



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 19, 2022 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the May 5, 2022 Planning and Zoning Commission Minutes. | None

Ashley Labhart
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 1 | Consideration and action regarding the Site Plan for Rancho Mercado Parcel A8, Case FS21-890. | Chris Sexton
Community
Development |
| 3. | District 1 | Consideration and action regarding the PAD Amendment for Surprise Farms South PAD, Parcels 19 and 20, generally located at the southeast corner of Bell and Citrus Roads. | Chris Sexton
Community
Development |
| 4. | District 1 | Consideration and action pertaining to a Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3) located on the southwest corner of Happy Valley Rd. and 147 th Ave. Case FS22-0101. | Leslie Carnie
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 5. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for North Copper Canyon Village Parcel 2.1" dated March 21, 2022, a property generally located west of the intersection of Deer Valley | Trevor Fleetham
Community
Development |
|----|------------|---|---|

Road and Grand Avenue. Case FS21-473.

- | | | | |
|----|------------|--|--|
| 6. | District 1 | Consideration and action regarding the Site Plan for Surprise Farms South Multi-Family Residential Parcel 19. | Chris Sexton
Community
Development |
| 7. | District 5 | Consideration and action pertaining to the Preliminary Plat entitled "Gehan at Surprise Center" dated April 5, 2022, a property generally located at the southwest corner of Luke Parkway and Litchfield Road. Case FS22-0192. | Chris Sexton
Community
Development |

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: May 11, 2022 at 1:20 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the May 5, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the May 5, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-05-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 5, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on May 5, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner and Tierney Farago, Acting Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the April 21, 2022, Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the April 21, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Windstone Ranch North” dated March 9, 2022, a property generally located north of Happy Valley Road, west side of 151st Avenue. Case FS21-955.

Chris Sexton presented item 2 to the Commission.

The Commission discussed the following:

- Minimum setback with respect to vehicle parking

Vice-Chair Sartor made a motion to recommend approval to the City Council a Preliminary Plat entitled “Windstone Ranch North” dated March 9, 2022, subject to stipulations “a” through “h”. Commissioner Holland seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcels 8 & 10” dated March 21, 2022, a property generally located west of Asante Drive and south of Pat Tillman Blvd. Case FS21-330.

Trever Fleetham presented item 3 to the Commission.

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcels 8 & 10” to the City Council subject to stipulations “a” through “c” as outlined in the staff report. Chair Bash seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

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

Meeting adjourned at 6:11 p.m.

Dennis M. Bash
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:

Tierney Farago, Acting Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for Rancho Mercado Parcel A8, Case FS21-890.

Motion:

Motion to approve the Site Plan for Rancho Mercado Parcel A8 subject to stipulations “a” through “j”.

Background:

Janine Long with Hancock Communities, on behalf of RM 47 LLC., requests a Site Plan approval of a 227-unit multi-family residential project on a vacant 21.80 gross acres parcel generally located on the southwest corner of Happy Valley Road and 145th Avenue/future San Ysidro alignment in the Rancho Mercado Planned Area Development (PAD).

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS21-890 Rancho Mercado Parcel A8 - Staff Report
2. 01 FS21-890 Rancho Mercado Parcel A8 - Vicinity Map
3. 02 FS21-890 Rancho Mercado A8 - Zoning Map
4. 03 FS21-890 Rancho Mercado Parcel A8 - Site Plan
5. 04 FS21-890 Rancho Mercado Parcel A8 - Landscape Plan

6. 05 FS21-890 Rancho Mercado Parcel A8 - Building Elevations
 7. 06 FS21-890 Rancho Mercado Parcel A8 - Luke AFB Letter
 8. FS21-890 Rancho Mercado A8 - Presentation
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-890

Project Name: Rancho Mercado, Parcel A8

Council District: 1 - Acacia

Meeting Date: **May 19, 2022**

Planner: Chris Sexton, Planner II

Owner: John Wittrock with RM47 LLC

Applicant: Janine Long with Hancock Communities

Request: Site Plan for Rancho Mercado, Parcel A8

Site Location: Generally, on the southwest corner of Happy Valley Road and 145th Avenue/future San Ysidro alignment

Site Size: 21.80 gross acres (approx.)

Density (Net): 10.41 net DU/Ac

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

Staff Recommendation: Staff recommends the Commission approve case FS21-890, subject to stipulations 'a' through 'j'

Project Description:

Janine Long with Hancock Communities, on behalf of RM 47 LLC LLC requests a Site Plan approval of a gated 227-unit multi-family residential community on a vacant 21.80 gross acres parcel generally located on the southwest corner of Happy Valley Road and 145th Avenue/future San Ysidro alignment in the Rancho Mercado Planned Area Development (PAD).

The project will have two (2) access points. The main access point will be located off of 145th Avenue via Charma Drive and a secondary access point off of 147th Avenue. The project entry at Charma

Drive will provide a portico, lighting, landscaping, landscaped medians, a monument sign and stamped colored asphalt. There will be ground lighting throughout the site in the landscaping areas plus poles lights placed throughout the project that meets the LDO. Full street improvements exist along 145th Avenue and the applicant will construct half street improvements along 147th Avenue.

The following summary depicts the unit representation across the project site and demonstrates the project sites' parking demands. Overall, the project is required to provide 427 parking space and as shown 570 parking spaces are provided, exceeding the number of spaces required by the LDO.

PARKING SUMMARY

1 BEDROOM	44	x	1.0	=	44
1 BEDROOM W/GARAGE	28	x	1.0	=	28
2 BEDROOM	27	x	2.0	=	54
2 BEDROOM DUPLEX	30	x	2.0	=	60
2 BEDROOM W/GARAGE	68	x	2.0	=	136
REQUIRED MIN. BY CITY OF SURPRISE					382
REQUIRED GUEST PARKING (1 SPACE PER 5 UNITS)					45
TOTAL PARKING REQUIRED BY CITY OF SURPRISE					427

PARKING PROVIDED

COVERED PARKING (NON-ADA)	132
COVERED PARKING (ADA)	6
UNCOVERED PARKING (NON-ADA)	162
UNCOVERED PARKING (ADA)	6
ATTACHED GARAGES	96
RESERVED DRIVEWAY SPACES	96
RESERVED DRIVEWAY ACCESS SPACES	96
DETACHED GARAGES	4
OVERALL PARKING PROVIDED	570

The proposed landscape meets the requirements of the Rancho Mercado PAD and the LDO by providing the required landscaping in parking islands, medians, plus the street trees lining 145th Avenue, 147th Avenue, Happy Valley Road and San Ysidro. Pedestrian connectivity is facilitated by pathways from the individual units creating a walkable environment connecting to the project's open space. This project will also include a 6-foot sidewalk and 10-foot decomposed granite trail along 145th Avenue/San Ysidro Street rounding up to Happy Valley Road.

The project will provide both private open space and common open space. Private open space consists of small private back yards for each unit. The common amenity consists of a community pool, spa, bbq and covered ramada. Two additional pocket parks are also proposed with each having its own ramada. The on-site management company will maintain the project sites' common open space and recreational amenities.

Perimeter walls will be designed to match the theme of the existing neighborhood with architectural enhancements and material to compliment the architectural design of the project. Mailboxes will be clustered near the front entrance in a well-lit area.

64

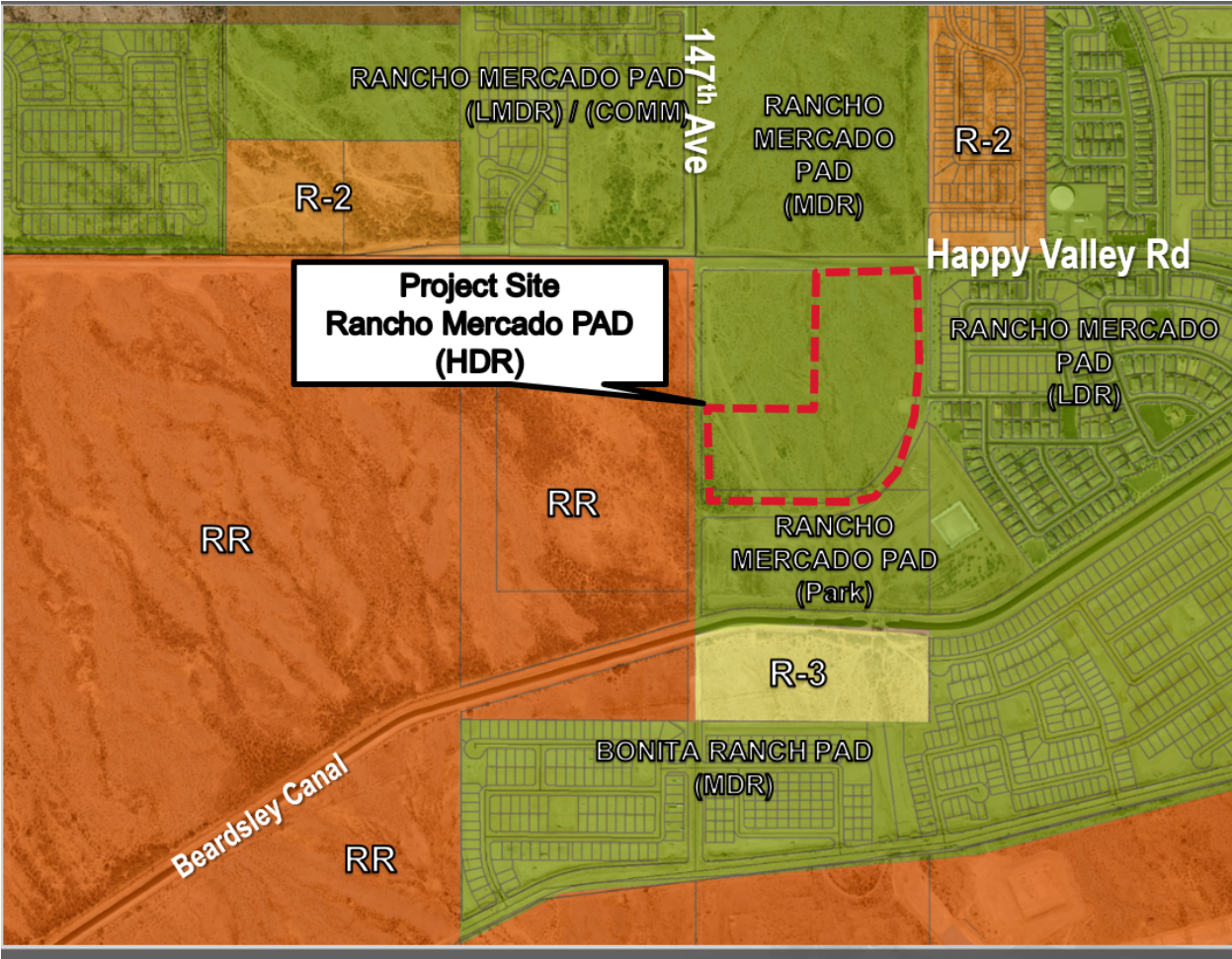
All buildings are one-story to allow for a complimentary scale to neighborhood. “Hampton Bay” and “Nantucket” are the two styles being proposed for the different housing products. The units are clustered together with a common courtyard to provide a gathering area for residents. The units will be painted neutral earth tones to blend with the surrounding areas and will have a stone wainscoting at the base of the elevations with all front elevations having varied window shapes. The entry portico, ramadas, amenity restrooms, fitness studio, and leasing office will portray the same style to complement the units.

65 **Surrounding Land Zoning:**

66

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

68



69
70

PAD – Residential/Commercial	PAD – Residential	R-2
Rural Residential	PAD –Residential	PAD – Residential
PAD – Residential	PAD – Park	PAD – Residential

Background:

October 11, 2007: The Mayor and City Council approved a PAD for Rancho Mercado, under Case PAD 06-276.

November 10, 2007: The parcel was annexed into the City under Ordinance 04-47.

December 8, 2010: A minor amendment was approved for various development standards and scrivener's errors in the PAD under case FS10-210.

April 16, 2021: A minor PAD amendment was approved to modify a development standard related to front setbacks for certain lots within parcels A18W, A18E and A2 from 8 feet to 7 feet.

May 27, 2021: A Concept Review meeting was held under case CR21-218.

November 10, 2021: The project was submitted under case FS21-890.

Reviewing Agencies:

In addition to the standard city internal reviewing departments and Luke Air Force Base, the Maricopa Water District, and ADOT were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposal was evaluated against the applicable provisions of the Rancho Mercado PAD and the Land Development Ordinance of the Surprise Municipal Code and found to be in compliance.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed PAD Site Plan demonstrates compliance with the criteria set forth in the Rancho Mercado PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Land Development Ordinance.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve case FS21-905, subject to stipulations 'a' – 'j' as outlined below:

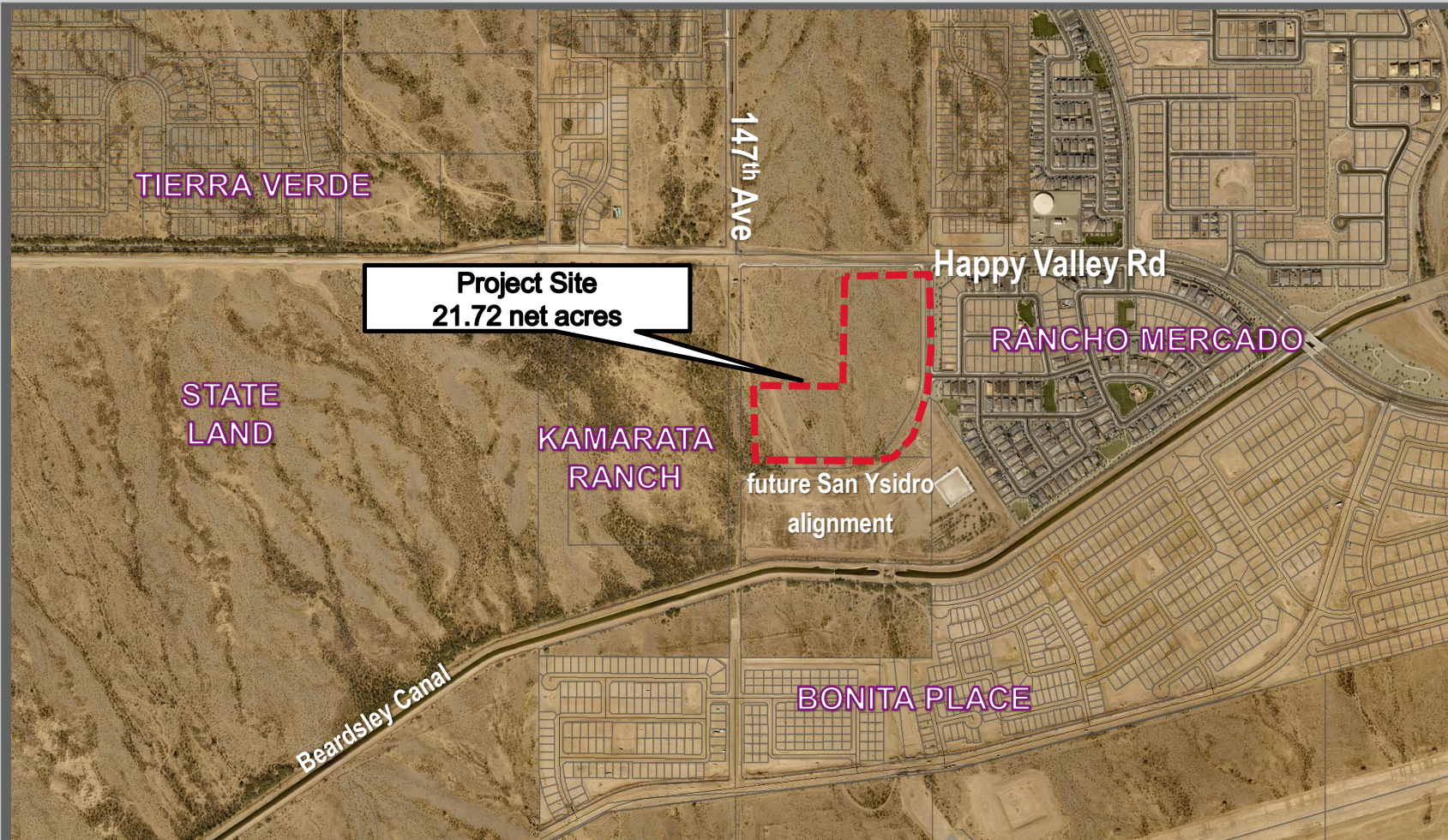
- 113
- 114 a. Development and use of the site shall be consistent with the Site Plan entitled “Hancock
- 115 Communities at Rancho Mercado A8” consisting of five (5) sheets prepared by Bowman
- 116 Consulting Group Ltd. and stamped received March 28, 2022.
- 117
- 118 b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Bungalows at
- 119 Rancho Mercado Parcel A8” consisting of seven (7) sheets prepared by Westland Engineering
- 120 and Environmental Services and stamped received February 18, 2022.
- 121
- 122 c. Building elevations shall be consistent with the Elevations entitled “Hancock Communities at
- 123 Rancho Mercado Parcel A8” consisting of 32 sheets prepared by Barduson Architects and
- 124 received January 14, 2022.
- 125
- 126 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission.
- 127 This Site Plan shall expire on the one (1) year anniversary of approval, unless construction
- 128 commences prior to that date.
- 129
- 130 e. Non-compliance with the approved plan for this case will be treated as a violation in
- 131 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- 132
- 133 f. Site Plan approval is contingent upon Final Plat approval by City Council.
- 134
- 135 g. Prior to the City recording a final plat or approving a site plan or building permit within the
- 136 property, applicant shall provide the City with a Notice of Payment from William Lyon
- 137 Homes, Inc. (WLH) that the Happy Valley Road West (HVW) Buy-in Fee, the Happy Valley
- 138 Road East (HVE) Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as
- 139 applicable, all as described in the Rancho Mercado Supplemental Development
- 140 Agreement (Regional Improvements Overlay Agreement), have been paid.
- 141
- 142 h. Prior to the City approving a final plat, site plan, or building permit within the property,
- 143 applicant shall provide the City with a Notice of Payment from Paloma Creek Water
- 144 Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge,
- 145 and Wastewater Agreement (Regional Improvements Overlay Agreement), has been paid.
- 146
- 147 i. Submit proof of payment for the SPA 2 Regional WRF Agreement (Rec. No. 20150354865)
- 148 with the Site Plan.
- 149
- 150 j. Submit proof of payment for the SPA 2 Interceptor (Agreement Rec. No. 20090350621) with
- 151 the Site Plan.
- 152

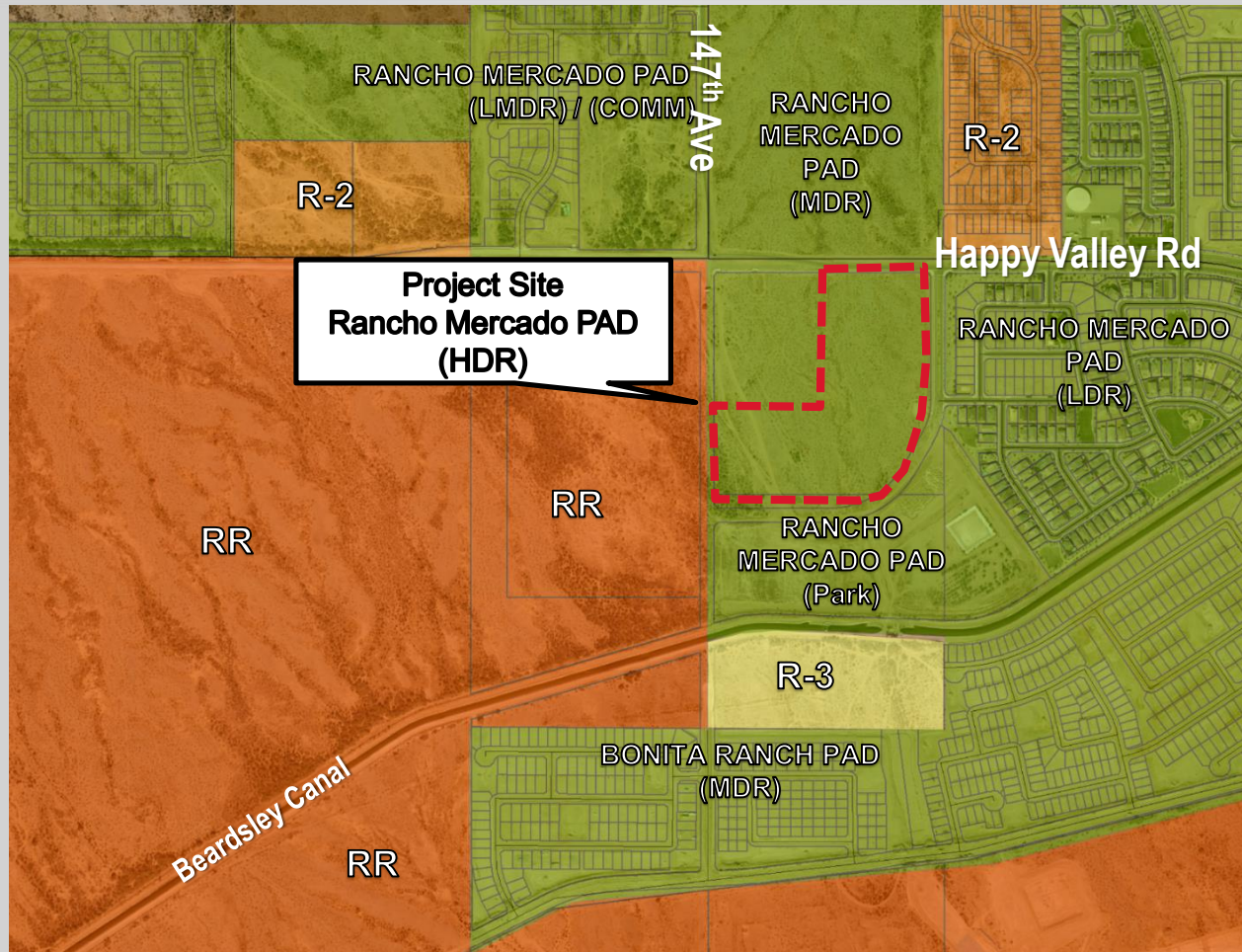
153 However, should the Commission wish to **deny** the request, the Commission should make its own

154 findings and base its decision on those alternative findings.

155

156	<u>Attachments:</u>
157	
158	01 Vicinity Map
159	02 Zoning Map
160	03 Site Plan
161	04 Landscape Plans
162	05 Building Elevations
163	06 Luke AFB letter
164	07 PowerPoint





NORTHWEST CORNER
SECTION 9, T4N, R1W
FOUND PK NAIL, NO TAG

APN 503-69-003F
KAMARATA FAMILY TRUST
ZONING: PAD

147TH AVENUE

WEST QUARTER CORNER
SECTION 9, T4N, R1W
CALCULATED POSITION

PROPOSED DRAINAGE
EASEMENT

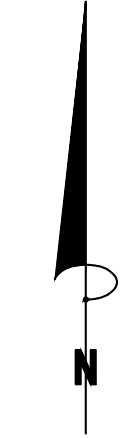
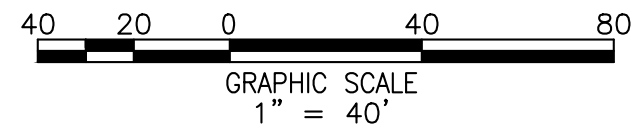
APN 503-69-010M
RM 47 LLC
ZONING: PAD

S89°56'20"E 626.51'

FUTURE SAN YSIDRO

APN 503-69-010P
BROOKFIELD HOLDINGS
MERCADO LLC
ZONING: PAD

MATCH LINE SEE SHEET SP03



MATCH LINE SEE SHEET SP03

KEY NOTES

- 1 ASPHALT
- 2 STAMPED ASPHALT CROSSING
- 3 3' CONCRETE VALLEY GUTTER(TYP) UNLESS OTHERWISE NOTED
- 4 6" SINGLE CURB
- 5 6" CURB AND GUTTER
- 6 6" WEDGE CURB
- 7 PEDESTRIAN RAMP WITH DETECTABLE WARNINGS
- 8 CONCRETE SIDEWALK. 5' WIDTH UNLESS OTHERWISE SPECIFIED
- 9 ONE BEDROOM DUPLEX UNIT (TYP)
- 10 (2) ONE BEDROOM UNITS WITH GARAGES (TYP)
- 11 TWO BEDROOM UNIT (TYP)
- 12 (2) TWO BEDROOM UNITS WITH GARAGES (TYP)
- 13 TWO BEDROOM DUPLEX UNIT (TYP)
- 14 REAR YARD VINYL FENCE
- 15 PRIVATE BACKYARDS W/ACCESS THROUGH GATES (TYP)
- 16 GARAGES
- 17 A/C UNIT IN REAR YARDS (TYP)
- 18 6' PERIMETER BLOCK WALL. SEE PRELIMINARY LANDSCAPE PLAN
- 19 PRIMARY PROJECT ENTRY (WIDTH 50')
- 20 INGRESS/EGRESS GATE
- 21 KEY SWIPE. ACCESS GATE
- 22 ENTRY MONUMENT
- 23 SITE MAP MONUMENT
- 24 PEDESTRIAN GATE
- 25 MAIL BOX LOCATION
- 26 36.4' INSIDE RADIUS, 52.8' OUTSIDE RADIUS (TYP)
- 27 POOL COMPLEX
- 28 LEASING OFFICE
- 29 REFUSE CONTAINER
- 30 PROPOSED COVERED PARKING (TYP)
- 31 OPEN SPACE AMENITY AREA
- 32 SIGHT VISIBILITY TRIANGLE (30'X30') OR PER COS STD. DET. 4-01 & 4-02
- 33 PROPOSED FIRE HYDRANT (TYP)
- 34 PROPOSED UNDERGROUND STORM WATER DETENTION TANKS
- 35 RESERVED UNCOVERED PARKING
- 36 DG TRAIL
- 37 SAWCUT & REMOVE EXISTING CURB & GUTTER
- 38 SAWCUT & REMOVE EXISTING SIDEWALK
- 39 RELOCATE EXISTING STREET LIGHT
- 40 KNOX BOX
- 41 RELOCATE EXISTING FIRE HYDRANT
- 42 REMOVE & REPLACE EXISTING SCUPPER

Bowman

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Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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SITE PLAN

HANCOCK COMMUNITIES
AT RANCHO MERCADO PARCEL A8

SURPRISE, AZ MARICOPA COUNTY

FS20-890
PROJECT NUMBER



PLAN STATUS

3/25/22 4rd SUBMITTAL
2/17/22 3rd SUBMITTAL
1/13/22 2nd SUBMITTAL

DATE	DESCRIPTION
DB DESIGN	TG DRAWN
DF CHKD	

SCALE H: V:

JOB No. 051012-01-001

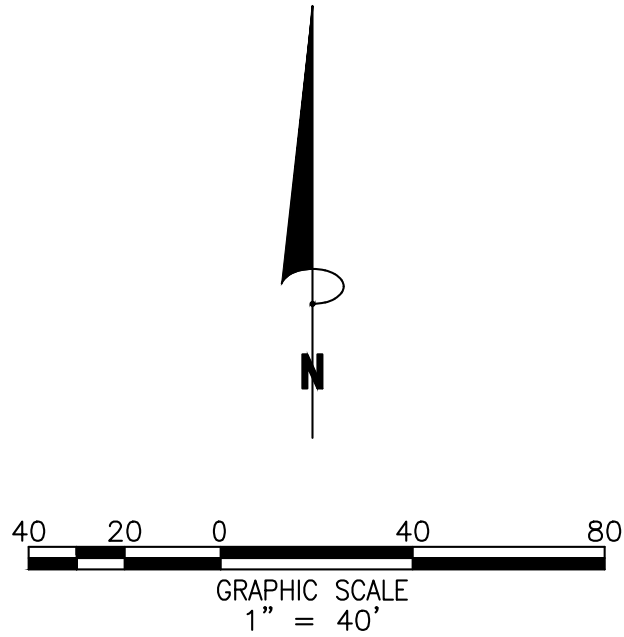
DATE : 3/25/22

SP02

SHEET 02 OF 05

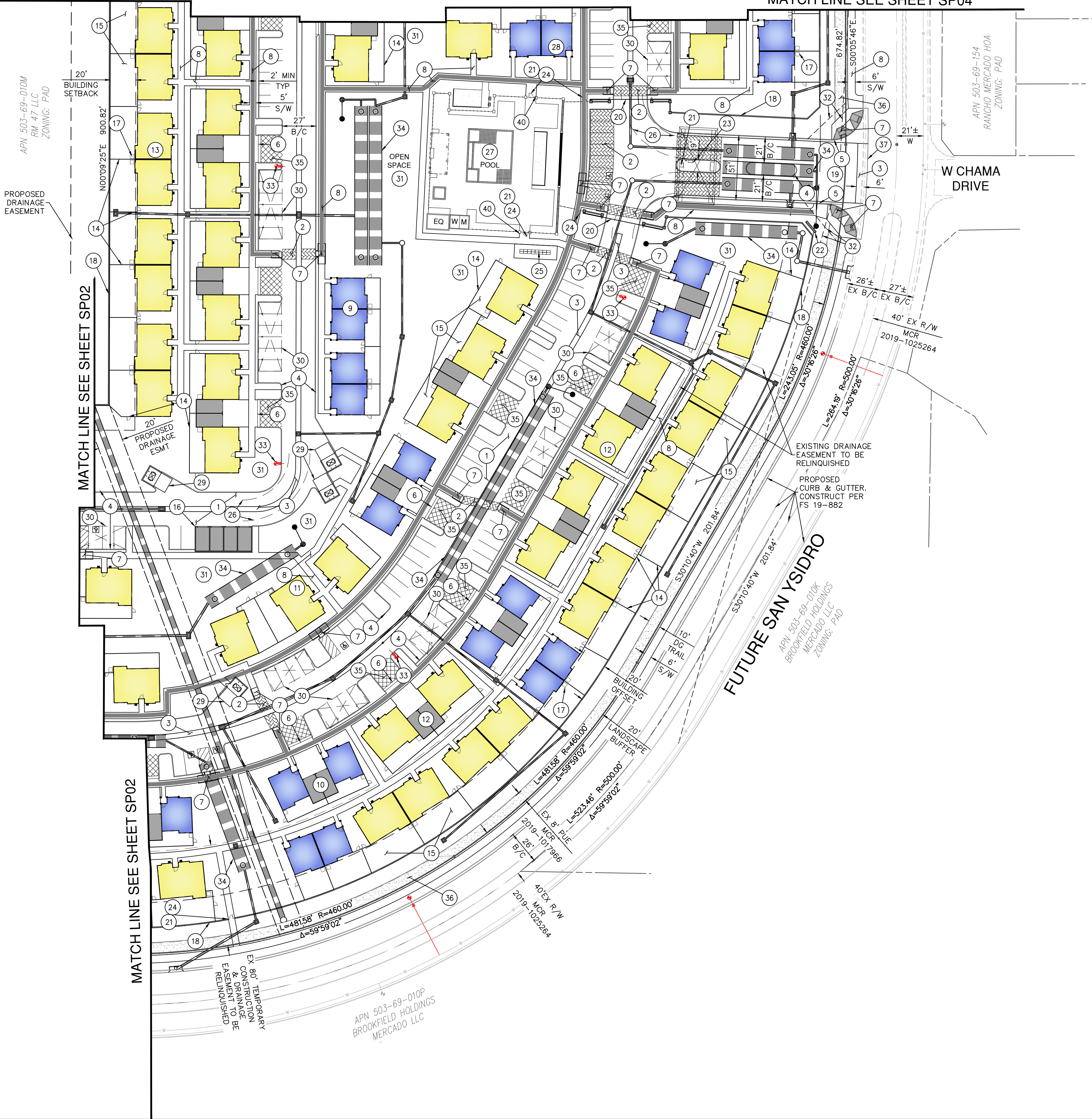
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- 40 KNOX BOX
- 41 RELOCATE EXISTING FIRE HYDRANT
- 42 REMOVE & REPLACE EXISTING SCUPPER



MATCH LINE SEE SHEET SP04

MATCH LINE SEE SHEET SP04



Bowman

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SITE PLAN
HANCOCK COMMUNITIES
AT RANCHO MERCADO PARCEL A8
MARICOPA COUNTY
SURPRISE, AZ

FS20-890
PROJECT NUMBER



PLAN STATUS

3/25/22	4rd SUBMITTAL	
2/17/22	3rd SUBMITTAL	
1/13/22	2nd SUBMITTAL	
DATE	DESCRIPTION	
DB	TG	DF
DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No. 051012-01-001		
DATE : 3/25/22		

SP03

SHEET 03 OF 05

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- 28 LEASING OFFICE
- 29 REFUSE CONTAINER
- 30 PROPOSED COVERED PARKING (TYP)
- 31 OPEN SPACE AMENITY AREA
- 32 SIGHT VISIBILITY TRIANGLE (30'X30') OR PER COS STD. DET. 4-01 & 4-02
- 33 PROPOSED FIRE HYDRANT (TYP)
- 34 PROPOSED UNDERGROUND STORM WATER DETENTION TANKS
- 35 RESERVED UNCOVERED PARKING
- 36 DG TRAIL
- 37 SAWCUT & REMOVE EXISTING CURB & GUTTER
- 38 SAWCUT & REMOVE EXISTING SIDEWALK
- 39 RELOCATE EXISTING STREET LIGHT
- 40 KNOX BOX
- 41 RELOCATE EXISTING FIRE HYDRANT
- 42 REMOVE & REPLACE EXISTING SCUPPER



SITE PLAN YIELD

GROSS ACREAGE	949,594 SF / 21.80 AC
NET ACREAGE	946,144 SF / 21.72 AC
DENSITY	10.45 DU/AC

PROJECT DATA

YIELD DATA
PROJECT DESCRIPTION - SINGLE STORY CASITA STYLE ONE & TWO BEDROOM INCLUDING A PORTION OF ATTACHED GARAGES.

UNIT TYPE	YIELD	UNIT FOOTPRINT SQ FT	TOTAL SQUARE FEET	MIX %
1 BEDROOM DUPLEX	44	660	29,040	19 %
1 BEDROOM W/GARAGE	28	846	24,192	12 %
2 BEDROOM	27	1031	27,837	12 %
2 BEDROOM DUPLEX	60	1031	61,860	26 %
2 BEDROOM W/GARAGE	68	1217	82,756	30 %
UNIT PROVIDED	227	4803	225,685	100 %
DETACHED GARAGES			900	
COVERED PARKING			22,418	
RESTROOMS			170	
TOTAL LOT COVERAGE			249,174 SF	

MAXIMUM LOT COVERAGE ALLOWED	-	N/A
LOT COVERAGE PROVIDED (NET)	-	26 %

APN NUMBER 503-69-010L & A PORTION OF 503-69-010M

CURRENT USE: VACANT
CURRENT ZONING - PAD
PROPOSED USE: MULTI-FAMILY
PROPOSED ZONING - PAD
MINIMUM SETBACKS

ROADWAY SETBACK	20'
ADJACENT TO RESIDENTIAL	10'
ADJACENT TO NON RESIDENTIAL	20'

ALLOWED BUILDING HEIGHT: 45'
PROPOSED BUILDING HEIGHT: 15' 6"

PARKING SUMMARY				
1 BEDROOM	44	x	1.0	44
1 BEDROOM W/GARAGE	28	x	1.0	28
2 BEDROOM	27	x	2.0	54
2 BEDROOM DUPLEX	30	x	2.0	60
2 BEDROOM W/GARAGE	68	x	2.0	136
REQUIRED MIN. BY CITY OF SURPRISE				362
REQUIRED GUEST PARKING (1 SPACE PER 5 UNITS)				45
TOTAL PARKING REQUIRED BY CITY OF SURPRISE				427

PARKING PROVIDED				
COVERED PARKING (NON-ADA)				132
COVERED PARKING (ADA)				6
UNCOVERED PARKING (NON-ADA)				162
UNCOVERED PARKING (ADA)				6
ATTACHED GARAGES				96
RESERVED DRIVEWAY SPACES				96
RESERVED DRIVEWAY ACCESS SPACES				96
DETACHED GARAGES				4
OVERALL PARKING PROVIDED				570

NOTE:
STREET FRONTAGE LANDSCAPE REQUIREMENTS:
TREES WITH A MIN. 24" BOX PLANTED @ 2 PER 25 LF.
25% OF THESE TREES SHALL BE 36" BOX.
50% OF ALL TREES AT ENTRY TREATMENTS SHALL BE A MIN. 48" BOX. SHRUBS SHALL BE PLANTED @ 6 PER 25 LF.
50% OF THESE SHALL BE 5 GALLON OR GREATER. IN NO CIRCUMSTANCE SHALL THERE BE A QUANTITY OF LESS THAN THREE 5-GALLON SHRUBS IN A 25 LF SPAN.

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

TYPICAL FOUNDATION PLANTING-
SEE ENLARGEMENT 4, SHEET 5

20' LANDSCAPE BUFFER

12'x12' USA SHADE STRUCTURE

TYPICAL FOUNDATION PLANTING-
SEE ENLARGEMENT 2, SHEET 5

TYPICAL FOUNDATION PLANTING-
SEE ENLARGEMENT 3, SHEET 5

COMMUNITY GRILLS

SYNTHETIC TURF

RAMADA WITH FIREPLACE

SPA

COMMUNITY PERIMETER WALL

20' DRNGE
ESMT

PEDESTRIAN
CROSSING

20' LANDSCAPE BUFFER

20' BLDG OFFSET

COMMUNITY
THEME WALL

8' PUE

VEHICULAR
ACCESS

SVT

40' EXISTING ROW

TRASH
ENCLOSURE

6' SIDEWALK TYP.

SVT

20' LANDSCP BLDG
BUFFER STBK

40' ROW

SAN YSIDRO

HAPPY VALLEY ROAD

SVT

EXISTING RETENTION
BASIN TO REMAIN-
SEE CIVIL DRAWINGS

145TH AVENUE

COMMUNITY THEME WALL

10' STABILIZED DG TRAIL

20' LANDSCAPE BUFFER

20' BUILDING OFFSET

PROPERTY LINE

6' SIDEWALK TYP

COVERED
PARKING

GARAGES

TYP BACKYARD TREE

SVT

MAIN ENTRY THEME WALL

CHAMA DRIVE

COMMUNITY MAP

MAIN ENTRY PORTICO

SVT

ENTRY MONUMENT

SVT

PROPERTY LINE

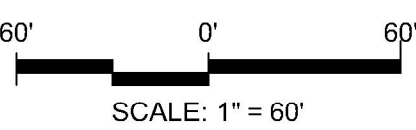
10' STABILIZED DG TRAIL

COMMUNITY THEME WALL

SVT

TYPICAL FOUNDATION
PLANTING- SEE
ENLARGEMENT 1, SHEET 5

12'x12' USA SHADE STRUCTURE



PRELIMINARY LANDSCAPE PLAN CASE #: F21-890
Sheet 1 of 7
FEBRUARY 17, 2022



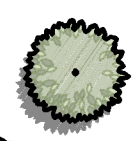
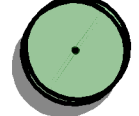
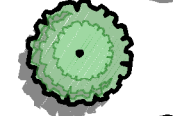
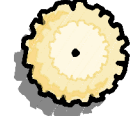
LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
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CONTACT: SHARON MILLER, RLA

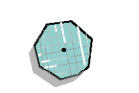
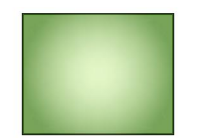
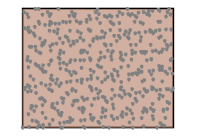
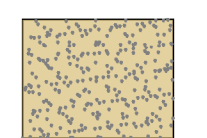
DEVELOPER
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Engineering &
Environmental
Services

PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACACIA ANEURA	MULGA	24" BOX	6' HT X 2' W X .75" CAL
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	STANDARD. 7' HT X 2.5' W X 1.25" CAL
	BAUHINIA X BLAKEANA	HONG KONG ORCHID	36" BOX	STANDARD 7' HT X 2.5' W X 1.25" CAL
	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24" BOX	STANDARD 5' HT X 3.0' W X 1" CAL
	CERCIDIUM X 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX	5' HT X 3' W X 1" CAL
	PHOENIX DACTYLIFERA	DATE PALM	16' HT.	16' CLEAR TRUNK
	PISTACIA LENTISCUS	MASTIC TREE	24" BOX	STANDARD 7' HT X 2.5' W X 1.0" CAL
	QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK	24" BOX	7' HT X 3' W X 1" CAL
	TIPUANA TIPU	TIPU TREE	36" BOX	9' HT X 5' W X 1.75" CAL
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	
	CALLISTEMON CITRINUS 'BETTER JOHN'	DWARF BOTTLE BRUSH	5 GAL.	
	CALLISTEMON VIMINALIS CV01 SLIM™	SLIM BOTTLEBRUSH	5 GAL.	
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	
	EREMOPHILA GLABRA 'KALGOORLIE GOLD'	KALGOORLIE GOLD EMU BUSH	5 GAL.	
	EREMOPHILA GLABRA 'WINTER BLAZE'	WINTER BLAZE EMU	5 GAL.	
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE BUSH	5 GAL.	
	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON	1 GAL.	
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY LANGMAN'S SAGE	5 GAL.	
	MYRTUS COMPACTA	COMPACT MYRTLE	5 GAL.	
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	5 GAL.	
	PLUMBAGO CAPENSIS	CAPE PLUMBAGO	5 GAL.	
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.	
	RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN PLANT	5 GAL.	
	TECOMA 'SPARKY'	SPARKY BELLS	5 GAL.	
	TECOMA X 'ORANGE JUBILEE'	ORANGE JUBILEE	5 GAL.	

ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.	
	ALOE X 'BLUE ELF'	ALOE	1 GAL.	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	MULTI TRUNK
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.	
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL	5 GAL.	
	DASYLIRION TEXANUM	TEXAS SOTOL	5 GAL.	
	DIETES VEGETA	FORTNIGHT LILY	5 GAL.	
	HESPERALOE 'PINK PARADE'	PINK PARADE HESPERALOE	5 GAL.	
	HESPERALOE P 'BRAKELIGHTS' TM	BRAKELIGHTS YUCCA	1 GAL.	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	
	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL.	
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL.	
	DALEA CAPITATA 'SIERRA GOLD' TM	SIERRA GOLD DALEA	1 GAL.	
	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	OUTBACK SUNRISE EMU	1 GAL.	
	EREMOPHILA SUBTERETIFOLIA	LAKE KING EMU	1 GAL.	
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM	1 GAL.	
	TEUCRIUM CHAMAEDRYX 'PROSTRATUM'	PROSTRATE GERMANDER	1 GAL.	
	TRADESCANTIA PALLIDA	PURPLE HEART	1 GAL.	
	WEDELIA TRILOBATA	WEDELIA	1 GAL.	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ANNUAL FLOWERS	ANNUAL FLOWERS	4" POT	8" O.C.
	CYNODON DACTYLON 'MIDIRON'	BERMUDA GRASS	SOD	
	DECOMPOSEDGRANITE TRAIL	STABILIZED DG TRAIL	---	
	POOL SPA	POOL/SPA	---	
INERT GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	DECOMPOSED GRANITE	1/2" SCREENED COLOR TBS	SQ. FT.	ALL PLANTING AREAS TO RECEIVE A 2" DEPTH TOP DRESSING. SELECTION TO BE APPROVED BY OWNER'S REP. PRIOR TO INSTALL.
	SYNTHETIC TURF	ARTIFICIAL GRASS	SQ. FT.	

BUNGALOWS AT RANCHO MERCADO PARCEL A8
SURPRISE, AZ

PRELIMINARY PLANTING LEGEND



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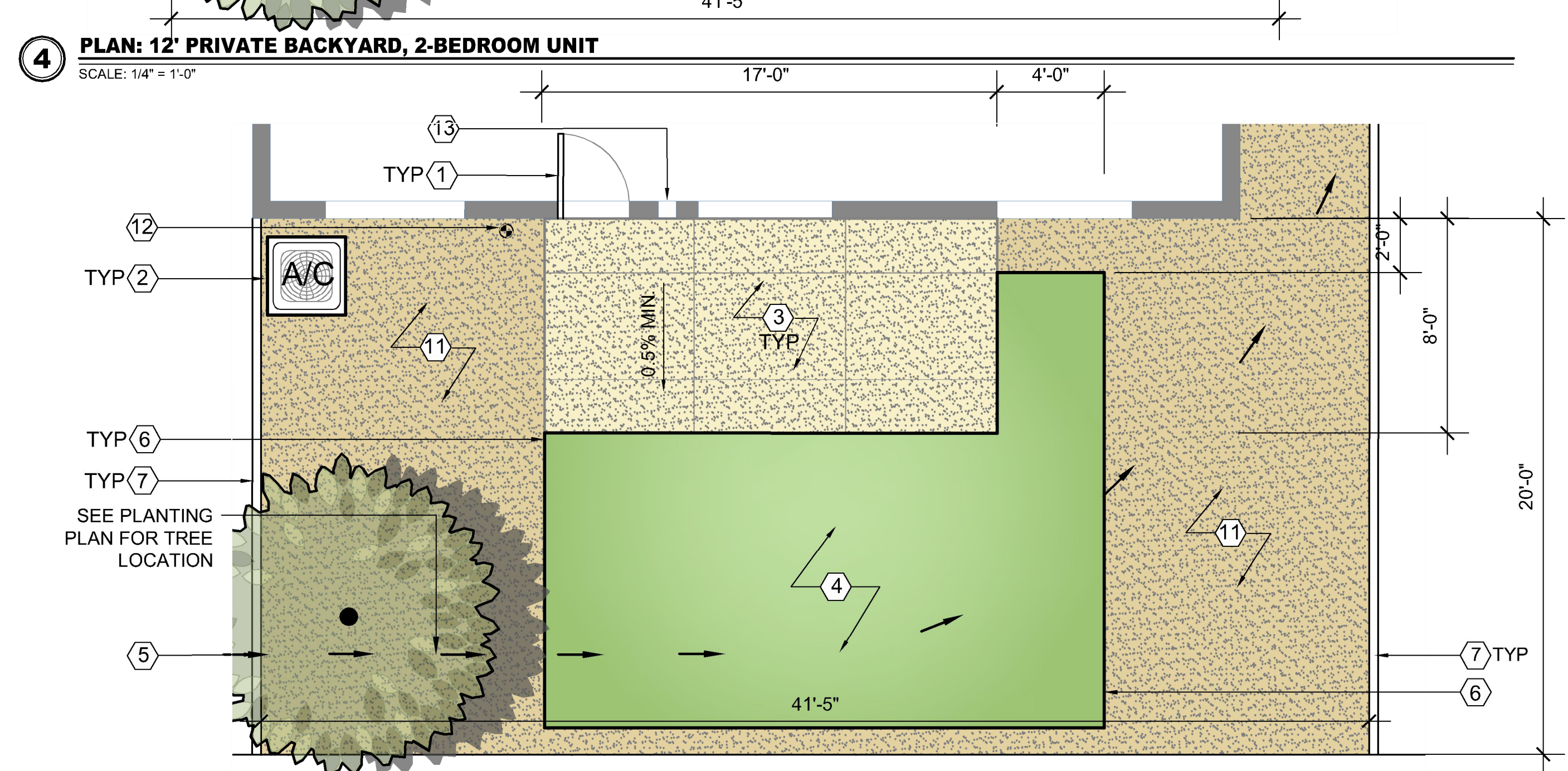
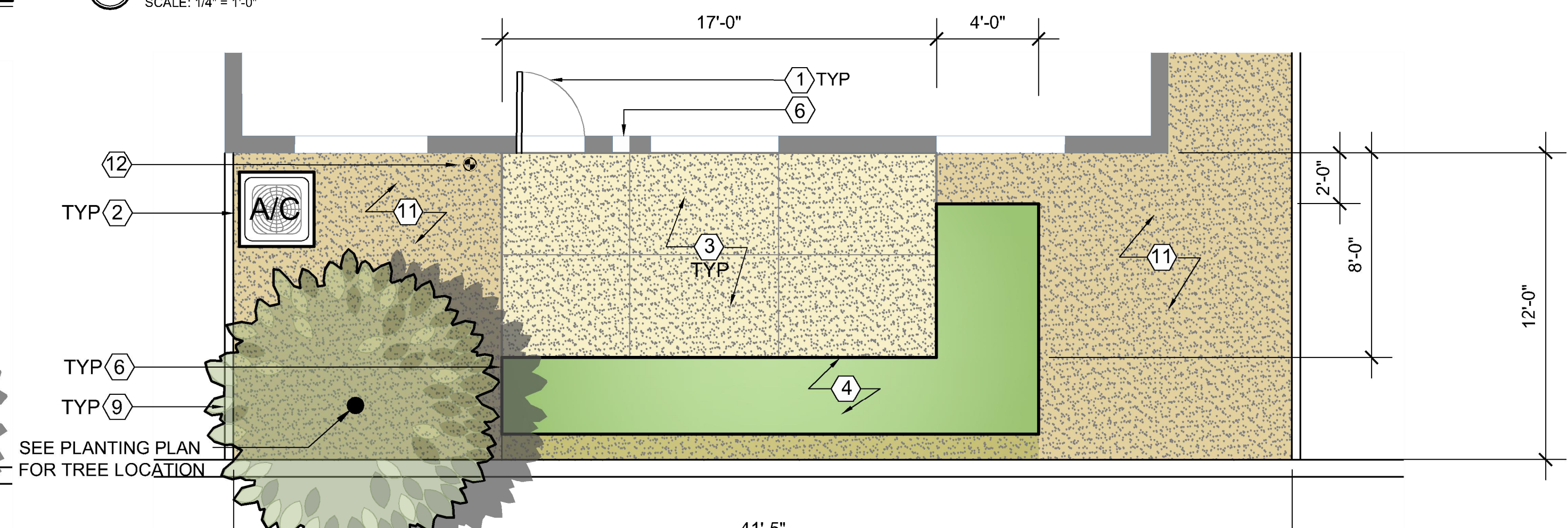
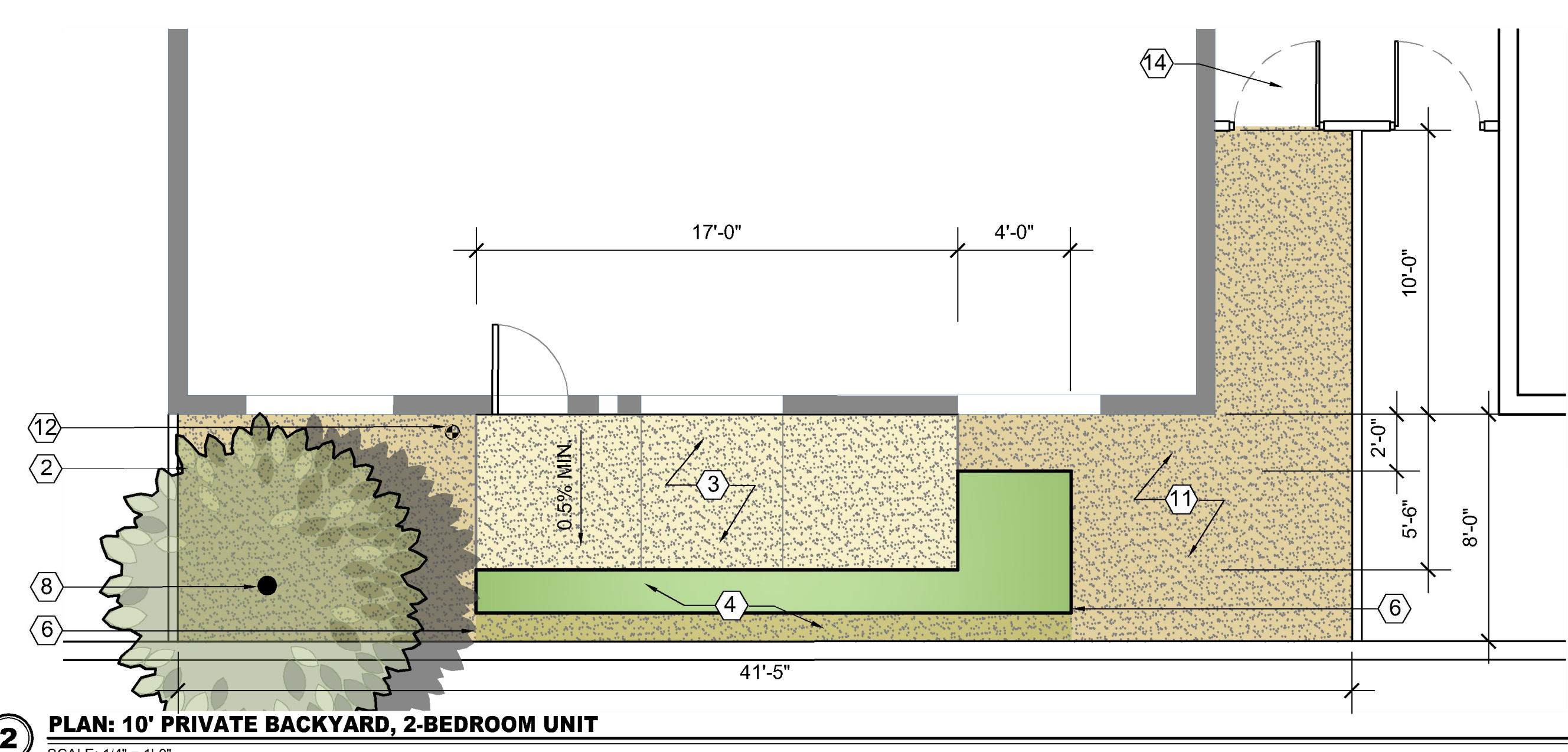
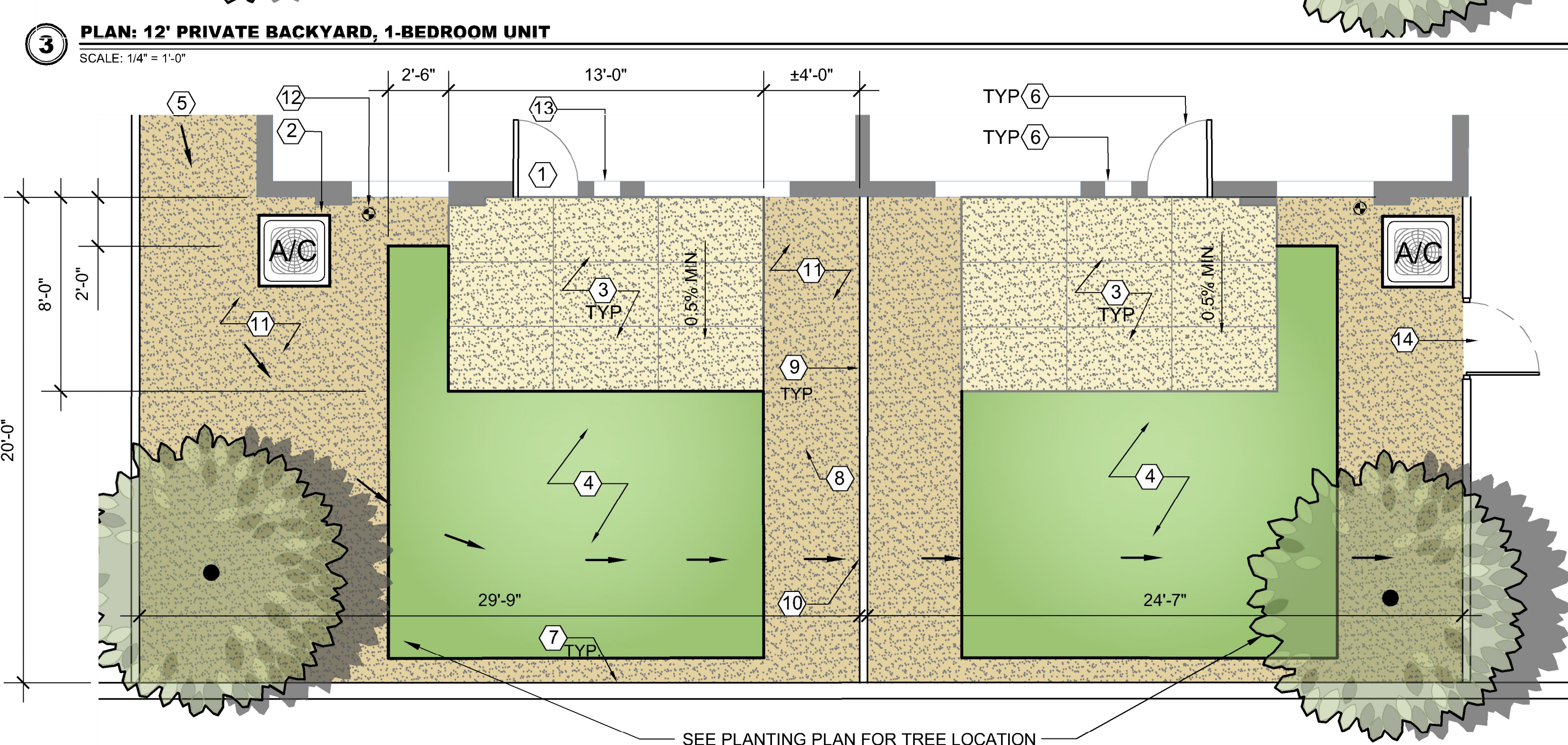
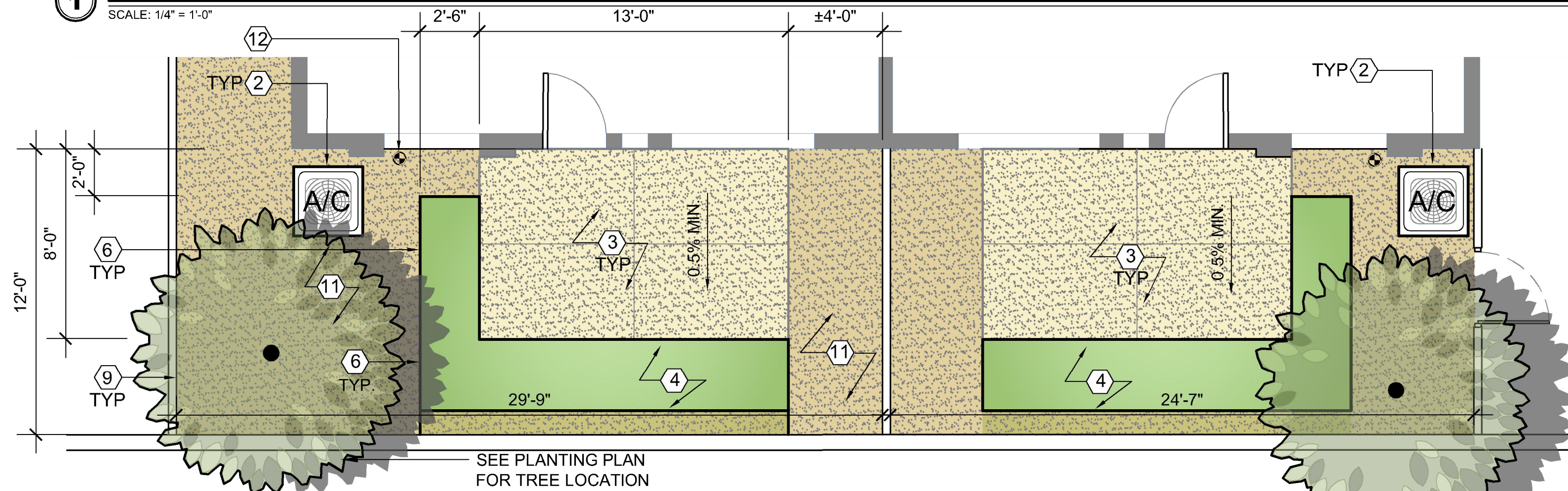
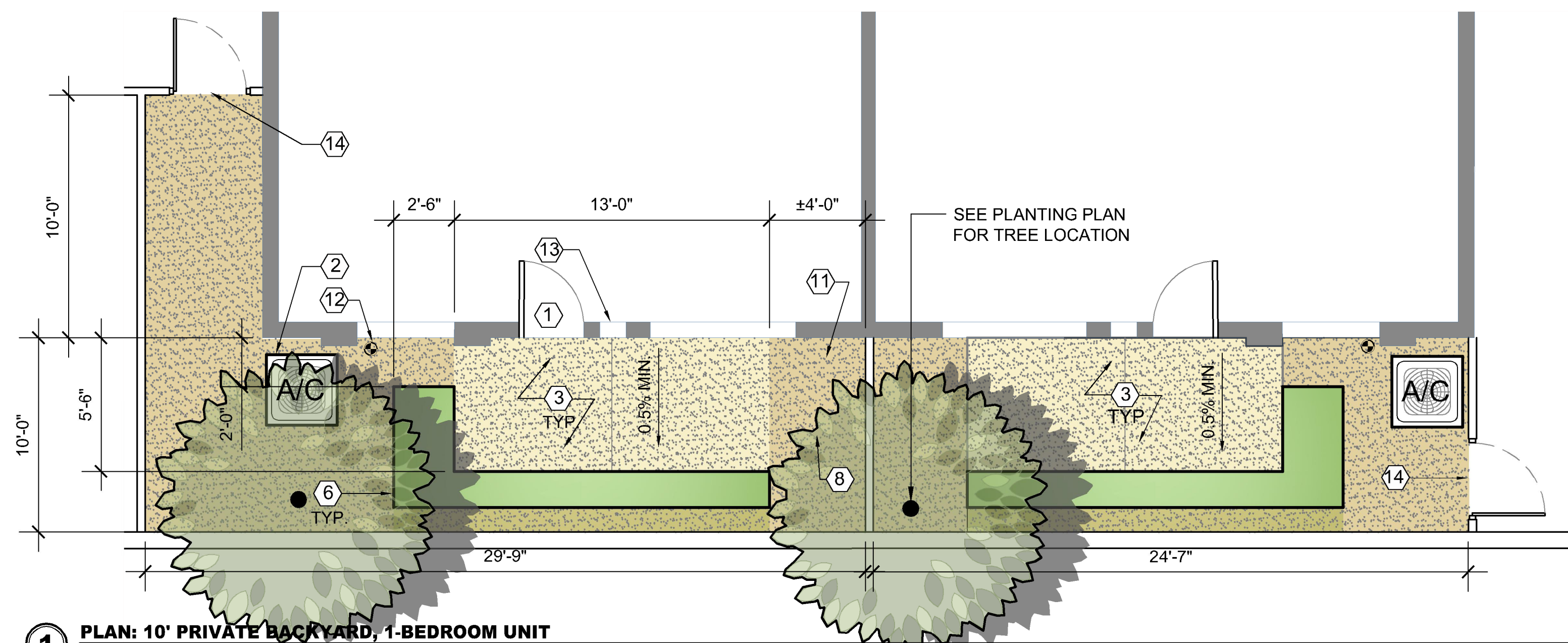
DEVELOPER
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BUNGALOWS AT RANCHO MERCADO PARCEL A8 SURPRISE, AZ

POOL AMENITY AREA ELARGEMENT

GENERAL LANDSCAPE NOTES

1. TREES: THE MINIMUM SIZE SHALL BE 15 GALLONS, 6" IN HEIGHT, AND A CALIPER OF 1" MEASURED 4" ABOVE THE SOIL LINE. FIFTY PERCENT (50%) OF THE REQUIRED NUMBER OF STREET FRONTAGE TREES ARE TO BE 24" BOX SIZE OR LARGER, 6" IN HEIGHT, AND A CALIPER OF 1 1/2" MEASURED 4" ABOVE SOIL LINE.
2. SHRUBS SHALL MEASURE A MINIMUM OF FIVE (5) GALLON SIZE UPON INSTALLATION.
3. ORGANIC GROUND COVERS SHALL BE A MINIMUM OF ONE (1) GALLON SIZE UPON INSTALLATION.
4. INORGANIC GROUND COVERS SHALL BE USED AND SHALL CONSIST OF DECOMPOSED GRANITE (MINIMUM SIZE 1/2" MINUS OR SCREENED, EXCEPT QUARTER INCH (1/4") MINUS SHALL BE USED ON ALL EQUESTRIAN TRAILS) OR TURF. WHERE BOULDERS SHALL BE BURIED.
5. ALL LANDSCAPED AREAS SHALL BE FINISHED WITH A NATURAL TOPPING MATERIAL WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING: TURF, GROUND COVER PLANTING, DECOMPOSED GRANITE TWO INCHES (2") MINIMUM IN DEPTH, RIVER RUN ROCK, OR EXPANDED SHALE.



KEY NOTES

- | | |
|---|--|
| 1. BACK DOOR PER ARCHITECTURE. | 8. TREE LOCATION AND SPECIES PER LANDSCAPE PLANS. FINAL INSTALLED TREE LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. |
| 2. CONCRETE SLAB FOR AC UNIT. | 9. VINYL FENCE PER CIVIL PLANS. BY OTHERS. |
| 3. CONCRETE SLAB. MATCH MIX TYPE, THICKNESS, FINISH, ETC., DESCRIBED IN CIVIL PLANS FOR PROJECT SIDEWALKS. | 10. OPENING BELOW FENCE TO PROVIDE POSITIVE DRAINAGE AS REQUIRED PER CIVIL GRADING PLAN. |
| 4. ARTIFICIAL TURF = PACIFICO 60 AS SUPPLIED BY TURF MASTERS OR APPROVED EQUAL. INSTALL W GEOFABRIC OVER 1" TO 2" LEVELING LAYER & 1" TO 2" DRAINAGE ROCK. SUBMIT PRODUCT SPECIFICATIONS TO OWNER'S REPRESENTATIVE FOR REVIEW & APPROVAL. | 11. DECOMPOSED GRANITE. DEPTH = 2". SIZE AND SCREENED COLOR TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. SEE SPECIFICATIONS. |
| 5. SITE DRAINAGE PER CIVIL GRADING PLAN. | 12. HOSE BIB LOCATION |
| 6. STEEL EDGE SEE DETAIL 3 SHEET 12. DEPRESS AS NEEDED TO CONVEY DRAINAGE. | 13. DOG DOOR PER OWNER'S REPRESENTATIVE. |
| 7. MASONRY WALL OR VINYL FENCE PER CIVIL PLANS. | 14. GATE. LOCATION VARIES. REFER TO CIVIL SITE PLAN. |

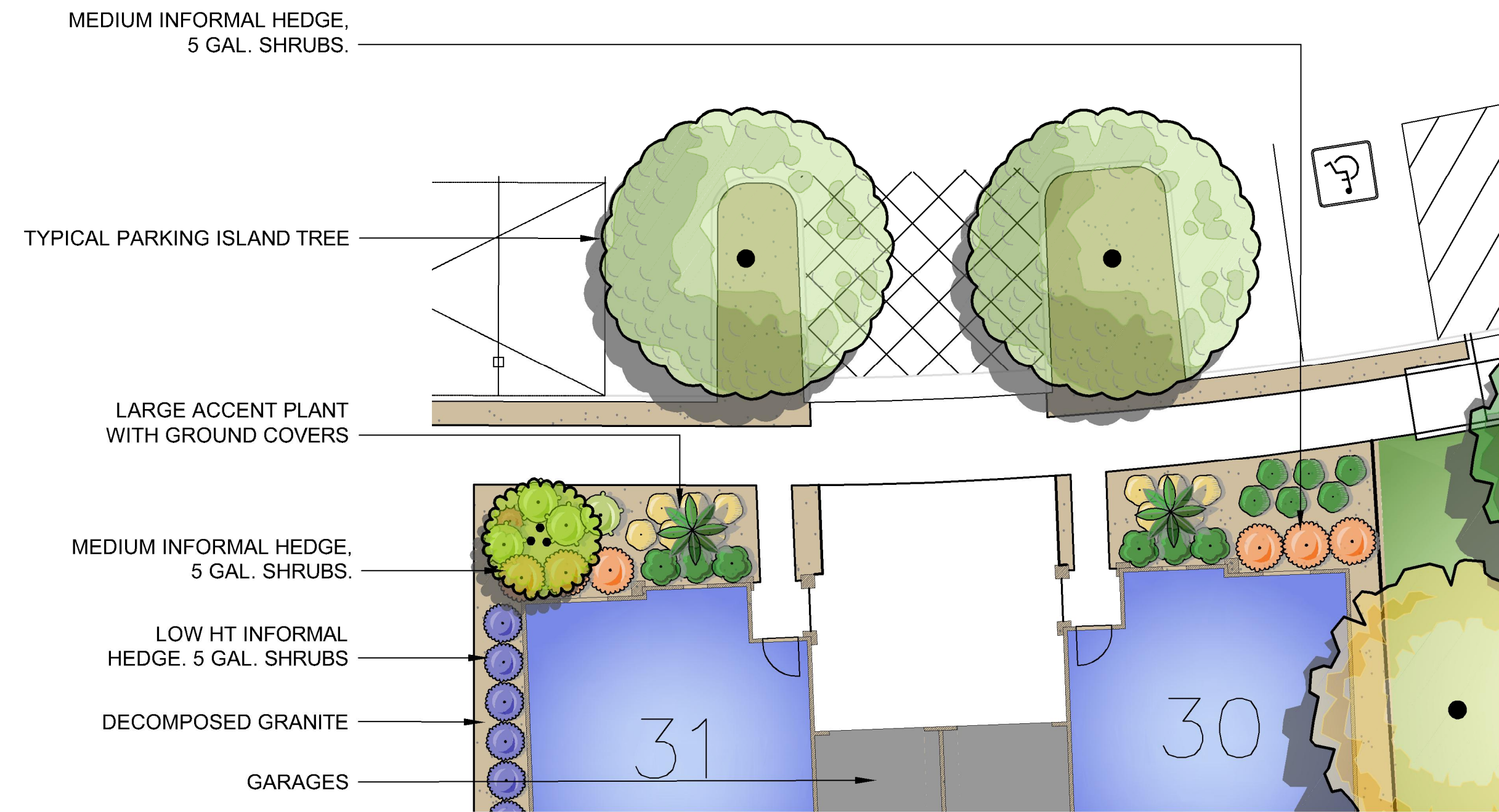
BUNGALOWS AT RANCHO MERCADO PARCEL A8

SURPRISE, AZ

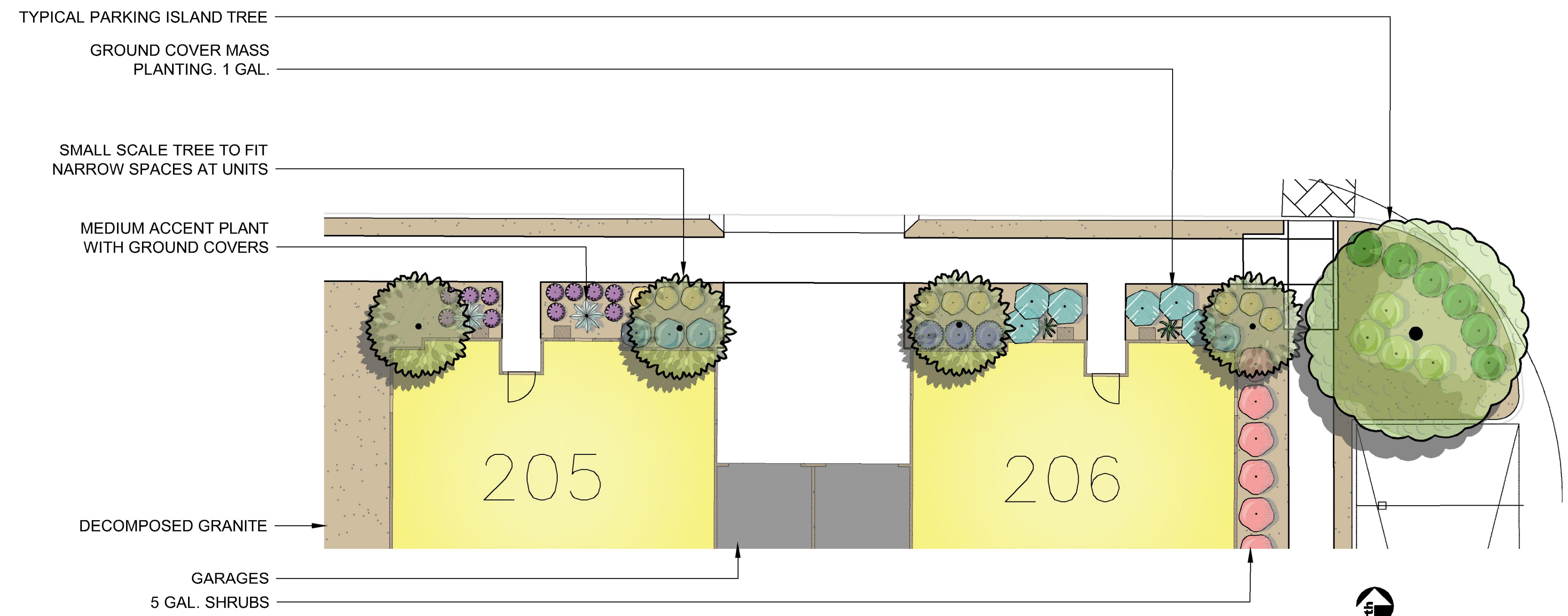
TYPICAL BACKYARD SYNTHETIC TURF LAYOUT CASE #: F21-890

Sheet 4 of 7

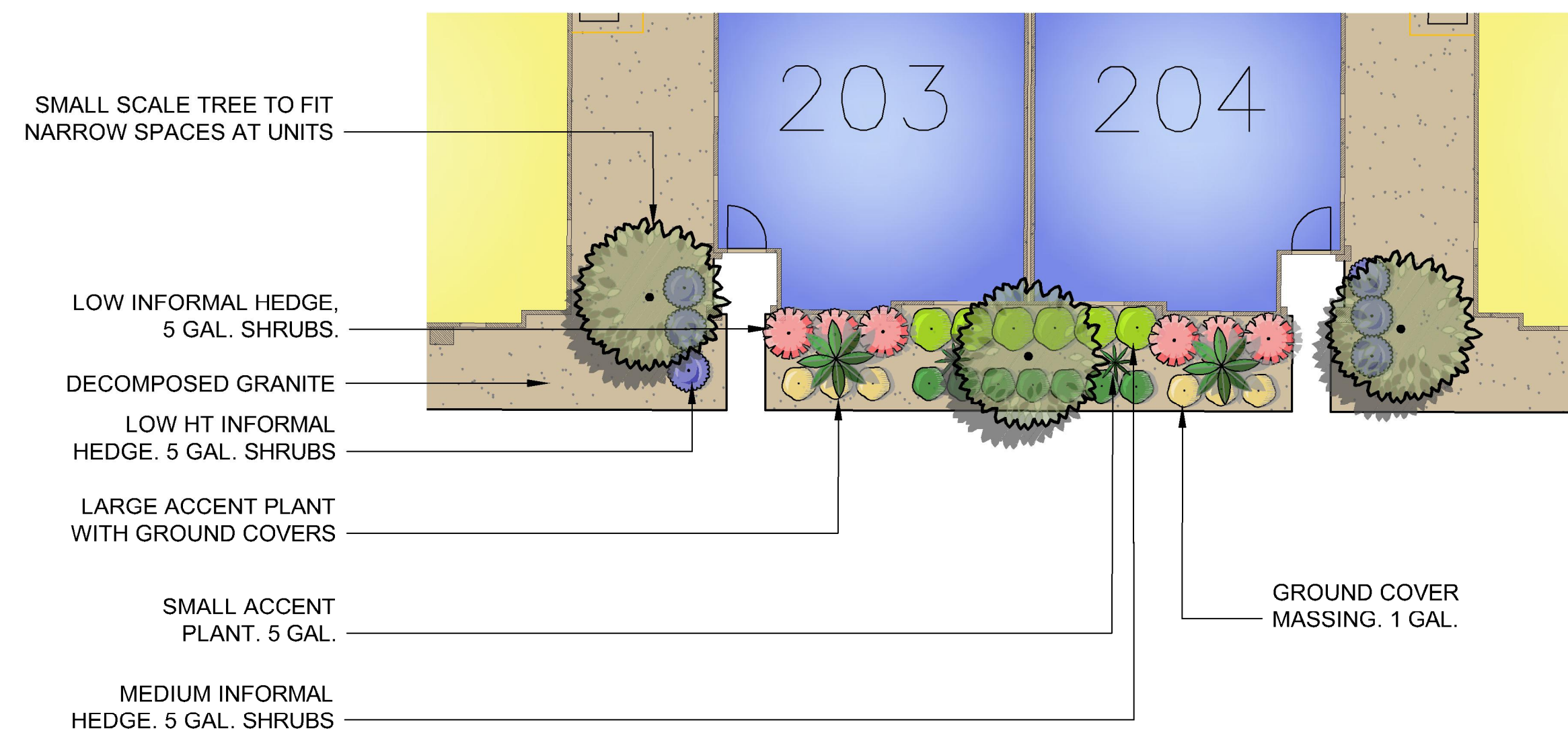
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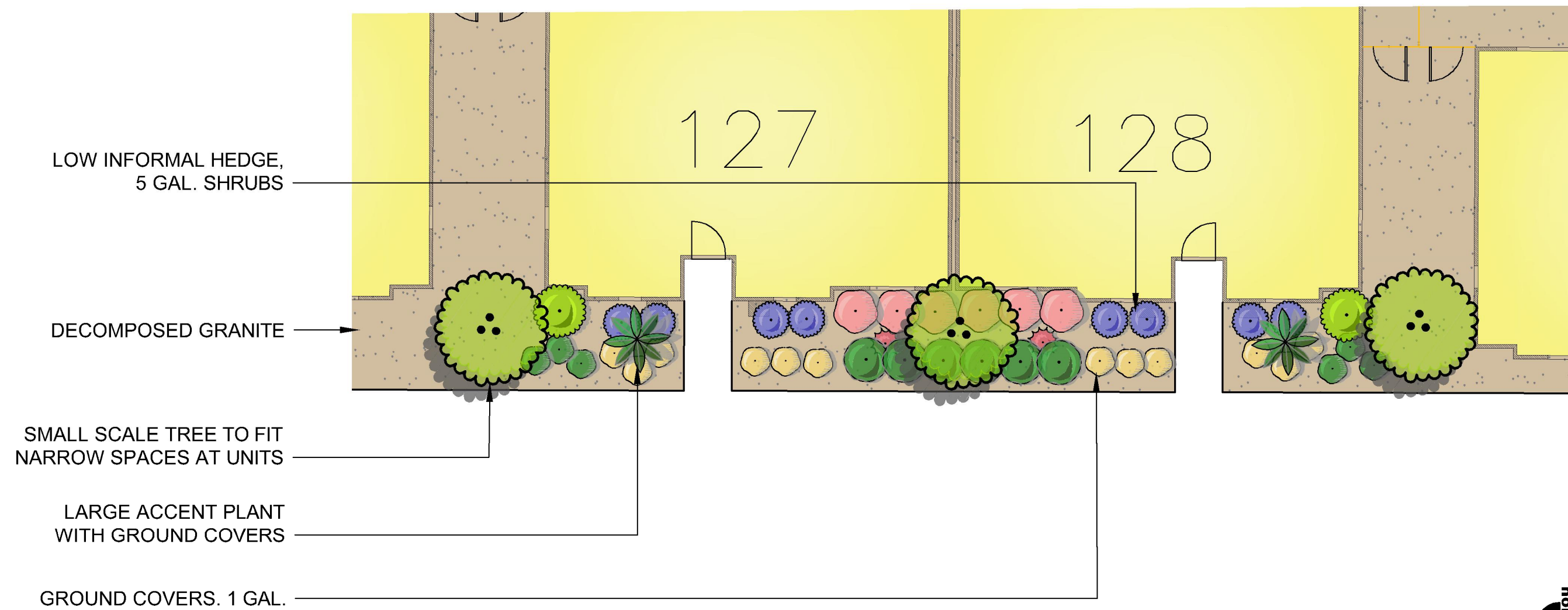
1 TYPICAL FOUNDATION PLANTING PLAN: 1-BEDROOM DETACHED UNITS WITH GARAGE
SCALE: 1"= 10'-0"



