ac. ribbon of the Luke AFB Graduated
187 Density Concept (GDC). While Parcel "C", at a density of 10.6 DU/Ac does not in and of itself meet
188 the density guidelines, when combined with the balance of the project, the density is diluted to
189 5.99 6 DU/Ac. overall, which is in keeping with the GDC.

190

191

192

[See map on following page.]



194
195

196 Unlike typical “PAD” zoning, the subject request falls under the current Surprise Unified
197 Development Code (SUDC). As such, the uses associated with the proposed zoning district are per
198 Section 122-43 of the SUDC. The proposed PUD Overlays, however, will allow certain modifications
199 to the development standards. Since the request involves both Medium Density Residential and
200 High Density Residential zoning, the RM-6 PUD and RM-9 PUD are discussed separately from the
201 RM-15 PUD.

202

203 **RM-6 PUD and RM-9 PUD:**

204

205 The following table is taken from the zoning narrative and expresses the proposed single-family
206 residential development standards applicable to Parcels “A” and “B”.

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[Continued on following page.]

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219

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase lot width)	40	50 (increase lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%

220
221

222 As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming pool for
223 Medium Density Residential projects of 60 or more units. The applicant proposes the deletion of
224 this requirement through the PUD Overlay. The rationale being that as a single-family development
225 with 20' rear setbacks, ample space will be available on each lot to accommodate a private pool
226 should that homeowner chose to do so. Staff does not object to the deletion of the pool
227 requirement.

228

229 Also, there is a provision in the current SUDC which limits the width of a single-family residential
230 driveway to 30% of the lot's width. The proposed minimum lot width is 60' for the RM-6 portion
231 and 50' for the RM-9 portion. If limited to 30%, the driveways would only be 18' and 15' wide,
232 respectively. Since a typical garage is 20' wide, increasing the allowable driveway width from 30%
233 to some higher number make sense. The applicant proposes 45%, which would allow for a 27' wide
234 driveway in the RM-6 portion, and 22.5' in the RM-9 portion.

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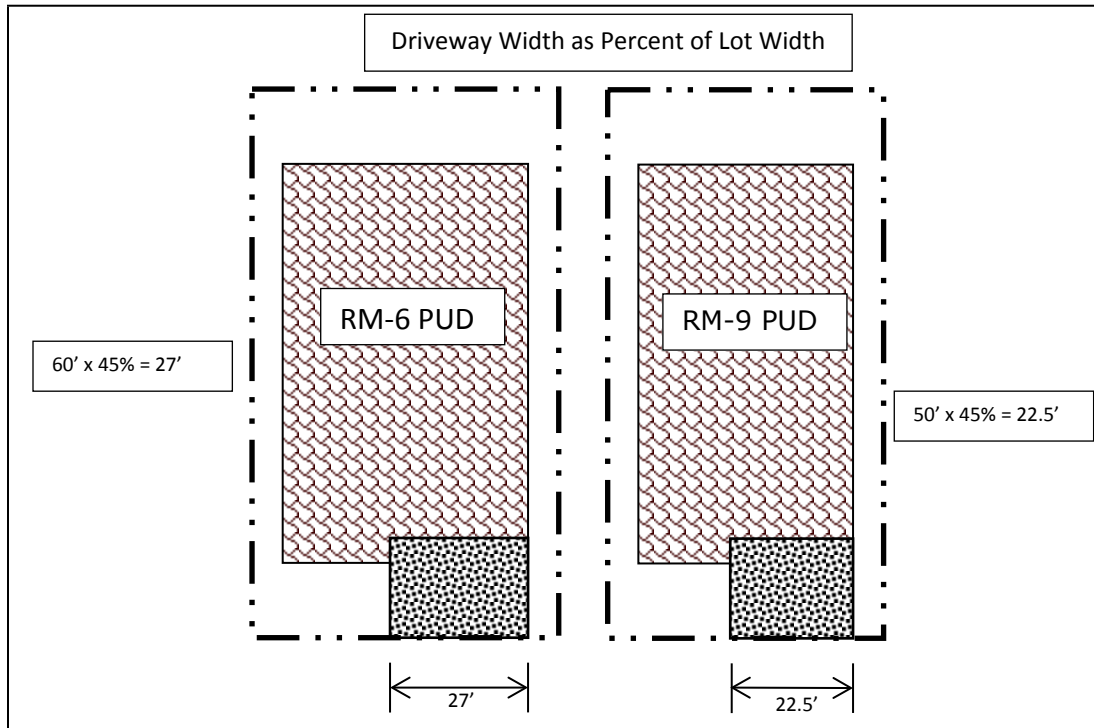
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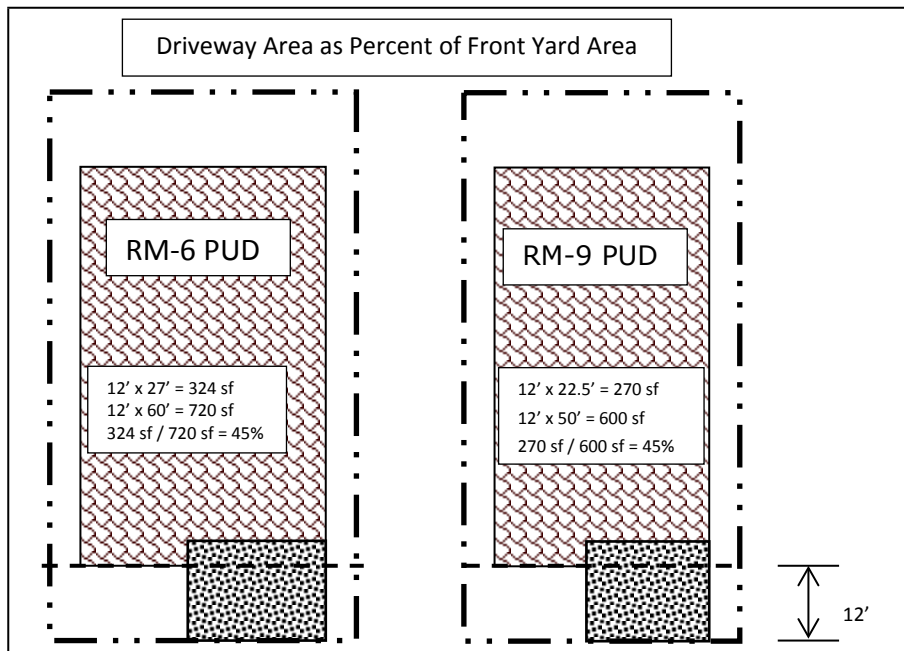
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251

252 There is also a provision in the current SUDC which limits the area of a residential driveway to 30%
253 of the required front yard area, which is that area located between the front setback line and the
254 front lot line. Again, the proposed minimum lot widths are 60' and 50', while the proposed
255 minimum front setback is 12'. 30% of the resulting area will not accommodate a driveway;
256 however, increasing to 45% will accommodate the proposed driveway widths.

257



258

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres. The applicant proposes the removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development. The applicant instead proposes four smaller fields that are spread out with the single-family portion of the development. Staff does not object to the removal of the 3.5 acre requirement.

The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 24% of the net residential area as open space overall, which exceeds the 20% requirement set forth in the SUDC. Within that open space will be a pocket park with tot-lot, ramada, picnic area, turf play area, and landscaping.

RH-15 PUD:

The following table is taken from the zoning narrative and expresses the proposed multi-family residential development standards applicable to the site.

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed PUD Modifications
Maximum Dwelling Units per Gross Acre	15 du/ac	10.61 du/ac (244 units max)
Maximum Height	35 feet (3 stories)	16 ft./1 story for primary buildings 20 ft./1 story for accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks: - Front (Sweetwater) - Side - Rear	30 feet 10 feet 30 feet	30 feet* ⁽²⁾ 10 feet* 24 feet
Minimum Landscape Buffers: - Adjacent to RM and RL	24 feet	Zero feet ⁽³⁾
- Adjacent to Commercial and other Districts	10 feet	Zero feet ⁽³⁾
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking - Residential - Leasing Office	0.5 per dwelling 1 per 20 vehicle spaces	Zero per dwelling 1 per 20 vehicle spaces*

*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 25' from the Sweetwater Road property line and not the full 30' building setback.

(3) Minimum 24 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

As noted in the above table, the applicant proposes a reduction in maximum building height from 35'/3-stories to 16'/1-story for primary buildings and 20'/1-story for accessory buildings. The rationale for this reduction is that the base development standards of the RH zoning district are geared towards a "pedestal" style apartment building as opposed to the proposed cottage style development. As such, the 30'/3-story standard is neither necessary nor appropriate. Reducing the maximum heights to those proposed reduces the impacts of the development on the neighboring residential properties and further helps to justify the larger request.

The applicant also proposes a reduction in rear setback from 30' to 24'. The 30' rear setback provision is in the context of a pedestal style apartment complex as opposed to a cottage style development and is intended to mitigate the effects of a 3-story building being adjacent to single-family development. In this case, the rear of the multi-family development will be adjacent to commercial development. Staff does not object to this reduction.

Related to the previous paragraph, there is a provision in the SUDC which requires a 24' landscape buffer along the perimeter of a multi-family project when adjacent to Medium Density Residential (RM) or Low Density Residential (RL) zoning. The applicant proposes a reduction in the depth of this perimeter landscape buffer from 24' to zero feet adjacent, in that the buffer is essentially being met via the private yards being created as a result of the 24' building setback as discussed in the previous paragraph.

There is also a provision in the SUDC that requires an internal building separation of 25' for multi-family projects, which again is consistent with pedestal-style apartment development. The applicant proposes reducing the internal building separation from 25' to 10' due to the cottage-style nature of the development. Staff does not object to this provision.

The proposed reduction in bicycle parking from 0.5 spaces per dwelling to zero spaces per dwelling stems from the cottage vs. pedestal style development. Under the cottage style development, residents will park their bicycles in their own secured back yards as opposed to in a bike rack located elsewhere on site. Staff does not object to this reduction.

UTILITY AND SERVICES TABLE:

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

[Continued on following page.]

316 **CONFORMANCE WITH ADOPTED PLANS:**

317
318 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
319 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
320 or more, provided appropriate transitions are made between the various Neighborhood types
321 included within the character area. The proposed RM-6 PUD and RM-9 PUD zoning districts will
322 generate a density of 2.9 and 3.8 DU/Ac, respectively, and is consistent with the existing and
323 proposed single-family fabric in the area. The proposed RM-15 PUD component will be buffered
324 from the RM-9 PUD component by a local roadway and open space, which demonstrates
325 consistency with the General Plan.

326
327 **REVIEWING AGENCIES:**

328
329 The subject request was routed to the standard reviewing agencies, who have not commented as
330 of the writing of this report.

331
332 **SUMMARY:**

333
334 The applicant seeks a Zone Change over the subject property, and seeks relief from certain aspects
335 of the SUDC through the PUD Overlays. Said Zone Change is consistent with the Surprise General
336 Plan and the rationale for the granting of the PUD Overlays stem from the developer's commitment
337 to mitigate against the negative effects of the development through an increase in the minimum
338 open space in the single-family portion, a reduction in density over that allowed under the base
339 zoning districts, and the reduction of certain development standards which are not essential for the
340 successful development of the site. The proposed development is compatible with the neighboring
341 land uses, and the amenities included will provide recreational opportunities for the neighborhood
342 residents. Further, much needed infrastructure will be constructed as part of this development.

343
344 **FINDINGS:**

- 345
346
 - The proposed zone change is consistent with the Surprise General Plan 2035.
 - The proposed development standards will allow the property to be reasonably developed.
 - There are no objections to the request.

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RECOMMENDATION:

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

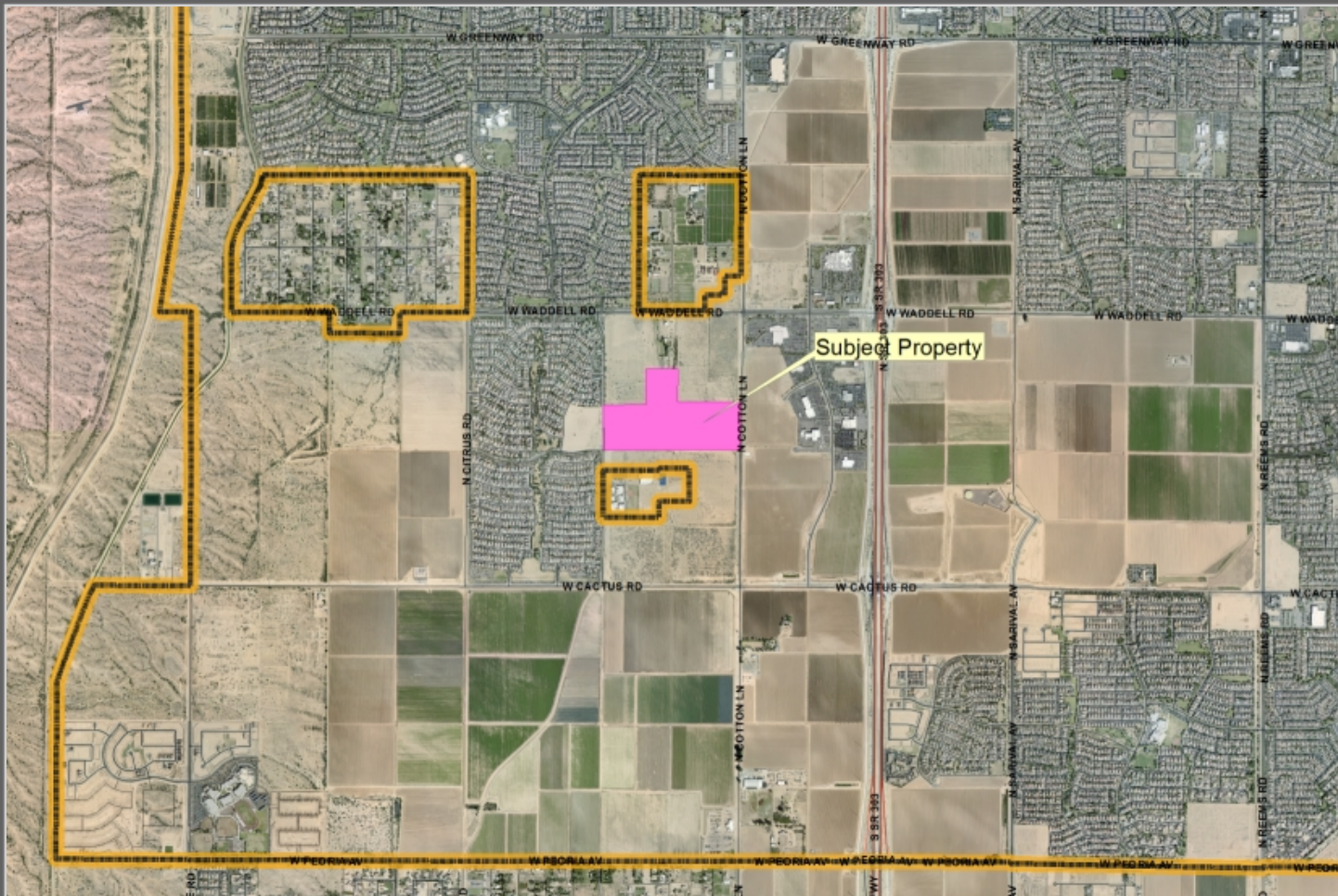
- a. Development and use of the site shall be in conformance with the Zone Change Narrative entitled "Rancho Trugold Featuring Hancock Communities", consisting of thirteen (13) pages plus exhibits, prepared by RVi Planning + Landscape Architecture and stamped received March 1, 2019.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

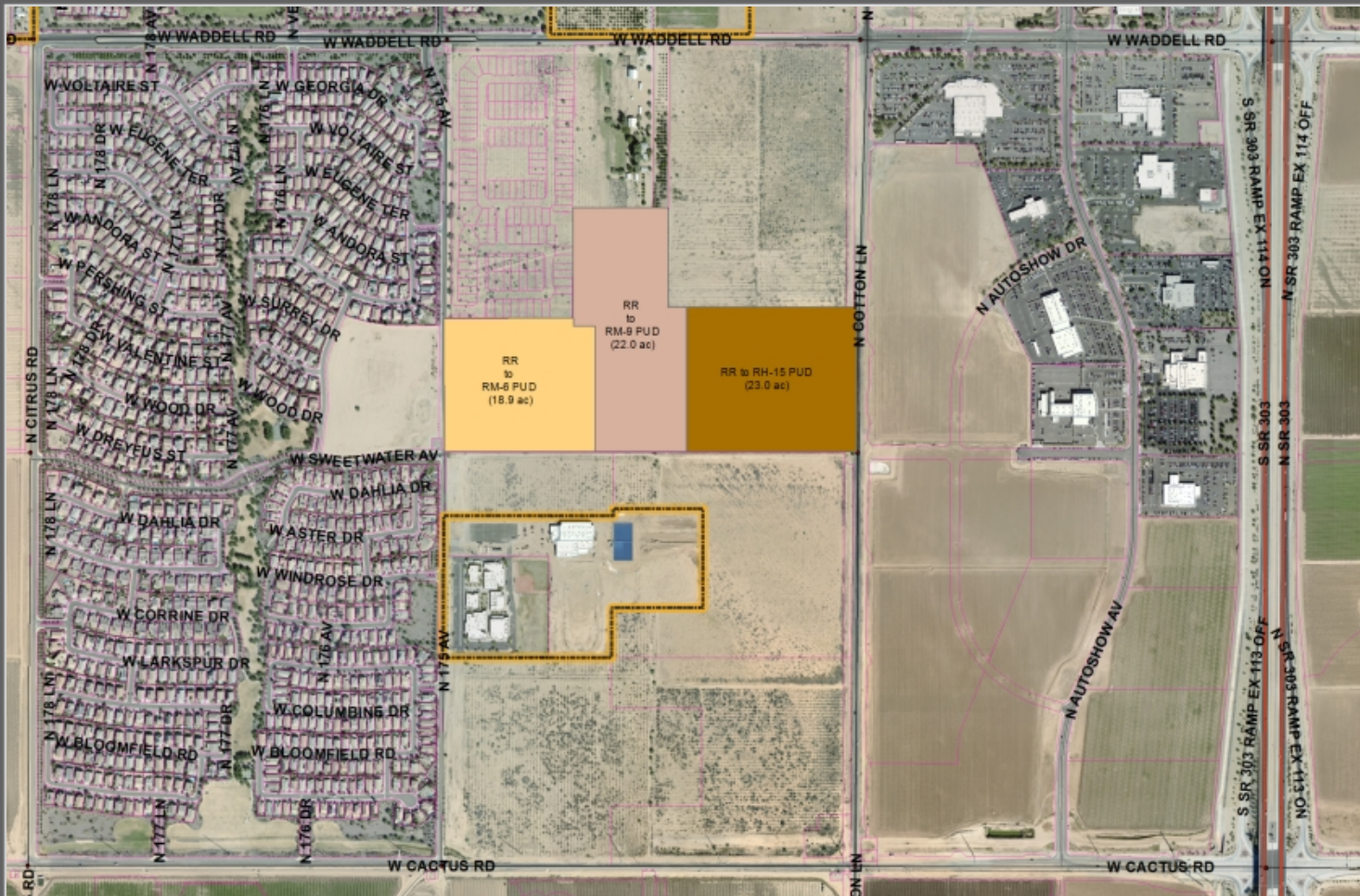
Attachments:

- 01 Rancho Trugold Joint Vicinity Map
- 02 Rancho Trugold Zone Change Case Map
- 03 Rancho Trugold Zone Change Narrative
- 04 Rancho Trugold Citizen Participation Report (redacted)
- 05 Rancho Trugold Outreach emails (redacted)
- 06 Rancho Trugold Zone Change Adopting Ordinance

Rancho TruGold Vicinity Map



Rancho TruGold Rezone Case Map



RANCHO TRUGOLD

FEATURING HANCOCK COMMUNITIES

A RESIDENTIAL DEVELOPMENT SURPRISE, ARIZONA

PUD ZONING APPLICATION

1ST SUBMITTAL: AUGUST 2018

2ND SUBMITTAL: NOVEMBER 2018

3RD SUBMITTAL: DECEMBER 2018

4TH SUBMITTAL: JANUARY 2019

5TH SUBMITTAL: MARCH 2019

CASE NUMBER: FS18-386

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APPENDICES

- A. Legal Description
- B. Master Drainage Report (Separate Document)
- C. Master Water Report (Separate Document)
- D. Master Wastewater Report (Separate Document)

1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of John C. & Helen G. Truman Trust, UAD 11/2/1978, RVI Planning + Landscape Architecture and Beus Gilbert PLLC is requesting a zone change from Residential Ranch (RR) to 18.9 acres of RM-6 PUD, 22.0 acres of RM-9 PUD, and 23.0 acres of RH-15 PUD for a 63.9-acre parcel of land located at the northwest corner of Cotton Lane and Sweetwater Avenue, called Rancho TruGold. The site is an irregular-shaped parcel located ½ mile west of the Loop 303 freeway, and is bounded by the Sweetwater Avenue to the south, Cotton Lane to the east, vacant land and a rural residential lot to the north, and 175th Avenue to the west. See **Figure 1, Vicinity Map** for the property boundary and general location and **Appendix A, Legal Description** for the legal boundaries of the property. Concurrent with this zone change, the applicant will also be submitting a site plan for the RH-15 PUD portion of the property which features a project by Hancock Communities.

1.2 Project Overview and Zoning Request

Rancho TruGold will be developed as a single-family and multi-family residential development within an active growth area of the City of Surprise. The residential zoning for the property is RM-6 PUD for the western 18.9 acres of the site, RM-9 PUD for the central 22.0 acres of the site, and RH-15 PUD for the eastern 23.0 acre portion of the site using the Conventional Character Pattern. See **Figure 2, Proposed Zoning Map** for the location of the zoning district boundary.

Rancho TruGold will include up to 383 residential units which translates to a maximum gross density of 6.0 dwelling units per acre for the project as a whole. This is consistent and at the midpoint of the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. This is also within the requirements of the Luke Air Force Base Graduated Density Policy of 0-6 du/acre within this applicable zone. The RM-6 PUD district, shown as Parcel A in attached Figures 2 and 3, shall permit not more than 55 units or 2.9 du/ac. The RM-9 PUD district, shown as Parcel B in attached Figures 2 and 3, shall permit not more than 84 units or 3.8 du/ac. The RH-15 PUD district, shown as Parcel C in attached Figures 2 and 3, shall permit a maximum of 244 units or 10.6 du/ac (all based on gross acres). While actual unit mix and lot sizes may vary slightly within the single-family residential portion of the development, the concept plan includes 50' x 120' within the RM-9 PUD district and 60' x 120' within the RM-6 PUD district.

While multi-family in zoning, with multiple dwelling units on a single parcel, Hancock Communities functions more like a grouping of attached and detached single-family buildings and are akin to a compact single-family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities like those developed by Hancock Communities are single story and are essentially small homes that are for rent. Buildings are grouped to create intimate courtyards, anchored by shade trees to support healthy neighborhood interaction.

1.3a RM-6 PUD and RM-9 PUD Zoning Designations and Development Standards

The residential zoning designation affiliated with the single-family portion of the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code as may be subsequently amended. The Planned

Unit Development (PUD) overlay designation shall be applied to the property to allow modification of certain RM-6 and RM-9 development standards within the Surprise Zoning Code.

Community Pool: The first modification is the removal of the requirement for a community pool per **Section 122-137(r)** of the Surprise Unified Development Code (SUDC) which states:

“Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.”

The justification for removal of this requirement is that proposed lot sizes will be large enough to accommodate pools within individual lots. The community pool standard is intended for small lot medium density residential product with lot sizes that cannot accommodate private pools within individual yards. This development will provide lot sizes large enough to accommodate pools within individual rear yards based on the proposed lot sizes and associated development standards defined within Table 1. See additional mitigation for this and other modified standards later in this section.

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

“There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres.”

The modified standard for Section 122-137(p)(1) shall include removal of the last sentence that states: *“...Any required recreational field shall have a minimum turf area of 3.5 acres.”* Based on the size and scale of the single-family residential portion of the development at only 40.9 gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side by side) is out of scale and inappropriate for this development. While the overall project will exceed the open space requirement, the recreational field provided will be scaled appropriate for the development as shown on **Figure 3, Development Plan Concept**. The plan proposed three separate recreational turf fields that will also serve as retention during storm events. These fields range in size from approximately 20,000 square feet within the central amenity area to approximately 12,000 square feet in the secondary amenity areas and are sized to allow for a variety of recreational opportunities for residents. Additional mitigation regarding the overall open space plan is provided further below.

Driveway Width: The final modification is for driveway width standards within **Section 122-121(h)(3)c and d** of the SUDC which states:

“c. Driveways and other parking shall not comprise more than 30 percent of the front yard lot area of a detached single family home; nor 50 percent of the front yard lot area of a two or more family residential unit. Circular driveways and similar circulation shall be permitted within the front yard so long as no long term resident parking occupies such circular drive, and

the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.

d. Driveway entrances shall not comprise more than 30 percent of the front lot line of a single family, detached residential parcel, nor more than 50 percent of the front lot line of any multiple-family or non-residential parcel.”

Rancho TruGold includes 50’ wide and 60’ wide lots, which is the market demand in this area. In order to accommodate a two car garage and a 20’ wide driveway, this standard will be modified to state: “c. *Driveways and other parking shall not comprise more than 45 percent of the front yard lot area of a detached single family home.*” and “d. *Driveway entrances shall not comprise more than 45 percent of the front lot line of a single family, detached residential parcel.*” This revised standard will allow all homes within the subdivision to accommodate a two car garage and an appropriate width driveway.

Mitigation: As appropriate mitigation for the above modified development standards, the project will include reduced density limits, increased lot sizes, and increased common-area open space for the benefit of the residents and surrounding community. Detailed regarding the proposed mitigation to these modified development standards are discussed further below. Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The western 18.9 acres of the property will be zoned RM-6 PUD, while the central 22.0 acres of the property will be zoned RM-9 PUD. As stated above, the purpose of the RM PUD overlay is to modify certain single-family residential development standard. As mitigation and additional justification for these modified development standards, the maximum allowable density for the RM PUD portion of the project will be reduced from 6.0 to 2.9 dwelling unit per acre for RM-6 PUD and from 9.0 to 3.8 dwelling units per acre for RM-9 PUD. Additionally, within the RM-6 PUD district, the minimum lot areas will be increased from 6,000 square feet to 7,000 square feet and the minimum lot width will be increased from 50’ wide to 60’ wide. For the RM-9 PUD district, the project will increase the minimum lot size from 4,500 square feet to 5,900 square feet and increase the minimum lot width from 40’ wide to 50’ wide. These increased development standards will ensure a lot size that is larger than the base district requirements for RM-6 and RM-9, and can accommodate backyard pools to mitigation the removal of the community pool requirement. The increased lot width will also help to mitigate the wider driveway percentage while still providing for livable areas of each home to face the street. These increased bulk development standards are defined within **Table 1, RM-6 PUD and RM-9 PUD Development Standards** below. Note that items in “red” on Table 1 are standards that have been modified as defined above.

As additional mitigation for the use of the PUD overlay, the development will provide for an increase in the required open space from 20% net residential area to 24% net residential area, which represents a 20% increase in required open space. This includes a large, central community open space area, a 40’ wide landscape setback along 175th Avenue, and a wide open space buffer adjacent to the RH-15 PUD multi-family

development to the east. Additional open space is provided within open space tracts throughout the development to accommodate multiple locations for active and passive recreation, landscaping and areas needed for retention within the development.

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase lot width)	40	50 (increase lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%

1.3b RH-15 PUD Zoning Designations and Development Standards

The residential zoning designation affiliated with the multi-family portion of the property for Hancock Communities will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code as may be subsequently amended. The Planned Unit Development (PUD) overlay designation shall be applied to the property to allow modification of certain RH-15 PUD development standards within the Surprise Unified Development Code.

The traditional requirements of the City of Surprise development standards for multi-family are not applicable to the unique residential product used in Hancock Communities. Traditional multi-family zoning expects large buildings consisting of multiple units, thereby creating a large building mass. Hancock Communities at TruGold consists of one-story residential homes that are either fully detached (2 bedroom units) or duplex style (1 bedroom units).

As such this PUD Overlay proposes the following modifications the RH-15 Zoning District to support this unique proposed multi-family.

Reduction in Maximum Density
Reduction in Maximum Building Height
Reduction in Rear Yard Setback

Reduction in Landscape Buffer Yard
Reduction in Building Separation
Reduction in Bicycle Parking

Reduction in Maximum Density: The first modification is the reductions of the RH-15 development standard which allows a maximum density of 15 du/ac per **Section 122-33** of the Surprise Unified Development Code (SUDC)

In support of the other modifications and to ensure increased compatibility with the surrounding single-family, both within and outside of the Rancho TruGold project, as well as compatibility with the Luke Air Force Base GDC, Hancock Communities at TruGold is proposing a reduction of the permitted maximum density. The maximum of 10.61 du/ac helps justify the proposed reduced development standards.

Reduction in Maximum Building Height: The second modification is the reduction of the RH-15 development standards which allows a maximum height of 35'/3 stories density per **Section 122-33** of the Surprise Unified Development Code (SUDC) The limitation of maximum 1 story buildings helps justify the proposed reduced development standards for setbacks, buffers and building separation.

Reduction in Rear Yard Setback: The third modification is to the rear yard setback standard within **Section 122-33** of the SUDC which requires a 30' rear setback.

With this request, we are seeking a 24' minimum rear building setback. The base RH-15 Zoning District anticipates taller multi-family buildings with a mass larger than that of a typical single family home and as such requests a 30' minimum building setback. In contrast to those expectations, buildings within Hancock Communities at TruGold are all single-story and smaller than a typical single-family home. The density of the project, at 10.61 du/ac is also more in-line with medium density housing. If not for the fact that Hancock Communities at TruGold requires RH zoning because it is multiple residential buildings on a single parcel; we could utilize the RM-12 district that allows a 15' rear setback; less than that which we are proposing.

Reduction in Landscape Buffer Yards: The fourth modification is to the landscape buffer yards standard within **Section 122-136(b)(18)e** of the SUDC which requires a 24' landscape buffer between an RH zoning district and a RM or RL zoning district.

Hancock Communities at TruGold includes minimum 24 foot deep private rear yards along the common property lines. In lieu of providing a separate perimeter landscape buffer, which would normally be found in a multi-family apartment complex, we propose elimination of the separate perimeter landscape buffer requirement. The 24' deep rear yards, include landscaping, and function similar to that of a medium density single-family residential lot, which would not require the aforementioned perimeter landscaping and only require a 15' building setback. Additionally, the RM district to the west is providing for a landscape buffer that exceeds 24' between the two districts.

Reduction in Building Separation: The fifth modification is to the building separation requirements of **122-136(b)(18)g** wherein non-abutting one-story buildings within the same development must be located a minimum of 25' apart.

Traditional multi-family zoning expects large buildings consisting of multiple units, thereby creating a large building mass. Hancock Communities at TruGold consists of one-story residential homes that are either fully detached (2 bedroom units with 1,022 square feet under roof) or duplex style (1 bedroom units with a total of 1,336 square feet under roof for the two unit building.) Wherein building separation is typically

expected to maintain a 25' separation between buildings, we are requesting a 10' minimum separation. Given the small building mass, this reduced separation allows for a more pedestrian scale and provides an intimate experience in the walkways between the buildings.

Reduction in Bike Parking: The final modification is to Section 122-133(e) which requires a multi-family project to have .5 bike parking spaces per dwelling unit.

Because Hancock Communities at TruGold includes rear yards, it functions more like a single family community, which would not require dedicated bike parking. Because each unit will have room in this yard for secure bike parking, extra bike racks outside of the yards, within the common areas, is not necessary. Bike parking racks will still be provided in accordance with the SUDC next to the office and central amenities area.

Table 2: RH-15 PUD Development Standards

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed PUD Modifications
Maximum Dwelling Units per Gross Acre	15 du/ac	10.61 du/ac (244 units max)
Maximum Height	35 feet (3 stories)	16 ft./1 story for primary buildings 20 ft./1 story for accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks: - Front (Sweetwater) - Side - Rear	30 feet 10 feet 30 feet	30 feet* ⁽²⁾ 10 feet* 24 feet
Minimum Landscape Buffers: - Adjacent to RM and RL	24 feet	Zero feet ⁽³⁾
- Adjacent to Commercial and other Districts	10 feet	Zero feet ⁽³⁾
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking - Residential - Leasing Office	0.5 per dwelling 1 per 20 vehicle spaces	Zero per dwelling 1 per 20 vehicle spaces*

*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 25' from the Sweetwater Road property line and not the full 30' building setback.

(3) Minimum 24 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The development plan concept identifies three development parcels, including 60' x 120' single-family residential for the western portion of the development, 50' x 120' single family residential for the central portion of the development, and Hancock Communities' single-story multi-family rental community for the eastern portion of the development.

Within the single-family development, a large, common open space amenity is provided within the central portion of the development, and is strategically located to provide high visibility and access for all residents. The primary entry into the development terminates at this park, creating an attractive visual experience for residents and visitors as they enter the community. Two additional active and passive recreational open space areas are provided within each of the development parcels, providing further opportunities for residents to recreate within close proximity of their homes. Additional detail will be provided at the time of a Preliminary Plat.

Within Hancock Communities at TruGold, there is a communal area for recreation central to the development consisting of a community swimming pool and spa, a covered ramada, and turf for recreation. This area accounts for almost an acre of land and is centrally located, a short walk from any residence. Smaller amenity areas are provided throughout the community, connected by a series of pathways, offering another acre of active recreation space. Additional detail is provided with the Site Plan request.

Access to the community for the single-family residential development will be provided from Sweetwater Avenue and 175th Avenue through an access agreement with the Heritage Farm property to the north, with a future roadway connection planned to the north when that property is developed. Internal circulation includes a series of looped streets, providing various choices for residents while minimizing potential for cut-through traffic from surrounding developments. Perimeter setbacks include a wide, 40' landscape setback on 175th Avenue, and a 15' landscape setback along Sweetwater. Access for the Hancock Communities multi-family development will be provided on Sweetwater Avenue and a secondary access on Cotton Lane. An emergency access will be provided, connecting east into the single-family residential development. A 60' landscape setback will be provided along Cotton Lane, and a 25' setback will be provided along Sweetwater.

1.5 Circulation Plan

The site is bounded by 175th Avenue to the west, Sweetwater Avenue to the south, and Cotton Lane to the east. 175th Avenue and Sweetwater Avenue are both classified as Residential Collector streets with a 40' half street right-of-way. Cotton Lane is designated as a major arterial street with a 68' half street.

Primary access to the property will be from Sweetwater Avenue for all development parcels, with a connected, looped local street system connecting the single-family residential property. Sweetwater Avenue will ultimately be constructed from 175th

Avenue to Cotton Lane, providing access from both Cotton Lane and 175th Avenue to the property. An additional access point to the single-family development is planned at 175th immediately north of the property through the Heritage Farm project. The applicant is coordinating with that property owner to the north and the connection will be constructed by either Heritage Farm or Rancho TruGold, whichever development is constructed first. A future local roadway connection is also planned to connect to the property at the north end, providing for additional connectivity when the northern property is developed. The right-of-way for this connection will be dedicated with the plat for this development, but improvements will be provided by the adjacent property owner when the north property is developed. For the Hancock Todd Communities multi-family development parcel, a secondary access location is provided along Cotton Lane, with a 3rd emergency only access location provided into the single-family residential development to the west.

Bicycle lanes will be provided on Sweetwater Avenue and 175th Avenue in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include setback sidewalks along public streets, and a connection to the central open space amenity.

1.6 Open Space, Trails and Amenities Plan

The community will provide perimeter and internal open spaces, a central community amenity area within both the single-family and multi-family developments, and setback sidewalks that will encourage walking and pedestrian connectivity within the development and adjacent surrounding community. A 40' wide perimeter setback will be provided along 175th Avenue and will include landscaping, retention and community signage. A 15' landscape setback is provided along Sweetwater Avenue, with wider open spaces at the corners of the single-family development and within the central entry to the development, creating an attractive entry experience as residents and visitors enter the community. This will also be a location for residential monument signs. A 60' wide landscape setback will be provided on Cotton Lane, providing an attractive buffer between the development and the street.

Within the single-family RM-PUD parcels, a central neighborhood park will include active and passive recreational amenities such as a tot lot, sports court, shaded seating, picnic areas, informal play field, trails, retention areas and landscaping to serve the residents within the development. This has been located at the termination of the primary entry into the community, and is centrally located to provide excellent access and visibility for all residents. Two additional open spaces are provided within the western and central portions of the development, providing secondary active and passive recreational amenities for residents. Within the RM-PUD portion of the development, the property will provide a minimum of 24% net residential acreage open space, a 20% increase in open space requirements per **Section 122-137(d)(2)**, Conventional Character Pattern of the City's Zoning Code.

Within the multi-family RH-15 PUD parcel, there is communal area for recreation consisting of a community swimming pool and spa, a covered ramada, turf for recreation and a network of walking paths. When combined with the rear yards, the RH-15 PUD portion of the development, will provide recreational open space in excess of the 35% minimum per **Section 122-33**, Conventional Character Pattern of the City's Zoning Code.

1.7 Landscape Theme and Community Character

The overall landscape theme will use elegant and traditional trees and shrubs that are found on the low-water use plant list. Primary trees may include Oak and Ash, with secondary trees including Evergreen Elm, Vitex, Bauhinia, and/or pollen free Swan-Hill Olive trees, among others. Plants may include Lantana, Indian Hawthorn, Boxwood, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. A complete list of plant materials will be provided at the time of site plan and preliminary plat, and shall conform to Chapter 122 of the Surprise Unified Development Code as may be subsequently amended.

The property's character and hardscape elements will include natural earth tones and elegant simplicity that are characteristic of the site's agrarian history. Theme walls and signage may use simple forms of stucco, single scored block, wood, cast stone and/or ornamental iron. To provide a pleasing contrast with the many shades of color present in the plant materials, the hardscape color scheme will be designed to complement the landscape palette, and will be accented with bright bursts of color at focal points and in site furniture. See **Figure 4, Wall Details** for the design concept for the primary theme wall and view fence proposed within the development. **Figure 5, Community Monuments**, show a preliminary concept for community entry monuments located within the primary entries to the single-family and multi-family developments along Sweetwater Avenue.

1.8 Drainage Master Plan

The site is generally sloping in a southeasterly direction. 175th Avenue is an improved half street adjacent to the site. There is street median with full section fronting the school site and there is full section at the intersection of 175th Avenue and Waddell Road. The road slopes generally in a southerly direction and there is a large catch basin south of the intersection of 175th Avenue and Waddell Road that captures the street runoff into the street storm drain system. Cotton Lane is partially improved with no curb and gutter and slopes in a southerly direction.

The site is located mostly in Zone X according to FIRM Panel 04013C1660L, revised October 2013. Portion of the site along Cotton Lane is located in Zone A. The design team is in the process of preparing a Conditional Letter of Map Revision to be submitted to the Maricopa County Flood Control District (MCFCD) and to the City of Surprise and after approval, it will be submitted to FEMA. The CLOMR application is based on the fact that the drainage conditions in the area have changed with the development upstream and there is currently less flow impacting the site. The site will have drainage channel traversing the eastern boundary, along Cotton Lane, to account for the offsite flow reaching the site.

The intent of the grading design is to convey the runoff generated onsite during a 100-year 2-hour storm event or smaller into retention basins for the single family housing portions to the west of the site and convey the runoff to underground storage for the multifamily portion on the east side of the site. The roadways will convey the street runoff to the different basins, proposed in different locations of the site. When the street capacity is exceeded catch basins with storm drain system will be installed to allow the runoff to stay within the street right way of way section.

The finish floor elevations for the site will be set higher than the adjacent 100-year water elevations and the cascading outfall elevations for the site in case of storm events beyond the 100-year storm events.

1.9 Water & Sewer Master Plans

Water

The water in the area of the site is in two zones, zone 2 and zone 3 per EPCOR description. The zone 2 is in the Northeastern corner of the project, and the zone 3 is in the western part of the project. Zone 2 connects to an existing 12" water line, approximately 700 feet south of Waddell Road on Cotton Lane. The proposed waterline continues, southerly down Cotton Lane to Sweetwater Avenue and continuing east for approximately 1200 feet to an existing 10" connection. An 8" internal loop will serve the RH-15 PUD portion of the site with two connection points in Cotton Lane.

Zone 3 will connect to an existing 12" water Line at Sweetwater Avenue and 175th Avenue. The proposed waterline continues easterly along Sweetwater Avenue approximately 950 feet. Then an 8" loop will head north and west through the subdivision until it connects to the existing 12" water line approximately 500 feet north of Sweetwater Avenue on 175th Avenue. An 8" loop will continue to serve the balance of the project.

Sewer

The project sewer system will connect to the existing 12" sewer stub, at the corner of Cactus Road and Cotton Lane. The proposed 12" sewer will head north along Cotton Lane, entering the TruGold subdivision at approximately 2,650 feet north of the Cotton and Cactus Intersection. The sewer in Sweetwater Ave is a 10" main that can provide service to the proposed single-family subdivision and multi-family parcel with this rezoning, and future developments to the north.

1.10 Future Owner's Responsibility

The Rancho TruGold community will include two separate entities responsible for future maintenance. A home owners association (HOA) will be formed for the single-family development and the owner for the multi-family development will retain a property management company. These independent groups will maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within each respective development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the single-family project, the HOA will be managed by the owner, master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the single-family community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed site is located on the northwest corner of Cotton Lane and Sweetwater Avenue alignment within the City of Surprise. More specifically, the property is an irregular-shaped parcel generally bounded by 175th Avenue to the west, vacant land and a large lot residential parcel to the north, Cotton Lane to the east, and Sweetwater Avenue alignment to the south. The subject site is defined in **Appendix 1, Legal Description**.

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

502-04-006D, John and Helen Truman Trust
 502-04-005D, John and Helen Truman Trust
 502-04-006A, John and Helen Truman Trust
 502-04-004B, John and Helen Truman Trust
 502-04-022A (north half), John and Helen Truman Trust.
 502-04-022D, James and Carol Truman

2.2 Existing Land Use, General Plan Designation and Zoning

The subject property is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include vacant land and a single family residence to the north, developing commercial land to the east, vacant land to the south, and existing and future single family residential property to the west. See **Table 3** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The site is currently designated as *Neighborhood Character Area* with the City of Surprise 2035 General Plan. The site is also within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to 8+ dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 3** below and **Figure 6, Existing General Plan Land Use Map** for the General Plan land use designation on the site and surrounding area.

Currently, the property is zoned Residential Ranch in the City of Surprise, permitting 1 dwelling units per acre, however much of the land surrounding this property has been rezoned to suburban and commercial land uses. See **Table 3** below and **Figure 7, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 3: Existing Land Use, General Plan Designation and Zoning

	LAND USE	GENERAL PLAN	ZONING DESIGNATION
SITE	Vacant	Neighborhood	RR
NORTH	Vacant, Residential & Future Commercial	Neighborhood	RR, PAD & RM-6 PUD
EAST	Vacant, Future Commercial	Commerce/Office & Transit Oriented Development District	PAD and RM-9 PAD
SOUTH	Vacant	Neighborhood	RR, RM-9 PUD
WEST	Vacant & Residential	Neighborhood	PAD

2.3 Regional Facilities and Services

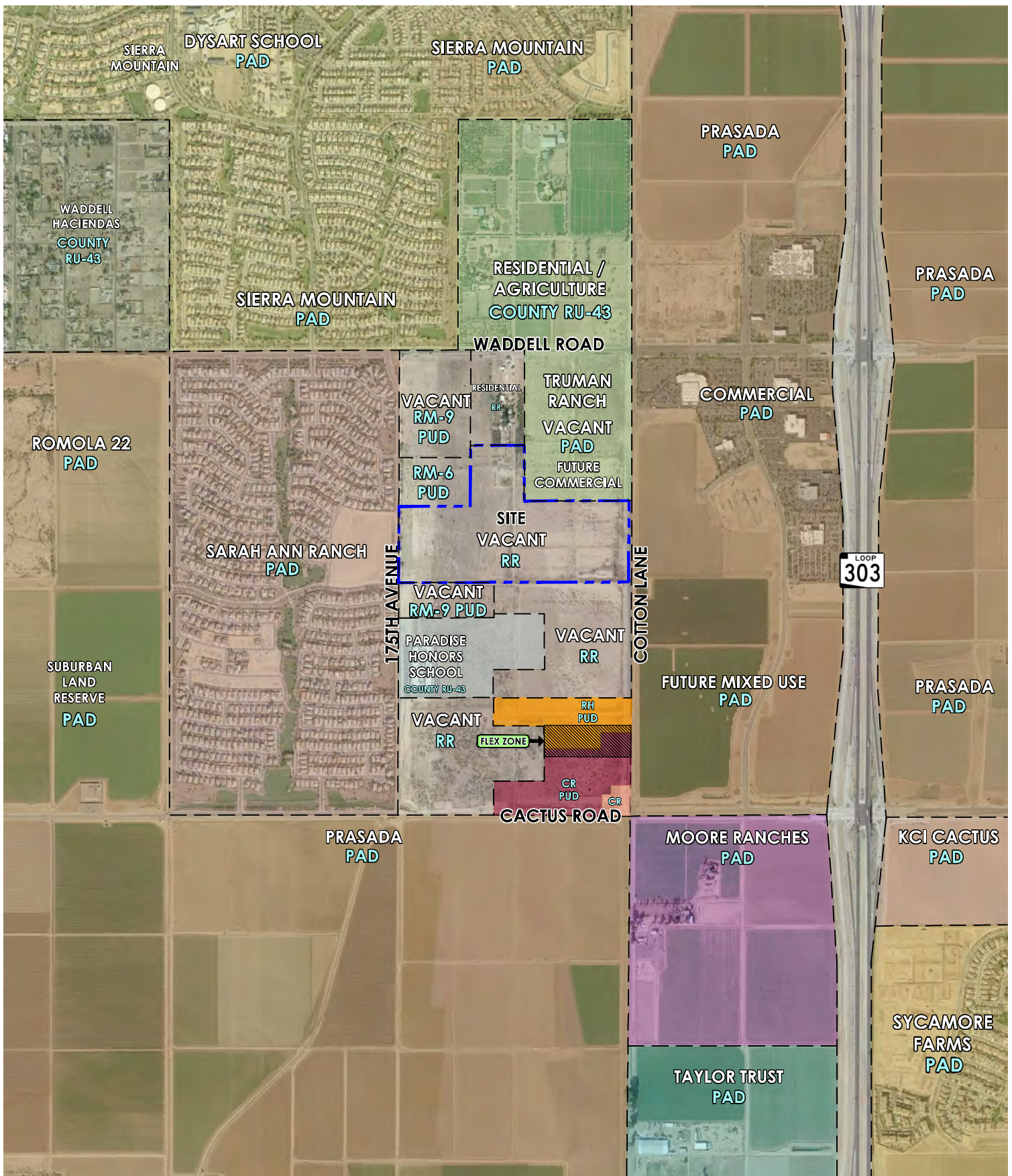
The site has been annexed into the City of Surprise, and as such is within the City of Surprise Municipal Planning Boundary. **Figure 1**, *Vicinity Map* shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

The proposed property is approximately ½ mile west of the Loop 303 Freeway, with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by Cotton Lane, 175th Avenue, and the future Sweetwater Avenue alignment.

The subject property is within the Dysart Unified School District (DUSD). The property is within the boundary of the Sonoran Heights Elementary School, located at 11405 N. Greer Ranch Parkway, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise School, a K-12 charter school, is also located just south to the property at 12775 N. 175th Avenue.

Since the property has been annexed into the City of Surprise, fire & emergency services, law enforcement services will all be provided by the City. The nearest fire station, Surprise Fire-Medical Station #307, is located 2 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located in Surprise City Hall, approximately 6 miles northeast of the site.

Refuse collection for the single-family will be provided by the City of Surprise; however collection for the multi-family will be provided by a private commercial hauler.

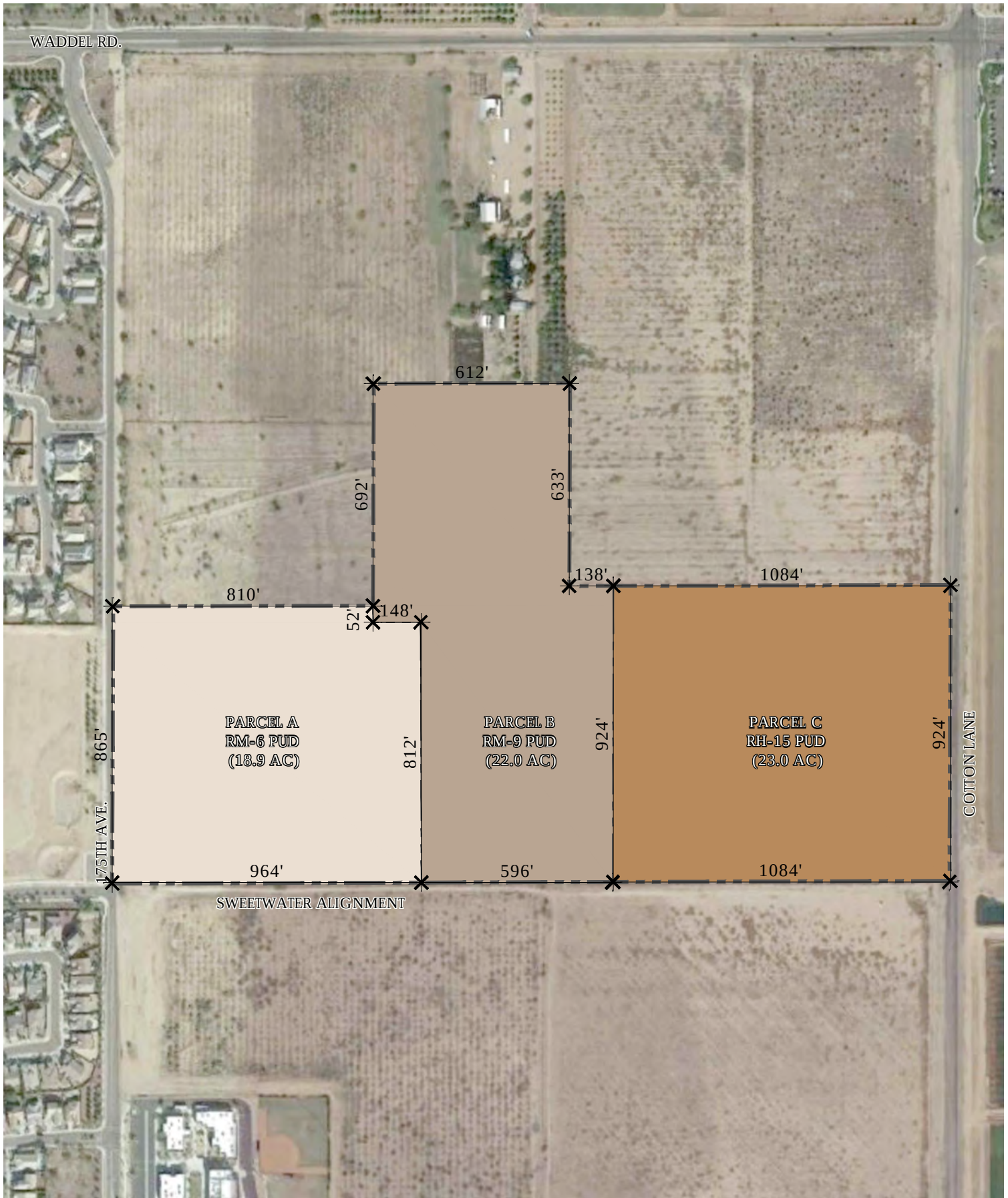


SCALE: NTS 

RANCHO TRUGOLD
SURPRISE, AZ

FIGURE I-VICINITY MAP
11/14/18





0' 200' 400' 800'

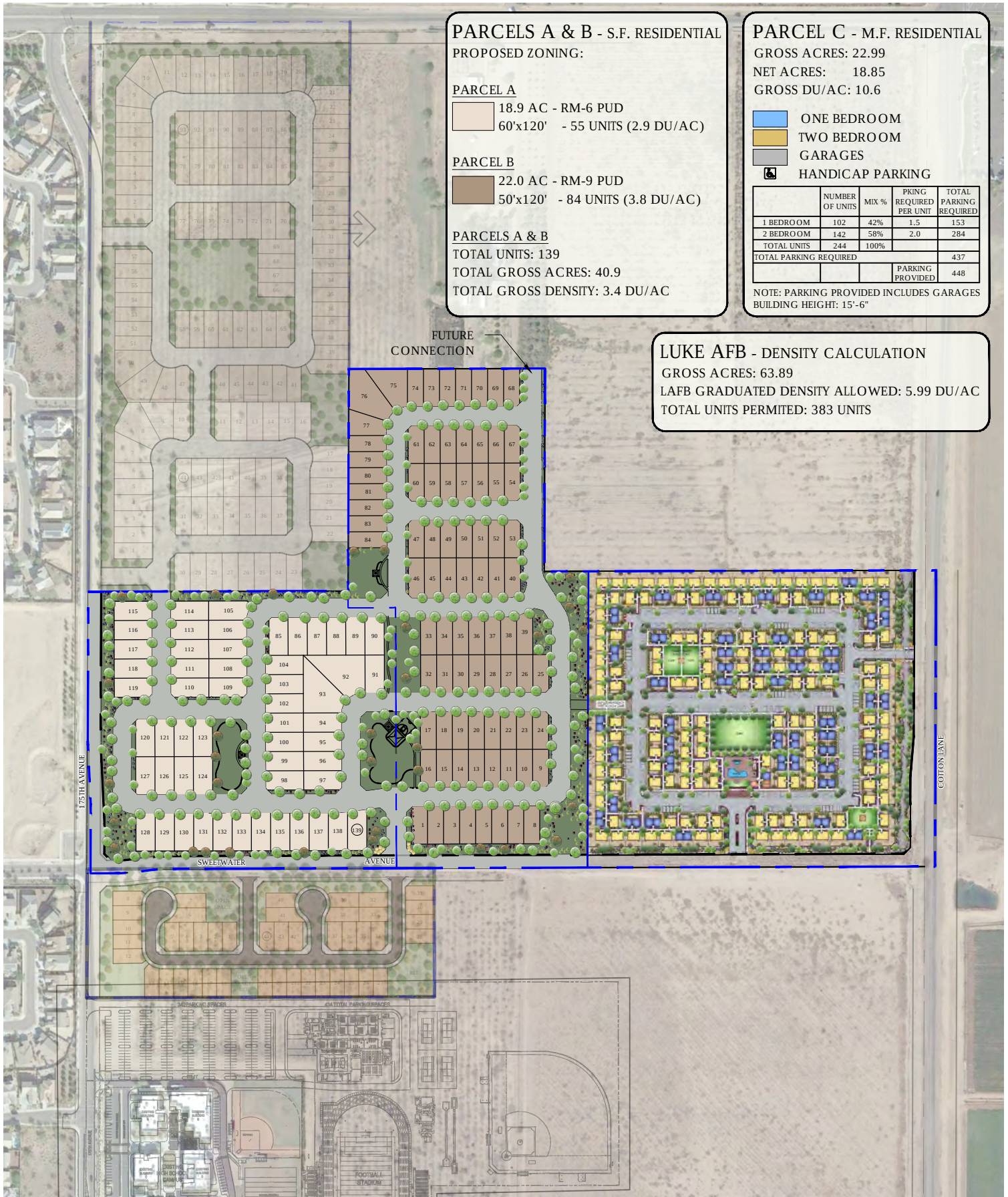


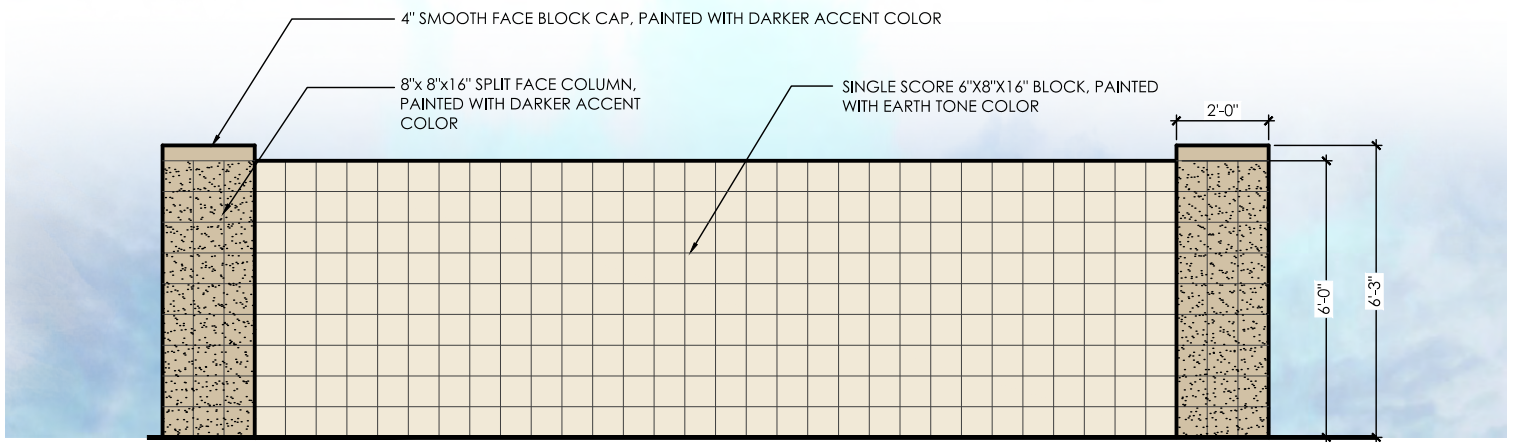
**RANCHO
TRUGOLD**
SURPRISE, AZ

FIGURE 2-PROPOSED ZONING MAP

01/28/19

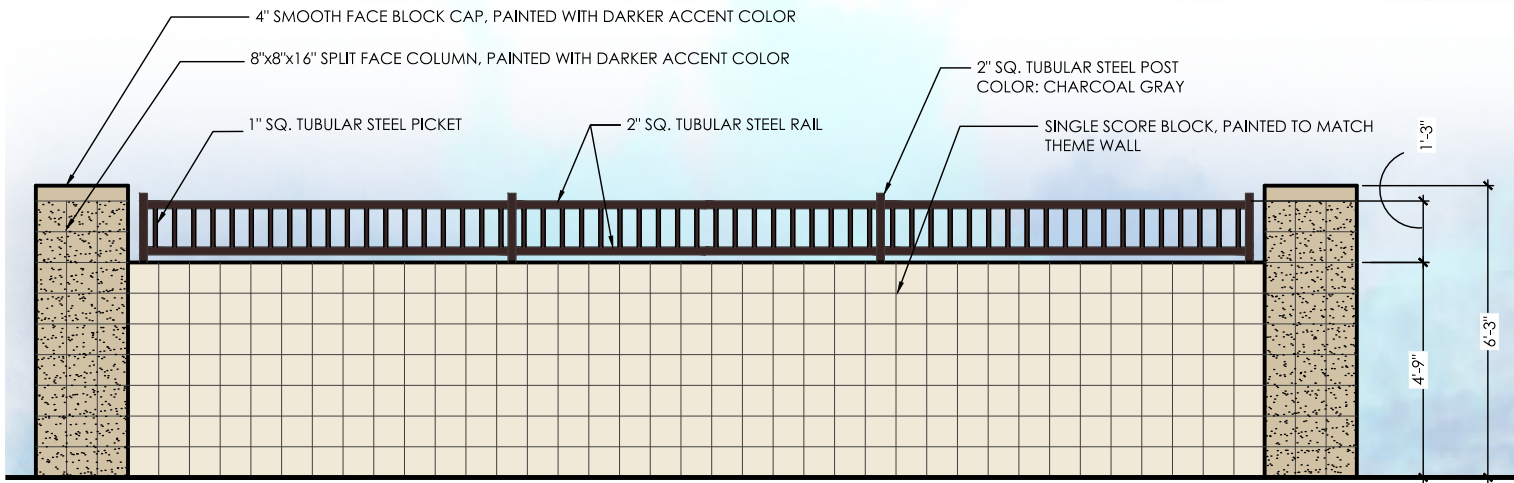






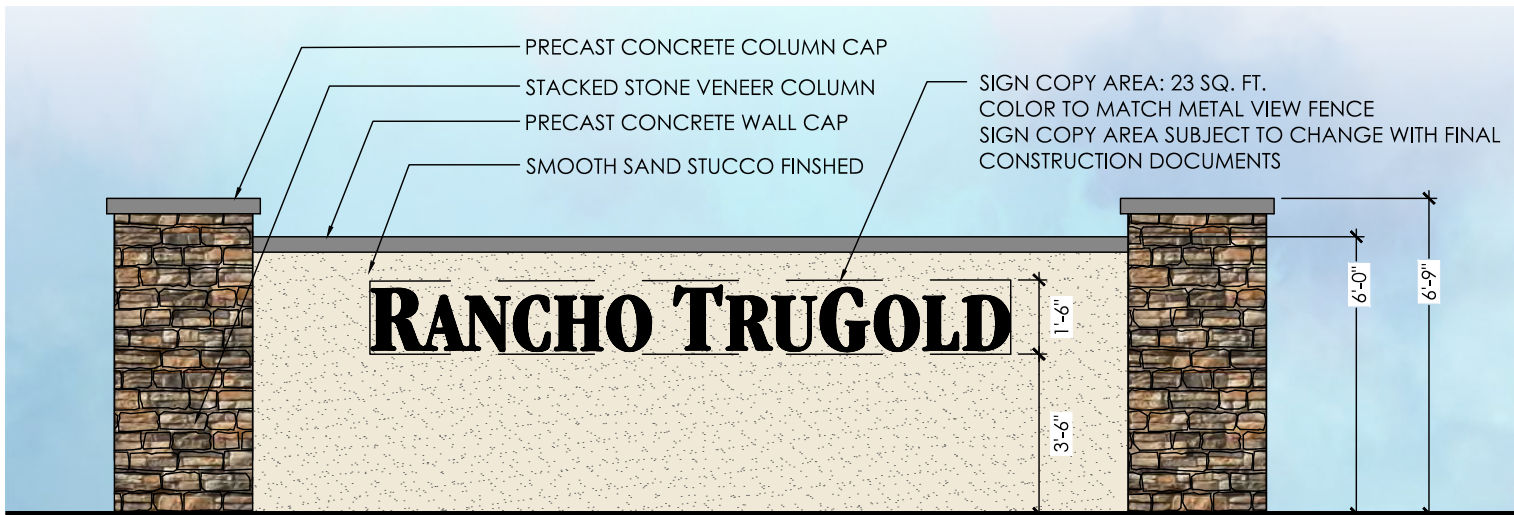
4a THEME WALL/COLUMN

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



4b PARTIAL VIEW FENCE

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



4c ENTRY MONUMENT

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

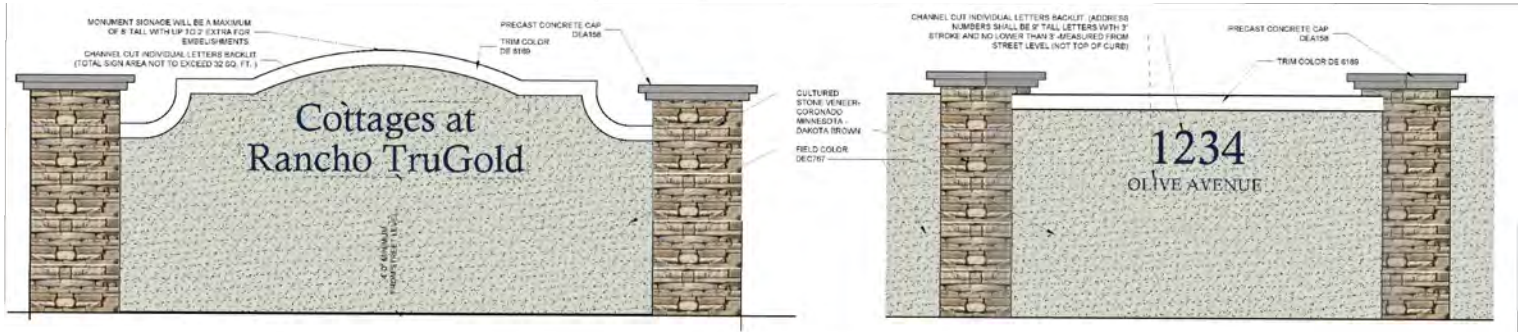
**RANCHO
TRUGOLD
SURPRISE, AZ**

FIGURE 4 - SINGLE-FAMILY WALL DETAILS
12/21/19



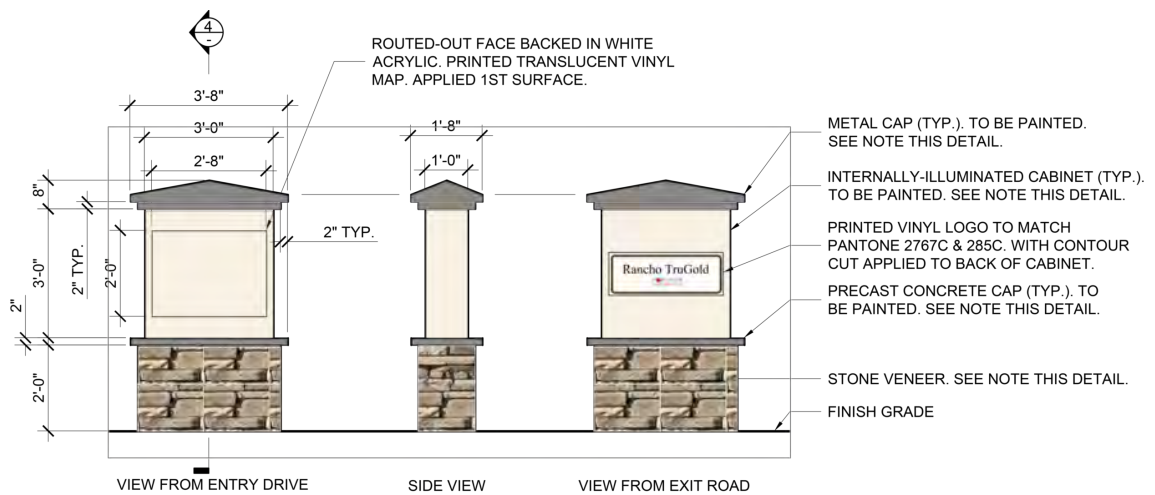
ENTRY MONUMENTS SHALL COMPLY WITH ALL REQUIREMENTS FOR A CLASS V MONUMENT

- COPY AREA FOR MONUMENT SIGNAGE WILL BE A MAXIMUM OF 32 SQ. FT.
- MONUMENT SIGNAGE WILL BE A MAXIMUM OF 8' TALL WITH UP TO 2' EXTRA FOR EMBELLISHMENTS.
- BOTTOM OF SIGN COPY TO BE NO LOWER THAN 4'- MEASURED FROM STREET LEVEL (NOT TOP OF CURB)
- ADDRESS SHALL BE 9" TALL LETTERS WITH 3" STROKE AND NO LOWER THAN 3'-MEASURED FROM STREET LEVEL (NOT TOP OF CURB)



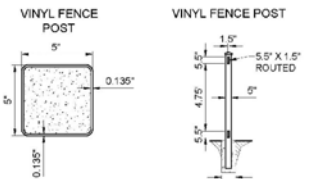
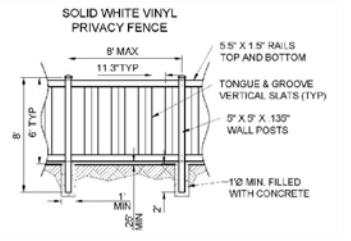
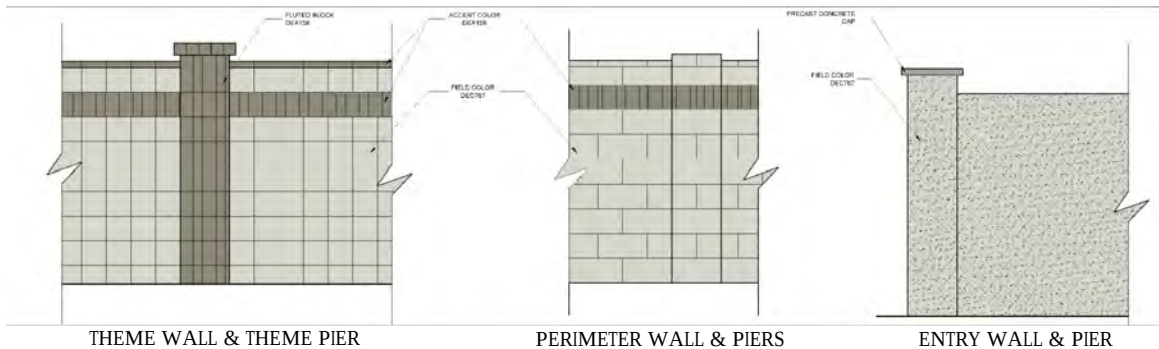
5a ENTRY MONUMENT

SCALE: N.T.S.



5b SITE MAP MONUMENT

SCALE: N.T.S.



SOLID WHITE VINYL
PRIVACY FENCE

TRIM COLOR- DUNN EDWARDS MILK MUSTACHE DE6169
FIELD COLOR- DUNN EDWARDS RIVER BED DEC767
CAP COLOR- ON COLUMNS DUNN EDWARDS NORTHERN TERRITORY DEA158
STONE VANEER- CORONADO MINNESOTA FIELD STONE- DAKOTA BROWN

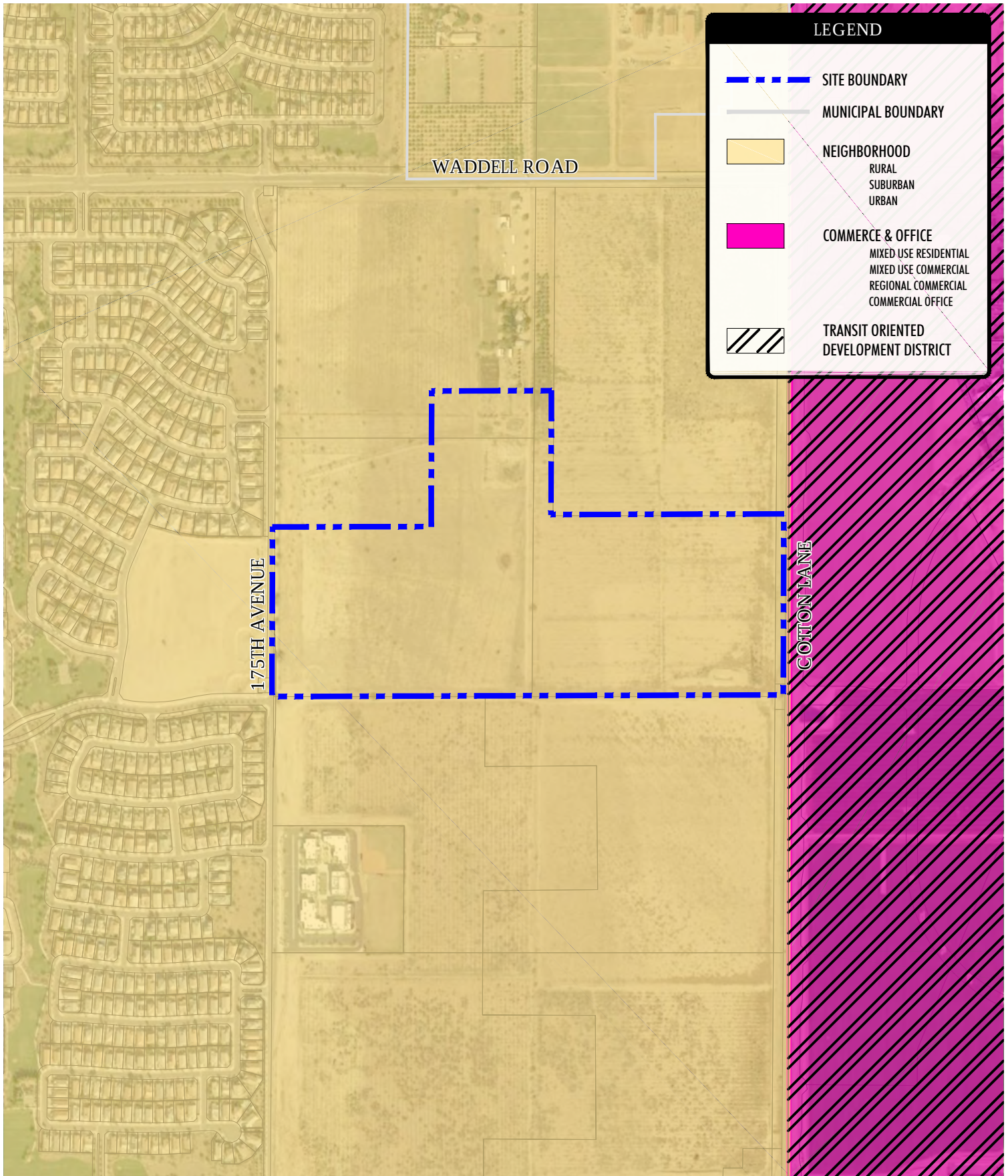
5c WALL DETAILS

SCALE: N.T.S.

RANCHO
TRUGOLD
SURPRISE, AZ

FIGURES 5 - MULTI-FAMILY WALL DETAILS
01/28/19





SCALE: NTS

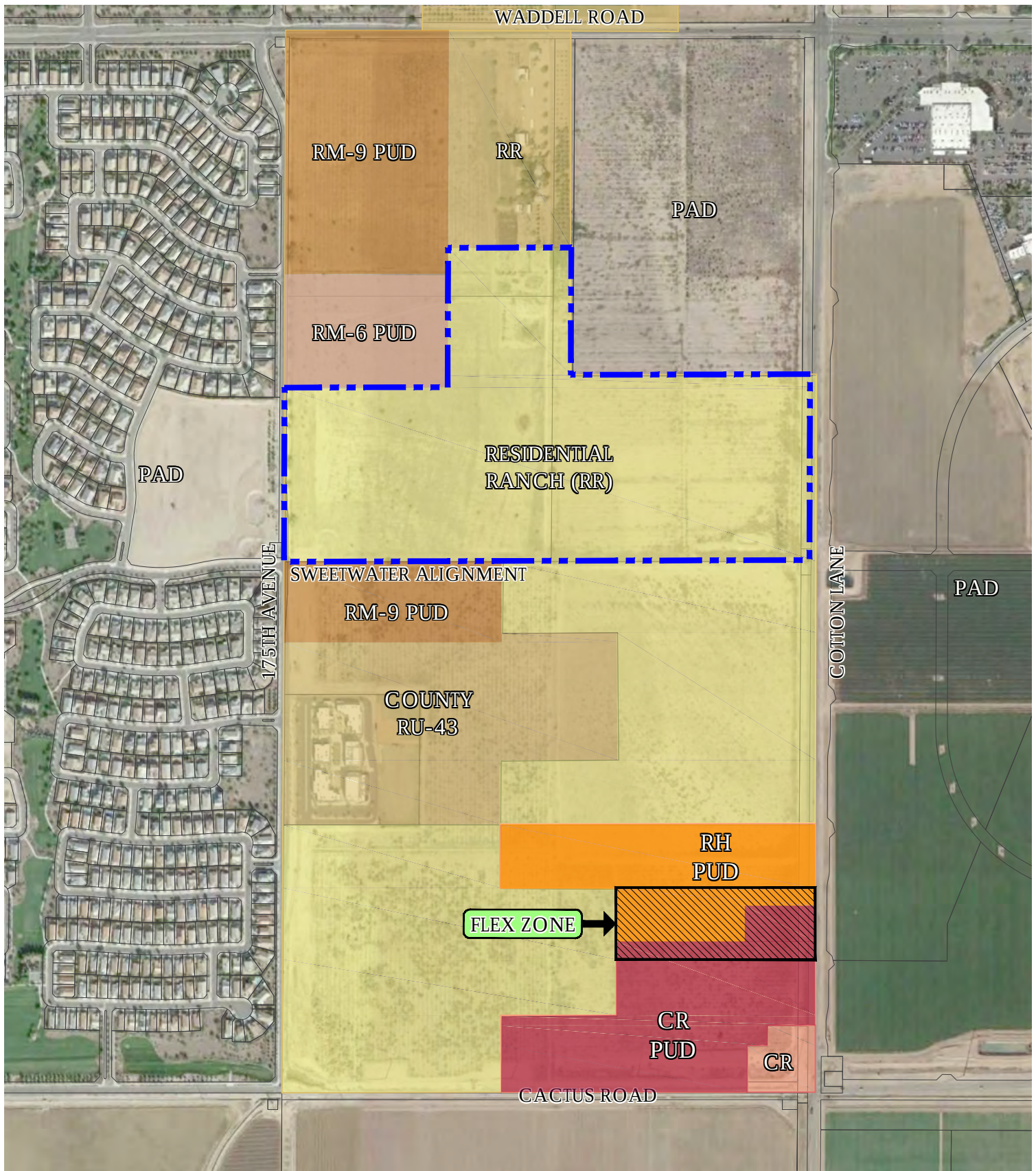


**RANCHO
TRUGOLD
SURPRISE, AZ**

FIGURE 6-EXISTING GENERAL PLAN DESIGNATION MAP

10/23/18





SCALE: NTS 

**RANCHO
TRUGOLD**
SURPRISE, AZ

FIGURE 7-EXISTING ZONING MAP
10/23/18



Appendix A



Legal Description RANCHO TRUGOLD GROSS BOUNDARY LEGAL DESCRIPTION

Job No. 18-363

January 15, 2019

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEGINNING AT A BRASS CAP FLUSH AT THE EAST QUARTER-CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FLUSH AT THE CENTER QUARTER-CORNER OF SAID SECTION 14 BEARS SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 2643.93 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 2643.93 FEET TO THE CENTER QUARTER-CORNER OF SAID SECTION 14;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 14, NORTH 0 DEGREES 12 MINUTES 48 SECONDS EAST, 865.41 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS EAST, 810.02 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 48 SECONDS EAST, 692.41 FEET;

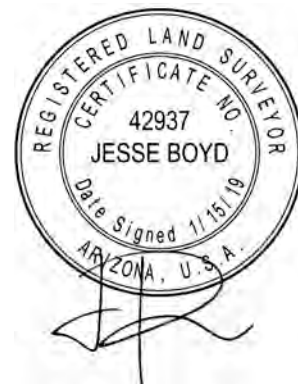
THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS EAST, 611.78 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 26 SECONDS WEST, 633.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS EAST, 1221.86 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14;

THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 12 MINUTES 04 SECONDS WEST, 923.54 FEET TO THE POINT OF BEGINNING.

CONTAINS 63.8768 ACRES, MORE OR LESS.



