



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, April 16, 2019 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Proclamation and Community Acknowledgements
- E. City Manager Report

- 1. The city will host an event on April 26, 1 p.m., to celebrate naming the bridge at Bell Road and Grand Avenue the "Veterans' Bridge." The public and dignitaries will be invited to attend. This presentation will serve as an update on location selection and other details as assembled to date.

- F. City Clerk Report

- G. Call To The Public

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

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council 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.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

- H. Regular City Council Meeting Agenda

CONSENT AGENDA:

1.	Internal	Consideration and action pertaining to amending the Fiscal Year 2019 budget by reallocating appropriations of \$206,400 in the Neighborhood Revitalization Fund, Community Development Block Grant to properly align program funding with expenditures and to amend the Fiscal Year 2019 Capital and Operating list of items over \$50,000 by increasing the 2018-19 CDBG Grant item to \$873,600; Resolution #2019-40.	None Seth Dyson Human Svcs and Comm Vitality
2.	Citywide	Consideration and action pertaining to amending the Fiscal Year 2019 budget by reallocating appropriations in the amount of \$13,600 within the General Fund from Supplies and Part-time Employees Wages for Planning Consultant Services associated with updating the Surprise Unified Development code; Resolution # 2019-39.	None Eric Fitzer Community Development
3.	District 3	Consideration and action pertaining to approval of a Final Plat entitled, "Rancho Trugold" dated March 7, 2019, an approximately 77 acre property generally located along Sweetwater Avenue alignment between Cotton Lane and 175th Avenue.	None Robert Kuhfuss Community Development
4.	District 5	Consideration and action pertaining to the grant of an Utility Easement to APS in the vicinity of Civic Center Plaza for the purpose of Servicing Ottawa University.	None Eric Fitzer Community Development
5.	District 5	Consideration and action to approve a request by David Lindsley, Agent for a Series 12 Restaurant license for Bonfire Craft Kitchen and Tap House located at 15332 W. Bell Road, Suites 101 & 102, Surprise, AZ 85374.	None Sherry Aguilar City Clerk
6.	District 5	Consideration and action to approve a request by Andrea Lewkowitz, Agent for a Series 12 Restaurant Interim permit/New License for Carrabba's Italian Grill #5306, located at 14043 W. Bell Road, Surprise, AZ. 85374.	None Sherry Aguilar City Clerk
7.	Internal	Consideration and action on the Regular Work Session and Regular Council Meeting Minutes for April 2, 2019.	None Sherry Aguilar City Clerk
REGULAR AGENDA ITEM - PUBLIC HEARING:			
8.	Citywide	A public hearing pertaining to proposed Development Impact Fees.	None Andrea Davis Holly Osborn Finance
9.	Citywide	Consideration and action pertaining to the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2019-2020.	None Adam Lane Human Svcs and Comm Vitality

- | | | | |
|-----|------------|--|--|
| 10. | District 3 | Consideration and action pertaining to approval of the Ryder Ranch Rezone of approximately 38.56 acres of Residential Ranch ("RR") generally located on the southwest corner of Cotton Lane and Sweetwater Avenue to 20.65 acres of Medium Density Residential ("RM-6") and 17.91 acres Medium Density Residential ("RM-9") with a PUD Overlay; Ordinance # 2019-10. | None

Hobart Wingard
Community
Development |
| 11. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Preliminary Plat for Ryder Ranch Subdivision," dated March 15, 2019, a property generally located on the southwest corner of Cotton Lane and Sweetwater Avenue. | None

Hobart Wingard
Community
Development |
| 12. | District 3 | Consideration and action pertaining to approval of the Cactus and 175th Rezone from approximately 41 acres of Residential Ranch ("RR") and High Density Residential ("RH") to Medium Density Residential ("RM-6") with a PUD Overlay; Ordinance # 2019-09. | None

Hobart Wingard
Community
Development |
| 13. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue. | None

Hobart Wingard
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|---|--|
| 14. | Citywide | Presentation and discussion pertaining to the Resort Feasibility Study. | None

Kendra Pettis
Sports and
Tourism |
|-----|----------|---|--|

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

- | | | | |
|-----|----------|---|-----------------------------------|
| 15. | | Consideration and action to enter into executive session for the purpose of discussion or consultation with attorneys in order to receive legal advice and consider Council's position regarding contemplated litigation pursuant to ARS 38-431.03(A)(3) and (4). | None

Robert Wingo
Legal |
| 16. | Internal | Consideration and action to enter into executive session for the purpose of discussion, consultation, and to provide instruction regarding the Council's position regarding chamber of commerce contract(s) pursuant to A.R.S. 38-431.03(A)(4) and (7). | None

Robert Wingo
Legal |
| 17. | Internal | Consideration and action to enter into executive session for the purpose of discussion or consultation with the City Attorney for legal advice pertaining to claims management pursuant to ARS 38-431.03(A)(3). | None

Robert Wingo
Legal |

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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 by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

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

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 12, 2019 at 10:12 AM

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



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Seth Dyson, DIRECTOR - HSCV

Submitting Department: Human Svcs and Comm
Vitality

District: Internal

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to amending the Fiscal Year 2019 budget by reallocating appropriations of \$206,400 in the Neighborhood Revitalization Fund, Community Development Block Grant to properly align program funding with expenditures and to amend the Fiscal Year 2019 Capital and Operating list of items over \$50,000 by increasing the 2018-19 CDBG Grant item to \$873,600; Resolution #2019-40.

Motion:

I move to approve Resolution # 2019-40.

Background:

A budget amendment, Resolution 2018-134, reallocating appropriations of \$206,400 from the Neighborhood Stabilization Program 1 Program Income to the Community Development Block Grant Program Income was completed on September 4, 2018. In order to reconcile our expenditures for the fiscal year, the Code of Federal Regulations, 24 CFR §570.504, requires program income funds be drawn prior to entitlement funding; therefore, a budget amendment to reallocate program income within the CDBG project activities is required.

Objective Analysis:

This action will allow the HSCV Department to reconcile the CDBG grant and draw funding from the already received program income lines.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

The FY2019 budget was adopted included the funding for the CDBG grant program. The reallocation of \$206,400 is between projects within the grant to better align with expenditures.

Budget Impact:

This action does not represent an actual transfer of funds, but only a transfer of spending authority and does not increase or decrease the overall FY2019 budget.

FTE Impact:

None

ATTACHMENTS:

1. Res 2019-40 CDBG PI Reallocation
-

RESOLUTION # 2019-40

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF \$206,400 IN THE NEIGHBORHOOD REVITALIZATION FUND, COMMUNITY DEVELOPMENT BLOCK GRANT TO PROPERLY ALIGN PROGRAM FUNDING WITH EXPENDITURES AND TO AMEND THE FISCAL YEAR 2019 CAPITAL AND OPERATING LIST OF ITEMS OVER \$50,000 BY INCREASING THE 2018-19 CDBG GRANT ITEM TO \$873,600.

WHEREAS, the FY2019 budget was adopted included funding for 2018 Community Development Block Grant (CDBG) funding in the amount of \$667,200;

WHEREAS, a budget amendment, Resolution 2018-134, reallocating appropriations of \$206,400 from the NSP1 Program Income to the Community Development Block Grant Program Income was completed on September 4, 2018;

WHEREAS, the Code of Federal Regulations, 24 CFR §570.504, requires program income funds be drawn prior to entitlement funding, therefore a budget amendment to reallocate program income within the CDBG projects is required in order to reconcile expenditures;

WHEREAS, the FY2019 budget was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, this action will necessitate a budget amendment;

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature; and

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

Section 2. That the statements and schedules attached as Exhibit B and incorporated by reference are adopted, the Fiscal Year 2019 Capital and Operating List of Items Over \$50,000 of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2019-40

1. Appropriation - The allocation below represents a reallocation of appropriation in the amount \$206,400 between project numbers within the Neighborhood Revitalization Fund. This amendment will better align anticipated program expenditure within the department's programs. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51670 FY18 CDBG Neighborhood Improvement	E	206,400	(206,400)	-
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51670 FY18 CDBG Neighborhood Improvement	R	206,400	(206,400)	-
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51420 2017 CDBG Public Service	E	-	30,100	30,100
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51420 2017 CDBG Public Service	R	-	30,100	30,100
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51430 2017 CDBG Econ Dev - Business Dev	E	-	40,000	40,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51430 2017 CDBG Econ Dev - Business Dev	R	-	40,000	40,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51440 2017 CDBG Emergency Home Repair	E	15,000	34,500	49,500
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51440 2017 CDBG Emergency Home Repair	R	15,000	34,500	49,500
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51580 2017 CDBG TechCelerator Bldg A Renov	E	-	400	400
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51580 2017 CDBG TechCelerator Bldg A Renov	R	-	400	400
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51630 FY 18 CDBG Admin	E	-	39,100	39,100
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51630 FY 18 CDBG Admin	R	-	39,100	39,100
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51640 FY 18 CDBG Admin - Advertising	E	-	3,000	3,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51640 FY 18 CDBG Admin - Advertising	R	-	3,000	3,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51660 FY18 CDBG Public Services	E	-	39,900	39,900
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51660 FY18 CDBG Public Services	R	-	39,900	39,900
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51230 FY 16 CDBG AZTC Improv	E	-	200	200
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51230 FY 16 CDBG AZTC Improv	R	-	200	200
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51670 FY18 CDBG Neighborhood Improvement	E	293,600	206,400	500,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51670 FY18 CDBG Neighborhood Improvement	R	274,400	206,400	480,800

Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51420 2017 CDBG Public Service	E	95,800	(30,100)	65,700
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51420 2017 CDBG Public Service	R	95,800	(30,100)	65,700
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51430 2017 CDBG Econ Dev - Business Dev	E	60,000	(40,000)	20,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51430 2017 CDBG Econ Dev - Business Dev	R	60,000	(40,000)	20,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51440 2017 CDBG Emergency Home Repair	E	150,400	(34,500)	115,900
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51440 2017 CDBG Emergency Home Repair	R	150,400	(34,500)	115,900
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51580 2017 CDBG TechCelerator Bldg A Renov	E	184,700	(400)	184,300
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51580 2017 CDBG TechCelerator Bldg A Renov	R	184,700	(400)	184,300
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51630 FY 18 CDBG Admin	E	117,700	(39,100)	78,600
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51630 FY 18 CDBG Admin	R	129,100	(39,100)	90,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51640 FY 18 CDBG Admin - Advertising	E	10,000	(3,000)	7,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51640 FY 18 CDBG Admin - Advertising	R	10,200	(3,000)	7,200
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51660 FY18 CDBG Public Services	E	95,900	(39,900)	56,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51660 FY18 CDBG Public Services	R	104,300	(39,900)	64,400
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51230 FY 16 CDBG AZTC Improv	E	2,800	(200)	2,600
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51230 FY 16 CDBG AZTC Improv	R	2,800	(200)	2,600
				Expense Total	1,232,300	-
				Revenue Total	1,233,100	-

RESOLUTION # 2019-40

Exhibit B

1. List of Operating Items Over \$50,000 – Council approved \$667,200 for the purpose of CDBG Grant expenditures included on the Fiscal Year 2019 Capital and Operating List of Items Over \$50,000. This amount was based on the funding received from HUD.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
19261	2018-19 CDBG	\$667,200	\$206,400	\$873,600
19262	CDBG/NSP Rollover Funds	\$1,130,700	(206,400)	\$924,300



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Eric Fitzer, DIRECTOR - COMM
DEV

Submitting Department: Community Development District: Citywide

Staff Recommendations: None

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

Consideration and action pertaining to amending the Fiscal Year 2019 budget by reallocating appropriations in the amount of \$13,600 within the General Fund from Supplies and Part-time Employees Wages for Planning Consultant Services associated with updating the Surprise Unified Development code; Resolution # 2019-39.

Motion:

I move to approve Resolution # 2019-39

Background:

Community Development utilizes the services of a Planning Consultant to assist with updates to the Surprise Unified Development Code (SUDC). Expenses for Planning Consultant services are projected to exceed the original FY2019 budget. The services of the Planning Consultant continue to be necessary, but will be reduced from two days per week to one day per week to conserve resources through the remainder of Fiscal Year 2019.

Objective Analysis:

The SUDC update project is a complete rewrite of the zoning ordinance to align with the General Plan amended in December 2015. This three-year process is in the final stages of completion.

Policy Compliant:

This action is consistent with City and Council Policy.

Financial Impact:

This action will allow Community Development to continue updates to the Surprise Unified Development Code throughout Fiscal Year 2019. This action is budget neutral; Community Development proposes to transfer funds between line items.

Budget Impact:

This action reallocates spending authority without increasing or decreasing the total budget for FY2019 and does not represent an actual transfer of funds.

FTE Impact:

There is no FTE impact associated with this action.

ATTACHMENTS:

1. RES2019-39 Budget Amendment, Planning Consultant
-

RESOLUTION # 2019-39

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2019 BUDGET BY REALLOCATING APPROPRIATIONS OF \$13,600 WITHIN THE GENERAL FUND FROM SUPPLIES AND PART-TIME EMPLOYEES WAGES FOR PLANNING CONSULTANT SERVICES ASSOCIATED WITH UPDATING THE SURPRISE UNIFIED DEVELOPMENT CODE.

WHEREAS, the FY2019 budget was adopted including funding for planning consultant services to assist with updates to the Surprise Unified Development Code (SUDC);

WHEREAS, the services of the planning consultant continue to be necessary, but will be reduced from two days per week to one day per week through the remainder of Fiscal Year 2019;

WHEREAS, the FY2019 budget was adopted by Council Resolution #2018-78 on June 5, 2018;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2018 through June 30, 2019.

APPROVED AND ADOPTED this ____ day of _____, 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2019-39**Exhibit A**

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$13,600 within the General Fund from Supplies and Part-Time Employee Wages to Professional Services for planning consultant costs associated with SUDC updates. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Community Development	Part-time Employee Wages	E	10,400	-10,400	-
General Fund	Community Development	Technology Equip under 10K	E	1,700	-1,700	-
General Fund	Community Development	Computer Supplies	E	1,500	-1,500	-
General Fund	Community Development	Professional Outside Services	E	60,000	13,600	73,600
				73,600	-	73,600

2. List of Operating Items Over \$50,000- Council approved monies for planning consultant services. This amount was based on the Fiscal Year 2019 approved budget. With this budget amendment, the Planning Consultant – SUDC Update line item will increase by \$13,600.

Reference ID	Description	Current Amount	Increase/ (Decrease)	Amended Amount
19256	Planning Consultant – SUDC Update	60,000	13,600	73,600



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of a Final Plat entitled, "Rancho Trugold" dated March 7, 2019, an approximately 77 acre property generally located along Sweetwater Avenue alignment between Cotton Lane and 175th Avenue.

Motion:

I move to approve the Final Plat entitled, "Rancho Trugold" dated March 7, 2019.

Background:

The subject request involves a three (3) lot, one (1) tract Final Plat covering approximately 78 acres generally located north of the Sweetwater Avenue alignment between Cotton Land and 175th Avenue, and was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently.

Objective Analysis:

The proposed Final Plat is consistent with the Surprise Unified Development Code and other regulatory documents. The reviewing agencies have expressed no objections to the approval of the Final Plat. Approval of the subject Final Plat will allow the developer to legally divide the property.

Policy Compliant:

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, provided appropriate transitions are made between the various Neighborhood types included within the character area. While there is a proposed Zone Change that if approved will change the zoning of a large portion of the site from RR to RM-6 PUD, RM-9 PUD, and RM-15 PUD, that Zone Change request is not up for consideration at this time. The subject Final Plat will not generate this density since the existing RR zoning of the site will only accommodate one (1) Dwelling Unit per Lot of Record for a maximum lot yield of three (3) dwelling units, which will remain until such time as the underlying zoning changes or subsequent platting activity occurs.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. 00 FS18-387 Rancho TruGold Final Plat 04-16-19 CC Staff Report
 2. 01 FS18-387 Rancho TruGold Final Plat Vicinity Map
 3. 02 FS18-387 Rancho TruGold Final Plat Case Map
 4. 03 FS18-387 Rancho TruGold Final Plat
 5. 04 FS18-387 Rancho TruGold Final Plat 04-16-19 CC Presentation
-

Case: FS18-387

Project Name: Rancho TruGold Final Plat

Council District: 3

Meeting Date: April 16, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Truman Trust

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

Request: Final Plat for Rancho TruGold

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

Area: 77.85 acres (approx.)

Density: N/A

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

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to legally divide the property.

Denial of the requested Final Plat will deny the applicant the opportunity to legally divide the property as depicted on the proposed final plat.

41 **PROJECT DESCRIPTION:**

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

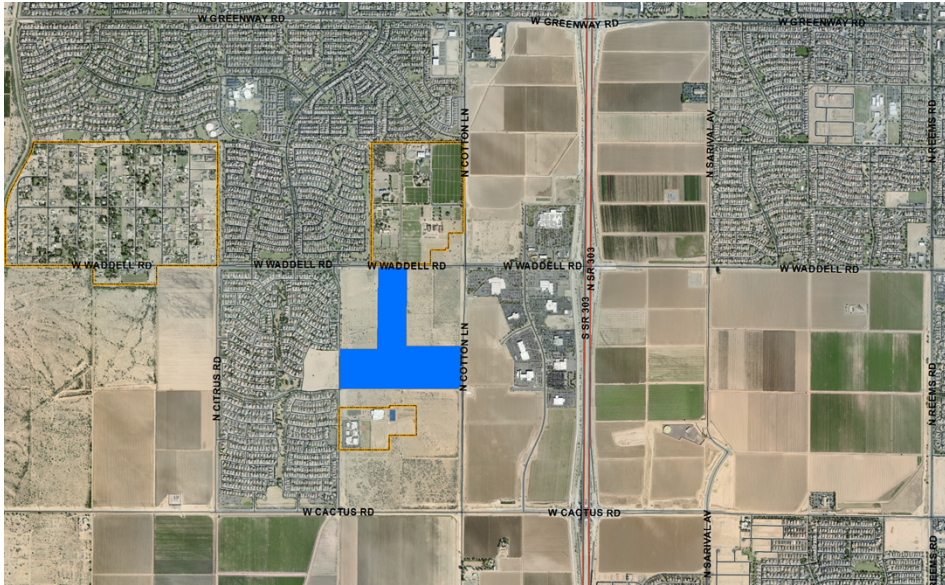
46
47 The subject request involves a three (3) lot, one (1) tract Final Plat covering approximately 78 acres
48 generally located north of the Sweetwater Avenue alignment between Cotton Land and 175th
49 Avenue. The site is currently zoned Residential Ranch (RR); however, a Zone Change request is
50 being processed under separate cover (FS18-386) to be heard by the City Council on May 7, 2019.

51
52 If the proposed Zone Change is approved, Lot 3 of the subject plat will become zoned RM-15 PUD
53 to accommodate a cottage-style multi-family residential project (Hancock Communities at Rancho
54 TruGold), the Site Plan of which was approved by the Planning and Zoning Commission on March
55 21, 2019 subject to stipulations that nullify the Site Plan should the associated Zone Change not be
56 approved. Upon approval of FS18-386, Lot 2 of the subject plat will be zoned RM-6 PUD and RM-9
57 PUD to accommodate a single-family residential subdivision consisting of two product types for
58 Rancho TruGold.

59
60 Also in play is a related Preliminary Plat covering Lot 2 of the subject plat, which is being processed
61 under separate cover (FS18-434), and is to be heard by the City Council on May 7, 2019 following
62 the aforementioned Zone Change. Should the Rancho TruGold Zone Change not be approved, the
63 existing RR zoning of the subject site will remain, the Hancock Communities at Rancho TruGold Site
64 Plan will become null and void, and the related Rancho TruGold Preliminary Plat will not be
65 approved. Regardless of the disposition of Rancho TruGold Zone Change proposed under FS18-386,
66 Lot 1 of the subject plat will remain zoned RR until and unless subsequent action is taken at a later
67 date.

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69 The following map depicts the location of the subject site.

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79 [Continued on following page.]
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BACKGROUND:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

March 21, 2019: The Commission recommended approval of the Rancho TruGold Zone Change request under case FS18-386, subject to stipulations "a" and "b".

March 21, 2019: The Commission approved the Hancock Communities at Rancho TruGold Site Plan request under case FS18-387, subject to stipulations "a" through "i".

March 21, 2019: The Commission recommended approval of the Rancho TruGold Preliminary Plat request under case FS18-434, subject to stipulations "a" through "f".

March 25, 2019: Staff was advised of a site posting error relating to the Zone Change request.

CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on December 11, 2018 to discuss the Rancho TruGold projects, which was well attended: however, the subject Final Plat does not require public notice and is not dependent upon the prior approval of the Zone Change request.

[Continued on following page.]

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. While there is a proposed Zone Change that if approved will change the zoning of a large portion of the site from RR to RM-6 PUD, RM-9 PUD, and RM-15 PUD, that Zone Change request is not up for consideration at this time. The subject Final Plat will not generate this density since the existing RR zoning of the site will only accommodate one (1) Dwelling Unit per Lot of Record for a maximum lot yield of three (3) dwelling units, which will remain until such time as the underlying zoning changes or subsequent platting activity occurs.

REVIEWING AGENCIES:

The subject request was routed to the standard reviewing agencies, who offered the following comments as summarized below:

Maricopa Water District (MWD): MWD states the proposed project will impact their facilities and requires the developer to enter into a Development Agreement with the District.

Flood Control District of Maricopa County (FCDMC): FCDMC states the eastern portion of the site lies within FEMA Flood Zones A and X, which triggers a requirement for a Floodplain Use Permit, or a CLOMR/LOMR.

Maricopa County Department of Transportation (MCDOT): MCDOT indicates no objection to the request, but points out that no right-of-way exists in front of the Paradise Honors School. MCDOT further states their understanding is that Paradise Honors will be primary taking access from Sweetwater with secondary access from 175th Avenue, and points out the potential for traffic congestion at 175th Avenue and Cactus Road.

Arizona Department of Transportation Right-of-Way (ADOT-ROW): ADOT-ROW states they have no issues or concerns with the project, but states that ADOT Engineering may have additional comments.

SUMMARY:

The proposed Final Plat is consistent with the Surprise Unified Development Code and other regulatory documents. The reviewing agencies have expressed no objections to the approval of the Final Plat. Approval of the subject Final Plat will allow the developer to legally divide the property.

FINDINGS:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Unified Development Code.
- The reviewing agencies have indicated no objections to the request.

ALTERNATIVE ACTIONS:

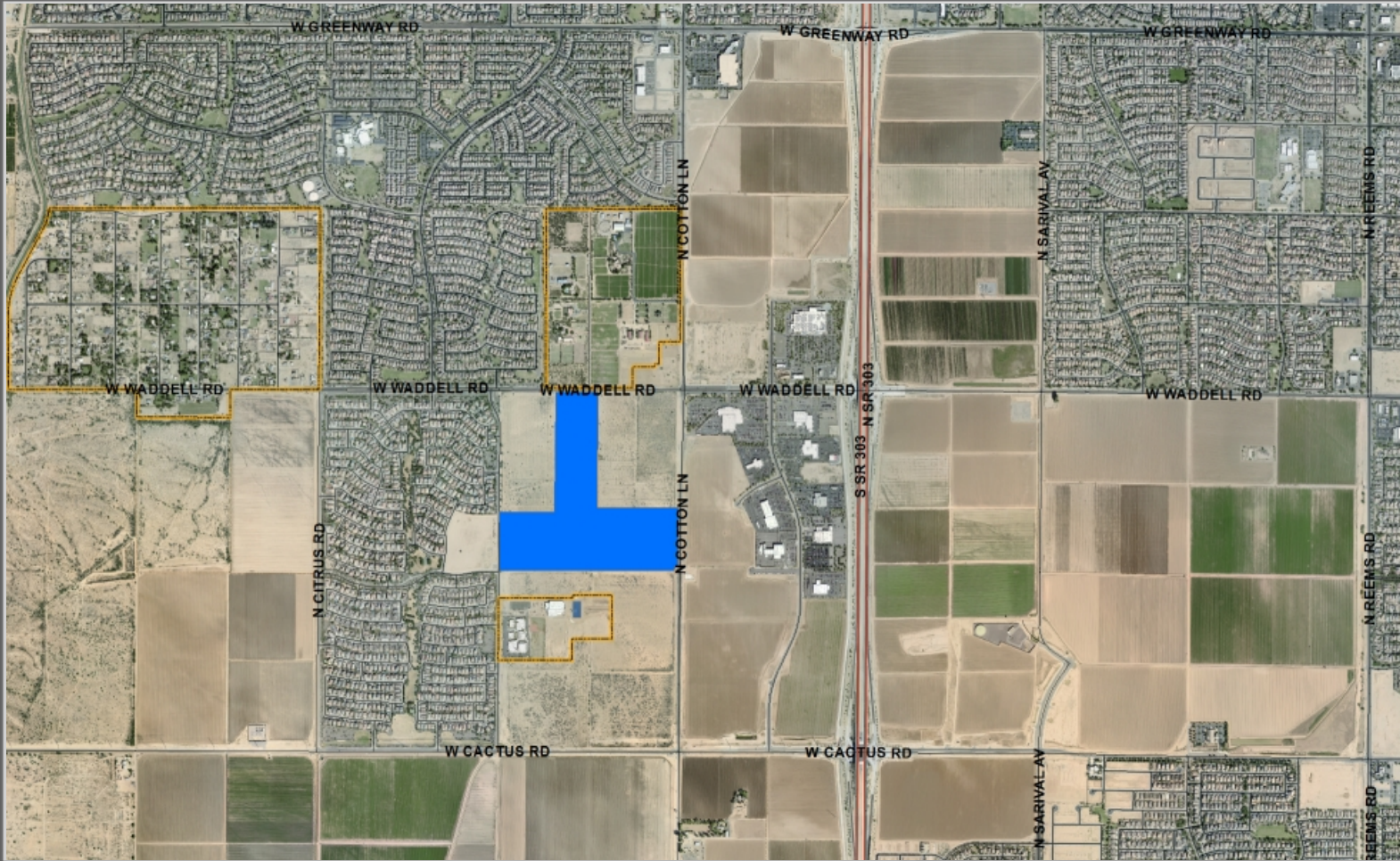
Approval of the requested Final Plat will allow the developer to legally divide the property.

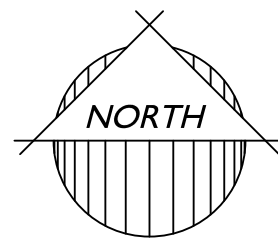
Denial of the requested Final Plat will deny the applicant the opportunity to legally divide the property as depicted on the proposed final plat.

Attachments:

- 01 Rancho Trugold Final Plat Vicinity Map
- 02 Rancho TruGold Final Plat Case Map
- 03 Rancho TruGold Final Plat

Rancho TruGold Final Plat Vicinity Map





TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	GRADING, STORM WATER DRAINAGE, OPEN SPACE, AND LANDSCAPING	49,779	1.1428

LEGEND

● FOUND MONUMENT (AS NOTED)
○ SET REBAR OR NAIL WITH CAP OR TAG "RLS 42937"

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480-503-2250 | F: 480-503-2258
www.epsgroupinc.com



Project:

RANCHO TRUGOLD

SURPRISE, ARIZONA

Final Plat

Revisions:

No.	Description

Call at least two full working days before you begin excavation.



800-855-8000

Call 8-1-1 or 1-800-87-ARIZONA (1-800-87-2746)

In Maricopa County: (602) 965-1100

Designer:

JB

Drawn by:

CAJ



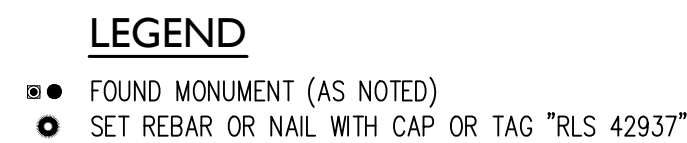
Job No.

18-363

Sheet No.

2

of 3



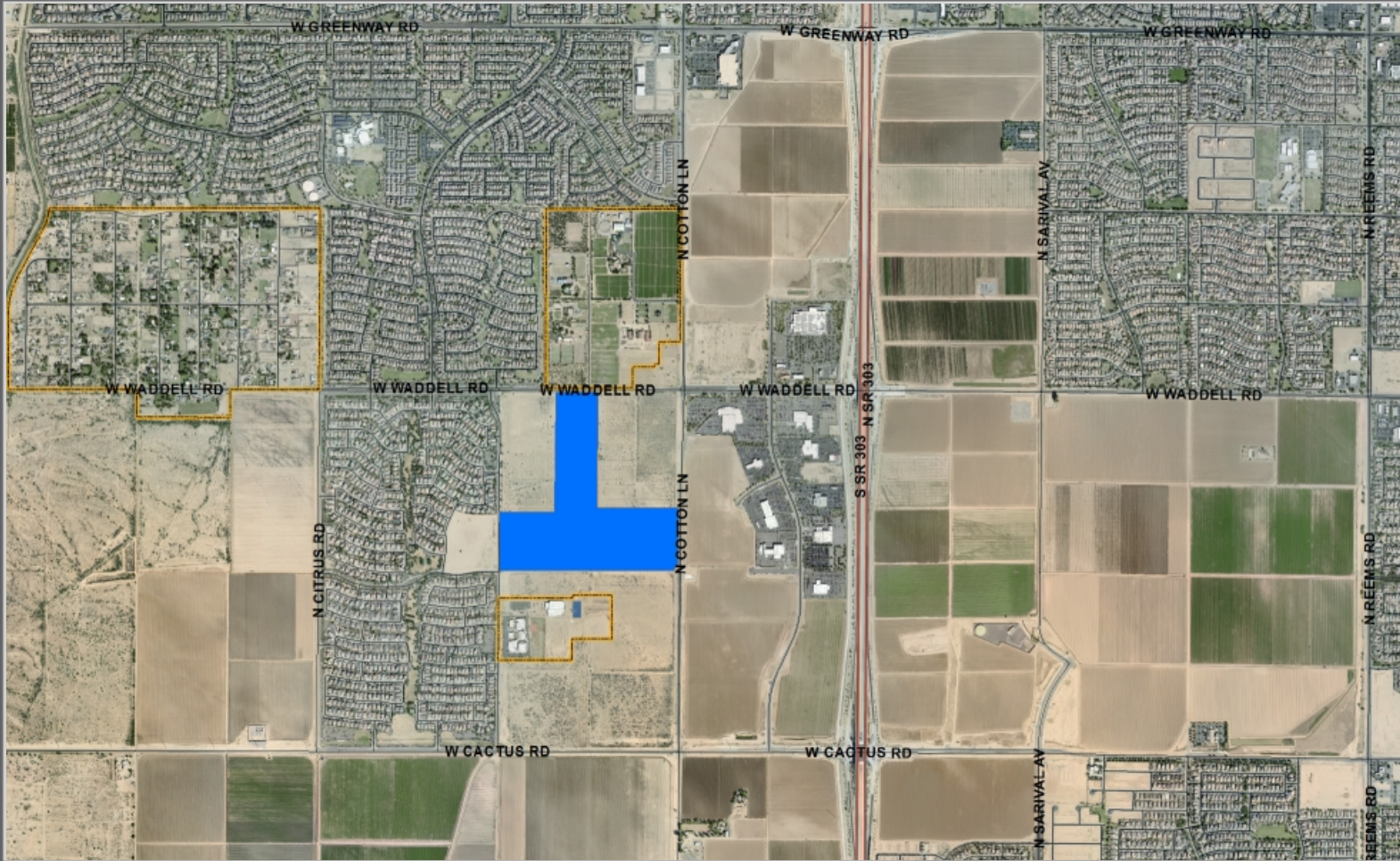


SURPRISE
ARIZONA

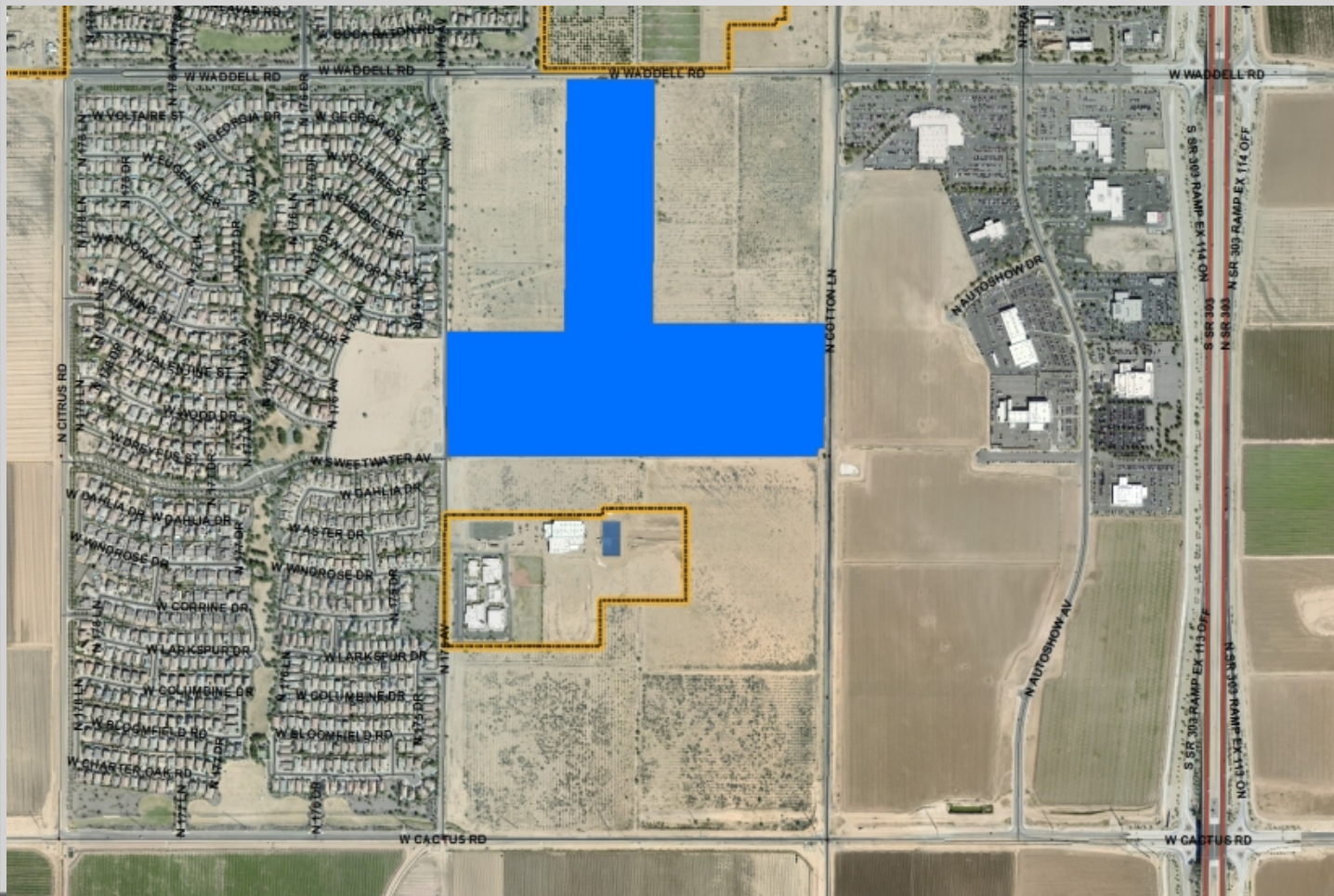
City Council
April 16, 2019

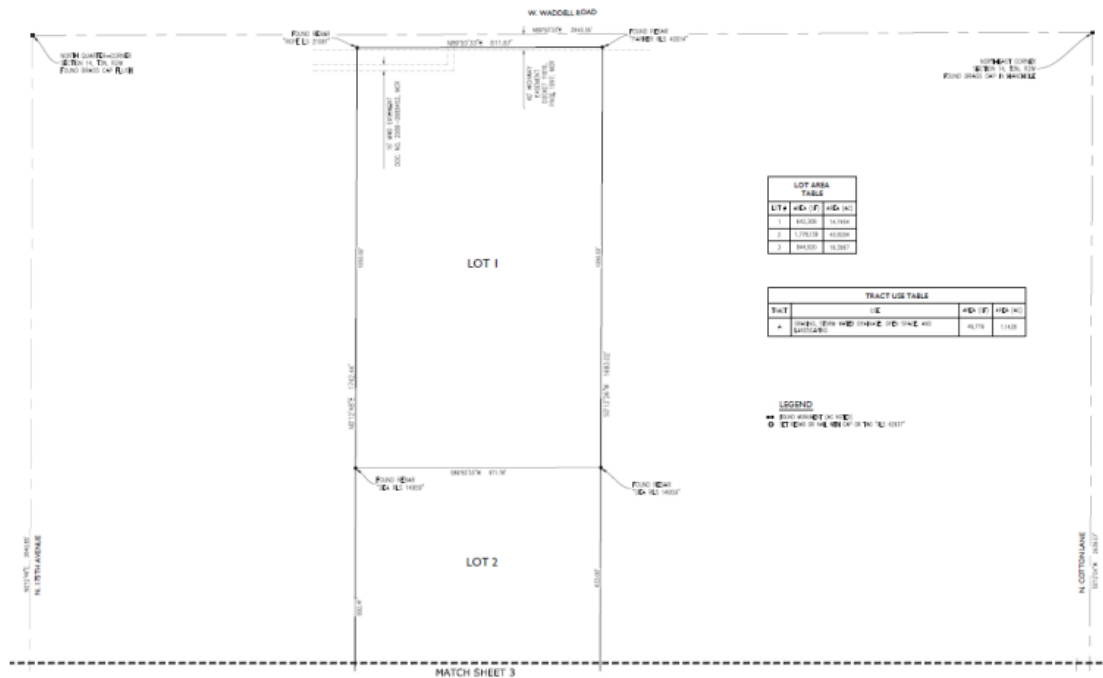
Rancho TruGold Final Plat

Rancho TruGold Final Plat Vicinity Map



Rancho TruGold Final Plat Case Map





LOT AREA TABLE		
LIT#	AREA (F)	AREA (AC)
1	842,305	14.3436
2	1,776,158	40.8208
3	894,520	19.5047

TRACT USE TABLE			
TRACT	USE	AREA (F)	AREA (AC)
A	WATER, OTHER WATER, DRAINAGE, OTHER DRAINAGE, AND LANDFILL	48,779	1,141.8

LEGEND

● FEMALE MOUNTAIN GOAT (NO HORN)
○ FEMALE GOAT WITH HORN CAP OR TWO TEETH

EPS GROUP
2045 S. Vincent Ave., Suite 181
Mesa, AZ 85202
T 480.363.2230 | F 480.363.2230
www.epsgroupinc.com

RANCHO TRUGOLD
SUNBELT, ARIZONA
Final Plat



18-363

Sheet No.
2
of 3

FS18-387 Final Plat



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Eric Fitzer, DIRECTOR - COMM
DEV

Submitting Department: Community Development District: District 5

Staff Recommendations: None

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

Consideration and action pertaining to the grant of an Utility Easement to APS in the vicinity of Civic Center Plaza for the purpose of Servicing Ottawa University.

Motion:

I move to approve granting a utility easement to APS.

Background:

The City of Surprise needs to grant the easement to APS to run additional lines to Ottawa University. The lines are in the City's right of way along Civic Center Plaza.

Objective Analysis:

To allow the Ottawa University to expand, additional utility lines are needed. Approval of this item will allow the City to assist with the expansion of the University.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

There is currently no budgetary impact related to approval of this item.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. Surprise Easement FINAL WE014051 3-20-19
-

SECTION 4-3N-1W
33.633366, -112.368110
APN 501-17-001Z, 501-17-001Q, 501-17-968E
WE014051
CA

CITY OF SURPRISE APS UTILITY EASEMENT

THE CITY OF SURPRISE, a municipal corporation of the State of Arizona, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

**As recorded in Document 2001-1090773 and Document 2006-1100434 in the
Maricopa County Recorder's Office, Arizona.**

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee's own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"). Grantee Facilities shall consist of underground electric lines and appurtenant facilities including pad mounted equipment, the locations of which are set forth in Exhibit "C." In no event may any overhead electric lines and associated overhead equipment be installed unless in an emergency to restore power. Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, City of Surprise a municipal corporation of the State of Arizona, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 20__.