2 TYPICAL FOUNDATION PLANTING PLAN: 2-BEDROOM DETACHED UNITS WITH GARAGE
SCALE: 1"= 10'-0"



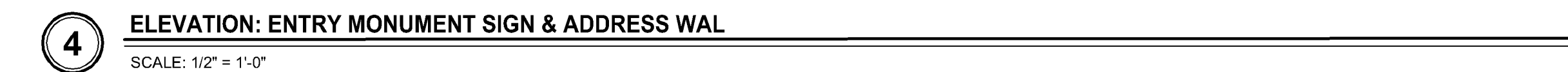
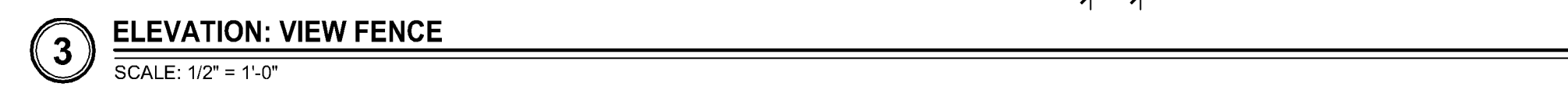
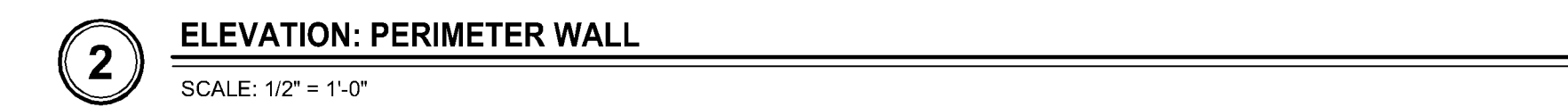
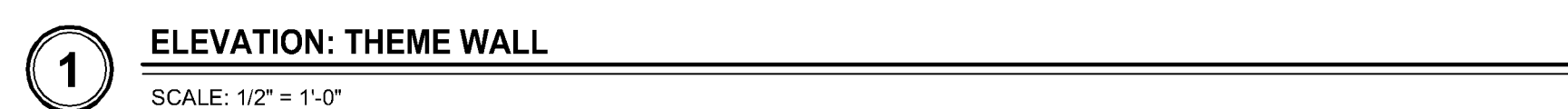
3 TYPICAL FOUNDATION PLANTING PLAN: 1-BEDROOM ATTACHED UNITS
SCALE: 1"= 10'-0"



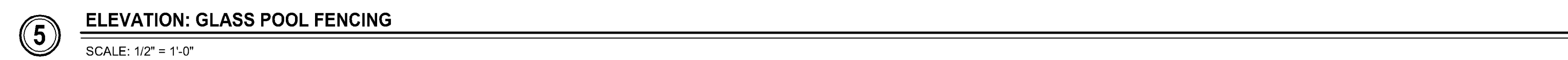
4 TYPICAL FOUNDATION PLANTING PLAN: 2-BEDROOM ATTACHED UNITS
SCALE: 1"= 10'-0"

BUNGALOWS AT RANCHO MERCADO PARCEL A8 SURPRISE, AZ

TYPICAL UNIT FOUNDATION PLANTINGS



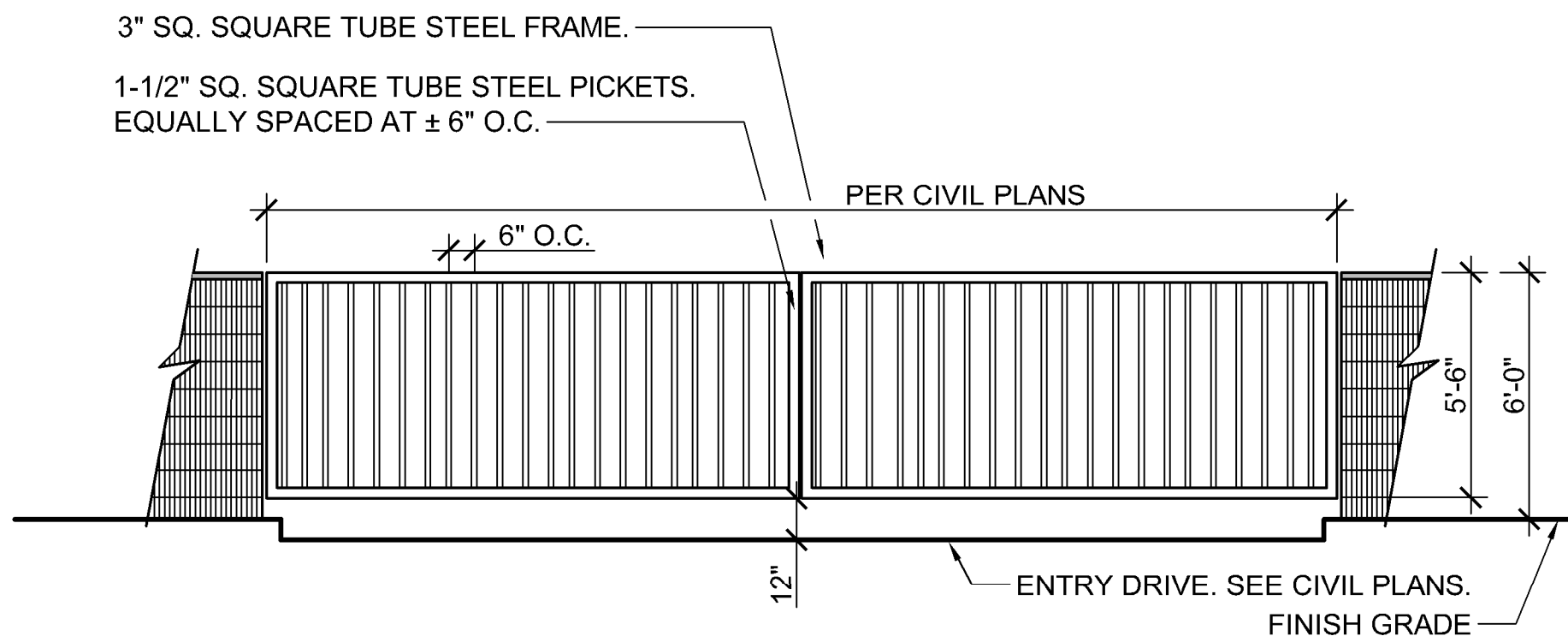
NOTE: ALL FINISH MATERIALS AND COLORS TO BE INSTALLED AS LISTED OR APPROVED EQUAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



NOTE: ALL ENTRY MONUMENTS
WILL BE UNDER SEPARATE

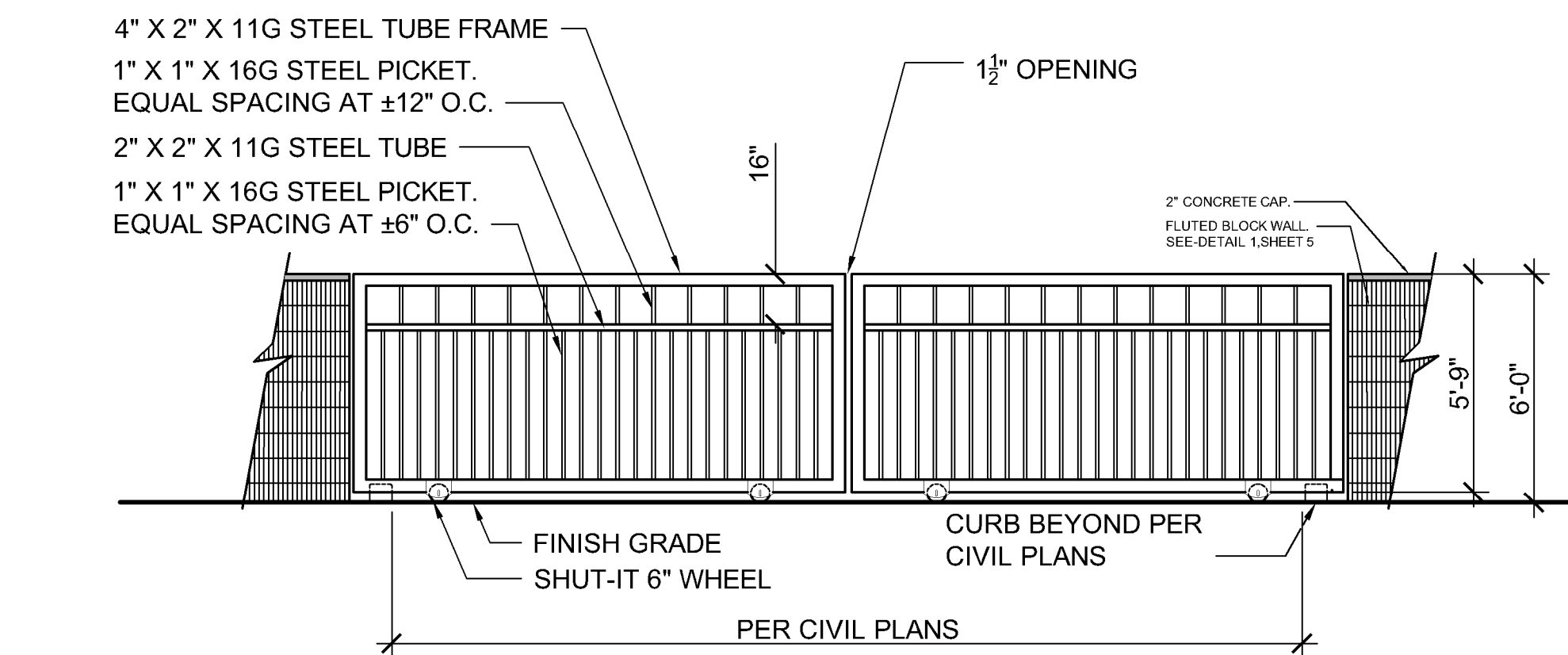
NOTES FOR VEHICULAR GATES:

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 UL325.
9. GATES TO BE PRIMED & PAINTED. COORDINATE COLORS W/ OWNER'S REPRESENTATIVE.
10. SEE ALSO STRUCTURAL DETAILS



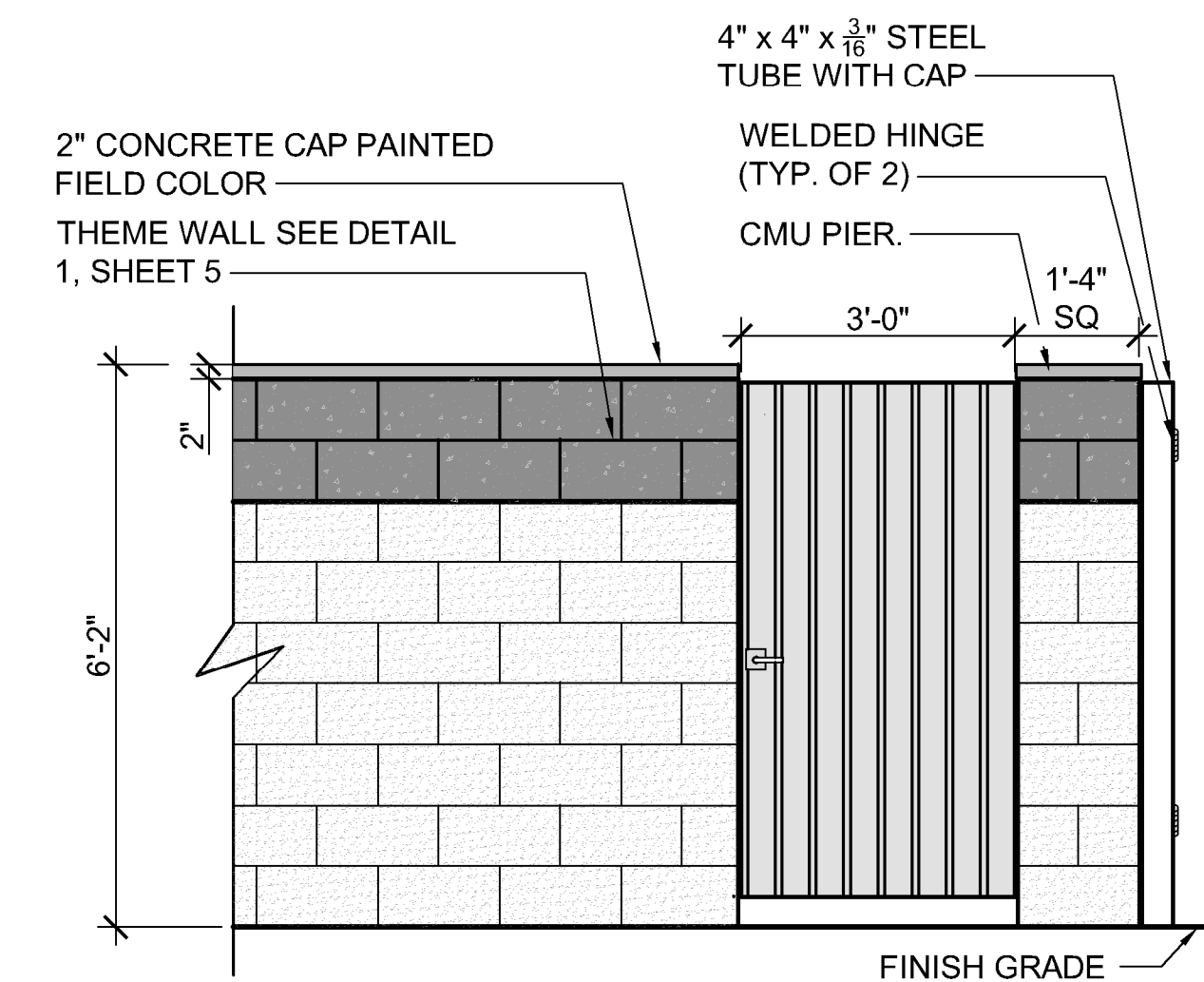
2 ELEVATION: VEHICULAR GATE B (HINGED GATE LEAFS)

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



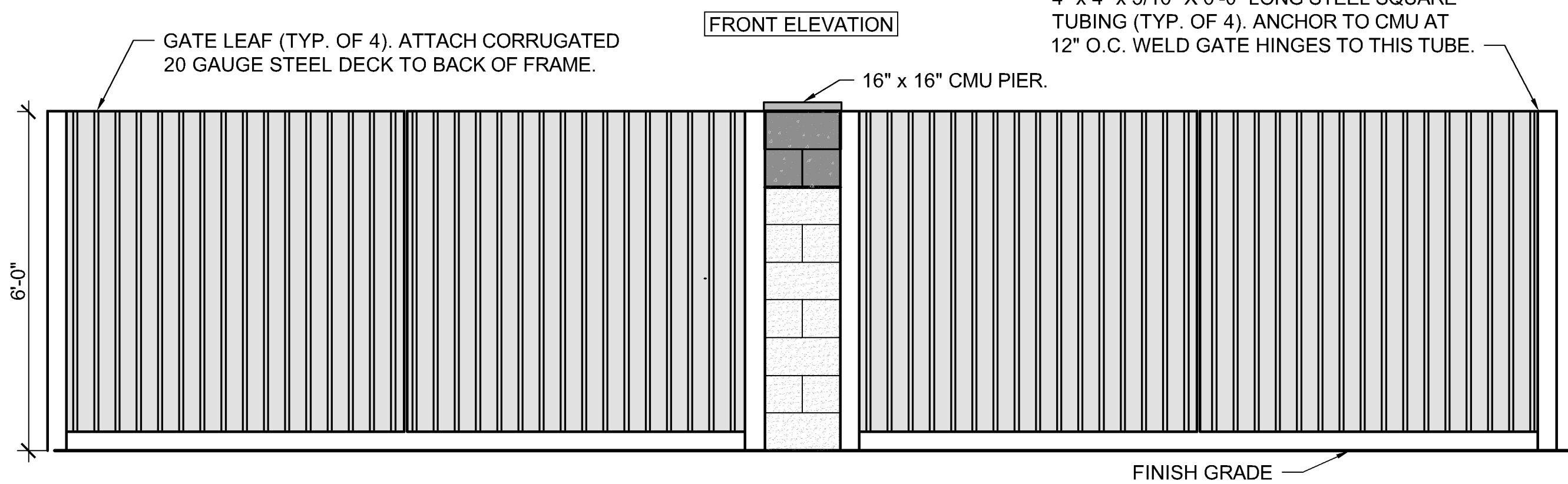
1 ELEVATION: VEHICULAR ENTRY GATE A (ROLLING GATE LEAFS)

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



3 ELEVATION: TRASH ENCLOSURE WALL & PEDESTRIAN GATE

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



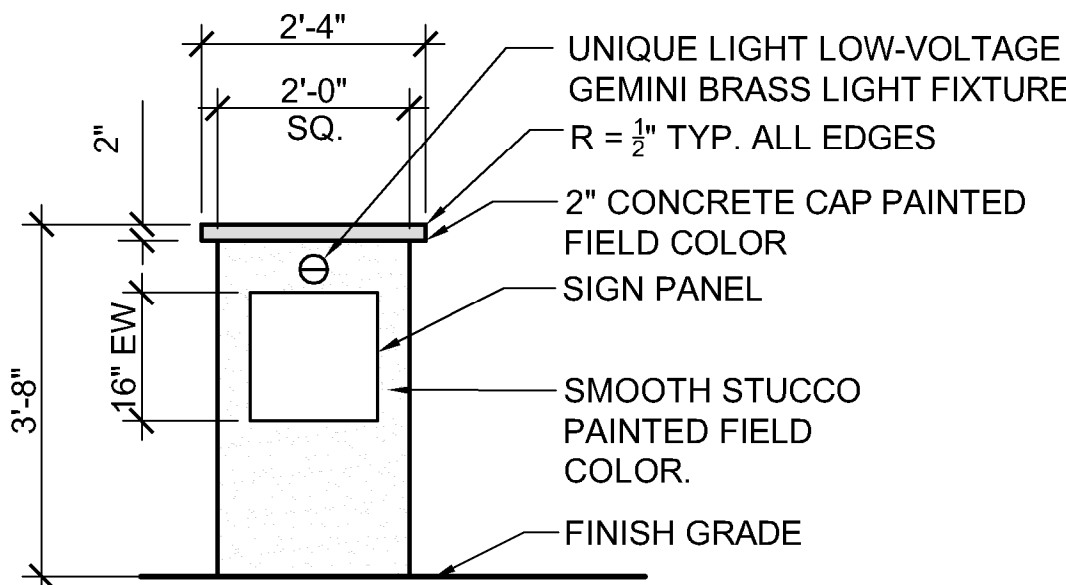
4 ELEVATION: TRASH ENCLOSURE GATES & PIER

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

- NOTES:
1. CONCRETE SLAB FOR ENCLOSURE SHALL SLOPE AT 1% TO GATE OPENING.
 2. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW & APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 3. ALL CMU & STEEL TO BE PRIMED AND PAINTED W/ (2) COATS OF COLOR. SEE FINISH SCHEDULE FOR COLORS.

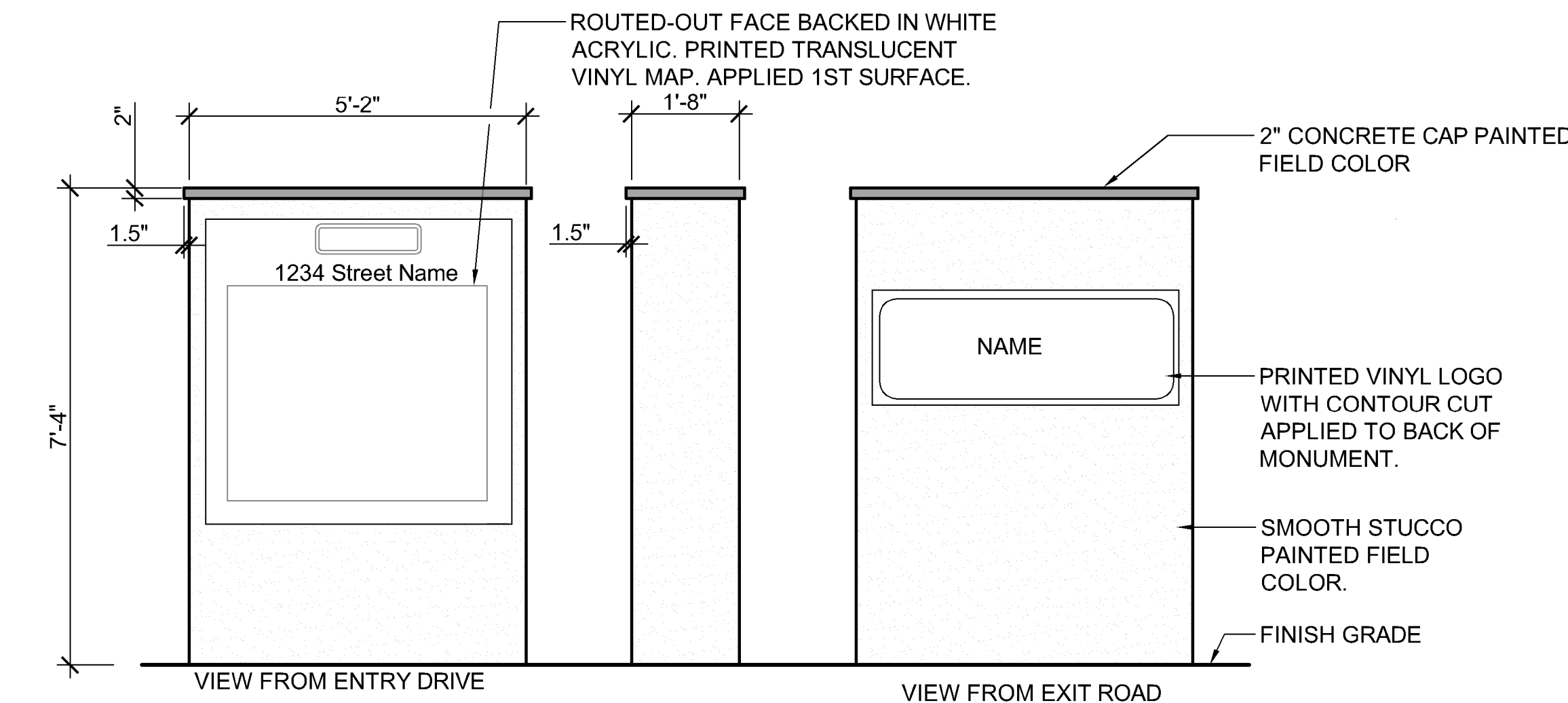
NOTES:

1. STACKED CMU JOINTS TO BE RAKED.
2. SEE FINISH SCHEDULE.
3. OWNER'S REP TO APPROVE ALL COLORS PRIOR TO PAINTING.
4. SEE STRUCTURAL DETAILS.



5 ELEVATION: WAYFINDING SIGN COLUMN

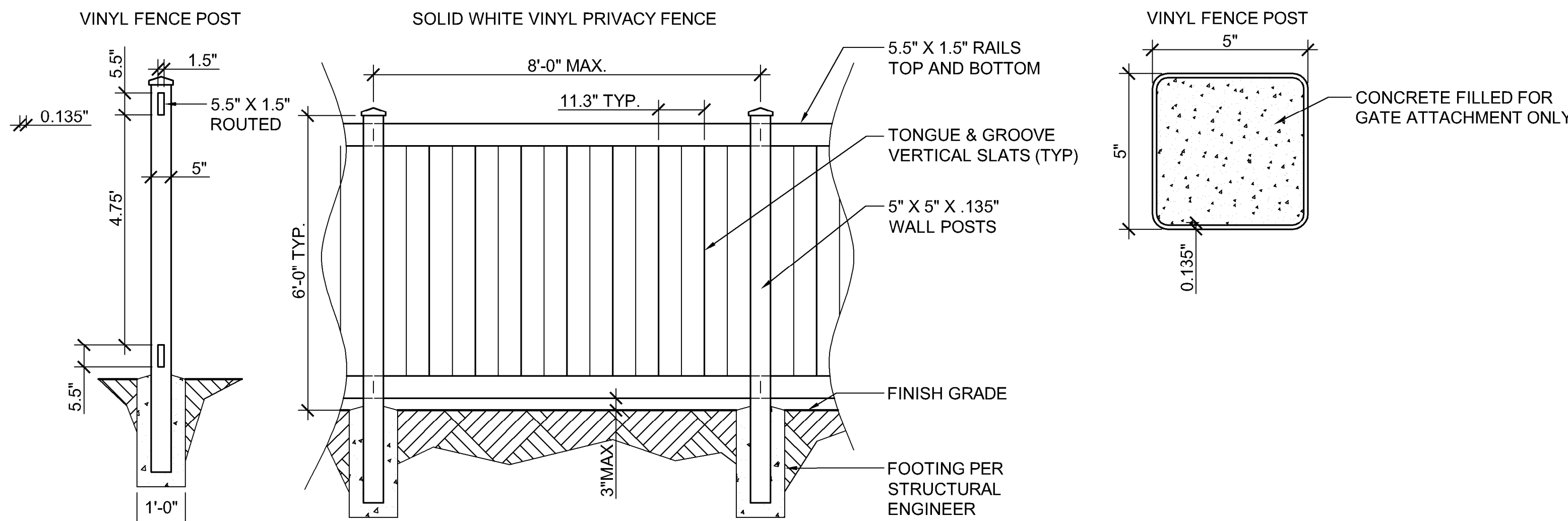
SCALE: 1/2" = 1'-0"



6 ELEVATIONS: SITE MAP MONUMENT

SCALE

- NOTES:
1. SITE MAP MONUMENT WILL BE APPROVED UNDER A SEPARATE SUBMITTAL
 2. OWNER'S REP TO APPROVE ALL COLORS PRIOR TO PAINTING.



7 VINYL PRIVACY FENCE

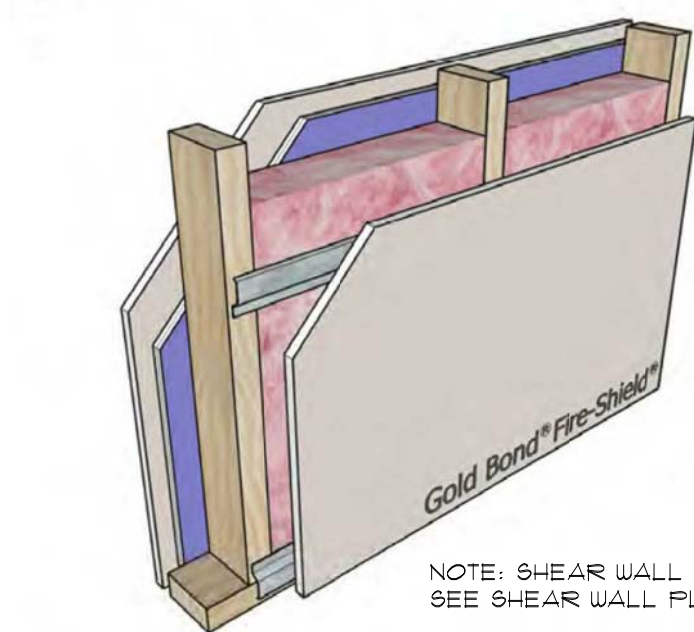
SCALE: NTS

BUNGALOWS AT RANCHO MERCADO PARCEL A8

SURPRISE, AZ

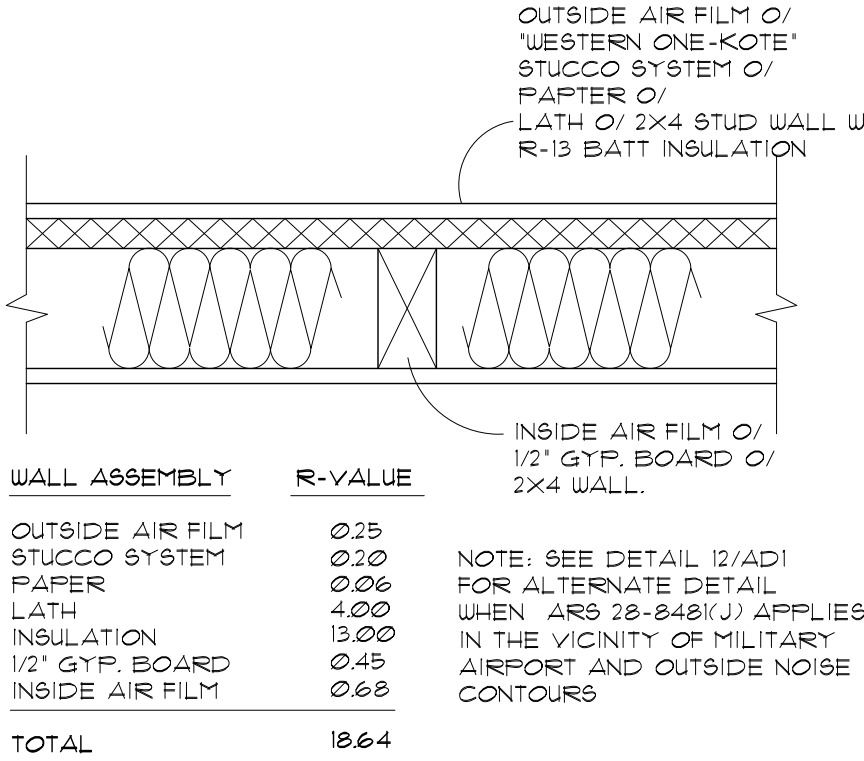
COMMUNITY DETAILS

NANTUCKET STYLE



STC-58
Framing: 2x4 wood studs, 16" o.c.
Insulation: 3-1/2" glass fiber
Side 1: 5/8" Fire-Shield Gypsum Board on 5/8" SoundBreak XP Gypsum Board
Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
UL Design: U305 - 1 hour

NGC 2011067



1 EXT. WALL ASSEMBLY

2 SEPERATION WALL ASSEMBLY

NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R302.4.2)
NOTE: USE 1/2" RC-2 CHANNELS WITH ISO PADDING TAPE I.O. OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

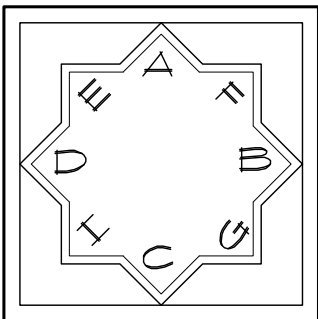
R302.3 Two-Family Duellings
Dwelling units in two-family duellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:
1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the duellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

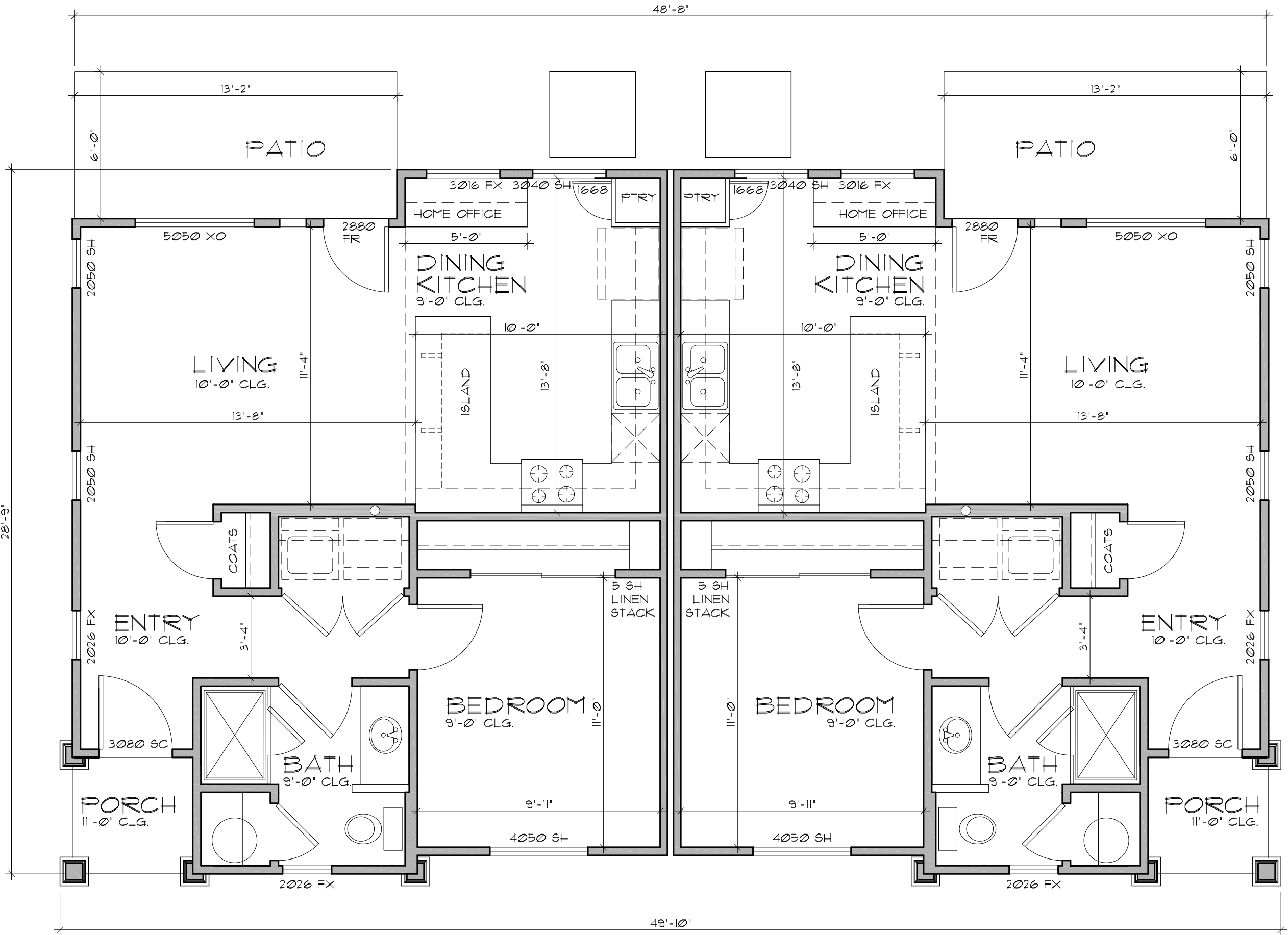
NOTE: See detail 1/ABA for alternate separation wall detail.

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS,
GLAZING ADJACENT DOORS,
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
660 SQ. FT.	UNIT 1 RIGHT SIDE
660 SQ. FT.	UNIT 1 LEFT SIDE
1320 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
44 SQ. FT.	TOTAL FRONT PORCH (22 SF. EA.)
1364 SQ. FT.	TOTAL UNDER ROOF



ROOM DESIGNATION KEY



UNIT 1 - FLOOR PLAN "A"

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

revisions

1

2

3

REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

SURPRISE

UNIT 1

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DR1

UNIT 1-FLOOR PLANS A-NANTUCKET

NANTUCKET STYLE

UNIT 1



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

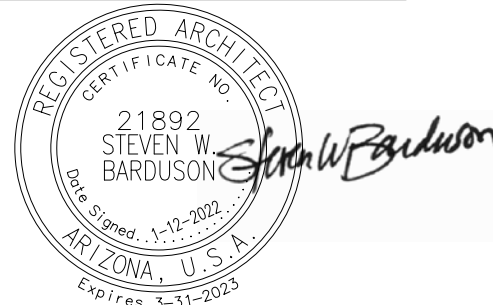
REFLECTION

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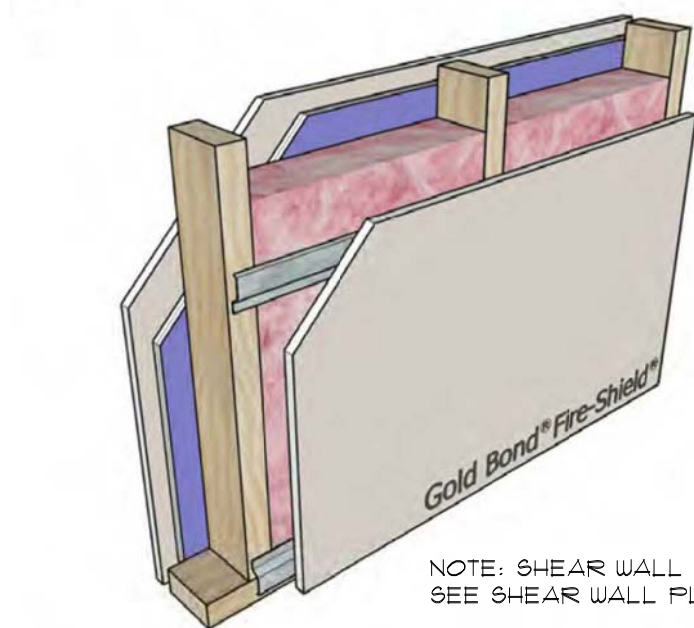
project no:

Case # FS21-890

DR2

UNIT 1-ALL SIDES-NANTUCKET

HAMPTON BAY STYLE



STC-58
Framing: 2x4 wood studs, 16" o.c.
Insulation: 3-1/2" glass fiber
Side 1: 5/8" Fire-Shield Gypsum Board on 5/8" SoundBreak XP Gypsum Board
Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
UL Design: U305 - 1 hour

WALL ASSEMBLY		R-VALUE
OUTSIDE AIR FILM	0.25	
STUCCO SYSTEM	0.20	
PAPER	0.06	
LATH	4.00	
INSULATION	13.00	
1/2" GYP. BOARD	0.45	
INSIDE AIR FILM	0.68	
TOTAL	18.64	

1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS
GLAZING ADJACENT DOORS
GLAZING IN WINDOWS

SQUARE FOOTAGE LEGEND	
660 SQ. FT.	UNIT 1 RIGHT SIDE
660 SQ. FT.	UNIT 1 LEFT SIDE
1320 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
44 SQ. FT.	TOTAL FRONT PORCH (22 SF. EA.)
1364 SQ. FT.	TOTAL UNDER ROOF

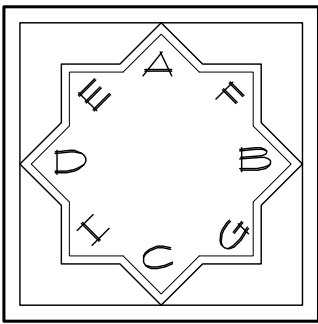
NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R302.4.2)
NOTE: USE 1/2" RC-2 CHANNELS WITH ISO PADDING TAPE I.O. OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

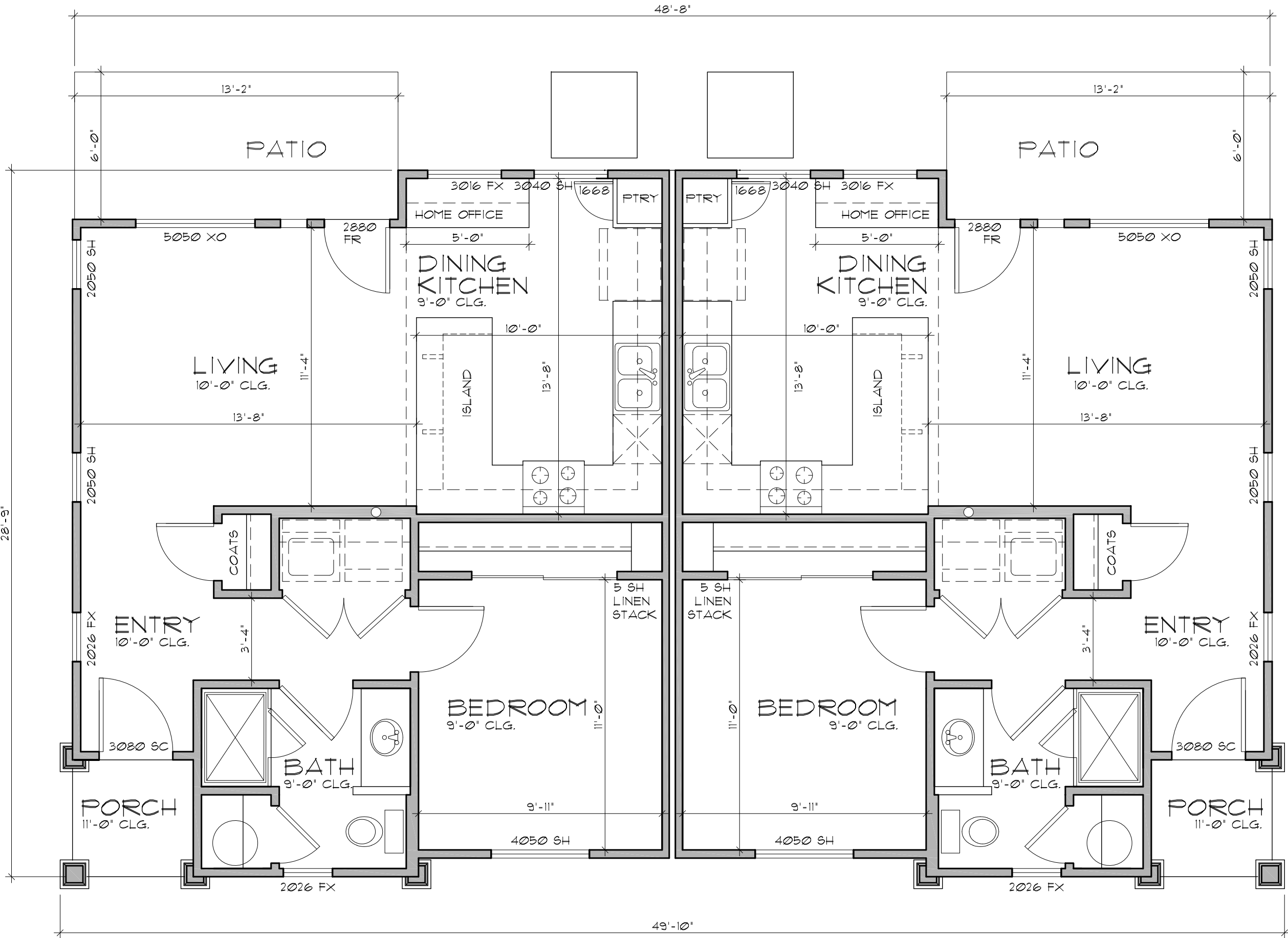
R302.3 Two-Family Duellings
Dwelling units in two-family duellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:
1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the duellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

NOTE: See detail 1/ABa for alternate separation wall detail.



ROOM DESIGNATION KEY



UNIT 1 - FLOOR PLAN "B"

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

revisions

1

2

3

REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

SURPRISE

UNIT 1

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DR3

UNIT 1-FLOOR PLANS B=HAMPTON BAY

HAMPTON BAY STYLE

UNIT 1



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

REFLECTION

HANCOCK
COMMUNITIES
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UNIT 1

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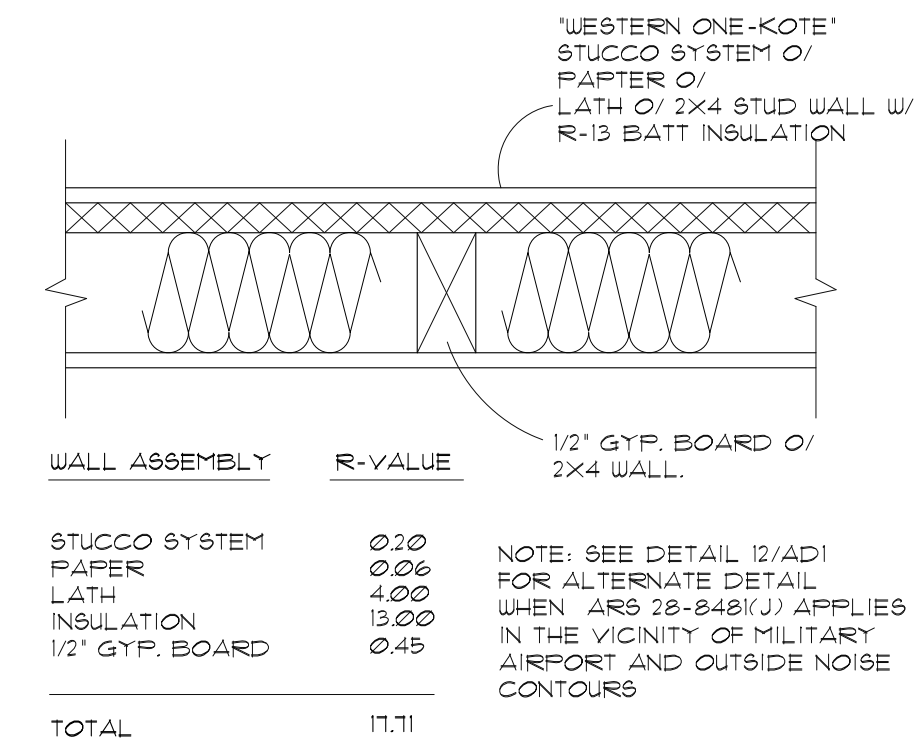
project no:

Case # FS21-890

DR4

UNIT 1-ALL SIDES-HAMPTON BAY

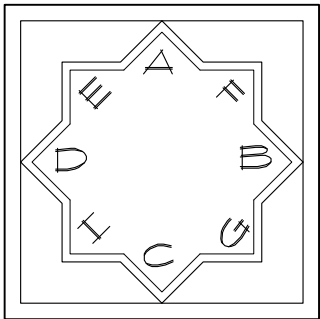
NANTUCKET STYLE



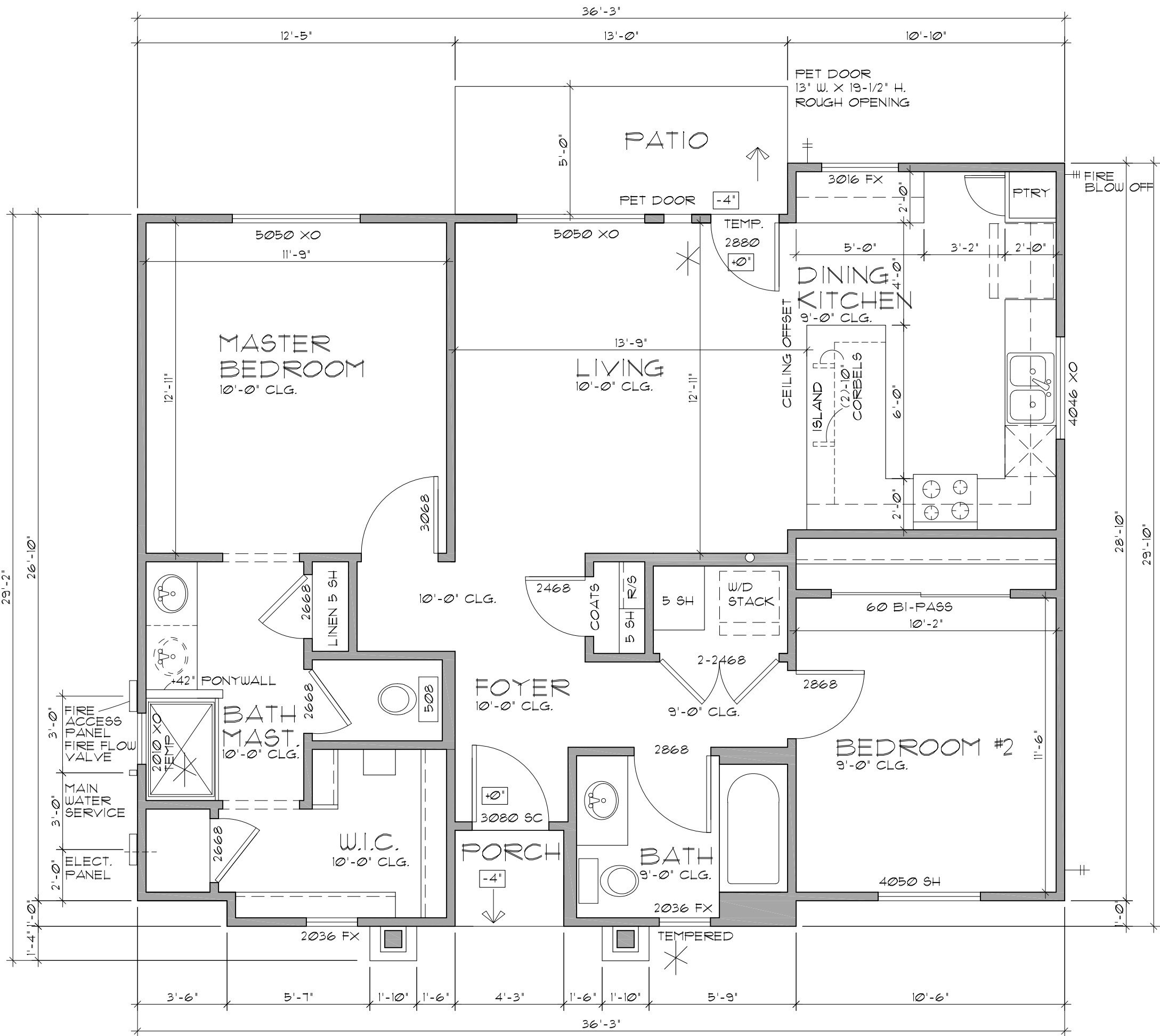
1 EXT. WALL ASSEMBLY

GLAZING NOTE:
* GLAZING SHALL COMPLY WITH CURRENT CODES.
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1018 SQ. FT.	TOTAL HABITABLE SPACE
271 SQ. FT.	FRONT PORCH
1045 SQ. FT.	TOTAL UNDER ROOF



ROOM DESIGNATION KEY



UNIT 2 - FLOOR PLAN "A"

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

revisions

1

2

3

REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

SURPRISE

UNIT 2

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DR5

UNIT 2 FLOOR PLAN A-NANTUCKET

NANTUCKET STYLE

UNIT 2



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

REFLECTION

HANCOCK
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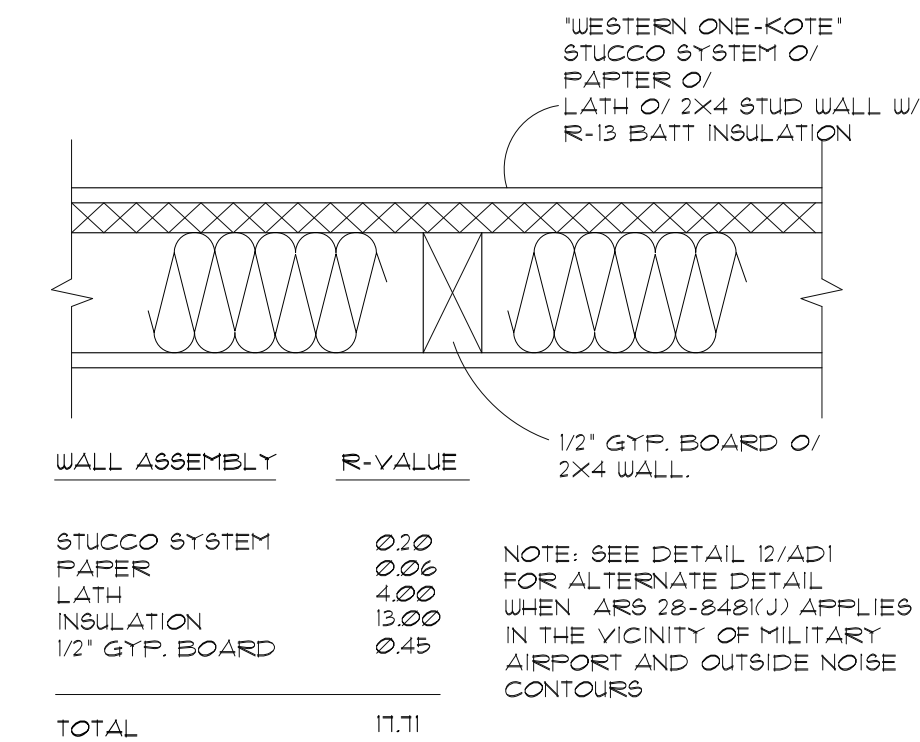
date: 1/12/2022

project no:

Case # FS21-890

DR6

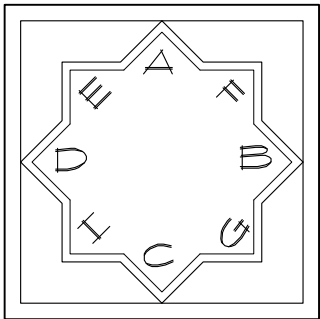
UNIT 2- ALL SIDES-NANTUCKET



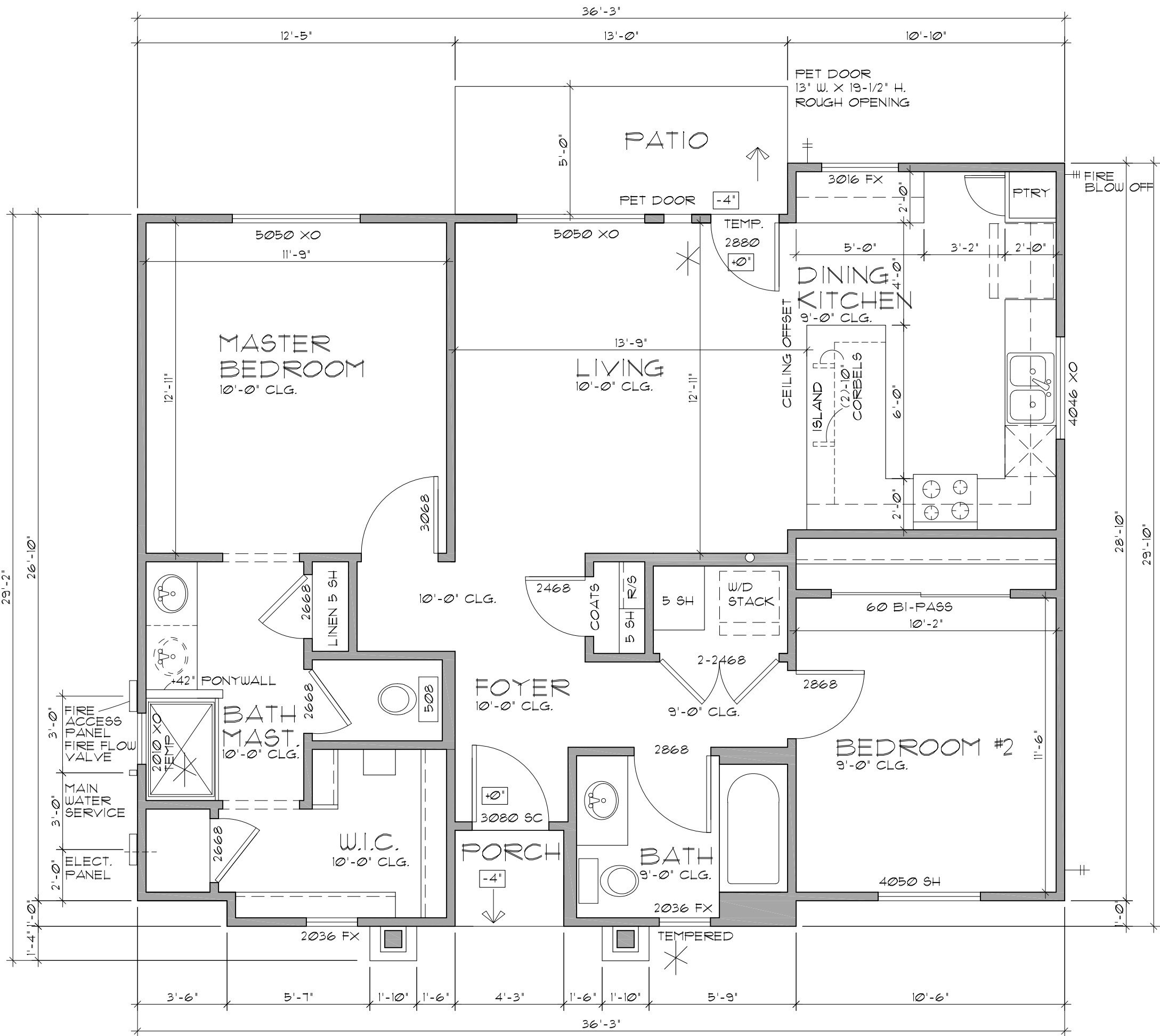
1 EXT. WALL ASSEMBLY

GLAZING NOTE:
* GLAZING SHALL COMPLY WITH CURRENT CODES.
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1018 SQ. FT.	TOTAL HABITABLE SPACE
271 SQ. FT.	FRONT PORCH
1045 SQ. FT.	TOTAL UNDER ROOF



ROOM DESIGNATION KEY



UNIT 2 - FLOOR PLAN "B"

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

revisions

1

2

3

REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

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UNIT 2

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DR7

HAMPTON BAY STYLE

UNIT 2



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

REFLECTION

HANCOCK
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PARCEL A8

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UNIT 2

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DR8

UNIT 2-ALL SIDES-HAMPTON BAY

NANTUCKET STYLE

WESTERN ONE-KOTE[®]
STUCCO SYSTEM O/
PAFTER O/
LATH O/ 2X4 STUD WALL W/
R-13 BATT INSULATION

WALL ASSEMBLY

R-VALUE

STUCCO SYSTEM

0.20

NOTE: SEE DETAIL 12/AD1
FOR ALTERNATE DETAIL
WHEN ARS 28-848(J) APPLIES
IN THE VICINITY OF MILITARY
AIRPORT AND OUTSIDE NOISE
CONTOURS

PAPER

0.06

LATH

4.00

INSULATION

13.00

1/2" GYP. BOARD

0.45

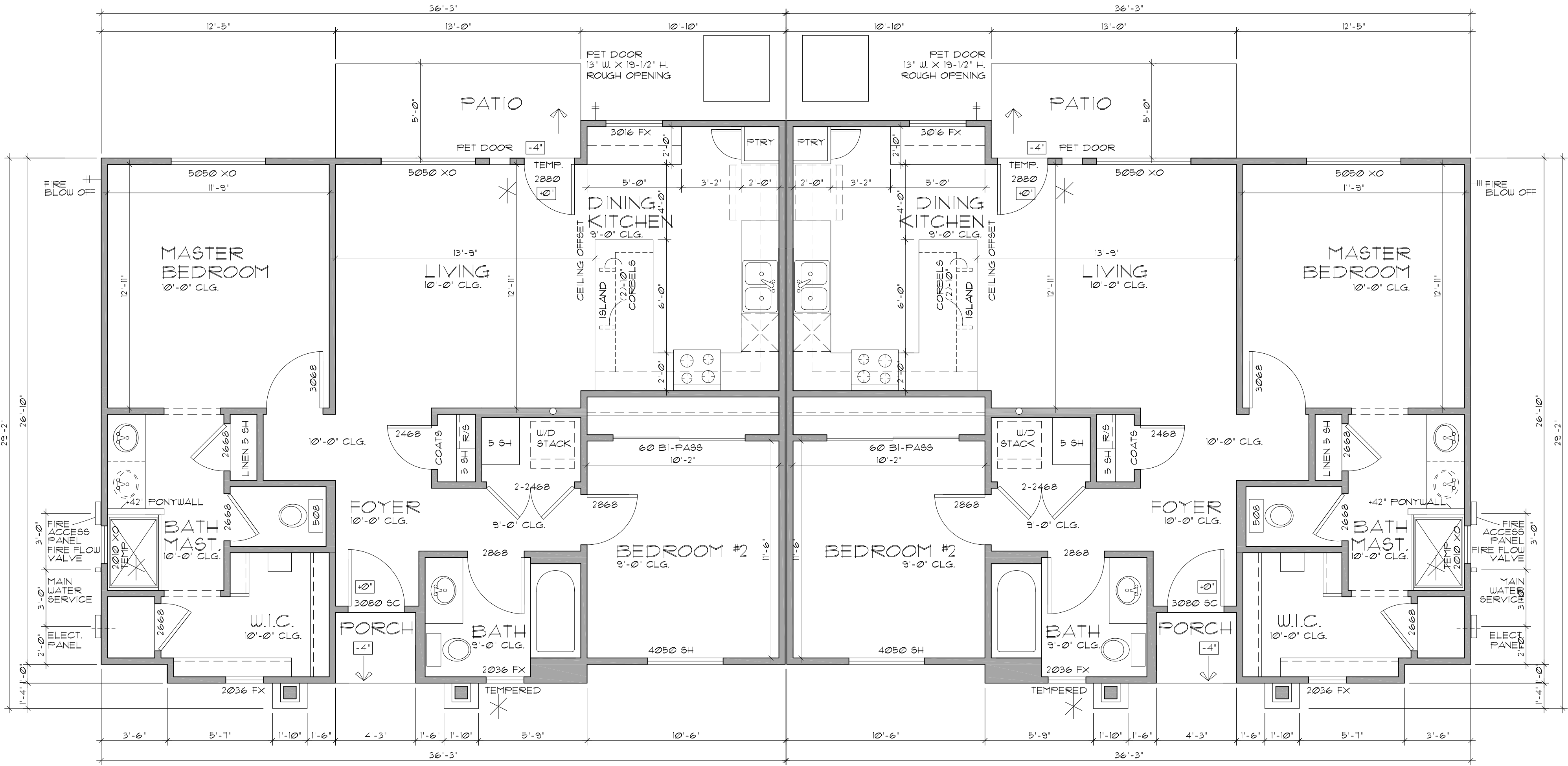
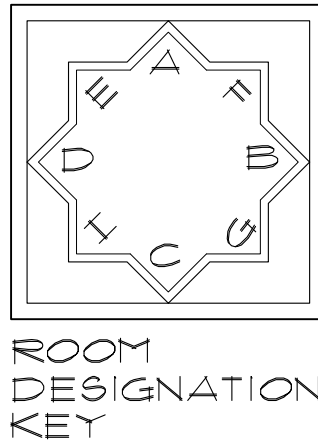
TOTAL

17.71

1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS,
GLAZING ADJACENT DOORS,
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1018 SQ. FT.	TOTAL HABITABLE SPACE LEFT
21 SQ. FT.	FRONT PORCH LEFT UNIT
1018 SQ. FT.	TOTAL HABITABLE SPACE RIGHT
21 SQ. FT.	FRONT PORCH RIGHT
2030 SQ. FT.	TOTAL UNDER ROOF



UNIT 2 DUPLEX - FLOOR PLAN "A"

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

revisions

1

2

3

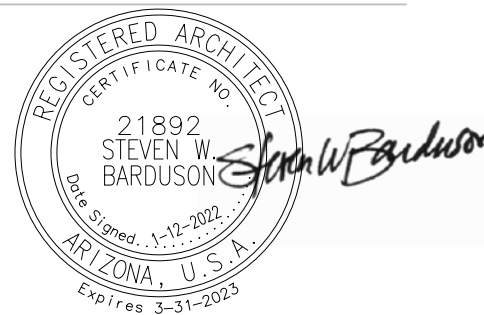
REFLECTION

HANCOCK
COMMUNITIES
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RANCHO
MERCADO
PARCEL A8

SURPRISE

UNIT 2
DUPLEX

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DR9

UNIT 2 DUPLEX FLOOR PLAN A-NANTUCKET

NANTUCKET STYLE

UNIT 2
DUPLEX



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

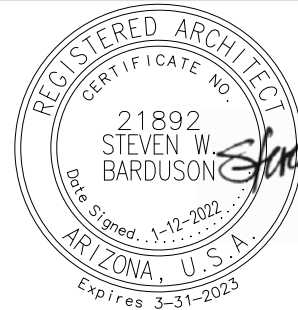
REFLECTION

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COMMUNITIES
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SURPRISE

UNIT 2
DUPLEX

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DR10

UNIT 2 DUPLEX-ALL SIDES-NANTUCKET

HAMPTON BAY STYLE

WESTERN ONE-KOTE®
STUCCO SYSTEM O/
PAFTER O/
LATH O/ 2X4 STUD WALL W/
R-13 BATT INSULATION

1/2" GYP. BOARD O/
2X4 WALL.

STUCCO SYSTEM
PAPER
LATH
INSULATION
1/2" GYP. BOARD

0.20
0.06
4.00
13.00
0.45

NOTE: SEE DETAIL 12/AD1
FOR ALTERNATE DETAIL
WHEN ARS 28-848(J) APPLIES
IN THE VICINITY OF MILITARY
AIRPORT AND OUTSIDE NOISE
CONTOURS

WALL ASSEMBLY

R-VALUE

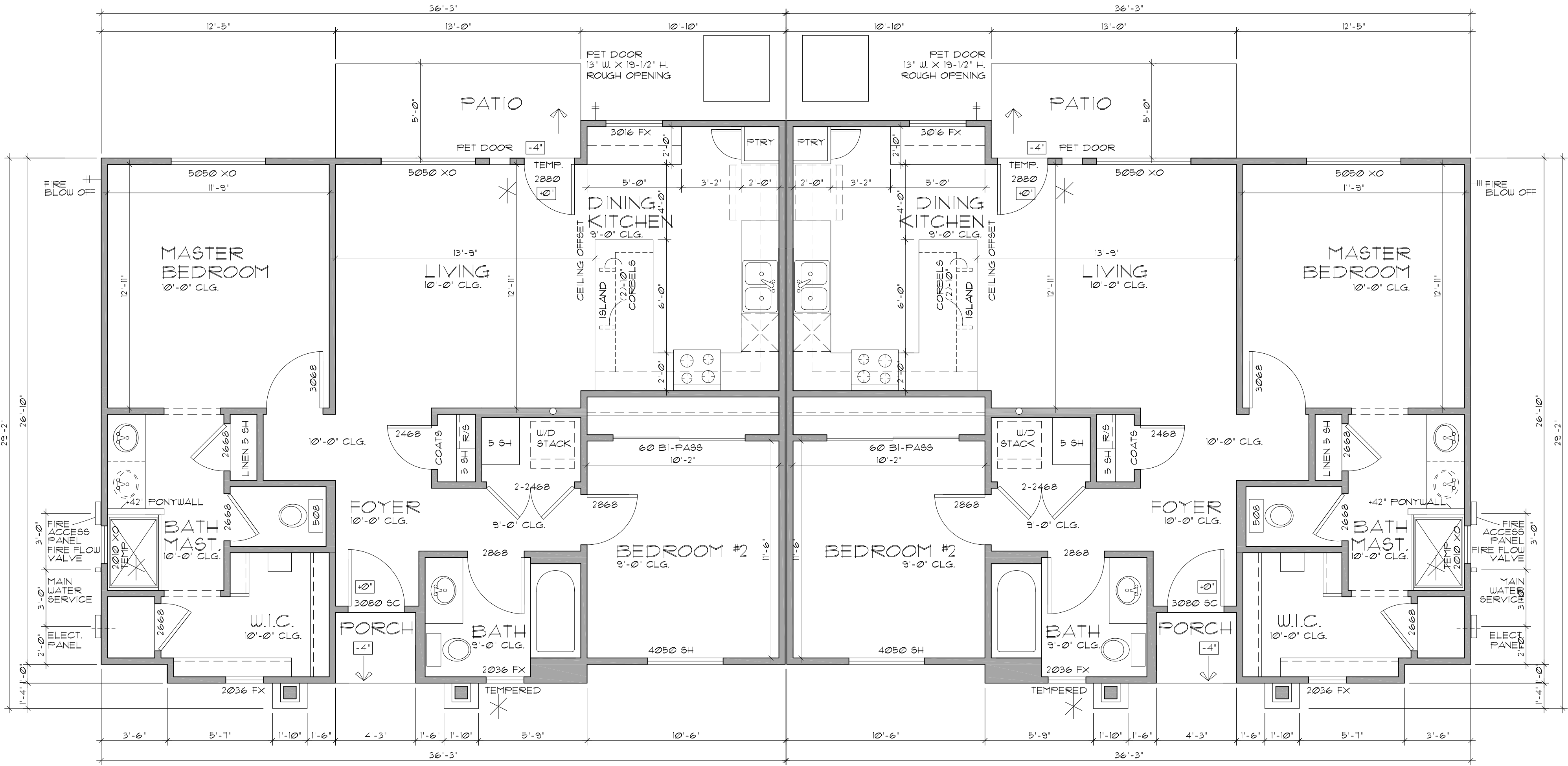
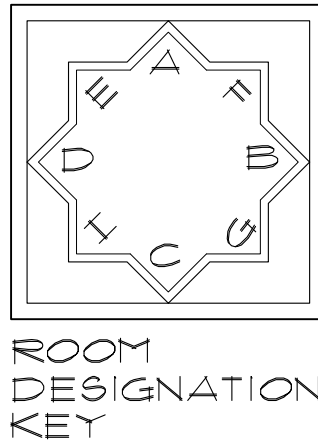
TOTAL

17.71

1 EXT. WALL ASSEMBLY

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS,
GLAZING ADJACENT DOORS,
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1018 SQ. FT.	TOTAL HABITABLE SPACE LEFT
21 SQ. FT.	FRONT PORCH LEFT UNIT
1018 SQ. FT.	TOTAL HABITABLE SPACE RIGHT
21 SQ. FT.	FRONT PORCH RIGHT
2030 SQ. FT.	TOTAL UNDER ROOF



UNIT 2 DUPLEX - FLOOR PLAN "B"

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

revisions

1

2

3

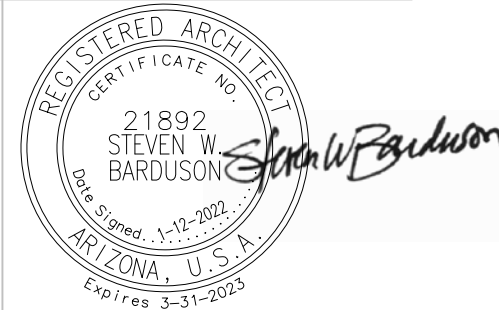
REFLECTION

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DUPLEX

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DR11

UNIT 2 DUPLEX FLOOR PLAN B-HAMPTON BAY

HAMPTON BAY STYLE

UNIT 2
DUPLEX



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

REFLECTION

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PARCEL A8

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UNIT 2
DUPLEX

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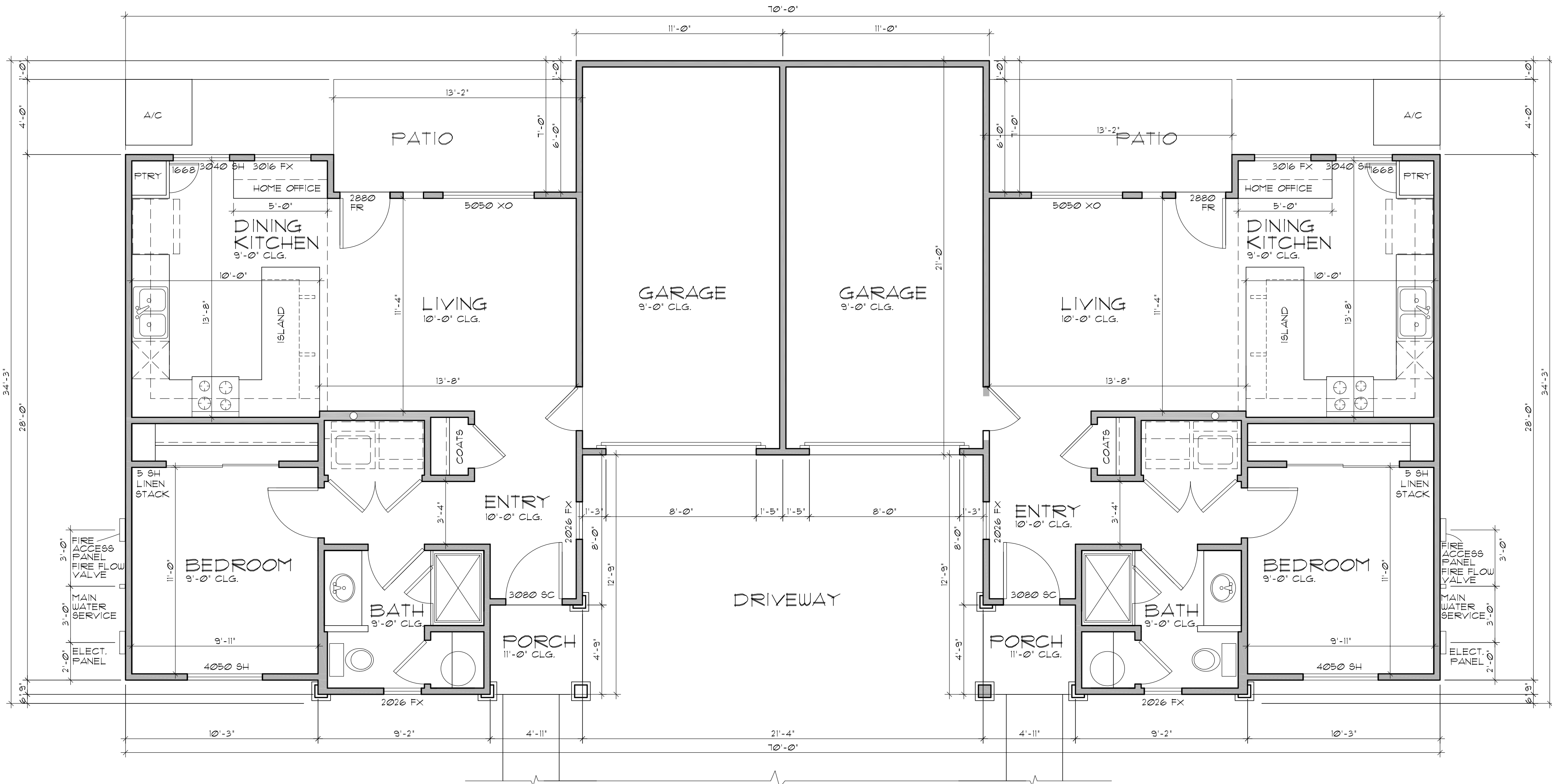
project no:

Case # FS21-890

DR12

UNIT 2 DUPLEX-ALL SIDES-HAMPTON BAY

NANTUCKET STYLE



UNIT 1 W/GARAGE - FLOOR PLAN "A"

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

SQUARE FOOTAGE LEGEND	
642 SQ. FT.	UNIT 1 RIGHT SIDE
642 SQ. FT.	UNIT 1 LEFT SIDE
1284 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
24 SQ. FT.	FRONT PORCH (EA. SIDE)
248 SQ. FT.	SINGLE CAR GARAGE (EA. SIDE)
914 SQ. FT.	TOTAL UNDER ROOF (EA. UNIT)
1828 SQ. FT.	TOTAL UNDER ROOF W/BOTH UNITS

revisions	
1	
2	
3	

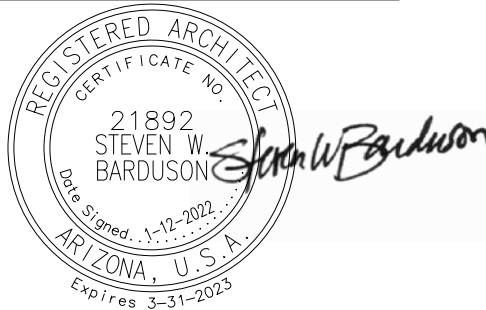
REFLECTION

HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE

UNIT 1
W/GARAGE

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project no:

Case # FS21-890
DR13

UNIT 1 W/GARAGE-FLOOR PLAN A-NANTUCKET

NANTUCKET STYLE

UNIT 1
W/GARAGE

revisions
1
2
3

REFLECTION

HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE



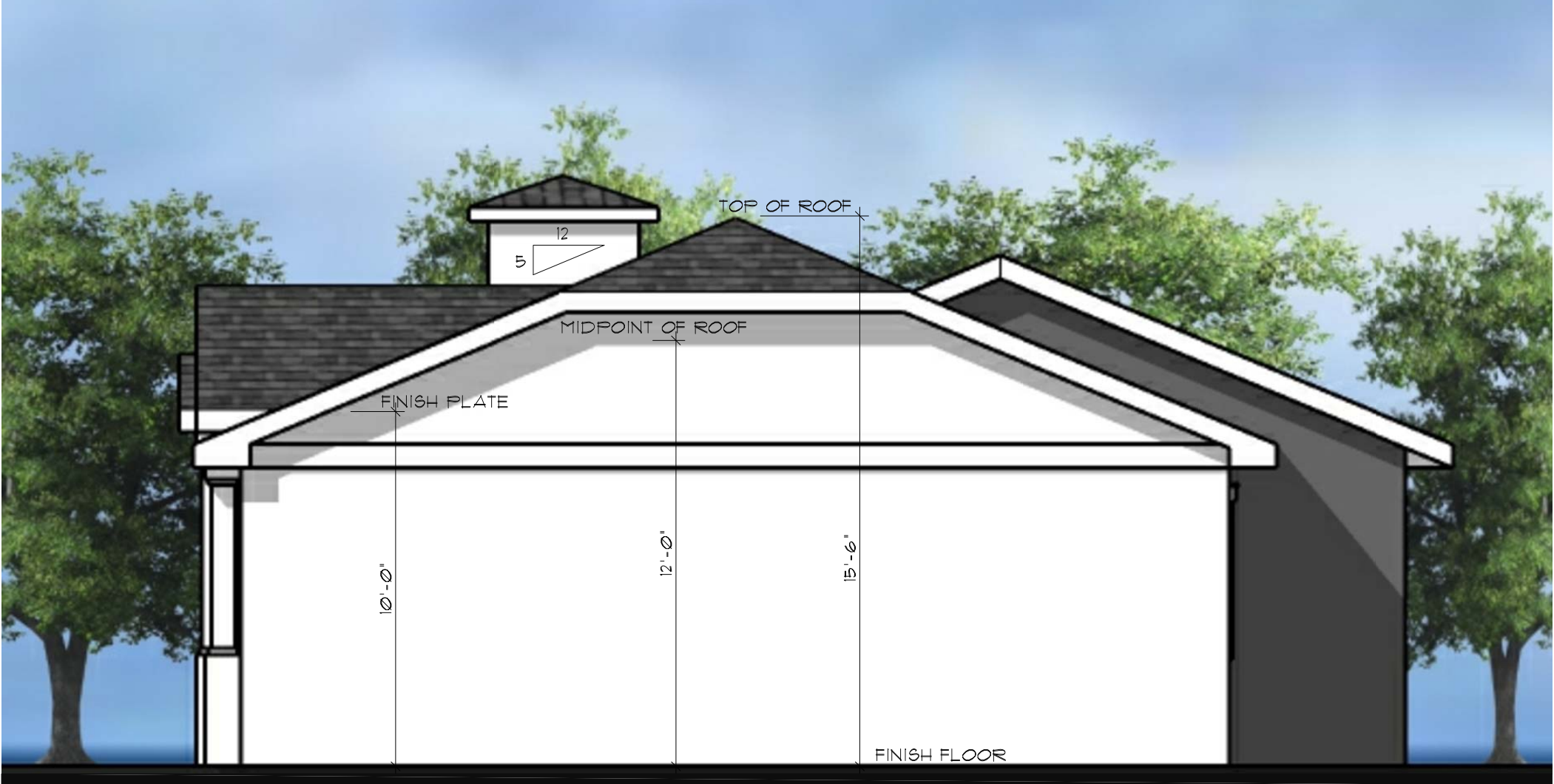
FRONT



LEFT



PERSPECTIVE



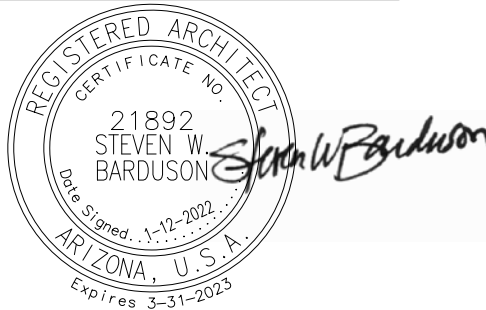
RIGHT



REAR

UNIT 1
W/GARAGE

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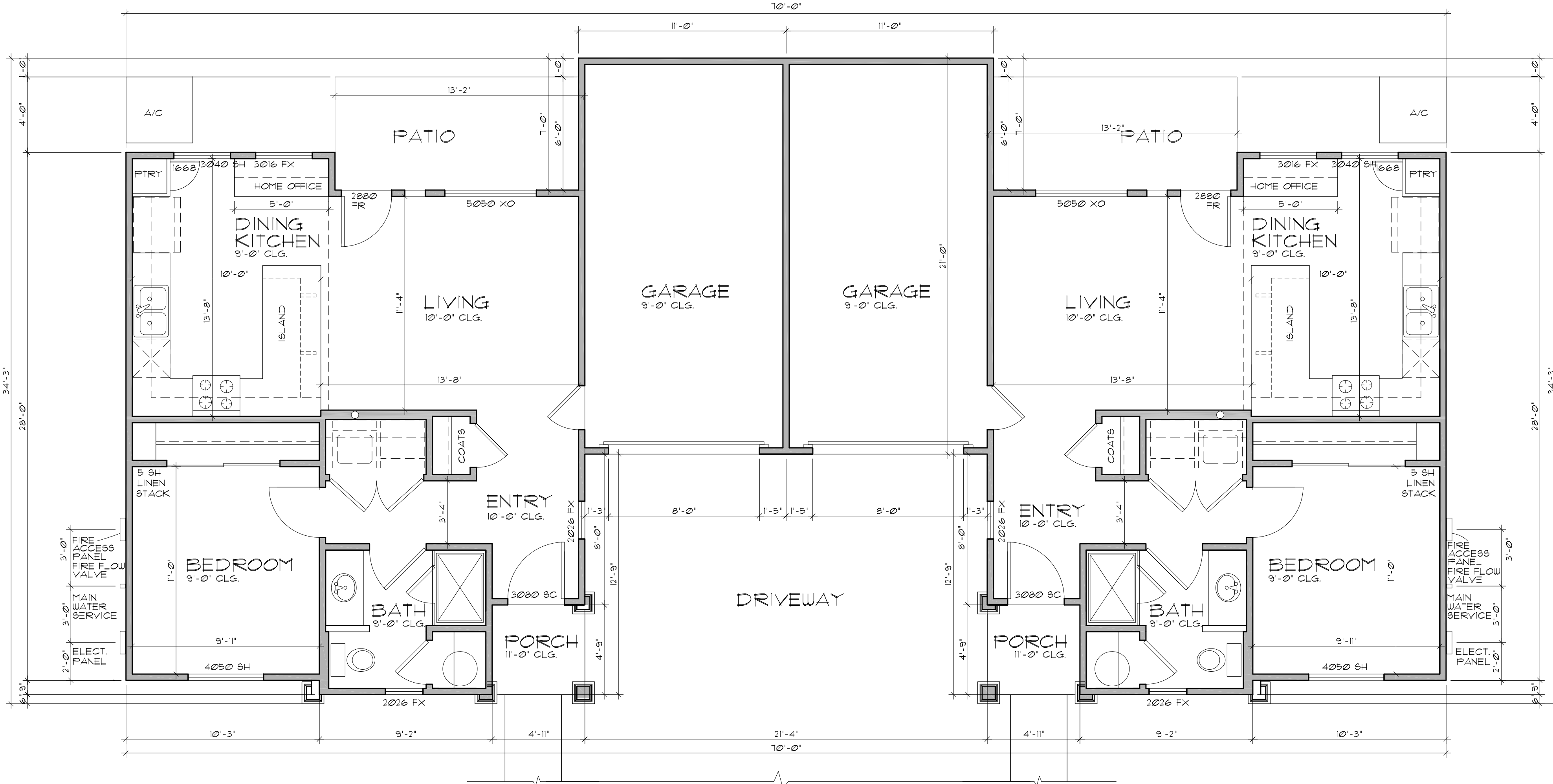
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project no:

Case # FS21-890
DR 14

UNIT 1 W/GARAGE-ALL SIDES-NANTUCKET

HAMPTON BAY STYLE



UNIT 1 W/GARAGE - FLOOR PLAN "B"

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

SQUARE FOOTAGE LEGEND	
642 SQ. FT.	UNIT 1 RIGHT SIDE
642 SQ. FT.	UNIT 1 LEFT SIDE
1284 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
24 SQ. FT.	FRONT PORCH (EA. SIDE)
248 SQ. FT.	SINGLE CAR GARAGE (EA. SIDE)
914 SQ. FT.	TOTAL UNDER ROOF (EA. UNIT)
1828 SQ. FT.	TOTAL UNDER ROOF W/BOTH UNITS

revisions
1
2
3

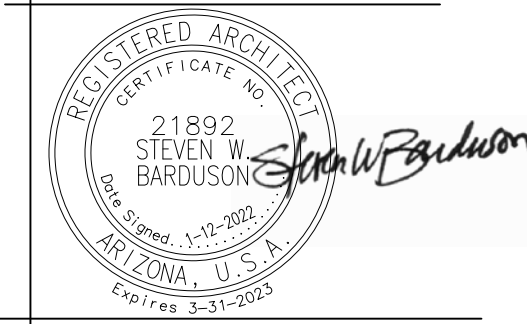
REFLECTION

HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE

UNIT 1
W/GARAGE

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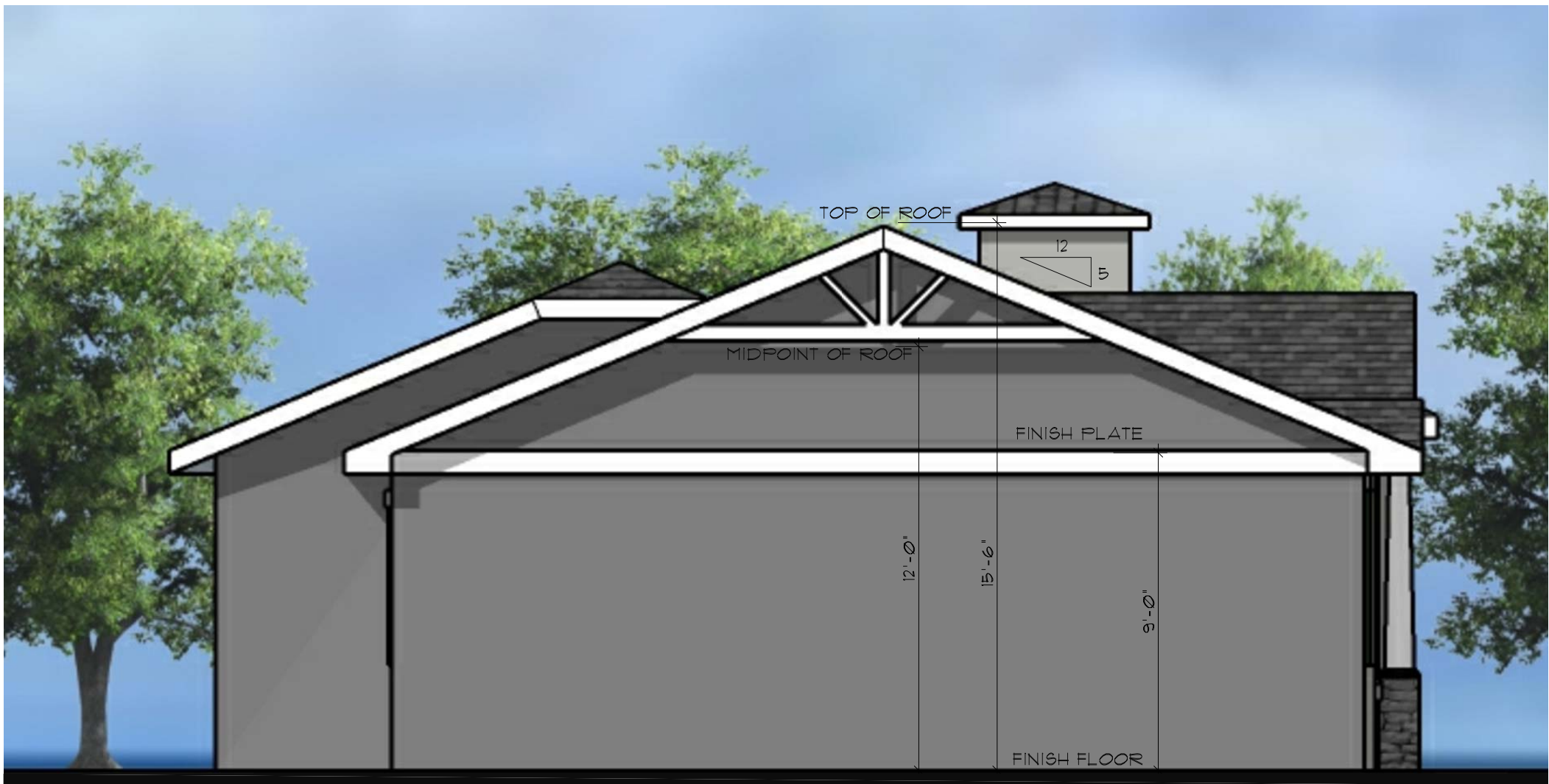
UNIT 1 W/GARAGE-FLOOR PLAN B-HAMPTON BAY

HAMPTON BAY STYLE

UNIT 1
W/GARAGE



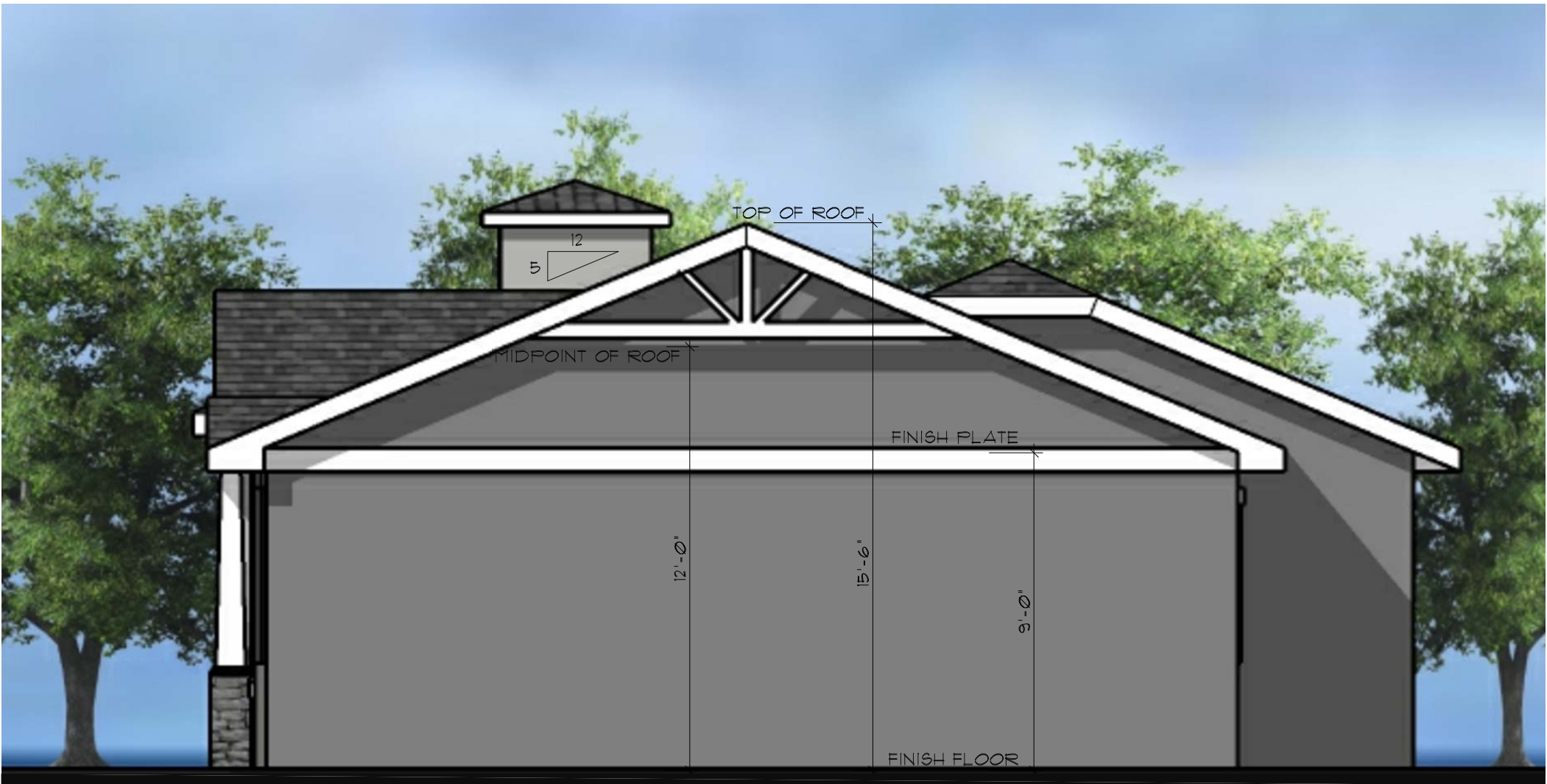
FRONT



LEFT



PERSPECTIVE



RIGHT



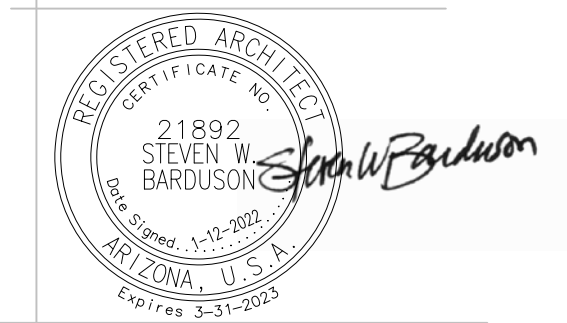
REAR

revisions
1
2
3

REFLECTION
HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8
SURPRISE

UNIT 1
W/GARAGE

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DR16

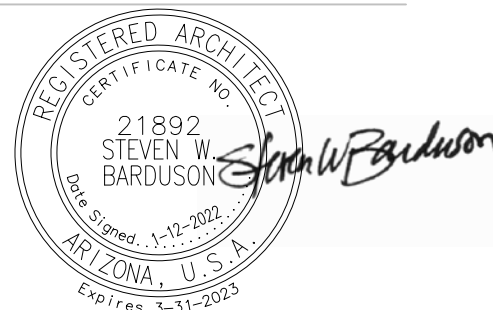
UNIT 1 W/GARAGE-ALL SIDES-HAMPTON BAY

revisions	
1	
2	
3	

REFLECTION
HANCOCK
COMMUNITIES
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RANCHO
MERCADO
PARCEL A8
SURPRISE

UNIT 2
W/GARAGE

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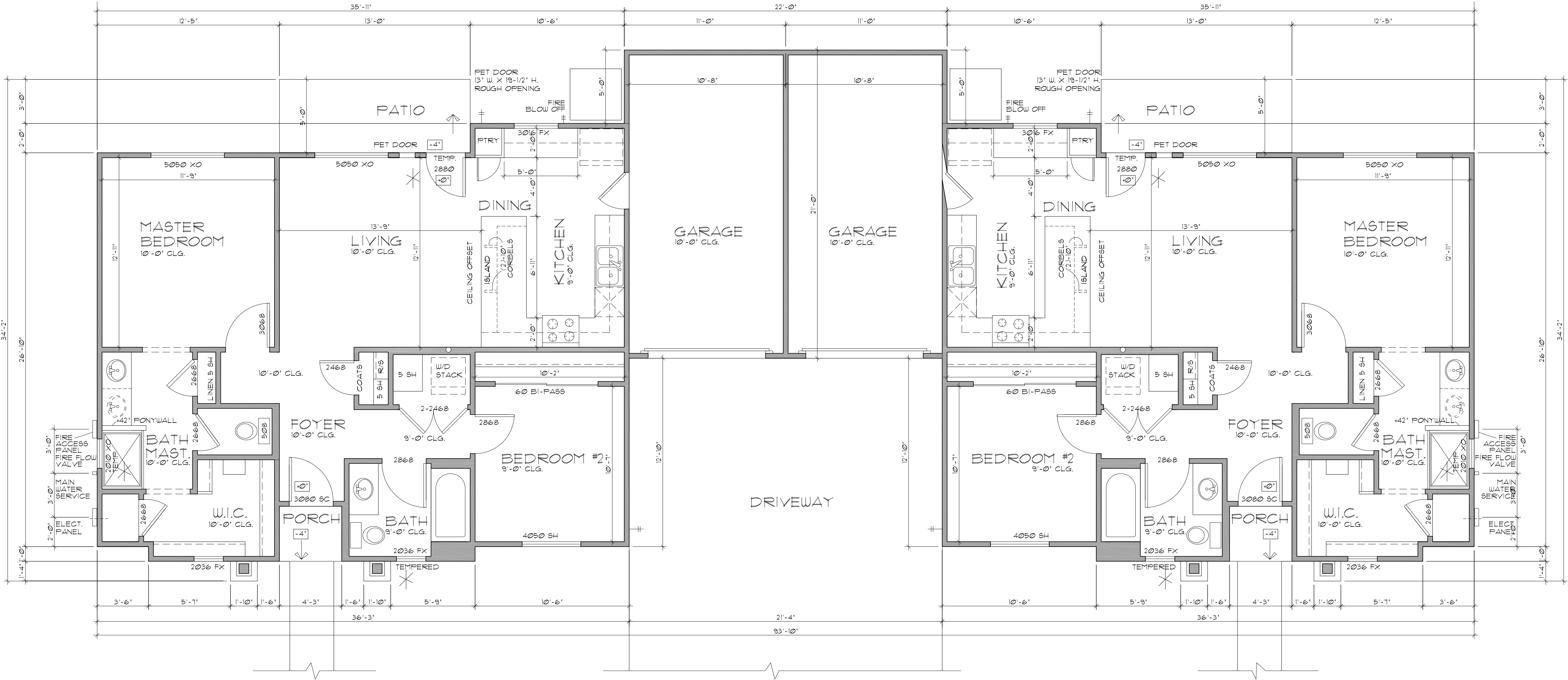
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DR17

UNIT 2 W/GARAGE-FLOOR PLAN A-NANTUCKET



UNIT 2 W/GARAGE - FLOOR PLAN "A"

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

SQUARE FOOTAGE LEGEND	
1000 SQ. FT.	TOTAL HABITABLE SPACE
26 SQ. FT.	FRONT PORCH
248 SQ. FT.	SINGLE CAR GARAGE
1214 SQ. FT.	TOTAL UNDER ROOF
2548 SQ. FT.	TOTAL UNDER ROOF W/BOTH UNITS

NANTUCKET STYLE

UNIT 2
W/GARAGE

revisions
1
2
3

REFLECTION

HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE



FRONT



LEFT



PERSPECTIVE



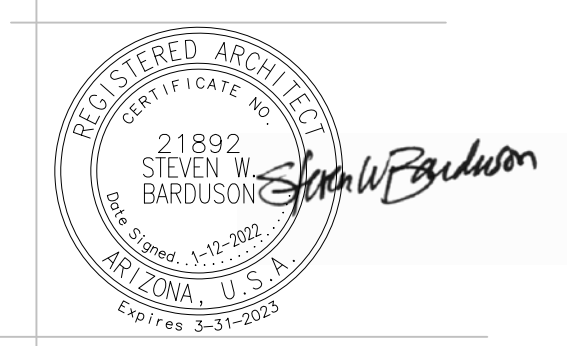
RIGHT



REAR

UNIT 2
W/GARAGE

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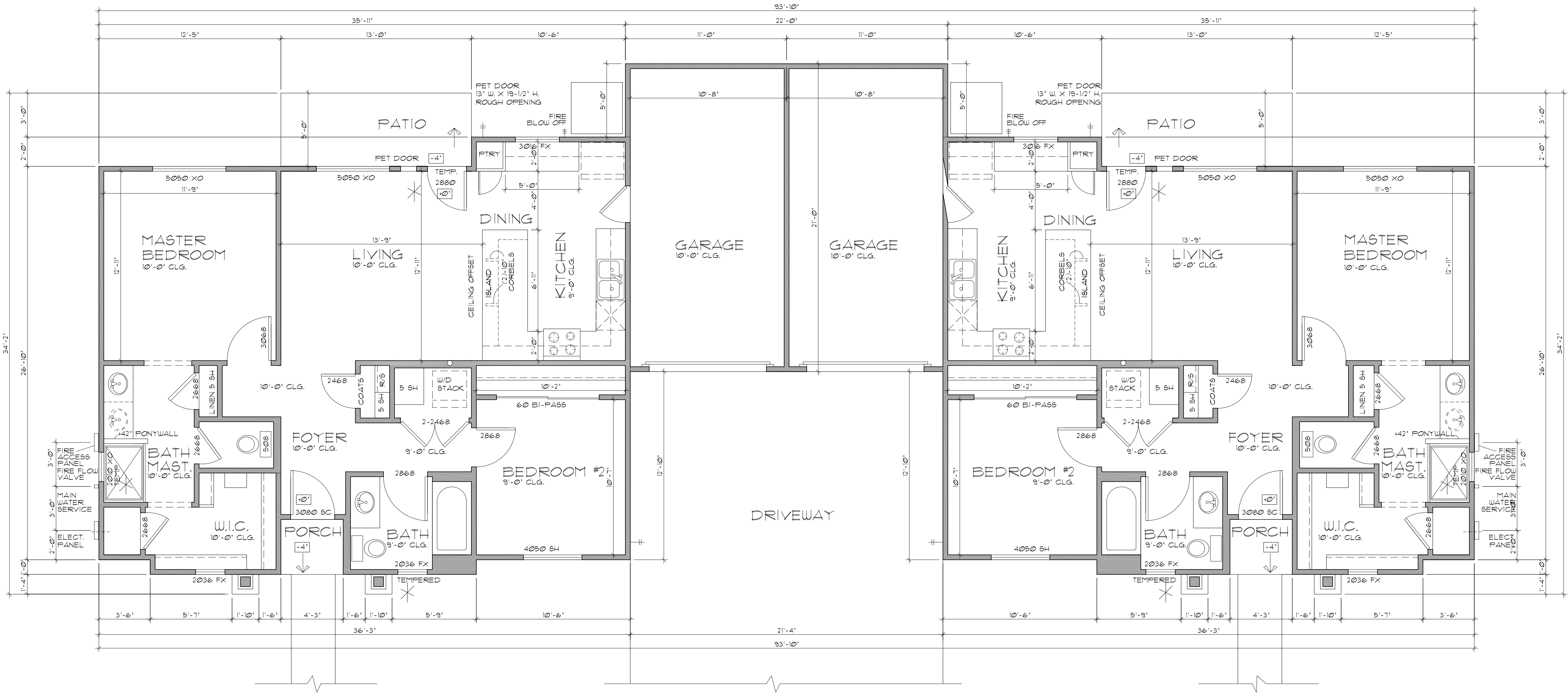
date: 1/12/2022
project no:

Case # FS21-890

DR 18

UNIT 2 W/GARAGE-ALL SIDES-NANTUCKET

HAMPTON BAY STYLE



UNIT 2 W/GARAGE - FLOOR PLAN "B"

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

SQUARE FOOTAGE LEGEND	
1000 SQ. FT.	TOTAL HABITABLE SPACE
26 SQ. FT.	FRONT PORCH
248 SQ. FT.	SINGLE CAR GARAGE
1214 SQ. FT.	TOTAL UNDER ROOF
2548 SQ. FT.	TOTAL UNDER ROOF W/BOTH UNITS

revisions

- 1
- 2
- 3

REFLECTION

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MERCADO
PARCEL A8

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UNIT 2
W/GARAGE

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Case # FS21-890

DR19

UNIT 2 W/GARAGE-FLOOR PLAN B-HAMPTON BAY

HAMPTON BAY STYLE

UNIT 2
W/GARAGE

revisions
1
2
3

REFLECTION
HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8
SURPRISE



FRONT



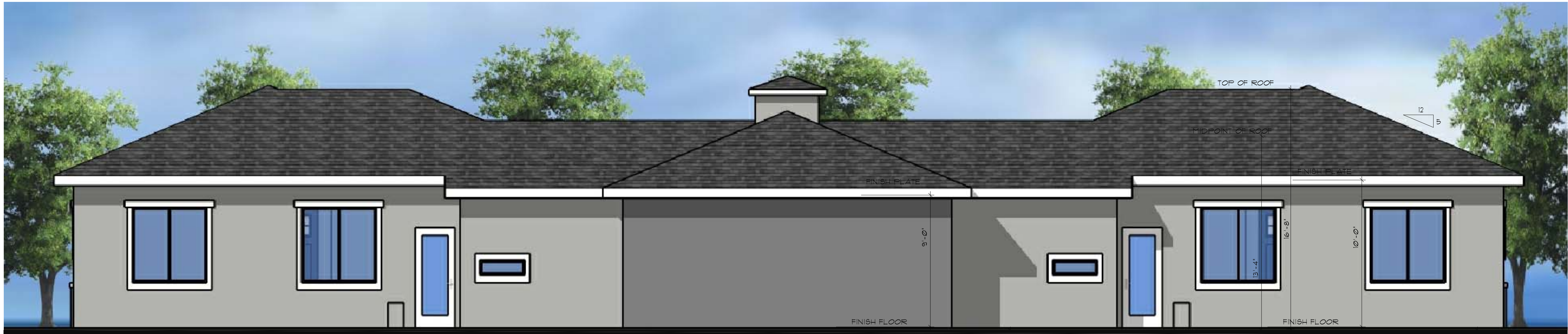
LEFT



PERSPECTIVE



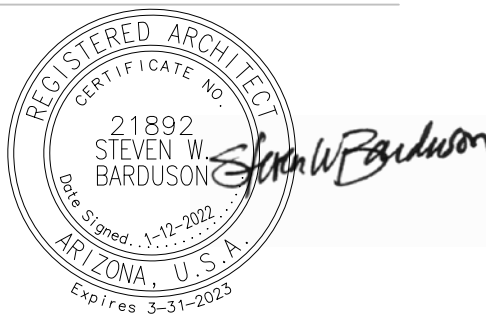
RIGHT



REAR

UNIT 2
W/GARAGE

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DR20

UNIT 2 W/GARAGE-ALL SIDES-HAMPTON BAY

revisions

1 9-28-2020

2

3

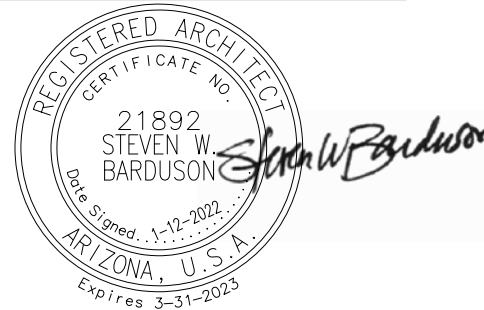
REFLECTION

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SURPRISE

GARAGE

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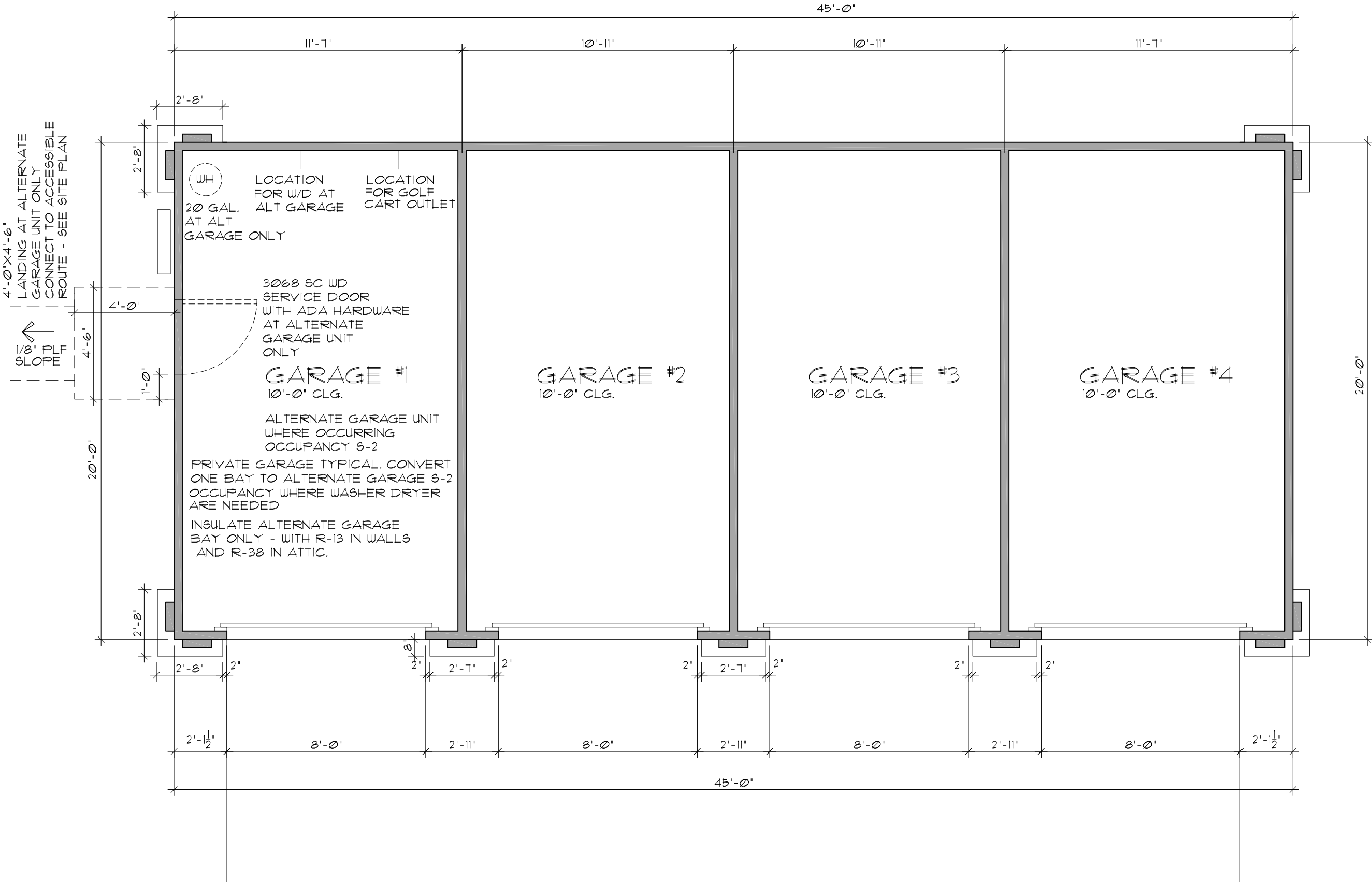
date: 1/12/2022

project no:

Case # FS21-890

DR21

4 BAY GARAGE - NANTUCKET STYLE



FLOOR PLAN "A"

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

SQUARE FOOTAGE LEGEND

900 SQ. FT. TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1034 SF.

NANTUCKET STYLE

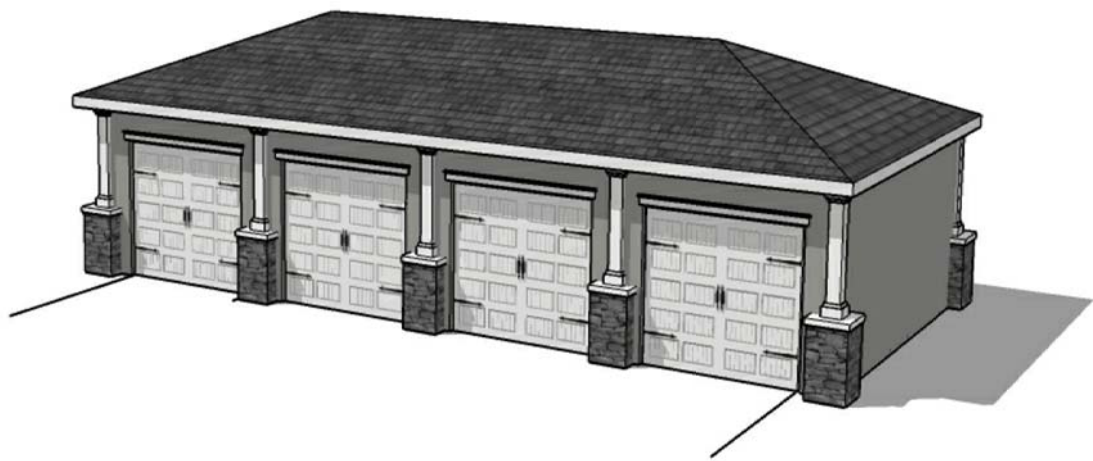
GARAGE



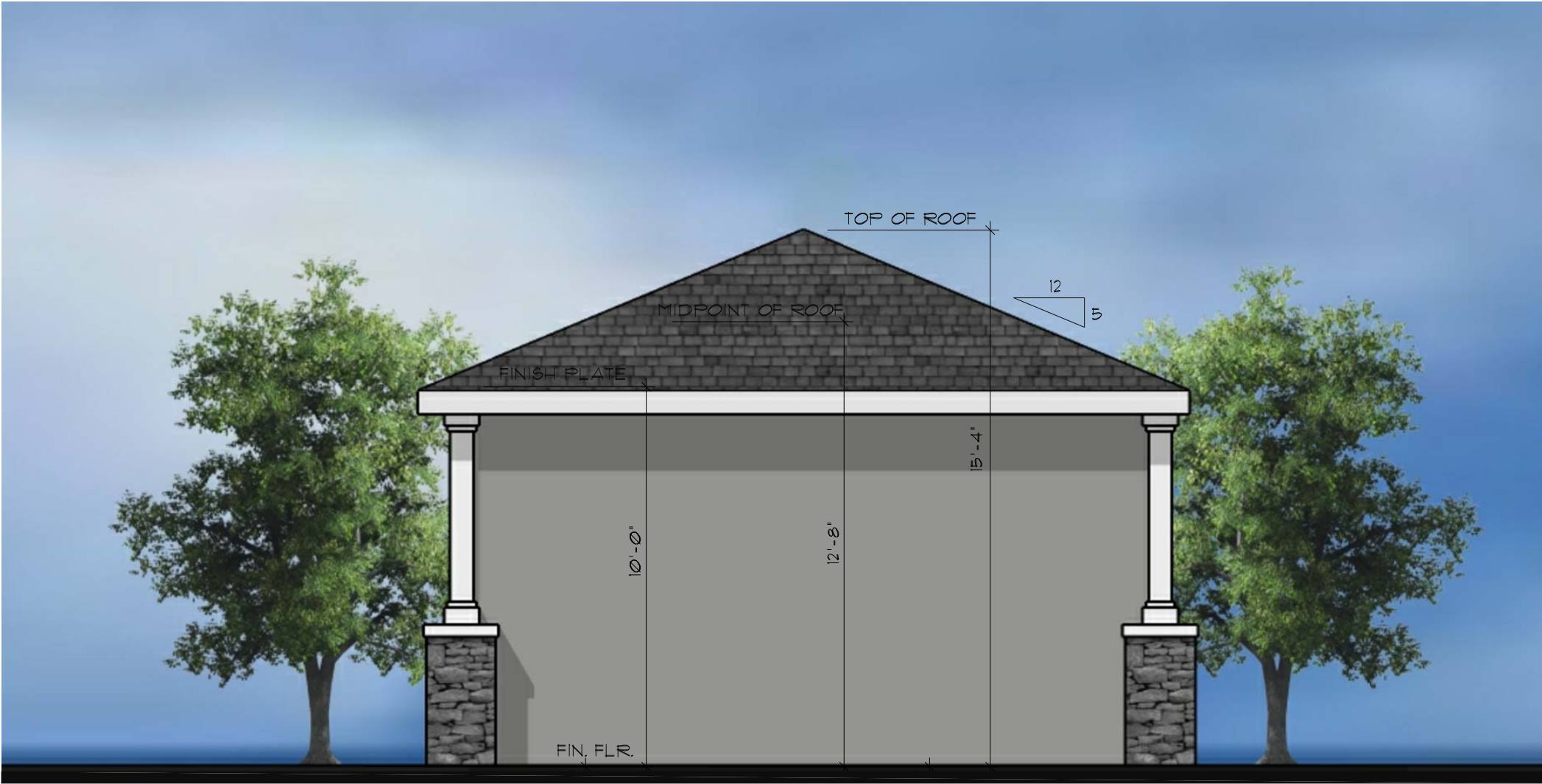
FRONT



LEFT



PERSPECTIVE



RIGHT

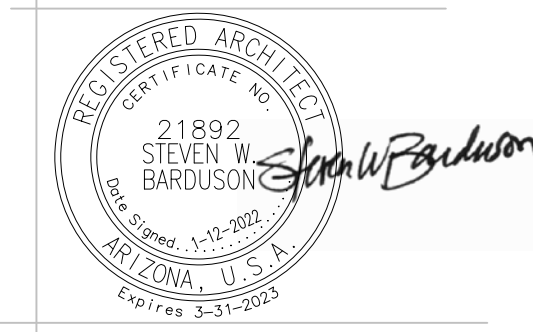


REAR

revisions
1
2
3

REFLECTION
HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8
SURPRISE

GARAGE
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DR22

4 BAY GARAGE-ALL SIDES-NANTUCKET

revisions

1

2

3

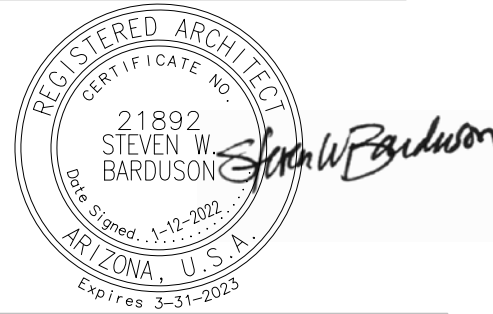
REFLECTION

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COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE

RAMADA

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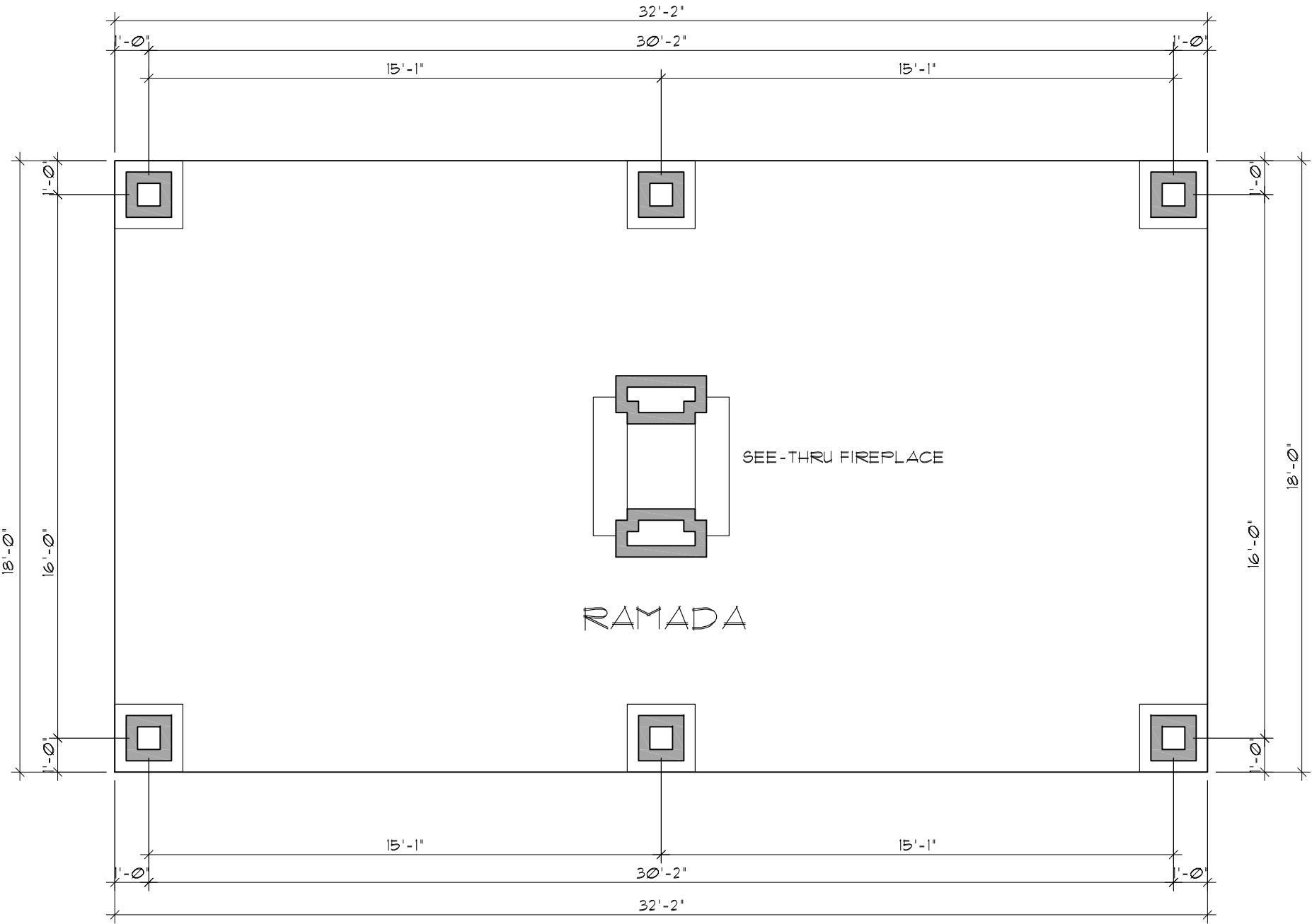
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Case # FS21-890

DR23



NOTATION PLAN
RAMADA - FLOOR PLAN

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

SQUARE FOOTAGE LEGEND

519 SQ. FT. RAMADA

NANTUCKET STYLE

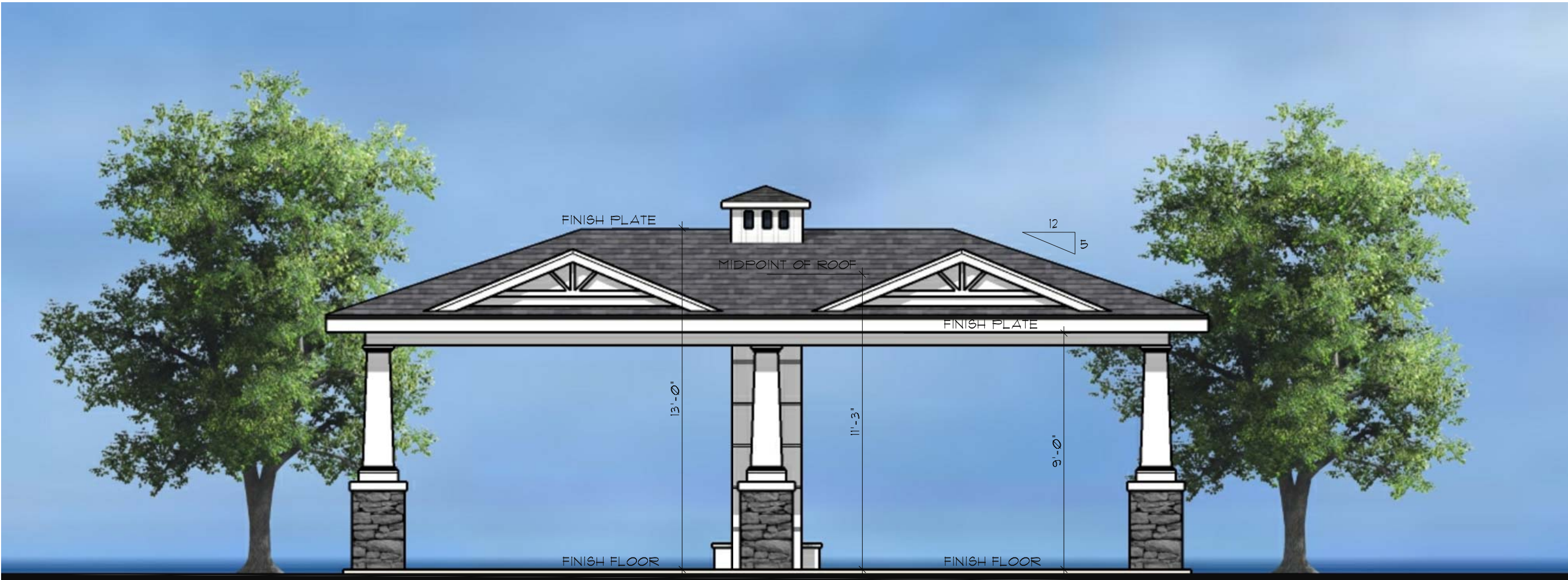
RAMADA

revisions	
1	
2	
3	

REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

SURPRISE



FRONT



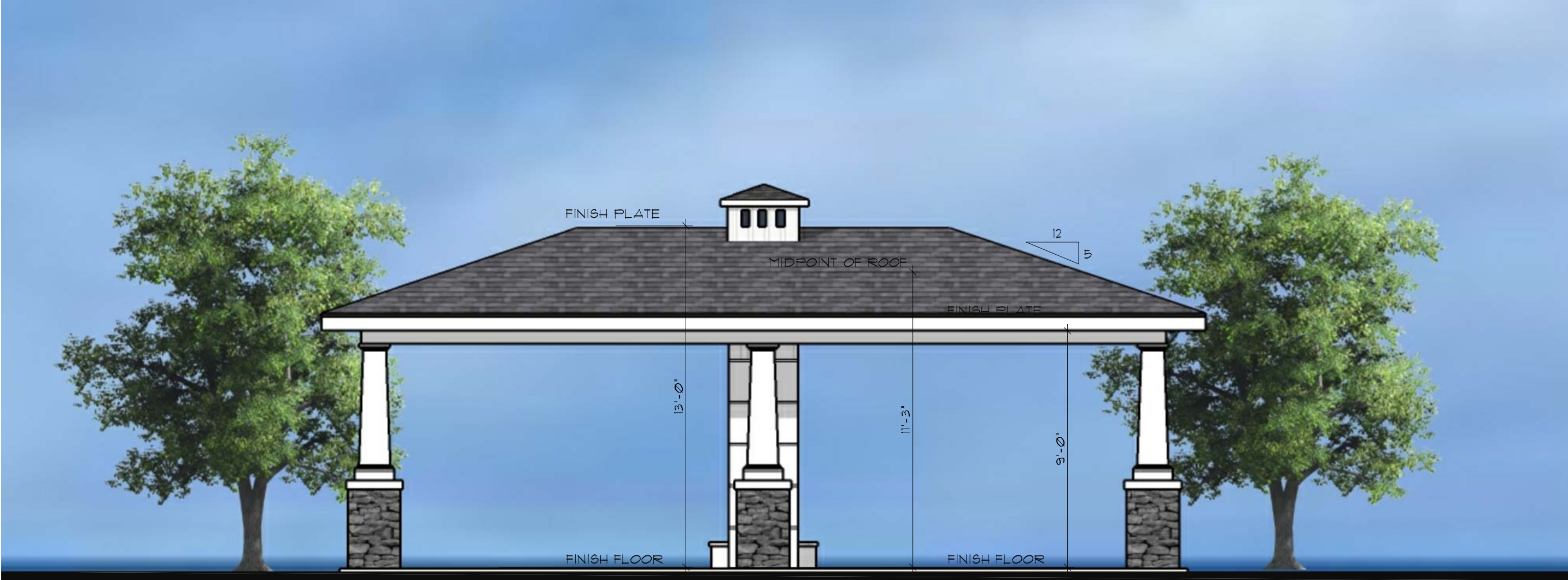
LEFT



PERSPECTIVE



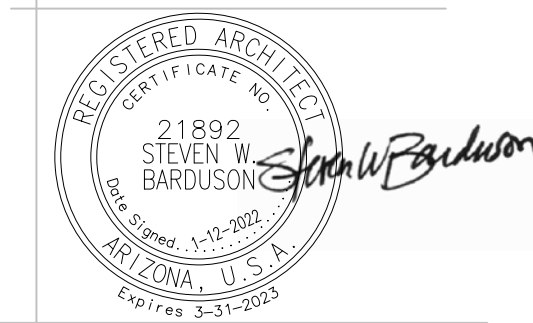
RIGHT



REAR

RAMADA

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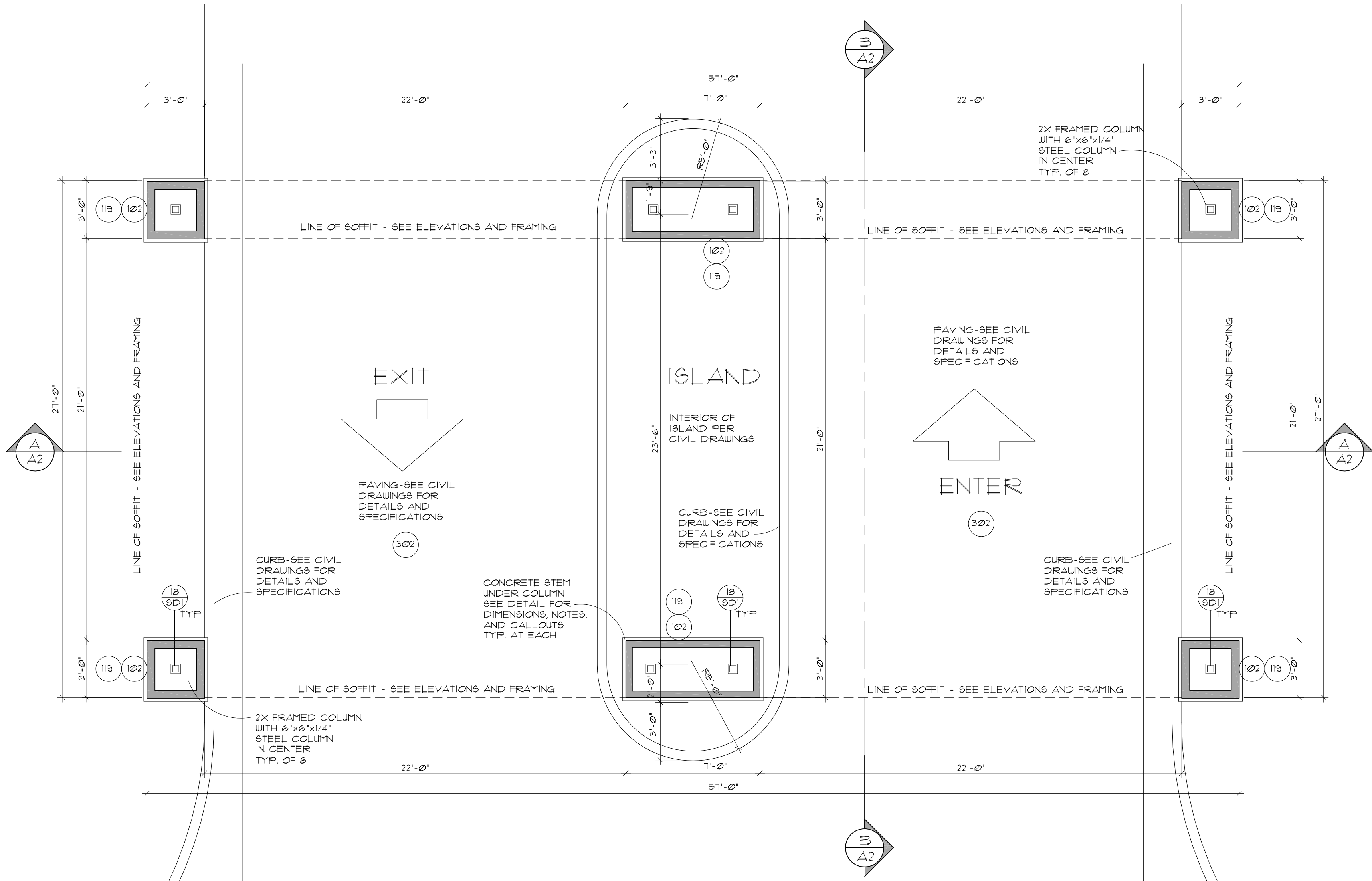
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DR24

RAMADA-ALL SIDES-NANTUCKET



FLOOR PLAN "A"

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

SQUARE FOOTAGE LEGEND
1538 SQ. FT. TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1769 SF.

revisions

1

2

3

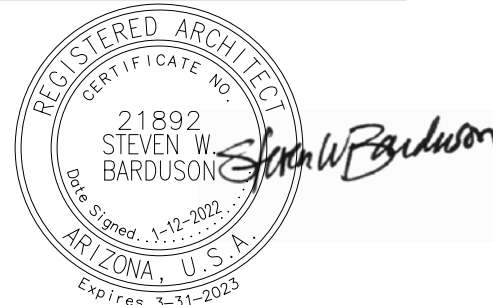
REFLECTION

HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE

PORTICO

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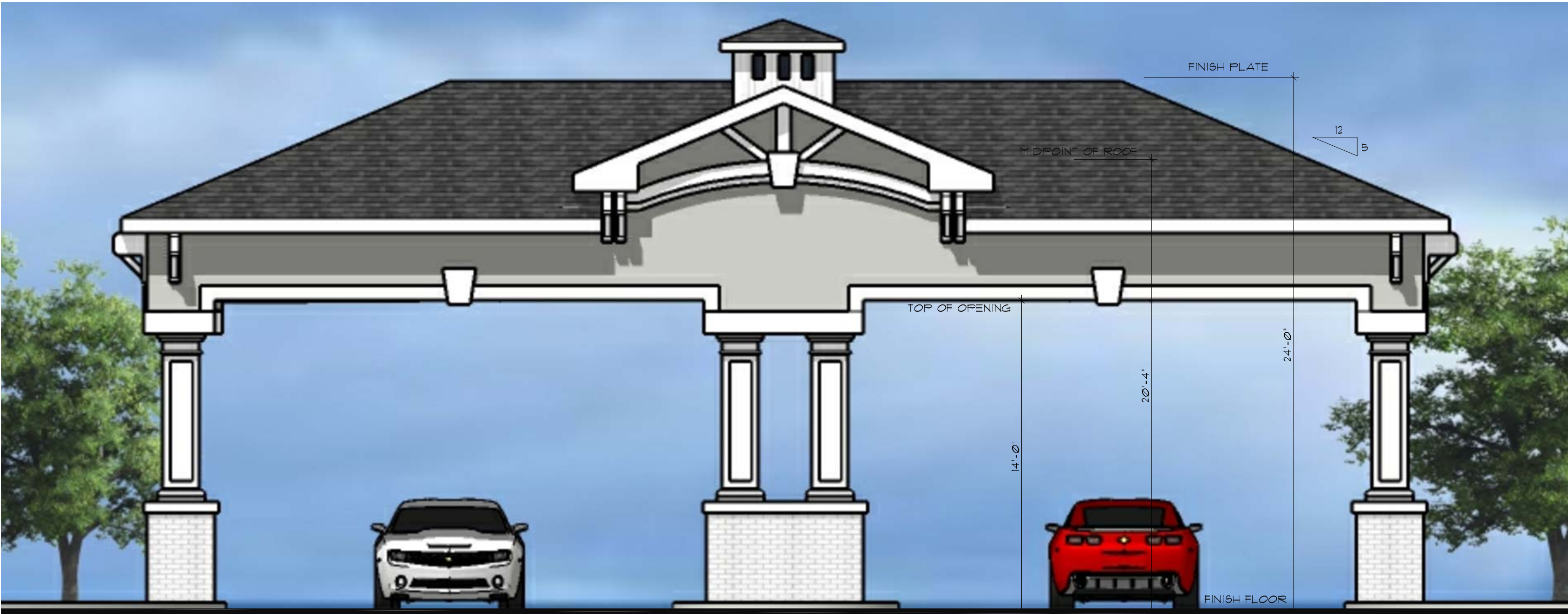
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Case # FS21-890

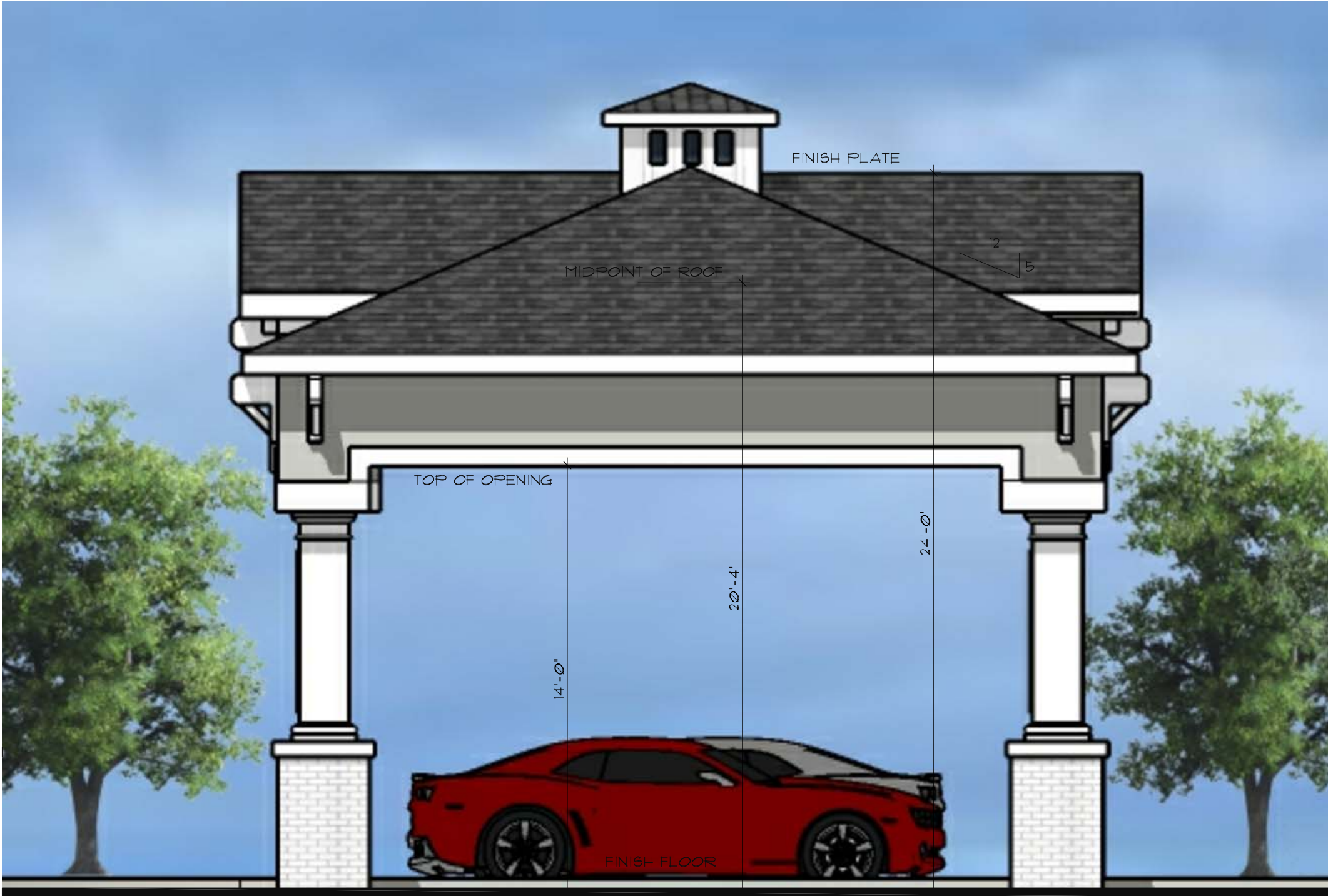
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NANTUCKET STYLE

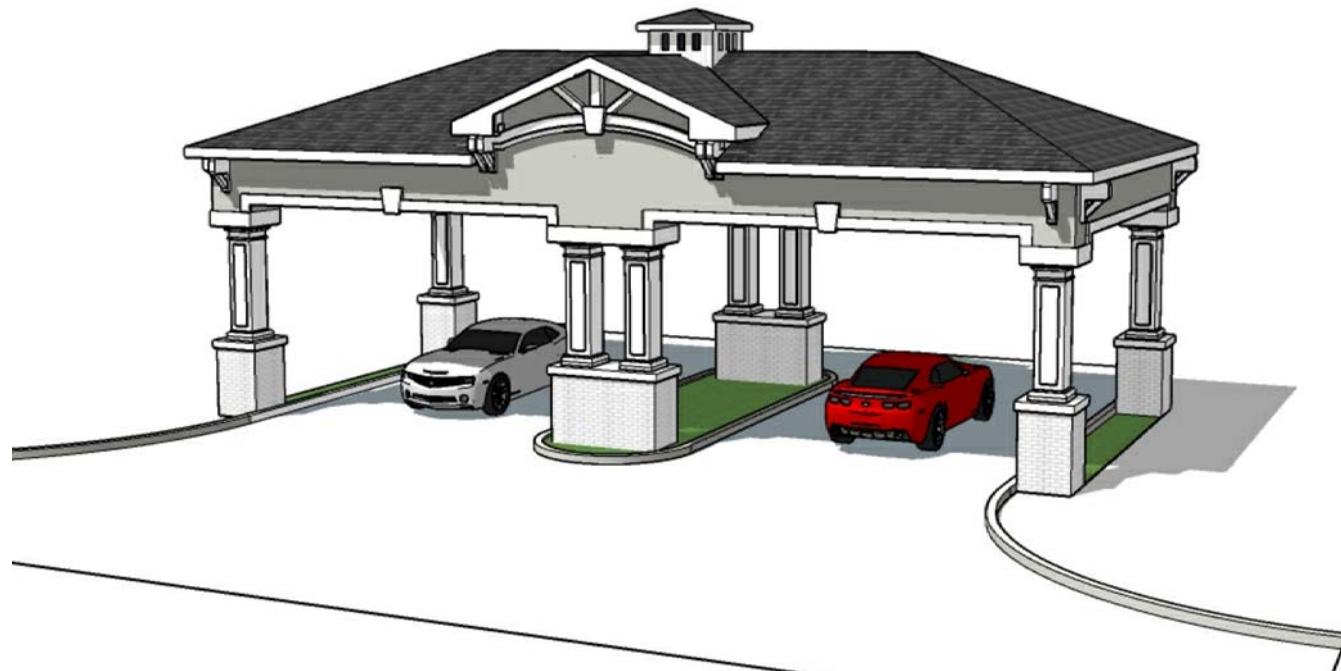
PORTICO



FRONT



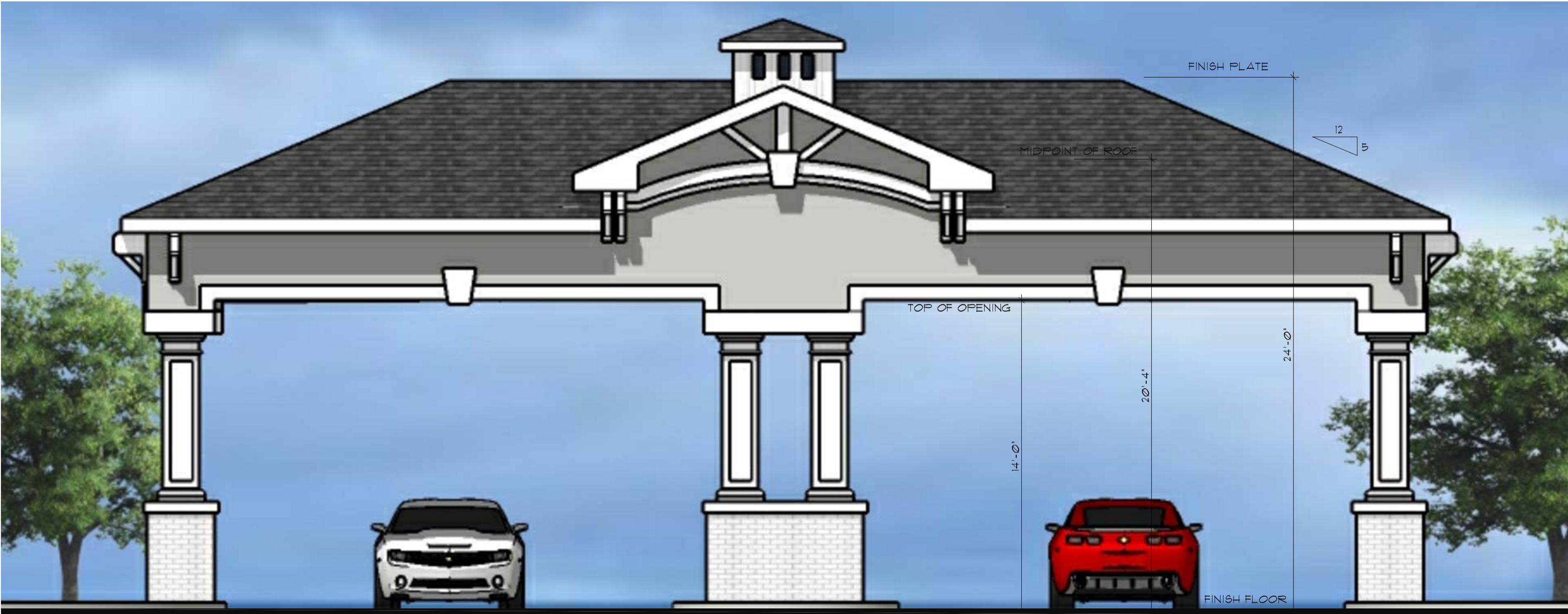
LEFT



PERSPECTIVE



RIGHT



REAR

revisions

- 1
- 2
- 3

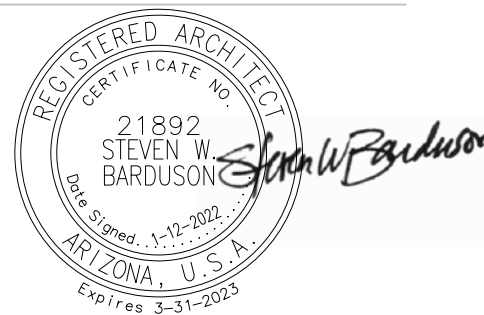
REFLECTION

HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8

SURPRISE

PORTICO

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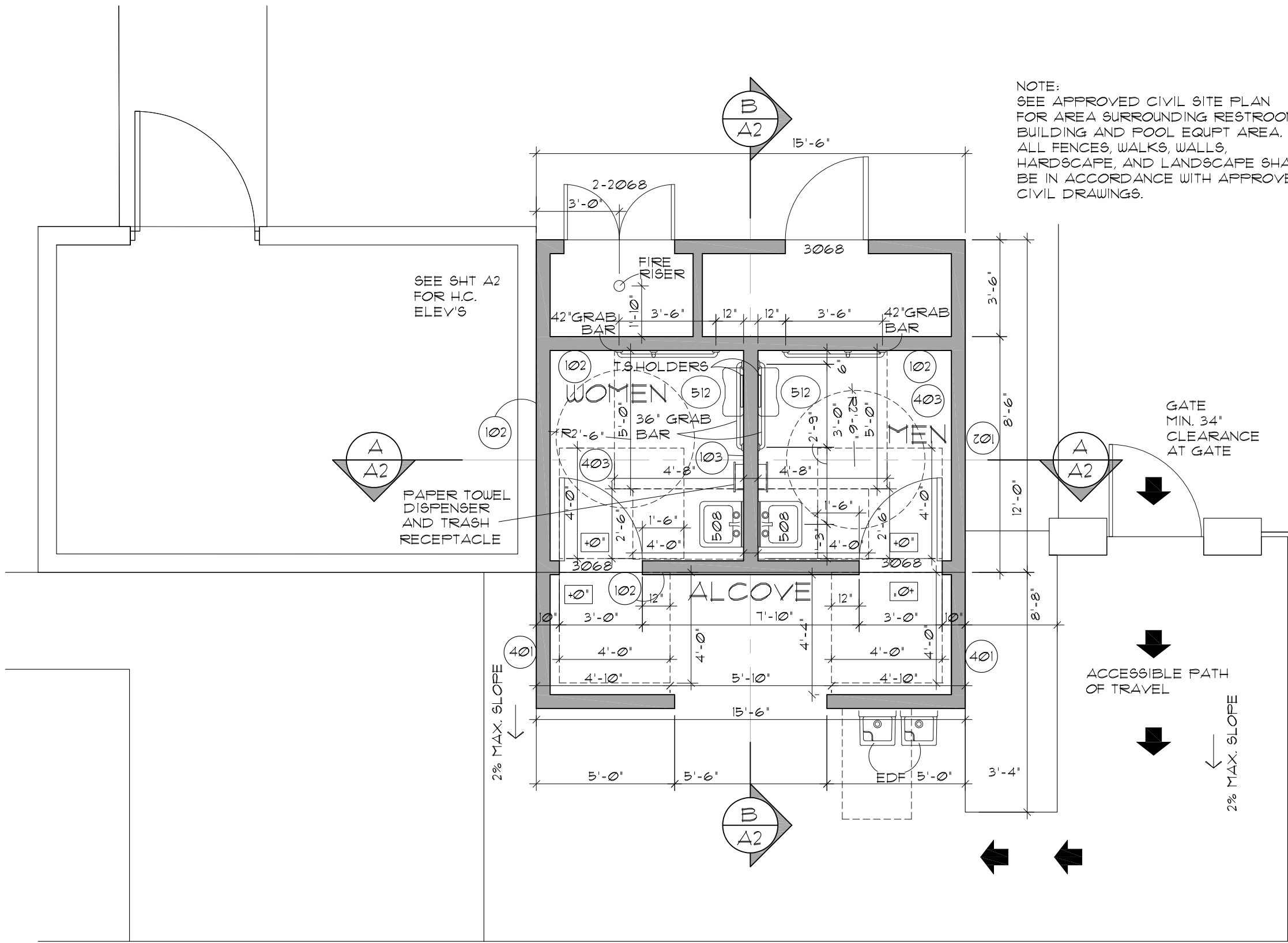
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project no:

Case # FS21-890

DR26

PORTICO-ALL SIDES-NANTUCKET



FLOOR PLAN

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

revisions

1

2

3

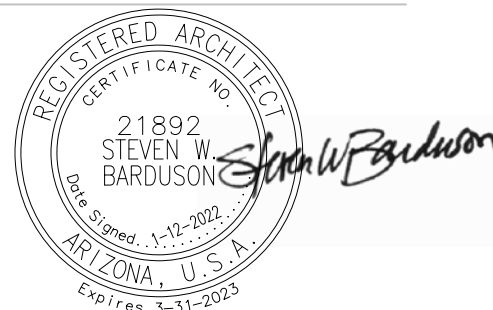
REFLECTION

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SURPRISE

RESTROOM

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DR27

RESTROOM-FLOOR PLAN-NANTUCKET

NANTUCKET STYLE

RESTROOM

revisions
1
2
3

REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

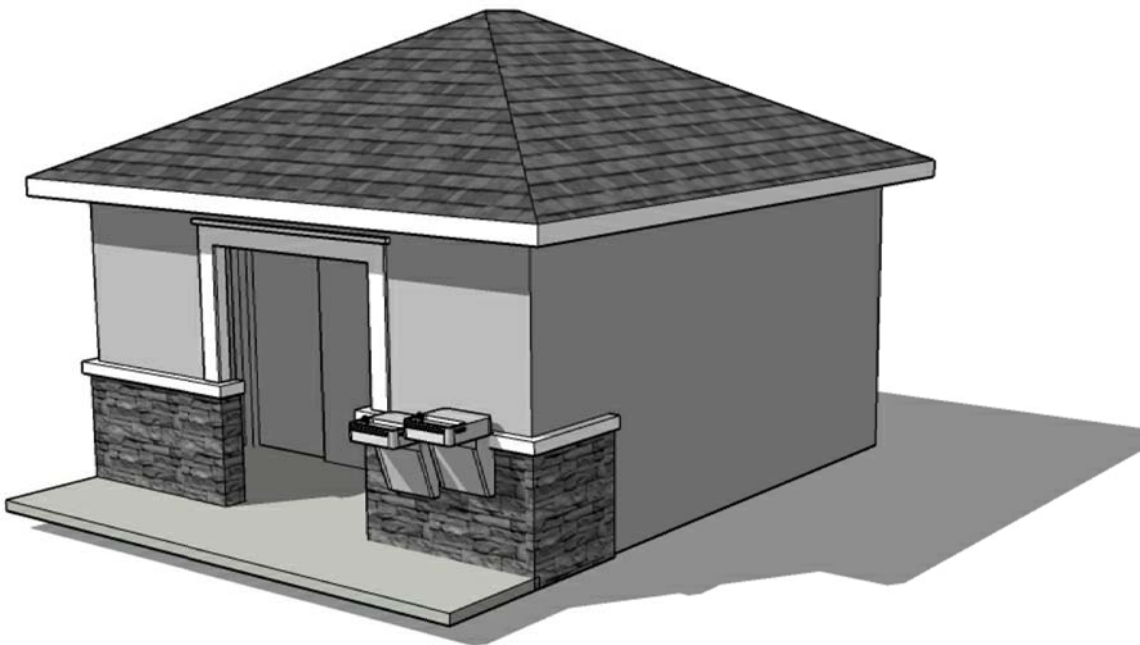
SURPRISE



FRONT



LEFT



PERSPECTIVE



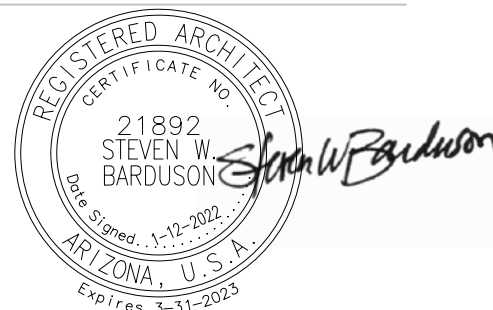
RIGHT



REAR

RESTROOM

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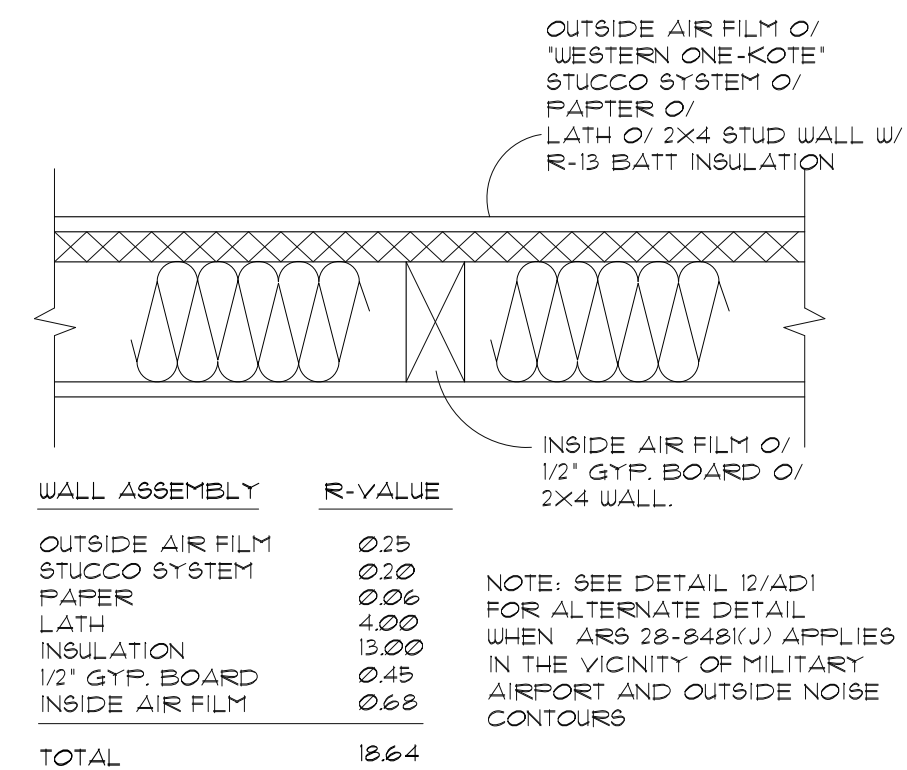
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RESTROOM-ALL SIDES-NANTUCKET

NANTUCKET STYLE



① EXT. WALL ASSEMBLY

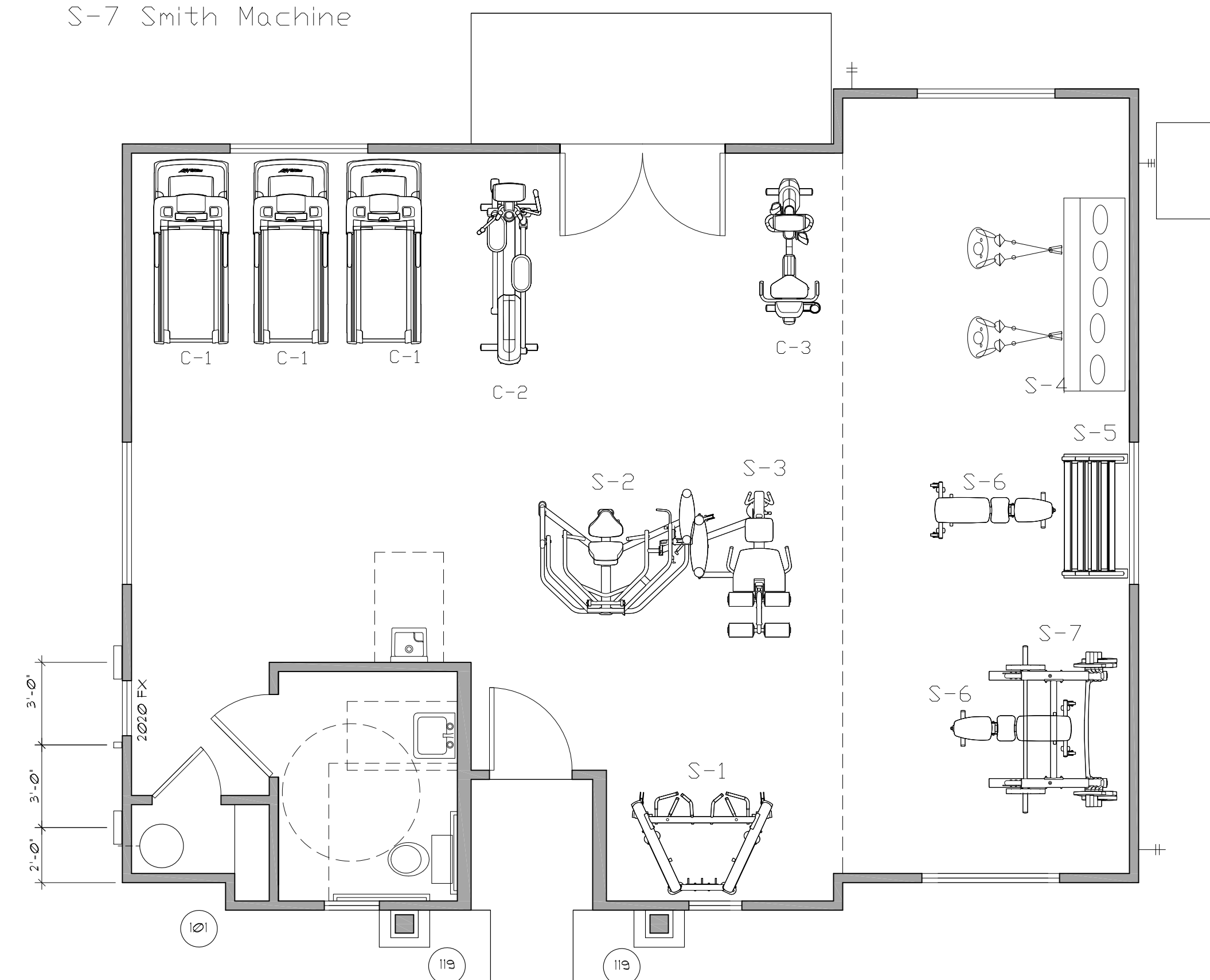
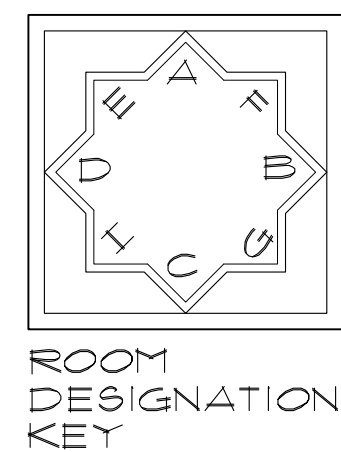
GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1018 SQ. FT.	TOTAL HABITABLE SPACE
17 SQ. FT.	FRONT PORCH
1035 SQ. FT.	TOTAL UNDER ROOF

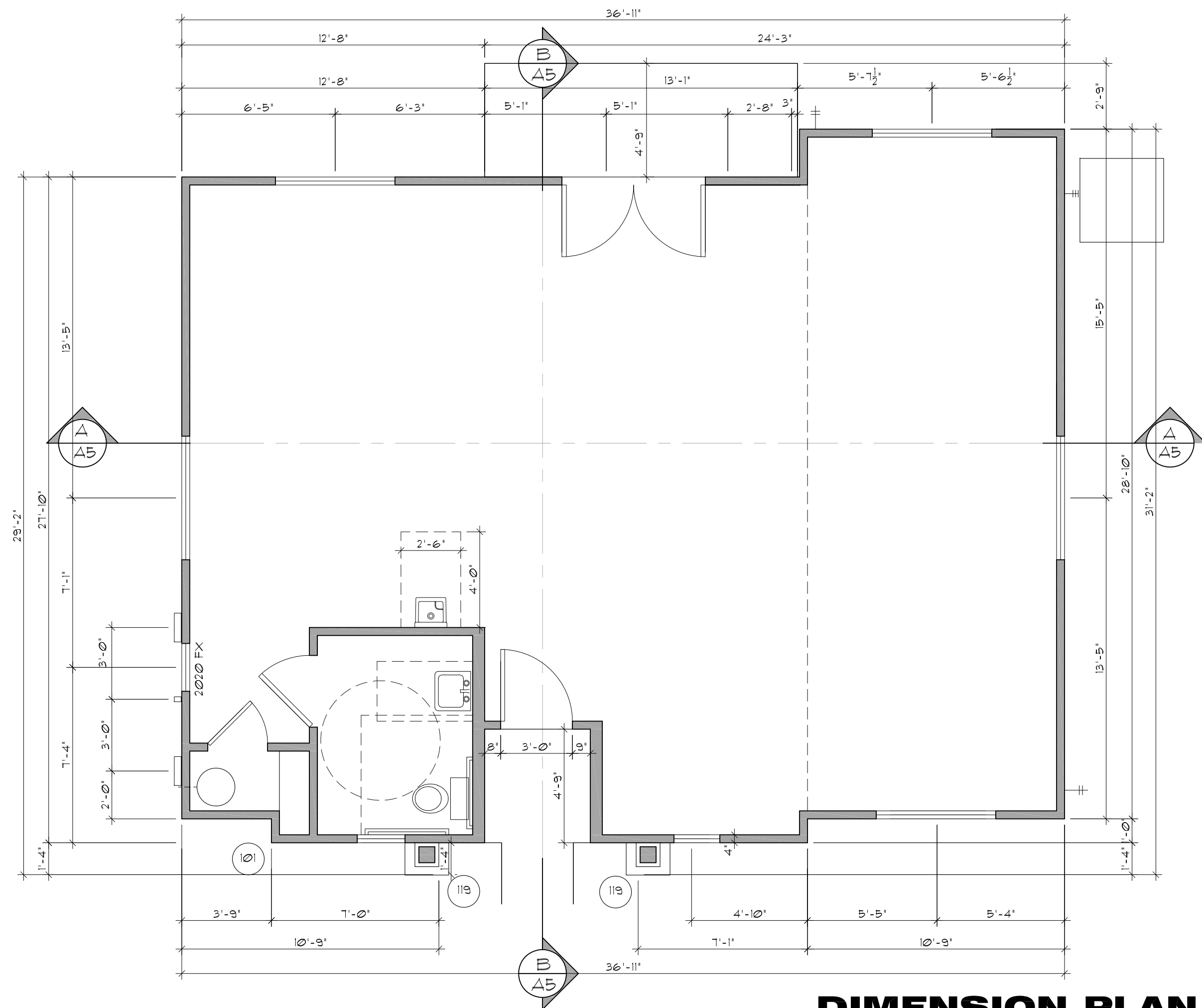
Cardio Legend
C-1 Treadmill
C-2 Cross-trainer
C-3 Arc Trainer