**Rancho TruGold featuring Hancock Communities
Rezoning, Site Plan, and Final Plat
FS18-386 and FS18-387**

Citizen Outreach Report

REVIEW MEETING DETAILS

DATE: Tuesday, December 11, 2018
TIME: 6:00 PM to 7:00 PM
LOCATION: Paradise Honor High School
12775 N. 175th Avenue, Surprise

Notice was sent by the City of Surprise to all residents and HOA's within 300 feet of the property. It was also published in the paper and 2 signs reflecting the meeting schedule were put on the property. (See attached notice and affidavit of posting)

Applicant Representatives:

James Truman – Property Owner
Greg Hancock – Hancock Communities
Bruce Larson – Bowman Consulting
Annie Voss – RVi Planning + Landscape Architecture
Paul Gilbert – BeusGilbert PLLC
Andy Jochums – BeusGilbert PLLC

City of Surprise Representative

Current Planning Supervisor Robert Kuhfuss

Neighbor Participants

See attached Sign-in Sheet

The following is a list of questions/concerns posed at the meeting and the answers provided.

1. Will there be green belts?

The various open spaces as part of the Hancock multi-family site plan were detailed and the conceptual locations for open space as part of the future preliminary plat for the single family was discussed.

2. Understand the single family residential but concerned with “C” grade rentals. They start off nice and then go downhill.

Cost of the rental community project and the rental rates were discussed. It was explained that given the uniqueness of the project and the lower density, the rental rates will remain high, and should actually be higher per square foot than any single family rentals in Sarah Ann Ranch.

3. What is traffic?

An overall summary of the proposed traffic generation for the project was presented by the engineer as well as an explanation of the roadway improvements that would be added to the area as a result of the project.

4. Complaint on number of schools.

5. What is the timeframe of building the adjacent streets?

It was shared that the development would be responsible for the ½ street in front of the project and that that street would need to be completed before opening. Sweetwater for example, will be one lane in each direction and then when the developer to the south builds, a median and bike lanes will be added.

6. Why is the multi-family entrance off Sweetwater and not Cotton?

With the drainage channel along Cotton and other limitations, such as median access points, it was determined that the best location for the access would be Sweetwater. Most of the multi-family traffic will head east to Cotton Lane and utilize the future traffic signal for turning movements.

7. When will that signal be put in?

We will pay 25% to City. The actual timing for installation is up to the City based on warrants.

8. Statement that a Traffic light would be better at 175th and Cactus.

9. What happened to the Magnolia project?

The Magnolia project was a collaboration of several large property owners to design and zone a cohesive development. It fell through at the last minute. We didn't handle it, so we can't give any more detail than that. Suffice to say, the development of the Magnolia property has proceeded, just individually in its various smaller parts, such as Rancho TruGold.

10. What is proposal for start for Hancock?

Start July 2019 with 15 months for construction

11. When will Sweetwater on west be built?

Hancock will be the east half as part of our project. The western phase will be up to the single family homebuilder.

12. A playground should be added. I don't want kids to use the Sarah Ann Ranch basketball court and parks.

An overview of the pool amenities and grass recreation area of the Hancock Communities was provided. It was also explained that because of the cottage sizes and design, we expect very few children.

13. Walls, what will they look like?

Wall designs were shown.

14. Can I buy?

No, all cottage units are for rent only.

15. Statement that it will "eventually goes downhill".

16. What support is provided police and fire?

It was explained that upon building permits, the developer will pay Impact fees for immediate monies for emergency services. Unlike ownership, a rental project like Hancock Communities actually pays more to the City as there is a property tax paid by the owner and sales tax paid by the renters monthly.

There were several questions and comments from the participants related to regional traffic concerns, unrelated to the proposed rezoning. As a follow-up to the attendees, Robert Kuhfuss sent an email to those who provided emails on the mailing list to address some of those traffic concerns. That email, dated January 2, 2019, is attached.

Andy Jochums

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Wednesday, January 2, 2019 4:55 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions
Attachments: 175th_Ave.pdf

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
 - o We have asked that the developments to work together on all the improvements. However, we have not required any one developer to make all the improvements in coordination with a buyback agreement.
- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?
 - o There are pre and post traffic counts that were completed as part of the traffic impact studies from the school and all of the adjacent developments. The side by side left turns were added to provide adequate turning movements to the school and the development. These same types of improvements are planned for Sweetwater and the northern most driveway of the school. Also, a new right turn lane for the school's southern driveway will be constructed by Rancho Tru-Gold using in-lieu fees collected from the school.
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- Is there something that the City can do to force additional access points to Paradise Honors?
 - o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.
- What can be done to correct the blind spot at 175th and Sweetwater?
 - o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.
- Can the City install an interim 3-way stop at 175th and Sweetwater?
 - o Traffic control is dependent upon stop warrants being met. Currently, this warrant is not met.

I hope this addresses your concerns. Please let me know if I can help you with anything further.

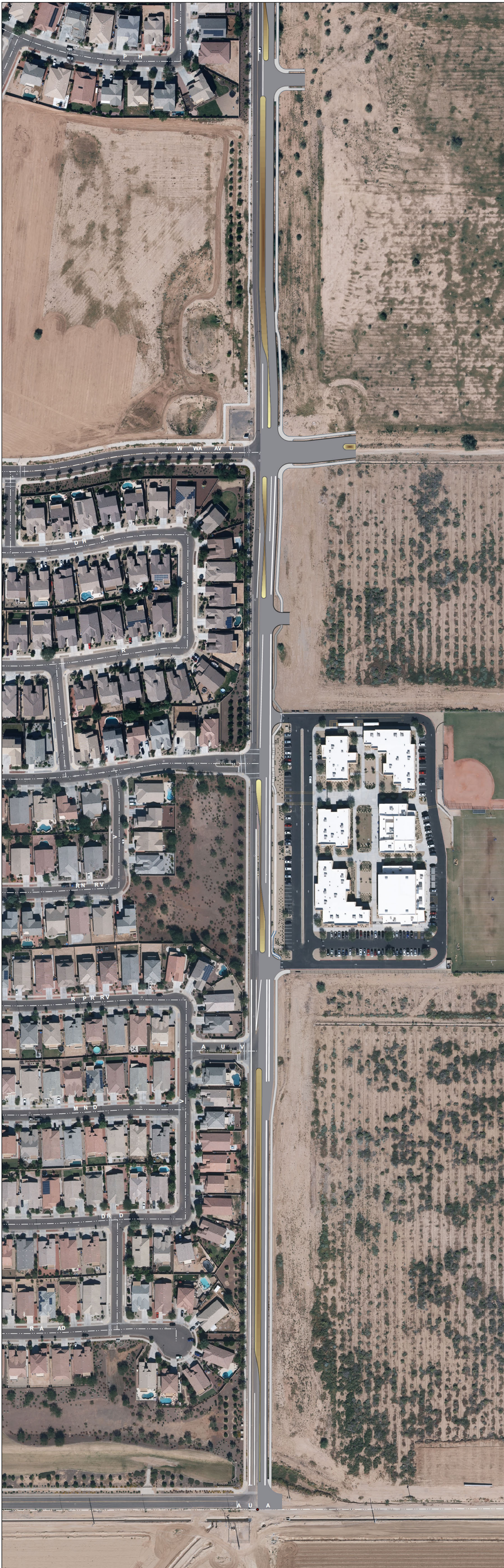
Thank You

Robert H. Kuhfuss, AICP, MPA
 Current Planning Supervisor
 City of Surprise Community Development Department
 16000 North Civic Center Plaza
 Surprise, AZ 85374-7470
 O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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02 Jan 2019 23:54:57 -0000





AFFIDAVIT OF POSTING

Application No: FS18-386
Applicant Name: Beus Gilbert
Location: NEC 175th Ave and Sweetwater Ave
Date Site Posted: November 27, 2018

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett 11/27/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27 day of November,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-20
My commission expires

Neighborhood Meeting

Sign-In Sheet

Tuesday, December 11, 2018, 6:00 p.m., Paradise Honor High School, 12775 N. 175th Avenue, Surprise, AZ

Rezone: Rancho TruGold featuring Hancock Communities—Change from Residential Ranch to 18.9 acres of Medium Density Residential with a PUD Overlay; 22.0 acres of Medium Density Residential with a PUD Overlay; and 23.0 acres of Residential High with a PUD Overlay

Location: Approximately 64 acre parcel located on the north side of the Sweetwater Road alignment spanning between 175th Avenue on the west and Cotton Lane on the east.

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Noah Moore
Name	Susan & Randy Nachtigal
Name	Larry Ellis
Name	JEAN E. BRILLHART
Name	Sonia Najalca
Name	FRED KAMINSKA

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Name	DAVE OPSAHL
Name	Ken Strauss
Name	BLAISE COSENTINO
Name	Melanye Larremore
Name	KATHLEEN SEGRESS
Name	Masilem Immoensen

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PLEASE PRINT

Name	Robert + Jacqueline Beehler
Name	Dave + Barbara Taylor
Name	Luis Flores
Name	JOSEPH W JERZBINSKI
Name	STUART WOOD
Name	Charlen Wood

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Name

Judith Chiccarillo

Name

Anaela Hackney

Name

Patricia Whorton

Name

Sheila Norris

Name

HANNA & LECH KURCZYN

Name

Becky Xourafas

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PLEASE PRINT

Name <i>Andy Cepon</i>		
[Redacted]		
Name <i>James Truman</i>		
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Tuesday, December 11, 2018 7:48 PM
To: Robert Kuhfuss
Subject: Sweet/175

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

Robert:

Thank you for speaking with the Sarah Ann Ranch group last night at Paradise Honors School. You have a tough job.

Will you please see if a three - way stop is scheduled to go in at the intersection of N 175th Av and W Sweetwater Ln?

Respectfully,

Dave and Karen Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, December 12, 2018 5:24 PM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sweet/175

Thank you for the email. I am reaching out to our Traffic and Transportation people to find out if this is possible and will get back to you as soon as I get an answer. Thanks again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, December 12, 2018 9:47 PM
To: Robert Kuhfuss
Subject: Re: Sweet/175

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Thank you!
Dave

Sent from my T-Mobile 4G LTE device

----- Original message-----

From: Robert Kuhfuss
Date: Wed, Dec 12, 2018 5:23 PM
To: Dcn. Dave Opsahl;
Cc:
Subject: RE: Sweet/175

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13 Dec 2018 00:23:46 -0000

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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[REDACTED]

Sent from my T-Mobile 4G LTE device

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From: Robert Kuhfuss
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Cc: Andy Jochums; Wendy Peterson [REDACTED] Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions
Attachments: 175th_Ave.pdf

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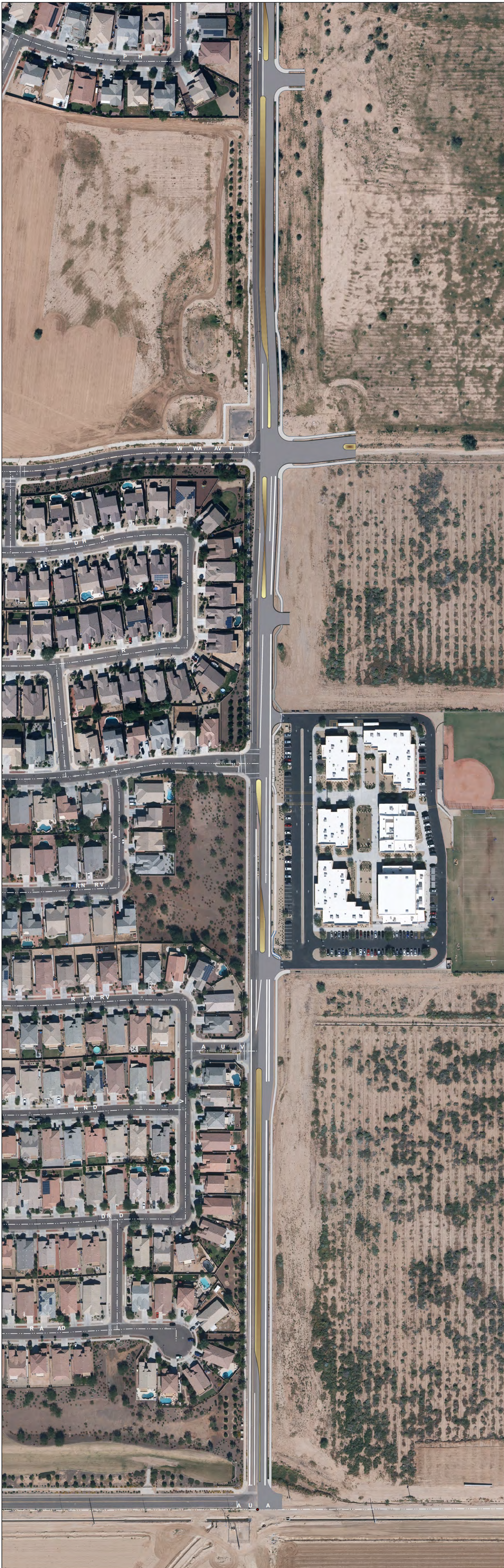
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robert.kuhfuss@surpriseaz.gov



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 02, 2019 5:04 PM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sarah Ann Ranch

Mr. Opsahl, Thank you for the follow up. I just sent an email to the larger group in response to this and several other questions and you were included in that mass email. In short, I am told that in order to get a 3-way stop sign, certain "warrants" must be met and that those warrants have not been met at this time. I know this is not the answer you were looking for, but if you would like further clarification, I can put you in touch with Traffic and Transportation.

Thank you again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
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Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Noah Moore [REDACTED]
Sent: Wednesday, January 02, 2019 5:12 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED]; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Re: Rancho Trugold Outreach questions

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

Thank you. I believe these planned improvements will far exceed the expectations of my concerned neighbors.
-Noah

On Jan 2, 2019 16:55, "Robert Kuhfuss" <Robert.Kuhfuss@surpriseaz.gov> wrote:

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
 - o We have asked that the developments to work together on all the improvements. However, we have not required any one developer to make all the improvements in coordination with a buyback agreement.
- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?

- o There are pre and post traffic counts that were completed as part of the traffic impact studies from the school and all of the adjacent developments. The side by side left turns were added to provide adequate turning movements to the school and the development. These same types of improvements are planned for Sweetwater and the northern most driveway of the school. Also, a new right turn lane for the school's southern driveway will be constructed by Rancho Tru-Gold using in-lieu fees collected from the school.

- What is the timing of the traffic signal at Sweetwater and 175th?

- o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.

- What is the timing of the traffic signal at Sweetwater and Cotton?

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- What is the timing of the traffic signal at Cactus and Cotton?

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- o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection.

- Is there something that the City can do to force additional access points to Paradise Honors?

- o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.

- What can be done to correct the blind spot at 175th and Sweetwater?

- o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.

- Can the City install an interim 3-way stop at 175th and Sweetwater?
- o Traffic control is dependent upon stop warrants being met. Currently, this warrant is not met.

I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

Robert H. Kuhfuss, AICP, MPA

Current Planning Supervisor

City of Surprise Community Development Department

16000 North Civic Center Plaza

Surprise, AZ 85374-7470

O: 623-222-3137 | F: 623-222-3001

robert.kuhfuss@surpriseaz.gov

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

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Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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

Robert:
I would appreciate speaking with Traffic and Transportation. Thank you,
Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

----- Original message-----

From: Robert Kuhfuss
Date: Wed, Jan 2, 2019 5:04 PM
To: Dcn. Dave Opsahl;
Cc:
Subject: RE: Sarah Ann Ranch

Mr. Opsahl, Thank you for the follow up. I just sent an email to the larger group in response to this and several other questions and you were included in that mass email. In short, I am told that in order to get a 3-way stop sign, certain "warrants" must be met and that those warrants have not been met at this time. I know this is not the answer you were looking for, but if you would like further clarification, I can put you in touch with Traffic and Transportation.

Thank you again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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

Robert:

I spoke with you a few weeks ago regarding a 3-way stop at the intersection of Sweetwater and N 175th Ave. How are the prospects of that coming along? Thank you.

The very best in the New Year for you.

Dave Opsahl



Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 03, 2019 8:28 AM
To: Martin Lucero; Dana Owsiany
Subject: FW: Sarah Ann Ranch

Martin/Dana – Could one of you give Mr. Opsahl a call to discuss the 3-way stop sign option at 175th & Sweetwater? Can you please let me know the gist of that conversation? Thanks

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
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[REDACTED]

Sent from my T-Mobile 4G LTE device

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Cc:
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Current Planning Supervisor
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16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
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Subject: Sarah Ann Ranch

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Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 03, 2019 8:29 AM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sarah Ann Ranch

I forwarded your request to them Thanks

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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

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[REDACTED]

Sent from my T-Mobile 4G LTE device

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Cc:
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Thank you again.

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O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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

Robert:

I spoke with you a few weeks ago regarding a 3-way stop at the intersection of Sweetwater and N 175th Ave. How are the prospects of that coming along? Thank you.

The very best in the New Year for you.

Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Martin Lucero
Sent: Thursday, January 03, 2019 10:08 AM
To: [REDACTED]
Cc: Dana Owsiany; Robert Kuhfuss
Subject: RE: Sarah Ann Ranch

Good Morning Mr. Opsahl,

I have received your email concerning your request for consideration of a three way stop sign implementation for the intersection of Sweetwater and N 175th Ave. I would be happy to discuss the matter with you. At your convenience feel free to contact me at 623-222-3142.

Sincerely,

Martin Lucero

Transportation Planning Manager
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
phone: 623.222.3142 | fax: 623.222.3001

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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

Robert:
I would appreciate speaking with Traffic and Transportation. Thank you,
Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

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Date: Wed, Jan 2, 2019 5:04 PM
To: Dcn. Dave Opsahl;
Cc:
Subject: RE: Sarah Ann Ranch

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Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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[REDACTED]

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Monday, January 14, 2019 11:58 AM
To: Robert Kuhfuss
Subject: Re: Rancho Trugold Outreach questions

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

Robert:

Thank you for your work and Martin's expertise on the N 175th Ave road improvement proposals between Waddell and Cactus.

Dave Opsahl
Sarah Ann Ranch Home Owner
17637 W Dahlia Dr
Surprise, AZ 85388

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Wednesday, January 2, 2019 5:54 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED]; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
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 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
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 - o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.
- What can be done to correct the blind spot at 175th and Sweetwater?
 - o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.
- Can the City install an interim 3-way stop at 175th and Sweetwater?
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I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

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02 Jan 2019 23:54:59 -0000

ORDINANCE 2019-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR RANCHO TRUGOLD, GENERALLY LOCATED NORTH OF SWEETWATER AVENUE BETWEEN COTTON LANE AND 175TH AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located north of Sweetwater Avenue between Cotton Lane and 175th Avenue;

WHEREAS, the subject site is zoned as Residential Ranch (RR);

WHEREAS, the rezone from RR to RM-6, RM-9, and RH-15 with PUD Overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on March 21, 2019, the Planning and Zoning Commission recommended approval of the Rancho Trugold rezone with PUD overlay.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning with PUD Overlay.* The parcel legally described on Exhibit A-1 and depicted on Exhibit A-2, known as Rancho Trugold Parcel A, is rezoned from Residential Ranch (RR) to RM-6 with a PUD Overlay subject to the stipulations as outlined in Section 4 herein.

Section 2. *Rezoning with PUD Overlay.* The parcel legally described on Exhibit B-1 and depicted on Exhibit B-2, known as Rancho Trugold Parcel B, is rezoned from Residential Ranch (RR) to RM-9 with a PUD Overlay subject to the stipulations as outlined in Section 4 herein.

Section 3. *Rezoning with PUD Overlay.* The parcel legally described on Exhibit C-1 and depicted on Exhibit C-2, known as Rancho Trugold Parcel C, is rezoned from

Residential Ranch (RR) to RH-15 with a PUD Overlay subject to the stipulations as outlined in Section 4 herein.

Section 4. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections 1 through 3 above is approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Zone Change Narrative entitled “Rancho Trugold Featuring Hancock Communities”, consisting of thirteen (13) pages plus exhibits, prepared by RVi Planning + Landscape Architecture and stamped received March 1, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 5. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the changes in districts referred to in Sections 1 through 3 above.

Section 6. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 7. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 8. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 9. *Effective Date.* This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A-1"

DESCRIPTION

RANCHO TRUGOLD PARCEL "A" REZONE

A portion of the Northeast Quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the East Quarter Corner of said Section 14;

Thence along the south line of said Northwest Quarter South 89°48'53" West 1679.86 feet to the POINT OF BEGINNING;

Thence continuing along said south line South 89°48'53" West 964.07 feet to the Center Quarter Corner of said Section 14;

Thence along the west line of said Northeast Quarter North 00°12'48" East 865.41 feet;

Thence North 89°50'33" East 810.02 feet;

Thence South 00°12'48"W 52.50 feet;

Thence North 89°50'33" East 148.50 feet;

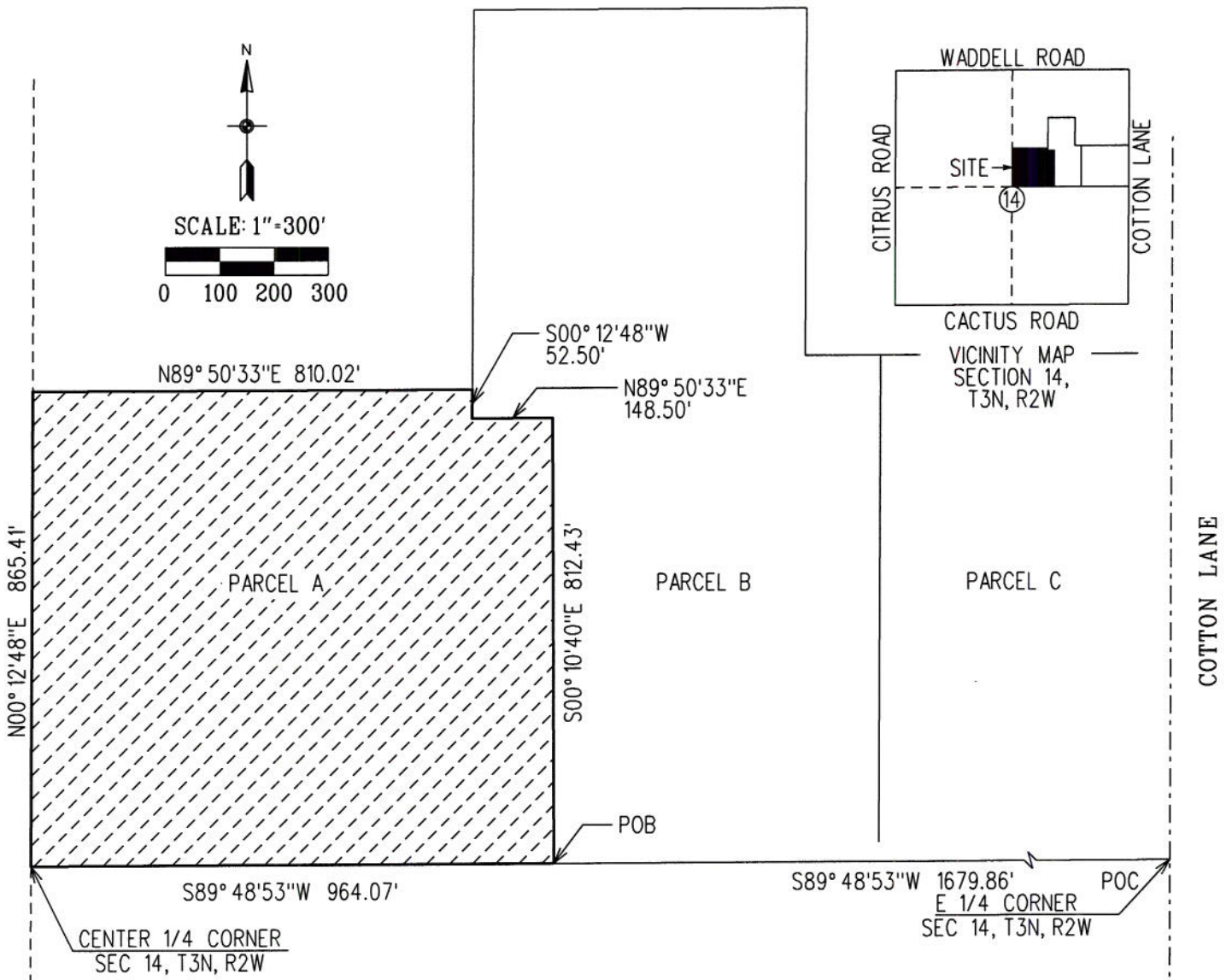
Thence South 00°10'40" East 812.43 feet to the POINT OF BEGINNING.

Attached is EXHIBIT "A-2" and by this reference is made a part hereof.

End of description



EXHIBIT "A-2"



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- RR RESIDENTIAL RANCH
- RM-6 PUD RESIDENTIAL MEDIUM DENSITY WITH PUD OVERLAY
-  RANCHO TRUGOLD REZONE AREA



RANCHO TRUGOLD PARCEL "A"
REZONE RR TO RM-6 PUD



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 19007

DRAWN BY RCD

DATE 03-04-19

SHEET 1 OF 1

EXHIBIT "B-1"

DESCRIPTION

RANCHO TRUGOLD PARCEL "B" REZONE

A portion of the Northeast Quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the East Quarter Corner of said Section 14;

Thence along the south line of said Northwest Quarter South 89°48'53" West 1084.02 feet to the POINT OF BEGINNING;

Thence continuing along said south line South 89°48'53" West 595.84 feet:

Thence North 00°10'40" West 812.43 feet;

Thence South 89°50'33" West 148.50 feet;

Thence North 00°12'48" East 744.91 feet;

Thence North 89°50'33" East 611.78 feet;

Thence South 00°12'26" West 633.00 feet;

Thence North 89°50'33" East 137.89 feet;

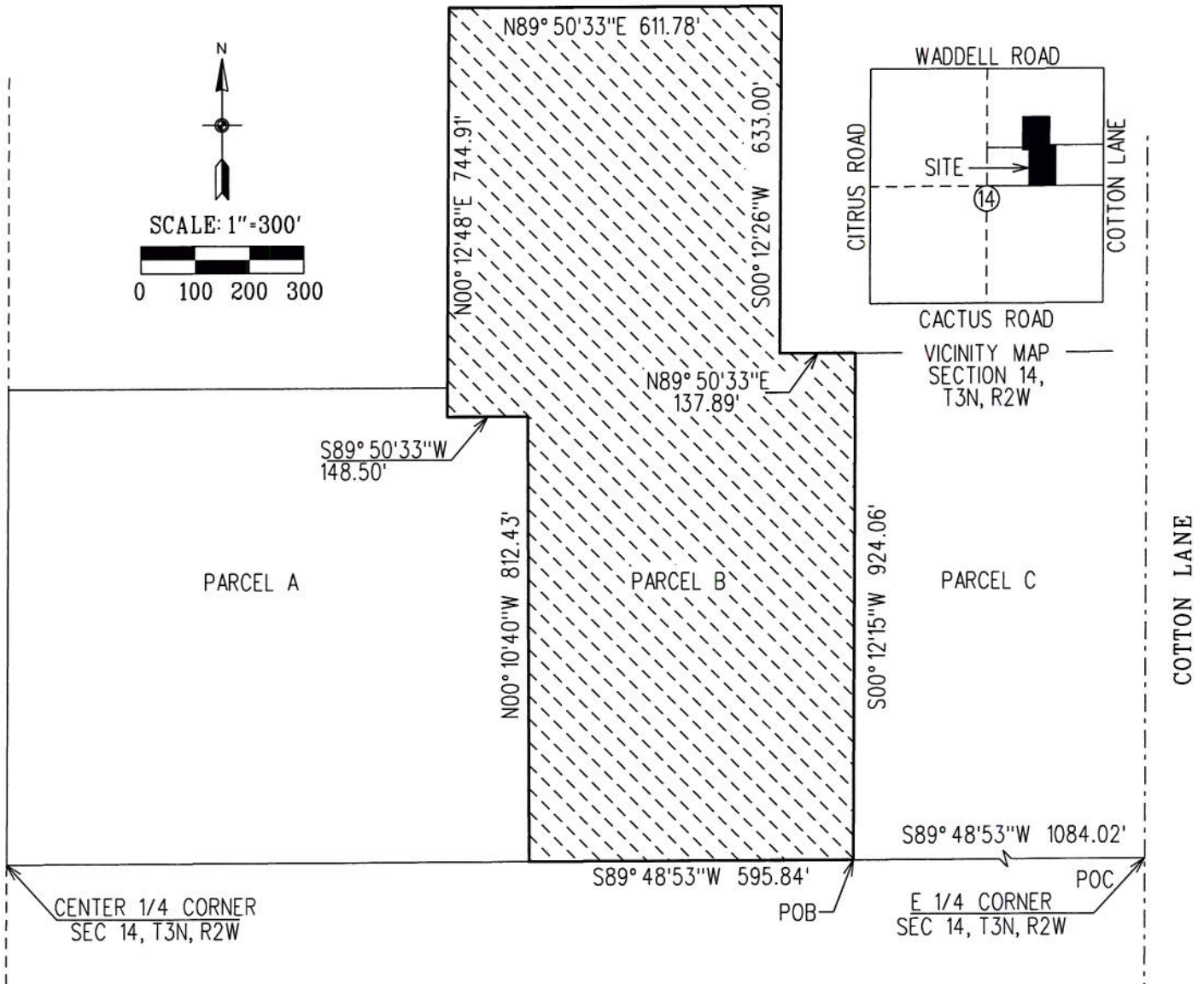
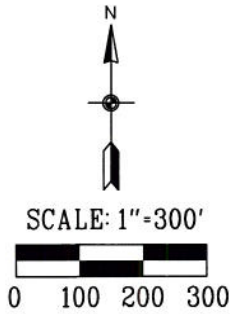
Thence South 00°12'15" West 924.06 feet to the POINT OF BEGINNING.

Attached is EXHIBIT "B-2" and by this reference is made a part hereof.

End of description



EXHIBIT "B-2"



LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- RR RESIDENTIAL RANCH
- RM-9 PUD RESIDENTIAL MEDIUM DENSITY WITH PUD OVERLAY
-  RANCHO TRUGOLD REZONE AREA



RANCHO TRUGOLD PARCEL "B"
REZONE RR TO RM-9 PUD



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 19007

DRAWN BY RCD

DATE 03-04-19

SHEET 1 OF 1

EXHIBIT "C -1"

DESCRIPTION

RANCHO TRUGOLD PARCEL "C" REZONE

A portion of the Northeast Quarter of Section 14, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

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Thence North 00°12'15" East 924.06 feet;

Thence North 89°50'33" East 1083.97 feet;

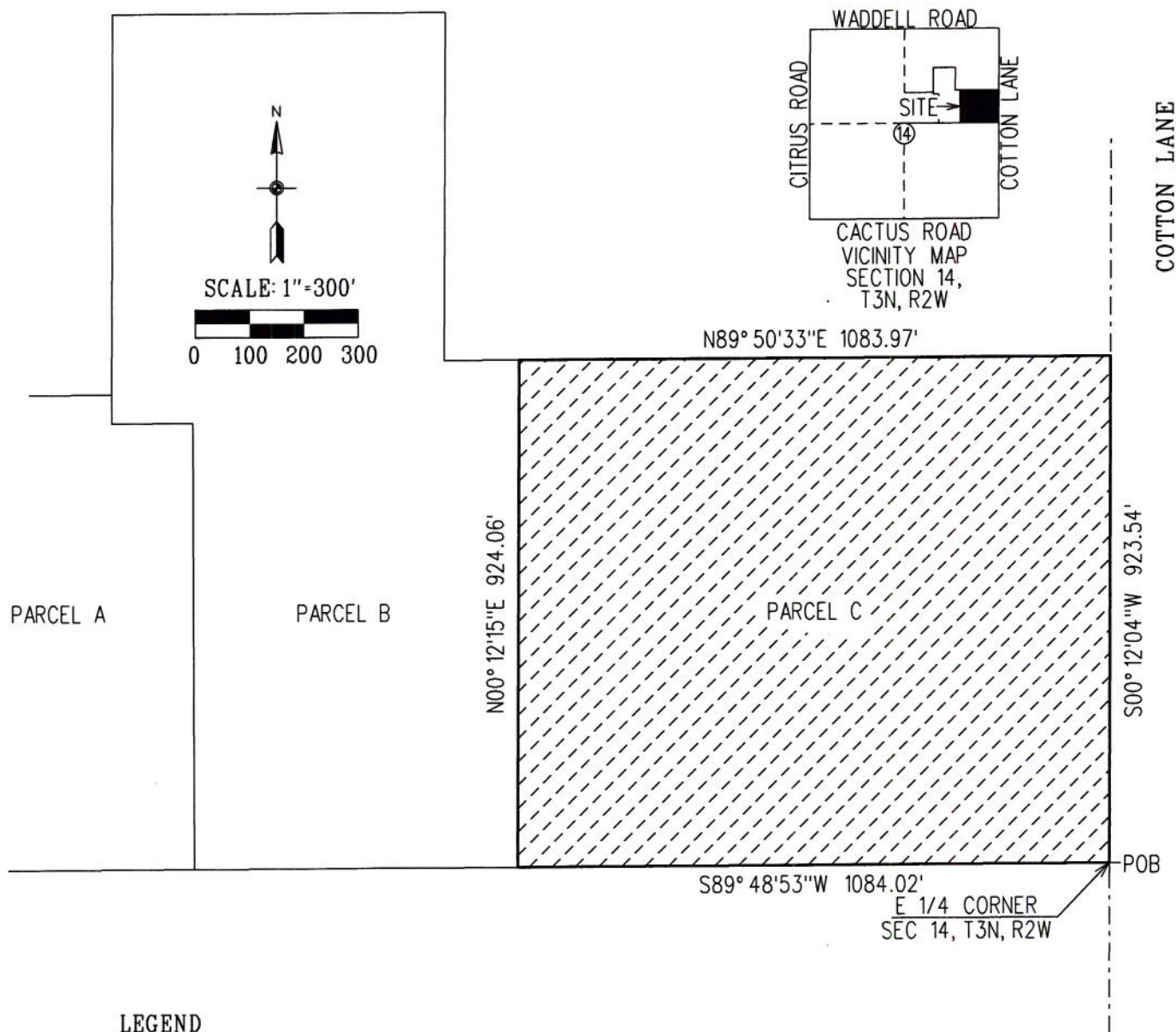
Thence South 00°12'04" West 923.54 feet to the POINT OF BEGINNING.

Attached is EXHIBIT "C-2" and by this reference is made a part hereof.

End of description



EXHIBIT "C-2"



LEGEND

- POB POINT OF BEGINNING
- RR RESIDENTIAL RANCH
- RH-15 PUD RESIDENTIAL HIGH DENSITY WITH PUD OVERLAY
-  RANCHO TRUGOLD REZONE AREA



RANCHO TRUGOLD PARCEL "C"
REZONE RR TO RH-15 PUD



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 19007

DRAWN BY RCD

DATE 03-04-19

SHEET 1 OF 1

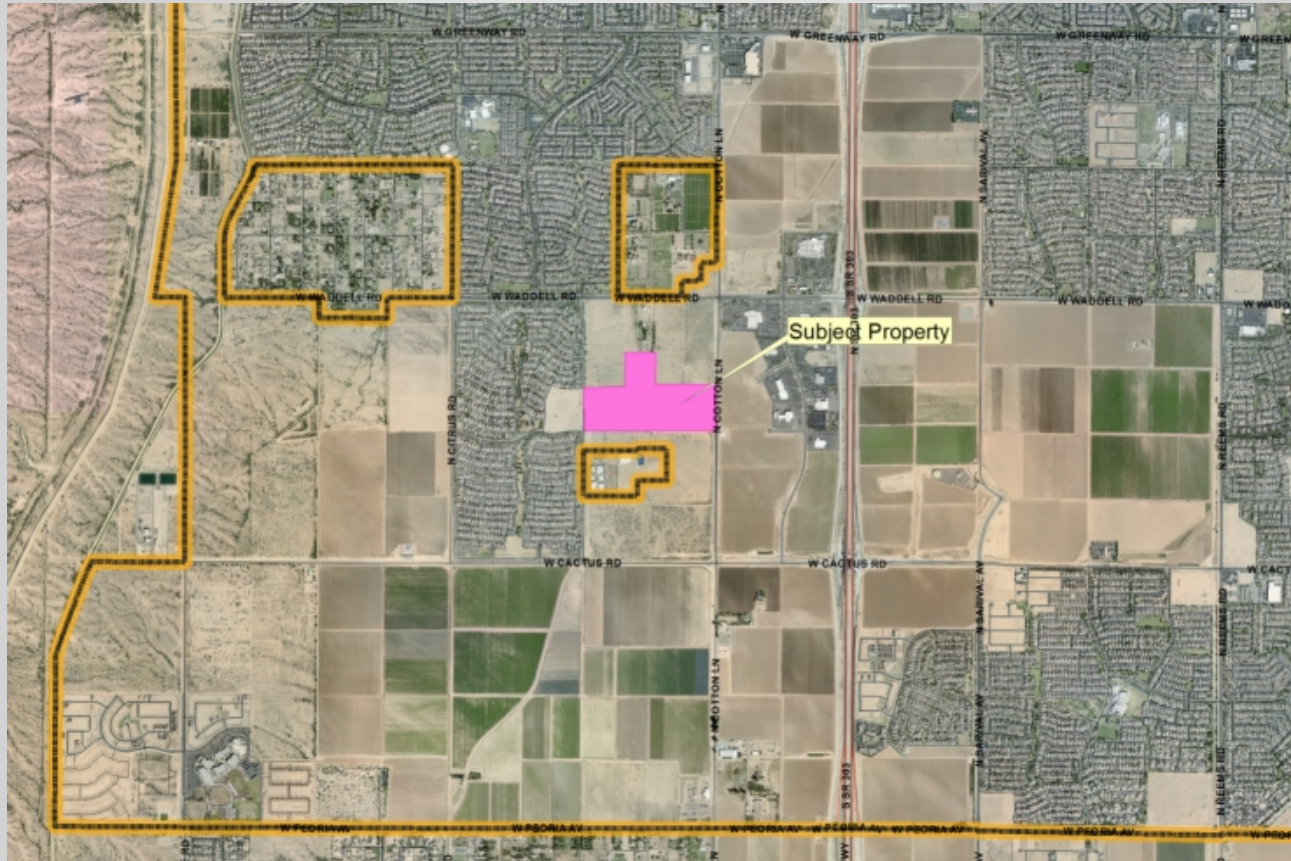


Planning & Zoning Commission
March 21, 2019

Rancho TruGold

Rancho TruGold Zone Change
Hancock Communities at Rancho TruGold Site Plan
Rancho TruGold Preliminary Plat

Rancho TruGold Vicinity Map



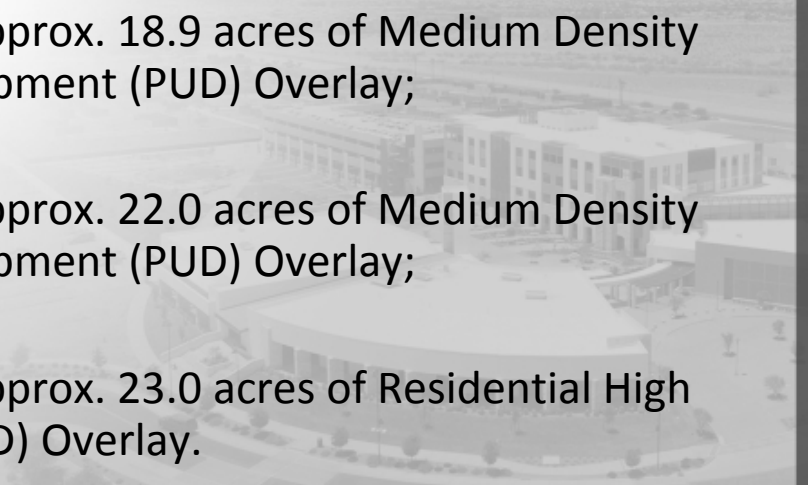
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Hancock Communities at Rancho TruGold Site Plan Case Map

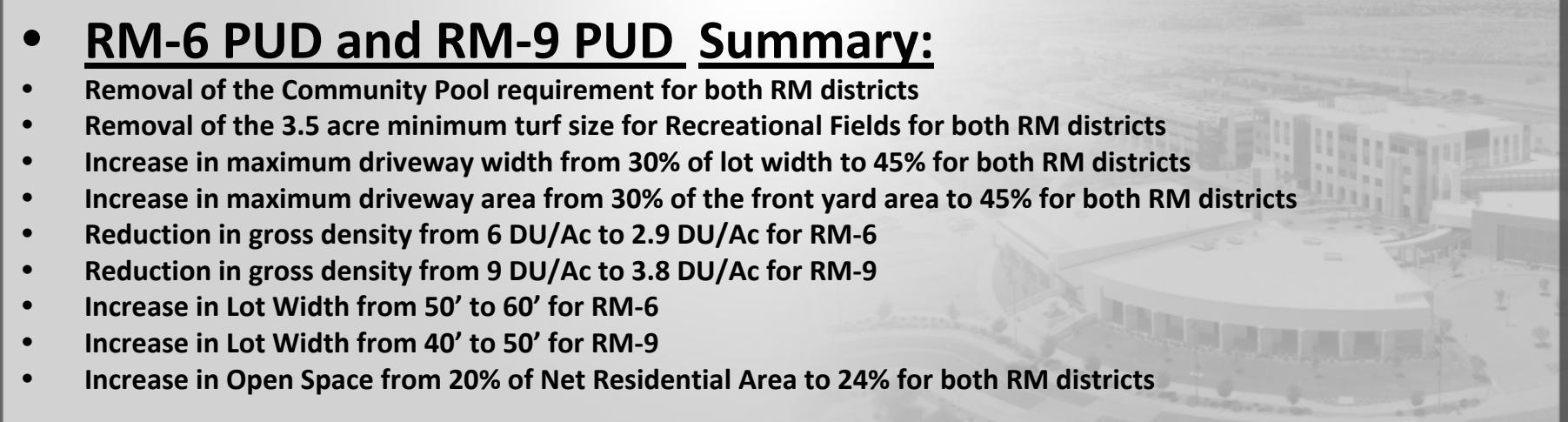


Rancho TruGold Preliminary Plat Case Map

[illegible]

- 
- approx. 18.9 acres of Medium Density
 (PUD) Overlay;
- approx. 22.0 acres of Medium Density
 (PUD) Overlay;
- approx. 23.0 acres of Residential High
 (PUD) Overlay.

- **RM-6 PUD and RM-9 PUD Summary:**
 - Removal of the Community Pool requirement for both RM districts
 - Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
 - Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
 - Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
 - Reduction in gross density from 6 DU/Ac to 2.9 DU/Ac for RM-6
 - Reduction in gross density from 9 DU/Ac to 3.8 DU/Ac for RM-9
 - Increase in Lot Width from 50' to 60' for RM-6
 - Increase in Lot Width from 40' to 50' for RM-9
 - Increase in Open Space from 20% of Net Residential Area to 24% for both RM districts

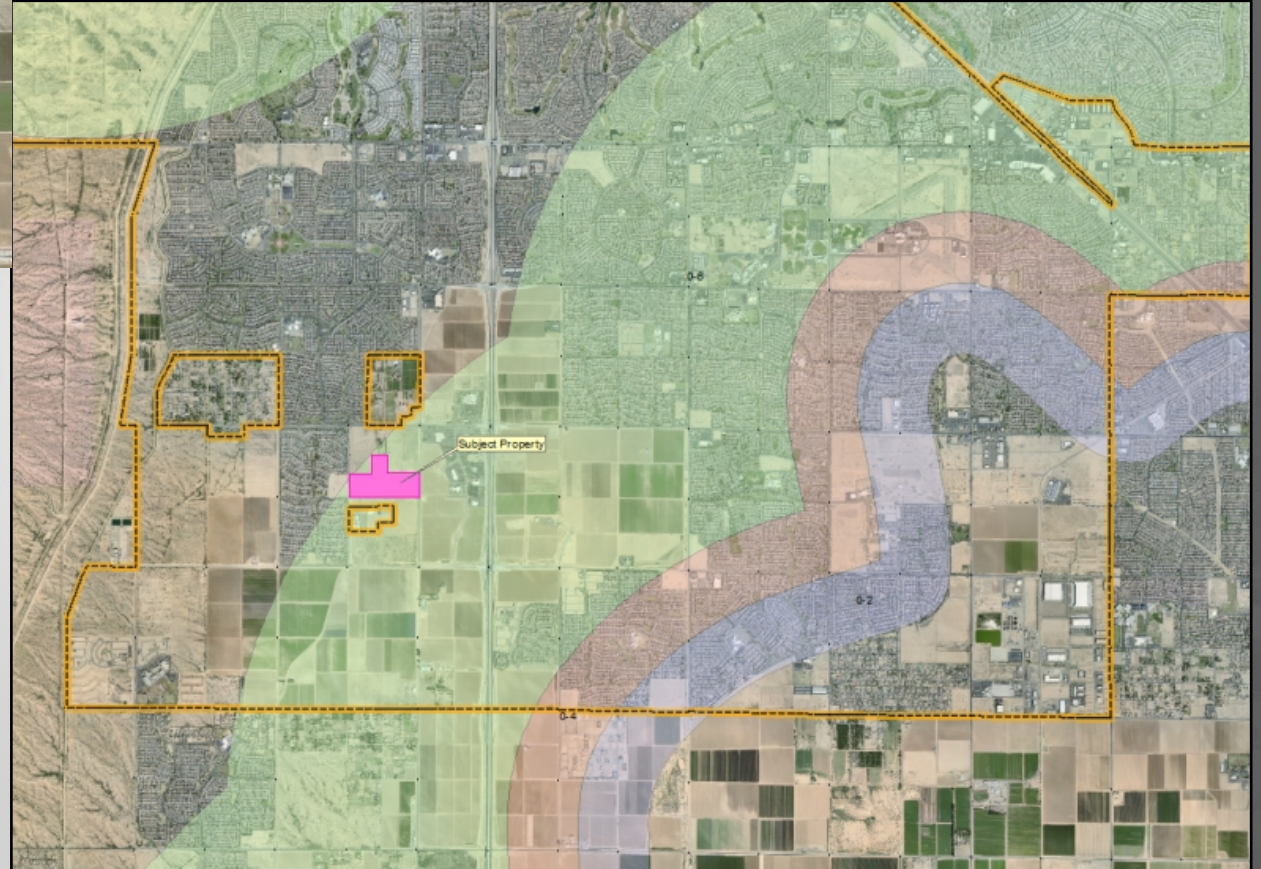
- 
- **RM-6 PUD and RM-9 PUD Summary:**
 - Removal of the Community Pool requirement for both RM districts
 - Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
 - Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
 - Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
 - Reduction in gross density from 6 DU/Ac to 2.9 DU/Ac for RM-6
 - Reduction in gross density from 9 DU/Ac to 3.8 DU/Ac for RM-9
 - Increase in Lot Width from 50' to 60' for RM-6
 - Increase in Lot Width from 40' to 50' for RM-9
 - Increase in Open Space from 20% of Net Residential Area to 24% for both RM districts

-

Rancho TruGold Rezone



Graduated Density Concept





Rancho TruGold Rezone

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase lot width)	40	50 (increase lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%



Rancho TruGold Rezone

Driveway Width as Percent of Lot Width



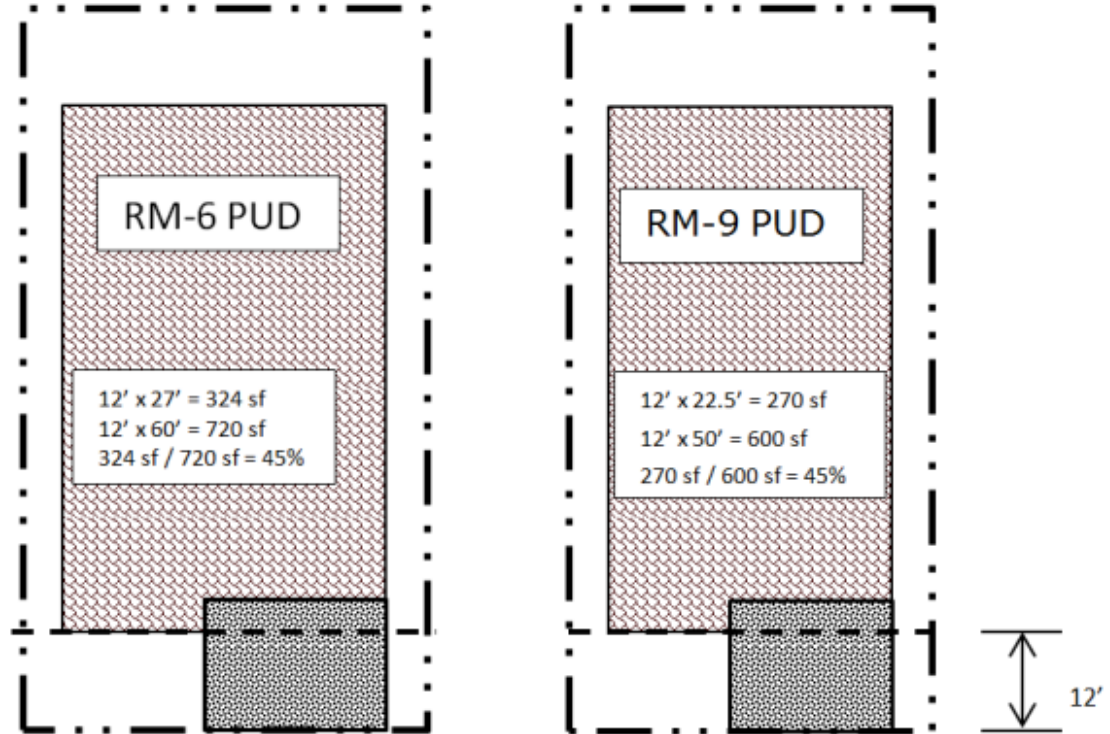
$$60' \times 45\% = 27'$$

$$50' \times 45\% = 22.5'$$



Rancho TruGold Rezone

Driveway Area as Percent of Front Yard Area





Rancho TruGold Rezone

Table 2: RH-15 FUD Development Standards

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed FUD Modifications
Maximum Dwelling Units per Gross Acre	15 du/ac	10.61 du/ac (244 units max)
Maximum Height	35 feet (3 stories)	16 ft./1 story for primary buildings; 20 ft./1 story for accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks: - Front (Sweetwater) - Side - Rear	30 feet 10 feet 30 feet	30 feet* ⁽²⁾ 10 feet* 24 feet
Minimum Landscape Buffers: - Adjacent to RM and RL	24 feet	Zero feet ⁽³⁾
- Adjacent to Commercial and other Districts	10 feet	Zero feet ⁽³⁾
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking - Residential - Leasing Office	0.5 per dwelling 1 per 20 vehicle spaces	Zero per dwelling 1 per 20 vehicle spaces*

*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 25' from the Sweetwater Road property line and not the full 30' building setback.

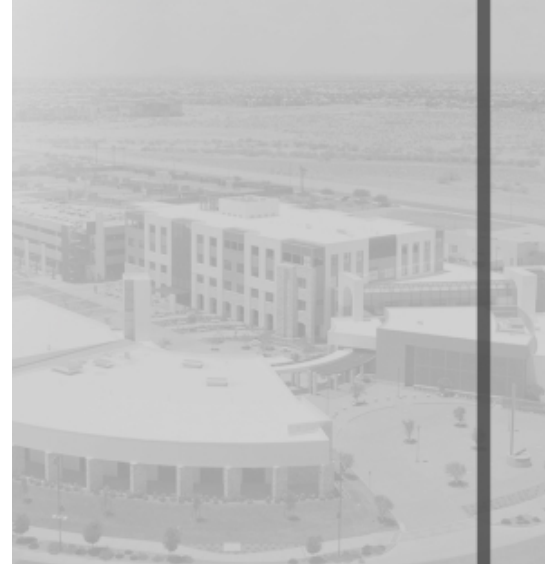
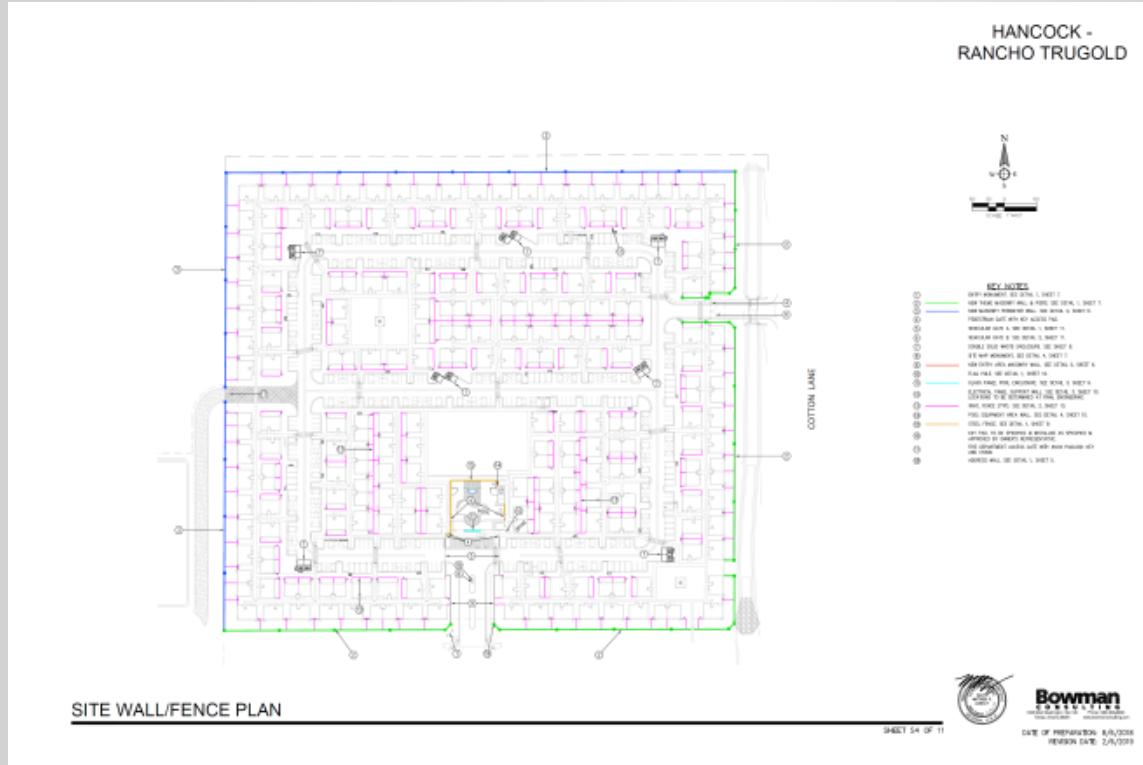
(3) Minimum 24 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

Hancock Communities at Rancho TruGold Site Plan



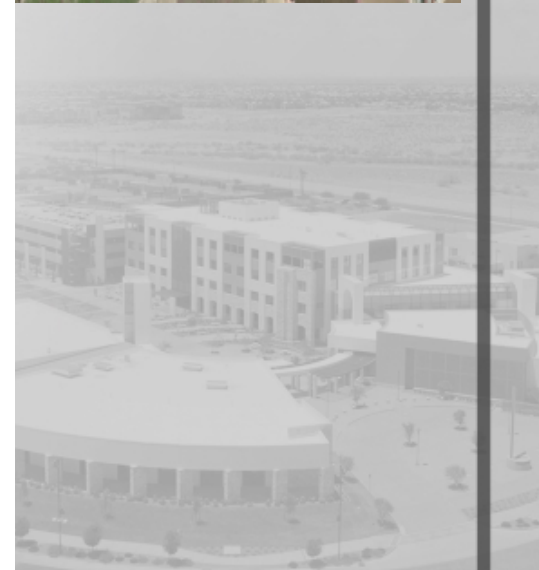
DATE OF PREPARATION: 8/8/2004
REVISION DATE: 2/8/2004

Hancock Communities at Rancho TruGold Site Plan



Hancock Communities at Rancho TruGold Site Plan





Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

FRONT



LEFT



RIGHT



REAR

UNIT 1

[illegible]

Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

UNIT 2



FRONT



LEFT



RIGHT



REAR



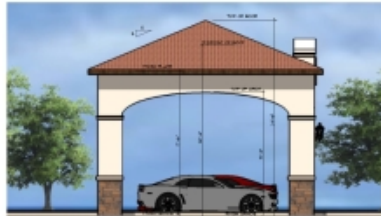
Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

PORTICO



FRONT



LEFT



RIGHT



REAR

DESIGN REVIEW

HANCOCK
AT
TRUGOLD

DESIGN REVIEW



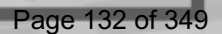
barduson
architects

ARCHITECT: BARDUSON ARCHITECTS
PROJECT: HANCOCK AT TRUGOLD
DATE: 10-20-2010
PROJECT NO.

DR8

PORTICO ALL SIDES - SANTA BARBARA





Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

FRONT



LEFT



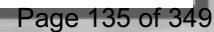
RIGHT



REAR

GARAGE

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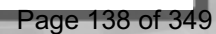


LOF AREA TABLE		
LOF #	AREA	LOF (SQ)
101	2,2000	
102	2,2000	
103	2,2000	
104	2,2000	
105	2,6886	
106	2,2000	
107	2,2000	
108	2,2000	
109	2,5750	
110	2,5750	
111	2,2000	
112	2,2000	
113	2,2000	
114	2,2000	
115	2,2000	
116	2,2000	
117	2,2000	
118	2,2000	
119	2,5750	
120	3,1981	
121	2,2000	
122	2,2000	
123	2,2000	
124	2,2000	
125	2,2000	
126	2,2000	
127	2,5750	
128	2,2000	
129	2,2000	
130	2,2000	
131	2,2000	
132	2,2000	
133	2,2000	
134	2,2000	
135	2,2000	
136	2,2000	
137	2,2000	
138	2,5750	
139	2,2000	

[illegible]



4	 PRELIMINARY PLAT FOR RANCHO TRUGLOD CITY OF SURPRISE, ARIZONA CASE #: FS19-434	 DAVID STARR AND ASSOCIATES 2007 Phoenix, AZ 85004 DATE IN: <i>07</i> DATE BY: <i>07</i> DATE TO: <i>11/10</i> DATE: <i>11/20/19</i>	 DAVID STARR AND ASSOCIATES 2007 Phoenix, AZ 85004 DATE IN: <i>07</i> DATE BY: <i>07</i> DATE TO: <i>11/10</i> DATE: <i>11/20/19</i>
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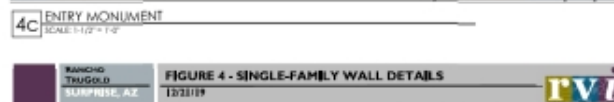
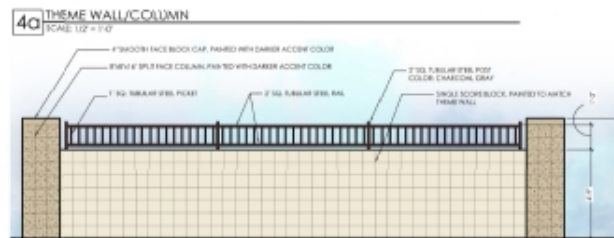




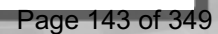


Rancho TruGold Preliminary Plat





1. 本報告の調査結果、分析、考察は、調査対象者の同意を得た上で実施された。調査結果は、調査対象者の個人情報を含む。調査結果は、調査対象者の個人情報を含む。調査結果は、調査対象者の個人情報を含む。



Citizen Outreach:

December 11, 2018

Staff Recommendations:

Zone Change: **Approve** subject to stipulations “a” and “b”

Site Plan: **Approve** subject to stipulations “a” thru “i”

Preliminary Plat: **Approve** subject to stipulations “a” thru “f”



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning & Zoning Commission Meeting

Council Meeting Date: March 21, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding FS18-387 a Site Plan for Hancock Communities at Rancho TruGold.

Motion:

Move to approve subject to stipulations “a” through “I” as stated in the staff report.

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves an approximately 23-acre Site Plan in a proposed RH-15 PUD zoning district. The PUD Overlay associated with the zoning of the property caps the residential unit yield at 244 Dwelling Units for an overall density of 10.6 DU/Ac. In addition to the 244 Dwelling Units, the subject site plan anticipates landscaping, parking, and amenities to serve the residents of the complex. The site plan also anticipates a temporary fire access easement extending to the west of the site. The subject request is also one of four concurrent requests involving the subject property. The Commission will review and take action on three of these items.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-387 Hancock at Rancho TruGold Site Plan 03-21-19 P&Z Staff Report
 2. 01 Rancho TruGold Joint Vicinity Map
 3. 02 FS18-387 Hancock at Rancho TruGold Site Plan Case Map
 4. 03 FS18-387 Hancock at Rancho TruGold Site Plan
 5. 05 FS18-387 Hancock at Rancho TruGold Elevations
 6. 04 FS18-387 Hancock at Rancho TruGold Landscape Plans
 7. 06 FS18-386 Citizen Participation Report (redacted)
 8. 07 Rancho TruGold Emails through 011419 (redacted)
 9. Rancho TruGold 03-21-19 Joint P&Z Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-387

Project Name: Hancock Communities at Rancho TruGold Site Plan

Council District: 3

Meeting Date: March 21, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Truman Trust

Applicant: Andy Jochums of Beus Gilbert, PLLC on behalf of Truman Trust

Request: Site Plan for Hancock Communities at Rancho TruGold

Site Location: Generally located north and west of the Sweetwater Avenue alignment and Cotton Lane

Area: 23 acres (approx.)

Density: 10.6 DU/Ac. (approx.)

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

Support/Opposition: None known

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

41 **PROJECT DESCRIPTION:**

42
43 The proposed project was once part of the Magnolia project, which the Planning and Zoning
44 Commission reviewed in 2016. The Magnolia project never came to fruition and the various land
45 owners are moving forward independently.

46
47 The subject request involves an approximately 23-acre Site Plan in a proposed RH-15 PUD zoning
48 district. The PUD Overlay associated with the zoning of the property caps the residential unit yield
49 at 244 Dwelling Units for an overall density of 10.6 DU/Ac. In addition to the 244 Dwelling Units,
50 the subject site plan anticipates landscaping, parking, and amenities to serve the residents of the
51 complex. The site plan also anticipates a temporary fire access easement extending to the west of
52 the site.

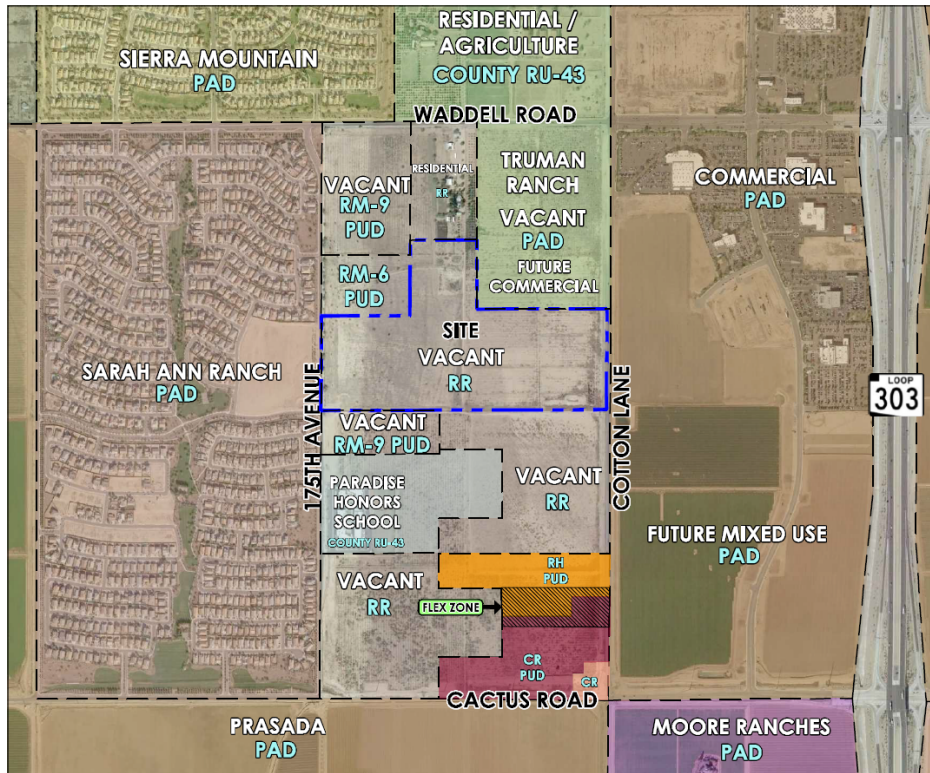
53
54 The subject request, indicated in **bold** below, is one of four concurrent requests involving the
55 subject property. These requests are summarized as follows, each discussed under separate cover.
56 The Commission will review and take action on three of these items as follows:

- 57
58 • FS18-386: Rancho TruGold Rezone. The Commission will review the Rezone case under
59 separate cover and make recommendation to the City Council.
60
61 • FS18-387: Rancho TruGold Final Plat (3-lot Final Plat). The Commission will not hear the
62 Final Plat as this will be presented to the City Council only.
63
64 • **FS18-387: Hancock Communities at Rancho TruGold Site Plan (Site Plan covering Lot 3 of**
65 **the aforementioned Final Plat). The Commission will review said Site Plan and either**
66 **approve with stipulations or deny.**
67
68 • FS18-434: Rancho TruGold Preliminary Plat (Preliminary Plat covering Lot 2 of the
69 aforementioned Final Plat). The Commission will review the Preliminary Plat under separate
70 cover and make recommendation to the City Council.

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EXISTING ZONING:

The following map, taken from Figure 1 of the FS18-386 Zone Change Narrative, depicts the existing zoning of the subject site and its surrounds.



BACKGROUND:

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for 175th & Sweetwater under case FS16-391.

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for Zone Change and Preliminary for Magnolia under case FS16-392. Said case was subsequently withdrawn.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property.

January 17, 2017: The City Council approved the annexation of the subject property under case FS16-427.

September 7, 2017: The City Council approved a request for a Rezone relating to the 175th & Sweetwater project under case FS16-391.

October 3, 2017: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for Rancho TruGold under case FS18-583. Said case was subsequently withdrawn.

October 5, 2017: The City Council approved a request for a Preliminary Plat relating to the 175th & Sweetwater project under case FS16-391.

December 19, 2017: The City Council approved a revised Preliminary Plat for 175th & Sweetwater under case FS17-403.

March 6, 2018: The City Council approved a request for a Zone Change and related Preliminary Plat covering the Heritage Farm project under case FS17-530.

August 7, 2018: Andy Jochums of Beus Gilbert filed a request for a Zone Change for Rancho TruGold under case FS18-386.

August 7, 2018: Andy Jochums of Beus Gilbert filed a request for a Site Plan and Final Plat for Hancock Communities at Rancho TruGold under case FS18-387.

August 31, 2018: Mark Reddie of RVi filed a request for a Preliminary Plat covering a portion of Rancho TruGold under case FS18-434.

September 18, 2018: The City Council approved a request for a Final Plat for Heritage Farm under case FS18-159.

October 19, 2018: Gehan Homes filed a request for Zone Change and Preliminary Plat for Gehan Homes Cactus & 175th under case FS18-566.

November 20, 2018: Mark Reddie of RVi filed a request for a Zone Change and Preliminary Plat for Ryder Ranch under Case FS18-632.

CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on December 11, 2018, which was well attended. The results of that meeting are summarized in the attached Citizen Outreach Report associated with the Rezone case being processed under FS18-386. In addition, staff received several emails regarding this project, which are included as an attachment to this report. Staff also sent an email to the members of the public who were present at that meeting in response to comments relating to local traffic issues that were beyond the scope of this specific project. Relative to the Zone Change, the site was also posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

[Continued on following page.]

ANALYSIS AND DISCUSSION:

The proposed residential community will consist of 101 one-bedroom units and 143 two-bedroom units for a total of 244 units. The two-bedroom units will be individual freestanding buildings, while the one-bedroom units will be of a duplex configuration. All units will have a small, private fenced-in yard. The complex will be under single ownership and management; however, the development may be converted to condominiums at later date should ownership so choose. Buildings within the project will be of a Santa Barbara architectural style with each building being one (1) of three (3) color schemes thereby adding visual interest to the project.

Primary access to the site will be via a driveway located along Sweetwater Avenue, which will lead to a parking area serving the main office. To either side of the main driveway will be a rolling gate that will provide secured access for the residents living on site. An additional fire-only access point will be located along the western edge of the site and will extend in a southerly direction to Sweetwater Avenue via an easement being recorded on the associated Final Plat. This easement will be replaced with the development of the adjacent Rancho TruGold subdivision, the Preliminary Plat of which is discussed under separate cover. Pedestrian access will occur at both the Sweetwater Avenue entrance and at the fire access location thereby providing pedestrian connectivity to the adjacent subdivision.

The zoning code requires 1.5 parking spaces for each one-bedroom unit and 2.0 parking spaces for each two-bedroom unit. Based on these ratios, 438 parking spaces are required; however, the applicant is providing 447 spaces, which exceeds minimum requirement. Of the total parking spaces provided, 244 will be covered and 52 will be located within fully enclosed garages.

The site will be bounded on two sides by a 6' theme wall consisting of scored-face CMU with a split-face CMU accent band and split-face columns. The two opposing sides will be bounded by a 6' smooth-face CMU wall with split-face accents. White vinyl fencing will be used within the interior of the site to provide privacy for each of the units.

Recreational amenities include a Fitness Studio, swimming pool, and turf play areas in addition to barbeque grills and ramadas. The site will also be well landscaped using a variety of drought tolerant plant species.

UTILITY AND SERVICES TABLE:

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

191 **CONFORMANCE WITH ADOPTED PLANS:**

192
193 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
194 within the Neighborhood Character Area, which supports multi-family residential development at
195 densities greater than 8 DU/Ac. As stated previously, the PUD Overlay associated with the zoning of
196 the property caps the residential density at 244 DU for an overall density of 10.6 DU/Ac. The
197 density most closely aligns with the Urban Neighborhood type and is consistent with the General
198 Plan in this regard.

199
200 As discussed in the staff report for the related Zone Change, the proposed multi-family does not in
201 and of itself meet Luke Air Force Base's Graduated Density Concept (GDC), which seeks residential
202 density of no more than 6 DU/Ac. In this region, however, when combined with the relatively low
203 density of the balance of the Rancho TruGold rezone area, the overall density is diluted to just
204 under 6.0 DU/Ac. Staff is therefore comfortable that the subject Site Plan and associated Zone
205 Change advance the City's stated goals of preserving the mission of Luke AFB.

206
207 **REVIEWING AGENCIES:**

208
209 The subject request was routed to the standard reviewing agencies, who have not offered
210 comment as of the writing of this report.

211
212 **SUMMARY:**

213
214 The applicant seeks approval of a Site Plan covering the subject property. Said Site Plan is
215 consistent with the proposed zoning of the property and advances the goals of the General Plan.
216 The site will be well landscaped in a manner consistent with the SUDC. The proposed development
217 is compatible with the neighboring land uses and the amenities included will provide recreational
218 opportunities for the neighborhood residents. Further, much needed infrastructure will be
219 constructed as part of this development.

220
221 **FINDINGS:**

- 222
223
 - The proposed Site Plan is consistent with the Surprise Unified Development Code.
 - The proposed Site Plan is consistent with the proposed zoning of the property.
 - The proposed Site Plan advances the goals of the Surprise General Plan 2035.

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230 [Continued on following page.]
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235
236 **RECOMMENDATION:**
237

238 Should the Commission move to recommend approval of the related Zone Change for Rancho
239 TruGold being processed under case FS18-386, based on the findings noted above, staff
240 recommends the Commission approve the subject Site Plan request, subject to stipulations 'a'
241 through 'i' as outlined below:
242

- 243 a. Development and use of the site shall be consistent with the Site Plan entitled "Hancock
244 Rancho Trugold", consisting of eleven (11) sheets prepared by Bowman Consulting and
245 stamped received February 11, 2019, except that within 30 days of Commission
246 approval, the applicant shall submit a revised Sheet S4 that addresses the following:
247
- 248 1. Revise Callout #2 to reference Detail 1 on Sheet S6.
 - 249 2. Add a Detail 6 Call-out for the fire access gate located along the west side of the site.
 - 250 3. Add a pedestrian gate to the west wall in the vicinity of the western fire access gate.
 - 251 Add a Callout 4 at that location.
- 252
- 253 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Hancock
254 Communities at Rancho Trugold Preliminary Landscape Plan", consisting of two (2)
255 sheets prepared by Westland Resources and stamped received January 31, 2019.
256
- 257 c. Building Elevations shall be consistent with the Elevations entitled "Hancock at Trugold",
258 consisting of four (4) sheets prepared by Barduson Architects and stamped received
259 January 31, 2019. All lighting fixtures located on the back patios of the units that back
260 up to adjacent residential shall be fully cut-off.
261
- 262 d. Prior to issuance of any permits relating to the site, the applicant or successor shall
263 provide an in-lieu payment of 25% of the cost of the future signal at Sweetwater Avenue
264 and Cotton Lane.
265
- 266 e. Final civils must be approved and financial assurance posted prior to issuance of any
267 building permits.
268
- 269 f. If the medians for Sweetwater Avenue and/or Cotton Lane are not constructed by this
270 project, the developer is responsible for an in-lieu payment covering one half the costs
271 of the required median/landscape improvements.
272
- 273 g. Prior to issuance of any permits relating to the site, the applicant of successor shall:
274
- 275 1. Obtain a Floodplain Use Permit from the Flood Control District of Maricopa County.
 - 276 2. Record a temporary drainage/access easement for the temporary retention basin
277 located to the west of the site.

- 278 3. Record a temporary drainage easement for the outfall channel located within the
279 property located along the south side of Sweetwater.
280 4. Replace the offsite drainage map in the drainage report.

281
282 h. Approval of this Site Plan is contingent upon subsequent City Council approval of the
283 Zone Change for Rancho TruGold being processed under case FS18-386 and the related
284 Final Plat for Rancho TruGold being processed under case FS18-387. Should the City
285 Council vote to deny either of the aforementioned requests, this Site Plan approval is
286 null and void.

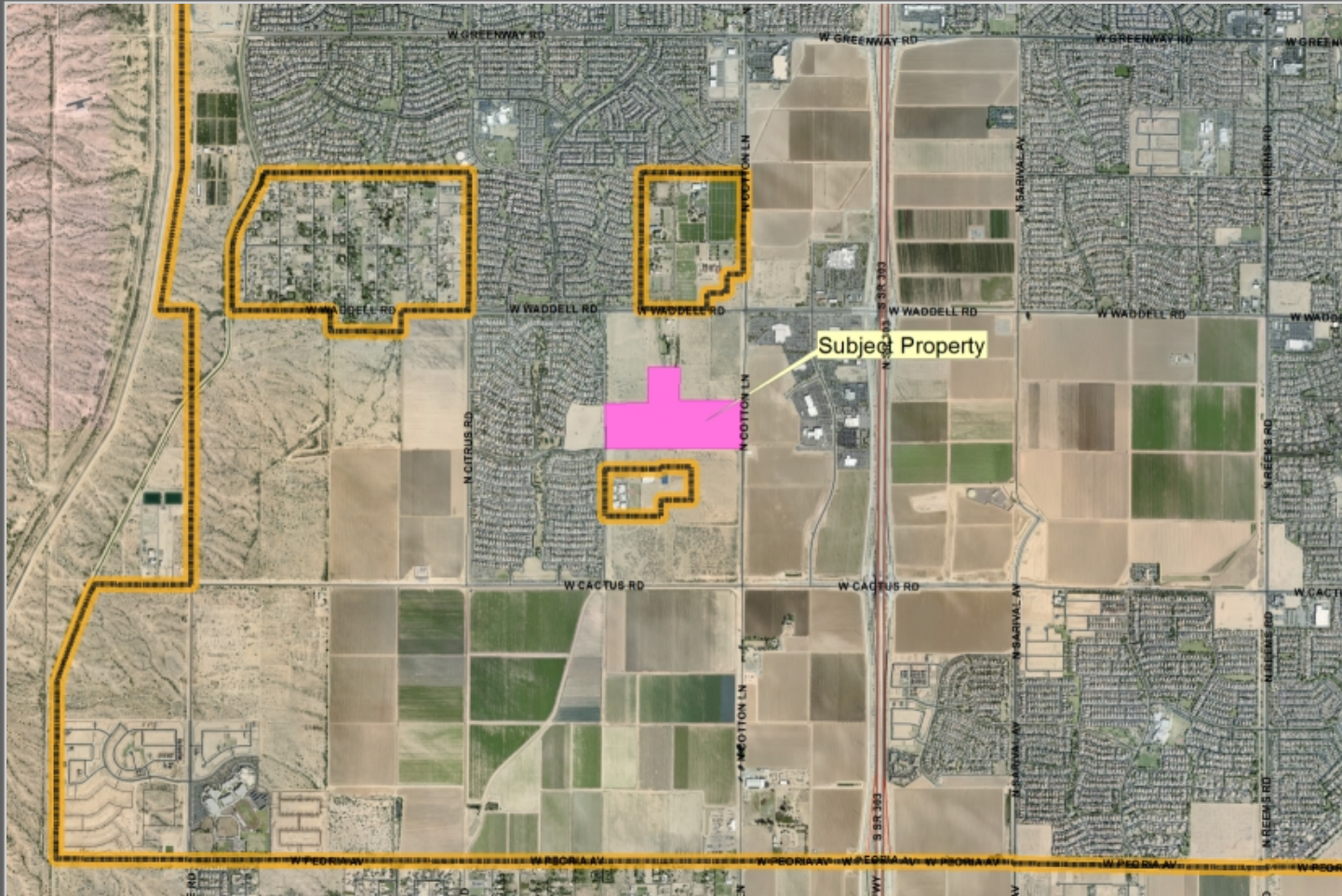
287
288 i. Non-compliance with the stipulations of approval of this case will be treated as a
289 violation in accordance with the provisions of Article XIV of the Surprise Unified
290 Development Code.

291
292 However, should the Commission wish to deny the request, the Commission should make its own
293 findings and base its decision on those alternative findings.