APPROVED AS TO FORM:
CITY OF SURPRISE

CITY OF SURPRISE
A MUNICIPAL CORPORATION

City Attorney

By: _____

ATTEST:

City Clerk

STATE OF _____ }
 } ss.
County of _____ }

This instrument was acknowledged before me this ____ day of _____, 20__ by

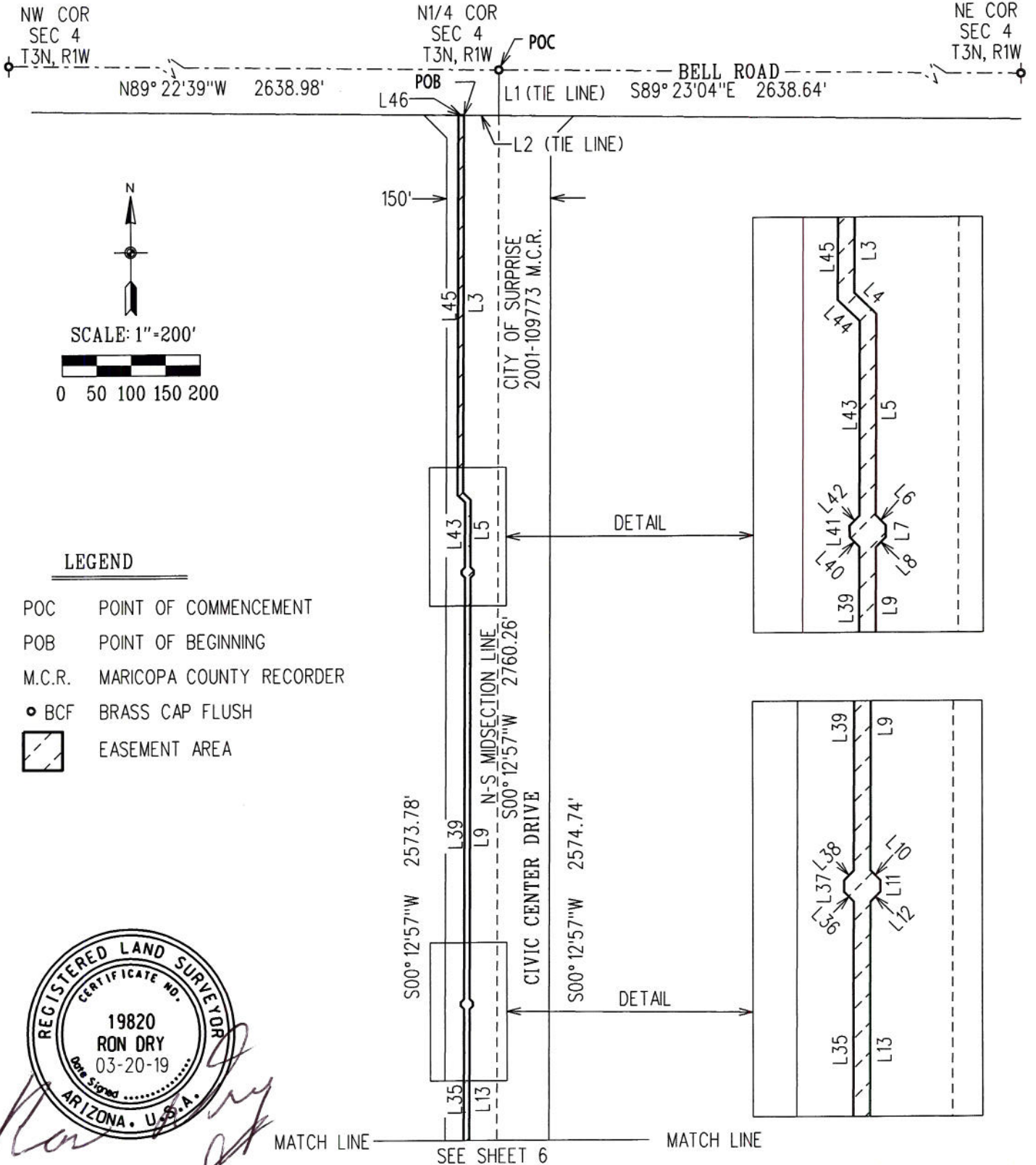
_____ of _____, on behalf of
_____.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal

Notary Public

EXHIBIT "B"



ARIZONA PUBLIC SERVICE
UTILITY EASEMENT NO.1



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

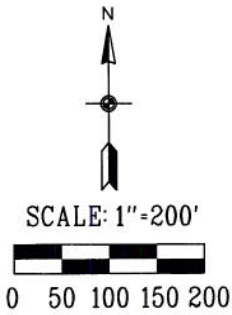
PROJECT # 19008

DRAWN BY RCD

DATE 03-20-19

SHEET 5 OF 11

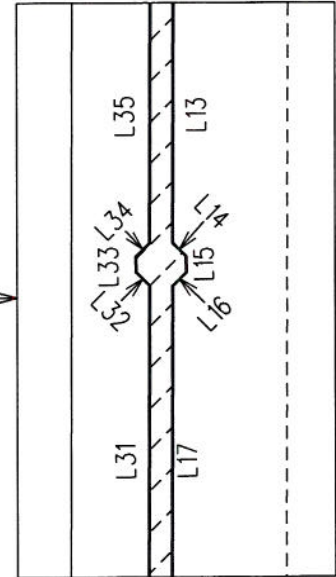
EXHIBIT "B"



MATCH LINE — SEE SHEET 5 — MATCH LINE

CIVIC CENTER DRIVE
S00°12'57"W 2573.78'
S00°12'57"W 2760.26'
N-S MIDSECTION LINE
S00°12'57"W 2574.74'

DETAIL

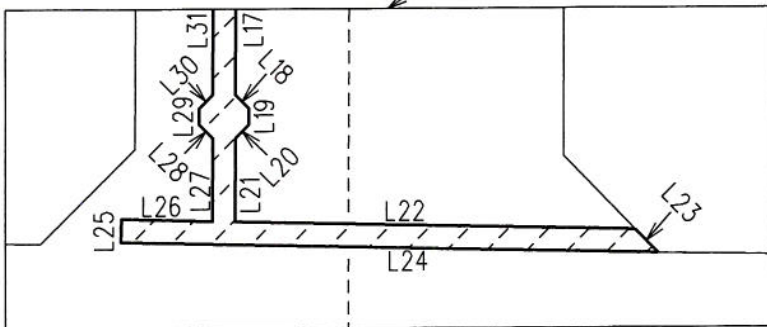


--- PARADISE LANE ---

DETAIL

CTR 1/4 COR 2001-1100434 M.C.R.
SEC 4

S44°24'05"E
46.98'



ARIZONA PUBLIC SERVICE
UTILITY EASEMENT NO.1



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 19008

DRAWN BY RCD

DATE 03-20-19

SHEET 6 OF 11

EXHIBIT "B"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00° 12'57"W	65.00'
L2	N89° 22'39"W	50.18'
L3	S00° 12'58"W	540.88'
L4	S45° 59'38"E	14.57'
L5	S00° 13'04"W	96.23'
L6	S45° 24'18"E	6.66'
L7	S00° 24'18"E	5.53'
L8	S44° 35'42"W	6.89'
L9	S00° 13'04"W	604.89'
L10	S45° 24'18"E	6.63'
L11	S00° 24'18"E	5.53'
L12	S44° 35'42"W	6.86'
L13	S00° 13'04"W	644.91'
L14	S45° 24'18"E	6.59'
L15	S00° 24'18"E	5.53'
L16	S44° 35'42"W	6.82'
L17	S00° 13'04"W	645.42'
L18	S45° 24'18"E	6.47'
L19	S00° 24'18"E	5.53'
L20	S44° 35'42"W	6.69'
L21	S00° 13'04"W	29.64'
L22	S89° 01'06"E	139.74'
L23	S44° 24'05"E	11.39'

LINE	BEARING	DISTANCE
24	N89° 01'06"W	188.00'
L25	N00° 12'56"E	8.00'
L26	S89° 01'06"E	32.26'
L27	N00° 13'04"E	29.45'
L28	N45° 24'18"W	6.67'
L29	N00° 24'18"W	5.53'
L30	N44° 35'42"E	6.90'
L31	N00° 13'04"E	645.31'
L32	N45° 24'18"W	6.54'
L33	N00° 24'18"W	5.53'
L34	N44° 35'42"E	6.77'
L35	N00° 13'04"E	645.04'
L36	N45° 24'18"W	6.50'
L37	N00° 24'18"W	5.53'
L38	N44° 35'42"E	6.72'
L39	N00° 13'04"E	605.13'
L40	N45° 24'18"W	6.47'
L41	N00° 24'18"W	5.53'
L42	N44° 35'42"E	6.70'
L43	N00° 13'04"E	92.88'
L44	N45° 59'38"W	14.57'
L45	N00° 12'58"E	544.35'
L46	S89° 22'39"E	8.00'



ARIZONA PUBLIC SERVICE
UTILITY EASEMENT NO. 1



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

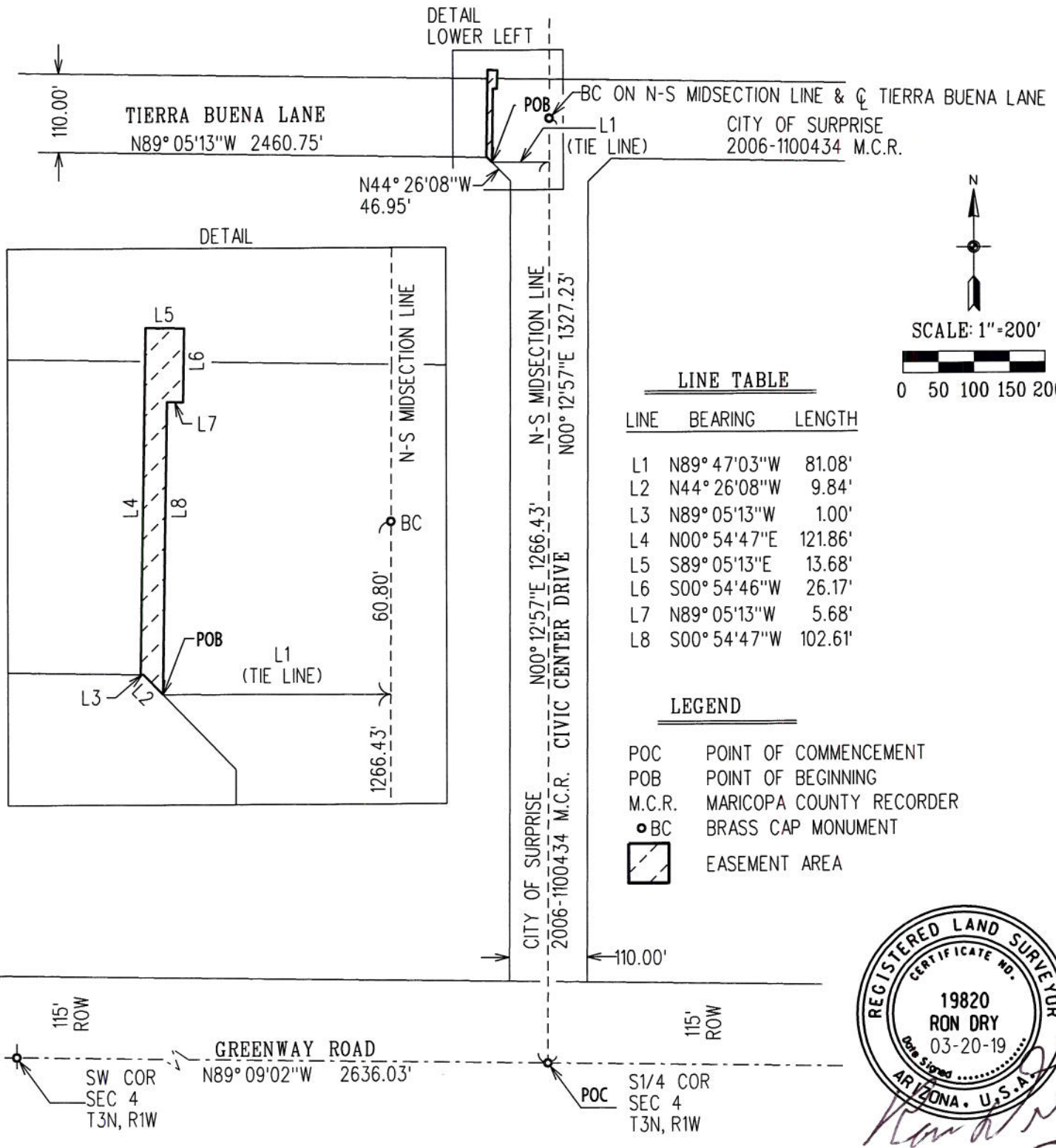
PROJECT # 19008

DRAWN BY RCD

DATE 03-20-19

SHEET 7 OF 11

EXHIBIT "B"



ARIZONA PUBLIC SERVICE
UTILITY EASEMENT NO. 2



CITY OF SURPRISE
LAND SURVEY DEPARTMENT

PROJECT # 19008

DRAWN BY RCD

DATE 03-20-19

SHEET 8 OF 11

EXHIBIT "A"

DESCRIPTION

PUBLIC UTILITIES EASEMENT

EASEMENT NO. 1

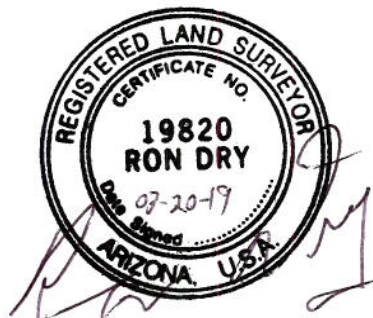
A part of Section 4, Township 3 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North Quarter Corner of said Section 4, monumented by a Maricopa County Highway Department brass cap in a handhole, from which the Northeast Corner of said Section 4, monumented with a Maricopa County Highway Department brass cap in a handhole, bears South 89°23'04" East, 2,638.64 feet;

Thence along the north-south midsection line of said Section 4 South 00°12'57" West, 65.00 feet;

Thence North 89°22'39" West 50.18 feet to the POINT OF BEGINNING;

Thence South 00°12'58" West 540.88 feet;
Thence South 45°59'38" East 14.57 feet;
Thence South 00°13'04" West 96.23 feet;
Thence South 45°24'18" East 6.66 feet;
Thence South 00°24'18" East 5.53 feet;
Thence South 44°35'42" West 6.89 feet;
Thence South 00°13'04" West 604.89 feet;
Thence South 45°24'18" East 6.63 feet;
Thence South 00°24'18" East 5.53 feet;
Thence South 44°35'42" West 6.86 feet;
Thence South 00°13'04" West 644.91 feet;
Thence South 45°24'18" East 6.59 feet;
Thence South 00°24'18" East 5.53 feet;
Thence South 44°35'42" West 6.82 feet;
Thence South 00°13'04" West 645.42 feet;
Thence South 45°24'18" East 6.47 feet;
Thence South 00°24'18" East 5.53 feet;
Thence South 44°35'42" West 6.69 feet;
Thence South 00°13'04" West 29.64 feet;
Thence South 89°01'06" East 139.74 feet;
Thence South 44°24'05" East 11.39 feet;
Thence North 89°01'06" West, 188.00 feet;
Thence North 00°12'56" East 8.00 feet;
Thence South 89°01'06" East 32.26 feet;



Continued on page 10 of 11

Continued from page 9 of 11

Thence North 00°13'04" East 29.45 feet;
Thence North 45°24'18" West 6.67 feet;
Thence North 00°24'18" West 5.53 feet;
Thence North 44°35'42" East 6.90 feet;
Thence North 00°13'04" East 645.31 feet;
Thence North 45°24'18" West 6.54 feet;
Thence North 00°24'18" West 5.53 feet;
Thence North 44°35'42" East 6.77 feet;
Thence North 00°13'04" East 645.04 feet;
Thence North 45°24'18" West 6.50 feet;
Thence North 00°24'18" West 5.53 feet;
Thence North 44°35'42" East 6.72 feet;
Thence North 00°13'04" East 605.13 feet;
Thence North 45°24'18" West 6.47 feet;
Thence North 00°24'18" West 5.53 feet;
Thence North 44°35'42" East 6.70 feet;
Thence North 00°13'04" East 92.88 feet;
Thence North 45°59'38" West 14.57 feet;
Thence North 00°12'58" East 544.35 feet;
Thence South 89°22'39" East 8.00 feet to the POINT OF BEGINNING.

Containing 22,941 Square Feet or 0.267 Acres, more or less.

TOGETHER WITH

EASEMENT NO. 2

A public utilities easement, with a nominal width of eight feet, located in the east half of Section 4, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the South Quarter Corner of said Section 4, from which the Southwest Corner of said Section 4 lies North 89°09'02" West 2636.03 feet;

Thence along the north-south midsection line of said Section 4 North 00°12'57" East 1266.43 feet;

Continued on page 11 of 11

Page 10 of 11



Continued from page 10 of 11

Thence North 89°47'03" West 81.08 feet to the POINT OF BEGINNING;

Thence North 44°26'08" West 9.84 feet;

Thence North 89°05'13" West 1.00 feet;

Thence North 00°54'47" East 121.86 feet;

Thence South 89°05'13" East 13.68 feet;

Thence South 00°54'46" West 26.17 feet;

Thence North 89°05'13" West 5.68 feet;

Thence South 00°54'47" West 102.61 feet to the POINT OF BEGINNING.

Attached is Exhibit "B" and by this reference is made a part hereof.

End of description





CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 5

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

Agenda Wording:

Consideration and action to approve a request by David Lindsley, Agent for a Series 12 Restaurant license for Bonfire Craft Kitchen and Tap House located at 15332 W. Bell Road, Suites 101 & 102, Surprise, AZ 85374.

Motion:

I move to approve a request by David Lindsley, Agent for a Series 12 Restaurant license for Bonfire Craft Kitchen and Tap House located at 15332 W. Bell Road, Suites 101 & 102, Surprise, AZ. 85374.

Background:

This request is of a routine nature. All departmental reports are attached with no objections noted.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. BonfireCraft Kitchen Surprise LLC_Memo to Clerk_20190326
 2. Bonfire Kraft Kitchen and Tap House Liq Lic 4-2019
 3. Bonfire MAP
 4. Bonfire Report cd
 5. 15335 W Bell Ste 101 Bonfire Craft Kitchen Liquor License
-



MEMO

Date: 3/26/2019

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Accounting Support Specialist

RE: Liquor License Application – Bonfire Craft Kitchen & Tap House

Business License Status:

License #1021776, pending approval for 2019. Licensed as Bonfire Craft Kitchen Surprise LLC.

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: April 2, 2019

JOB NUMBER – 56300

Series #12 – New License, Interim Permit

APPLICANT:

Bonfire Kraft Kitchen and Tap House
15332 W. Bell Road, Surprise, #101 & 102
Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Bonfire is moving into a vacant location, which has housed several previous full service restaurants. The most recent tenant closed approximately 15 months ago. Their market is open to all ages and demographics, and will serve American classic cuisine, such as hamburgers, Buffalo wings, French fries, etc. There is seating for 170 patrons inside the restaurant including 22 in the designated bar area. There is no live entertainment scheduled, however there are 20 TV's, 1 Table-Top Shuffleboard, two free video game systems and two other children's amusement games.

- 2) ***Effect of vehicular traffic in close proximity.***

This new license/interim permit should have no effect on vehicular traffic.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***

During the last five years, there have been no reports of liquor violations from any of the previously occupied restaurants at these locations. There have been various incidents in the plaza or directly related to the various businesses, including approximately two burglaries from vehicles, two hit and run vehicle collisions, a few thefts and a few suspicious person calls. There was also a report of a fight between employees at a previous restaurant and a burglary from a previous restaurant at this location. The cluster mailboxes nearest a previous restaurant at this location was also burglarized.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

Bonfire is planned to be open every day from 10AM to 2 AM. There are several other retails businesses in the "L" shaped stripped plaza with various hours, but most closed by 9 PM. Bonfire will be on one end of the plaza. There is a small Vietnamese restaurant, which closes by 8 PM, in the plaza, but it does not have a liquor license. There is also a Domino's Pizza Delivery store that is opened until midnight. Most other plazas in this store are retails shops that close by 9 PM.

- 5) ***Appropriateness of series license requested.***

A series 12 license is appropriate and applicable for the Bonfire Kraft Kitchen & Tap House, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

Bonfire Kraft Kitchen
and Tap House

PAD
SUN CITY GRAND

PAD
KINGSWOOD PARK/SUN VILLAGE

SITE

LUV 2 PLAY

PAD
THE ORCHARDS

PAD
MOUNTAIN VISTA RANCH

Date: April 1, 2019

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director

By: James Stewart, Zoning Specialist

Re: Liquor License Application for:

**Bonfire Kraft Kitchen and Tap House
New Application – Job # 56300
15332 W. Bell Road #101 & 102
Surprise, Arizona 85374**

1. Fry's Food & Drug #61 (Series 9) – 15510 W. Bell Rd.
2. Lucky's Pizza #3 (Series 12) – 15508 W. Bell Rd. #107
3. 4 Sons Food Store #604 (Series 10) – 15505 W. Bell Rd.
4. Macayo's Mexican Kitchen (Series 12) – 15565 W. Bell Rd.
5. Richi's Diner (Series 12) – 15609 W. Bell Rd. #100
6. Booty's (Series 12) – 15557 W. Bell Rd. #404, 405, 406
7. Tailgaters Sports Grill (Series 12) – 15529 W. Bell Rd.
8. LUV 2 Play (Series 7) – 15495 W. Bell Rd. #104
9. Walgreens #4620 (Series 10) – 15490 W. Bell Rd.
10. AZFRYGUY (Series 12) – 15226 W. Bell Rd. #100
11. Brookside II (Series 12) – 15170 W. Bell Rd.
12. New York Flavor (Series 12) – 15170 W. Bell Rd. #103 (Expired)

The immediate area is composed of commercial establishments. The property is zoned PAD (C-2) which is consistent with the proposed use.

Residential population will most likely remain static. Commercial growth will likely remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



March 26, 2019

To: Sherry Ann Aguilar, City Clerk
From: Keith Tanner, Fire Marshal
Subject: Liquor License Application
Applicant: Bonfire Craft Kitchen and Tap House
15332 W Bell, Suite 101

The Surprise Fire-Medical Department recently reviewed inspection records for the above referenced address, finding there are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 5

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

Agenda Wording:

Consideration and action to approve a request by Andrea Lewkowitz, Agent for a Series 12 Restaurant Interim permit/New License for Carrabba's Italian Grill #5306, located at 14043 W. Bell Road, Surprise, AZ. 85374.

Motion:

I move to approve a request by Andrea Lewkowitz, Agent for a Series 12 Restaurant Interim permit/New License for Carrabba's Italian Grill #5306, located at 14043 W. Bell Road, Surprise, AZ. 85374.

Background:

This request is of a routine nature. All departmental reports are attached with no objections noted.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. Carrabba's
2. Carrabba's Report
3. Carrabbas 14043 W Bell Liquor License
4. Carrabba's Italian Grill #5306_Memo to Clerk_20190409
5. Carrabba's Map

S U R P R I S E P O L I C E D E P A R T M E N T
L I Q U O R L I C E N S E A P P L I C A T I O N R E V I E W

REFERENCE:

DATE: April 9, 2019

APPLICATION NUMBER: 57683
Series #12 – Restaurant/Interim Permit
Existing License # 12078607

APPLICANT:

Carrabba's Italian Grill #5306

14043 W Bell Road
Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Carrabba's Italian Grill is an existing restaurant which serves patrons of all ages throughout Surprise and the greater Northwest Valley. There is seating for 226 customers in the restaurant, including 56 in the designated bar area.
- 2) ***Effect of vehicular traffic in close proximity.***
There should be no change to traffic in the area since the restaurant is already in existence. There remains adequate ingress and egress into the shopping plaza which contains Carrabba's.
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***
During the past five years, there have been no reported incidents of liquor violations. In March 2016, there was a vehicle burglary the parking lot. In 2015, an employee had her car "keyed" while parked in the parking lot, an in an unrelated incident, a co-worker assaulted another co-worker in the parking lot after work.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
The restaurant's hours of operation are currently from 3 PM until 9 PM from Mondays through Thursdays, and from 11 AM to 10 PM from Fridays to Sundays. There are various other full – service restaurants in the near vicinity, including Red Robin and Long Horn Steakhouse. Both of these restaurants have series 12 licenses and both have similar closing times as Carrabba's with the exception of Fridays and Saturdays for Red Robin, which closes at 11 PM.
- 5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for the Carrabba's Italian Grill, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

Date: April 05, 2019
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist
Re: Liquor License Application for:

**Carrabba's Italian Grill #5306
Series 12 (57683) – Interim Permit/Restaurant
14043 W. Bell Road, Surprise, Arizona 85374**

The number and series of licenses in close proximity to the subject site are:

1. Frank-N-Steins (Series 12) – 14071 W. Bell Rd. (Expired)
2. Saigon Kitchen (Series 12) – 14071 W. Bell Rd.
3. Long Horn Steakhouse (Series 12) – 14127 W. Bell Rd.
4. New York Pizza Dept. (Series 12) – 13980 W. Bell Rd.
5. Circle K Store #2741641 (Series 10) – 13908 W. Bell Rd.
6. Wal-Mart Supercenter #2777 (Series 9) – 13770 W. Bell Rd..
7. Caramba Fresh Mexican Food (Series 12) – 17239 N. Litchfield Rd.(Expired)
8. Richi's Diner (Series 12) – 17221 N. Litchfield Rd. #50
9. Uni Sushi & Steak (Series 12) – 17191 N. Litchfield Rd
10. China Buffet #17119 (Series 12) – 17119 N. Litchfield Rd. #20
11. State 48 Brewery (Series 3 &12) – 13823 W. Bell Rd.
12. Chioptle Mexican Grill #0898 (Series 12) – 13869 W. Bell Rd. #107
13. Rio Mirage Cafe (Series 12) – 13863 W. Bell Rd.
14. Irish Wolfhound Restaurant (Series 6) – 16811 N. Litchfield Rd. #102-104
15. Red Robin (Series 12) – 14015 W. Bell Rd.

The immediate area is composed of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Residential population will most likely remain static. Commercial growth will likely remain static.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.



Surprise Fire-Medical Department
14250 W. Statler Plaza Ste. 101
Surprise, AZ 85374-7479
Phone: 623-222-5000
Fax: 623-222-5001



April 9, 2019

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Carrabba's Italian Grill
14043 W Bell Road

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner
Keith Tanner, Fire Marshal
Fire Prevention Division
Surprise Fire-Medical Department



MEMO

Date: 04/09/2019

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Fiscal Support Specialist

RE: Liquor License Application – Carrabba's Italian Grill #5306 – 14043 W Bell Rd

Business License Status:

Application packet emailed on 4/9/19 to Amy Schroff with Lewkowitz Law Office, PLC.

Carrabba's is currently operating under a former owner's business license that is non-transferable. A new application will be applied for the new owner: Italian Restaurant Group LLC.

CARRABBA'S ITALIAN GRILL # 5306

PAD
Kingswood Park/Sun Village

PAD
West Point
Towne Center

SITE

PAD
Surprise Center

PAD
West Point
Towne Center



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action on the Regular Work Session and Regular Council Meeting Minutes for April 2, 2019.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 040219 Regular Mtg Minutes
 2. 040219 WKS
-

CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, April 2, 2019 @ 6:00PM

Call To Order

Roll Call

Mayor Hall called the Regular City Council Meeting to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, April 2, 2019. Also in attendance with Mayor Hall were Vice Mayor Winters, Council Member Hayden, Council Member Judd, Council Member Duffy, Council Member Sanders and Council Member Remley.

Staff Present:

City Manager, Michael Frazier, City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

The pledge was led by Rancho Gabriela Elem School.

Proclamation and Community Acknowledgements

Fair Housing Month 2019 Proclamation

Mayor Hall read the proclamation for Fair Housing Month 2019.

City Manager Report

City Manager Frazier asked that Youth Services Coordinator, Mike Cassidy to introduce students from Rancho Gabriela Elementary School.

Denisse Beteran Serrano

Caleb White

Chloe Nowling

Logan Beeman

The administration and faculty in attendance: Rebecca Selman, 7th grade teacher and NJHS advisor.

The Surprise Youth Council members

Bailey Rice, Senior at Willow Canyon High School and Dakota Dolister, Senior at Paradise Honors High School

Dakota and Bailey SYC, gave comments on what projects they are working on. Youth employment, creating resumes, etc.,

Miss Rice also gave a report on her accomplishments for the past year.

The one-year countdown is underway on Census 2020! This presentation and discussion is to provide a brief update to City Council on outreach as we close in on April 1, 2020.

DCM, Diane Arthur gave a powerpoint presentation on the upcoming Census 2020, one year countdown.

City Clerk Report

Call To The Public

Alyson Cline - 16 resident of the City. Timing is everything, our press release Waveland Mayor's National Challenge on water conservation. Please look into reducing the City's water usage, reducing the water along Bell Road. The cost savings in water, employee time, etc., could help to pay for changes and repairs to the roadway.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Judd made the motion to approve the consent agenda, excluding item #3. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

2. Consideration action to approve a request by Navatogasingam Thuraisingham (Agent) for a Series 12 Restaurant liquor license for Macayo's Restaurant located at 15565 W. Bell Road, Surprise, AZ 85374 - APPROVED

3. Consideration and action pertaining to approval of the Master Plat entitled Master Plat of Paradiso Asante Phase 1, dated January 2019, generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue - APPROVED

Vice Mayor Winters removed #3 from the consent agenda. He asked if this plat is part of the Asante project.

Sergio Angulo, City Planner commented on the project and that it is age restricted for this portion of the project.

Vice Mayor made the motion to approve item #3 of the consent agenda. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

4. Consideration and Action on accepting Warranty Deeds for Right of Way, and Easements for Drainage and Water lines from Surprise/Dysart Properties, LLC for roadway improvements along Litchfield and Sweetwater - APPROVED

5. Consideration and Action on accepting an Easement for Drainage from the Reformed Church in America Classis of the SW for roadway improvements along Litchfield - APPROVED

6. Consideration and Action on accepting a Warranty Deed for Right of Way, and Easement for Drainage from the Larry R. Lemelson Revocable Living Trust, for roadway improvements along Litchfield and Sweetwater - APPROVED

7. Consideration and Action on accepting a Quit Claim Deed for 16 square feet from Marley Park Phase II LLC, near Bullard and Sweetwater - APPROVED

8. Consideration and Action on Acceptance of the Assignment of Easements from the Flood Control District of Maricopa County for a flood project near 115th Avenue and Bell - APPROVED

9. Consideration and Action on accepting a Warranty Deed for right of way from A&B Investments INC, near 175th Avenue and Sweetwater - APPROVED

10. Consideration and action on the minutes of March 11, 2019 Special City Council Meeting and March 19, 2019 Regular City Council Work Session, Regular City Council Meeting and Executive Session - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

11. Consideration and action pertaining to authorizing the City Attorney to defend the City in pending litigation; Resolution # 2019-36 - APPROVED

12. Consideration and action pertaining to adoption of an Ordinance annexing approximately 20 acres of unincorporated land generally located 1/2 mile north of Happy Valley Road, on the east side of 151st Ave; Ordinance 2019-08 - APPROVED

Joshua Mike, City Planner commented that this is an annexation request. Saddlehorn Ranch.

Vice Mayor Winters 1 building per acre currently, correct?

Mr. Mike - yes correct.

Council Member Remley - If we are required to maintain like zoning, how do we maintain like zoning, then change to unlike zoning?

Mr. Mike - Establishment of entitlement from one jurisdiction to another. Separate public hearing process.

Public Comments:

Russell Hutchinson - We are next to the proposed annexation, this is what we are dealing at right now, we are here to express our concerns.

Vice Mayor Winters made the motion to approve Ordinance 2019-08. Council Member Duffy seconded the motion. Seven yes votes, one no vote (Hayden), motion carried.

13. Consideration and action pertaining to approval of the Preliminary Plat entitled Preliminary Plat for Fulton Homes at Escalante - Parcel 5, located on the southeast corner of 163rd Avenue and Asante Boulevard - APPROVED

Sergio Angulo, City Planner gave a powerpoint presentation on this item.

Vice Mayor Winters asked what happened to Verdugo?

Mr. Angulo - Fulton homes preferred to brand their development as part of another development.

Mayor Hall asked about ingress/egress, where does 161st Drive go?

Mr. Angulo - From Pinnacle Peak Road on the south to Asante Boulevard.

Vice Mayor M Winters, also questioned entries into the communities.

Public Comments:

Russell Hutchinson - one lane going north on Pinnacle Peak, who is taking care of this?

Community Development Director, Fitzer commented on what the developers are required to complete for roadway improvements.

Mayor Hall - Is there a way to give a projected roadway construction plan?

Vice Mayor Winters made the motion to approve the preliminary Plat for Fulton Homes at Escalante - Parcel 5. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

14. Consideration and action pertaining to approval of a Zone Change from Residential Ranch (RR) to Residential Low Density (RL-5) with a PUD Overlay of approximately 20 acres; Ordinance 2019-05 - APPROVED

Sergio Angulo, City planner gave a powerpoint presentation regarding this item.

Council Member Remley - What was the reaction of the planning & zoning commission on this application?

Mr. Angulo - Setbacks, proposed density, they recommended for approval of this rezone.

Council Member Remley - How many folks attended the outreach?

Mr. Angulo - Citizen outreach report with the sign in sheet.

Council Member Remley - How did the residents feel about this project?

Mr. Angulo - Concerns from residents about how it will affect them and the two story homes and privacy of their lots.

Vice Mayor Winters - 9 people attended the meeting. The property owner promised the residents that there would be no two story homes next to the acre properties.

Council Member Hayden - High noise and accident potential area of Luke Air Force Base, isn't this an issue? Also, how many units will be built here?

Mr. Angulo - Gave an explanation of the flight zone. There will be 62 lots proposed.

Council Member Duffy, single story for the lots on the northern side.

Mayor Hall - What are the walls going to look like on the north side?

Mr. Angulo - The applicant hasn't been through this part of the process yet.

Mayor Hall - No ingress or egress, correct? I like the way this is designed, it was well thought out.

Mayor Hall questioned the lighting for this project. Shielded?

All lights are pointing downward.

Council Member Remley - If we are to approve this, we are locked into this design presented today at 3.1 per acre, buffer, layout, etc.,

Public Comments:

Karen Hutchinson - Concerns about 151st Avenue, it's a county road, but the residents are the ones maintaining it. The developer has been very helpful.

Gale Wyman - lives on 151st avenue, 151st as it exists right now is a single road, no support from Maricopa or Surprise. Who is paying for this? The design that I saw today

is nice, the developer has been very helpful. There were 9 at the meeting, one of the issues I had back then was the area of flooding. When it rains it's incredible. It is necessary to have a good buffer.

Council Member Judd, can you talk about Surprise annexing this property, can you talk about the maintenance of these roads?

Mr. Fitzer - No direct access to this area right now. We are talking about zoning at this point, ultimately there is an intent to meet this design.

Council Member Judd, can you describe the process and timeline?

Mr. Fitzer - Preliminary plat process to Planning & Zoning, then final plat to City Council for approval.

Developer, Kent Zander, two property owners for this project. Will be at least an 18 month process moving forward.

Vice Mayor Winters - asked the developer if this flooding can be controlled through designing?

Mr. Fitzer - Yes we have the same engineering firm as Rancho Mercado.

Vice Mayor Winters made the motion to approve Ordinance 2019-05. Council Member Sanders seconded the motion. Six yes votes, one no vote (Remley), motion carried.

Other Business and Future Agenda Items

City Council Reports

City Council reported on and/or attended the following:

Council Member Duffy - State of the City was amazing, the video was very well done. Large crowd. Hard to believe Spring Training is already over, thanked Sundancers, Citizens Patrol.

Council Member Sanders - Went to MV Ranch HOA meeting with Eric Fitzer. Attended the top 10 retailers and restaurant game; attended the Sundancers Reception; shocked by the energy that the Sundancers have, they are amazing; ribbon cutting and State of the City.

Council Member Judd - State of the City was very well done; Marley Park, April 15th and April 6th - Taste of Surprise at the Stadium; dunk tank.

Vice Mayor Winters - March 20th Grand Opening of Avenir, Behavioral Center; March 27th opening of the Rise at Parkview Place; Luncheon update on the Tohono Oodam Casino; State of the City event; 10 year anniversary of the City Hall Building; kudos to

the Mayor for thinking out of the box.

Council Member Hayden, the State of the City was absolutely wonderful and was for the people. Youth Counsel, wonderful kids and the whole youth team is fabulous.

Council Member Remley - I am feeling a bit unloved tonight, Thursday we were here and there was standing room only, and tonight I counted 10 people. The State of the City was definitely worth attending, recognizing all of the departments, the employees are the ones that do the work. My sister came in to town, she brought her daughter and they were here to look at ASU, and encouraged them to visit Ottawa University. April 15th is right around the corner for tax returns, please remember to contribute to the school of your choice as a tax credit.

Mayor Hall - So proud of our staff at State of the City, the video is going to be used by Economic Development for prospects. Great community event. Spring training is an amazing time, and super busy, staff guided me every step, I really appreciate this. The Sundancers are so positive and energetic, Travis does a really good job when them.

Executive Session

Adjournment

Vice Mayor Winters made the motion to adjourn the Regular City Council Meeting of April 2, 2019 at 7:30 PM. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, April 2, 2019.**

Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Work Session Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, April 2, 2019 @ 4:00PM

Call To Order

Roll Call

Mayor Hall called the Regular City Council Work Session to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on Tuesday, April 2, 2019. Also in attendance with Mayor Hall were Vice Mayor Winters, Council Member Hayden, Council Member Judd, Council Member Duffy, Council Member Sanders and Council Member Remley.

Staff Present:

City Manager, Michael Frazier, City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Regular City Council Work Session Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Call To The Public

1. Presentation and discussion pertaining to Department Budget Overview: Presentations for this session to include Human Services and Community Vitality (HSCV), Sports and Tourism, and Community and Recreational Services (CRS) - NO ACTION

Finance Director, Andrea Davis and Asst. Finance Director, Holly Osborn gave a powerpoint presentation for this item.

Topics for each department were discussed.

Community & Recreation Services Department

Council Member Remley - of the items in the current year for capital items, how much to roll over into the next fiscal year?

Figures next meeting, library, shared recreation facility, a few million dollars.

Council Member Sanders - Prop 206 - Impact so far and what is projected for next year?

Vice Mayor Winters - Great job Donna and team are doing.

Sports & Tourism:

Council Member Duffy - at the winter meetings, did they talk about moving days for sprint training and what they are going to do after the one year?

Human Services and Community Vitality (HSCV):

Council Member Remley - What are the staffing needs?

HSCV Director, Seth Dyson - Resource Center is where we are focusing.

2. Presentation and discussion pertaining to the Surprise Youth Council's recent activities and accomplishments - NO ACTION

Youth Services Coordinator, Mike Cassidy gave a powerpoint presentation on this item.

Number of youth served by the youth as a whole. A chart was displayed totaling 3,891 youth for various programs.

Reviewed all of the various programs under Youth Services Division.

Council Member Judd - Why is the presentation slide different than the one in the book?

Surprise Youth Council presentations:

Isabella de Vlieger - Reviewed initiatives

Ian Pitro - Zombie Apocalypse

Alexander Mejia - Community Events - Level 4

Isabel Hunsaker - Love Our Schools Day

Kaylena Madrid - Promote Mental Health Awareness

Zoe Caledus - Cultural Awareness

Showed Youtube video on SYC.

Fall Retreat - Flagstaff, AZ.

Mayor Hall - Year to date numbers and summary sheet.

Mayor Hall - Boot Camp? We should double or triple involvement for this program.

Mayor Hall - Calendar of events? In progress

Mayor Hall - Mental Health Awareness - This is great, I applaud you for this. Are you dealing with outreach counselors at the High Schools?

Mayor Hall - Cultural Awareness - April 23rd, 6:00 p.m. to 8:00 p.m.

Council Member Judd - Great presentation! Some of the seniors have received scholarships, do you have a count? You have great connections here in Surprise, live life and bring back to our communities here in Surprise.

Council Member Judd - Can you send some invites to us so we can see your programs in action.

Executive Session

Adjournment

Vice Mayor Winters made the motion to adjourn the Regular City Council Work Session of April 2, 2019 at 5:06 PM. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do

hereby verify that these are the true and correct minutes of the Regular City Council Work Session of **Tuesday, April 2, 2019.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Andrea Davis, DIRECTOR -
FINANCE, Holly Osborn, AD - FINANCE
District: Citywide

Submitting Department: Finance

Staff Recommendations: None

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

A public hearing pertaining to proposed Development Impact Fees.

Motion:

N/A. The chair will open the public hearing.

Background:

In accordance with Arizona Revised Statutes (A.R.S.) § 9-436.05, municipalities in Arizona may assess development impact fees (DIF) to offset growth-related infrastructure costs for necessary public services. The development fees must be based on an Infrastructure Improvements Plan (IIP) and Land Use Assumptions (LUA).