Strength Legend

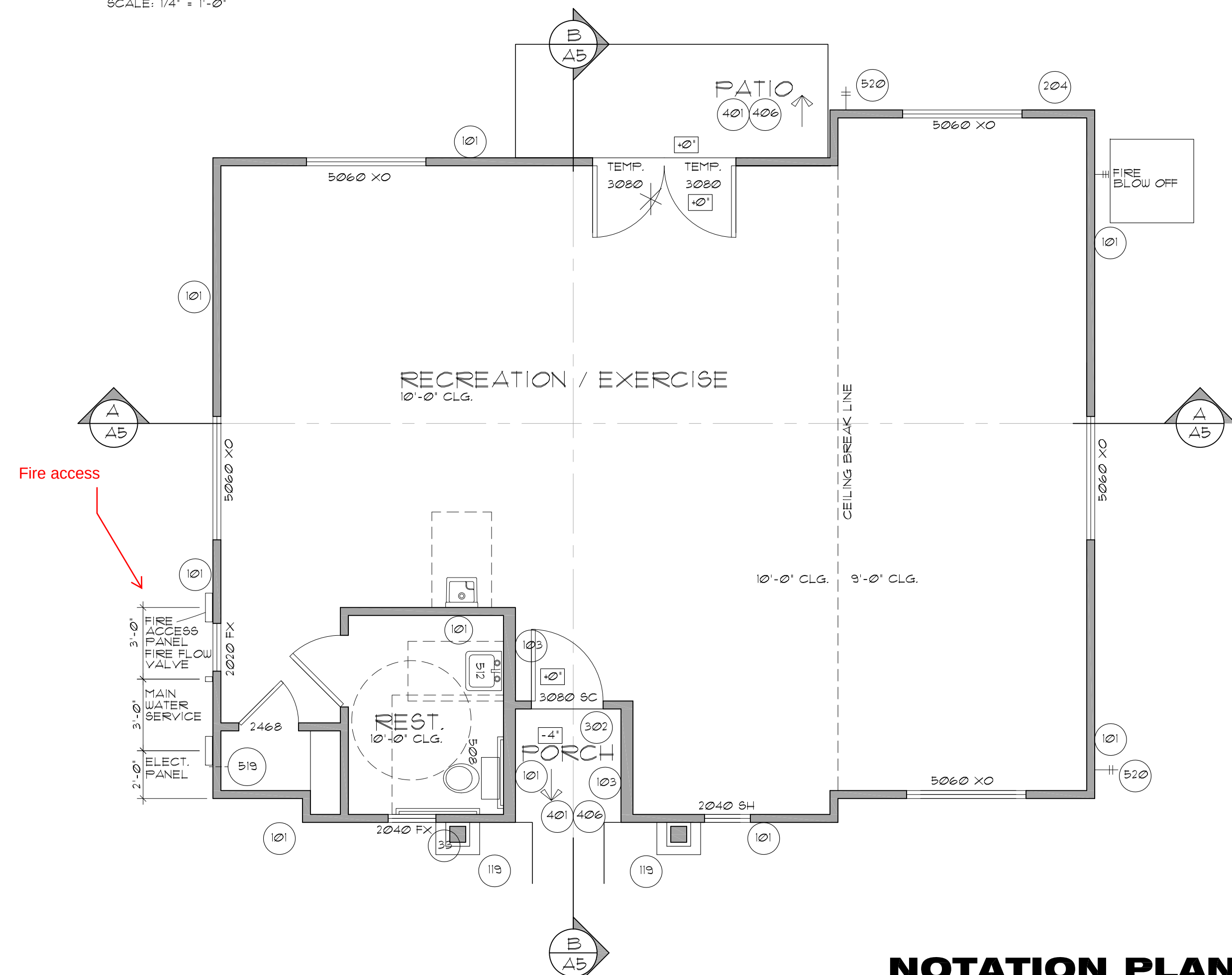
S-1 Functional Trainer
S-2 Multipress
S-3 Leg Ext/curl
S-4 TRX Wall
S-5 Dumbbell Rack
S-6 Adj Bench
S-7 Smith Machine



FITNESS - EQUIP.PLAN "A"



FITNESS - FLOOR PLAN "A"



FITNESS - FLOOR PLAN "A"

revisions

1

2

3

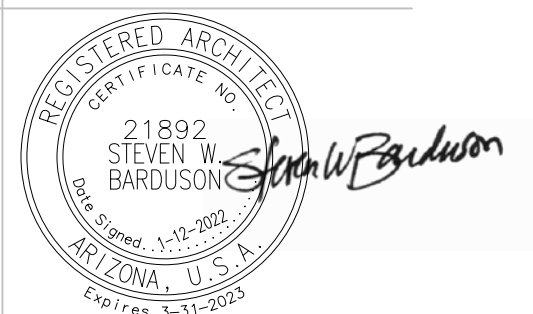
REFLECTION

**HANCOCK
COMMUNITIES
AT
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MERCADO
PARCEL A8**

SURPRISE

FITNESS STUDIO

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project no:

Case # FS21-890

DR29

NANTUCKET STYLE

FITNESS STUDIO



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

revisions

1

2

3

REFLECTION

HANCOCK
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FITNESS
STUDIO

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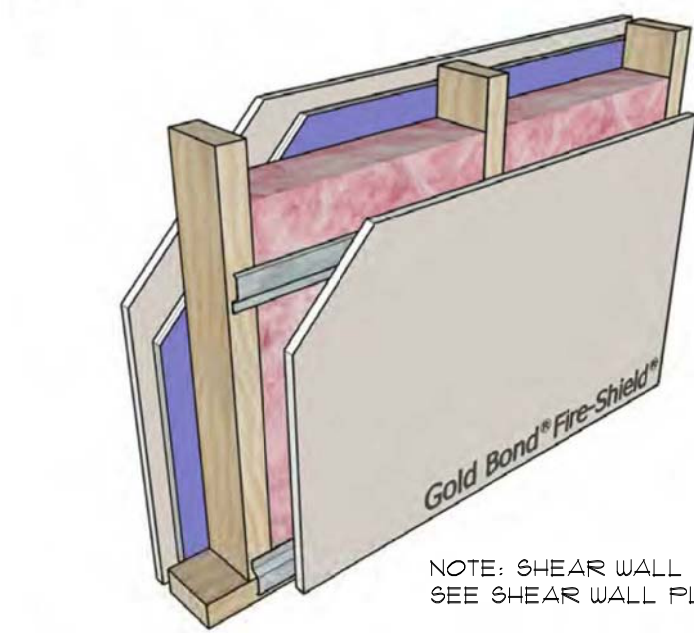
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Case # FS21-890

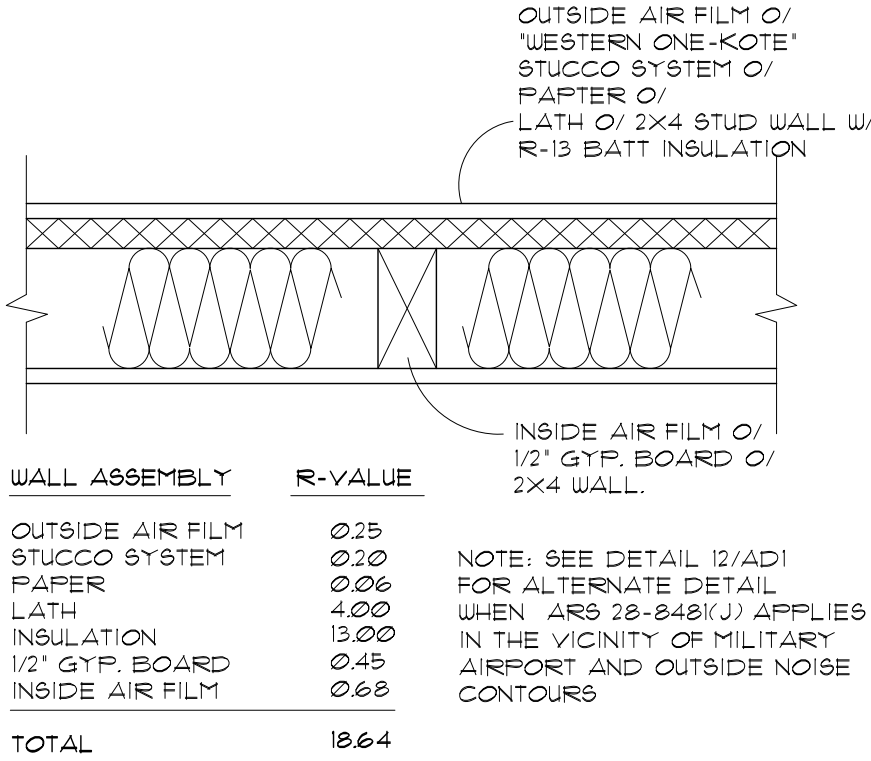
DR30

FITNESS STUDIO-ALL SIDES-NANTUCKET

NANTUCKET STYLE



STC-58 NGC 2011067
Framing: 2x4 wood studs, 16" o.c.
Insulation: 3-1/2" glass fiber
Side 1: 5/8" Fire-Shield Gypsum Board on 5/8" SoundBreak XP Gypsum Board
Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
UL Design: U305 - 1 hour



1 EXT. WALL ASSEMBLY

2 SEPERATION WALL ASSEMBLY

NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R302.4.2)
NOTE: USE 1/2" RC-2 CHANNELS WITH ISO PADDING TAPE I.L.O OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

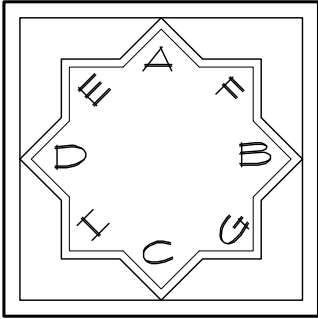
R302.3 Two-Family Duellings
Dwelling units in two-family duellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:
1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the duellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

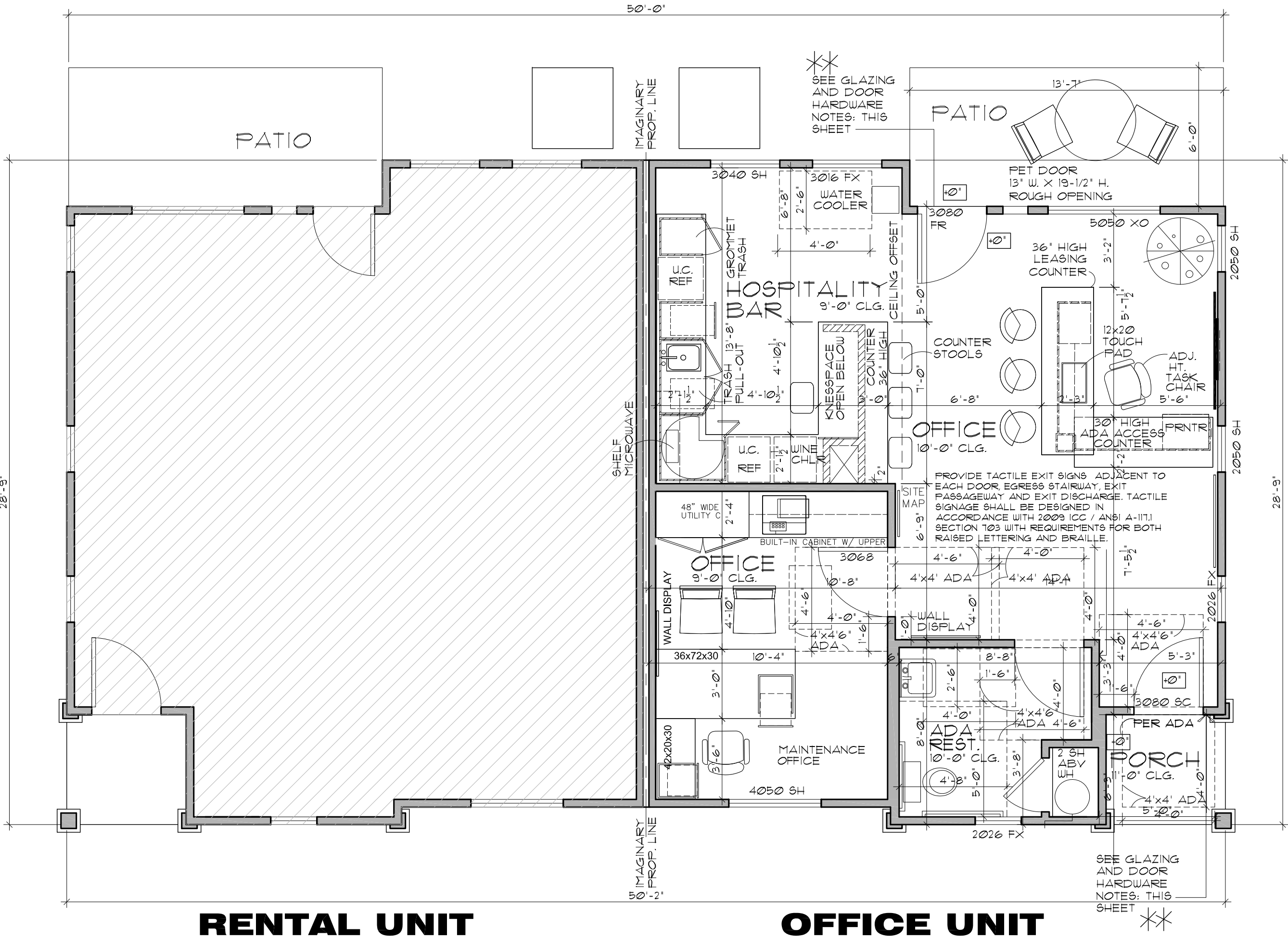
NOTE: See detail 1/A5a for alternate separation wall detail.

GLAZING NOTE:
GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
651 SQ. FT. UNIT 1 RIGHT SIDE	
651 SQ. FT. UNIT 1 LEFT SIDE	
1314 SQ. FT. TOTAL HABITABLE SPACE UNIT 1	
48 SQ. FT. TOTAL FRONT PORCH (24 SF. EA)	
1362 SQ. FT. TOTAL UNDER ROOF	



ROOM DESIGNATION KEY



UNIT 1 OFFICE - FLOOR PLAN "A"

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

revisions	
1	
2	
3	

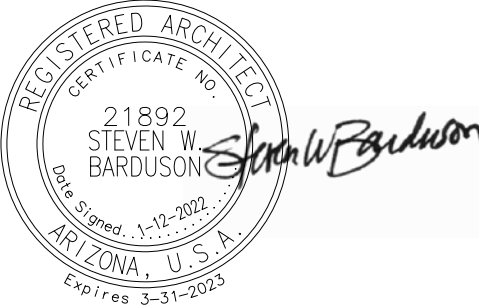
REFLECTION

HANCOCK COMMUNITIES AT RANCHO MERCADO PARCEL A8

SURPRISE

OFFICE STUDIO

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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: 1/12/2022

project no:

Case # FS21-890

DR31

NANTUCKET STYLE

OFFICE



FRONT

NOTE:
OFFICE IS TYPICALLY THE
RIGHT SIDE UNIT OF THE
UNIT 1 DUPLEX

revisions
1
2
3

REFLECTION
HANCOCK
COMMUNITIES
AT
RANCHO
MERCADO
PARCEL A8
SURPRISE



LEFT



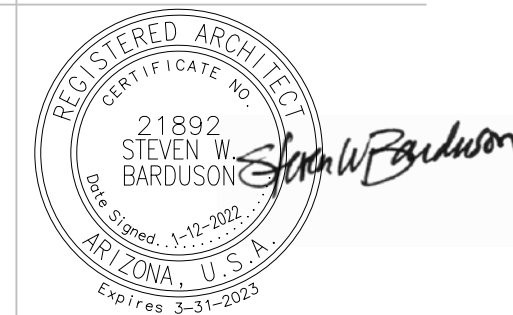
PERSPECTIVE



RIGHT

OFFICE
STUDIO

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

date: 1/12/2022
project no:

Case # FS21-890
DR32



REAR

OFFICE STUDIO-ALL SIDES-NANTUCKET

Christina Sexton

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, November 23, 2021 3:06 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - New Digital Submittal 11.22.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Surprise Farms South PAD Amendment Parcels 19 & 20 Application. This PAD Amendment-Major to allow a multifamily residential development on +/- 12.96 acres. The site is located on the southeast corner of Bell Road and Citrus Road in Surprise, AZ. It is approximately 3.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark James

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, November 23, 2021 9:50 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; Ibeth - USPS <lbeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neill <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - New Digital Submittal 11.22.21

Good morning,

Attached please find the **application, narrative, lot line adjustment, major PAD amendment and site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

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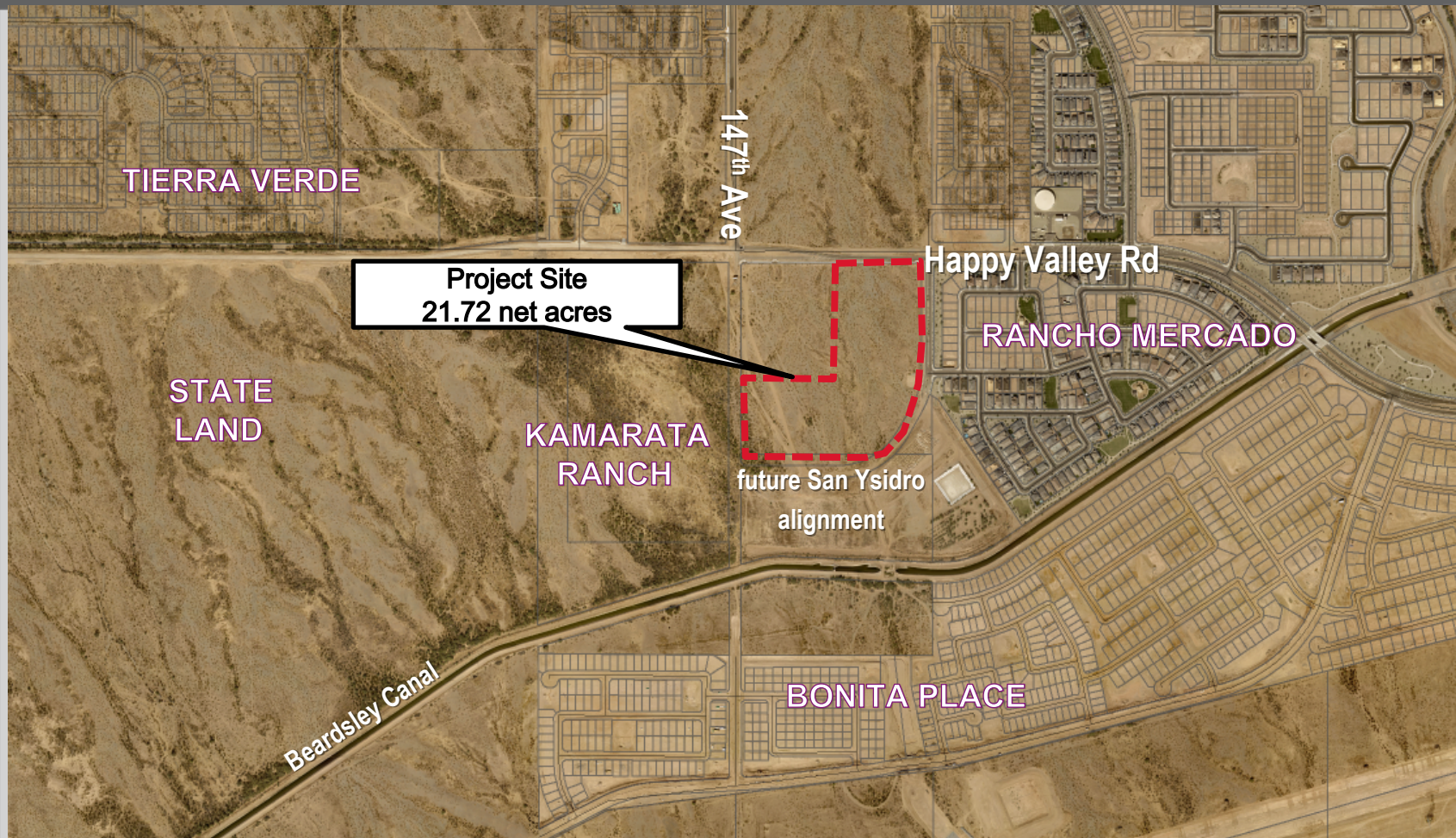


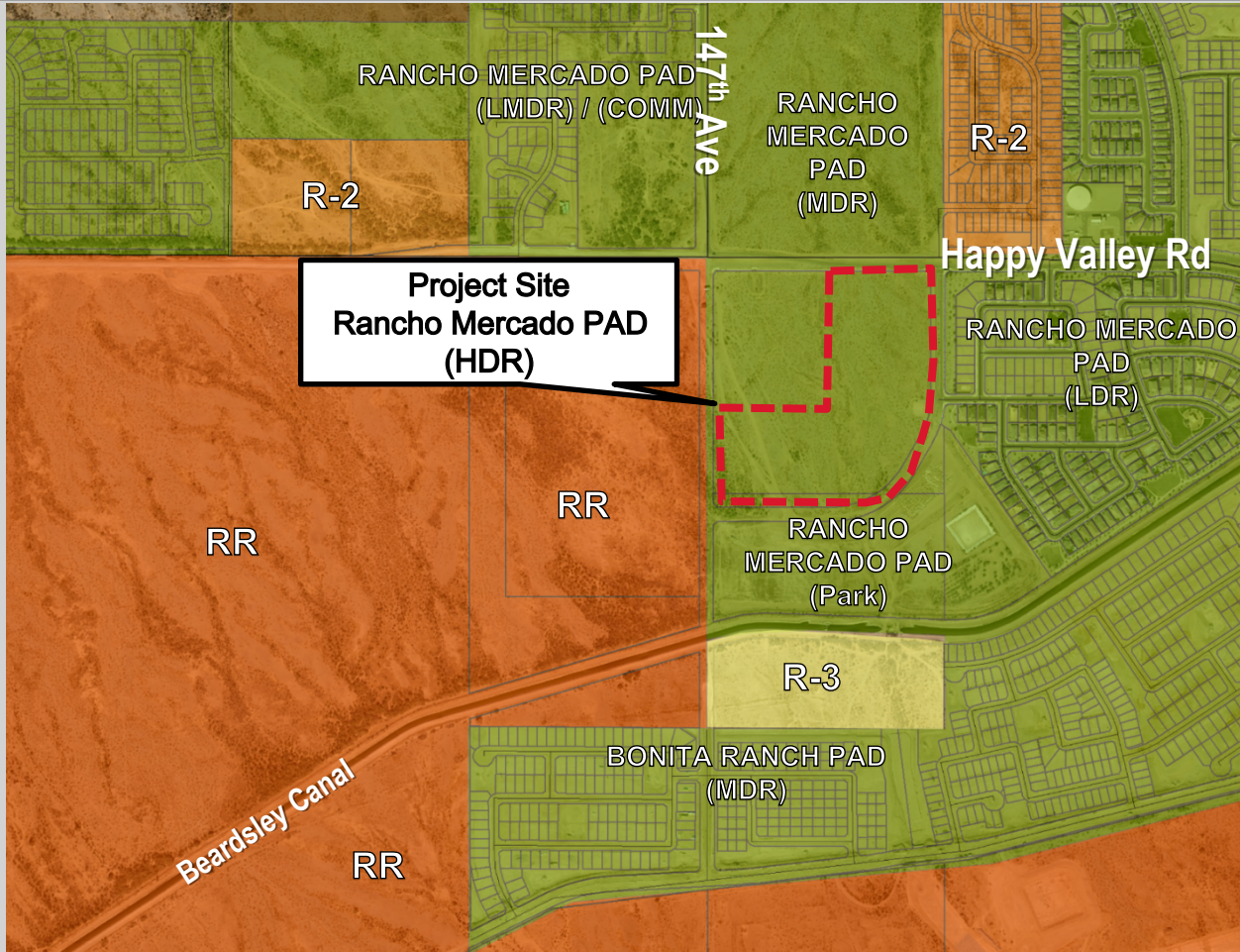
FS21-890

Rancho Mercado A8 - Site Plan

Planning & Zoning Commission

May 19, 2022





ZONING MAP



FRONT



LEFT



REAR



RIGHT

NANTUCKET STYLE

ELEVATIONS



FRONT



LEFT



REAR



RIGHT

HAMPTON BAY STYLE

ELEVATIONS

- 1 point of ingress/egress: full access on 145th Avenue
- 1 point of ingress/egress: full access on 147th Avenue



RECOMMENDATION:

Staff Recommendation:

Approve subject to Stipulations 'a' through 'j'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- a. Development and use of the site shall be consistent with the Site Plan entitled “Hancock Communities at Rancho Mercado A8” consisting of five (5) sheets prepared by Bowman Consulting Group Ltd. and stamped received March 28, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Bungalows at Rancho Mercado Parcel A8” consisting of seven (7) sheets prepared by Westland Engineering and Environmental Services and stamped received February 18, 2022.
- c. Building elevations shall be consistent with the Elevations entitled “Hancock Communities at Rancho Mercado Parcel A8” consisting of 32 sheets prepared by Barduson Architects and received January 14, 2022.
- d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- f. Site Plan approval is contingent upon Final Plat approval by City Council.
- g. Prior to the City recording a final plat or approving a site plan or building permit within the property, applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc. (WLH) that the Happy Valley Road West (HVW) Buy-in Fee, the Happy Valley Road East (HVE) Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), have been paid.
- h. Prior to the City approving a final plat, site plan, or building permit within the property, applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement), has been paid.
- i. Submit proof of payment for the SPA 2 Regional WRF Agreement (Rec. No. 20150354865) with the Site Plan.
- j. Submit proof of payment for the SPA 2 Interceptor (Agreement Rec. No. 20090350621) with the Site Plan.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the PAD Amendment for Surprise Farms South PAD, Parcels 19 and 20, generally located at the southeast corner of Bell and Citrus Roads.

Motion:

Motion to recommend approval of the PAD Amendment for Surprise Farms South PAD subject to stipulations “a” and “b”.

Background:

The subject request involves a major PAD Amendment to the Surprise Farms Planned Area Development (PAD).

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS21-905 Surprise Farms - South PAD Amendment Parcels 19 and 20 - Staff Report
2. 01 FS21-905 Surprise Farms - South Pad Amendment Parcels 19 & 20 - Vicinity Map
3. 02 FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - Zoning Map
4. 03 FS21-905 - Surprise Farms South PAD Amendment Parcels 19 & 29 - Zoning Document

5. 04 FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - Luke AFB letter
 6. 05 FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - Citizen Participation Report
 7. 06 FS21-905 Surprise Farms South PAD Amendment Parcels 19 and 20 - Affidavit of Posting
 8. FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 Presentation
-

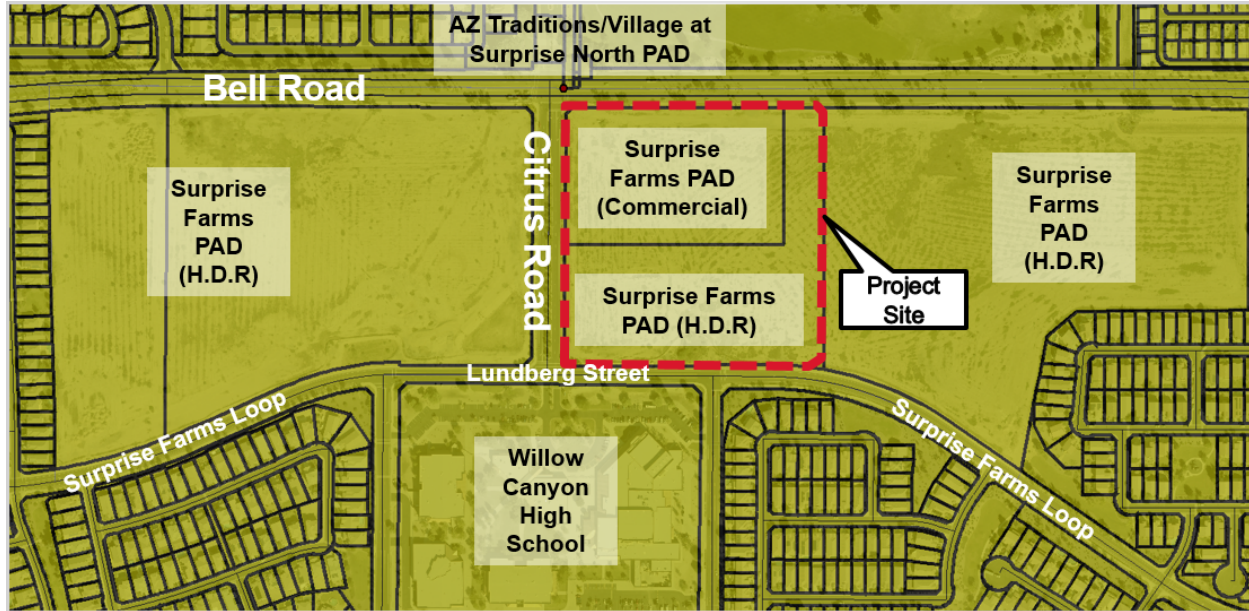
ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	FS21-905
Project Name:	Surprise Farms - South PAD Amendment Parcels 19 & 20
Council District:	1 - Acacia
Meeting Date:	May 19, 2022
Planner:	Chris Sexton, Planner II
Owner:	Scott Phillips with Surprise Village Company LLC
Applicant:	Taylor Earl with Earl and Curley
Request:	PAD Amendment to the Surprise Farms PAD to rezone a portion of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19) and various development standards
Site Location:	Generally, on the southeast corner of Bell and Citrus Roads
Site Size:	Parcel 19 (Residential) - 12.94 net acres (approx.) Parcel 20 (Commercial) - 3.90 net acres (approx.) Combined total: 16.84 net acres (approx.)
Density (Net):	27.13 net du/ac (Per proposed site plan)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	The applicant held one (1) neighborhood outreach meeting on February 24, 2022.
Staff Recommendation:	Staff recommends the Commission move to recommend approval to the Mayor and City Council, case FS21-905, subject to stipulations 'a' and 'b'.
<u>Project Description:</u>	

Surprise Village Company LLC requests approval of a Major PAD Amendment to the Surprise Farms Planned Area Development (PAD). This request is for the following: 1) rezone a portion of Parcel 20, approximately 4.5-acres of commercial to H.D.R and combine it with the existing H.D.R parcel (Parcel 19); 2) reconfigure the remaining 4-acres commercial parcel from a north/south orientation to an east/west orientation to relocate it along Bell Road; 3) increase the building height from 35 feet to 42 feet; 4) revise the parking ratio; and; 5) increase the H.D.R density from 18 du/ac to 27.13 net du/ac located at the southeast corner of Bell Road Citrus Roads.

Surrounding Land Zoning:



PAD – Residential	PAD – Residential	PAD - Residential
PAD – Residential	PAD – Commercial/Residential	PAD – Residential
PAD – Residential	PAD – Willow Canyon High School	PAD – Residential

Background:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

January 28, 1999: The Mayor and City Council approved administrative revisions, under Case PADA97-063.

March 24, 2004: The Mayor and City Council approved transportation revisions, under Case PADA03-283.

October 26, 2006: An administrative approval for the abandonment of Citrus Road under Case FS06-420.

May 23, 2008: An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

July 15, 2008: The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

April 30, 2009: An administrative approval for revisions to setbacks under Case PADA09-065.

September 2, 2021: A Concept Review meeting was held under case CR21-450.

November 22, 2021: The applicant filed a request for a Major Zoning Amendment, Site Plan and Lot Line Adjustment under case FS21-905.

February 24, 2022: The applicant held a Neighborhood Meeting to discuss the project.

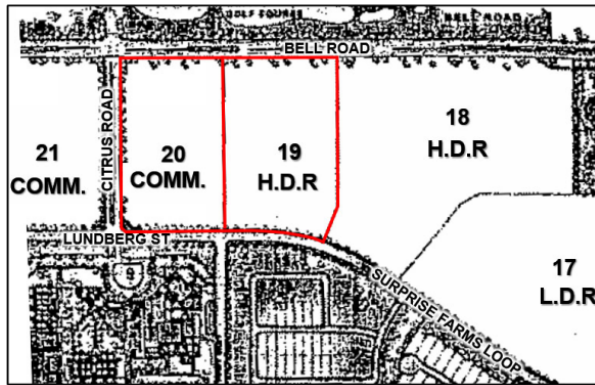
March 1, 2022: The Mayor and City Council approved a major amendment to Parcel 21 in the PAD to rezone approximately 11-acres from Commercial (C-2) to High Density Residential (H.D.R) under case FS21-555.

Neighborhood Outreach:

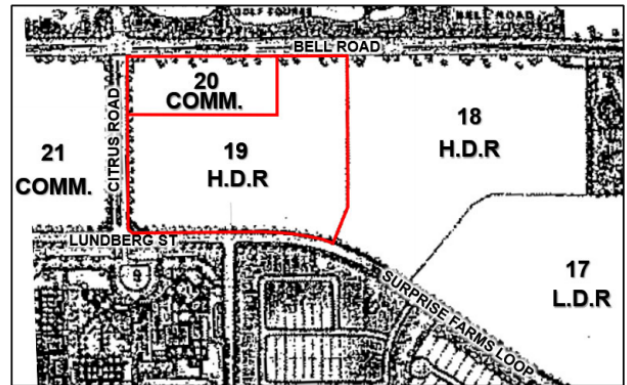
On February 24, 2022, the applicant held a Neighborhood Meeting at Canyon Ridge Elementary School. The meeting was properly advertised per the requirements of the LDO. During this meeting, there were approximately nine (9) in-person attendees and five (5) virtual attendees from the Surprise Farms and Arizona Traditions master planned communities. In general, the residents brought forth concerns pertaining to lighting, access to the site, number of bedrooms, density, parking, responsibility of the internal driveways, and the amenities. The developer addressed all concerns and questions.

Analysis and Discussion:

The applicant has submitted the PAD Amendment Document in support of a request for a Major PAD Amendment of the Surprise Farms Planned Area Development. This request is for the following: 1) rezone a portion of Parcel 20, approximately 4.5-acres of commercial to High Density Residential (H.D.R) and combine it into the existing H.D.R parcel (Parcel 19); 2) reconfigure the remaining 4-acres commercial parcel from a north/south orientation to an east/west orientation to relocate it along Bell Road; 3) increase the building height from 35 feet to 42 feet; 4) revise the parking ratio; and; 5) increase the H.D.R density from 18 du/ac to 27.13 net du/ac located at the southeast corner of Bell Road and Citrus Road.



Existing Land Use Map



Proposed Land Use Map

The subject properties, Parcels 19 and 20 depicted above, total approximately 12.94 acres.

The amendment seeks to increase the land use designation on Parcel 19 by approximately 4.5 acres for a total of 12.94 acres of H.D.R and maintain approximately 3.90 acres at the corner of Bell Road and Citrus Road for future commercial uses. Additionally, the increase in density does not increase the overall density, but transfers density, within the Surprise Farms PAD. When first approved, the Surprise Farms PAD envisioned multiple H.D.R parcels (up to 55 acres) but those parcels over the years were not built to the maximum allowed density of the Surprise Farms PAD resulting in a substantial reduction in maximum density. Recently, Parcel 18 and Parcel 21 are being developed at a density of 9.8 du/ac and 9.0 du/ac respectively, instead of 18.0 du/ac. These parcels are being developed as single-family residential rental communities instead of the proposed traditional multi-family apartment style project.

A lot line adjustment was submitted to reconfigure the remaining 4-acre commercial parcel from a north/south orientation to an east/west orientation which locates the parcel along Bell Road for easier access to the commercial site.

The parking modification request is to utilize the City's current parking ratios for multi-family residential. When the Surprise Farms PAD was approved in 1985, the parking ratio utilized was 2.25 parking spaces per unit ratio for multi-family developments which exceeds the current LDO's parking standards. The request is to utilize the LDO's parking required that are based on unit type.

Lastly, the applicant is requesting to increase the building height. Currently, the maximum building height in the Surprise Farms PAD is 35 feet and the request is for a maximum of 42 feet. Currently, the Surprise Municipal Code allows the maximum building height of 60 feet for a multi-family residential project next to a multi-family residential project.

The requested changes to the subject PAD will accommodate the development included in the concurrent Site Plan, a proposal to construct a 351-unit multi-family rental community, submitted under the same case, FS21-905.

Conformance with Adopted Plans:

May 19, 2022 P&Z

Case: FS21-905 Surprise Farms – South PAD Amendment Parcels 29 & 20

Page 4 of 6

The Surprise General Plan 2035 shows the subject property as lying within the Urban and Transit Oriented Development (TOD) Area and in the Neighborhood Character Sub Area. As such, the subject request is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city internal reviewing departments and Luke Air Force Base, the Maricopa Water District, and ADOT were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes the proposed PAD Amendment is consistent with the manner and intent of the Surprise Farms PAD and the Surprise Municipal Code, in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Farms PAD
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Municipal Code
- The reviewing agencies have indicated no objections to the request.

Recommendation:

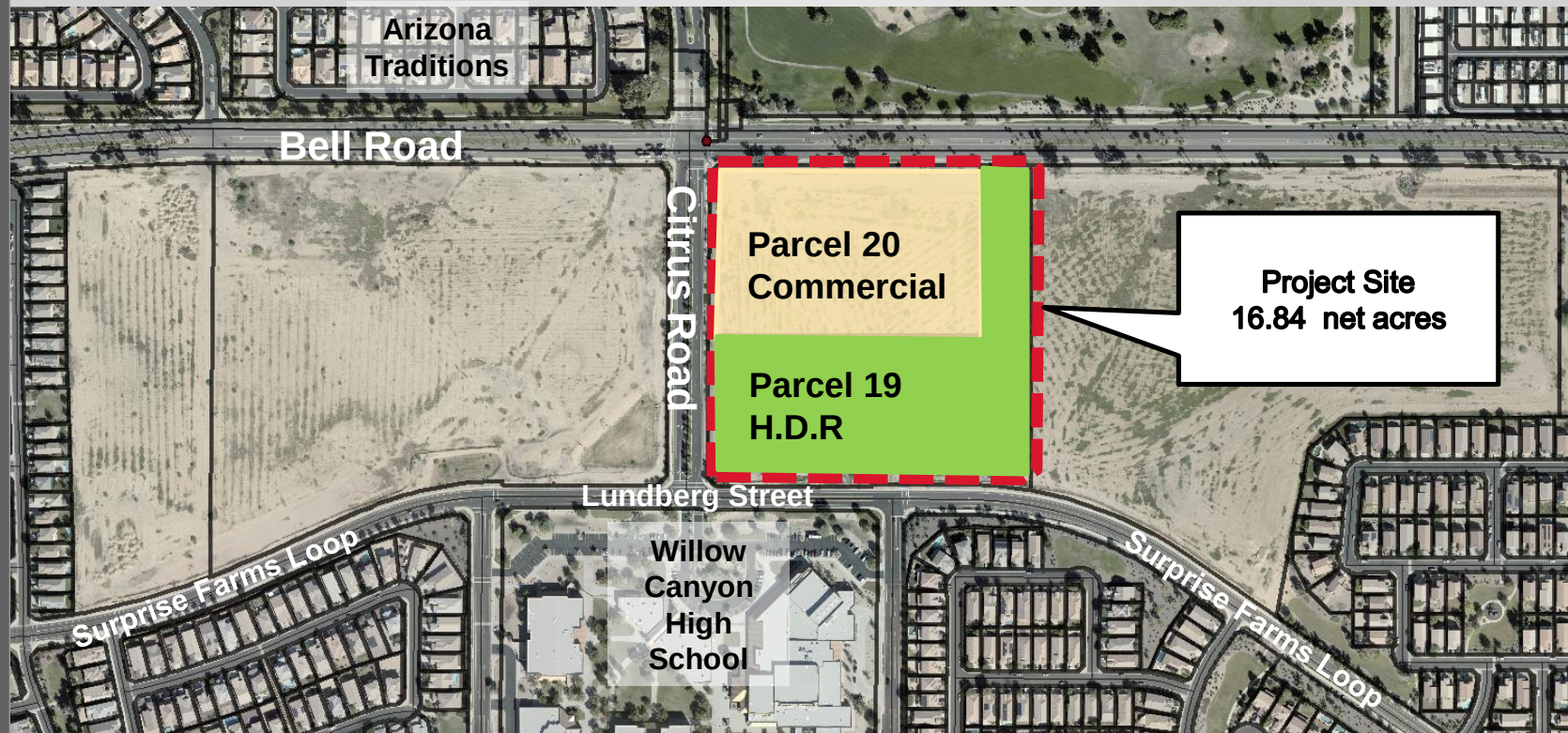
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject PAD Amendment, subject to stipulations 'a' and 'b' as outlined below:

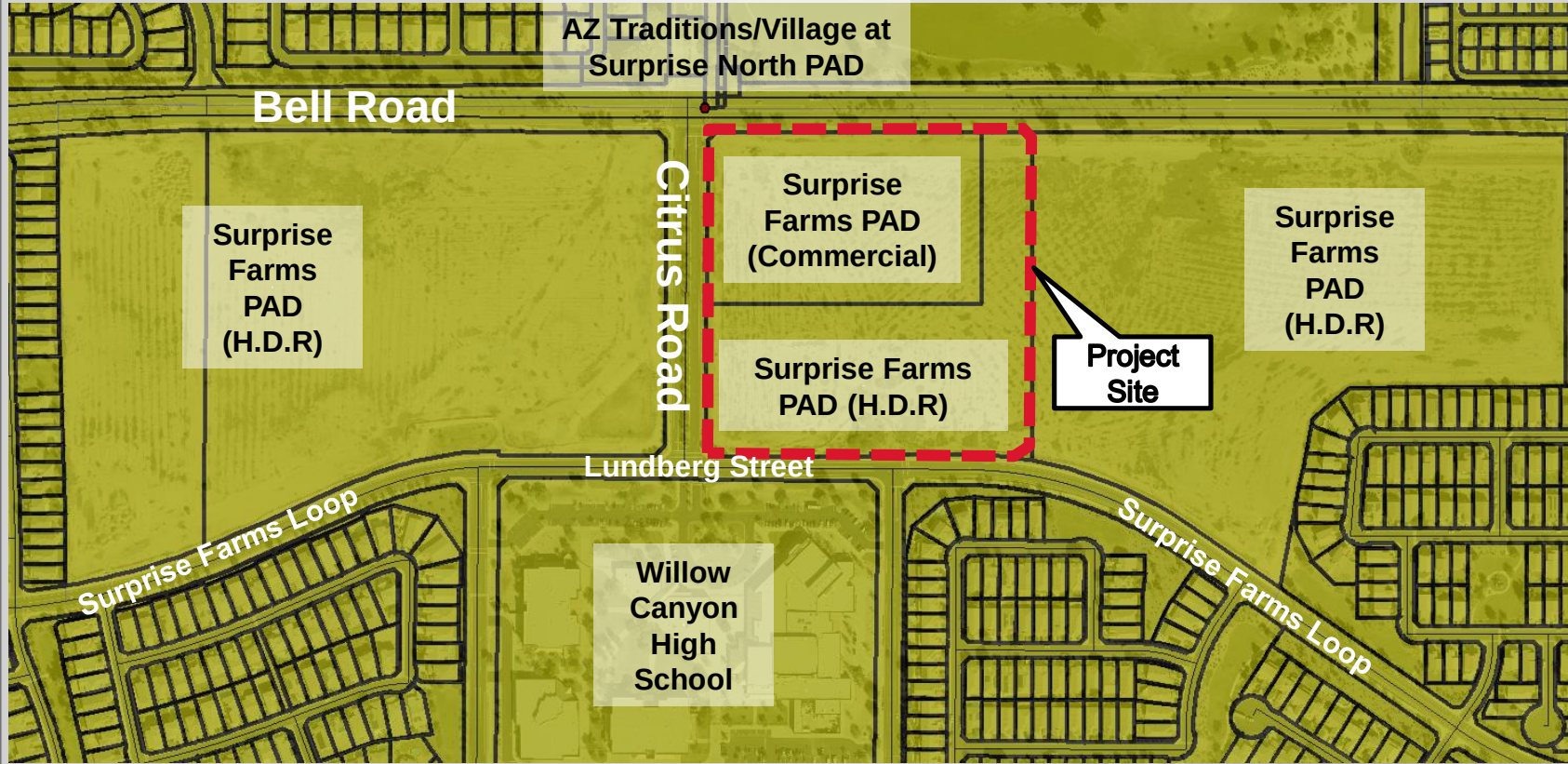
- a. Development and use of the site shall be consistent with the narrative entitled "Surprise Farms South PAD Amendment" dated January 27, 2022.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

Attachments:

177 00 Staff Report
178 01 Vicinity Map
179 02 Zoning Map
180 03 Zoning Document
181 04 Luke AFB comments
182 05 Citizen Participation Report - REDACTED
183 06 Affidavit of Posting
184 PowerPoint Presentation





All required utilities (water, sewer, natural gas, electricity, telephone, and cable television) are available to the project. The site is located outside of the AICUZ noise contours of Luke Air Force Base, and there are no known hazardous conditions, which would affect development. A topographical map of the site is attached as Exhibit "B".

A significant portion of the site is currently being farmed and can continue to be farmed during the entitlement period and the phased development of the site. As the project develops, the irrigation ditches located on the site will be removed or tiled, and the overhead power lines will be buried, removed or relocated.

Land Uses

(a) *Residential.* The Villages at Surprise-South will include approximately 4,580 single-family homes, 1,020 cluster homes and 918 multi-family units. The single-family homes will be situated in a series of 15 to 40 acre neighborhood villages located south, west and east of the Village Center. The primary home sizes will range from 1,000 to 3,000 square feet. Parcels for multi-family projects are located along Bell Road and Cotton Lane, thereby providing maximum visibility for apartment developments and serving as a buffer for the single-family homes. Sites for cluster housing are situated around the Village Center, WestPark, and along Bell Road and Cotton Lane. Screening along the proposed State Route 303, Estrella Freeway, will be accomplished through a combination of the approximately 400' of setback along the parkway edge, a rear lot line privacy wall, and an approximate 135' width of retention area running along the total eastern residential edge of the property abutting the west right-of-way line at Loop 303. This linear retention buffer would include a multi-use trail similar to that shown on the rest of the project, and be appropriately landscaped with xeriscape material to further assist in buffering the residential edge along State Route 303. The

privacy wall at rear lot lines addresses problems of sound attenuation, privacy and visual exposure to housing. Additional plantings by ADOT may assist in softening the visual appearance of the wall and assist in buffering. The underlying PAD zoning for the residential parcels is Low Density Residential (LDR; 2-5.5 du/ac), Medium Density Residential (MDR; 5-10 du/ac) and High Density Residential (HDR; 8-18 du/ac) as shown on the PAD Land Use Plan, Figure 4.

Except that Parcel 19 is permitted up to 23.8 du/ac (gross) / 27.15 du/ac (net).

Uses permitted on the LDR and MDR parcels shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses (e.g. model complexes, temporary construction offices and yards with Administrative review and approval), Conditional Permitted Uses and Permitted Accessory Uses in the current R1-5 District as set forth in Sections 17.24.020 and 17.28.040 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "C" and "D". In addition, "cluster dwellings", which shall be defined as a grouped arrangement of residential product (detached or duplex dwelling units) that can be sharing a common drive or motor court, shall be permitted as a Principally Permitted Use on parcels designated as MDR only. R1-5 is the zoning category most nearly equivalent to the LDR and MDR land use categories. Current zoning is shown as PAD zoning in Figure 9, Zoning (Planning Area), of the Surprise Comprehensive Development Plan. Permitted uses are described on page 42 of the Surprise Comprehensive Development Plan as: "A minimum project area of 10 acres utilizing a cohesive mixture of residential, commercial, or industrial land uses in accordance with a carefully formulated and reviewed site plan."

Uses permitted on the HDR parcels shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current R-3 District as set forth in Sections 17.24.020 and

17.28.060 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "C" and "E". R-3 is the zoning category most nearly equivalent to the HDR land use category.

Except that Parcel 19 is permitted up to 23.8 du/ac (gross) / 27.15 du/ac (net).

(b) *Community Facilities.* The central focus for the project is a chevron shaped Village Center, which is planned to include an elementary school, a middle school, a multi-purpose community center and sports complex, ball fields, playgrounds, and adjacent neighborhood/convenience stores. The Village Center allows for shared facilities among these uses, thereby maximizing space allocation and minimizing construction costs. The ball fields and organized play fields also will serve project retention needs. The site plan for school facilities located within the Village Center shall be oriented to include multi-use parking for special events within the Village Center.

South of the Village Center is WestPark, a large open space feature which is planned to contain an amphitheater, ball fields, trails, picnic areas and natural open spaces. This area also will serve project drainage and retention needs.

Along the Village Center and Bell Road entry corridor, three sites are planned for places of worship. The main entrance road to the project leads directly to the Village Center, and connects with a perimeter collector road designed to disperse traffic throughout the community via the interconnecting collector and neighborhood roadways. An integrated pedestrian and bike trail system planned along the collector roads will provide for non-vehicular access to the Village Center, WestPark and church sites from neighborhoods within the project.

The PAD zoning underlying the Village Center, WestPark and the church sites shall be Low Density Residential (LDR) and Medium Density Residential (MDR) as noted on the Land Use Plan, except for that portion of land required for the overall project's needs for schools, open space and drainage. If for any reason the City, School District, Maintenance District or other District does not wish to accept any of the facilities for maintenance, such

parcels may be developed in accordance with the noted equivalent residential zoning district as discussed in the Section on residential land uses, above.

(c) *Commercial.* The Villages at Surprise-South includes a commercial site, planned to be developed as a Farmer's Marketplace with a 1920s to 1940s southwestern farm theme. The site is located on Bell Road between two major north-south roads--Cotton Lane and the 303 Loop. These roadways provide easy access to the commercial site and will allow for superior site identification. Local road connections from the commercial site to the residential uses immediately to the South will be encouraged, so as to encourage pedestrian, bike and vehicular traffic throughout the community.

It is planned that the Farmer's Marketplace initially will include a farmer's market offering items such as fresh produce, local wines, and specialty foods. This phase may also include a petting corral and interactive displays of historic and/or current farm equipment.

The Farmer's Marketplace then may be expanded to include approximately 150,000 to 250,000 square feet of community retail space anchored by a major food and drug store, and possibly to include a discount store, food vendors and a complement of other retail uses needed to serve a community of 20,000 or more at build-out.

Uses permitted on the commercial parcel shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current C-2 District as set forth in Sections 17.24.030 and 17.28.080 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "F" and "G". C-2 is the zoning category most nearly equivalent to the commercial land use category.

The site is currently designated "Typical Neighborhood" (TN) on the City's

Consistency with
the Surprise
Comprehensive
Development Guide

Comprehensive Development Plan (the "Plan").

The proposed Villages at Surprise-South consists of single-family, multi-family, commercial, parks, open space and potential public facilities and is

consistent with the City's Plan. Particular provisions of the City's Plan which are complemented by the proposed development include:

(a) In accordance with Objective D-2 of the Plan, the project will promote the development of quality, affordable housing for families in Surprise.

(b) In accordance with Objective B-1 of the Plan, the project will create stable, identifiable residential neighborhoods, which contain a full complement of single-family, multi-family and commercial development to promote a sense of community.

(c) In accordance with Objective D-3 of the Plan, the project uses the PAD process to plan this large scale land holding and to achieve overall flexibility in development, while at the same time fulfilling the City's desire for quality neighborhood development.

(d) In accordance with Objective H-1 and Section D.1.2 (j) of the Plan, the project sets aside acreage for common use, which will include open space, pedestrian/bicycle trails, potential church sites, school and athletic facilities, park and recreational facilities, and a community center. In addition, the plan includes a large open space/recreation feature.

(e) In accordance with Sections D.1.2 (a), (c) and (d) of the Plan, gross residential densities on Low-Density Residential (LDR) properties will not exceed 6 du/ac (LDR densities will be approximately 2-5.5 du/ac). Gross residential densities on Medium Density Residential (MDR) properties will not exceed 10 du/ac (MDR densities will be

approximately 5-10 du/ac). Gross residential densities on High-Density Residential (HDR) properties will not exceed 22 du/ac (HDR densities will be approximately 8-18 du/ac). All **Except that Parcel 19 is permitted up to 23.8 du/ac (gross) / 27.15 du/ac (net).** LDR, MDR and HDR properties within the Villages at Surprise-South PAD will fall within these density ranges. And, in accordance with Section D.1.2 (b) of the Plan, the overall gross density will not exceed 7 du/ac, provided, however that densities may be transferred among parcels to exceed an individual parcel density cap pursuant to the provisions of the Density Transfer Section of this Plan.

(f) In accordance with Objective C-1 of the Plan, the project will offer a range of housing types and sizes.

(g) In accordance with Objective C-3 of the Plan, the project will provide the opportunity for quality, affordable rental housing compatible in scale and character with surrounding neighborhoods.

(h) In accordance with Section D.1.2 (g) of the Plan, the PAD locates the commercial parcel at the intersections of major roadways.

(i) In accordance with Section D.1.2 (p) of the Plan, buffering and transition techniques, including open space, walls, extra deep yards and landscaped roadways, will be used to assure compatibility.

(j) In accordance with Objective E-2 of the Plan, the project plans for the development of commercial areas located on sites that will have adequate access and be compatible with adjacent uses.

(k) In accordance with Objective G-1 of the Plan, the development sets minimum design standards for residential and commercial land uses and establishes Design Guidelines for such development.

(l) In accordance with Section D.2.3 (b) of the Plan, creative grading and drainage techniques, which may use WestPark and the trail systems paralleling the

internal collector streets, will be utilized to create topographical relief and to add visual interest to the built environment.

(m) In accordance with Section D.2.3 of the Plan, the development includes Design Guidelines, which formulate appropriate generalized architectural treatment themes for residential and commercial development and will insure quality development and project conformity.

(n) In accordance with Section D.3.4(c) and Objective H-1 of the Plan, the development provides for appropriately located open space/parks and trail systems.

(o) In accordance with Objective J-2, the development provides for busbays in appropriate locations on Bell Road as needed.

(p) In accordance with Objective K-1 of the Plan, the development provides for pedestrian and bicycle circulation.

(q) In accordance with Objective L-1 of the Plan, the development is creating master plans for water, sewer and drainage and will extend public utilities and services in an orderly, planned manner to support the new development.

Allocation of Land Uses

The proposed allocation of land uses, expressed in acres and as a percentage of the area, is as follows:

	Acres		Total	%	DU/Acres		Units	
	Phase 1	Future			Phase 1	Future	Phase 1	Future
RESIDENTIAL:								
Single Family	321.9	531.0	852.90	60.27%	5.2	565	1,659	2,921
Cluster Housing	61.1	60.4	121.50	8.59%	6.8	10.0	416	604
Multi-Family		51.0	51.0	3.60%		18		918
SCHOOL SITE:								
Elementary	14.0	5.5	19.5	1.38%				
Middle School		11.9	11.9	.84%				
COMMUNITY FACILITIES:		7.2	7.2	.51%				
CHURCH:	23	18.7	41.7	2.95%				
COMMERCIAL:	35.9	6.3	42.2	2.98%				
OPEN SPACE/PARK/RETENTION:	85.2	100.0	185.2	13.09%				
CIRCULATION:	54.4	27.5	81.9	5.79%				
SUBTOTAL:	595.5	819.5						
TOTAL ACREAGE AND UNITS:	1,415.0						6,518.0	

Except that Parcel 19 is permitted up to 23.8 du/ac (gross) / 27.15 du/ac (net).

Building Setbacks

Minimum building setbacks from property lines are illustrated on the following tables. Additional building setbacks needed for visibility triangles and other health-safety requirements may be required during the subdivision plat process.

MINIMUM RESIDENTIAL BUILDING SETBACKS

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear Yard</u>
<u>LDR & MDR Parcels⁵</u>				
Single Family Detached	15' ¹	See footnote <u>2a</u>	10' ³	20'
Cluster Housing ⁴	10'	See footnote <u>2b</u>	10' ³	20'
Schools, civic, cultural & religious institutions (Including their accessory use structures)	50'		50'	50'
Structures accessory to SF residences and two-family residences	20'		3'	10' ³
Structures for all other principal, conditional or accessory uses (e.g. unenclosed patio covers)	15'	See footnotes <u>2a, 2b</u>	10' ³	10'

¹ 15' is measured from back of curb. Except for this LDR and MDR front yard setback, all other setbacks are measured from the property lines. A typical detail depicting such setbacks is located in the Appendix as Exhibit "M".

^{2a} A minimum separation of 10' between adjacent structures (measured between exterior walls) shall be maintained, and the minimum setback on each side yard shall be 3'.

^{2b} A 0' setback is permitted as long as the remaining sideyard on that individual lot is a minimum of 10'.

³ Corner side setbacks of a minimum of 20' back of curb shall be provided adjacent to collector and arterial streets and for key lots.

⁴ Cluster housing allowed only on MDR parcels and defined as a grouping of detached and/or duplex family dwelling units that can be sharing a common drive or motor court.

⁵ Maximum lot coverage (building area footprint including the garage divided by the total lot area) shall not exceed 55% for LDR and MDR parcels.

RESIDENTIAL BUILDING SETBACKS (cont'd)

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear Yard</u>
<u>HDR Parcels</u>				
Multi-family Structures	20'	20'	20'	20'
Attached Cluster (More than two family dwelling units attached)	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to MF residences	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

COMMERCIAL BUILDING SETBACKS

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear Yard</u>	<u>Res. Zone Boundary</u>
<u>Commercial</u>					
Buildings	35'	15'	25'	15'	50'
Parking Lots	4'	3'	4'	3'	3'

Lot Area and Dimensions

(a) *LDR and MDR Parcels.*

(i) Required Lot Area:

<u>Use</u>	<u>Minimum Lot Area</u> ⁶
Single-family dwelling units	4,000 s.f.
Cluster dwelling units ⁷	2,100 s.f. each unit
Other permitted uses	Min. area to be determined by building area, parking requirements, and required setbacks

(ii) Required Lot Dimensions:

<u>Use</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>
Single-family dwelling units ⁶	40'	100'
Cluster dwelling units ⁷	30'	70'
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks	

⁶ A diversity of lot sizes and housing types shall be encouraged. Typical expected single-family detached lot widths include 40' to 80', with a minimum allowed lot width of 40'. Typical expected lot depths include 100' to 200', with a minimum allowed lot depth of 100'. A maximum of 30% of the lots within LDR parcels shall be 40'x100'. The minimum size for the remaining lots within LDR parcels shall be 45'x105' (4,725 sq. ft.). The total number of single-family and cluster family dwelling units shall not exceed 6,013.

⁷ Permitted on MDR Parcels only. For cluster housing the range of lot widths shall be 30' to 60' and depths of 70' to 120'.

(iii) Density: There shall not be more than one (1) single family dwelling unit on any one (1) lot, except for accessory attached residential units, which shall not be permitted to have separate kitchen facilities.

(iv) Encroachment into required front and side yards shall be permitted as provided in the current Section 17.28.010 (G) and the Zoning Ordinance, which is located in the Appendix as Exhibit "N"; provided however, that with respect to encroachment into a side yard, such encroachment shall occur only on a side yard that is at least seven feet wide in the area of the encroachment and shall not cause the distance from the outside edge of the encroachment to the property line to be less than five feet wide.

(v) Development of LDR and MDR parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current Section 17.32 of the Zoning Ordinance ("General Building and Performance Requirements"), a copy of which is located in the Appendix as Exhibit "O".

(vi) Any property located within a parcel designated LDR or MDR as well as the F-1 or F-2 overlay zones must comply with the current regulations of Sections 17.28.120 and 17.28.130 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(b) *HDR Parcels.*

- (i) Lot area and dimensions. In determining minimum lot area and minimum lot dimensions, the following table shall be used:

<u>Use</u>	<u>Minimum Area</u>	<u>Minimum Lot Dimensions</u> ⁸	<u>Outdoor Living Area</u> ¹⁰
Multi-family Structure	2,000 sq. ft./bldg.	See footnote 9	300 sq. ft./unit
Attached cluster (more than two family dwelling units attached)	1,000 sq. ft./ unit ¹¹	See footnote 9	300 sq. ft./unit
Other permitted uses:	Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.		

(ii) Schedule of Allowances. The minimum areas per unit may be adjusted in accordance with the current Section 17.28.050 of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "R".

(iii) Accessory Buildings. Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence building may be located to within three (3) feet of the rear or interior side property line. The City Council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten (10) feet.

⁸ These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

⁹ Minimum lot size to be determined at site plan approval, including all requirements for parking, open space and the building footprint.

¹⁰ Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or cluster building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking, ornamental landscaped areas (having a width of 20') and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior cluster units where said unit is less than 20 feet in width, in which case the minimum width of the Outdoor Living Area shall be the width of the lot.

¹¹ May be calculated as average lot size per unit per structure.

(iv) Distances Between Buildings. When two (2) or more principal buildings are located on one (1) lot, the minimum separation between any two (2) adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty (20) feet, whichever is greater.

(v) Additional Building and Performance Standards. Development of HDR parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current Section 17.32 of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

(vi) Relationship to Overlay Zones. Any property designated HDR, as well as located in the F-1 or F-2 Overlay Zone, must comply with the current regulations of Sections 17.28.120 and 17.28.130 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(c) *Commercial Parcels.*

(i) Lot Width and Lot Area.

(A) The minimum lot width shall be 100 feet except that corner lots shall have a minimum width of 150 feet.

(B) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

(ii) Additional Building and Performance Standards.

Development on Commercial parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current Section 17.32 of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

(iii) Relationship to Overlay Zones. Any property designated Commercial, as well as located in the F-1 or F-2 Overlay Zones, must comply with the

current regulations of Sections 17.28.120 and 17.28.130 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(d) *Access.*

(i) Access to commercial activities shall be allowed only on major streets (minor arterials, entry drives, or internal collectors).

(ii) Access points on the same street shall not be spaced closer than 100 feet (as measured from centerline). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

(iii) Commercial developments which may not be able to meet the requirements of the current Section 17.28.080 of the Zoning Ordinance (which are located in the Appendix as Exhibit "G"), and are requesting deviations from the above noted standards, shall submit to the City Engineer an engineer's report certified by a Professional Engineer addressing the following site conditions, both present and future:

- traffic volumes,
- turning movements,
- traffic controls,
- site design,
- site distances, and
- location and alignment of other access points.

Based upon the above data, the City Engineer shall determine whether a deviation from the requirement standards is justified and, if so, what alternative requirements will be necessary.

through either the minor changes or major changes processes for amendments to the PAD approval as found in the Sections 17.36.060 G (1) and (2) of the City's current Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "I". Phase I provides four lane access onto Bell Road. Similar means of (paved) access and emergency (all weather) access will be provided, as necessary and appropriate, in conjunction with the development of subsequent phases of the PAD.

Amendment

The City of Surprise (the "City") and the Developer of the Villages at Surprise (the "Developer") agree that amendments to the Villages at Surprise-South PAD may be necessary from time to time.

If and when the parties find that such amendments are necessary or appropriate, they shall, unless otherwise required by applicable law as discussed in the Development Agreement entered into between the parties, effectuate minor changes or adjustments through administrative amendments approved by the City Planning and Zoning Director with the approval of the City Manager. After execution, any such amendment shall be attached to the Villages at Surprise-South PAD as an addendum and become a part thereof, and may be further changed and amended from time to time as necessary, with the approval of the City and the Developer. Unless otherwise required by law, no such minor amendments shall require prior notice or hearing. All major changes or amendments shall be reviewed by the Planning and Zoning Commission and approved by the City Council. The following are examples of major changes or amendments:

- (a) Substantial alteration of the permitted uses of the Villages at Surprise;

(b) An increase in the density or intensity of use or number of dwelling units, except for Density Transfers as provided in the Villages at Surprise-South PAD and Development Agreement;

(c) Deletion of a requirement for the reservation or dedication of land for public purposes, except for minor boundary adjustments or street alignments which shall be treated as minor changes; and

(d) Addition, but not deletion, of streets to those shown on the Villages at Surprise-South PAD.

The parties shall cooperate in good faith to agree upon, and use reasonable best efforts to process, any minor or major amendments to the Villages at Surprise-South PAD, which amendments shall be incorporated by this reference into the Villages at Surprise-South PAD.

Density Transfers

The City and the Developer hereby acknowledge and agree that the Villages at Surprise-South PAD provides both an overall maximum density for the Villages at Surprise (the "Maximum Density") and a land use category and unit per-acre designation for each particular parcel. The City acknowledges and agrees that provided the Developer does not exceed the Maximum Density, the Developer shall have the right, in its discretion to:

(a) develop any individual parcel up to the maximum density allowed for such parcel as shown on the Villages at Surprise-South PAD (See Table, page 10);

(b) develop any individual parcel at a density of not more than one hundred twenty-five percent (125%) of the maximum density allowed for such parcel as shown on the Villages at Surprise-South PAD, provided the Developer obtains prior written

administrative approval from the City's Planning and Zoning Director and the City Manager; and

(c) Develop any individual parcel at a density greater than one hundred twenty-five percent (125%) of the maximum density allowed for such parcel as shown on the Villages at Surprise-South PAD, provided the Developer obtains prior written approval from the City Council.

Regardless of any density transfers, which may have been approved, however, the Developer shall not exceed the Maximum Density of the Villages at Surprise without prior amendment of the Villages at Surprise-South PAD, which amendment shall be reviewed by the Planning and Zoning Commission and approved by the City Council. Neither the Planning and Zoning Commission nor the City Council shall be required or obligated to approve an increase in the Maximum Density. The Developer agrees to provide the City, at the time of platting, notice as to the density assigned to the parcel subject to platting.

Project Team

Ownership

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and

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Civil Engineering

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Attn: Albert ma

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Lee Engineering
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Attn: Ken Howell

EXHIBIT "C"
Section 17.24.020

17.24.020 Residential zone uses. Residential zone uses are as follows:

A.	<u>Principally permitted uses</u>	<u>R1-43</u>	<u>R1-18</u>	<u>R1-8</u>	<u>R1-5</u>	<u>R-2</u>	<u>R-3</u>
	Single-family dwelling unit	o	o	o	o	o	
	Two-family structure				o	o	
	Three-family structure					o	
	Four-family structure					o	o
	<u>Principally permitted uses</u>	<u>R1-43</u>	<u>R1-18</u>	<u>R1-8</u>	<u>R1-5</u>	<u>R-2</u>	<u>R-3</u>
	Multiple-family structure						o
	Townhouse cluster, not to exceed four units or 120 feet in length					o	
	Townhouse cluster with four or more units, but not to exceed 160 feet in length						o
	Public parks	o	o	o	o	o	o
	Manufactured housing subdivisions	o	o	o	o		
B.	<u>Conditionally permitted uses</u>	<u>R1-43</u>	<u>R1-18</u>	<u>R1-8</u>	<u>R1-5</u>	<u>R-2</u>	<u>R-3</u>
	Churches	o	o	o	o	o	o
	Day care center	o	o	o	o	o	o
	Electrical substation	o	o	o	o	o	o
	Farms	o					
	Gas regulating station	o	o	o	o	o	o
	Group homes				o	o	o
	Mobile home parks as per Section 17.32.140					o	o
	Model homes, temporary	o	o	o	o	o	o
	Public buildings	o	o	o	o	o	o
	Ranches	o					
	Schools	o	o	o	o	o	o
	Sewer lift station	o	o	o	o	o	o
	Water pump station	o	o	o	o	o	o
	Water tower	o	o	o	o	o	o
	Golf courses	o	o	o	o	o	o
	Temporary sales and office buildings, buildings incidental to construction work	o	o	o	o	o	o
	Boarding of horses						
	No more than 2 per acre to a maximum of 5 horses	o					
C.	<u>Permitted Accessory Uses</u>	<u>R1-43</u>	<u>R1-18</u>	<u>R1-8</u>	<u>R1-5</u>	<u>R-2</u>	<u>R-3</u>
	Greenhouse	o	o	o	o	o	o
	Home occupations	o	o	o	o	o	o
	Private garage	o	o	o	o	o	o
	Private or jointly owned community center						
	recreational facilities, pools, tennis courts	o	o	o	o	o	o
	Signs, as per Chapter 15.16	o	o	o	o	o	o
	Tool sheds, for storage of domestic supplies	o	o	o	o	o	o

(Ord. 90-5 §§3, 4, 1990; Ord. 86-6 §6-602, 1986)

EXHIBIT "E"
Section 17.28.060

17.28.060 Multifamily residential zone (R-3). A.
Purpose. The purpose of the R-3 multifamily residential zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses. See Section 17.24.020A.

C. Conditionally Permitted Uses. See Section 17.24.020B.

D. Permitted Accessory Uses. See Section 17.24.020C.

E. Lot Area and Lot Dimensions. In determining minimum lot area and minimum lot dimensions, the following table should be used:

<u>Use</u>	<u>Minimum Area per Unit</u>	<u>Minimum Lot Dimensions*</u>	<u>Outdoor Living Area**</u>
Multifamily structure	2,000 sq. ft./unit	Width: 90' Depth: 90'	300 sq. ft./unit
Townhouse cluster	2,000 sq.*** ft./unit	Width: 90' Depth: 90'	400 sq. ft./unit
Other permitted uses		Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.	

F. Schedule of Allowances. The minimum areas per unit in subsection E of this section may be adjusted in accordance with Section 17.28.050F.

G. Setbacks, Yards, and Heights.

1. Minimum setbacks from property line:

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear</u>
Multifamily structure	20'	20'	20'	20'
Townhouse cluster	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'

* These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

** Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple-residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than twenty feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than twenty feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

*** May be calculated as average lot size per unit per structure.

<u>Use</u>	<u>Front</u>	<u>Interior Side</u>	<u>Corner Side</u>	<u>Rear</u>
Structures accessory to multifamily residences	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

2. For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

3. Maximum building height: thirty-five feet

H. Accessory Buildings. See Section 17.28.050H of this chapter.

I. Distance Between Buildings. See Section 17.28.050I of this chapter.

J. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

K. Relationship to Overlay Zones. Any property located in the R-3 zone as well as in the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 86-6 §7-706, 1986)

Except that Parcel 19 building height may go up to 42-feet

EXHIBIT "F"

17.24.030

17.24.030 Commercial and industrial zone uses. Commercial and industrial zone uses are as follows:

A.	Principally permitted uses	C-1	C-2	C-3	BP	I-1	I-2	I-3
	Antique shop and store		o	o				
	Apparel and accessory store		o	o				
	Appliance sales, services		o	o				
	Appliance repair			o				
	Art supply stores		o	o				
	Athletic clubs and commercial recreation		o	o				
	Automobile, boat or recreational vehicle sales, service and rental			o				
	Automobile, auto body repair			o				
	Automobile parking lot or garage (public or private)		o	o				
	Auto supply store		o	o				
	Bakery for on-site sales	o	o	o				
	Banks and other savings and lending institutions	o	o	o				
	Barber shop	o	o	o				
	Beauty parlor	o	o	o				
	Bicycle sales, service and repair shop		o	o				
	Blueprint shop			o				
	Boat repair			o				
	Book and stationery store		o	o				
	Bowling alley			o				
	Building materials sales yard, including sand and gravel			o				
	Bus terminals			o				
	Business and office machine sales, service and repair shop		o	o				
	Business, technical or vocational school			o				
	Candy and ice cream store	o	o					
	Cement and paving material mixing plant							o
	Church and parish house	o	o					
	Cigar and tobacco store	o	o					
	Clothing and costume rental shop		o	o				
	Community center or meeting hall			o				
	Contractors storage yard			o				
	Convenience food store of not more than 3,500 square feet	o	o	o				
	Custom dressmaking, furrier, millinery or tailor shop employing five persons or less		o					
	Dancing or theatrical studio		o	o				
	Delicatessen and catering establishment		o	o				
	Department store		o	o				
	Drv goods and notion store		o	o				
	Dry cleaning and laundry establishment	o	o	o				
	Electronic instruments and devices, assembling and manufacturing				o	o	o	
	Equipment rental or storage yard			o				

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17.24.030

<u>Principally permitted uses</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>BP</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>
Messenger or telegraph service station		o	o				
Millwork (woodworking, manufacturing)						o	
Mini-warehouse, for storage purposes without retailing					o	o	
Mobile and manufactured home sales and service			o				
Monument sales and engraving shop			o				
Mortuary			o				
Museum		o	o				
Music and instrument sales, service and repair shop		o	o				
Music or dance studio		o	o				
Motion picture studios				o	o	o	
Newspaper office		o	o				
Newsstand	o	o	o				
Offices greater than 4,000 square feet		o	o	o	o	o	
Offices of not more than 4,000 square feet	o	o	o	o	o	o	
Office supply and office equipment store		o	o				
Optician		o	o				
Package liquor store, including drive-through		o	o				
Packing houses, fruit or vegetable not including processing					o	o	
Paint and wallpaper store		o	o				
Pawn shop		o	o				
Personal wireless service facilities as per Section 17.32.150						o	o
Pet shop		o	o				
Photographic equipment and supply store		o	o				
Photographic studio		o	o				
Picture frame shop		o	o				
Planing mills						o	
Plant nursery			o				
Plant nursery, wholesale			o				
Plating works, bulk (galvanizing)							o
Plumbing shop			o				
Printing and publishing house (including newspapers)			o				
Private club, fraternity, sorority or lodge		o	o				
Public buildings	o	o	o				
Public utility plants					o	o	
Public utility service yard			o				
Radio or television sales, service and repair		o	o				
Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations		o	o	o			
Railroad yards, shops or roundhouse						o	
Recreational vehicle repair			o				
Restaurant		o	o				

*Retail uses?
- golf cart*

17.24.030

<u>Principally permitted uses</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>BP</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>
Essential public service or utility installation	o	o	o				
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way			o				
Exterminator and insect poison, manufacturing						o	
Exterminator shop			o				
Farming, landscaping and agricultural supplies and equipment, wholesaling and storage					o	o	
Feed store, including yard			o				
Florist	o	o	o				
Foundry casting lightweight, nonferrous metal, not causing noxious odors or fumes						o	
Frozen food locker			o				
Furniture store		o	o				
Game rooms, pool halls		o	o				
Garden supply store			o				
Gasoline and petroleum bulk storage tanks						o	
Gift shop		o	o				
Golf driving range and miniature golf course			o				
Grainery, elevator storage			o				
Grocery store (including retail markets and produce store)		o	o				
Greenhouse			o				
Hardware store, no exterior storage		o	o				
Health and exercise center		o	o				
Hobby, stamp and coin shop		o	o				
Hospital		o	o				
Hotel or motel		o	o				
Hunting and fishing supply store		o	o				
Industrial, scientific or business research, development and testing laboratories and offices				o	o	o	
Interior decorator's shop		o	o				
Jewelry and metal craft store		o	o				
Laundromat, self service	o	o					
Leather goods and luggage store		o	o				
Liquor store	o	o	o				
Lock and key shop		o	o				
Lumber yard, provided that all goods and materials are screened from adjacent properties			o				
Mail order catalog store		o	o				

17.24.030

<u>Principally permitted uses</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>BP</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>
Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yard					o	o	
Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods					o	o	
Manufacturing, fabrication, or assembly, including contractor's facilities, of building materials and construction equipment; acoustical materials, air conditioners, heating and ventilating equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, paving and road building equipment, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; or other similar items					o	o	
Manufacturing of brick and all clay, cinder, concrete, synthetic, cast stone, plastic and pumice stone products						o	
Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances					o	o	
Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice					o	o	
Medical, dental or health office buildings and clinics		o	o	o			
Medical and orthopedic appliance store		o	o				

184-28

(Surprise 12/97)

17.24.030

<u>Principally permitted uses</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>BP</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>
Restaurants of not more than 4,500 square feet, excluding convenience food restaurant	o						
Retail commercial operations directly related to the primary industrial use, provided that they do not exceed ten (10) percent of the gross floor area of the primary industrial use				o	o	o	
Retail commercial operations directly related to the primary industrial use, provided that they do not exceed twenty (20) percent of the gross floor area of the primary industrial use							o
Rock crushing							o
Sandblasting yard							o
Seed treatment, processing, extraction of oil						o	
Sewage disposal or treatment plant						o	
Sewing machine store		o	o				
Sexually Oriented Business as defined by Section 5.09.020 and as further regulated per Section 17.32.150						o	o
Shoe store		o	o				
Shoe repair and shoe shine shop		o	o				
Sporting and athletic goods store		o	o				
Spraying supplies equipment wholesaling and storage					o	o	
Steel fabrication (plate, structural, misc. iron reinforcing)							o
Storage yards bulk material							o
Swap meet, flea market			o				
Tailor shop, not more than five employees			o				
Tanks, fabrication						o	
Tavern, bar or lounge		o	o				
Taxidermist			o				
Temporary construction offices and sheds, appurtenant storage incidental to a construction project only for the duration of such project, not to exceed eighteen (18) months				o	o	o	
Theater, excluding drive-in theater		o	o				
Theater, drive-in			o				
Tire sales, repair and mounting			o				
Trade schools			o				
Towed or motor vehicle assembling, repairing including body and fender shops					o	o	
Toy store		o	o				
Travel agency		o	o				

184-29a

(Surprise 12/97)

17.24.040

<u>Principally permitted uses</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>BP</u>	<u>I-1</u>	<u>I-2</u>	<u>I-3</u>
Truck, bus and heavy equipment garages, dispatching and weighing stations					o	o	
Upholstery shop			o				
Variety store		o	o				
Video arcade			o				
Wallpaper store		o	o				
Warehousing and distribu- tion centers					o	o	
Watch repair shop		o	o				

B. Conditionally Permitted Uses. Refer to conditionally permitted uses for the specific zone classification in question.

C. Permitted Accessory Uses. Refer to permitted accessory uses for the specific zone classification in question. (Ord. 97-16 §5, 1997; Ord. 90-9 §2, 1990; Ord. 86-6 §6-603, 1986)

17.24.040 Interpretation of zone boundaries. Where uncertainty exists with respect to any of the boundaries of the zones as shown on the zone map, the following rules shall apply:

A. Where zone boundaries are indicated as approximately following the center lines of street, highway, or railroad rights-of-way or such lines extended, such center lines or such lines extended shall be construed to be the boundaries.

B. Where zone boundaries are indicated as approximately following the corporate limit line of the city, such corporate limit line shall be construed to be such boundaries.

C. Where zone boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries.

D. Where zone boundaries are indicated as approximately following the center line of stream beds or river beds, such center lines or such lines extended shall be construed to be such boundaries.

E. No zone boundary line shall hereinafter be established to divide one lot into two or more zones unless the size of the lot in question is such that division is determined to be essential by the planning and zoning commission and the city council. (Ord. 86-6 §6-604, 1986)

EXHIBIT "G"

17.28.080

- i. Front, 35 feet,
 - ii. Interior side and rear, 15 feet,
 - iii. Corner side, 15 feet,
 - iv. Residential zone boundary, 45 feet;
 - b. Parking lot:
 - i. Front, 4 feet,
 - ii. Interior side and rear, 3 feet,
 - iii. Corner side, 4 feet,
 - iv. Residential zone boundary, 3 feet.
2. The maximum height of structures shall be thirty feet.

G. Lot Width and Lot Area.

1. The minimum lot width shall be one hundred feet.
2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship to Overlay Zones. Any property located in the C-1 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §12, 1997; Ord. 86-6 §7-707, 1986)

17.28.080 Community commercial zone (C-2). A. Purpose. The purpose of the C-2 community commercial zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended, or which render a nonconsumer oriented service which does not materially increase vehicular traffic or other pollution, and which does not decrease the suitability of the surrounding area for residential or general commercial purposes. Except as set forth above, the uses allowed in this district are intended to provide goods and services on a community market scale, located in areas which are served by arterial street facilities.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Automobile service stations:
 - a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.
 - b. The total site area shall not be less than twelve thousand square feet.
 - c. Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any nonstreet property line and

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not less than seventy-five feet from any residential zone boundary.

d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

f. No automobile service station on a site contiguous to any residential zone shall be operated between the hours of eleven p.m. and seven a.m. of the following day.

2. Automobile washing establishments:

a. Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (b), (c), (e) and (f) of this section.

b. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.

c. All washwater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.

3. Convenience food restaurants: Convenience food restaurants shall be subject to the same limitations and conditions as are specified heretofore in subsections (C)(1)(a), (e) and (f) of this section for Automobile Service Stations.

4. Day care center:

a. A minimum of seventy-five square feet of outdoor play space per child shall be provided from which at least fifty square feet of fenced in play space per child shall be provided. Fenced in, outdoor, play space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for children's play space.

b. At least two hundred fifty square feet of lot area per child shall be provided.