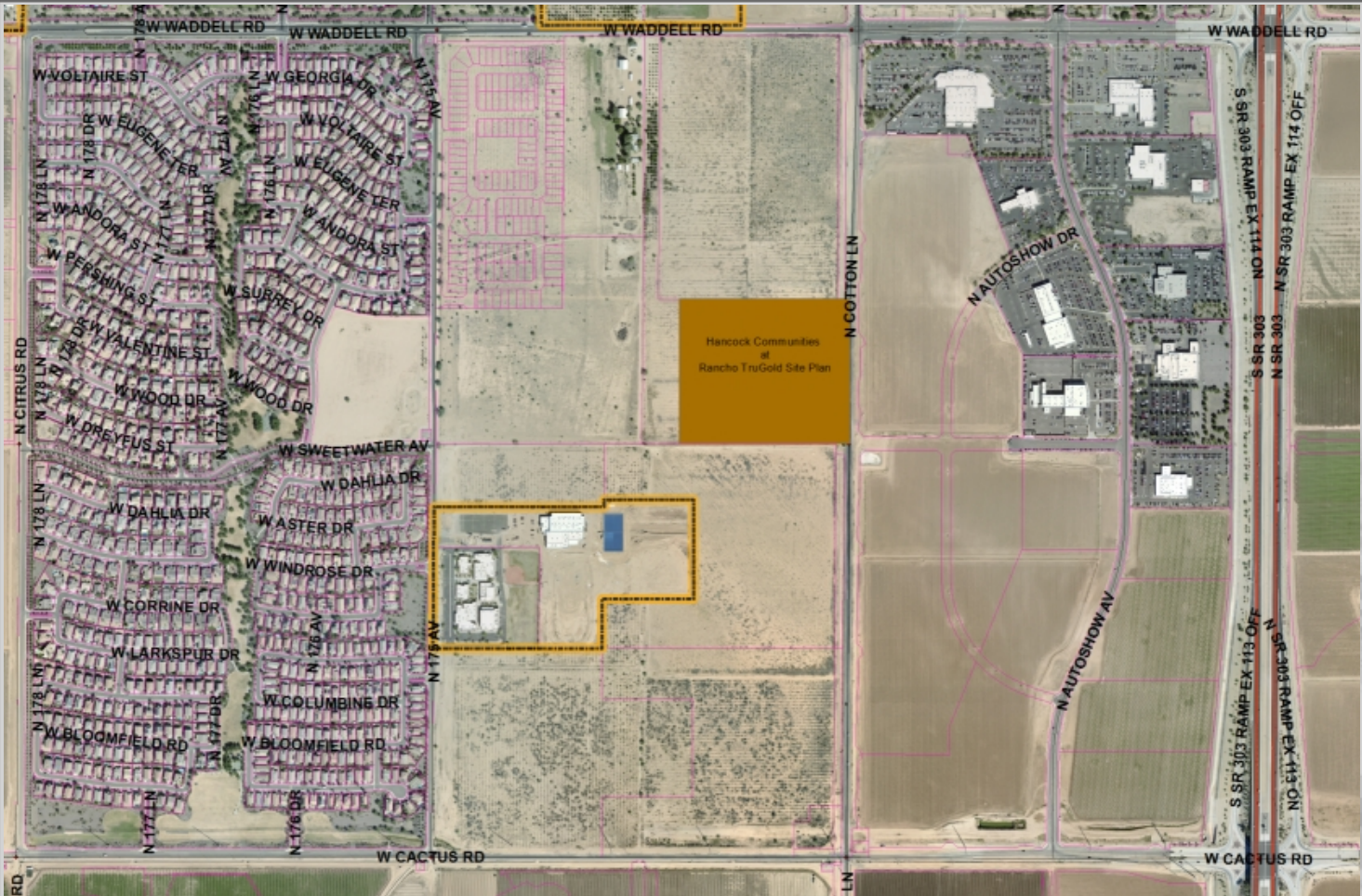
294
295 **Attachments:**

- 296
297 01 Rancho Trugold Joint Vicinity Map
298 02 Hancock at Rancho TruGold Site Plan Case Map
299 03 Hancock at Rancho TruGold Site Plan
300 04 Hancock at Rancho TruGold Landscape Plans
301 05 Hancock at Rancho TruGold Elevations
302 06 Rancho Trugold Citizen Participation Report (redacted)
303 07 Rancho Trugold Outreach emails (redacted)

Rancho TruGold Vicinity Map



Hancock Communities at Rancho TruGold Site Plan Case Map



HANCOCK -
RANCHO TRUGOLD

SITE PLAN YIELD

GROSS ACREAGE	22.988±	AC
NET ACREAGE	20,539±	AC
DENSITY	10.61	DU/GROSS AC

PROJECT DATA
YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	MIX %
1 BEDROOM	101	101	41
2 BEDROOM	143	286	59
	244	387	100

APN NUMBER 502-04-005D

LOT COVERAGE ALLOWED PER PAD N/A
LOT COVERAGE PROVIDED (NET) 25%

CURRENT ZONING RR
PROPOSED ZONING RH-15 W/PUD OVERLAY

PARKING REQUIRED:
101 1-BEDROOM x 1.5 PARKING SPACES = 152 SPACES
143 2-BEDROOM x 2 PARKING SPACES = 286 SPACES
TOTAL PARKING REQUIRED = 438 SPACES
PARKING PROVIDED = 447 SPACES

ACCESSIBILITY PARKING:
REQUIRED PER ADA 9
PROVIDED 9

BUILDING ALLOWED HEIGHT FOR UNITS PER PUD 16'
PROVIDED FOR UNITS 15'-6" HT

DENSITY:
ALLOWED PER PUD 10.61 DU/AC=244 DU MAX
PROVIDED 244 UNITS/22.99 GROSS AC=10.61 DU/ACRE

OPEN SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL/RAMADA 6,378 SF
PASSIVE RECREATION FIELD 50,899 SF
AMENITY OPEN SPACE (SUM) 57,277 SF
OPEN SPACE WALKING AREA 230,413 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM*) 287,690 SF
56% OF OPEN SPACE, 1,179 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 131,673 SF
25% OF OPEN SPACE, 540 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 97,294 SF
19% OF OPEN SPACE, 399 SF/UNIT

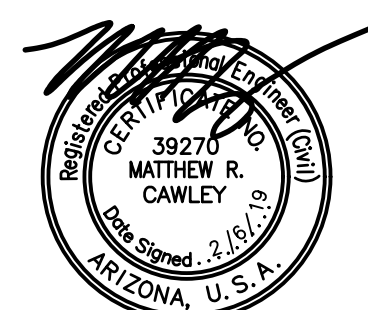
NOTE:
1. ANY PERIMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
2. ALL DWELLING UNITS ARE SEPARATED BY A MINIMUM OF 10' AND FIRE SPRINKLED FOR FIRE PROTECTION.
3. ALL STREET CURVES AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH AASHTO SU-40.

THE FOLLOWING CERTIFICATE IS WHAT IS REQUIRED AND SHALL READ AS FOLLOWS:

100-YEAR ASSURED WATER SUPPLY

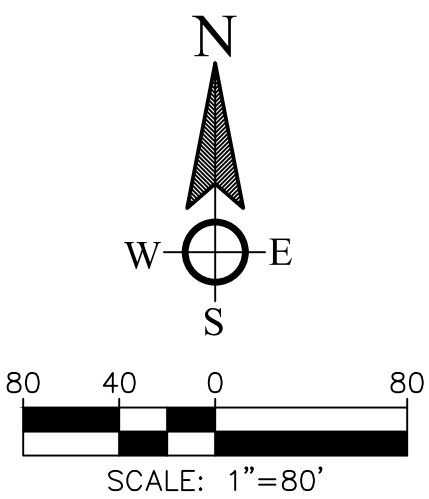
THE SUB-DIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

CERTIFICATE NUMBER DATE



Bowman CONSULTING
1295 West Washington Ste 108 Phone: (480) 629-8830
Tempe, Arizona 85281 www.bowmanconsulting.com

DATE OF PREPARATION: 8/6/2018
REVISION DATE: 2/6/2019



SHEET INDEX

S1	COVER SHEET
S2	SITE PLAN
S3	SITE UTILITY PLAN
S4	SITE WALL/FENCE PLAN
S5	SITE PLAN DETAILS
S6-S11	SITE WALL/FENCE DETAILS

CIVIL

BOWMAN CONSULTING GROUP
CONTACT: BRUCE P. LARSON, P.E.
1295 W WASHINGTON STREET, STE 108
TEMPE, AZ 85281
EMAIL: BLARSON@WESTLANDRESOURCES.COM
PHONE: (480) 629-8830

LAND USE ATTORNEY

BEUS GILBERT PLLC
CONTACT: ANDY JOCHUMS, AICP
701 N 44TH STREET
PHOENIX, AZ 85008
EMAIL: AJJOCHUMS@BEUSGILBERT.COM
PHONE: (480) 429-3063

LANDSCAPE ARCHITECT

WESTLAND RESOURCES, INC.
CONTACT: RICK SCHONFELD, RLA
4001 E PARADISE FALLS DR
TUCSON, AZ 85712
EMAIL: RSHONFELD@WESTLANDRESOURCES.COM
PHONE: (520) 206-8585

OWNER

JOHN AND HELEN TRUMAN
TRUST & JAMES AND CAROL TRUMAN
CONTACT: JAMES TRUMAN
PO BOX 145
WADDELL, AZ 85355
EMAIL: JSTRUMAN@MSN.COM
PHONE: (602) 320-3355

ARCHITECT

BARDUSON ARCHITECTS
CONTACT: STEVE BARDUSON
3702 EAST KACHINA DRIVE
PHOENIX, AZ 85044
EMAIL: STEVE@BARDUSON.COM
PHONE: (480) 967-7007

DEVELOPER

HANCOCK COMMUNITIES, LLC
CONTACT: GREG HANCOCK
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
PHONE: (480) 285-1300



LEGEND

	ADA ROUTE		EXISTING TELEPHONE CABINET
	CONCRETE SIDEWALK		EXISTING STREET LIGHT
	FIRE HYDRANT		EXISTING UTILITY JUNCTION BOX
	TAP SLEEVE & VALVE		EXISTING SEWER MANHOLE
	PRIVATE WATERLINE		EXISTING STORM DRAIN MANHOLE
	PRIVATE 2" WATERLINE/FIRELINE		GARAGE PARKING
	PRIVATE SEWERLINE MAIN		HANDICAP PARKING
	4" PRIVATE SEWER SERVICES		EXISTING CONTOUR
	EXISTING WATER LINE		COVERED PARKING
	EXISTING SEWER LINE		TRASH ENCLOSURE
	EXISTING IRRIGATION LINE		
	STORM DRAIN		
	CATCH BASIN		
	MANHOLE		
	SEWER CLEANOUT		
	WATER METER BOX		
	DRYWELL		
	INTERCEPTOR		
	PUBLIC UTILITY EASEMENT		
	EXISTING WATER METER		
	EXISTING IRRIGATION VALVE		
	EXISTING ELECTRIC TRANSFORMER		
	OVERHEAD STREET LIGHTS		

* SEE BUILDING ARCHITECT ELEVATIONS FOR DETAILS

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE SOUTH 00 DEGREES 12 MINUTES 04 SECONDS WEST, 2639.57 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 1051.02 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 15 SECONDS EAST, 924.07 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS EAST, 1050.97 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 04 SECONDS WEST, 933.56 FEET TO THE TRUE POINT OF BEGINNING.

SITE PLAN

KEY NOTES

- PERMIT COVERED PARKING

A - 8-SPACE COVERED PARKING
A-1 TO A-11, 18'x72'=1,296 SFx11 STRUCTURES=14,256 SF

B - 6-SPACE COVERED PARKING
B-1 TO B-9, 18'x54'=972 SFx9 STRUCTURES=8,748 SF

C - 6-SPACE COVERED PARKING (WITH 2-HANDICAP SPACES)
D - 4-SPACE COVERED PARKING
D-1 TO D-22, 18'x36'=648 SFx22 STRUCTURES=14,256 SF

E - 4-SPACE COVERED PARKING (WITH 1 HANDICAP SPACE)
E-1 TO E-2, 18'x43'=774 SFx2 STRUCTURES=1,548 SF

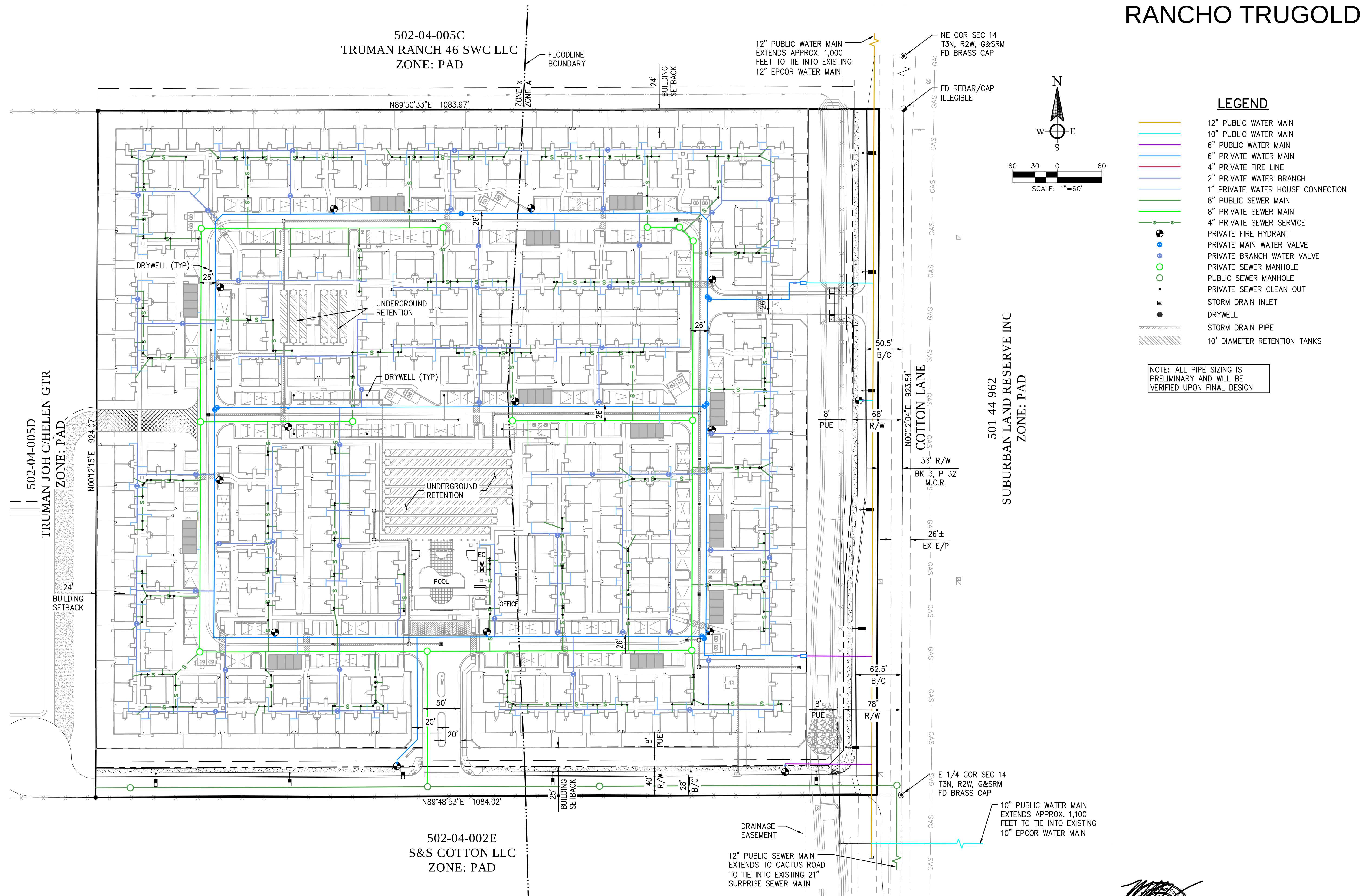
LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°47'56"W	33.00'
L2	N00°12'04"E	1716.23'

SHEET S2 OF 11

DATE OF PREPARATION: 8/6/2018
REVISION DATE: 2/6/2019

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HANCOCK -
RANCHO TRUGOLD



Registered Professional Engineer (Civil)
 CERTIFICATE NO.
 39270
 MATTHEW R.
 CAWLEY
 Date Signed: 3/6/19
 ARIZONA, U.S.A.

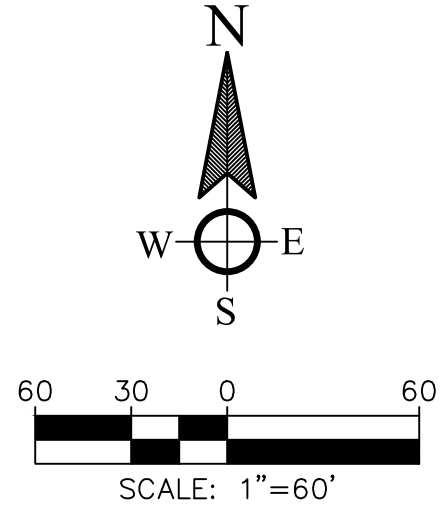
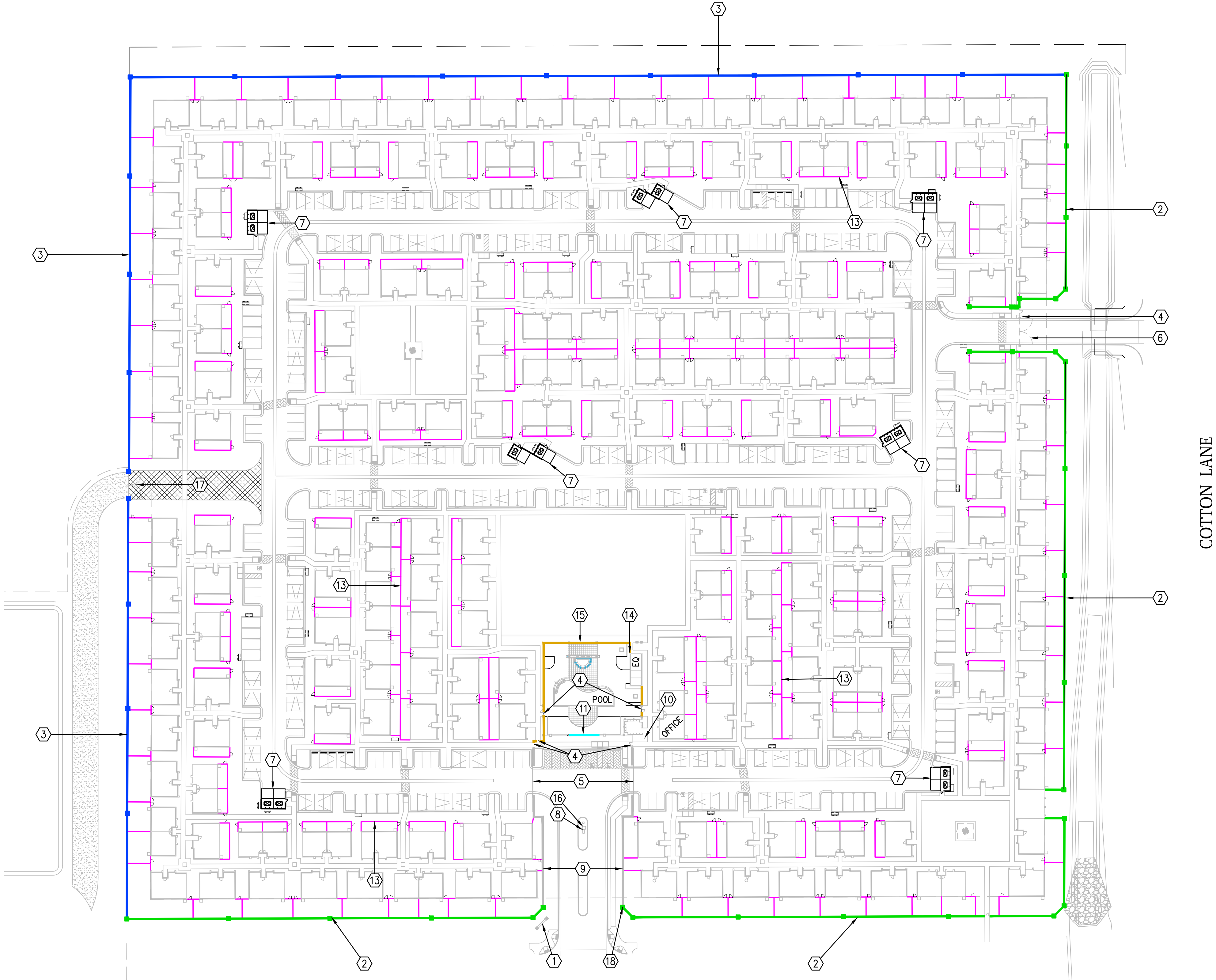
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CONSULTING

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Tempe, Arizona 85281 www.bowmanconsulting.com

DATE OF PREPARATION: 8/6/2018
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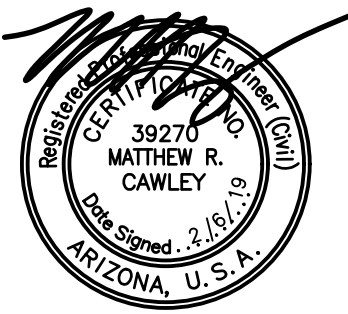
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HANCOCK -
RANCHO TRUGOLD

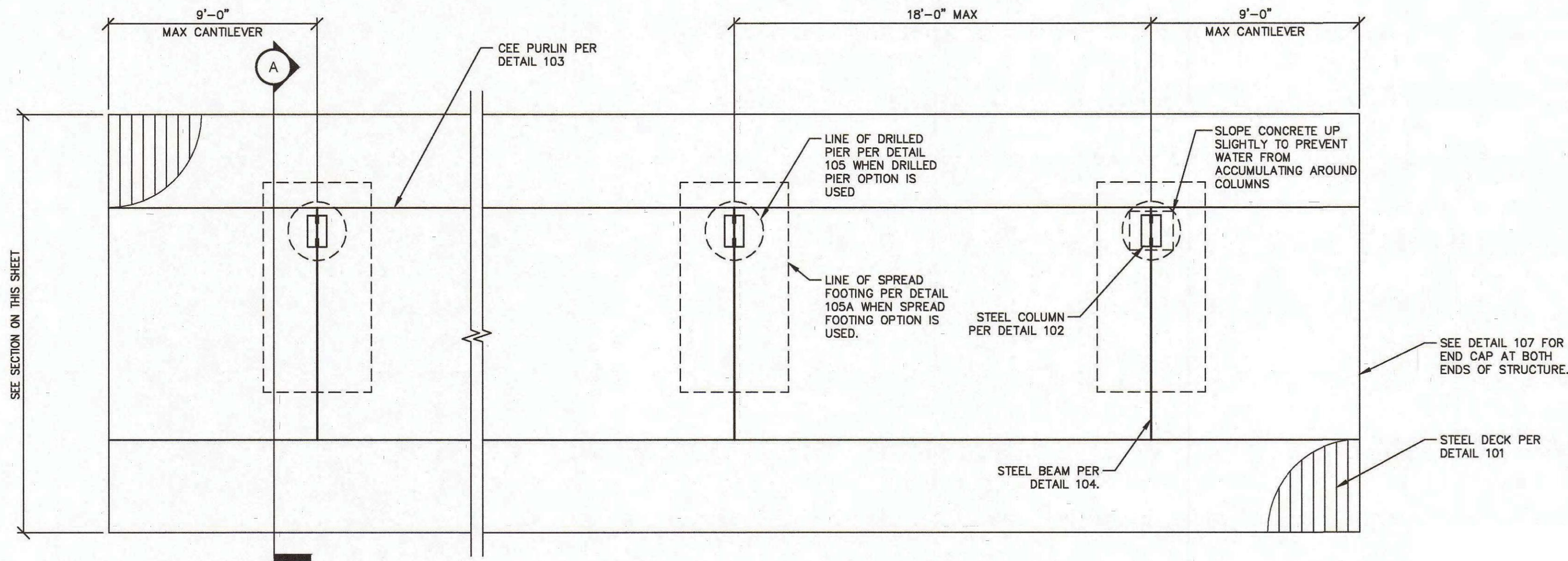


- KEY NOTES**
- ① ENTRY MONUMENT. SEE DETAIL 1, SHEET 7.
 - ② NEW THEME MASONRY WALL & PIERS. SEE DETAIL 1, SHEET 7.
 - ③ NEW MASONRY PERIMETER WALL. SEE DETAIL 4, SHEET 6.
 - ④ PEDESTRIAN GATE WITH KEY ACCESS PAD.
 - ⑤ VEHICULAR GATE A. SEE DETAIL 1, SHEET 11.
 - ⑥ VEHICULAR GATE B. SEE DETAIL 2, SHEET 11.
 - ⑦ DOUBLE SOLID WASTE ENCLOSURE. SEE SHEET 8.
 - ⑧ SITE MAP MONUMENT, SEE DETAIL 4, SHEET 7.
 - ⑨ NEW ENTRY AREA MASONRY WALL. SEE DETAIL 5, SHEET 6.
 - ⑩ FLAG POLE. SEE DETAIL 1, SHEET 10.
 - ⑪ GLASS PANEL POOL ENCLOSURE. SEE DETAIL 3, SHEET 9.
 - ⑫ ELECTRICAL PANEL SUPPORT WALL. SEE DETAIL 3, SHEET 10. LOCATIONS TO BE DETERMINED AT FINAL ENGINEERING.
 - ⑬ VINYL FENCE (TYP). SEE DETAIL 2, SHEET 10.
 - ⑭ POOL EQUIPMENT AREA WALL. SEE DETAIL 4, SHEET 10.
 - ⑮ STEEL FENCE. SEE DETAIL 1, SHEET 9.
 - ⑯ KEY PAD. TO BE SPECIFIED & INSTALLED AS SPECIFIED & APPROVED BY OWNER'S REPRESENTATIVE.
 - ⑰ FIRE DEPARTMENT ACCESS GATE WITH KNOX PADLOCK KEY AND CHAIN.
 - ⑱ ADDRESS WALL. SEE DETAIL 1, SHEET 5.

SITE WALL/FENCE PLAN

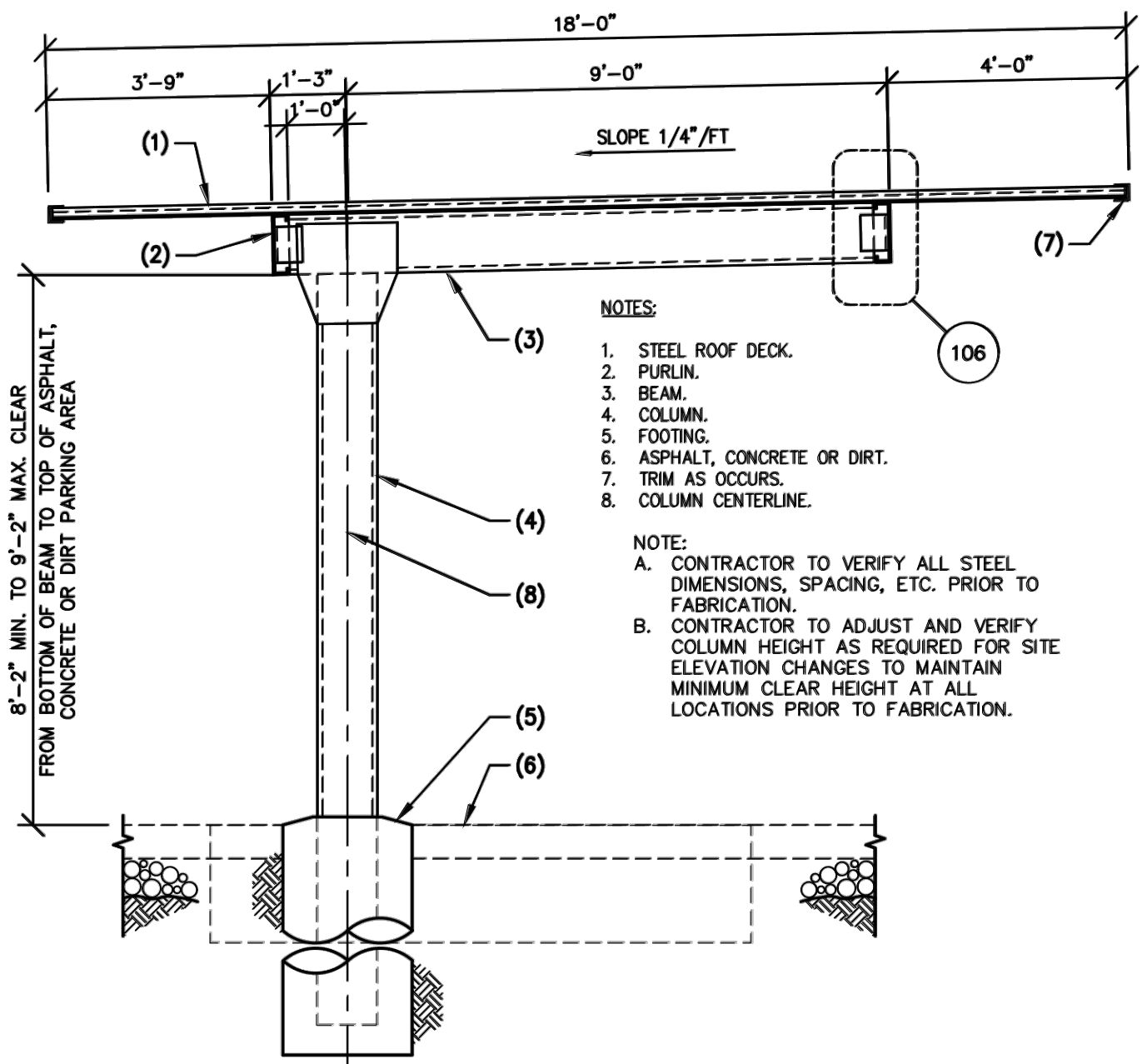


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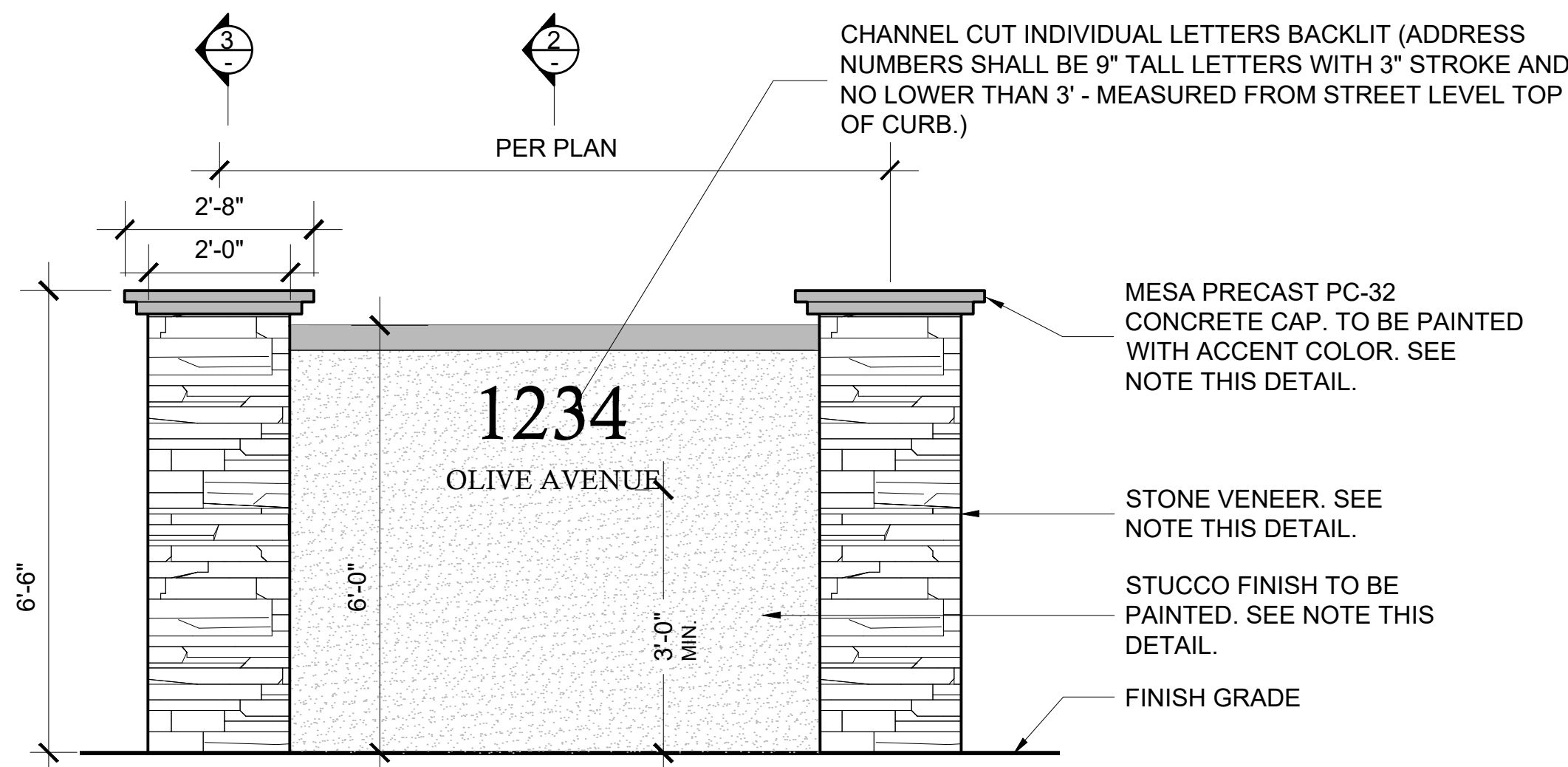
SEMI CANT TILT DOWN PLAN VIEW

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



A SECTION - SEMI CANT TILT UP

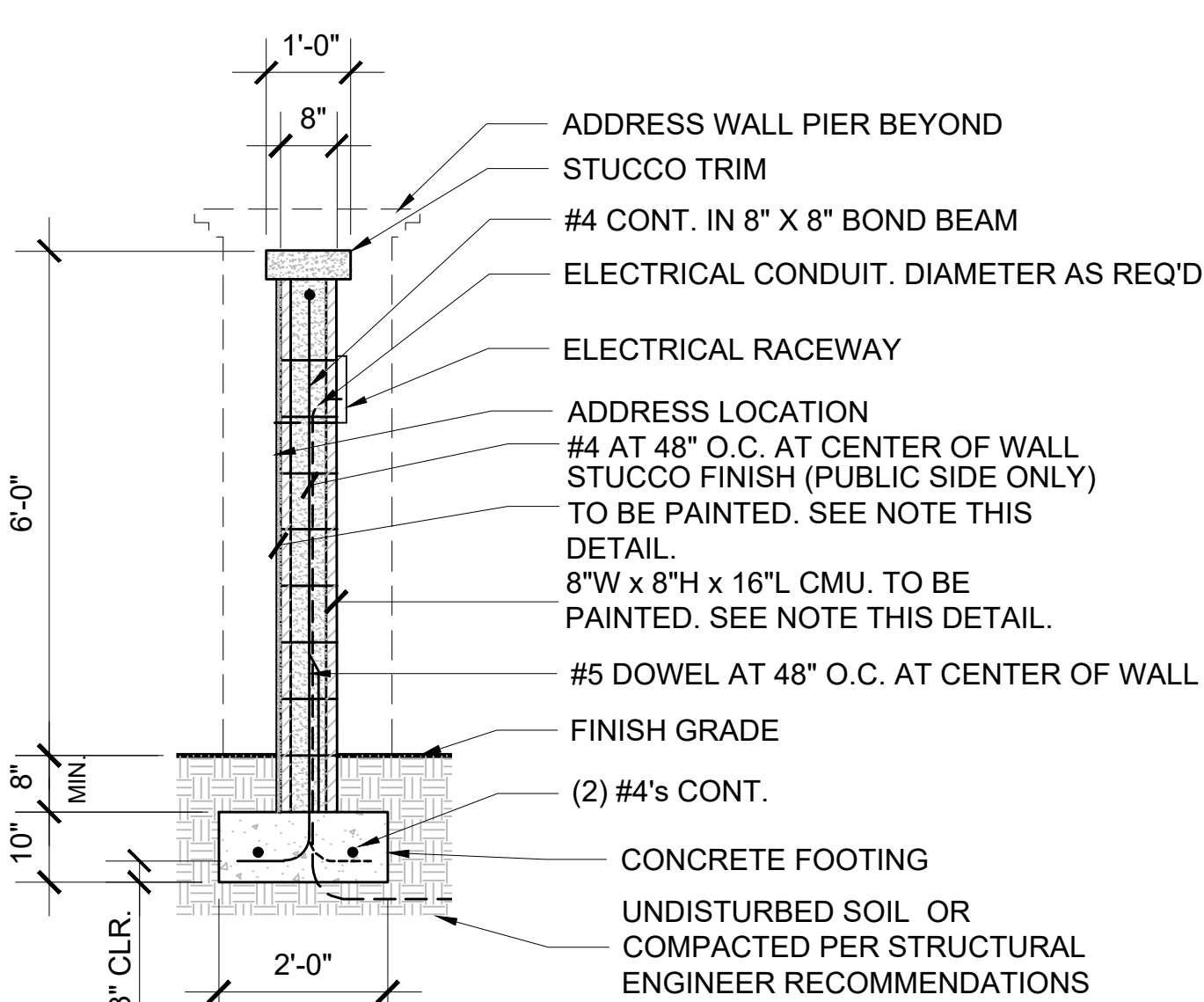
SCALE: 3/8" = 1'-0"



- NOTES:
1. PAINT COLORS AS FOLLOWS: FIELD COLOR:DEC767; TRIM COLOR: DE 6169; PRECAST COLOR DEA 158; STONE VENEER CORONADO MINNESOTA-DAKOTA BROWN. ALL FINISH MATERIALS & COLORS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 2. STUCCO = SMOOTH SAND FINISH.

1 ELEVATION: ADDRESS WALL

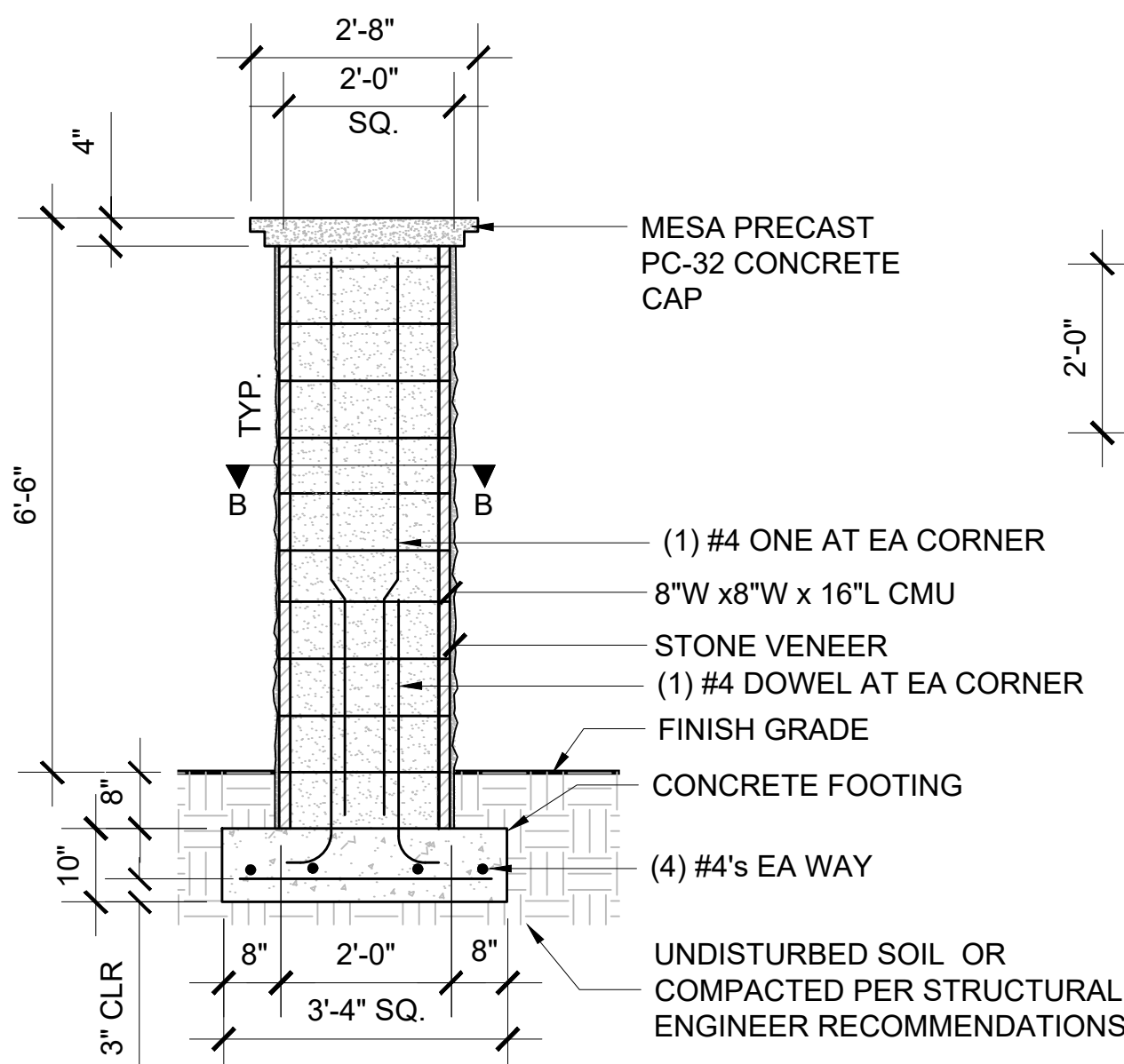
SCALE: 1/2" = 1'-0"



- NOTES:
1. PAINT COLORS TO BE DETERMINED BY OWNER'S REPRESENTATIVE.
 2. ELECTRICAL RACEWAY TO BE LOCKABLE. CONTRACTOR TO PROVIDE SHOP DRAWING.
 3. PAINT ELECTRICAL RACEWAY TO MATCH CMU.

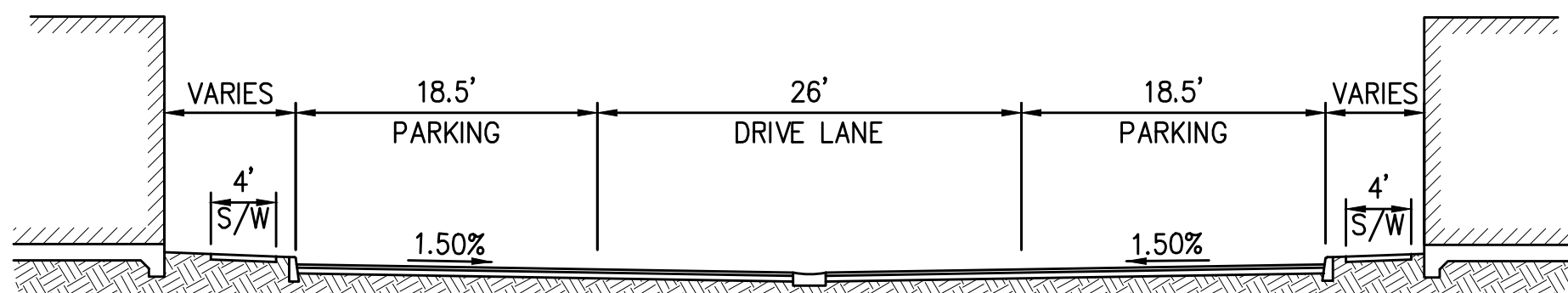
2 SECTION: ADDRESS WALL

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



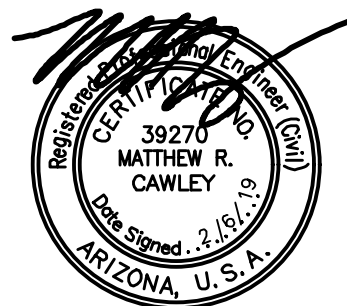
3 SECTION: TAGLINE PIER

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



SECTION A-A
NTS

SITE PLAN DETAILS

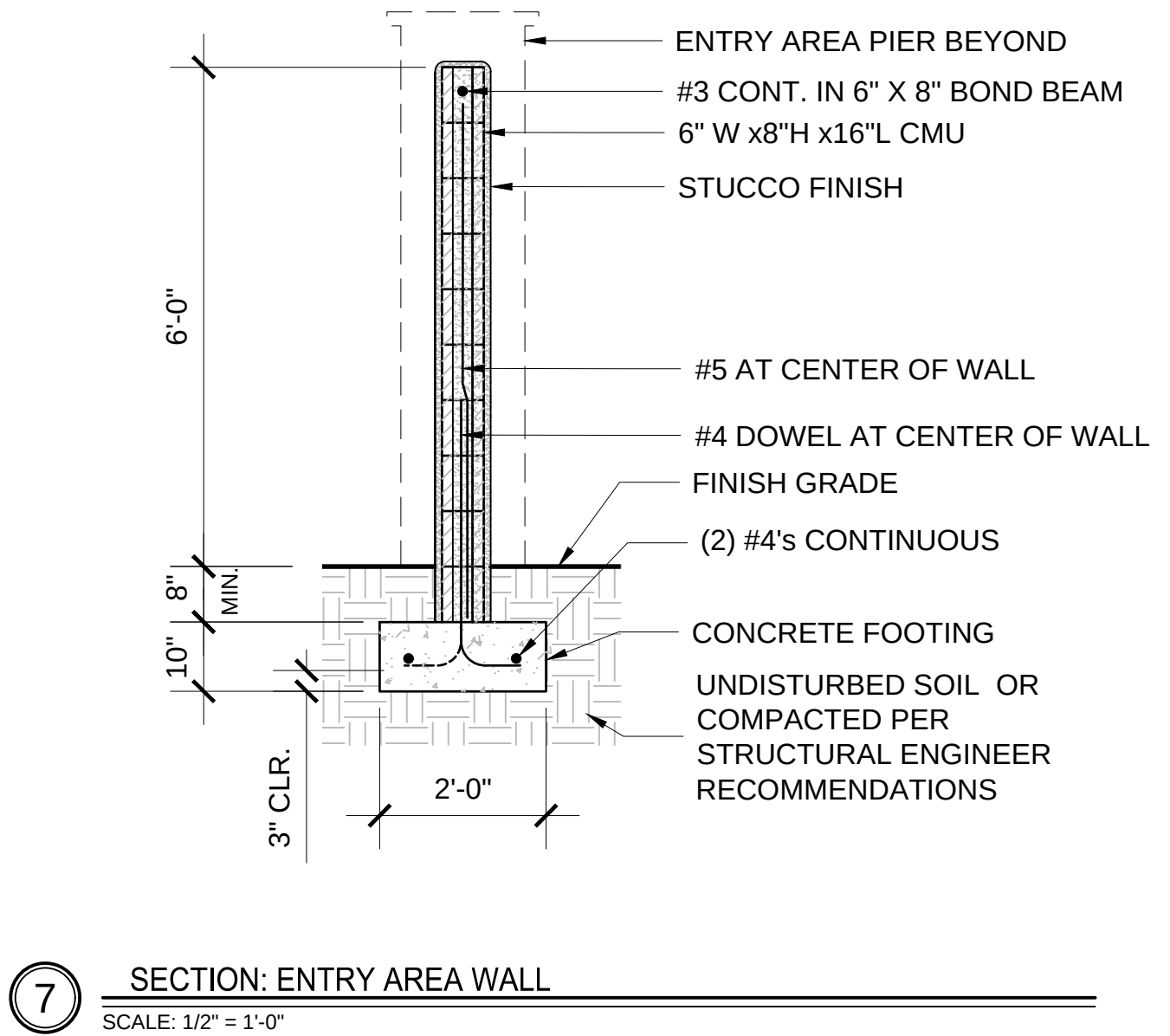
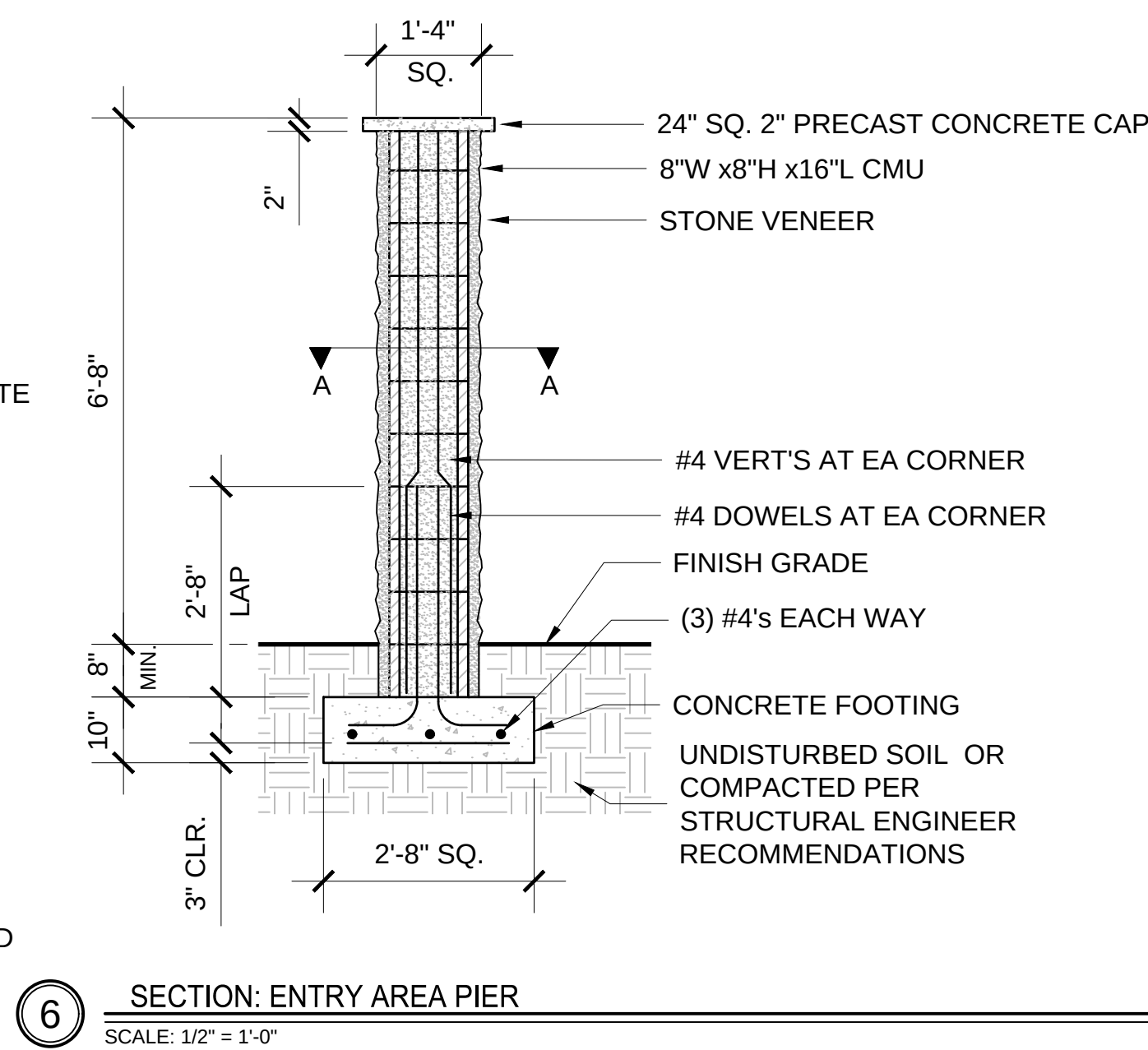
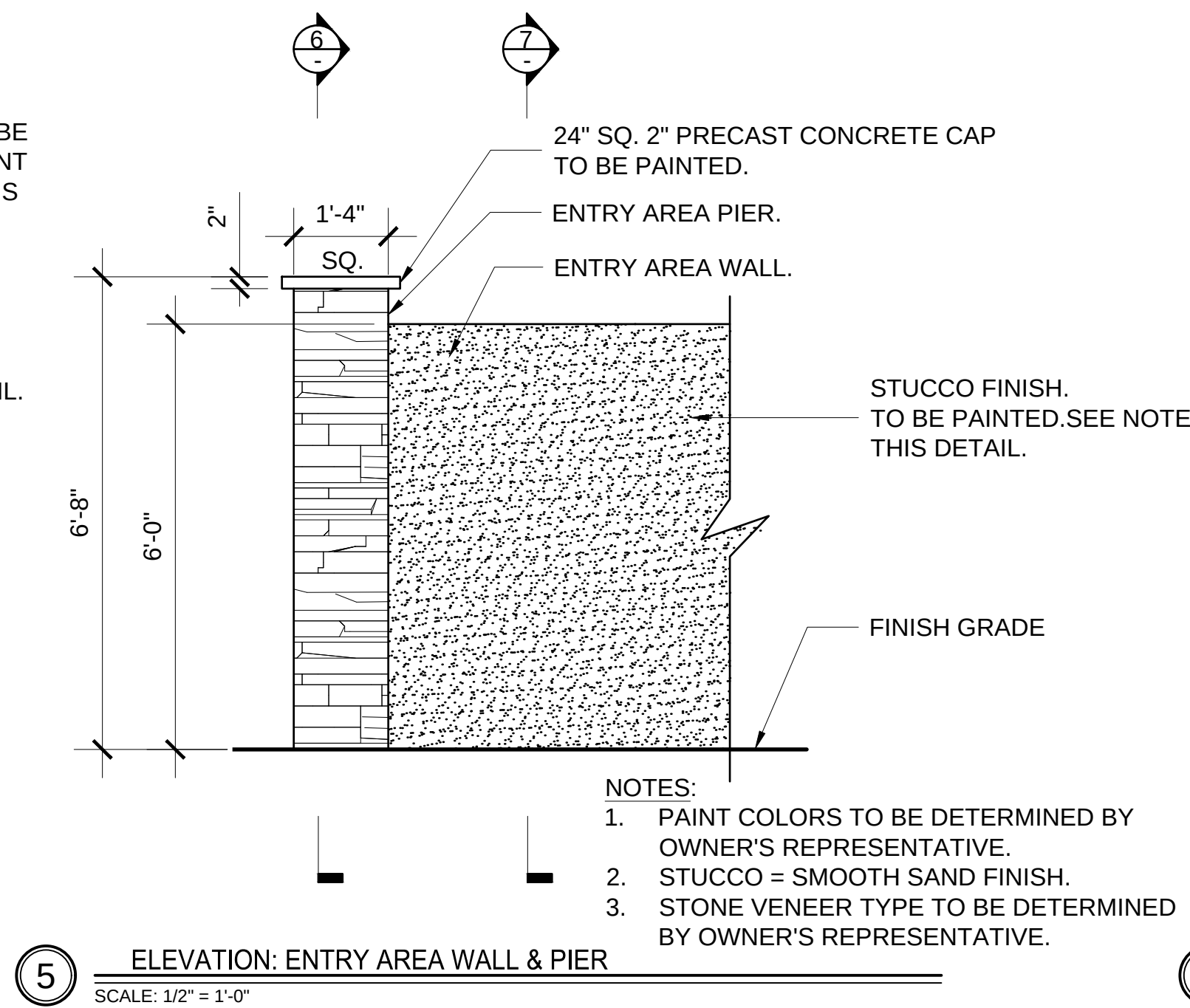
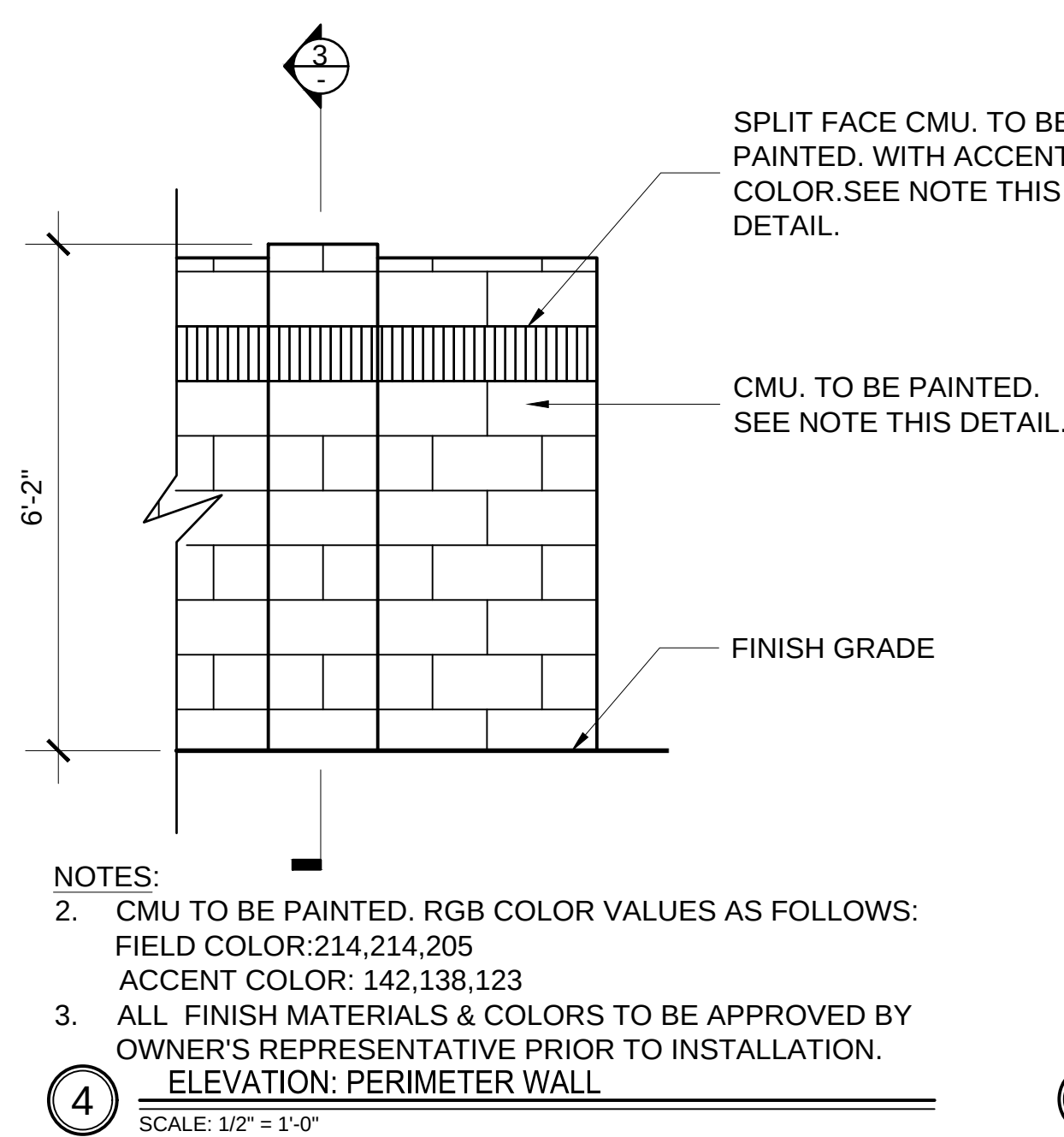
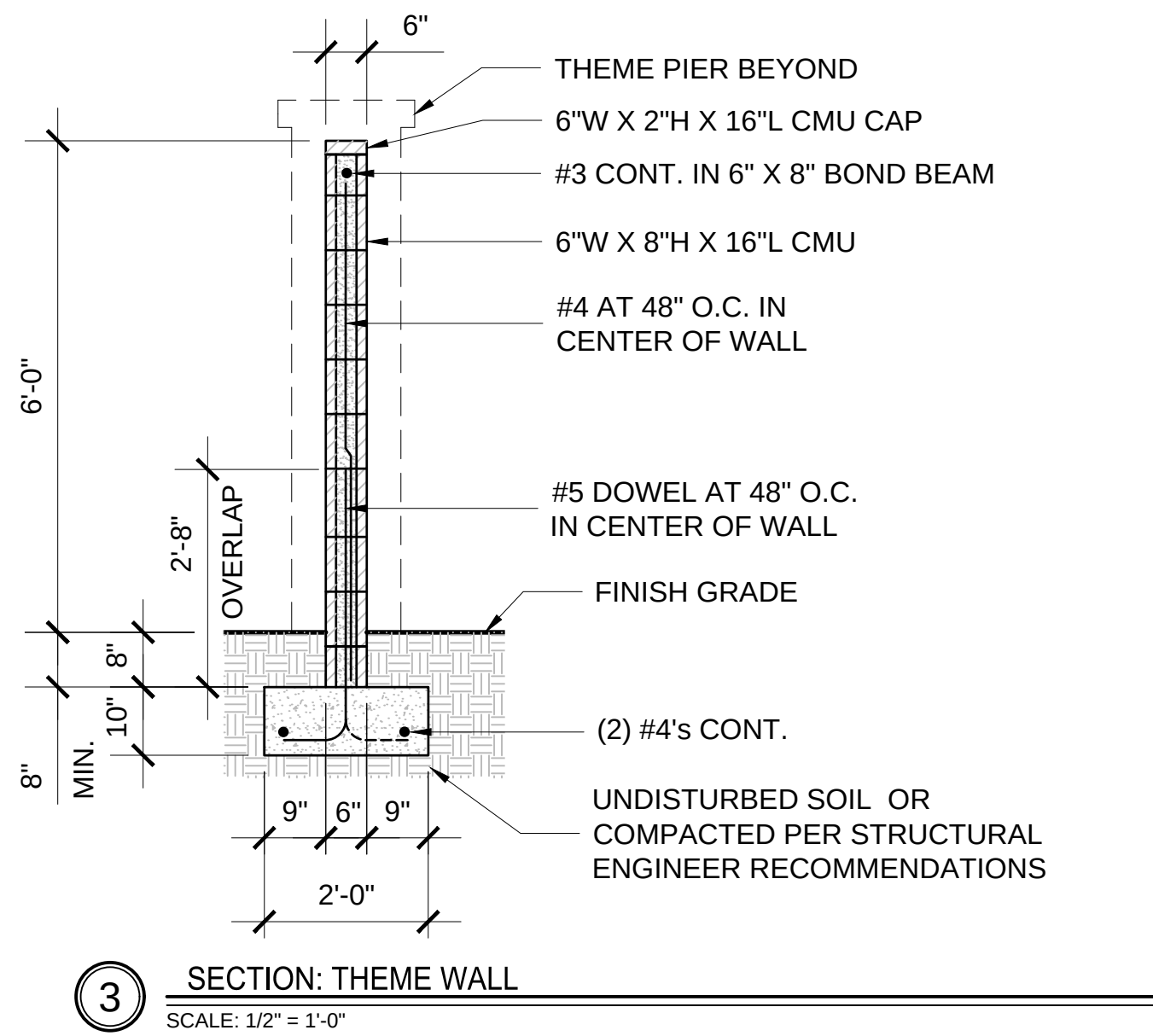
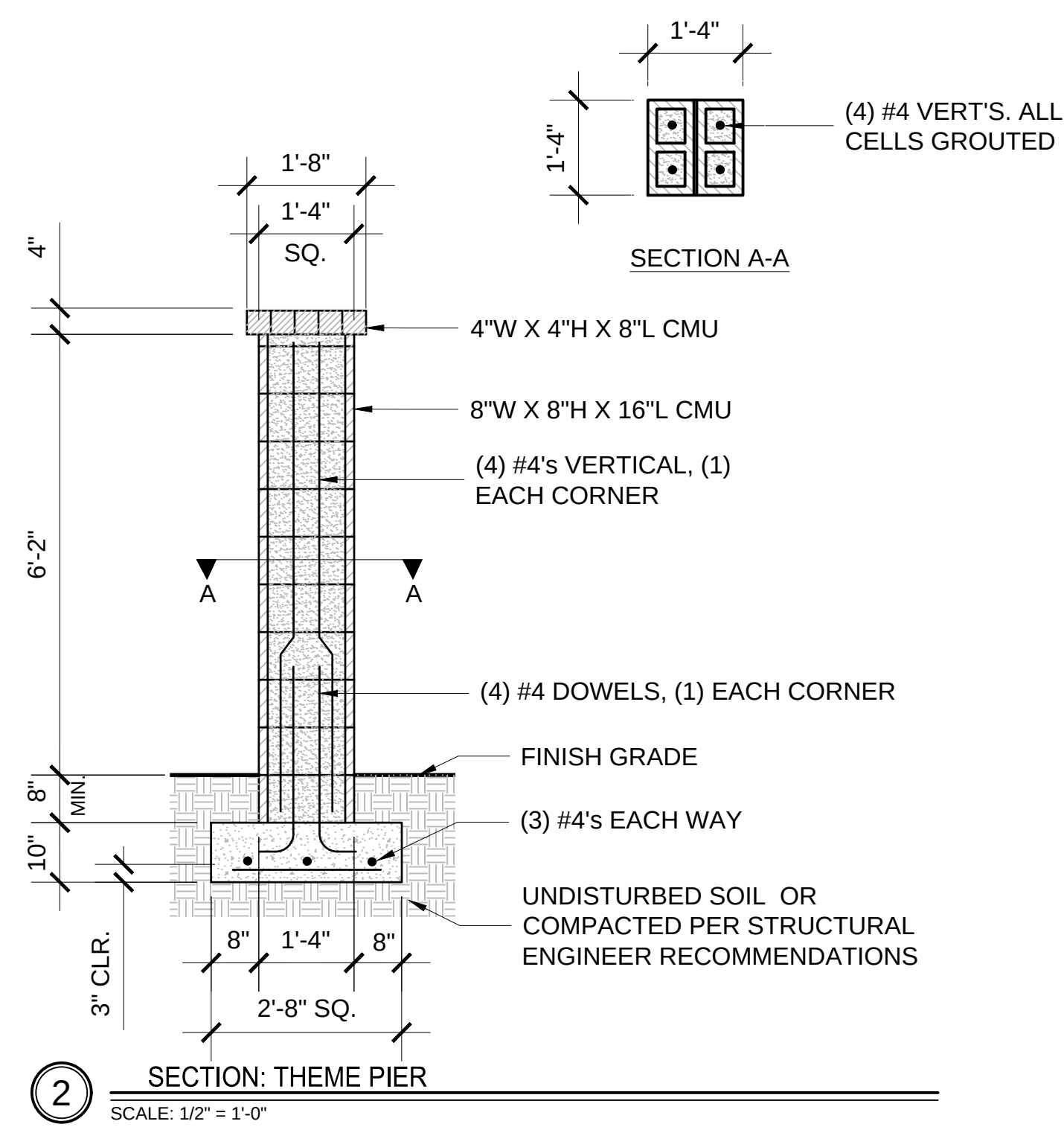
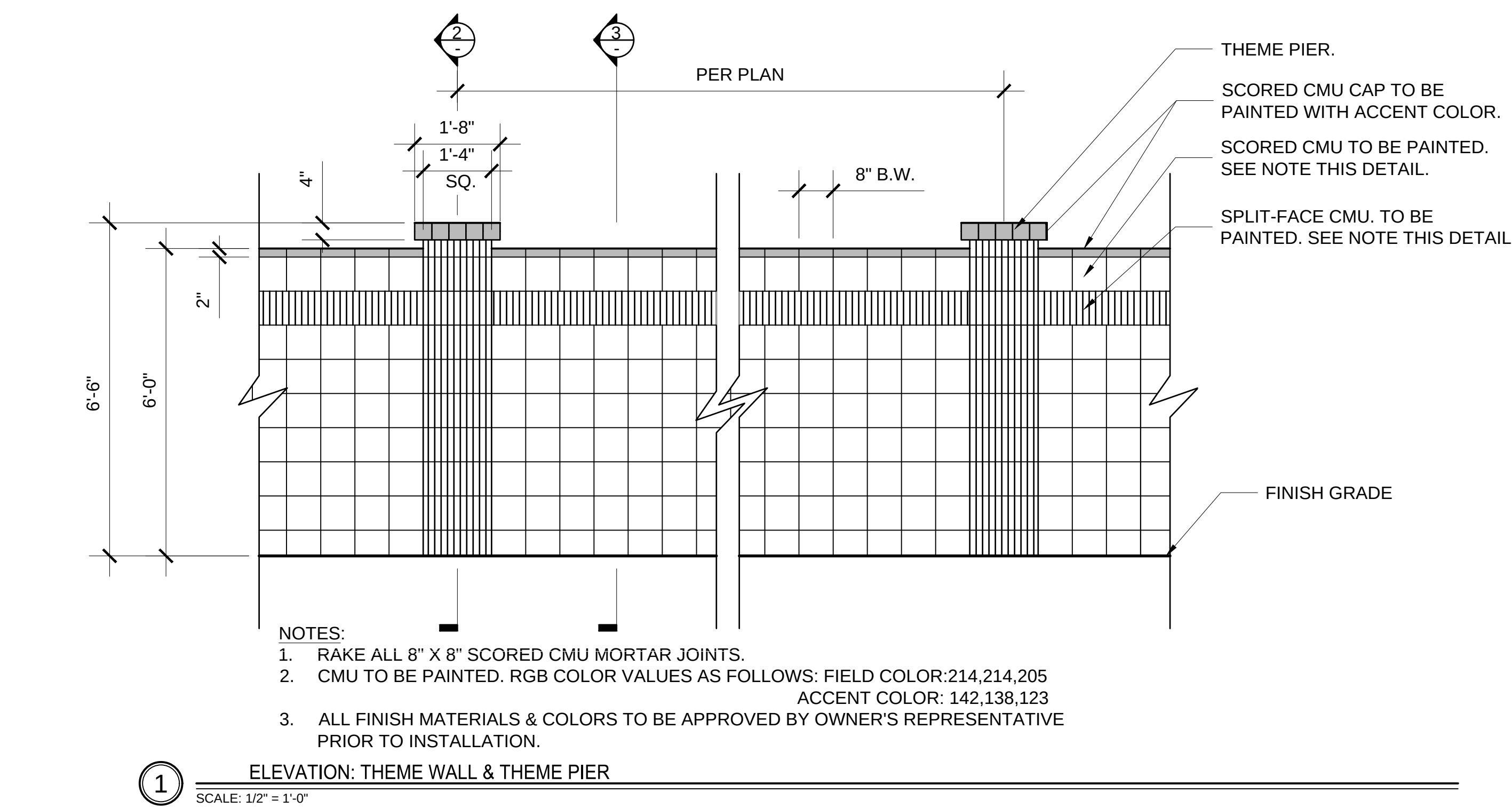


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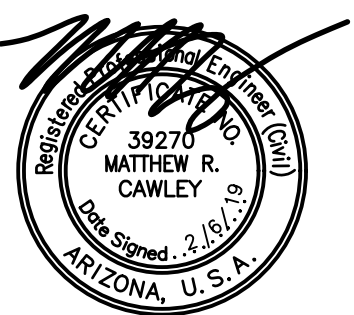
SHEET S5 OF 11