This public hearing provides an opportunity for the City to accept and consider comments from members of the public before City Council takes official action on the Development Impact Fees on May 21, 2019.

Objective Analysis:

Updating development impact fees ensures compliance with state mandates and provides the City with resources to meet the demand for public services and infrastructure as the City grows.

Policy Compliant:

This item is consistent with City and Council Policy. This public hearing is also consistent and in accord with the notice and hearing requirements for adopting updated Development Impact Fees as set forth in ARS 9-463.05.

Financial Impact:

None at this time; however, topics covered in this presentation could lead to future actions which may have a financial impact.

Budget Impact:

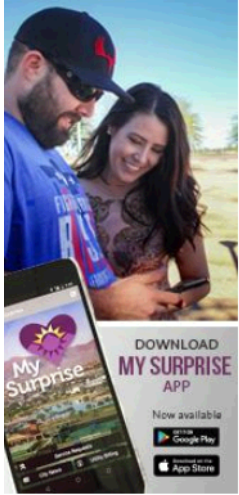
None at this time; however, topics covered in this presentation could lead to future actions which may have a budgetary impact.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. Public Notice DIF Hearing
 2. Surprise IIP & Fees 04.09.19
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PUBLIC NOTICES

Notice of Intent and Notice of Public Hearing on Development Impact Fees

posted (03/12/2019)

Pursuant to Arizona Revised Statutes (A.R.S) § 9-463.05, public notice is hereby given that the City of Surprise intends to assess and discuss changes to development impact fees charged by the City and will hold a public hearing on the proposed development fees at the Regular City Council Meeting on Tuesday, April 16, 2019 at 6:00 p.m. in the Surprise City Council Chambers, 16000 N. Civic Center Plaza Surprise, AZ 85374.

The City Council will approve or disapprove changes to the City's development impact fees at the [Regular City Council Meeting on Tuesday, May 21, 2019 at 6:00 p.m.](#) in the Surprise City Council Chambers, 16000 N. Civic Center Plaza Surprise, AZ 85374.

A copy of the Land Use Assumptions (LUA) and Infrastructure Improvements Plan (IIP) adopted by City Council on Monday, March 11, 2019 is attached to this notice and also published on the City of Surprise website <https://www.surpriseaz.gov/3204/Development-Impact-Fees>.

Land Use Assumptions and Infrastructure Improvements Plan

**Prepared for:
Surprise, Arizona**

April 9, 2019



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EXECUTIVE SUMMARY

The City of Surprise hired TischlerBise to document land use assumptions, prepare an Infrastructure Improvements Plan (hereinafter referred to as the “IIP”), and update development fees pursuant to Arizona Revised Statutes (“ARS”) § 9-436.05 (hereinafter referred to as the “Enabling Legislation”). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIPs for each type of infrastructure are located in each infrastructure type’s corresponding section, and the Land Use Assumptions can be found in the Appendix. The proposed development fees are displayed in the Development Fee Report chapter.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development’s proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

This update of the City’s Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

1. Parks and Recreation
2. Police
3. Fire
4. Water
5. Water Resource
6. Wastewater

This plan also includes all necessary elements required to be in full compliance with SB 1525.

ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

Necessary Public Services

Under the requirements of the Enabling Legislation, development fees may only be used for construction, acquisition or expansion of public facilities that are necessary public services. “Necessary public service” means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated on behalf of the municipality: water, wastewater, storm water, library, fire, police, and neighborhood parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011 and that meets the following requirements:

1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011 to finance construction of the facility.

Infrastructure Improvements Plan

Development fees must be calculated pursuant to an IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

1. A description of the existing necessary public services in the service area and the costs to update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.
3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved Land Use Assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved Land Use Assumptions and calculated pursuant to generally accepted engineering and planning criteria.
6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.
7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved Land Use Assumptions and a plan to include these contributions in determining the extent of the burden imposed by the development.

Qualified Professionals

The IIP must be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional is defined as “a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person’s license, education, or experience.” TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.

Land Use Assumptions

A development fee study must include land use assumptions (growth projections) for each service area. The Enabling Legislation defines land use assumptions as “projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the general plan of the municipality.” Since the IIP that must be prepared for each service area must identify improvement needs for a period not to exceed 10 years, and the land use assumptions must cover a minimum of 10 years, a 10-year time-frame would seem to be the most appropriate for both the land use assumptions and the IIP. This study uses 2019-2029 as the planning horizon for both land use assumptions and IIP.

The proposed service areas are not the Special Planning Areas (SPAs), but the areas within the SPAs that are either within the city limits or the area served by City utilities, as those areas may be expanded in the future. Consequently, projections of growth by SPA are not the same as projections of service units using City infrastructure by service area. For this update, the land use assumptions are based on U.S. Census data, property assessor data, 2016 Maricopa Association of Governments (MAG) estimates of dwelling units and employment by small areas, and land use projections by SPA prepared by the City. The land use assumptions portion of this report consists of the Land Use Assumptions chapter, including supporting appendices, and the Service Unit sections of the chapters for each facility category.

METHODOLOGY

Development fees for the necessary public services made necessary by future development must be based on the same level of service (“LOS”) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by future development for additional infrastructure capacity. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methods for calculating development fees and how those methods can be applied.

- **Cost Recovery** (past improvements) - The rationale for recoupment, often called cost recovery, is that future development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before future development can take place.

- **Incremental Expansion** (concurrent improvements) - The incremental expansion method documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. Future development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- **Plan-Based** (future improvements) - The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Conceptual Development Fee Calculation

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park improvements.

EVALUATION OF CREDITS/OFFSETS

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit/offset is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

Outstanding Debt

The clearest situation that requires an offset is when there is outstanding debt or similar obligations on the facilities that are providing existing development with the level of service that future development will be expected to pay for through development fees. In this case, future development will be paying for the facilities that will serve them, while also paying for a portion of the cost of facilities serving existing development through property or utility rates. Consequently, the development fees should be reduced to avoid this potential double-payment. However, this does not mean that all debt on existing facilities is eligible for an offset. To the extent that the debt is attributable to excess capacity available to serve future development, development fees can be used to retire that debt, and no offset is warranted. This is the case for the City's water, water resource, and wastewater fees.

State/Federal Funding

The need to provide an offset for anticipated State/Federal funding is not clear-cut. Local development activity does not directly generate such funding, although it will generate additional State/Federal tax revenue through State sales taxes and State/Federal motor fuel excise taxes that may come back to the locality through such funding. This update will provide offsets for State/Federal funding where applicable.

General Funds

In general, revenue offsets are not required for local funding sources that are used for capacity-expanding improvements of the type addressed by the development fee. A municipality is not required to use general fund revenue to pay for growth-related improvements. The use of non-development fee revenue for capacity improvements, over and above available development fee revenue, will raise the level of service for both existing and future development. Even though future development will contribute some of the funding, it will receive a proportionate benefit from the overall increase in the level of service.

Excess Construction Tax

Finally, the Enabling Legislation requires municipalities to provide an offset for the excess portion of any construction contracting excise tax. The City's transaction privilege tax rate for building contracting is 3.7 percent, compared to 2.2 percent charged for the majority of the business activity classifications. How the excess construction tax is actually spent does not seem to be a relevant consideration. This language appears to require the excess portion (1.5 percent) of the construction contracting privilege tax be treated as if it were dedicated to fund development fee facilities. The excess amount of construction tax should be allocated among the various fees categories, and this allocation is at the discretion of the City. This report provides a construction tax offset against all fee categories except the grandfathered fees.

DEVELOPMENT FEE REPORT

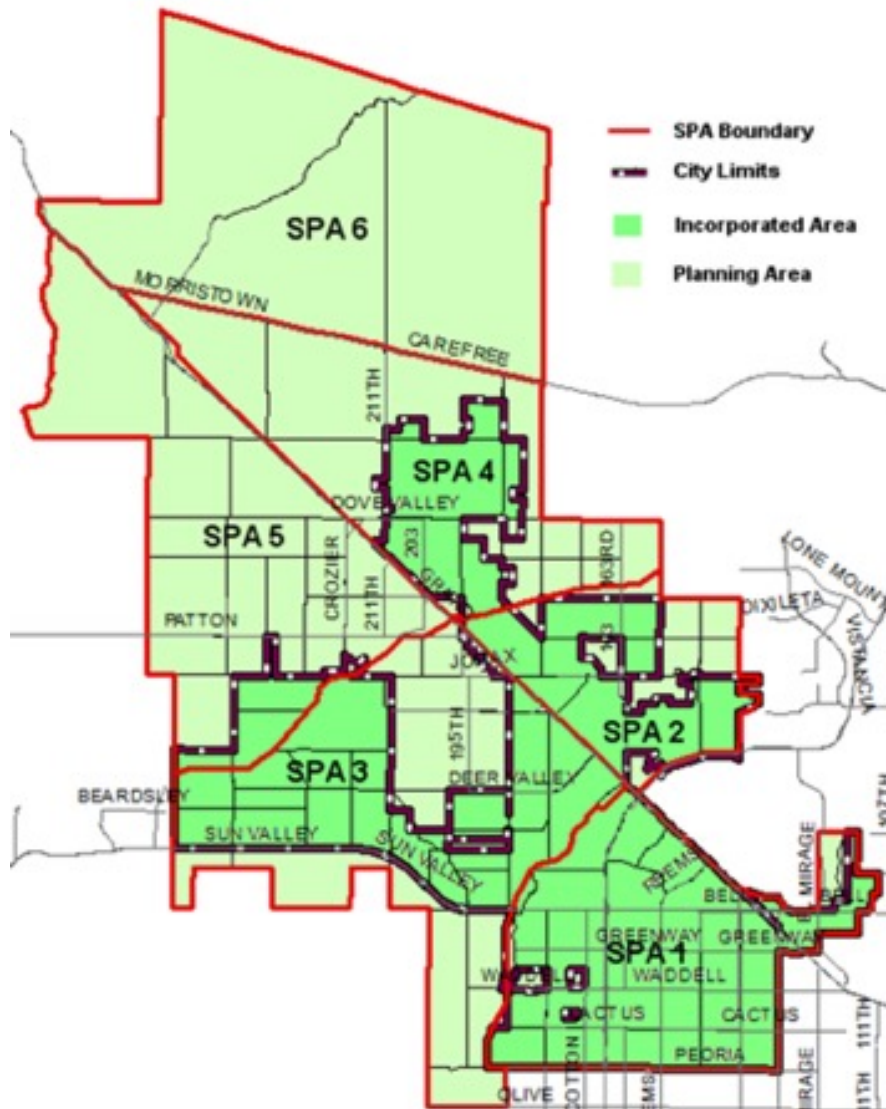
SERVICE AREAS

ARS § 9-463.05(T)(9) defines “service area” as:

“any specified area within the boundaries of a municipality in which development will be served by necessary public services or facility expansions and within which a substantial nexus exists between the necessary public services or facility expansions and the development being served as prescribed in the infrastructure improvements plan.”

Multiple service areas are not mandated by the Enabling Legislation. As long it can be shown that development located anywhere within the service area will be served by or benefit from improvements in the service area – which is another way of saying that a “substantial nexus” can be demonstrated – a single service area may be permitted.

Figure 1: Special Planning Area (SPA) Map



The current City boundaries incorporate 108 square miles. The City also has planning jurisdiction over a larger Municipal Planning Area (MPA), which encompasses 302 square miles. As shown in Figure 1, the Surprise MPA is divided into six Special Planning Areas (SPAs), delineated by Grand Avenue, the Beardsley Canal, the Central Arizona Project (CAP) Canal, and SR 74. The SPAs are currently used as service areas for the City's water and wastewater fees. The current City limits incorporate most of SPA 1, the majority of SPAs 2 and 3, and portions of SPAs 4 and 5, as summarized in Figure 2.

Figure 2: Acres by Planning Area

SPA	Total Acres	Incorporated Acres	Percent Incorporated
1	27,517	26,114	95%
2	15,352	10,428	68%
3	37,692	20,563	55%
4	30,167	8,782	29%
5	36,863	3,130	8%
6	45,565	0	0%
Total MPA	193,156	69,017	36%

The designation of an appropriate service area must first address the distinction between the incorporated and unincorporated areas that are within the City's planning area. In general, the City only provides services to and collects fees from development within the incorporated area. The incorporated area expands over time as the City enters into annexation agreements with land owners and developers. The City does not provide water and wastewater services to all its incorporated area – some areas are served by private providers, or rely on individual wells and/or septic tanks. The City also may extend service into unincorporated areas prior to annexation.

Estimating existing development and projecting future development by service area is a requirement of the Enabling Legislation. For parks, fire, and police facilities, the development within a service area that is being provided service by City facilities is all development located within the incorporated area, because there are no alternative providers of those facilities operating within the city limits. However, there are alternative providers of water and wastewater within the city limits, and City utility services are sometimes extended to areas outside the incorporated area. Consequently, the utility service area is the area served by the utility system, and the amount of development served reflected in its customer base.

Projecting future development within the service area involves estimates of how much of the projected growth in the planning area will occur within areas subject to future annexation agreements and/or utility system expansions. The recommended service area definition is the incorporated area for the citywide facilities (parks and recreational, police, and fire), and the area within the SPAs served by City utilities, as those areas will grow in the future.

CURRENT DEVELOPMENT FEES

The City's current non-utility fees are summarized in Figure 3. Four of the fees are "grandfathered," which means they are not required to comply with current state law because they were adopted before the current statute and were pledged to retire debt for improvements that are no longer authorized. These fees have not been updated since they were adopted in 2006, although they were revised in 2011. The "new" fire fee was adopted in 2014 in compliance with the current development fee statute for municipalities. The City recently repealed a fee for 163rd Avenue improvements. The current non-utility fees are all assessed citywide.

Figure 3: Current Non-Utility Development Fees

Land Use Type	Unit	Grandfathered Fees				New Fire	Total
		Parks	Fire	Police	Govt		
Single-Family Detached	Dwelling	\$785	\$688	\$371	\$235	\$680	\$2,759
Multi-Family, <10 Units	Dwelling	\$732	\$641	\$346	\$616	\$499	\$2,834
Multi-Family, 10+ Units	Dwelling	\$580	\$508	\$274	\$489	\$499	\$2,350
All Other Housing	Dwelling	\$695	\$609	\$328	\$584	\$499	\$2,715
Hotel	Room	\$0	\$119	\$23	\$97	n/a	n/a
Hotel	1,000 sq. ft.	\$0	n/a	n/a	n/a	\$799	n/a
Commercial, 25,000 sf or less	1,000 sq. ft.	\$0	\$906	\$689	\$740	\$779	\$3,114
Commercial, 25,001-50,000 sf	1,000 sq. ft.	\$0	\$778	\$599	\$636	\$779	\$2,792
Commercial, 50,001-100,000 sf	1,000 sq. ft.	\$0	\$680	\$500	\$556	\$779	\$2,515
Commercial, 100,001-200,000 sf	1,000 sq. ft.	\$0	\$604	\$428	\$493	\$779	\$2,304
Commercial, >200,000 sf	1,000 sq. ft.	\$0	\$544	\$363	\$445	\$779	\$2,131
Office, 10,000 sf or less	1,000 sq. ft.	\$0	\$1,219	\$252	\$996	\$1,247	\$3,714
Office, 10,001-25,000 sf	1,000 sq. ft.	\$0	\$1,129	\$204	\$923	\$1,247	\$3,503
Office, 25,001-50,000 sf	1,000 sq. ft.	\$0	\$1,064	\$174	\$869	\$1,247	\$3,354
Office, 50,001-100,000 sf	1,000 sq. ft.	\$0	\$1,004	\$148	\$821	\$1,247	\$3,220
Office, >100,000 sf	1,000 sq. ft.	\$0	\$911	\$126	\$745	\$1,247	\$3,029
Public/Inst., 10,000 sf or less	1,000 sq. ft.	\$0	\$1,219	\$252	\$996	\$1,247	\$3,714
Public/Inst., 10,001-25,000 sf	1,000 sq. ft.	\$0	\$1,129	\$204	\$923	\$1,247	\$3,503
Public/Inst., 25,001-50,000 sf	1,000 sq. ft.	\$0	\$1,064	\$174	\$869	\$1,247	\$3,354
Public/Inst., 50,001-100,000 sf	1,000 sq. ft.	\$0	\$1,004	\$148	\$821	\$1,247	\$3,220
Public/Inst., >100,000 sf	1,000 sq. ft.	\$0	\$911	\$126	\$745	\$1,247	\$3,029
Business Park	1,000 sq. ft.	\$0	\$860	\$142	\$703	\$519	\$2,224
Light Industrial	1,000 sq. ft.	\$0	\$628	\$77	\$513	\$519	\$1,737
Warehousing	1,000 sq. ft.	\$0	\$348	\$55	\$284	\$519	\$1,206
Manufacturing	1,000 sq. ft.	\$0	\$487	\$42	\$398	\$519	\$1,446

Source: City of Surprise, Development Services Fee Schedule and Resolution No. 2018-105, effective 7/1/2018.

The City's current water, water resource, and wastewater development fees are summarized in Figure 4. The utility fees apply in only two of the six Special Planning Areas (SPAs), because these are the only areas where the City currently provides service. Fees are slightly higher in SPA 2 than in SPA 1. Utility fees are assessed based on water meter size, because potential water and wastewater demand is proportional to the capacity of the meter.

Figure 4: Current Utility Development Fees

Water Meter Size (inches)	SPA 1				SPA 2			
	Water	Water Resource	Waste- water	Total	Water	Water Resource	Waste- water	Total
0.75	\$1,733	\$353	\$3,265	\$5,351	\$2,064	\$353	\$3,361	\$5,778
1.00	\$2,889	\$589	\$5,442	\$8,920	\$3,441	\$589	\$5,601	\$9,631
1.50	\$5,778	\$1,178	\$10,884	\$17,840	\$6,881	\$1,178	\$11,202	\$19,261
2.00	\$9,245	\$1,885	\$17,414	\$28,544	\$11,010	\$1,885	\$17,923	\$30,818
3.00	\$17,335	\$3,534	\$32,651	\$53,520	\$20,644	\$3,534	\$33,606	\$57,784
4.00	\$28,891	\$5,891	\$54,408	\$89,190	\$34,407	\$5,891	\$56,010	\$96,308
6.00	\$57,783	\$11,781	\$108,836	\$178,400	\$68,814	\$11,781	\$112,019	\$192,614
8.00	\$92,452	\$18,850	\$174,138	\$285,440	\$110,102	\$18,850	\$179,231	\$308,183

GRANDFATHERED FEES

The grandfathered parks, fire, police, and general government fees were pledged to repay debt on improvements that are no longer authorized. While they may continue to be charged and used to retire the pledged debt without complying with the current statute, they may not be updated or increased without complying with the Enabling Legislation.

Parks. The grandfathered park fee will be retained until the remaining debt service related to park improvements that are no longer eligible has been retired. This currently amounts to \$733,848 more than the current fund balance. The new park fees will be charged in addition to the grandfathered fee until the remaining debt service is paid.

Fire/EMS. The City currently assesses both a grandfathered fire fee and a new Fire/EMS fee that was adopted in compliance with the Enabling Legislation. The grandfathered fee should be retained only if was used to fund facilities that are ineligible under the new statute for which the fees per pledged to retire debt. The only portion of the grandfathered fire fee's pledged debt for improvements not authorized under the Enabling Legislation is that some administrative vehicles may have been purchased with the pledged debt, but that is likely to be a very small part of the outstanding debt. The consultant's recommendation is to eliminate the grandfathered fee and update the "new" fire/EMS fee. Debt and interfund loan obligations and the fund balance of the grandfathered fee account should be transferred to the updated "new" Fire/EMS fee account.

Police. The City currently assesses only a grandfathered police fee, which is used to retire debt on the police share of the Public Safety Building. The current fund balance is sufficient to repay all the remaining debt service. The grandfathered fee should be replaced with an updated fee that is in compliance with the Enabling Legislation.

General Government. The grandfathered general government fee cannot be updated as part of this report, because general government facilities are not eligible for development fees under the Enabling Legislation. The City has \$45 million in outstanding pledged debt and interfund loans, and may retain the grandfathered general government fee until those obligations have been repaid. The single-family fees were reduced in 2018 to comply with the terms of a settlement agreement with the Home Builders Association of Central Arizona.

PROPOSED DEVELOPMENT FEES

The updated non-utility fees are compared to current fees in Figure 5. The grandfathered “old park” fee is unchanged and will be retained until the applicable pledged debt has been retired. Since single-family fees for the grandfathered general government fee were reduced in 2018 to comply with the terms of a settlement agreement with the Home Builders Association of Central Arizona, the proposed general government fees for all other land uses were reduced proportionately. The non-utility fees are all citywide.

Figure 5: Proposed and Current Non-Utility Development Fees

Land Use Type	Unit	Parks and Recreation			Fire/EMS			Police	Gen Govt	Total
		Old	New	Total	Old	New	Total			
Proposed Fees										
Single-Family Detached	Dwelling	\$785	\$1,060	\$1,845	\$0	\$789	\$789	\$385	\$235	\$3,254
Multi-Family	Dwelling	\$580	\$647	\$1,227	\$0	\$481	\$481	\$235	\$143	\$2,086
Mobile Home	Dwelling	\$695	\$594	\$1,289	\$0	\$442	\$442	\$216	\$132	\$2,079
Retail/Commercial	1,000 sq ft	\$0	\$32	\$32	\$0	\$876	\$876	\$427	\$261	\$1,596
Office	1,000 sq ft	\$0	\$74	\$74	\$0	\$497	\$497	\$243	\$148	\$962
Industrial	1,000 sq ft	\$0	\$32	\$32	\$0	\$166	\$166	\$81	\$49	\$328
Warehouse	1,000 sq ft	\$0	\$32	\$32	\$0	\$95	\$95	\$46	\$28	\$201
Public/Institutional	1,000 sq ft	\$0	\$85	\$85	\$0	\$308	\$308	\$150	\$92	\$635
Current Fees										
Single-Family Detached	Dwelling	\$785	\$0	\$785	\$688	\$680	\$1,368	\$371	\$235	\$2,759
Multi-Family	Dwelling	\$580	\$0	\$580	\$508	\$499	\$1,007	\$274	\$489	\$2,350
Mobile Home	Dwelling	\$695	\$0	\$695	\$609	\$499	\$1,108	\$328	\$584	\$2,715
Retail/Commercial	1,000 sq ft	\$0	\$0	\$0	\$604	\$779	\$1,383	\$428	\$493	\$2,304
Office	1,000 sq ft	\$0	\$0	\$0	\$911	\$1,247	\$2,158	\$126	\$745	\$3,029
Industrial	1,000 sq ft	\$0	\$0	\$0	\$628	\$519	\$1,147	\$77	\$513	\$1,737
Warehouse	1,000 sq ft	\$0	\$0	\$0	\$348	\$519	\$867	\$55	\$284	\$1,206
Public/Institutional	1,000 sq ft	\$0	\$0	\$0	\$911	\$1,247	\$2,158	\$126	\$745	\$3,029
Percent Change										
Single-Family Detached	Dwelling	0%	n/a	135%	-100%	16%	-42%	4%	0%	18%
Multi-Family	Dwelling	0%	n/a	112%	-100%	-4%	-52%	-14%	-71%	-11%
Mobile Home	Dwelling	0%	n/a	85%	-100%	-11%	-60%	-34%	-77%	-23%
Retail/Commercial	1,000 sq ft	n/a	n/a	n/a	n/a	12%	-37%	0%	-47%	-31%
Office	1,000 sq ft	n/a	n/a	n/a	n/a	-60%	-77%	93%	-80%	-68%
Industrial	1,000 sq ft	n/a	n/a	n/a	n/a	-68%	-86%	5%	-90%	-81%
Warehouse	1,000 sq ft	n/a	n/a	n/a	n/a	-82%	-89%	-16%	-90%	-83%
Public/Institutional	1,000 sq ft	n/a	n/a	n/a	n/a	-75%	-86%	19%	-88%	-79%

Note: “Old” fee refers to grandfathered fee; “New” fee is fee adopted in compliance with SB 1525

Source: Current fees from Figure 3 (multi-family with 10+ units, and 100,001 sq. ft. retail, office, and public/institutional buildings).

10-year revenue projections for the non-utility fees, based on the land use assumptions, are presented in Figure 6 below for updated and current fees. Total non-utility fee revenue over the next 10 years of approximately \$59.3 million represents an increase of \$22.7 million when compared to revenue that would be derived from the current fees. The consultant recommends eliminating the grandfathered fire fee to ensure no overlap with the proposed fire fee. The grandfathered police fee must be updated to comply with the Enabling Legislation, because the current fund balance is sufficient to repay all the pledged debt obligations. The grandfathered general government fee, which was reduced to comply with the terms of a settlement agreement with the Home Builders Association of Central Arizona, may be retained until all the pledged debt is repaid.

Figure 6: Proposed and Current Non-Utility Fee Revenue, 2019-2029

Facility Type	Proposed Fees	Current Fees	Change	Percent Change
Grandfathered Parks	(\$733,848)	\$1,121,839	(\$1,855,687)	-165%
New Parks	\$22,097,820	\$0	\$22,097,820	n/a
Subtotal, Parks	\$21,363,972	\$1,121,839	\$20,242,133	1804%
Grandfathered Fire *	\$0	\$1,553,681	(\$1,553,681)	-100%
New Fire/EMS	\$21,233,568	\$22,742,188	(\$1,508,620)	-7%
Subtotal, Fire/EMS	\$21,233,568	\$24,295,869	(\$3,062,301)	-13%
Grandfathered Police **	\$0	\$0	\$0	n/a
New Police	\$10,361,120	\$0	\$10,361,120	n/a
Subtotal, Police	\$10,361,120	\$0	\$10,361,120	n/a
Grandfathered General Government	\$6,325,100	\$11,212,085	(\$4,886,985)	-44%
Total, Non-Utility Fees	\$59,283,760	\$36,629,793	\$22,653,967	62%

*Consultant recommends this fee be discontinued to ensure no overlap between grandfathered and new fire fee.

**Remaining pledged debt to repay is less than fund balance – fee must be updated.

Proposed and current utility fees for the smallest meter size (typically used for a single-family unit and referred to as an Equivalent Dwelling Unit or EDU) are compared in Figure 7. The fees for larger meters would change by the same percentages. Updated water and water resource fees are higher than current fees, while wastewater fees are lower. The total utility fee per EDU would increase in SPA 1 and SPA 2. The City does not currently assess utility fees in SPA 3.

Figure 7: Proposed and Current Utility Development Fees

Fee Type*	SPA 1	SPA 2	SPA 3
Proposed Fee per EDU			
Water	\$2,985	\$2,836	\$2,486
Water Resource	\$3,023	\$3,023	\$3,023
Wastewater	\$2,192	\$2,544	n/a
Total	\$8,200	\$8,403	\$5,509
Current Fee per EDU			
Water	\$1,733	\$2,064	n/a
Water Resource	\$353	\$353	n/a
Wastewater	\$3,265	\$3,361	n/a
Total	\$5,351	\$5,778	n/a
Change			
Water	\$1,252	\$772	n/a
Water Resource	\$2,670	\$2,670	n/a
Wastewater	(\$1,073)	(\$817)	n/a
Total	\$2,849	\$2,625	n/a
Percent Change			
Water	72%	37%	n/a
Water Resource	756%	756%	n/a
Wastewater	-33%	-24%	n/a
Total	53%	45%	n/a

* Fee amounts shown are for 0.75-inch meters. Fees for larger meter sizes are obtained by multiplying the above fees by the AWWA capacity ratios (see Figure W2 in the Water Facilities chapter).

The increase in overall utility fee revenue will be much lower than would be indicated by the large increases in water and water resource fee amounts. The City does not provide water service in most of SPA 1, where the majority of future development is projected to occur. Based on projected growth of water and wastewater demand by SPA, translated into EDUs, the updated fees would generate about four percent more total utility fee revenue than current fees, as shown in Figure 8.

Figure 8: Proposed and Current Utility Fee Revenue, 2019-2029

Facility Type	SPA 1	SPA 2	SPA 3	Total
New EDUs				
Water/Water Resource	6,281	5,302	634	12,217
Wastewater	34,865	2,862	1,187	38,914
Proposed Fee Revenue				
Water	\$18,748,785	\$15,036,472	\$1,576,124	\$35,361,381
Water Resource	\$18,987,463	\$16,027,946	\$1,916,582	\$36,931,991
Wastewater	\$76,424,080	\$7,280,928	\$0	\$83,705,008
Total, Proposed Fee Revenue	\$114,160,328	\$38,345,346	\$3,492,706	\$155,998,380
Current Fee Revenue				
Water	\$10,884,973	\$10,943,328	\$0	\$21,828,301
Water Resource	\$2,217,193	\$1,871,606	\$0	\$4,088,799
Wastewater	\$113,834,225	\$9,619,182	\$0	\$123,453,407
Total, Current Fee Revenue	\$126,936,391	\$22,434,116	\$0	\$149,370,507
Percent Change				
Water	72%	37%	n/a	62%
Water Resource	756%	756%	n/a	803%
Wastewater	-33%	-24%	n/a	-32%
Total	-10%	71%	n/a	4%

PARKS AND RECREATION FACILITIES IIP

The City currently charges a “grandfathered” park fee that was enacted prior to SB 1525. This update proposes to retain the grandfathered fee, but to use the revenues to cover only those costs attributable to improvements that are no longer authorized by the current act. It also proposes to create a new park fee that will cover only costs authorized by SB 1525.

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks and Recreation Facilities IIP:

“Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.”

The Parks and Recreation Facilities IIP includes components for land, amenities, recreation facilities, and the cost of preparing the Parks and Recreation Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used to calculate the land, amenity, and recreation facility components. A plan-based methodology is used for the Development Fee Report.

Service Area

Surprise plans to provide a uniform level of service and equal access to parks and recreational facilities within the city limits. The parks and recreation programs are structured and provided to make full use of Surprise’s total inventory of facilities. As a result, the service area for the Parks and Recreation Facilities IIP is citywide.

Grandfathered Fee

A grandfathered fee can be retained as long as it does not overlap with a similar fee adopted in compliance with SB 1525. To the extent that they overlap, in the sense of charging for the same types of improvements, the combination of the two should not exceed the cost to maintain the existing level of service. The clearest way to avoid such overlap is to have the grandfathered fee pay only for outstanding debt that is no longer authorized, while adopting a new fee in compliance with SB 1525 that pays only for costs that are currently authorized under SB 1525.

The grandfathered park fee, based on a study prepared in 2006, was calculated to include some improvements that are no longer eligible facilities under the current Enabling Legislation. The improvements for which there are debt pledges include the Surprise Recreation Campus, the Surprise Stadium, and the Aquatic Center. The Recreation Campus and Stadium could be considered ineligible – the Recreation Campus is well over 30 acres in size, and the statute prohibits “arenas.” On the other hand,

it is not clear whether the Aquatic Center would be ineligible under SB 1525, which prohibits “aquatic centers,” but specifically allows “swimming pools.” The City’s Aquatic Center consists of outdoor swimming pools, which could be authorized under SB 1525, but it has been excluded from the fee calculations under the presumption that it is an ineligible facility.

The outstanding debt service attributable to the Recreation Campus and Stadium facilities and the Aquatics Center for which debt is pledged to be retired by the grandfathered park fee amounts to \$2,235,344. The City should discontinue collecting the grandfathered park fee as soon as it has accumulated enough funds to pay this remaining debt service, which is \$733,848 more than the current fund balance, as shown in Figure PR1.

Figure PR1: Grandfathered Parks & Recreation Fee Debt Pledge

Grandfathered Parks and Recreation Fee	Total
Current Fund Balance, FYE 2018	\$1,501,496
– Outstanding Debt Service, FYE 2018	(\$2,235,344)
Remaining Debt Service Obligation	(\$733,848)

Service Units

ARS § 9-463.05(C)(12) states:

“... the fees shall be assessed against commercial, residential and industrial development, except that the municipality may distinguish between different categories of residential, commercial and industrial development in assessing the costs to the municipality of providing necessary public services to future development and in determining the amount of the development fee applicable to the category of development.”

Park development fees are traditionally only assessed on residential development, because there is a much clearer nexus between the number of residents and the demand for park facilities than is the case for nonresidential development. Any additional demand on park facilities attributable to nonresidential development would come from nonresidents who work in the city using parks during their lunch breaks, before or after work, or on company-sponsored events. While this impact is likely to be small, this study calculates park fees for nonresidential uses.

The recommended service unit for the new park development fees is the Equivalent Dwelling Unit, or EDU. An EDU represents the number of people residing in a typical single-family detached dwelling unit. For nonresidential development, the number of employees per unit is adjusted by two factors to estimate equivalent persons per unit. The “occupancy factor” adjusts for the fact that nonresident workers are in Surprise about one-quarter of the total number of hours in a week, assuming a typical 40-hour work week. The “nonresident factor” takes into account the fact that about a third of jobs in Surprise are filled by nonresidents. The resulting park service unit multipliers are presented in Figure PR2.

Figure PR2: Parks and Recreation Service Unit Multipliers

Land Use	Unit	Pop/Emp Per Unit	Occupancy Factor	Nonresident Factor	Equivalent Pop/Unit	EDUs/Unit
Single-Family Detached	Dwelling	2.36	1.00	1.00	2.36	1.00
Multi-Family	Dwelling	1.43	1.00	1.00	1.43	0.61
Mobile Home	Dwelling	1.31	1.00	1.00	1.31	0.56
Retail/Commercial	1,000 sq. ft.	0.84	0.24	0.32	0.06	0.03
Office	1,000 sq. ft.	2.11	0.24	0.32	0.16	0.07
Industrial	1,000 sq. ft.	0.81	0.24	0.32	0.06	0.03
Warehouse	1,000 sq. ft.	0.81	0.24	0.32	0.06	0.03
Public/Institutional	1,000 sq. ft.	2.54	0.24	0.32	0.20	0.08

Source: Nonresidential employees per 1,000 sq. ft. from U.S. Department of Energy, Commercial Buildings Energy Consumption Survey, 2012; occupancy factor for nonresidential is ratio of 40 hour work week to 168 hours in a week; nonresident factor is percent of jobs in Surprise filled by nonresidents derived by subtracting the number of residents who work in Surprise from the 2011-2015 American Community Survey (12,265) from the total number of jobs in Surprise in 2015 from Maricopa Association of Governments (MAG), Socioeconomic Projections of Population, Housing, and Employment, 2016 (18,022), then dividing by the total number of jobs.

Applying the service unit multipliers to the number of existing and projected units over the next 10 years by land use type results in the estimates of 2019 and 2029 park service units shown in Figure PR3.

Figure PR3: Parks and Recreational Service Units, 2019-2029

Land Use Type	Unit	2019 Units	2029 Units	EDUs/Unit	2019 EDUs	2029 EDUs	New EDUs
Single-Family Detached	Dwelling	49,171	67,709	1.00	49,171	67,709	18,538
Multi-Family	Dwelling	5,718	8,027	0.61	3,488	4,896	1,408
Mobile Home	Dwelling	2,751	3,554	0.56	1,541	1,990	449
Retail/Commercial	1,000 sq. ft.	7,009	11,211	0.03	210	336	126
Office	1,000 sq. ft.	1,925	2,874	0.07	135	201	66
Industrial	1,000 sq. ft.	830	1,039	0.03	25	31	6
Warehouse	1,000 sq. ft.	4,390	5,496	0.03	132	165	33
Public/Institutional	1,000 sq. ft.	6,155	8,917	0.08	492	713	221
				Total	55,194	76,041	20,847

Source: 2019 and 2029 Units from Land Use Assumptions.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Park Land and Amenities

The inventory of existing park facilities that is eligible under the Enabling Legislation is presented in Figure PR4. The new definition of necessary public services for parks and recreation facilities includes parks or facilities on real property up to 30 acres in area, or parks and facilities larger than 30 acres if the facilities provide a direct benefit to the development. This analysis includes total acreage up to 30 acres for each community and neighborhood park, and it excludes pocket parks since these smaller parks have a limited benefit area. Excluded from the inventory are the 96-acre Surprise Recreation Complex, Surprise Stadium, and Aquatics Center.

Figure PR4: Existing Park Land and Amenities

Park Name	Acres	Baseball, Lit	Softball, Unlit	Softball, Lit	Multi-Purpose, Unlit	Multi-Purpose, Lit	Soccer, Lit	Basketball Ct, Lit	Basketball Ct, Unlit	Tennis Court	Pickleball Court	Sand Volleyball Ct	Ramada, Small	Ramada, Large	Ramada, Pavilion	Playground, Small	Playground, Large	Dog Park	Restroom	Restroom/Concession	Splash Pad	Pool	Skate Park	Parking Space
Bicentennial Park/Lizard Run	17.94			1				0.5						2		2			1					74
DreamCatcher Park	4.14	1																	1	1				
Gaines Park	5.00			1	1									1		1			1			1		65
Heritage (Marley) Park-North	12.01			2									2	1		1				1	1			66
Heritage (Marley) Park-South	15.61												2	0	1									67
Mark Coronado Park	7.55					8													1					359
Sierra Montana Park	9.42				1				2			2	2			1								58
Surprise Community Park*	23.73							2			16	2	8	4			1	1		1				603
Dick McComb West Park	30.00			4														1						152
Dick McComb East Park	21.94							1					2				2		1		1		1	45
Surprise Tennis/Racquet Complex	22.76									25														130
Veramonte Park	8.58		1		1									1			1		1		1			48
Youth Baseball Complex	4.60	3																		1				250
Asante Community Park	30.00			2	2		2	2					3	2			2		2					140
Total	213.28	4	1	10	5	8	2	5.5	2	25	16	4	19	11	1	5	6	2	8	4	3	1	1	2,057

Source: City of Surprise Parks and Recreation Department, July, 2018.

*Excludes land occupied by the lake, library, and aquatics center.

Based on planned park improvements included in the Capital Improvement Plan (CIP), Surprise spends approximately \$6,500,000 to develop a 25-acre park (\$260,000 per acre). The current cost to acquire park land is \$100,000 per acre, therefore, Surprise spends \$360,000 per acre on park development.

Figure PR5: Park Development Costs

Park Asset	Existing Acres	Cost per Acre*	Total Cost
Park Land	213.28	\$100,000	\$21,328,000
Park Amenities	213.28	\$260,000	\$55,452,800
Total	213.28	\$360,000	\$76,780,800

Source: City of Surprise Parks and Recreation Department, November, 2018.

*Cost per acre based on Prasada Community Park from Surprise CIP 2019-2023.

Recreation Facilities

The definition of necessary public services for parks and recreational facilities excludes community centers greater than 3,000 square feet. The table below includes total square footage for each facility, but the analysis includes only 3,000 eligible square feet for each recreation facility. Excluded from the inventory are the Surprise Recreation Complex, Surprise Stadium, and Aquatics Center.

The current replacement costs of existing recreation facilities are summarized in the middle column of Figure PR6, and the eligible costs, based on 3,000 eligible square feet per facility, are summarized in the far right column. The cost of each facility represents the original construction cost inflated to 2017 dollars (the most recent year available) using Engineering News Record's Construction Cost Index.

Figure PR6: Existing Recreation Facilities

Recreation Facility Name	Total		Eligible	
	Square Feet	Cost*	Square Feet	Cost**
Villanueva Gym	10,100	\$2,066,789	3,000	\$613,898
Tennis and Racquet Complex	9,300	\$3,231,346	3,000	\$1,042,370
Countryside Recreation Center	14,000	\$2,127,657	3,000	\$455,926
Sierra Montana Recreation Center	10,000	\$2,310,427	3,000	\$693,128
Total	43,400	\$9,736,218	12,000	\$2,805,322

Source: City of Surprise Parks and Recreation Department, November, 2018.

*Original construction cost inflated using ENR Construction Cost Index, 2017.

**TischlerBise calculation using total cost per square foot applied to 3,000 square feet.

COST PER EQUIVALENT DWELLING UNIT

The existing parks and recreation cost per equivalent dwelling unit is summarized in Figure PR7. The outstanding developer credits for Heritage Park and Asante Park are deducted from the existing replacement costs, because they can't be counted in the existing level of service, while at the same time being paid for with future development fees. It is also necessary to add the cost of the required Development Fee Report. The total cost per equivalent dwelling unit is \$1,296.

Figure PR7: Parks and Recreational Cost per EDU

Cost per EDU	
Park Land Cost	\$21,328,000
Park Amenity Cost	\$55,452,800
Recreation Facility Cost	\$2,805,322
– Outstanding Obligations	(\$8,162,355)
Net Park and Recreational Cost	\$71,423,767
÷ Existing Park EDUs	55,194
Parks and Recreation Cost per EDU	\$1,294
Report Cost per EDU	\$2
Total Cost per EDU	\$1,296

Source: Report Cost per EDU from Appendix H.