5. Model homes, temporary.

6. Recreational vehicle, mobile home and manufactured home park and overnight campground. No person shall place or occupy any mobile home anywhere in the city except in a mobile home and manufactured home park which has been established pursuant to this section. No person shall place or occupy any manufactured home anywhere in the city except in a mobile home and manufactured home park which has been established pursuant to this section or in a manu-

17.28.080

k. A common area of five hundred square feet for each rental space shall be provided and approved for recreation, laundry, and service purposes.

l. No space within a recreational vehicle, mobile home and manufactured home park and overnight campground shall be used as a storage area; however, motor homes or travel trailers which are set up for occupancy, but which are vacant, are allowed.

m. Mobile/manufactured home and recreational vehicle parks may include accessory storage buildings, office buildings, recreational facilities, laundry facilities, storage areas, and other common facilities use provided for park residents.

n. Approval of all mobile/manufactured home and recreational vehicle parks shall be subject to the provisions in Chapter 17.32 and any amendments thereto.

o. Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

p. Campground plans, certified approved by Maricopa department of health services shall be submitted.

7. Video arcades.

8. Laboratories or facilities for monitoring or analyzing substances or materials provided that no materials or substances shall be permitted in such zone if they constitute an increased risk of fire, disease or damage to the public health of persons in the vicinity thereof and further provided that any such facilities shall be so constructed, or screened, as to ensure that the visual impact of such use is in keeping with the principally permitted uses of this zone.

9. Temporary facilities for sale of automobiles, recreational vehicles, boats, mobile or manufactured homes provided that there shall be no on-site facilities for servicing or repair thereof. For purposes of this section temporary means a period of time not to exceed six calendar months.

10. Automobile retail sales:

a. The primary business of an automobile sales establishment must be the retail sale of new automobiles.

b. On-site servicing and repair of automobiles is not permitted.

c. No retail automobile sales establishment shall be operated between the hours of eleven p.m. and seven a.m.

d. Site improvements such as buildings or structures (temporary or permanent) shall be separated from every residential zone by a minimum of fifty feet.

11. Automobile rental/leasing:

a. The primary business of an automobile rental/leasing facility must be the rental and leasing of automobiles.

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- b. No rental or leasing of other vehicles such as trucks, trailers or RVs shall be allowed.
- c. No automobile rental/leasing facility shall be operated between the hours of eleven p.m. and seven a.m.
- d. No outside storage of any type shall be permitted, except for passenger vehicle storage.
- e. On-site service and repairs of automobiles is prohibited, except for vacuuming, window cleaning and checking fluids.
- f. The area used for parking and/or vehicle storage shall be properly screened with a wall, fence, hedge, plantings or combination thereof.
- g. The area used for parking and/or storage shall be paved.
- h. Site improvements such as buildings or structures (temporary or permanent) shall be separated and screened from all residential zones by a minimum of fifty feet.

12. Automobile service center, minor, provided that

- a. All services and repairs shall be conducted entirely within an enclosed building except sales of gasoline.
- b. Outdoor storage is prohibited.
- c. Outdoor displays are prohibited.
- d. No person shall operate a minor automobile service center between the hours of eleven p.m. and seven a.m.
- e. All buildings and/or structures (temporary or permanent) shall be screened from any residential zone.
- f. Any area used for parking shall be paved.
- g. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to retail sales or the business operation of a minor automobile service center, and where all such completed products are sold at retail on the premises.

13. Outdoor recreational facility provided the entire facility not exceed three acres in size.

14. Retail plant nursery, provided all incidental equipment and supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height and no goods, materials or objects are stacked higher than the fence or wall so erected.

15. Shelter care facility.

16. Personal wireless service facilities as per Section 17.32.150.

D. Permitted Accessory Uses.

1. Those accessory uses permitted under Section 17.28.070(D).

E. Access.

184-45b

(Surprise 12/97)

17.28.080

1. Access to commercial activities shall be allowed only on arterial streets or a street specifically designed for such development.

2. Access points shall be located at least one hundred fifty feet from any street intersection.

3. Access points on the same street shall not be spaced closer than one hundred feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

184-45c

(Surprise 12/97)

17.28.080

factured home subdivision which has been established pursuant to Section 17.32.140. Additionally, no person shall occupy any recreational vehicle anywhere in the city except in a recreational vehicle, mobile home and manufactured home park or overnight campground which has been established pursuant to this section.

a. Minimum size of park shall be ten net acres.

b. The minimum space for a mobile home or manufactured home shall be four thousand square feet; for a travel trailer, park model and motor home two thousand square feet.

c. Travel trailer, park models and motor homes in mobile/manufactured home parks shall constitute no more than fifteen percent of the total spaces. These spaces must be delineated on the approved development plan for each mobile/manufactured home park. These spaces should be located together and not spread throughout the park. These spaces shall not be continuously occupied for more than six months.

d. No more than one mobile home, manufactured home, travel trailer, park model or motor home shall be placed on each space.

e. The minimum building setback, including accessory buildings, from any lot line or street right-of-way shall be as set forth below:

<u>Setbacks</u>	<u>Feet</u>
i. Front,	10
ii. Interior side,	5
iii. Corner side,	10
iv. Rear,	10

f. Off-street parking for at least two automobiles shall be provided in each space or on each lot or on a separate designated parking area within a park.

g. Interior private streets shall not be less than thirty-two feet in width, and shall be paved with a dust-free surface. Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface.

h. Screening shall be provided around the exterior of the park by a minimum six-foot masonry wall.

i. All mobile/manufactured homes shall be skirted in a uniform manner.

j. No mobile/manufactured home or recreational vehicle space shall be located within fifteen feet of any street. Such area shall be maintained as a landscape buffer area which can be used for recreation or as part of a retention area.

17.28.090

H. Additional Building and Performance Standards. Development of any parcel of land within this district shall be subject to all applicable requirements of Chapter 17.32 of this title.

I. Relationship to Overlay Zones. Any property located in the C-2 zone as well as the F-1 or F-2 overlay zones must comply with the regulations of the overlay zones. (Ord. 97-16 §13, 1997; Ord. 94-14 §2, 1996; Ord. 94-5 §2, 1994; Ord. 94-1 §2, 1994; Ord. 90-9 §1, 1990; Ord. 88-5 §§1, 2, 1988; Ord. 86-6 §7-708, 1986)

17.28.090 General commercial zone (C-3). A. Purpose. The purpose of the C-3 general services zone is to provide for land intensive, retail or service operations. These services should be located in concentrated service areas with good accessibility to the public but should be carefully buffered from other uses and visibility from arterial streets.

B. Principally Permitted Uses. See Section 17.24.030(A).

C. Conditionally Permitted Uses.

1. Automobile drive-in theaters:

a. Automobile drive-in theater parking areas shall be screened from view of any residential development.

b. Light, glare and noise shall not impact nearby residential developments.

2. Mini-warehouses/distribution center:

a. Minimum site size shall be one acre; maximum building footprint shall not exceed twenty-five thousand square feet.

b. On-site circulation, drives and parking:

i. Each mini-warehouse site shall provide a minimum of two exits.

ii. All one-way driveways shall provide for one ten-foot parking lane and one fifteen-foot travel lane. Traffic direction and parking shall be designated by signing or painting.

iii. All two-lane driveways shall provide for one ten-foot parking lane and two twelve-foot travel lanes.

iv. The parking lanes may be eliminated when the driveway does not serve storage cubicles.

v. At least one parking space for each ten storage cubicles equally distributed throughout the storage area shall be provided.

vi. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt or asphaltic concrete.

c. Fencing and screening:

i. Fencing shall be required around the perimeter of the property and constructed of decorative

Christina Sexton

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, November 23, 2021 3:06 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - New Digital Submittal 11.22.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Surprise Farms South PAD Amendment Parcels 19 & 20 Application. This PAD Amendment-Major to allow a multifamily residential development on +/- 12.96 acres. The site is located on the southeast corner of Bell Road and Citrus Road in Surprise, AZ. It is approximately 3.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark James

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, November 23, 2021 9:50 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - New Digital Submittal 11.22.21

Good morning,

Attached please find the **application, narrative, lot line adjustment, major PAD amendment and site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

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***Citizen Participation Final Report
for***

***Surprise Farms-South
PAD Amendment***

Case Number: FS21-905

Prepared By:



Prepared For:

TCR
TRAMMELL CROW RESIDENTIAL

Submitted: April 18, 2022

CITIZEN PARTICIPATION FINAL REPORT

Surprise Farms-South PAD Amendment and Site Plan Case Number FS21-905

The following is the Citizen Participation Final Report which sets forth the results of citizen participation/outreach efforts to date for the Surprise Farms-South PAD Amendment and Site Plan requests, Case No. FS21-905.

Description of Request

This request seeks approval of a PAD Amendment to the existing Surprise Farms-South Planned Area Development ("PAD") Parcels 19 and 20. The Subject Site ("Parcels 19 and 20") is located at the southeast corner of Bell Road and Citrus Road. This amendment seeks to rezone a portion of the commercial parcel (Parcel 20) to PAD H.D.R. (High Density Residential) and combine it with the existing PAD H.D.R. parcel (Parcel 19) to allow for the development of a mixed-use corner, with a high-quality three-story multi-family residential community wrapping around an appropriately sized commercial parcel. This request takes existing commercial entitlements on the corner and reconfigures them from a north/south orientation to an east/west orientation, which will perform better with more frontage along Bell Road. This relocation of the commercial parcel provides for better commercial frontage along Bell Road.

The Subject Site is part of the Surprise Farms-South PAD master plan. Surprise Farms is an important residential-oriented master planned community consisting of approximately 1,415 acres between Bell Road and Greenway Road and between Loop 303 Freeway and the Beardsley Canal. The original PAD was approved by the City Council back in 1995. As part of that approval, the Surprise Farms-South PAD allows a mix of commercial and residential uses throughout the master plan community. It approved Residential (Low, Medium and High Density), community facilities, churches, schools, parks, and commercial in a master planned setting. Up until now there has been no multi-family/apartment style projects developed under the original zoning entitlements.

Trammell Crow Residential ("TCR") is seeking this PAD Amendment/Rezoning to allow for the development of a luxury three-story residential community with approximately 351 apartment homes, offering a range of studio, 1-, 2- and 3- bedroom units in 13 residential buildings on an underutilized +/- 12.94-acre site of a total 16.84 overall acre property. The multi-family property consists of one parcel (APN: 502-84-942) and a portion of a second parcel (502-84-394E). The +/- 3.90 acres at the hard corner of Citrus Road and Bell Road are set aside for future commercial.

The Subject Site is currently vacant and generally bounded by Bell Road to the north, Citrus Road to the west, Surprise Farms Loop along the south, and an under construction single-family rental community to the east. The Subject Site has three street frontages.

This proposed PAD Amendment is in line with the overall vision of the Surprise Farms-South PAD but needs these minor modifications and shifting of boundaries to allow the last remaining H.D.R. parcel to fully develop as it was intended--with a multi-family residential community.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Final Report was prepared in accordance with the City of Surprise Citizen Review Process procedures. As prepared, the Final Report meets the City's requirements and the recommended notification area as identified by the Planning Department. In accordance with the requirements of the Citizen Review Process, the following process was completed:

- A in-person and virtual Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the requests.
- A Public Notice advertisement informing the public of the neighborhood meeting was published in the Surprise Independent newspaper on February 9, 2022. See Appendix for a copy of the notice.
- The City of Surprise sent a copy of the Citizen Review Meeting notice to all property owners within 300-feet of the subject site to notify them of the neighborhood meeting to discuss the applications.
- Earl and Curley had the site posted with two 4' x 8' signs on February 8, 2022, to notify those interested of the neighborhood meeting. The sign included the neighborhood meeting date, time and location. See Appendix for copy of sign photos and affidavit of posting.
- A neighborhood meeting was held on Thursday, February 24, 2022 from 6:00 PM to 7:40 PM at Canyon Ridge Elementary School-Media Center, 17359 W. Surprise Farms Loop North, Surprise, Arizona 85388, to inform those in attendance of the proposed PAD Amendment and Site Plan applications. The Meeting started at approximately 6:15pm due to some technical issues with the Internet; however, we stayed until approximately 7:40pm answering questions from anybody who had any.
- There were 14 interested citizen (9 signed-in (in person) and 5 were on virtually) and Vice Mayor Aly Cline attended the meeting. From the City of Surprise, Jason Moquin, Planning Manager, and Christine Sexton, Planner, also attended the neighborhood meeting. See Appendix for a copy of Neighborhood Meeting Sign-In sheet.

- A PowerPoint Presentation was used to describe and explain to those in attendance and those individuals watching virtually the request and the merits of the applications.
- A series of 24" x 36" boards were also set up to allow attendees the ability to view the exhibits up close and at their own pace and receive answers to their individual questions. The boards included: an aerial photo showing the subject site and surrounding context; a detailed conceptual site plan; an existing and proposed Land Use exhibit, and 4 boards showing the conceptual elevations and amenity areas. See Appendix for copies of neighborhood meeting exhibits.
- As attendees came up to the boards, the development team provided each attendee with relevant information and answered any questions.
- To the best of our recollection and notes taken, a summary of the questions asked by those attending the meeting and the answers provided are set forth below.

Questions:	Responses:
Are these going to be all 3-story buildings and will there be elevators?	Yes, they will all be 3-story building with the exception of the Clubhouse, which is 1-story. There will be no elevators. It is not necessary for these 3-story buildings.
Will we be catering to seniors?	No, not specifically. Although seniors are welcome to rent if they choose to.
There is a lot of light level pollution in the City. Will you be adhering to the City's lighting ordinance?	Yes, we will be shielding the lights so that there is minimal bleed off of our property. We will also be following the City ordinance and code requirements.
Can you explain where the traffic would be coming from on the existing zoning and where the traffic will be coming from when you modify the request?	The existing commercial parcel has 3 street frontages: Bell Road, Citrus and Lundberg. Access could technically come from all 3 streets. With our new change, the commercial access would be primarily from Bell Road and/or maybe a right-in/right-out from Citrus; however, that would be determined through site planning and through the City's review process. The new multi-family development will only have access from Bell Road and 1 from Lundberg. No access is being requested to Citrus Road.
Will there be Bell Road access and will there be east-west access?	Yes, there will be Bell Road access; however, it will be a right-in and out and a left-in. It will not be a full movement.
Can you explain where the density is coming from?	The PAD allows for density transfer and has a total allowable number of units.

	The request does not exceed the total allowed by the PAD.
How much parking is provided?	577 parking spaces are provided.
Residents do not want people parking in the neighborhoods.	We believe we are parked appropriately for this development. Trammell Crow has been doing this for many years and they have developed many projects and the City's parking ratio is higher than what they need, but they will comply with what the parking requirements are.
Where is the parking being located for guests:	Guests will be able to park in front of the gate off of Bell Road or if a resident lets them in, they can park internal to the gated section.
Comment: We fear that the kids don't have enough amenities and we feel that the apartment kids will go into the subdivision to use their amenities without having to pay for them. It costs a lot for the HOA to maintain these things and the fear is that the multi-family project will not contribute to those costs. Essentially, they don't want kids from the multi-family project to go into the subdivision to use their amenities.	The site provides amenities for their resident to enjoy. Additionally, the site is across the street from the high school which provides basketball court and open fields to enjoy by the public if additional sport enjoyment is wanted.
Comment: Resident feels that there should be tot lot or basketball court added to the amenities to help alleviate some of the potential offsite amenity use.	See above.
Comment: Because of the proximity to the high school, why isn't there a basketball court in the project?	See above.
What is the access to the project?	From Bell Road and Lundberg.
Will there be a median break on Citrus Road?	No. We are not proposing any median break. Our access will be primarily from Bell Road and Lundberg.
Will there be any access to Citrus Road?	No. Not from the multi-family site.
Is this a gated community?	Yes.
Comment: Is there enough open space for the project?	Yes. The project provides approximately 4.92 acres (38%) landscape area. This exceeds the City's requirements for open space.
Who is responsible for the police and fire?	The City of Surprise police and fire will be responsible for the site.
Who is responsible for the streets?	The internal driveways will be the property owner's responsibility. The

	perimeter streets – Bell Road, Citrus and Lundberg will be the responsibility of the City.
Can people park on the streets?	Bell Road and Citrus – there is no parking allowed on those 2 streets.
Will the project have a wall/gate around the property? It is not showing on the site plan.	Yes, there will be a wall or gate or a combination of both around the entire property.
What are the number of 1 bedroom, 2 bedroom and 3 bedroom units?	There are 222-one bedroom units, 117-two bedroom units, and 12-three bedroom units. A total of 351 units.
If there is no elevator, how is this project ADA compliant?	Fair House acts allows up to three story without the need for an elevator. An elevator is not necessary for these 3-story buildings.
What is the total acreage of open space?	The is approximately 4.92 acres (38%) landscape area.
How many units will be Section 8?	None. We are not proposing Section 8.
Comment: If you look to the east, it's a 1-story; if you look to the west, it's a 1-2 story proposal and now you are asking for 3 stories. This does not seem to fit in.	The original PAD compiled multifamily residential. We believe this is the best location for height. This parcel is surrounded by three streets with no immediate single-family residential adjacent to the property. With the separation and open space between buildings the proposed height complements the area.
Comment: This seems like this is going to dominate the area with its height. The question is, is this the right place for this development?	See above.
What will the rents be?	Approximately \$1,400 for 1 bedroom; \$2,100 for 3 bedroom; \$1,800-\$1,900 for 2 bedroom.
Comment: Resident thinks parking seems a little low. She is concerned about guest parking offsite.	The proposed parking complies with the City Zoning Ordinance requirement for parking.
Comment: She believes there is not enough amenities. Should add a tot lot, should add more open space and more parking.	The is approximately 4.92 acres (38%) landscape area. This exceeds the City requirements for open space.
Question: Will these units be Section 42?	No.

- The virtual and in-person meeting ended at about approximately 7:40pm.
- No concerns, issues or problems have been raised with this request.

- Should any adjacent property owners and/or other interested individuals raise any questions between now and the public hearings, the Project Team will make every effort to address those questions, or concerns, in an appropriate manner, such as but not limited to, personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding owners, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Final Report for the proposed Surprise Farms PAD Amendment and Site Plan requests.

O:\INDEX\Trammell Crow Residential\Surprise Farms - SEC Bell Road and Citrus\Docs\Citizen Participation FINAL REPORT_4.14.2022.docx

APPENDIX

1. Citizen Review Meeting Newspaper Notice.
2. Sign Posting Affidavit.
3. Sign Posting Photos.
4. Neighborhood Meeting Sign-In Sheet.
5. Neighborhood Meeting Exhibits.

Citizen Review Meeting Newspaper Notice.

Surprise Independent - 02/09/2022

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Public Notice

Public Notice

Public Notice

Public Notice

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING Surprise Farms – South PAD Amendment, Parcels 19 and 20

Please be advised, Taylor Earl with Earl and Curley P.C. on behalf of Scott Phillips with Surprise Village Company, LLC will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

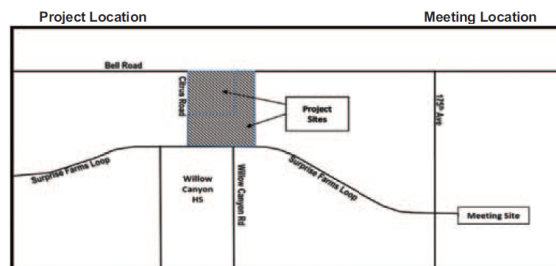
Applicant: Taylor Earl, (602) 265-0094, tearl@earlcurley.com
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Thursday, February 24, 2022
TIME: 6:00 P.M.
LOCATION: Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North Surprise, AZ 85388

ONLINE ACCESS: <https://us02web.zoom.us/j/82919832005?pwd=S0JvNTZpWTdnRnNlYkZamhSVDFsZz09>

CALL IN: 1 (346) 248-7799
WEB ID: 829-1983-2005
PASSCODE: 253835



PROJECT DESCRIPTION: Major Amendment to Surprise Farms – South Planned Area Development (PAD) Amendment (Parcels 19 & 20) – Allora Surprise. The request is to rezone a portion (approximately 4.50 acres) of the commercial parcel (Parcel 20) to High Density Residential (H.D.R.) and combine it with the existing H.D.R. parcel (Parcel 19). Additionally, the remaining approximate 4 acres of Parcel 20 will be reconfigured from a north/south orientation to an east/west orientation to locate it along Bell Road. The end result will be to develop 351 apartment homes in 13 residential buildings on approximately 12.96 acres that increases the building height from 35 feet to 42 feet and increases the H.D.R. density from 18 du/ac to 23.80 du/ac (gross) 27.15 du/ac (net). Surprise Planning Case FS21-905.

Publish: Daily Independent, February 7, 2022, Surprise Independent, February 9, 2022/522051

Sign Posting Affidavit

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-905
Applicant Name: Earl & Curley
Location: SEC Citrus Rd and Bell Rd
Date Site Posted: 02/08/22

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).

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Meghan Liggett
Applicant/Representative Signature

2/8/22
Date

This instrument was acknowledged before me on 02/08/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).

Sign Posting Photos.

Notice of Public Hearing
City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: <u>February 24, 2022</u>	Date: <u>TBD</u>	Date: <u>TBD</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
Location: <u>Canyon Ridge Elementary School-Media Center</u> 17359 W. Surprise Farms Loop North, Surprise, AZ 85388	Location: <u>16000 N Civic Center Plaza</u> Surprise, AZ 85374	Location: <u>16000 N Civic Center Plaza</u> Surprise, AZ 85374

Case number: FS21-905

Request: Major Amendment to Surprise Farms - South Planned Area Development (PAD) Amendment (Parcels 19 & 20) - Allora Surprise. The request is to rezone a portion (approximately 4.50 acres) of the commercial parcel (Parcel 20) to High Density Residential (H.D.R.) and combine it with the existing H.D.R. parcel (Parcel 19). Additionally, the remaining approximate 4 acres of Parcel 20 will be reconfigured from a north/south orientation to an east/west orientation to locate it along Bell Road. The end result will be to develop 351 apartment homes in 13 residential buildings on approximately 12.96 acres that increases the building height from 35 feet to 42 feet and increases the H.D.R. density from 18 du/ac to 23.80 du/ac (gross) 27.13 du/ac (net). Surprise Planning Case FS21-905.

For more information, call: 623-222-3011 Surpriseaz.gov



17807-17861 W Bell Rd
Surprise AZ 85388
+33.638599, -112.442190
Tuesday, February 8, 2022 at 9:24:37 AM

Notice of Public Hearing
City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: <u>February 24, 2022</u>	Date: <u>TBD</u>	Date: <u>TBD</u>
Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>	Time: <u>6:00 P.M.</u>
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15821-16999 N Citrus Rd
Surprise AZ 85388
+33.637130, -112.444025
Tuesday, February 8, 2022 at 8:37:52 AM

Neighborhood Meeting Sign-In Sheet.

Surprise Farms South PAD Amendment and Site Plan (Case No.: FS21-905)

Trammell Crow Residential

Neighborhood Meeting – Thursday, February 24, 2022, from 6:00 PM to 7:00 PM,

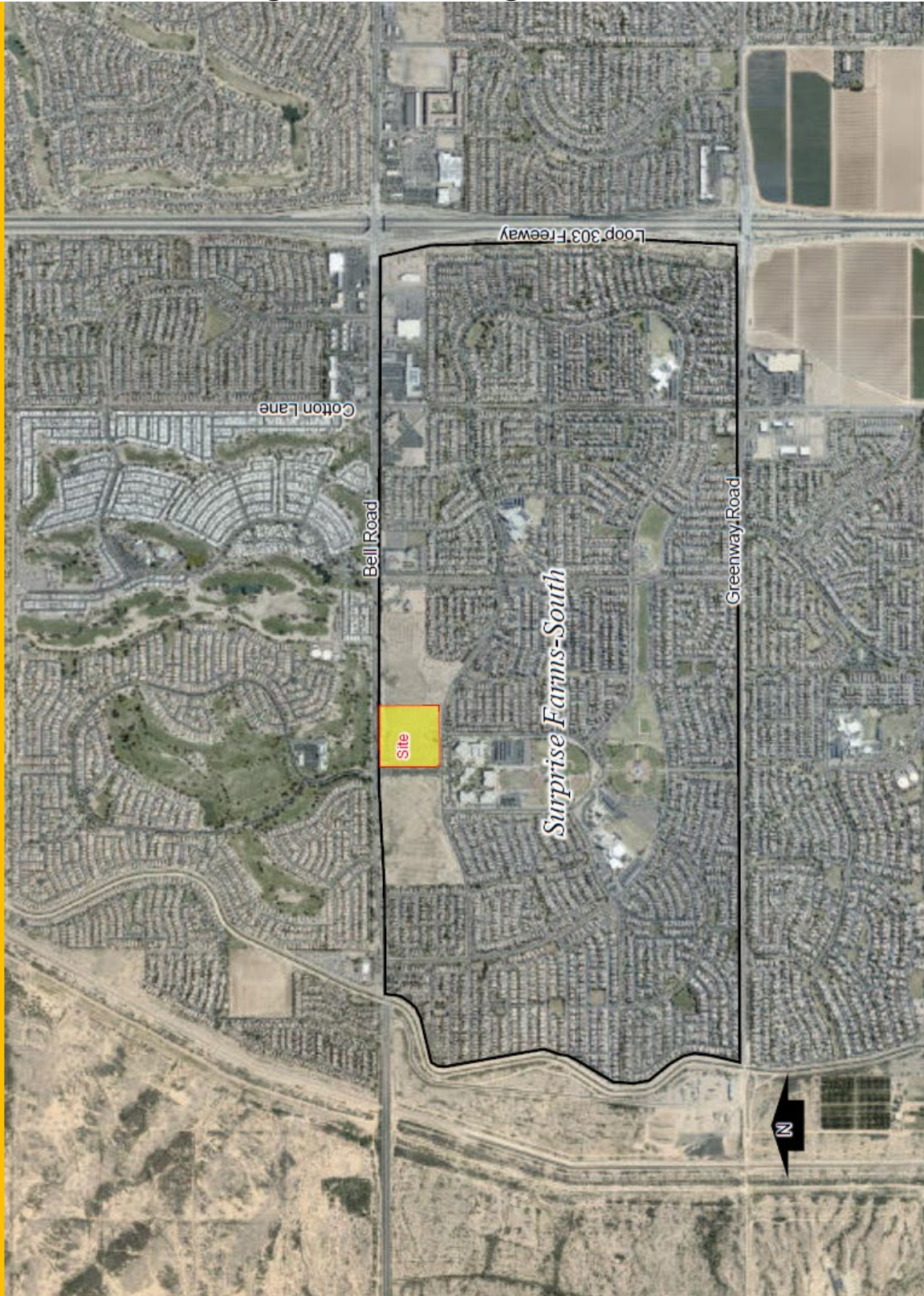
at the Canyon Ridge School Media Center, 17359 W. Surprise Farms Loop N., Surprise, AZ

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
+ Kean Meg Gilliam			
Andy Cepan			
Greg & Kim Danini			
Kristin Hayward			
Jasen Wood			
D Tarrant			
A. Cline			

© INDEX/Trammell Crow Residential/Suprise Farms - SSC Bell Road and Canyon Ridge School Media Center Neighborhood Meeting Sign-In Sheet, 2/24/2022.doc

Neighborhood Meeting Exhibits.

Vicinity Map
SEC Citrus Road and Bell Road





TRAMMELL CROW RESIDENTIAL
SURPRISE, AZ

LANDSCAPE PLAN RENDERING
02/23/2022

Kimley»Horn









TCR
TRAMMELL CROW RESIDENTIAL







AFFIDAVIT OF POSTING

Application No: FS21-905
Applicant Name: Earl & Curley
Location: SEC Citrus Rd and Bell Rd
Date Site Posted: 02/08/22

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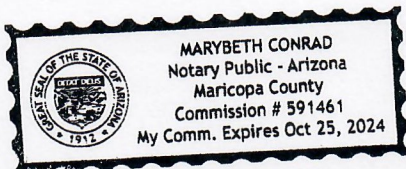
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Meghan Liggett
Applicant/Representative Signature

2/8/22
Date

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Marybeth Conrad
Notary Public

10.25.24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary
School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

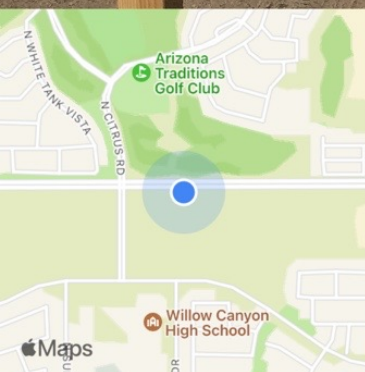
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS21-905

Request: Major Amendment to Surprise Farms - South Planned Area Development (PAD) Amendment (Parcels 19 & 20) - Allora Surprise. The request is to rezone a portion (approximately 4.50 acres) of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19). Additionally, the remaining approximate 4 acres of Parcel 20 will be reconfigured from a north/south orientation to an east/west orientation to locate it along Bell Road. The end result will be to develop 351 apartment homes in 13 residential buildings on approximately 12.96 acres that increases the building height from 35 feet to 42 feet and increases the H.D.R density from 18 du/ac to 23.80 du/ac (gross) 27.13 du/ac (net). Surprise Planning Case FS21-905.

For more information, call: 623-222-3011

Surpriseaz.gov



17807-17861 W Bell Rd
Surprise AZ 85388

+33.638599,-112.442190

Tuesday, February 8, 2022 at 9:24:37 AM

Notice of Public Hearing

City of Surprise

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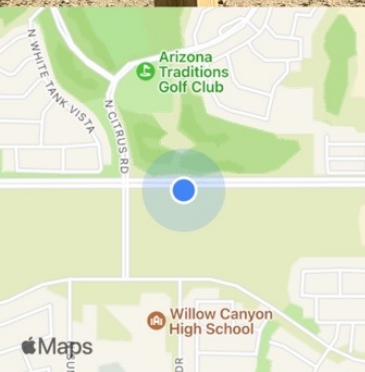
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Surpriseaz.gov



17807-17861 W Bell Rd
Surprise AZ 85388

+33.638613,-112.442315

Tuesday, February 8, 2022 at 9:24:25 AM

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary
School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

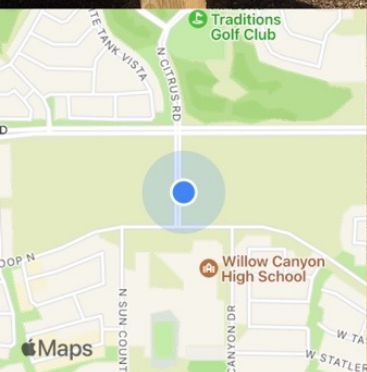
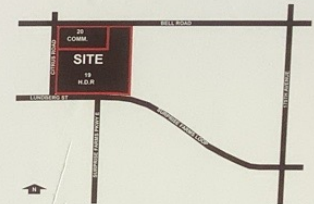
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Surpriseaz.gov



15821-16999 N Citrus Rd
Surprise AZ 85388

+33.637130,-112.444025

Tuesday, February 8, 2022 at 8:37:52 AM

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary
School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

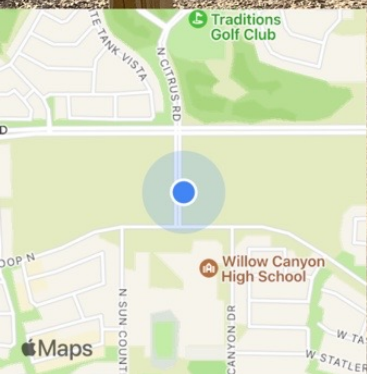
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Surpriseaz.gov



15821-16999 N Citrus Rd
Surprise AZ 85388

+33.637130,-112.444025

Tuesday, February 8, 2022 at 8:37:15 AM

AFFIDAVIT OF POSTING

Application No: FS21-905
Applicant Name: Earl & Curley
Location: SEC Citrus Rd and Bell Rd
Date Site Posted: 04/27/22

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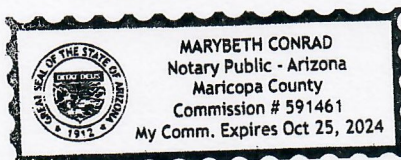
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Meghan Liggett Date 4/27/22
Applicant/Representative Signature

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Marybeth Conrad
Notary Public
10.25.24
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Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary
School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: May 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

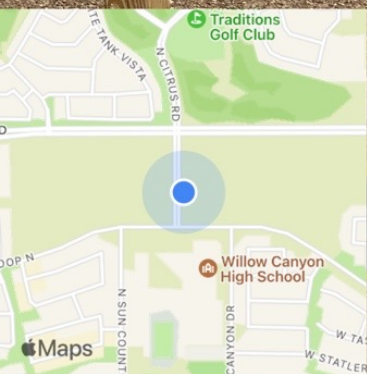
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Surpriseaz.gov



15821-16999 N Citrus Rd
Surprise AZ 85388

+33.637134, -112.443995

Wednesday, April 27, 2022 at 10:18:38 AM

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: May 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

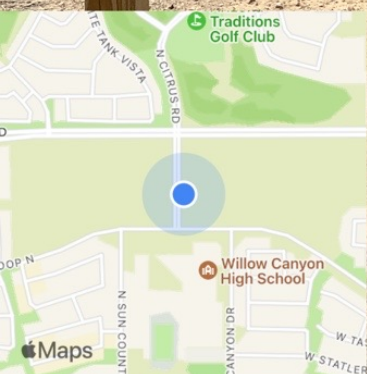
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Surprise, AZ 85374

Case number: FS21-905

Request: Major Amendment to Surprise Farms - South Planned Area Development (PAD) Amendment (Parcels 19 & 20) - Allora Surprise. The request is to rezone a portion (approximately 4.50 acres) of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19). Additionally, the remaining approximate 4 acres of Parcel 20 will be reconfigured from a north/south orientation to an east/west orientation to locate it along Bell Road. The end result will be to develop 351 apartment homes in 13 residential buildings on approximately 12.96 acres that increases the building height from 35 feet to 42 feet and increases the H.D.R density from 18 du/ac to 23.80 du/ac (gross) 27.13 du/ac (net). Surprise Planning Case FS21-905.

For more information, call: 623-222-3011

Surpriseaz.gov



15821-16999 N Citrus Rd
Surprise AZ 85388

+33.637134,-112.443995

Wednesday, April 27, 2022 at 10:18:51 AM

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary
School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: May 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

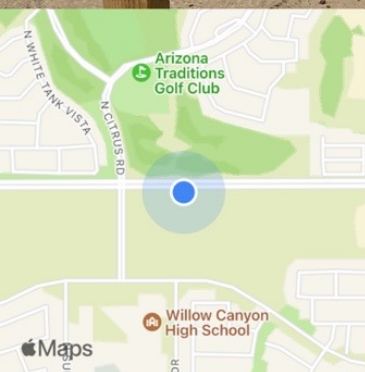
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS21-905

Request: Major Amendment to Surprise Farms - South Planned Area Development (PAD) Amendment (Parcels 19 & 20) - Allora Surprise. The request is to rezone a portion (approximately 4.50 acres) of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19). Additionally, the remaining approximate 4 acres of Parcel 20 will be reconfigured from a north/south orientation to an east/west orientation to locate it along Bell Road. The end result will be to develop 351 apartment homes in 13 residential buildings on approximately 12.96 acres that increases the building height from 35 feet to 42 feet and increases the H.D.R density from 18 du/ac to 23.80 du/ac (gross) 27.13 du/ac (net). Surprise Planning Case FS21-905.

For more information, call: 623-222-3011

Surpriseaz.gov



17807-17861 W Bell Rd
Surprise AZ 85388

+33.638595,-112.442183

Wednesday, April 27, 2022 at 10:25:34 AM

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 24, 2022

Time: 6:00 P.M.

Location: Canyon Ridge Elementary
School-Media Center
17359 W. Surprise Farms Loop North,
Surprise, AZ 85388

Planning & Zoning

Date: May 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: June 21, 2022

Time: 6:00 P.M.

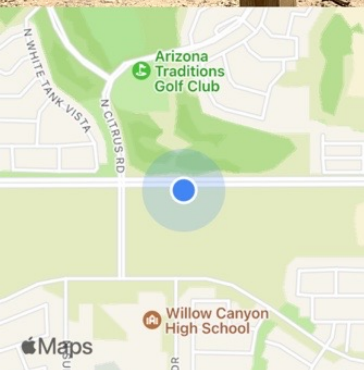
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS21-905

Request: Major Amendment to Surprise Farms - South Planned Area Development (PAD) Amendment (Parcels 19 & 20) - Allora Surprise. The request is to rezone a portion (approximately 4.50 acres) of the commercial parcel (Parcel 20) to High Density Residential (H.D.R) and combine it with the existing H.D.R parcel (Parcel 19). Additionally, the remaining approximate 4 acres of Parcel 20 will be reconfigured from a north/south orientation to an east/west orientation to locate it along Bell Road. The end result will be to develop 351 apartment homes in 13 residential buildings on approximately 12.96 acres that increases the building height from 35 feet to 42 feet and increases the H.D.R density from 18 du/ac to 23.80 du/ac (gross) 27.13 du/ac (net). Surprise Planning Case FS21-905.

For more information, call: 623-222-3011

Surpriseaz.gov



17807-17861 W Bell Rd
Surprise AZ 85388

+33.638595, -112.442183

Wednesday, April 27, 2022 at 10:25:58 AM

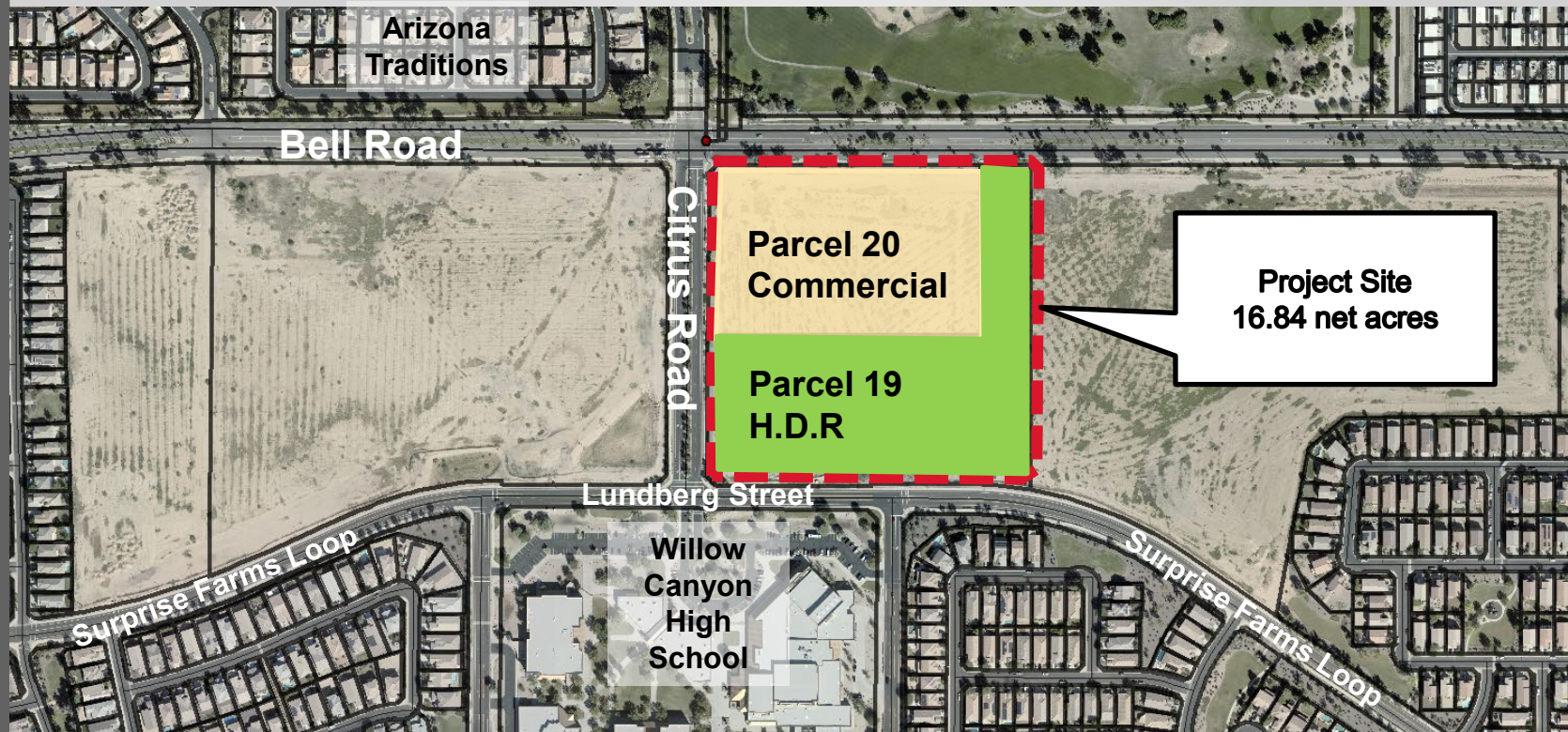


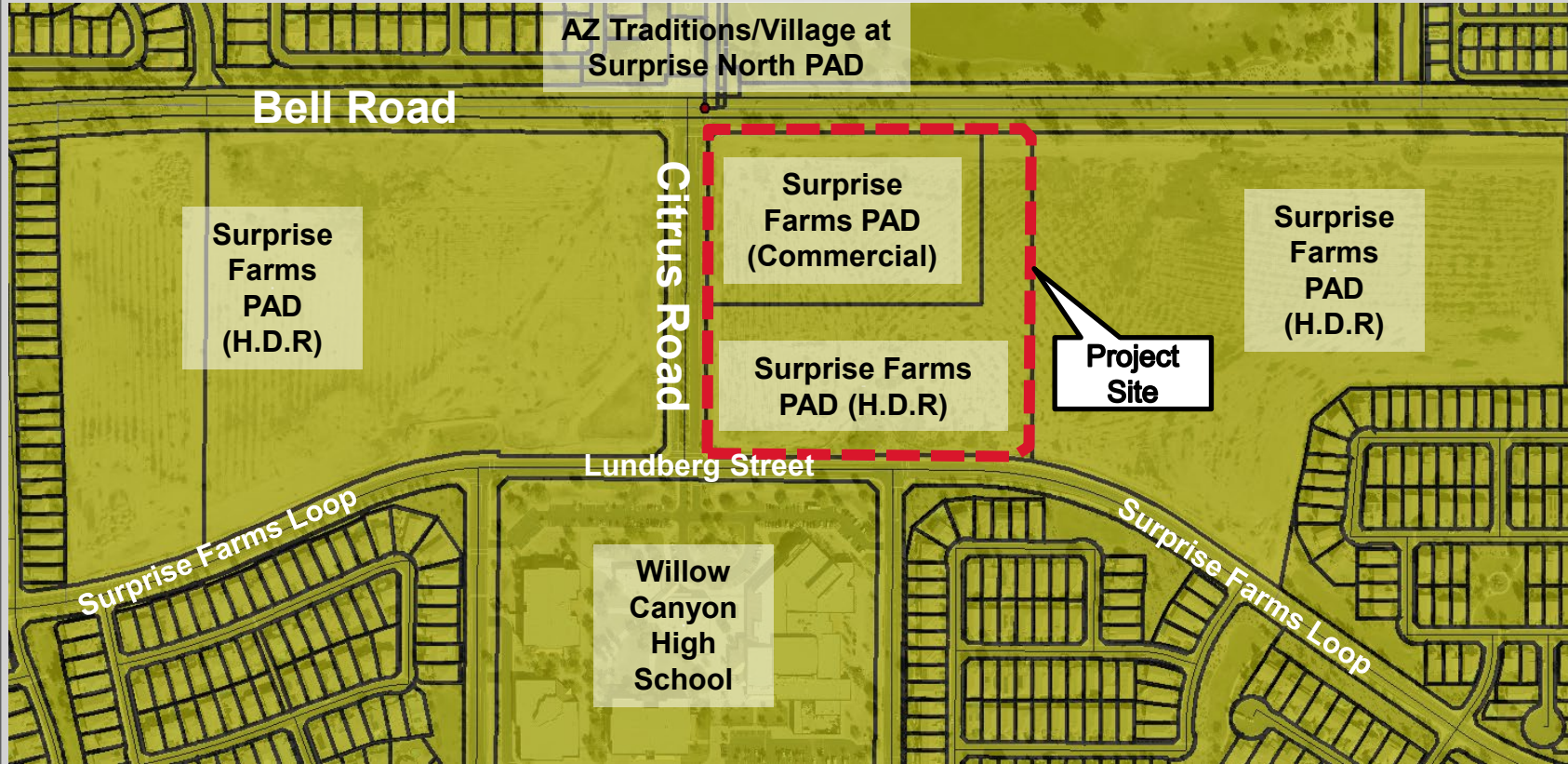
FS21-905

**Surprise Farms South PAD
Amendment, Parcels 19 & 20**

Planning & Zoning Commission

May 19, 2022





Proposed Development Standards		
Development Standard	Required	Proposed or Providing
Net Density (du/ac)	Maximum 18.0	Requesting 27.15
Setbacks		
Front	20'	20'
Street side	20'	20'
Interior side	20'	20'
Rear	20'	20'
Max. Bldg. Height (ft)	35'	Requesting 42'
Landscaping	20%	38%
Bicycle Parking	28 spaces	30 spaces
Parking	790 spaces	Requesting 578 spaces

Outreach

- Site posting, 300' mailers, newspaper publishings
- Citizen Participation Meeting 2/24
 - 14 attendees in person and virtual
 - Questions and opposition

Commission Recommendation:

Approve subject to stipulations 'a' and 'b'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3) located on the southwest corner of Happy Valley Rd. and 147th Ave. Case FS22-0101.

Motion:

I move to recommend approval of the Zone Change for approximately 57.53 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations 'a' through 'd' as memorialized in the staff report.

Background:

The applicant proposes to rezone 57.53 acres to R-3 for multi-family residential developments on the southwest corner of Happy Valley Rd. and 147th Ave.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS22-0101 Kamarata Ranch Staff Report

2. 01 – FS22-0101 Kamarata Ranch – Vicinity Map
 3. 02 – FS22-0101 Kamarata Ranch – Zoning Map
 4. 03 – FS22-0101 Project Name – Zoning Document
 5. 04 – FS22-0101 Kamarata Ranch – Luke AFB Letter
 6. 05 – FS22-0101 Kamarata Ranch – Affidavit of Site Posting
 7. 06 – FS22-0101 Kamarata Ranch – Citizen Outreach
 8. FS22-0101 Kamarata Ranch - Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0101

Project Name: Kamarata Ranch - Rezone

Council District: 1 – Acacia

**Planning and Zoning
Commission Meeting Date:** May 19, 2022

Planner: Leslie Carnie

Owner: Kamarata Family Trust

Applicant: Joe Walsh with Walsh Design Group

Request: Zone Change from Rural Residential (RR) to Residential High Density (R-3).

Site Location: Generally located on the southwest corner of Happy Valley Rd and 147th Ave.

Site Size: 57.53 acres (approx.)

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

Support/Opposition: No Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on April 25, 2021. We have not received any correspondence pertaining to the project.

**Staff
Recommendation:** Staff recommends the Commission move to recommend **Approval** of case **FS22-0101 to the City Council**, subject to stipulation 'a' through 'd'.

Project Description:

The applicant on behalf of Kamarata Family Trust, requests a Zone Change of 57.53 acres (approx.) from Rural Residential (RR) to Residential High Density (R-3) to accommodate future multi-family residential developments, on a property located on the southwest corner of Happy Valley Road and 147th Ave.

Background:

September 23, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-474.

January 11, 2022: The applicant filed a related request for a Zone Change from RR to R-3 under case FS22-0101, the subject case.

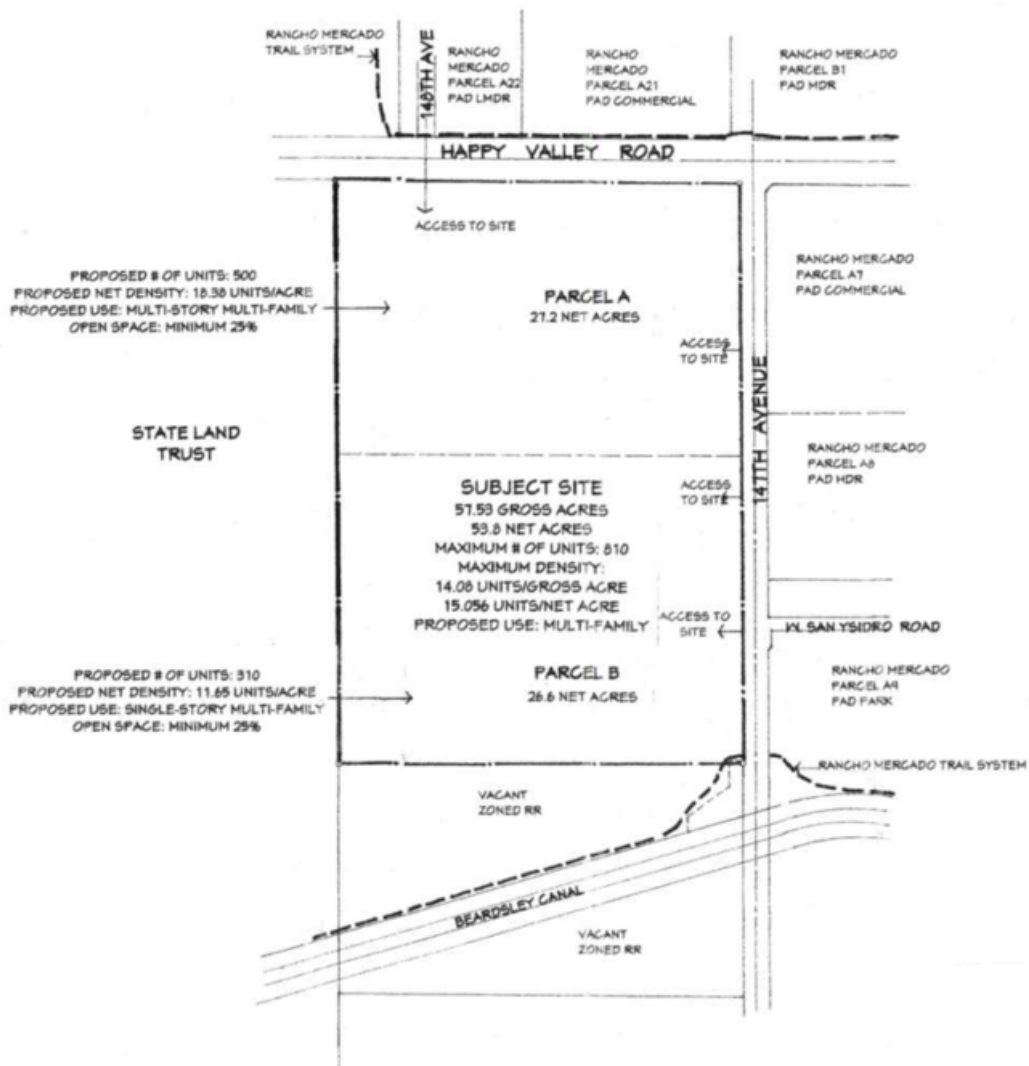
April 25, 2022: The applicant held a neighborhood outreach meeting to discuss the project.

Neighborhood Meeting Summary:

The applicant held a neighborhood outreach meeting on April 25, 2022 that was properly advertised per the requirements of the LDO. The meeting took place in-person and was available virtually via Zoom. During this meeting there were no attendees. See the attached Citizen Participation Report for a detailed summary of the meeting.

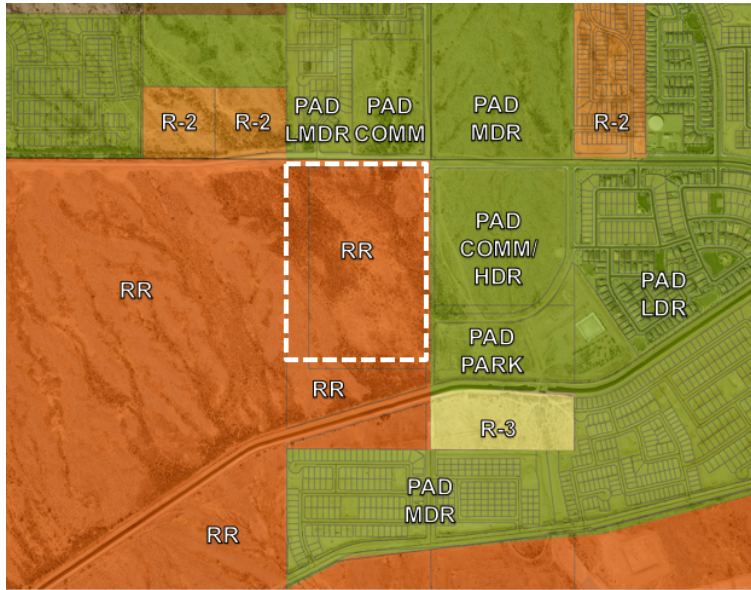
Analysis and Discussion:

The applicant requests to a rezone of approximately 57.53 acres to from Rural Residential (RR) Residential High Density (R-3) to accommodate a future multi-family residential development. The applicant plans to develop a high-density residential rental community with multiple product types. The conceptual plan proposes 27.2 acres be developed with a typical multi-story apartment complex with up to 500 units and the remaining 26.6 acres be developed with 310 single story units. See the following Conceptual Site Plan.



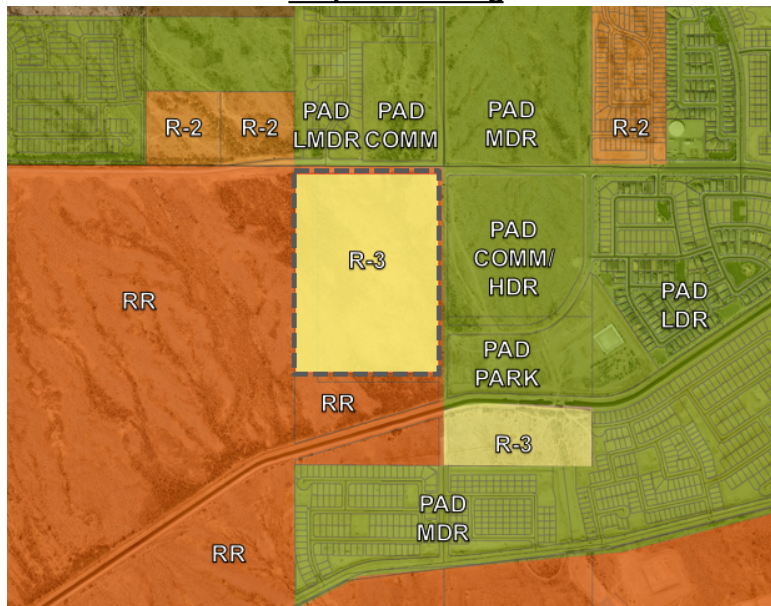
Existing Zoning

April 25, 2022
 Planning and Zoning Commission
 Case: FS22-0101
 Kamarata Ranch Rezone
 Page 3 of 7



R-2	PAD – RANCHO MERCADO	PAD – RANCHO MERCADO
RR	RR	PAD – RANCHO MERCADO
RR	RR	R-3

Proposed Zoning



R-2	PAD – RANCHO MERCADO	PAD – RANCHO MERCADO
RR	R-3	PAD – RANCHO MERCADO
RR	RR	R-3

70 **Development Standards:**

April 25, 2022
 Planning and Zoning Commission
 Case: FS22-0101
 Kamarata Ranch Rezone
 Page 4 of 7

The proposed residential project (s) will be developed per the current Surprise Land Development Ordinance (LDO) and specifically those prescribed in Table 106-2e for the Residential High Density (R-3) Zone as shown below.

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) ²	20	20	20
Min. Setback to Collector and Local ROW (ft) ²	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150
Notes: 1. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed thirty feet (30') in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to <i>Single-family, Two-family, Three-family development parcels</i> . The <i>height</i> of the <i>accessory structure</i> may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning</i> 2. <i>Setback</i> may be reduced to 10' along Collector or Local <i>right-of-way</i> for units that open to the <i>street</i> and exclude a perimeter wall			

The proposal will facilitate future multi-family residential development capable of having a maximum density of 22 du/ac; with residential buildings ranging in height from one to three stories. The comprehensive development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks, landscaping and recreational amenities will be reviewed in accordance with the requirements prescribed by the city's aforementioned LDO requirements and the adopted Planning and Engineering Design Standards (PEDS).

71 **Utility and Services Table:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart Unified School District

72 **Conformance with Adopted Plans:**

April 25, 2022
 Planning and Zoning Commission
 Case: FS22-0101
 Kamarata Ranch Rezone
 Page 5 of 7

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac) and in an urban neighborhood supports residential development of eight dwelling units per acre (8 DU/Ac) or greater. The proposed Zone Change will allow for a multi-family development with a maximum density of 15.06 DU/Ac. The proposed Zone Change demonstrates consistency with this land use category.

Reviewing Agencies:

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

Summary:

The proposed Zone Change from Rural Residential (RR) to Residential High Density (R-3) is consistent with the General Plan and will be developed under the provisions of the LDO.

Findings:

The proposed Zone Change and density is consistent with the Surprise General Plan 2035.

Recommendation:

Based on the findings noted above, staff recommends Commission move to recommend the **approval** of case **FS22-0101**, subject to stipulation 'a' through 'd' as outlined below:

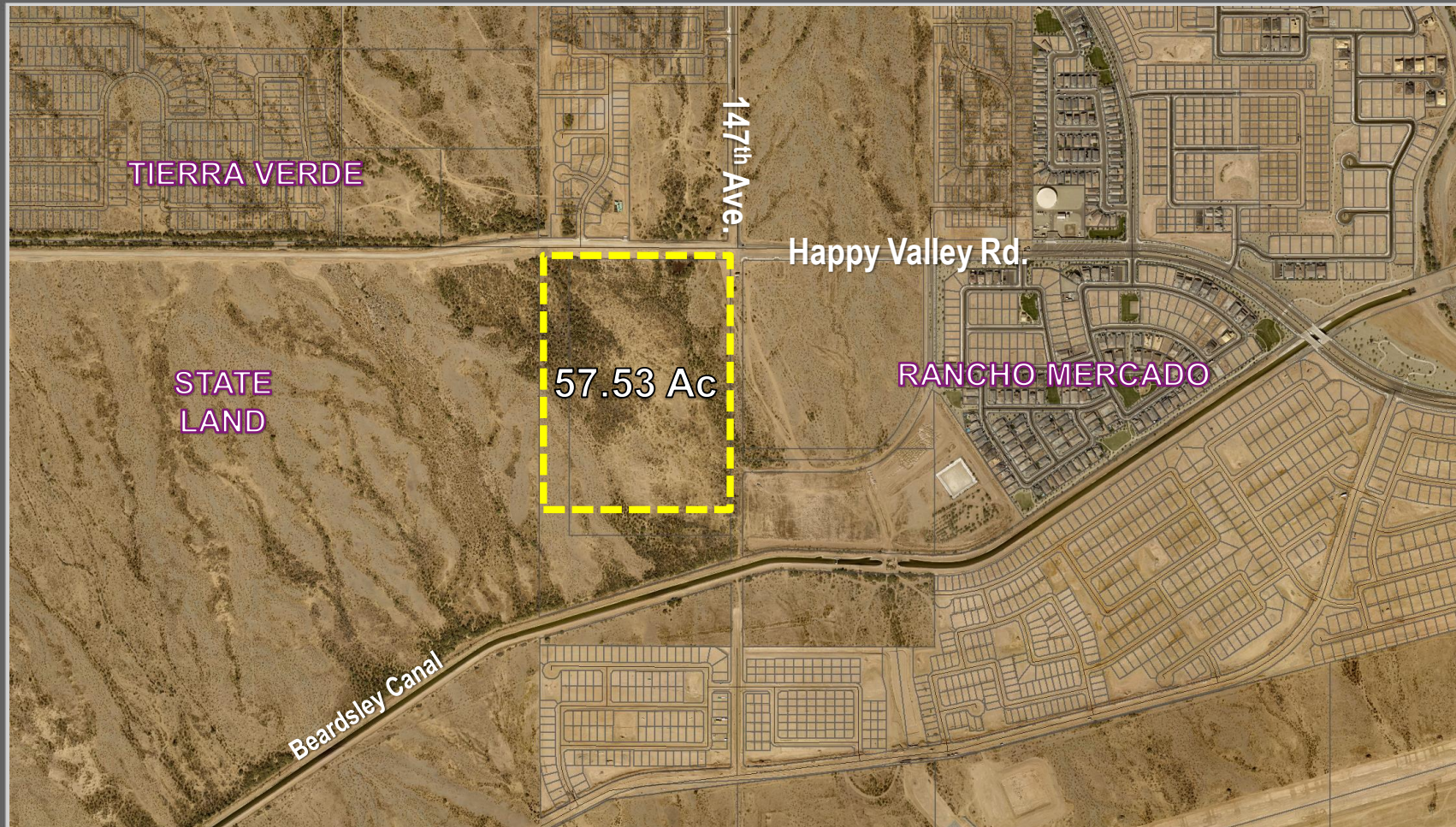
- a. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.
- b. Prior to the City approving a *Final Plat*, *Site Plan*, or building permit within the property, applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC of the Buy-in Fee, as described in the Spa 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement).

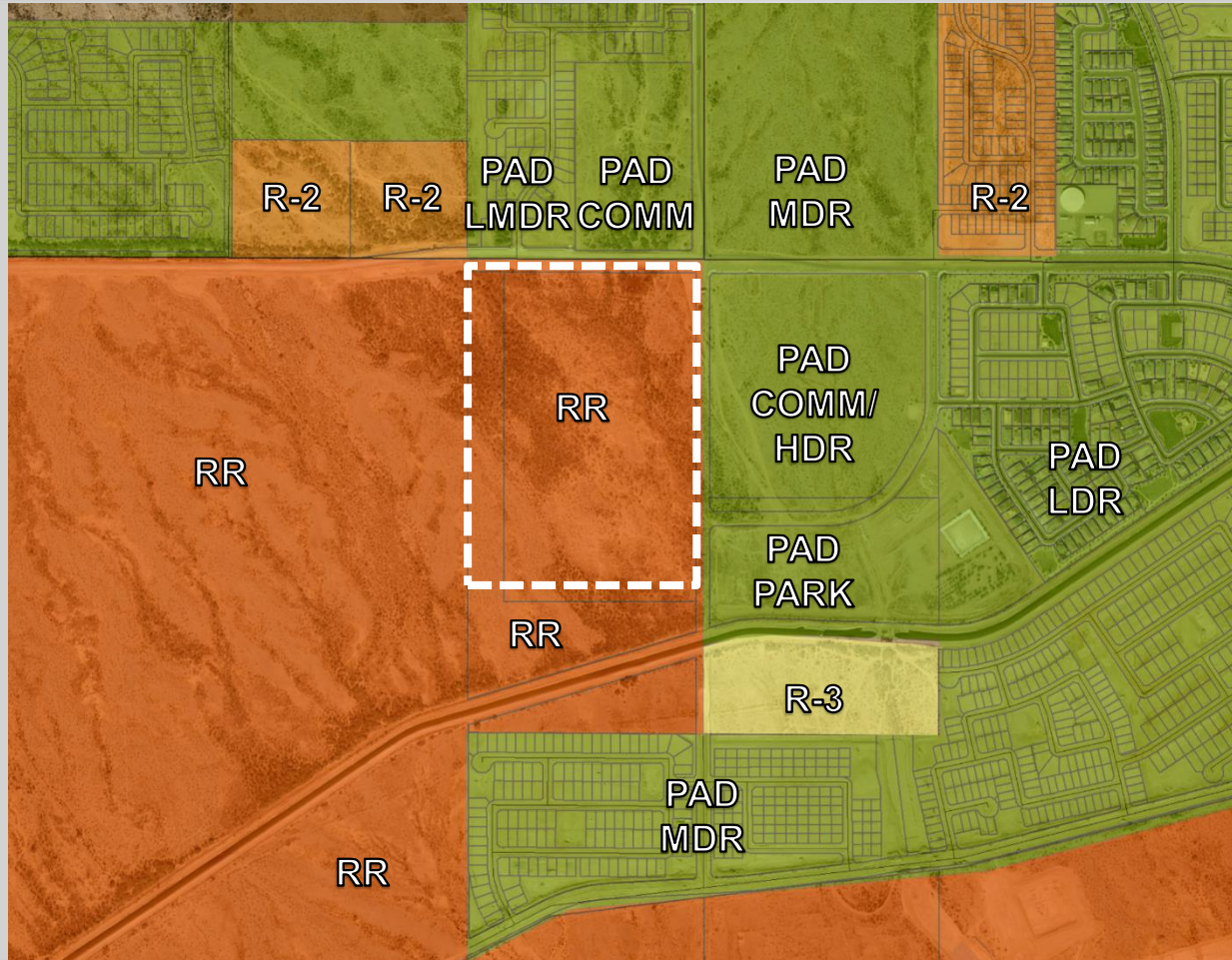
- c. Prior to the City approving a *Final Plat*, *Site Plan*, or building permit within the property, applicant must submit proof of payment for SPA 2 Sewer Interceptor Agreement buy-in fees prior to City approval of Final Plat.
- d. Applicant must provide proof of payment for sewer treatment capacity with the Final Plat submittal per the SPA 2 Water Reclamation Facility Capacity Allocation Agreement recorded as instrument NO. 201503548465, Records of Maricopa County, Arizona dated 5/20/2015.

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

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 Zone Change Document
- 04 Luke AFB comments
- 05 Affidavit of Posting
- 06 Citizen Participation Report





Rezone Narrative for KAMARATA RANCH

CASE# FS22-0101

Rezone Rural Residential (RR) to
Residential High Density (R-3)

57.53 Gross Acres

Southwest corner of Happy Valley Road and 147th Avenue
Surprise, Arizona

Prepared by: Joe Walsh

Submitted To: City of Surprise, Arizona

Dated: December 14, 2021

Revised Date: February 12, 2022

Revised Date: March 10, 2022

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Proposed Zoning Map.....	Exhibit B
Legal Description.....	Exhibit C
Conceptual Plan.....	Exhibit D
General Plan Land Use Map.....	Exhibit E
Kamarata Ranch relationship to Rancho Mercado PAD Community Trail and Landscape Map.....	Exhibit F

Kamarata Ranch Team:

Applicant

John Wittrock
jcwittrock@cox.net
8601 N Scottsdale Rd, Ste 335
Scottsdale, AZ 85253

Land Planner

Joe Walsh – Walsh Design Group
Landoc@cox.net
6106 E. Rose Circle Drive
Phoenix, AZ 85018

Location and Introduction:

A Vicinity Map is shown on page 3 illustration Kamarata Ranch location (Southwest corner of Happy Valley Road and 147th Avenue.

Kamarata Ranch is a 57.53 gross acre proposed Residential High-Density development adjacent to Rancho Mercado PAD on the north, east and south. Applicant is requesting a zone change for 53.8 net acres from Residential Ranch (RR) to R-3 located at the Southwest corner of Happy Valley Road and 147th Avenue. This project includes working with and the cooperation with Rancho Mercado PAD, Beardsley Water Company and Paloma Creek Water Coordinator to formulate a cohesive development plan working out pedestrian pathways, traffic circulation, utilities and drainage. Kamarata Ranch Conceptual Plan as shown in **Exhibit D**, provides for up to 810 Residential High-Density units on 53.8 net acres or 15.056 dwelling units per acre.

Exhibit A depicts a map of the existing zoning of the subject property, adjacent PAD's, and vacant land. The adjacent specific zoning and land uses are as follows:

East

Rancho Mercado Parcels A7 & A8	PAD-Commercial and HDR Max. Density 21 DU/Ac.
--------------------------------	--

South

Vacant Land	Rural Residential (RR)
-------------	------------------------

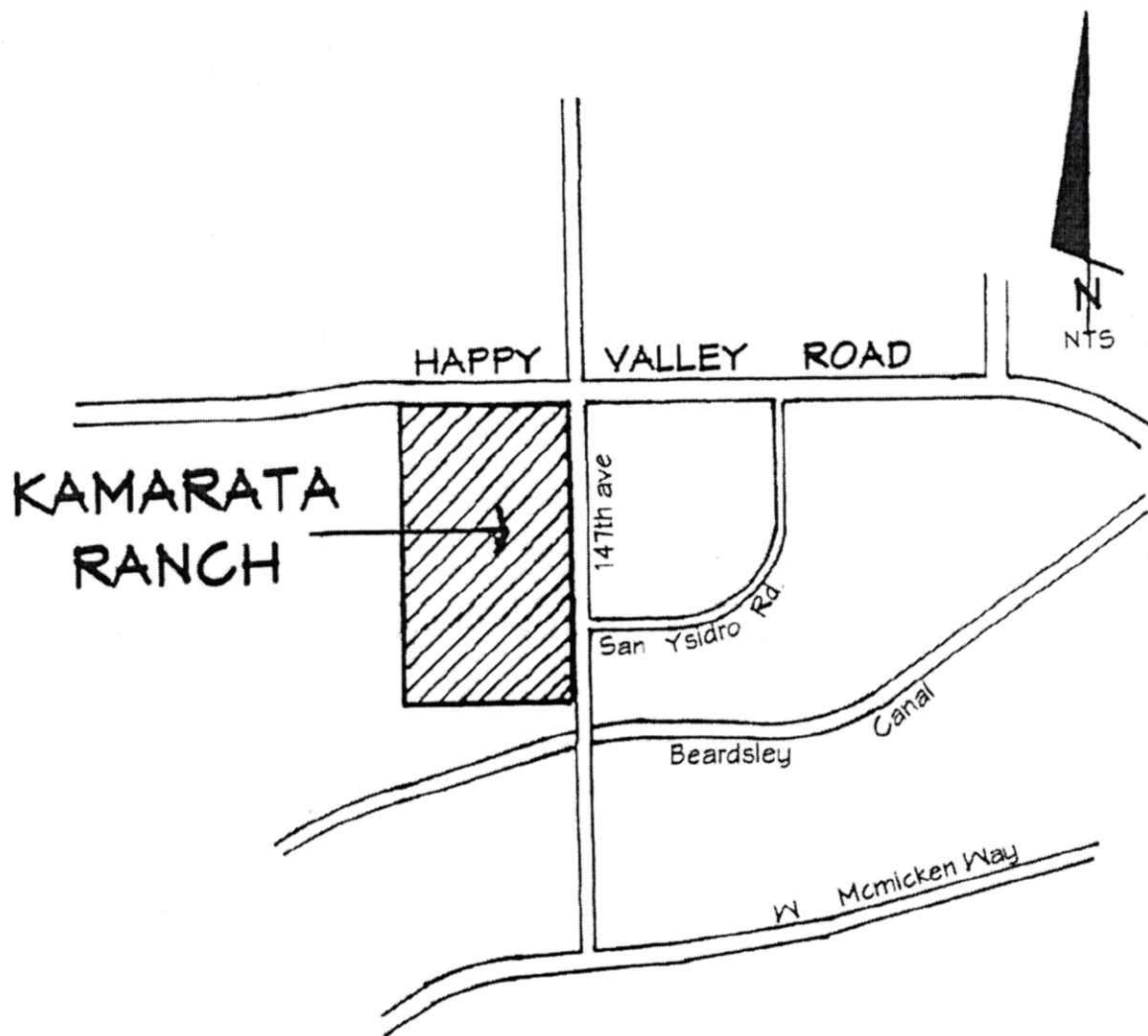
West

Vacant Land	Rural Residential (RR)
-------------	------------------------

North

Rancho Mercado Parcels A21 & A22	PAD-Commercial and LMDR Max. Density 5 DU/Ac.
----------------------------------	--

Exhibit F Map shows Kamarata Ranch relationship to Rancho Mercado PAD.



VICINITY MAP

Description of Request:

Introduction.

Applicant is requesting a zone change, regarding Case No.FS22-0101 for 53.8 net acres from Residential Ranch (RR) to Residential High-Density R-3 located at the southwest corner of Happy Valley Road and 147th Avenue. See **Page 4**, Vicinity Map for the general location.

Project Overview and Zoning Request.

Currently the majority of Kamarata Ranch is located within the 100-year floodplain. The developer of Kamarata Ranch has been coordinating with the City of Surprise to alleviate the flooding situation and has entered into a Development Agreement with the City of Surprise to construct a drainage channel along the western boundary and a recharge facility along the southern boundary. These improvements will take the entire Kamarata Ranch out of the 100-year floodplain and make it fully developable. The developer has also coordinated with the City of Surprise for street improvements, sewer and water facilities and traffic signalization.

Kamarata Ranch will be rezoned as a Residential High Density rental community. See **Exhibit A & B**, Existing & Proposed Zoning Maps and see **Exhibit C** for legal description. The 53.8 net acres fronting on Happy Valley Road and 147th Avenue is Assessor Parcel Number 503-69-003F and will be rezoned from Residential Ranch (RR) to Residential High-Density (R-3). Kamarata Ranch will include a maximum of 810 multi-family units for a net density of 15.056 DU/Ac. The residential units will be one to three stories in height.

The Concept Plan, see **Exhibit D**, provides for a couple of different residential for rent product types. The north Parcel A would include a typical apartment type complex or multi-story product on 27.2 net acres with up to 500 units for a net density of 18.4 du/ac. The south Parcel B would include single-story buildings with 1, 2 or 3 bedrooms per unit. Parcel B includes 26.6 net acres and up to 310 units for a net density of 11.6 du/ac.

A regional drainage channel will be constructed along the western boundary of Kamarata Ranch. This channel will drain into a large recharge basin located along the southern boundary of Kamarata Ranch. As part of an agreement with the City of Surprise, this basin will also provide for the detention requirement for Kamarata Ranch with "First Flush" basins on site. Additionally, there will be no underground water retention storage tanks within the Project.

Along with open space that the drainage channel will provide, each of the development parcels of Kamarata Ranch will include at a minimum a pool, tot lots, ramadas and pedestrian trails. The trail system within Kamarata Ranch will connect to the future park located to the southeast and to the Rancho Mercado master trail system as shown in Exhibit F.

Development on site will conform to the open space requirements of the SURPRISE LAND DEVELOPMENT ORDINANCE and the Engineering Design Standards.

R-3 Zoning Designations and Development Standards.

The property will be developed per the development standards in Section 106-2.5.C of the Surprise Land Development Ordinance.

The result of the Kamarata Ranch R-3 Rezone would be:

- Kamarata Ranch will be in conformance with the adopted Surprise General Plan 2035 as noted below.
- The development of Kamarata Ranch will occur in a manner that is consistent with the surrounding Planned Area Developments and share in major offsite infrastructure cost with other adjacent projects.
- The development will have seamlessly been integrated and aligned with adjacent with adjacent zoning, open space, pedestrian trails, drainage tracts, roads, and utilities with Rancho Mercado PAD.

Conformance with the adopted Surprise General Plan 2035:

Kamarata Ranch will achieve Goal 6 (Variety of Housing) of the Land Use Element of the General Plan. Those policies include *neighborhoods with choice of type, size and affordability of housing*. Additionally, Kamarata Ranch will provide a balanced housing mix of detached and attached housing that fosters and economically sustainable city.

As Part of the Neighborhood Character Area designation of the site, Kamarata Ranch will develop within the Urban Neighborhoods standards with 15+ dwelling units per acre. The multi-family development is adjacent to an arterial, Happy Valley Road, and a collector, 147th Avenue. Additionally, it is located across from planned commercial pads to the north and east and high density across 147th Avenue to the east. This follows the policies of the Urban Neighborhood where *multi-family buildings should be located along, and oriented toward, a proposed or existing collector or arterial corridor or in conjunction with existing multi-family sites, commercial centers*.

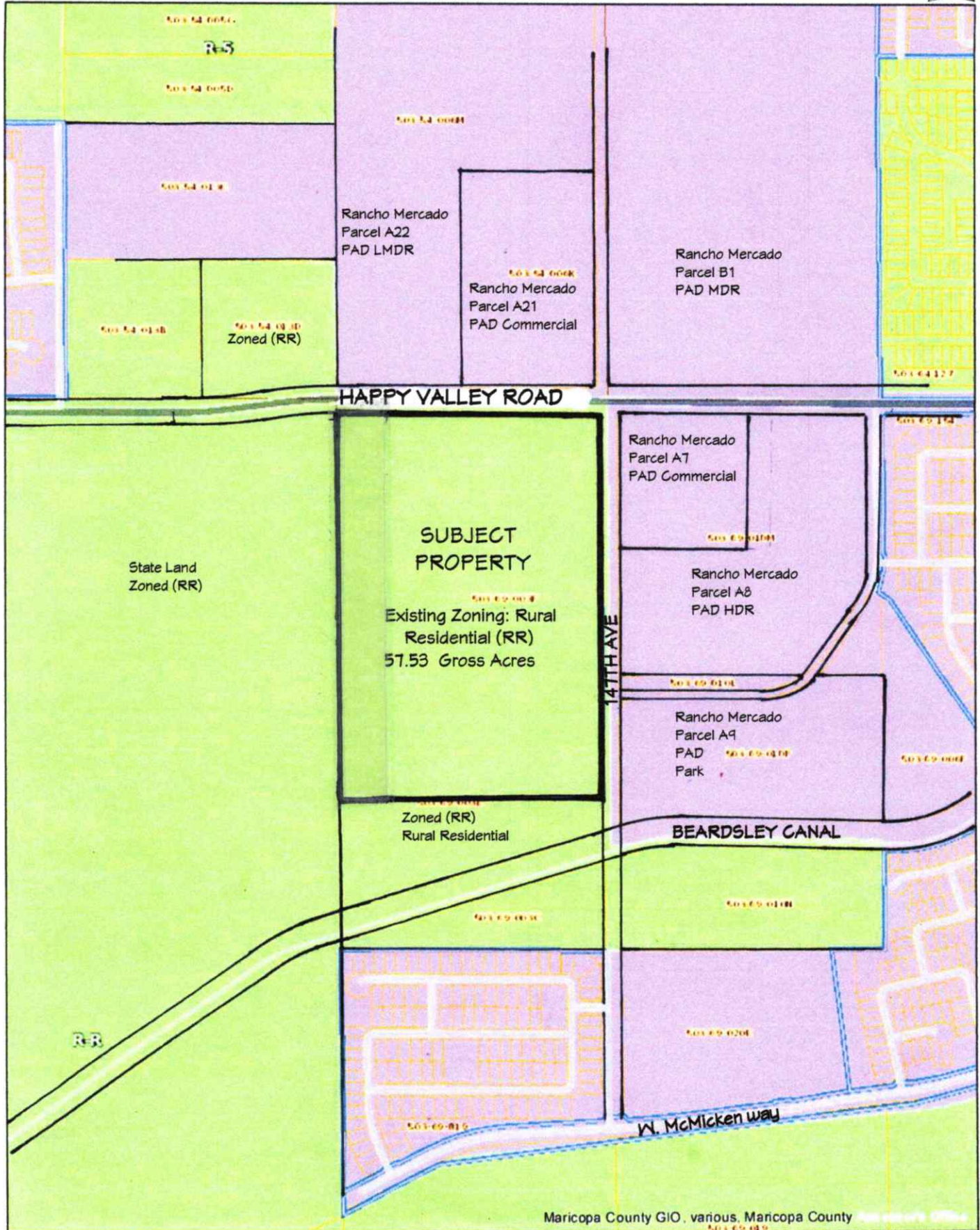
Ingress/Egress/Access:

Access to the project will be from Happy Valley Road at the 148th Avenue alignment. Three other access points will come from 147th Avenue with one of those aligned with W. San Ysidro Road. The roads within Kamarata Ranch will be private and gated.