DATE OF PREPARATION: 8/6/2018
REVISION DATE: 2/6/2019

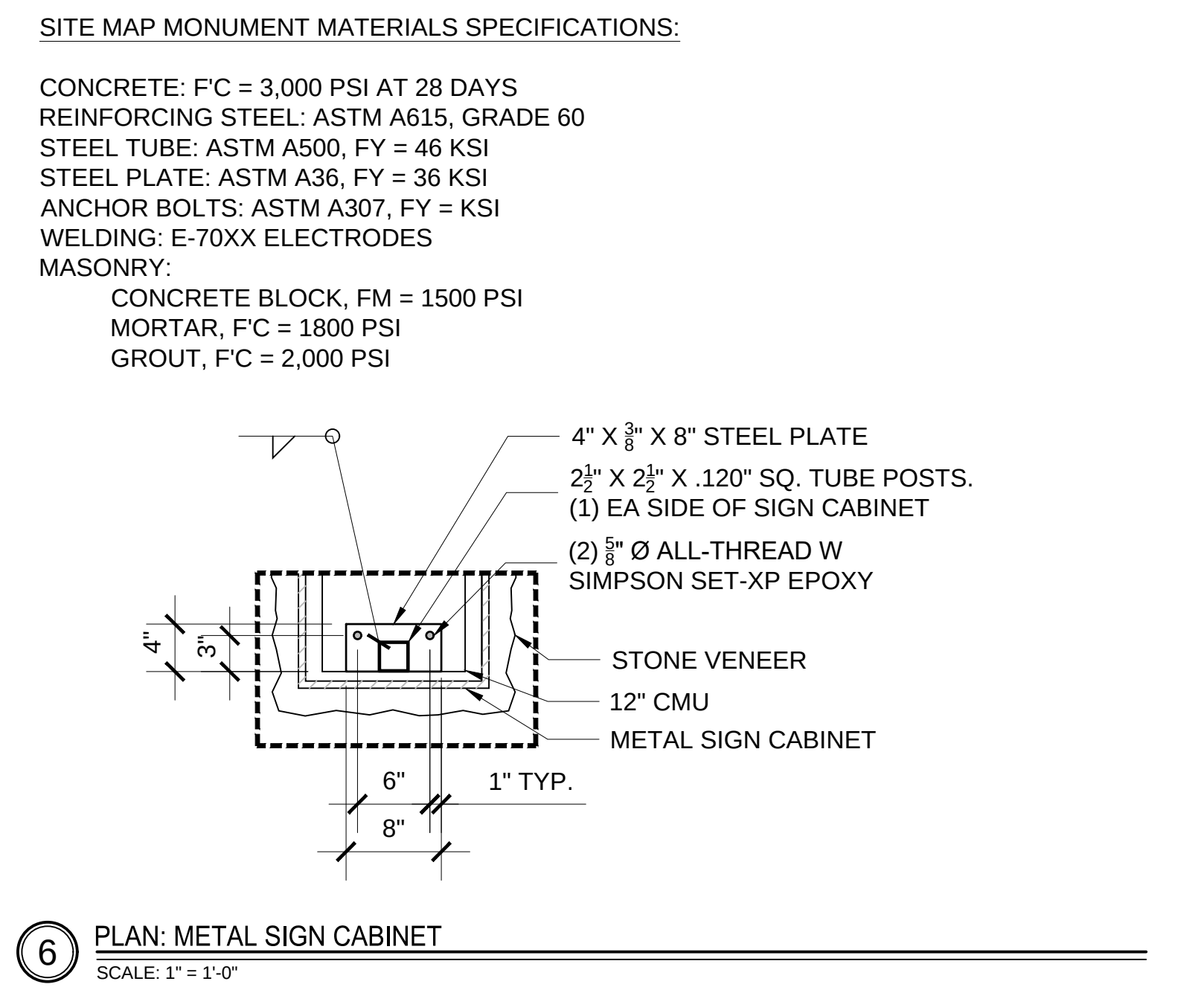
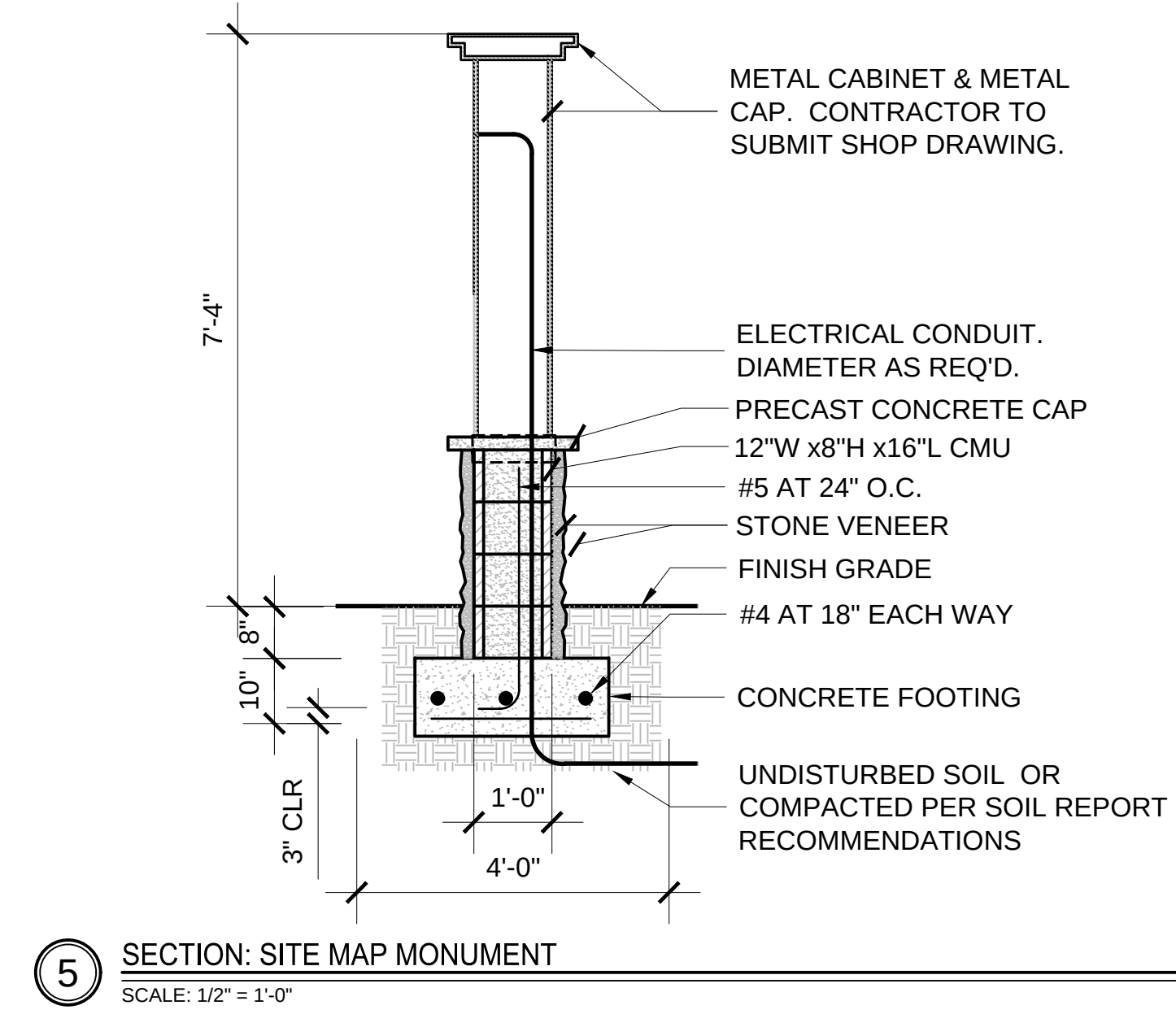
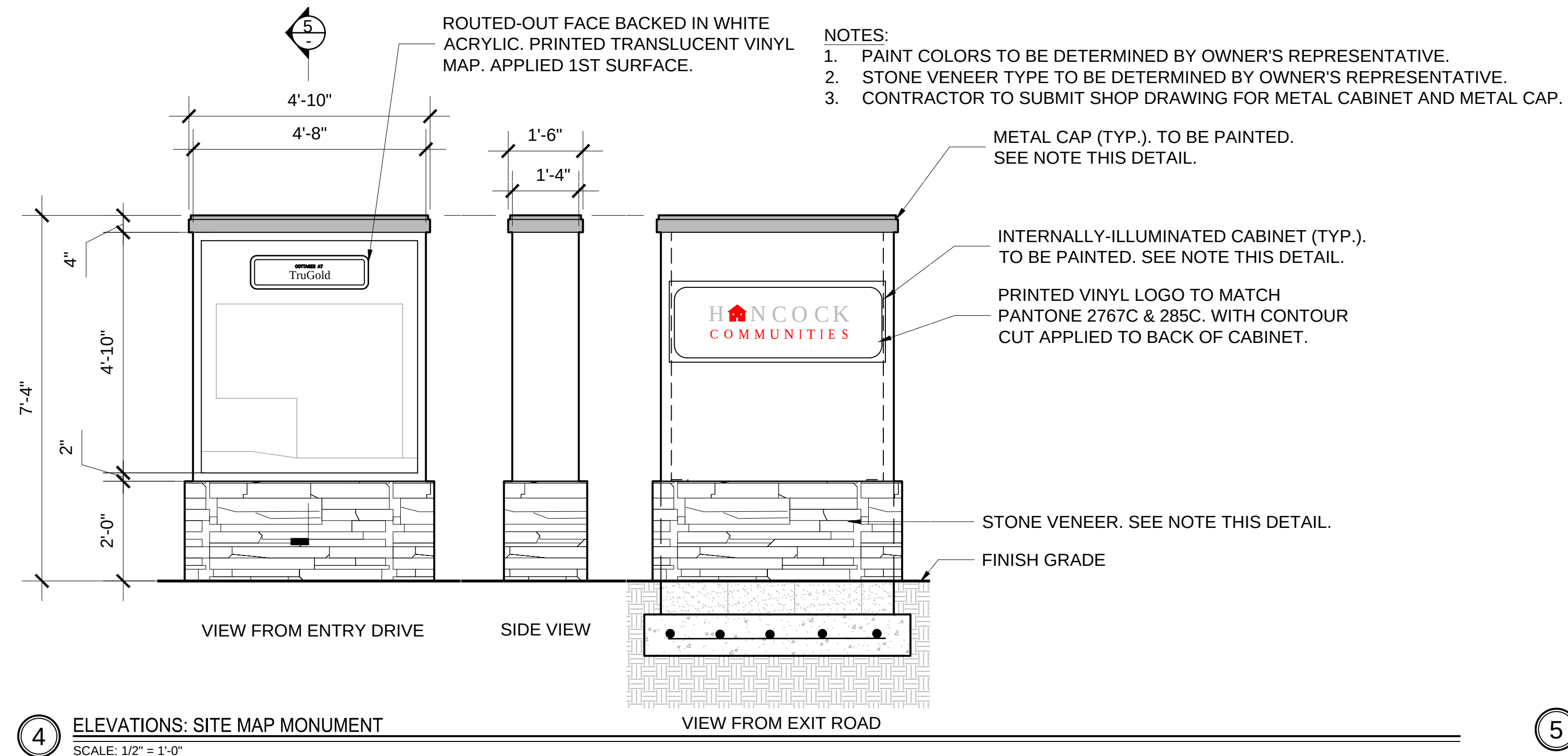
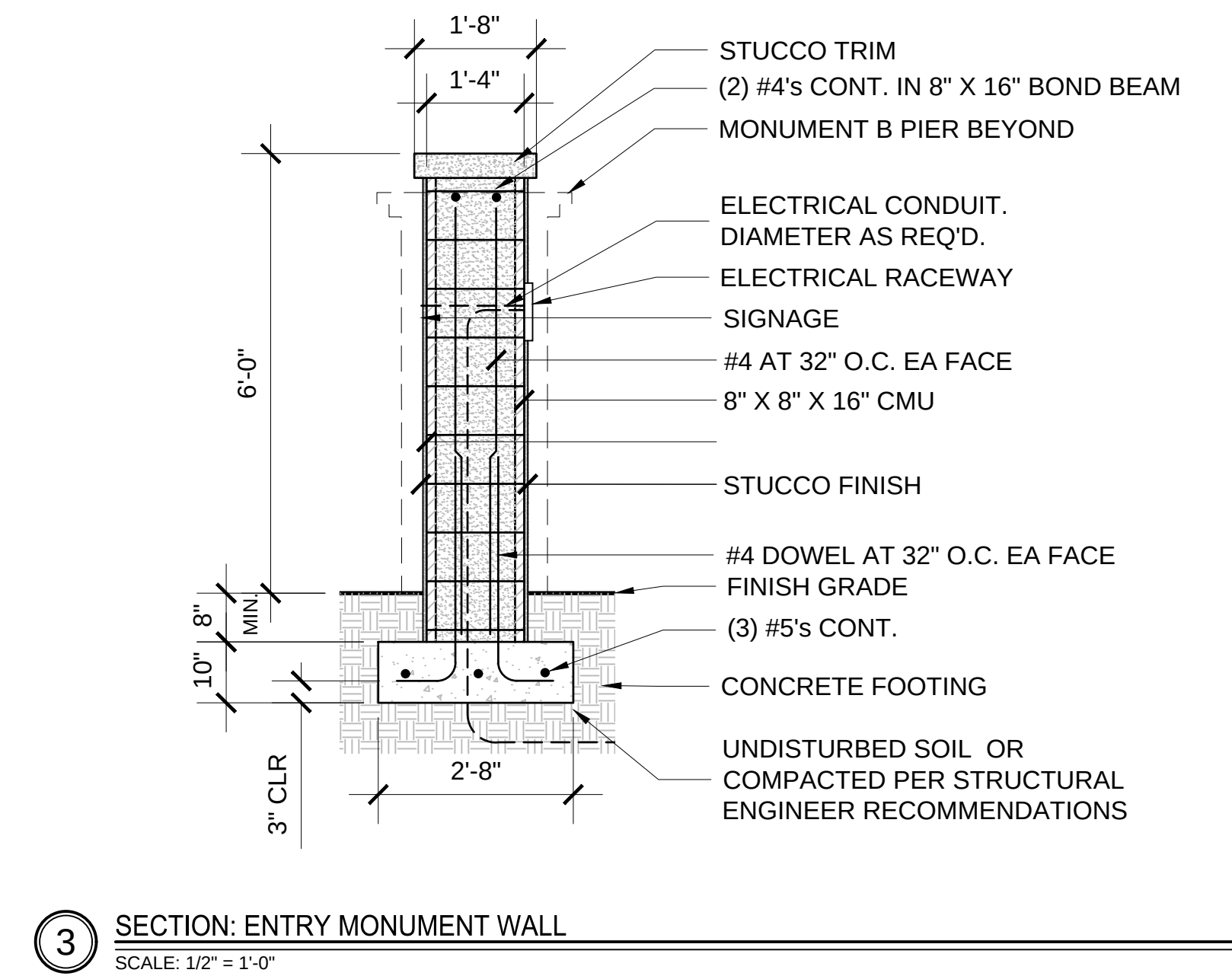
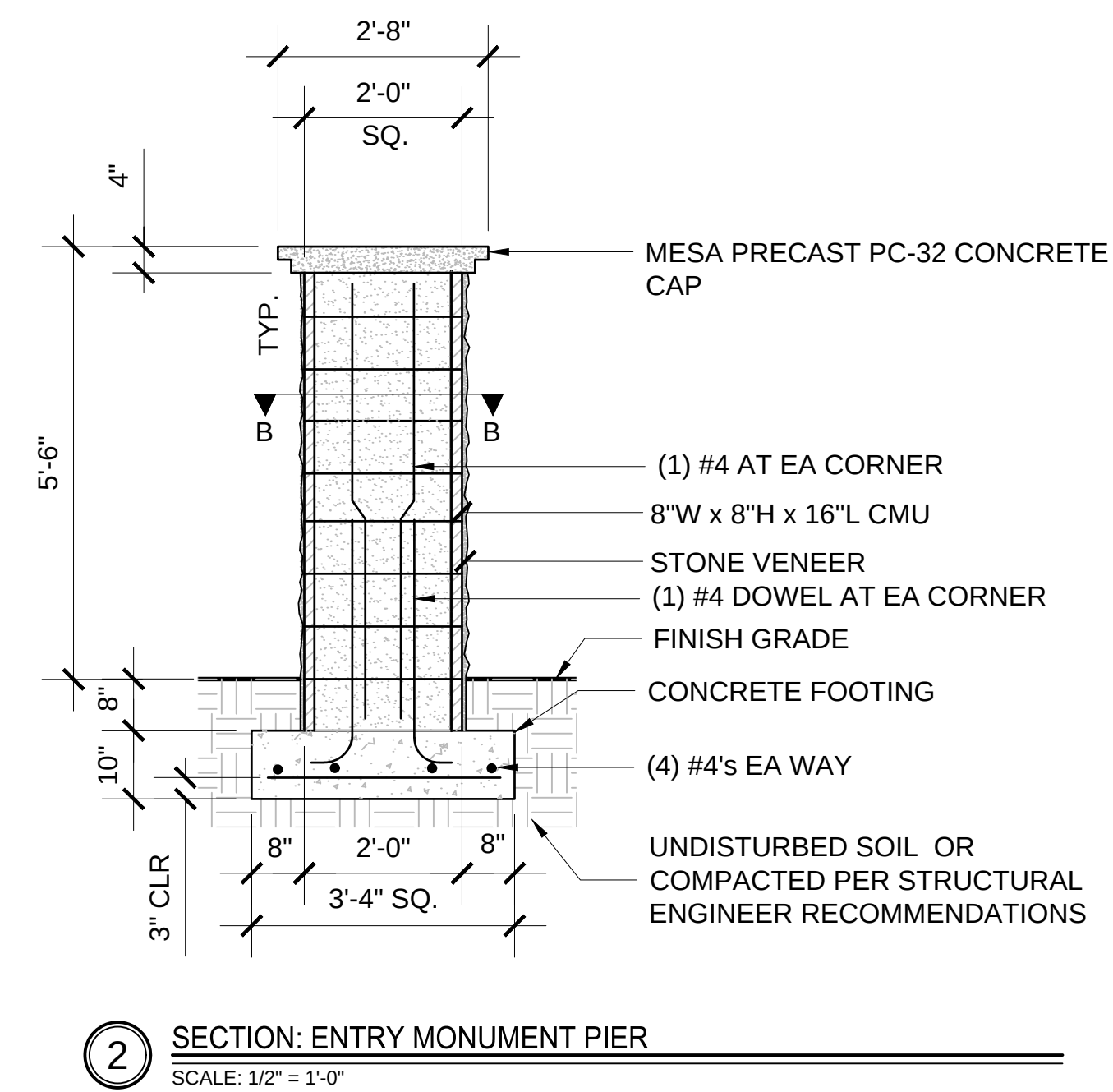
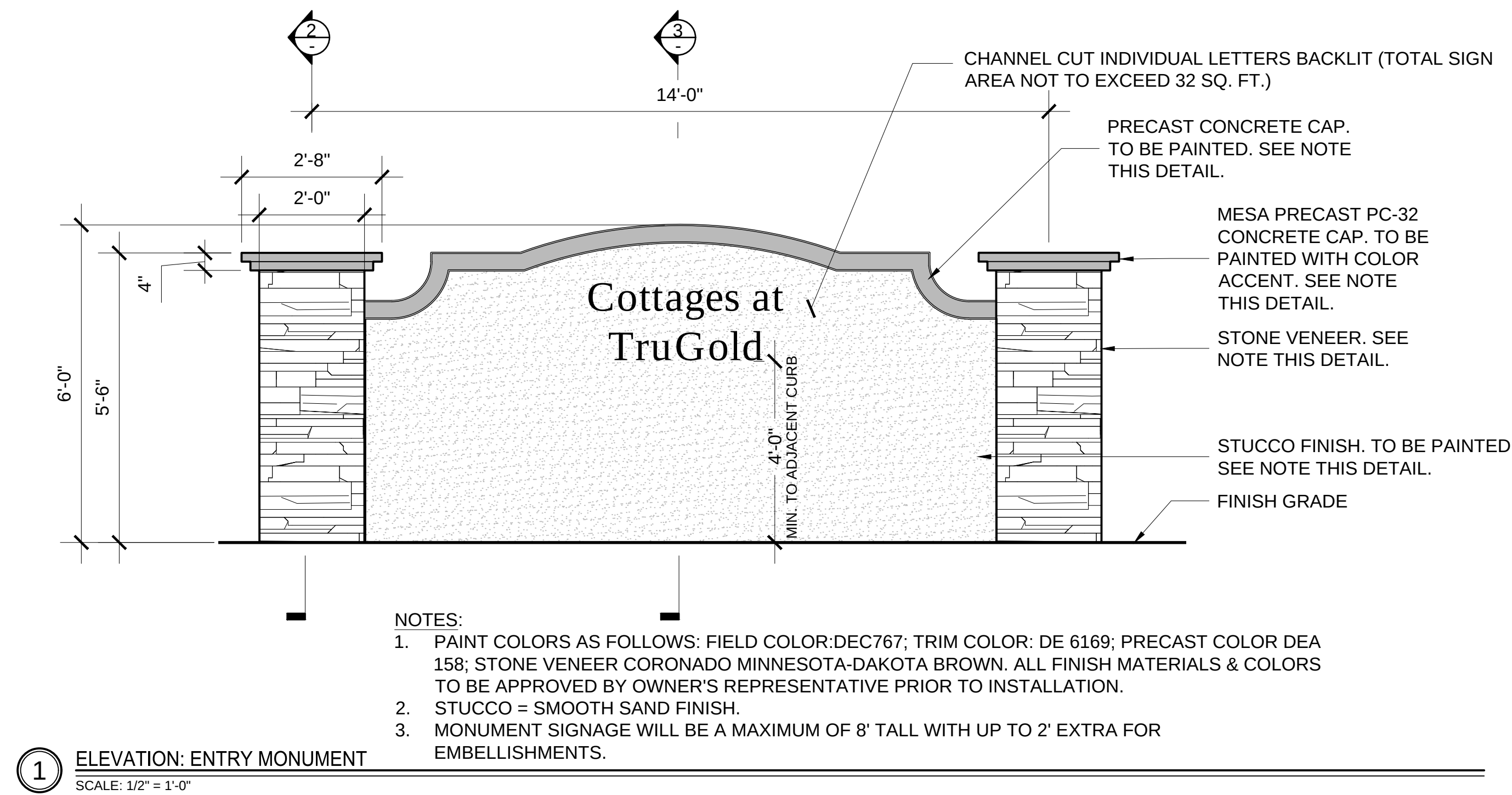
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RANCHO TRUGOLD



SITE WALL/FENCE DETAILS



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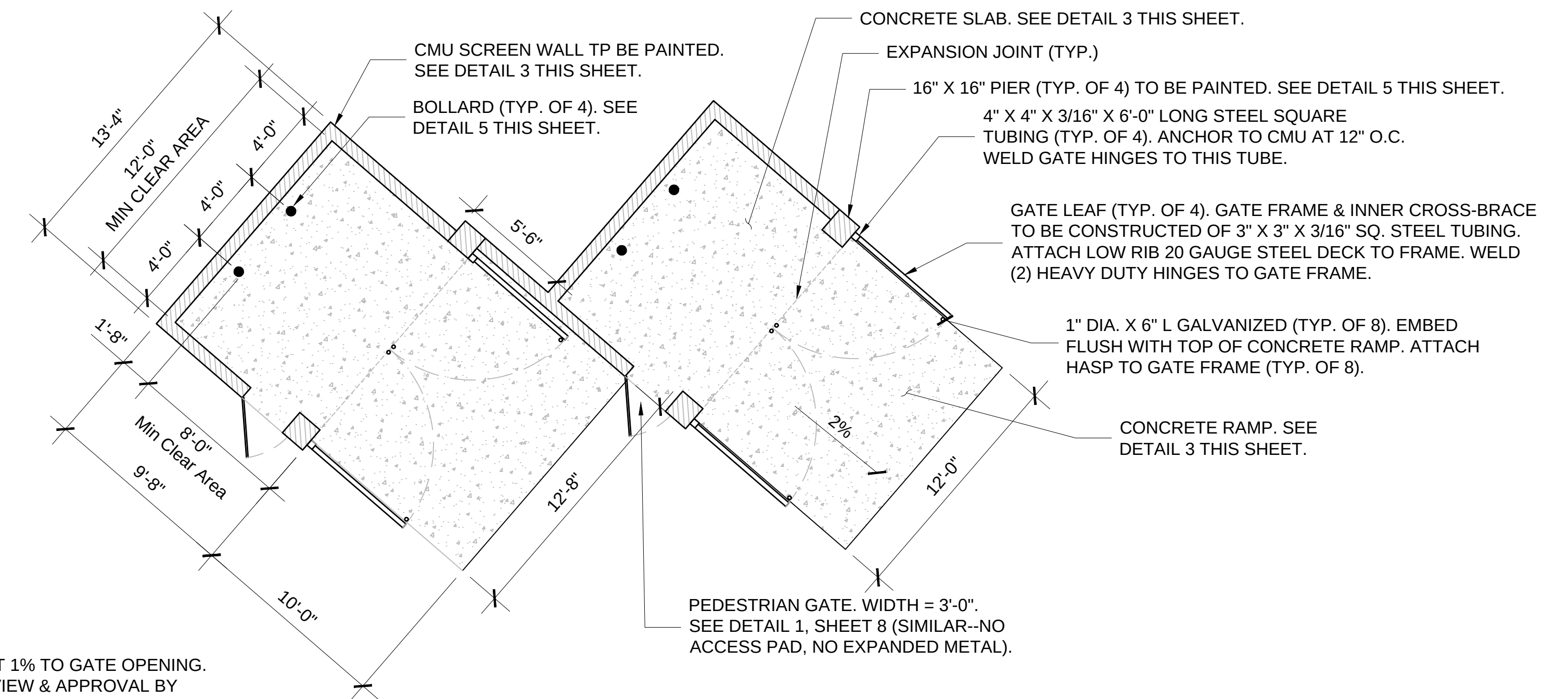


SITE WALL/FENCE DETAILS

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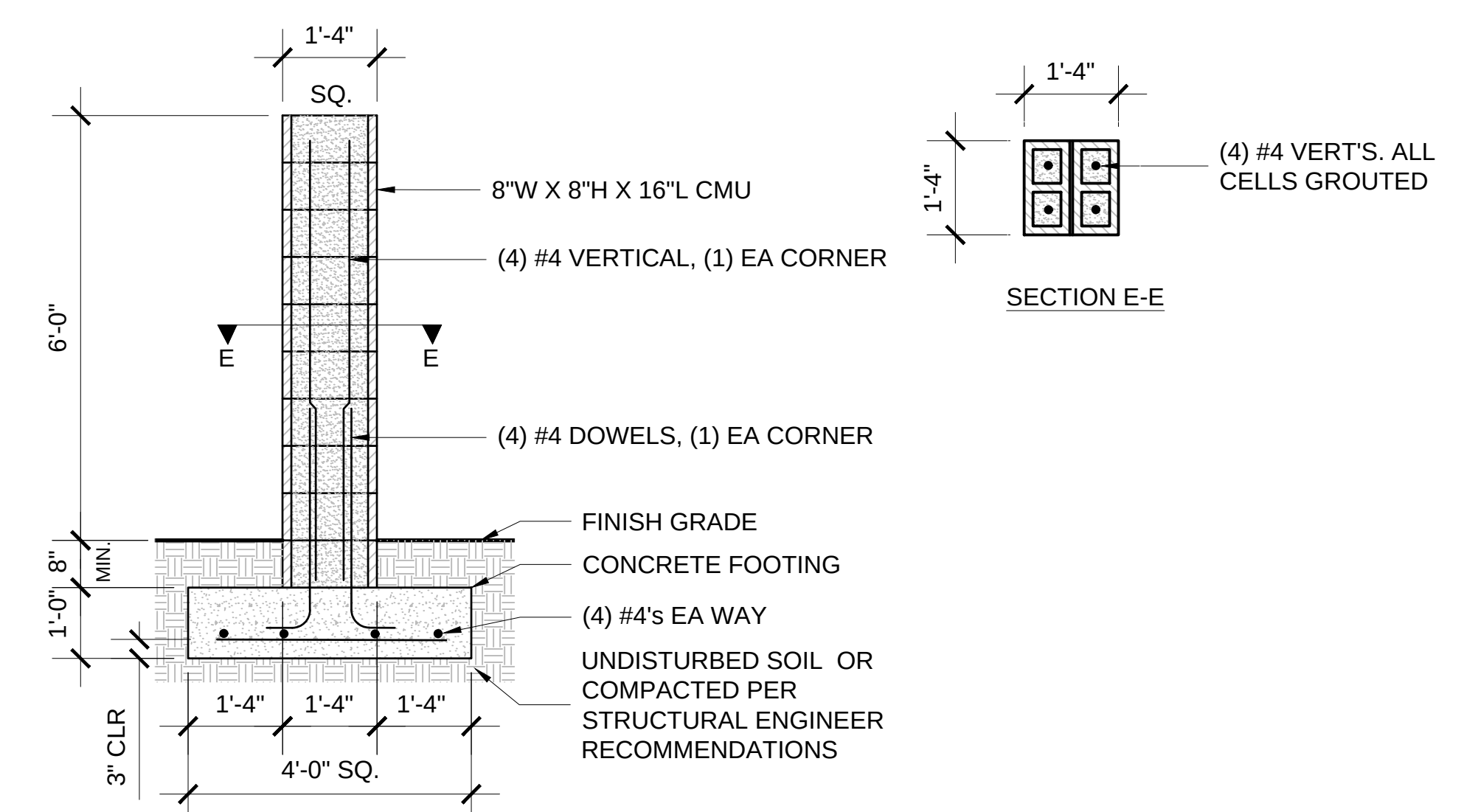
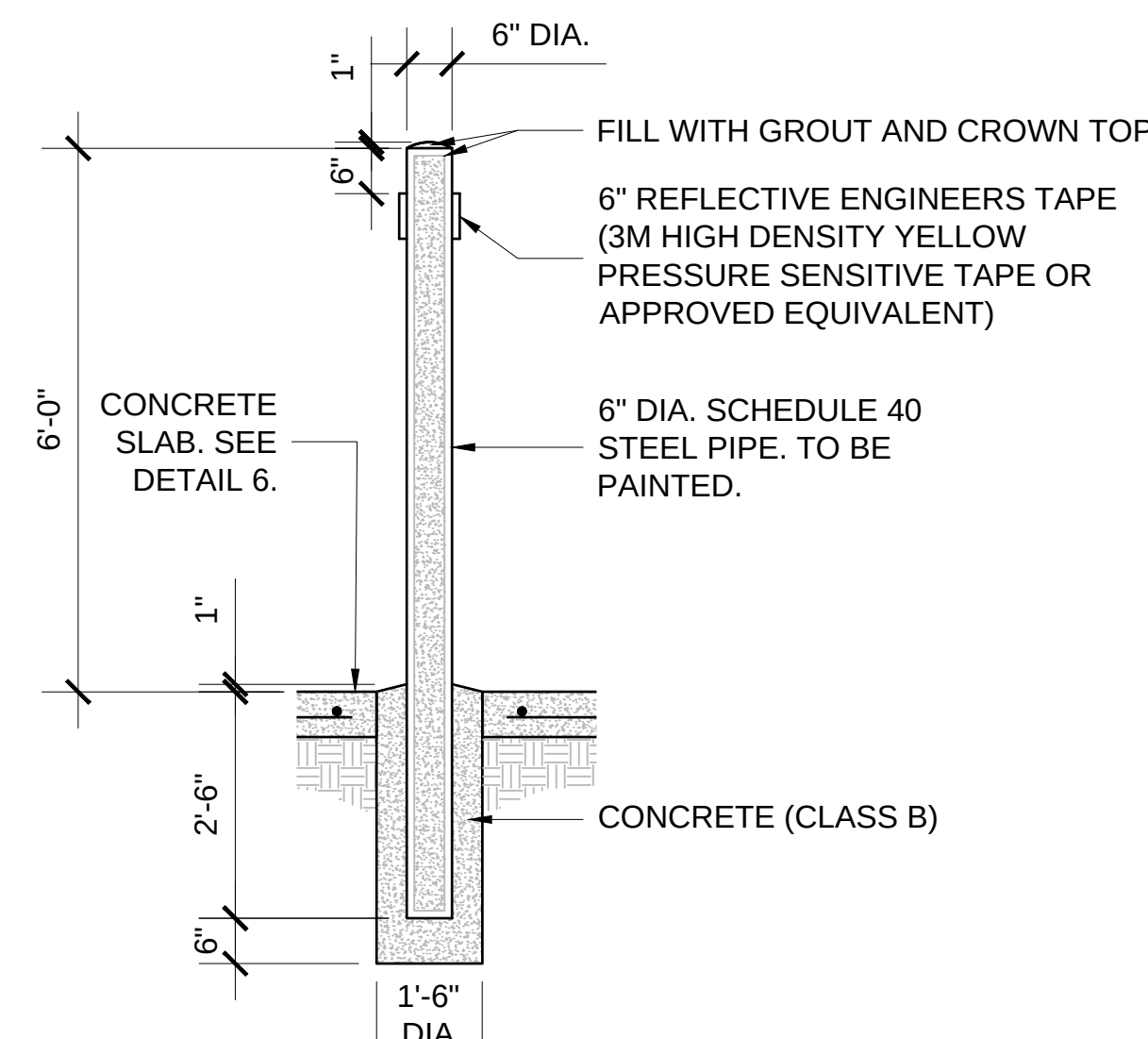
1295 West Washington Ste 108
Tempe, Arizona 85261

Phone: (480) 629-8830
www.bowmanconsulting.com



- 1 PLAN: DOUBLE SOLID WASTE CONTAINER ENCLOSURE**
SCALE: NTS

- 2 PLAN: ANGLED DOUBLE SOLID WASTE CONTAINER ENCLOSURE**
SCALE: NTS



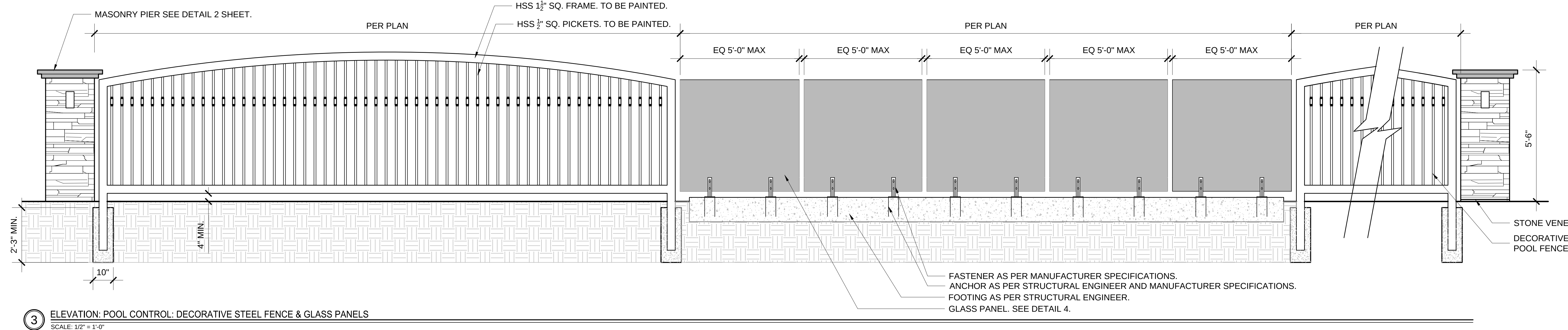
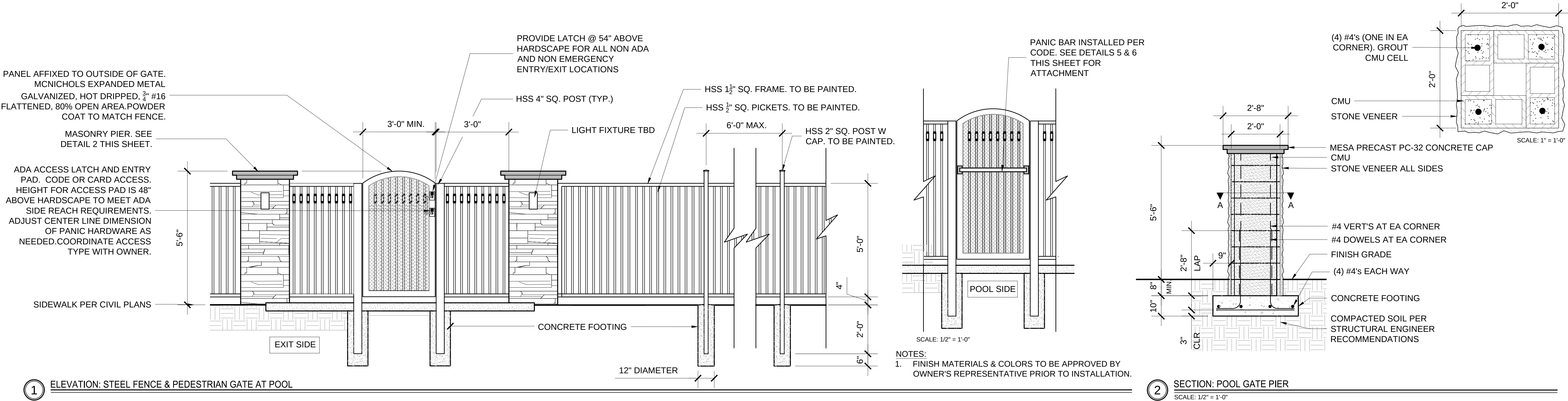
4 SECTION: WASTE CONTAINER BOLLARD
SCALE: N.T.S.

5 SECTION: WASTE CONTAINER PIER
SCALE: N.T.S.

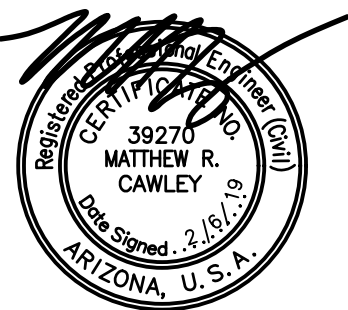
SHEET S8 OF 11

DATE OF PREPARATION: 8/6/2018
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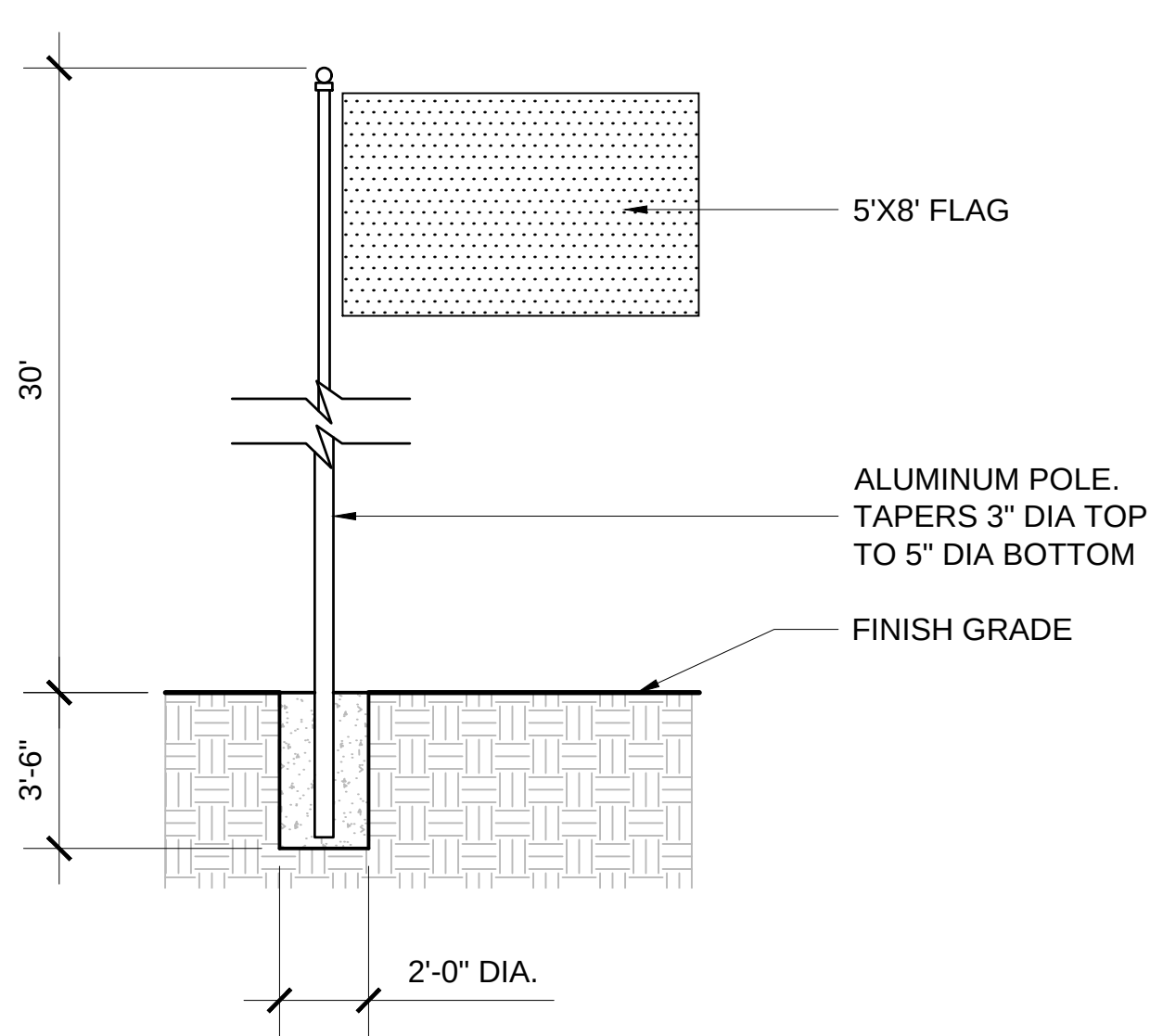
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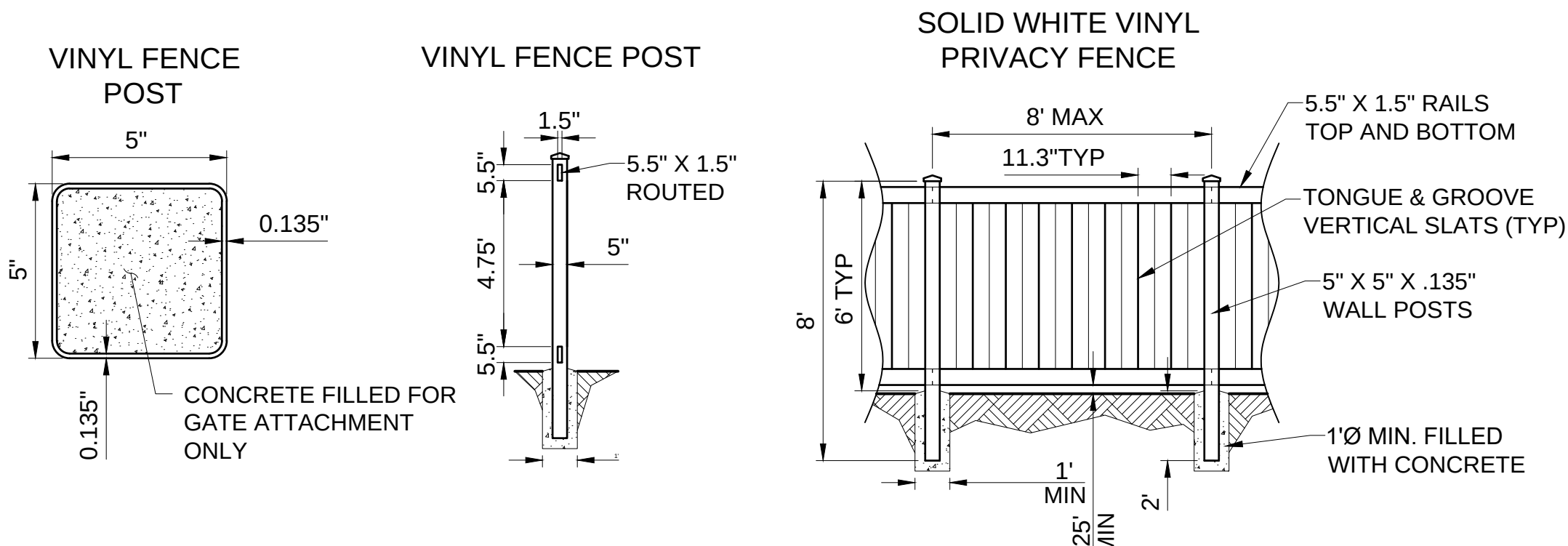
SITE WALL/FENCE DETAILS



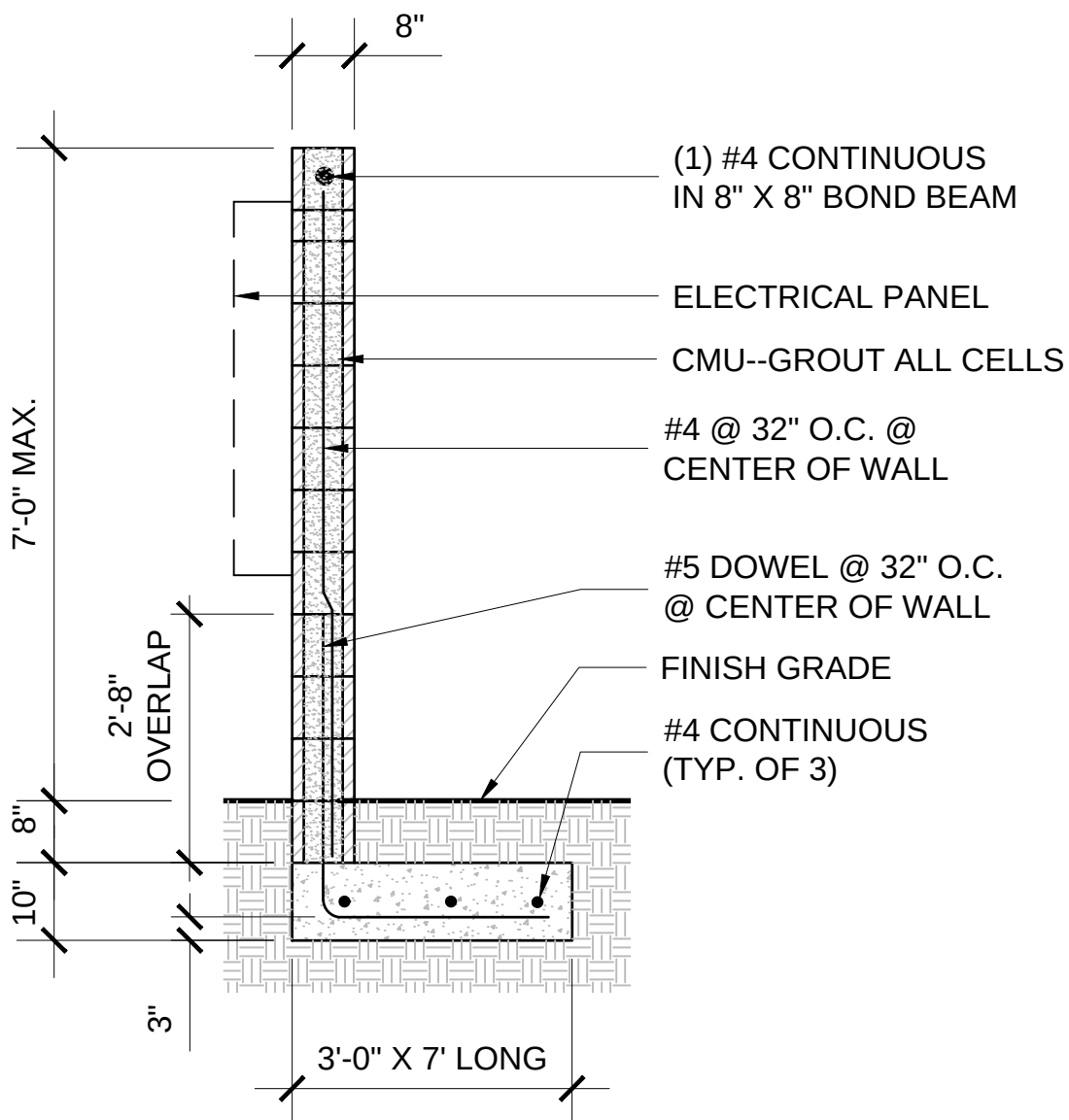
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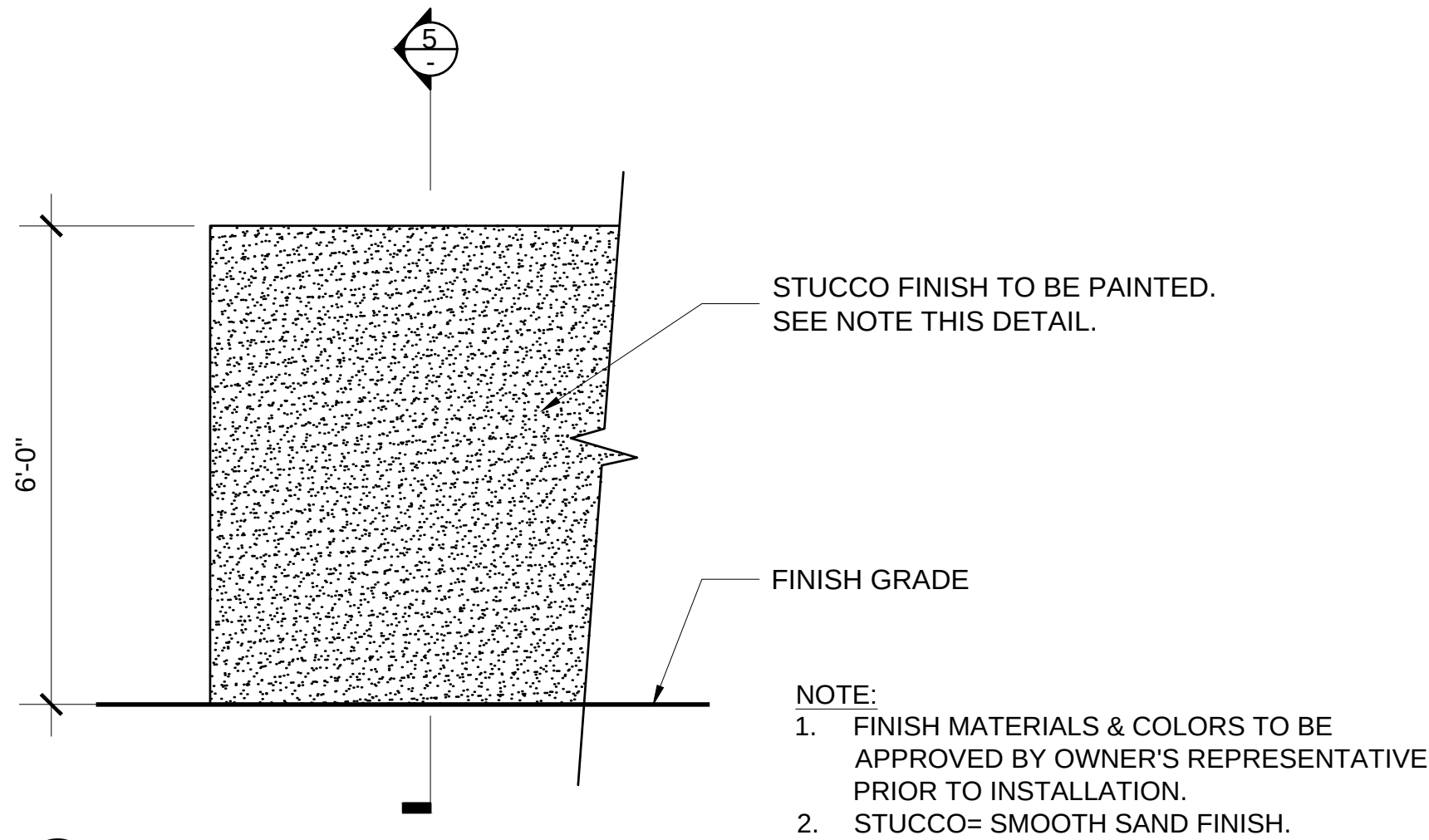
1 SECTION-ELEVATION: FLAGPOLE
SCALE: 1/4" = 1'-0"



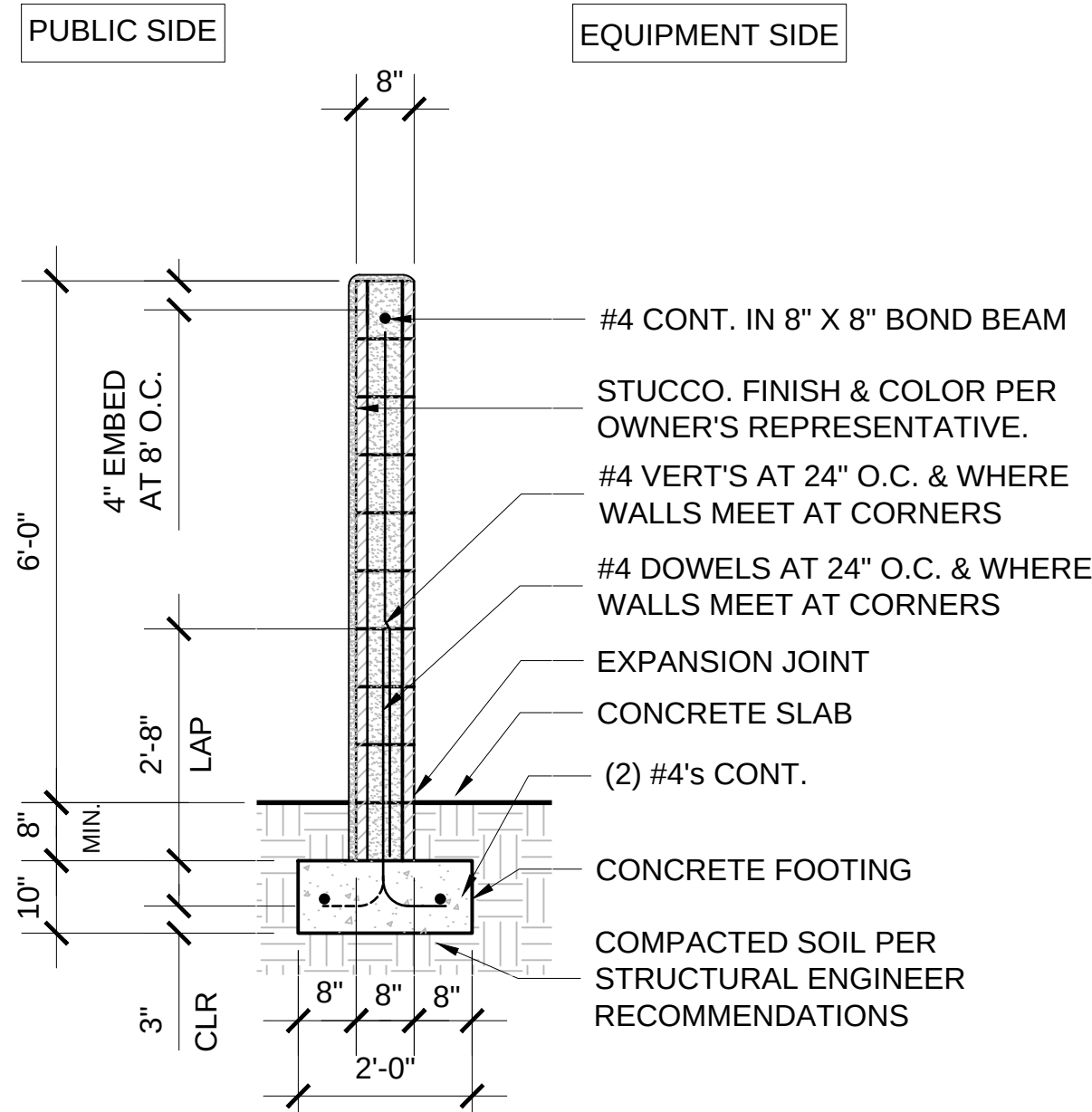
2 VINYL PRIVACY FENCE
SCALE: N.T.S.



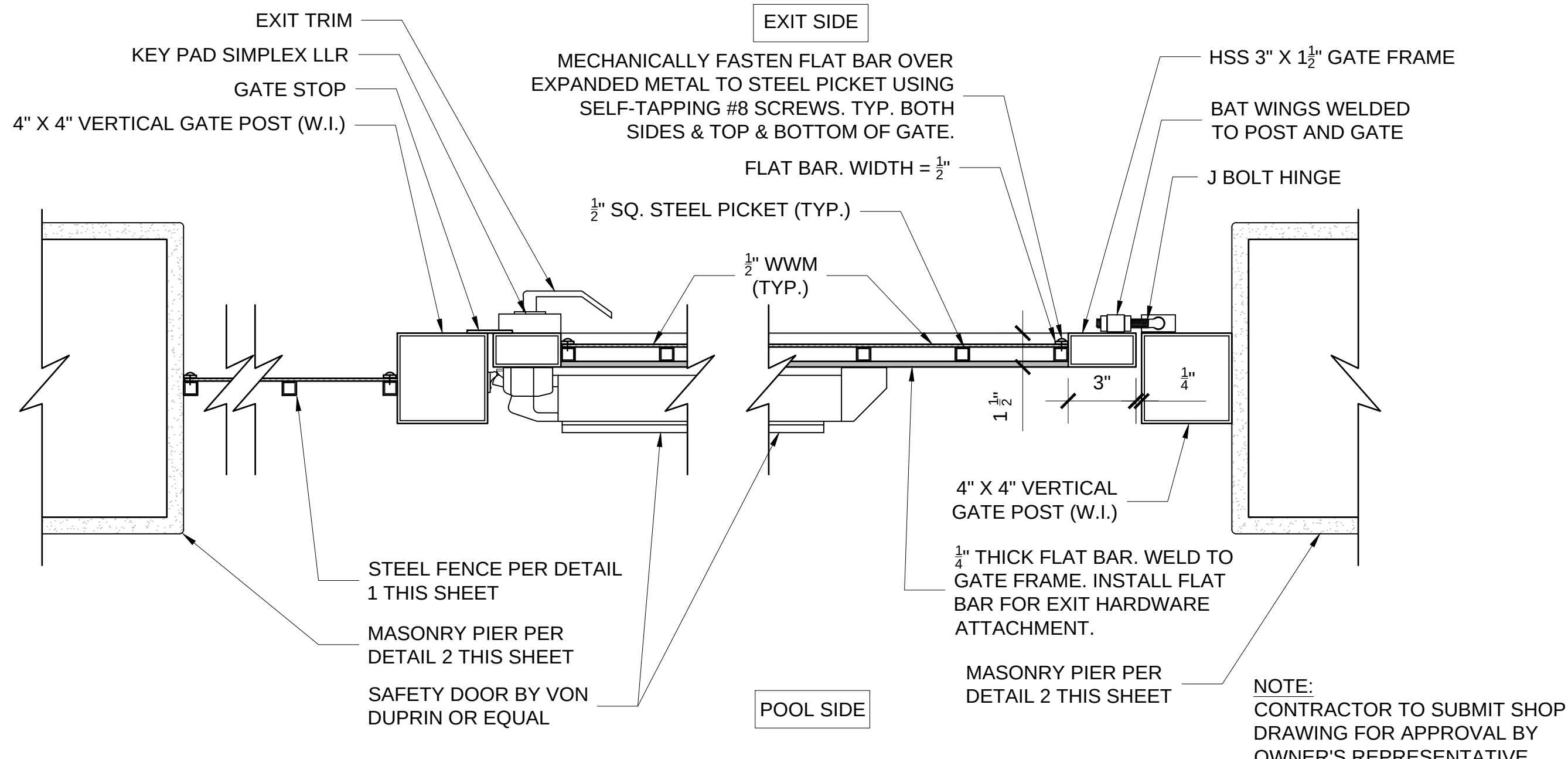
3 SECTION: ELECTRICAL PANEL SUPPORT WALL
SCALE: 1/2" = 1'-0"



4 ELEVATION: POOL EQUIPMENT AREA WALL
SCALE: 1/2" = 1'-0"



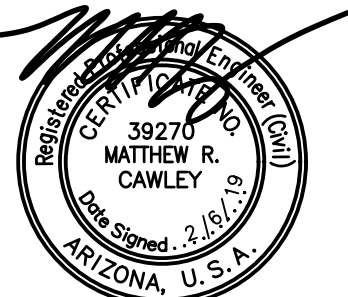
5 SECTION: POOL EQUIPMENT AREA WALL
SCALE: 1/2" = 1'-0"



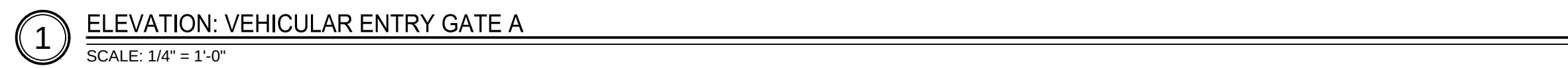
6 PLAN: GATE LATCH SIDE
N.T.S.

7 PLAN: GATE HINGE SIDE
N.T.S.

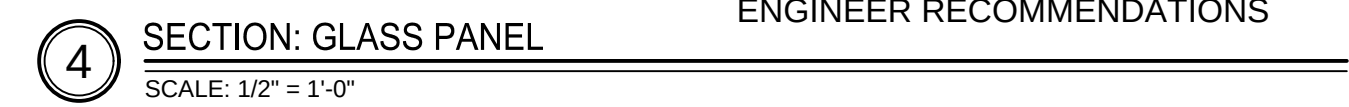
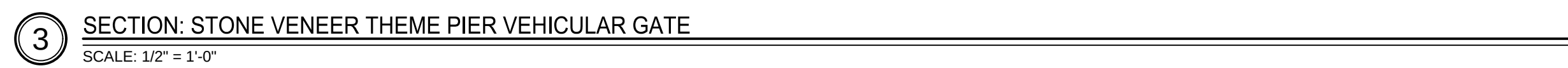
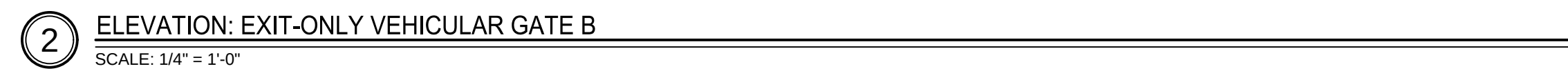
SITE WALL/FENCE DETAILS



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CONSULTING
1295 West Washington Ste 108 Phone: (480) 629-8830
Tempe, Arizona 85281 www.bowmanconsulting.com



1. SEE PLANS FOR GATE LAYOUT.
2. GATES TO BE POWERED. MOTOR = LIFTMASTER ELITE SERIES, MODEL CSW24V WITH BATTERY BACKUP OR APPROVED EQUAL.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS & EQUIPMENT CUT SHEETS FOR GATES, OPERATORS, KEY PADS, VEHICLE LOOPS & ALL OTHER PROPOSED EQUIPMENT.
4. CONTRACTOR TO INCLUDE PHOTO SENSORS TO PREVENT ENTRAPMENT.
5. GATES SHALL BE DESIGNED, CONSTRUCTED & INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
6. GATES SHALL HAVE BATTERY BACKUP & SHALL BE PROVIDED WITH ELECTRONIC PREEMPTION EQUIPMENT, CONTROLS, ELECTRONIC KNOX KEY SWITCH & MANUAL RELEASE MECHANISM APPROVED BY THE FIRE CHIEF.
7. GATES SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES.
8. GATE OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL 325.
9. GATES TO BE PRIMED & PAINTED. COORDINATE COLORS W/ OWNER'S REPRESENTATIVE.



Registered Professional Engineer (Civil)
 39270
 MATTHEW R. CAWLEY
 Date Signed: 2/16/19
 ARIZONA, U.S.A.

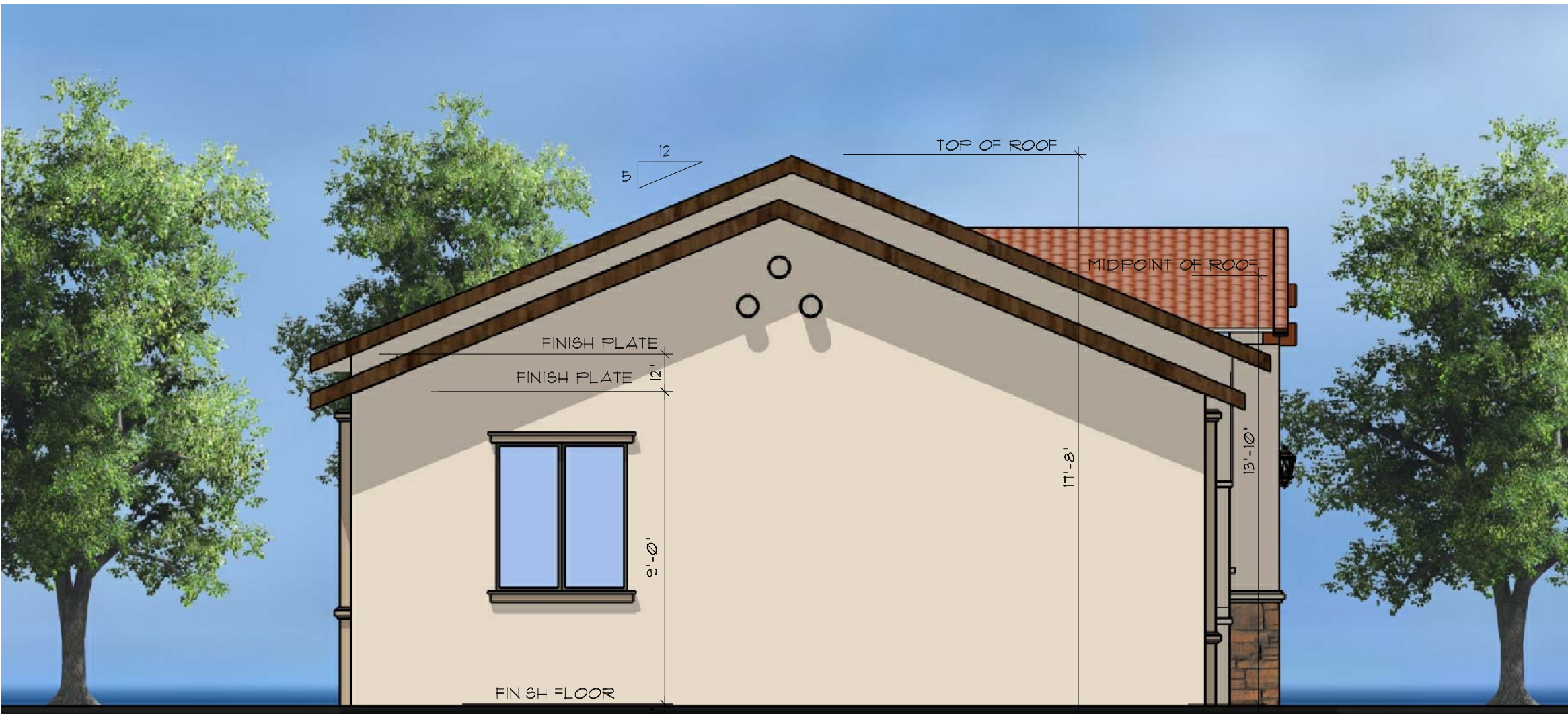
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CONSULTING

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Tempe, Arizona 85281 www.bowmanconsulting.com

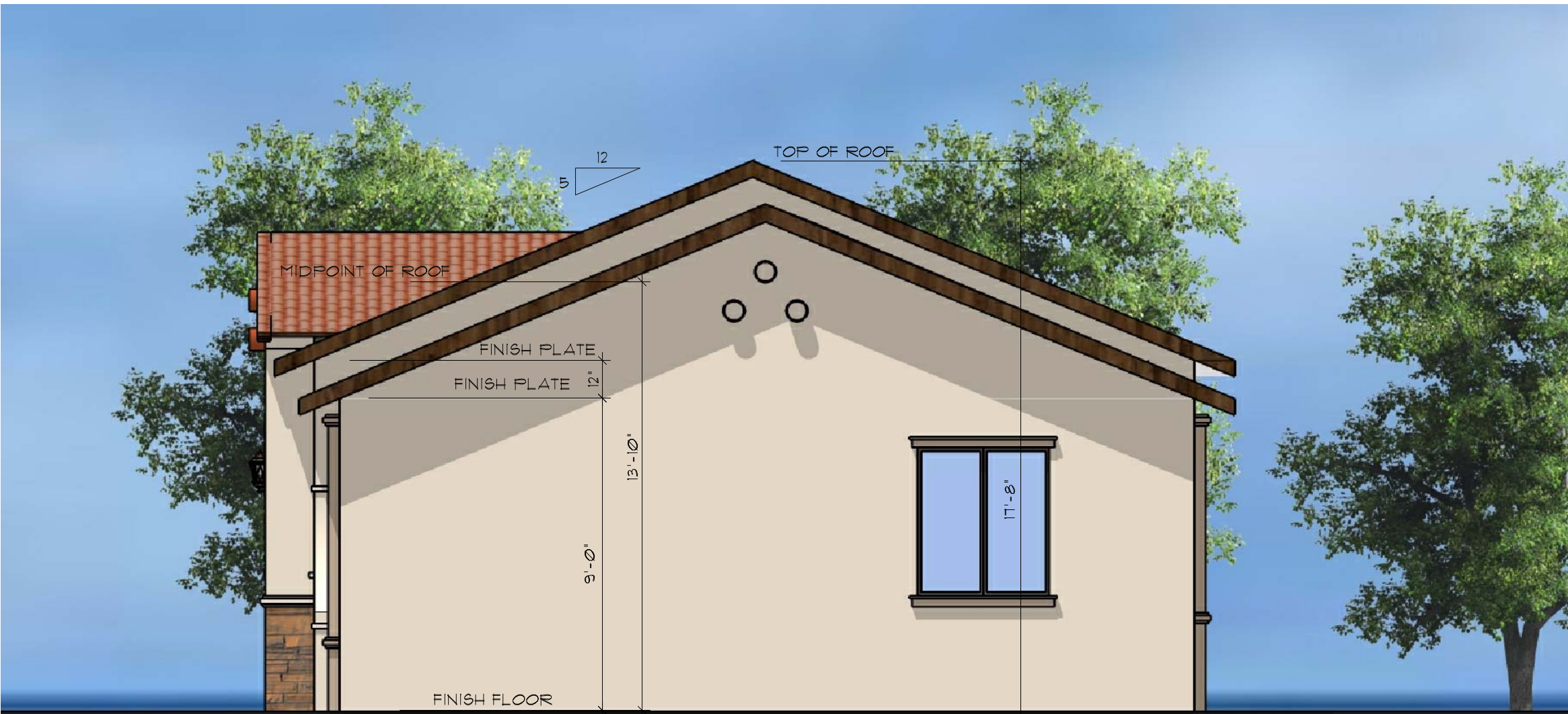
DATE OF PREPARATION: 8/6/2018
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FRONT



LEFT



RIGHT



REAR

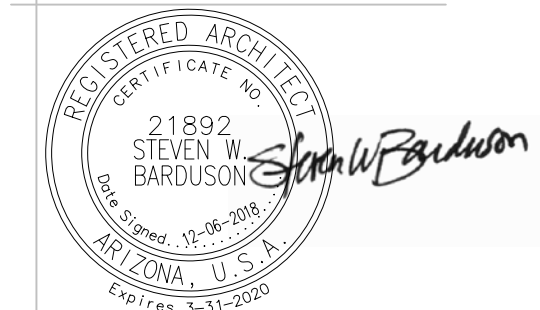
revisions

- 1
- 2
- 3

DESIGN REVIEW

HANCOCK
AT
TRUGOLD

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barduson
architects
practicing design community

3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: 12-06-2018
project no:

DR2

UNIT 1 ALL SIDES - SANTA BARBARA



FRONT



LEFT



RIGHT



REAR

revisions

1
2
3

DESIGN REVIEW

HANCOCK
AT
TRUGOLD

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architects
practicing design community

3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

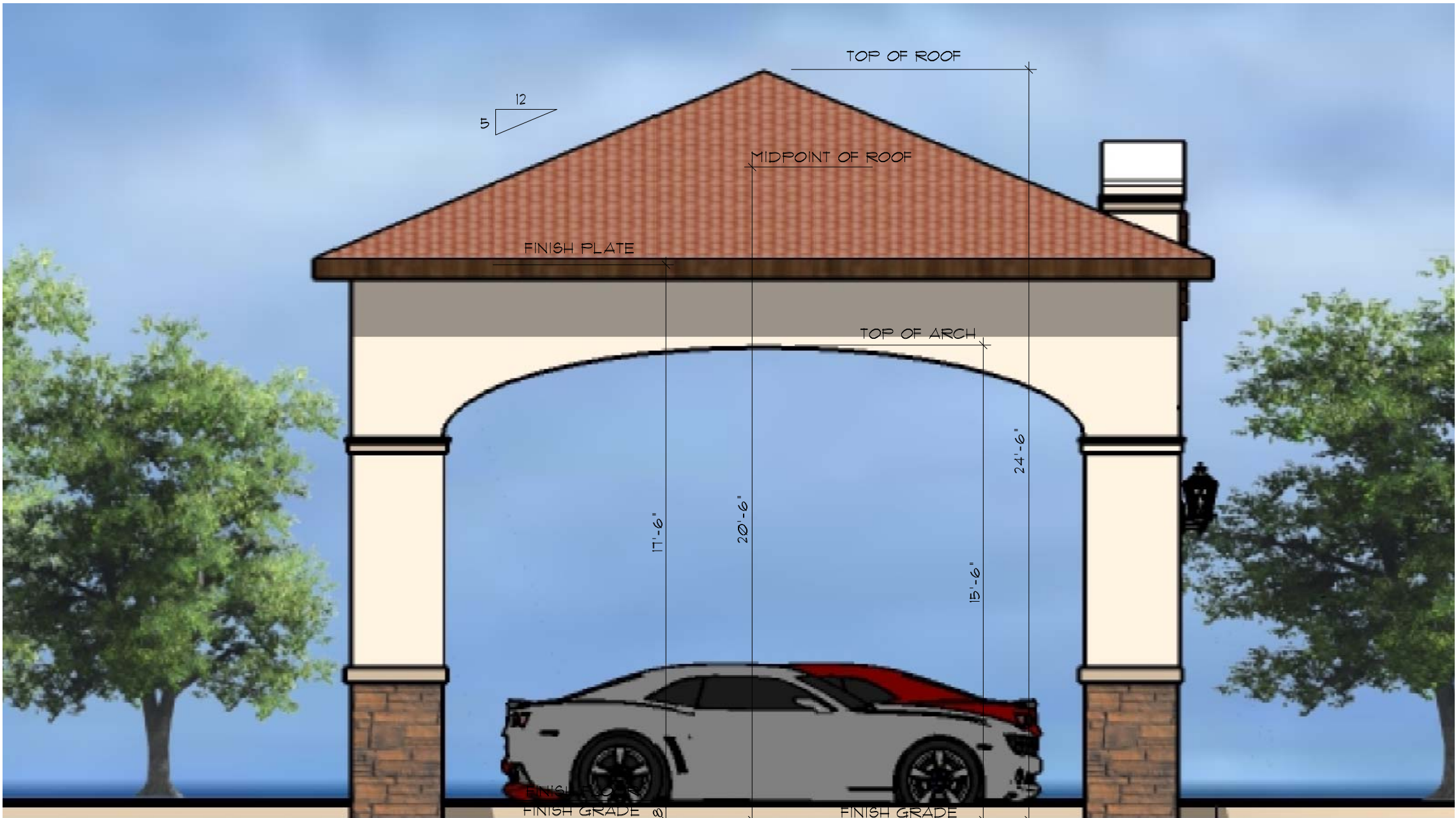
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project no:

DR4

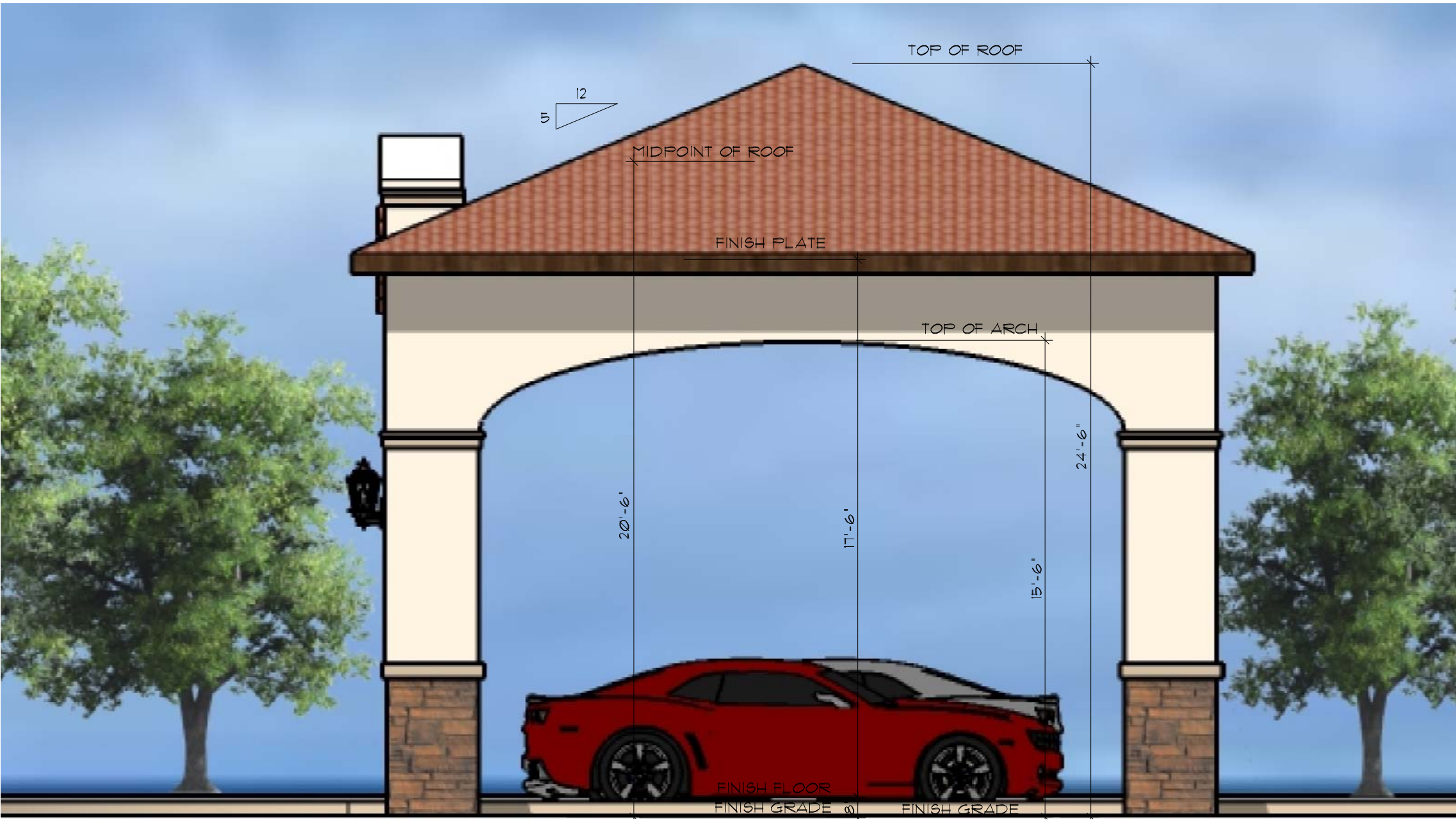
UNIT 2 ALL SIDES - SANTA BARBARA



FRONT



LEFT



RIGHT



REAR

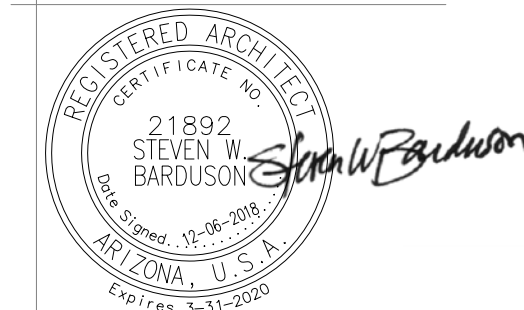
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project no:

DR8

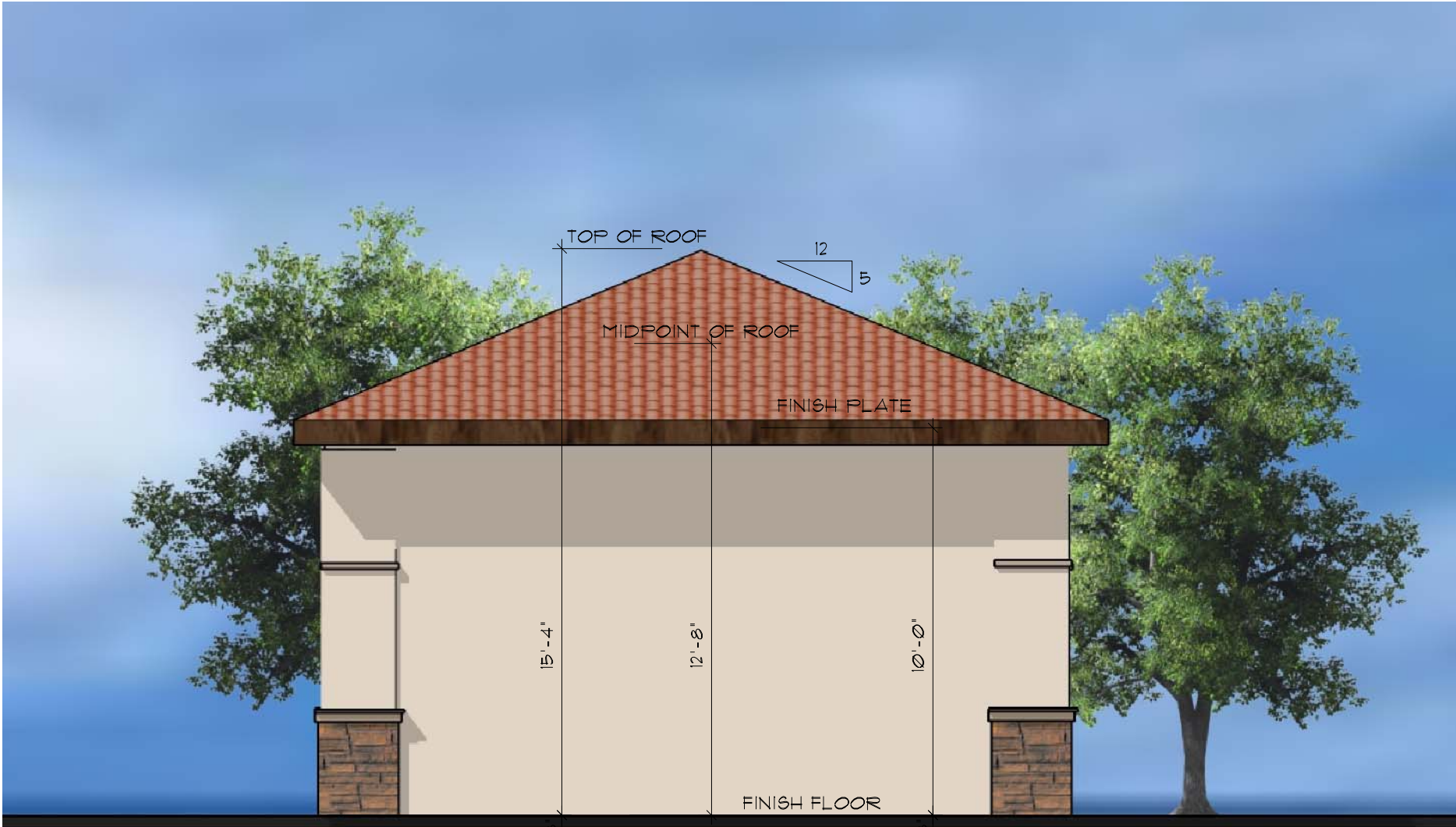
PORTICO ALL SIDES - SANTA BARBARA

SANTA BARBARA

GARAGE



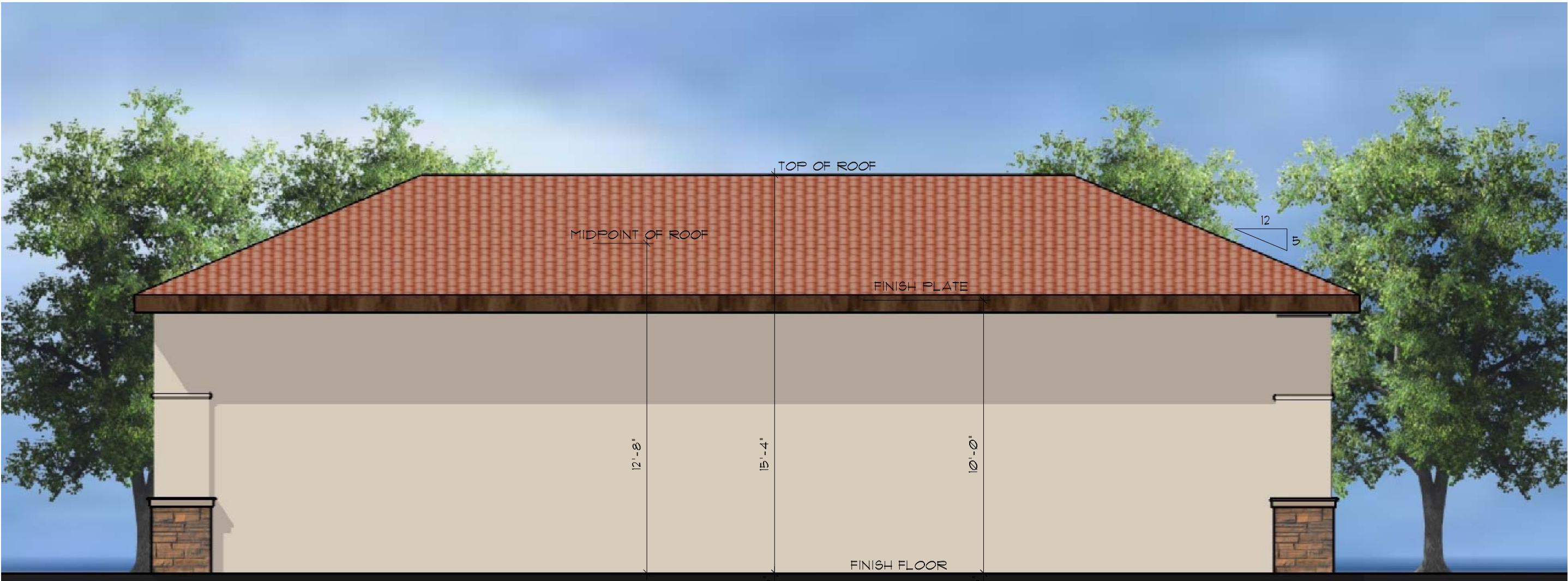
FRONT



LEFT



RIGHT



REAR

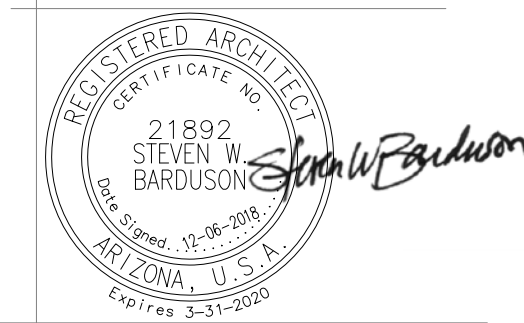
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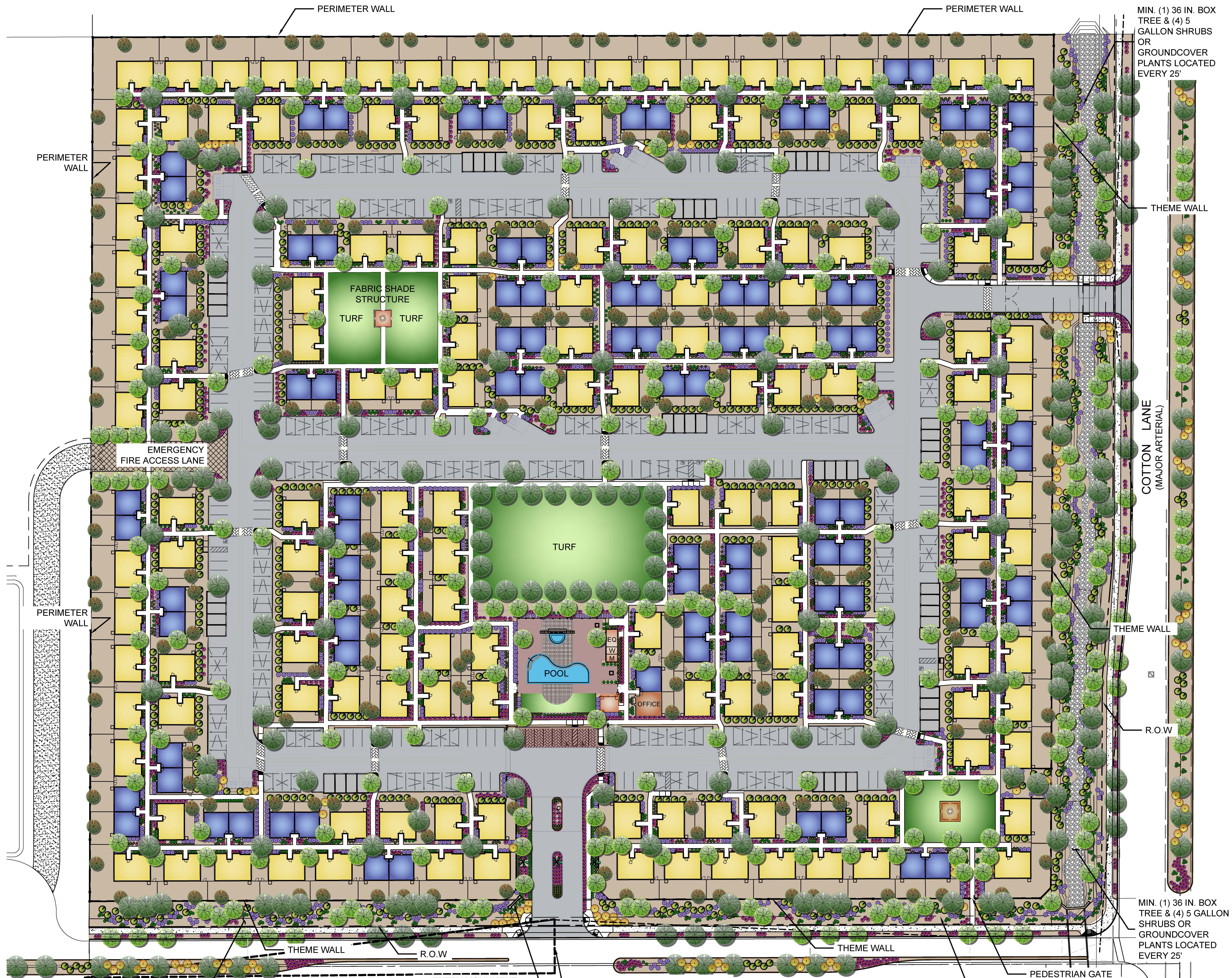
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T 480 233 7777
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date: 12-06-2018
project no:

DR6

GARAGE ALL SIDES - SANTA BARBARA



PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Acacia aneura</i>	Mulga
	<i>Bauhinia blakeana</i>	Hongkong Orchid Tree
	<i>Caesalpinia Mexicana</i>	Mexican Bird of Paradise
	<i>Pistacia lentiscus</i>	Mastic Tree
	* <i>Acacia willardiana</i>	Palo Blanco
	* <i>Chilopsis linearis</i> 'Bubba'	Desert Willow-Bubba
	* <i>Cercidium X Desert Museum</i>	Desert Museum Palo Verde
	<i>Phoenix dactylifera</i>	Date Palm
	<i>Acacia salicina</i>	Willow Acacia
	* <i>Pistacea Chimensis</i> RED PUSH	Red Push Pistache
	<i>Tipuana tipu</i>	Tipu Tree
	* <i>Quercus virginiana</i>	Southern Live Oak
	<i>Ulmus parvifolia sempervirens</i>	Chinese Evergreen Elm
	<i>Eremophila hygrophana</i>	Blue Bells
	<i>Pittosporum tobira</i> 'Wheeler's dwarf'	Wheeler's Dwarf Mock Orange
	<i>Ruellia brittoniana</i>	British Ruellia
	<i>Callistemon 'Little John'</i>	Little John Dwarf Bottlebrush
	<i>Eremophila maculata</i>	Valentine Bush
	<i>Justicia spicigera</i>	Mexican Honeysuckle
	<i>Nerium oleander</i> 'Petite Salmon'	Petite Salmon Oleander
	<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud
	<i>Tacoma x 'Sunrise'</i>	Sunrise Tecoma
	<i>Dodonea viscosa</i>	Hopbush
	<i>Agave desmettiana</i>	Smooth Agave
	<i>Aloe barbadensis</i>	Medicinal Aloe
	<i>Hesperaloe 'Pink Parade'</i>	Pink Parade Yucca
	<i>Dietsa bicolor</i>	Fortnight Lily
	<i>Dasyliroia quadrangulata</i>	Toothless Spoon
	<i>Hesperaloe parviflora</i>	Brake Lights Yucca
	<i>Russelia equisetiformis</i>	Coral Fountain
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm
	<i>Dalea capitata</i>	Lemon Dalea
	<i>Lantana camara</i> 'New Gold'	New Gold Lantana
	<i>Myoporum parvifolium</i>	Green Carpet
	<i>Eremophila glabra</i> 'Outback Sunrise'	Outback Sunrise Eremophila

- All plantings to be irrigated by an automated underground irrigation system.
- Trees located within Sight Visibility Triangles will be in compliance with Surprise EDS 4-10 with the 30"/84" slot requirement. (vertically)
- Detectable warning at all pedestrian ramps must be provided
- Trees in median plantings must be at least 7' away from edge of curb.