As described in the Executive Summary, fee calculations need to include revenue offsets for (1) outstanding debt, interfund loans, and other types of obligations related to existing facilities that serve existing development, (2) existing deficiencies, (3) State/Federal funding, and (4) the excess portion of the construction sales tax.

While there are some outstanding debt and developer credits on existing facilities, those obligations will be retired with park development fees, not other sources of revenue, and have been excluded from the existing cost per service unit and fee calculations. The City has not received any grants from the State for park improvements in the last five years and does not anticipate receiving them in the future.

The City needs to provide an offset for the park share of the excess construction sales tax offset, as described in Appendix G. Subtracting the offset from the cost per service unit yields a net cost of \$1,060 per equivalent dwelling unit (EDU), as shown in Figure PR8.

Figure PR8: Parks and Recreation Net Cost per EDU

Net Cost per EDU	
Parks and Recreation Cost per EDU	\$1,296
– Excess Construction Tax Offset per EDU	(\$236)
Net Cost per EDU	\$1,060

Source: Excess construction sales tax credit from Appendix G.

Net Cost Schedule

Proportionate share Parks and Recreation Development Fees by land use type are determined by multiplying the net cost per service unit calculated in Figure PR8 by the service units represented by a unit of development. The proposed fee schedule in Figure PR9 represents the maximum fees that may be charged by the City of Surprise for park-related capital improvements, based on the data, analysis, and recommendations provided in this report.

Figure PR9: Parks and Recreation Net Cost Schedule

Land Use Type	Unit	Net Cost/ EDU	EDUs/ Unit	Net Cost/ Unit	Grandfath. Fee/ Unit	Total Cost/ Unit
Single-Family Detached	Dwelling	\$1,060	1.00	\$1,060	\$785	\$1,845
Multi-Family	Dwelling	\$1,060	0.61	\$647	\$580	\$1,227
Mobile Home	Dwelling	\$1,060	0.56	\$594	\$695	\$1,289
Retail/Commercial	1,000 sq. ft.	\$1,060	0.03	\$32	n/a	\$32
Office	1,000 sq. ft.	\$1,060	0.07	\$74	n/a	\$74
Industrial	1,000 sq. ft.	\$1,060	0.03	\$32	n/a	\$32
Warehouse	1,000 sq. ft.	\$1,060	0.03	\$32	n/a	\$32
Public/Institutional	1,000 sq. ft.	\$1,060	0.08	\$85	n/a	\$85

If the new Parks and Recreation Development Fees are adopted, the grandfathered park fee can be retained, as long as the revenues are spent only to retire outstanding pledged debt for currently-ineligible facilities. The City should cease collecting the grandfathered fee when sufficient funds have been collected to repay the remaining debt service, which is currently \$733,848 more than the current fund balance.

10-YEAR CAPITAL PLAN

Planned parks and recreational improvements over the next 10 years are summarized in Figure PR10.

Figure PR10: Parks and Recreation Capital Plan, 2019-2029

Project	Description	Fiscal Year	Cost
Prasada Community Park*	New 25-Acre Park	2020-21	\$9,000,000
White Tanks Community Park*	New 25-Acre Park	2023	\$9,000,000
Surprise Community Park	Lighting, Parking, Restrooms	2022-23	\$2,110,000
Tennis & Racquet Complex	Lighting for 8 Tennis Courts	2019	\$300,000
Sierra Montana Park	Restrooms & Lighting	2023	\$770,000
Heritage Park	Developer Credit	2019-29	\$3,153,318
Various Parks	Debt Service	2019-24	\$387,991
Rancho Mercado Nhood Park	New 13-Acre Park	2020-21	\$2,200,000
Community Pool	Community Pool	2022-23	\$6,500,000
Tribly Wash Community Park*	New 25-Acre Park	2028-29	\$9,000,000
Asante Park	Developer Credit	2019-29	\$4,777,882
Two West Community Park*	New 25-Acre Park	2026-27	\$9,000,000
Recreation Facility	Recreation Facility	2019-29	\$10,000,000
Development Fee Report Updates	Fee Updates	2019-29	\$48,990
Total Planned Expenditures			\$66,248,181

Source: CIP projects from City of Surprise, Adopted Budget, Fiscal Year 2019, Capital Improvement Plan, June 2018; debt service from Appendix F; report cost from Appendix H.

The comparison of planned parks and recreation expenditures and projected revenues is provided in Figure PR11. The projected revenues over the next 10 years, based on the Land Use Assumptions, would not be sufficient to fully fund all of the planned expenditures.

Figure PR11: Parks and Recreation Capital Plan Summary, 2019-2029

Description	Total
Park Net Cost per EDU	\$1,060
x New EDUs, 2019-2029	20,847
Projected Revenue, 2019-2029	\$22,097,820
– Planned Expenditures, 2019-2029	(\$66,248,181)
Projected Revenue Surplus / (Deficit)	(\$44,150,361)

POLICE FACILITIES IIP

The City currently charges a “grandfathered” police fee that was adopted in 2007 and revised in 2011, prior to the January 1, 2012 effective date of SB 1525. This update proposes to replace the grandfathered fee with an updated fee that is in full compliance with the Enabling Legislation.

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Police Facilities IIP:

“Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

The Police Facilities IIP includes components for patrol vehicles, equipment, stations, evidence storage facilities, and the cost of preparing the Police Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current LOS, is used to calculate the components for patrol vehicles, equipment, stations, and evidence storage facilities. A plan-based methodology is used for the related Development Fee Report.

Service Area

The current and proposed service area for the Police Facilities Development Fees is citywide. Police protection is provided throughout the city and police facilities support an integrated public safety response system, for which the entire city is the appropriate service area.

Grandfathered Fee

A grandfathered fee can be retained as long as it does not overlap with a similar fee adopted in compliance with the Enabling Legislation. To the extent that they overlap, the combination of the two should not exceed the cost to maintain the existing level of service. The clearest way to avoid such an overlap is to have the grandfathered fee pay for outstanding debt that is no longer authorized, while adopting a new fee that pays for costs that are currently authorized under the Enabling Legislation.

All the grandfathered police fee debt is attributable to the police share of the space in the Public Safety Building. The City has collected sufficient funds to pay the remaining debt service attributable to the shooting range, which is the only portion of the Public Safety Building that is no longer authorized under the Enabling Legislation. The consultant recommends that the City replace the grandfathered police fee with a fee in compliance with the Enabling Legislation. Any surplus fund balance beyond what is needed to retire the debt attributable to the shooting range should be transferred to the new Police Development Fee account and spent in compliance with the Enabling Legislation.

Figure P1: Grandfathered Police Fee Pledge

Grandfathered Police Fee	Total
Current Fund Balance, FYE 2018	\$2,357,189
– Outstanding Debt Service for Police Shooting Range	(\$141,259)
Surplus Fund Balance for Eligible Facilities	\$2,215,930

Source: Fund balance and outstanding debt service as of 6/30/2018 from Appendix F.

Service Units

ARS § 9-463.05(C)(12) states:

“... the fees shall be assessed against commercial, residential and industrial development, except that the municipality may distinguish between different categories of residential, commercial and industrial development in assessing the costs to the municipality of providing necessary public services to future development and in determining the amount of the development fee applicable to the category of development.”

The fee calculations in the 2006 Police Development Fee Report employed a dual service unit – population for residential development and vehicle trips for nonresidential development. Costs were allocated between residential and nonresidential development based on percentage of calls, with the residential costs divided by residential population and the nonresidential cost by nonresidential vehicle trips. The alternative proposed for this update is to use “functional population” as the service unit for the Police Facilities Development Fee. Functional population is a measure of the presence of people at the site of a land use, based on the average number of full-time equivalent people residing, shopping, or visiting the site. The concept of functional population and the calculation of functional population multipliers for various land use types are described in Appendix D.

Figure P2: Police Service Unit Multipliers

Land Use	Unit	Functional Pop/Unit	EDUs/Unit
Single-Family Detached	Dwelling	1.58	1.00
Multi-Family	Dwelling	0.96	0.61
Mobile Home	Dwelling	0.88	0.56
Retail/Commercial	1,000 sq. ft.	1.75	1.11
Office	1,000 sq. ft.	0.99	0.63
Industrial	1,000 sq. ft.	0.33	0.21
Warehouse	1,000 sq. ft.	0.19	0.12
Public/Institutional	1,000 sq. ft.	0.62	0.39

Applying the service unit multipliers to the number of existing and projected units over the next 10 years results in the estimates of 2019 and 2029 police equivalent dwelling units shown in Figure P3.

Figure P3: Police Equivalent Dwelling Units

Land Use Type	Unit	2019 Units	2029 Units	EDUs/Unit	2019 EDUs	2029 EDUs	New EDUs
Single-Family Detached	Dwelling	49,171	67,709	1.00	49,171	67,709	18,538
Multi-Family	Dwelling	5,718	8,027	0.61	3,488	4,896	1,408
Mobile Home	Dwelling	2,751	3,554	0.56	1,541	1,990	449
Retail/Commercial	1,000 sq. ft.	7,009	11,211	1.11	7,780	12,444	4,664
Office	1,000 sq. ft.	1,925	2,874	0.63	1,213	1,811	598
Industrial	1,000 sq. ft.	830	1,039	0.21	174	218	44
Warehouse	1,000 sq. ft.	4,390	5,496	0.12	527	660	133
Public/Institutional	1,000 sq. ft.	6,155	8,917	0.39	2,400	3,478	1,078
				Total	66,294	93,206	26,912

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

The inventory of existing police infrastructure that is eligible under the Enabling Legislation is presented in Figure P4. Values represent estimated replacement costs based on the number and current unit cost of patrol vehicles, the inflation-adjusted original amounts paid for existing equipment from fixed asset listings, current building square footage and the cost per square foot of the planned substation and the Property and Evidence Building, an estimated land cost of \$100,000 per acre.

Figure P4: Existing Police Infrastructure

Police Asset	Existing Units	Cost/Unit	Replacement Cost
Patrol Vehicles	75 vehicles	\$65,000	\$4,875,000
Other Equipment	n/a units	\$5,772,889	\$5,772,889
Public Safety Building	42,500 square feet	\$364	\$15,458,383
Police Facility Land	7.82 acres	\$100,000	\$782,000
Property and Evidence Building	8,500 square feet	\$310	\$2,637,931
Total			\$29,526,203

Source: Patrol vehicle cost from Surprise Police Department; equipment costs from fixed asset listings, original costs adjusted by the U.S. Bureau of Labor Statistics, Consumer Price Index (CPI-U), ratio of July 2018 index to annual average index; building square feet and acres from Surprise Police Department; building cost based on planned substation and planned Property and Evidence Building; land cost based on estimated cost of \$100,000 per acre.

COST PER EQUIVALENT DWELLING UNIT

The capital cost per equivalent dwelling unit for existing eligible patrol vehicles, equipment, police facilities, and land is calculated in Figure P5. The net cost adds the current fund balance, after subtracting outstanding debt, interfund loans, and developer credits, and represents the value of the investment that has been made by existing development to provide the existing level of service. It is also necessary to add the cost of the required Development Fee Report. The total cost per equivalent dwelling unit is \$471.

Figure P5: Police Cost per EDU

Cost per EDU	
Patrol Vehicle Cost	\$4,875,000
Police Equipment Cost	\$5,772,889
Police Facility Cost	\$15,458,383
Police Facility Land	\$782,000
Evidence Storage Facility Cost	\$2,637,931
+ Fund Balance after Grandfathered Fee Obligations	\$1,545,356
Net Police Cost	\$31,071,559
÷ Existing Police EDUs	66,294
Police Cost per EDU	\$469
Report Cost per EDU	\$2
Total Cost per EDU	\$471

Source: Fund balance after Grandfathered Fee Obligations from Appendix F.
 Report Cost per EDU from Appendix H.

As described in the Executive Summary, fee calculations need to include revenue offsets for (1) outstanding debt, interfund loans, and other types of obligations related to existing facilities that serve existing development, (2) existing deficiencies, (3) State/Federal funding, and (4) the excess portion of the construction sales tax.

While there is some outstanding debt on eligible existing facilities, those obligations can be repaid from the current Police Development Fee fund balance. The fees are based on the existing level of service, so there are no existing deficiencies. The City has not received any State or Federal grant funding for police capital facilities in recent years. The City does assess an excess construction sales tax, and the police share of the offset is described in Appendix G. Deducting the excess construction sales tax offset, the net cost per service unit is \$385 per EDU, as shown in Figure P6.

Figure P6: Police Net Cost per EDU

Net Cost per EDU	
Police Cost per EDU	\$471
– Excess Construction Sales Tax Offset per EDU	(\$86)
Net Cost per EDU	\$385

Source: Excess construction sales tax credit from Appendix G.

Net Cost Schedule

Proportionate share police development fees by land use type are determined by multiplying the net cost per equivalent dwelling unit calculated in Figure P6 by the service units represented by a unit of development. The proposed fee schedule in Figure P7 represents the maximum fees that may be charged by the City of Surprise for police capital improvements, based on the data and analysis provided in this report.

Figure P7: Police Net Cost Schedule by Land Use

Land Use Type	Unit	Net Cost/ EDU	EDUs/ Unit	Net Cost/ Unit
Single-Family Detached	Dwelling	\$385	1.00	\$385
Multi-Family	Dwelling	\$385	0.61	\$235
Mobile Home	Dwelling	\$385	0.56	\$216
Retail/Commercial	1,000 sq ft	\$385	1.11	\$427
Office	1,000 sq ft	\$385	0.63	\$243
Industrial	1,000 sq ft	\$385	0.21	\$81
Warehouse	1,000 sq ft	\$385	0.12	\$46
Public/Institutional	1,000 sq ft	\$385	0.39	\$150

10-YEAR CAPITAL PLAN

One of the police improvements programmed in the City's adopted five-year Capital Improvement Plan is a new and expanded Evidence and Readiness Center. Based on the increase in building square footage, 43.3 percent of the cost is attributable to capacity-expansion, as shown in Figure P8.

Figure P8: Growth Share of Evidence and Readiness Facility

Planned Facility Description	Square Feet	Estimated Cost
New Evidence and Readiness Center	15,000	\$4,655,172
– Existing Property and Evidence Building	-8,500	n/a
Additional Square Feet	6,500	n/a
Capacity-Expanding Share	43.3%	\$2,015,690

Source: Square feet from City of Surprise, June 21, 2017; cost from City of Surprise, Adopted Budget, Fiscal Year 2019, Capital Improvement Plan, June 2018.

Planned police expenditures over the next 10 years are summarized in Figure P9.

Figure P9: Police Capital Plan, 2019-2029

Expenditure Type	Project Description	Fiscal Year	Cost
CIP Project	Evidence and Readiness Center	2020-2022	\$2,015,690
CIP Project	Police Substation Land (3 acres)	2019	\$562,500
CIP Project	Police Substation	2021-2022	\$9,573,800
Debt Service	Public Safety Building	2019-2024	\$811,833
CIP Project	Public Safety Vehicles	2019-2028	\$1,700,000
CIP Project	Public Safety Equipment	2019-2028	\$2,800,000
Fee Updates	Development Fee Report Updates	2019-2028	\$40,760
Total Planned Expenditures			\$17,504,583

Source: CIP projects from City of Surprise, Adopted Budget, Fiscal Year 2019, Capital Improvement Plan, June 2018; debt service from Appendix F; study cost from Appendix H.

The comparison of planned police expenditures and projected revenues is provided in Figure P10. The projected revenues over the next 10 years, based on the Land Use Assumptions, will be insufficient to fund all of the planned expenditures.

Figure P10: Police Capital Plan Summary, 2019-2029

Description	Total
Police Net Cost per EDU	\$385
x New EDUs, 2019-2029	26,912
Projected Revenue, 2019-2029	\$10,361,120
– Planned Expenditures, 2019-2029	(\$17,504,583)
Projected Revenue Surplus / (Deficit)	(\$7,143,463)

Source: New EDUs and new units from Appendix D.

FIRE FACILITIES IIP

Fire protection, rescue, and emergency medical services (EMS) are provided by the City to all development in the incorporated area. The City currently charges two development fees for fire/EMS facilities – a “grandfathered” fee that was enacted prior to the current Enabling Legislation, and a “new” fee calculated in 2014. This update proposes eliminating the grandfathered fire fee, and moving the associated debt being retired by that fee to the updated new Fire/EMS fee.

ARS § 9-463.05 (T)(7)(f) defines the facilities and assets that can be included in the Fire Facilities IIP:

“Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.”

The Fire Facilities IIP includes components for apparatus, facilities, land, evidence storage facilities, and the cost of preparing the Fire Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current LOS, is used to calculate the components for apparatus, facilities, and land. A plan-based methodology is used for evidence storage facilities and the related Development Fee Report.

Service Area

The current and proposed service area for the Fire/EMS development fees is citywide and will be defined as the entire incorporated area. Fire protection, rescue, and emergency medical services (EMS) are provided by the City through a central administrative facility, a warehouse, and apparatus housed in fire stations. Apparatus at each station respond to incidents outside the station’s primary response area when required for coverage or backup. In this way, the Fire/EMS facilities and equipment form an integrated response system, for which the entire city is the appropriate service area.

Grandfathered Fee

A grandfathered fee can be retained as long as it does not overlap with a similar fee adopted in compliance with the Enabling Legislation. To the extent that they overlap, the combination of the two should not exceed the cost to maintain the existing level of service. The clearest way to avoid such overlap is to have the grandfathered fee pay only for outstanding debt that is no longer authorized, while adopting a new fee that pays only for costs that are currently authorized by the Enabling Legislation.

The grandfathered fee should be retained only if it was used to fund improvements that now are ineligible under the Enabling Legislation. The only portion of the debt attributed to the grandfathered fire fee that was for improvements not authorized under the Enabling Legislation is that some administrative vehicles might have been purchased with the pledged debt, but any such expenditure has not been documented, and in any case is likely to be a very small part of the outstanding debt. The consultant’s recommendation is to eliminate the grandfathered fee, and update the “new” Fire/EMS fee based on a standards-based methodology. Debt and interfund loan obligations, as well as the fund balance of the grandfathered fee account, should be transferred to the updated “new” Fire/EMS fee account. The City should discontinue collecting the grandfathered fee with the adoption of the updated fee.

Service Units

ARS § 9-463.05(C)(12) states:

“... the fees shall be assessed against commercial, residential and industrial development, except that the municipality may distinguish between different categories of residential, commercial and industrial development in assessing the costs to the municipality of providing necessary public services to future development and in determining the amount of the development fee applicable to the category of development.”

The fee calculations in the 2014 Fire/EMS Development Fee Report used a dual service unit – population for residential and employees for nonresidential. Costs were allocated between residential development and nonresidential development based on percentage of calls, with the residential costs divided by population and the nonresidential cost by employees.

The alternative proposed for this update is to use “functional population” as the basis for the Fire Facilities Development Fee. Functional population is a measure of the presence of people at the site of a land use, based on the average number of full-time equivalent people residing, shopping, or visiting the site. Functional population more accurately represents the demand for service at nonresidential land uses by taking more than employees into consideration. Functional population multipliers are then converted into equivalent dwelling units (EDUs), which is the recommended service unit for Fire Facilities Development Fees. The concept of functional population, the calculation of functional population multipliers for various land use types, and the number of existing and projected service units, are shown in Appendix D. Applying the service unit multipliers to the number of existing and projected units over the next 10 years results in the estimates of 2019 and 2029 Fire/EMS equivalent dwelling units shown in Figure F1.

Figure F1: Fire/EMS Equivalent Dwelling Units

Land Use Type	Unit	2019 Units	2029 Units	EDUs/Unit	2019 EDUs	2029 EDUs	New EDUs
Single-Family Detached	Dwelling	49,171	67,709	1.00	49,171	67,709	18,538
Multi-Family	Dwelling	5,718	8,027	0.61	3,488	4,896	1,408
Mobile Home	Dwelling	2,751	3,554	0.56	1,541	1,990	449
Retail/Commercial	1,000 sq. ft.	7,009	11,211	1.11	7,780	12,444	4,664
Office	1,000 sq. ft.	1,925	2,874	0.63	1,213	1,811	598
Industrial	1,000 sq. ft.	830	1,039	0.21	174	218	44
Warehouse	1,000 sq. ft.	4,390	5,496	0.12	527	660	133
Public/Institutional	1,000 sq. ft.	6,155	8,917	0.39	2,400	3,478	1,078
				Total	66,294	93,206	26,912

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

The capital facilities and equipment required to support Fire/EMS service include apparatus, fire stations, administrative and warehouse space, land, and specialized equipment. Current unit costs for new Fire/EMS apparatus, excluding administrative vehicles, are shown in Figure F2. The total replacement cost of existing apparatus is about \$16.71 million.

Figure F2: Existing Fire/EMS Apparatus

Apparatus Description	Existing Units	Replacement Cost/Unit	Replacement Cost
Engine	11	\$770,000	\$8,470,000
Ladder Truck	2	\$1,400,000	\$2,800,000
Staff Vehicle	14	\$60,000	\$840,000
Brush Truck	2	\$450,000	\$900,000
Tanker	1	\$350,000	\$350,000
Support Vehicle	4	\$65,000	\$260,000
Utility Truck	1	\$525,000	\$525,000
Ambulance	5	\$315,000	\$1,575,000
BC Response Vehicle	2	\$95,000	\$190,000
HazMat Vehicle	1	\$800,000	\$800,000
Total	43	\$388,605	\$16,710,000

Source: Existing units and replacement cost per unit from City of Surprise, November 7, 2018.

Current unit costs for new Fire/EMS facilities and land are shown in Figure F3. Costs represent estimated replacement costs, based on the cost per square foot of new fire stations and the current unit costs to acquire additional land. The total replacement cost of existing facilities is about \$42.0 million, and the total cost of land is approximately \$4.0 million.

Figure F3: Existing Fire/EMS Facilities and Land

Facility Description	Address	Existing Sq. Ft.	Existing Acres	Building Cost	Land Cost	Total Cost
Fire Station 301	16750 N Village Dr E	15,531	1.98	\$7,299,570	\$371,250	\$7,670,820
Fire Station 302	18600 N Reems Rd	7,000	3.00	\$3,290,000	\$562,500	\$3,852,500
Fire Station 303	15440 N Cotton Ln	13,632	2.57	\$6,407,040	\$481,875	\$6,888,915
Fire Station 304	24900 N 163rd Ave	n/a	2.99	n/a	\$560,625	\$560,625
Fire Station 305	15517 N Parkview Pl	16,472	2.72	\$7,741,840	\$510,000	\$8,251,840
Fire Station 306	16645 W Clearview Blvd	10,145	2.11	\$4,768,150	\$395,625	\$5,163,775
Fire Station 307	16171 W Cactus Rd	10,145	1.52	\$4,768,150	\$285,000	\$5,053,150
Public Safety Admin. *	142500 W Statler Plaza, Ste 101	16,500	4.51	\$7,755,000	\$845,625	\$8,600,625
Total		89,425	21.40	\$42,029,750	\$4,012,500	\$46,042,250

* share of Public Safety Building square feet occupied, and share of acres based on square feet occupied

Source: Existing square feet, acres, and replacement cost per unit from City of Surprise, November 7, 2018.

One of the Fire/EMS improvements programmed in the City's adopted five-year Capital Improvement Plan is a new Evidence and Readiness Center with 14,000 square feet of floor area. Once complete, Surprise's Fire/EMS storage facilities will total 15,350 square feet of floor area. Based on the increase in fire service units, 49.7 percent of the cost is attributable to future development, as shown in Figure F4. Existing development's share of planned Fire/EMS storage facilities is 8,398 square feet with a replacement cost of approximately \$2.6 million. This includes the existing warehouse totaling 1,350 square feet of floor area with a replacement cost of \$418,966 and the remaining 50.3 percent of the Evidence and Readiness Center. Existing development's contribution required to raise the existing level of service is \$2,187,445 (\$4,344,828 Evidence and Readiness Center total cost - \$2,157,383 future development share).

Figure F4: Growth Share of Evidence and Readiness Facility

Planned Facility Description	Square Feet	Estimated Cost
New Evidence and Readiness Center	14,000	\$4,344,828
+ Existing Warehouse	1,350	\$418,966
Planned Square Feet	15,350	\$4,763,794
Existing Development Share	8,398	\$2,606,411
Future Development Share	6,952	\$2,157,383
Capacity-Expanding Share	49.7%	\$2,157,383

Source: Square feet from City of Surprise, June 21, 2017; cost from City of Surprise, Adopted Budget, Fiscal Year 2019, Capital Improvement Plan, June 2018.

COST PER EQUIVALENT DWELLING UNIT

The capital cost per equivalent dwelling unit for existing eligible apparatus, facilities, land, evidence storage facilities is calculated in Figure F5 to be \$964 per service unit (EDU). Costs represent estimated replacement costs, based on the cost per square foot of new fire stations and the current unit costs to acquire additional land or purchase additional Fire/EMS apparatus.

The net Fire/EMS cost, after subtraction of outstanding net obligations, represents the value of the planned level of service. This value includes existing development's share of the planned Evidence and Readiness Center needed to increase the existing level of service. Future development will need to make the same investment per service unit, either through development fees or other taxes or fees, if the existing level of service is to be maintained without placing an additional burden on existing development.

Figure F5: Fire/EMS Cost per EDU

Cost per EDU	
Fire Apparatus Cost	\$16,710,000
Fire Facility Cost	\$42,029,750
Fire Facility Land	\$4,012,500
Fire Storage Facility Cost	\$2,606,410
– Outstanding Obligations	(\$1,553,681)
Net Fire/EMS Cost	\$63,804,979
÷ Existing Fire EDUs	66,294
Fire/EMS Cost per EDU	\$962
Report Cost per EDU	\$2
Total Cost per EDU	\$964

Source: Fund balance after Grandfathered Fee Obligations from Appendix F.
Report Cost per EDU from Appendix H.

As described in the Executive Summary, fee calculations need to include revenue offsets for (1) outstanding debt, interfund loans, and other types of obligations related to existing facilities that serve existing development, (2) existing deficiencies, (3) State/Federal funding, and (4) the excess portion of the construction sales tax.

While there is some outstanding debt and there are interfund loans on existing facilities, those obligations will be repaid with Fire/EMS development fees, not other sources of revenue, and have been excluded from the fee calculations. The fees have been calculated based on the existing level of service, so there are no deficiencies. The City has not received any grants over the last eight years for anything other than replacement equipment or operations, and does not anticipate receiving growth-related grants in the future.

The City needs to provide an offset for the Fire/EMS share of the excess construction sales tax offset, as described in Appendix G. Subtracting the excess construction sales tax offset from the cost per service unit yields a net cost of \$789 per EDU, as shown in Figure F6.

Figure F6: Fire/EMS Net Cost per EDU

Net Cost per EDU	
Fire/EMS Cost per EDU	\$964
– Excess Construction Sales Tax Offset per EDU	(\$175)
Net Cost per EDU	\$789

Source: Excess construction sales tax credit from Appendix G.

Net Cost Schedule

Proportionate share Fire Facilities Development Fees by land use type are determined by multiplying the net cost per service unit calculated in Figure F6 by the service units represented by a unit of development. The proposed fee schedule in Figure F7 represents the maximum fees that may be charged by the City of Surprise for Fire/EMS capital improvements, based on the data and analysis provided in this report.

Figure F7: Fire/EMS Net Cost Schedule

Land Use Type	Unit	Net Cost/ EDU	EDUs/ Unit	Net Cost/ Unit
Single-Family Detached	Dwelling	\$789	1.00	\$789
Multi-Family	Dwelling	\$789	0.61	\$481
Mobile Home	Dwelling	\$789	0.56	\$442
Retail/Commercial	1,000 sq ft	\$789	1.11	\$876
Office	1,000 sq ft	\$789	0.63	\$497
Industrial	1,000 sq ft	\$789	0.21	\$166
Warehouse	1,000 sq ft	\$789	0.12	\$95
Public/Institutional	1,000 sq ft	\$789	0.39	\$308

10-YEAR CAPITAL PLAN

The City's planned Fire/EMS expenditures over the next 10 years are summarized in Figure F8.

Figure F8: Fire/EMS Capital Plan, 2019-2029

Expenditure Type	Project Description	Fiscal Year	Cost
CIP Project	District Fire Station 304	2019-2021	\$8,598,400
CIP Project	Fire Station 308	2019-2022	\$7,098,600
CIP Project	New Fire Station	2024-2028	\$7,098,600
CIP Project	Fire Station Land (3 acres)	2019	\$562,500
CIP Project	Evidence & Readiness Center	2020-2022	\$2,157,383
CIP Project	Type 3 Fire Engine	2020	\$560,000
CIP Project	Ambulance	2019	\$375,500
CIP Project	Ambulance	2019	\$375,500
CIP Project	Ambulance	2020	\$375,300
CIP Project	Fire Engine	2021	\$775,000
CIP Project	Ambulance	2022	\$375,300
CIP Project	Utility Truck	2021	\$600,000
CIP Project	Water Tender	2020	\$300,000
Debt Service	Public Safety Bldg (fire share)	2019-2024	\$420,109
Debt Service	Fire Station #3	2019-2024	\$40,335
Interfund Loan	Public Safety Bldg (fire share)	2019-2028	\$233,533
Interfund Loan	Fire Station #5	2019-2028	\$806,670
Interfund Loan	Fire Station #6	2019-2028	\$610,495
Interfund Loan	Fire Station #7	2019-2028	\$789,496
Interfund Loan	Misc. Equipment	2019-2028	\$66,005
Developer Credits	3-Acre Asante Site	2019-2028	\$144,211
Fee Updates	Development Fee Report Updates	2019-2028	\$40,760
Total			\$32,403,697

The comparison of planned Fire/EMS expenditures and projected revenues is provided in Figure F9. The City has more than enough planned expenditures to use all the revenue that would be collected over the next 10 years, based on the Land Use Assumptions.

Figure F9: Fire/EMS Capital Plan Summary, 2019-2029

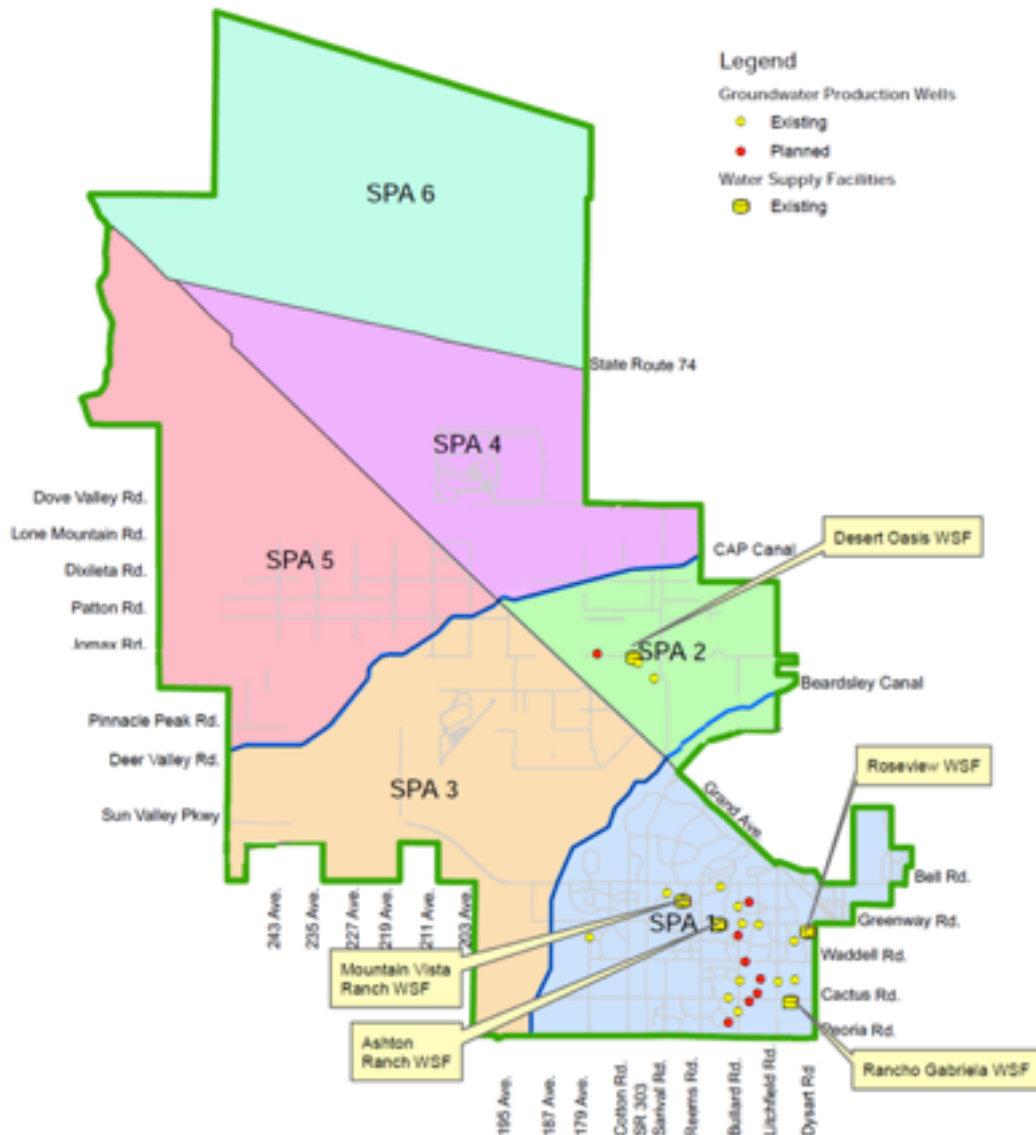
Description	Total
Fire/EMS Net Cost per EDU	\$789
x New EDUs, 2019-2029	26,912
Projected Revenue, 2019-2029	\$21,233,568
– Planned Expenditures, 2019-2029	(\$32,403,697)
Projected Revenue Surplus / (Deficit)	(\$11,170,129)

Source: New EDUs and new units from Appendix D.

WATER FACILITIES IIP

This chapter updates the City's Water Facilities Development Fees in compliance with the Enabling Legislation. The location of existing water facilities is illustrated in Figure W1.

Figure W1: Existing Water Facilities



ARS § 9-463.05 (T)(7)(a) defines facilities and assets that can be included in the Water Facilities IIP:

“Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.”

The Water Facilities IIP includes components for existing water facilities, planned water facilities, and the cost of preparing the Water Facilities IIP and development fees. The cost recovery methodology is used for the existing water facilities component. The plan-based methodology is used for the planned water facilities and the Development Fee Report.

Service Area

The City's Municipal Planning Area (MPA) is divided into six Special Planning Areas (SPAs). The SPAs are separated by major geographic barriers - Grand Avenue/BNSF Railroad line, the Beardsley Canal, the Central Arizona Project (CAP) Canal, and SR 74. The SPA borders form natural boundaries for the water service areas.

The City's existing water and water facilities basically consist of two separate systems located in SPA 1 and SPA 2 with limited potential for interconnection. The two existing service areas are acceptable for these facilities as they are defined as the incorporated area, or City utility service area, and may be expanded in the future within the respective SPAs. The City also has planned facilities over the next 10 years in SPA 3.

The City's water system relies on groundwater, which is pumped to the surface by wells. The wells are connected by transmission lines that convey the water to a water supply facility (WSF), where the water is treated, stored in tanks, and pumped into a system of pressurized distribution lines. The WSFs are interconnected within SPAs where practical to provide emergency backup. It is reasonable to use the SPAs as water service areas.

The City is not the only water provider in its planning area. In addition to individual developments that rely on on-site wells and do not connect to the City's distribution system, there are also several private water providers. In particular, EPCOR serves much of SPA 1 (see Figure WR1).

Service Units

To calculate water and wastewater fees, the demand associated with different types of customers must be expressed in a common unit of measurement, called a service unit. The service unit for the City's water and wastewater fees is an equivalent dwelling unit (EDU). An EDU is a single-family dwelling unit or its equivalent in terms of water demand, defined as the potential demand resulting from a 0.75-inch diameter or smaller meter.

The number of water service units associated with a nonresidential customer is determined by the capacity of the water meter relative to the capacity of a 0.75-inch meter. Figure W2 presents EDU multipliers for various meter sizes based on meter capacities from the American Water Works Association.

Figure W2: Meter Capacity Ratios

Meter Size (inches)	EDUs/Unit Ratio*
0.75	1.00
1.00	1.67
1.50	3.33
2.00	5.33
3.00	10.67
4.00	16.67
6.00	33.33
8.00	53.33

* AWWA Manual of Water Supply Practices
M1, 7th Edition.

The number of existing water service units are estimated based on the number of current City water customers and the service unit multipliers described in Figure W2. As shown in Figure W3, the City's current water customer base amounts to 18,167 service units (EDUs). The majority (92 percent) of existing service units are in SPA 1.

Figure W3: Existing Water Service Units

Meter Size (inches)	Customers		EDUs/Unit	Equivalent Dwelling Units		
	SPA 1	SPA 2		SPA 1	SPA 2	Total
0.75	11,240	733	1.00	11,240	733	11,973
1.00	2,307	343	1.67	3,853	573	4,426
1.50	119	8	3.33	396	27	423
2.00	196	13	5.33	1,045	69	1,114
3.00	6	0	10.67	64	0	64
4.00	6	0	16.67	100	0	100
6.00	2	0	33.33	67	0	67
Total	13,876	1,097		16,765	1,402	18,167

Source: City of Surprise Finance Department, July 19, 2017.

The number of service units should increase proportionately with the increase in water demand. As shown in Figure W4, system-wide total average daily water demand and service units are projected to increase by about 61 percent over the next 10 years.

Figure W4: Water Demand and Service Units, 2019-2029

	Year	Average Daily Demand (mgd)				Service Units (EDUs)			
		SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Actual	2013	6.35	0.39	0.00	6.74	n/a	n/a	n/a	n/a
	2014	6.46	0.45	0.00	6.91	n/a	n/a	n/a	n/a
	2015	6.39	0.43	0.00	6.82	n/a	n/a	n/a	n/a
	2016	7.06	0.56	0.00	7.62	n/a	n/a	n/a	n/a
	2017	6.54	0.60	0.00	7.14	16,765	1,402	0	18,167
Projected	2018	6.74	0.80	0.00	7.54	17,278	1,869	0	19,147
	2019	6.95	0.96	0.00	7.91	17,816	2,243	0	20,059
	2020	7.17	1.15	0.00	8.32	18,380	2,687	0	21,067
	2021	7.39	1.38	0.20	8.97	18,944	3,224	509	22,677
	2022	7.62	1.66	0.21	9.49	19,534	3,878	534	23,946
	2023	7.86	1.83	0.21	9.90	20,149	4,275	534	24,958
	2024	8.10	2.01	0.22	10.33	20,764	4,695	559	26,018
	2025	8.35	2.21	0.23	10.79	21,405	5,162	584	27,151
	2026	8.61	2.43	0.24	11.28	22,072	5,676	609	28,357
	2027	8.88	2.67	0.24	11.79	22,764	6,237	609	29,610
	2028	9.16	2.94	0.24	12.34	23,482	6,868	609	30,959
	2029	9.40	3.23	0.25	12.88	24,097	7,545	634	32,276
10-Year Change		2.45	2.27	0.25	4.97	6,281	5,302	634	12,217

Source: City of Surprise Water Resource Management, May 11, 2018.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not be required to pay for a higher LOS than existing development currently receives. Consequently, it is important to determine the existing LOS.

For water facilities, the capacity of water production facilities is generally used as reflective of the capacity of the entire water system. However, some components of the system may have more or less capacity than needed for full utilization of production facilities. The City’s water system consists of wells, water supply facilities (WSFs) consisting of pumping stations, storage tanks, and water treatment facilities serving a group of wells, transmission lines from wells to WSFs, distribution lines from WSFs to customers, and land for wells and WSFs.

Wells

Existing well production capacity is summarized in Figure W5. Total capacity of individual wells is shown in gallons per minute (GPM) and millions of gallons per day (MGD). The City’s design criteria indicate the capacity of a system of wells should be measured in terms of firm capacity (total capacity less the capacity of the largest well), to account for the eventuality that a well may be out of service. Firm capacity is determined at the level of the group of wells served by a water supply facility, and is shown in MGD.

The use of firm capacity to determine the existing well capacity in SPA 2 and SPA 3, however, may not be appropriate. These water systems are in the very early stages of development, and it takes more wells to provide firm capacity than in a more mature area like SPA 1. For example, a system with only two identically-sized wells will be able to count only one well as firm capacity, whereas an additional third well would add its full capacity to firm capacity.