EXHIBIT "A"

KAMARATA RANCH

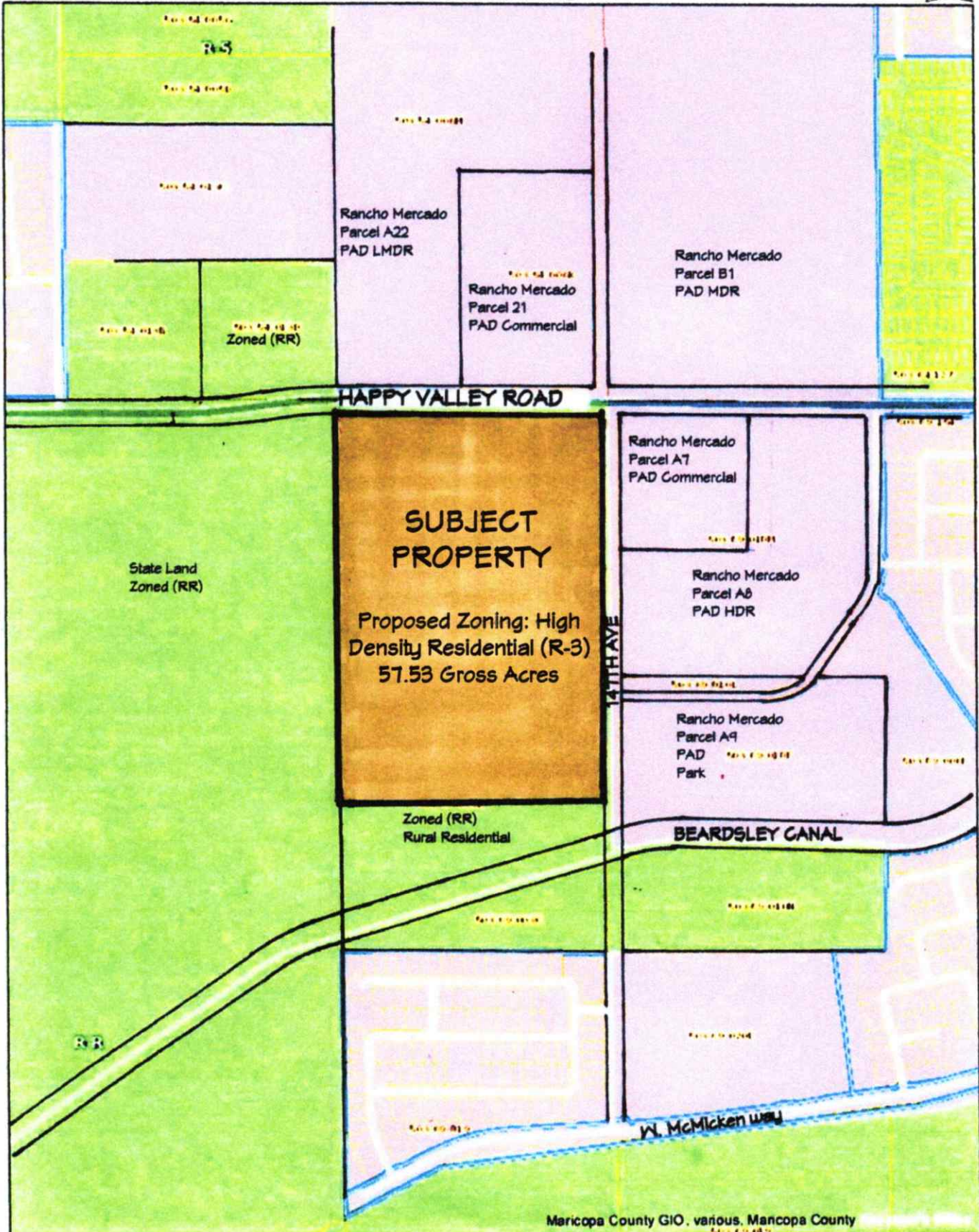
EXISTING ZONING MAP



Maricopa County GIO, various, Maricopa County

5/24/2021 11:38:39 AM

EXHIBIT "B"
KAMARATA RANCH
PROPOSED ZONING MAP



Maricopa County GIO, various, Maricopa County

5/24/2021 11:38:39 AM

EXHIBIT "C"

LEGAL DESCRIPTION

That portion of the East half of the Northeast quarter of Section 8, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast quarter corner of said Section 8;

Thence South 00° 06' 47" East (Basis of Bearings) along the East line of Section 8 a distance of 2058.75 feet to the North line of the Beardsley Canal according to Book 584 of Maps, page 19, records of Maricopa County, Arizona, from which point the East quarter corner of Section 8 bears South 00° 06' 47" East a distance of 586.78 feet;

Thence South 73° 30' 58" West along said North line a distance of 41.69 feet to the West line of the East 40.00 feet of the Northeast quarter of Section 8;

Thence North 00° 06' 47" West along said West line a distance of 167.16 feet to the POINT OF BEGINNING;

Thence South 89° 53' 13" West a distance of 1272.30 feet to the West line of the East half of the Northeast quarter of Section 8;

Thence North 00° 08' 44" West along said West line a distance of 1846.72 feet to the South line of the North 68.00 feet of the Northeast quarter of Section 8;

Thence South 89° 36' 59" East along said South line a distance of 1273.40 feet to the West line of the East 40.00 feet of the Northeast quarter of Section 8;

Thence South 00° 06' 47" East along said West line a distance of 1835.68 feet to the POINT OF BEGINNING.

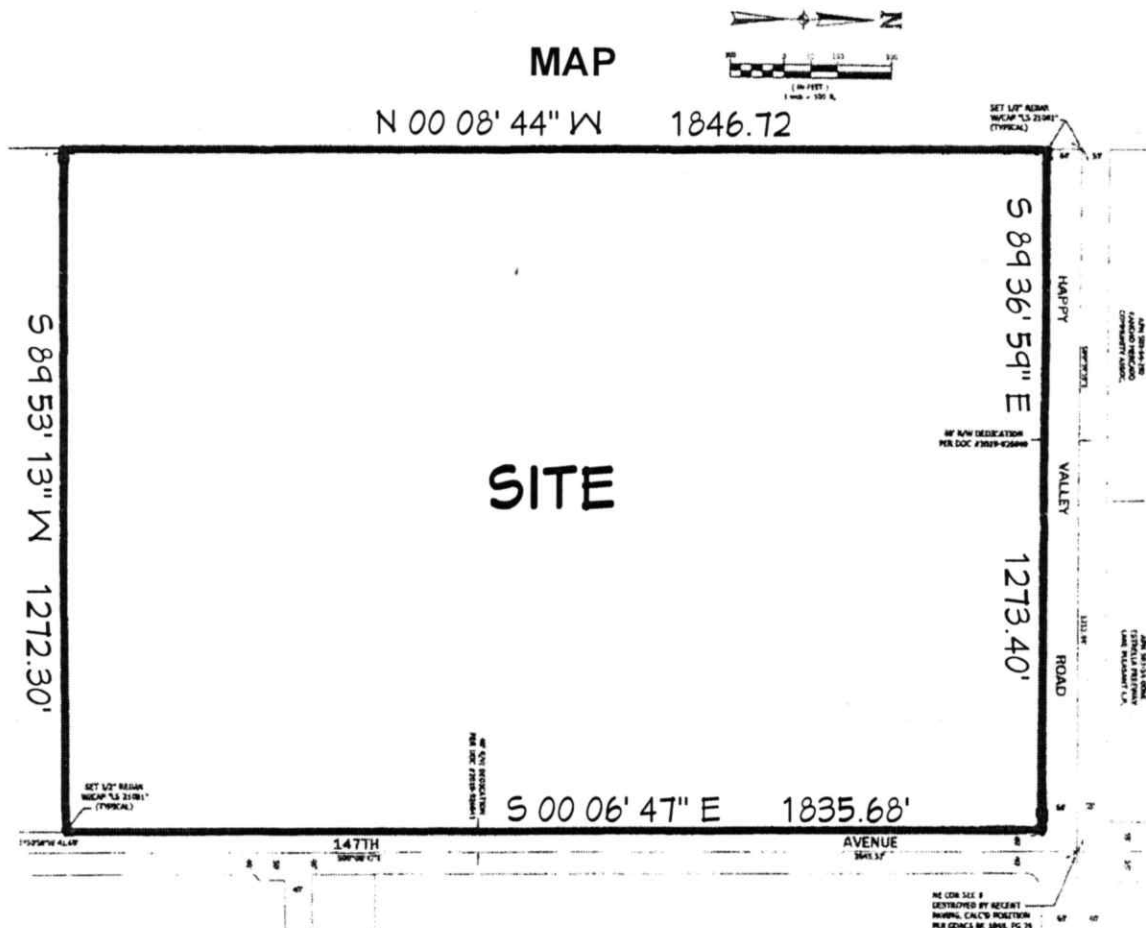


EXHIBIT "E"

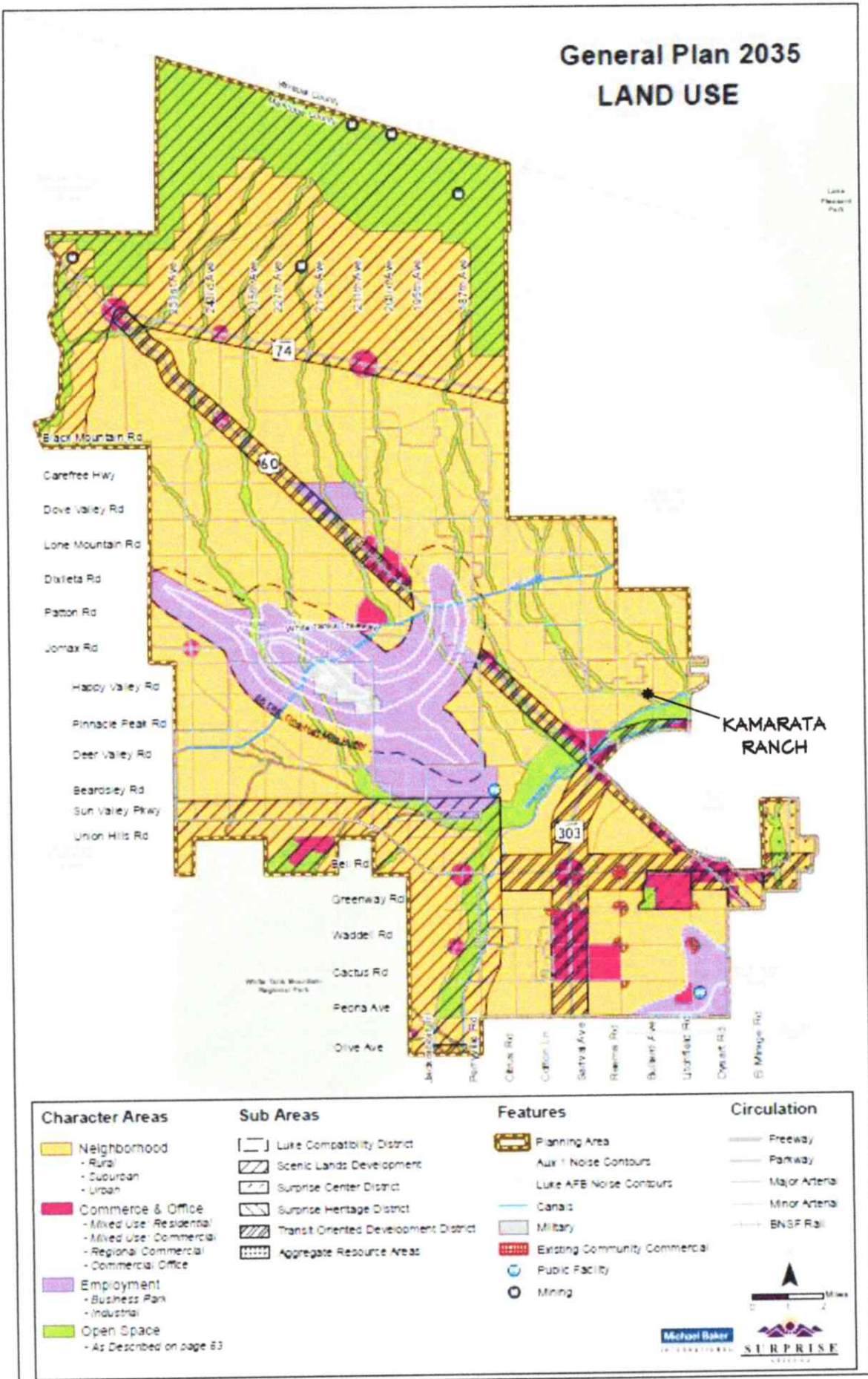
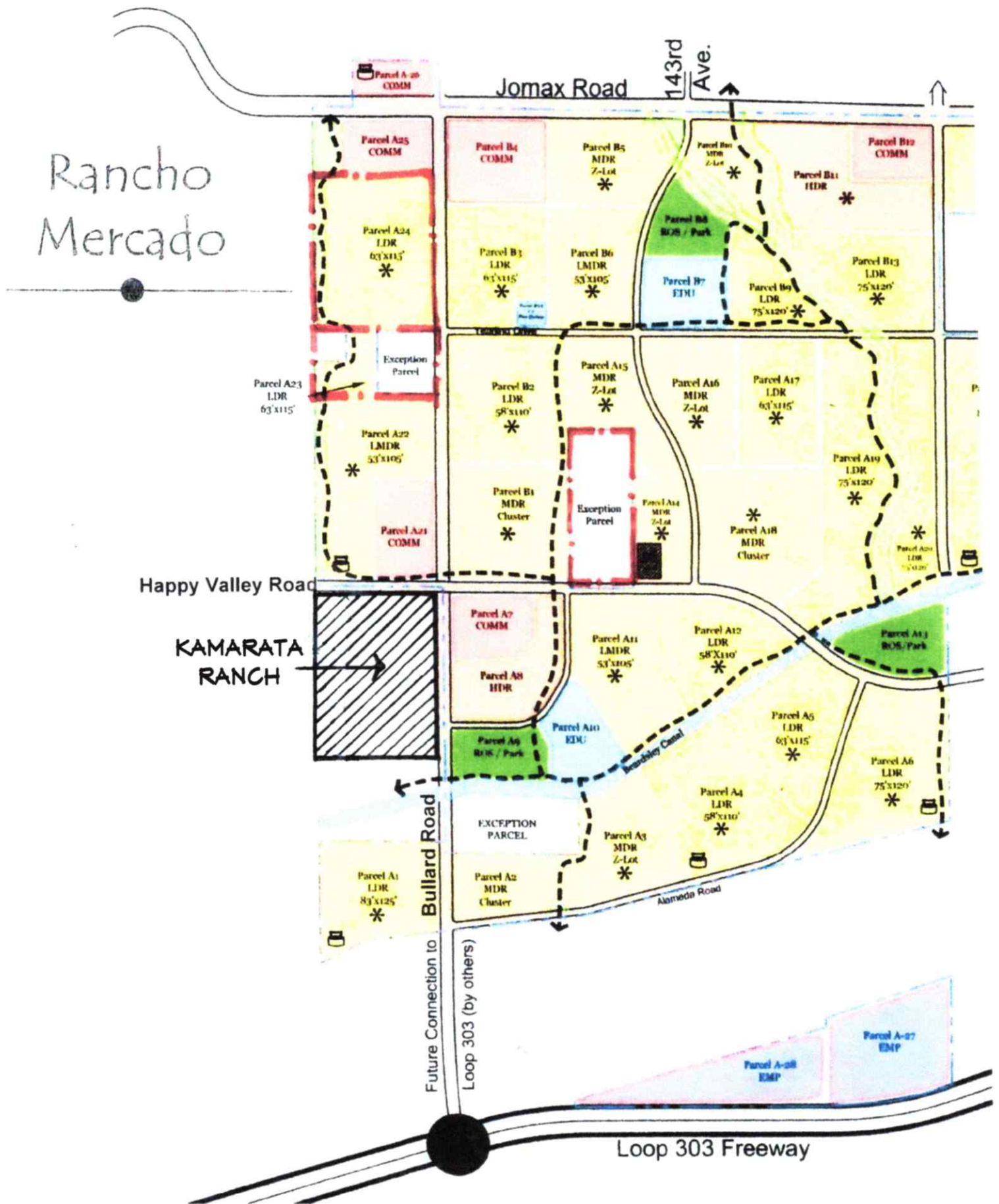


EXHIBIT "F"



Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, January 24, 2022 4:11 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-0101 Kamarata Ranch Rezone & MLD - New Digital Submittal 01.11.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for allowing Luke AFB to make comments on the Kamarata Ranch Rezone & MLD Application. This application is a minor land division for 3 lots. The site is located on the southwest corner of Happy Valley Rd and 147th Ave in Surprise, AZ. It is approximately 4.5 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark

Mark James

Planning Manager, Community Initiatives Team

Luke AFB AZ 85309

Office: 623-856-9981

DSN: 896-9981

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, January 11, 2022 10:45 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0101 Kamarata Ranch Rezone & MLD - New Digital Submittal 01.11.22

Good morning,

Attached please find the **application**, **narrative**, and **minor land division** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

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.

0.1

AFFIDAVIT OF POSTING

Application No: FS22-0101

Applicant Name: Walsh Design Group

Location: SEC 147th Ave and Happy Valley Rd

Date Site Posted: 04/27/22

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).

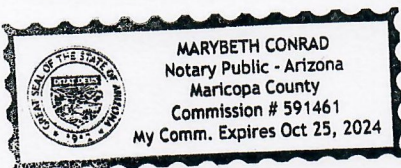
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 4/27/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/27/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: April 25, 2022

Time: 6:00 P.M.

Location: Asante Library
16755 W. Vereda Solana Dr.
Surprise AZ 85374

Virtual Meeting info

April 25th, 2022 @6pm-7PM

Zoom.com

Meeting ID: 974 4994 6296

Passcode: 109837

Planning & Zoning

Date: May 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

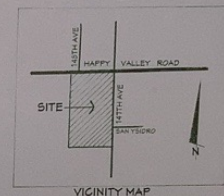
City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-0101



Request: Rezone from Rural Residential (RR) to Residential High Density (R-3)

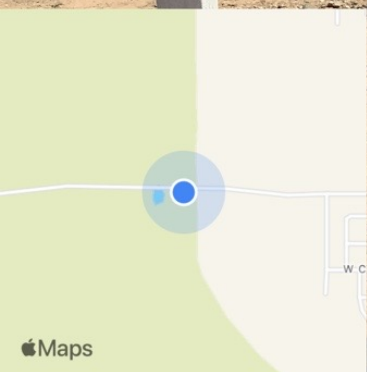
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

W Happy Valley Rd

Surprise AZ 85387

+33 711126,-112.377666

Wednesday, April 27, 2022 at 11:15:42 AM



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 25, 2022

Date: May 19, 2022

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Library
16755 W. Vereda Solana Dr.
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting info

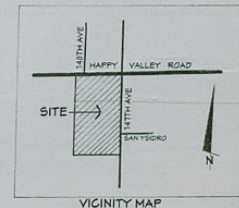
April 25th, 2022 @6pm-7PM

Zoom.com

Meeting ID: 974 4994 6296

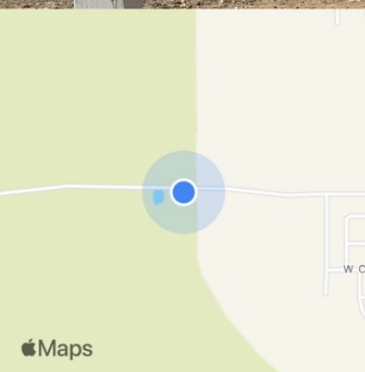
Passcode: 109837

Case number: FS22-0101



Request: Rezone from Rural Residential (RR) to Residential High Density (R-3)

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



W Happy Valley Rd
Surprise AZ 85387
+33.711126,-112.377666

Wednesday, April 27, 2022 at 11:15:30 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: April 25, 2022

Time: 6:00 P.M.

Location: Asante Library
16755 W. Vereda Solana Dr.
Surprise AZ 85374

Planning & Zoning

Date: May 19, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting info

April 25th, 2022 @6pm-7PM

Zoom.com

Meeting ID: 974 4994 6296

Passcode: 109837

Case number: FS22-0101

Request: Rezone from Rural Residential (RR) to Residential High Density (R-3)



Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

W Happy Valley Rd
Surprise AZ 85387

+33.711204,-112.381114

Wednesday, April 27, 2022 at 11:04:58 AM

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 25, 2022

Date: May 19, 2022

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

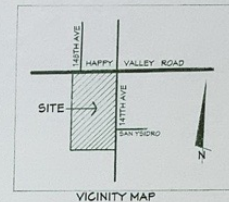
Location: Asante Library
16755 W. Vereda Solana Dr.
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting info
April 25th, 2022 @6pm-7PM
Zoom.com
Meeting ID: 974 4994 6296
Passcode: 109837

Case number: FS22-0101



Request: Rezone from Rural Residential (RR) to Residential High Density (R-3)

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

W Happy Valley Rd
Surprise AZ 85387

+33.711204,-112.381114

Wednesday, April 27, 2022 at 11:05:12 AM

KAMARATA RANCH
CASE# FS22-0101
PARTICIPATION REPORT

DATE: APRIL 26, 2022

DETAILS OF TECHNIQUES USED

The site was posted with two signs on April 7, 2022. One sign was located along Happy Valley Road and the other on 147th Avenue. The signs included the Notice of Public Hearings for a Neighborhood Meeting, Planning and Zoning hearing and City Council Hearing. The Neighborhood Meeting was held on April 25, 2022 at the Asante Library at 6pm and included a Virtual Meeting on Zoom. The applicant along with three representatives and Leslie Carnie, Surprise Planner, attended the meeting. There were no attendees at the meeting and nobody connected through the Zoom meeting.

CONTENT

A notification of the Neighborhood Meeting was mailed out on April 5, 2022 to 12 recipients. A legal ad was run in the Daily Independent on April 5, 2022 and in the Surprise Independent on April 6, 2022.

SUMMARY OF CONCERNS OR ISSUES

Since there was no one in attendance at either the meeting at the library or Zoom meeting and there has been no calls or letters received, there seems to be no concerns or issues relating to the rezoning request.

ATTACHMENTS

Affidavit of posting with sign photo's
Neighborhood Meeting Mail out

AFFIDAVIT OF POSTING

Application No: FS22-0101

Applicant Name: Walsh Design Group

Location: SEC 147th Ave and Happy Valley Rd

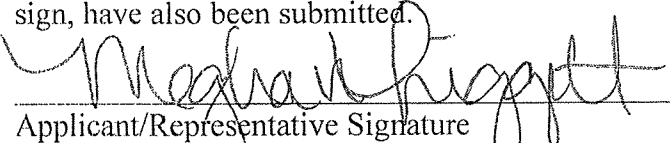
Date Site Posted: 04/07/22

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).

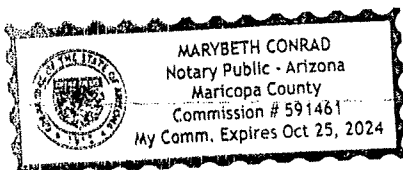
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

 Date 4/7/22
Applicant/Representative Signature

This instrument was acknowledged before me on 04/07/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.




Notary Public
10.25.24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 25, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

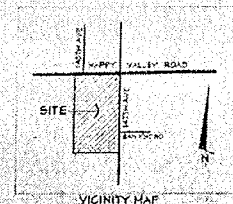
Location: Asante Library
16755 W. Vereda Solana Dr.
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting info
April 25th, 2022 @6pm-7PM
Zoom.com
Meeting ID: 974 4994 6296
Passcode: 109837

Case number: FS22-0101



Request: Rezone from Rural Residential (RR) to Residential High Density (R-3)

Please call to confirm dates: 623-222-3011 Surpriseaz.gov

W Happy Valley
Surprise AZ 85374

733-711109-1123576

Thursday, April 7, 2022 at 10:24:03

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: April 25, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Library

16755 W. Vereda Solana Dr.
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting info

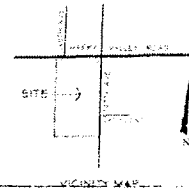
April 25th, 2022 @6pm-7PM

Zoom.com

Meeting ID: 974 4994 6296

Passcode: 109837

Case number: FS22-0101



Request: Rezone from Rual Residential (RR) to Residential High Density (R-3)

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

W Happy Valley

Surprise AZ 85374

623-711-1097-1123776

Thursday, April 7, 2022 at 10:23:53

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Joe Walsh with Walsh Design Group, on behalf of John Wittrock will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted in person and virtually. Any member of the public may participate in the conversation as it pertains to this project. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Joe Walsh, 602.619.7581, Landoc@cox.net

City of Surprise Planner: Leslie Carnie, 623.222.3153, leslie.carnie@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

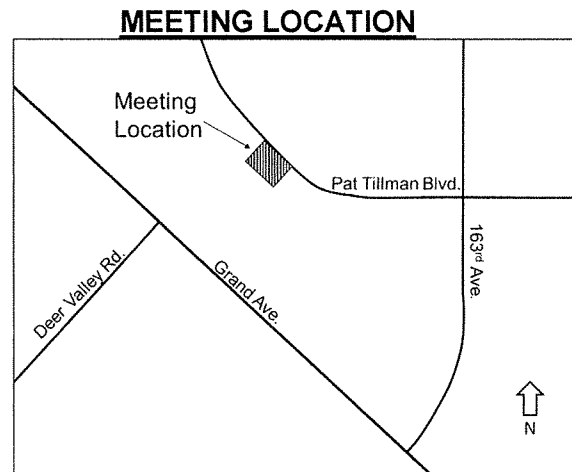
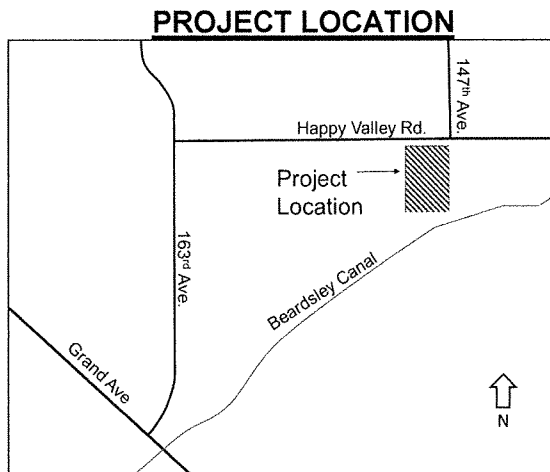
DATE: Monday, April 25, 2022
TIME: 6:00 PM
LOCATION: Asante Library
16755 W Vereda Solana Dr.
Surprise, AZ 85387

ONLINE ACCESS: <https://zoom.us/j/97449946296?pwd=TTBBVUI2MXdsZWZVVIRzNVdqeEFldz09>

Dial: +1 253 215 8782 US

Meeting ID: 974 4994 6296

Passcode: 109837



PROJECT DESCRIPTION:

A Rezone of a property from Rural Residential (RR) zoning to High Density Residential (R-3). The property is approximately 57.8 acres and located southeast of the intersection of 147th Avenue and Happy Valley Rd. Surprise Planning Case FS22-0101.



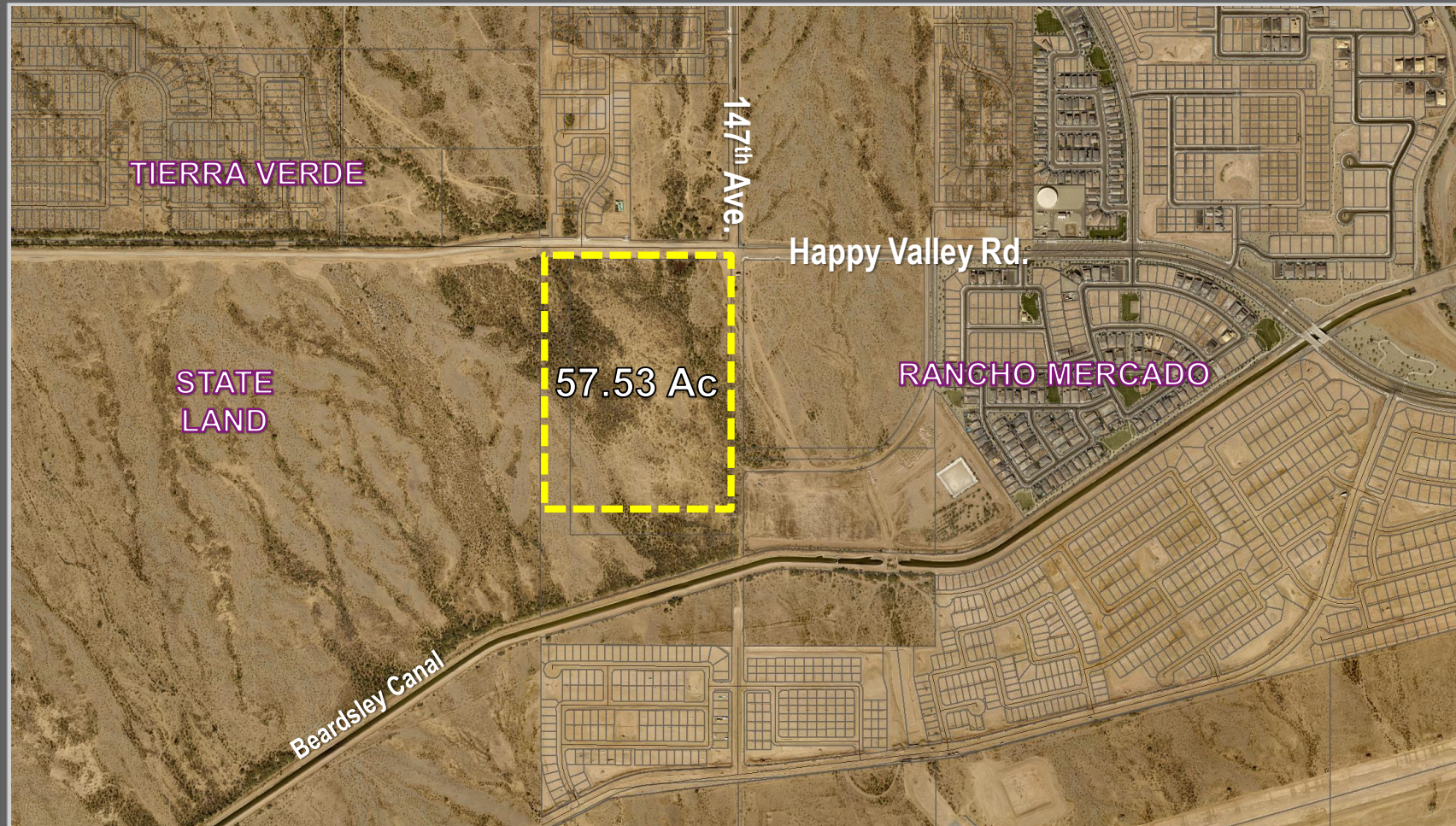
FS22-0101

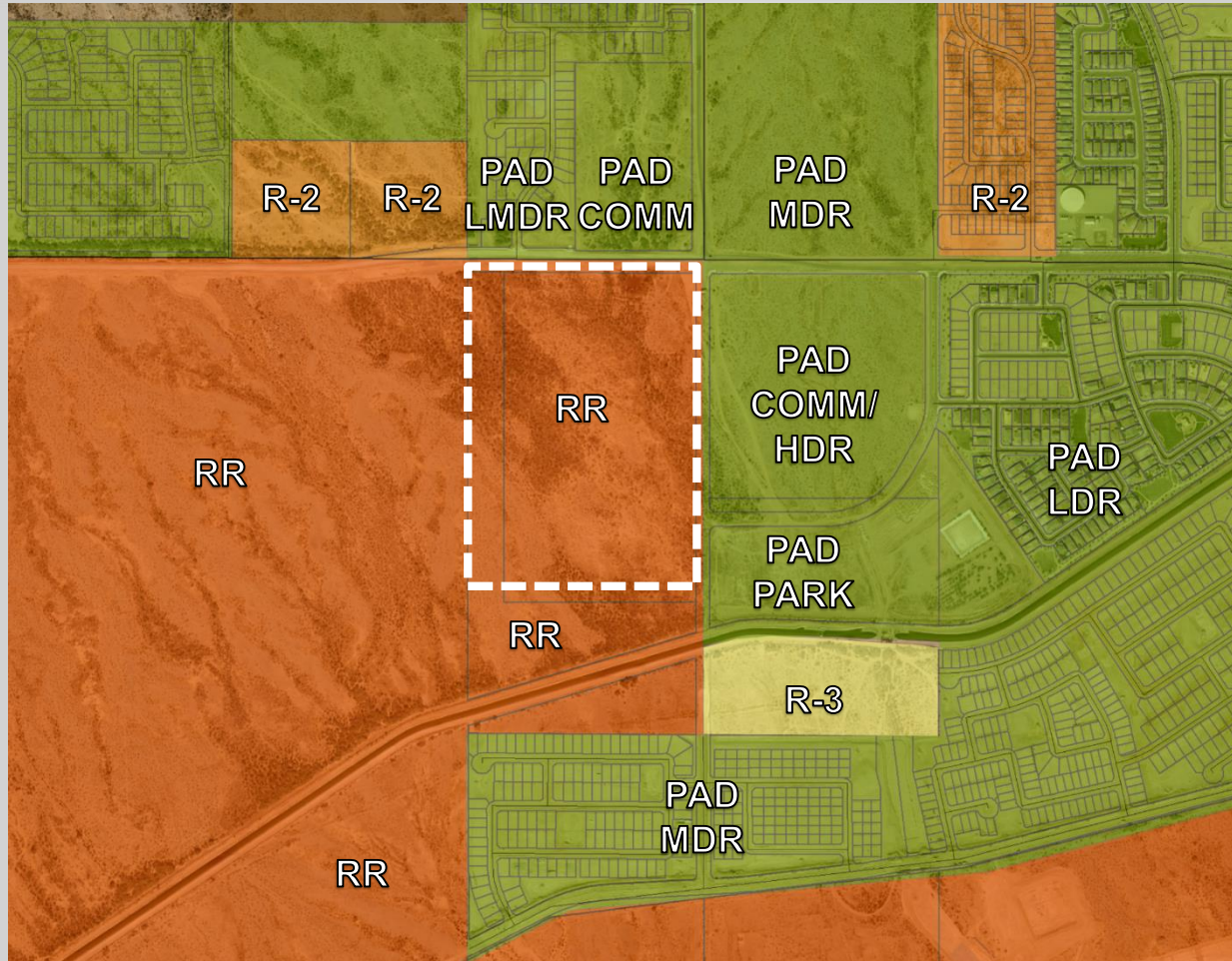
Kamarata Ranch

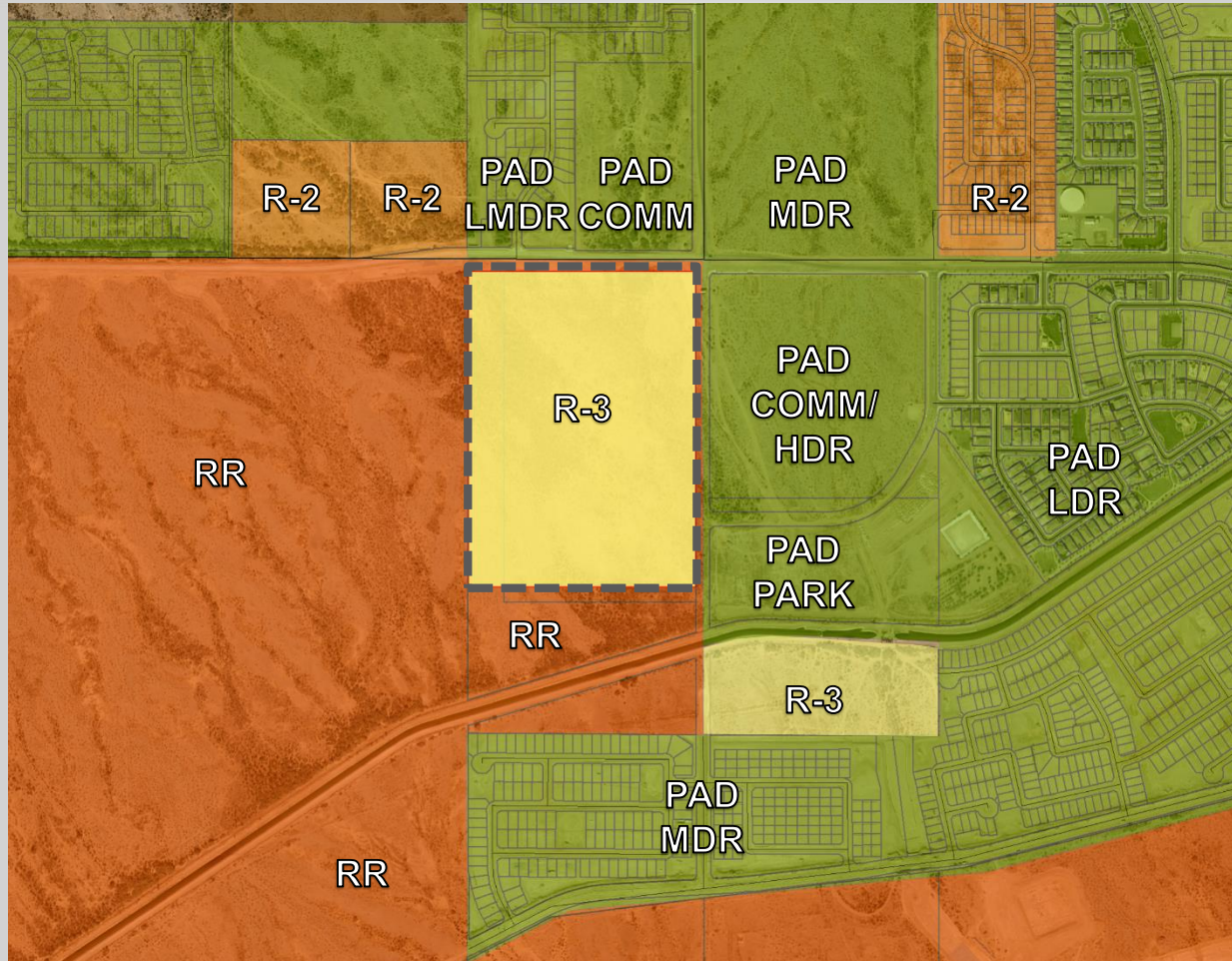
Rezone

Planning & Zoning Commission

May 19, 2022







PROPOSED ZONING





OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings
- Citizen Participation Meeting 4/25/2022
 - No attendees
 - No opposition or concerns



RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council, subject to stipulations 'a' through 'd'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for North Copper Canyon Village Parcel 2.1" dated March 21, 2022, a property generally located west of the intersection of Deer Valley Road and Grand Avenue. Case FS21-473.

Motion:

I move to approve the Preliminary Plat entitled "Preliminary Plat for North Copper Canyon Village Parcel 2.1" subject to stipulations "a" through "c" as outlined in the staff report.

Background:

Hans Koppenhoefer of Courtland Homes, Inc. seeks approval of a Preliminary Plat for North Copper Canyon Village Parcel 2.1. The applicant seeks to subdivide the subject property into 168 single-family lots over approximately 20.82 acres, for a gross density of 8.07 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-473 NCC Village Parcel 2.1 Pre Plat - Staff Report 051922 PZ
2. 01 - FS21-473 NCC Village Parcel 2.1 Pre Plat - Vicinity Map Revised

3. 02 - FS21-473 NCC Village Parcel 2.1 Pre Plat - Zoning Map Revised
 4. 03 - FS21-473 NCC Village Parcel 2.1 Pre Plat - Preliminary Plat
 5. 04 - FS21-473 NCC Village Parcel 2.1 Pre Plat - Landscape Plans
 6. 05 - FS21-473 NCC Village Parcel 2.1 Pre Plat - Luke AFB Comments
 7. FS21-473 NCC Village Parcel 2.1 Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-473

Project Name: North Copper Canyon Village Parcel 2.1 Preliminary Plat

Council District: 1 - Acacia

Meeting Date: May 19, 2022

Planner: Trever Fleetham, AICP

Owner: Courtland Homes, Inc.

Applicant: Hans Koppenhoefer of Courtland Homes, Inc.

Request: Preliminary Plat Approval

Site Location: Generally located west of the intersection of Deer Valley Road and Grand Avenue.

Dwelling Units: 168 total units

Site Size: 20.82 gross acres (approx.)

Density: 8.07 DU/Ac

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

Support/Opposition: None received

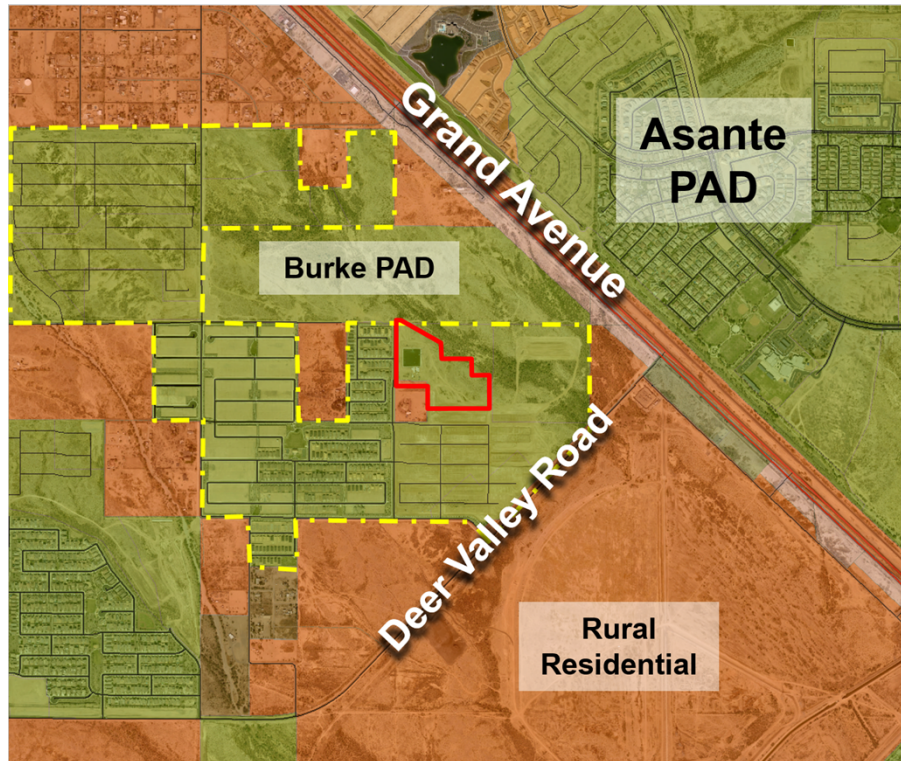
Staff Recommendation: Staff recommends approval of case FS21-473, subject to stipulations 'a' through 'c.'

Project Description:

The subject request involves a Preliminary Plat for Parcel 2.1 of North Copper Canyon Village. The applicant seeks to subdivide the subject parcel into 168 lots and 4 tracts for Open Space purposes.

Surrounding Land Zoning:

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



Burke PAD	Burke PAD	Burke PAD
North Copper Canyon PAD	North Copper Canyon PAD	North Copper Canyon PAD
Rural Residential (RR)	North Copper Canyon PAD	North Copper Canyon PAD

Background:

May 23, 1987: The subject project area was annexed into the City of Surprise under Ordinance 87-03.

May 27, 2004: The City Council approved a PAD for Austin Ranch under Case PAD03-278.

April 4, 2018: A minor PAD Amendment to the Austin Ranch PAD was administratively approved under case FS18-033.

February 18, 2020: The Mayor and City Council approved a PADA to the Austin Ranch PAD for North Copper Canyon under case FS19-431.

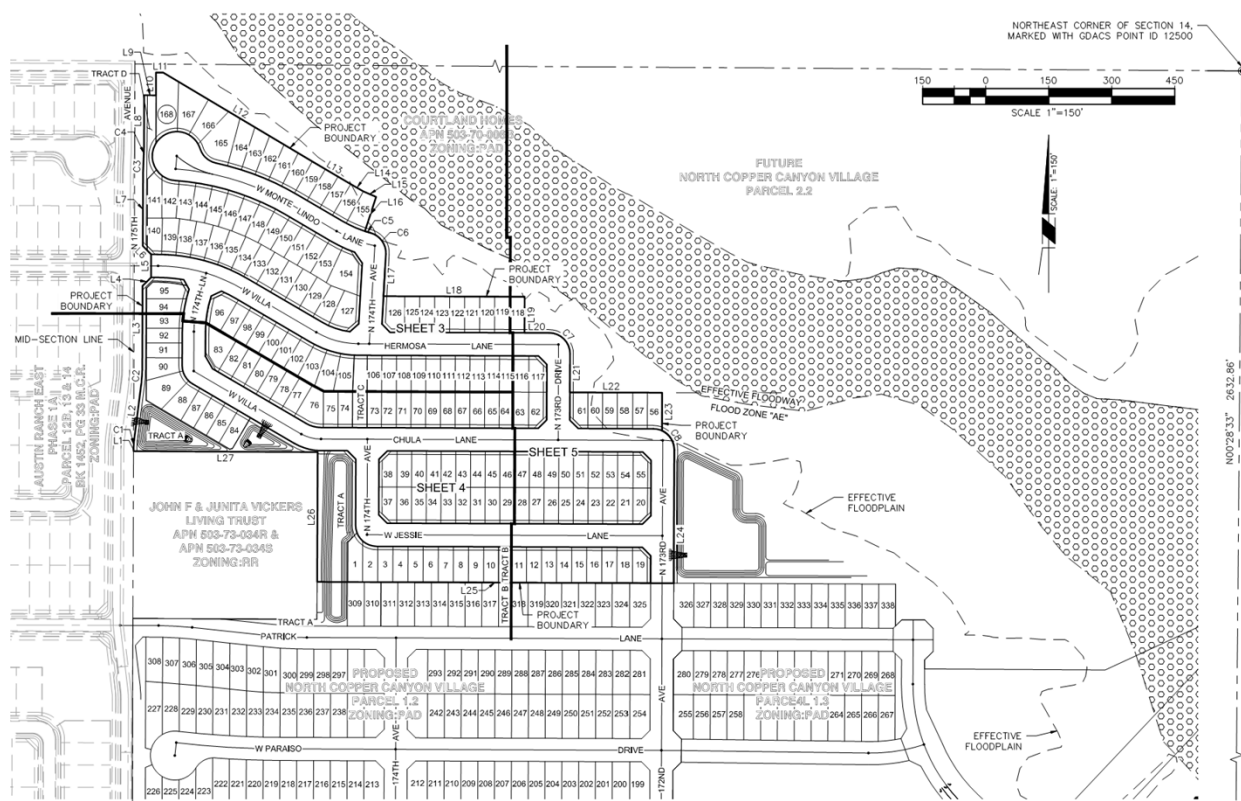
June 11, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-352.

June 14, 2021: The applicant filed a request for a Preliminary Plat for the subject project area under case FS21-473, the subject case.

Analysis and Discussion:

Hans Koppenhoefer of Courtland Homes, Inc. is requesting Preliminary Plat approval for a 168 lot detached single-family residential subdivision on 20.82 gross acres generally west of the intersection of Deer Valley Road and Grand Avenue. The project provides for a density of 8.07 DU/Ac within the overall North Copper Canyon Village development.

The proposed Preliminary Plat project area is shown below:



Consistent with the approved subdivision to the south, the subject Preliminary Plat provides for Medium Density Residential (MDR) parcels with a minimum lot size of 35' x 86', meeting the PAD minimum requirement of 35' x 80'.

The subject Preliminary Plat includes 1.57 acres of open space across four (4) tracts. Three of the tracts included are categorized as Active Open Space, totaling 1.41 acres, while the remaining fourth tract is categorized as Passive Open Space. The open space provided within this plat equates to 7.8% of the gross area. When combined with the open space provided in Phase 1 to the south (approved under case FS20-340), there is a total of 13.1% open space. Lots within this subdivision will also have access to the other amenities provided within the overall Austin Ranch (North Copper Canyon) development.

Utility and Services Table:

Water:	Beardsley Water Company
Wastewater:	City of Surprise
School District:	Dysart Unified
Gas:	Southwest Gas
Electric:	APS
Telephone/CATV:	Centurylink/Cox Communications

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

Summary:

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

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Austin Ranch PAD.

- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the subject Preliminary Plat, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for North Copper Canyon Village Parcel 2.1", prepared by Cardno and received 03/21/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "North Copper Canyon Village – Parcel 2.1 Preliminary Landscape Plan", prepared by McGough Adamson, and received 02/15/2022.
- c. 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 deny the request, the Commission should make its own findings and base its decision on those alternative findings.

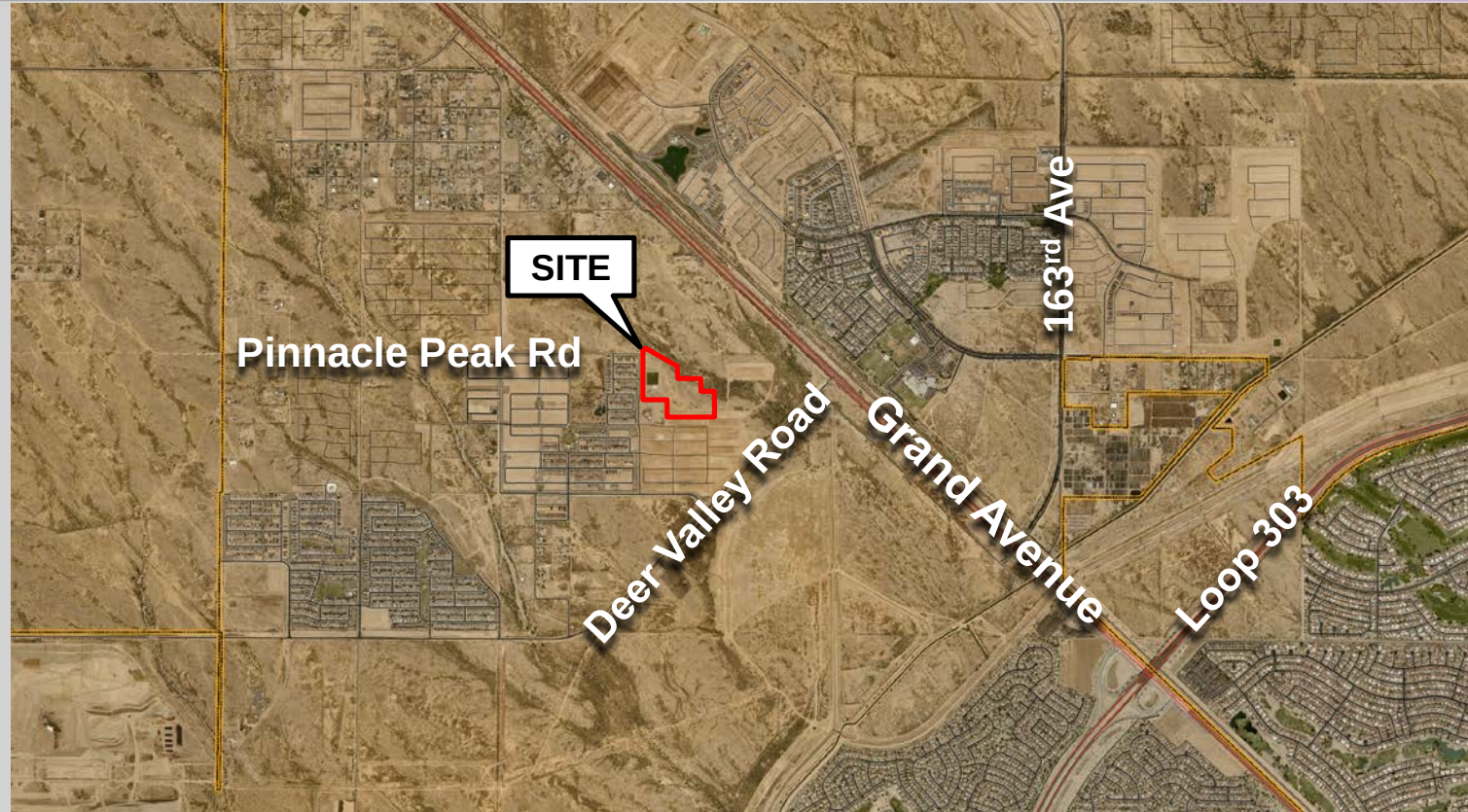
Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 Preliminary Plat
- 04 Landscape Plans
- 05 Luke AFB comments

VICINITY MAP

FS21-473

North Copper Canyon Village 2.1

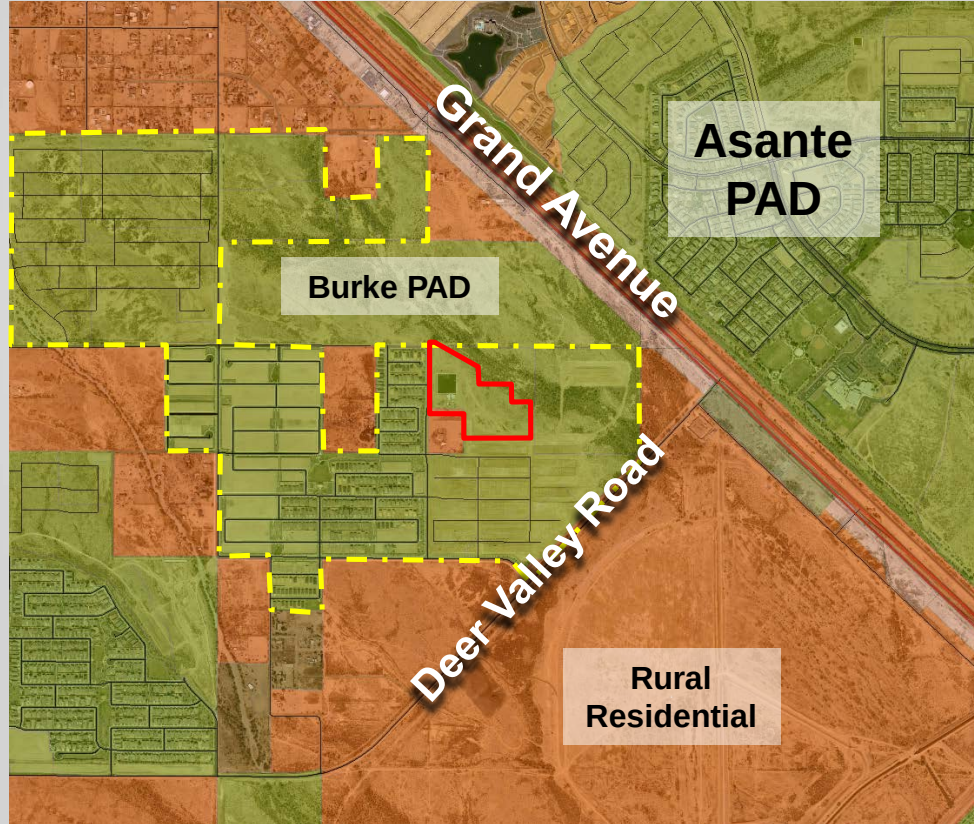


ZONING MAP

FS21-473

North Copper Canyon Village 2.1

Austin Ranch PAD





PRELIMINARY PLAT
NORTH COPPER CANYON VILLAGE PARCEL 2.1
COURTLAND HOMES, INC.
SURPRISE, AZ

DATE: 1/18/2022
 DRAWN: LJP
 CHECKED: LJP
 PROJECT # : 14912100
 SHEET # : 1
 OF 4 SHEETS

OWNER/DEVELOPER
 COURTLAND HOMES, INC.
 CONTACT: HANS KOPPENHOEFER
 4800 WEST 10TH AVENUE
 CHANDLER, ARIZONA 85226
 PHONE: (480) 893-7575

ENGINEER
 CARDNO, INC.
 DANIEL A. FORTINER, P.E.
 18621 N. 23RD AVENUE, SUITE 150
 PHOENIX, ARIZONA 85027
 PHONE: (602) 977-8005

SURVEYOR
 CARDNO, INC.
 KENNETH CORNELL, R.L.S.
 18621 N. 23RD AVENUE, SUITE 150
 PHOENIX, ARIZONA 85027
 PHONE: (602) 977-8005

SHEET INDEX
 1 COVER SHEET
 2 NOTES & DETAILS
 3-5 PRELIMINARY PLAT

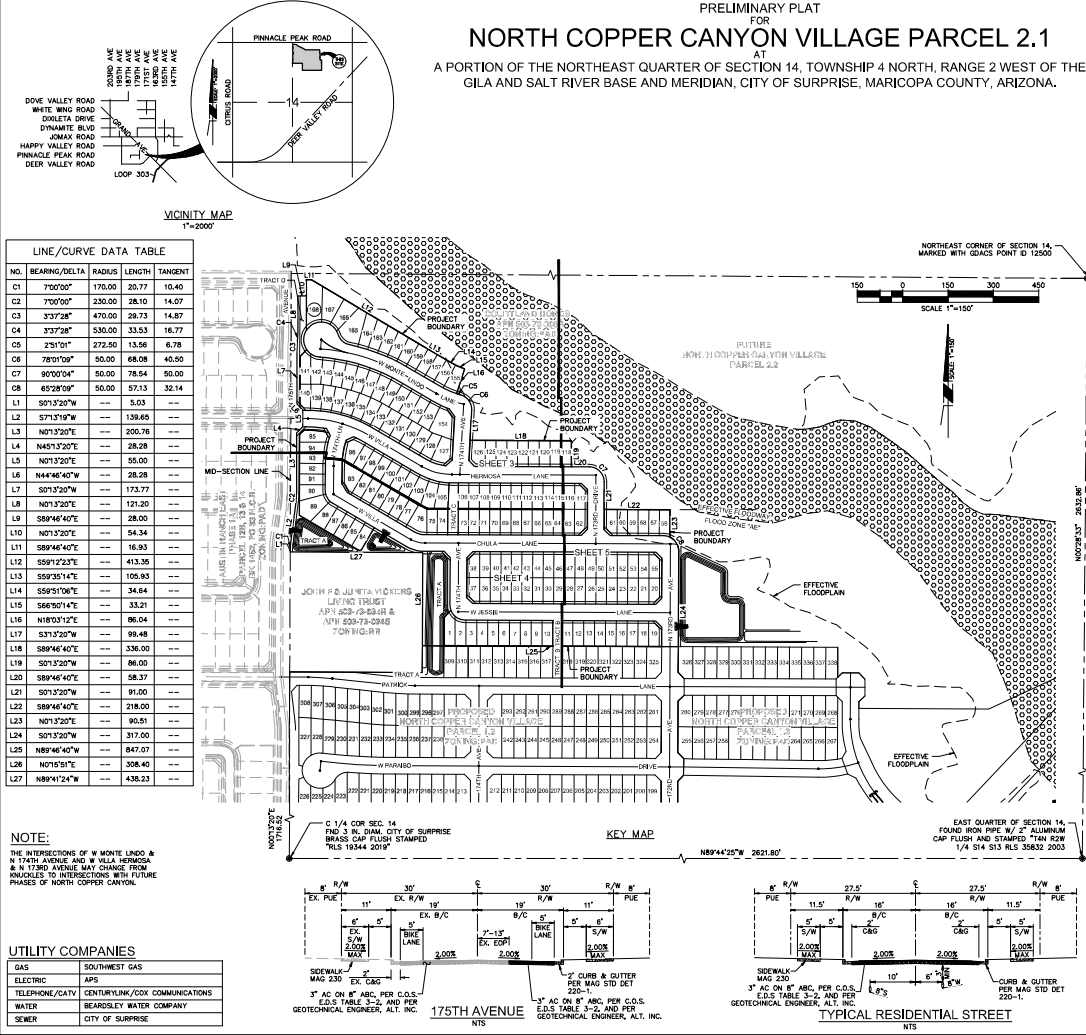
SITE AREA
 883,766 SF (20.29 A.C.)

BENCH MARK
 NGS POINT #401
 CITY OF SURPRISE POINT "401T"-1999"
 ELEVATION=1393.41 (NAVD 88)
 ELEVATION=1393.22 (NAVD 88) (PROJECT DATUM)
 DIFFERENCE = +0.19'

BASIS OF BEARING
 STAINLESS STEEL ROD LOCATED APPROX. 90' NORTH OF THE DEER VALLEY RD CENTERLINE, AND APPROX. 2.5 MI. WEST OF US 60 (GRAND AVENUE).

FLOOD ZONE
 THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" & "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR FLOOD INSURANCE RATE MAP NO. 04013C1201, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NO. 04013 IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

- LEGEND**
- W — PROPOSED WATER
 - V — PROPOSED FIRE HYDRANT
 - S — PROPOSED WATER VALVE
 - S — PROPOSED SEWER
 - M — PROPOSED SEWER MANHOLE
 - C — PROPOSED SEWER CLEANOUT
 - EX W — EXISTING WATER
 - EX V — EXISTING WATER VALVE
 - EX S — EXISTING SEWER
 - EX M — EXISTING SEWER MANHOLE
 - 100' — EXISTING CONTROLS
 - VNAE — VEHICLE NON-ACCESS EASEMENT
 - SDE — STREET DRAINAGE
 - PUE — PROPOSED SEWER FLOW
 - PUE — PUBLIC UTILITY EASEMENT
 - F — PROPOSED FLOODWAY
 - SVT — SIGHT TRIANGLE
 - S — SCOUR OR CATCH BASIN LOCATION
 - — STORM DRAIN PIPE



LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	7°00'00"	176.00	20.77	10.40
C2	7°00'00"	230.00	28.10	14.07
C3	3°37'28"	470.00	28.73	14.87
C4	3°37'28"	530.00	33.53	16.77
C5	2°51'01"	272.50	13.56	6.78
C6	78°01'00"	50.00	68.08	40.30
C7	90°00'04"	50.00	78.54	50.00
C8	65°28'09"	50.00	57.13	32.14
L1	50°13'20"W	---	5.03	---
L2	57°13'19"W	---	139.65	---
L3	50°13'20"E	---	200.76	---
L4	54°46'40"E	---	28.28	---
L5	50°13'20"E	---	55.00	---
L6	54°46'40"W	---	28.28	---
L7	50°13'20"W	---	173.77	---
L8	50°13'20"E	---	125.20	---
L9	58°04'40"E	---	28.00	---
L10	50°13'20"E	---	54.34	---
L11	58°04'40"E	---	16.83	---
L12	55°01'23"E	---	413.36	---
L13	55°01'23"E	---	105.83	---
L14	55°01'23"E	---	34.64	---
L15	56°01'14"E	---	33.21	---
L16	51°03'12"E	---	96.04	---
L17	53°13'20"W	---	99.48	---
L18	58°04'40"E	---	336.00	---
L19	50°13'20"W	---	86.00	---
L20	58°04'40"E	---	58.37	---
L21	50°13'20"W	---	91.00	---
L22	58°04'40"E	---	218.00	---
L23	50°13'20"E	---	90.51	---
L24	50°13'20"W	---	317.00	---
L25	58°04'40"W	---	847.07	---
L26	50°13'20"E	---	308.40	---
L27	58°04'12"W	---	436.23	---

NOTE:
 THE INTERSECTIONS OF W MONTE LINDO & N 174TH AVENUE AND W VILLA HERMOSA & N 175TH AVENUE MAY CHANGE FROM ANNUAL TO INTERSECTIONS WITH FUTURE PHASES OF NORTH COPPER CANYON.

UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE/CAVITY	CENTURYLINK/COX COMMUNICATIONS
WATER	BEARDSLEY WATER COMPANY
SEWER	CITY OF SURPRISE



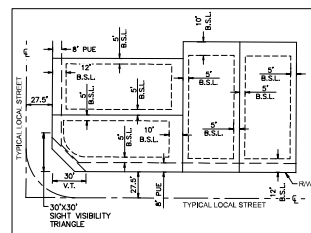
LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area
1	3811.11 SF	21	3010.00 SF	41	3010.00 SF	61	3498.00 SF	81	3012.94 SF	101	3010.56 SF	121	3070.20 SF	141	3089.07 SF
2	3187.84 SF	22	3010.00 SF	42	3010.00 SF	62	3498.00 SF	82	3012.94 SF	102	3136.24 SF	122	3070.20 SF	142	3485.69 SF
3	3060.00 SF	23	3010.00 SF	43	3010.00 SF	63	3010.00 SF	83	4428.41 SF	103	3007.27 SF	123	3070.20 SF	143	3322.83 SF
4	3060.00 SF	24	3010.00 SF	44	3010.00 SF	64	3010.00 SF	84	3137.50 SF	104	3731.77 SF	124	3070.20 SF	144	3342.05 SF
5	3060.00 SF	25	3010.00 SF	45	3010.00 SF	65	3010.00 SF	85	3190.00 SF	105	3498.93 SF	125	3070.20 SF	145	3342.05 SF
6	3060.00 SF	26	3010.00 SF	46	3010.00 SF	66	3010.00 SF	86	3150.00 SF	106	3010.00 SF	126	4328.90 SF	146	3342.05 SF
7	3060.00 SF	27	3010.00 SF	47	3010.00 SF	67	3010.00 SF	87	3150.00 SF	107	3010.00 SF	127	4914.10 SF	147	3342.05 SF
8	3060.00 SF	28	3010.00 SF	48	3010.00 SF	68	3010.00 SF	88	3872.85 SF	108	3010.00 SF	128	3391.71 SF	148	3342.05 SF
9	3060.00 SF	29	3010.00 SF	49	3010.00 SF	69	3010.00 SF	89	5467.78 SF	109	3010.00 SF	129	3364.93 SF	149	3312.42 SF
10	3060.00 SF	30	3010.00 SF	50	3010.00 SF	70	3010.00 SF	90	3712.20 SF	110	3010.00 SF	130	3384.42 SF	150	3293.89 SF
11	3049.80 SF	31	3010.00 SF	51	3010.00 SF	71	3010.00 SF	91	3010.00 SF	111	3010.00 SF	131	3384.42 SF	151	3293.89 SF
12	3048.10 SF	32	3010.00 SF	52	3010.00 SF	72	3010.00 SF	92	3010.25 SF	112	3010.00 SF	132	3413.50 SF	152	3293.89 SF
13	3048.10 SF	33	3010.00 SF	53	3010.00 SF	73	3010.00 SF	93	3048.47 SF	113	3010.00 SF	133	3120.09 SF	153	3804.50 SF
14	3048.10 SF	34	3010.00 SF	54	3010.00 SF	74	3010.00 SF	94	3209.37 SF	114	3010.00 SF	134	3253.80 SF	154	6304.37 SF
15	3048.10 SF	35	3010.00 SF	55	3498.00 SF	75	3031.28 SF	95	3863.07 SF	115	3010.00 SF	135	3254.38 SF	155	3537.90 SF
16	3048.10 SF	36	3010.00 SF	56	3040.64 SF	76	4579.67 SF	96	4454.82 SF	116	3010.00 SF	136	3253.40 SF	156	3115.55 SF
17	3048.10 SF	37	3498.00 SF	57	3010.00 SF	77	3015.58 SF	97	3010.56 SF	117	3498.00 SF	137	3253.40 SF	157	3012.55 SF
18	3048.10 SF	38	3498.00 SF	58	3010.00 SF	78	3012.94 SF	98	3010.56 SF	118	3070.20 SF	138	3263.87 SF	158	3014.25 SF
19	3455.00 SF	39	3010.00 SF	59	3010.00 SF	79	3012.94 SF	99	3010.56 SF	119	3070.20 SF	139	3271.62 SF	159	3049.86 SF
20	3498.00 SF	40	3010.00 SF	60	3010.00 SF	80	3012.94 SF	100	3010.56 SF	120	3070.20 SF	140	3057.99 SF	160	3196.54 SF

LOT SIZE SUMMARY

CATEGORY	MINIMUM LOT SIZE	LOT YIELD
MOB	130' X 86'	168 UNITS

DEVELOPMENT STANDARDS

LOT CATEGORY	MOB
MINIMUM LOT WIDTH	30'
FRONT SETBACK	12' FOR LIVING AREA, 20' FOR FRONT LOAD GARAGE
SIDE SETBACK	5' / 5'
CORNER SIDE SETBACK	10' FROM RIGHT-OF-WAY
REAR SETBACK	10' LIVING AREA, 5' GARAGE
MINIMUM LOT DEPTH	85'



TYPICAL LOT DIMENSIONS & BUILDING SETBACK LINES

*20' FOR FRONT LOAD GARAGE, 12' FOR FRONT LIVING AREA

SITE SUMMARY TABLE

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	168
TOTAL NUMBER OF TRACTS	4
GROSS RESIDENTIAL DENSITY	8.07 DWELLING UNITS/ACRE
TOTAL GROSS ACRES	20.82
SMALLEST LOT SIZE	3,010 SF
LARGEST LOT SIZE	6,304 SF
AVERAGE LOT SIZE	7,403 SF

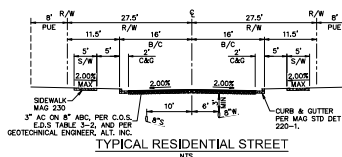
STREET, LOT, AND TRACT AREA

AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	257,199	5.91
TOTAL AREA OF LOTS	554,916	12.74
TOTAL AREA OF TRACTS	68,048	1.56
175TH AVENUE	26,926	0.62
TOTAL GROSS AREA	907,209	20.82

OPEN SPACE TABLE

TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.41	19%
PASSIVE	0.16	10%
TOTAL	1.57	100%

% TOTAL OPEN SPACE IN PLAT: 7.8%



TYPICAL RESIDENTIAL STREET

LEGAL DESCRIPTION

A PORTION OF LAND IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE 104A AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 14, THENCE NORTH 89°46'40" WEST 88.33 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, TO A 3 INCH BRASS CAP FLUSH STAMPED RLS 19344 2016, AND BEING THE (BRASS OF BEARING) THENCE DEPARTING THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14, NORTH 00°12'30" EAST 179.32 FEET, TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, NORTH 00°12'30" EAST, 63.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS POINT BEARING SOUTH 89°46'40" EAST, 170.00 FEET.

THENCE DEPARTING THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 14, ALONG THE ARC OF SAID TANGENT CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 70°00', 20.17 FEET.

THENCE NORTH 73°31'18" EAST, 138.45 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS POINT BEARING NORTH 89°46'40" WEST, 20.88 FEET.

THENCE ALONG THE ARC OF SAID TANGENT CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 70°00', 28.10 FEET.

THENCE NORTH 00°12'30" EAST, 200.76 FEET.

THENCE NORTH 49°15'00" EAST, 28.28 FEET.

THENCE NORTH 00°12'30" EAST, 50.00 FEET.

THENCE NORTH 44°46'40" WEST, 28.28 FEET.

THENCE NORTH 00°12'30" EAST, 173.77 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS POINT BEARING SOUTH 89°46'40" EAST, 170.00 FEET.

THENCE ALONG THE ARC OF SAID TANGENT CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 32°7'30", 29.74 FEET, TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS POINT BEARING NORTH 89°46'40" WEST, 13.00 FEET.

THENCE ALONG THE ARC OF SAID REVERSE CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 32°7'30", 33.84 FEET.

THENCE NORTH 00°12'30" EAST, 121.00 FEET.

THENCE SOUTH 89°46'40" EAST, 28.28 FEET.

THENCE SOUTH 89°01'14" EAST, 105.93 FEET.

THENCE SOUTH 89°07'06" EAST, 24.84 FEET.

THENCE SOUTH 49°15'00" EAST, 28.28 FEET.

THENCE SOUTH 00°12'30" WEST, 88.08 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT BEARING NORTH 19°21'11" EAST, 272.00 FEET.

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02°01'01", 11.06 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS POINT BEARING SOUTH 19°21'11" WEST, 50.00 FEET.

THENCE ALONG THE ARC OF SAID TANGENT CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 78°01'00", 68.08 FEET.

THENCE SOUTH 00°12'30" WEST, 98.48 FEET.

THENCE SOUTH 89°46'40" EAST, 33.84 FEET.

THENCE SOUTH 00°12'30" WEST, 88.08 FEET.

THENCE SOUTH 89°46'40" EAST, 88.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS POINT BEARING SOUTH 00°12'30" WEST, 50.00 FEET.

THENCE ALONG THE ARC OF SAID TANGENT CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°59'00", 78.54 FEET.

THENCE SOUTH 00°12'30" WEST, 91.00 FEET.

THENCE SOUTH 89°01'14" EAST, 105.93 FEET.

THENCE SOUTH 89°07'06" EAST, 24.84 FEET.

THENCE SOUTH 49°15'00" EAST, 28.28 FEET.

THENCE SOUTH 00°12'30" WEST, 88.08 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS POINT BEARING SOUTH 19°21'11" WEST, 50.00 FEET.

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02°01'01", 11.06 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS POINT BEARING SOUTH 19°21'11" WEST, 50.00 FEET.

THENCE ALONG THE ARC OF SAID TANGENT CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 78°01'00", 68.08 FEET.

THENCE SOUTH 00°12'30" WEST, 98.48 FEET.

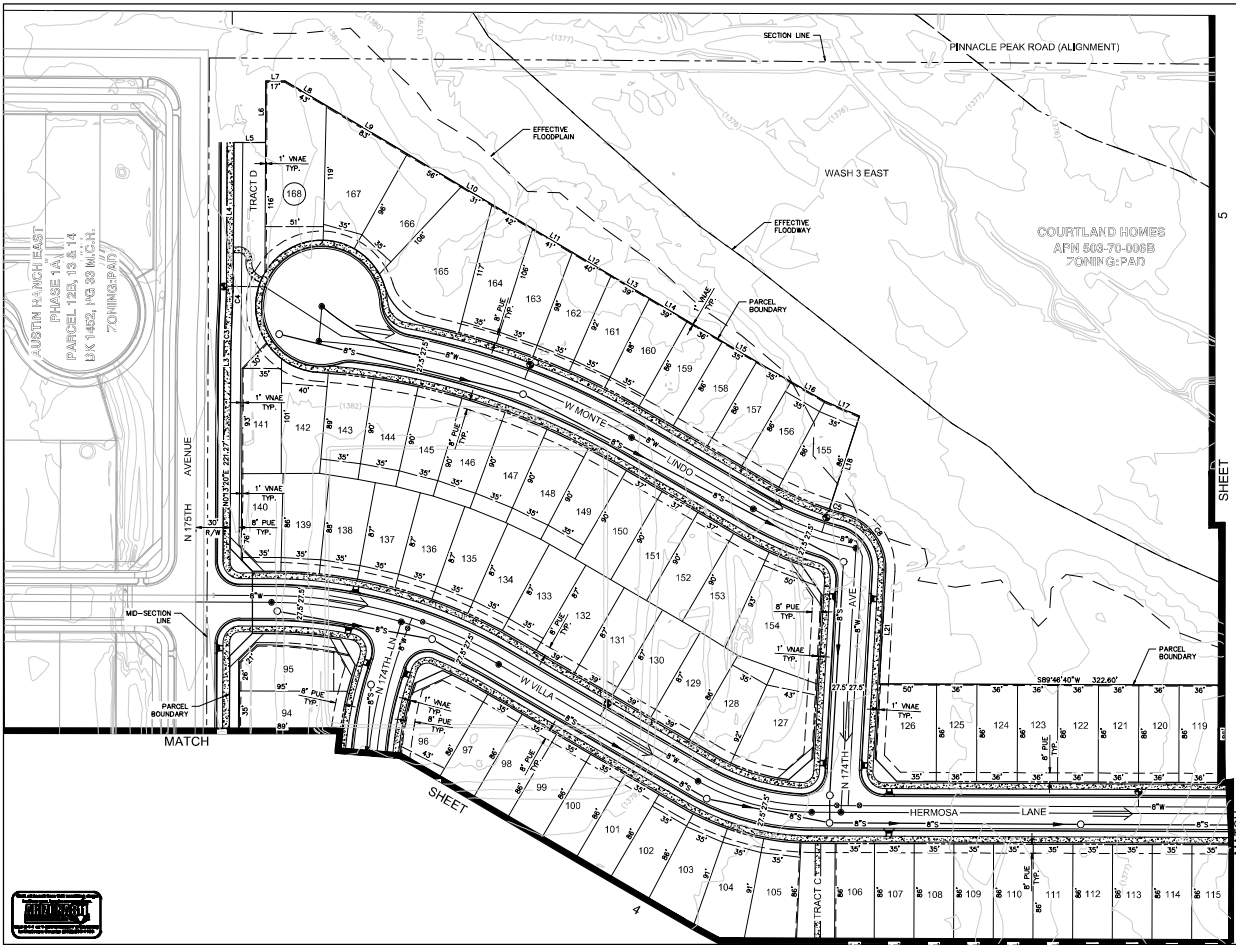
THENCE SOUTH 89°46'40" EAST, 33.84 FEET.

THENCE SOUTH 00°12'30" WEST, 88.08 FEET.

THENCE SOUTH 89°46'40" EAST, 88.33 FEET, TO THE POINT OF BEGINNING.

CONTAINING 880.283 SQUARE FEET OR 20.21 ACRES OF LAND, MORE OR LESS.

NO.	BY	DESCRIPTION	APPROV.	DATE
REVISIONS NORTH COPPER CANYON VILLAGE PARCEL 2.1 PRELIMINARY PLAT				
Caroline 1000 ALZARD DR. STE. 100, PHOENIX, AZ 85024 TEL: 602.954.8881 FAX: 602.954.8882 www.caroline.com				
DATE	BY	REVISION	DATE	BY
FEB/2022	TTT	DRWING	TTT	DRWING
4/19/2022	TTT	DRWING	TTT	DRWING
N.T.S. SHEET NO. 2 TOTAL SHEETS 2				



40 20 0 20 40 60 80 100 120

SCALE: 1"=40'

N

LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	7700'00"	175.00	20.77	10.40
C2	7700'00"	230.00	28.10	14.07
C3	337'28"	470.00	29.73	14.87
C4	337'28"	530.00	33.53	16.77
C5	291'01"	272.50	13.56	6.78
C6	87'30'10"	50.19	59.13	33.54
C7	80'00'00"	50.00	78.54	50.00
C8	78'01'09"	50.00	68.08	40.50
L1	N01'32'02"E	---	5.03	---
L2	N71'31'09"E	---	139.65	---
L3	N01'32'02"W	---	18.96	---
L4	N01'32'02"W	---	121.20	---
L5	S89'44'40"W	---	28.00	---
L6	N01'32'02"W	---	54.34	---
L7	S89'44'40"W	---	16.93	---
L8	S59'12'23"W	---	42.82	---
L9	S59'12'23"W	---	63.00	---
L10	S59'12'23"W	---	128.78	---
L11	S59'12'23"W	---	40.64	---
L12	S59'12'23"W	---	39.88	---
L13	S59'12'23"W	---	39.36	---
L14	S59'12'23"W	---	39.56	---
L15	S59'30'14"W	---	105.93	---
L16	S59'30'14"W	---	34.53	---
L17	S66'50'14"W	---	33.21	---
L18	S18'03'12"E	---	66.04	---
L21	S31'33'02"W	---	99.48	---
L22	S01'32'02"E	---	66.00	---
L23	N89'44'40"E	---	58.37	---
L25	S01'32'02"E	---	91.00	---
L26	S89'44'40"W	---	216.62	---
L27	S01'32'02"E	---	90.51	---

NO.	BY	DESCRIPTION	APPROVED	DATE
REVISIONS NORTH COPPER CANYON VILLAGE PARCEL 2.1 PRELIMINARY PLAT				

Carolina
ENGINEERING

PROJECT: 419142-1000

DATE: FEB/2022

PROJECT NUMBER: 419142-1000

DRWING: TTT

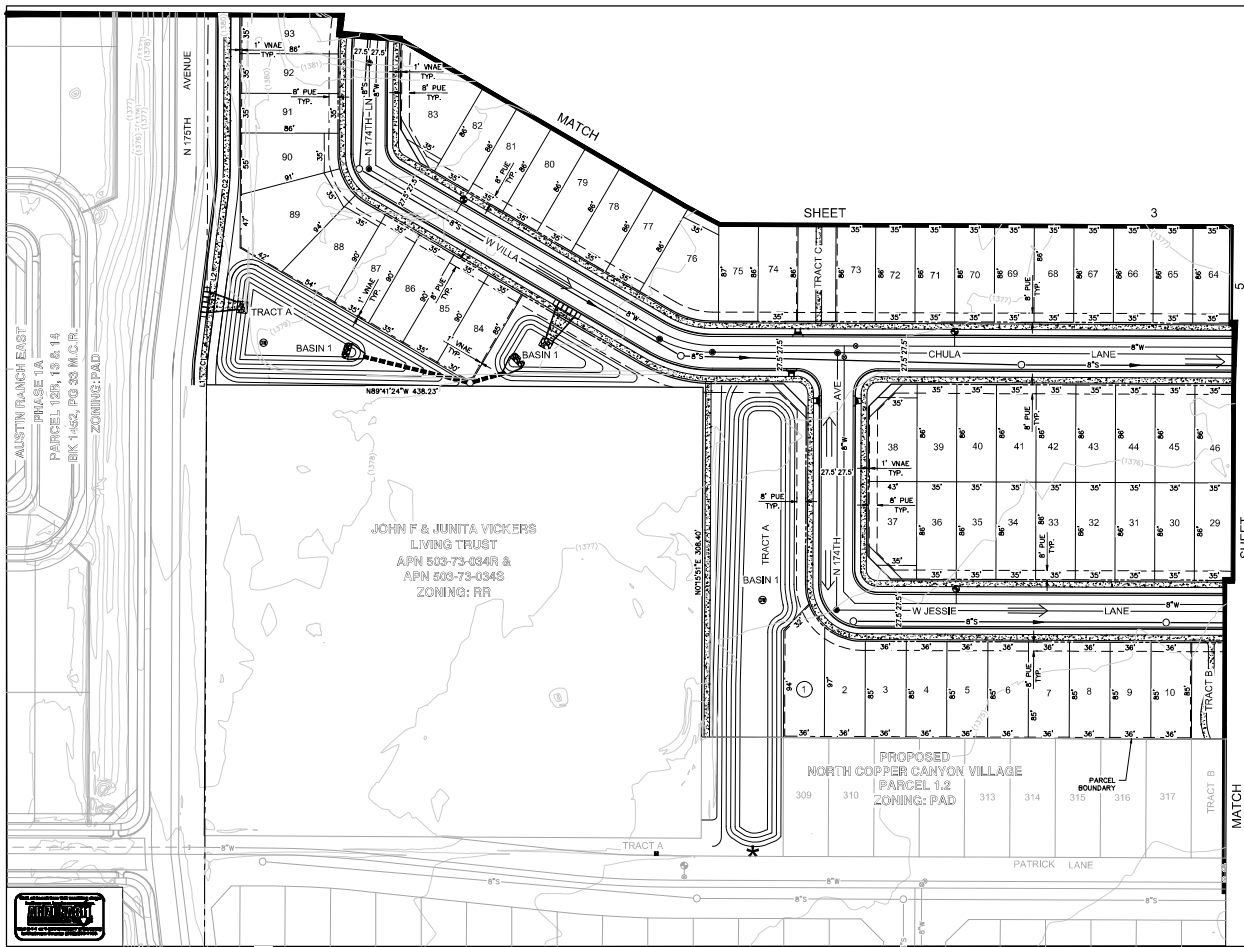
DATE: 1/11

DESIGNED: LPU

CHECKED: DJP

3

SHEET NO.



LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	7°00'00"	175.00	25.77	10.40
C2	7°00'00"	230.00	28.10	14.07
C3	3°37'28"	470.00	29.73	14.87
C4	3°37'28"	530.00	33.53	16.77
C5	2°51'01"	272.50	13.56	6.78
C6	6°30'10"	50.19	99.13	33.54
C7	8°00'00"	50.00	78.54	50.00
C8	7°01'00"	50.00	68.08	40.50
L1	N0°15'20"E	---	5.03	---
L2	N0°15'20"E	---	139.65	---
L3	N0°15'20"W	---	18.86	---
L4	N0°15'20"W	---	121.20	---
L5	S89°46'40"W	---	28.00	---
L6	N0°15'20"W	---	54.34	---
L7	S89°46'40"W	---	16.93	---
L8	S59°12'23"W	---	42.82	---
L9	S59°12'23"W	---	83.00	---
L10	S59°12'23"W	---	128.78	---
L11	S59°12'23"W	---	40.84	---
L12	S59°12'23"W	---	39.88	---
L13	S59°12'23"W	---	39.36	---
L14	S59°12'23"W	---	38.06	---
L15	S59°30'14"W	---	105.93	---
L16	S59°15'09"W	---	34.53	---
L17	S68°50'14"W	---	33.21	---
L18	S18°03'12"E	---	86.04	---
L21	S31°32'00"W	---	99.48	---
L22	S01°32'00"E	---	86.00	---
L23	N89°46'40"E	---	56.37	---
L25	S01°32'00"E	---	91.00	---
L26	S89°46'40"W	---	216.62	---
L27	S01°32'00"E	---	90.51	---

NO.	DESCRIPTION	APPROVED	DATE
1	REVISIONS		
2	NORTH COPPER CANYON VILLAGE		
3	PARCEL 2.1		
4	PRELIMINARY PLAN		

Caroline Engineering

PROJECT NO. 419142-1000

DATE: FEB/2022

PROJECT: NORTH COPPER CANYON VILLAGE

DESIGNED: LPU

DRAWN: LPU

CHECKED: DLP

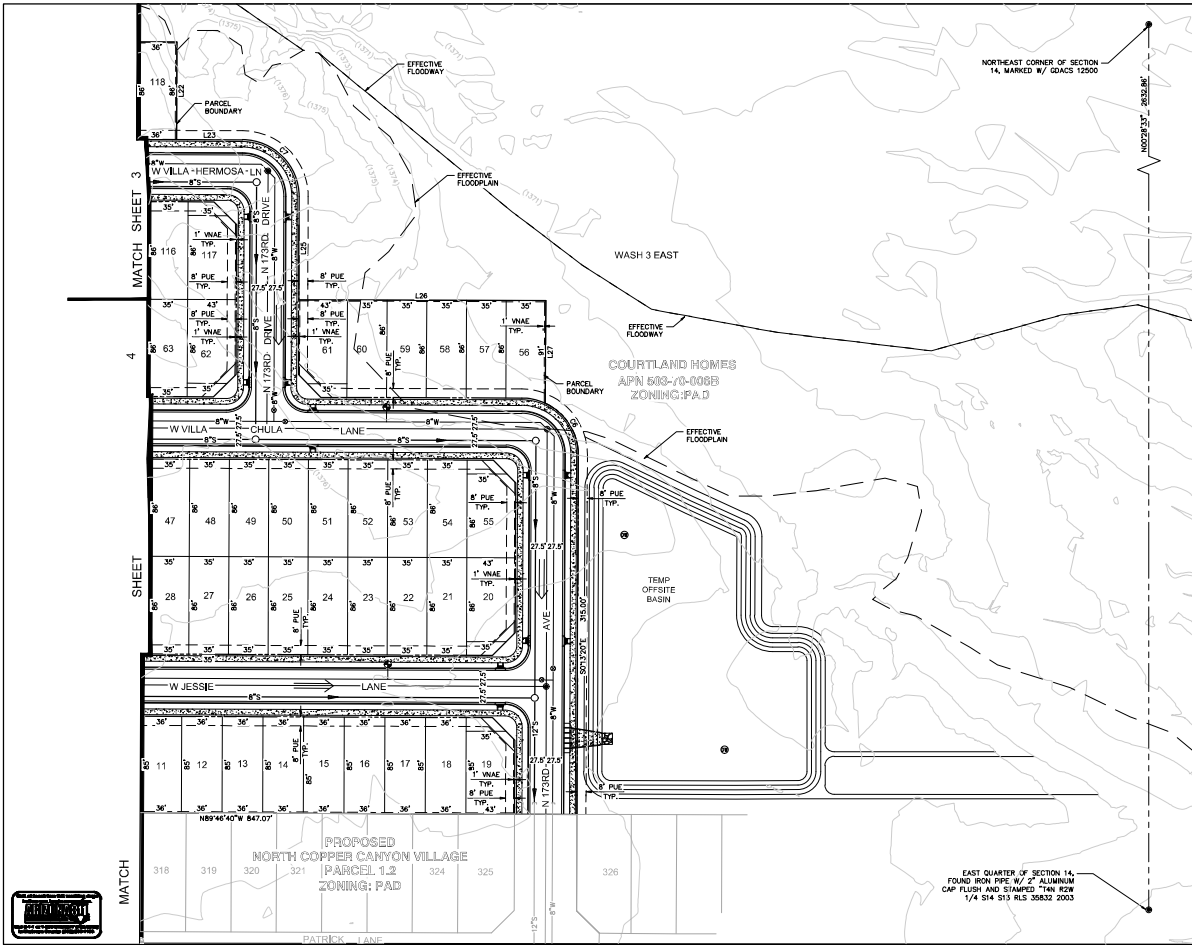
SCALE: 1"=40'

DATE: FEB/2022

PROJECT: NORTH COPPER CANYON VILLAGE

SHEET NO. 4

OF 5 SHEETS



40 0 40 80 120

SCALE: 1"=40'

LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	750°00'	170.00	20.77	15.40
C2	700°00'	230.00	28.10	14.07
C3	337°28'	470.00	29.73	14.87
C4	337°28'	530.00	33.53	16.77
C5	291°01'	272.50	13.56	6.78
C6	87°30'10"	50.19	59.13	33.54
C7	90°00'00"	50.00	78.54	50.00
C8	76°01'09"	50.00	68.08	40.50
L1	N01°35'07"E	---	5.03	---
L2	N07°37'07"E	---	139.65	---
L3	N01°37'30"W	---	18.86	---
L4	N01°37'30"W	---	121.20	---
L5	S89°46'40"W	---	28.00	---
L6	N01°37'30"W	---	54.34	---
L7	S89°46'40"W	---	16.93	---
L8	S58°12'23"W	---	42.62	---
L9	S58°12'23"W	---	83.00	---
L10	S58°12'23"W	---	128.78	---
L11	S58°12'23"W	---	40.84	---
L12	S58°12'23"W	---	39.58	---
L13	S58°12'23"W	---	39.36	---
L14	S58°12'23"W	---	39.06	---
L15	S58°30'14"W	---	105.93	---
L16	S58°51'09"W	---	34.53	---
L17	S86°50'14"W	---	33.21	---
L18	S18°03'12"E	---	86.04	---
L21	S31°37'20"W	---	99.48	---
L22	S07°37'20"E	---	86.00	---
L23	N89°46'40"E	---	58.37	---
L25	S07°35'07"E	---	91.00	---
L26	S89°46'40"W	---	216.62	---
L27	S07°37'20"E	---	90.51	---

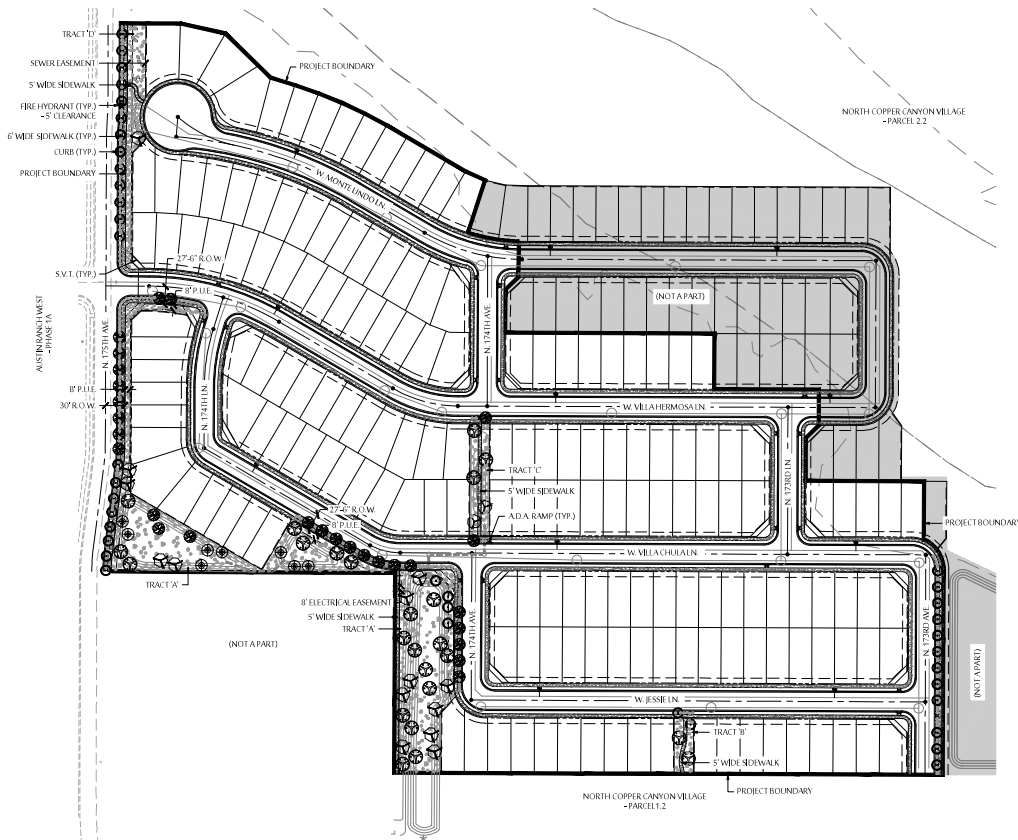
NO.	REV.	DESCRIPTION	APPROVED	DATE
REVISIONS				
NORTH COPPER CANYON VILLAGE				
PARCEL 2.1				
PRELIMINARY PLAN				

DATE: FEB/2022

PROJECT NUMBER: 419142-1000

SHEET NO: 5

OF 5 SHEETS



PRELIMINARY PLANT LEGEND

TREES - ALL 2" P.D.	ACACIA ANEURA - MEX. GUM ACACIA SALICINA - WILLOW ACACIA *CHILIPSY LINEARIS - DESERT WILLOW OLIVEA TESOTA - IRONWOOD PARDINSONIA HYBRID - DESERT MUSEUM PALO VERDE PARDINSONIA FLORIDA - BLUE PALO VERDE PROSOPIS HYBRID 'AZT.' - 'AZT.' THORNLESS MESQUITE *INDICATES A CITY APPROVED STREET/R.O.W. TREE THAT IS TO BE INSTALLED WITH DEEP ROOT BARRIERS
SHRUBS - ALL 3" CAL.	CALLINDRA ERIOPHYLLA - NATIVE FERRY DUSTER ENCLETA FARGESII - BRITTLERUSH LYPIS DUCROTI - DESERT LAVENDER JUSTITIA CALIFORNICA - CHURPARRA LARREA TRIDENTATA - CREOSOTE BUSH LEUCOPHYLLUM LAMINATUM - OCHOTILLA SIMMONDSIA CHINENSIS - JOICOBA SPHARALCEA AMBUELA - GLOBE MALLOW
ACCENTS - ALL 3" CAL.	AGAVE AMERICANA - AMERICAN AGAVE AGAVE PARVIFLORA - PARVIFLORA ASCLEPIAS SUBULATA - DESERT MILKWEED BOULEGARD GRASSES - BLONDE AMBITON GRASS DASYDORIS WHITNEYI - DESERT SPOON ELIPHOBIA ANTIPOHYLLICA - CANDIDELLA ELIPHOBIA REGIA - Gopher Plant FOUQUIERIA SPLENDENS - OCOTILLO HESPERALOE PARVIFLORA - PEROT *BRANLEFLORES RED YUCCA MULLENBERGIA HUGENS - DEER GRASS OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS - ALL 3" CAL.	ACACIA REDOLENS - TRAILING ACACIA AMBROSIA DELTOIDEA - TRIMBLE LEAF BURSAGE BAILEYA MULTICAUDA - DESERT MARIGOLD CHRYSANTHEMUM AMERICANA - DAMIANITA DAISY EREMOPHILA GLABRA HYB. - OUTBACK SUNRISE
	DECOMPOSED GRANITE - TO BE DETERMINED BY OWNER WITH CITY APPROVAL

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS OF PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADARLOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR HOA REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS. FINAL PLANT MATERIAL, SIZE AND LOCATION SHALL COMPLY WITH LOS STANDARDS OF TABLE 4-01 AND 4-02.
5. SIGHT TRIANGLE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT TRIANGLE WITHIN THE UNDESIGNED NEW EASEMENT AREA AND IN EXISTING STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 5-401 AND 5-402.
6. LOTS THAT HAVE SIDE YARD STREET FRONTAGES WILL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER. THE HOME PRODUCT REVIEW WILL PROVIDE REQUIREMENTS FOR SIDE YARD STREET FRONTAGES WHICH INCLUDE (1) 24" BOX TREE AND (6) FIVE GALLON SHRUBS AND/OR GROUND COVER PLANTS LOCATED EVERY 25' LINEAL FEET.
7. THE CITY OF SURPRISE MUST APPROVE ANY ALTERNATES OR SUBSTITUTIONS.



NORTH COPPER CANYON VILLAGE - PARCEL 2.1

PRELIMINARY LANDSCAPE PLAN

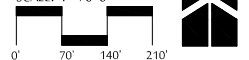
NEC OF W. WILLIAMS ROAD AND N. 175TH AVENUE, SURPRISE, ARIZONA

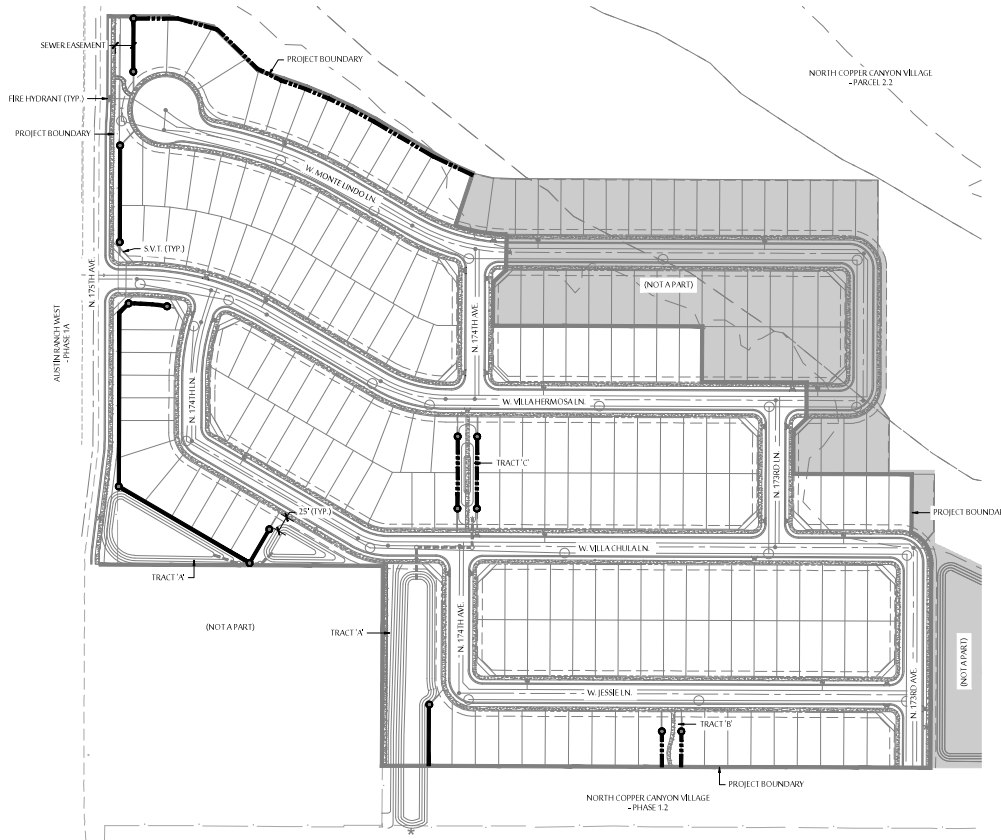
FEBRUARY 14, 2022

SHEET L1

FS21-473

SCALE: 1"=70'-0"





WALL PLAN LEGEND	
	THEME WALL - SEE DETAIL 'W' ON SHEET L3.
	PARTIAL VIEW FENCE - SEE DETAIL 'B' ON SHEET L3.
	PROJECT THEME COLUMNS - SEE DETAIL 'A' ON SHEET L3.

- NOTES:
1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
 2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SITE VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
 3. THEME COLUMNS AND ORIENTS OF WALLS ARE TO BE 25'-4" OFF THE BACK OF THE BLOCK. SOME THEME COLUMNS MAY HAVE TO BE LOCATED SET OFF THE BACK OF THE BLOCK WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADERS FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
 4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
 5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.
 6. THE CITY OF SURPRISE MUST APPROVE ANY ALTERNATIVES OR SUBSTITUTIONS.



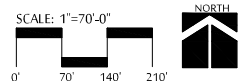
NORTH COPPER CANYON VILLAGE - PARCEL 2.1

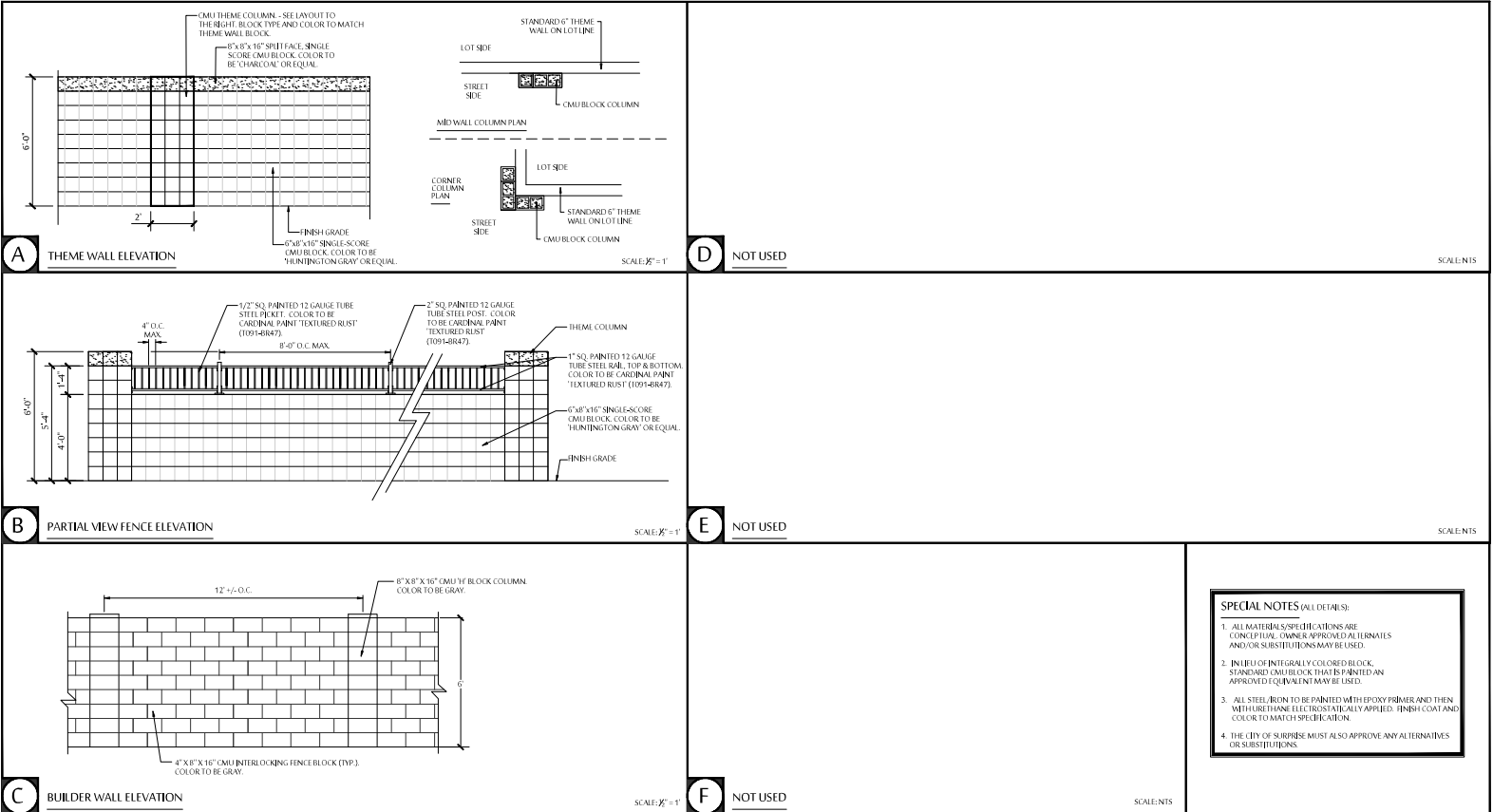
PRELIMINARY WALL PLAN

NEC OF W. WILLIAMS ROAD AND N. 175TH AVENUE, SURPRISE, ARIZONA
FEBRUARY 14, 2022

SHEET L2

FS21-473





NORTH COPPER CANYON VILLAGE - PARCEL 2.1

PRELIMINARY HARDSCAPE DETAILS

NEC OF W. WILLIAMS ROAD AND N. 175TH AVENUE, SURPRISE, ARIZONA
FEBRUARY 14, 2022

SHEET L3
FS21-473



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

29 March 2021

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

Ms Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-124; North Copper Canyon Parcels 2, 3 & 4 (APN: 503-73-022A)

Dear Ms Nevarez

Thank you for the opportunity to provide comments on the final plat application for North Copper Canyon Parcels 2, 3 & 4. The site sits on approximately 140 acres of vacant land located near W Norwich Rd and N 183rd Ave in Surprise AZ. The project is for a 606 single-family residential development with a density of 4.3 du/ac. The site falls approximately 1.2 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 4.3 du/ac on the property meets the GDC.

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

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

Sincerely

A handwritten signature in black ink, reading "Chi P. Toale". The signature is fluid and cursive, with the first name "Chi" and last name "Toale" clearly visible.

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



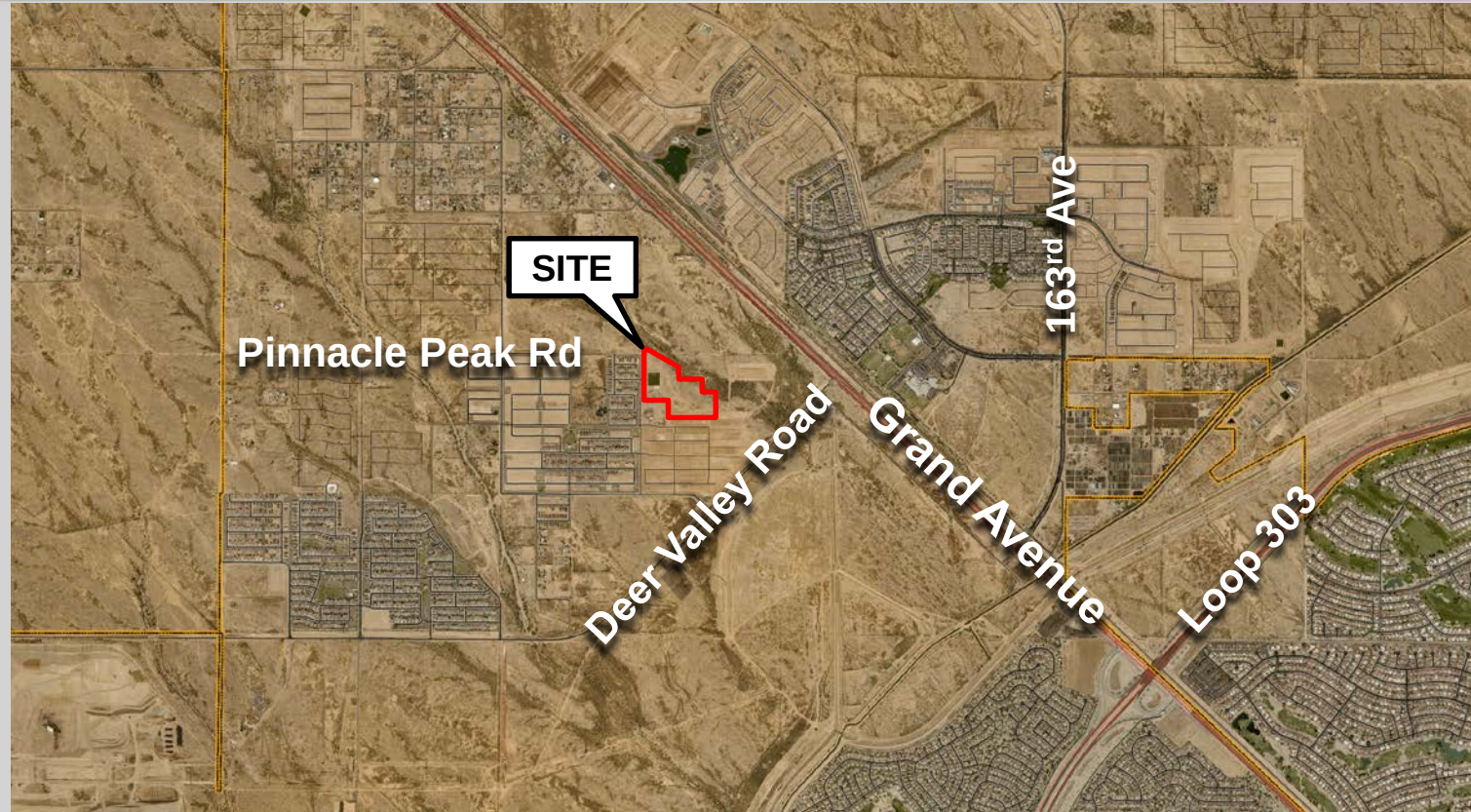
FS21-473
North Copper Canyon Village
Parcel 2.1
Preliminary Plat

Planning and Zoning Commission – May 19, 2022

VICINITY MAP

FS21-473

North Copper Canyon Village 2.1

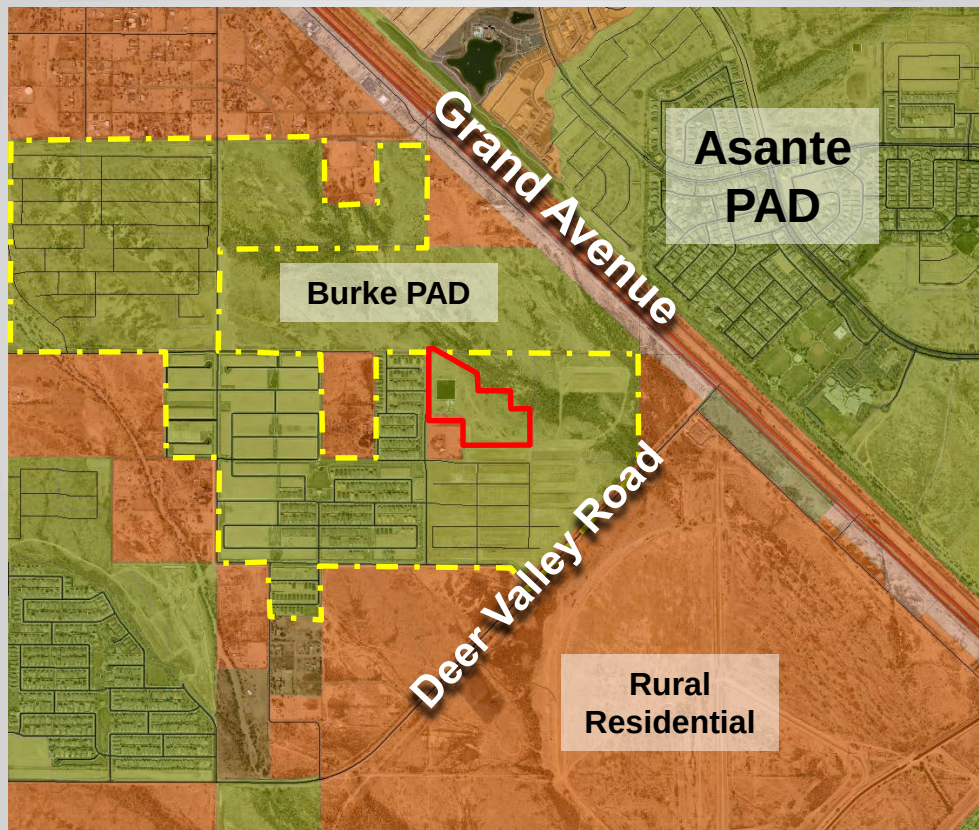


ZONING MAP

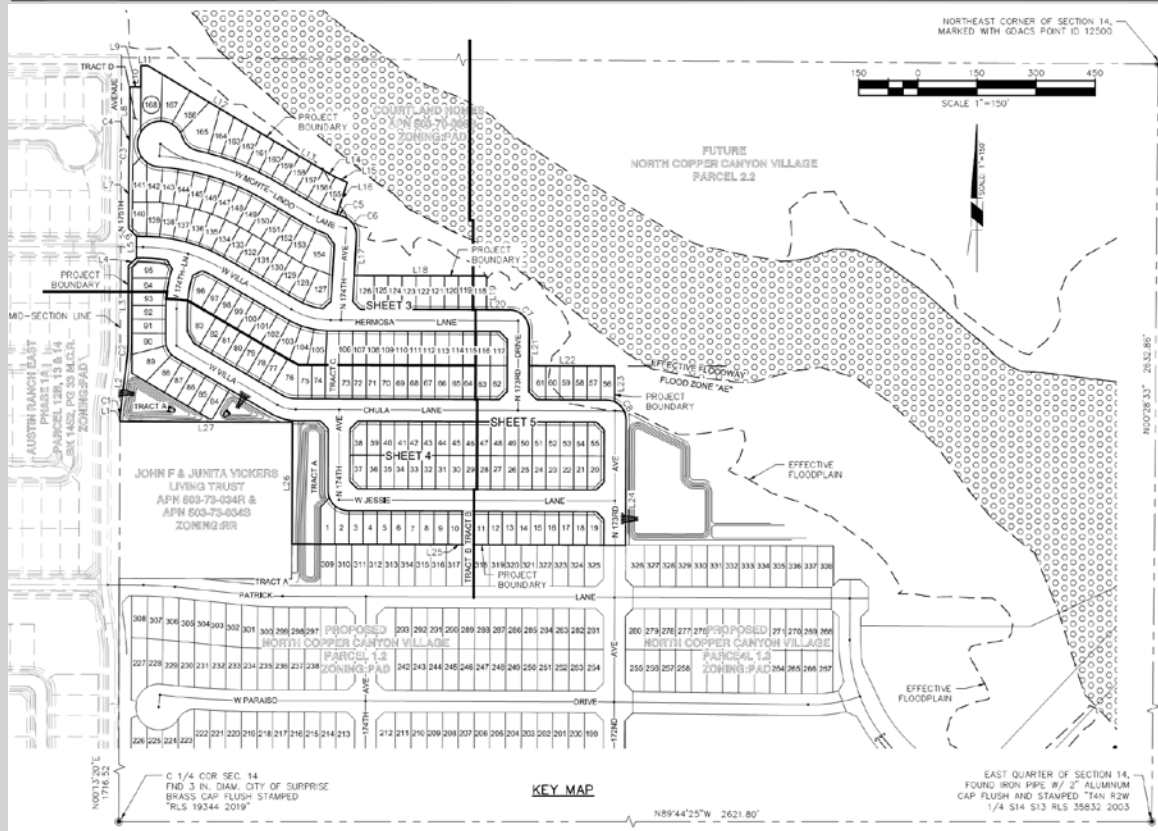
FS21-473

North Copper Canyon Village 2.1

Austin Ranch PAD



PRELIMINARY PLAT



- **20.82 Acres**
 - **168 Lots**
 - **4 Tracts**
- 
- An aerial photograph of a large-scale commercial or industrial development. The foreground features a large, modern building with a curved facade and a flat roof. Behind it, there are several other large, rectangular buildings with multiple stories and numerous windows. The area is surrounded by extensive parking lots filled with cars. In the background, there are more industrial structures and a large body of water, possibly a river or a lake, under a clear sky.



LANDSCAPE



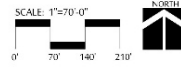
NEC OF W. WILLIAMS ROAD AND N. 175TH AVENUE, SURPRISE, ARIZONA
FEBRUARY 14, 2022

FEBRUARY 14, 2022

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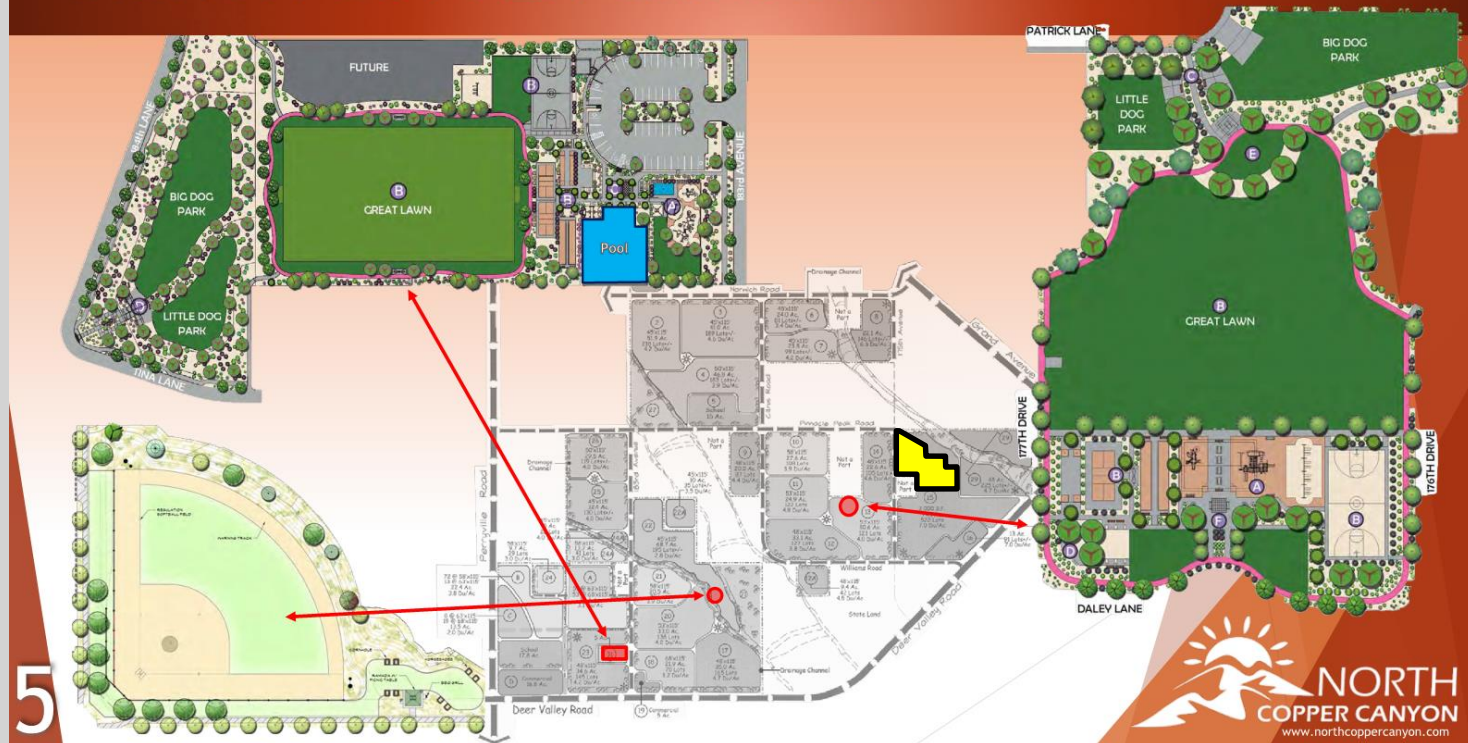
2.1

SHEET L1



AMENITIES

NORTH COPPER CANYON





NEC OF W. WILLIAMS ROAD AND N. 175TH AVENUE, SURPRISE, ARIZONA
FEBRUARY 14, 2022

SCALE: 1"=70'-0"





RECOMMENDATION

Staff recommends approval subject to stipulations 'a' – 'c'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for North Copper Canyon Village Parcel 2.1”, prepared by Cardno and received 03/21/2022.
- a. Landscaping of the site shall be consistent with the Landscape Plan entitled “North Copper Canyon Village – Parcel 2.1 Preliminary Landscape Plan”, prepared by McGough Adamson, and received 02/15/2022.
- a. 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.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Site Plan for Surprise Farms South Multi-Family Residential Parcel 19.

Motion:

Motion to approve the Site Plan for Surprise Farms South Multi-Family Residential Parcel 19 subject to stipulations “a” through “g”.

Background:

Taylor Earl with Earl and Curley, on behalf of Surprise Village Company LLC, requests a Site Plan approval of a 351-unit multi-family residential project on a vacant 14.75 gross acres parcel located on the southeast corner of Bell Road and Citrus Road in the Surprise Farms Planned Area Development (PAD). The proposal is for the development of a gated 351-unit multi-family project and its accessory uses.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Staff Report
2. 01 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Vicinity Map

3. 02 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Zoning Map
 4. 03 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Site Plan
 5. 04 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Landscape Plan
 6. 05 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Elevations
 7. 06 FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Luke AFB letter
 8. FS21-905 Surprise Farms - South Multi-Family Residential Parcel 19 - Presentation
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS21-905

Project Name: Surprise Farms South Multi-Family Residential Parcel 19

Council District: 1 - Acacia

Meeting Date: **May 19, 2022**

Planner: Chris Sexton, Planner II

Owner: Scott Phillips with Surprise Village Company LLC

Applicant: Taylor Earl with Earl and Curley

Request: Site Plan for Surprise Farms South Multi-Family Residential Parcel 19

Site Location: Generally, on the southeast corner of Bell Road and Citrus Road

Site Size: Parcel 19 (Residential) - 12.94 net acres (approx.)

Density (Net): 27.13 net du/ac

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

Support/Opposition: None Known

Staff Recommendation: Staff recommends the Commission approve case FS21-905, subject to stipulations 'a' through 'g'

Project Description:

Taylor Earl with Earl and Curley, on behalf of Surprise Village Company LLC requests a Site Plan approval of a 351-unit multi-family residential project on a vacant 14.75 gross acres parcel located on the southeast corner of Bell Road and Citrus Road in the Surprise Farms Planned Area Development (PAD). The proposal is for the development of a gated 351-unit multi-family project and its accessory uses.

The project will have two (2) access points located off Bell Road and Lundberg Street. Full roadway improvements along Bell Road and Lundberg Street are existing; therefore, no further improvements are warranted with this development.

A total of 577 parking spaces are proposed on-site and will meet the City standards, as 576 parking spaces are required and 108 parking spaces will be covered. 71 parking spaces are allocated as visitor spaces and 25 parking spaces are allocated for the clubhouse.

The proposed landscape meets the requirements of the Surprise Farms PAD and Surprise Municipal Code. On site, the applicant is proposing 38% of landscape coverage, which exceeds the minimum requirement of 20% in the Surprise Municipal Code.

The project will provide both private open space and common open space. The private space consists of balconies or patios. Common amenities are evenly distributed throughout the community and are designed to include pedestrian friendly, active, and passive open spaces. The primary open space amenity is located at the main entry of the project along Bell Road. This amenity area includes a 6,222 square foot clubhouse with a resort style pool. Sprinkled throughout the site are additional amenities that include a BBQ grilling station/outdoor kitchen, outdoor fire pit, passive lawn areas, a cabana, an enhanced fitness center, package lockers for online orders, a yoga lawn, a bike parking room, and a dog park.

Refuse containers are shown on the site plan in locations that are appropriate for the convenience of the residents.

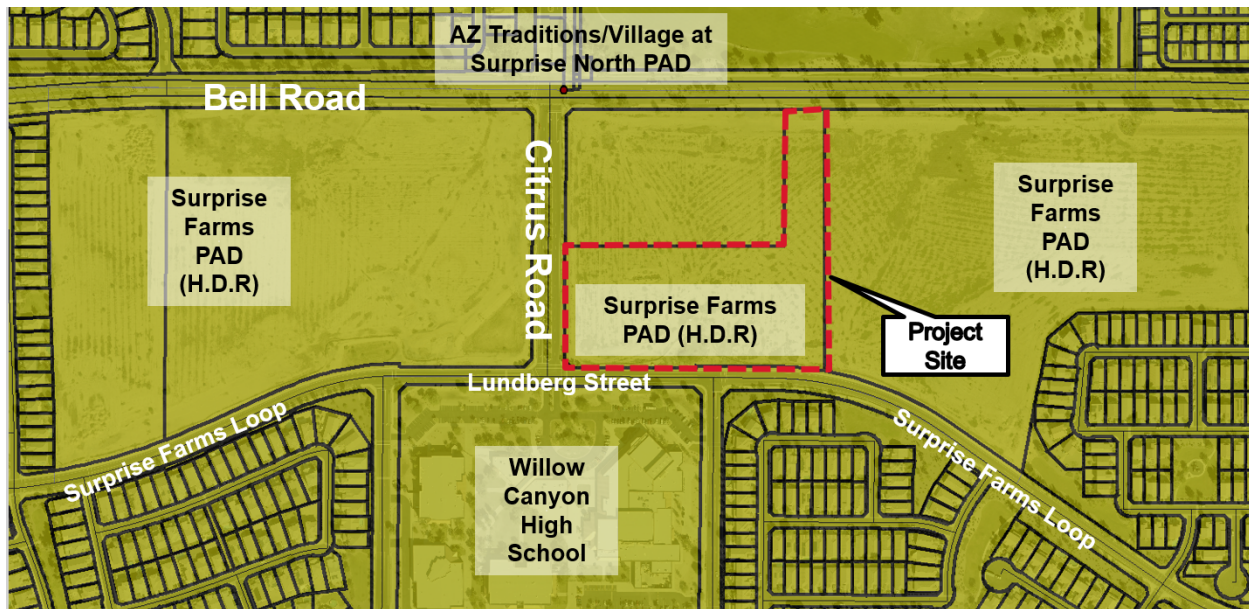
The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the Surprise Municipal Code.

To complement the desert environment, the architecture consists of a color palette of earth tones and materials that are also complementary to the surrounding residential areas. The clubhouse utilizes natural stone, cool earth tones and weathered wood colors, capped by darker fascias and concrete roof tiles. The residential building is a modern interpretation of Spanish Colonial with simple traditional residential forms, exterior earth tone stucco exterior walls with a low pitch roof accentuated with barrel tile roof.

The development of the project is contingent upon City Council approving the Planned Area Development Amendment that is the same case number, FS21-905.

Surrounding Land Zoning:

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



PAD – Residential	PAD – Residential	PAD – Residential
PAD – Residential	PAD –Residential	PAD – Residential
PAD – Residential	PAD – Willow Canyon High School	PAD – Residential

Background:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

January 28, 1999: The Mayor and City Council approved administrative revisions, under Case PADA97-063.

March 24, 2004: The Mayor and City Council approved transportation revisions, under Case PADA03-283.

October 26, 2006: An administrative approval for the abandonment of Citrus Road under Case FS06-420.

July 15, 2008: The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

May 23, 2008: An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

April 30, 2009: An administrative approval for revisions to setbacks under Case PADA09-065.

May 19, 2022 P&Z

Case: FS21-905 Surprise Farms South Multi-Family Residential Parcel 19, FS21-905

Page 3 of 5

September 2, 2021: A Concept Review meeting was held under case CR21-450.

November 22, 2021: The applicant filed a request for a Major Zoning Amendment, Site Plan and Lot Line Adjustment under case FS21-905.

March 1, 2022: The Mayor and City Council approved a major amendment to the PAD to rezone approximately 11-acres (Parcel 21) from Commercial (C-2) to High Density Residential (HDR) under case FS21-555.

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	City of Surprise
School	Dysart Unified School District

Reviewing Agencies:

In addition to the standard city internal reviewing departments and Luke Air Force Base, the Maricopa Water District, and ADOT were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposal was evaluated against the applicable provisions of the Surprise Uniform Development Code (SUDC) and found to be in compliance. All city reviewing departments have reviewed both requests and have expressed no concerns that are not addressed in the recommended stipulations of approval.

Findings:

- The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Farms PAD
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Municipal Code
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve case FS21-905, subject to stipulations 'a' – 'g' as outlined below:

May 19, 2022 P&Z

Case: FS21-905 Surprise Farms South Multi-Family Residential Parcel 19, FS21-905

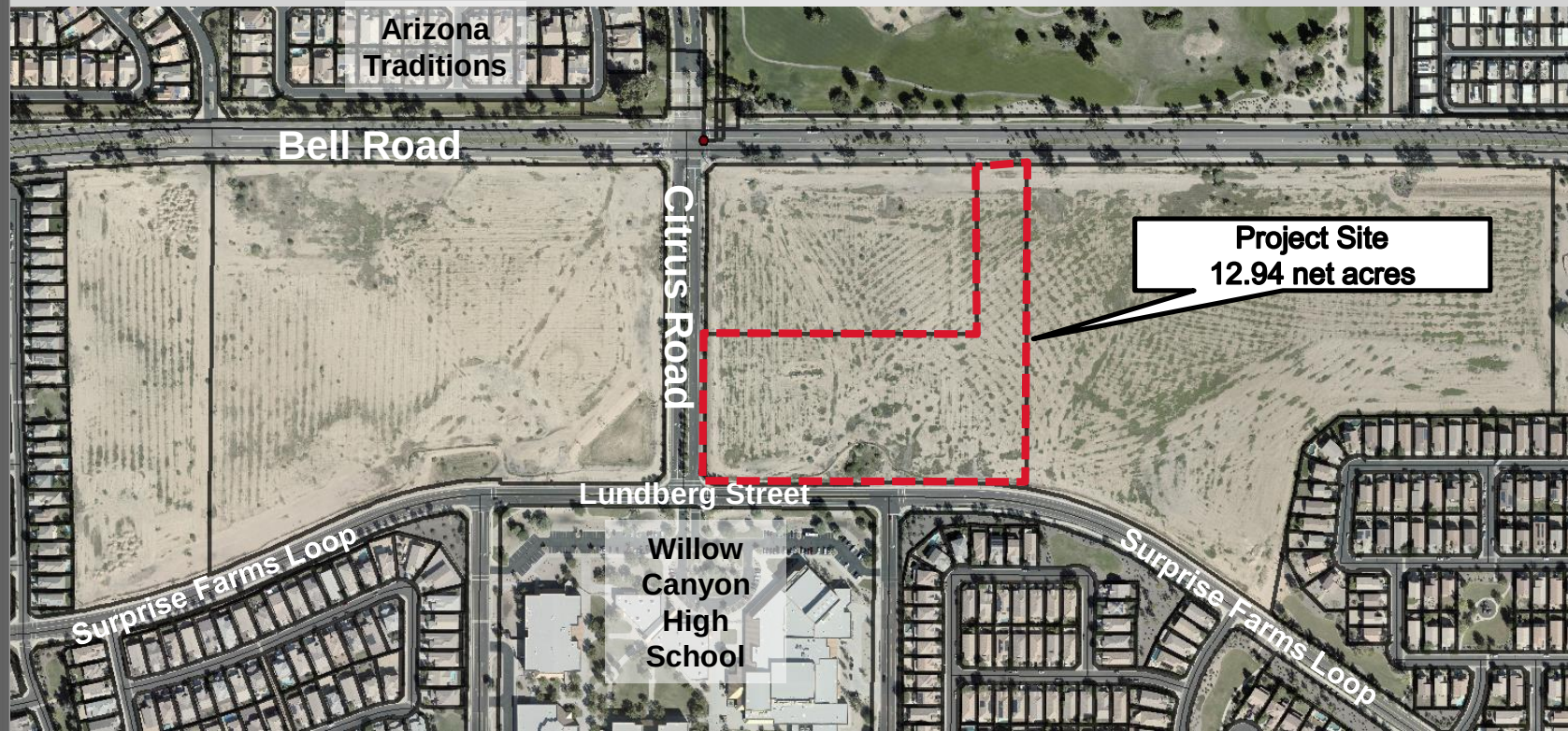
Page 4 of 5

- a. Development and use of the site shall be consistent with the Site Plan entitled “Allora Surprise”, prepared by HLR Architects, and dated March 4, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Overall Landscape Plan”, prepared by Kimley Horn and dated March 31, 2022.
- c. Building Architecture shall be consistent with the Elevations entitled “Allora Surprise”, prepared by HLR Architects and dated March 4, 2022.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- f. Site Plan approval is contingent upon Planned Area Development Amendment approved by City Council.
- g. Site Plan is contingent upon Lot Line Adjustment approved by the Community Development Director and City Engineer.

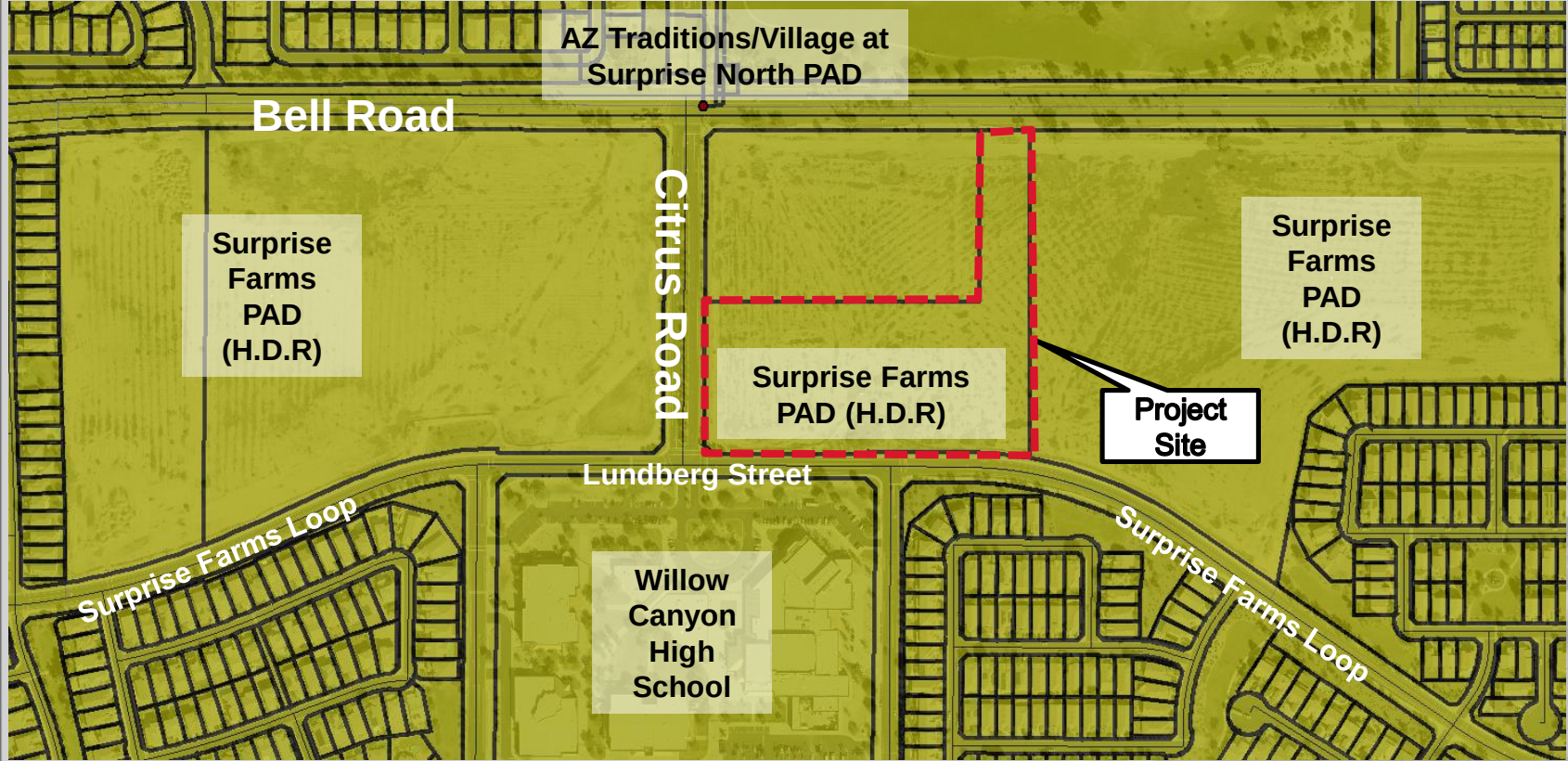
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

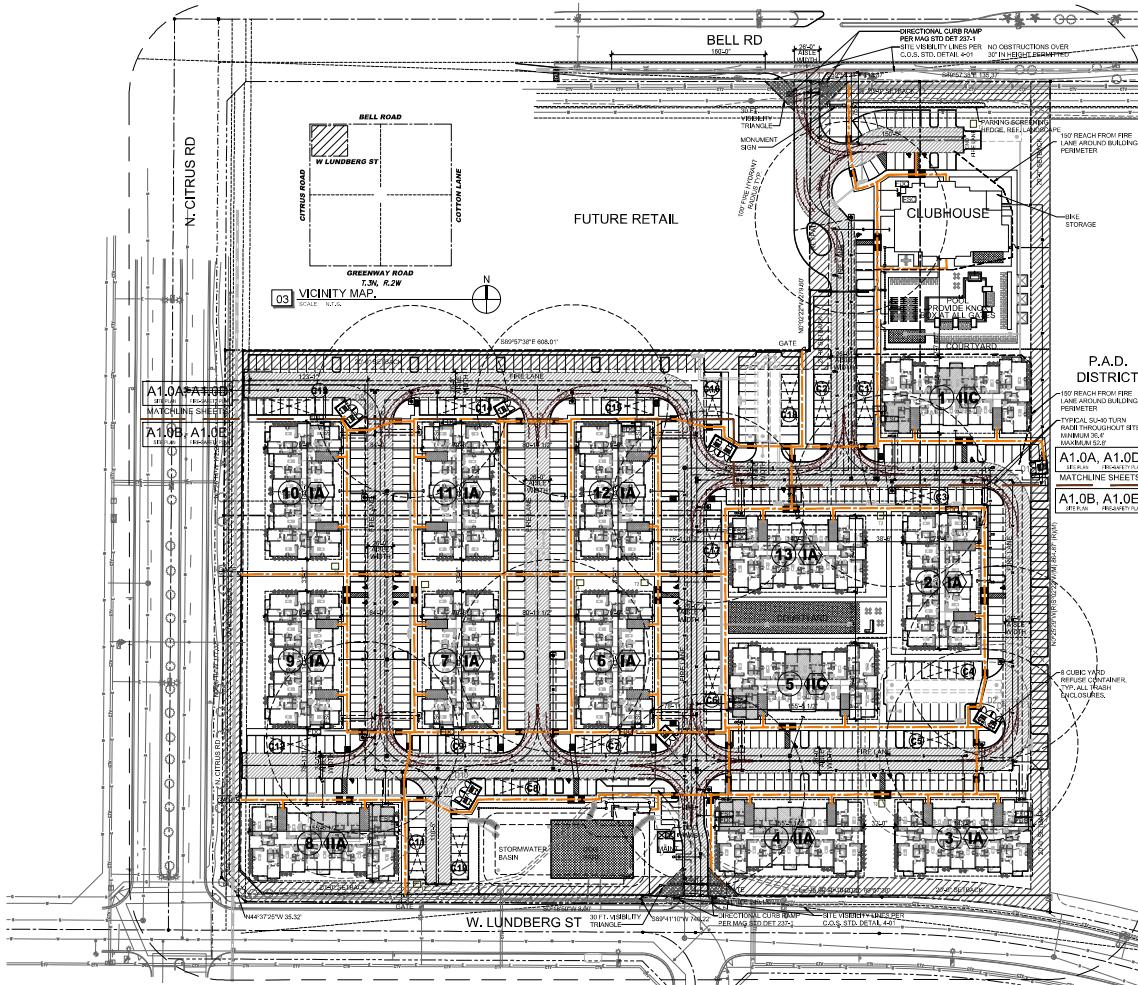
Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 Site Plan
- 04 Landscape Plans
- 05 Elevations
- 06 Luke AFB letter
- 07 PowerPoint



FS21-905 Vicinity Map





SITE PLAN DATA	
PROJECT NAME	SURPRISE FARMS-SOUTH PARCELS 19 AND 20
ADDRESS	SEC. OF BELL RD AND CITRUS RD.
MULTI-PHASE GROSS AREA	14.71 ACRES
TOTAL OF DWELLING UNITS	1249 UNITS
PROPOSED GROSS DENSITY	23.40 UPA
PROPOSED NET DENSITY	22.23 UPA
EXISTING ZONING DISTRICT	SURPRISE FARMS PHD
PROPOSED ZONING DISTRICT	SURPRISE FARMS PHD
PROPOSED BUILDING HEIGHT	42' 0"
OPEN SPACE	4.62 ACRES (20.9%) (LANDSCAPED AREA)
OUTDOOR LIVING AREA	104,700 SQ.FT. REQUIRED
OUTDOOR LIVING AREA	104,700 SQ.FT. PROPOSED
LOT COVERAGE (MAX. 55%)	3.67 ACRES (23.6%)
FUTURE RETAIL GROSS AREA	1.24 ACRES
FUTURE RETAIL NET AREA	3.06 ACRES
PROPOSED SERVICES	FRONT 30' 0" REAR 30' 0" INTERIOR SIDE 30' 0" STREET SIDE 30' 0" SIDEWALK 30' 0" (REQUIRED) SIDEWALK 30' 0" (REQUIRED)
BIKE PARKING REQUIRED	1 PER 20 PARKING SPACES
BUILDING SQUARE FOOTAGE	TYPE 1 = 30,468 SQ.FT. TYPE 2 = 30,468 SQ.FT.
PARKING REQUIREMENT PER CITY OF SURPRISE ZONING	1 PER 20 PARKING SPACES
PARKING PROVIDED IN PLAN	1 PER 20 PARKING SPACES
COVERED PARKING (CARPORTS)	1 PER 20 PARKING SPACES
COMPACT PARKING SPACES	1 PER 20 PARKING SPACES
MADEUP SPACES	1 PER 20 PARKING SPACES
CLUBHOUSE GROSS BUILDING AREA	7000 SQ.FT.
CLUBHOUSE NET BUILDING AREA	6222 SQ.FT.
CLUBHOUSE CONSTRUCTION TYPE	1B - 100'
CLUBHOUSE OCCUPANCY TYPE	GROUP 8 BUSINESS & A-3 ASSEMBLY
APPLICABLE CODES	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL CODE AMENDMENTS
POOL NOTES	ALL POOL GATES AROUND POOL SHALL HAVE A KNOX BOX PER 3018 IBC.
POOL AREA	2000 SQUARE FEET (MINIMUM)
POOL DEPTH	4 FEET (MINIMUM)
POOL FENCE	POOL FENCE SHALL COMPLY WITH CITY OF SURPRISE ORDINANCE
POOL SAFETY	POOL SAFETY SHALL COMPLY WITH CITY OF SURPRISE ORDINANCE
DEVELOPER INFO	
HILL GROUP 3889 Hyde Avenue, Suite 200 Dallas, TX 75226 214.424.2000 hillgroup.com	
SITE LEGEND	
1	BUILDING/REPORT NUMBER
2	BUILDING TYPE
3	SPRINKLER CLOSET
4	FIRE DEPARTMENT CONNECTION
5	ELECTRIC TRANSFORMER
6	SITE ACCESSIBLE ROUTE
7	CONDENSER
8	DENOTES HANDICAP ACCESSIBLE PARKING SPACE
9	DENOTES HANDICAP VAN SPACE
10	DENOTES COMPACT PARKING SPACE
11	DENOTES VEHICULAR GATE SYSTEM
12	DENOTES WIRE DEPARTMENT ACCESS
13	DENOTES 8' CUBIC YARD TRASH CONTAINER
14	20' FREE LAND
15	TRACK SUGGESTED STAGING AREA
16	PROPOSED SEWER MANHOLE
17	PROPOSED WATER VALVE
18	PROPOSED WATER METER AND BACKFLOW
19	PROPOSED FIRE HYDRANT
20	PROPOSED SEWER LINE
21	PROPOSED WATER MAIN
22	PROPOSED PRIVATE FIRELINE

HLR

HENSLEY LAMBIN RACHEL INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

BRUCE W. RACHEL, AIA

A2 LICENSE NO. 47362

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

Project Title

ALLORA SURPRISE

SURPRISE FARMS-SOUTH PARCELS 19 AND 20

SURPRISE, ARIZONA

Issue Set

03.04.2022

Permit Set Issue

Construction Set Issue

Project ID

21115

Drawing No.

A1.0

SITE PLAN

CASE NUMBER F021-0605



KEYNOTE LEGEND

- ① THREE-STORY APARTMENT BUILDING
- ② GATED ENTRANCE
- ③ SWIMMING POOL / SPA
- ④ TURF / OPEN RECREATIONAL AREA
- ⑤ TRASH / RECYCLING ENCLOSURES
- ⑥ OUTDOOR KITCHEN / BBQ GRILLS
- ⑦ FIRE PIT
- ⑧ DOG PARK

TRAMMELL CROW RESIDENTIAL
ALLORA SURPRISE

LANDSCAPE PLAN RENDERING
APRIL 2022

Kimley»Horn

ELEVATION LEGEND	
1	WALDO - 10' 2025 PURE WHITE
2	WALDO - 10' 2025 PURE WHITE
3	WALDO - 10' 2025 PURE WHITE
4	WALDO - 10' 2025 PURE WHITE
5	WALDO - 10' 2025 PURE WHITE
6	WALDO - 10' 2025 PURE WHITE
7	WALDO - 10' 2025 PURE WHITE
8	WALDO - 10' 2025 PURE WHITE
9	WALDO - 10' 2025 PURE WHITE
10	WALDO - 10' 2025 PURE WHITE
11	WALDO - 10' 2025 PURE WHITE
12	WALDO - 10' 2025 PURE WHITE
13	WALDO - 10' 2025 PURE WHITE
14	WALDO - 10' 2025 PURE WHITE
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05 BUILDING TYPE II



04 BUILDING TYPE II - SIDE ELEVATION



03 BUILDING TYPE II - SIDE ELEVATION



02 BUILDING TYPE II - REAR ELEVATION



01 BUILDING TYPE II - FRONT ELEVATION

HLR

HENLEY LAMBIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 817.726.9400

Redlines

BRUCE W. RACHEL, AIA
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Project Title:

**ALLORA
SURPRISE**
SURPRISE FARMS/SOUTH
PARCELS 19 AND 20
SURPRISE,
ARIZONA

Issue Set: 03.04.2022

Permit Set Issue

Construction Set Issue

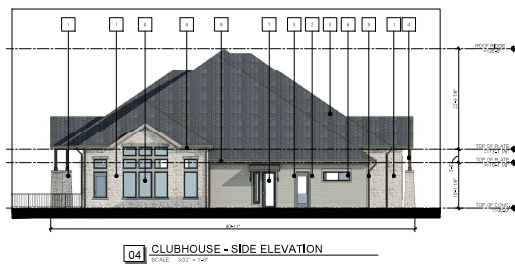
Project ID: 21115

Drawing No.

A1.2

BUILDING TYPE II
EXTERIOR ELEVATIONS
CASE NUMBER F021-005

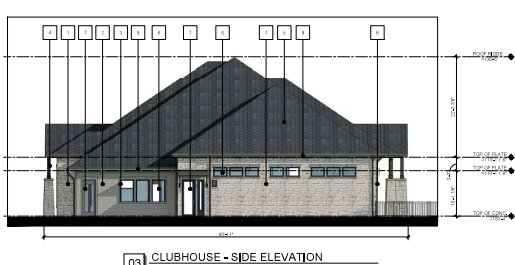
CLUBHOUSE ELEVATION LEGEND	
1	STONE - ADD BLOCK
2	1/2" BRICK - 1/2" BRICK CONSTRUCTION
3	CONCRETE BLOCK - 1/2" BRICK CONSTRUCTION
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04 CLUBHOUSE - SIDE ELEVATION
SCALE: 1/2" = 1'-0"



02 CLUBHOUSE - REAR ELEVATION
SCALE: 1/2" = 1'-0"



03 CLUBHOUSE - SIDE ELEVATION
SCALE: 1/2" = 1'-0"



01 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

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 WWW.HLRINC.NET
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PROJECT TITLE
ALLORA SURPRISE
 SURPRISE FARMS/SOUTH
 PARCELS 19 AND 20
 SURPRISE, ARIZONA

Issue Set: 03.04.2022
 Permit Set Issue
 Construction Set Issue
 Project ID: 21115
 Drawing No. A1.6
 CLUBHOUSE
 EXTERIOR ELEVATIONS
 CASE NUMBER P21-005

Christina Sexton

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, November 23, 2021 3:06 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - New Digital Submittal 11.22.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Surprise Farms South PAD Amendment Parcels 19 & 20 Application. This PAD Amendment-Major to allow a multifamily residential development on +/- 12.96 acres. The site is located on the southeast corner of Bell Road and Citrus Road in Surprise, AZ. It is approximately 3.7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark James

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, November 23, 2021 9:50 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Brad Finke - EPCOR <bfinke@epcor.com>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS21-905 Surprise Farms South PAD Amendment Parcels 19 & 20 - New Digital Submittal 11.22.21

Good morning,

Attached please find the **application, narrative, lot line adjustment, major PAD amendment and site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

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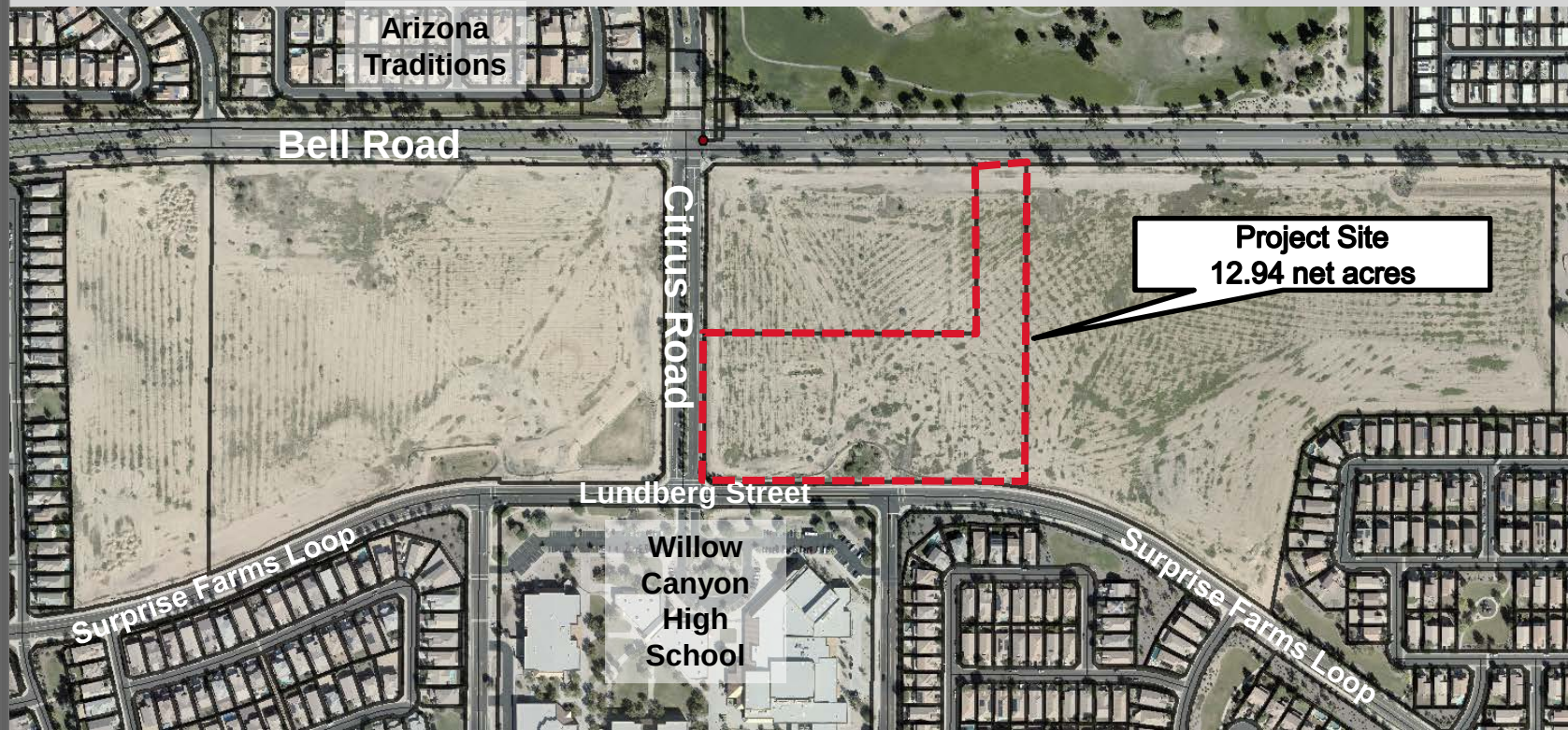


FS21-905

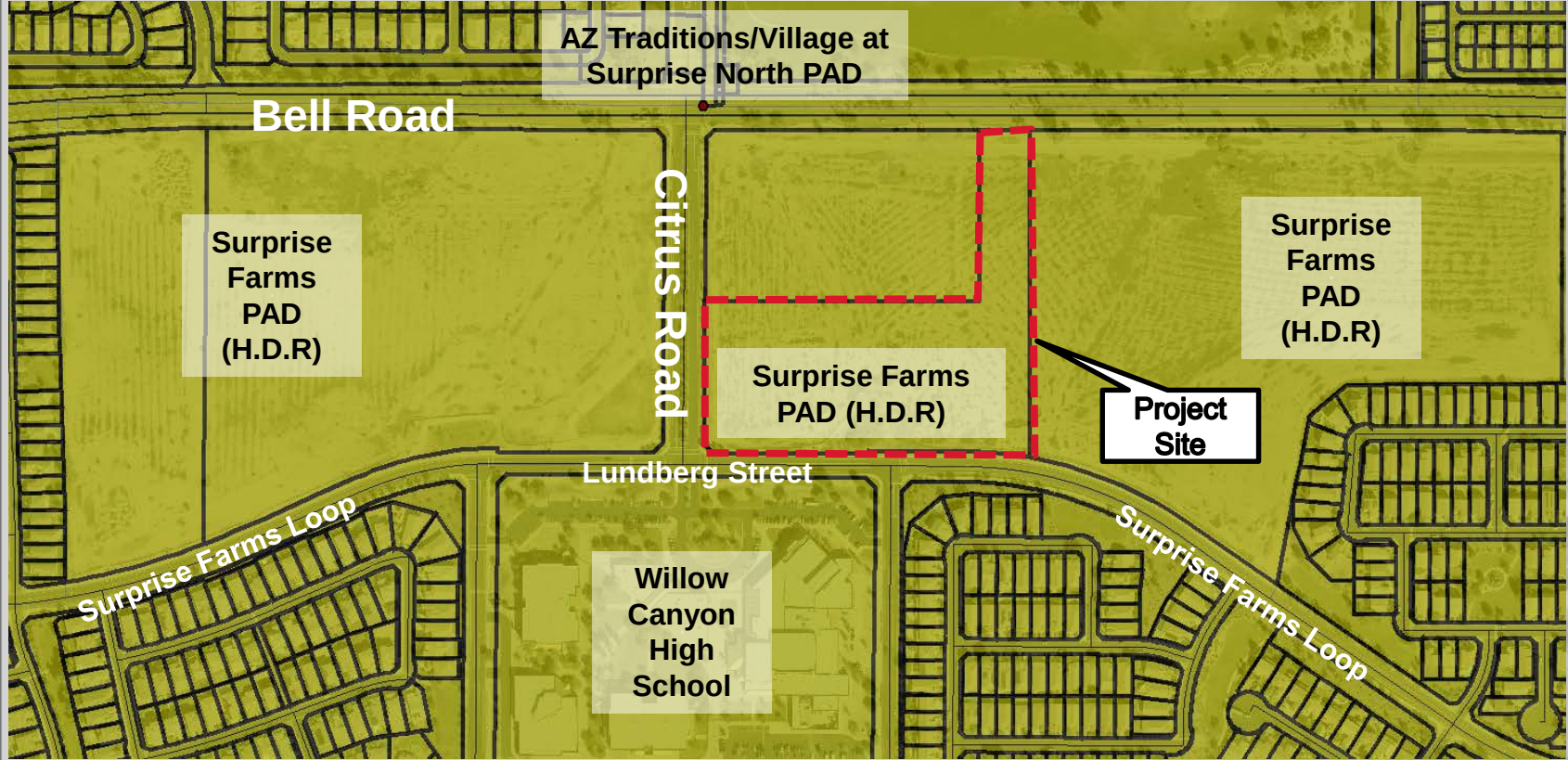
Surprise Farms South Parcel 19- Site Plan

Planning & Zoning Commission

May 19, 2022



Project Site
12.94 net acres



- o 13 three-story multi-family residential buildings
 - o 351 Units (mix of one-, two- and three bedrooms)
- o Amenities
 - o 6,666 sf clubhouse
 - o Resort style pool
 - o Fitness center
 - o Dog Park
 - o Outdoor seating with BBQ and outdoor kitchen
- o Parking (589 total on-site)
 - o 108 covered spaces
 - o 15 compact spaces
 - o 71 visitor spaces
 - o 17 ADA spaces
 - o 25 clubhouse spaces
- o Access (Two Points):
 - o Left-in/right-in/right-out on Bell Road
 - o Full access on Lundberg Street



SITE PLAN



KEYNOTE LEGEND

- ① THREE-STORY APARTMENT BUILDING
- ② GATED ENTRANCE
- ③ SWIMMING POOL / SPA
- ④ TURF / OPEN RECREATIONAL AREA
- ⑤ TRASH / RECYCLING ENCLOSURES
- ⑥ OUTDOOR KITCHEN / BBQ GRILLS
- ⑦ FIRE PIT
- ⑧ DOG PARK



Kimley»Horn

TRAMMELL CROW RESIDENTIAL
ALLORA SURPRISE

LANDSCAPE PLAN RENDERING
APRIL 2022

LANDSCAPE PLAN



04 BUILDING TYPE II - SIDE ELEVATION



05 BUILDING TYPE II - REAR ELEVATION

ELEVATIONS





04 BUILDING TYPE II - SIDE ELEVATION



01 BUILDING TYPE II - FRONT ELEVATION

ELEVATIONS



ELEVATIONS

CLUBHOUSE ELEVATIONS



RECOMMENDATION:

Staff Recommendation:

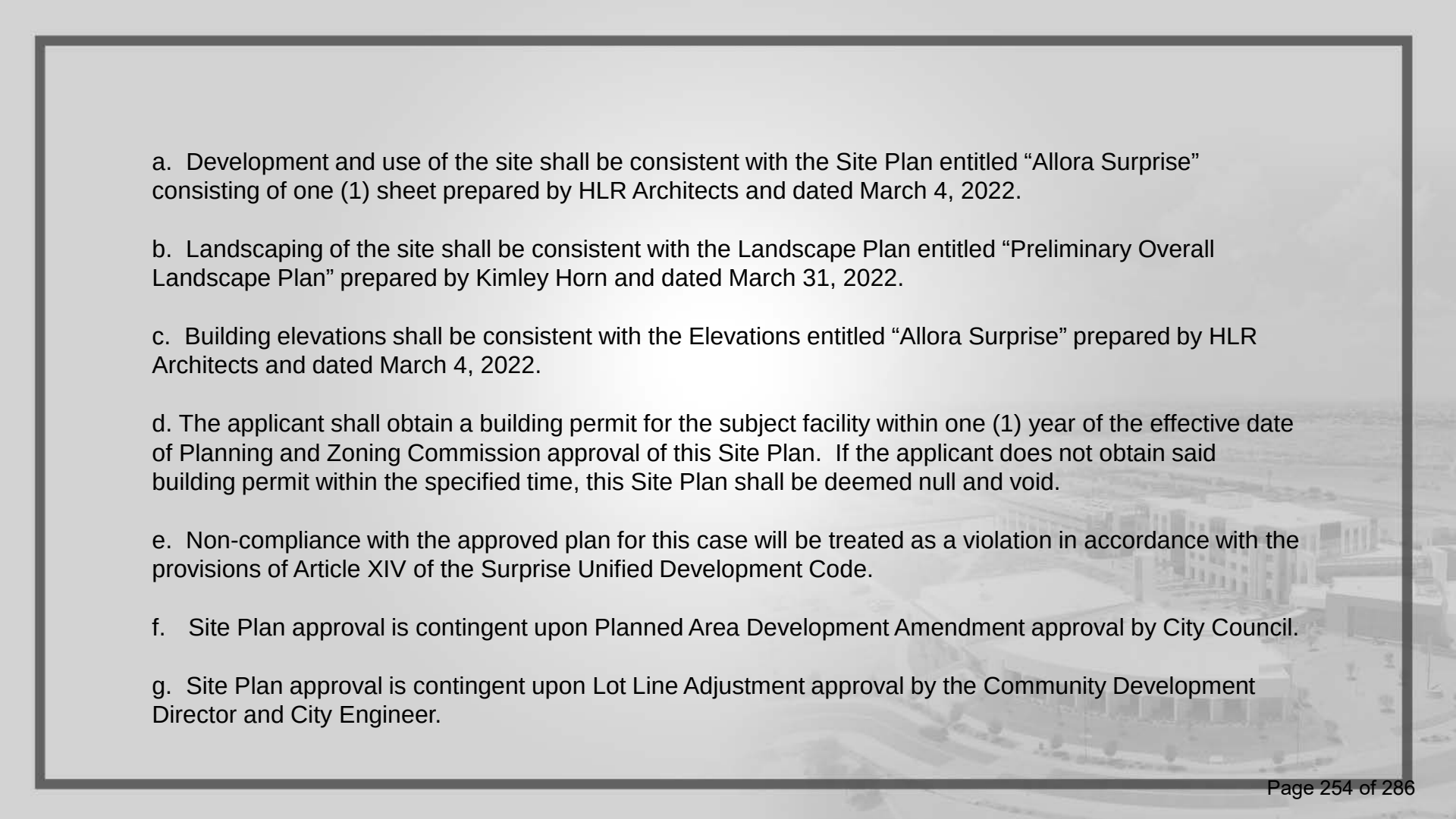
Approve subject to Stipulations 'a' through 'g'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Allora Surprise” consisting of one (1) sheet prepared by HLR Architects and dated March 4, 2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Preliminary Overall Landscape Plan” prepared by Kimley Horn and dated March 31, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Allora Surprise” prepared by HLR Architects and dated March 4, 2022.
 - d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
 - e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
 - f. Site Plan approval is contingent upon Planned Area Development Amendment approval by City Council.
 - g. Site Plan approval is contingent upon Lot Line Adjustment approval by the Community Development Director and City Engineer.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 19, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled "Gehan at Surprise Center" dated April 5, 2022, a property generally located at the southwest corner of Luke Parkway and Litchfield Road. Case FS22-0192.

Motion:

I move to recommend approval to the City Council of the Preliminary Plat for "Gehan at Surprise Center" dated April 5, 2022, subject to stipulations "a" through "d".

Background:

Mark Beck with Beck Consulting Group on behalf of Scott Phillips with Surprise Development Group LLC seeks approval of a Preliminary Plat for Gehan at Surprise Center. The applicant seeks to subdivide 130 single-family attached residential lots over 11.14 acres, for a gross density of 11.67 du/ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0192 Gehan At Surprise Center - Staff Report
2. 01 - FS22-0192 Gehan at Surprise Center - Vicinity Map
3. 02 FS22-0192 Gehan at Surprise Center - Zoning Map

4. 03 FS22-0192 Gehan at Surprise Center - Preliminary Plat
 5. 04 - FS22-0192 Gehan at Surprise Center - Preliminary Landscape Plan
 6. 05 FS22-0192 Gehan at Luke AFB Letter
 7. FS22-0192 Gehan at Surprise Center Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS22-0192

Project Name: Gehan at Surprise Center Preliminary Plat

Council District: 5 – Palm

Planning and Zoning Date: May 19, 2022

Planner: Chris Sexton, Planner II

Owner: Scott Phillips with Surprise Development Group LLC

Applicant: Mark Beck with Beck Consulting Engineers

Request: Preliminary Plat for 130 attached single-family residential lots

Site Location: Generally located at the southwest corner of Luke Parkway and Litchfield Road

Site Size: 11.14 acres (approx.)