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

175TH AVENUE

WADDELL ROAD

CACTUS ROAD

THIS SITE

COTTON LANE

VICINITY MAP

NTS

MIN. (1) 24 IN. BOX TREE & (4) 5 GALLON SHRUBS OR GROUND COVER PLANTS LOCATED EVERY 25'

MIN. (1) 36 IN. BOX TREE & (4) 5 GALLON SHRUBS OR GROUND COVER PLANTS LOCATED EVERY 25'

MIN. (1) 24" BOX TREE & (4) 5 GALLON SHRUBS OR GROUND COVER PLANTS LOCATED EVERY 25'

ENTRY MONUMENT

SWEETWATER AVENUE (COLLECTOR)

SIGHT VISIBILITY TRIANGLE PER COS STANDARD DETAIL 4-01

PEDESTRIAN GATE

SCALE: 1" = 50'

50' 0' 50'

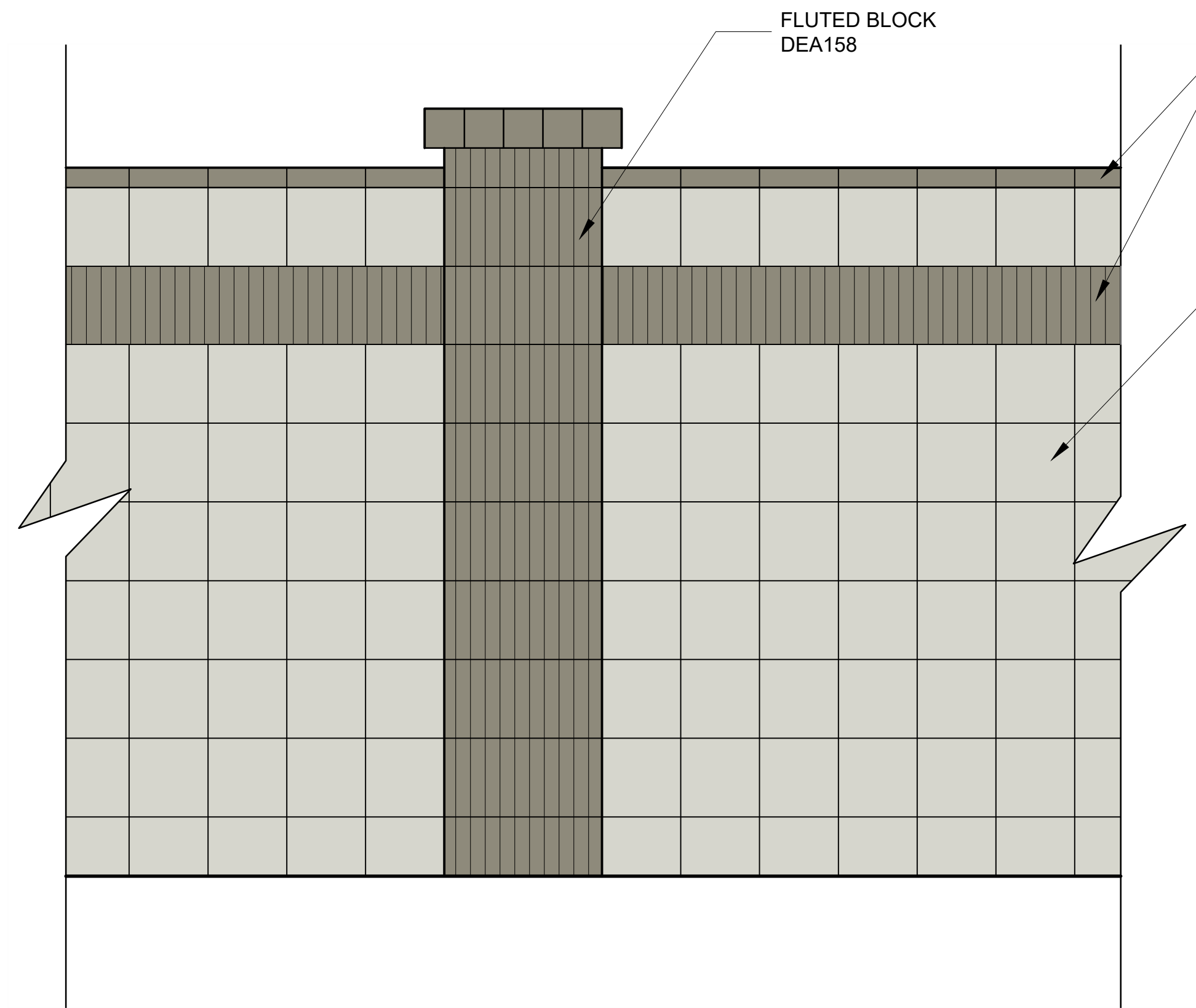
north

HANCOCK COMMUNITIES AT RANCHO TRUGOLD

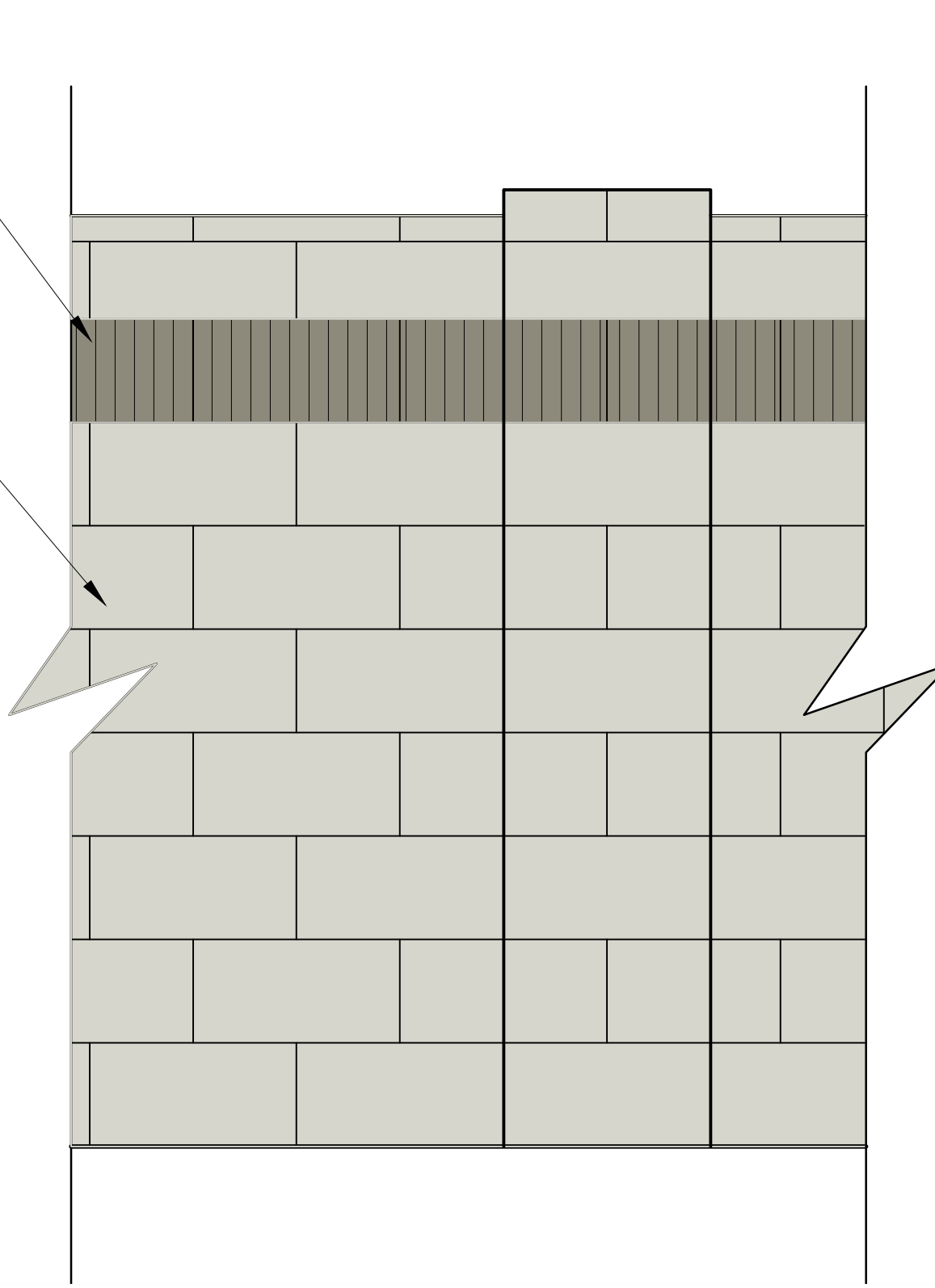
PRELIMINARY LANDSCAPE PLAN

REV. JANUARY 21, 2019

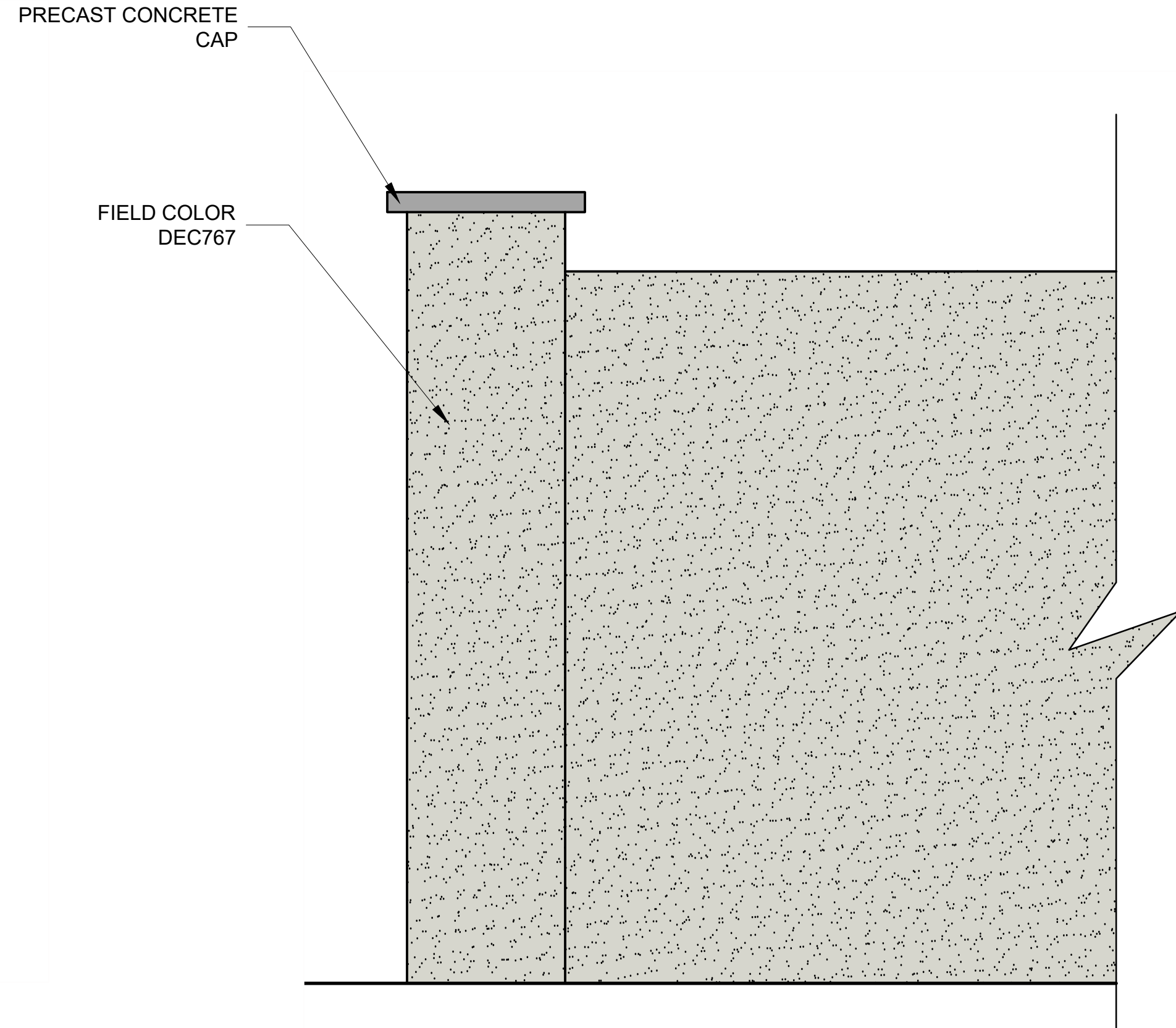
Page 174 of 349



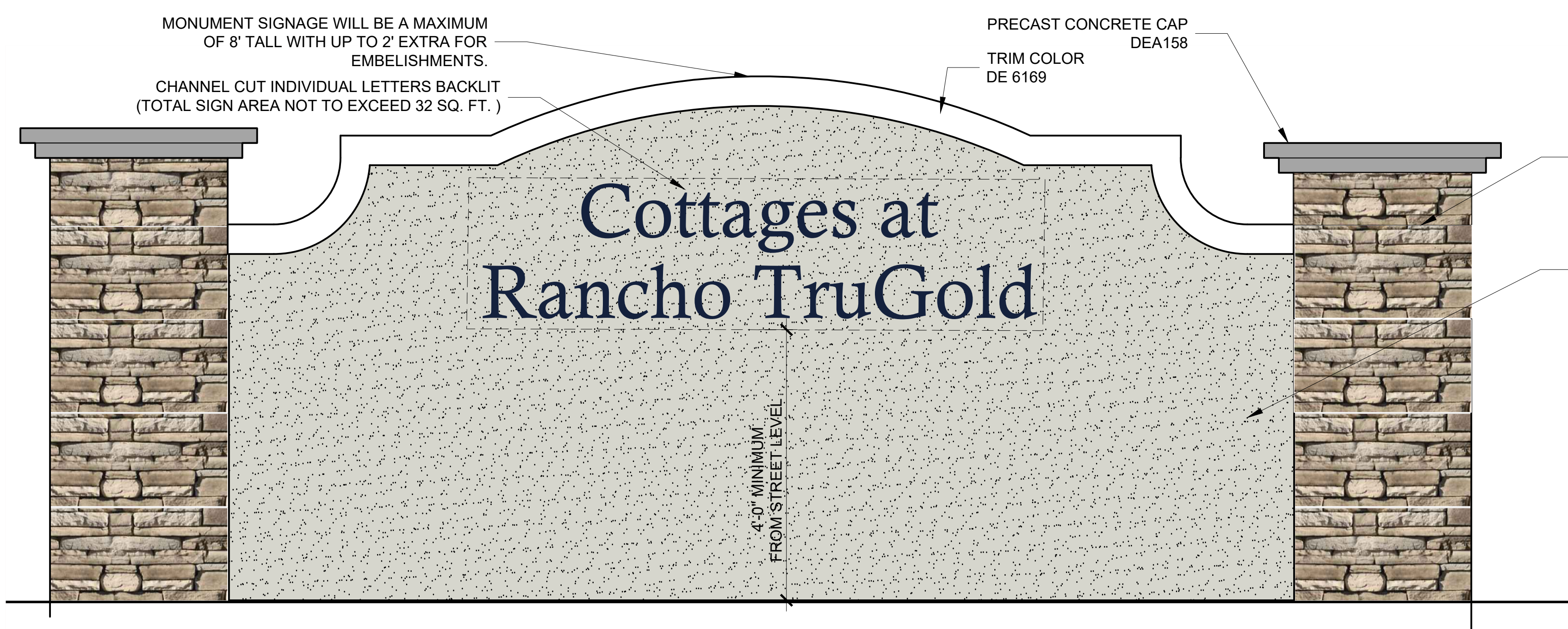
1 ELEVATION: THEME WALL & THEME PIER
SCALE: 1" = 1'-0"



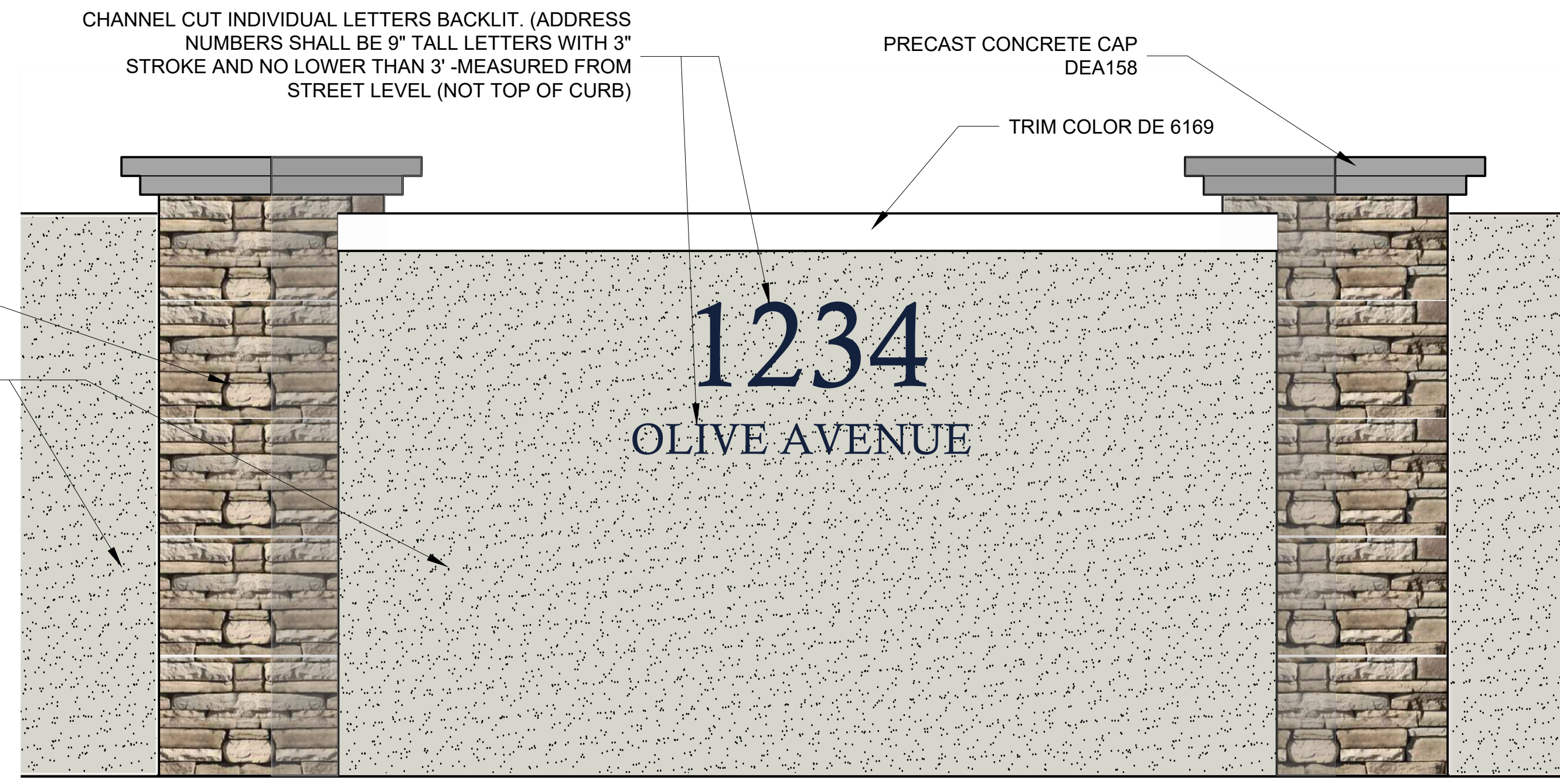
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SCALE: 1" = 1'-0"



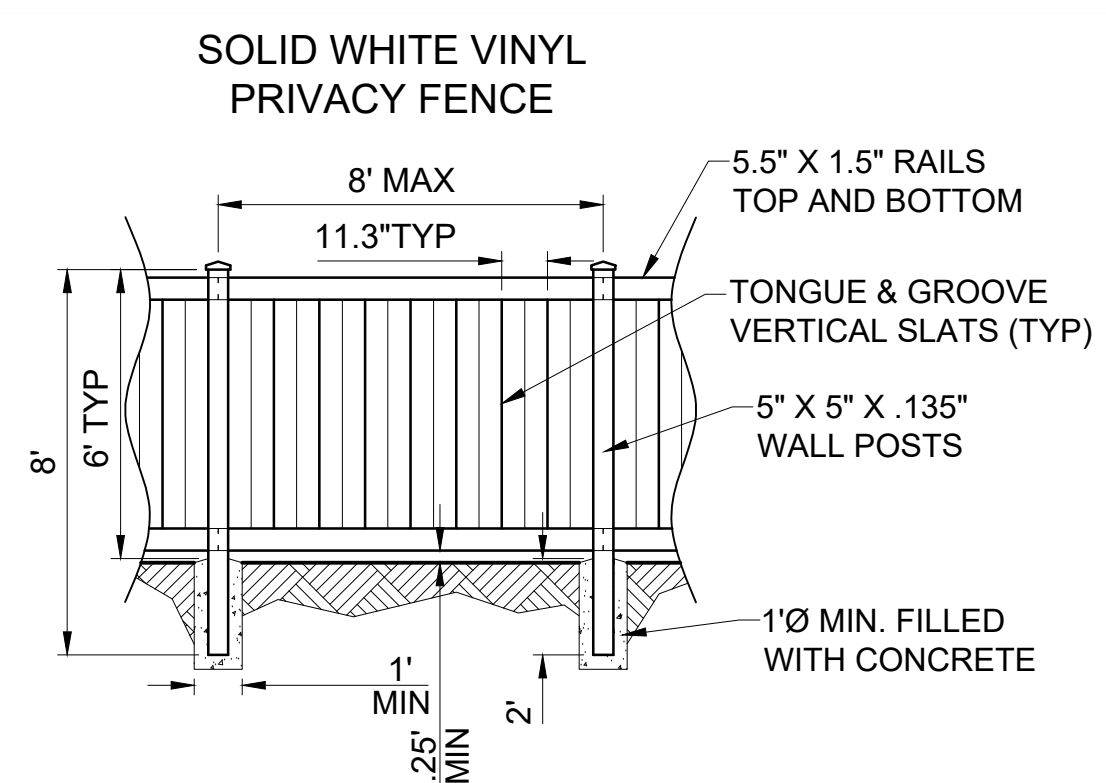
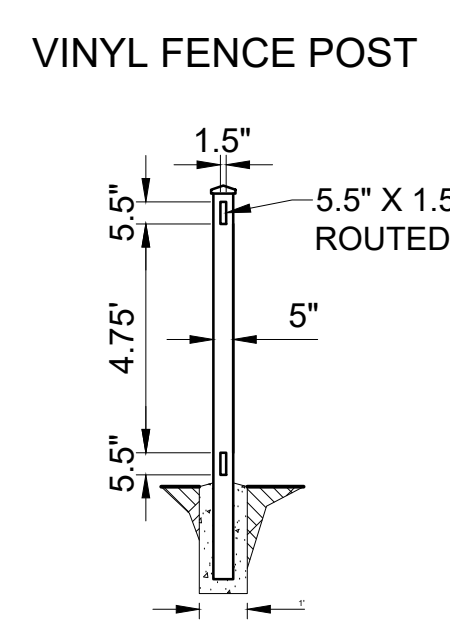
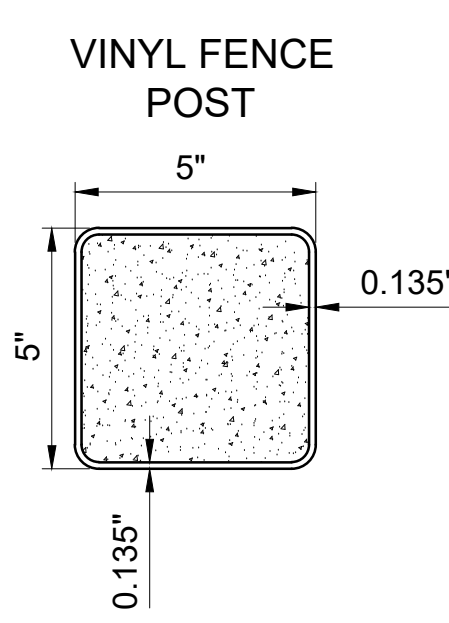
3 ELEVATION: ENTRY WALL & PIER
SCALE: 1" = 1'-0"



3 ELEVATION: FREE STANDING ENTRY MONUMENT
SCALE: 1" = 1'-0"



4 ELEVATION: ADDRESS ON ENTRY WALL
SCALE: 1" = 1'-0"
TRIM COLOR- DUNN EDWARDS MILK MUSTACHE DE6169
FIELD COLOR- DUNN EDWARDS RIVER BED DEC767
CAP COLOR- ON COLUMNS DUNN EDWARDS NORTHERN TERRITORY DEA158
STONE VANEER- CORONADO MINNESOTA FIELD STONE- DAKOTA BROWN



5 VINYL FENCE
SCALE: NTS

HANCOCK COMMUNITIES AT RANCHO TRUGOLD COMMUNITY MONUMENTS

**Rancho TruGold featuring Hancock Communities
Rezoning, Site Plan, and Final Plat
FS18-386 and FS18-387**

Citizen Outreach Report

REVIEW MEETING DETAILS

DATE: Tuesday, December 11, 2018
TIME: 6:00 PM to 7:00 PM
LOCATION: Paradise Honor High School
12775 N. 175th Avenue, Surprise

Notice was sent by the City of Surprise to all residents and HOA's within 300 feet of the property. It was also published in the paper and 2 signs reflecting the meeting schedule were put on the property. (See attached notice and affidavit of posting)

Applicant Representatives:

James Truman – Property Owner
Greg Hancock – Hancock Communities
Bruce Larson – Bowman Consulting
Annie Voss – RVi Planning + Landscape Architecture
Paul Gilbert – BeusGilbert PLLC
Andy Jochums – BeusGilbert PLLC

City of Surprise Representative

Current Planning Supervisor Robert Kuhfuss

Neighbor Participants

See attached Sign-in Sheet

The following is a list of questions/concerns posed at the meeting and the answers provided.

1. Will there be green belts?

The various open spaces as part of the Hancock multi-family site plan were detailed and the conceptual locations for open space as part of the future preliminary plat for the single family was discussed.

2. Understand the single family residential but concerned with “C” grade rentals. They start off nice and then go downhill.

Cost of the rental community project and the rental rates were discussed. It was explained that given the uniqueness of the project and the lower density, the rental rates will remain high, and should actually be higher per square foot than any single family rentals in Sarah Ann Ranch.

3. What is traffic?

An overall summary of the proposed traffic generation for the project was presented by the engineer as well as an explanation of the roadway improvements that would be added to the area as a result of the project.

4. Complaint on number of schools.

5. What is the timeframe of building the adjacent streets?

It was shared that the development would be responsible for the ½ street in front of the project and that that street would need to be completed before opening. Sweetwater for example, will be one lane in each direction and then when the developer to the south builds, a median and bike lanes will be added.

6. Why is the multi-family entrance off Sweetwater and not Cotton?

With the drainage channel along Cotton and other limitations, such as median access points, it was determined that the best location for the access would be Sweetwater. Most of the multi-family traffic will head east to Cotton Lane and utilize the future traffic signal for turning movements.

7. When will that signal be put in?

We will pay 25% to City. The actual timing for installation is up to the City based on warrants.

8. Statement that a Traffic light would be better at 175th and Cactus.

9. What happened to the Magnolia project?

The Magnolia project was a collaboration of several large property owners to design and zone a cohesive development. It fell through at the last minute. We didn't handle it, so we can't give any more detail than that. Suffice to say, the development of the Magnolia property has proceeded, just individually in its various smaller parts, such as Rancho TruGold.

10. What is proposal for start for Hancock?

Start July 2019 with 15 months for construction

11. When will Sweetwater on west be built?

Hancock will be the east half as part of our project. The western phase will be up to the single family homebuilder.

12. A playground should be added. I don't want kids to use the Sarah Ann Ranch basketball court and parks.

An overview of the pool amenities and grass recreation area of the Hancock Communities was provided. It was also explained that because of the cottage sizes and design, we expect very few children.

13. Walls, what will they look like?

Wall designs were shown.

14. Can I buy?

No, all cottage units are for rent only.

15. Statement that it will "eventually goes downhill".

16. What support is provided police and fire?

It was explained that upon building permits, the developer will pay Impact fees for immediate monies for emergency services. Unlike ownership, a rental project like Hancock Communities actually pays more to the City as there is a property tax paid by the owner and sales tax paid by the renters monthly.

There were several questions and comments from the participants related to regional traffic concerns, unrelated to the proposed rezoning. As a follow-up to the attendees, Robert Kuhfuss sent an email to those who provided emails on the mailing list to address some of those traffic concerns. That email, dated January 2, 2019, is attached.

Andy Jochums

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Wednesday, January 2, 2019 4:55 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions
Attachments: 175th_Ave.pdf

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
 - o We have asked that the developments to work together on all the improvements. However, we have not required any one developer to make all the improvements in coordination with a buyback agreement.
- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?
 - o There are pre and post traffic counts that were completed as part of the traffic impact studies from the school and all of the adjacent developments. The side by side left turns were added to provide adequate turning movements to the school and the development. These same types of improvements are planned for Sweetwater and the northern most driveway of the school. Also, a new right turn lane for the school's southern driveway will be constructed by Rancho Tru-Gold using in-lieu fees collected from the school.
- What is the timing of the traffic signal at Sweetwater and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Sweetwater and Cotton?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Cactus and Cotton?
 - o Signalization is dependent upon warrants being met. We are working with Toll Brothers for improvements to this intersection.
- What is the timing of the traffic signal at Cactus and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection.

- Is there something that the City can do to force additional access points to Paradise Honors?
 - o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.
- What can be done to correct the blind spot at 175th and Sweetwater?
 - o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.
- Can the City install an interim 3-way stop at 175th and Sweetwater?
 - o Traffic control is dependent upon stop warrants being met. Currently, this warrant is not met.

I hope this addresses your concerns. Please let me know if I can help you with anything further.

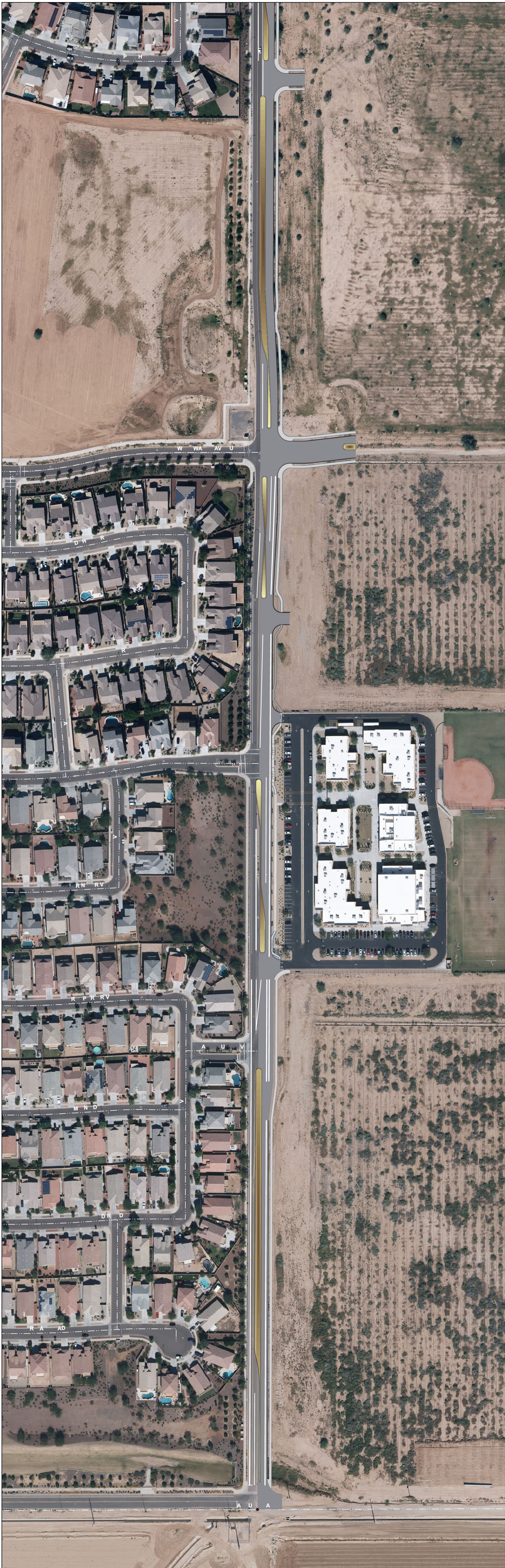
Thank You

Robert H. Kuhfuss, AICP, MPA
 Current Planning Supervisor
 City of Surprise Community Development Department
 16000 North Civic Center Plaza
 Surprise, AZ 85374-7470
 O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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02 Jan 2019 23:54:57 -0000





AFFIDAVIT OF POSTING

Application No: FS18-386
Applicant Name: Beus Gilbert
Location: NEC 175th Ave and Sweetwater Ave
Date Site Posted: November 27, 2018

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett 11/27/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27 day of November,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-20
My commission expires

Neighborhood Meeting

Sign-In Sheet

Tuesday, December 11, 2018, 6:00 p.m., Paradise Honor High School, 12775 N. 175th Avenue, Surprise, AZ

Rezone: Rancho TruGold featuring Hancock Communities—Change from Residential Ranch to 18.9 acres of Medium Density Residential with a PUD Overlay; 22.0 acres of Medium Density Residential with a PUD Overlay; and 23.0 acres of Residential High with a PUD Overlay

Location: Approximately 64 acre parcel located on the north side of the Sweetwater Road alignment spanning between 175th Avenue on the west and Cotton Lane on the east.

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Noah Moore
Name	Susan & Randy Nachtigall
Name	Larry Ellis
Name	JEAN E. BRILLHART
Name	Sonia Najalca
Name	FRED KAMINSKA

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PLEASE PRINT

Name DAVE OPSAHL

Name Ken Strauss

Name BLAISE COSENTINO

Name Melanye Larremore

Name KATHLEEN SEGRESS

Name Masilem Immoensen

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Name	Robert + Jacqueline Beehler
Name	Dave + Barbara Taylor
Name	Luis Flores
Name	JOSEPH W. JERZBINSKI
Name	STUART WOOD
Name	Charlen Wood

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PLEASE PRINT

Name

Judith Chiccarillo

Name

Anaela Hackney

Name

Patricia Whorton

Name

Sheila Norris

Name

HANNA & LECH KURCZYN

Name

Becky Xourafas

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PLEASE PRINT

Name <i>Andy Cepon</i>		
[Redacted]		
Name <i>James Truman</i>		
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Tuesday, December 11, 2018 7:48 PM
To: Robert Kuhfuss
Subject: Sweet/175

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

Robert:

Thank you for speaking with the Sarah Ann Ranch group last night at Paradise Honors School. You have a tough job.

Will you please see if a three - way stop is scheduled to go in at the intersection of N 175th Av and W Sweetwater Ln?

Respectfully,

Dave and Karen Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, December 12, 2018 5:24 PM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sweet/175

Thank you for the email. I am reaching out to our Traffic and Transportation people to find out if this is possible and will get back to you as soon as I get an answer. Thanks again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, December 12, 2018 9:47 PM
To: Robert Kuhfuss
Subject: Re: Sweet/175

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

Thank you!
Dave

Sent from my T-Mobile 4G LTE device

----- Original message-----

From: Robert Kuhfuss
Date: Wed, Dec 12, 2018 5:23 PM
To: Dcn. Dave Opsahl;
Cc:
Subject: RE: Sweet/175

Thank you for the email. I am reaching out to our Traffic and Transportation people to find out if this is possible and will get back to you as soon as I get an answer. Thanks again.

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Current Planning Supervisor
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[REDACTED]


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13 Dec 2018 00:23:46 -0000

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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

Robert:

I spoke with you a few weeks ago regarding a 3-way stop at the intersection of Sweetwater and N 175th Ave. How are the prospects of that coming along? Thank you.

The very best in the New Year for you.

Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 02, 2019 4:55 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED] Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions
Attachments: 175th_Ave.pdf

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

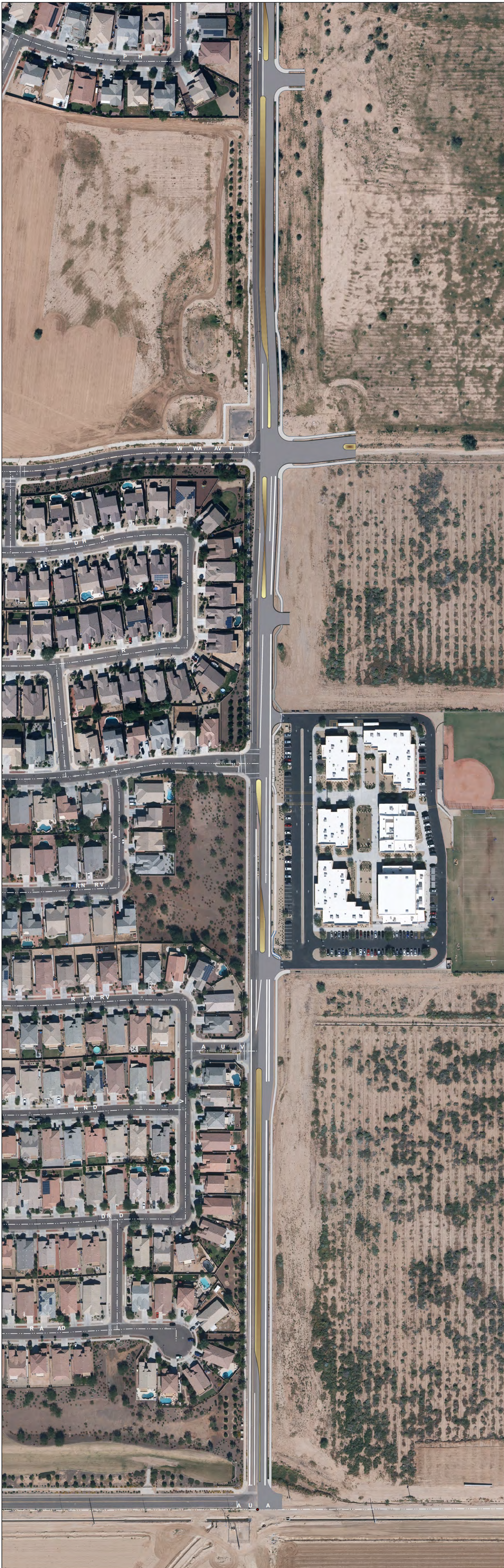
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- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?
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I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 02, 2019 5:04 PM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sarah Ann Ranch

Mr. Opsahl, Thank you for the follow up. I just sent an email to the larger group in response to this and several other questions and you were included in that mass email. In short, I am told that in order to get a 3-way stop sign, certain "warrants" must be met and that those warrants have not been met at this time. I know this is not the answer you were looking for, but if you would like further clarification, I can put you in touch with Traffic and Transportation.

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robert.kuhfuss@surpriseaz.gov

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Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Noah Moore [REDACTED]
Sent: Wednesday, January 02, 2019 5:12 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED]; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Re: Rancho Trugold Outreach questions

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Thank you. I believe these planned improvements will far exceed the expectations of my concerned neighbors.
-Noah

On Jan 2, 2019 16:55, "Robert Kuhfuss" <Robert.Kuhfuss@surpriseaz.gov> wrote:

Greetings everyone. Hope the New Year finds you well.

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I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

Robert H. Kuhfuss, AICP, MPA

Current Planning Supervisor

City of Surprise Community Development Department

16000 North Civic Center Plaza

Surprise, AZ 85374-7470

O: 623-222-3137 | F: 623-222-3001

robert.kuhfuss@surpriseaz.gov

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Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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Robert:
I would appreciate speaking with Traffic and Transportation. Thank you,
Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

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From: Robert Kuhfuss
Date: Wed, Jan 2, 2019 5:04 PM
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Cc:
Subject: RE: Sarah Ann Ranch

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robert.kuhfuss@surpriseaz.gov

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The very best in the New Year for you.

Dave Opsahl



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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 03, 2019 8:28 AM
To: Martin Lucero; Dana Owsiany
Subject: FW: Sarah Ann Ranch

Martin/Dana – Could one of you give Mr. Opsahl a call to discuss the 3-way stop sign option at 175th & Sweetwater? Can you please let me know the gist of that conversation? Thanks

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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Sent: Wednesday, January 02, 2019 5:35 PM
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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 03, 2019 8:29 AM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sarah Ann Ranch

I forwarded your request to them Thanks

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Martin Lucero
Sent: Thursday, January 03, 2019 10:08 AM
To: [REDACTED]
Cc: Dana Owsiany; Robert Kuhfuss
Subject: RE: Sarah Ann Ranch

Good Morning Mr. Opsahl,

I have received your email concerning your request for consideration of a three way stop sign implementation for the intersection of Sweetwater and N 175th Ave. I would be happy to discuss the matter with you. At your convenience feel free to contact me at 623-222-3142.

Sincerely,

Martin Lucero

Transportation Planning Manager
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
phone: 623.222.3142 | fax: 623.222.3001

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Monday, January 14, 2019 11:58 AM
To: Robert Kuhfuss
Subject: Re: Rancho Trugold Outreach questions

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

Robert:

Thank you for your work and Martin's expertise on the N 175th Ave road improvement proposals between Waddell and Cactus.

Dave Opsahl
Sarah Ann Ranch Home Owner
17637 W Dahlia Dr
Surprise, AZ 85388

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Wednesday, January 2, 2019 5:54 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED]; Martin Lucero; Dana Owsiany; Lloyd Abrams
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02 Jan 2019 23:54:59 -0000

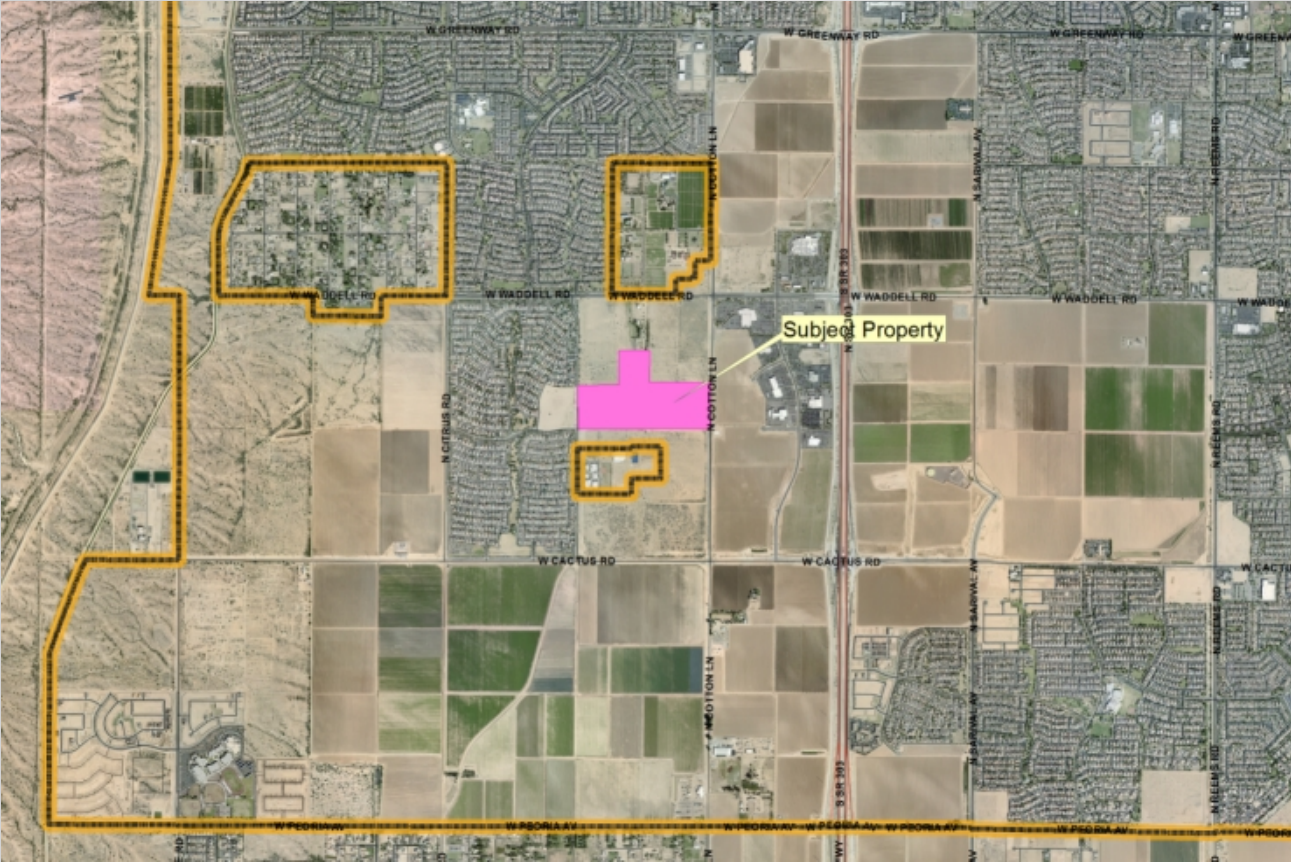


Planning & Zoning Commission
March 21, 2019

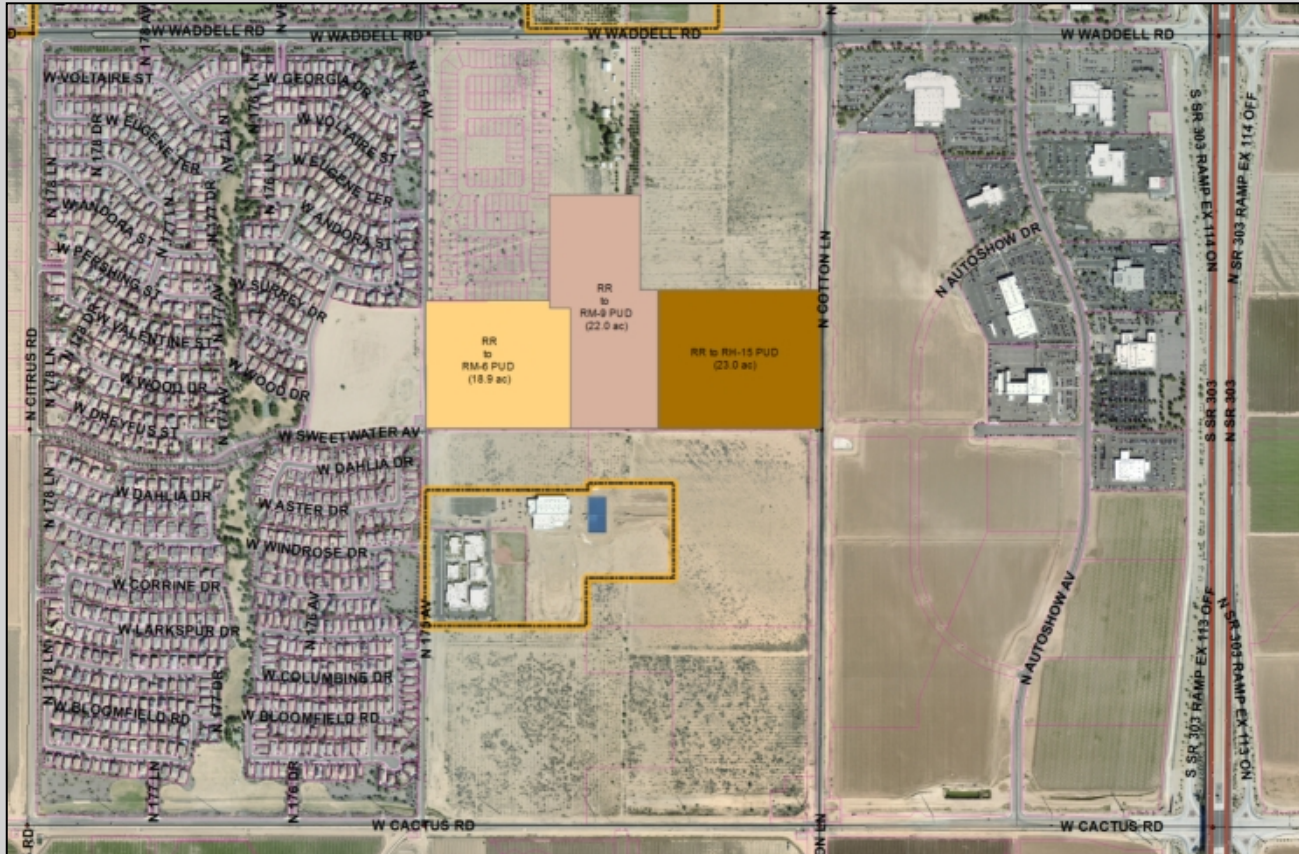
Rancho TruGold

Rancho TruGold Zone Change
Hancock Communities at Rancho TruGold Site Plan
Rancho TruGold Preliminary Plat

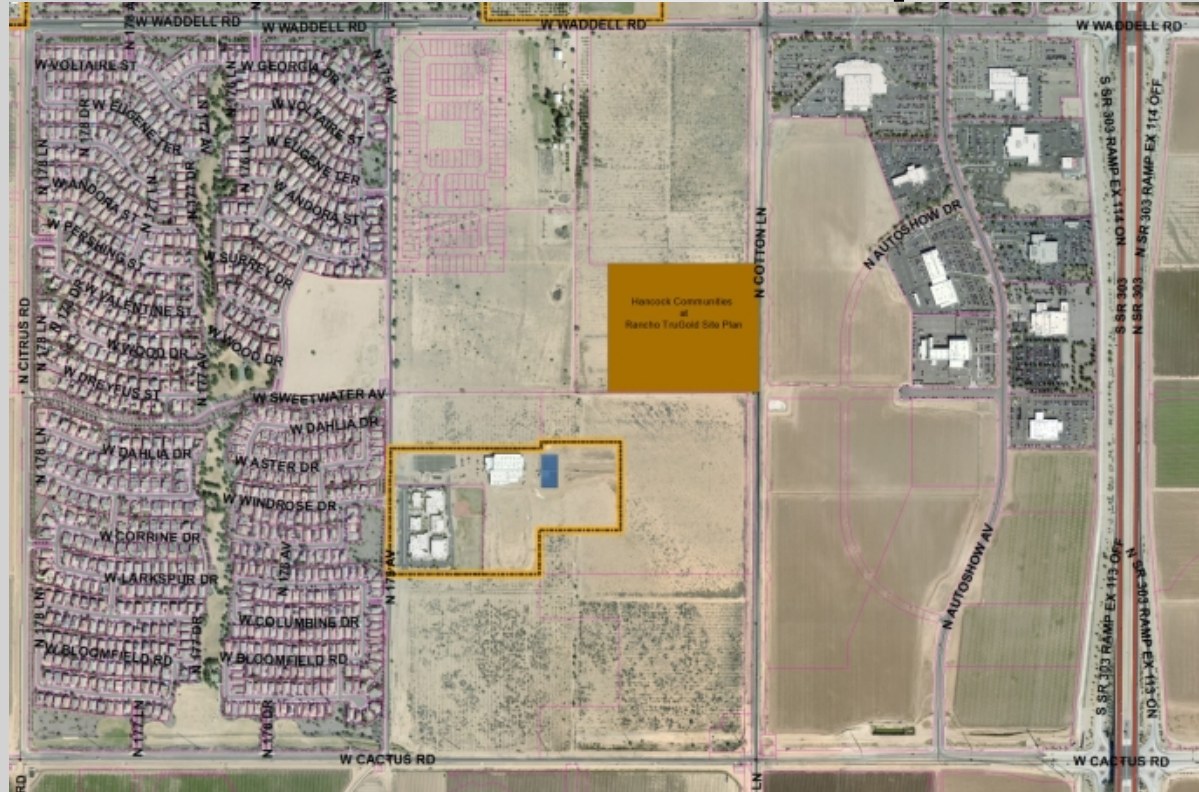
Rancho TruGold Vicinity Map



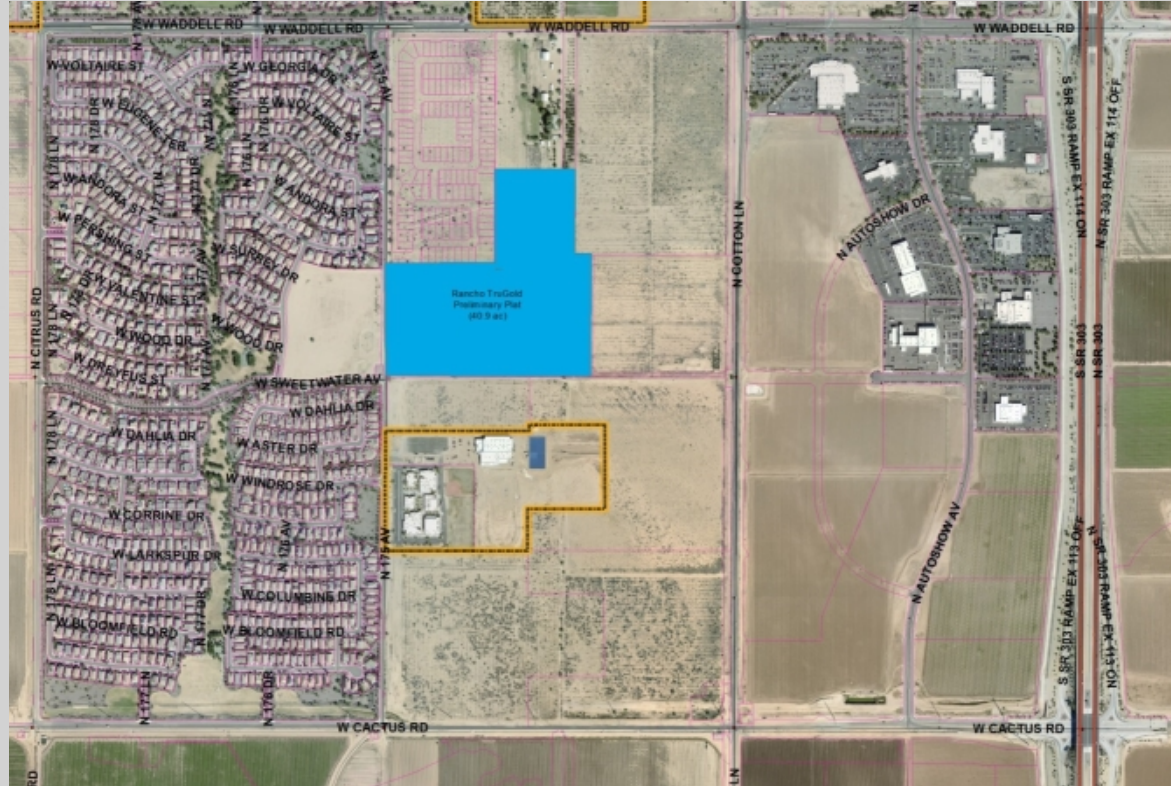
Rancho TruGold Rezone Case Map



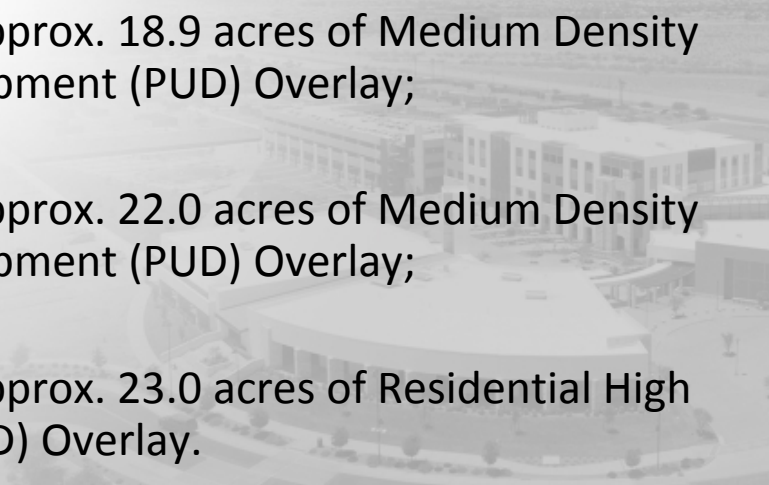
Hancock Communities at Rancho TruGold Site Plan Case Map



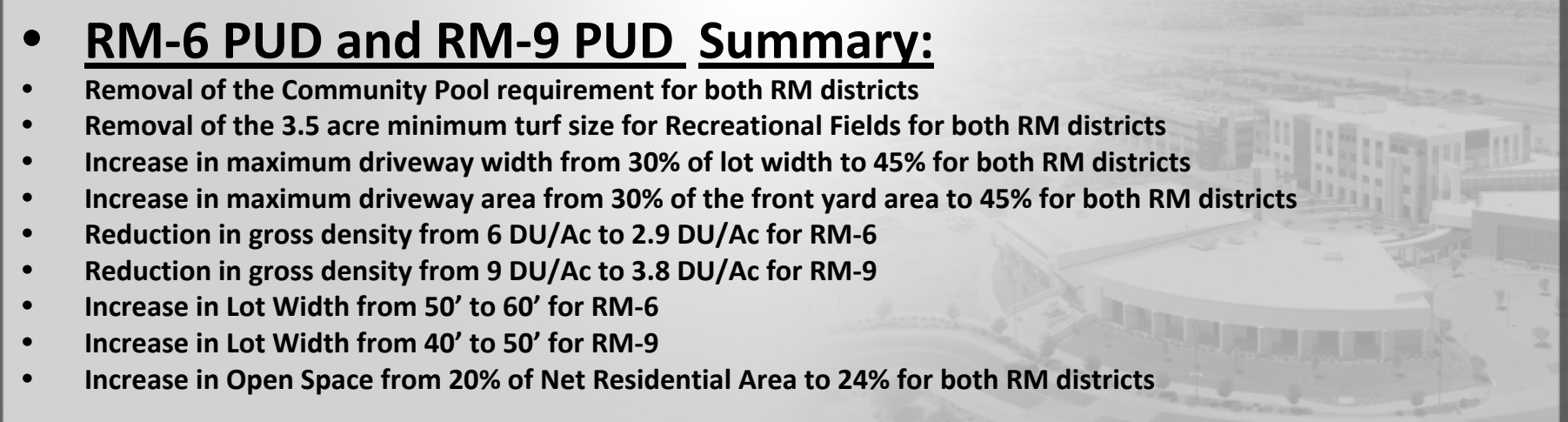
Rancho TruGold Preliminary Plat Case Map



[illegible]

- 
- approx. 18.9 acres of Medium Density
 (PUD) Overlay;
- approx. 22.0 acres of Medium Density
 (PUD) Overlay;
- approx. 23.0 acres of Residential High
 Density (PUD) Overlay.

- **RM-6 PUD and RM-9 PUD Summary:**
 - Removal of the Community Pool requirement for both RM districts
 - Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
 - Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
 - Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
 - Reduction in gross density from 6 DU/Ac to 2.9 DU/Ac for RM-6
 - Reduction in gross density from 9 DU/Ac to 3.8 DU/Ac for RM-9
 - Increase in Lot Width from 50' to 60' for RM-6
 - Increase in Lot Width from 40' to 50' for RM-9
 - Increase in Open Space from 20% of Net Residential Area to 24% for both RM districts

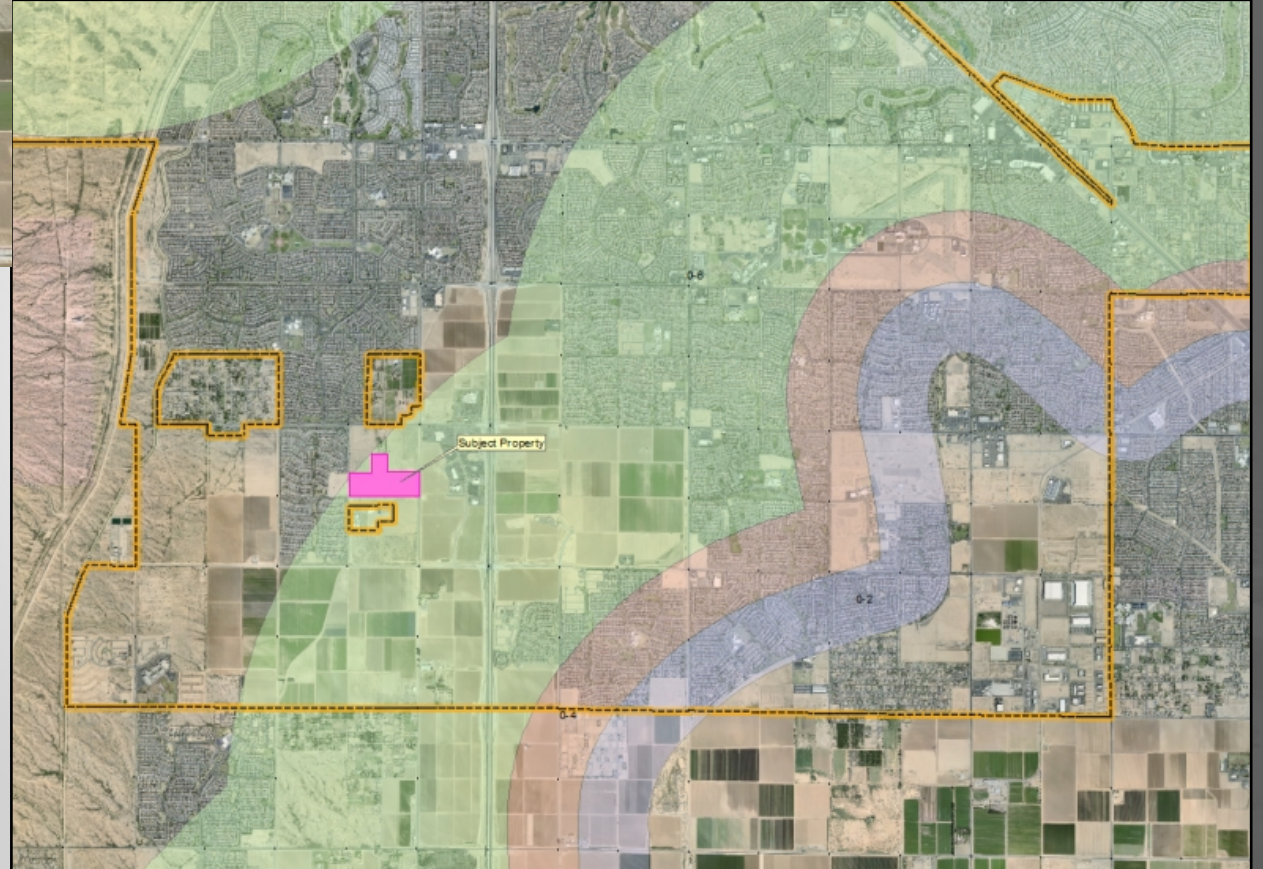
- 
- **RM-6 PUD and RM-9 PUD Summary:**
 - Removal of the Community Pool requirement for both RM districts
 - Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
 - Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
 - Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
 - Reduction in gross density from 6 DU/Ac to 2.9 DU/Ac for RM-6
 - Reduction in gross density from 9 DU/Ac to 3.8 DU/Ac for RM-9
 - Increase in Lot Width from 50' to 60' for RM-6
 - Increase in Lot Width from 40' to 50' for RM-9
 - Increase in Open Space from 20% of Net Residential Area to 24% for both RM districts

- [illegible]

Rancho TruGold Rezone



Graduated Density Concept





Rancho TruGold Rezone

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase lot width)	40	50 (increase lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%



Rancho TruGold Rezone

Driveway Width as Percent of Lot Width

$$60' \times 45\% = 27'$$

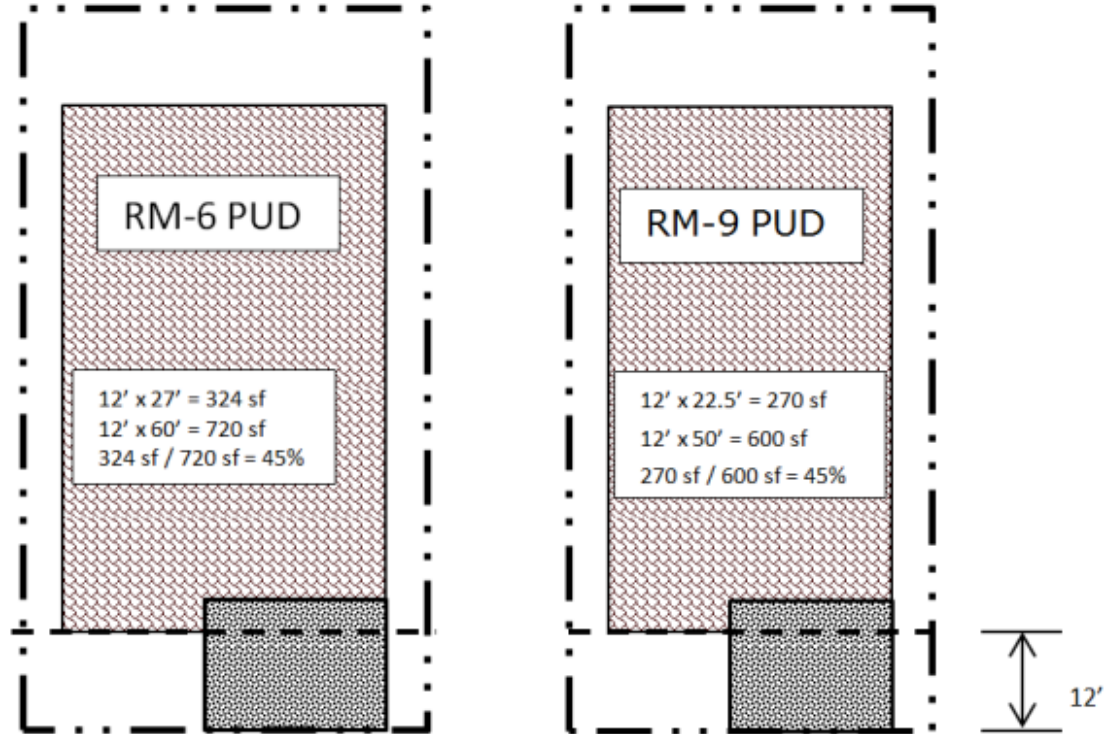


$$50' \times 45\% = 22.5'$$



Rancho TruGold Rezone

Driveway Area as Percent of Front Yard Area





Rancho TruGold Rezone

Table 2: RH-15 FUD Development Standards

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed FUD Modifications
Maximum Dwelling Units per Gross Acre	15 du/ac	10.61 du/ac (244 units max)
Maximum Height	35 feet (3 stories)	16 ft./1 story for primary buildings; 20 ft./1 story for accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks: - Front (Sweetwater) - Side - Rear	30 feet 10 feet 30 feet	30 feet* ⁽²⁾ 10 feet* 24 feet
Minimum Landscape Buffers: - Adjacent to RM and RL	24 feet	Zero feet ⁽³⁾
- Adjacent to Commercial and other Districts	10 feet	Zero feet ⁽³⁾
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking - Residential - Leasing Office	0.5 per dwelling 1 per 20 vehicle spaces	Zero per dwelling 1 per 20 vehicle spaces*

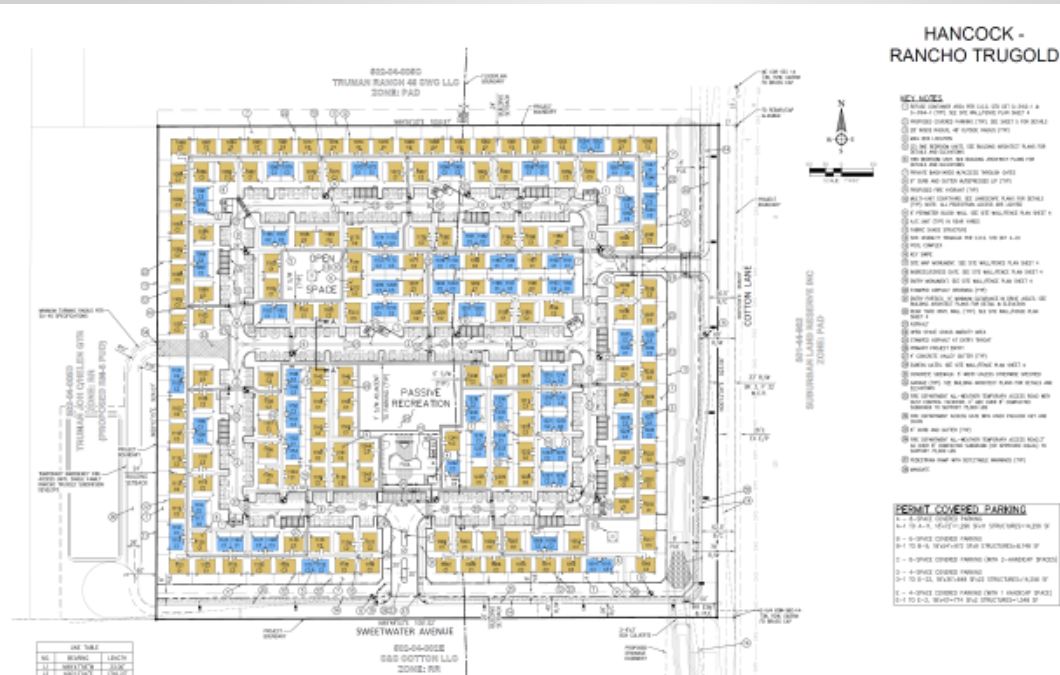
*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 25' from the Sweetwater Road property line and not the full 30' building setback.

(3) Minimum 24 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

Hancock Communities at Rancho TruGold Site Plan



SITE PLAN

94CT 53 OF 11

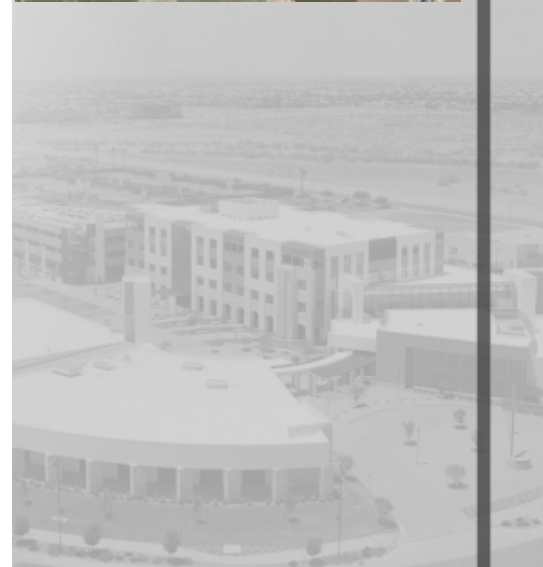
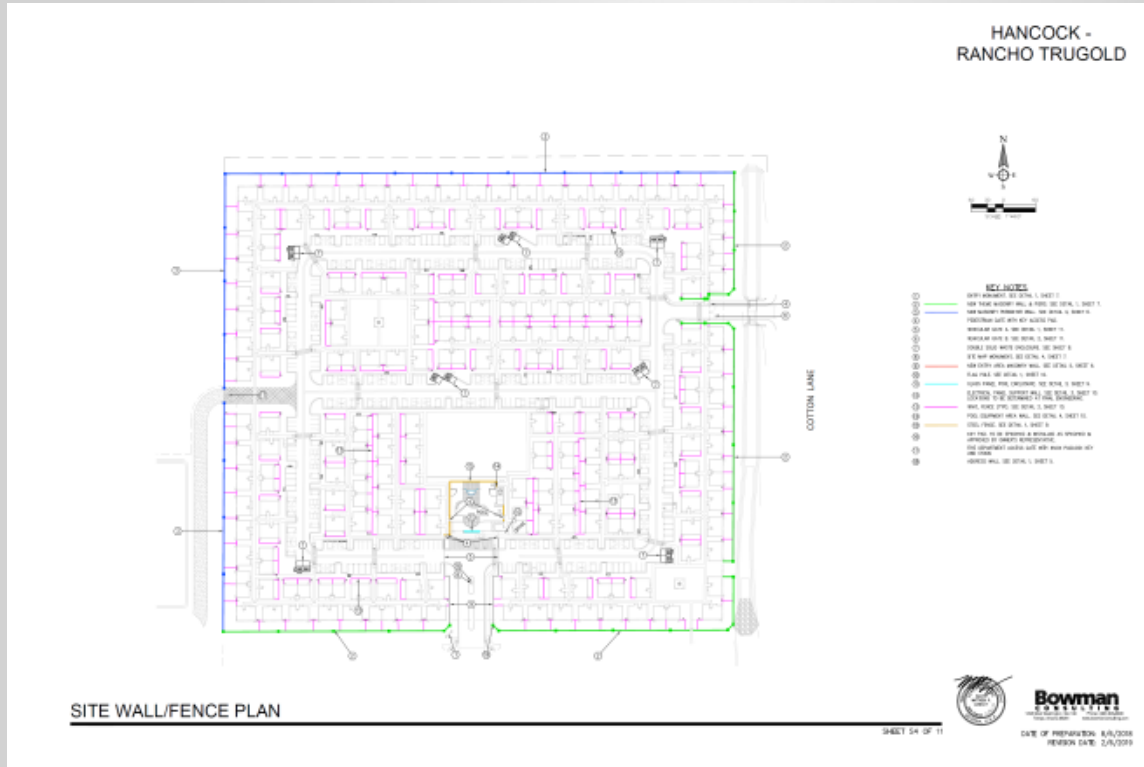
DATE OF PREPARATION: 8/9/2008
REVISION DATE: 2/9/2009



Bowman
CONSULTING



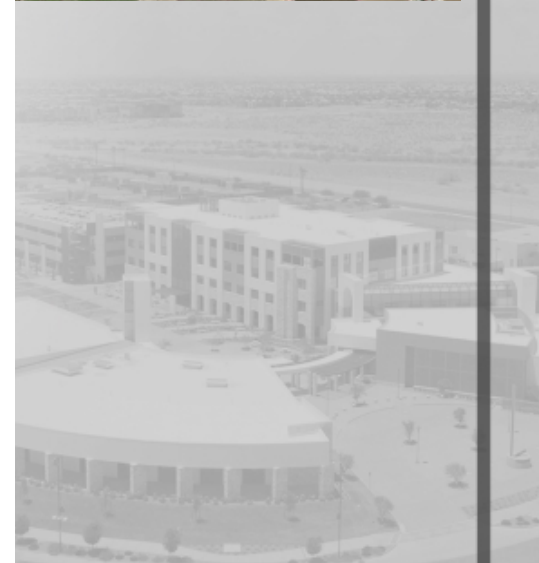
Hancock Communities at Rancho TruGold Site Plan



Hancock Communities at Rancho TruGold Site Plan



An aerial photograph of a large, mostly vacant lot. The lot is irregularly shaped and contains several small, light-colored structures or sheds. The surrounding area includes residential neighborhoods with houses and streets, and some commercial or industrial areas with larger buildings and parking lots. The lot is highlighted with a yellow border.



Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

UNIT 1



FRONT



LEFT



RIGHT



REAR

DESIGN REVIEW

HANCOCK AT TRUGOLD

UNIT 1 ALL SIDES - SANTA BARBARA

DR2

PROJECT NO.

DATE: 10-08-2018

BY: [Signature]

FOR: [Signature]

PROJECT NO.

DATE: 10-08-2018

BY: [Signature]

FOR: [Signature]



Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

UNIT 2



FRONT



LEFT



RIGHT



REAR

REVISIONS
DESIGN REVIEW

HANCOCK
AT
TRUGOLD



**barduson
architects**
creating space, connecting

STEPHEN BARDUSON, OWNER
PHOTOGRAPHY
JENNIFER BARDUSON
7 JUNE 2017
P. 400.400.1000
DATE: 12-08-2016
PROJECT NO.

DR4

UNIT 2 ALL SIDES - SANTA BARBARA



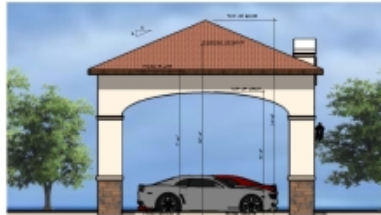
Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

PORTICO



FRONT



LEFT



RIGHT



REAR

DESIGN REVIEW

HANCOCK
AT
TRUGOLD

DESIGN REVIEW



barduson
architects

ARCHITECT: BARDUSON ARCHITECTS
PROJECT: HANCOCK AT TRUGOLD
DATE: 10/10/2018
PROJECT NO.

DR8

PORTICO ALL SIDES - SANTA BARBARA



Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

FRONT



LEFT



RIGHT



REAR

GARAGE



Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

FRONT



LEFT



RIGHT

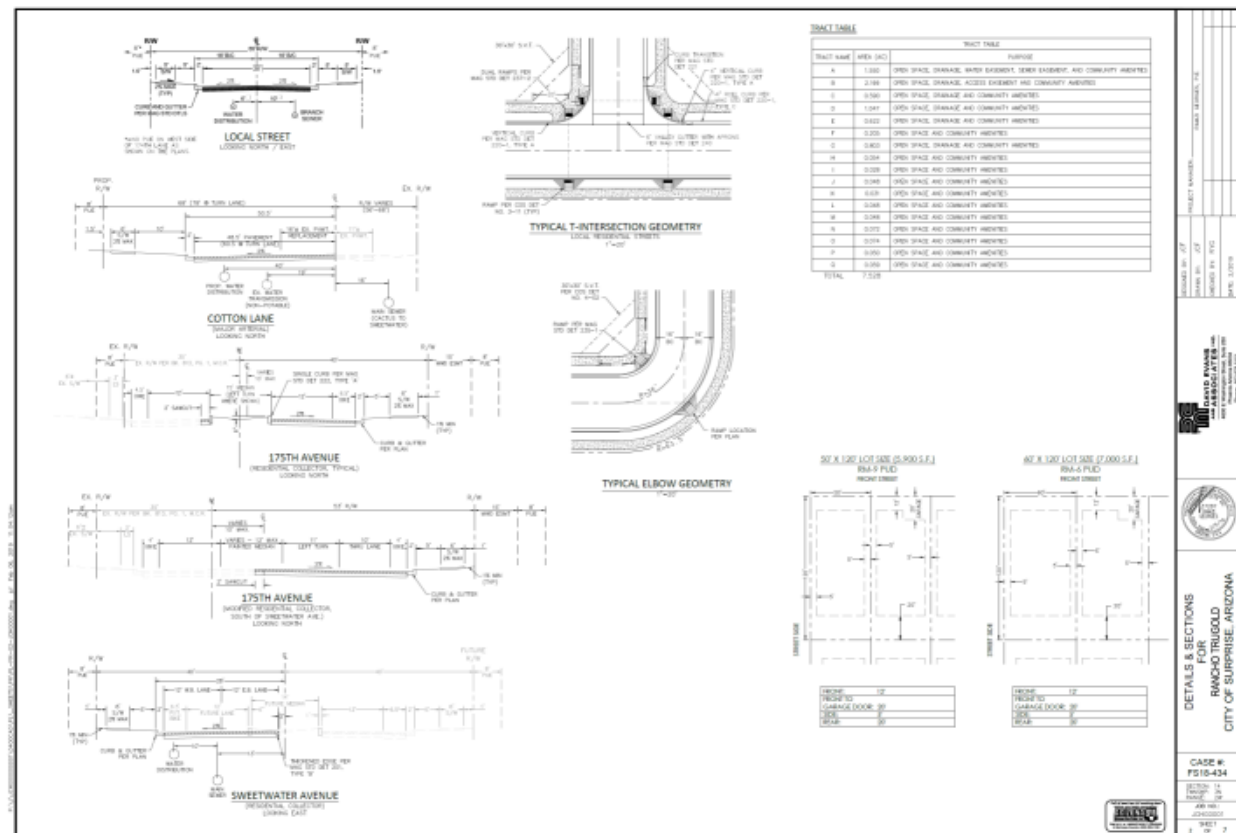


REAR

GARAGE

[illegible]

Rancho TruGold Preliminary Plat



Rancho TruGold Preliminary Plat



1:50,000 SCALE, 1/4" = 100' (1/4" = 100')

LOT #	AREA (SQ)
1	5,996
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	5,987
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	5,987
25	5,982
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	6,000
37	6,000
38	6,000
39	6,000
40	6,000
41	6,000
42	6,000
43	6,000
44	6,000
45	6,000
46	6,000
47	6,000
48	6,000
49	6,000
50	6,000

LOT #	AREA (SQ)
51	6,000
52	6,000
53	5,995
54	5,992
55	6,000
56	6,000
57	6,000
58	6,000
59	6,000
60	5,995
61	5,995
62	6,000
63	6,000
64	6,000
65	6,000
66	6,000
67	5,982
68	5,984
69	6,000
70	6,000
71	6,000
72	6,000
73	6,000
74	6,000
75	11,003
76	14,801
77	7,758
78	6,276
79	6,000
80	6,276
81	6,000
82	6,000
83	6,007
84	6,113
85	7,772
86	7,200
87	7,200
88	7,200
89	7,200
90	7,200
91	7,200
92	16,341
93	14,803
94	7,200
95	7,200
96	7,200
97	7,182
98	7,188
99	7,200
100	7,200

LOT #	AREA (SQ)
101	7,200
102	7,200
103	7,200
104	7,200
105	7,200
106	7,200
107	7,200
108	7,200
109	7,150
110	7,150
111	7,200
112	7,200
113	7,200
114	7,200
115	7,200
116	7,200
117	7,200
118	7,200
119	7,150
120	5,181
121	7,200
122	7,200
123	7,200
124	7,200
125	7,200
126	7,200
127	7,188
128	7,200
129	7,200
130	7,200
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139	7,200

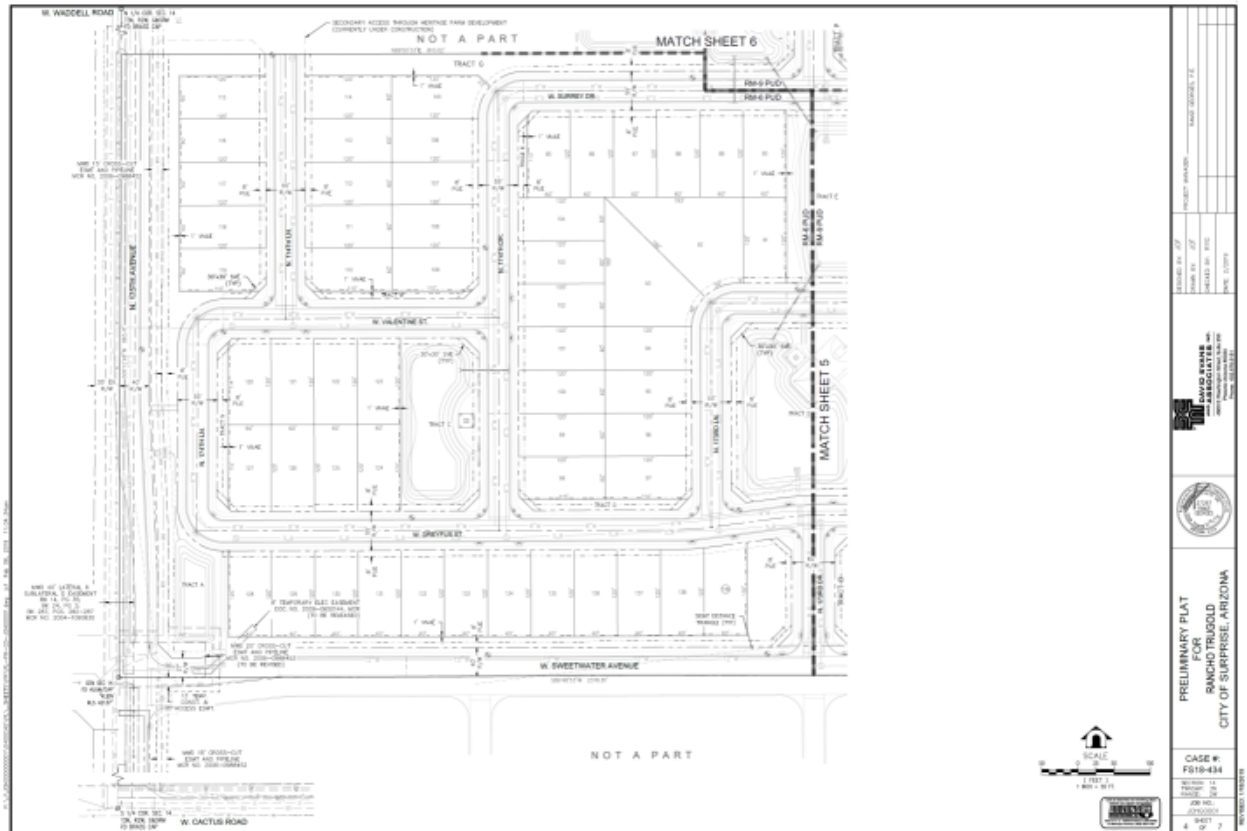
PRELIMINARY PLAT
 PREPARED BY: [Signature]
 DATE: 1/1/18
 SCALE: 1" = 100'
 SHEET NO. 1 OF 1
 SHEET TOTALS: 120 LOTS, 1,100,000 SQ. FT.
 PROJECT NO. 18-001
 PROJECT NAME: RANCHO TRUGOLD
 PROJECT LOCATION: [Address]
 PROJECT OWNER: [Name]
 PROJECT ENGINEER: [Name]
 PROJECT ARCHITECT: [Name]
 PROJECT LANDSCAPE ARCHITECT: [Name]
 PROJECT CIVIL ENGINEER: [Name]
 PROJECT SURVEYOR: [Name]
 PROJECT PLANNING: [Name]
 PROJECT MARKETING: [Name]
 PROJECT LEGAL: [Name]
 PROJECT FINANCIAL: [Name]
 PROJECT OTHER: [Name]

LOT AREA TABLE
 FOR
 RANCHO TRUGOLD
 CITY OF SURPRISE, ARIZONA

CASE #
 FS18-034
 SECTION 14
 MAP NO. 14
 DATE: 1/1/18
 BY: [Signature]
 FOR: [Signature]

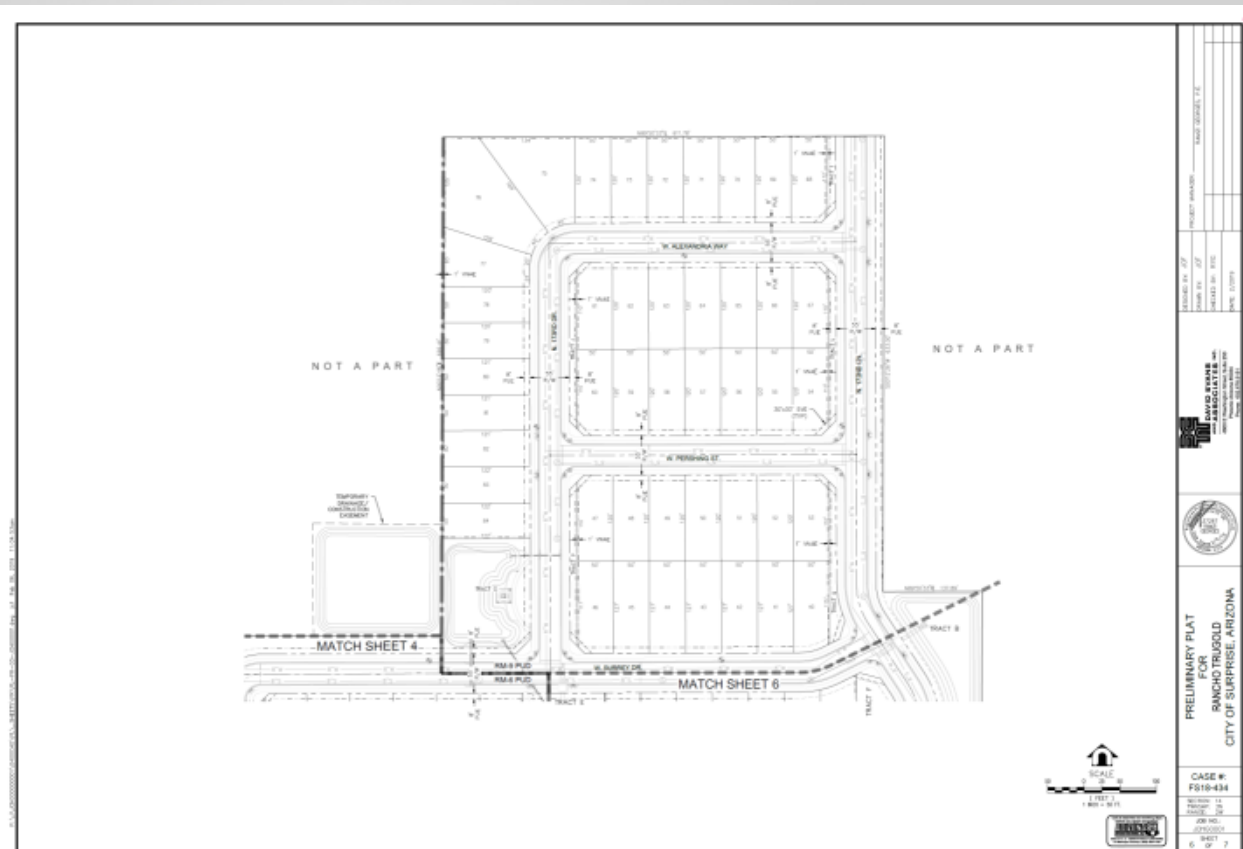


Rancho TruGold Preliminary Plat





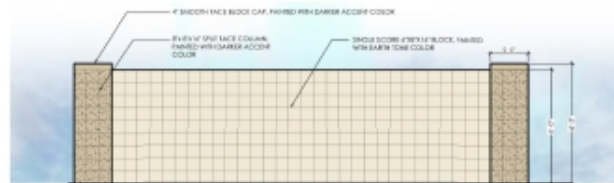
Rancho TruGold Preliminary Plat



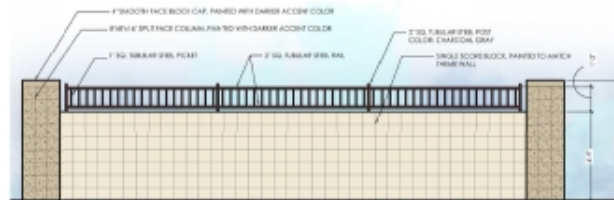




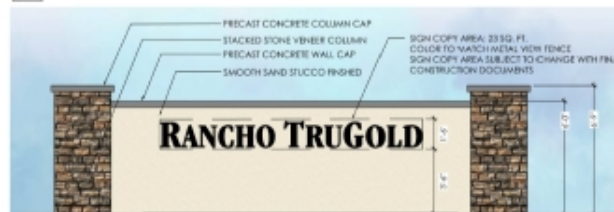
Rancho TruGold Preliminary Plat



4a THEME WALL/COLUMN
SCALE: 1/2" = 1'-0"



4b PARTIAL VIEW FENCE
SCALE: 1/2" = 1'-0"



4c ENTRY MONUMENT
SCALE: 1/2" = 1'-0"

RANCHO TRUGOLD
SURPRISE, AZ

FIGURE 4 - SINGLE-FAMILY WALL DETAILS
12/21/19



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Citizen Outreach:

December 11, 2018

Staff Recommendations:

Zone Change: **Approve** subject to stipulations “a” and “b”

Site Plan: **Approve** subject to stipulations “a” thru “i”

Preliminary Plat: **Approve** subject to stipulations “a” thru “f”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission Meeting

Council Meeting Date: March 21, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding FS18-387 a Preliminary Plat FOR rancho TruGold in the RM-6 PUD and RM-9 PUD zoning districts.

Motion:

Move to recommend approval of the proposed Preliminary Plat to the City Council subject to stipulations “a” through “f” as stated in the staff report.

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves a 139-lot Preliminary Plat on approximately 41 acres in Lot 2 of the related Final Plat being processed under FS18-387 located at the northeast corner of 175th Avenue and the Sweetwater Avenue alignment. The proposed Preliminary Plat will provide 84 single-family lots in the proposed RM-9 PUD zoning district as well as 55 single-family residential lots in the proposed RM-6 PUD zoning district.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-434 Rancho TruGold Preliminary Plat 03-21-19 P&Z Staff Report
 2. 01 Rancho TruGold Joint Vicinity Map
 3. 02 FS18-435 Rancho TruGold Preliminary Plat Case Map
 4. 03 FS18-434 Rancho TruGold Preliminary Plat
 5. 04 FS18-434 Rancho TruGold Preliminary Landscape Plans
 6. 05 FS18-434 Rancho TruGold Colorized Landscape and Wall Exhibit
 7. 06 FS18-386 Citizen Participation Report (redacted)
 8. 07 Rancho TruGold Emails through 011419 (redacted)
 9. Rancho TruGold 03-21-19 Joint P&Z Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-387

Project Name: Rancho TruGold Preliminary Plat

Council District: 3

Meeting Date: March 21, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Truman Trust

Applicant: Mark Reddie or LVi on behalf of Truman Trust

Request: Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts

Site Location: Generally located north and east of 175th Avenue and the Sweetwater Avenue

Area: 40.9 acres (approx.)

Density: 3.4 DU/Ac. (approx.)

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

Support/Opposition: None known

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

41 **PROJECT DESCRIPTION:**

42
43 The proposed project was once part of the Magnolia project, which the Planning and Zoning
44 Commission reviewed in 2016. The Magnolia project never came to fruition and the various land
45 owners are moving forward independently.

46
47 The subject request involves a 139-lot Preliminary Plat on approximately 41 acres in Lot 2 of the
48 related Final Plat being processed under FS18-387 located at the northeast corner of 175th Avenue
49 and the Sweetwater Avenue alignment. The proposed Preliminary Plat will provide 84 single-family
50 lots in the proposed RM-9 PUD zoning district as well as 55 single-family residential lots in the
51 proposed RM-6 PUD zoning district.

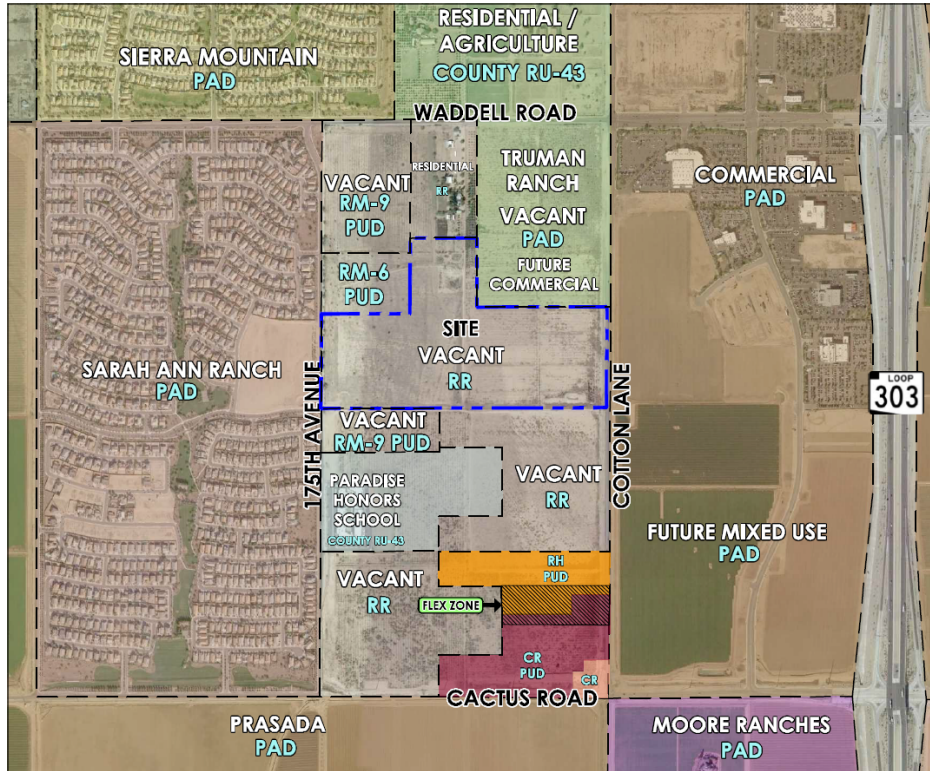
52
53 The subject request, indicated in **bold** below, is one of four concurrent requests involving the
54 subject property. These requests are summarized as follows, each discussed under separate cover.
55 The Commission will review and take action on three of these items as follows:

- 56
- 57 • FS18-386: Rancho TruGold Rezone. The Commission will review the Rezone case under
58 separate cover and make recommendation to the City Council.
59
 - 60 • FS18-387: Rancho TruGold Final Plat (3-lot Final Plat). The Commission will not hear the
61 Final Plat as this will be presented to the City Council only.
62
 - 63 • FS18-387: Hancock Communities at Rancho TruGold Site Plan (Site Plan covering Lot 3 of
64 the aforementioned Final Plat). The Commission will review said Site Plan under separate
65 cover.
66
 - 67 • **FS18-434: Rancho TruGold Preliminary Plat (Preliminary Plat covering Lot 2 of the**
68 **aforementioned Final Plat). The Commission will review the Preliminary Plat and make**
69 **recommendation to the City Council.**
70
- 71
72
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74
75
76

77 [Continued on following page.]
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85

EXISTING ZONING:

The following map, taken from Figure 1 of the FS18-386 Zone Change Narrative, depicts the existing zoning of the subject site and its surrounds.



BACKGROUND:

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for 175th & Sweetwater under case FS16-391.

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for Zone Change and Preliminary for Magnolia under case FS16-392. Said case was subsequently withdrawn.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property.

January 17, 2017: The City Council approved the annexation of the subject property under case FS16-427.

September 7, 2017: The City Council approved a request for a Rezone relating to the 175th & Sweetwater project under case FS16-391.

October 3, 2017: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for Rancho TruGold under case FS18-583. Said case was subsequently withdrawn.

October 5, 2017: The City Council approved a request for a Preliminary Plat relating to the 175th & Sweetwater project under case FS16-391.

December 19, 2017: The City Council approved a revised Preliminary Plat for 175th & Sweetwater under case FS17-403.

March 6, 2018: The City Council approved a request for a Zone Change and related Preliminary Plat covering the Heritage Farm project under case FS17-530.

August 7, 2018: Andy Jochums of Beus Gilbert filed a request for a Zone Change for Rancho TruGold under case FS18-386.

August 7, 2018: Andy Jochums of Beus Gilbert filed a request for a Site Plan and Final Plat for Hancock Communities at Rancho TruGold under case FS18-387.

August 31, 2018: Mark Reddie of RVi filed a request for a Preliminary Plat covering a portion of Rancho TruGold under case FS18-434.

September 18, 2018: The City Council approved a request for a Final Plat for Heritage Farm under case FS18-159.

October 19, 2018: Gehan Homes filed a request for Zone Change and Preliminary Plat for Gehan Homes Cactus & 175th under case FS18-566.

November 20, 2018: Mark Reddie of RVi filed a request for a Zone Change and Preliminary Plat for Ryder Ranch under Case FS18-632.

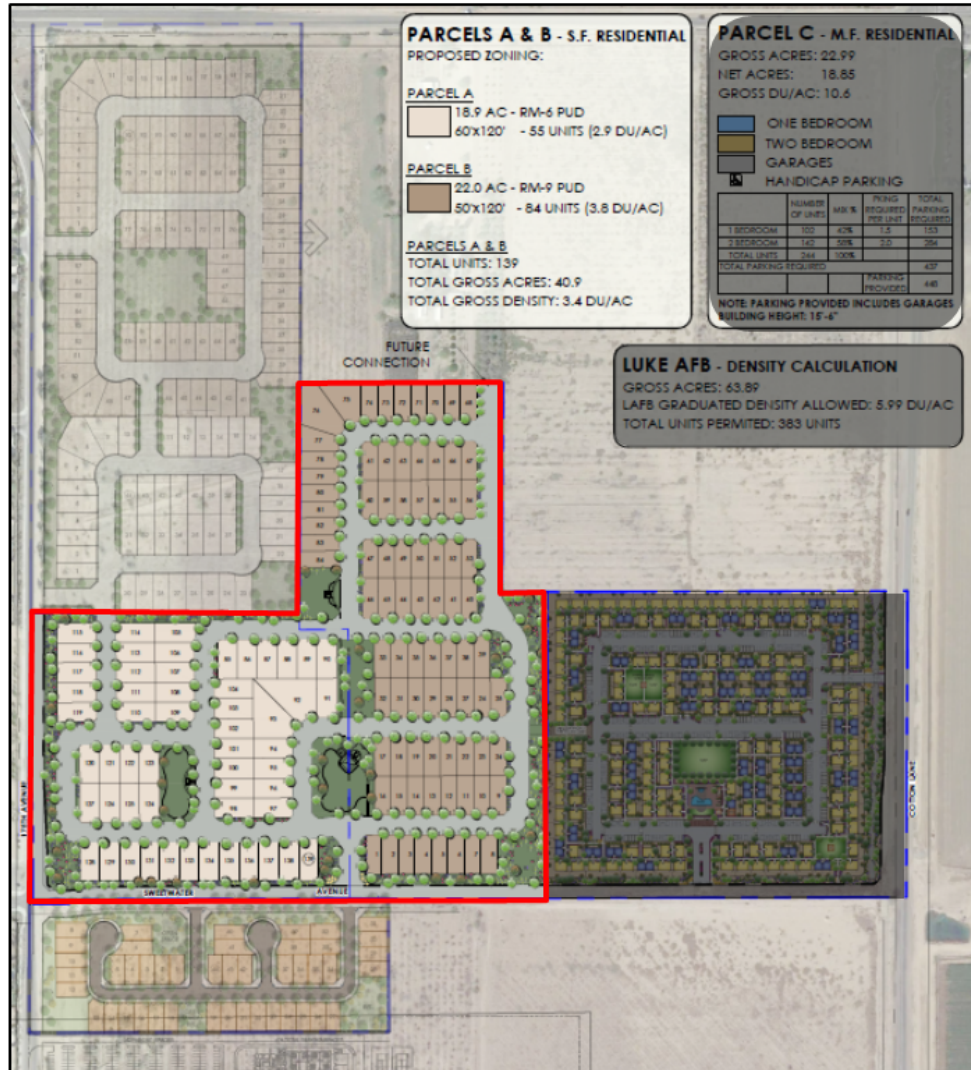
CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on December 11, 2018, which was well attended. The results of that meeting are summarized in the attached Citizen Outreach Report associated with the Rezone case being processed under FS18-386. In addition, staff received several emails regarding this project, which are included as an attachment to this report. Staff also sent an email to the members of the public who were present at that meeting in response to comments relating to local traffic issues that were beyond the scope of this specific project. Relative to the Zone Change, the site was also posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

[Continued on following page.]

ANALYSIS AND DISCUSSION:

The following image, taken from Figure 3 of the zoning narrative, depicts the anticipated lotting for the project, in the context of the two currently approved projects adjacent to the site and the related Site Plan for Hancock Communities at Rancho TruGold (which is greyed-out here for clarity).



[Continued on following page.]

The following table is taken from the FS18-386 zoning narrative and expresses the proposed single-family residential development standards applicable to Parcels “A” and “B”.

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase lot width)	40	50 (increase lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%

The aforementioned PUD Overlays also address the following, which have been implemented in the subject Preliminary Plat:

- Removal of the Community Pool requirement for both RM districts
- Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
- Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
- Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
- Reduction in gross density from 6 DU/Ac to 2.9 DU/Ac for RM-6
- Reduction in gross density from 9 DU/Ac to 3.8 DU/Ac for RM-9
- Increase in Lot Width from 50’ to 60’ for RM-6
- Increase in Lot Width from 40’ to 50’ for RM-9
- Increase in Open Space from 20% of Net Residential Area to 24% for both RM districts

Sweetwater Avenue will be constructed as part of this development, with additional improvements made to 175th Avenue. Primary access to the subdivision will be from Sweetwater Avenue, with secondary access occurring through the adjacent subdivision to the north. The applicant also proposes a future connection to the existing Truman property to the north of Parcel B, which would provide secondary access to that parcel in the future. The applicant also proposes a fire-only access extending through Tract B along the eastern side of the subject site for the purpose of providing emergency access to the Hancock Communities at Rancho TruGold multi-family project to the east. This fire-only access will be memorialized in the future Re-Plat of Lot 2.

The project will be well landscaped using a palette of drought-tolerant plant species. A decorative Theme Wall will surround the site, while two (2) view wall configurations will be used adjacent to open space areas.

6' theme walls consisting of earth-tone single-score CMU and single-score CMU columns of a darker earth-tone color will be utilized throughout the site, with the exception of where the site abuts the adjacent Heritage Farm subdivision and the Truman property to the north. A coordinating view wall will be located adjacent to the open space areas. A separate entry monument consisting of stucco panel flanked by two faux stone columns will be located at the primary entrance along Sweetwater Avenue.

The SUDC requires that not less than 20% of the "net residential acreage" be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 24% of the net residential area as open space overall, which exceeds the 20% requirement set forth in the SUDC. Within that open space will be a pocket park with tot-lot, ramada, picnic area, turf play area, and landscaping.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports multi-family residential development at densities greater than 8 DU/Ac. The PUD Overlays associated with the zoning of the property caps the lot yield at 139 lots for an overall density of 3.4 DU/Ac. The density most closely aligns with the Urban Neighborhood type and is consistent with the General Plan in this regard.

REVIEWING AGENCIES:

The subject request was routed to the standard reviewing agencies, who have not offered comment as of the writing of this report.

[Continued on following page.]

236 **SUMMARY:**

237
238 The Commission is considering a related Zone Change request for the subject property. If approved
239 the zoning of the property will be RM-9 PUD and RM-6 PUD. The subject Preliminary Plat meets the
240 requirements of those zoning districts as modified by the PUD Overlays, in addition to other
241 requirements as set forth in the SUDC.

242
243 **FINDINGS:**

- 244
245 • The proposed Preliminary Plat is consistent with the Surprise Unified Development Code
246 except as modified by the associated PUD Overlays.
247 • The proposed Preliminary Plat is consistent with the proposed zoning of the property.
248 • The proposed Preliminary Plat advances the goals of the Surprise General Plan 2035.
249

250 **RECOMMENDATION:**

251
252 Should the Commission motion to recommend approval of the related Zone Change for Rancho
253 TruGold being processed under case FS18-386, based on the findings noted above, staff
254 recommends the Commission recommend approval of the subject Preliminary Plat request, subject
255 to stipulations 'a' through 'f' as outlined below:

- 256
257 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
258 "Rancho TruGold Preliminary Plat", consisting of seven (7) sheets prepared by David
259 Evans and Associates, Inc. and stamped received February 8, 2019.
260
261 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Rancho
262 TruGold Preliminary Landscape Plan", consisting of six (6) sheets prepared by RVI
263 Planning + Landscape Architecture and stamped received February 8, 2019.
264
265 c. If the medians and associated landscaping for Sweetwater Avenue and/or Cotton Lane
266 are not constructed by this project, the developer shall remit an in-lieu payment
267 covering one half of the costs of the required median/landscape improvements based
268 on an engineer's cost estimate acceptable to the City Engineer. Said in-lieu payment
269 shall be made to the City of Surprise prior to the issuance of any grading or construction
270 permits relating to this project.
271
272 d. All civil comments, per letter dated February 25, 2019 on file with Engineering Services
273 of Public Works, shall be addressed and civil documents approved by city staff prior to
274 final plat approval and issuance of civil construction permits.
275
276 e. Non-compliance with the stipulations of approval of this case will be treated as a
277 violation in accordance with the provisions of Article XIV of the Surprise Unified
278 Development Code.
279

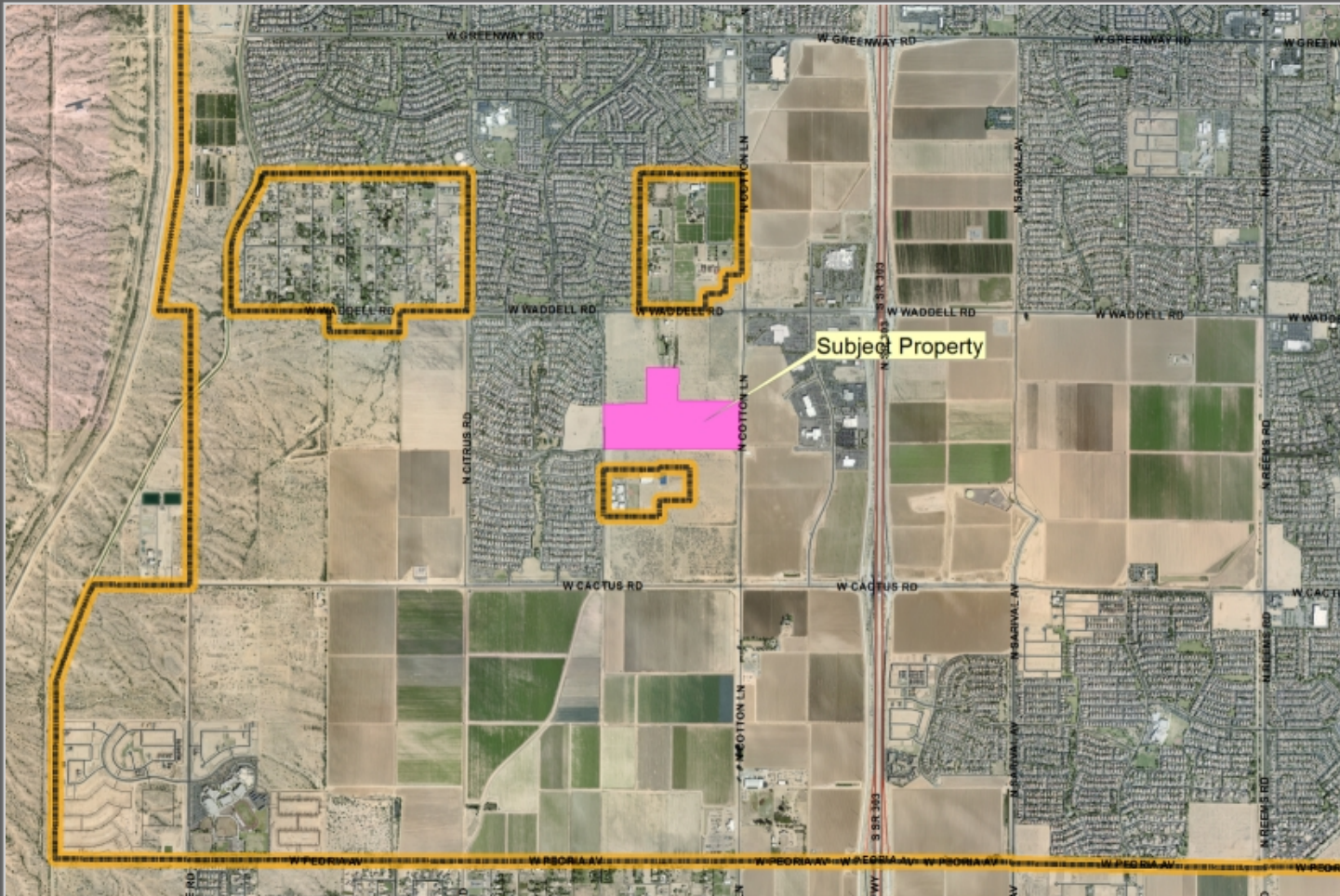
f. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

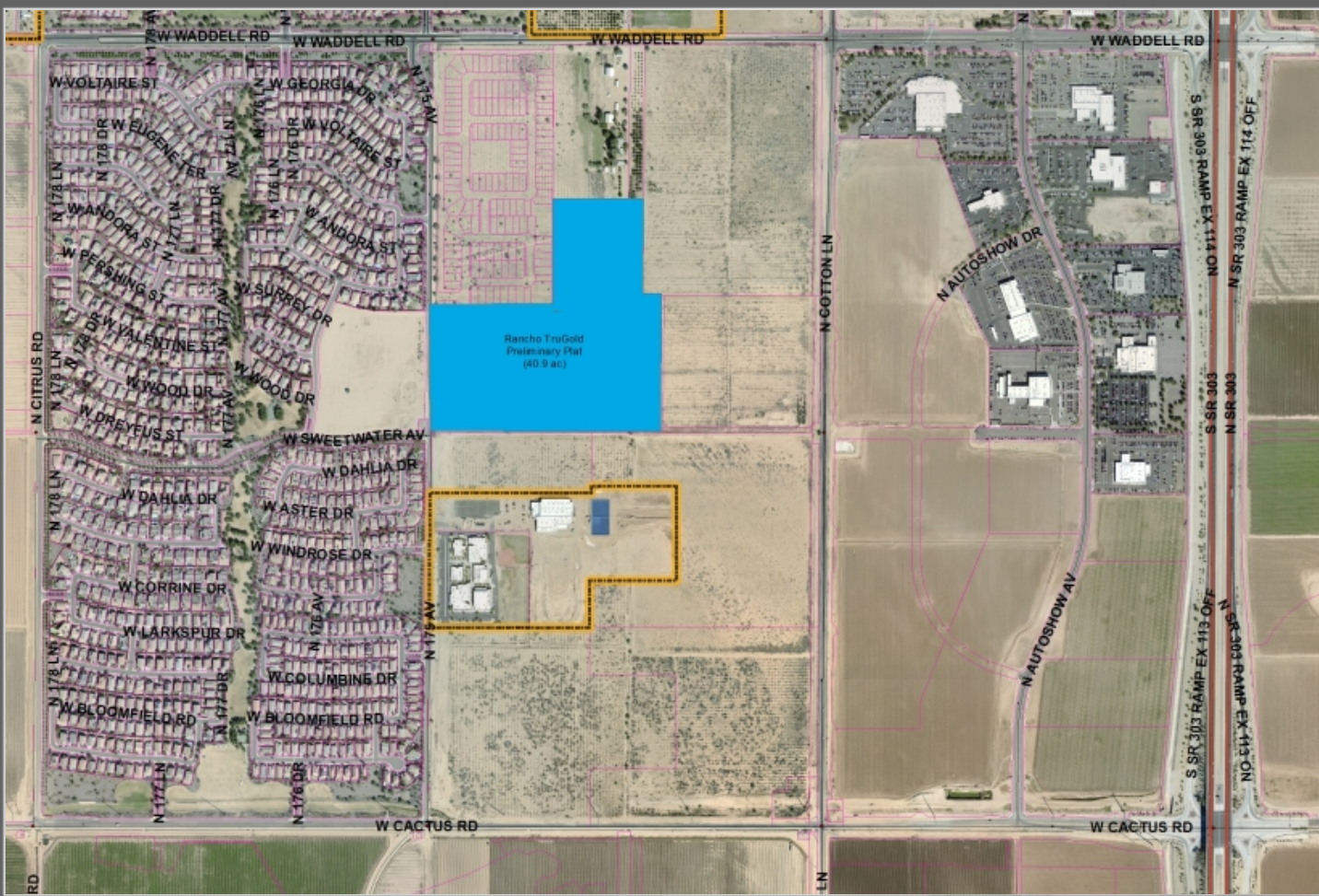
- 01 Rancho Trugold Joint Vicinity Map
- 02 Rancho TruGold Preliminary Plat Case Map
- 03 Rancho TruGold Preliminary Plat
- 04 Rancho TruGold Preliminary Landscape Plans
- 05 Rancho TruGold Colorized Landscape and Wall Exhibit
- 06 Rancho Trugold Citizen Participation Report (redacted)
- 07 Rancho Trugold Outreach emails (redacted)

Rancho TruGold Vicinity Map





Rancho TruGold Preliminary Plat Case Map



RANCHO TRUGOLD
PRELIMINARY PLAT
SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL NO. 1:

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 1715.99 FEET THEREOF; AND

EXCEPT ANY PORTION LYING WITHIN PARCEL NO. 6, DESCRIBED BELOW

PARCEL NO 2:

THE WEST 100 FEET OF THE NORTH 1715.99 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 1083 FEET THEREOF.

PARCEL NO. 3:

THE SOUTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PARCEL NO. 4, DESCRIBED BELOW; AND

EXCEPT THE WEST 810 FEET OF THE NORTH 1,775.40 FEET OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14.

PARCEL NO. 4:

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, MONUMENTED BY A 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH, STAMPED WITH AN "X", FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 14, MONUMENTED BY A 1 INCH IRON BAR BEARS, AS A BASIS OF BEARINGS, SOUTH 00 DEGREES 23 MINUTES 49 SECONDS WEST, A DISTANCE OF 5,281.13 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14, A DISTANCE OF 2,244.32 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 57 MINUTES 02 SECONDS, AN ARC DISTANCE OF 7.72 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 02 DEGREES 33 MINUTES 13 SECONDS EAST, A DISTANCE OF 186.53 FEET TO THE BEGINNING OF A TANGENT URVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 87 DEGREES 26 MINUTES 47 SECONDS WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 57 MINUTES 02 SECONDS, AN ARC DISTANCE OF 7.72 FEET TO A POINT OF TANGENCY ON A LINE PARALLEL WITH AND 10.00 FEET EASTERLY OF THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14;

THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 194.79 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14;

THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 14;

THENCE NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 396.59 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 810 FEET THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 1083 FEET THEREOF.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 6:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT A BRASS CAP FLUSH AT THE EAST QUARTER-CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FLUSH AT THE CENTER QUARTER-CORNER OF SAID SECTION 14 BEARS SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 2643.93 FEET;

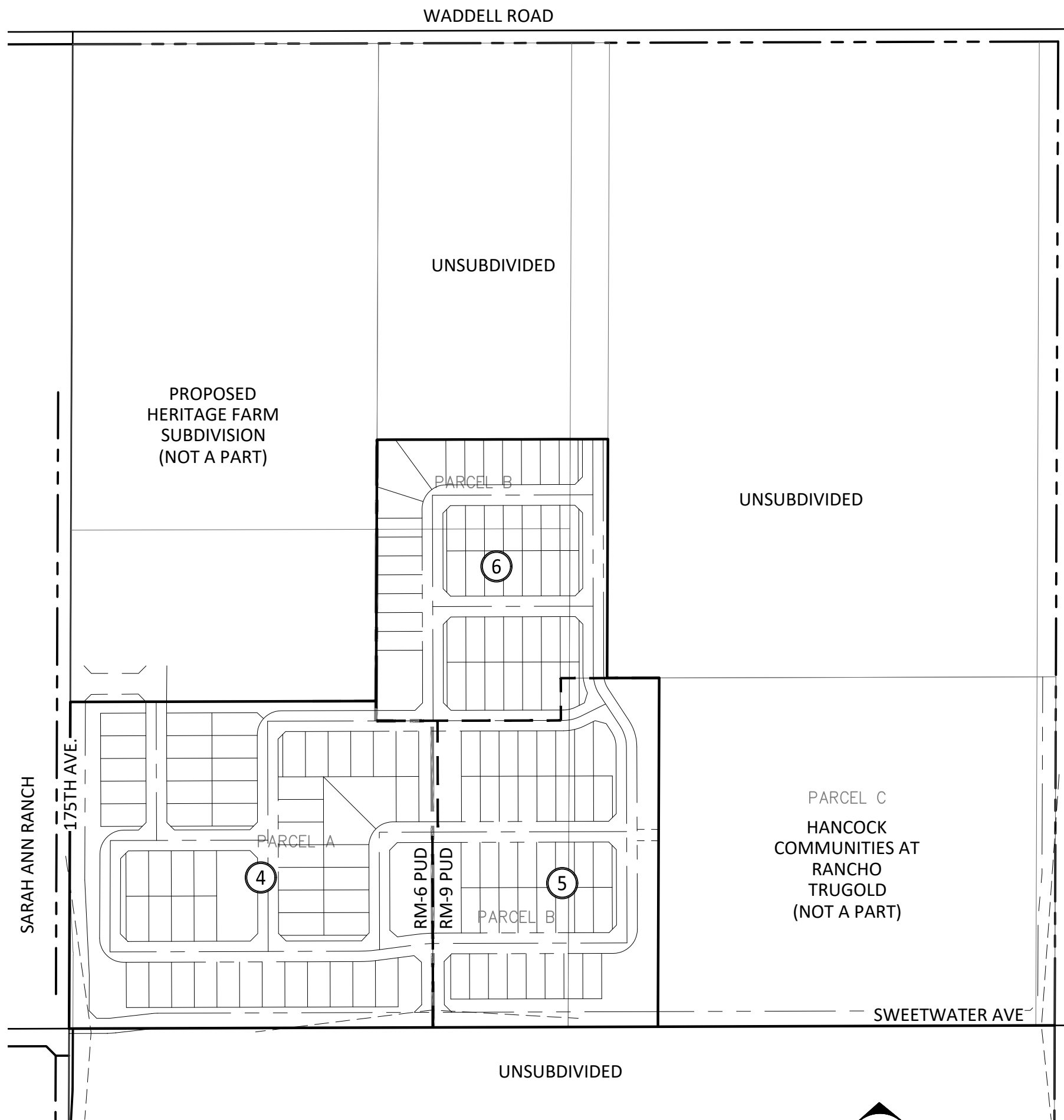
THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, 1051.02 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 15 SECONDS EAST, 924.07 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS EAST, 1050.97 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 04 SECONDS WEST, 923.56 FEET TO THE POINT OF BEGINNING.



KEY MAP

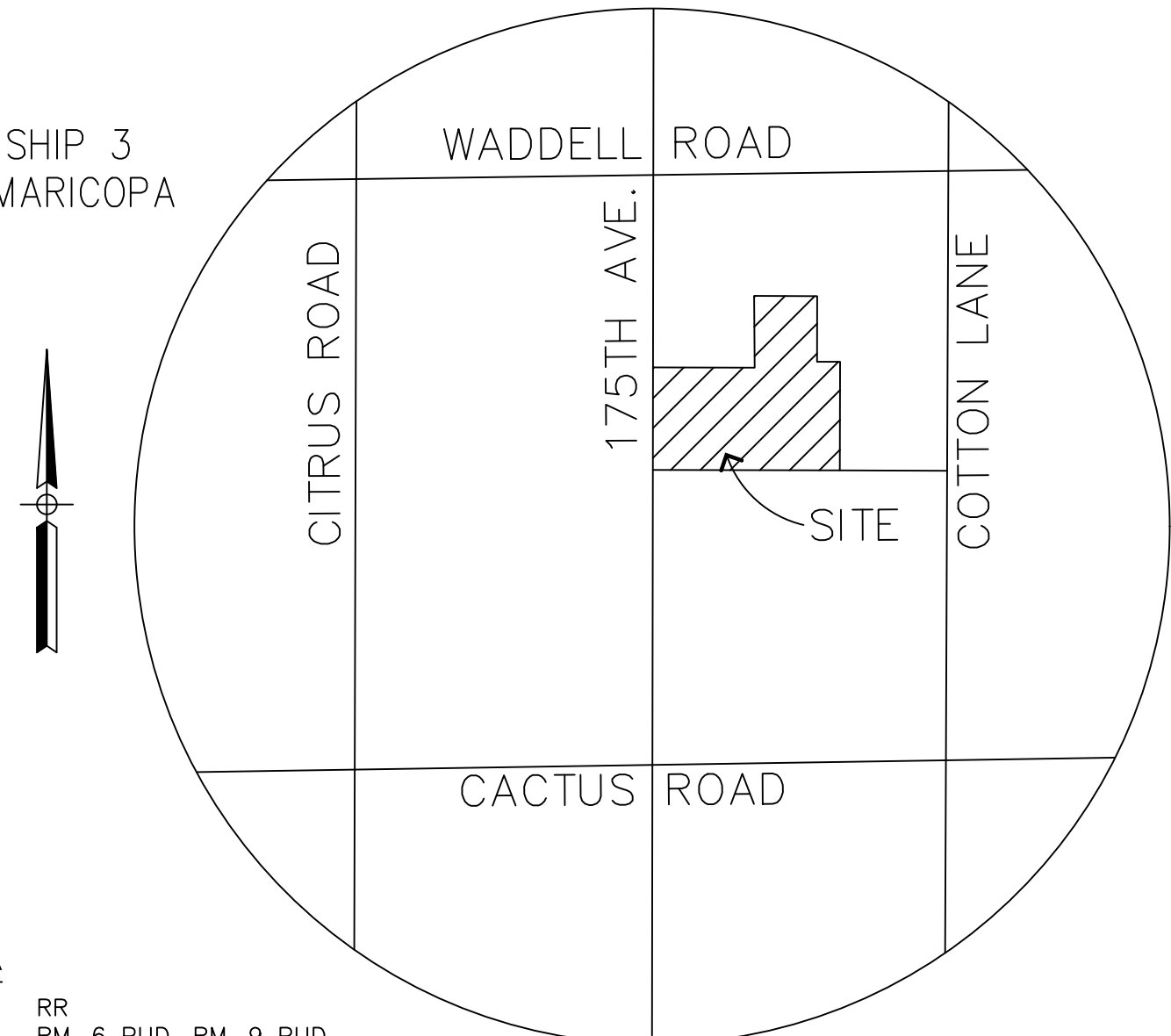
SCALE: 1"=300'

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE ZONE "A" FLOOD HAZARD AREA AS DEPICTED ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE SHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1660L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

ZONE "A" AS DEFINED BY FEMA IS:
SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

SHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



VICINITY MAP

SECTION 14, T3N, R2W
NTS

SITE DATA

EXISTING ZONING: RR
PROPOSED ZONING: RM-6 PUD, RM-9 PUD
GROSS AREA: 40.89 AC
NET AREA: 38.66 AC
LOT COUNT: 139 LOTS
GROSS DENSITY: 3.4 DU/AC

	RM-6 PUD		RM-9 PUD		TOTAL	
Site Data Acreage Calcs	Square Feet	Acreage	Square Feet	Acreage	Square Feet	Acreage
Open Space	154,556	3.55	173,444	3.98	328,000	7.53
Internal Roads	182,688	4.19	237,683	5.46	420,371	9.65
Perimeter Roads	73,244	1.68	23,835	0.55	97,079	2.23
Lots	413,297	9.49	522,350	11.99	935,647	21.48
Total	823,785	18.91	957,312	21.98	1,781,097	40.89

RM-6 PUD & RM-9 PUD Open Space		
	RM-6 PUD	RM-9 PUD
Gross acreage	18.91	21.98
Net Residential Area (AC)	13.04	15.97
20% Requirement (AC)	2.61	3.19
Actual (AC)	3.55	3.94
Actual %	27.22%	24.92%

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)(1)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase in lot width)	40	50 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/ front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%

OWNER
JOHN C. AND HELEN G. TRUMAN TRUST
PO BOX 145
WADDELL, AZ 85355
CONTACT: JAMES S. TRUMAN
PHONE: (602) 320-3355

PLANNER
LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK REDDIE
PHONE: (480) 994-0994

ENGINEER
DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 678-5151
FAX: (602) 678-5155
CONTACT: RAMZI GEORGES, PE
e-mail: ryg@dea-inc.com

SHEET INDEX

- COVER SHEET/KEY MAP
- DETAILS AND SECTIONS
- LOT AREA TABLES
- PRELIMINARY PLAT
- STRIPING DETAILS

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREON, UTILIZING THE LEICA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 1983
PROJECTION TYPE: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)

LATITUDE OF ORIGIN: 33°15'00" N
CENTRAL MERIDIAN: 112°15'00" W
FALSE NORTHING: 1,500,000.000 ift
FALSE EASTING: 2,500,000.000 ift
STANDARD PARALLEL SCALE: 1.000045 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS DISK WITH RAISED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK COT1 2009.7 - LOCATED ON TOP OF DRAINAGE SCUPPER APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- E ELECTRICAL
- G GAS
- SS SANITARY SEWER
- T TELEPHONE
- W WATER
- OHE OVERHEAD ELECTRIC
- FLOW LINE
- STORM DRAIN
- S SEWER MANHOLE
- O UTILITY POLE / RISER
- CB CATCH BASIN
- SDM STORM DRAIN MANHOLE
- SIGN
- FIRE HYDRANT
- GRADE BREAK
- SVE SIGHT VISIBILITY EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- MATCH LINE
- ENTRY MONUMENT

DESIGNED BY: JCF
DRAWN BY: JCF
CHECKED BY: RYG
DATE: 2/2019

PROJECT MANAGER: RAMZI GEORGES, P.E.

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

REGISTERED PROFESSIONAL ENGINEER
No. 37287
Signed 2/16/19
RAMZI GEORGES
ARIZONA U.S.A.

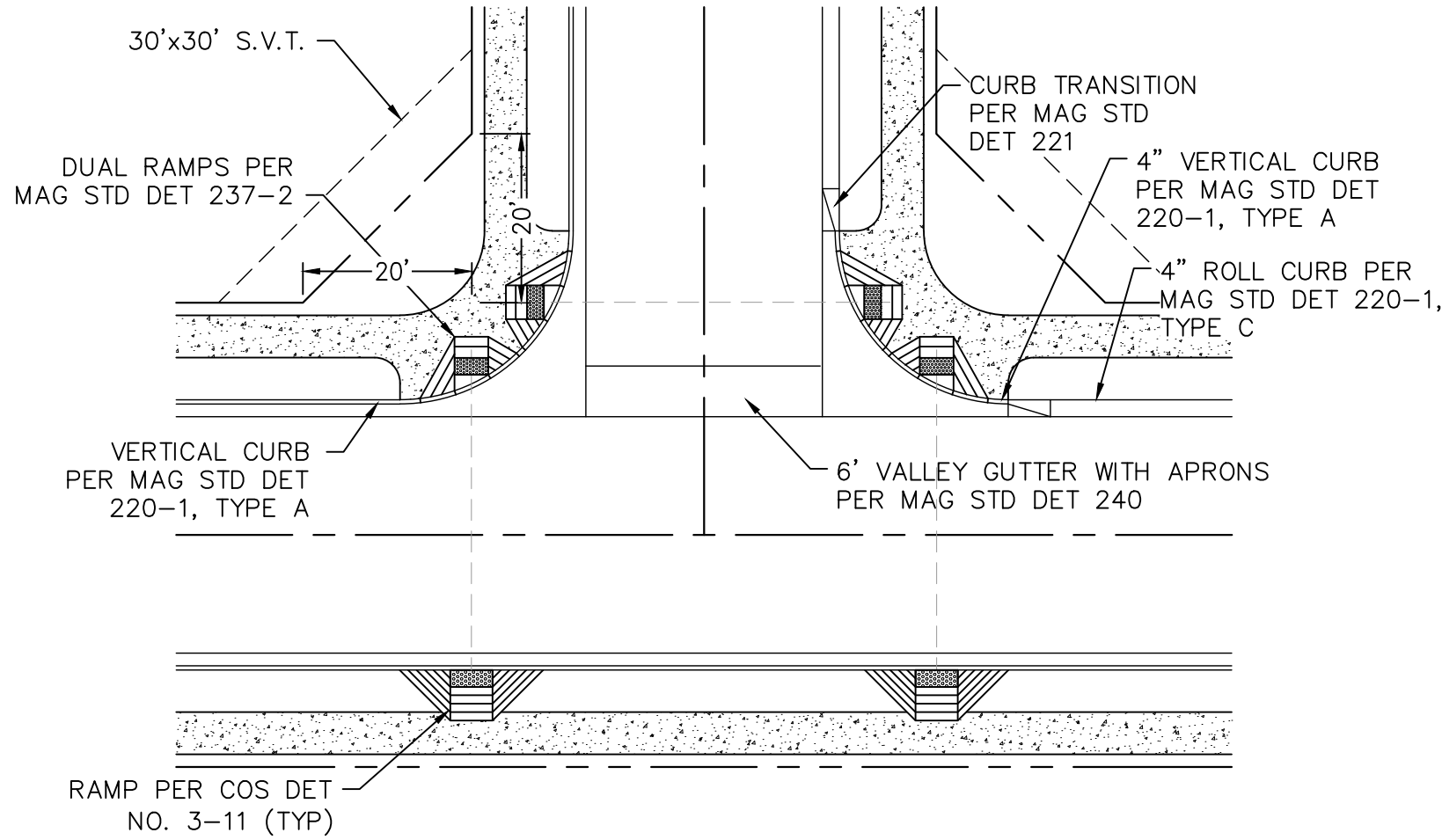
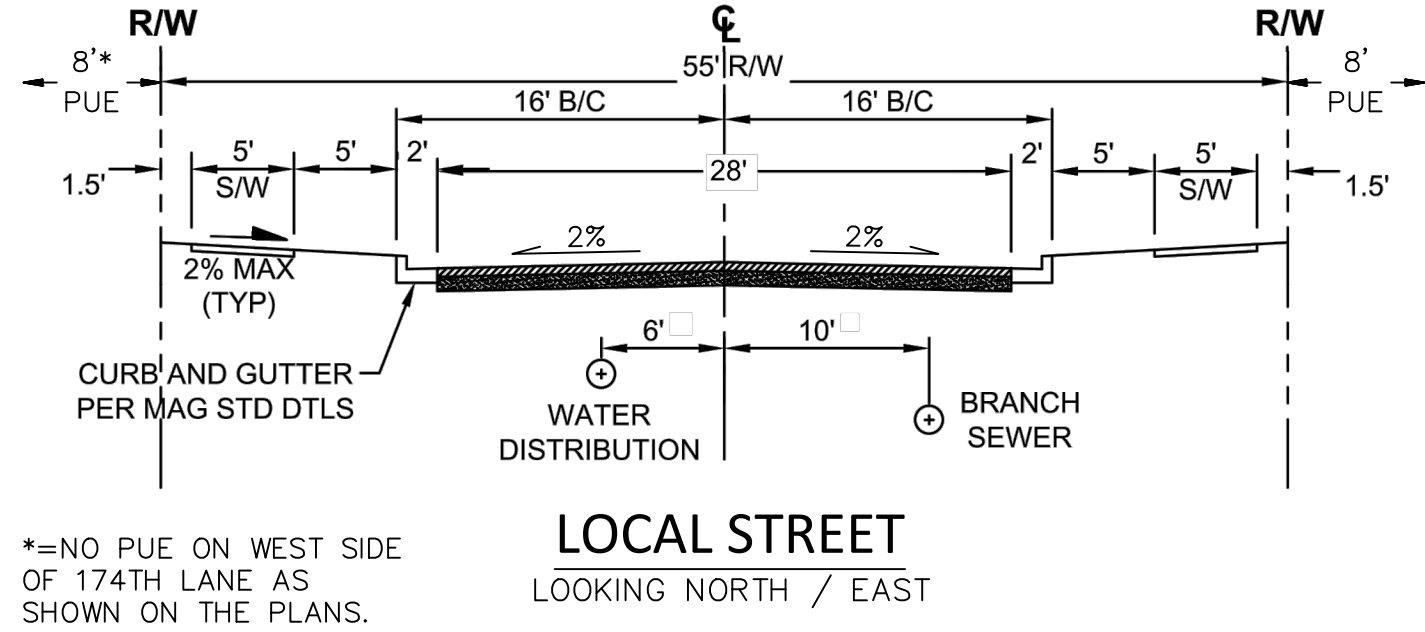
PRELIMINARY PLAT
FOR
RANCHO TRUGOLD
CITY OF SURPRISE, ARIZONA

CASE #:
FS18-434

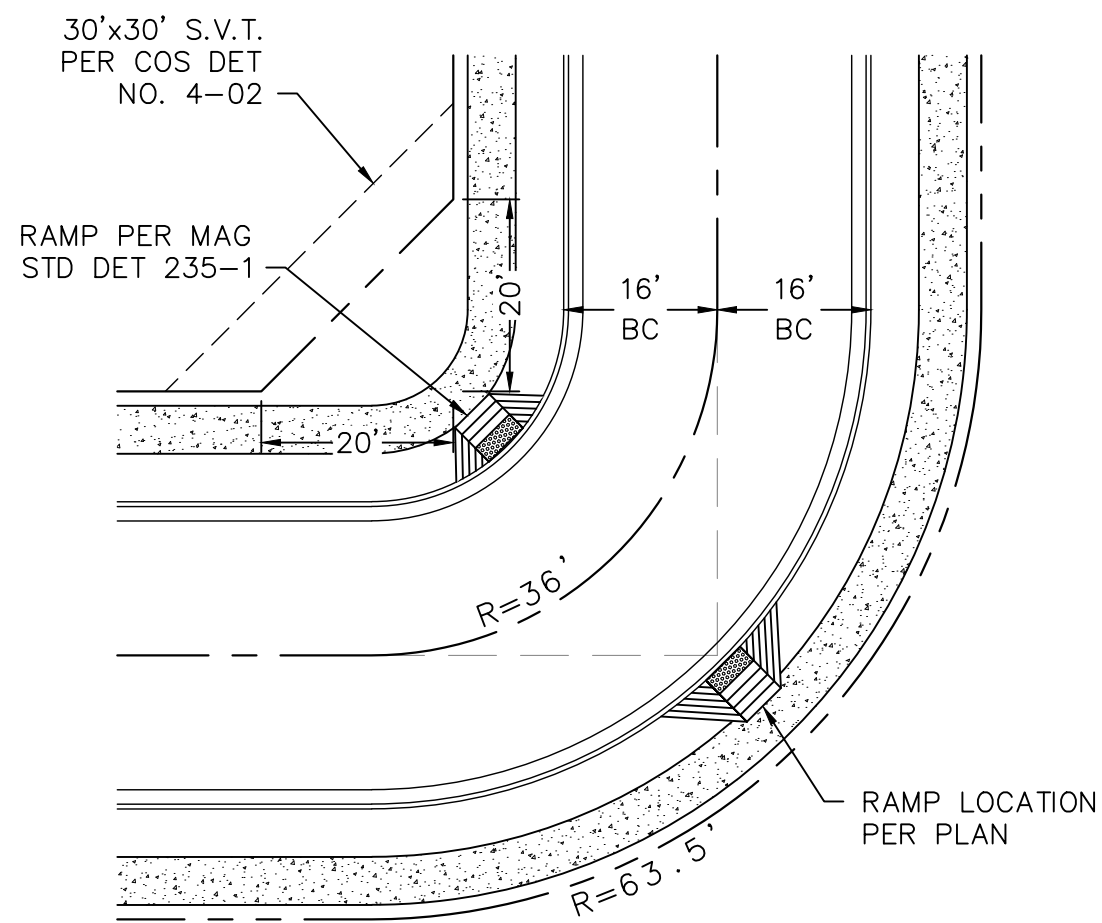
SECTION: 14
TWN: 3N
RANGE: 2W

JOB NO.:
JCHG0001

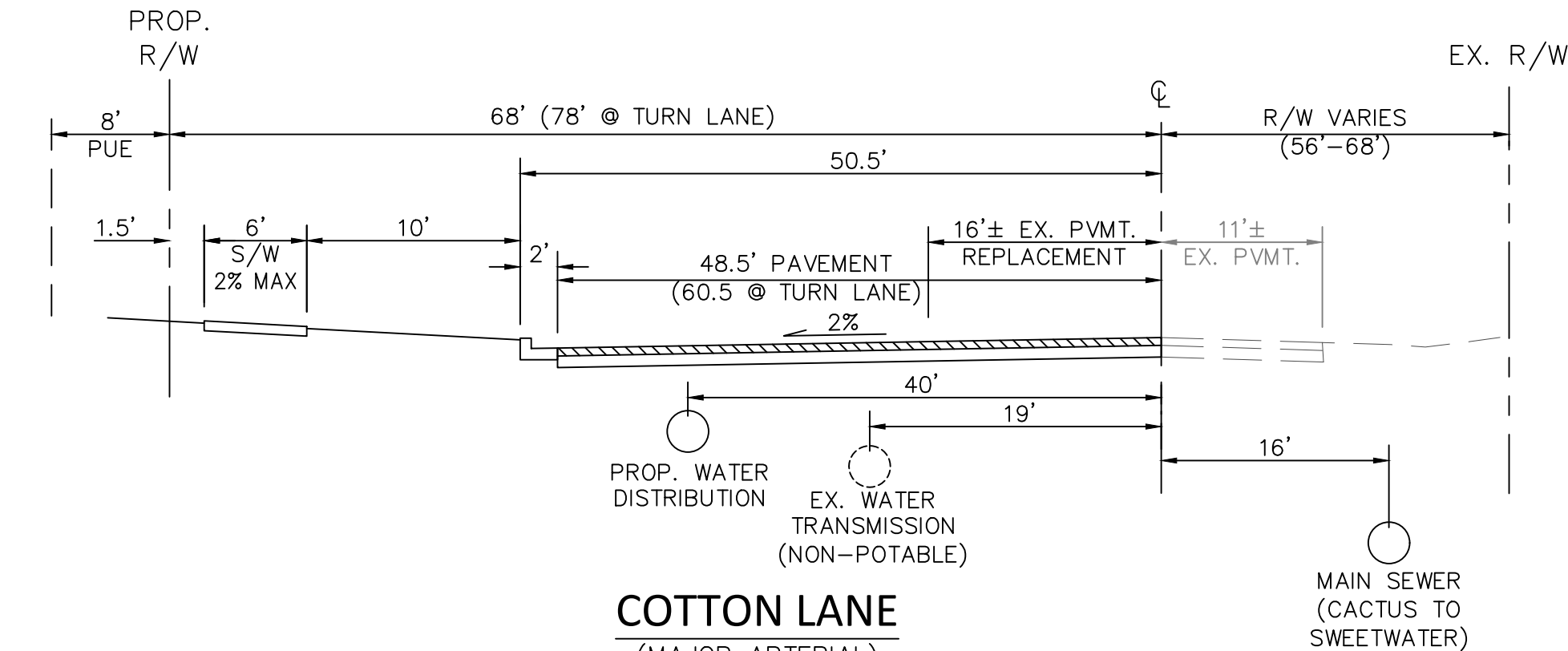
SHEET
1 OF 7



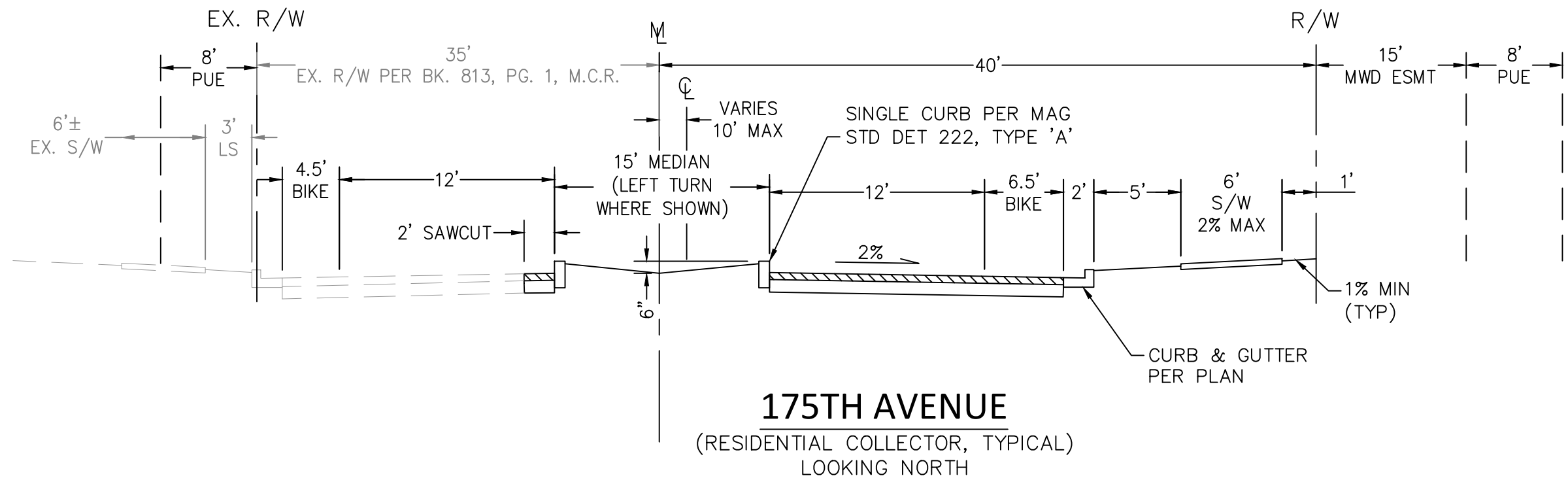
TYPICAL T-INTERSECTION GEOMETRY
LOCAL RESIDENTIAL STREETS
1"=20'



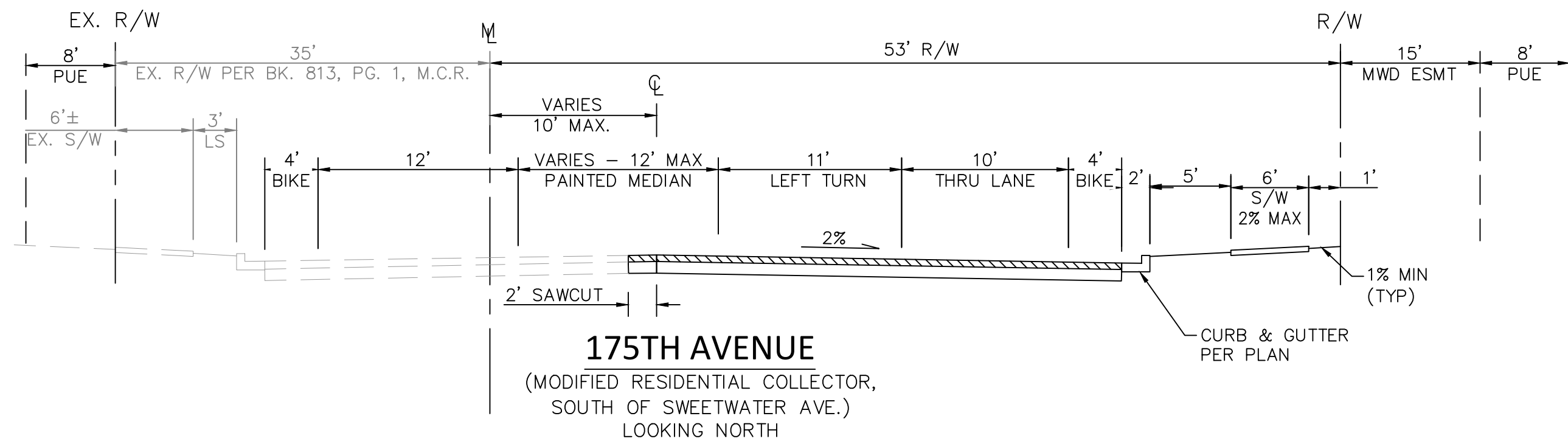
TYPICAL ELBOW GEOMETRY
1"=20'



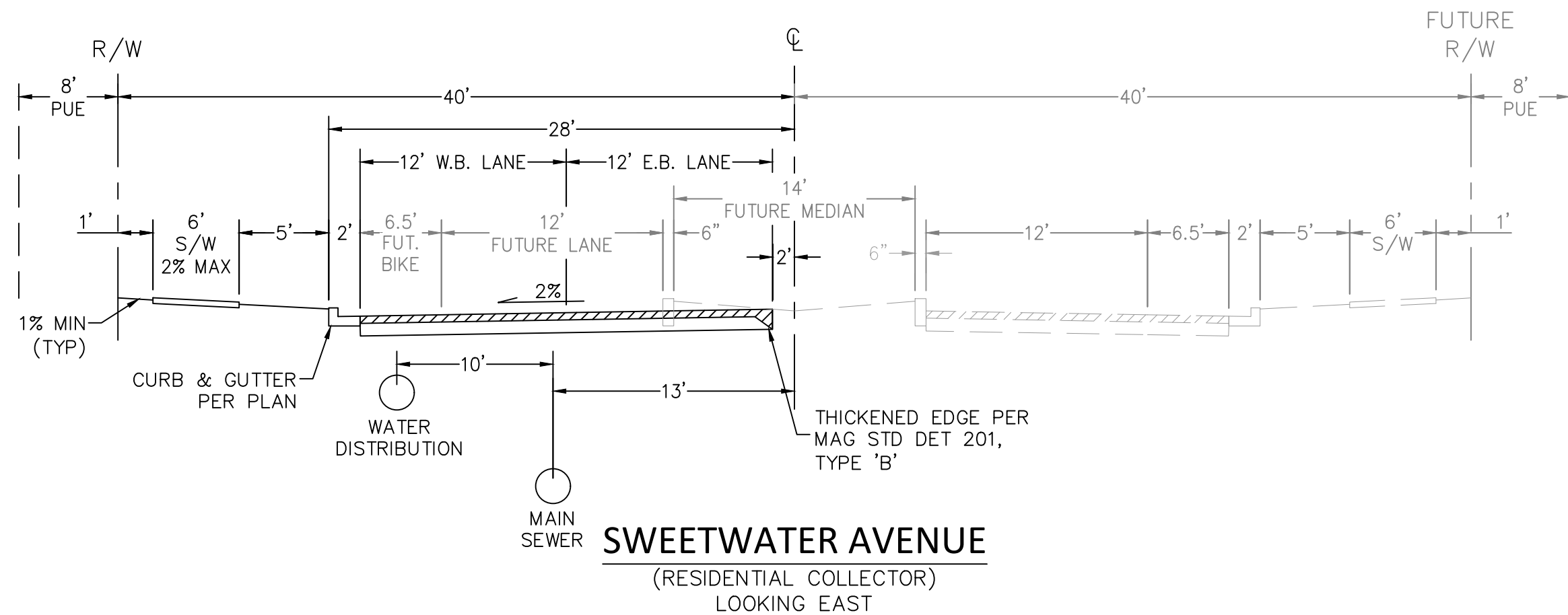
COTTON LANE
(MAJOR ARTERIAL)
LOOKING NORTH



175TH AVENUE
(RESIDENTIAL COLLECTOR, TYPICAL)
LOOKING NORTH



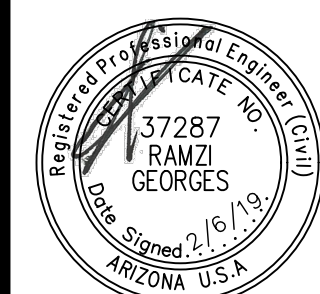
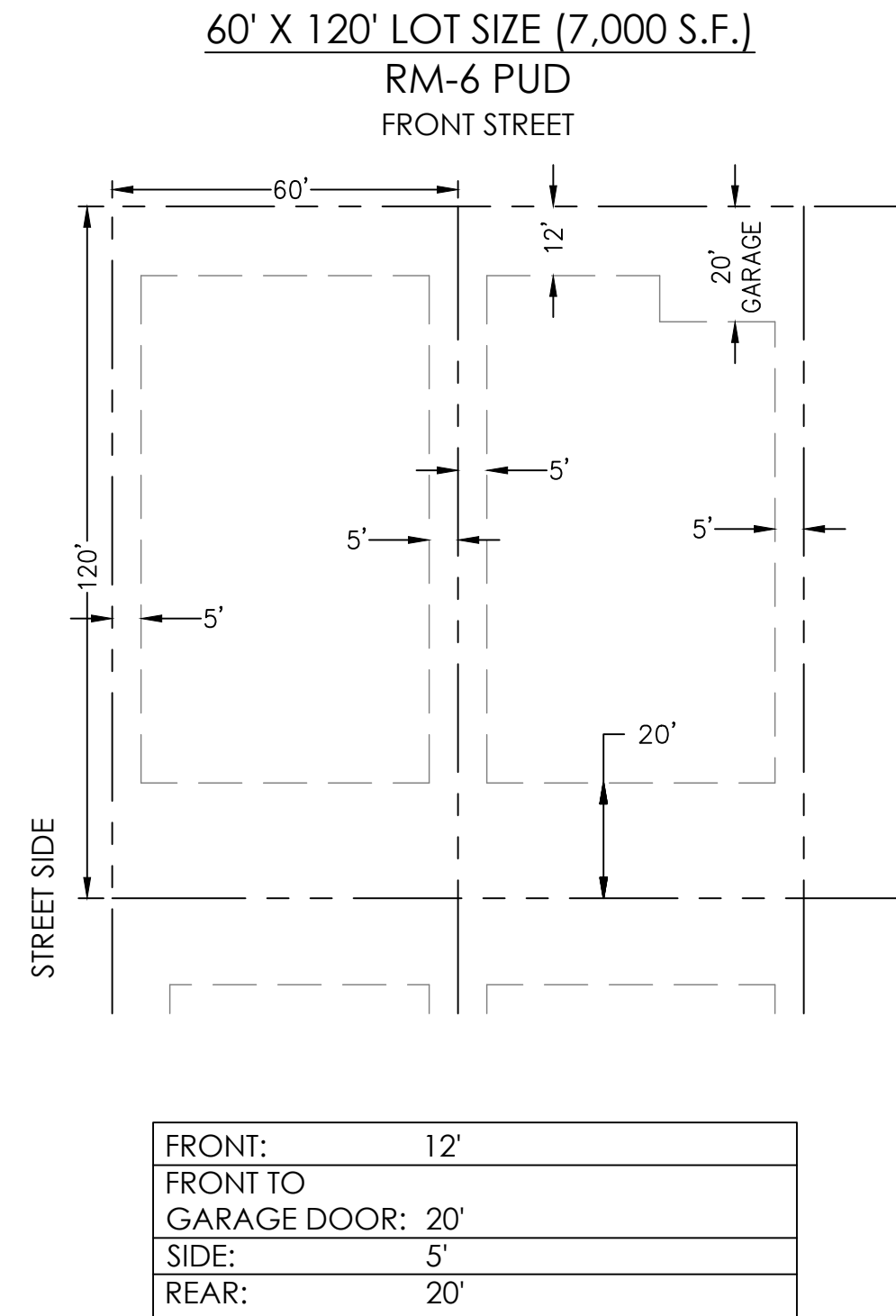
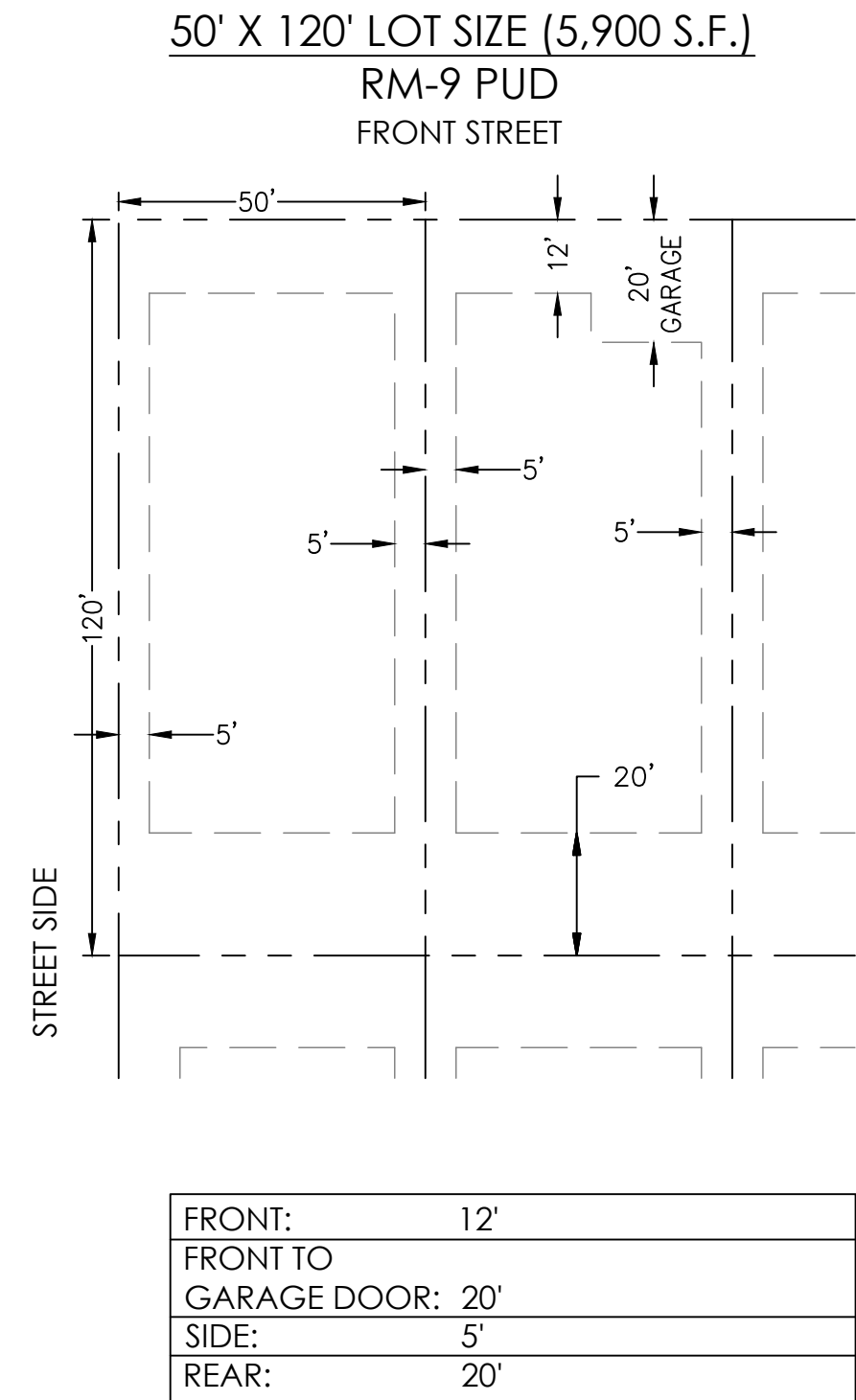
175TH AVENUE
(MODIFIED RESIDENTIAL COLLECTOR,
SOUTH OF SWEETWATER AVE.)
LOOKING NORTH



SWEETWATER AVENUE
(RESIDENTIAL COLLECTOR)
LOOKING EAST

TRACT TABLE

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE
A	1.550	OPEN SPACE, DRAINAGE, WATER EASEMENT, SEWER EASEMENT, AND COMMUNITY AMENITIES
B	2.199	OPEN SPACE, DRAINAGE, ACCESS EASEMENT AND COMMUNITY AMENITIES
C	0.590	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
D	1.047	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
E	0.622	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
F	0.205	OPEN SPACE AND COMMUNITY AMENITIES
G	0.803	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
H	0.054	OPEN SPACE AND COMMUNITY AMENITIES
I	0.028	OPEN SPACE AND COMMUNITY AMENITIES
J	0.048	OPEN SPACE AND COMMUNITY AMENITIES
K	0.031	OPEN SPACE AND COMMUNITY AMENITIES
L	0.048	OPEN SPACE AND COMMUNITY AMENITIES
M	0.048	OPEN SPACE AND COMMUNITY AMENITIES
N	0.072	OPEN SPACE AND COMMUNITY AMENITIES
O	0.074	OPEN SPACE AND COMMUNITY AMENITIES
P	0.050	OPEN SPACE AND COMMUNITY AMENITIES
Q	0.059	OPEN SPACE AND COMMUNITY AMENITIES
TOTAL		7.528



DETAILS & SECTIONS
FOR
RANCHO TRUGOLD
CITY OF SURPRISE, ARIZONA

CASE #:
FS18-434

SECTION: 14
TWNHP: 3N
RANGE: 2W

JOB NO.:
JCHG0001

SHEET
2 OF 7



LOT AREA TABLE	
LOT #	AREA (SF)
1	5,996
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	5,961
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	5,961
25	5,950
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	6,000
37	6,000
38	6,032
39	6,631
40	6,196
41	6,370
42	6,370
43	6,370
44	6,370
45	6,370
46	6,320
47	5,950
48	6,000
49	6,000
50	6,000

LOT AREA TABLE	
LOT #	AREA (SF)
51	6,000
52	6,000
53	5,950
54	5,950
55	6,000
56	6,000
57	6,000
58	6,000
59	6,000
60	5,950
61	5,950
62	6,000
63	6,000
64	6,000
65	6,000
66	6,000
67	5,950
68	5,964
69	6,000
70	6,000
71	6,000
72	6,000
73	6,000
74	6,000
75	11,003
76	14,621
77	7,709
78	6,016
79	6,032
80	6,049
81	6,065
82	6,081
83	6,097
84	6,113
85	7,172
86	7,200
87	7,200
88	7,200
89	7,200
90	7,200
91	7,200
92	16,341
93	14,833
94	7,200
95	7,200
96	7,200
97	7,182
98	7,188
99	7,200
100	7,200

LOT AREA TABLE	
LOT #	AREA (SF)
101	7,200
102	7,200
103	7,200
104	7,200
105	7,556
106	7,200
107	7,200
108	7,200
109	7,150
110	7,150
111	7,200
112	7,200
113	7,200
114	7,200
115	7,200
116	7,200
117	7,200
118	7,200
119	7,150
120	7,181
121	7,200
122	7,200
123	7,200
124	7,200
125	7,200
126	7,200
127	7,189
128	7,200
129	7,200
130	7,200
131	7,200
132	7,200
133	7,200
134	7,200
135	7,200
136	7,200
137	7,200
138	7,236
139	7,569



LOT AREA TABLE
FOR
RANCHO TRUGOLD
CITY OF SURPRISE, ARIZONA

CASE #:
FS18-434

SECTION: 14
TWNSHP: 3N
RANGE: 2W

JOB NO.:
JCHG0001

SHEET
3 OF 7



DAVID EVANS
AND ASSOCIATES INC.
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY: JCF

DRAWN BY: JCF

CHECKED BY: RYG

DATE: 2/2019

PROJECT MANAGER: RAMZI GEORGES, P.E.