To analyze this effect, the ratio of firm to total well capacity is computed in Figure W6. SPA 2 has only two existing wells, one of which has significantly more capacity than the other. With the larger well out of service, firm capacity is only 34 percent of total capacity, compared to 68 percent for the SPA 1 system. Two additional wells are planned over the next 10 years in the SPA 2 Desert Oasis WSF, which will bring the firm-to-total capacity ratio of that WSF to 74 percent, which is virtually identical to the system-wide ratio in SPA 1. Still, for SPA 2 as a whole, the planned ratio with three new wells, will only be 58 percent (the new Rancho Mercado WSF will only have one well, which adds nothing to firm capacity). The planned ratio would be similar in SPA 3, which will have only two wells over the next 10 years.

Figure W5: Existing Well Production Capacity

Site Name	Total Capacity		Firm Capacity (mgd)
	(gpm)	(mgd)	
Mountain Vista Ranch Water Supply Facility			
Mountain Vista Ranch 1	1,260	1.81	1.81
Mountain Vista Ranch 2	1,350	1.94	n/a
Subtotal, Mountain Vista Ranch WSF	2,610	3.75	1.81
Ashton Ranch Water Supply Facility			
Ashton Ranch 1	1,180	1.70	1.70
Orchards	1,780	2.56	n/a
Surprise Center	1,700	2.45	2.45
Royal Ranch	1,470	2.12	2.12
Sierra Verde	1,270	1.83	1.83
Subtotal, Ashton Ranch WSF	7,400	10.66	8.10
Roseview Water Supply Facility			
Roseview	1,900	2.74	n/a
Litchfield Manor	800	1.15	1.15
Subtotal, Roseview WSF	2,700	3.89	1.15
Rancho Gabriela Water Supply Facility			
Rancho Gabriela 1	1,250	1.80	1.80
Rancho Gabriela 2	1,270	1.83	1.83
Surprise Pointe	1,390	2.00	n/a
Summit	1,270	1.83	1.83
Marley Park 1	1,150	1.66	1.66
Marley Park 2	1,150	1.66	1.66
Subtotal, Rancho Gabriela WSF	7,480	10.78	8.78
Total, SPA 1	20,190	29.08	19.84
Desert Oasis Water Supply Facility			
Desert Oasis 1	1,400	2.02	n/a
Desert Oasis 2	900	1.30	1.30
Total, SPA 2	2,300	3.86	1.30
System Total	22,490	32.94	21.14

Source: City of Surprise Water Resource Management, August 11, 2018.

Figure W6: Ratio of Firm to Total Well Capacity

	SPA 1 (existing)	SPA 2 (existing)	SPA 2 Desert Oasis WSF (planned)	SPA 2 Total (planned)	SPA 3 (planned)
Well Firm Capacity (mgd)*	19.84	1.30	6.02	6.02	2.02
÷ Well Total Capacity (mgd)	29.08	3.86	8.18	10.34	4.04
Ratio of Firm to Total Capacity	68%	34%	74%	58%	50%

*Firm capacities for SPA 2 and SPA 3 based on approach described above.

Over time, the ratio of firm to total capacity in the SPA 2 and SPA 3 will increase to approximately the existing ratio in SPA 1. To reflect longer-term costs, existing long-term firm capacity in SPA 2 and planned firm capacity in SPA 3 will be determined using the existing 68 percent ratio of firm-to-total capacity for the more developed SPA 1 system, as shown in Figure W7. It is worth noting the City's design criteria prior to the 2009 water master plan update did not use firm capacity, but instead required a minimum 1.25 ratio of capacity to demand, which would be equivalent to an 80 percent ratio of firm to total capacity.

Figure W7: Long-Term Firm Well Capacity

	SPA 1 (existing)	SPA 2 (existing)	SPA 2 (planned)	SPA 3 (planned)
Total Capacity (mgd)	29.08	3.86	10.34	4.04
x Firm to Total Capacity Ratio, SPA 1	68%	68%	68%	68%
Long-Term Firm Capacity	19.84	2.62	7.03	2.75

Long-term firm capacity deals with the reliability of the well system to produce water. That capacity must be adequate to accommodate periods of peak water demand. The City's water design criteria require firm capacity be adequate to accommodate two times average day demand. The existing levels of service for wells in SPA 1 and SPA 2 are summarized in Figure W8. Both SPAs have enough capacity to accommodate current peak day demand. The fees, however, are based on average day demand.

Figure W8: Existing Well Level of Service

	SPA 1	SPA 2	Total
Annual Average Day Demand (mgd), 2017	6.54	0.60	7.14
x Peaking Factor*	2.00	2.00	2.00
Peak Day Demand (mgd)	13.08	1.20	14.28
Long-Term Firm Capacity (mgd)	19.84	2.62	22.46
– Peak Day Demand (mgd)	(13.08)	(1.20)	(14.28)
Excess Capacity (mgd)	6.76	1.42	8.18
Excess Capacity (mgd)	6.76	1.42	8.18
÷ Total Production Capacity (mgd)	19.84	2.62	22.46
Percent Excess Capacity	34.1%	54.2%	36.4%

*Peaking factor from Malcolm Pirnie, Integrated Water Master Plan – Water Infrastructure, July 2009, Table A-1.

Other System Components

SPA 1 is the service area with the most developed water system, while SPA 2 has a very small system, and SPA 3 has an even smaller initial planned system that has been partially built by the developer (wells have been drilled) but not yet turned over to the City. In SPA 1, all components should generally be in balance, and well capacity should be reasonably representative of the capacity of the other components of the water system. To evaluate whether long-term firm capacity of the wells is a reasonable measure of the capacity of other components of the SPA 2 and SPA 3 system, the quantities of different components per MGD of well capacity can be compared to those in the more mature SPA 1 system.

In Figure W9, quantities for different components of the existing water systems in the three SPAs are shown (line costs per foot generally increase proportionally with the inches of pipe diameter, making inch-feet a reasonable summary unit for comparison). The quantities are then converted into quantities per MGD of well capacity. The final two columns compute the ratio of quantities per MGD of well capacity in SPA 2 and SPA 3 to the quantity per MGD in SPA 1. The ratios of SPA 2 and SPA 3 component quantities per MGD to those of SPA 1 are indicative of the amounts by which those components in SPA 2 and SPA 3 have more or less capacity relative to their well systems.

In the existing SPA 2 system, lines and land are oversized. In SPA 3, there is more land relative to the well capacity, while other components are undersized. These ratios will be used to determine the equivalent well capacities of these components in computing the cost per gallon per day of water capacity. Arsenic treatment has been omitted from this analysis, because the need for treatment varies by location.

Figure W9: Level of Service Analysis for Non-Well Components, SPA 2 and SPA 3

System Component	Unit	Existing Quantity			Quantity per Well MGD			SPA 2/ SPA 1	SPA 3/ SPA 1
		SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3		
Wells	mgd	19.84	2.62	2.75	1.00	1.00	1.00	1.00	1.00
Pump Stations	mgd	18.24	2.16	1.00	0.92	0.82	0.36	0.89	0.39
Storage Tanks	mg	14.10	1.75	1.50	0.71	0.67	0.55	0.94	0.77
Water Lines	in.-ft (000s)	5,644	1,525	255	284	582	93	2.05	0.33
Land	acres	31.56	5.05	5.00	1.59	1.93	1.82	1.21	1.14

Source: Existing quantities from City of Surprise Water Resource Management, August 11, 2017.

COST PER EQUIVALENT DWELLING UNIT

This report uses the cost recovery, or buy-in, methodology for water, because the existing system has significant excess capacity available to serve new customers. Existing water facilities in the three SPAs are summarized in Figure W10. Unit costs for the system components are based on estimates in the City's 2009 Water Master Plan. Current system value is the product of existing quantity times the unit cost.

Figure W10: System Value of Existing Water Facilities

Water System Component	Unit	Existing Quantity			Unit Cost	System Value		
		SPA 1	SPA 2	SPA 3		SPA 1	SPA 2	SPA 3
Wells	each	15.00	2.00	2.00	\$2,181,136	\$32,717,040	\$4,362,272	\$4,362,272
Arsenic Treatment	mgd	19.30	1.73	0.00	\$1,294,512	\$24,978,904	\$2,236,917	\$0
Pump Stations	mgd	18.24	2.16	1.00	\$359,764	\$6,562,095	\$777,090	\$359,764
Storage Tanks, <2.5 mg	mg	5.60	1.75	1.50	\$1,507,584	\$8,442,470	\$2,638,272	\$2,261,376
Storage Tanks, 2.5-<4.0 mg	mg	3.50	0	0	\$1,326,496	\$4,642,736	\$0	\$0
Storage Tanks, 4.0-<7.5 mg	mg	5.00	0	0	\$1,024,806	\$5,124,030	\$0	\$0
Water Lines, 10"	linear ft.	22,695	2,644	20	\$169	\$3,835,455	\$446,836	\$3,380
Water Lines, 12"	linear ft.	217,035	38,358	108	\$202	\$43,841,070	\$7,748,316	\$21,816
Water Lines, 16"	linear ft.	89,911	63,934	9,343	\$270	\$24,275,970	\$17,262,180	\$2,522,610
Water Lines, 20"	linear ft.	39,032	0	0	\$392	\$15,300,544	\$0	\$0
Water Lines, 24"	linear ft.	14,521	659	4,080	\$416	\$6,040,736	\$274,144	\$1,697,280
Water Lines, 30"	linear ft.	8,178	0	192	\$516	\$4,219,848	\$0	\$99,072
Land	acres	31.56	5.05	5.00	\$42,270	\$1,334,041	\$213,464	\$211,350
Total System Value						\$181,314,939	\$35,959,491	\$11,538,920

Source: Existing quantities from City of Surprise Water Resource Management Department, August 11, 2017; unit costs from Malcolm Pirnie, Integrated Water Master Plan - Water Infrastructure, July 2009, Appendix G.

With the cost recovery methodology, the cost per service unit is calculated as system value divided by the capacity of the facilities. System values in Figure W11 are from Figure W10. Well capacity for other components is well capacity times the adjustment factor calculated earlier. The final three columns compute the costs per gallon per day of well capacity for each of the three SPAs.

Figure W11: Water Cost per Gallon per Day

Water System Component	System Value			Well Capacity (mgd)			Cost per Gallon		
	SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3	SPA 1	SPA 2	SPA 3
Wells	\$32,717,040	\$4,362,272	\$4,362,272	19.84	2.62	2.75	\$1.65	\$1.66	\$1.59
Arsenic Treatment	\$24,978,904	\$2,236,917	\$0	19.84	2.62	2.75	\$1.26	\$0.85	\$0.00
Pump Stations	\$6,562,095	\$777,090	\$359,764	19.84	2.34	1.08	\$0.33	\$0.33	\$0.33
Storage Tanks	\$18,209,236	\$2,638,272	\$2,261,376	19.84	2.47	2.13	\$0.92	\$1.07	\$1.06
Water Lines	\$97,513,623	\$25,731,476	\$4,344,158	19.84	5.37	0.90	\$4.92	\$4.79	\$4.83
Land	\$1,334,041	\$213,464	\$211,350	19.84	3.18	3.15	\$0.07	\$0.07	\$0.07
Total	\$181,314,939	\$35,959,491	\$11,538,920	n/a	n/a	n/a	\$9.15	\$8.77	\$7.88

Average water demand per service unit is determined by dividing average day water demand by existing water service units (EDUs). The result is 393 gallons per day per service unit, as shown in Figure W12.

Figure W12: Water Demand per Service Unit

Demand per Service Unit Calculation	
Total Average Day Demand (gpd), 2017	7,140,000
÷ Total Equivalent Dwelling Units (EDUs), 2017	18,167
Average Day Demand per EDU (gpd)	393

The cost per service unit is the product of cost per gallon per day of capacity and average day demand per service unit (EDU). The cost per service unit is relatively similar among the three systems, ranging from a low of \$3,102 in SPA 3 to a high of \$3,601 in SPA 1, as shown in Figure W13.

Figure W13: Water Cost per Service Unit

	SPA 1	SPA 2	SPA 3
Cost per gpd of Water System Capacity	\$9.15	\$8.77	\$7.88
x Average Day Demand per EDU (gpd)	\$393	\$393	\$393
Improvement Cost per EDU	\$3,596	\$3,447	\$3,097
Update Study Cost per EDU	\$5	\$5	\$5
Cost per EDU	\$3,601	\$3,452	\$3,102

As described in the Executive Summary, fee calculations need to include revenue offsets for (1) outstanding debt, interfund loans, and other types of obligations related to existing facilities that serve existing development, (2) existing deficiencies, (3) State/Federal funding, and (4) the excess portion of the construction sales tax.

The City has no bond debt related to water facilities, but the SPA 1 and SPA 2 water development fee funds have outstanding developer credits for some wells, water supply facilities, and lines. As shown in Figure W14, outstanding obligations amount to less than eight percent of the total system value of existing facilities in the each of these two service areas. Using well capacity as a reasonable proxy for total water system capacity, the excess capacity percentages in both SPAs are higher than the obligation percentages. This indicates that the outstanding obligations can be entirely attributed to excess capacity, and do not warrant a revenue offset.

Figure W14: Water Excess Capacity Analysis

	SPA 1	SPA 2
Outstanding Net Obligations on Existing Facilities	\$12,175,092	\$2,683,874
÷ Existing Water Facility System Value	\$181,314,939	\$35,959,491
Net Obligations as Percent of Existing Facility Value	6.7%	7.5%
Existing Excess Well Capacity (mgd)	6.76	1.42
÷ Total Existing Well Capacity (mgd)	19.84	2.62
Excess Capacity Percentage	34.1%	54.2%

There are no existing deficiencies because the water costs per service unit are based on the existing level of service. State/Federal funding for capacity improvements has not historically been available to the City, and no future funding is anticipated. The City does assess an excess construction sales tax, and the offset for this is subtracted from the cost per service unit. The net cost per service unit is shown in Figure W15 for each of the three SPAs.

Figure W15: Water Net Cost per Service Unit

	SPA 1	SPA 2	SPA 3
Cost per EDU	\$3,601	\$3,452	\$3,102
– Excess Construction Tax Offset per EDU*	(\$616)	(\$616)	(\$616)
Net Cost per EDU	\$2,985	\$2,836	\$2,486

* Excess construction tax offset from Appendix G.

Net Cost Schedule

The net cost schedules for the Water Facilities Development Fees are determined by multiplying the service units (EDUs) for each meter size by the net cost per service unit in each SPA. The resulting fee schedules are presented in Figure W16.

Figure W16: Water Facilities Development Fees

Meter Size (inches)	EDUs/ Meter	Development Fees		
		SPA 1	SPA 2	SPA 3
Net Cost per EDU		\$2,985	\$2,836	\$2,486
0.75	1.00	\$2,985	\$2,836	\$2,486
1.00	1.67	\$4,985	\$4,736	\$4,152
1.50	3.33	\$9,940	\$9,444	\$8,278
2.00	5.33	\$15,910	\$15,116	\$13,250
3.00	10.67	\$31,850	\$30,260	\$26,526
4.00	16.67	\$49,760	\$47,276	\$41,442
6.00	33.33	\$99,490	\$94,524	\$82,858
8.00	53.33	\$159,190	\$151,244	\$132,578

10-YEAR CAPITAL PLAN

Planned water infrastructure improvements over the next 10 years are summarized in Figure W17. Planned improvements for SPA 3 represent existing improvements that have been partially completed by the developer but not yet dedicated to the City per the developer agreement in return for developer credits.

Figure W17: Water Capital Plan, 2019-2029

Improvement/Expenditure	Fiscal Year	Cost
CIP Project, Water Transmission Line, Ashton Ranch/Roseview	2019-2028	\$2,750,000
CIP Project, Arsenic Treatment, Rancho Gabriela	2019-2028	\$1,030,000
CIP Project, Surprise Downtown Waterline Loop	2019-2028	\$1,150,000
CIP Project, Operations Expansion*	2020-2023	\$1,132,863
CIP Project, SPA1 Drinking Water Well	2022-2023	\$3,000,000
SPA 1 Developer Obligation for Well (Marley Park #3)	2018-2027	\$2,500,000
SPA 1 Developer Obligation for WSF Expansion 2B (Shared)	2019-2028	\$1,785,998
SPA 1 Developer Obligation for Sec. 15 Arsenic (Shared)	2019-2028	\$4,773,515
SPA 1 Developer Obligation for Well, WSF Exp., Lines	2019-2028	\$5,780,501
SPA 1 Share of Two Development Fee Reports	2019-2028	\$33,521
SPA 1 Total Planned Expenditures, 2019-2029		\$23,936,398
CIP Project, Arsenic Treatment, Desert Oasis WSF	2019-2028	\$1,400,000
CIP Project, SPA 2 Rancho Mercado WSF	2019-2028	\$8,700,000
CIP Project, SPA 2 Rancho Mercado Well	2019-2028	\$3,000,000
CIP Project, Operations Expansion*	2020-2023	\$956,287
SPA 2 Developer Credits for WSF, 2 Wells (Desert Oasis)	2019-2028	\$2,683,874
SPA 2 Share of Two Development Fee Reports	2019-2028	\$28,296
SPA 2 Total Planned Expenditures, 2019-2029		\$16,768,457
CIP Project, Operations Expansion*	2020-2023	\$114,350
SPA 3 Developer Credits for WSF, Wells, Lines	2019-2028	\$12,000,000
SPA 3 Share of Two Development Fee Reports	2019-2028	\$3,384
SPA 3 Total Planned Expenditures, 2019-2029		\$12,117,734

*Total cost of \$4.407 million split evenly between water and wastewater; water share allocated among SPAs based on projected new EDUs from Figure W4.

Source: CIP projects from City of Surprise, Adopted Budget, Fiscal Year 2019, Capital Improvement Plan, June 2018.

Projected growth in water service units over the next 10 years is expected to generate the amounts of revenue in each SPA shown in Figure W18, assuming the proposed fees are adopted at the maximum rates calculated in this report. This projected revenue will only cover part of the planned expenditures.

Figure W18: Water Capital Plan Summary, 2019-2029

	SPA 1	SPA 2	SPA 3
Net Cost per EDU	\$2,985	\$2,836	\$2,486
x Projected New EDUs, 2019-2029	6,281	5,302	634
Projected Revenue, 2019-2029	\$18,748,785	\$15,036,472	\$1,576,124
– Planned Expenditures, 2019-2029	(\$23,936,398)	(\$16,768,457)	(\$12,117,734)
Funding Surplus (Deficit)	(\$5,187,613)	(\$1,731,985)	(\$10,541,610)

WATER RESOURCE FACILITIES IIP

This chapter updates the City's Water Resource Facilities Development Fees in compliance with the Enabling Legislation. Prior to mid-2017, the water resource fee covered the cost of both water wells and water rights. Currently, it addresses only water rights.

ARS § 9-463.05 (T)(7)(a) defines facilities and assets that can be included in the Water Resource Facilities IIP:

“Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.”

The Water Resource Facilities IIP includes components for water resources and the cost of preparing the Water Resource Facilities IIP and development fees. The cost recovery methodology is used for the water resources and the plan-based methodology is used for and the Development Fee Report.

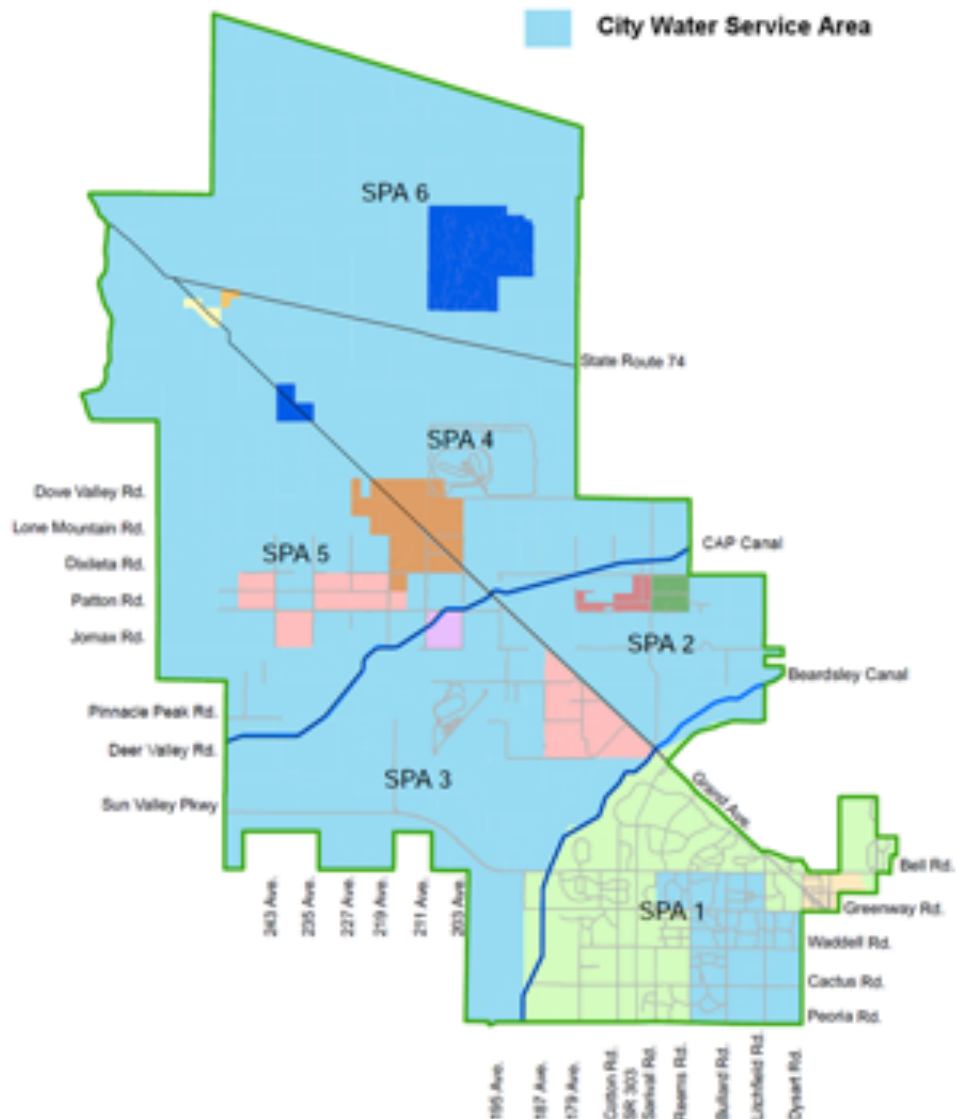
Service Area

The City of Surprise is an assured water service provider within its water service area, which is shown in Figure WR1. The City is allowed to treat and deliver no more than its total demonstrated 100-year supply. Because this requirement applies to the entire area served by the City water system, a single, citywide service area is appropriate for its Water Resource Facilities Development Fee. Although the City currently earmarks water resource fees in SPA 1 and SPA 2, the entire area served by the City will be the service area for the updated Water Resource Facilities Development Fees.

Service Units

The service unit for the Water Resources Development Fee is the Equivalent Dwelling Unit (EDU), as described and quantified in the Water chapter.

Figure WR1: Water Resource Service Area



ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

In Arizona, a utility must prove that it has the right to specific types and amounts of water to deliver service to its customers. These water rights must be from renewable sources, as dictated by the 1980 Groundwater Management Act. As a municipal utility, the City of Surprise is required to follow the Designation of Assured Water Supply (DAWS) requirements. This Designation identifies the City's available renewable water supplies. The City is allowed to treat and deliver no more than its total supply of resources. The DAWS forecasts the City's water supplies for 100 years, and this is evaluated and adjusted every 10 years based on portfolio assets and current and projected growth demands.

Its current Designation of Assured Water Supply was signed by the Arizona Department of Water Resources on September 29, 2010. The Designation recognized that Surprise demonstrated that after withdrawing an average of 16,718 acre-feet per year (AFY) of groundwater and stored water recovered outside the area of hydrologic impact over 100 years, the depth to static water level within Surprise's service area is not expected to exceed 1,000 feet below land surface. The City's current long-term water supply portfolio considerably exceeds current and committed water demand by 2020, as summarized in Figure WR2 in both AFY and millions of gallons per day (MGD).

Figure WR2: Existing Water Supply

Water Supply Source	Acre-Feet per Year	MGD
Groundwater	1,032	0.92
Surface Water	0	0.00
CAP Water	10,249	9.15
Reclaimed Water	5,403	4.82
Long-Term Storage Credits	33	0.03
Total Available Supply	16,718	14.92
÷ Existing and Committed Demand	11,513	10.28
Capacity/Demand Ratio	1.45	1.45

Source: Arcadis-US, Inc. Integrated Water Master Plan, Water Resources Update, June 2015 (data as of September 2010).

The sole source of wet water for the City of Surprise is groundwater. In order to use groundwater as its potable source, the City must utilize its credits or its renewable water supplies as recharge to offset the water mined from the ground. The City has determined that at build out it will need to have a DAWS of approximately 145,000 AFY of water to meet its demand. Current demand projections show that Surprise will have a shortfall of approximately 49,000 AFY.

COST PER EQUIVALENT DWELLING UNIT

This report uses the cost recovery, or buy-in, approach for the Water Resource Facilities Development Fee, because the City has excess capacity available to serve new customers. Future development places demand on the City's available supplies. However, some of the water used by new customers is returned to the City in the form of wastewater influent flows to its water reclamation facilities (WRFs). The City plans to ultimately reclaim all the treated effluent for either direct reuse, for recharge, or for long-term storage credits. City Water Resource Management staff estimates 45 percent of water use is returned in the form of wastewater influent, with the remainder used for irrigation or other uses. The percent of water returned to the City and able to be reclaimed or recharged is the ratio of influent to effluent flows. The product of these two factors is the estimate that 40.5 percent of water use can be reclaimed or recharged, as shown in Figure WR3. The remaining 59.5 percent of water use that is not recoverable for reuse or recharge is used to determine the water resource demand of a new customer.

Figure WR3: Water Recovery Factor

	Total
Percent of Water Demand Returned as Wastewater Influent	45.0%
x Efficiency Factor (Effluent/Influent Ratio)	90.0%
Percent of Water Demand Reclaimed/Recharged	40.5%
Percent of Water Demand Not Reclaimed/Recharged	59.5%
Total Water Use	100.0%

Source: Returned water percentage from City of Surprise Water Resource Management; efficiency factor based on 2016 influent and effluent flows from City of Surprise Water Resource Management Department, June 7, 2017.

Current demand per service unit for water resources is estimated in Figure WR4.

Figure WR4: Water Resource Demand per Service Unit

	Total
Average Daily Water Demand per EDU (gpd)	393
x Percent of Water Use Not Reclaimed/Recharged	59.5%
Average Daily Water Resource Demand per EDU (gpd)	234
x Days per Year	365
Annual Water Resource Demand per EDU (gpd)	85,410
÷ Gallons per Acre-Foot	325,851
Annual Water Resource Demand per EDU (AFY)	0.2621

The water resource cost per service unit depends on the definition of long-term in number of years. To deliver water, the City must be able to demonstrate sufficient 100-year renewable supply to accommodate existing and 10-year demand. The City currently has a demonstrated 100-year supply for current customers, as well as some excess capacity, but will need to dramatically expand its water resource portfolio in the future to accommodate growth. If growth is to pay for its share of water resources, new customers will pay a development fee sufficient to acquire their own 100-year supply. However, the City's adopted Water Acquisition Policy states that "To ensure enough reserves are in place to meet present and future water demands ... the City will maintain a minimum balance ... equal to 20 years of net demand." Based on the City's adopted policy, the water resource fees will be based on the cost of a 20-year water supply, which is \$3,695 per EDU, as shown in Figure WR5.

Figure WR5: Water Resource Cost per Service Unit

Cost per EDU	
Annual Water Resource Demand per EDU (AFY)	0.2621
x Years	20
Long-Term Water Resource Demand per EDU (AF)	5.242
x Current CAGR D Replenishment Rate per AF	\$704
Water Rights Cost per EDU	\$3,690
Report Cost per EDU	\$5
Water Resource Cost per EDU	\$3,695

Source: current cost per AF from CAGR D, Final 2017/18 – 2020-22 Rate Schedule.

As described in Executive Summary, fee calculations need to include revenue offsets for (1) outstanding debt, interfund loans, and other types of obligations related to existing facilities that serve existing development, (2) existing deficiencies, (3) State/Federal funding, and (4) the excess portion of the construction sales tax.

The City has no bond debt related to water resources, but the SPA 1 water resource development fee fund has an outstanding interfund load of about \$2.0 million for an earlier Central Arizona Project (CAP) investment. However, a revenue offset is not required, because the amount of the obligation on existing assets does not exceed the value of existing excess capacity, as shown in Figure WR6. Because these obligations represent a portion of the excess capacity available to serve future customers, these obligations are eligible expenditures of the water resource development fee fund.

Figure WR6: Water Resource Capacity Analysis

Excess Capacity Calculations	
Outstanding Net Obligations	\$2,005,063
÷ Current Cost per Acre-Foot/Year (AFY)*	\$70,400
Outstanding Obligations in AFY	28
÷ Existing Excess AFY	5,205
Obligations as Percent of Excess Capacity Cost	0.5%

*Current cost per AFY is cost per AF from Figure WR5 times 100-year supply.

There are no existing deficiencies in water rights, because the City has more than enough to provide a 100-year water supply for existing customers. The City has not historically received State/Federal funding for water resource acquisition, and does not anticipate receiving such funding in the future. The City does have an excess construction sales tax, and the offset for this is subtracted from the cost per service unit, as shown in Figure WR7.

Figure WR7: Water Resource Net Cost per Service Unit

Net Cost per EDU	
Cost per Equivalent Dwelling Unit (EDU)	\$3,695
– Excess Construction Sales Tax Offset per EDU*	(\$672)
Net Cost per EDU	\$3,023

*Excess construction tax offset from Appendix G.

Net Cost Schedule

The net cost schedule for the water resource fee is determined by multiplying the net cost per service unit presented in Figure WR8 by the service units (EDUs) for each meter size.

Figure WR8: Water Resource Facilities Development Fees

Meter Size (inches)	Net Cost/ EDU	EDUs/ Meter	Net Cost/ Meter
0.75	\$3,023	1.00	\$3,023
1.00	\$3,023	1.67	\$5,048
1.50	\$3,023	3.33	\$10,067
2.00	\$3,023	5.33	\$16,113
3.00	\$3,023	10.67	\$32,255
4.00	\$3,023	16.67	\$50,393
6.00	\$3,023	33.33	\$100,757
8.00	\$3,023	53.33	\$161,217

10-YEAR CAPITAL PLAN

The bulk of the existing water resource portfolio is in the form of Central Arizona Project (CAP) water rights, which it was able to acquire at relatively low cost. Additional CAP water rights are difficult to acquire, and the marginal cost of expanding the water portfolio is very high. The City estimates that it will have a shortfall of 49,000 acre-feet per year at buildout. In addition to planned expenditures on expanding the portfolio, the City has some outstanding obligations on existing water rights, and will need to update its Development Fee Report every five years. Total planned expenditures, net of the current fund balance, equal approximately \$53.2 million over the next 10 years, as summarized in Figure WR9.

Figure WR9: Water Resource Capital Plan, 2019-2029

Description	Fiscal Year	Cost
CIP Project, Water Acquisitions	2020-2023	\$2,738,600
CIP Project, Circle City Water Acquisition	2019	\$16,034,300
Long Term Storage Credit Purchase	2019-2028	\$14,000,000
Wet Water Recharge Basins	2020-2021	\$2,200,000
Wet Water Recharge Basins	2025-2026	\$2,200,000
Wet Water Leases	2020-2028	\$14,000,000
Total Planned Improvement Cost	2019-2028	\$51,172,900
Interfund Loan for Central Arizona Project	2019-2028	\$2,005,063
Development Fee Report Cost	2019-2028	\$65,200
Total Planned Expenditures		\$53,243,163

Assuming the updated fees are adopted at the maximum rates calculated in this study, projected growth in water service units over the next 10 years would generate about \$36.9 million of revenue, as shown in Figure WR10. This projected revenue would only cover part of the planned expenditures.

Figure WR10: Water Resource Capital Plan Summary, 2019-2029

Description	Total
Net Cost per EDU	\$3,023
x Projected New EDUs, 2019-2029	12,217
Projected Revenue, 2019-2029	\$36,931,991
– Planned Expenditures, 2019-2029	(\$53,243,163)
Projected Revenue Surplus / (Deficit)	(\$16,311,172)

WASTEWATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(b) defines facilities and assets that can be included in the Wastewater Facilities IIP:

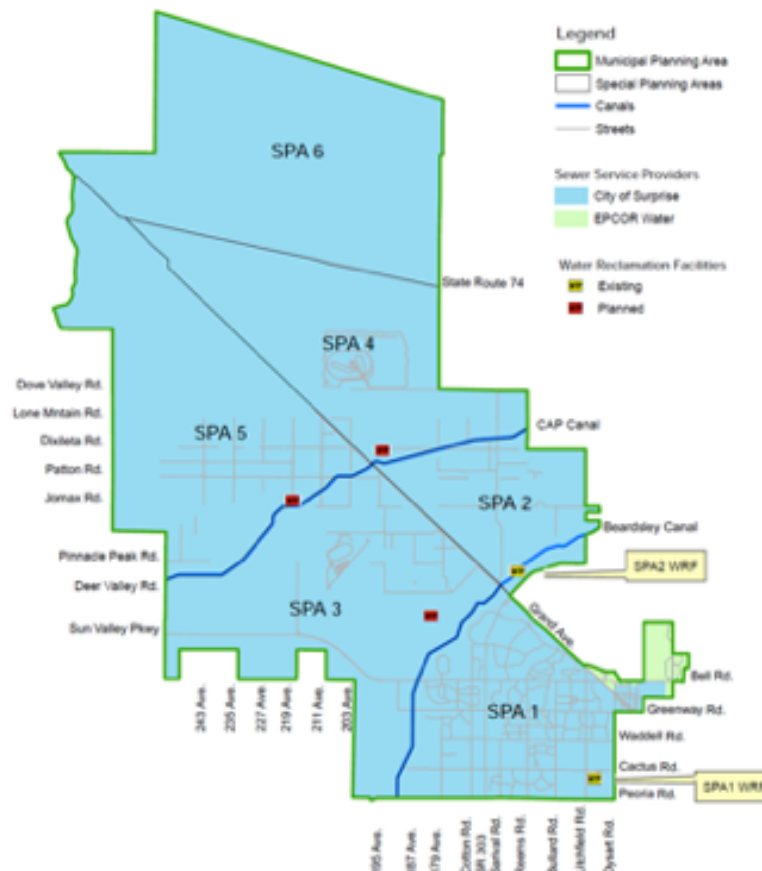
“Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities”

The Wastewater Facilities IIP includes components for water reclamation, collection, recharge, and the cost of preparing the Wastewater Facilities IIP and development fees. The plan-based methodology is used for the Development Fee Report, and the cost recovery methodology is used for all other components.

Service Areas

The City is the primary service provider for all its Municipal Planning Area (MPA), except for a small area that is served by EPCOR, a private utility (see Figure WW1). Surprise currently provides wastewater service to most of the developed areas of SPA 1 and SPA 2. The City entered into an annexation development agreement with a developer in SPA 3. The developer built a wastewater treatment plant that has not yet been dedicated to the City and is currently inactive due to lack of sufficient demand. Based on the terms of the annexation development agreement, parties subject to the agreement will not pay development fees related to wastewater infrastructure. Since there is no other wastewater infrastructure in SPA 3, the analysis does not include a wastewater development fee for SPA 3.

Figure WW1: Wastewater Service Areas



The six SPAs are separated by major geographic barriers - Grand Avenue/BNSF Railroad line, the Beardsley Canal, the Central Arizona Project (CAP) Canal, and SR 74. The SPA borders are topographic boundaries as well, making them well-suited for designation as the wastewater development fee service areas.

Service Units

To calculate Wastewater Facilities Development Fees, the demand associated with different types of customers must be expressed in a common unit of measurement, called a service unit. The service unit for the City's wastewater fees is an equivalent dwelling unit (EDU). An EDU is a single-family dwelling unit or its equivalent in terms of wastewater flows, which designated to be the potential flows associated with a 0.75-inch diameter or smaller water meter.

The number of water service units associated with a customer is determined by the capacity of the water meter relative to the capacity of a 0.75-inch meter. EDU multipliers for various meter sizes based on meter capacities from the American Water Works Association are presented in Figure W2 in the Water chapter.

Existing wastewater service units are estimated based on the number of existing City wastewater customers and the service unit multipliers described in the Water section of this report. As shown in Figure WW2, the City's current wastewater customer base amounts to 54,563 service units (EDUs). The majority (97 percent) of existing service units are in SPA 1.

Figure WW2: Existing Wastewater Service Units

Meter Size (inches)	Customers		EDU Multiplier	Equivalent Dwelling Units		
	SPA 1	SPA 2		SPA 1	SPA 2	Total
0.75	11,186	732	1.00	11,186	732	11,918
1.00	2,291	341	1.67	3,826	569	4,395
1.50	111	8	3.33	370	27	397
2.00	192	13	5.33	1,023	69	1,092
3.00	3	0	10.67	32	0	32
4.00	5	0	16.67	83	0	83
6.00	2	0	33.33	67	0	67
Metered	13,790	1,094	1.21	16,587	1,397	17,984
Non-Metered	30,216	15	1.21	36,561	18	36,579
Total	44,006	1,109		53,148	1,415	54,563

Source: Customers from Utility Billing, Surprise Finance Department, July 19, 2017; EDUs for customers without water meters estimated based on average EDU multiplier for metered customers.

The number of service units should increase proportionately with the increase in wastewater flows. As shown in Figure WW3, system-wide total average daily wastewater flows and service units are projected to increase by 38,914 EDUs over the next 10 years. Most of the new service units will be in SPA 1.

Figure WW3: Wastewater Demand and Service Units, 2019-2029

	Year	WRF Influent Flows (mgd)				Service Units (EDUs)			
		SPA 1	SPA 2	SPA 3	Total	SPA 1	SPA 2	SPA 3	Total
Actual	2013	7.990	0.110	--	8.100	n/a	n/a	n/a	n/a
	2014	8.070	0.130	--	8.200	n/a	n/a	n/a	n/a
	2015	8.340	0.140	--	8.480	n/a	n/a	n/a	n/a
	2016	8.100	0.159	--	8.259	n/a	n/a	n/a	n/a
	2017	8.200	0.170	0.020	8.390	53,148	1,415	131	54,694
Projected	2018	8.761	0.201	0.024	8.986	56,784	1,673	157	58,614
	2019	9.111	0.218	0.029	9.358	59,053	1,814	190	61,057
	2020	9.476	0.234	0.035	9.745	61,419	1,947	229	63,595
	2021	9.855	0.253	0.043	10.151	63,876	2,105	281	66,262
	2022	10.249	0.274	0.053	10.576	66,430	2,280	346	69,056
	2023	10.659	0.299	0.064	11.022	69,087	2,488	418	71,993
	2024	11.085	0.327	0.078	11.490	71,848	2,721	509	75,078
	2025	11.529	0.361	0.095	11.985	74,726	3,004	620	78,350
	2026	11.990	0.399	0.116	12.505	77,714	3,320	757	81,791
	2027	12.470	0.445	0.142	13.057	80,822	3,703	927	85,452
	2028	13.490	0.499	0.173	14.162	87,436	4,152	1,129	92,717
	2029	14.490	0.562	0.211	15.263	93,918	4,676	1,377	99,971
	10-Year Change	5.379	0.344	0.182	5.91	34,865	2,862	1,187	38,914

Source: Historical and projected demand from Surprise Water Resource Management, July 24, 2017 and May 12, 2018; 2017 service units for SPA 3 based on estimated demand and system-wide average day gpd per EDU from Figure WW5.

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

“A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.”

ARS § 9-463.05(E)(2) requires:

“An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.”

Level of service (LOS) generally refers to the ratio of capacity to demand. One of the principles of development fee analysis is that future development should not pay for a higher LOS than existing development receives. Consequently, it is important to determine the existing LOS.

The capacity of wastewater treatment facilities (the City calls its treatment plants water reclamation facilities, or WRFs) is generally used as reflective of the capacity of the entire wastewater system. However, other components of the system may have more or less capacity than needed for full utilization of treatment facilities, and will be evaluated separately. The capacities of the existing water reclamation facilities are summarized in Figure WW4. The SPA 3 facility has been constructed by the developer, but has not been accepted by the City because it is not yet sufficiently utilized.