Gross Density: 11.67 DU/Ac.

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

Support/Opposition: None known

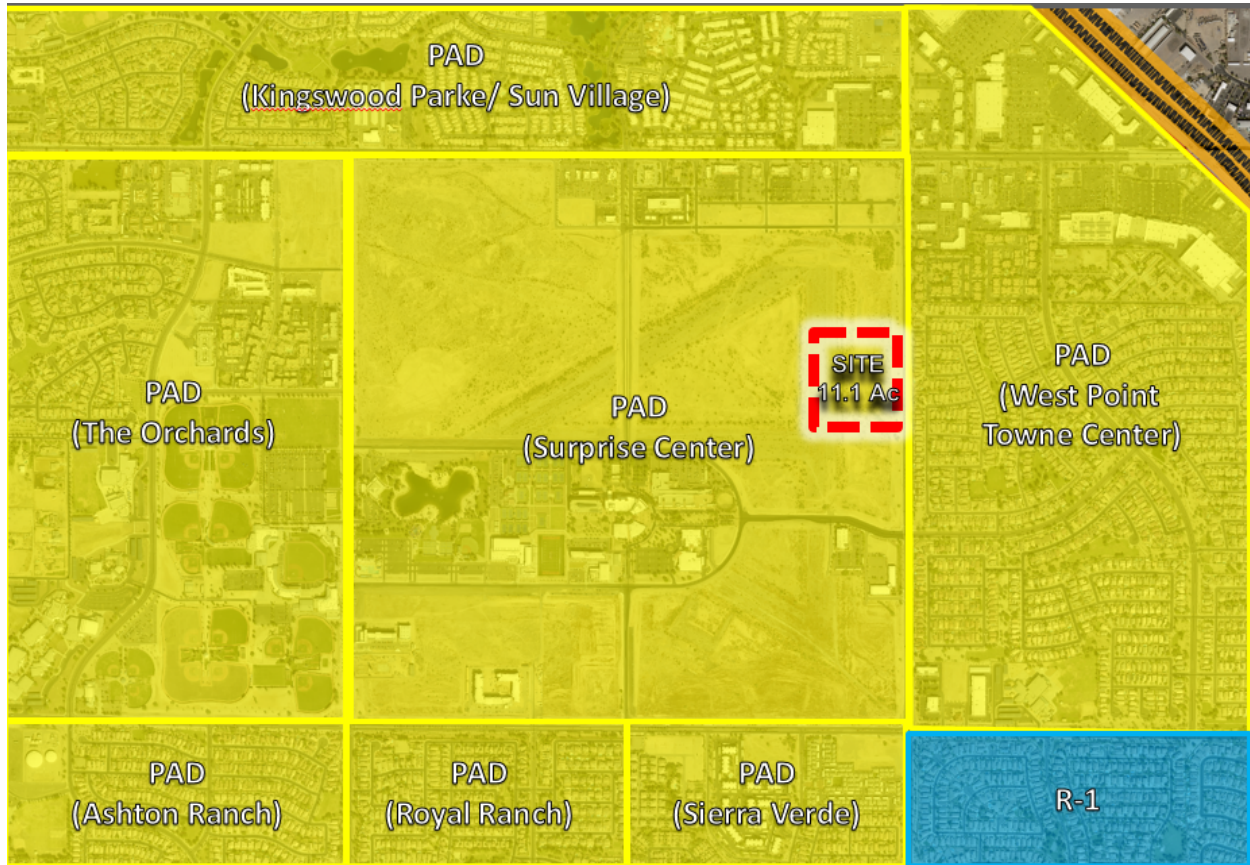
Staff Recommendation: Staff recommends the Commission recommend **approval** of the subject preliminary plat, case FS220-192, subject to stipulations 'a' through 'd.'

PROJECT DESCRIPTION:

Mark Beck with Beck Consulting Group on behalf of Scott Phillips with Surprise Development Group LLC requests approval of a Preliminary Plat for Gehan at Surprise Center. The applicant seeks to subdivide the subject property into 130 lots over approximately 11.14 acres, for a gross density of 11.67 DU/Ac. The proposal is to build a single-family subdivision where the lot product will be attached single-family townhomes on individually platted lots. The subject site is located at the southwest corner of Luke Parkway and Litchfield Road.

SURROUNDING LAND ZONING:

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



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

BACKGROUND:

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

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

January 31, 2022: The applicant submitted for a Preliminary Plat for Gehan at Surprise Center under Case FS22-0192.

60
61
62 **ANALYSIS AND DISCUSSION:**
63

64 Gehan at Surprise Center is an 11.14-acres proposed subdivision generally located at the southwest
65 corner of Luke Parkway and Litchfield Road.
66

67 The proposal involves a Preliminary Plat to develop 130 attached single-family residential lots for sale.
68 Internal lots will be a minimum lot area of 1,452 square feet while corner lots will have a minimum
69 lot size of 1,848 square feet.
70

71 ***Access***

72 There are two access points for the project. The primary access to the neighborhood will be from
73 Luke Parkway, and the second access point will be from 140th Avenue.
74

75 ***Open Space, Landscaping and Amenities***

76 On-site open space areas include landscape buffering, pedestrian pathways and amenities, dog
77 facilities, and park areas. The primary amenity area is centrally located to minimize travel distances
78 for residents. This area includes a community swimming pool, turf, and a ramada with seating area.
79

80 The landscape plant palette utilizes a low water use plant list while creating a lush environment.
81 Landscaping along Litchfield Road provides a buffer between the roadway and the development, and
82 pedestrian oriented landscaping along 140th Avenue helps create a multimodal streetscape.
83

84 ***Walls***

85 Each lot will have private rear yards enclosed by 6-foot tall PVC vinyl fence with self-latching gates. A
86 majority of the swimming pool amenity area will be enclosed by a 6-foot full view fence with a
87 pedestrian gate that will connect with a solid wall located on the westerly side of the amenity site.
88

89 **Conformance with Adopted Plans:**
90

91 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan 2035.
92

93 **Reviewing Agencies:**
94

95 All City reviewing departments have reviewed the request and expressed no objections.
96

97 The subject Site Plan was also routed to the standard external reviewing agencies, which provided
98 the following comments:
99

Luke Air Force Base: In a memo dated February 14, 2022, Luke Air Force Base stated that the Surprise Center PAD is grandfathered into a maximum density prior to the adoption of their Graduated Density Concept (GDC). Luke AFB also encouraged a strong notification program on the part of the applicant.

Summary:

The subject Preliminary Plat meets the requirements of the Surprise General Plan, the Surprise Center PAD in addition to other applicable requirements.

Findings:

- The proposed Preliminary Plat is consistent with the General Plan 2035.
- The proposed Preliminary Plat is consistent with Surprise Center PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

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

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Gehan at Surprise Center", prepared by Beck Consulting Engineers, and received April 5, 2022.
- b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled "Gehan at Surprise Center", prepared by ABLA, and received April 5, 2022.
- c. All Engineering/Public Works second review comments, stated in the Notice of Decision letter with attachments dated April 20, 2022, shall be addressed prior to Final Plat.
- d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

Attachments:

00 Staff Report
01 Vicinity Map
02 Zoning Map
03 Preliminary Plat

- 143 04 Preliminary Landscape Plan
- 144 05 Luke AFB Comments
- 145 PowerPoint Presentation

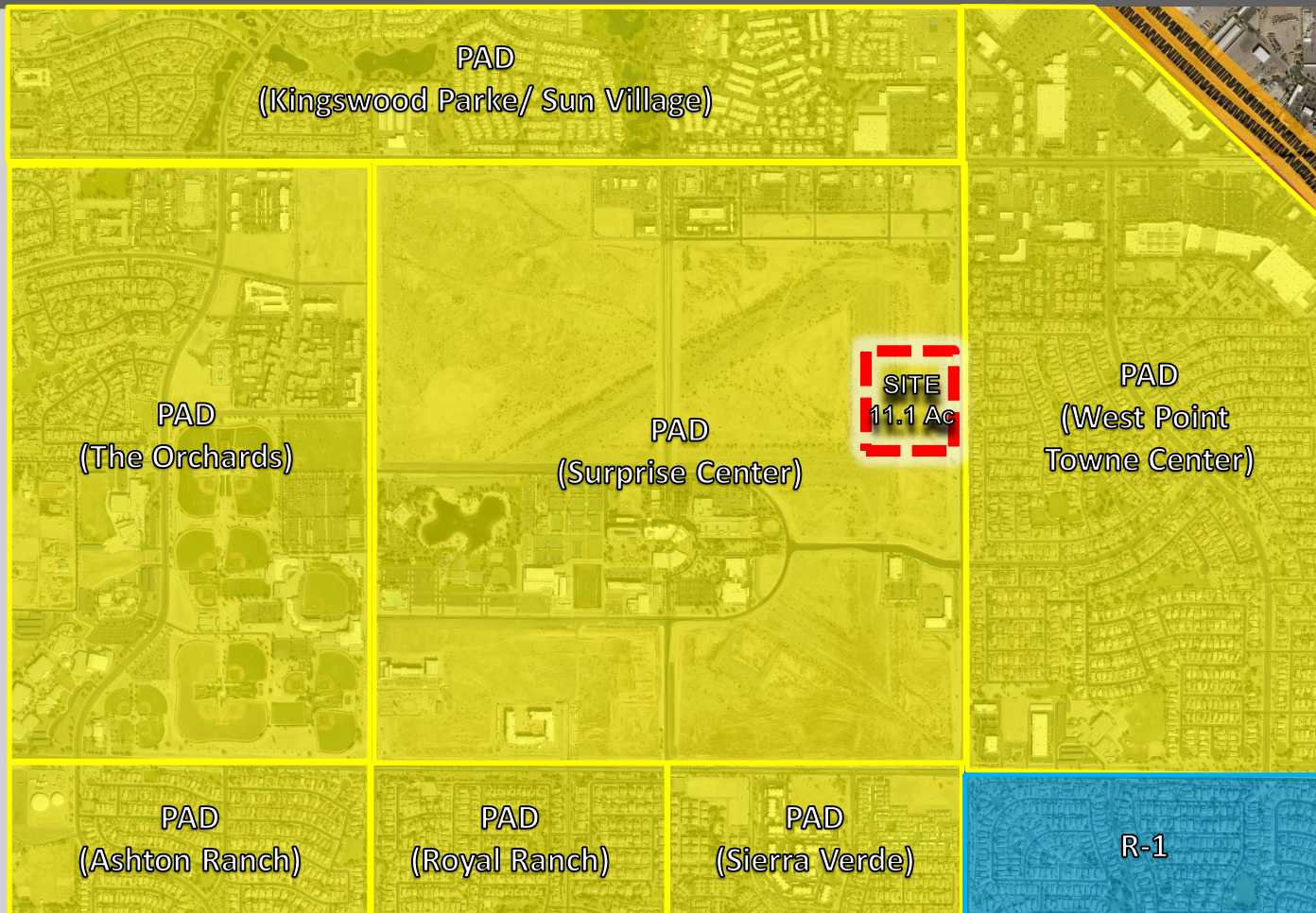
VICINITY MAP

FS22-0192

Gehan at Surprise Center
PP



FS22-0192 ZONING MAP



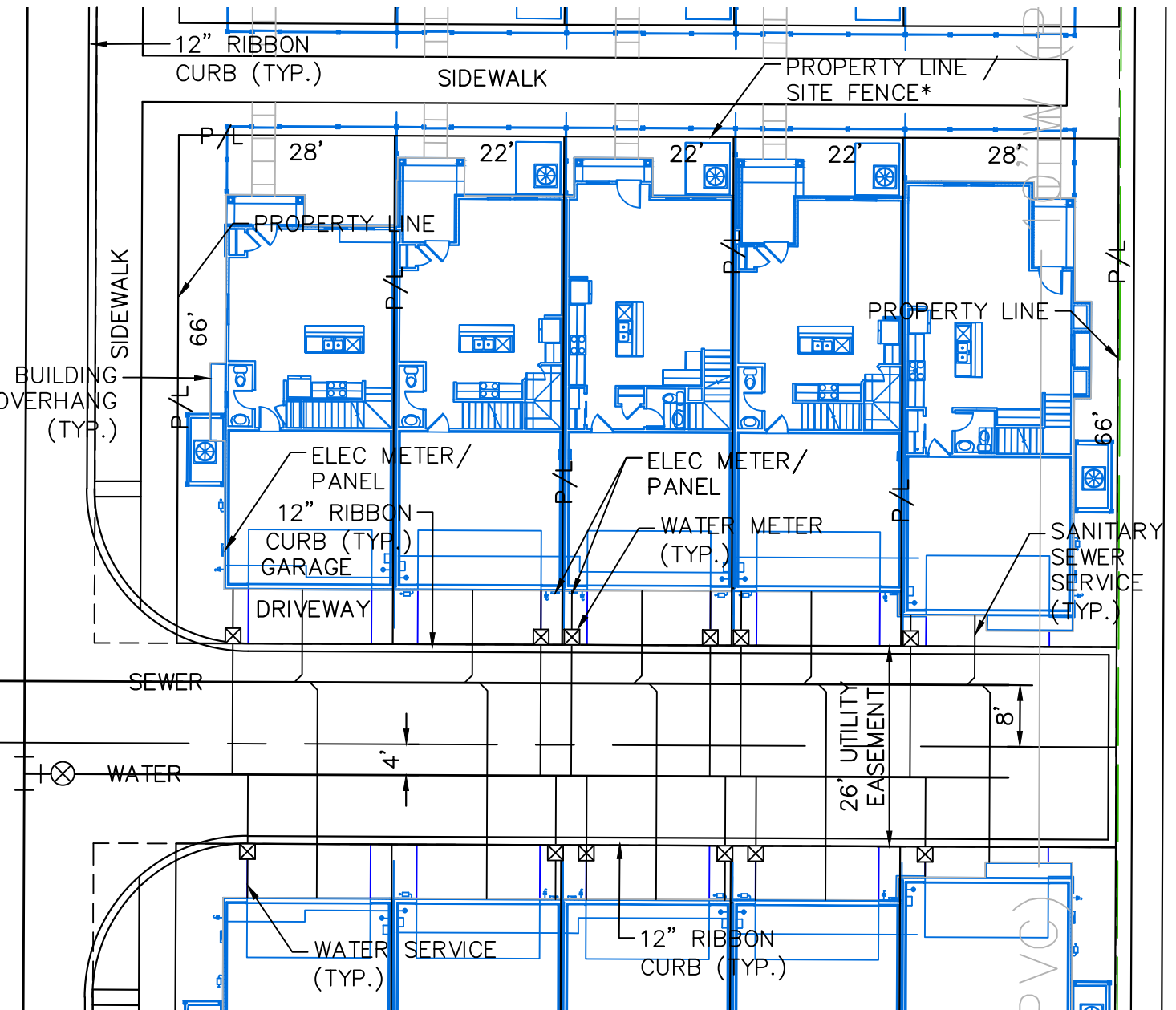
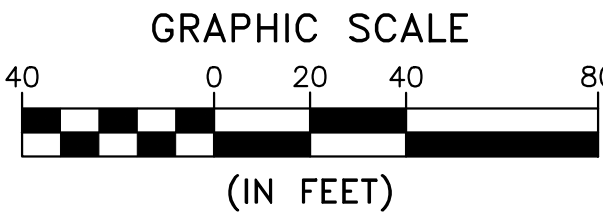
VACANT
ZONING: PAD

LUKE PARKWAY

LUUNBERG
STREET

VICINITY MAP

SCALE: N.T.S. SEC. 4 T.3N., R.1W.



TYPICAL LOT

* SEE LANDSCAPE PLAN FOR FENCE DETAILS

BASIS OF BEARING

SOUTH 89 DEGREES 24 MINUTES 46 SECONDS EAST, AS SHOWN ON BOOK 1183 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

BENCHMARK

1" BRASS PIN STAMPED "SURPRISE_1 00_19820" AND LOCATED AT EDGE OF SIDEWALK ON THE WEST SIDE OF CIVIC CENTER APPROXIMATELY 350 FEET NORTH OF GREENWAY ROAD.
ELEVATION = 1197.19' FEET (NAVD88)

FEMA FLOOD ZONE CLASSIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1220L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGAL DESCRIPTION

A PORTION OF LOT 3 OF THE FINAL PLAT FOR "WOOD PARTNERS AT SURPRISE CENTER" AS RECORDED IN BOOK 1648, PAGE 27 OF MARICOPA COUNTY RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

LOT TABLE

AREA	11.14 ACRES (GROSS) 9.74 ACRES (NET)
NUMBER OF LOTS	130 LOTS / SINGLE FAMILY UNITS
OPEN SPACE	3.07 ACRES
DENSITY	11.67 UNITS/ACRE (GROSS) 13.35 UNITS/ACRE (NET)
LOT AREA	1,452 SQUARE FEET (INTERNAL LOT) 1,848 SQUARE FEET (CORNER LOT)

ALTA SURPRISE MULTI-FAMILY
ZONING: PAD

beck
consulting engineers

SCALE (H): 1"=40'
SCALE (V): 1"=40'
DESIGNED BY: HV
DRAWN BY: MB
CHECKED BY: MB
DATE: 01/22/2022

PRELIMINARY PLAT
GEHAN AT SURPRISE CENTER
SEC LUKE PARKWAY AND LITCHFIELD ROAD
SURPRISE, ARIZONA

NO.	REVISION	DATE	APPROVED
03/30			

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 43113
MARK W. BECK
Date Signed 03/29/22

PROJECT NO.
223000

PP.1 OF 1

FS22-0192



PRELIMINARY LANDSCAPE PLANS

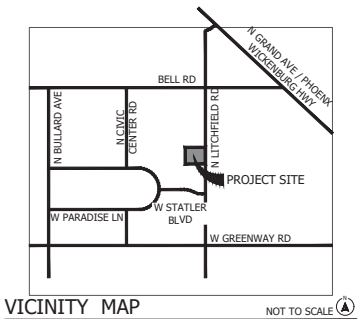
FOR

GEHAN AT SURPRISE CENTER

A PART OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST

CITY OF SURPRISE

MARICOPA COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE

CLIENT / OWNER DEVELOPER:

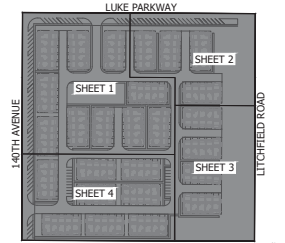
GEHAN HOMES
SAM GRIFFIN
1501 W FOUNTAINHEAD PARKWAY SUITE 150
TEMPE, AZ 85282
480-385-7428
sgriffin@gehanhomes.com

CONSULTANT TEAM:

LANDSCAPE ARCHITECT	CIVIL ENGINEER
ABLA, LLC	BECK CONSULTING ENGINEERS, INC.
ANDY BARON	MARK BECK
310 E. RIO SALADO PARKWAY	2942 N. 24TH STREET #114
TEMPE, AZ 85281	PHOENIX, ARIZONA 85016
480-530-0077	602-502-9499
andy.baron@ablstudio.com	mark.beck@beckcon.com

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER SHEET
2	LA2.0	WALL PLAN
3	LA2.0A	PARKING AND TRASH PLAN
4	LA3.0	OVERALL PLANTING PLAN
5-8	LA3.1-LA3.4	PLANTING PLANS
9-11	LA6.1-LA6.3	CONSTRUCTION DETAILS



KEY MAP

NOT TO SCALE



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DATE: 02-25-2022	ISSUED FOR DESIGN REVIEW
CHECKED BY: MARK BECK	PERMIT NUMBER: FS22-092
ABLA PROJECT NUMBER: 89-019-21	

LA CV

PG: 1 OF 11

Gehan at Surprise Center
Preliminary Landscape Plans
A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona
SHEET TITLE: LANDSCAPE COVER

ABLA
15440
GehanHOMES
310 E. RIO SALADO PARKWAY SUITE 150
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM
WEB: GEHANHOMES.COM

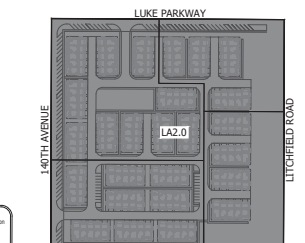
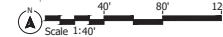
\\FSERVER\VALADPOCS\Gehan_Homes\Submittal & Bid\Surprise Center\Landscaping\Pre-Redline\2b-Walls_SC.dwg



SYMBOL	DESCRIPTION	DETAIL	QTY.
	SOLID WALL	DETAIL 1, SHEET LA6.1	28 LF
	FULL VIEW FENCE	DETAIL 2, SHEET LA6.1	210 LF
	PVC VINYL FENCE	DETAIL 4, SHEET LA6.1	4,708 LF
	PEDESTRIAN GATE	DETAIL 3, SHEET LA6.1	2 EA
	PVC VINYL GATE	DETAIL 5, SHEET LA6.1	130 EA
	MAILBOX KIOSK	DETAIL 6, SHEET LA6.1	2 EA
	PRIMARY ENTRY MONUMENT	DETAIL 1, SHEET LA6.2	1 EA
	ENTRY SIGNAGE	DETAIL 1, SHEET LA6.3	2 EA
	DIRECTIONAL SIGN WALL	DETAIL 9, SHEET LA6.1	2 EA

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS



NOT TO SCALE

Gehan at Surprise Center
Preliminary Landscape Plans

A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona
SHEET TITLE: WALL PLAN

AB LA GehanHOMES
310 E. RIO SALADO PARKWAY 1501 W. FOUNTAINHEAD PKWY
TEMPE, ARIZONA 85281 TEMPE, ARIZONA 85282
OFFICE: 480-530-0077 OFFICE: 480-646-5960
WEB: ABLASTUDIO.COM WEB: GEHANHOMES.COM



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DATE: 02-25-2022
ISSUED FOR DESIGN REVIEW
CHECKED BY: MP
PERMIT NUMBER:
F522-0192
ABLA PROJECT NUMBER:
89-019-21

LA2.0
PG: 2 OF 11

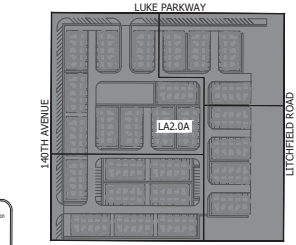
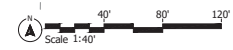
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PARKING DATA		
PARKING REQUIRED		
PARKING REQUIRED	x 2.0 SPACES/DU	260 SPACES
TOTAL		260 SPACES

PARKING PROVIDED		
90° PARKING		20 SPACES
ANGLED PARKING ON PERIMETER STREET		27 SPACES
GARAGE	x 2.0 SPACES/DU	260 SPACES
TOTAL		307 SPACES

TRASH RECEPTACLES REQUIRED		
TRASH RECP. REQUIRED	x 2.0 RECP./UNIT	260 UNITS
TOTAL		260 UNITS



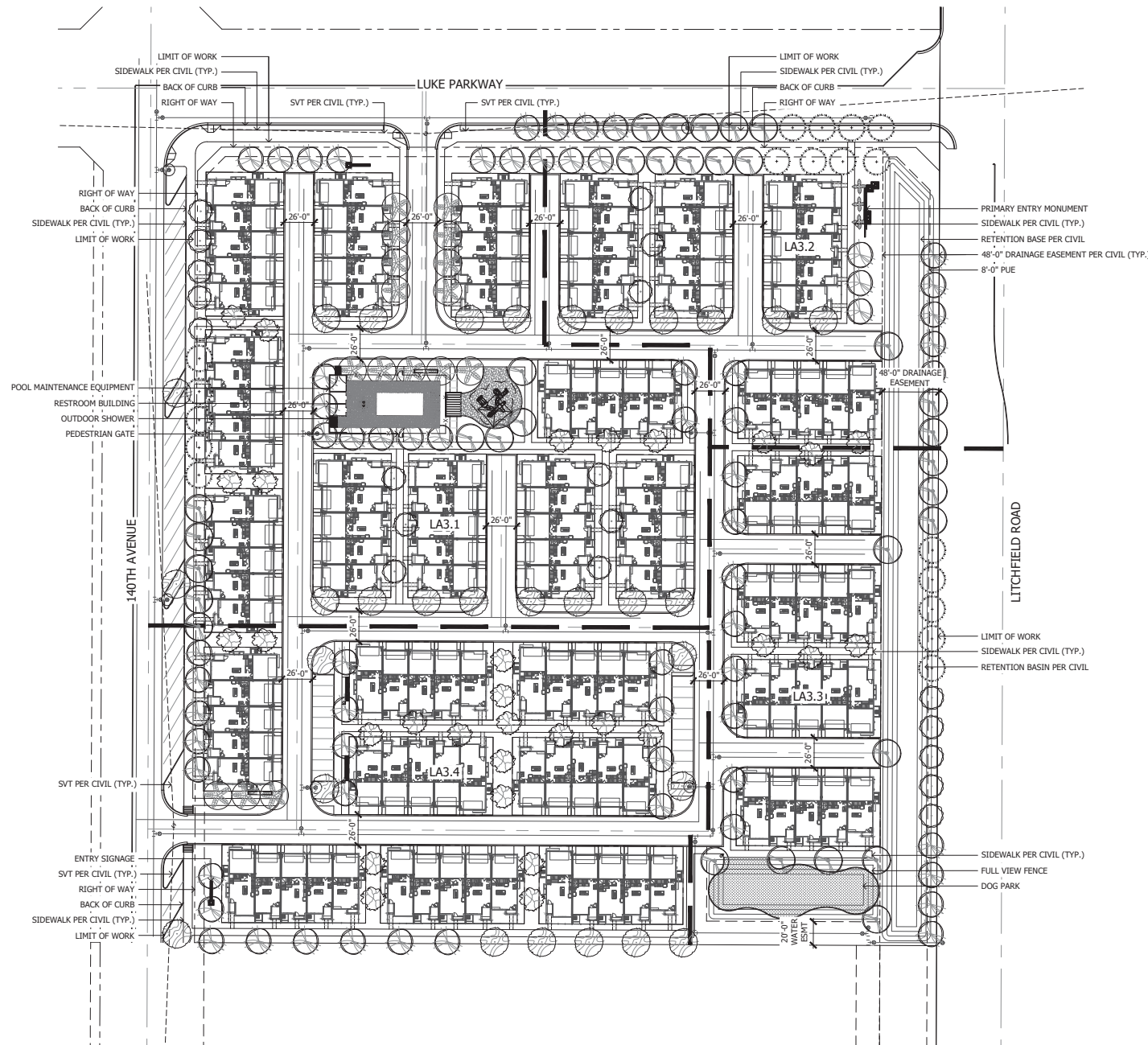
DATE: 02-25-2022	ISSUED FOR DESIGN REV.
DESIGNED BY: JWP	CHECKED BY: JWP
PERMIT NUMBER: FS22-092	ABLA PROJECT NUMBER: 89-019-21
LA2.0A	
PG: 3 OF 11	



310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
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WEB: ABLASTUDIO.COM

1501 W. FOUNTAINHEAD PKWY
TEMPE, ARIZONA 85282
OFFICE: 480-646-5960
WEB: GEHANHOMES.COM

Gehan at Surprise Center
Preliminary Landscape Plans
A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona
SHEET TITLE: PARKING AND TRASH PLAN

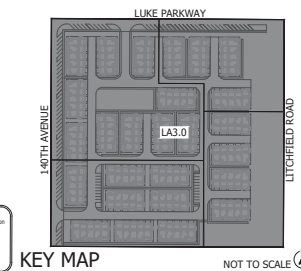


PLANT MATERIALS LEGEND									
Tree		Caliper (in.)	Height (ft.)	Width (in.)	Box (in.)	Qty			
	<i>Caesalpinia calacalo</i>	2"	Min. 8.0-10.0	5.0-6.0	36"	30			
	Cascadote								
	<i>Chamaeceros humilis</i>		14'-0"	Ht.		3			
	Mediterranean Fan Palm								
	<i>Chilopsis linearis</i>	2"	Min. 8.0-10.0	5.0-7.0	36"	32			
	Desert Willow								
	<i>Olea europaea 'Wilsoni'</i>	2"	Min. 6.0-8.0	3.0-4.0	24"	Box 18			
	Wilsoni Olive								
	<i>Phoenix dactylifera</i>		14'-0"	Ht.		16			
	Date Palm								
	<i>Pistacia chinensis</i>	2"	Min. 12.0-14.0	6.0-8.0	36"	Box 30			
	Chinese Pistache								
	<i>Prosopis glandulosa</i>	2"	Min. 8.0-10.0	6.0-8.0	36"	Box 19			
	Thornless Honey Mesquite								
	<i>Quercus virginiana 'Cathedral'</i>	2"	Min. 10.0-12.0	3.0-4.0	24"	Box 65			
	Cathedral Live Oak								
Extra Large Shrubs		Size	Qty	Small Shrubs		Size	Qty		
⊖	<i>Callistemon citrinus</i>	15 gal. 16		⊖	<i>Calliandra erythraea</i>	5 gal.	182		
	Red Bottlebrush			⊖	<i>Myrtus communis 'compacta'</i>	5 gal.	182		
⊖	<i>Cordia Boissierii</i>	5 gal. 6			Dwarf Myrtle	5 gal.	155		
	Anacathuta			⊖	<i>Rhodod. Myrtil.</i>	5 gal.	96		
⊖	<i>Tecoma 'Bells of Fire'</i>	5 gal. 27			Dwarf Bush	5 gal.	96		
	Bells of Fire			⊖	<i>Salvia leucantha</i>	5 gal.	164		
⊖	<i>Tecoma x 'Sunrise'</i>	15 gal. 12			Mexican Bush Sage	5 gal.	164		
	Sunrise				Groundcovers	Size	Qty		
Large Shrubs		Size	Qty			Size	Qty		
⊖	<i>Calliandra californica</i>	5 gal. 70		⊖	<i>Baccharis 'Centennial'</i>	5 gal.	39		
	Red Fairy Duster				Centennial Baccharis				
⊖	<i>Cassia nemophila</i>	5 gal. 36		⊖	<i>Convolvulus mauritanicus</i>	5 gal.	301		
	Desert Cassia				Ground Morning Glory				
⊖	<i>Dalea pulchra</i>	5 gal. 45		⊖	<i>Lantana montevidensis</i>	5 gal.	261		
	Pink Bush				Purple Trailing Lantana				
⊖	<i>Justicia californica</i>	5 gal. 39		⊖	<i>Pyracantha koidzumii</i>	5 gal.	234		
	Red Chuparrosa				Dwarf Pyracantha				
⊖	<i>Leucophyllum frutescens</i>	5 gal. 34		⊖	<i>Rosmarinus officinalis 'Prostratus'</i>	5 gal.	307		
	Texas Sage				Trailing Rosemary				
Medium Shrubs		Size	Qty	Cacti / Accents		Size	Qty		
⊖	<i>Dalea frutescens</i>	5 gal. 56		⊖	<i>Agave parryi 'truncata'</i>	5 gal.	136		
	Black Dalea				Parr's Agave				
⊖	<i>Justicia spicigera</i>	5 gal. 55		⊖	<i>Agave weberi</i>	5 gal.	77		
	Mexican Honeyuckle				Weber's Agave				
⊖	<i>Leucophyllum yuccifolium</i>	5 gal. 110		⊖	<i>Aloe 'Blue Ice'</i>	5 gal.	249		
	Gumaron Sage				Blue Ice Aloe				
⊖	<i>Nerium oleander 'Pette Pink'</i>	5 gal. 56		⊖	<i>Bouteloua gracilis</i>	5 gal.	193		
	Pette Pink Oleander				Blonde Anemone				
⊖	<i>Rosmarinus officinalis</i>	5 gal. 134		⊖	<i>Dasyliorum wheeleri</i>	5 gal.	141		
	Rosemary				Desert Spoon				
⊖	<i>Yucca 'Chinensis Vires'</i>	5 gal. 105		⊖	<i>Hesperaloe angustifolia</i>	5 gal.	9		
	Compact Jojoba				Hesperaloe parviflora 'Brakelights'				
Vines		Size	Qty			Size	Qty		
⊖	<i>Antigonon leptopus</i>	5 gal. 79		⊖	<i>Muhlenbergia capillaris</i>	5 gal.	197		
	Queen's Wreath				'Regal Mist'				
Inerts		Size	Qty						
⊖	1/2" Screened, Mahogany: Rock Pops USA								
⊖	2" Depth in Planting Areas								
⊖	Yucca baccata								
⊖	Yucca baccata								
⊖	Yucca baccata								
⊖	Yucca pallida								
⊖	Pale Leaf Yucca								

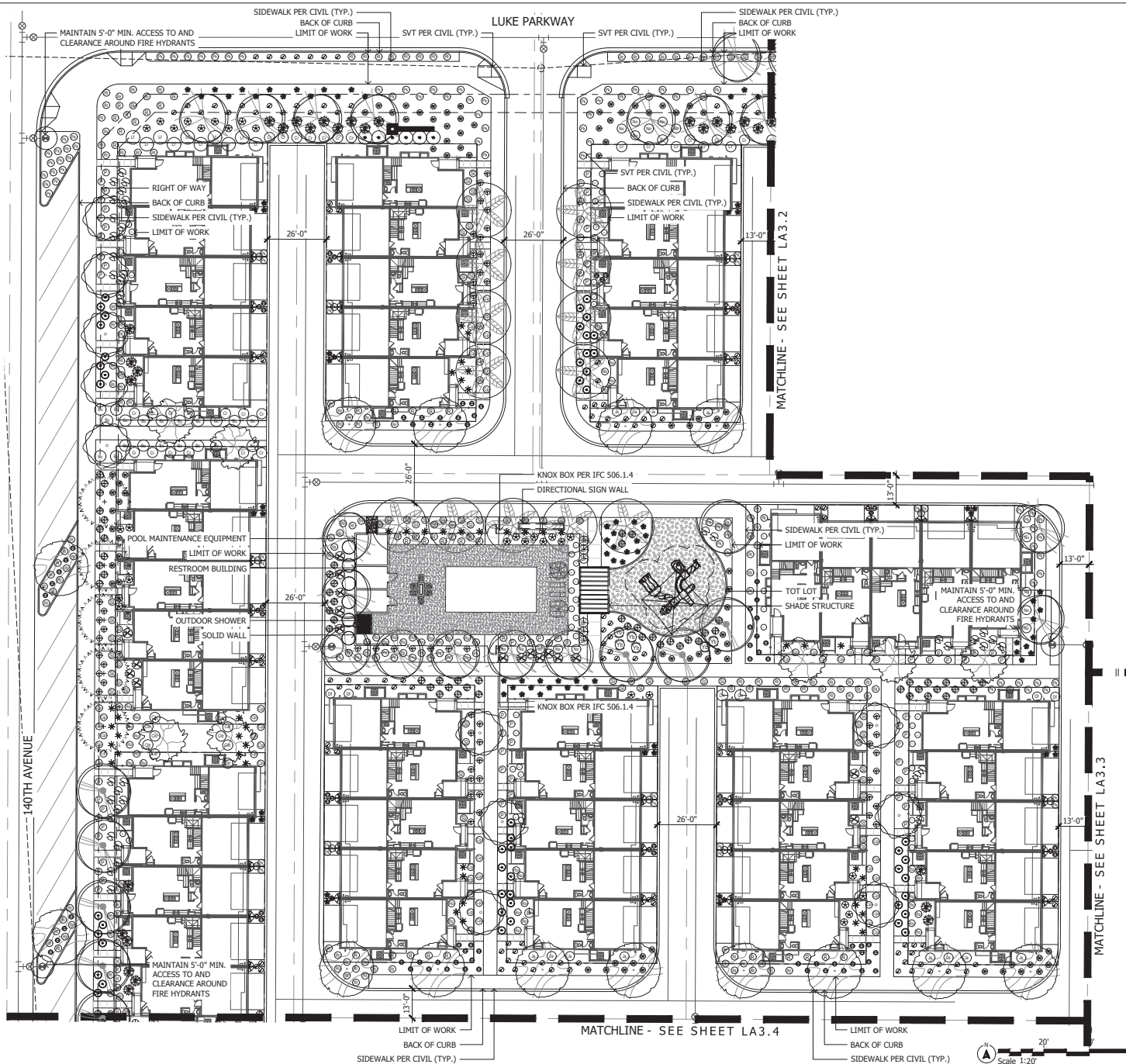
NOTES:

Pale Leaf Yucca 5 gal. 184

1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALL FOR ALL QUANTITIES BEFORE THIS BID IS OPENED.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(4), ZONING CODE.
4. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED AT A MINIMUM FIVE (5) FEET FROM FIRE HYDRANT, WATER METER, OR VALVE.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPE ARE NOT PERMITTED WITHIN SIGHT VISIBILITY TRIANGLE PROVIDED LINES, LEAVES, NEEDLES, OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.



\\SERVER\MLA\Projects\Gehan_Homes\Submittal & Bid (Surprise Center)\Landscape\Pre-Bid\3-Planets_SC.dwg



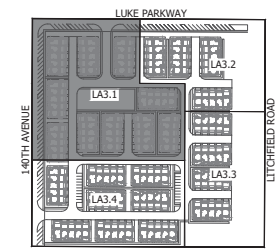
PLANT MATERIALS LEGEND

	Tree	Caliper (in.)	Height (ft.)	Width (ft.)	Box (in.)	QTY		
	Caesalpinia calacalo Casahuate	2" Min.	8.0-10.0	5.0-6.0	36" Box	30		
	Chamaecyparis humilis Mediterranean Fan Palm		14'-0" Ht.			3		
	Chilopsis linearis	2" Min.	8.0-10.0	5.0-7.0	36" Box	32		
	Desert Willow							
	Olea europaea 'Wilsonii' Wilsonii Olive	2" Min.	6.0-8.0	3.0-4.0	24" Box	18		
	Phoenix dactylifera Date Palm		14'-0" Ht.			16		
	Pistacia chinensis Chinese Pistache	2" Min.	12.0-14.0	6.0-8.0	36" Box	30		
	Prosopis glandulosa Thornless Honey Mesquite	2" Min.	8.0-10.0	6.0-8.0	36" Box	19		
	Quercus virginiana 'Cathedral' Cathedral Live Oak	2" Min.	10.0-12.0	3.0-4.0	24" Box	65		
	Extra Large Shrubs		Size	Qty	Small Shrubs		Size	Qty
	⊖	Callistemon citrinus Lemon Bottlebrush	15 gal.	16	⊖	Calliandra eriophylla Pink Fairy Duster	5 gal.	182
	⊖	Cordia Boissieri Anacahuita	5 gal.	6	⊖	Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	155
	⊖	Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	27	⊖	Rhus ovata Sugar Bush	5 gal.	96
	⊗	Tecoma x 'Sunrise' Sunrise	15 gal.	12	⊖	Salvia leucantha Mexican Bush Sage	5 gal.	164
	Large Shrubs	Size	Qty		Groundcovers	Size	Qty	
⊕	Calliandra californica Red Fairy Duster	5 gal.	70	⊕	Baccharis 'Centennial' Centennial Baccharis	5 gal.	39	
⊕	Cassia nemophila Desert Cassia	5 gal.	36	⊕	Convolvulus mauritanicus Ground Morning Glory	5 gal.	301	
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⊕	Justicia californica Red Chuparosa	5 gal.	39	⊕	Pyracantha koideumii 'Red Elf' Dwarf Pyracantha	5 gal.	234	
⊕	Leucophyllum frutescens Texas Sage	5 gal.	34	⊕	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	5 gal.	307	
	Medium Shrubs	Size	Qty		Cacti/ Accents	Size	Qty	
⊖	Dalea frutescens Black Dalea	5 gal.	56	⊖	Agave parryi 'truncata' Parry's Agave	5 gal.	136	
⊖	Justicia spicigera Mexican Honeycuckle	5 gal.	55	⊖	Agave weberi Weber's Agave	5 gal.	77	
⊖	Leucophyllum zyxophyllum Cinnaron Sage	5 gal.	110	⊖	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	249	
⊖	Nerium oleander 'Pettie Pink' Pettie Pink Oleander	5 gal.	56	⊖	Bouteloua gracilis Blonde Ambition	5 gal.	193	
⊖	Rosmarinus officinalis Rosemary	5 gal.	134	⊖	Dasyliroium wheeleri Desert Spoon	5 gal.	141	
⊖	Simmondsia Chienensis 'Vista' Compact Jojoba	5 gal.	105	⊖	Echinocereus engelmannii Hedgehog Cactus	5 gal.	9	
	Vines	Size	Qty		Hesperaloe parviflora 'Brakeknights' Brakeknights Red Yucca	5 gal.	197	
⊖	Antigonon leptopus Queen's Wreath	5 gal.	79	⊖	Muhlenbergia capillaris 'Regal Mist'	5 gal.	104	
	Inerts	Size	Qty		Muhlenbergia rigens Deer Grass	5 gal.	72	
1/2"	Screened, Mahogany: Rock Port USA			⊖	Yucca baccata Banana Yucca	5 gal.	16	
2"	Depth in Planting Areas			⊖	Yucca pallida Pale Leaf Yucca	5 gal.	184	

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
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KEY MAP



AB LA

GehanHOMES

310 E. RIO SALADO PARKWAY 1501 W. FOUNTAINHEAD PKWAY
TEMPE, ARIZONA 85281 TEMPE, ARIZONA 85281
OFFICE: 480-530-0077 OFFICE: 480-646-5960
WEB: AB.LA.STUDIO.COM WEB: GEHANHOMES.COM

SEAL OF THE CITY OF SURPRISE
ANDREW D. BAKER
CITY MANAGER
EXP. 03/24

DATE: 02-25-2022
ISSUED FOR DESIGN REVIEW
CHECKED BY: JHP
PERMIT NUMBER: FS22-0192
ABLA PROJECT NUMBER: 89-0121

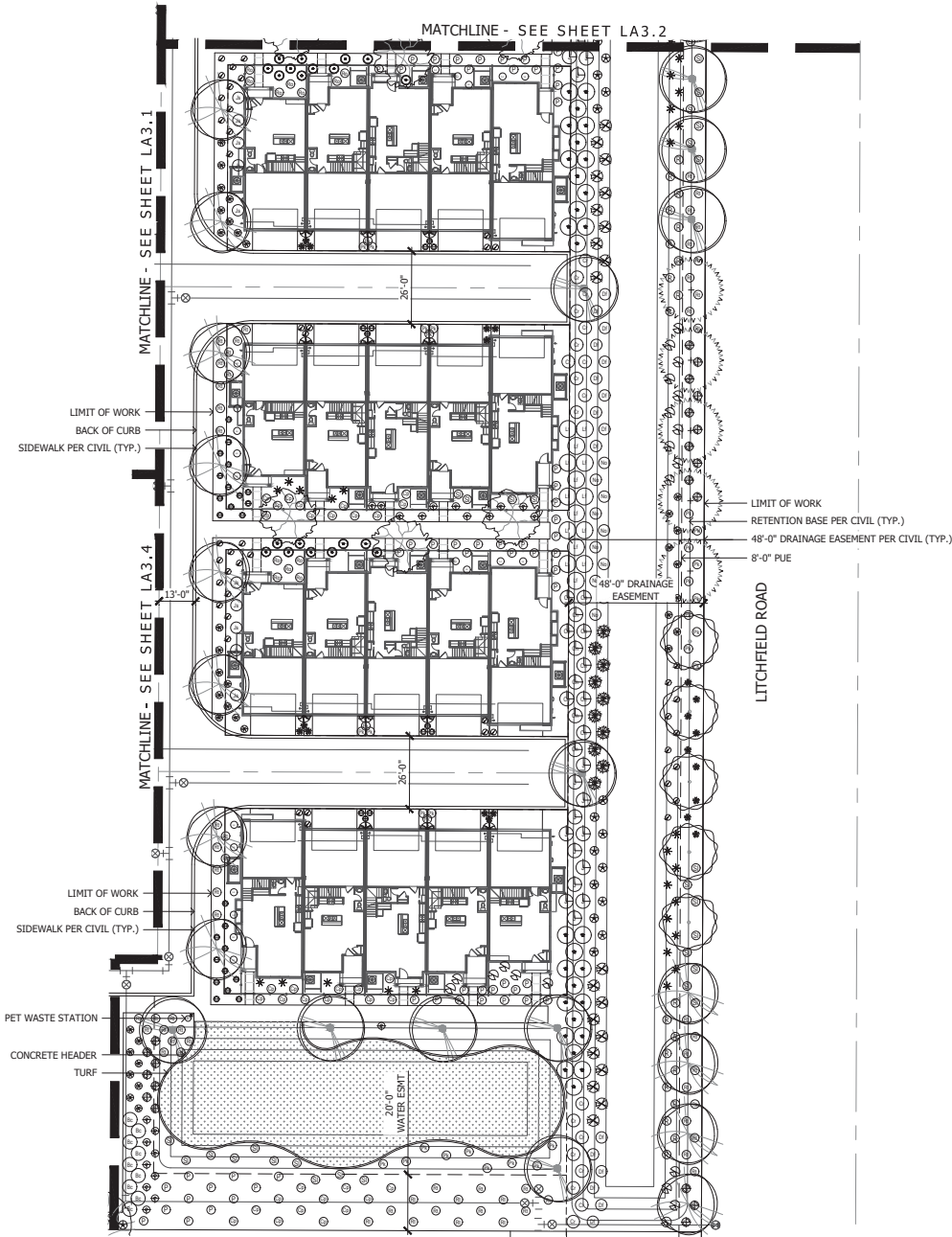
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Gehan at Surprise Center
Preliminary Landscape Plans
A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona

SHEET TITLE: PLANTING PLAN

Page 269 of 286

\\SERVER\\MLA\\Projects\\Gehan Homes\\Submitted & Bld (Surprise Center)\\Landscape\\Pre-Red\\3-Planing_SC.dwg

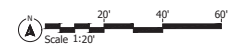
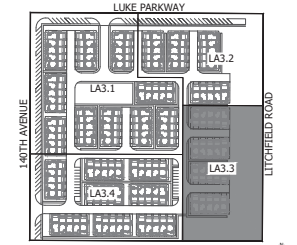


PLANT MATERIALS LEGEND

Tree		(Ft.)	(Ft.)		QTY
Caesalpinia calacalo		2" Min.	8.0-10.0	5.0-6.0	36" Box 30
Casahuate					
Chamaecypis humilis			14'-0"	Ht.	3
Mediterranean Fan Palm		2" Min.	8.0-10.0	5.0-7.0	36" Box 32
Chilopsis linearis					
Desert Willow		2" Min.	6.0-8.0	3.0-4.0	24" Box 18
Olea europaea 'Wilsoni'					
Wilsoni Olive			14'-0"	Ht.	16
Phoenix dactylifera					
Date Palm					
Pistacia chinensis		2" Min.	12.0-14.0	6.0-8.0	36" Box 30
Chinese Pistache					
Prosopis glandulosa		2" Min.	8.0-10.0	6.0-8.0	36" Box 19
Thornless Honey Mesquite					
Quercus virginiana 'Cathedral Live Oak'		2" Min.	10.0-12.0	3.0-4.0	24" Box 65
Extra Large Shrubs					
	Size	Qty	Small Shrubs	Size	Qty
Callistemon citrinus	15 gal. 16		Calliandra eriophylla	5 gal. 182	
Lemon Bottlebrush			Pink Fairy Duster		
Cordia Boissieri	5 gal. 6		Myrtus communis 'compacta'	5 gal. 155	
Anacahuita			Dwarf Myrtle		
Tecoma x 'Bells of Fire'	5 gal. 27		Rhus ovata	5 gal. 96	
Bells of Fire			Sugar Bush		
Tecoma x 'Sunrise'	15 gal. 12		Salvia leucantha	5 gal. 164	
Sunrise			Mexican Bush Sage		
Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Calliandra californica	5 gal. 70		Baccharis 'Centennial'	5 gal. 39	
Red Fairy Duster			Centennial Baccharis		
Cassia nemophila	5 gal. 36		Convolvulus mauritanicus	5 gal. 301	
Desert Cassia			Ground Morning Glory		
Dalea pulchra	5 gal. 45		Lantana montevidensis	5 gal. 261	
Pea Bush			Purple Trailing Lantana		
Justicia californica	5 gal. 39		Pyracantha koideumii 'Red Elf'	5 gal. 234	
Red Chuparosa			Dwarf Pyracantha		
Leucophyllum frutescens	5 gal. 34		Rosmarinus officinalis 'Prostratus'	5 gal. 307	
Texas Sage			Trailing Rosemary		
Medium Shrubs	Size	Qty	Cacti/ Accents	Size	Qty
Dalea frutescens	5 gal. 56		Agave parryi 'truncata'	5 gal. 136	
Black Dalea			Farry's Agave		
Justicia spicigera	5 gal. 55		Agave weberi	5 gal. 77	
Mexican Honeycuckle			Weber's Agave		
Leucophyllum zygophyllum	5 gal. 110		Aloe hyb. 'Blue Elf'	5 gal. 249	
Cinarron Sage			Blue Elf Aloe		
Nerium oleander 'Pettie Pink'	5 gal. 56		Bouteloua gracilis	5 gal. 193	
Pettie Pink Oleander			Blonde Ambition		
Rosmarinus officinalis	5 gal. 134		Dasyliroium wheeleri	5 gal. 141	
Rosemary			Desert Spoon		
Simmondsia chinensis 'Vista'	5 gal. 105		Echinocereus engelmannii	5 gal. 9	
Compact Jojoba			Hedgehog Cactus		
Vines	Size	Qty	Hesperaloe parviflora 'Brakelights'	5 gal. 197	
Antigonon leptopus	5 gal. 79		Brakelights Red Yucca	3 gal.	
Queen's Wreath			Muhlenbergia capillaris	5 gal. 104	
Inerts			'Regal Mist'		
1/2" Screened, Mahogany: Rock Pro USA			Muhlenbergia rigens	5 gal. 72	
2" Depth in Planting Areas			Deer Grass		
			Yucca baccata	5 gal. 16	
			Banana Yucca		
			Yucca pallida		
			Pale Leaf Yucca	5 gal. 184	

NOTES:

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN SIGHT VISIBILITY TRIANGLE PROVIDED LEAVES, NEEDLES, OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.



KEY MAP

NOT TO SCALE

DATE: 03-25-2022
ISSUED FOR DESIGN REVIEW
CHECKED BY: MP
PERMIT NUMBER: FS22-0192
ABLA PROJECT NUMBER: 89-0121

LA3.3

PG: 7 OF 11

Gehan at Surprise Center
Preliminary Landscape Plans
A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona

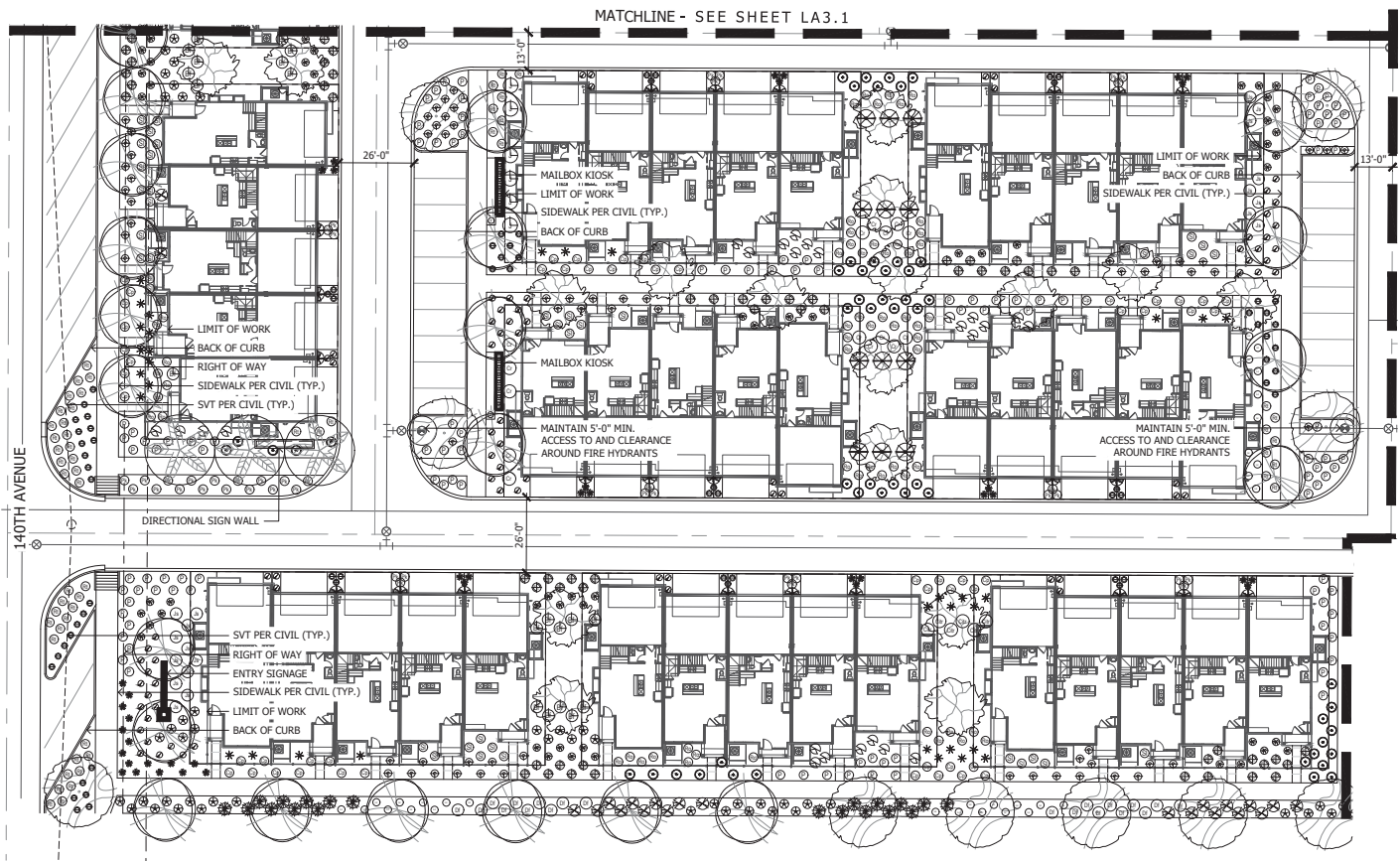
SHEET TITLE: PLANTING PLAN

AB LA GehanHOMES

310 E. RIO SALADO PARKWAY 1501 W. FOUNTAINHEAD PKWY
TEMPE, ARIZONA 85281 TEMPE, ARIZONA 85282
OFFICE: 480-530-0077 OFFICE: 480-646-5960
WEB: ABLASTUDIO.COM WEB: GEHANHOMES.COM

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\\SERVER\\MAP\\AR\poc\Gehan - Homes\submitted & bid\Surprise Center\Landscapes\Pre-Bid\2-Prepara_SC.dwg

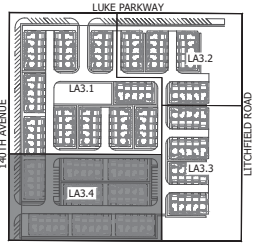


PLANT MATERIALS LEGEND

Tree	2" Min.	8.0-10.0	5.0-6.0	36" Box	Qty
Caesalpinia cactalaco					
Casahuate					
Chamaecyparis humilis		14'-0" Ht.			3
Mediterranean Fan Palm					
Chilopsis linearis	2" Min.	8.0-10.0	5.0-7.0	36" Box	32
Desert Willow	2" Min.	6.0-8.0	3.0-4.0	24" Box	18
Olea europaea 'Wilsoni'					
Wilsoni Olive					
Phoenix dactylifera		14'-0" Ht.			16
Date Palm					
Pistacia chinensis	2" Min.	12.0-14.0	6.0-8.0	36" Box	30
Chinese Pistache					
Prosopis glandulosa	2" Min.	8.0-10.0	6.0-8.0	36" Box	19
Thornless Honey Mesquite					
Quercus virginiana 'Cathedral'	2" Min.	10.0-12.0	3.0-4.0	24" Box	65
Cathedral Live Oak					
Extra Large Shrubs	Size	Qty	Small Shrubs	Size	Qty
Callistemon citrinus	15 gal.	16	Calliandra eriophylla	5 gal.	182
Lemon Bottlebrush			Pink Fairy Duster		
Cordia Boissieri	5 gal.	6	Myrtus communis 'compacta'	5 gal.	155
Anacahuita			Dwarf Myrtle		
Tecoma x 'Bells of Fire'	5 gal.	27	Rhus ovata	5 gal.	96
Bells of Fire			Sugar Bush		
Tecoma x 'Sunrise'	15 gal.	12	Salvia leucantha	5 gal.	164
Sunrise			Mexican Bush Sage		
Large Shrubs	Size	Qty	Groundcovers	Size	Qty
Calliandra californica	5 gal.	70	Baccharis 'Centennial'	5 gal.	39
Red Fairy Duster			Centennial Baccharis		
Cassia nemophila	5 gal.	36	Convolvulus mauritanicus	5 gal.	301
Desert Cassia			Ground Morning Glory		
Dalea pulchra	5 gal.	45	Lantana montevidensis	5 gal.	261
Pea Bush			Purple Trailing Lantana		
Justicia californica	5 gal.	39	Pyracantha koidzumii 'Red Elf'	5 gal.	234
Red Chuparosa			Dwarf Pyracantha		
Leucophyllum frutescens	5 gal.	34	Rosmarinus officinalis 'Prostratus'	5 gal.	307
Texas Sage			Trailing Rosemary		
Medium Shrubs	Size	Qty	Cacti/ Accents	Size	Qty
Dalea frutescens	5 gal.	56	Agave parryi 'truncata'	5 gal.	136
Black Dalea			Fairy's Agave		
Justicia spicigera	5 gal.	55	Weber's Agave	5 gal.	77
Mexican Honeycuckle			Blue Elf Aloe	5 gal.	149
Leucophyllum zygophyllum	5 gal.	110	Bouteloua gracilis	5 gal.	293
Cinarron Sage			Blonde Ambition		
Nerium oleander 'Pettie Pink'	5 gal.	56	Dasylium wheeleri	5 gal.	141
Pettie Pink Oleander			Desert Spoon		
Rosmarinus officinalis	5 gal.	134	Echinocereus engelmannii	5 gal.	197
Rosemary			Hedgehog Cactus	5 gal.	9
Simmondsia chinensis 'Vista'	5 gal.	105	Hesperaloe parviflora 'Brakelights'	5 gal.	19
Compact Jojoba			Brakelights Red Yucca	3 gal.	107
Vines	Size	Qty	Muhlenbergia capillaris <td></td> <td></td>		
Antigonon leptopus	5 gal.	79	'Regal Mist'	5 gal.	104
Queen's Wreath			Muhlenbergia rigens	5 gal.	72
Inerts			Doer Grass		
1/2" Screened, Mahogany: Rock Pro USA			Yucca baccata	5 gal.	16
2" Depth in Planting Areas			Banana Yucca		
			Yucca pallida		
			Pale Leaf Yucca	5 gal.	184

NOTES:

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DATE: 02-25-2022
ISSUED FOR DESIGN REVIEW
CHECKED BY: MP
PERMIT NUMBER: FS22-0192
ABLA PROJECT NUMBER: 89-019-21

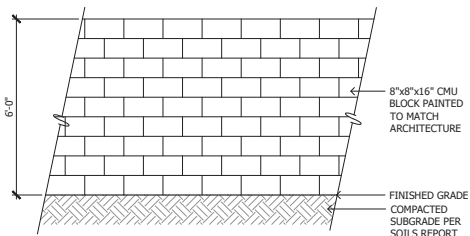
PG: 8 OF 11

LA3.4

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ABLA
LA
GehanHOMES

Gehan at Surprise Center
Preliminary Landscape Plans
A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona
SHEET TITLE: PLANTING PLAN

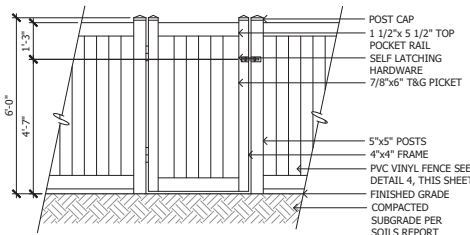


ELEVATION

1 Solid Wall

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

PVC VINYL GATE
DURABLES
PHONE: 866-719-5782
WEB: <http://www.durables.com>
MODEL: ASHFORTH
*OR APPROVED BY OWNER



ELEVATION

5 PVC Vinyl Gate

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

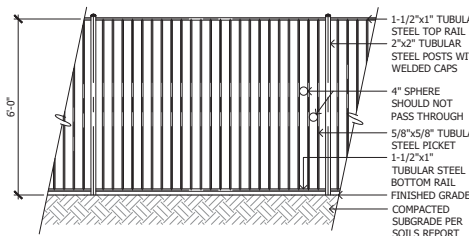
SHADE STRUCTURE
CLASSIC RECREATION
11875 E. BERRY DRIVE
DEWEY, AZ 86327
PHONE: 800-697-2195
WEB: <http://www.shadeun.com>
MODEL: Mesa
*OR APPROVED BY OWNER



CHARACTER IMAGE

8 Shade Structure

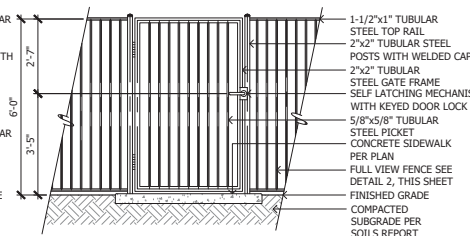
SCALE: 1/2"=1'-0"



ELEVATION

2 Full View Fence

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

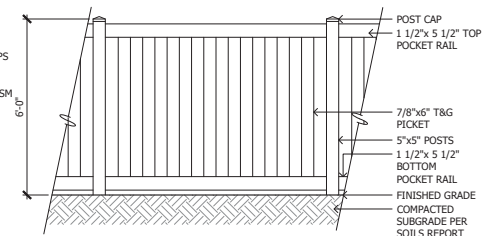


ELEVATION

3 Pedestrian Gate

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

PVC VINYL GATE
DURABLES
PHONE: 866-719-5782
WEB: <http://www.durables.com>
MODEL: ASHFORTH
*OR APPROVED BY OWNER



ELEVATION

4 PVC Vinyl Fence

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

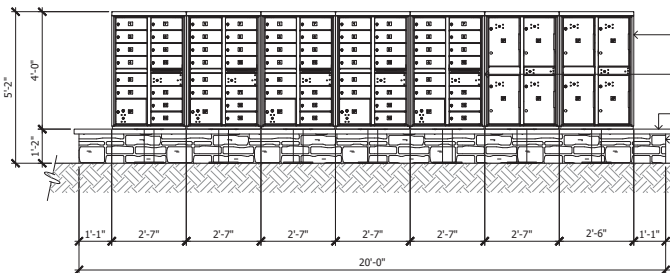
MEADOWLAWN - AGES 2-5
GAME TIME PLAY CORE
150 PLAYCORE DRIVE
SE FORTY PAYNE, ALABAMA 35967
PHONE: 800-235-2440
WEB: <http://gametime.com>
MODEL: PT21034
*OR APPROVED BY OWNER



CHARACTER IMAGE

7 Meadowlawn Ages 2-5

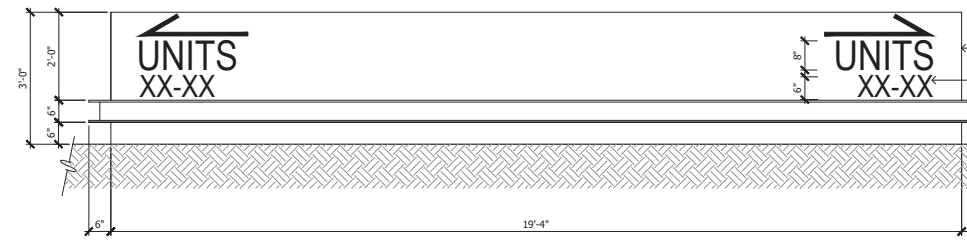
SCALE: 1/2"=1'-0"



ELEVATION

6 Mailbox Kiosk Type 2

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

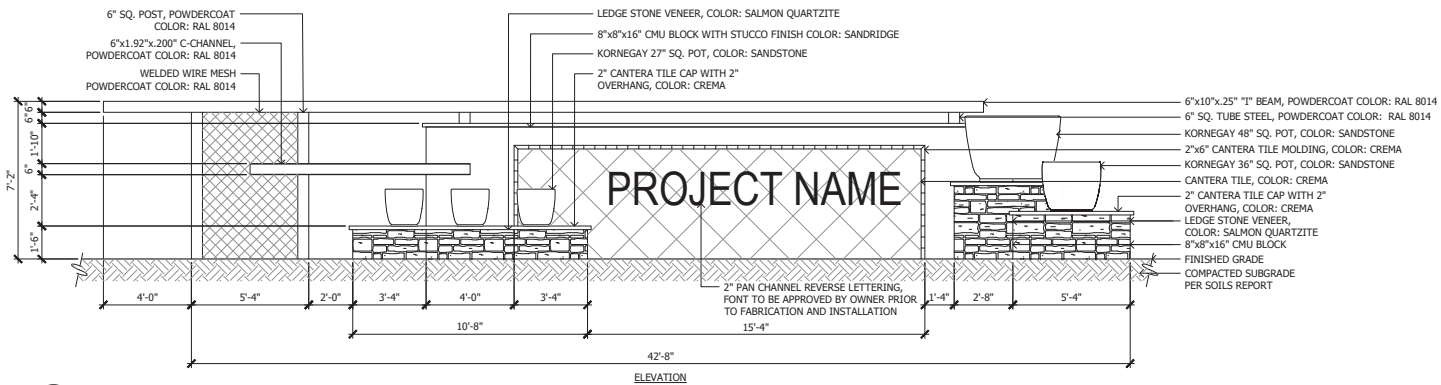
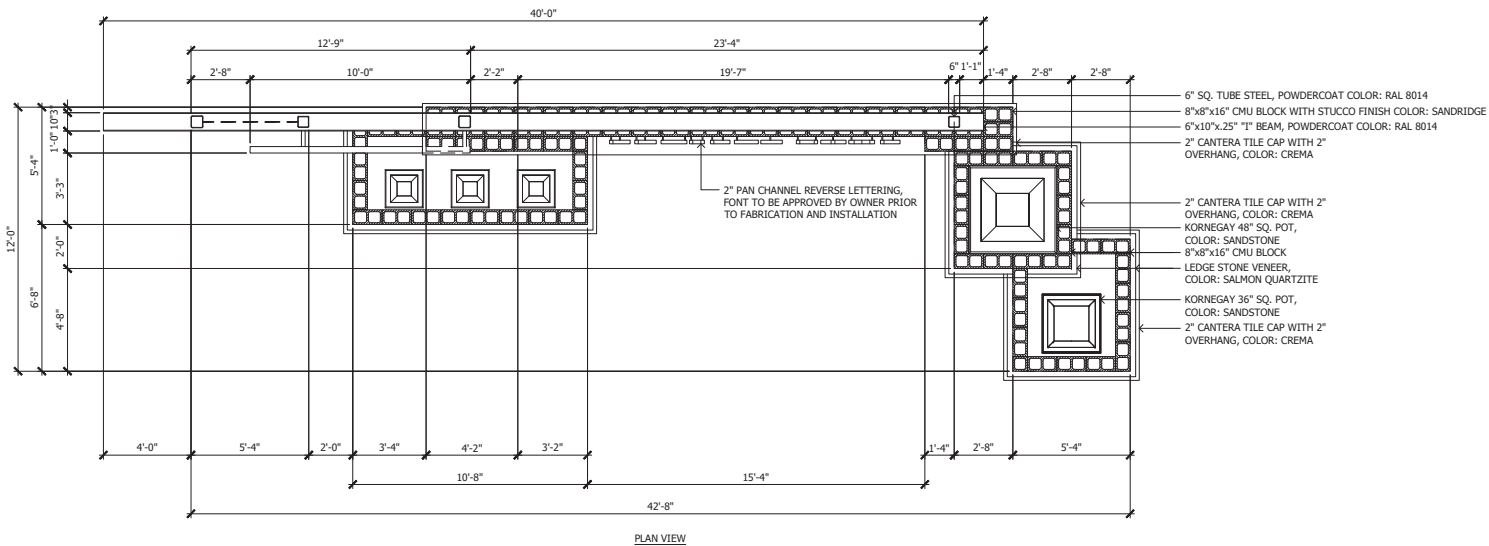


ELEVATION

9 Directional Sign Wall

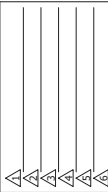
SCALE: 3/4"=1'-0"

- GENERAL NOTE:
- ALL SIGN MONUMENT WALLS TO BE UNDER SEPARATE REVIEW AND PERMITS.
 - ALL DETAILS SHOWN FOR REFERENCE ONLY.



1 Entry Monument

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



Gehan at Surprise Center
Preliminary Landscape Plans
A Part of the East 1/2 of Section 4, Township 3 North,
Range 1 West City of Surprise, Maricopa County, Arizona
SHEET TITLE: CONSTRUCTION DETAILS

LA GehanHOMES
310 E. RIO SALADO PARKWAY, 1501 W. FOUNTAINHEAD PKWAY
TEMPE, ARIZONA 85281 TEMPE, ARIZONA 85282
OFFICE: 480-530-0077 OFFICE: 480-646-5960
WEB: ABLASTUDIO.COM WEB: GEHANHOMES.COM



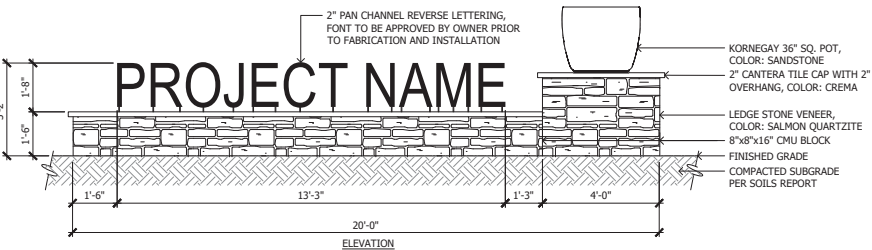
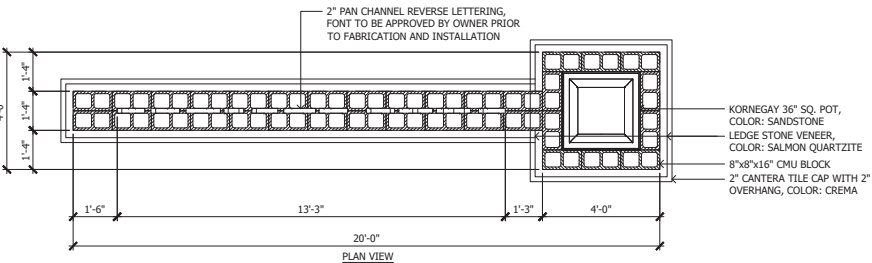
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DATE: 02-25-2022
ISSUED FOR DESIGN REVIEW
CHECKED BY: MP
PERMIT NUMBER: FS22-0192
ABLA PROJECT NUMBER: 89-019-21

LA6.2

PG: 10 OF 11

GENERAL NOTE:
• ALL SIGN MONUMENT WALLS TO BE UNDER SEPARATE REVIEW AND PERMITS.
• ALL DETAILS SHOWN FOR REFERENCE ONLY.



1 Entry Signage

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

2 Colors & Materials

SCALE: N.T.S.



LEDGE STONE VENEER
PAINTED: SALMON QUARTZITE
MANUFACTURER: ANASAZI STONE OR
APPROVED EQUIVALENT BY OWNER



CANTERA TILE
COLOR: CREMA
MANUFACTURER: ESTRELLA
CUSTOM STONE OR APPROVED
EQUIVALENT BY OWNER



STUCCO
COLOR: SANDRIDGE
MANUFACTURER: WESTERN BLENDED
PRODUCTS OR APPROVED
EQUIVALENT BY OWNER



POWDERCOAT
COLOR: SEPIA BROWN RAL 8014
MANUFACTURER: SHERWIN WILLIAMS
OR APPROVED EQUIVALENT BY OWNER



KORNEGAY POTS
COLOR: SANDSTONE
MANUFACTURER: KORNEGAY DESIGN
OR APPROVED EQUIVALENT BY OWNER



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

14 February 2022

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

Ms. Lorraine Navarez
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0192; Gehan at Surprise Center (a portion of APN: 501-18-570B)

Dear Ms. Navarez

Thank you for the opportunity to provide comments on the Gehan at Surprise Center application. The site is located on 11.1 acres at the southwest corner of Luke Parkway and Litchfield Road in Surprise, AZ. The request is to build a 130 single-family development with an overall density of 11.7 du/ac. This project is part of the larger 640 acres known as Surprise Center PAD (attached), finalized Jan 25, 2001, prior to implementation of A.R.S. § 28-8481. The development is located approximately 0.8 miles outside the Luke AFB 1988 JLUS 65 Ldn "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, and a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 11.7 du/ac falls outside these guidelines. While less density would be beneficial to Luke AFB flight operations and overall community safety, Luke AFB recognizes the Surprise Center PAD as grandfathered.

Since the property is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 13,000 flight operations per year as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-6175.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165



Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2022.02.14 15:05:09 -07'00'

CHRISTOPHER P. TOALE

Attachment:
Surprise Center PAD, 25 Jan 2001

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Mr. Anthony Avitable, GS-13, General Law Attorney, 56th Fighter Wing



SURPRISE
ARIZONA

FS22-0192

Gehan at Surprise Center Preliminary Plat

Planning and Zoning Commission

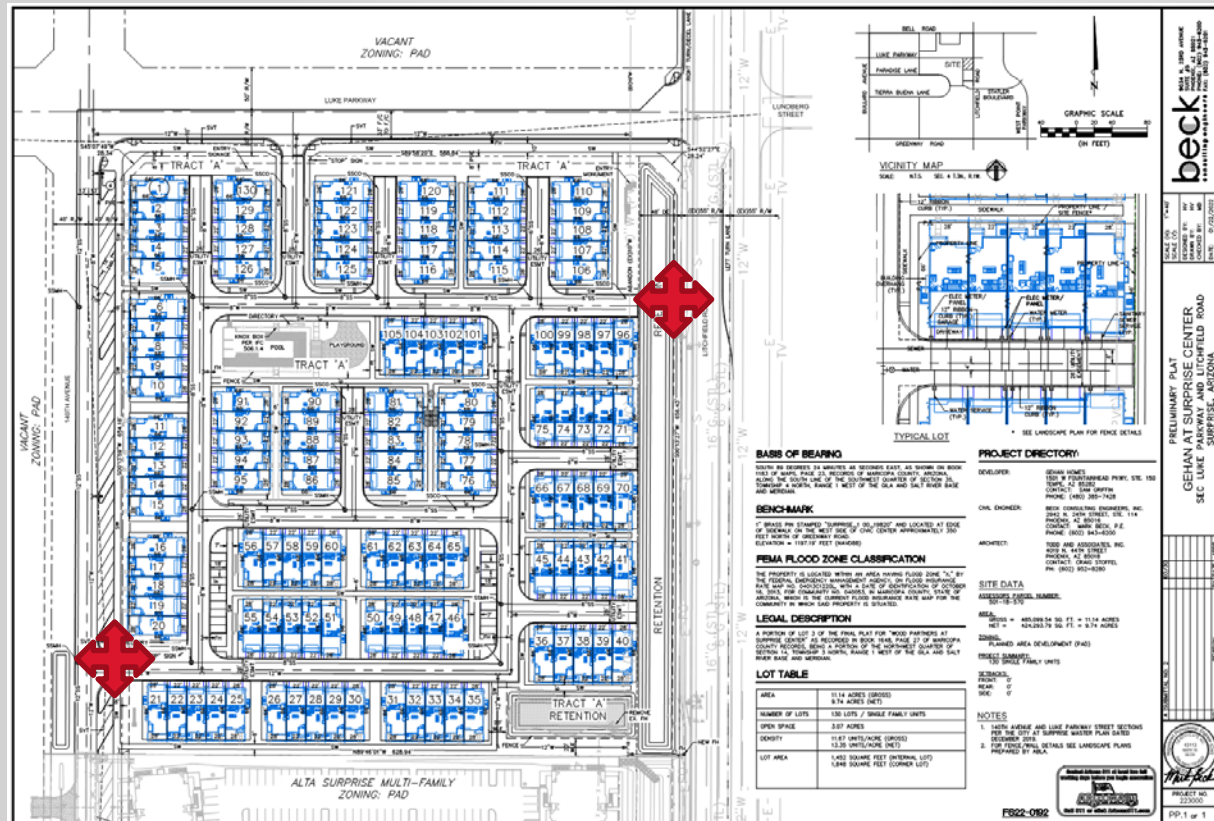
May 19, 2022



FS22-0192 VICINITY MAP

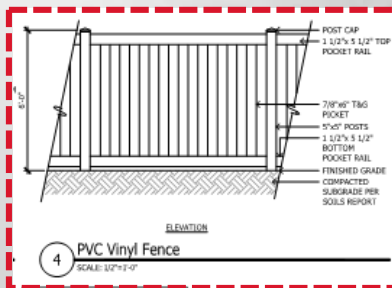
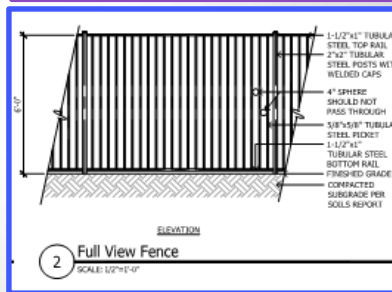
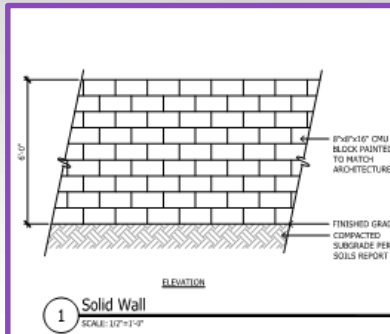
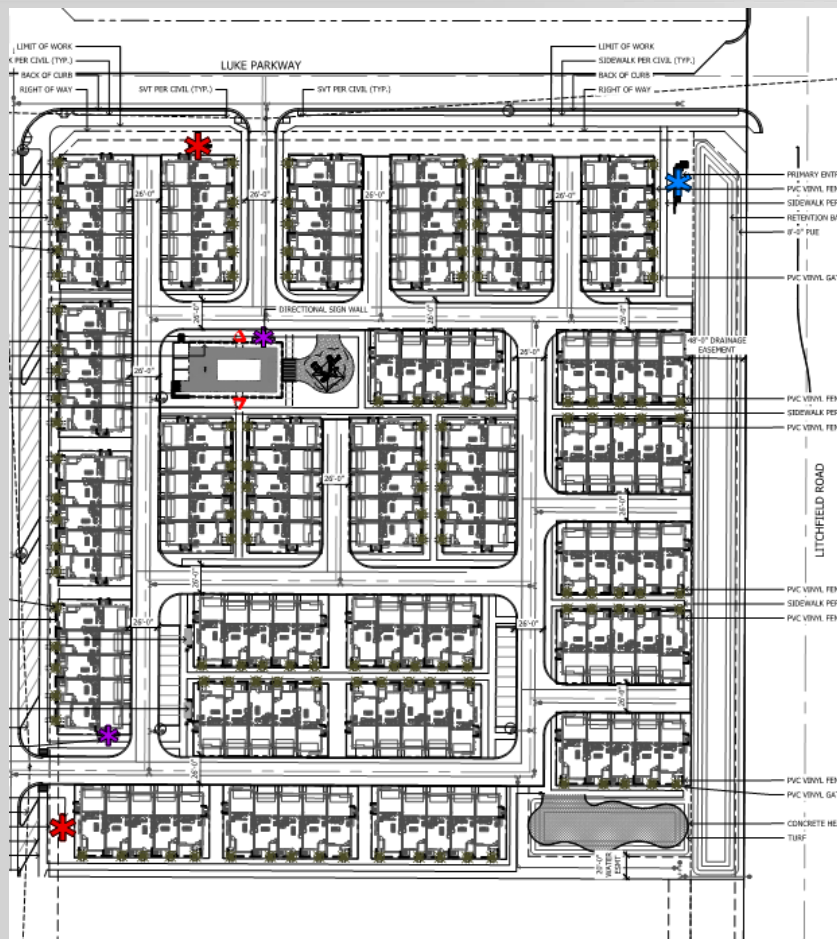
FS22-0192 ZONING MAP





Front: 0'
Side: 0'
Rear: 0'

FS22-0192





RECOMMENDATION

Staff recommends approval subject to stipulations 'a' – 'd'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Gehan at Surprise Center”, prepared by Beck Consulting Engineers, and received April 5, 2022.
 - b. Landscaping of the site shall be consistent with the Preliminary Landscape Plan entitled “Gehan at Surprise Center”, prepared by ABLA, and received April 5, 2022.
 - c. All Engineering/Public Works second review comments, stated in the Notice of Decision letter with attachments dated April 20, 2022, shall be addressed prior to Final Plat.
 - d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 