P:\CHG00000001\0400CAD\PL\04000001.dwg jcf Feb 06, 2019 11:04:34am

W. WADDELL ROAD

N 1/4 COR. SEC. 14
T3N, R2W, G&SRM
FD BRASS CAP

SECONDARY ACCESS THROUGH HERITAGE FARM DEVELOPMENT
(CURRENTLY UNDER CONSTRUCTION)

NOT A PART

MATCH SHEET 6

TRACT G

RM-9 PUD

RM-6 PUD

TRACT E

TRACT D

TRACT C

TRACT B

TRACT A

TRACT F

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

TRACT AT

TRACT AU

TRACT AV

TRACT AW

TRACT AX

TRACT AY

TRACT AZ

TRACT BA

TRACT BB

TRACT BC

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TRACT BF

TRACT BG

TRACT BH

TRACT BI

TRACT BJ

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TRACT BV

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TRACT BX

TRACT BY

TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

TRACT CF

TRACT CG

TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CW

TRACT CX

TRACT CY

TRACT CZ

TRACT DA

TRACT DB

TRACT DC

TRACT DD

TRACT DE

TRACT DF

TRACT DG

TRACT DH

TRACT DI

TRACT DJ

TRACT DK

TRACT DL

TRACT DM

TRACT DN

TRACT DO

TRACT DP

TRACT DQ

TRACT DR

TRACT DS

TRACT DT

TRACT DU

TRACT DV

TRACT DW

TRACT DX

TRACT DY

TRACT DZ

TRACT EA

TRACT EB

TRACT EC

TRACT ED

TRACT EE

TRACT EF

TRACT EG

TRACT EH

TRACT EI

TRACT EJ

TRACT EK

TRACT EL

TRACT EM

TRACT EN

TRACT EO

TRACT EP

TRACT EQ

TRACT ER

TRACT ES

TRACT ET

TRACT EU

TRACT EV

TRACT EW

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TRACT EY

TRACT EZ

TRACT FA

TRACT FB

TRACT FC

TRACT FD

TRACT FE

TRACT FF

TRACT FG

TRACT FH

TRACT FI

TRACT FJ

TRACT FK

TRACT FL

TRACT FM

TRACT FN

TRACT FO

TRACT FP

TRACT FQ

TRACT FR

TRACT FS

TRACT FT

TRACT FU

TRACT FV

TRACT FW

TRACT FX

TRACT FY

TRACT FZ

TRACT GA

TRACT GB

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TRACT HB

TRACT HC

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TRACT HJ

TRACT HK

TRACT HL

TRACT HM

TRACT HN

TRACT HO

TRACT HP

TRACT HQ

TRACT HR

TRACT HS

TRACT HT

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TRACT HV

TRACT HW

TRACT HX

TRACT HY

TRACT HZ

TRACT IA

TRACT IB

TRACT IC

TRACT ID

TRACT IE

TRACT IF

TRACT IG

TRACT IH

TRACT II

TRACT IJ

TRACT IK

TRACT IL

TRACT IM

TRACT IN

TRACT IO

TRACT IP

TRACT IQ

TRACT IR

TRACT IS

TRACT IT

TRACT IU

TRACT IV

TRACT IW

TRACT IX

TRACT IY

TRACT IZ

TRACT JA

TRACT JB

TRACT JC

TRACT JD

TRACT JE

TRACT JF

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TRACT JH

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TRACT LD

TRACT LE

TRACT LF

TRACT LG

TRACT LH

TRACT LI

TRACT LJ

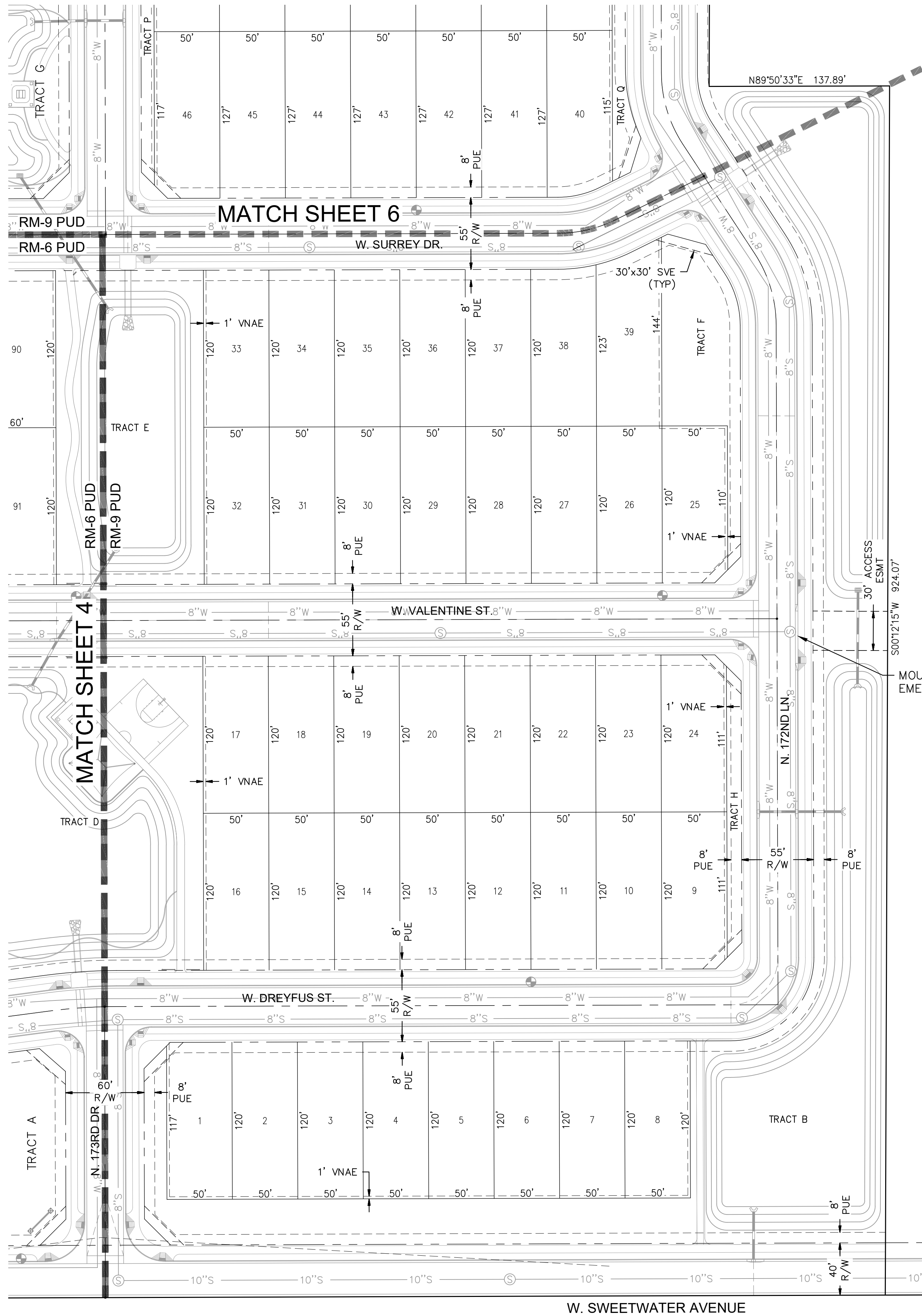
TRACT LK

TRACT LL

TRACT LM

TRACT LN

</



NOT | A PART

ZONE X

ZONE A

COTTON LANE CHANNEL
IMPROVEMENTS TO BE CONSTRUCTED
BY MULTI-FAMILY DEVELOPMENT
ADJACENT TO COTTON LANE.
NOT A PART OF RANCHO TRUGOLD.

E 1/4 COR. SEC. 14
 T3N, R2W, G&SRM
 FD BRASS CAP



SCALE

0 25 50

(FEET)

1 INCH = 50 FT



PRELIMINARY PLAT
FOR
RANCHO TRUGOLD
CITY OF SURPRISE, ARIZONA

CASE #:
FS18-434

JOB NO.:
JCHG0001

5 SHEET OF 7

DESIGNED BY: JCF

DRAWN BY: JCF

CHECKED BY: RYG

DATE: 2/2019

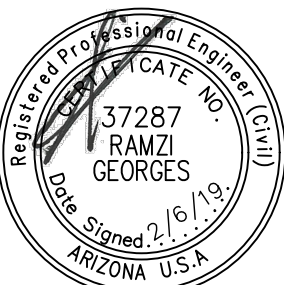
PROJECT MANAGER:

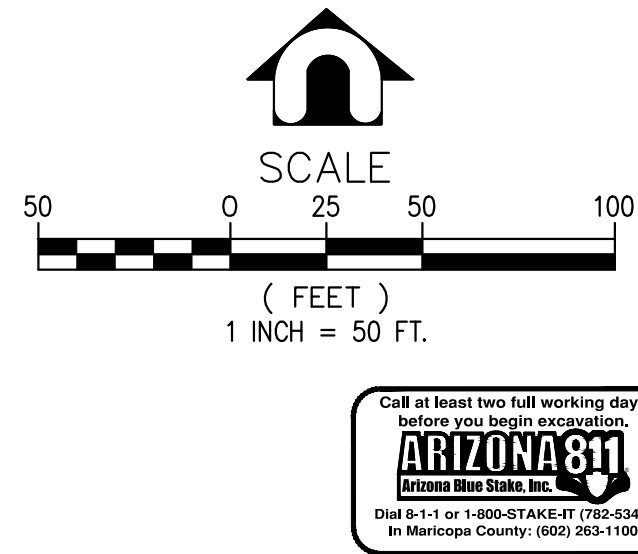
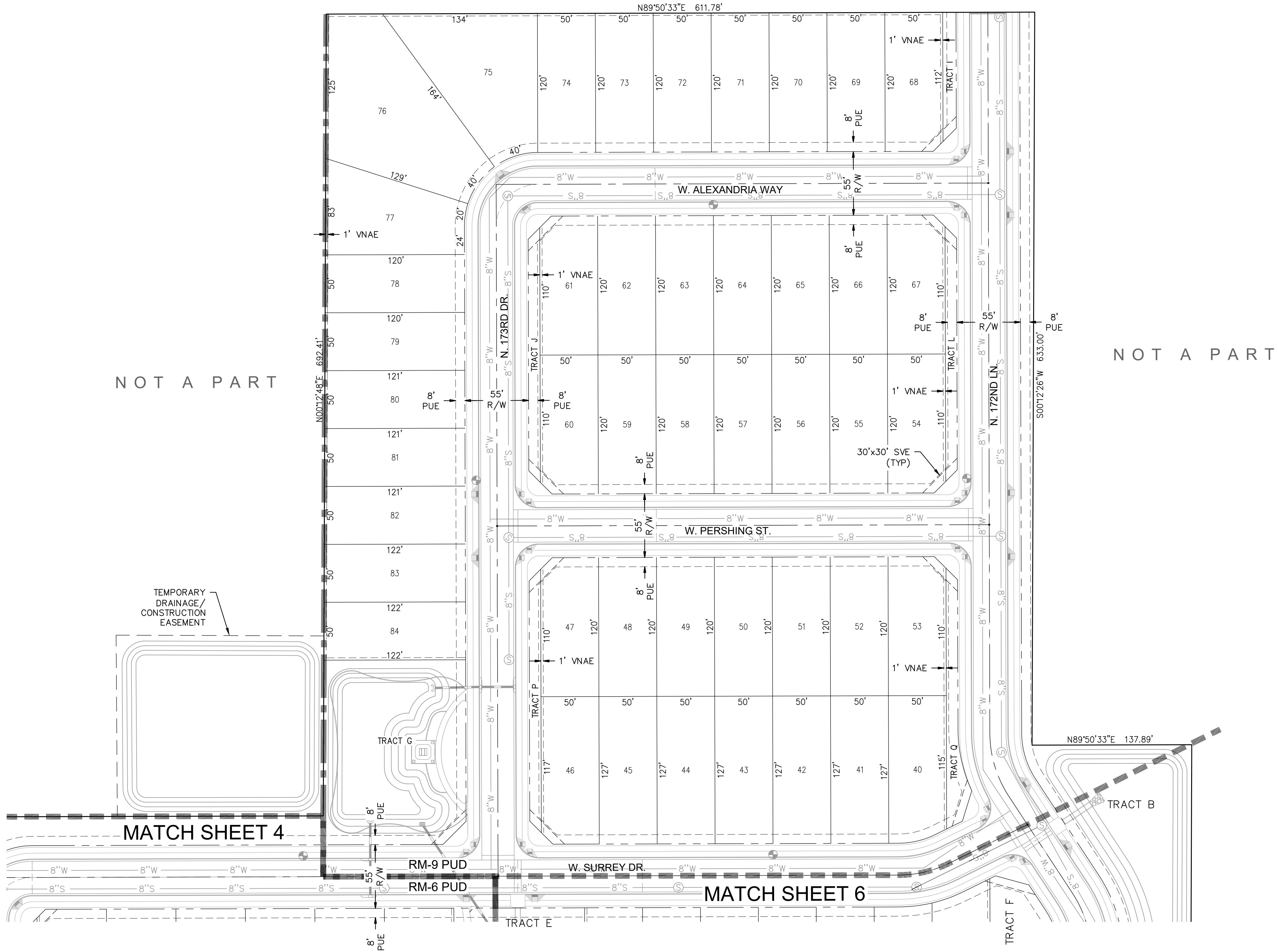
RAMZI GEORGES, P.E.



**DAVID EVANS
AND ASSOCIATES INC.**

4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151





PRELIMINARY PLAT
FOR
RANCHO TRUGOLD
CITY OF SURPRISE, ARIZONA

CASE #:
FS18-434

SECTION: 14
TOWNSHIP: 3N
RANGE: 2W

JOB NO.:
JCHG0001

SHEET
6 OF 7

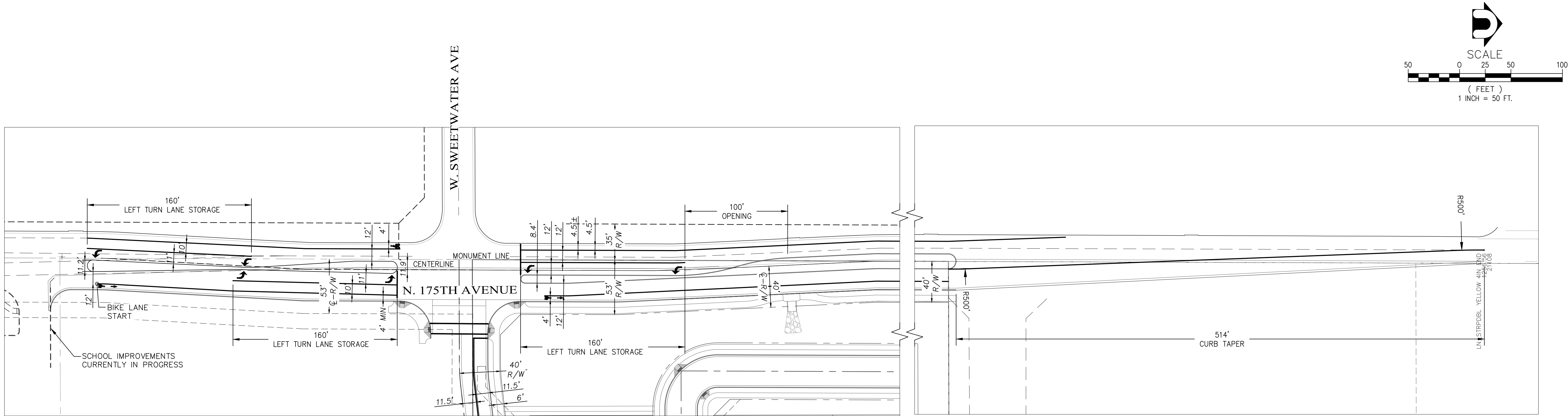


**DAVID EVANS
AND ASSOCIATES INC.**
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

DESIGNED BY: JCF
DRAWN BY: JCF
CHECKED BY: RYG
DATE: 2/2019

PROJECT MANAGER: RAMZI GEORGES, P.E.

P:\JCHG000000001\0400CAD\PL\SHEETS\PR-05-JCHG0001.dwg jcf Feb 06, 2019 11:05:43am

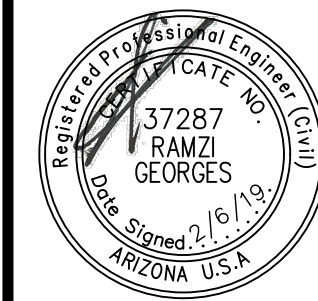


175TH AVE. & SWEETWATER STRIPING DETAIL
1"=50'



PRELIMINARY STRIPING
FOR
RANCHO TRUGOLD
CITY OF SURPRISE, ARIZONA

CASE #:
FS18-434
SECTION: 14
TOWNSHIP: 3N
RANGE: 2W
JOB NO.:
JCHG0001
SHEET
7 OF 7



**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix, AZ 85024
Phone: 602.678.5151

DESIGNED BY: JCF
DRAWN BY: JCF
CHECKED BY: RYG
DATE: 2/2019

PROJECT MANAGER: RAMZI GEORGES, P.E.

RANCHO TRUGOLD

PRELIMINARY LANDSCAPE PLAN SURPRISE, ARIZONA

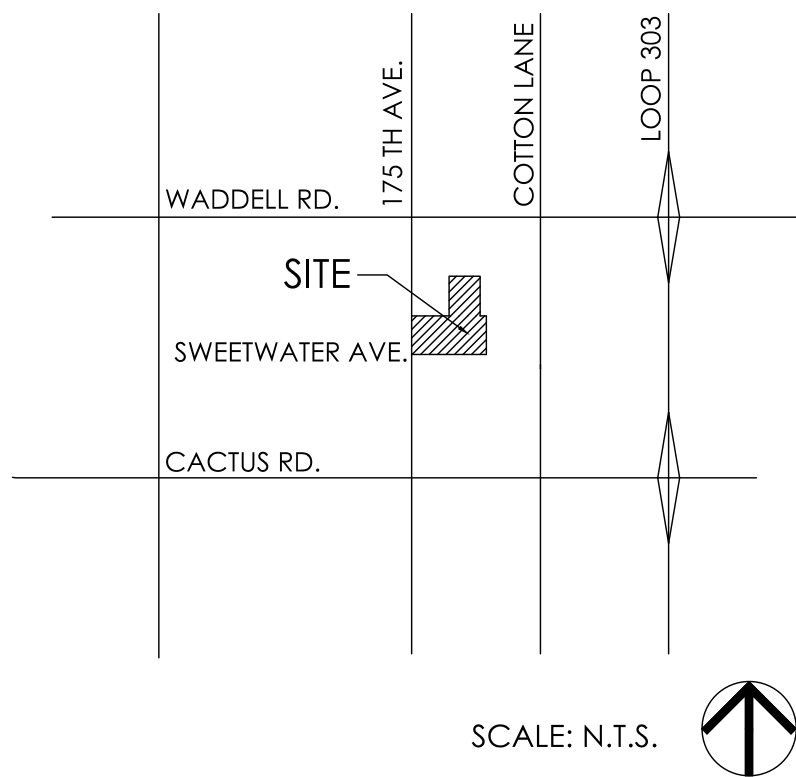
LANDSCAPE NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECIFIED., 2" DEPTH, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
- ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
- 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
- TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
- ALL SIDEWALKS AND COMMUNITY TRAILS ARE 6' WIDE.
- TREES THAT OVERHANG THE CITY STREETS MUST BE TRIMMED UP TO A CLEAR HEIGHT OF NOT LESS THAN 15'
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED SO THAT NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
- OAK AND ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADER INTACT.
- TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14.

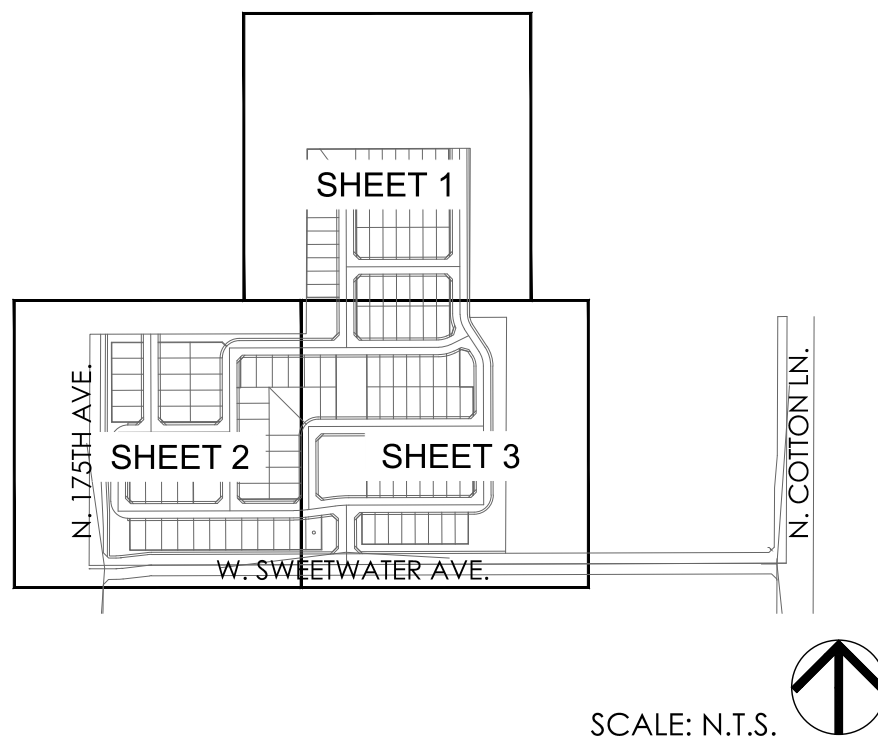
CITY OF SURPRISE NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- ROOT BARRIER PER CITY OF SURPRISE EDS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS. SITE VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF THE STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02
- TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
- SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

VICINITY MAP



KEYMAP



PLANTING LEGEND

TREES

- | | |
|------------------------------------|----------------------|
| ACACIA ANEURA* | MULGA |
| BAUHINIA LUNARIOIDES* | ANACACHO ORCHID |
| CAESALPINIA CACALACO* | CASCALOTE 'SMOOTHIE' |
| OLEA EUROPAEA 'SWAN HILL'* | FRUITLESS OLIVE |
| PISTACIA CHINENSIS 'RED PUSH'**,** | RED PUSH PISTACHE |
| QUERCUS VIRGINIANA * | 'CATHEDRAL' LIVE OAK |
| ULMUS PARVIFOLIA * | EVERGREEN ELM |

OTHER TREES

- | | |
|-------------------------|-----------------------|
| ACACIA ANEURA | MULGA |
| CHITALPA TASHKENTENSIS* | CHITALPA |
| DALBERGIA SISSOO* | INDIAN ROSEWOOD |
| EUCALYPTUS MICROTHECA* | COOLIBAH TREE |
| FICUS MICROCARPA | INDIAN LAUREL FIG |
| JACARANDA MIMOSIFOLIA | JACARANDA |
| SOPHORA SECUNDIFLORA** | TEXAS MOUNTAIN LAUREL |
| THEVETIA PERUVIANA* | YELLOW OLEANDER |
| VITEX AGNUS-CASTUS | CHASTE TREE |

SHRUBS

- | | |
|--------------------------------|---------------------------|
| BUXUS MICROPHYLLA JAPONICA | JAPANESE BOXWOOD |
| CALLISTEMON VIMINALIS* | 'LITTLE JOHN' BOTTLEBRUSH |
| CARISSA MICROCARPA | BOXWOOD BEAUTY NATAL PLUM |
| CHRYSACTINIA MEXICANA* | DAMIANITA |
| DIETES BICOLOR | FORTNIGHT LILY |
| EREMOPHILA MACULATA* | VALENTINE BUSH |
| GARDENIA JASMINOIDES | GARDENIA |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS |
| ILEX VOMITORIA 'STOKES' | DWARF YAUPON |
| MUHLENBERGIA RIGENS* | DEER GRASS |
| MYRTUS COMMUNIS 'COMPACTA'* | DWARF MYRTLE |
| NANDINA DOMESTICA* | HEAVENLY BAMBOO |
| PLUMBAGO AURICULATA* | CAPE PLUMBAGO |
| RAPHIOLEPIS INDICA 'BALLERINA' | BALLERINA INDIAN HAWTHORN |
| TECOMA STANS 'ORANGE JUBILEE' | ARIZONA YELLOW BELLS |
| VAUQUELINIA CALIFORNICA* | ARIZONA ROSEWOOD |

ACCENTS

- | | |
|------------------------|-------------------------|
| CYCAS REVOLUTA* | SAGO PALM |
| GUARA LINDHEIMERI | LINDHEIMER'S BEEBLOSSOM |
| HESPERALOE PARVIFLORA* | RED YUCCA |
| SIMMONDSIA CHINENSIS | JOJOBA |
| YUCCA BACATA* | BANANA YUCCA |
| YUCCA GLORIOSA* | SPANISH DAGGER |
| YUCCA RECURVIFOLIA* | PENDULOUS YUCCA |

GROUND COVERS

- | | |
|--------------------------------|-------------------------|
| CARISSA GRANDIFLORA | GREEN CARPET NATAL PLUM |
| CONVOLVULUS TRICOLOR | DWARF MORNING GLORY |
| GAZANIA RIGENS 'SUN GOLD'* | 'SUN GOLD' GAZANIA |
| LANTANA CAMARA 'NEW GOLD'* | NEW GOLD LANTANA |
| LANTANA MONTEVIDENSIS* | PURPLE TRAILING LANTANA |
| LANTANA MONTEVIDENSIS 'WHITE'* | TRAILING WHITE LANTANA |
| ROSMARINUS OFFICINALIS* | PROSTRATE ROSEMARY |
| TRACHELOSPERMUM ASIATICUM | DWARF STAR JASMINE |
| VERBENA SP. | VERBENA |
| VINCA MAJOR | VINCA MAJOR |
| ZEPHYRANTHES SP. | RAIN LILY |

VINES

- | | |
|------------------------------|------------------------|
| BOUGAINVILLEA BRASILIENSIS* | LA JOLLA BOUGAINVILLEA |
| GELSEMIUM SEMPERVIRENS | CAROLINA JASMINE |
| LONICERA JAPONICA 'HALLIANA' | HALL'S HONEYSUCKLE |
| ROSA BANKSIAE* | LADY BANK'S ROSE |

INERT

- | | |
|--------------------|-----------------------------|
| TURF | SOD - HYBRID BERMUDA |
| DECOMPOSED GRANITE | 1/2" SCREENED PALOMINO GOLD |

Notes:

- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
- ** Plant species that are approved for use in public right-of-way per DS 8.1.4.
- Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

SHEET INDEX

SHEET	PAGE #	TITLE
L0.01	1	COVER SHEET
L1.01 to L1.03	2 - 4	LANDSCAPE PLAN
L2.01	5	WALL & MAILBOX PLAN
L2.02	6	WALL DETAILS

PROJECT TEAM

Discipline	Company Contact Info.
Client	John C. and Helen G. Truman Trust James S. Truman P.O. Box 145 Waddell, AZ 85355 (602)-320-3355 jstruman@msn.com
Landscape Architect	RVi Planning + Landscape Architecture Mike Dew, PLA 120 South Ash Avenue Tempe, Arizona 85281 (480) 994-0994 mdew@rviplanning.com
Civil Engineer	David Evans and Associates Inc. Ramzi Georges, PE, CFPM 4600 E. Washington St., Suite 250 Phoenix, Arizona 85034 (602)474-9223 ryg@deainc.com

AMENITIES LIST

- Tract A: Open Space / Turf Retention Basin
- Tract B: Open Space / Retention Basins
- Tract C: Picnic Ramada / Turf Retention Basin
- Tract D: Open space / Turf Retention Basin / Sport Court / Picnic Ramada
- Tract F: Open Space
- Tract G: Turf retention basin / Picnic Ramada / Open Space

PROJECT DATA

CURRENT ZONING:	RR
PROPOSED ZONING:	RM-6 PUD, RM-9 PUD
GROSS AREA:	40.89 AC.
NET AREA:	38.66 AC.
NET DEVELOPABLE AREA:	29.01 AC.
OPEN SPACE REQUIRED:	24.0% (6.96 AC.)
OPEN SPACE PROVIDED:	25.9% (7.53 AC.)

FOR TRACT TABLE SEE PRELIMINARY PLAT, BY
DAVID EVANS AND ASSOCIATES.

RVi

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

EXPIRES 06/30/21



Mike Dew

Contact Arizona 811 at least two full
working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

RANCHO TRUGOLD
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA

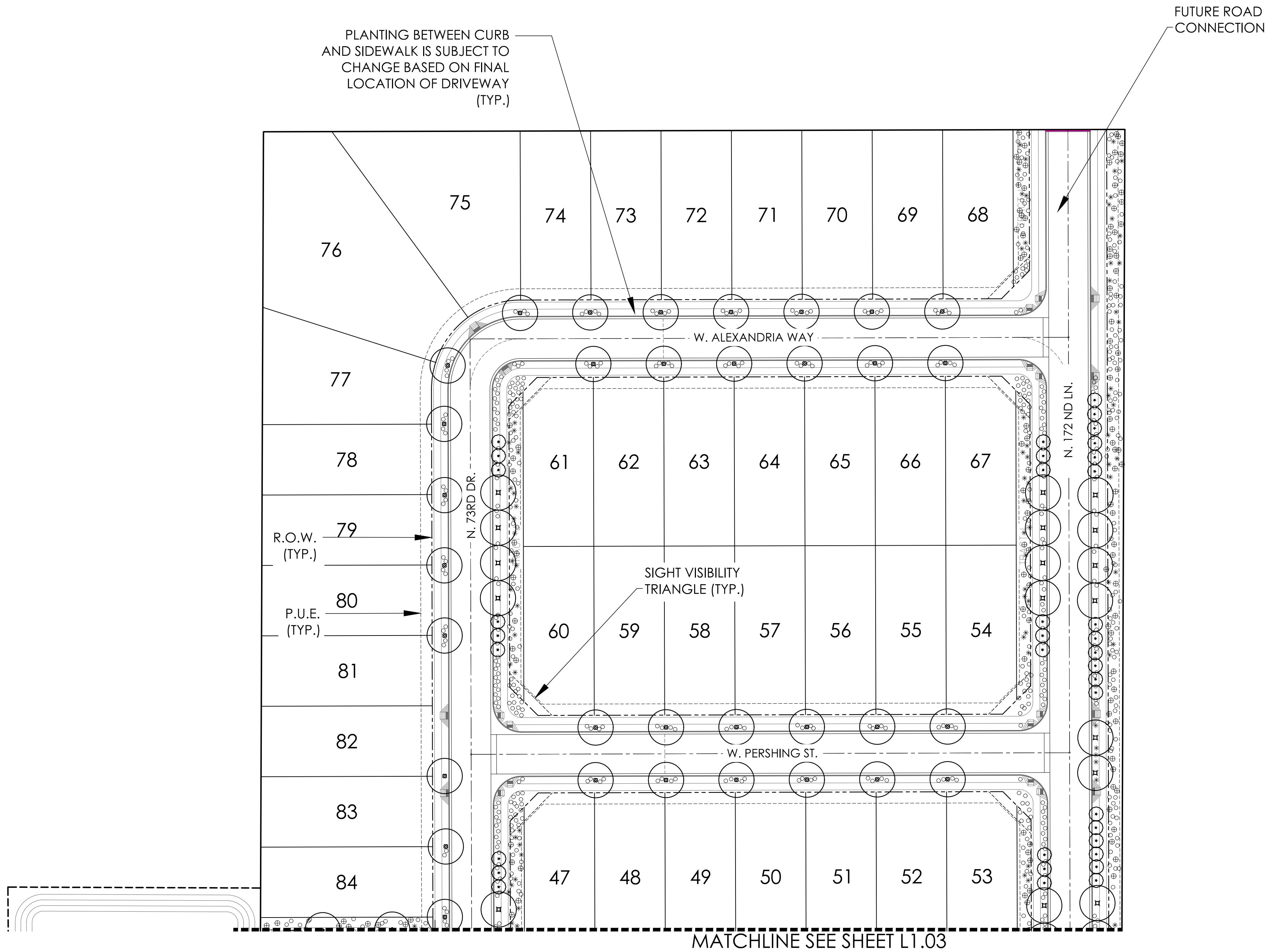
COVER SHEET

L0.01

SHEET XX OF 6

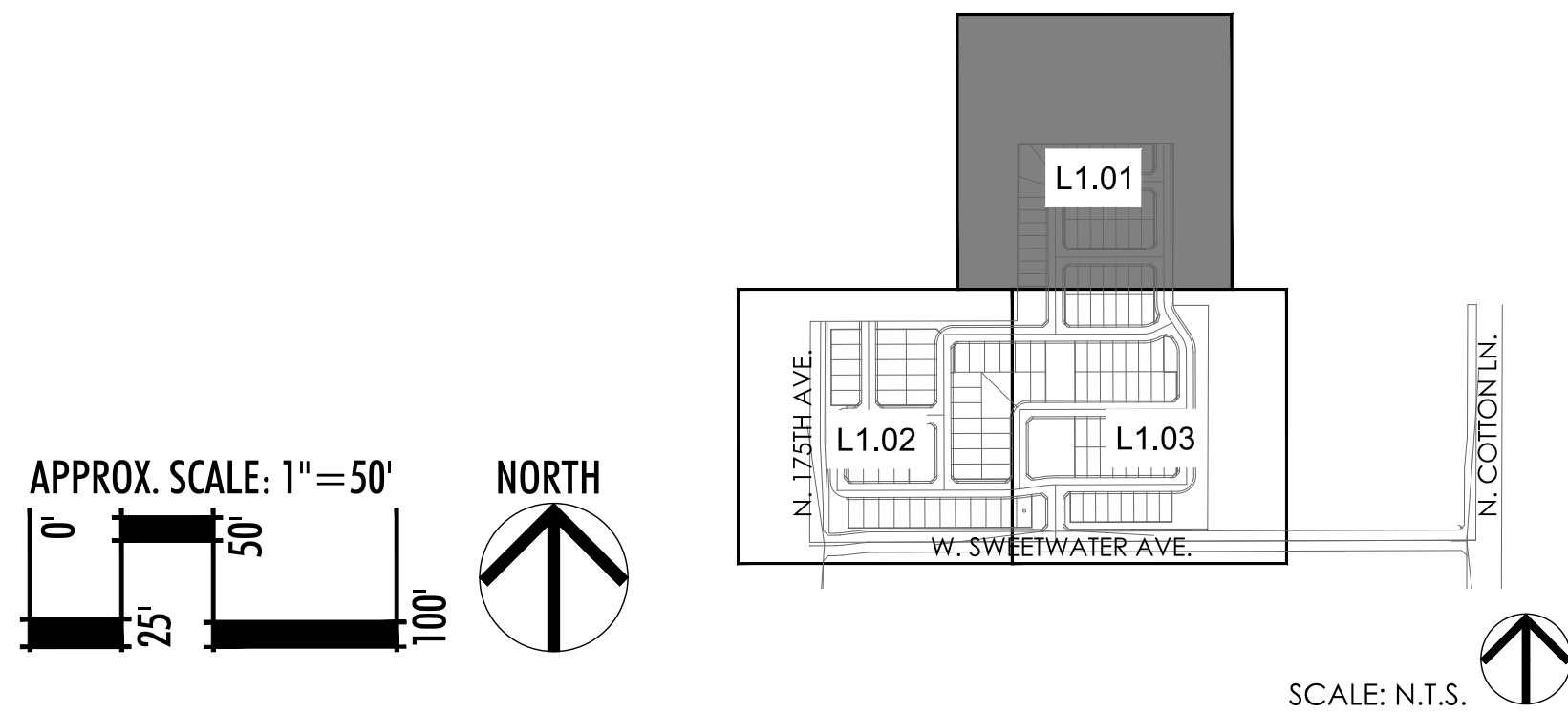
2ND RE-SUBMITTAL

L:\2018\1801-488-RANCHO TRUGOLD PRE-PLAT\CAD\SCHEM\B1T301-LS CONCEPT PLAN-1488.dwg 2/7/2019 jason cristant



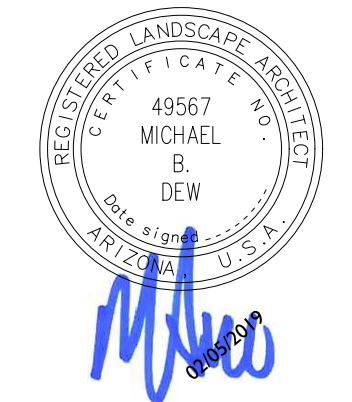
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KEYMAP



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

EXPIRES 06/30/21



Contact Arizona 811 at least two full working days before you begin excavation



RANCHO TRUGOLD

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

PROJECT NO.: 18001498
DATE: 02/05/2019
DRAWN: JC
REVIEWED: MD

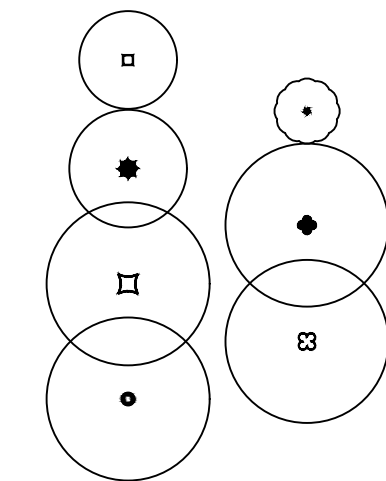
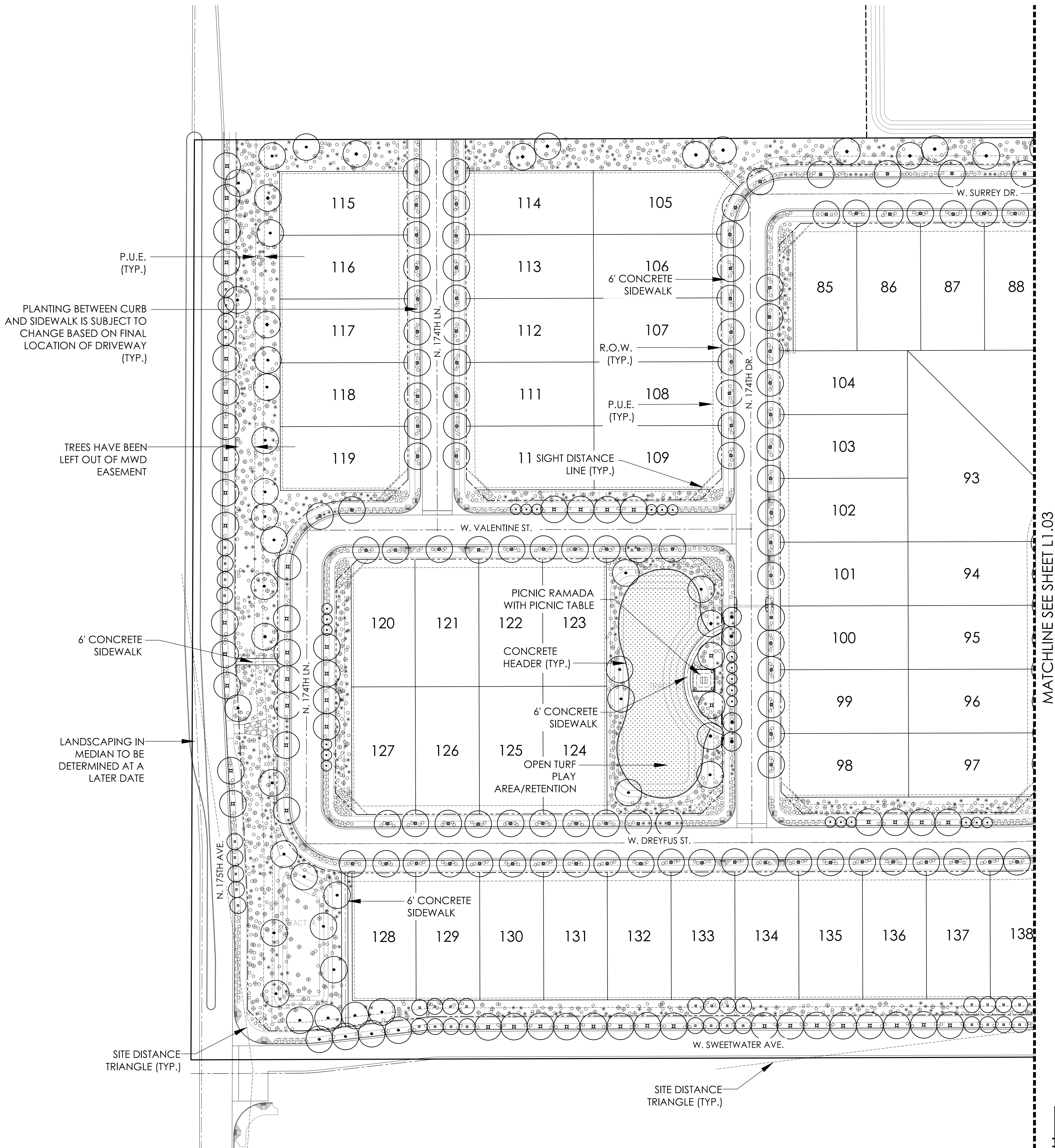
REVISIONS	
1	
2	
3	
4	
5	

PLANTING PLAN

L1.01

SHEET 2 OF 6

2ND RE-SUBMITTAL



PLANTING LEGEND

TREES

ACACIA ANEURA*	MULGA
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SHRUBS

BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD
CALLISTEMON VIMINALIS*	'LITTLE JOHN' BOTTLEBRUSH
CARISSA MICROCARPA	BOXWOOD BEAUTY NATAL PLUM
CHRYSACTINIA MEXICANA*	DAMIANITA
DIETES BICOLOR	FORTNIGHT LILY
EREMOPHILA MACULATA*	VALENTINE BUSH
GARDENIA JASMINOIDES	GARDENIA
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
ILEX VOMITORIA 'STOKES'	DWARF YAUAPON
MUHLENBERGIA RIGENS*	DEER GRASS
MYRTUS COMMUNIS 'COMPACTA'*	DWARF MYRTLE
NANDINA DOMESTICA*	HEAVENLY BAMBOO
PLUMBAGO AURICULATA*	CAPE PLUMBAGO
RAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
TECOMA STANS 'ORANGE JUBILEE'	ARIZONA YELLOW BELLS
VAUQUELINIA CALIFORNICA*	ARIZONA ROSEWOOD
ACCENTS	

CYCAS REVOLUTA*	SAGO PALM
GUARA LINDHEIMERI	LINDHEIMER'S BEEBLOSSOM
HESPERALOE PARVIFLORA*	RED YUCCA
SIMMONDSIA CHINENSIS	JOJOBA
YUCCA BACATA*	BANANA YUCCA
YUCCA GLORIOSA*	SPANISH DAGGER
YUCCA RECURVIFOLIA*	PENDULOUS YUCCA

GROUND COVERS

CARISSA GRANDIFLORA	GREEN CARPET NATAL PLUM
CONVOLVULUS TRICOLOR	DWARF MORNING GLORY
GAZANIA RIGENS 'SUN GOLD'*	'SUN GOLD' GAZANIA
LANTANA CAMARA 'NEW GOLD'*	NEW GOLD LANTANA
LANTANA MONTEVIDENSIS*	PURPLE TRAILING LANTANA
LANTANA MONTEVIDENSIS 'WHITE'*	TRAILING WHITE LANTANA
ROSMARINUS OFFICINALIS*	PROSTRATE ROSEMARY
TRACHELOSPERMUM ASIATICUM	DWARF STAR JASMINE
VERBENA SP.	VERBENA
VINCA MAJOR	VINCA MAJOR
ZEPHYRANTHES SP.	RAIN LILY

VINES

BOUGAINVILLEA BRASILIENSIS*	LA JOLLA BOUGAINVILLEA
GELSEMIUM SEMPERVIRENS	CAROLINA JASMINE
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE
ROSA BANKSIAE*	LADY BANK'S ROSE

INERT

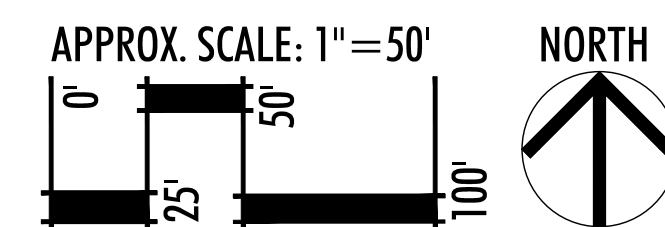
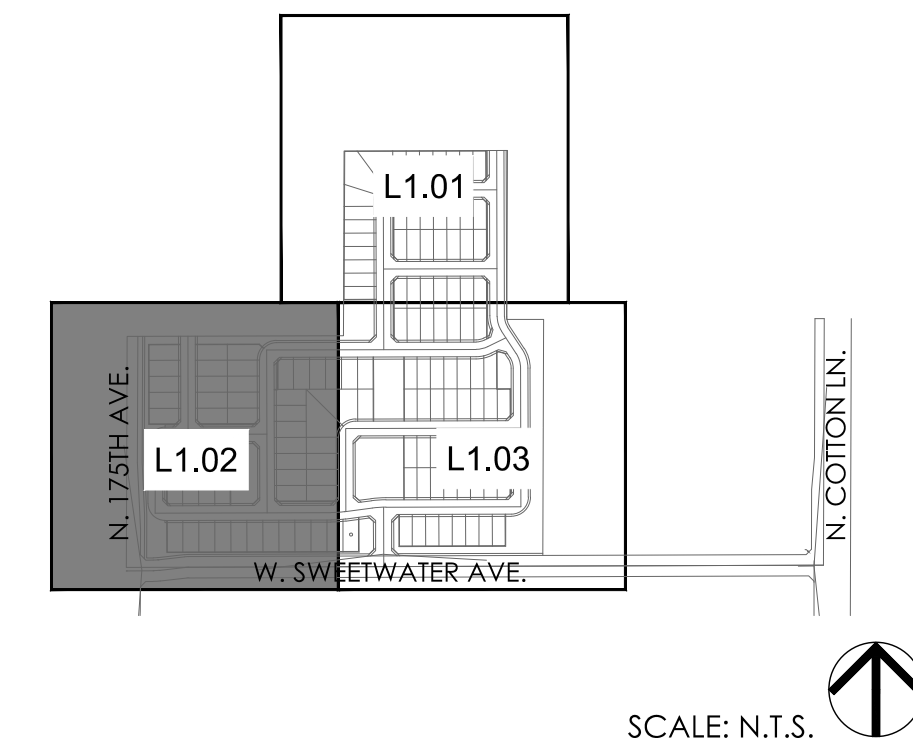
TURF	SOD - HYBRID BERMUDA
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DECOMPOSED GRANITE	1/2" SCREENED PALOMINO GOLD
--------------------	-----------------------------

Notes:

- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
- ** Plant species that are approved for use in public right-of-way per DS 8.1.4.
- Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

KEYMAP



SCALE: N.T.S.

RVI

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

EXPIRES 06/30/21



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

RANCHO TRUGOLD

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

PROJECT NO.: 18001498
DATE: 02/05/2019
DRAWN: JC
REVIEWED: MD

REVISIONS
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PLANTING PLAN

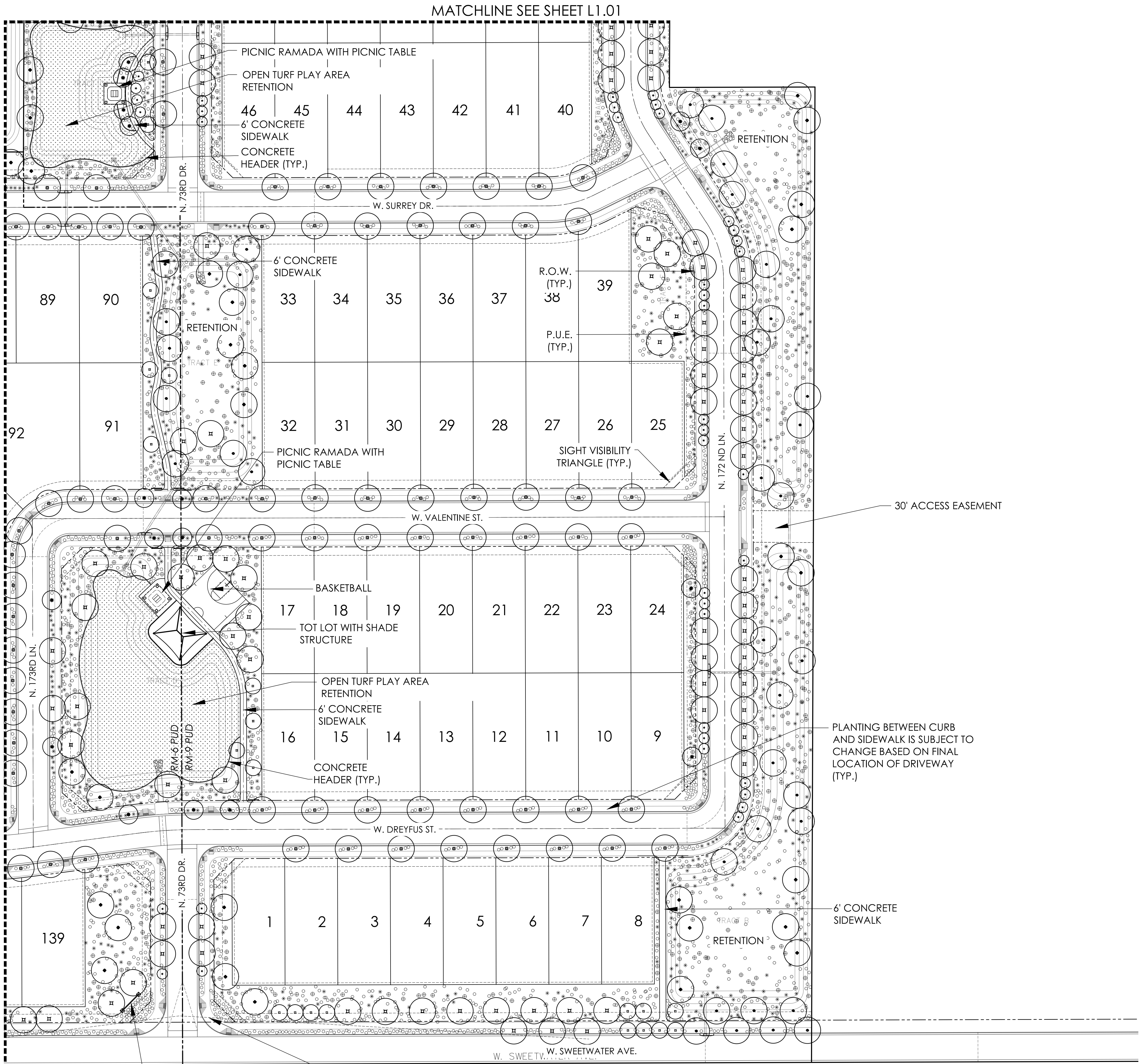
L1.02

SHEET 3 OF 6

2ND RE-SUBMITTAL

MATCHLINE SEE SHEET L1.02

L:\2018\18001488-RANCHO TRUGOLD PRE-PLAT\CD\LS\CONCEPT PLAN-1488.dwg 2/7/2019 jason.crisant



COMMUNITY ENTRY MONUMENT
SEE DETAIL 4, SHEET L2.02

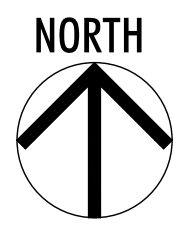
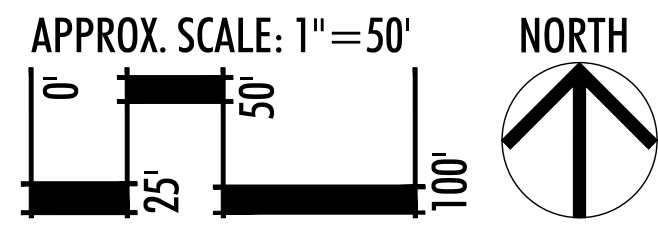
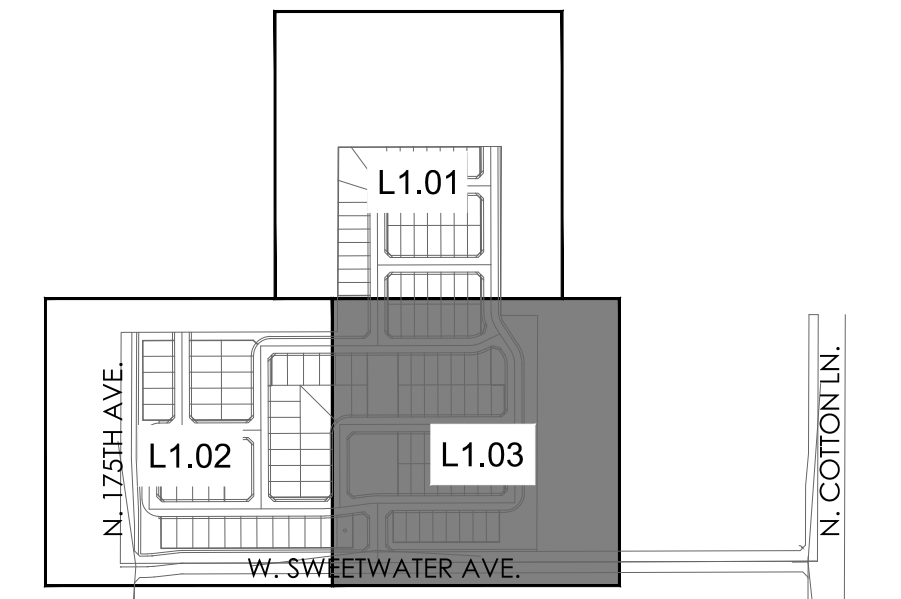
SIGHT DISTANCE TRIANGLE (TYP.)

PLANTING LEGEND

TREES	
ACACIA ANEURA*	MULGA
BAUHINIA LUNARIOIDES*	ANACACHO ORCHID
CAESALPINIA CACALACO*	CASCALOTE 'SMOOTHIE'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
PISTACIA CHINENSIS 'RED PUSH'**,**	RED PUSH PISTACHE
QUERCUS VIRGINIANA *	'CATHEDRAL' LIVE OAK
ULMUS PARVIFOLIA *	EVERGREEN ELM
OTHER TREES	
ACACIA ANEURA	MULGA
CHITALPA TASHKENTENSIS*	CHITALPA
DALBERGIA SISSOO*	INDIAN ROSEWOOD
EUCALYPTUS MICROTHECA*	COOLBAH TREE
FICUS MICROCARPA	INDIAN LAUREL FIG
JACARANDA MIMOSIFOLIA	JACARANDA
SOPHORA SECUNDIFLORA**	TEXAS MOUNTAIN LAUREL
THEVETIA PERUVIANA*	YELLOW OLEANDER
VITEX AGNUS-CASTUS	CHASTE TREE
SHRUBS	
BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD
CALLISTEMON VIMINALIS*	'LITTLE JOHN' BOTTLEBRUSH
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ROSA BANKSIAE*	LADY BANK'S ROSE
INERT	
TURF	SOD - HYBRID BERMUDA
DECOMPOSED GRANITE	1/2" SCREENED PALOMINO GOLD

- Notes:
- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
 - ** Plant species that are approved for use in public right-of-way per DS 8.1.4.
 - Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

KEYMAP



SCALE: N.T.S.



EXPIRES 06/30/21

CERTIFICATE ARCHITECT
49567
MICHAEL B. DEW
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

RANCHO TRUGOLD
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA

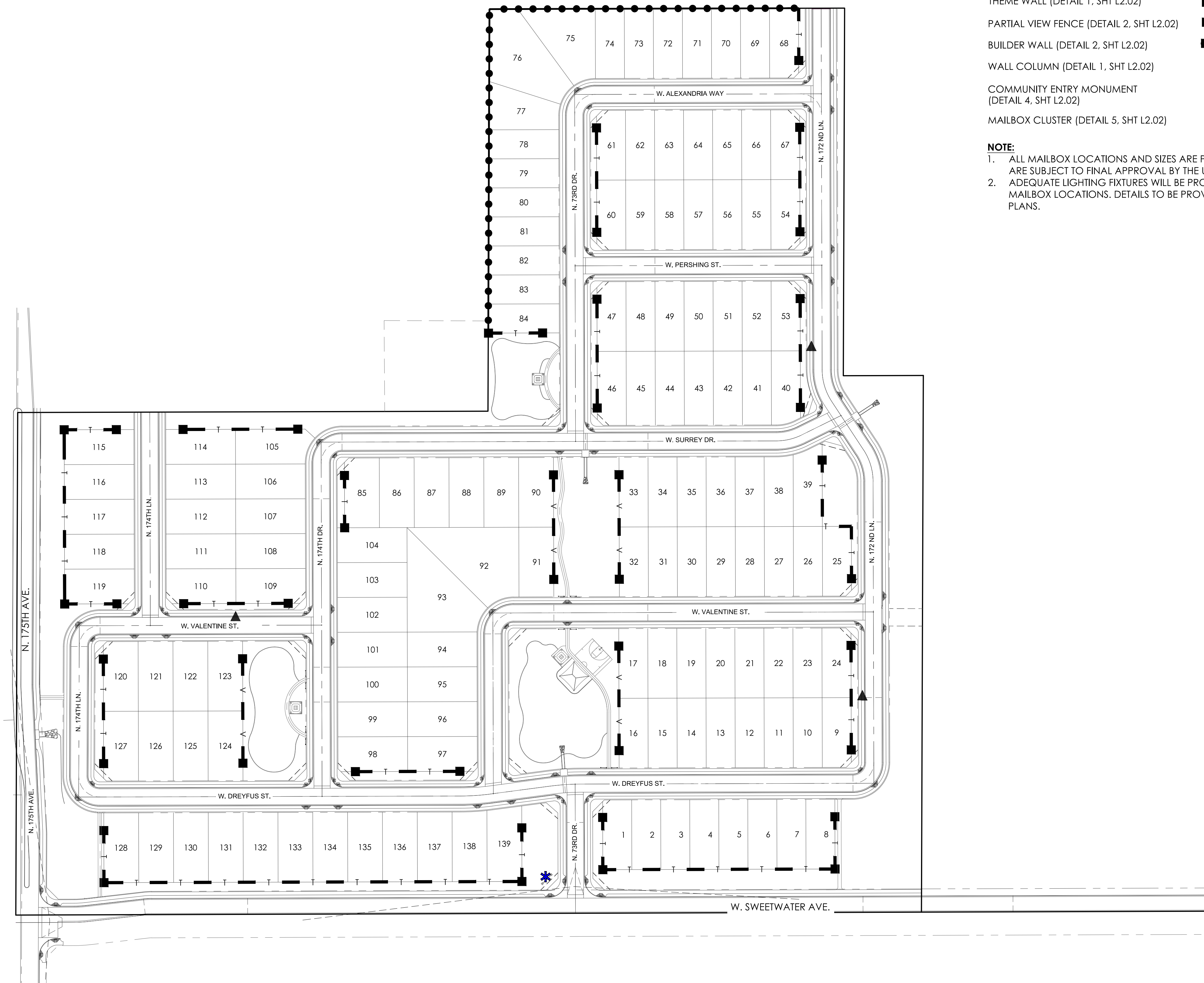
PROJECT NO.:	18001498
DATE:	02/05/2019
DRAWN:	JC
REVIEWED:	MD

REVISIONS	
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PLANTING PLAN

L1.03

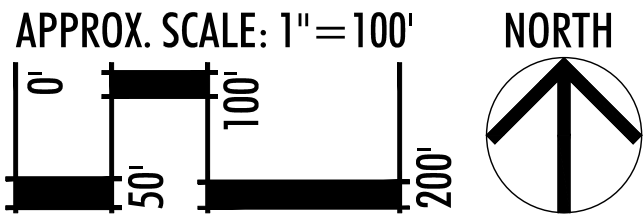
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LEGEND

- THEME WALL (DETAIL 1, SHT L2.02) [Symbol: T]
- PARTIAL VIEW FENCE (DETAIL 2, SHT L2.02) [Symbol: V]
- BUILDER WALL (DETAIL 2, SHT L2.02) [Symbol: Dashed line]
- WALL COLUMN (DETAIL 1, SHT L2.02) [Symbol: Square]
- COMMUNITY ENTRY MONUMENT (DETAIL 4, SHT L2.02) [Symbol: Asterisk]
- MAILBOX CLUSTER (DETAIL 5, SHT L2.02) [Symbol: Triangle]

NOTE:
1. ALL MAILBOX LOCATIONS AND SIZES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY THE U.S.P.S.
2. ADEQUATE LIGHTING FIXTURES WILL BE PROVIDED IN MAILBOX LOCATIONS. DETAILS TO BE PROVIDED WITH FINAL PLANS.



EXPIRES 06/30/21

REGISTERED LANDSCAPE ARCHITECT
49567
MICHAEL
B.
DEW
02/05/2019
ARIZONA, U.S.A.