Figure WW4: Existing Water Reclamation Facilities

Facility	Status	Capacity (mgd)
Plant 11	Existing (Inactive)	0.8
Plant 21	Existing (Inactive)	2.7
Plant 3	Existing	4.8
Plant 4	Existing	4.0
Plant 5	Existing	4.0
Plant 6	Planned	TBD
Plant 7	Planned	TBD
Total, SPA 1 Water Reclamation Facility		16.3
Plant 1	Existing	1.2
Plant 2	Existing	2.0
Total, SPA 2 Water Reclamation Facility		3.2
Plant 1	Existing (Inactive)	1.8
Total, SPA 3 Water Reclamation Facility		1.8

Source: City of Surprise, Integrated Water Master Plan – Water Resources Update, June 2015, Table 4-2.

The existing LOS for water reclamation facilities in SPA 1 and SPA 2 are summarized in Figure WW5. Both SPAs have enough wastewater treatment capacity to accommodate current average day flows. Average day flows per service unit for the two SPAs combined is 153 gallons per day per equivalent dwelling unit.

Figure WW5: Existing Water Reclamation Facility LOS

	SPA 1	SPA 2	Total
Existing Treatment Capacity (mgd)	16.30	3.20	19.50
– Average Day Influent Flow (mgd), 2017	(8.20)	(0.17)	(8.37)
Excess Capacity (mgd)	8.10	3.03	11.13
Excess Capacity (mgd)	8.10	3.03	11.13
÷ Total Treatment Capacity (mgd)	16.30	3.20	19.50
Percent Excess Capacity	49.7%	94.7%	57.1%
Average Day Flows (gpd)	8,200,000	170,000	8,370,000
÷ 2017 EDUs	53,148	1,415	54,563
Wastewater Flows per EDU (gpd)	154	120	153

SPA 1 is the service area with the most developed wastewater system. Only a small portion (about 5 percent) of the capacity of the SPA 2 WRF is currently utilized. In SPA 1, all components should generally be in balance, and treatment capacity should be reasonably representative of the capacity of the other components of the wastewater system. To evaluate whether the capacity of the WRFs is a reasonable measure of the capacity of other components of the SPA 2 system, the quantities of different components per MGD of WRF capacity can be compared to those in the more mature SPA 1 system.

In Figure WW6, quantities for water reclamation facilities and non-WRF components are shown for SPA 1 and SPA 2. Line costs per foot generally increase proportionally with the inches in diameter of the pipe, making inch-feet a reasonable summary unit for comparison. The component quantities are then converted into quantities per MGD of WRF capacity. The final column computes the ratio of the quantities of other components per MGD of WRF capacity in SPA 2 to the quantity per MGD in SPA 1. These ratios are indicative of the amounts by which those components in SPA 2 have more or less than long-term capacity relative to their treatment plants.

Figure WW6: LOS Analysis for Non-WRF Components, SPA 2 and SPA 3

System Component	Unit	Existing Quantity		Quantity per WRF mgd		SPA 2/ SPA 1
		SPA 1	SPA 2	SPA 1	SPA 2	
WRFs	mgd	16.30	3.20	1.00	1.00	1.00
WRF land	acres	174.45	23.94	11	7	0.64
Wastewater Lines	1,000 in.-ft	8,593	1,209	527	378	0.72
Reclaimed Lines	1,000 in.-ft	1709	476	105	149	1.42
Recharge Basins	acres	23.00	2.33	1.41	0.73	0.52

Source: Existing quantities from City of Surprise Water Resource Management Department, August 11, 2017.

In the existing SPA 2 system, WRF land, wastewater collection lines, and recharge basins are somewhat undersized for full utilization of existing WRF capacity, while reclaimed lines are oversized. These ratios will be used to determine the equivalent WRF capacities of these other components in computing the cost per gallon per day of wastewater system capacity.

COST PER EQUIVALENT DWELLING UNIT

This report uses the cost recovery, or buy-in, approach, because the existing wastewater system has excess capacity available to serve new customers. Existing facilities for SPA 1 and SPA 2 are summarized in Figure WW7. Unit costs for the different system components are based on estimates in the City's 2009 Wastewater Master Plan. Current system value is the product of existing quantity times unit cost.

Figure WW7: System Value of Existing Wastewater Facilities

Improvement Type	Unit	Existing Quantity		Unit Cost	System Value	
		SPA 1	SPA 2		SPA 1	SPA 2
WRFs, <7 mgd	mgd	0.00	3.20	\$10,460,000	\$0	\$33,472,000
WRFs, 7<13 mgd	mgd	0.00	0.00	\$9,310,000	\$0	\$0
WRFs, 13<18 mgd	mgd	16.30	0.00	\$8,070,000	\$131,541,000	\$0
Lift Stations	mgd	4.70	0.00	\$1,116,979	\$5,249,801	\$0
WRF Land	acres	174.45	23.94	\$42,270	\$7,374,002	\$1,011,944
Wastewater Lines, 10"	lin. ft.	111,230	7,351	\$135	\$15,016,050	\$992,385
Wastewater Lines, 12"	lin. ft.	125,705	5,605	\$159	\$19,987,095	\$891,195
Wastewater Lines, 15"	lin. ft.	81,631	12,157	\$186	\$15,183,366	\$2,261,202
Wastewater Lines, 18"	lin. ft.	45,970	9,329	\$223	\$10,251,310	\$2,080,367
Wastewater Lines, 21"	lin. ft.	16,195	0	\$265	\$4,291,675	\$0
Wastewater Lines, 24"	lin. ft.	48,572	11,679	\$287	\$13,940,164	\$3,351,873
Wastewater Lines, 27"	lin. ft.	23,196	0	\$314	\$7,283,544	\$0
Wastewater Lines, 30"	lin. ft.	30,656	13,921	\$342	\$10,484,352	\$4,760,982
Wastewater Lines, 36"	lin. ft.	4,843	558	\$397	\$1,922,671	\$221,526
Wastewater Lines, 42"	lin. ft.	10,645	0	\$452	\$4,811,540	\$0
Wastewater Lines, 48"	lin. ft.	5,138	0	\$507	\$2,604,966	\$0
Reclaimed Lines, 10"	lin. ft.	554	0	\$169	\$93,626	\$0
Reclaimed Lines, 12"	lin. ft.	20,483	12,813	\$202	\$4,137,586	\$2,588,246
Reclaimed Lines, 16"	lin. ft.	21,593	20,158	\$270	\$5,830,110	\$5,442,606
Reclaimed Lines, 18"	lin. ft.	33,488	0	\$278	\$9,309,747	\$0
Reclaimed Lines, 24"	lin. ft.	12,273	0	\$416	\$5,105,610	\$0
Reclaimed Lines, 30"	lin. ft.	7,169	0	\$516	\$3,698,998	\$0
Reclaimed Booster Stations, 1-3	mgd	3.00	0.00	\$359,764	\$1,079,292	\$0
Vadose Zone Wells	each	20	5	\$350,000	\$7,000,000	\$1,750,000
Monitoring Well	each	2	2	\$495,713	\$991,426	\$991,426
Recharge Basins	acre	23.00	2.33	\$102,152	\$2,349,496	\$238,014
Total System Value					\$289,537,427	\$60,053,766

Source: Existing quantities from City of Surprise Water Resource Management Department, August 11, 2017; unit costs from Malcolm Pirnie, Integrated Water Master Plan - Water Infrastructure, July 2009, Appendix G.

With the cost recovery methodology used for this update, the cost per service unit is calculated as system value divided by the capacity of the facilities. System values in the first two columns of Figure WW9 are from Figure WW8. Capacities for other components are current WRF capacity multiplied by the adjustment factors calculated in the previous level of service section. The final two columns compute the costs per gallon per day of wastewater system capacity for both of the SPAs.

Figure WW8: Wastewater Cost per Gallon per Day

Wastewater System Component	System Value		WRF Capacity (mgd)		Cost per gpd	
	SPA 1	SPA 2	SPA 1	SPA 2	SPA 1	SPA 2
WRFs	\$131,541,000	\$33,472,000	16.30	3.20	\$8.07	\$10.46
WRF land	\$7,374,002	\$1,011,944	16.30	2.04	\$0.45	\$0.50
Wastewater Lines	\$105,776,733	\$14,559,530	16.30	2.30	\$6.49	\$6.33
Reclaimed Lines	\$28,175,677	\$8,030,852	16.30	4.54	\$1.73	\$1.77
Recharge Basins	\$2,349,496	\$238,014	16.30	1.66	\$0.14	\$0.14
Other*	\$14,320,519	\$2,741,426	16.30	3.20	\$0.88	\$0.86
Total	\$289,537,427	\$60,053,766	n/a	n/a	\$17.76	\$20.06

*Includes lift stations, reclaimed booster stations, and zone/monitoring wells.

Source: WRF capacity used for all SPA 1 system components; for other components in SPA 2, WRF capacity is multiplied by the ratios in the last two columns of Figure WW6; cost per gpd is system value divided by capacity.

The cost per service unit (EDU) is the product of the cost per gallon per day of capacity and average day flows per EDU, plus the cost per EDU of the Development Fee Reports. The cost per service unit is relatively similar among both systems, ranging from \$2,719 in SPA 1 to \$3,071 in SPA 2, as shown in Figure WW9.

Figure WW9: Wastewater Cost per Service Unit

	SPA 1	SPA 2
Cost per gallon of Wastewater System Capacity	\$17.76	\$20.06
x Average Day Flows per EDU (gpd)	153	153
Improvement Cost per EDU	\$2,717	\$3,069
Report Cost per EDU	\$2	\$2
Total Cost per EDU	\$2,719	\$3,071

Source: Report Cost per EDU from Appendix H.

As described in the Executive Summary, fee calculations need to include revenue offsets for (1) outstanding debt, interfund loans, and other types of obligations related to existing facilities that serve existing development, (2) existing deficiencies, (3) State/Federal funding, and (4) the excess portion of the construction sales tax.

There are no existing deficiencies because the wastewater costs per service unit are based on the existing level of service. The City has bond debt related to the SPA 1 water reclamation facility, as well as interfund loans and developer credits for existing wastewater facilities in both SPA 1 and SPA 2. As shown in Figure WW10, outstanding obligations amount to less than half of the total system value of existing facilities in the each of these two service areas.

More than half of the existing capacity in both SPAs is excess capacity that will serve future customers. This indicates that the outstanding obligations can be entirely attributed to excess capacity, and do not warrant a revenue offset.

Figure WW10: Wastewater Excess Capacity Analysis

	SPA 1	SPA 2
Outstanding Net Obligations on Existing Facilities	\$93,300,100	\$26,357,100
÷ Existing Wastewater Facility System Value	\$289,537,427	\$60,053,766
Net Obligations as % of Existing Facility System Value	32.2%	43.9%
Existing Excess Water Reclamation Facility Capacity (mgd)	8.10	3.03
÷ Total Existing Water Reclamation Facility Capacity (mgd)	16.30	3.20
Excess Capacity Percentage	49.7%	94.7%

The City has an excess construction sales tax, and the offset amount applicable to the wastewater fee is calculated in Appendix G. Subtracting the offset yields the net costs per service unit shown in Figure WW11.

Figure WW11: Wastewater Net Cost per Service Unit

	SPA 1	SPA 2
Total Cost per EDU	\$2,719	\$3,071
– Excess Construction Sales Tax Offset per EDU	(\$527)	(\$527)
Net Cost per EDU	\$2,192	\$2,544

Source: Excess construction tax offset from Appendix G.

Net Cost Schedule

The net cost schedules for the Wastewater Facilities Development Fees are determined by multiplying the service units (EDUs) for each meter size by the net cost per service unit in each SPA. The updated fee schedules are presented in Figure WW12.

Figure WW12: Wastewater Facilities Development Fees

Meter Size (inches)	EDUs/ Meter	Development Fees	
		SPA 1	SPA 2
Net Cost per EDU		\$2,192	\$2,544
0.75	1.00	\$2,192	\$2,544
1.00	1.67	\$3,661	\$4,248
1.50	3.33	\$7,299	\$8,472
2.00	5.33	\$11,683	\$13,560
3.00	10.67	\$23,389	\$27,144
4.00	16.67	\$36,541	\$42,408
6.00	33.33	\$73,059	\$84,792
8.00	53.33	\$116,899	\$135,672

10-YEAR CAPITAL PLAN

Planned capacity-expanding wastewater infrastructure improvements and other growth-related expenditures over the next 10 years are summarized in Figure WW13.

Figure WW13: Wastewater Capital Plan, 2019-2029

Description	Fiscal Year	Cost
CIP Project, Digester Modifications	2019-2020	\$5,500,000
Debt Service on SPA 1 WRF	2019-2028	\$41,259,841
Interfund Loan for WRF Debt Service	2019-2028	\$36,359,767
Interfund Loan for SPA 1 WRF 8 MGD Expansion	2019-2028	\$1,075,950
Interfund Loan for 16" Reclaimed Line, Statler-Bell	2019-2028	\$1,315,299
Interfund Loan for SPA 1 Sewer Developer Reimbursements	2019-2028	\$1,218,949
Interfund Loan for SPA 1 Wastewater Improvements	2019-2028	\$1,526,273
Developer Obligations for Surprise Pte Sewer/Reclaimed Lines	2019-2028	\$856,676
SPA 1 Share of Two Development Fee Reports	2019-2028	\$60,254
SPA 1 Total Planned Expenditures		\$89,173,009
CIP Project, SPA 2 Connecting Influent Pipeline	2023	\$250,000
CIP Project, SPA 2 Additional Land	2022	\$3,288,500
Interfund Loan for SPA 2 Water Reclamation Facility	2019-2028	\$32,156
Developer Obligations for SPA 2 WRF (Shared Agreement)	2019-2028	\$26,620,391
SPA 2 Share of Two Development Fee Reports	2018-2027	\$4,946
SPA 2 Total Planned Expenditures		\$30,195,993

Source: CIP projects from City of Surprise, Adopted Budget, Fiscal Year 2019, Capital Improvement Plan, June 2018; debt service due over next 10 years, interfund loans, and developer credits from Appendix F.

Projected growth in wastewater service units over the next 10 years will generate the revenue in each SPA shown in Figure WW14, assuming the proposed fees are adopted at the maximum rates calculated in this study. Projected revenues do not exceed planned expenditures in any service area.

Figure WW14: Wastewater Capital Plan Summary, 2019-2029

Description	SPA 1	SPA 2
Net Cost per EDU	\$2,192	\$2,544
x Projected New EDUs, 2019-2029	34,865	2,862
Projected Revenue, 2019-2029	\$76,424,080	\$7,280,928
Planned Expenditures, 2019-2029	(\$89,173,009)	(\$30,195,993)
Projected Revenue Surplus / (Deficit)	(\$12,748,929)	(\$22,915,065)

LAND USE ASSUMPTIONS

The Enabling Legislation requires the preparation of land use assumptions (growth projections) for each service area. The statute defines land use assumptions as “projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the general plan of the municipality.” Since the IIP for each service area must identify improvement needs for a period not to exceed 10 years, and the land use assumptions must cover a minimum of 10 years, a 10-year time-frame would seem to be the most appropriate for both the land use assumptions and the IIP. For this update, the land use assumptions will be based on the 2019-2029 period.

In this update, the proposed service areas are a combination of incorporated area, utility service areas, and Special Planning Areas (SPAs). The service area for parks, fire, and police fees is the City’s total incorporated area. The service areas for water and wastewater fees are the areas served by the City utilities within SPAs 1, 2, and 3. The service area for the water resources fee is the entire utility service area.

The service areas largely correspond with the incorporated area of the City, broken down by planning area for SPAs 1-3 for water and wastewater. Most utility customers are in the incorporated area, although some portions of the incorporated area, particularly for water in SPA 1, are served by private providers. However, it is not necessary to develop separate population and land use projections for the utility service areas, because utility customer data and water/wastewater demand projections are better sources of information on future growth in utility service units.

Projections into the future are always difficult, because there are so many factors that cannot be predicted with any certainty. Fortunately, the calculation of development fees does not depend on the accuracy of these projections. The projections are used in this study only to ensure that the City has enough planned improvements over the next ten years to be able to spend the revenues that will be generated if the projections prove to be accurate.

INCORPORATED AREA SHARES

Growth projections for the planning areas, including development within and outside the City limits, are presented in Appendix A. This section estimates the distribution of development in the planning areas attributable to incorporated and unincorporated areas. To develop projections for the incorporated area, it is necessary (at least for residential) to estimate how much of existing development is located within the current City limits. The percentage of incorporated development by land use in each SPA was estimated using Maricopa Association of Government (MAG) estimates of 2015 dwelling units and retail, office, industrial, and public/institutional employment by small area. The small areas are referred to as Traffic Analysis Zones (TAZs).

The first step was to overlay the TAZ map (see Figure LU1 below) and the current City limit map, and visually estimate the percentage of the land area in each TAZ that is within the City limits. The TAZ percentages were then multiplied by each of the land uses for the TAZ, the total and incorporated amounts were summed by SPA, and the SPA incorporated area portion was divided by the total to develop the percentages summarized in Figure LU2 below.

Figure LU1: Traffic Analysis Zones

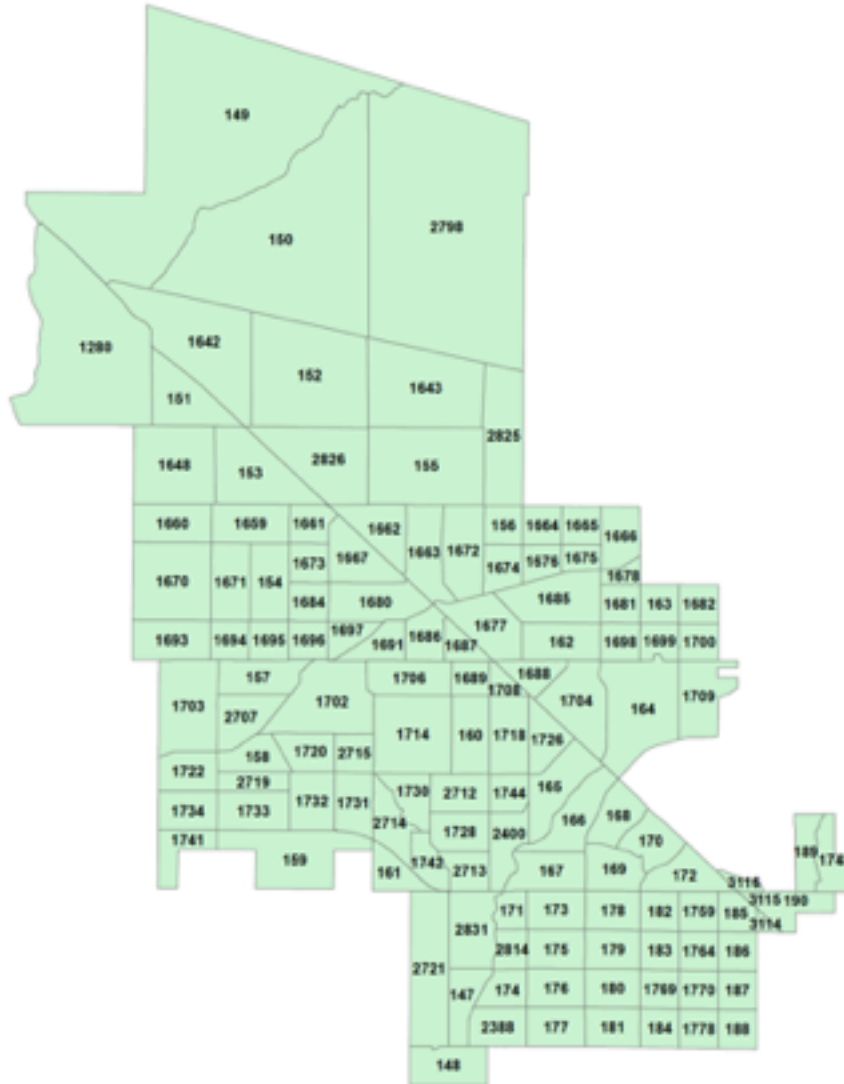


Figure LU2: Share of Development in Incorporated Area by Land Use, 2015

SPA	Units	Retail	Office	Indust.	Public
1	98.1%	97.8%	99.6%	99.8%	99.2%
2	68.4%	60.9%	54.4%	50.0%	72.5%
3	67.2%	93.5%	97.9%	100.0%	0.0%
4	10.9%	23.5%	3.6%	0.0%	51.8%
5	0.8%	0.0%	0.0%	0.0%	0.0%
6	0.0%	0.0%	0.0%	0.0%	0.0%
Total	91.5%	97.2%	96.1%	98.0%	96.1%

Source: TischlerBise, utilizing 2015 estimates of residential units and retail, office, industrial and public/institutional employment by traffic analysis zones from Maricopa Association of Governments (MAG), *Socioeconomic Projections of Population, Housing, and Employment*, 2016, city limits map, and map of traffic analysis zones.

EXISTING DEVELOPMENT

This section documents existing development in the incorporated area. Unlike growth projections, the amount of existing development is a factor that is critical to the development fee calculations for the non-utility fees. This is because of the central role of the existing level of service in development fee analysis.

Residential

Starting with residential development, authoritative data sources include the 2010 census (which provides a 100% count of total dwelling units in the City in 2010), the Census's most recent 5% survey of housing units (which provides information on the mix of existing dwelling units by housing type), and the City's building permit records (which provide the number of dwelling units by housing type added over the last 7 years. These data can be used to develop the most reliable estimates of existing total city-wide dwelling units by housing type.

Let's begin by reviewing the City's recent building permit history. Over the last seven years, the City has issued permits for the construction of 3,109 new dwelling units. The vast majority of permits have been in SPA 1, while a modest number has been in SPA 2, virtually none were in SPA 3, and none were in SPAs 4-6, as summarized in Figure LU3.

Figure LU3: Residential Building Permits, 2010-2016

Housing Type	SPA 1	SPA 2	SPA 3	Total
Single-Family Detached	2,523	370	4	2,897
Multi-Family	166	0	0	166
Mobile Home	46	0	0	46
Total	2,735	370	4	3,109

Source: City of Surprise, Community Development Department, May, 2017.

The 2010 U.S. Census provides a 100% count of the total number of dwelling units in Surprise seven years ago. Estimates of the number of 2010 units by housing type are based on 5%-sample Census data on the distribution of units by housing type. Adding the number of residential permits by housing type over the last seven years should provide a reasonably accurate estimate of existing city-wide dwelling units by housing type, as shown in Figure LU4.

Figure LU4: Citywide Housing Units by Type, 2017

Housing Type	% of Units	2010 Units	2010-16 Permits	2017 Units
Single-Family Detached	85.2%	44,803	2,897	47,700
Multi-Family	9.9%	5,206	166	5,372
Mobile Home	4.9%	2,577	46	2,623
Total	100.0%	52,586	3,109	55,695

Source: Percent of units from U.S. Census, 2011-2015 American Community Survey for City of Surprise; total 2010 units from 2010 U.S. Census; 2010 units by housing type based on percentage distribution.

Figure LU5 presents estimates of existing dwelling units within the City limits, by housing type and SPA. The estimates were developed using data from U.S. Census Bureau, the Maricopa Association of Government, and the planning area projections prepared for the City.

Figure LU5: Incorporated Housing Units by Type and Planning Area, 2017

	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	Total
Total Dwelling Units in MPA	53,549	1,963	1,398	538	2,421	164	60,033
x % Incorporated	98.1%	68.4%	67.2%	10.9%	0.8%	0.0%	91.4%
Total Dwelling Units in City	52,532	1,343	939	59	19	0	54,892
Adjusted Incorp. Dwelling Units	53,300	1,363	953	60	19	0	55,695
x % Single-Family Detached	86.0%	77.2%	74.7%	100%	100%	100%	85.6%
Single-Family Units in City	45,857	1,052	712	60	19	0	47,700
Adjusted Incorp. Dwelling Units – Single-Family Units in City	53,300 -45,857	1,363 -1,052	953 -712	60 -60	19 -19	0 0	55,695 -47,700
Multi-Family/Mobile Home Units in City	7,443	311	241	0	0	0	7,995
Multi-Family Units in City	5,372	0	0	0	0	0	5,372
Mobile Home Units in City	2,071	311	241	0	0	0	2,623

Source: percent single-family for SPAs 2-6 derived from Appendix A (SPA 1 and city-wide simply represent the ratio of incorporated to total units); all non-single-family in SPAs 2-6 assumed to be mobile homes, SPA 1 is remainder.

An important residential characteristic for the park, fire, and police development fee calculations is the number of residents per dwelling unit by housing type. Based on the most recent data available from the U.S. Census Bureau, dwelling units in Surprise have the number of persons per unit by housing type shown in Figure LU6.

Persons per unit should not be confused with average household size, which is the average number of persons in occupied units. Persons per unit takes into consideration that some units are unoccupied at any time, and is calculated as the ratio of household population to total units.

Figure LU6: Person per Unit by Housing Type

Housing Type	Household Population	Total Units	Persons/Unit	Adjusted Pop./Unit
Single-Family Detached	113,402	47,431	2.39	2.36
Multi-Family	6,513	4,483	1.45	1.43
Mobile Home	3,561	2,671	1.33	1.31
Total	123,476	54,585	2.26	2.23

Source: U.S. Census Bureau, American Community Survey (weighted 5% sample data for the City of Surprise collected in 2011-2015); total adjusted persons/unit from 2010 U.S. Census.

Nonresidential

Information from the Maricopa Assessor's Office on existing nonresidential building square feet within the incorporated area by land use type and planning area is summarized in Figure LU7. No existing nonresidential development is currently within the City limits in SPA 5, and no part of SPA 6 has yet been annexed.

LU7: Incorporated Nonresidential Square Feet by Type and Planning Area, 2017

Land Use	SPA 1	SPA 2	SPA 3	SPA 4	City-Wide
Retail/Commercial	6,402,776	7,462	49,804	39,293	6,499,335
Office	1,790,686	0	0	0	1,790,686
Industrial	766,441	0	614	0	767,055
Warehousing	4,055,963	0	2,448	0	4,058,411
Public/Institutional	5,593,511	208,478	7,672	0	5,809,661
Total	18,609,377	215,940	60,538	39,293	18,925,148

Source: Maricopa Assessor's Office tax parcel data provided by City of Surprise Community Development Department, May 8, 2017.

SUMMARY OF GROWTH PROJECTIONS

This section summarizes the growth projections that will be used in the development fee analysis. Annual growth projections in the incorporated area for population, units by housing type, and nonresidential square feet by land use, can be found in Appendix B, broken down by planning area.

Residential growth projections by housing type for the incorporated area by planning area are summarized in Figure LU8. The projections were developed based on 2017 units and the projected increase in the number of single-family and multi-family units by SPA prepared for the City by Applied Economics (see Appendix A), adjusting for the percent of the growth expected to occur within the incorporated area.

LU8: Summary of Residential Growth, 2019-2029

Housing Type/ Planning Area	2017 Units	2019 Units	2029 Units	New Units	Percent Increase
Single-Family Detached	45,857	46,748	53,969	7,221	15%
Multi-Family	5,372	5,718	8,027	2,309	40%
Mobile Home	2,071	2,199	2,466	267	12%
Total, SPA 1	53,300	54,665	64,462	9,797	18%
Single-Family Detached	1,052	1,450	8,219	6,769	467%
Multi-Family	0	0	0	0	n/a
Mobile Home	311	311	585	274	88%
Total, SPA 2	1,363	1,761	8,804	7,043	400%
Single-Family Detached	712	894	4,127	3,233	362%
Multi-Family	0	0	0	0	n/a
Mobile Home	241	241	503	262	109%
Total, SPA 3	953	1,135	4,630	3,495	308%
Single-Family Detached	79	79	97	18	23%
Multi-Family	0	0	0	0	n/a
Mobile Home	0	0	0	0	n/a
Total, SPA 4-6	79	79	97	18	23%
Single-Family Detached	47,700	49,171	66,412	17,241	35%
Multi-Family	5,372	5,718	8,027	2,309	40%
Mobile Home	2,623	2,751	3,554	803	29%
Total, City-Wide	55,695	57,640	77,993	20,353	35%

Source: 2019 and 2029 units from Appendix B.

Nonresidential growth projections by land use type are summarized in Figure LU9. Detailed projections by planning area are provided in Appendix B. The projections have been developed by increasing the 2017 square footage in the incorporated area by the growth rates derived from the nonresidential planning area projections of growth in square footage by land use type.

Figure LU9: Summary of Nonresidential Growth, 2019-2029

Land Use Type/ Planning Area	2017 Sq. Feet	2019 Sq. Feet	2029 Sq. Feet	New Sq. Feet	Percent Increase
Retail/Commercial	6,402,776	6,887,394	9,912,785	3,025,391	44%
Office	1,790,686	1,925,439	2,874,418	948,979	49%
Industrial	766,441	828,985	1,056,840	227,855	27%
Warehouse	4,055,963	4,386,941	5,592,731	1,205,790	27%
Public/Institutional	5,593,511	5,891,463	7,662,775	1,771,312	30%
Total, SPA 1	18,609,377	19,920,222	27,099,549	7,179,327	36%
Retail/Commercial	7,462	14,869	754,554	739,685	4975%
Office	0	0	0	0	n/a
Industrial	0	0	0	0	n/a
Warehouse	4,386,941	0	0	0	n/a
Public/Institutional	5,891,463	253,393	1,187,051	933,658	368%
Total, SPA 2	10,285,866	268,262	1,941,605	1,673,343	624%
Retail/Commercial	49,804	64,768	443,001	378,233	584%
Office	0	0	0	0	n/a
Industrial	614	755	2,807	2,052	272%
Warehouse	2,448	3,013	11,202	8,189	272%
Public/Institutional	253,393	9,879	66,924	57,045	577%
Total, SPA 3	306,259	78,415	523,934	445,519	568%
Retail/Commercial	6,499,335	7,009,422	11,210,854	4,201,432	60%
Office	1,790,686	1,925,439	2,874,418	948,979	49%
Industrial	767,055	829,740	1,059,647	229,907	28%
Warehouse	4,058,411	4,389,954	5,603,933	1,213,979	28%
Public/Institutional	5,809,661	6,154,735	8,916,750	2,762,015	45%
Total, City-Wide	18,925,148	20,309,290	29,665,602	9,356,312	46%

Source: 2019 and 2029 sq. ft. from Appendix B.

APPENDIX A: PLANNING AREA PROJECTIONS

This appendix provides development projections by planning area. Because the unincorporated area and utility service areas will expand over time as the City annexes and extends utility service to new areas, growth projections for the Municipal Planning Area (MPA), broken down by Special Planning Area (SPA), are a necessary starting point for developing growth projections for the service areas.

Growth projections for the MPA, broken down by SPA, have been prepared for the City by Applied Economics. The firm analyzed recent local and regional development trends, tax assessor and development permit data, regional forecasts, and a variety of other sources in preparing the projections. The projections are summarized in the following tables. They are important inputs into the Land Use Assumptions.

Figure A1: Population by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA Total
2017	124,984	5,289	3,950	1,277	5,682	412	141,594
2018	126,773	6,010	4,224	1,283	5,694	411	144,395
2019	129,207	6,747	4,665	1,292	5,706	411	148,028
2020	131,872	7,981	5,504	1,296	5,725	410	152,788
2021	134,128	9,876	6,738	1,293	5,734	409	158,178
2022	136,224	12,347	8,120	1,296	5,741	408	164,136
2023	138,623	15,247	9,540	1,301	5,774	408	170,893
2024	141,439	18,643	11,033	1,303	5,811	407	178,636
2025	144,048	21,929	12,756	1,300	5,849	406	186,288
2026	146,421	25,120	14,557	1,305	5,880	405	193,688
2027	148,513	28,716	16,289	1,305	5,887	404	201,114
2028	150,473	32,802	17,968	1,705	5,891	403	209,242
2029	152,457	36,825	19,703	2,225	5,905	403	217,518

* as of July 1.

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-1.

Figure A2: Housing Units by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA Total
2017	53,549	1,963	1,398	538	2,421	164	60,033
2018	54,095	2,249	1,502	539	2,421	164	60,970
2019	54,940	2,544	1,668	541	2,421	164	62,278
2020	55,834	3,032	1,982	541	2,424	164	63,977
2021	56,814	3,751	2,444	541	2,427	164	66,141
2022	57,718	4,686	2,962	543	2,429	164	68,502
2023	58,738	5,780	3,495	546	2,442	164	71,165
2024	59,997	7,057	4,056	548	2,457	164	74,279
2025	61,194	8,288	4,708	548	2,472	164	77,374
2026	62,320	9,479	5,392	551	2,484	164	80,390
2027	63,273	10,817	6,067	552	2,486	164	83,359
2028	64,203	12,366	6,719	715	2,487	164	86,654
2029	65,168	13,884	7,382	927	2,492	164	90,017

* as of July 1.

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-2.

Figure A3: Single Family Increase by Planning Area, 2019-2029

Fiscal Yr.	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA
2017/18	390	286	104	1	0	0	781
2018/19	518	295	166	2	0	0	981
2019/20	660	488	314	0	3	0	1,465
2020/21	834	719	462	0	3	0	2,018
2021/22	804	935	518	2	2	0	2,261
2022/23	920	1,094	533	3	13	0	2,563
2023/24	921	1,277	561	2	15	0	2,776
2024/25	810	1,231	626	0	15	0	2,682
2025/26	686	1,191	648	3	12	0	2,540
2026/27	713	1,338	546	1	2	0	2,600
2027/28	610	1,349	552	163	1	0	2,675
2028/29	570	1,331	628	212	5	0	2,746

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-2A.

Figure A4: Multi-Family Increase by Planning Area, 2019-2029

Fiscal Yr.	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA
2017/18	156	0	0	0	0	0	156
2018/19	327	0	0	0	0	0	327
2019/20	234	0	0	0	0	0	234
2020/21	146	0	0	0	0	0	146
2021/22	100	0	0	0	0	0	100
2022/23	100	0	0	0	0	0	100
2023/24	338	0	0	0	0	0	338
2024/25	387	0	26	0	0	0	413
2025/26	440	0	36	0	0	0	476
2026/27	240	0	129	0	0	0	369
2027/28	320	200	100	0	0	0	620
2028/29	320	200	100	0	0	0	620

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-2A.

Figure A5: Retail Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA Total
2017	5,102,699	7,462	57,507	7,903	38,178	6026	5,219,775
2018	5,279,585	10,598	64,533	8,201	41,144	6026	5,410,087
2019	5,488,916	14,869	74,785	8,526	44,341	6026	5,637,463
2020	5,714,538	21,983	92,594	8,830	47,846	6026	5,891,817
2021	5,928,953	33,998	118,950	9,099	51,535	6026	6,148,561
2022	6,142,425	53,121	150,433	9,412	55,486	6026	6,416,903
2023	6,376,004	81,983	185,468	9,754	60,014	6026	6,719,249
2024	6,636,066	125,280	225,077	10,089	64,964	6026	7,067,502
2025	6,894,049	184,170	273,081	10,396	70,320	6026	7,438,042
2026	7,148,243	263,674	327,037	10,773	76,022	6026	7,831,775
2027	7,395,848	376,711	384,014	11,122	81,849	6026	8,255,570
2028	7,643,795	537,788	444,525	15,003	88,088	6,026	8,735,225
2029	7,900,006	754,554	511,515	20,217	94,957	6,026	9,287,275

* as of July 1.

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-6.

Figure A6: Office Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA Total
2017	1,310,464	22,499	13,985	4,350	9,235	1525	1,362,058
2018	1,355,198	26,972	15,299	4,418	9,531	1552	1,412,970
2019	1,409,079	31,956	17,286	4,496	9,842	1580	1,474,239
2020	1,468,071	39,916	20,866	4,559	10,186	1610	1,545,208
2021	1,525,234	52,180	26,134	4,598	10,529	1639	1,620,314
2022	1,583,323	68,953	32,225	4,656	10,889	1668	1,701,714
2023	1,647,899	90,045	38,739	4,723	11,322	1698	1,794,426
2024	1,720,795	116,489	45,842	4,783	11,791	1729	1,901,429
2025	1,794,799	145,049	54,235	4,824	12,289	1760	2,012,956
2026	1,869,612	175,987	63,338	4,894	12,804	1791	2,128,426
2027	1,944,648	213,190	72,528	4,947	13,297	1824	2,250,434
2028	2,021,872	258,194	81,876	6,533	13,816	1,858	2,384,149
2029	2,103,562	307,489	91,885	8,618	14,391	1,892	2,527,837

* as of July 1.

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-7.

Figure A7: Industrial Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA Total
2017	3,551,949	0	81,373	0	0	0	3,633,322
2018	3,711,550	0	89,773	0	0	0	3,801,323
2019	3,841,798	0	100,141	0	0	0	3,941,939
2020	3,949,070	0	111,647	0	0	0	4,060,717
2021	4,044,448	0	124,584	0	0	0	4,169,032
2022	4,142,298	0	140,703	0	0	0	4,283,001
2023	4,234,544	0	158,652	0	0	0	4,393,196
2024	4,324,742	0	178,963	0	0	0	4,503,705
2025	4,425,704	0	204,867	0	0	0	4,630,571
2026	4,532,187	0	235,616	0	0	0	4,767,803
2027	4,621,713	0	264,424	0	0	0	4,886,137
2028	4,804,554	0	332,650	0	0	0	5,137,204
2029	4,897,749	0	372,353	0	0	0	5,270,102

* as of July 1.

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-8.

Figure A8: Public/Institutional Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	MPA Total
2017	4,965,042	208,477	25,186	152,252	19,416	0	5,370,373
2018	5,083,169	231,114	28,115	152,297	19,536	0	5,514,231
2019	5,229,517	253,392	32,433	152,360	19,656	0	5,687,358
2020	5,387,972	293,097	40,002	152,388	19,848	0	5,893,307
2021	5,532,488	355,123	51,223	152,369	19,938	0	6,111,141
2022	5,672,961	435,324	64,618	152,385	20,004	0	6,345,292
2023	5,828,749	527,902	79,518	152,420	20,334	0	6,608,923
2024	6,005,151	634,879	96,382	152,435	20,712	0	6,909,559
2025	6,175,953	735,795	116,870	152,417	21,090	0	7,202,125
2026	6,339,795	831,997	139,965	152,451	21,398	0	7,485,606
2027	6,494,423	940,620	164,455	152,451	21,466	0	7,773,415
2028	6,646,126	1,064,744	190,603	155,251	21,510	0	8,078,234
2029	6,801,810	1,187,050	219,725	158,892	21,650	0	8,389,127

* as of July 1.

Source: Applied Economics, City of Surprise Land Use Assumptions, Final Report, August 14, 2017, Figure B-9 and B-10.

APPENDIX B: INCORPORATED AREA PROJECTIONS

Figure B1: Incorporated Household Population by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	118,617	2,890	1,996	142	45	0	123,690
2018	119,735	3,353	2,161	142	45	0	125,436
2019	121,383	3,829	2,426	142	45	0	127,825
2020	123,232	4,618	2,924	142	45	0	130,961
2021	125,364	5,779	3,655	142	45	0	134,985
2022	127,363	7,289	4,476	142	45	0	139,315
2023	129,633	9,054	5,321	142	45	0	144,195
2024	132,234	11,115	6,211	142	45	0	149,747
2025	134,647	13,102	7,227	142	45	0	155,163
2026	136,849	15,025	8,285	142	45	0	160,346
2027	138,833	17,185	9,265	142	45	0	165,470
2028	140,693	19,542	10,228	184	45	0	170,692
2029	142,076	20,163	10,399	184	45	0	172,867

* as of July 1.

Source: Residential units from Figures B2 through B4, multiplied by persons per unit from Appendix A.

Figure B2: Incorporated Single Family Units by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	45,857	1,052	712	60	19	0	47,700
2018	46,240	1,248	782	60	19	0	48,349
2019	46,748	1,450	894	60	19	0	49,171
2020	47,395	1,784	1,105	60	19	0	50,363
2021	48,213	2,276	1,415	60	19	0	51,983
2022	49,002	2,916	1,763	60	19	0	53,760
2023	49,905	3,664	2,121	60	19	0	55,769
2024	50,809	4,537	2,498	60	19	0	57,923
2025	51,604	5,379	2,919	60	19	0	59,981
2026	52,277	6,194	3,354	60	19	0	61,904
2027	52,976	7,109	3,721	60	19	0	63,885
2028	53,574	8,032	4,092	78	19	0	65,795
2029	53,969	8,219	4,127	78	19	0	66,412

* as of July 1.

Source: projections based on annual single-family increases from Appendix A, adjusted for the percentages of units in the incorporated area by SPA from the Land Use Assumptions.

Figure B3: Incorporated Multi-Family Units by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	5,372	0	0	0	0	0	5,372
2018	5,482	0	0	0	0	0	5,482
2019	5,718	0	0	0	0	0	5,718
2020	5,895	0	0	0	0	0	5,895
2021	6,008	0	0	0	0	0	6,008
2022	6,087	0	0	0	0	0	6,087
2023	6,167	0	0	0	0	0	6,167
2024	6,442	0	0	0	0	0	6,442
2025	6,771	0	0	0	0	0	6,771
2026	7,164	0	0	0	0	0	7,164
2027	7,390	0	0	0	0	0	7,390
2028	7,702	0	0	0	0	0	7,702
2029	8,027	0	0	0	0	0	8,027

* as of July 1.

Source: projections based on annual multi-family increases from Appendix A, adjusted for the percentages of units in the incorporated area by SPA from the Land Use Assumptions.

Figure B4: Incorporated Mobile Home Units by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	2,071	311	241	0	0	0	2,623
2018	2,114	311	241	0	0	0	2,666
2019	2,199	311	241	0	0	0	2,751
2020	2,252	311	241	0	0	0	2,804
2021	2,282	311	241	0	0	0	2,834
2022	2,301	311	241	0	0	0	2,853
2023	2,319	311	241	0	0	0	2,871
2024	2,376	311	241	0	0	0	2,928
2025	2,427	311	258	0	0	0	2,996
2026	2,466	311	282	0	0	0	3,059
2027	2,475	311	369	0	0	0	3,155
2028	2,477	448	436	0	0	0	3,361
2029	2,466	585	503	0	0	0	3,554

* as of July 1.

Source: projections based on annual multi-family increases from Appendix A, adjusted for the percentages of units in the incorporated area by SPA from the Land Use Assumptions.

Figure B5: Incorporated Retail Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	6,402,776	7,462	49,804	39,293	0	0	6,499,335
2018	6,624,729	10,598	55,889	40,775	0	0	6,731,991
2019	6,887,394	14,869	64,768	42,391	0	0	7,009,422
2020	7,170,500	21,983	80,192	43,902	0	0	7,316,577
2021	7,439,544	33,998	103,018	45,239	0	0	7,621,799
2022	7,707,405	53,121	130,284	46,795	0	0	7,937,605
2023	8,000,496	81,983	160,626	48,495	0	0	8,291,600
2024	8,326,817	125,280	194,930	50,161	0	0	8,697,188
2025	8,650,529	184,170	236,504	51,687	0	0	9,122,890
2026	8,969,487	263,674	283,233	53,561	0	0	9,569,955
2027	9,280,177	376,711	332,578	55,296	0	0	10,044,762
2028	9,591,296	537,788	384,984	74,591	0	0	10,588,659
2029	9,912,785	754,554	443,001	100,514	0	0	11,210,854

* as of July 1.

Source: projections based on percent increase in projected retail square feet by SPA from Appendix A.

Figure B6: Incorporated Office Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	1,790,686	0	0	0	0	0	1,790,686
2018	1,851,813	0	0	0	0	0	1,851,813
2019	1,925,439	0	0	0	0	0	1,925,439
2020	2,006,049	0	0	0	0	0	2,006,049
2021	2,084,160	0	0	0	0	0	2,084,160
2022	2,163,536	0	0	0	0	0	2,163,536
2023	2,251,776	0	0	0	0	0	2,251,776
2024	2,351,385	0	0	0	0	0	2,351,385
2025	2,452,508	0	0	0	0	0	2,452,508
2026	2,554,736	0	0	0	0	0	2,554,736
2027	2,657,269	0	0	0	0	0	2,657,269
2028	2,762,792	0	0	0	0	0	2,762,792
2029	2,874,418	0	0	0	0	0	2,874,418

* as of July 1.

Source: projections based on percent increase in projected square feet by SPA from Appendix A.

Figure B7: Incorporated Industrial Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	766,441	0	614	0	0	0	767,055
2018	800,880	0	677	0	0	0	801,557
2019	828,985	0	755	0	0	0	829,740
2020	852,132	0	842	0	0	0	852,974
2021	872,713	0	940	0	0	0	873,653
2022	893,827	0	1,062	0	0	0	894,889
2023	913,732	0	1,197	0	0	0	914,929
2024	933,195	0	1,350	0	0	0	934,545
2025	954,981	0	1,545	0	0	0	956,526
2026	977,958	0	1,777	0	0	0	979,735
2027	997,276	0	1,994	0	0	0	999,270
2028	1,036,730	0	2,508	0	0	0	1,039,238
2029	1,056,840	0	2,807	0	0	0	1,059,647

* as of July 1.

Source: projections based on percent increase in projected square feet by SPA from Appendix A.

Figure B8: Incorporated Warehouse Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	4,055,963	0	2,448	0	0	0	4,058,411
2018	4,238,211	0	2,701	0	0	0	4,240,912
2019	4,386,941	0	3,013	0	0	0	4,389,954
2020	4,509,435	0	3,359	0	0	0	4,512,794
2021	4,618,347	0	3,748	0	0	0	4,622,095
2022	4,730,082	0	4,233	0	0	0	4,734,315
2023	4,835,418	0	4,773	0	0	0	4,840,191
2024	4,938,415	0	5,384	0	0	0	4,943,799
2025	5,053,703	0	6,163	0	0	0	5,059,866
2026	5,175,296	0	7,088	0	0	0	5,182,384
2027	5,277,526	0	7,955	0	0	0	5,285,481
2028	5,486,312	0	10,008	0	0	0	5,496,320
2029	5,592,731	0	11,202	0	0	0	5,603,933

* as of July 1.

Source: projections based on percent increase in projected square feet by SPA from Appendix A.

Figure B9: Incorporated Public/Institutional Square Feet by Planning Area, 2019-2029

Year*	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	City Total
2017	5,593,511	208,478	7,672	0	0	0	5,809,661
2018	5,726,590	231,115	8,564	0	0	0	5,966,269
2019	5,891,463	253,393	9,879	0	0	0	6,154,735
2020	6,069,975	293,098	12,184	0	0	0	6,375,257
2021	6,232,784	355,124	15,602	0	0	0	6,603,510
2022	6,391,038	435,325	19,682	0	0	0	6,846,045
2023	6,566,545	527,903	24,220	0	0	0	7,118,668
2024	6,765,276	634,880	29,357	0	0	0	7,429,513
2025	6,957,698	735,796	35,597	0	0	0	7,729,091
2026	7,142,279	831,998	42,631	0	0	0	8,016,908
2027	7,316,480	940,621	50,090	0	0	0	8,307,191
2028	7,487,385	1,064,745	58,054	0	0	0	8,610,184
2029	7,662,775	1,187,051	66,924	0	0	0	8,916,750

* as of July 1.

Source: projections based on percent increase in projected square feet by SPA from Appendix A.

APPENDIX D: FUNCTIONAL POPULATION

The two most common methodologies used in calculating public safety service units and development fees are the “calls-for-service” approach and the “functional population” approach. This study utilizes the “functional population” approach to calculate and assess the fire and police development fees. This approach is a generally-accepted methodology for these development fee types and is based on the observation that demand for public safety facilities tends to be proportional to the presence of people at the site of a land use.

Functional population is analogous to the concept of “full-time equivalent” employees. It represents the number of “full-time equivalent” people present at the site of a land use, and it is used to estimate the impact of a particular development on the need for facilities. For residential development, functional population is simply the number of residents times the percent of time people spend at home. For nonresidential development, functional population is based on a formula that factors trip generation rates, average vehicle occupancy and average number of hours spent by visitors at a land use.

RESIDENTIAL FUNCTIONAL POPULATION

For residential land uses, the impact of a dwelling unit on the need for capital facilities is generally proportional to the number of persons residing in the dwelling unit. Determining residential functional population multipliers is considerably simpler than the nonresidential component. It is estimated that people, on average, spend 16 hours, or 67 percent, of each 24-hour day at their place of residence and the other 33 percent away from home. The functional population per unit for these uses is shown in Figure D1.

Figure D1: Functional Population per Unit for Residential Uses

Housing Type	Unit	Persons/ Unit	Occupancy Factor	Func. Pop./Unit
Single-Family Detached	Dwelling	2.36	0.67	1.58
Multi-Family	Dwelling	1.43	0.67	0.96
Mobile Home	Dwelling	1.31	0.67	0.88

Source: Average household size from Land Use Assumptions; residential occupancy factor estimated.

NONRESIDENTIAL FUNCTIONAL POPULATION

The functional population methodology for nonresidential land uses is based on trip generation data utilized in developing the transportation demand schedule prepared for the updated transportation development fee update. Functional population per 1,000 square feet is derived by dividing the total number of hours spent by employees and visitors during a week day by 24 hours. Employees are estimated to spend 8 hours per day at their place of employment, and visitors are estimated to spend one hour per visit. The formula used to derive the nonresidential functional population estimates is summarized in Figure D2.

Figure D2: Nonresidential Functional Population Formula

$$\text{FUNCPOP/UNIT} = (\text{employee hours}/1000 \text{ sf} + \text{visitor hours}/1000 \text{ sf}) \div 24 \text{ hours/day}$$

Where:

$$\text{Employee hours}/1000 \text{ sf} = \text{employees}/1000 \text{ sf} \times 8 \text{ hours/day}$$

$$\text{Visitor hours}/1000 \text{ sf} = \text{visitors}/1000 \text{ sf} \times 1 \text{ hour/visit}$$

$$\text{Visitors}/1000 \text{ sf} = \text{weekday ADT}/1000 \text{ sf} \times \text{avg. vehicle occupancy} - \text{employees}/1000 \text{ sf}$$

$$\text{Weekday ADT}/1000 \text{ sf} = \text{one-way avg. daily trips (total trip ends} \div 2)$$

Using this formula and information on trip generation rates, vehicle occupancy rates from the National Household Travel Survey and other sources, nonresidential functional population estimates per 1,000 square feet of gross floor area are calculated in Figure D3.

Figure D3: Functional Population per Unit for Nonresidential Uses

Land Use	Unit	Trip Rate	Persons/ Trip	Employee/ Unit	Visitors/ Unit	Functional Pop./ Unit
Retail/Commercial	1,000 sq. ft.	18.87	1.91	0.84	35.20	1.75
Office	1,000 sq. ft.	4.87	1.84	2.11	6.85	0.99
Industrial	1,000 sq. ft.	1.68	1.27	0.81	1.32	0.33
Warehouse	1,000 sq. ft.	0.87	1.27	0.49	0.61	0.19
Public/Institutional	1,000 sq. ft.	3.32	2.54	0.91	7.52	0.62

Source: Trip rates based on one-half of average daily trip rate from ITE, *Trip Generation*, 10th ed., 2017 (retail/commercial based on shopping center, institutional based on nursing home, industrial based on manufacturing); persons/trip is average vehicle occupancy from Federal Highway Administration, *Nationwide Household Travel Survey*, 2017; employees/unit from U.S. Department of Energy, *Commercial Buildings Energy Consumption Survey*, 2012.

FUNCTIONAL POPULATION SUMMARY

The functional population multipliers for residential and nonresidential land use categories are summarized in Figure D4. They have been converted into equivalent dwelling units (EDUs) based on the ratio to a single-family detached unit.

Figure D4: Functional Population Multipliers

Land Use	Unit	Functional	EDUs/
		Pop./Unit	Unit
Single-Family, Detached	Dwelling	1.58	1.00
Multi-Family	Dwelling	0.96	0.61
Mobile Home/RV Park	Pad	0.88	0.56
Shopping Center/Commercial	1,000 sq. ft.	1.75	1.11
Office	1,000 sq. ft.	0.99	0.63
Industrial	1,000 sq. ft.	0.33	0.21
Warehouse	1,000 sq. ft.	0.19	0.12
Public/Institutional	1,000 sq. ft.	0.62	0.39

Existing and projected fire and police service units (EDUs) are based on the land use assumptions and are shown in Figure D5.

Figure D5: Fire & Police Service Units, 2019-2029

Land Use Type	Unit	Units		EDUs/ Unit	Equivalent Dwelling Units		
		2019	2029		2019	2029	New
Single-Family Detached	Dwelling	49,171	66,412	1.00	49,171	66,412	17,241
Multi-Family	Dwelling	5,718	8,027	0.61	3,488	4,896	1,408
Mobile Home	Dwelling	2,751	3,554	0.56	1,541	1,990	449
Retail/Commercial	1,000 sq ft	7,009	11,211	1.11	7,780	12,444	4,664
Office	1,000 sq ft	1,925	2,874	0.63	1,213	1,811	598
Industrial	1,000 sq ft	830	1,060	0.21	174	223	49
Warehouse	1,000 sq ft	4,390	5,604	0.12	527	672	145
Public/Institutional	1,000 sq ft	6,155	8,917	0.39	2,400	3,478	1,078
Total Service Units					66,294	91,926	25,632

APPENDIX E: PUBLIC SAFETY BUILDING

The City of Surprise Public Safety Building is occupied by fire/EMS, police, and general government functions. The square footage of the building occupied by each function is used to allocate costs between the three development fee funds. These percentage allocations are shown in Figure E1.

Figure E1: Public Safety Building Occupancy

Service Area	Facility Component	Building Sq. Feet	Share
Fire & EMS	Offices	9,000	9.38%
Fire & EMS	Meeting Rooms	7,500	7.81%
Subtotal, Fire/EMS		16,500	17.19%
Police	Indoor Shooting Range	3,500	3.65%
Subtotal, Grandfathered Police		3,500	3.65%
Police	Offices	35,000	36.45%
Police	Meeting Rooms	7,500	7.81%
Subtotal, New Police		42,500	44.26%
Gen Govt	Court	22,000	22.92%
Gen Govt	Prosecution	5,500	5.73%
Gen Govt	Surprise 11 Broadcast Center	6,000	6.25%
Subtotal, General Government		33,500	34.90%
Total		96,000	100.00%

Source: Malcolm Pirnie, Development Fee and MPC Bond Fund Analysis, February 2011, Table 4-1 (percentages sum to more than 100% due to rounding).

The land attributable to the fire and police portions of the Public Safety Building are based on the land directly occupied by the building shares and associated parking, as well as a proportional share of the open space in the Surprise Civic Center based on acreage directly occupied, as shown in Figure E2.

Figure E2: Fire and Police Public Safety Building Land

Use of Property	Total Acres	Fire Acres	Police Acres
Courts	0.765		
Courts Parking Lots	1.540		
Police Dept. (excl. indoor shooting range)	0.984		0.984
Police Indoor Shooting Range	0.088		*
Police Outdoor Shooting Range	0.099		*
Police Parking Lots	2.150		2.150
Fire Administration	0.865	0.865	
Fire Parking	0.940	0.940	
City Hall	1.061		
Parking Structure	0.876		
CUP	0.123		
Ottawa and Ottawa Parking	1.727		
Chamber	0.046		
WV Arts	0.013		
Chamber & WV Arts Parking	2.150		
Civic Center Open Space**	20.083	2.700	4.688
Total Acreage Civic Center	33.510	4.505	7.822

* ineligible per SB 1525

** allocated proportional to eligible acres directly occupied

Source: Total acres by use from City of Surprise, July 21, 2017.

APPENDIX F: DEVELOPMENT FEE OBLIGATIONS

This appendix identifies the outstanding amounts owed by the development fee funds for existing facilities that have excess capacity to accommodate new development. These obligations include portions of the debt service for the 2007 revenue and 2015 refunding issues of Municipal Property Corporation (MPC) bonds, loans from other City funds, and developer credits. These are offset by the outstanding balances of the development fee funds to determine the net obligation attributable to each fund.

The outstanding net obligations of the individual development fee funds at the end of FY 2017 are the sum of debt, interfund loan, and developer credit obligations, less the current fund balance, as summarized in Figure F1 below. Details on capital projects funded by debt, interfund loans, and developer credits are provided on the following pages.

Figure F1: Outstanding Net Obligations, FYE 2018

Development Fee Fund	Debt Service	Interfund Loans	Developer Credits	Total Obligations	Fund Balance	Net Obligations
Parks, Grandfathered	\$2,235,344	\$0	\$0	\$2,235,344	\$1,501,496	\$733,848
Parks, SPA 1 (new)	\$387,991	\$0	\$3,153,318	\$3,541,309	\$0	\$3,541,309
Parks, SPA 2 (new)	\$0	\$0	\$4,621,046	\$4,621,046	\$0	\$4,621,046
Library	\$0	\$0	\$0	\$0	\$4,652,559	(\$4,652,559)
Fire/EMS	\$460,444	\$2,506,199	\$144,211	\$3,110,854	\$1,557,173	\$1,553,681
Police (new)	\$811,833	\$0	\$0	\$811,833	\$2,357,189	(\$1,545,356)
Water, SPA 1	\$0	\$0	\$14,840,014	\$14,840,014	\$2,664,922	\$12,175,092
Water, SPA 2	\$0	\$0	\$2,683,874	\$2,683,874	\$0	\$2,683,874
Water Resource	\$0	\$2,005,063	\$0	\$2,005,063	\$0	\$2,005,063
Wastewater, SPA 1	\$50,947,186	\$41,496,238	\$856,676	\$93,300,100	\$0	\$93,300,100
Wastewater, SPA 2	\$0	\$32,156	\$26,620,391	\$26,652,547	\$295,447	\$26,357,100
General Government	\$2,201,501	\$5,993,321	\$0	\$8,194,822	\$428,297	\$7,766,525
Total	\$57,044,299	\$52,032,977	\$52,919,530	\$161,996,806	\$13,457,083	\$148,539,723

Source: Fund balance as of June 30, 2018 from City of Surprise Finance Department.

Figure F2: Outstanding MPC Debt, Series 2007 and 2015, FYE 2018

Development Fee Fund	Improvement	Original Principal	Percent	Outstanding on FYE 2018	
				Principal	Total
New Fire	Fire Station #3	\$94,005	8.76%	\$35,140	\$40,335
New Fire	Public Safety Bldg. (Fire Share)	\$978,692	91.24%	\$366,001	\$420,109
Total, Fire		\$1,072,697	100.00%	\$401,141	\$460,444
Parks, SPA 1 New	SPA 1 Parks – Average Approach	\$1,603,144	14.79%	\$330,632	\$387,991
Subtotal, Parks, SPA 1		\$1,603,144		\$330,632	\$387,991
Grandfathered Parks	Surprise Recreation Campus	\$4,051,637	37.39%	\$835,857	\$980,864
Grandfathered Parks	Aquatics Center	\$3,906,083	36.04%	\$805,679	\$945,451
Grandfathered Parks	Stadium	\$1,276,263	11.78%	\$263,343	\$309,029
Subtotal, Grandfathered Parks		\$9,233,983		\$1,904,879	\$2,235,344
Total, Parks		\$10,837,127	100.00%	\$2,235,512	\$2,623,335
General Government	Public Safety Building (Court)	\$3,174,409	34.90%	\$654,738	\$768,324
General Government	Surprise Center	\$5,345,491	58.76%	\$1,102,361	\$1,293,602
General Government	County Court Infrastructure	\$576,783	6.34%	\$118,941	\$139,575
Total, General Government		\$9,096,683	100.00%	\$1,876,039	\$2,201,501
Wastewater, SPA 1	SPA 1 WRF (MPC 2015 Refunding)	\$19,896,294	100.00%	\$4,103,413	\$4,815,286
Wastewater, SPA 1	SPA 1 WRF (MPC 2007 Revenue)	\$50,675,000	100.00%	\$33,770,000	\$46,131,900
Total, Wastewater, SPA 1				\$37,873,413	\$50,947,186
Grandfathered Police	Public Safety Bldg. (Shooting Range Share)	\$584,823	17.40%	\$120,376	\$141,259
Police	Public Safety Bldg. (Other Police Share)	\$2,768,022	82.60%	\$571,439	\$670,574
Total, Police		\$3,352,845	100.00%	\$691,815	\$811,833

Source: Original debt cost allocation from Red Oak Consulting, "MPC Bond Fund Analysis," p. A-1 of Malcolm Pirnie, Development Fee and MPC Bond Fund Analysis, February 2011.

Figure F3: Debt Service, 2015 MPC Refunding Bonds

Date	General Government		Police		Parks and Recreation		Fire/EMS		Wastewater, SPA 1	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
1/1/19	\$0	\$42,558	\$0	\$15,694	\$0	\$50,713	\$0	\$7,755	\$0	\$93,087
7/1/19	\$282,132	\$42,558	\$104,040	\$15,694	\$336,192	\$50,713	\$51,408	\$7,755	\$617,100	\$93,087
1/1/20	\$0	\$36,916	\$0	\$13,613	\$0	\$43,989	\$0	\$6,727	\$0	\$80,745
7/1/20	\$293,196	\$36,916	\$108,120	\$13,613	\$349,376	\$43,989	\$53,424	\$6,727	\$641,300	\$80,745
1/1/21	\$0	\$32,518	\$0	\$11,991	\$0	\$38,749	\$0	\$5,925	\$0	\$71,125
7/1/21	\$302,185	\$32,518	\$111,435	\$11,991	\$360,088	\$38,749	\$55,062	\$5,925	\$660,963	\$71,125
1/1/22	\$0	\$24,963	\$0	\$9,206	\$0	\$29,746	\$0	\$4,549	\$0	\$54,601
7/1/22	\$316,707	\$24,963	\$116,790	\$9,206	\$377,392	\$29,746	\$57,708	\$4,549	\$692,725	\$54,601
1/1/23	\$0	\$17,045	\$0	\$6,286	\$0	\$20,312	\$0	\$3,106	\$0	\$37,283
7/1/23	\$332,611	\$17,045	\$122,655	\$6,286	\$396,344	\$20,312	\$60,606	\$3,106	\$727,513	\$37,283
1/1/24	\$0	\$8,730	\$0	\$3,219	\$0	\$10,403	\$0	\$1,591	\$0	\$19,095
7/1/24	\$349,207	\$8,730	\$128,775	\$3,219	\$416,120	\$10,403	\$63,630	\$1,591	\$763,813	\$19,095
Total	\$1,876,039	\$325,461	\$691,815	\$120,018	\$2,235,512	\$387,824	\$341,838	\$59,303	\$4,103,413	\$711,873

Source: City of Surprise Finance Department, Series 2015 Pledged Revenue Obligations- Amortization Table by Fund Source.

Figure F4: Debt Service, 2007 MPC Wastewater Utility Revenue Bonds

Date	Principal	Interest	Total
10/1/18	\$2,045,000	\$818,595	\$2,863,595
4/1/19	\$0	\$770,538	\$770,538
10/1/19	\$2,140,000	\$770,538	\$2,910,538
4/1/20	\$0	\$720,248	\$720,248
10/1/20	\$2,240,000	\$720,248	\$2,960,248
4/1/21	\$0	\$667,608	\$667,608
10/1/21	\$2,345,000	\$667,608	\$3,012,608
4/1/22	\$0	\$612,500	\$612,500
10/1/22	\$1,990,000	\$612,500	\$2,602,500
4/1/23	\$0	\$563,745	\$563,745
10/1/23	\$2,085,000	\$563,745	\$2,648,745
4/1/24	\$0	\$512,663	\$512,663
10/1/24	\$2,195,000	\$512,663	\$2,707,663
4/1/25	\$0	\$458,885	\$458,885
10/1/25	\$2,300,000	\$458,885	\$2,758,885
4/1/26	\$0	\$402,535	\$402,535
10/1/26	\$2,420,000	\$402,535	\$2,822,535
4/1/27	\$0	\$343,245	\$343,245
10/1/27	\$2,540,000	\$343,245	\$2,883,245
4/1/28	\$0	\$281,015	\$281,015
10/1/28	\$2,660,000	\$281,015	\$2,941,015
Total, FY 2019-2028	\$24,960,000	\$11,484,555	\$36,444,555
4/1/29	\$0	\$215,845	\$215,845
10/1/29	\$2,795,000	\$215,845	\$3,010,845
4/1/30	\$0	\$147,368	\$147,368
10/1/30	\$2,935,000	\$147,368	\$3,082,368
4/1/31	\$0	\$75,460	\$75,460
10/1/31	\$3,080,000	\$75,460	\$3,155,460
Total	\$33,770,000	\$12,361,900	\$46,131,900

Source: City of Surprise, Finance Department, Municipal Property Corporation
 Wastewater Utility Revenue Bonds, Series 2007, Amortization Schedule.

Figure F5: Outstanding Interfund Loans, FYE 2018

Development Fee Fund	Improvement	Amount
Wastewater, SPA 1	SPA 1 WRF 8 MGD Expansion-Plants 4 & 5	\$1,075,950
Wastewater, SPA 1	SPA 1 16" Reclaimed Line, Statler-Bell Rd Lake	\$1,315,299
Wastewater, SPA 1	SPA 1 Sewer Developer Reimbursements	\$1,218,949
Wastewater, SPA 1	Debt Service Related to SPA 1 WRF Expansion	\$36,359,767
Wastewater Dev't Fee	SPA 1 Wastewater Improvements	\$1,526,273
Subtotal, SPA 1 Wastewater		\$41,496,238
Fire/EMS	Public Safety Building	\$233,533
Fire/EMS	Fire Station 5	\$806,670
Fire/EMS	Fire Station 6	\$610,495
Fire/EMS	Fire Station 7	\$789,496
Fire/EMS	Misc. Fire/EMS Projects	\$66,005
Subtotal, Fire/EMS		\$2,506,199
General Government	Infrastructure Technology Unit	\$7,119
General Government	Public Safety Building - Courts	\$392,633
General Government	Central Plant	\$599,046
General Government	City Hall	\$4,640,874
General Government	Streetscape	\$344,477
General Government	Mobile Solutions	\$9,173
Subtotal, General Government		\$5,993,321
Wastewater, SPA 2	SPA 2 Water Reclamation Facility	\$32,156
Water Resource	Central Arizona Project	\$2,005,063
Total		\$52,032,977

Source: Total amounts outstanding by fund from City of Surprise Finance Department, February 15, 2019; costs allocated by project based on original amounts by project from City of Surprise Finance Department, Annual Report for Impact Fees for the fiscal year ended June 30, 2018, Note 5.

Figure F6: Outstanding Developer Credits, FYE 2018

Development Fee Fund	Improvement	Agreement	Amount
Water, SPA 1	1 Well	Marley Park	\$2,500,000
Water, SPA 1	WSF Expansion 2B	Shared Agreement	\$1,785,998
Water, SPA 1	Section 15 Arsenic Treatment	Shared Agreement	\$4,773,515
Water, SPA 1	Well, WSF exp, lines	Surprise Pointe	\$5,780,501
Subtotal, SPA 1 Water			\$14,840,014
Parks, SPA 1	Heritage Park Construction	Marley Park	\$3,153,318
Parks, SPA 2	Asante Park	Asante	\$4,621,046
Subtotal, Parks			\$7,774,364
Fire/EMS	Fire Station (3-acre site)	Asante	\$144,211
Water, SPA 2	Desert Oasis WSF & 2 wells	Desert Oasis	\$2,683,874
Wastewater, SPA 1	Sewer and Reclaimed Water Lines	Surprise Pointe	\$856,676
Wastewater, SPA 2	SPA 2 WRF	Shared Agreement	\$26,620,391
Total			\$52,919,530

Source: City of Surprise Finance Department, October 6, 2017.

APPENDIX G: EXCESS CONSTRUCTION SALES TAX

The City of Surprise currently assesses an excess construction sales tax, as defined by SB 1525. While most types of goods and services transactions are subject to a sales tax rate of 2.2 percent, building contracting is assessed 3.7%, so the excess construction sales tax rate is 1.5 percent. The offset for the excess construction sales tax is based on the average tax collected in recent years from a new single-family detached unit or its equivalent, which is the service unit for all fee categories – referred to as an equivalent dwelling unit (EDU). The amount of excess construction sales tax paid for a new single-family home based on a review of recent single-family building permits is \$2,312. This is the amount that will be used to offset the City's development fees per service unit. The offset is allocated among all the fees, other than the grandfathered fees, proportional to the cost per service unit. The offsets by fee category are shown in Figure G1.

Figure G1: Excess Construction Sales Tax Offset

Fee Category	Cost/EDU	Offset/EDU
Water	\$3,385	\$616
Water Resource	\$3,695	\$672
Wastewater	\$2,895	\$527
Parks	\$1,296	\$236
Fire	\$964	\$175
Police	\$471	\$86
Total	\$12,706	\$2,312

Source: total offset is average excess sales tax per new single-family unit from data provided by City of Surprise Finance Department, June 11,

APPENDIX H: DEVELOPMENT FEE STUDY COST

The cost of studies to update the fees every five years, as required by SB 1525, is a cost that is attributable entirely to future development. The future update costs are based on the actual cost of the current update. Given SB 1525's requirement that the fees be updated at least every five years, a minimum of two updates will be required over the next 10 years. The update study costs are summarized in Figure H1.

Figure H1: Update Study Costs per Service Unit

Fee Type	Service Unit	Current Report Cost	10-Year Cost	New Service Units	Cost/Service Unit
Water System	EDU	\$32,600	\$65,200	12,792	\$5.10
Water Resource	EDU	\$32,600	\$65,200	12,792	\$5.10
Wastewater	EDU	\$32,600	\$65,200	29,962	\$2.18
Parks and Recreation	EDU	\$24,480	\$48,960	20,847	\$2.35
Fire/EMS	EDU	\$20,380	\$40,760	26,912	\$1.51
Police	EDU	\$20,380	\$40,760	26,912	\$1.51
Total		\$163,040	\$326,080		

Source: Current total update cost from City of Surprise purchase order 217006579, dated June 12, 2017; 10-year cost is twice current cost.

APPENDIX I: GROWTH REVENUE FORECAST

The Enabling Legislation requires that the infrastructure improvements plan include:

A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section. (ARS 9-463.05.E.7)

The projected revenue from these sources that may be attributed to new development over the next ten years is based on the land use assumptions. Several simplifying assumptions were used to develop the projections: total revenue growth attributable to new development is based on projected population growth, revenue by type will increase consistent with the trend over the last seven years, and revenue growth will be linear over the 10-year period. As shown in Figure I1, new development is projected to generate about \$14.5 million in total revenue over the next 10 years. Not all the revenue increase attributable to new development activity is available for capacity-expanding capital improvements. Most of it will be needed to pay for increases in annual operations and maintenance costs.

Figure I1: Revenues Attributable to Growth, FY 2018-2027

Revenue Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Property Tax	\$109,200	\$109,200	\$109,200	\$109,200	\$109,200
City Sales Tax*	\$711,700	\$711,700	\$711,700	\$711,700	\$711,700
State Sales Tax	\$538,500	\$538,500	\$538,500	\$538,500	\$538,500
State Revenue Sharing	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600
Charges for Services	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800
Total	\$1,453,800	\$1,453,800	\$1,453,800	\$1,453,800	\$1,453,800

Revenue Source	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Property Tax	\$109,200	\$109,200	\$109,200	\$109,200	\$109,200
City Sales Tax*	\$711,700	\$711,700	\$711,700	\$711,700	\$711,700
State Sales Tax	\$538,500	\$538,500	\$538,500	\$538,500	\$538,500
State Revenue Sharing	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600
Charges for Services	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800
Total	\$1,453,800	\$1,453,800	\$1,453,800	\$1,453,800	\$1,453,800

Revenue Source	Total
Property Tax	\$1,092,000
City Sales Tax*	\$7,117,000
State Sales Tax	\$5,385,000
State Revenue Sharing	\$816,000
Charges for Services	\$128,000
Total	\$14,538,000

* includes construction sales tax

Source: Based on FY 2010-2017 revenue from City of Surprise Finance Department.

As discussed in greater detail in the Legal Framework chapter, offsets against development fees are warranted in the following cases: (1) new development will be paying taxes or fees used to retire debt on existing facilities serving existing development; (2) new development will be paying taxes or fees used to fund an existing deficiency, (3) new development will be paying taxes or fees that are dedicated for growth-related improvements, or (4) the City assesses a construction contracting sales tax rate that is higher than the rate charged for the majority of sales tax categories (excess construction sales tax). In this study, offsets against the fees have been accounted for in the following manner:

Outstanding Debt. Only debt for past capacity-expanding improvements that are currently authorized to be funded with development fees needs to be considered. For all the facility types, the eligible debt is attributable to existing excess capacity available for future development. Consequently, the eligible debt amount has been excluded from the calculation of the existing level of service, and has been included in the calculation of 10-year and buildout costs per service unit.

Existing Deficiencies. The fees are based on the existing level of service (LOS) for the service area. These fees comply the requirement of SB 1525 that fees be based on the existing LOS, and there are no existing deficiencies that need to be addressed.

Dedicated Future Funding. There is no local funding source that is dedicated for growth-related capacity improvements. No State or Federal funding is anticipated to be available to fund the growth-related capacity improvements that will be needed over the next ten years. Consequently, no offset has been provided for dedicated funding.



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019 Contact Person: Adam Lane
Submitting Department: Human Svcs and Comm District: Citywide
Vitality
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2019-2020.

Motion:

I move to approve the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2019-2020 as presented.

Background:

As an entitlement city, Surprise receives a yearly allocation of Community development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD).

CDBG Program Administration, Public Facility Improvement, Youth Employment Services, Public Infrastructure Improvement, Affordable Housing Creation, and Home Rehabilitation outlined as the 2019-2020 funding priority will continue to assist with the high priority needs identified in the city's Consolidated Plan 2015-2019. The anticipated funding amount under discussion is \$667,123.

Objective Analysis:

Approval of this item allows HSCV to fund needed CDBG Program Administration, Public Facility Improvement, Youth Employment Services, Public Infrastructure Improvement, Affordable Housing Creation, Home Rehabilitation and Public Services.

Policy Compliant:

This action is compliant with City and Council policies as well as federal guidelines.

Financial Impact:

This agenda item will allow for CDBG expenditures for up to \$667,123. Expenditures will be reimbursed from this federal grant.

Budget Impact:

This grant will be included as part of the FY2020 budget.

FTE Impact:

None

ATTACHMENTS:

1. Staff Report
 2. Annual Action Plan Year 5 - DRAFT
 3. Presentation
 4. Public Engagement Form
-



HUMAN SERVICE AND COMMUNITY VITALITY

Date: April 16, 2019

To: Mayor and City Council Members

From: Joe Gladieux, Human Services and Community Vitality Manager
Adam Lane, Neighborhood Services Supervisor

Re: CDBG Program Year 2019 Annual Action Plan Funding Priorities

Introduction

As an entitlement city, Surprise receives a yearly allocation of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant regulations, the City must designate its grant allocations to eligible projects that fulfill a designated National Objective, and meet the goals of the City's 5-year Consolidated Plan.

Today's presentation to the City Council will outline the Planning and Zoning Commission's spending recommendations made for projects in the community that fulfill the goals and objectives of the City's 5-year consolidated plan. Upon approval by the City Council, the approved projects will be submitted to HUD as part of the PY 2019 Annual Action Plan.

Background

CDBG Program Administration, Public Facility Improvement, Youth Employment Services, Public Infrastructure Improvement, Affordable Housing Creation, and Home Rehabilitation projects are carried out by city departments. These projects address the homeowner assistance, neighborhood improvement, and economic development needs identified in the City's Consolidated Plan. These projects will be utilized to improve access to safe and healthy affordable housing, public facilities and services, and quality economic opportunities.

Funding Limit

Funding recommendation is based on an anticipated allocation of \$667,123. However, the final allocation will not be known until after Federal Budget approval. CDBG Program Administration is limited to 20% of the annual allocation, while Public Service Activities are capped at 15%. With an anticipated Public Service allocation of \$90,000 and an Administration allocation of \$133,424 (20%), the recommendation for project funding is **\$443,699**.

Citizen Participation

During the planning process, two public hearings were held to allow citizens the opportunity to provide input and make comments on proposed projects. These hearings were held on

February 7, 2019, and March 7, 2019. The draft Annual Action Plan, including funding recommendations, was made available for public review and comment beginning on March 11, 2019, and ending on April 11, 2019. No comments have been received.

Public Services

CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2018 was \$667,123, thus the funding awarded to applicants cannot exceed **\$95,784.00**; however, best practice is to award closer to 13.5% of the allocation. Anticipated funding from HUD for PY 2019 is approximately \$667,123. Recommendations are based on this anticipated allocation amount.

The Request for Funding Applications for CDBG Public Service Activities for PY 2019 was released on December 5, 2018. Applications were due on January 11, 2019. Applicants presented their applications for funding to the Planning & Zoning Commission on February 7, 2019. CDBG staff evaluated the applications and made recommendations for funding utilizing a competitive scoring criteria and funding formula.

After the application process, the final Public Service funding recommendations are as follows:

Applicant	Requested Amount	Awarded Points	Recommended Amount
New Leaf-Faith House	\$10,000	89	\$10,000
CASS	\$10,000	87	\$8,000
Benevilla	\$26,800	85	\$12,000
St. Vincent De Paul	\$10,000	84	\$5,000
Lutheran Social Services	\$50,000	82	\$15,000
City of Surprise – Crisis Assist	\$30,000	80	\$9,000
Not my Kid	\$4,800	77	\$3,500
NW Valley Connect	\$15,000	75	\$9,000
Community Legal Services	\$8,253	74	\$5,000
Dysart Comm. Center	\$19,500	74	\$9,000
Wham	\$8,686	74	\$4,500
Ability 360	\$31,640	65	\$0
Bloom 365	\$30,000	64	\$0
Friends of the SW	\$13,650	49	\$0
Total Request	\$268,329		\$90,000

Total Public Service Funding Available \$90,000

Updated Actions

Final Program Year 2019 Funding recommendations are as follows:

Administration (20% Cap)	\$133,424.60
Salaries, supplies, 5-year Consolidated Plan (2020-2024)	
Public Facility Improvement Projects	\$200,000
Improvements to public facilities serving low- or moderate income persons or areas.	
Public Infrastructure Improvement Projects	\$50,000
Infrastructure, right of way, and streetscape improvements within the Surprise Heritage District	
Youth Services	\$15,000
Summer Youth Employment Program	
Affordable Housing Creation	\$100,000
Acquisition/rehab, down payment and closing cost assistance, land acquisition	
Housing Rehabilitation	\$78,698.40
Provide up to 8 grants to address health and safety issues	
Public Service Set-Aside (13.5%)	\$90,000
Total CDBG Anticipated Funding	<u>\$667,123</u>

In previous years, the Summer Youth Employment Program (SYEP) was funded under Public Services. For Program Year 2019, staff recommends funding (SYEP) as a separate direct benefit project, as the program is better supported under the City's goals of Economic and Workforce Development. This will also allow for additional funding availability under the Public Service funding cap.

Future Actions

- Submission to HUD as part of PY 2019 Annual Action Plan by May 15, 2019

Recommendations

Council approval of the spending recommendations for the Community Development Block Grant Program Year 2019 Annual Action Plan, approval to submit the PY2019 Annual Action Plan to HUD, and approval for City Manager to sign any subsequent agreements related to the Annual Action Plan.

CITY OF SURPRISE, ARIZONA
Draft
ANNUAL ACTION PLAN 2019-2020
MAY 2019



Fifth Program Year Action Plan

This Fifth Annual Action Plan (Program Year 2019) includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

ON REQUEST THIS DOCUMENT CAN BE MADE AVAILABLE IN ALTERNATE FORMATS



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Narrative Responses

AP-05 Executive Summary-91.200(c), 91.220 (b)

1. *Introduction*

The Fifth Year Annual Action Plan 2019-2020 (AAP PY2019) implements the fifth year of activities that will address goals established in the City of Surprise Consolidated Plan 2015-19. The major focus of this Plan concentrates on creating suitable living environments and providing neighborhood improvement opportunities. The Fifth Year Annual Action Plan complies with regulations set by the U.S. Department of Housing and Urban Development (HUD). HUD requires entitlement communities, such as the City of Surprise, to consolidate its planning, application and reporting requirements for HUD programs, including the Community Development Block Grant (CDBG) and the HOME Investment Partnership Grant programs. An Annual Action Plan is prepared each year and is presented to the City of Surprise Planning and Zoning Commission and the Surprise City Council.

The needs of low- or moderate income persons, people in poverty and the community's aging neighborhoods and public infrastructure continue. The Fifth Year AAP PY2019 will focus on the allocation of CDBG and HOME funds for these services including housing and neighborhood improvement opportunities in order to attract new businesses and business retention. The term of this plan is from July 1, 2019, through June 30, 2020.