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

RANCHO TRUGOLD
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA

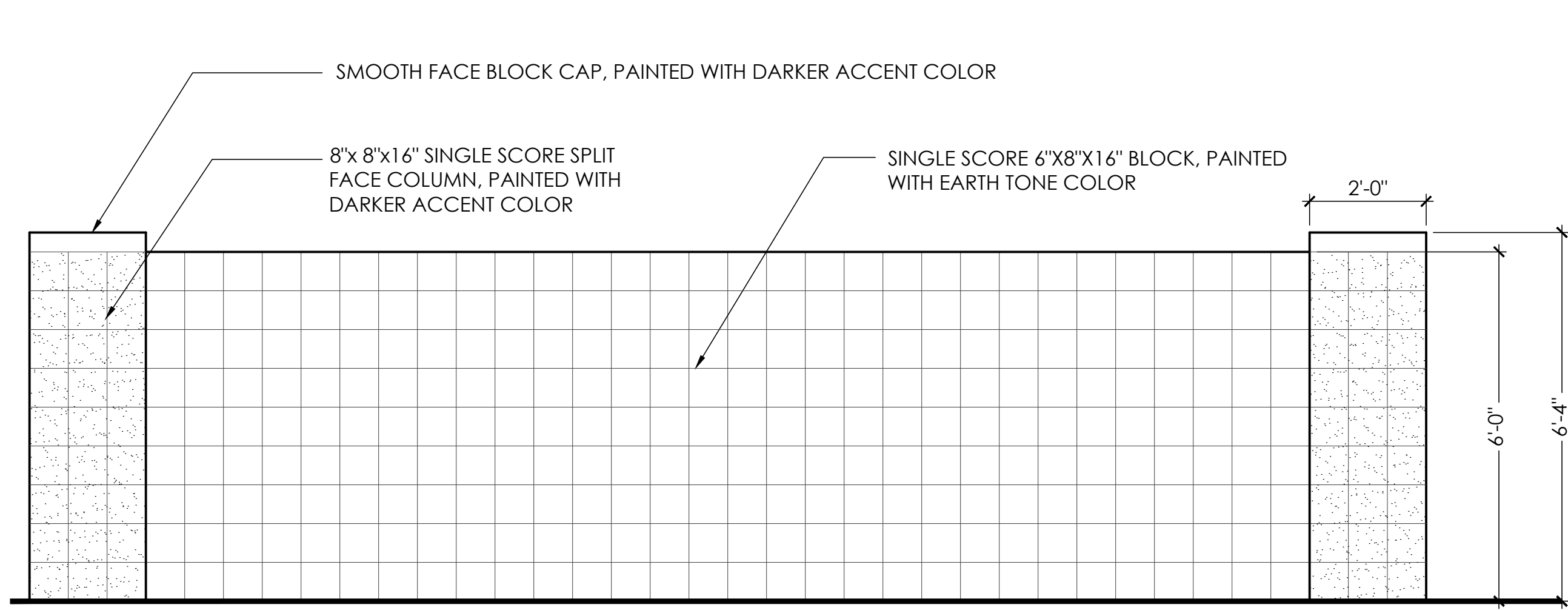
PROJECT NO.: 18001498
DATE: 02/05/2019
DRAWN: JC
REVIEWED: MD

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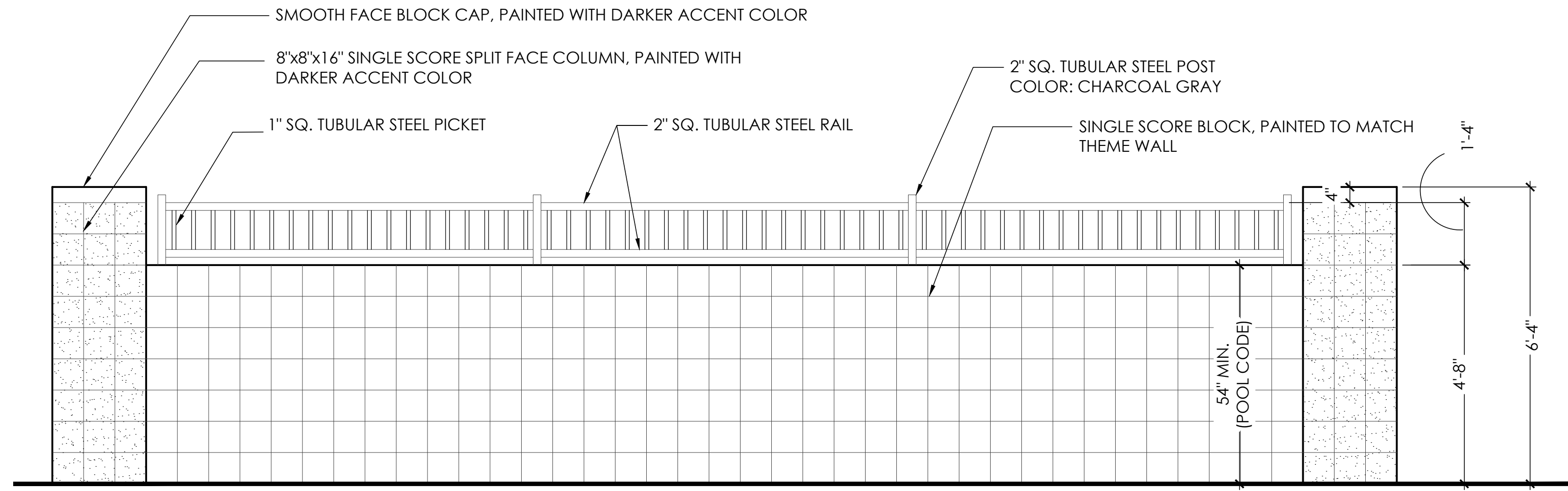
WALL PLAN

L2.01

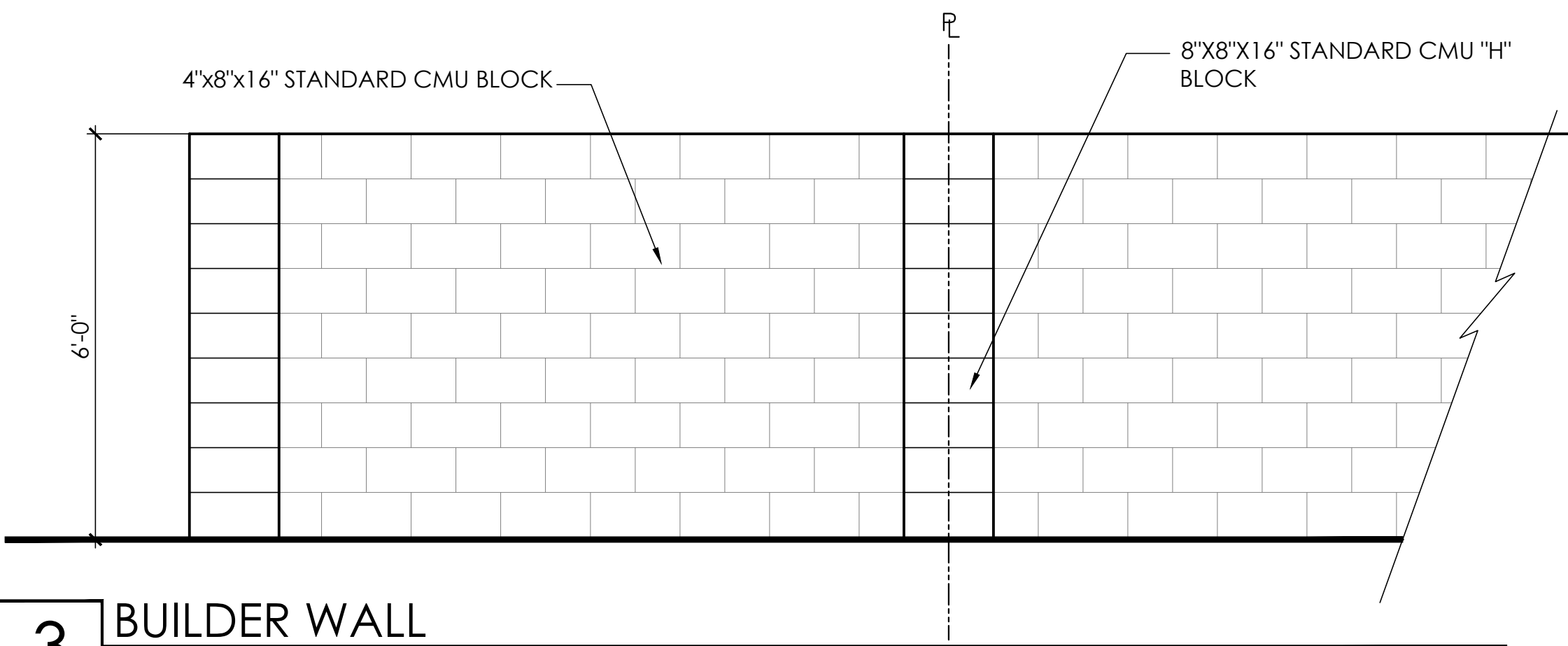
SHEET 6 OF 6



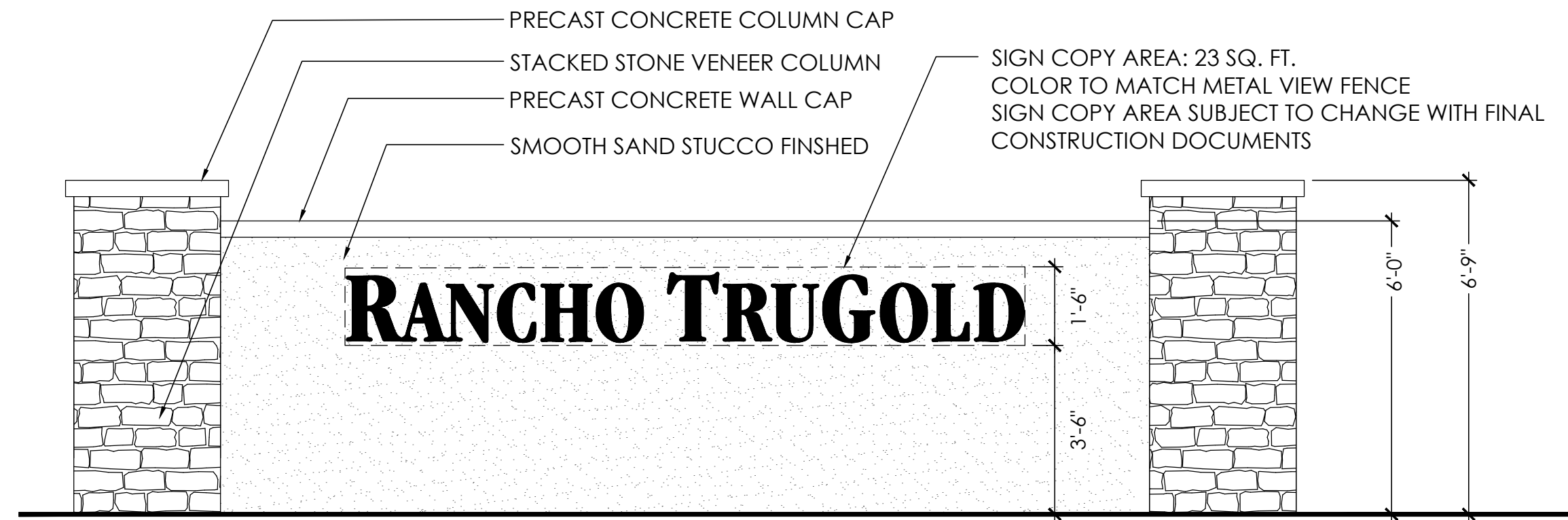
1 THEME WALL/COLUMN
SCALE: 1/2" = 1'-0"



2 PARTIAL VIEW FENCE
SCALE: 1/2" = 1'-0"

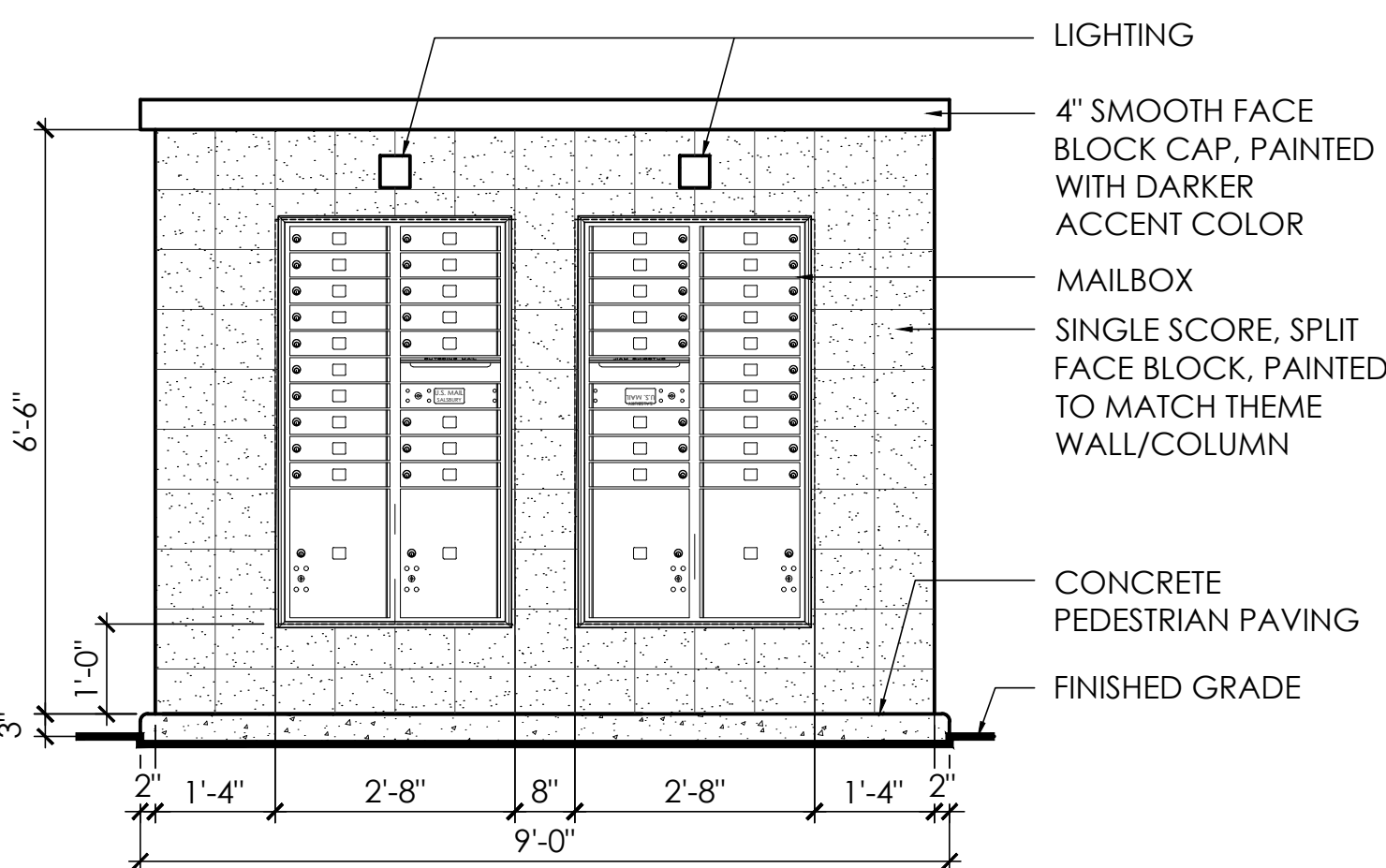


3 BUILDER WALL
SCALE: 1/2" = 1'-0"



NOTE: SIGNAGE TO BE PERMITTED UNDER SEPERATE SUBMITTAL

4 COMMUNITY ENTRY MONUMENT
SCALE: 3/8" = 1'-0"



5 MAILBOX CLUSTER
SCALE: 1/2" = 1'-0"

RVi

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rvplanning.com

EXPIRES 06/30/21



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ARIZONA811
Call 811 or click Arizona811.com

RANCHO TRUGOLD
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA

PROJECT NO.: 18001498
DATE: 02/05/2019
DRAWN: JC
REVIEWED: MD

REVISIONS	
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WALL DETAILS

L2.02

SHEET 6 OF 6

2ND RE-SUBMITTAL

PARCELS A & B- S.F. RESIDENTIAL
PROPOSED ZONING:

PARCELA

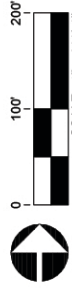
18.9 AC- RM-6 PUD
60'x120' -55 UNITS (2.9 DU/AC)

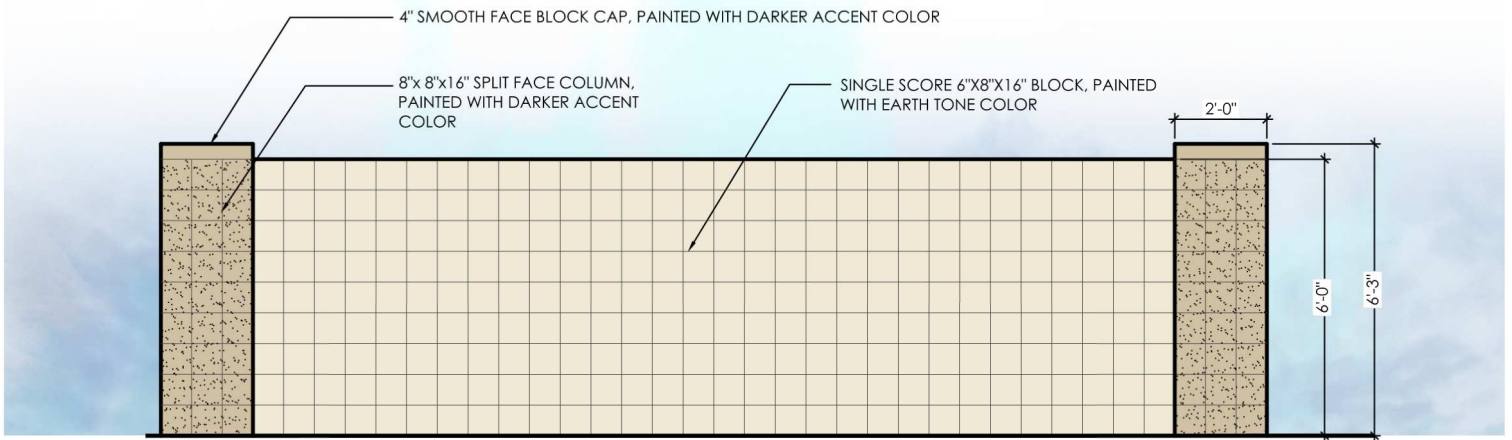
PARCEL B

22.0 AC- RM-9 PUD
50'x120' -84 UNITS (3.8 DU/AC)

PARCELS A & B

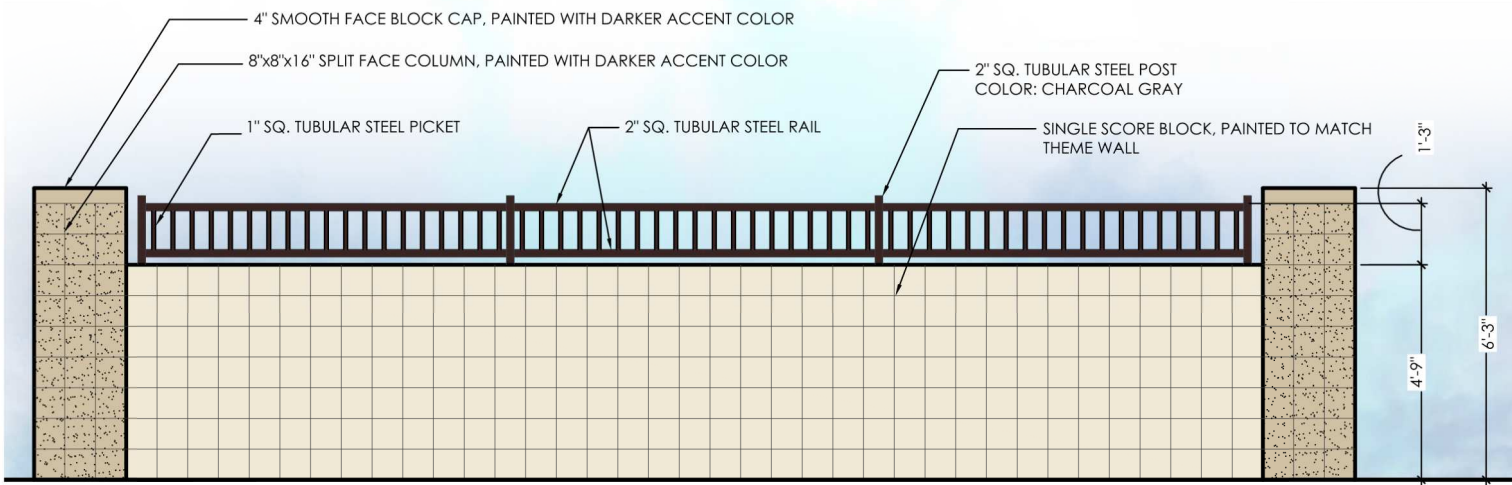
TOTAL UNITS: 139
TOTAL GROSS ACRES: 40.9
TOTAL GROSS DENSITY: 3.4 DU/AC





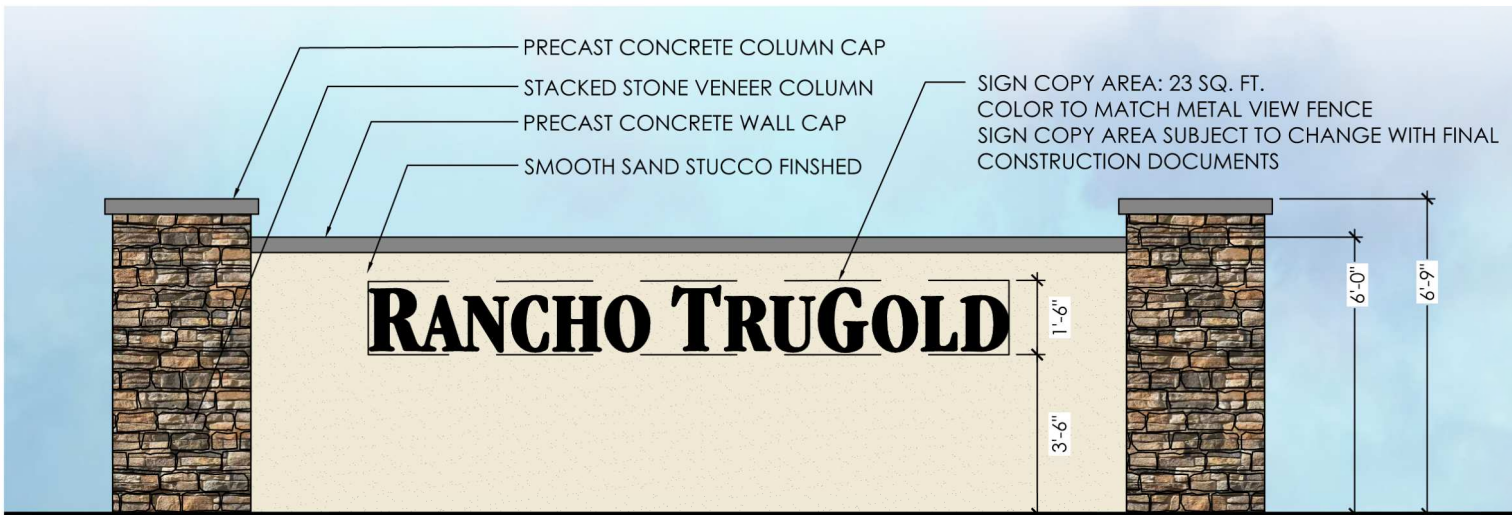
4a THEME WALL/COLUMN

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



4b PARTIAL VIEW FENCE

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



4c ENTRY MONUMENT

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

**Rancho TruGold featuring Hancock Communities
Rezoning, Site Plan, and Final Plat
FS18-386 and FS18-387**

Citizen Outreach Report

REVIEW MEETING DETAILS

DATE: Tuesday, December 11, 2018
TIME: 6:00 PM to 7:00 PM
LOCATION: Paradise Honor High School
12775 N. 175th Avenue, Surprise

Notice was sent by the City of Surprise to all residents and HOA's within 300 feet of the property. It was also published in the paper and 2 signs reflecting the meeting schedule were put on the property. (See attached notice and affidavit of posting)

Applicant Representatives:

James Truman – Property Owner
Greg Hancock – Hancock Communities
Bruce Larson – Bowman Consulting
Annie Voss – RVi Planning + Landscape Architecture
Paul Gilbert – BeusGilbert PLLC
Andy Jochums – BeusGilbert PLLC

City of Surprise Representative

Current Planning Supervisor Robert Kuhfuss

Neighbor Participants

See attached Sign-in Sheet

The following is a list of questions/concerns posed at the meeting and the answers provided.

1. Will there be green belts?

The various open spaces as part of the Hancock multi-family site plan were detailed and the conceptual locations for open space as part of the future preliminary plat for the single family was discussed.

2. Understand the single family residential but concerned with “C” grade rentals. They start off nice and then go downhill.

Cost of the rental community project and the rental rates were discussed. It was explained that given the uniqueness of the project and the lower density, the rental rates will remain high, and should actually be higher per square foot than any single family rentals in Sarah Ann Ranch.

3. What is traffic?

An overall summary of the proposed traffic generation for the project was presented by the engineer as well as an explanation of the roadway improvements that would be added to the area as a result of the project.

4. Complaint on number of schools.

5. What is the timeframe of building the adjacent streets?

It was shared that the development would be responsible for the ½ street in front of the project and that that street would need to be completed before opening. Sweetwater for example, will be one lane in each direction and then when the developer to the south builds, a median and bike lanes will be added.

6. Why is the multi-family entrance off Sweetwater and not Cotton?

With the drainage channel along Cotton and other limitations, such as median access points, it was determined that the best location for the access would be Sweetwater. Most of the multi-family traffic will head east to Cotton Lane and utilize the future traffic signal for turning movements.

7. When will that signal be put in?

We will pay 25% to City. The actual timing for installation is up to the City based on warrants.

8. Statement that a Traffic light would be better at 175th and Cactus.

9. What happened to the Magnolia project?

The Magnolia project was a collaboration of several large property owners to design and zone a cohesive development. It fell through at the last minute. We didn't handle it, so we can't give any more detail than that. Suffice to say, the development of the Magnolia property has proceeded, just individually in its various smaller parts, such as Rancho TruGold.

10. What is proposal for start for Hancock?

Start July 2019 with 15 months for construction

11. When will Sweetwater on west be built?

Hancock will be the east half as part of our project. The western phase will be up to the single family homebuilder.

12. A playground should be added. I don't want kids to use the Sarah Ann Ranch basketball court and parks.

An overview of the pool amenities and grass recreation area of the Hancock Communities was provided. It was also explained that because of the cottage sizes and design, we expect very few children.

13. Walls, what will they look like?

Wall designs were shown.

14. Can I buy?

No, all cottage units are for rent only.

15. Statement that it will "eventually goes downhill".

16. What support is provided police and fire?

It was explained that upon building permits, the developer will pay Impact fees for immediate monies for emergency services. Unlike ownership, a rental project like Hancock Communities actually pays more to the City as there is a property tax paid by the owner and sales tax paid by the renters monthly.

There were several questions and comments from the participants related to regional traffic concerns, unrelated to the proposed rezoning. As a follow-up to the attendees, Robert Kuhfuss sent an email to those who provided emails on the mailing list to address some of those traffic concerns. That email, dated January 2, 2019, is attached.

Andy Jochums

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Wednesday, January 2, 2019 4:55 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions
Attachments: 175th_Ave.pdf

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
 - o We have asked that the developments to work together on all the improvements. However, we have not required any one developer to make all the improvements in coordination with a buyback agreement.
- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?
 - o There are pre and post traffic counts that were completed as part of the traffic impact studies from the school and all of the adjacent developments. The side by side left turns were added to provide adequate turning movements to the school and the development. These same types of improvements are planned for Sweetwater and the northern most driveway of the school. Also, a new right turn lane for the school's southern driveway will be constructed by Rancho Tru-Gold using in-lieu fees collected from the school.
- What is the timing of the traffic signal at Sweetwater and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Sweetwater and Cotton?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Cactus and Cotton?
 - o Signalization is dependent upon warrants being met. We are working with Toll Brothers for improvements to this intersection.
- What is the timing of the traffic signal at Cactus and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection.

- Is there something that the City can do to force additional access points to Paradise Honors?
 - o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.
- What can be done to correct the blind spot at 175th and Sweetwater?
 - o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.
- Can the City install an interim 3-way stop at 175th and Sweetwater?
 - o Traffic control is dependent upon stop warrants being met. Currently, this warrant is not met.

I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

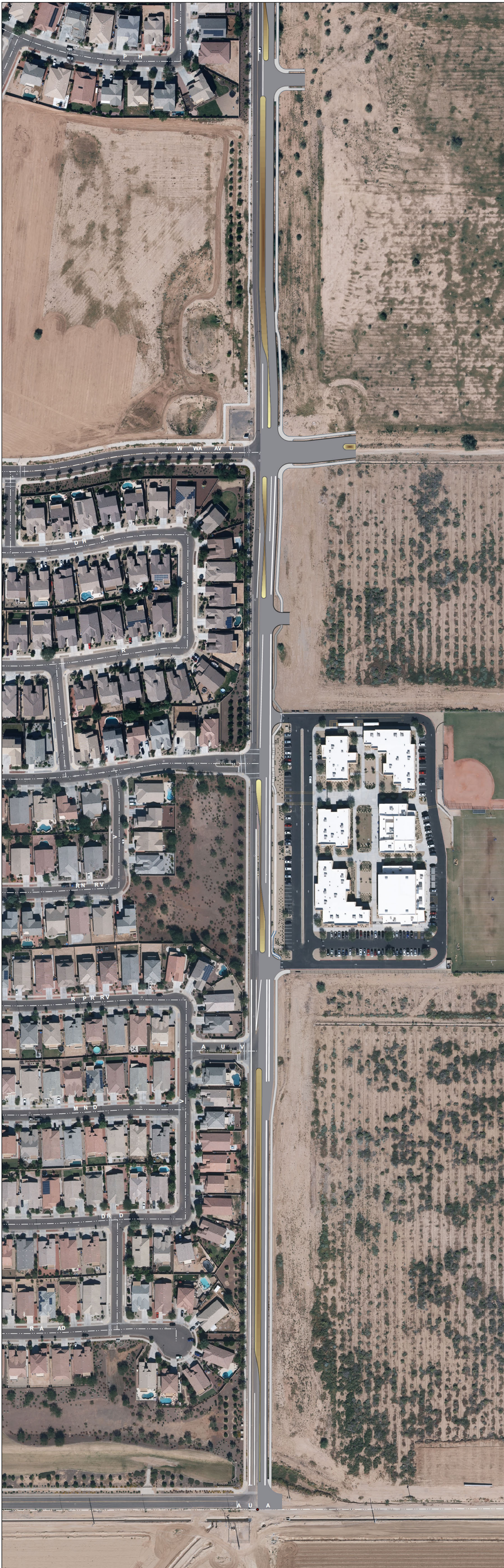
Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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

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

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02 Jan 2019 23:54:57 -0000





AFFIDAVIT OF POSTING

Application No: FS18-386
Applicant Name: Beus Gilbert
Location: NEC 175th Ave and Sweetwater Ave
Date Site Posted: November 27, 2018

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett 11/27/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 27 day of November,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-20
My commission expires

Neighborhood Meeting

Sign-In Sheet

Tuesday, December 11, 2018, 6:00 p.m., Paradise Honor High School, 12775 N. 175th Avenue, Surprise, AZ

Rezone: Rancho TruGold featuring Hancock Communities—Change from Residential Ranch to 18.9 acres of Medium Density Residential with a PUD Overlay; 22.0 acres of Medium Density Residential with a PUD Overlay; and 23.0 acres of Residential High with a PUD Overlay

Location: Approximately 64 acre parcel located on the north side of the Sweetwater Road alignment spanning between 175th Avenue on the west and Cotton Lane on the east.

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Noah Moore
Name	Susan & Randy Nachtigal
Name	Larry Ellis
Name	JEAN E. BRILLHART
Name	Sonia Najalca
Name	FRED KAMINSKA

Neighborhood Meeting

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Tuesday, December 11, 2018, 6:00 p.m., Paradise Honor High School, 12775 N. 175th Avenue, Surprise, AZ

Rezone: Rancho TruGold featuring Hancock Communities—Change from Residential Ranch to 18.9 acres of Medium Density Residential with a PUD Overlay; 22.0 acres of Medium Density Residential with a PUD Overlay; and 23.0 acres of Residential High with a PUD Overlay

Location: Approximately 64 acre parcel located on the north side of the Sweetwater Road alignment spanning between 175th Avenue on the west and Cotton Lane on the east.

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name DAVE OPSAHL

Name Ken Strauss

Name BLAISE COSENTINO

Name Melanye Larremore

Name KATHLEEN SEGRESS

Name Masilem Immoensen

Neighborhood Meeting

Sign-In Sheet

Tuesday, December 11, 2018, 6:00 p.m., Paradise Honor High School, 12775 N. 175th Avenue, Surprise, AZ

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PLEASE PRINT

Name	Robert + Jacqueline Beehler
Name	Dave + Barbara Taylor
Name	Luis Flores
Name	JOSEPH W. JERZBINSKI
Name	STUART WOOD
Name	Charlen Wood

Neighborhood Meeting

Sign-In Sheet

Tuesday, December 11, 2018, 6:00 p.m., Paradise Honor High School, 12775 N. 175th Avenue, Surprise, AZ

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PLEASE PRINT

Name

Judith Chiccarillo

Name

Anaela Hackney

Name

Patricia Whorton

Name

Sheila Norris

Name

HANNA & LECH KURCZYN

Name

Becky Xourafas

Neighborhood Meeting

Sign-In Sheet

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Location: Approximately 64 acre parcel located on the north side of the Sweetwater Road alignment spanning between 175th Avenue on the west and Cotton Lane on the east.

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PLEASE PRINT

Name <i>Andy Cepon</i>		
[Redacted]		
Name <i>James Truman</i>		
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		
Name		
Address & Zip	Phone	E-mail
[Redacted]		

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Tuesday, December 11, 2018 7:48 PM
To: Robert Kuhfuss
Subject: Sweet/175

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

Robert:

Thank you for speaking with the Sarah Ann Ranch group last night at Paradise Honors School. You have a tough job.

Will you please see if a three - way stop is scheduled to go in at the intersection of N 175th Av and W Sweetwater Ln?

Respectfully,

Dave and Karen Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, December 12, 2018 5:24 PM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sweet/175

Thank you for the email. I am reaching out to our Traffic and Transportation people to find out if this is possible and will get back to you as soon as I get an answer. Thanks again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Tuesday, December 11, 2018 7:48 PM
To: Robert Kuhfuss
Subject: Sweet/175

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Respectfully,

Dave and Karen Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, December 12, 2018 9:47 PM
To: Robert Kuhfuss
Subject: Re: Sweet/175

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

Thank you!
Dave

Sent from my T-Mobile 4G LTE device

----- Original message-----

From: Robert Kuhfuss
Date: Wed, Dec 12, 2018 5:23 PM
To: Dcn. Dave Opsahl;
Cc:
Subject: RE: Sweet/175

Thank you for the email. I am reaching out to our Traffic and Transportation people to find out if this is possible and will get back to you as soon as I get an answer. Thanks again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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Subject: Sweet/175

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[REDACTED]


Sent from my T-Mobile 4G LTE device

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13 Dec 2018 00:23:46 -0000

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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

Robert:

I spoke with you a few weeks ago regarding a 3-way stop at the intersection of Sweetwater and N 175th Ave. How are the prospects of that coming along? Thank you.

The very best in the New Year for you.

Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 02, 2019 4:55 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED] Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions
Attachments: 175th_Ave.pdf

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

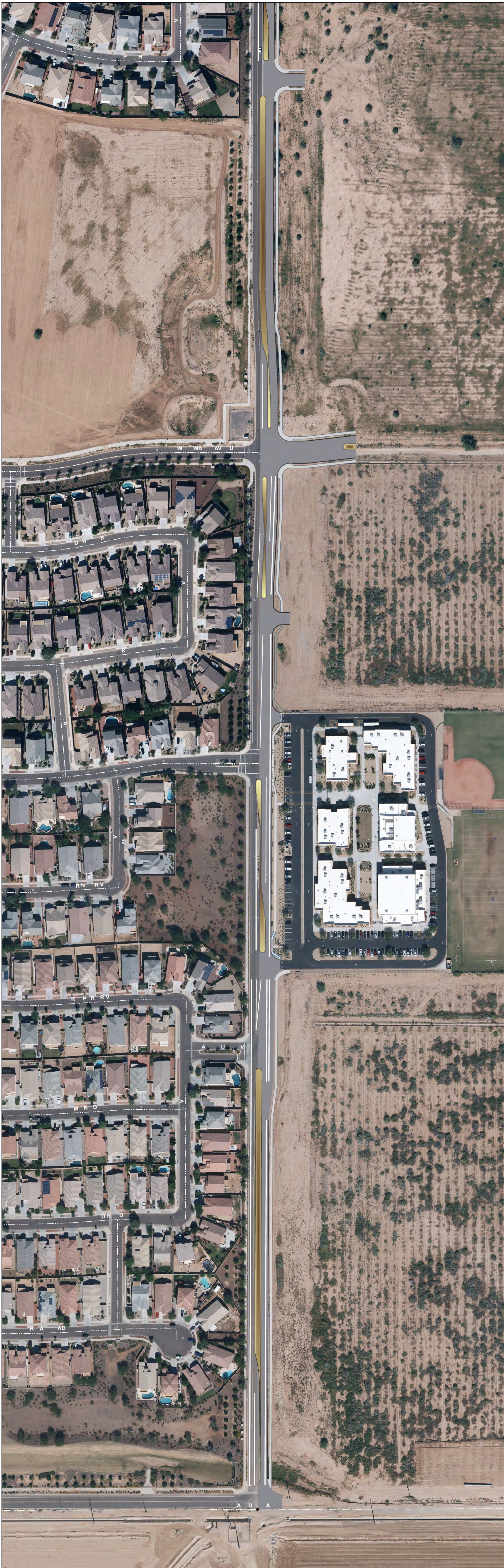
- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
 - o We have asked that the developments to work together on all the improvements. However, we have not required any one developer to make all the improvements in coordination with a buyback agreement.
- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?
 - o There are pre and post traffic counts that were completed as part of the traffic impact studies from the school and all of the adjacent developments. The side by side left turns were added to provide adequate turning movements to the school and the development. These same types of improvements are planned for Sweetwater and the northern most driveway of the school. Also, a new right turn lane for the school's southern driveway will be constructed by Rancho Tru-Gold using in-lieu fees collected from the school.
- What is the timing of the traffic signal at Sweetwater and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Sweetwater and Cotton?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Cactus and Cotton?
 - o Signalization is dependent upon warrants being met. We are working with Toll Brothers for improvements to this intersection.
- What is the timing of the traffic signal at Cactus and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection.

- Is there something that the City can do to force additional access points to Paradise Honors?
 - o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.
- What can be done to correct the blind spot at 175th and Sweetwater?
 - o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.
- Can the City install an interim 3-way stop at 175th and Sweetwater?
 - o Traffic control is dependent upon stop warrants being met. Currently, this warrant is not met.

I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov



Robert Kuhfuss

From: Robert Kuhfuss
Sent: Wednesday, January 02, 2019 5:04 PM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sarah Ann Ranch

Mr. Opsahl, Thank you for the follow up. I just sent an email to the larger group in response to this and several other questions and you were included in that mass email. In short, I am told that in order to get a 3-way stop sign, certain "warrants" must be met and that those warrants have not been met at this time. I know this is not the answer you were looking for, but if you would like further clarification, I can put you in touch with Traffic and Transportation.

Thank you again.

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 6:27 AM
To: Robert Kuhfuss
Subject: Sarah Ann Ranch

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

Robert:

I spoke with you a few weeks ago regarding a 3-way stop at the intersection of Sweetwater and N 175th Ave. How are the prospects of that coming along? Thank you.

The very best in the New Year for you.

Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

Robert Kuhfuss

From: Noah Moore [REDACTED]
Sent: Wednesday, January 02, 2019 5:12 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED]; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Re: Rancho Trugold Outreach questions

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

Thank you. I believe these planned improvements will far exceed the expectations of my concerned neighbors.
-Noah

On Jan 2, 2019 16:55, "Robert Kuhfuss" <Robert.Kuhfuss@surpriseaz.gov> wrote:

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

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I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

Robert H. Kuhfuss, AICP, MPA

Current Planning Supervisor

City of Surprise Community Development Department

16000 North Civic Center Plaza

Surprise, AZ 85374-7470

O: 623-222-3137 | F: 623-222-3001

robert.kuhfuss@surpriseaz.gov

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Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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

Robert:
I would appreciate speaking with Traffic and Transportation. Thank you,
Dave Opsahl
[REDACTED]

Sent from my T-Mobile 4G LTE device

----- Original message-----

From: Robert Kuhfuss
Date: Wed, Jan 2, 2019 5:04 PM
To: Dcn. Dave Opsahl;
Cc:
Subject: RE: Sarah Ann Ranch

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Thank you again.

Robert H. Kuhfuss, AICP, MPA
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16000 North Civic Center Plaza
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O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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The very best in the New Year for you.

Dave Opsahl



Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 03, 2019 8:28 AM
To: Martin Lucero; Dana Owsiany
Subject: FW: Sarah Ann Ranch

Martin/Dana – Could one of you give Mr. Opsahl a call to discuss the 3-way stop sign option at 175th & Sweetwater? Can you please let me know the gist of that conversation? Thanks

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
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Subject: Re: Sarah Ann Ranch

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[REDACTED]

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Subject: RE: Sarah Ann Ranch

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Robert H. Kuhfuss, AICP, MPA
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O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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[REDACTED]

Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Robert Kuhfuss
Sent: Thursday, January 03, 2019 8:29 AM
To: 'Dcn. Dave Opsahl'
Subject: RE: Sarah Ann Ranch

I forwarded your request to them Thanks

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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[REDACTED]

Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Martin Lucero
Sent: Thursday, January 03, 2019 10:08 AM
To: [REDACTED]
Cc: Dana Owsiany; Robert Kuhfuss
Subject: RE: Sarah Ann Ranch

Good Morning Mr. Opsahl,

I have received your email concerning your request for consideration of a three way stop sign implementation for the intersection of Sweetwater and N 175th Ave. I would be happy to discuss the matter with you. At your convenience feel free to contact me at 623-222-3142.

Sincerely,

Martin Lucero

Transportation Planning Manager
City of Surprise | 16000 N. Civic Center Plaza | Surprise, AZ 85374
phone: 623.222.3142 | fax: 623.222.3001

From: Dcn. Dave Opsahl [REDACTED]
Sent: Wednesday, January 02, 2019 5:35 PM
To: Robert Kuhfuss
Subject: Re: Sarah Ann Ranch

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Robert:
I would appreciate speaking with Traffic and Transportation. Thank you,
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robert.kuhfuss@surpriseaz.gov

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[REDACTED]

Sent from my T-Mobile 4G LTE device

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03 Jan 2019 00:04:13 -0000

Robert Kuhfuss

From: Dcn. Dave Opsahl [REDACTED]
Sent: Monday, January 14, 2019 11:58 AM
To: Robert Kuhfuss
Subject: Re: Rancho Trugold Outreach questions

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

Robert:

Thank you for your work and Martin's expertise on the N 175th Ave road improvement proposals between Waddell and Cactus.

Dave Opsahl
Sarah Ann Ranch Home Owner
17637 W Dahlia Dr
Surprise, AZ 85388

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Wednesday, January 2, 2019 5:54 PM
To: Robert Kuhfuss
Cc: Andy Jochums; Wendy Peterson [REDACTED]; Martin Lucero; Dana Owsiany; Lloyd Abrams
Subject: Rancho Trugold Outreach questions

Greetings everyone. Hope the New Year finds you well.

I am following up on the many questions regarding traffic issues raised during the Neighborhood Outreach meeting held by the applicant on December 11, 2018. I was able to pose those questions to our Traffic Engineering and Transportation Planning Divisions. The following are their collective responses. Please see also the attached diagram that depicts the median configuration along 175th related to the 2nd question and related response.

- Timing of street improvements overall. Is there a way that road construction for the various developments can be coordinated in such a manner as to minimize impacts to the existing neighborhood?
 - o We have asked that the developments to work together on all the improvements. However, we have not required any one developer to make all the improvements in coordination with a buyback agreement.
- Extent of street improvements along 175th Avenue. Need to confirm that the ultimate cross section will be 1M1 with a raised and landscaped median. Also, is 1M1 sufficient to handle the traffic especially given the school and its recent expansion?
 - o The ultimate improvements along 175th Avenue will be a 1m1 with median access control (see exhibit). As far as increasing capacity, we will not add additional travel lanes to this corridor due to the limited right-of-way.
- Can/has Traffic and Transportation do/done traffic counts to see the effects of the school traffic on the neighborhood since Paradise Honors opened up the middle school?
 - o There are pre and post traffic counts that were completed as part of the traffic impact studies from the school and all of the adjacent developments. The side by side left turns were added to provide adequate turning movements to the school and the development. These same types of improvements are planned for Sweetwater and the northern most

driveway of the school. Also, a new right turn lane for the school's southern driveway will be constructed by Rancho Tru-Gold using in-lieu fees collected from the school.

- What is the timing of the traffic signal at Sweetwater and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Sweetwater and Cotton?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection. We are asking for the developers proportional share of the signal.
- What is the timing of the traffic signal at Cactus and Cotton?
 - o Signalization is dependent upon warrants being met. We are working with Toll Brothers for improvements to this intersection.
- What is the timing of the traffic signal at Cactus and 175th?
 - o Signalization is dependent upon warrants being met. We are keeping an eye on this intersection.
- Is there something that the City can do to force additional access points to Paradise Honors?
 - o The school is still within Maricopa County's jurisdiction. Surprise is still waiting for right-of-way dedication for the 175th Avenue roadway improvements.
- What can be done to correct the blind spot at 175th and Sweetwater?
 - o This property is owned and controlled by MWD. At the time that the signal warrants are met, there will have to be a CIP project established to relocate the MWD facilities. Currently, there is no schedule or funding for these improvements.
- Can the City install an interim 3-way stop at 175th and Sweetwater?
 - o Traffic control is dependent upon stop warrants being met. Currently, this warrant is not met.

I hope this addresses your concerns. Please let me know if I can help you with anything further.

Thank You

Robert H. Kuhfuss, AICP, MPA
Current Planning Supervisor
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

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

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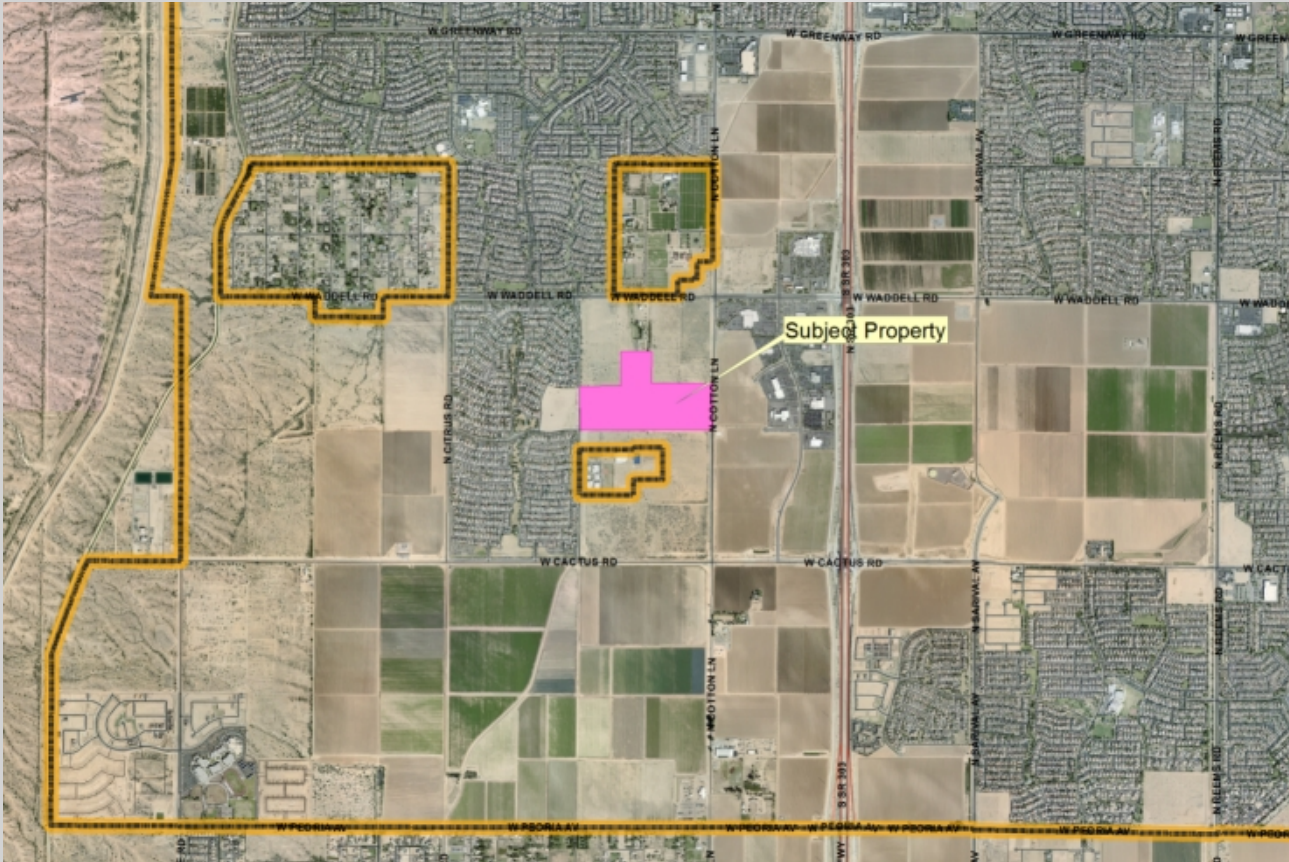


Planning & Zoning Commission
March 21, 2019

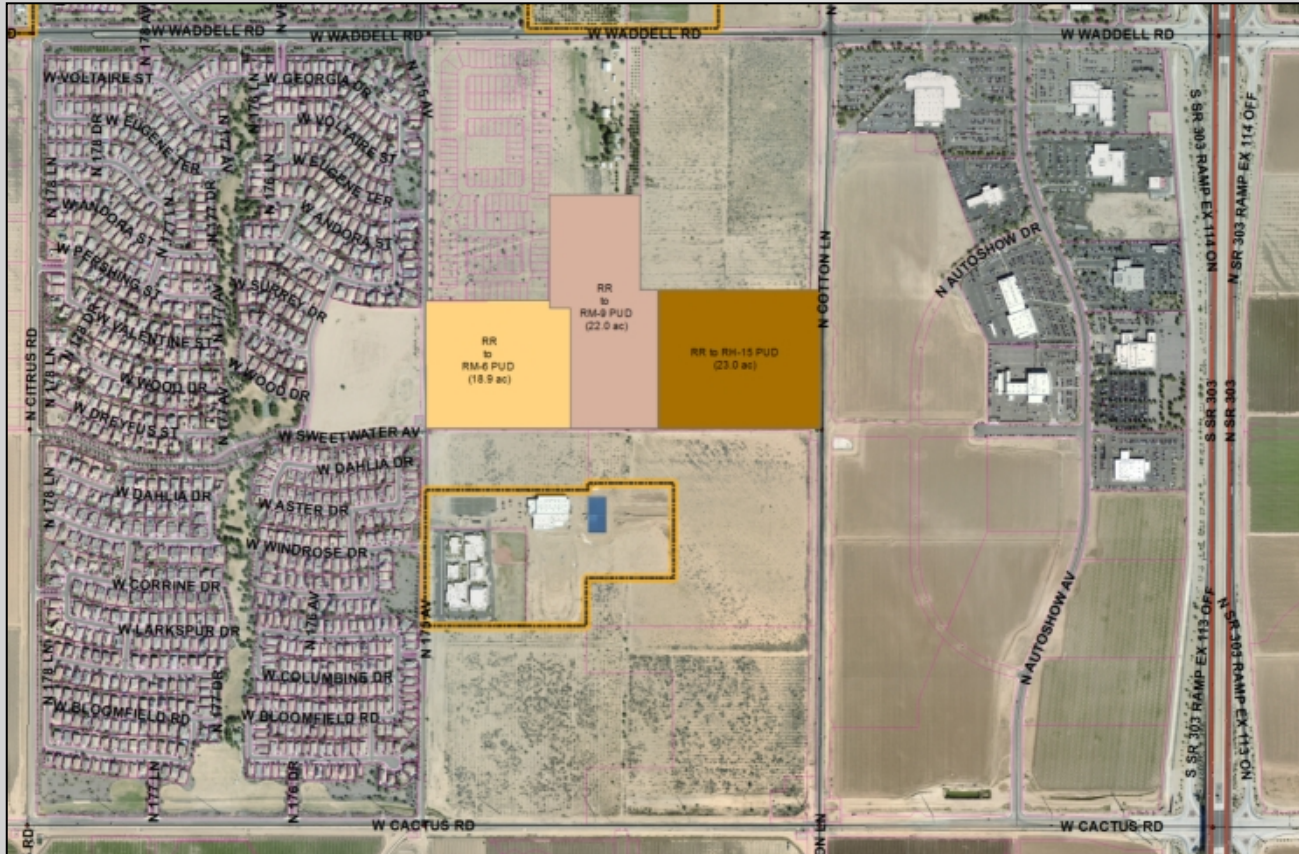
Rancho TruGold

Rancho TruGold Zone Change
Hancock Communities at Rancho TruGold Site Plan
Rancho TruGold Preliminary Plat

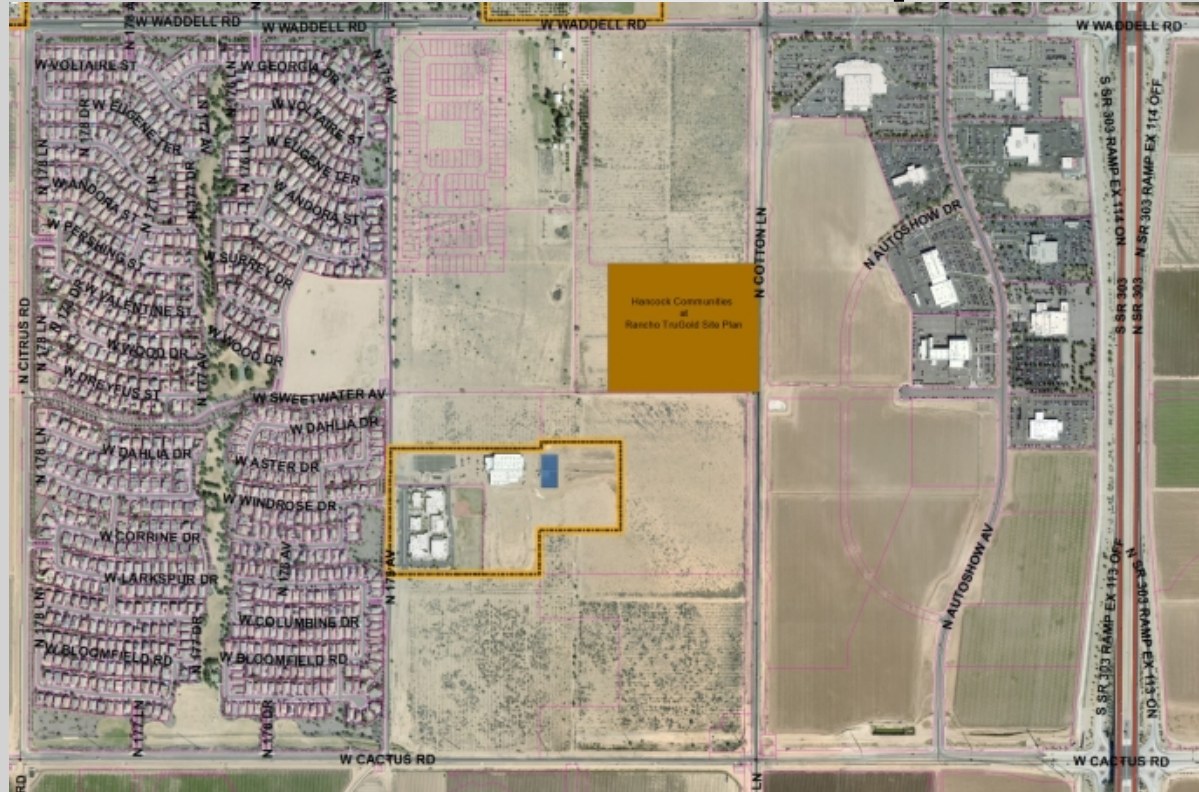
Rancho TruGold Vicinity Map

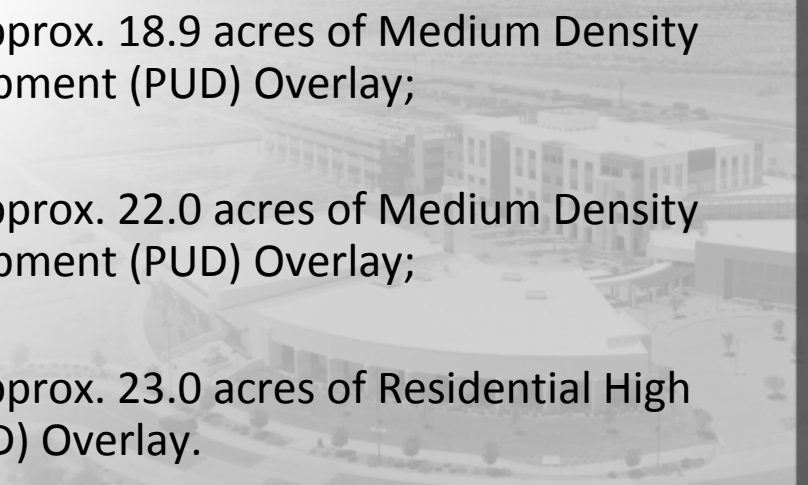


Rancho TruGold Rezone Case Map



Hancock Communities at Rancho TruGold Site Plan Case Map



- 
- approx. 18.9 acres of Medium Density
 (PUD) Overlay;
- approx. 22.0 acres of Medium Density
 (PUD) Overlay;
- approx. 23.0 acres of Residential High
 Density (PUD) Overlay.

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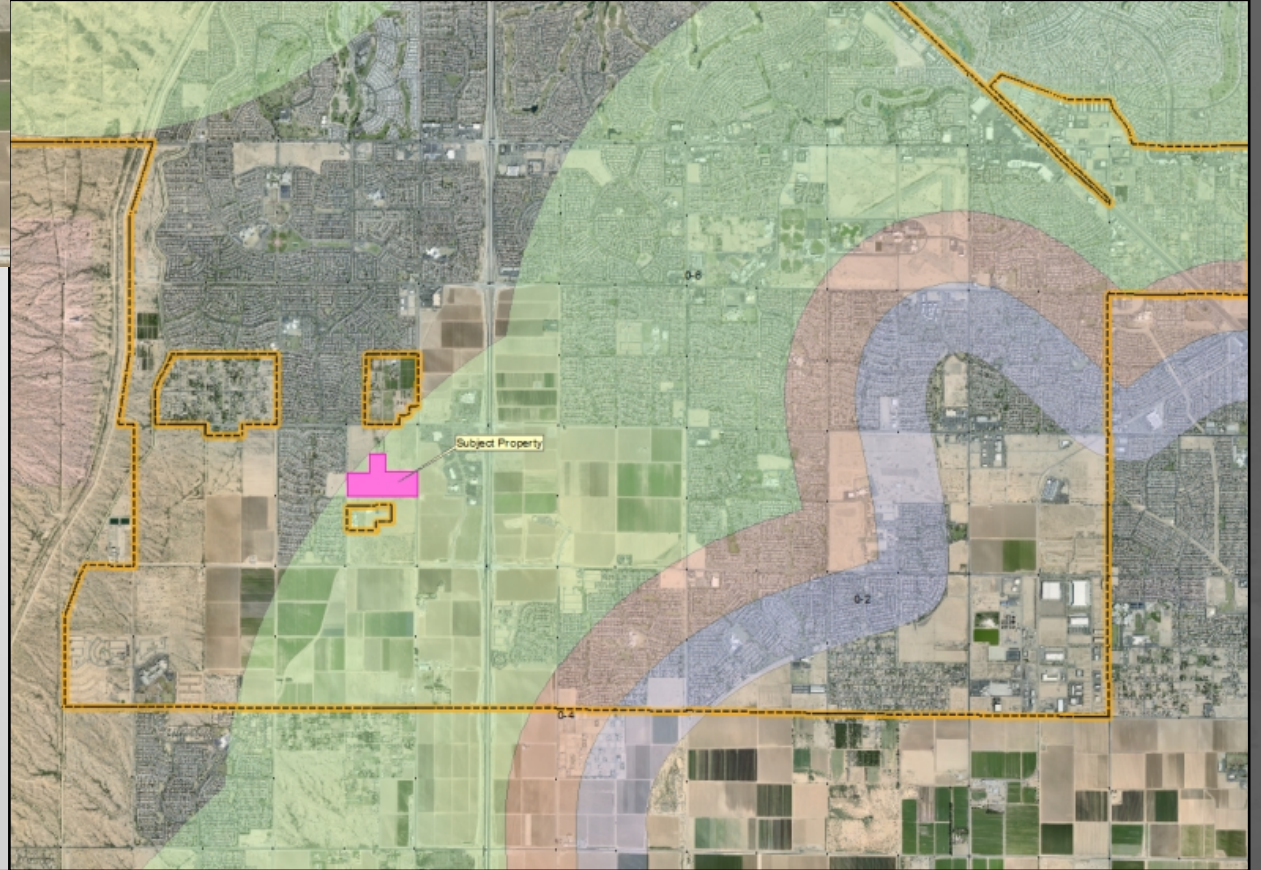
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Rancho TruGold Rezone



Graduated Density Concept





Rancho TruGold Rezone

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	2.9 (decrease in density)	9.0	3.8 (decrease in density)
Minimum Lot Area (sf)	6,000	7,000 (increase in lot area)	4,500	5,900 (increase in lot area)
Minimum Lot Width (ft)	50	60 (increase lot width)	40	50 (increase lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)	12/20	12/20	12/20	12/20
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35
Driveway Width Percentage	30%	45%	30%	45%
Driveway Area Percentage	30%	45%	30%	45%



Rancho TruGold Rezone

Driveway Width as Percent of Lot Width

$$60' \times 45\% = 27'$$

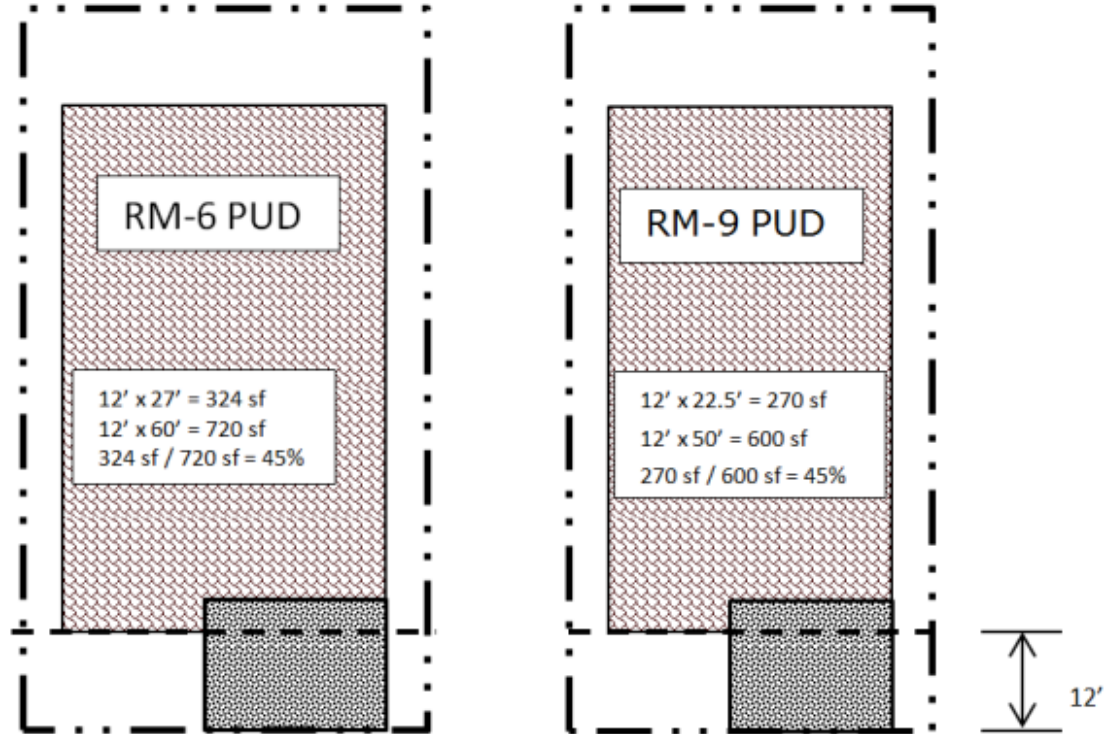


$$50' \times 45\% = 22.5'$$



Rancho TruGold Rezone

Driveway Area as Percent of Front Yard Area





Rancho TruGold Rezone

Table 2: RH-15 FUD Development Standards

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed FUD Modifications
Maximum Dwelling Units per Gross Acre	15 du/ac	10.61 du/ac (244 units max)
Maximum Height	35 feet (3 stories)	16 ft./1 story for primary buildings; 20 ft./1 story for accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks: - Front (Sweetwater) - Side - Rear	30 feet 10 feet 30 feet	30 feet* ⁽²⁾ 10 feet* 24 feet
Minimum Landscape Buffers: - Adjacent to RM and RL	24 feet	Zero feet ⁽³⁾
- Adjacent to Commercial and other Districts	10 feet	Zero feet ⁽³⁾
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking - Residential - Leasing Office	0.5 per dwelling 1 per 20 vehicle spaces	Zero per dwelling 1 per 20 vehicle spaces*

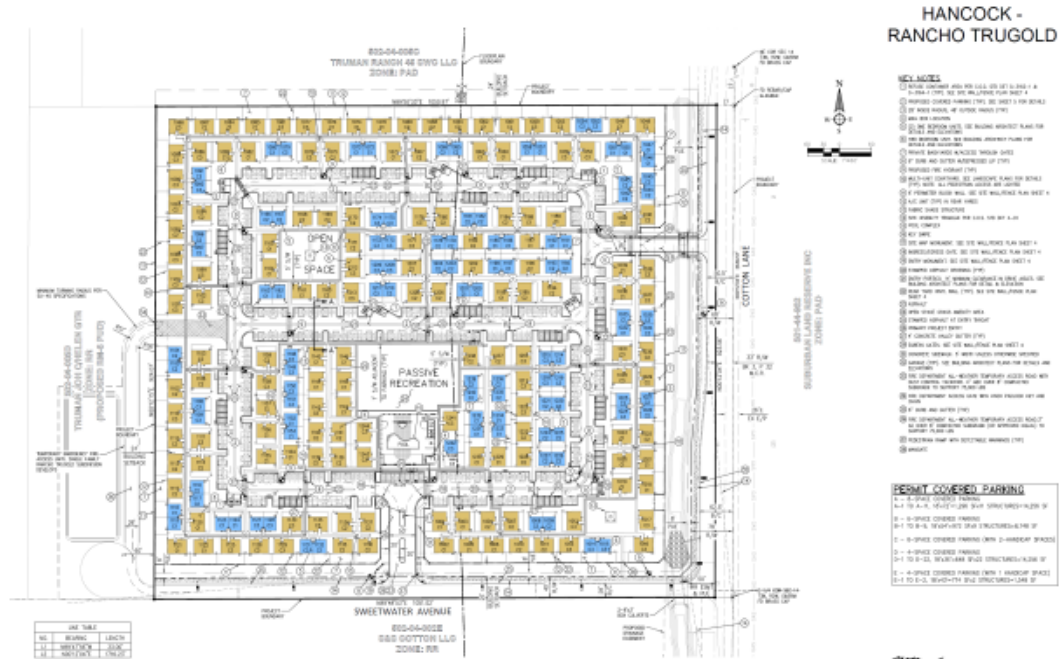
*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 25' from the Sweetwater Road property line and not the full 30' building setback.

(3) Minimum 24 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

Hancock Communities at Rancho TruGold Site Plan



SITE PLAN

24-SEP-92 OF 17

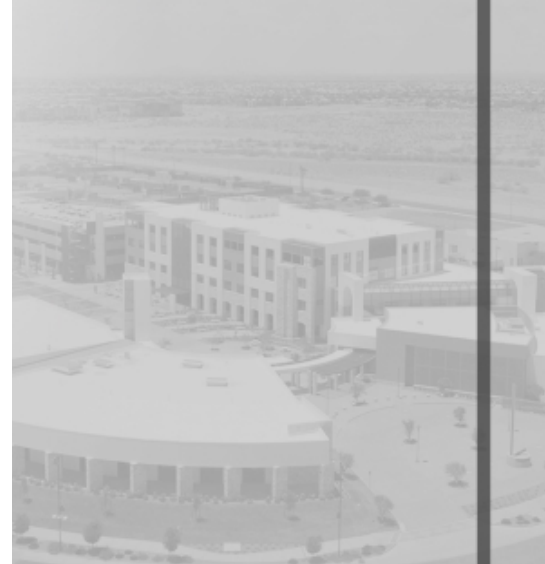
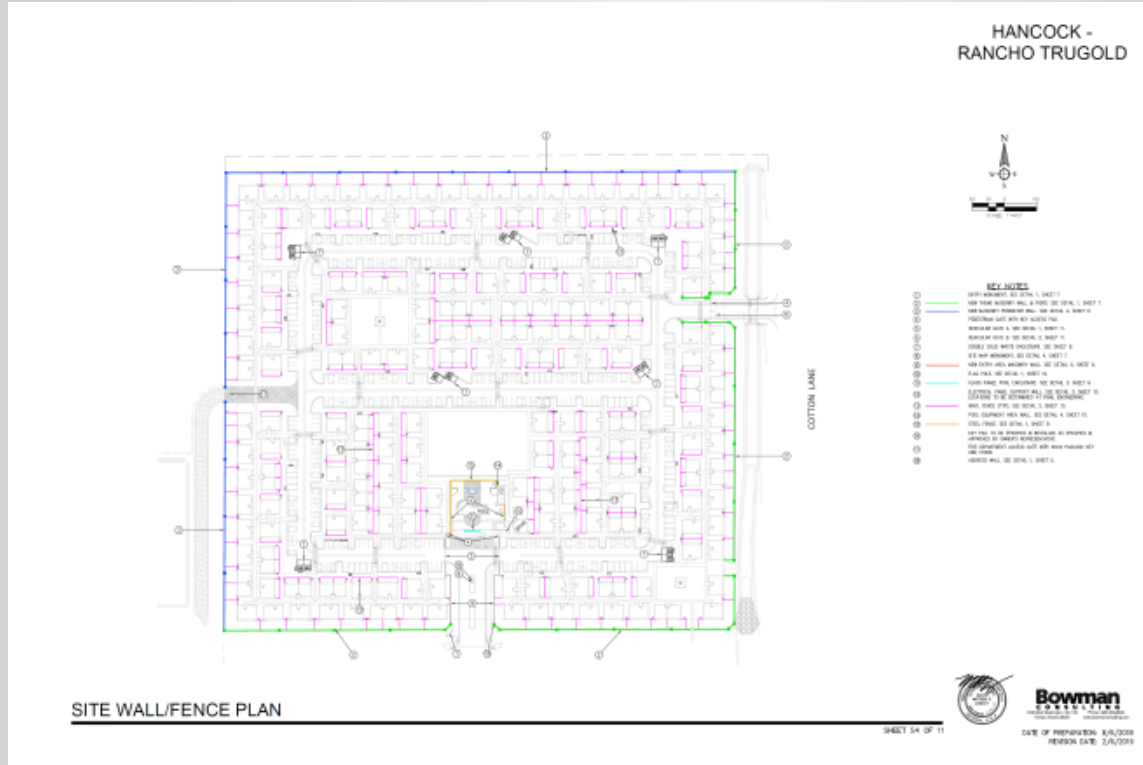
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REVISION DATE: 2/9/2009



Bowman
CONSULTING

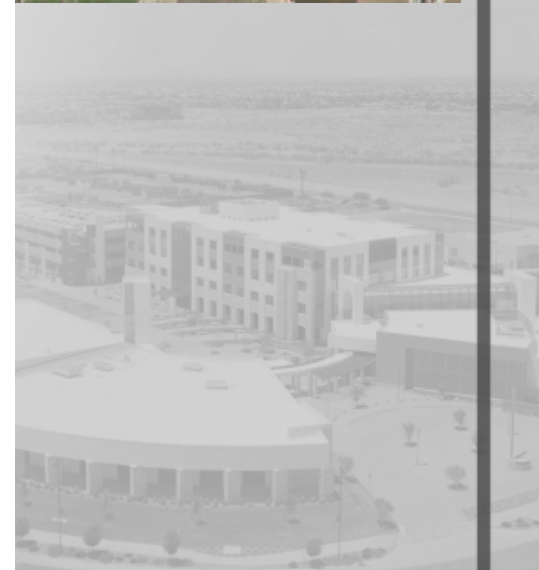


Hancock Communities at Rancho TruGold Site Plan



Hancock Communities at Rancho TruGold Site Plan





Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

UNIT 1



FRONT



LEFT



RIGHT



REAR

DESIGN REVIEW

HANCOCK AT TRUGOLD

UNIT 1 ALL SIDES - SANTA BARBARA

DR2

PROJECT NO.

DATE: 10-08-2018

BY: [Signature]

FOR: [Signature]

PROJECT NO.



Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

UNIT 2



FRONT



LEFT



RIGHT



REAR

REVISIONS	DESIGN REVIEW

**HANCOCK
AT
TRUGOLD**

DATE: 12-08-2018
PROJECT NO: 18-001



**barduson
architects**
creating space, defining life

STEPHEN BARDUSON, OWNER
PHONE: 805.966.1111
FAX: 805.966.1112
EMAIL: SB@BARDUSONARCH.COM
DATE: 12-08-2018
PROJECT NO: 18-001

DR4

UNIT 2 ALL SIDES - SANTA BARBARA



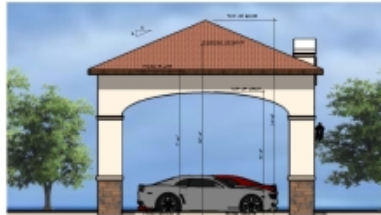
Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

PORTICO



FRONT



LEFT



RIGHT



REAR

DESIGN REVIEW

HANCOCK
AT
TRUGOLD

DESIGN REVIEW



barduson
architects

ARCHITECT: BARDUSON ARCHITECTS
PROJECT: HANCOCK AT TRUGOLD
DATE: 10/10/2018
PROJECT NO.

DR8

PORTICO ALL SIDES - SANTA BARBARA



Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

FRONT



LEFT



RIGHT



REAR

GARAGE

[illegible]

Hancock Communities at Rancho TruGold Site Plan

SANTA BARBARA

FRONT



LEFT



RIGHT



REAR

GARAGE



1
 2
 3
 4
 5
 6
 7
 8
 9
 10

**HANCOCK
AT
TRUGOLD**

bardon
architects

Address Address Line
City
Country State
Zip City Zip
date: 12-06-2018
project no.

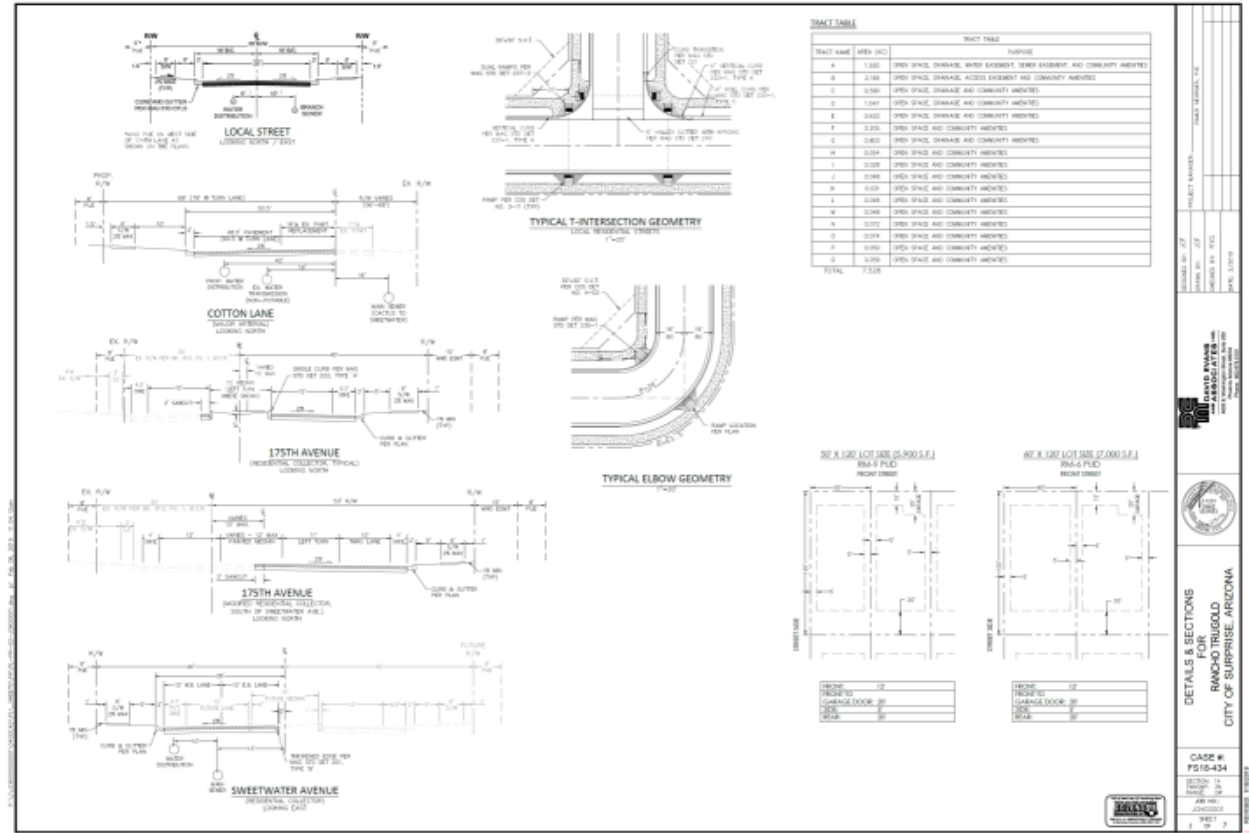
DR6

GABAGE ALL SIDES - SANTA BARBARA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

Page 337 of 337

Rancho TruGold Preliminary Plat



LOF AREA TABLE		
WVF	AREA	CST
101	2,230	
102	2,230	
103	2,230	
104	2,230	
105	7,896	
106	2,230	
107	2,230	
108	2,230	
109	7,750	
110	2,230	
111	2,230	
112	2,230	
113	2,230	
114	2,230	
115	2,230	
116	2,230	
117	2,230	
118	2,230	
119	11,551	
120	11,551	
121	2,230	
122	2,230	
123	2,230	
124	2,230	
125	2,230	
126	2,230	
127	11,888	
128	2,230	
129	2,230	
130	2,230	
131	2,230	
132	2,230	
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134	2,230	
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136	2,230	
137	2,230	
138	11,236	
139	7,550	

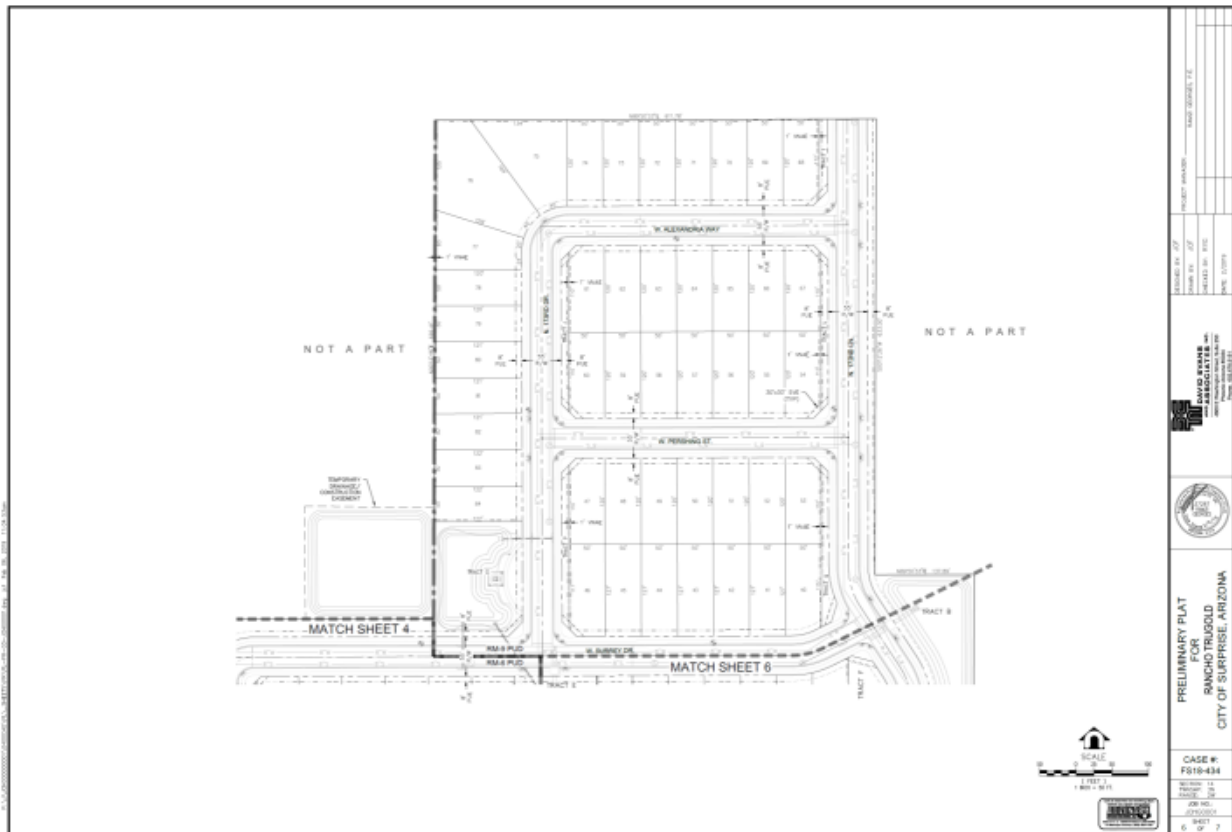
CASE #: PS18-434	LOT AREA TABLE FOR RANCHO TRUGLOO CITY OF SUIPRISSE, ARIZONA		 DAVID EVANS AND ASSOCIATES 6005 N. Washington Street, Suite 100 Phoenix, AZ 85018 Phone: 602.998.8888 Fax: 602.998.8889 Email: david.evans@daaz.com	SHEET NO. 03 SHEET TOTAL 03 PROJECT NO. 15102 DATE: 12/1/2018	PROJECT MANAGER: MARK HENSON, P.E. MARK HENSON, P.E.
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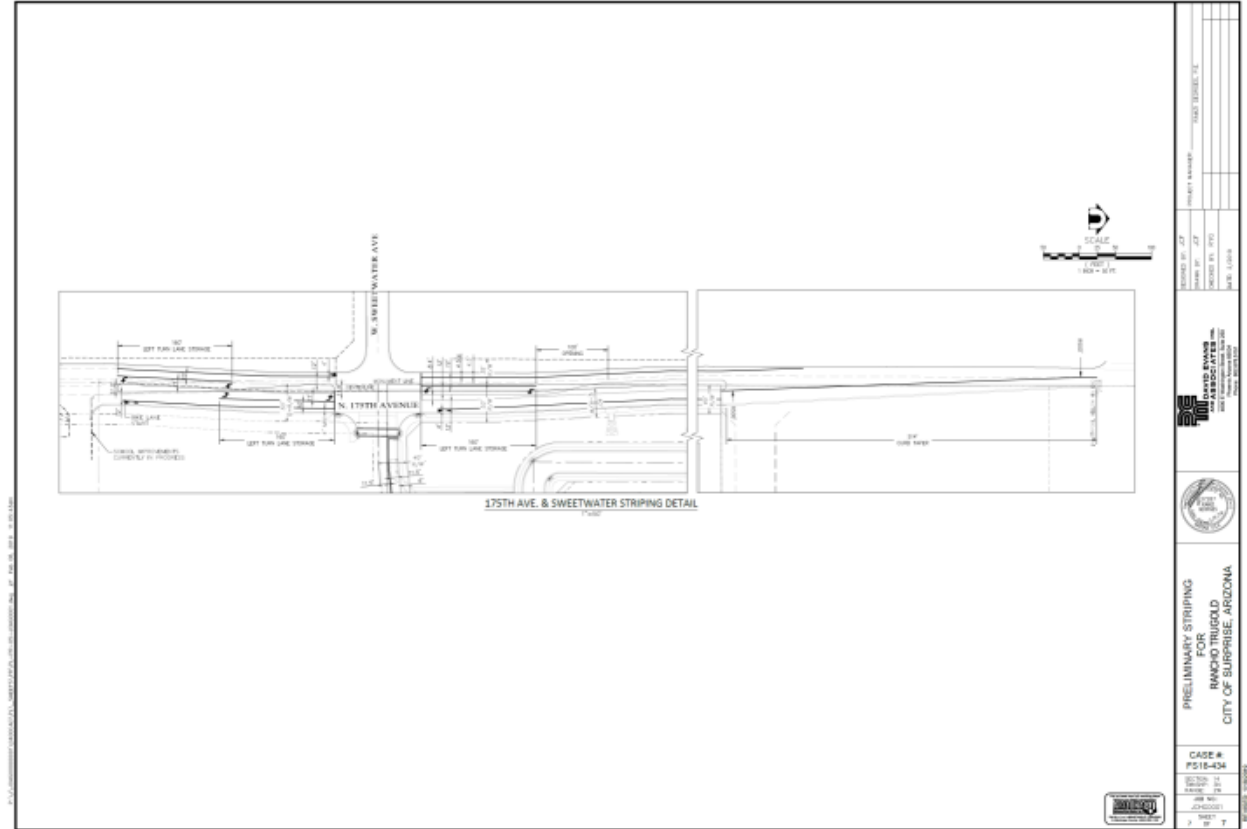
CASE #: F010-434		PRELIMINARY PLAT FOR RANCHO TRUGOLD CITY OF SURPRISE, ARIZONA						DESIGNED BY: <i>DF</i> DRAWN BY: <i>DF</i> CHECKED BY: <i>DFC</i> DATE: 1/20/99 SCALE: AS SHOWN		PROJECT: RANCHO TRUGOLD NAME: DAVENPORT, T.E.	
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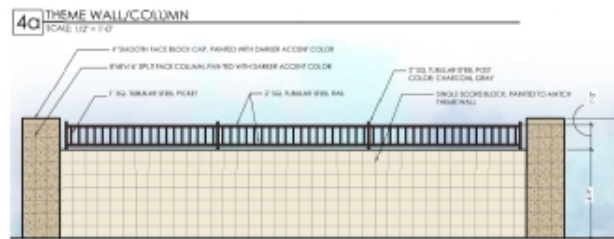
Rancho TruGold Preliminary Plat



Rancho TruGold Preliminary Plat







4b PARTIAL VIEW FENCE
SCALE: 1/2" = 1'-0"



4C ENTRY MONUMENT

FIGURE 4 - SINGLE-FAMILY WALL DETAILS
12/21/19



Citizen Outreach:

December 11, 2018

Staff Recommendations:

Zone Change: **Approve** subject to stipulations “a” and “b”

Site Plan: **Approve** subject to stipulations “a” thru “i”

Preliminary Plat: **Approve** subject to stipulations “a” thru “f”



**QUESTIONS OR
COMMENTS?**

Thank You