To the extent feasible, the narrative for this Annual Plan will attempt to not duplicate the narrative for the Consolidated Plan. However, the outlines for the five-year plan and the annual action plan are very similar, so some repetition is unavoidable. Programs and activities described in this plan are intended to primarily benefit low- or moderate income residents of City of Surprise, neighborhoods with high concentrations of low- or moderate income residents, and the city as a whole. The City of Surprise CDBG program has been allocated \$667,123 in funding for Program Year (PY) 2019.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This Fifth Year AAP PY 2019 identifies the year five activities that will address goals established in the City of Surprise Consolidated Plan 2015-19. Consistent with the established objectives, CDBG funds will be used in the following way:

- \$90,000 of the CDBG allotted funds (\$667,123) will be utilized for public service activities through City of Surprise departments or nonprofit organizations
- Twenty percent (\$133,424.60) will be used for grant administrative expenses
- \$428,698.40 will be utilized for Public Facility Improvements, Public Infrastructure Improvements, Affordable Housing Creating, and Housing Rehabilitation projects
- \$15,000 will be utilized for training opportunities for Surprise youth. (Summer Youth Employment Program – SYEP)

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Surprise evaluates its past performance every year as part of the Consolidated Annual Performance and Evaluation Report (CAPER) as required by HUD. The CAPER provided an estimate of output measures in compliance with HUD's data system. The CAPER includes measures of performance to quantify longer-term goals by incorporating projected outcome measures. Quantifiable results-oriented goals for capital programs are tied to a unified framework for the benefit of low- and moderate-income residents.

- Preserve neighborhoods through infrastructure improvements in the targeted low-income area(s)
- Provide public service activities to city's youth, seniors, special needs persons, veterans, persons and families in crisis, and disabled persons through nonprofit agencies or other city departments
- Preserve neighborhoods through housing rehabilitation assistance to qualified homeowners
- Preserve habitability of owner-occupied housing through emergency home repair assistance
- Preserve affordability of quality rental housing through the Housing Choice Voucher program

4. Summary of Citizen Participation Process and consultation process. Summary from citizen participation section of plan.

The City of Surprise recognizes the importance of citizen participation in the development and implementation of any plan or program. The Fifth Year AAP PY2019 was discussed at two separate meetings; the City of Surprise Planning & Zoning Commission March 7, 2019 and a public hearing at the Surprise City Council meeting April 16, 2019. The Planning and Zoning Commission held a public hearing meeting February 7, 2019 to hear agency presentations for the Fifth Annual Action Plan Public Service Funding 2019-2020.

These meetings are open to the public in order to encourage individuals and organizations to facilitate a public discussion and provide a means whereby, the public can actively participate in the planning and development of the city's CDBG Program. Citizens were encouraged to submit new project proposals and comments on past and proposed CDBG programs and projects. All dates and times for Commission public meetings were published on the city's website and in the Daily News-Sun local newspaper. The proposed projects and budgets selected by the City Council for CDBG funding were published in the local newspaper for citizen review along with meeting time information.

5. This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Surprise provided its residents many opportunities to provide input on the decision making process.

Table 1: Public Input Timeline

Time	Activity
March 7, 2019	Planning and Zoning Commission Meeting on Annual Action Plan 5 Priorities and Public Hearing
March 11-April 11, 2019	30 day comment period on Annual Action Plan and Consolidated Plan
April 16, 2019	City Council Public Hearing and action
May 15, 2019	Submission to HUD

6. Summary of comments or views not accepted and the reasons for not accepting them.

Public comment period runs from March 11, 2019 to April 11, 2019.

7. Summary

The Fifth Year AAP PY2019 represents the vision and goals for the public facility improvements, public infrastructure improvements, youth activities and housing activities and the available resources and a strategic plan for meeting those needs. The Fifth Year AAP PY2019 also identifies any funds to be used as a leverage to address goals and priorities in the plan through partnerships with local non-profit organizations.

DRAFT

PR-05 Lead & Responsible Agencies - 91.200(b)

- Agency/entity responsible for preparing/administering the Consolidated Plan. The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.**

Table 2. Agency Information

Agency Role	Name	Department/Agency
CDBG Administrator	SURPRISE	Human Service and Community Vitality

Narrative

The lead agency for preparing the Program Year 2019 Annual Action was the City of Surprise Human Service and Community Vitality Department – Neighborhood Services Division (NSD). The Department is responsible for the administration of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Neighborhood Stabilization Program (NSP) grant programs.

Consolidated Plan Public Contact Information

Adam Lane, Neighborhood Services Supervisor
 Human Service and Community Vitality
 16000 N. Civic Center Plaza
 Surprise, AZ 85374
 623-222-3240
 Adam.Lane@surpriseaz.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. *Introduction*

The City of Surprise is committed to obtaining input from citizens, city staff, non-profit agencies, non-profit developers, private developers, governmental agencies, and the Regional Continuum of Care as part of the Consolidated and Annual Action Plan processes. The PY2019 Fifth Year AAP consultation included a combination of public meetings with community stakeholders, two community input hearings, newspaper advertisements, website announcements and placement of hard copies of the plan at two libraries, the local senior center, city hall and the Housing Authority of Maricopa County (HAMC) – Surprise location to solicit comments on the draft Annual Action Plan. Citizen participation was strongly encouraged throughout the processes of short and long range departmental planning, plan implementation, and assessment of plan effectiveness.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As members of the Maricopa HOME Consortium, the City of Surprise regularly coordinates with private industry, businesses and developers to foster the production of affordable housing and projects for special needs/homeless populations. The consortium also works closely with the real estate, construction and finance industries to implement other ongoing HOME and CDBG supported housing rehabilitation and production activities. The consortium may pursue the receipt of Low Income Housing Tax Credit (LIHTC) resources and associated private mortgage financing support for construction and permanent loans, as well as tax-exempt bond financing where bonds are purchased by both institutional and retail investors. Surprise also allocates a portion of its CDBG allocation for public services each year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As members of the Maricopa HOME Consortium we are committed to addressing the needs of homeless persons and persons at risk of experiencing homelessness. We participate in a regional Continuum of Care plan in collaboration with the all other jurisdictions in Maricopa County. The Maricopa Association of Governments (MAG) plans and administers the Continuum of Care. Jurisdictions work together with the U.S. Department of Housing and Urban Development in support of programming that assists the county homeless and at risk population. The city participates annually in the Point in Time Count.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As an active member of the Maricopa County HOME Consortium we regularly consult with Maricopa Association of Governments (MAG), the lead agency for the Maricopa Regional Continuum of Care structure. Through consultation efforts with MAG and the Continuum of Care we align our priorities of the County's homeless strategies with Continuum-wide priorities for homelessness. The Maricopa HOME Consortium continues to actively participate in the Continuum of Care and contribute by determining its priorities for homeless persons and those at risk of experiencing homelessness

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Maricopa County (HAMC)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of Maricopa County (HAMC) administers the public housing and Section 8 subsidized housing program within the City of Surprise. Surprise housing activities are planned and reported through the Maricopa Consortium Plan. <i>The HAMC recently broke ground on a new project which will provide 100 new affordable housing units located at 15832 N. Hollyhock Street known as the Heritage District within the target area of Surprise.</i>
2	Agency/Group/Organization	CENTRAL ARIZONA SHELTER SERVICES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city enters into a sub recipient agreement through the CDBG public service set aside. The agency has been awarded funding for Program Years 2014-2018. The agency has been recommended funding for this program year
3	Agency/Group/Organization	SURPRISE RESOURCE CENTER
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence/Human Trafficking. Services-Health Services-Education Services-Employment Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy/ <i>Financial Literacy</i> . Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Surprise Resource Center is a division within the Human Service and Community Vitality Department. The Resource Center staff provided data to support the need of public services and the lack thereof. The Center offers a variety of services including veteran employment services, job training, veteran job club, domestic violence and support groups & counseling, health education, WIC nutrition program and enrollment services for health insurance programs. The Resource Center also offers financial fitness workshops, credit counseling workshops and tax preparation at no cost to poverty level families and seniors
4	Agency/Group/Organization	Maricopa County – Arizona@Work
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Surprise entered into partnership with Maricopa County "Arizona@Work" program. The "Arizona@Work" program provided employment workshops and career fairs to Surprise residents
--	--

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4 - Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	The city's needs and activities are planned and reported through the Maricopa Consortium Plan. See the Consolidated Plan for the Maricopa HOME Consortium for a complete description of these activities
City of Surprise Community Policing	Surprise Police Department	The police department in coordination with the Human Service and Community Vitality Department has taken the lead for the homeless point in time count for the last four years. They have helped to identify chronically homeless individuals and locations of abandoned properties where known homeless tend to seek shelter

Narrative

The Maricopa Association of Governments Continuum of Care Subcommittee (MAG Continuum of Care) is the regional body that manages the collaborative efforts of communities and agencies in Maricopa County to plan for the needs of the homeless and access federal funding on behalf of agencies organized to address those needs. The 'Unsheltered Point in Time Count' led by MAG CoC in January 2019 reported that there are tentatively 38 homeless persons in the city which has not changed over the previous year's data. The city will do a periodic assessment of any new homeless person cases in the city and will act accordingly to mitigate the problem by assisting with resource referrals.

All communities participate in the unsheltered homeless count conducted during the last week of January. Numbers for all communities with the exception of Phoenix are a direct census of individuals interviewed by volunteers, law enforcement, and outreach workers. The City of Phoenix conducts a survey using an extrapolation method by which areas are

designated “high density” or “low density” areas. Direct counts in those areas are then extrapolated to estimate the number of individuals experiencing homelessness in unsheltered situations within the City of Phoenix geographic boundaries.

Table 5. Unsheltered Street County by Municipality (2015-2019)

Municipality	2019	2018	2017	2016	2015	
Surprise	38 tentatively	39	16	6	7	
	2014	2013				
	0	0				

Source: 2013-2017 POINT IN TIME COUNT | Maricopa Regional Continuum of Care

AP-12 Participation - 91.401, 91.105, 91.200(c)

- Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.**

The City of Surprise is committed to obtaining input from citizens, staff, non-profit agencies, non-profit developers and other government agencies. The AAP5 citizen participation included a combination of meetings, two public meetings with hearings to solicit comments on the draft plan, which included a 30day review period. The draft plan was placed at five central locations: Two libraries, senior center, city hall and the Housing Authority of Maricopa County (HAMC) – Surprise location. The AAP PY2019 draft was also placed on the city website during the 30-day comment period.

Table 6. Citizen Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	2 public meetings with hearings were held on 3/7/19 and 4/16/19 to further solicit input	No public comments were submitted yet at public hearings as of yet	N/A	
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	Public notices announcing the public hearings and the draft FAAP were placed in 2 newspapers of record in the City of Surprise. (Daily News-Sun and Surprise Today)	No comments received yet	N/A	

3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Draft fifth Year AAP was made available on the city's internet site for a 30 day public comment period from 3/11-4/11/19	No comments received as of yet	N/A	http://www.surpriseaz.gov/2475/Consolidated-Plan
4	Public viewing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Draft hard copies were placed in a central, public location for public viewing. Locations included city hall, 2 libraries, Senior Center and the local Housing Authority of Maricopa County (HAMC) – Surprise Office Placed on City website	No Comments received yet	N/A	

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated resources available includes cash match in the amount of approximately \$394,311 for the HOME program match requirement. Also any anticipated program income will be used towards CDBG eligible projects.

Table 7 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	667,123	20,000	0	\$687,123	0	Estimated allocation of \$667,123. Prior year rollover of approximately \$

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

No matching funds are required for the CDBG program, however the city will leverage with staff time and the technical oversight provided in the form of project management. There is cash match available for the HOME program in the amount of approximately \$394,311 which is utilized as leverage. The Program Year 2019-2020 HOME Allocation is estimated to be \$193,749 based on previous year's allocation. The City of Surprise is a member of the Maricopa County HOME Consortium which administers the HOME grant funds and acts as a pass-through agency.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Surprise owns the public right of way to include streets, sidewalks, parks and public facilities such as the Surprise Senior Center and the Surprise Resource Center within the Surprise Heritage District.

Discussion

The primary objective of the City of Surprise CDBG program is to foster the development, revitalization and preservation of neighborhoods to provide decent housing, a suitable living environment and neighborhood improvement opportunities. Surprise' commitment to Neighborhood Improvements are part of the City's overall Capital Improvement Plan managed out of the Engineering Department. The City recognizes the importance and impact of utilizing cash match and any program income as a leverage to eligible projects within the Surprise Heritage District. Surprise is further committed to revitalization efforts by transferring Neighborhood Stabilization Program Income into the CDBG program in the amount of \$206,373. These funds will be utilized for neighborhood improvements and housing opportunities *for the Heritage at Surprise Housing Authority of Maricopa County project located at 15832 N. Hollyhock Street.*

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table 8 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2015	2020	Administration	Heritage District	Administration	CDBG: \$133,424	CDBG related administrative duties.
2	Public Services	2015	2020	Public Service	City Wide	Public Services	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Public Facility Improvements	2016	2020	Public Facility Improvement	Heritage District	Neighborhood Improvements	CDBG: \$200,000	Park Improvements Activities other than Low/Moderate Benefit: 200 Persons Assisted
4	Public Infrastructure Improvements	2019	2020	Planning/ Capacity Building	Heritage District	Design cost	CDBG \$50,000	Capacity Building for Water Infrastructure/ Low/Moderate Income Area Benefit
5	Summer Youth Employment Program	2019	2020	Job Training	City Wide	Training Opportunities	CDBG \$15,000	Youth training opportunities
6	Housing Rehabilitation	2015	2020	Affordable Housing	City Wide	Owner Occupied Housing Rehabilitation	CDBG: \$78,698	Homeowner Housing Rehabilitated: 8 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing Creation	2019	2020	Affordable Housing	City Wide	Affordable Housing	CDBG: \$100,000	Creation of affordable single-family homes: 4 LMI households assisted

Table 9 - Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	20% of annual allocation of \$667,123 is to be set aside for administration duties to carry forth the CDBG program
2	Goal Name	Public Services
	Goal Description	\$90,000 will be allocated to public service activities through nonprofits agencies who serve those with special needs
3	Goal Name	Neighborhood Infrastructure Improvements
	Goal Description	Neighborhood Improvements will include right of way improvements and/or park amenities. This project will create an area benefit by creating safe, healthy and decent neighborhoods within the Original Town site of Surprise, a CDBG area-benefit eligible neighborhood
4	Goal Name	Planning/Capacity Building
	Goal Description	Design cost for water infrastructure improvements located in the Heritage District.
5	Goal Name	Summer Youth Employment Program (SYEP)
	Goal Description	The SYEP will provide training opportunities to five (5) low/moderate income youth from Surprise.
6	Goal Name	Housing Rehabilitation
	Goal Description	The Housing Repair Project will provide 8 emergency repair grants to address health and safety issues to owner-occupied homes who meet the income guideline of 80% or below median income within the City of Surprise.
7	Goal Name	Affordable Housing Creation

	Goal Description	The City's Affordable Housing Creation project will give LMI households access to affordable single-family homes through acquisition/rehabilitation of existing single-family homes, down payment and closing cost assistance, and acquisition of new single-family home parcels for new home construction. 4 families 80% or below area median income will benefit from this project.
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AP-35 Projects - 91.420, 91.220(d)

Introduction

This section specifically identifies the projects that will take place during PY 2019 with CDBG and HOME funding to address the priority needs and specific objectives as identified in the Consolidated Plan Strategic Plan section.

- **CDBG Funds:** PY 2019 CDBG estimated Allocation is **\$667,123**
- **HOME Funds:** PY 2019 HOME estimated Allocation is **\$193,749**

Any program income received during the program year will be retained and reported by the City of Surprise and used on CDBG and HOME eligible activities.

Table 10 – Project Information

#	Project Name
1	CDBG Administration
2	2019 Public Services
3	Public Facility Improvements
4	Public Infrastructure Improvements
5	2019 Summer Youth Employment Program
6	2019 Housing Rehabilitation
7	Affordable Housing Creation

For additional project information, please see Table 11 on the next page.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Surprise Heritage District area targeted for HOME/CDBG investment is the lowest

income Census Tract in the City of Surprise. Neighborhood improvements will occur in
AP-38 Project Summary

Table 11. Project Details

1	Project Name	CDBG Administration
	Target Area	Surprise
	Goals Supported	Program Administration
	Needs Addressed	Administration
	Funding	CDBG: \$133,424
	Description	20% of annual allocation set aside for CDBG program administrative duties
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	
2	Project Name	2019 Public Services
	Target Area	Surprise
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$90,000
	Description	Public service activities through nonprofit agencies
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	200
	Location Description	Throughout Surprise

this targeted area.

	Planned Activities	Provide public service benefits to youth, seniors, veterans, homeless and special needs population
3	Project Name	Public Facility Improvements
	Target Area	Heritage District
	Goals Supported	Neighborhood Improvements
	Needs Addressed	Neighborhood Improvements
	Funding	CDBG: \$200,000
	Description	Facility Improvements within the Surprise Heritage District
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	120
	Location Description	Heritage District
	Planned Activities	Park improvements, public facility rehabilitation/repairs
4	Project Name	Public Infrastructure Improvements
	Target Area	Heritage District
	Goals Supported	Design services for Water Infrastructure Improvements. Neighborhood Improvements
	Needs Addressed	Water Infrastructure Improvements, accessibility
	Funding	CDBG: \$50,000
	Description	Design services for water infrastructure, right-of way improvements
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	120
	Location Description	Heritage District
	Planned Activities	Provide design and architectural design for water infrastructure, make improvements and repairs within the public right-of-way
5	Project Name	Summer Youth Employment Program
	Target Area	Surprise
	Goals Supported	5 Youth
	Needs Addressed	Training Opportunities
	Funding	CDBG: \$15,000
	Description	Training for 5 Surprise youth who meet median family income guidelines
	Target Date	6/30/2020



	Estimate the number and type of families that will benefit from the proposed activities	5 low/moderate income persons
	Location Description	City of Surprise city limits
	Planned Activities	Provide training opportunities to eligible youth
6	Project Name	2019 Housing Rehabilitation
	Target Area	Surprise
	Goals Supported	Owner-Occupied Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$78,698
	Description	Provide emergency repair assistance to 8 families who meet income qualifications
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	8 families will be assisted
	Location Description	Throughout the City of Surprise
	Planned Activities	Provide emergency home repair in order to correct health and safety issues for low- or moderate income residents. Staff service delivery for HOME funded projects
7	Project Name	Affordable Housing Creation
	Target Area	City Limits
	Goals Supported	Affordable Housing Creation
	Needs Addressed	Access to decent affordable housing.
	Funding	CDBG: \$100,000 HOME: \$193,749 estimated
	Description	Creation of affordable housing through acquisition/rehab and direct homeowner assistance.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	4 families will benefit from improved access to affordable housing.
	Location Description	Throughout Surprise
	Planned Activities	Acquisition and rehabilitation of existing single-family homes, down payment and closing cost assistance, acquisition of property for new home construction.



P-50 Geographic Distribution - 91.420, 91.220(f)

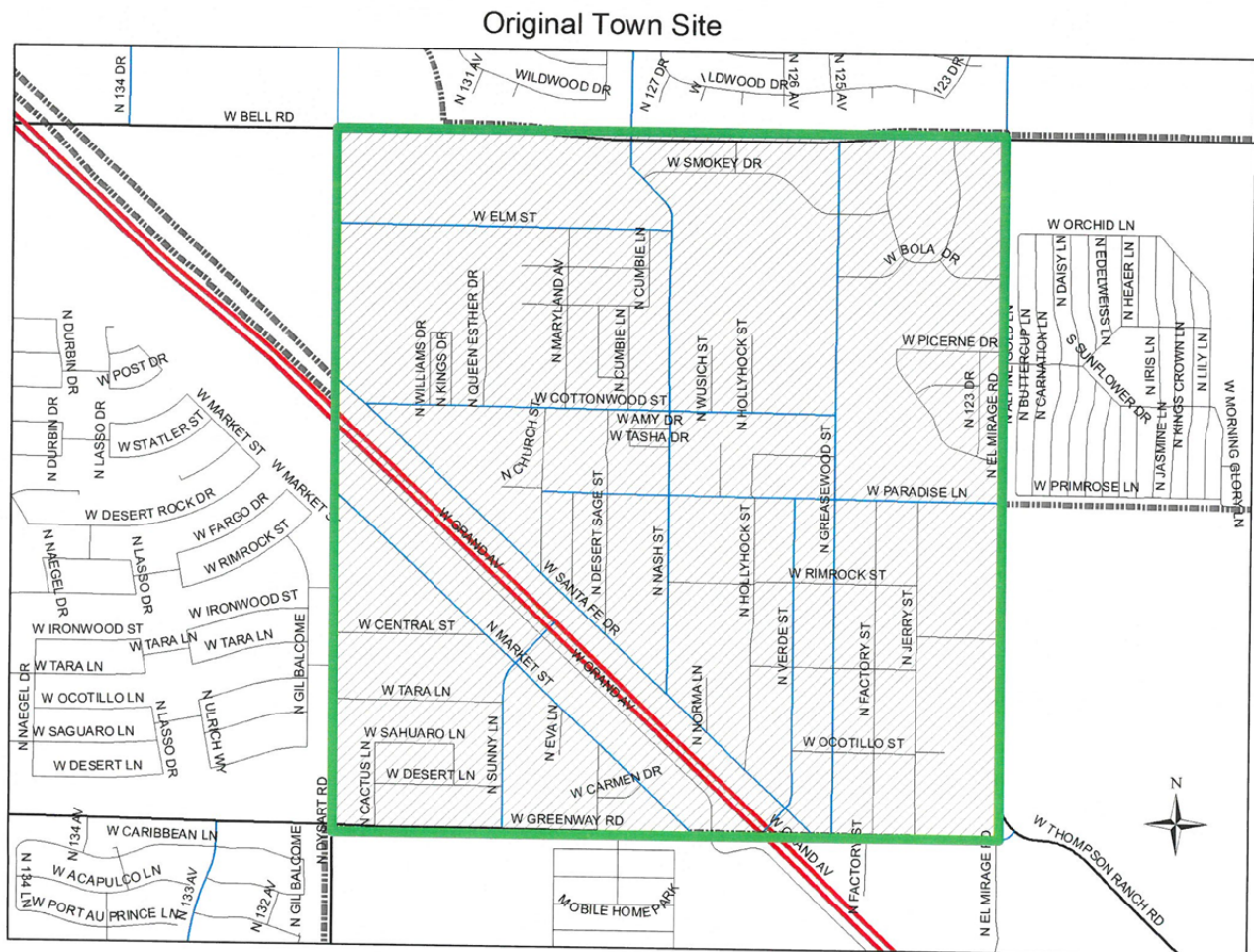
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Surprise has one area of minority concentration. According to the U.S. Census Bureau, the total population in the Surprise Heritage District is 5,535. 80% or 4,426 are of Hispanic origin. This census tract includes the entire Original Town site and is the only area where a majority of the residents are low and moderate income.

Geographic Distribution

Table 12 - Geographic Distribution

Target Area	Percentage of Funds
Heritage District	77%



Appendix 2a.: Surprise Heritage District (Original Town Site)

Rationale for the priorities for allocating investments geographically

All area benefit activities included in the 5 Year Strategic Plan will take place in the Original Town Site aka Surprise Heritage District area. The city has a Council appointed resident group - the Planning and Zoning Commission, which monitor the implementation of the Specific Plan for the Revitalization of the Surprise Heritage District. Resources recommended by this commission include CDBG funds and general funds used for the revitalization of the Surprise Heritage District

Discussion

Although the City of Surprise Heritage District has had higher concentration of low-or moderate income residents, our services are income based therefore eligibility can be city wide as long as the income limits are met.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Barriers to affordable housing have been identified through the Maricopa HOME Consortium and the City of Surprise. Plans to take to remove or ameliorate the negative effects of public policies will be to affirmatively market fair housing and overcome identified barriers to affordable housing. These efforts in collaboration with the Consortium have resulted in the creation of a Fair Housing Plan. The plan includes development of specific goals and objectives to overcome barriers to affordable housing. The Consortium is in the process of updating the Maricopa County Regional Analysis of Impediments to Fair Housing Choice through consultants further documenting impediments to fair housing choices including lack of accessible housing and housing discrimination against persons with disabilities, lack of awareness of fair housing laws, the cost of affordable housing limiting housing choice, poor financial history of potential homebuyers, lack of transportation options in rural unincorporated Maricopa County, and distribution of resources.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

During the PY 2019, the following actions will contribute to the removal of barriers to affordable housing:

1. Surprise will dedicate resources to preservation and development. Surprise has newly created a specific zoning district to further delineate specific zoning districts in the original town site (OTS) to enhance preservation and development. This district is known as the "Surprise Heritage District" (SHD). The intent of this district is to enhance and protect the historic character of the area. Two overlay districts, "residential neighborhood overlay" and the "art & entertainment district" is to support the residents to preserve and protect their neighborhood and to promote the local arts and culture business opportunities.
2. Surprise has formalized an agreement with the Housing Authority of Maricopa County (HAMC) in 2018 to build 100 units of affordable housing located in the Heritage District. Surprise has programed Program Income from the Neighborhood Stabilization Program (NSP) to assist with off-site improvements for the project known as "Heritage in Surprise".
3. The City's allocation of HOME funds to major rehabilitation. Surprise also utilizes general funds on HOME eligible rehabilitation projects to match HOME expenditures for housing rehabilitation. The city maintains a match log and match is applied at the time of requests for reimbursement from Maricopa County Community Development.
4. City general revenues for beautification. Surprise Days of Service activities generally happen monthly and are paid for with General Funds.

5. Program Income from the Neighborhood Stabilization Program (NSP) funding has been reprogrammed into the CDBG program. This will assist in neighborhood improvements, potential tax credit projects within the Surprise Heritage District and program administration for community development and revitalization efforts located within the Surprise Heritage District-Original Town Site.

6. The City will allocate CDBG and new HOME funds towards the creation of affordable housing through acquisition and rehabilitation of single-family homes, providing down payment and closing cost assistance, and acquisition of land for new single-family home construction. These activities will give LMI households access to affordable housing located within City limits.

Discussion

In furthering the discussion of actions that will be undertaken to remove the barriers of affordable housing, city council adopted the Surprise Heritage District (zoning overlay) in June 2016. This district will allow the flexibility of the type of structures allowed in the new zoning districts to include cottage industries, which allow small individual owned business in a residential area and permit manufactured homes within the neighborhood as another option for diversified housing opportunities in the target area. The adoption of the "SHD" will also offer development incentives such as reduction in setback requirements and 100% waiver of development impact fees. This action will further support Surprise's intent to ameliorate public policies which are barriers to affordable housing. Surprise has also programmed NSP program income to assist the Maricopa County Housing Authority with off-site improvements such as right of way and street improvements.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The primary categories of needs to be addressed in the plan are community development needs to include public facility improvements, public infrastructure improvements, housing rehabilitation, and public services to eligible populations.

Actions planned to address obstacles to meeting underserved needs

One of the main obstacles to meeting community needs is inadequate resources for programs. The decline in resources across sectors, including government agencies and foundations, due to high demand has negatively impacted the quantity and quality of housing and community development services. Although federal stimulus funding helped mitigate this trend to some extent, resources for these programs are limited.

The City of Surprise has partnered with various social service agencies which are housed at the Surprise Resource Center located in the Surprise Heritage District. The services offered are veteran employment services, veteran job training club, employment workshops, career fairs, services for domestic violence and sexual abuse, Women, Infant

and Children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS) and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and credit counseling workshops.

Actions planned to foster and maintain affordable housing

The City of Surprise has an active strategy to promote homeownership and the preservation and management of existing residential property. To offset the increasing cost of housing in the private market, the city has undertaken a number of strategies to preserve and develop new affordable housing. These strategies include:

1. The use of general funds and HOME funds for the preservation of existing affordable owner-occupied housing.
2. Support of for-profit and nonprofit developers in the construction of Tax Credit assisted rental housing for families and seniors.
3. Development of Original Town Site (also known as the Surprise Heritage District) Revitalization Plan which has already resulted in public investment in community facilities, infill construction of mixed income owner-occupied homes and specific zoning districts.
4. The City will provide down and closing cost assistance to LMI households to increase access to affordable housing.
5. The City will utilize CDBG and HOME funds to create affordable housing through acquisition of existing single-family homes and acquisition of land for new single-family homes. These homes will be purchased and occupied by LMI households.

Housing units assisted under any and all programs covered under this Consolidated Plan are inspected and/or tested prior to assistance as follows:

- a. The Housing Authority of Maricopa County inspects all rental units prior to occupancy by households who have Housing Choice Vouchers. For units built before 1978, chipped or peeling paint must be removed prior to occupancy.
- b. For units built before 1978, chipped or peeling paint must be removed prior to occupancy. Renter and owner-occupied units built before 1978 that are being rehabilitated with CDBG or HOME funds must be professionally assessed and remediated as part of the assistance contract.
- c. Lead-based paint is not allowed or sold for residential construction after 1978. Newly constructed single-family or multifamily residences assisted with funding from the covered grants will be free of lead paint hazards.

Actions planned to reduce the number of poverty-level families

The Housing Authority of Maricopa County (HAMC) has two public housing developments in Surprise and administers Housing Choice Vouchers in the private rental market. The

operations of HAMC in Surprise have not been formalized since Surprise incorporated as a city and an intergovernmental agreement would be beneficial.

The City of Surprise has partnered with various social service agencies which are housed at the Resource Center located in Surprise Heritage District. The services offered are veteran employment services, veteran job training club, services for domestic violence and sexual abuse, Women, Infant and children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and credit counseling workshops.

Actions planned to develop institutional structure

The City of Surprise is the clearinghouse and facilitator for the activities as described by the Consolidated Plan. The Neighborhood Services Division of the Human Service and Community Vitality Development Department oversees the administration of all CDBG and HOME entitlement programs. The department is responsible for:

- Program management and oversight.
- Program evaluation
- Consolidated Plan preparation, monitoring and evaluation
Required reporting to HUD

Divisions within the Human Service and Community Vitality Department include the Resource Center which provides a one-stop-shop for social services. (see above action plan to reduce number of poverty-level families) Other departments and private agencies that participate in the implementation of federal, state and county-funded grants include:

- City Council - formal approving body for policy making and release of funds.
- The Public Works Department - has experience in administering the procurement and Labor Standards requirements of federally funded projects.
- Financial management will be appropriately separated between the Finance Department and Human Service and Community Vitality Department

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Surprise has partnered with various social service agencies which are housed at the Resource Center located in the Surprise Heritage District. The services offered are veteran employment services, veteran job training club, services for domestic violence and sexual abuse, Women, Infant and children (W.I.C) nutrition program, enrollment services for health insurance, programs, access to food and nutrition resource (SNAP, TANF, AHCCCS and navigation of the Affordable Care Act. The Resource Center also offers financial fitness workshops, tax preparation to poverty level families and seniors and credit counseling workshops.

The city is also carrying out public service activities under the CDBG program through an open application process. The city utilizes CDBG and HOME funds for emergency home repair and owner-occupied housing rehabilitation. The city has formalized an agreement with the Housing Authority of Maricopa County to create more affordable housing units within the Surprise Heritage District. The project location is 15832 N. Hollyhock St. Surprise, Az. The project will create 100 units of affordable housing.

Discussion

The city is committed to preserving neighborhoods through neighborhood improvements in the target area. The commitment is evident is the amount of funds allocated to projects located within the Surprise.

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

At the beginning of Program Year 2019 we do not anticipate any program income, however we will budget approximately \$20,000.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Discussion

Due to program requirements, we foresee 100% of CDBG funds being used for low- to moderate income residents. All activities are deemed eligible for funding and have met environmental clearance in the projects requiring said clearance.

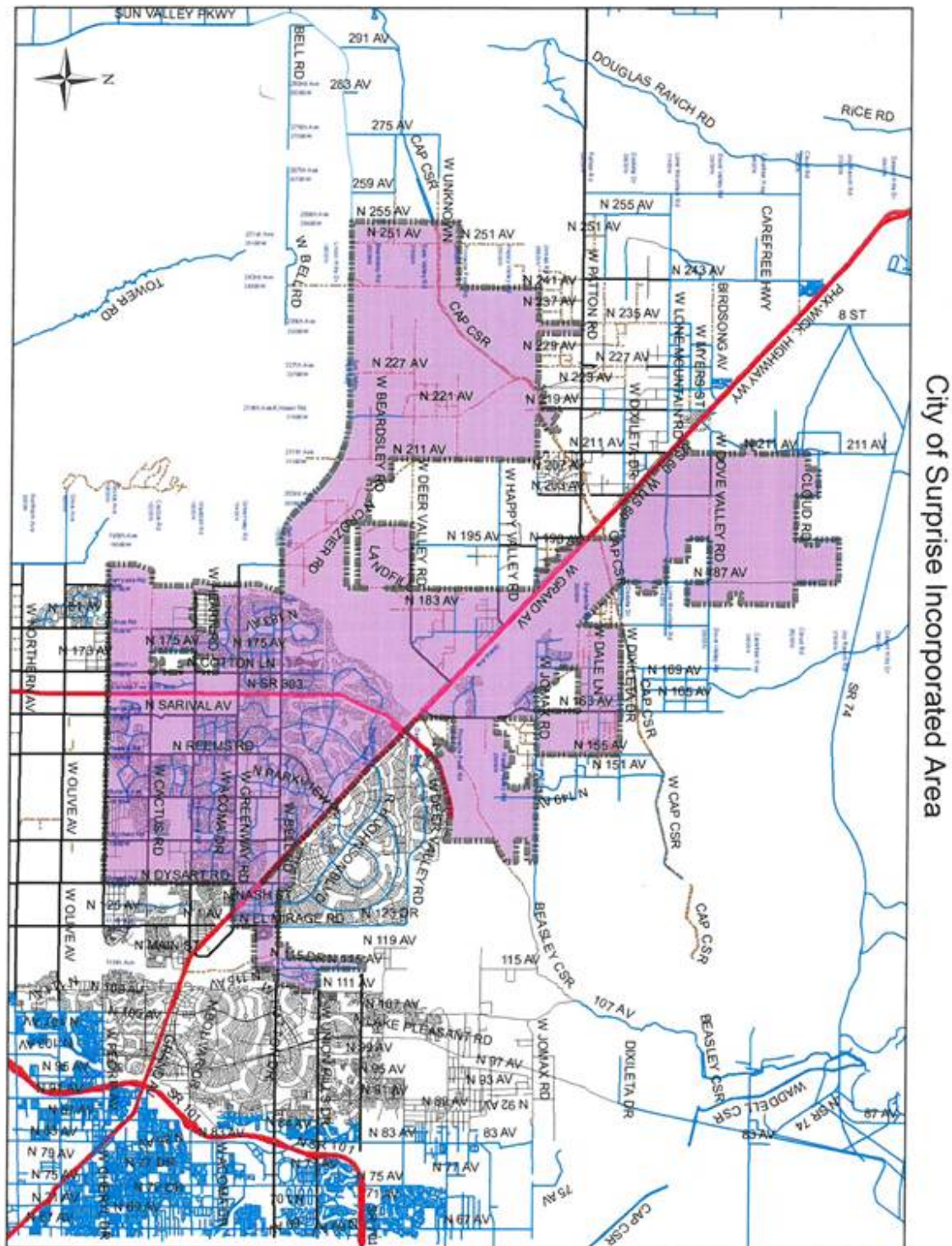
APPENDIX 1 – Public Notice



APPENDIX 1 - PUBLIC NOTICE - CONT



APPENDIX 2 – Surprise City Limits



City of Surprise Incorporated Area

APPENDIX 3 – Spending Conditions

SPENDING CONDITIONS:

CDBG Program Year 2019

- 1) All program income generated from any client, project, or activity receiving CDBG assistance must be reported.
- 2) NSD staff may make adjustments between the Housing Rehab and Public Infrastructure projects up to 25 percent of the original allocation to accommodate funding needs.
- 3) NSD staff may make adjustments between the Housing Rehab and the Public Facility Improvement projects up to 25 percent of the original allocations to accommodate funding needs.
- 4) NSD staff may make adjustments between the Housing Rehab and the Affordable Housing Creation projects up to 25 percent of the original allocation to accommodate funding needs.
- 5) At project completion or year end, staff will reallocate any unused subrecipient project funds to the Housing Rehab or Public Infrastructure activities, depending on funding needs, unless through the action plan amendment process.
- 6) If there is an increase in funding of 25 percent or less when the final allocation amount is known, the same projects will be funded, with the Housing Rehab or Public Infrastructure projects receiving the increase. If the increase is greater than 25 percent, the significant amendment process will be followed.
- 7) If there is a decrease in funding from the anticipated allocation, the following reductions will be made in the PY2019 program year in this order and to the dollar amount necessary: **1) Public Infrastructure 2) Public Facility Improvement.** Any decrease requiring deeper cuts will be made through the significant amendment process.
- 8) The City or sub-grantees may incur pre-award costs per 2 CFR 200.458



Fifth Year Annual Action Plan Program Year 2019

Human Service & Community Vitality | April 16, 2019



Today's Objectives

- Review CDBG Program Goals and Priorities
- Review PY2019 Funding Recommendations
- PY2019 Annual Action Plan Approval



CDBG Goal

The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.



CDBG Objectives

National Objectives

- Benefit low- or moderate income persons
- Eliminate slum or blight
- Be of an urgent need (emergency)

Surprise will meet the National Objective of benefiting low- and moderate income persons

Meeting the National Objective

Area Benefit

- 51% Residents in the area must be Low/Mod Income
- Activities Targeted only for Surprise Census Tracts that meet the criteria

Limited Clientele

- Youth/Seniors/Homeless Persons
- Persons/households at 80% or below of Area Median Income (AMI)

Annual Action Plan

Process

Adopted
Consolidated Plan 2015-19



Consolidated Plan
(5 Years)



Priorities and Goals

Annual Action Plan
PY2019 July 1-June 30



Specific Projects
Public Service Grant



CDBG Funding

Direct Entitlement City

Annual allocation to the City of Surprise

- PY2018 received \$667,123
- PY2019 Planning for \$667,123

Funding Caps:

- 20% for program Administration
- 15% for Public Services (\$90,000 of Allotment for PY2019)

Annual Action Plan Projects

Program Year 2019 Spending Plan

Public Facility Improvements	\$200,000
Public Infrastructure Improvements	\$ 50,000
Housing Rehabilitation	\$ 78,698.40
Affordable Housing Creation	\$100,000
Public Services	\$ 90,000
Youth Employment	\$ 15,000
Program Administration	\$133,424.60
Total -----	<u>\$667,123</u>



Public Services

Public Services are capped at 15% of allocation

Approximately 13.5% (\$90,000) of anticipated allocation was made available to area non-profit organizations.

Received applications for funding in the amount of \$268,329.

Planning and Zoning Commission recommended funding for 11 organizations, totaling \$90,000.



Public Services

Applicant	Requested Amount	Awarded Points	Recommended Amount
New Leaf-Faith House	\$10,000	89	\$10,000
CASS	\$10,000	87	\$8,000
Benevilla	\$26,800	85	\$12,000
St. Vincent De Paul	\$10,000	84	\$5,000
Lutheran Social Services	\$50,000	82	\$15,000
City of Surprise – Crisis Assist	\$30,000	80	\$9,000
Not my Kid	\$4,800	77	\$3,500
NW Valley Connect	\$15,000	75	\$9,000
Community Legal Services	\$8,253	74	\$5,000
Dysart Comm. Center	\$19,500	74	\$9,000
Wham	\$8,686	74	\$4,500
Ability 360	\$31,640	65	\$0
Bloom 365	\$30,000	64	\$0
Friends of the SW	\$13,650	49	\$0
Total Request	\$268,329		\$90,000



Citizen Participation

Public Hearing – February 7, 2019

- Needs hearing for CDBG funding
- Public Service presentations

Public Hearing – March 7, 2019

- Public Service funding approval
- CDBG funding recommendations

30-Day Public Comment Period on Draft Annual Action Plan

March 11, 2019 – April 11, 2019

* No comments have been received

Annual Action Plan Timeline

March 11, 2019 -

April 11, 2019

30-Day Comment
Period

April 16, 2019

Presentation &
City Council Approval

May 15, 2019

Submission of
Final AAP to HUD

- HUD approves Annual Action Plan
- Final funding agreement received
- Program Year 2019 begins July 1, 2019



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Joe Gladieux
Human Service & Community Vitality
Manager

Adam Lane
Human Service & Community Vitality
Neighborhood Services Supervisor

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: CDBG Annual Action Plan 2019-2020 - Year 5

OVERALL PUBLIC INVOLVEMENT LEVEL:

Public Hearing on 3/7/19 (P & Z Meeting) and 4/16/19 Council Meeting. 30 day Public comment period (3/11- 4/11/19) for draft Annual Action Plan 5

IDENTIFY STAKEHOLDERS:

OTS residents/property owners, public service nonprofits, City of Surprise staff Public Works, Community Development, Economic Development and Human Services.

OBJECTIVES:

Create viable neighborhoods, provide decent, safe and affordable housing; Low to moderate income resident job creation; provide services to those with special needs

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) Public Hearings 3/7;4/16 & 3/11-4/11/19 30 day pub.comm
Future Council Work Session/Meetings target dates 4/16/19
Election dates (if applicable)
Project start/completion dates 7/2019 - 6/2020

Communication Tools and Technique options: (which do you plan to use?)

- ☒ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☒ Website updates



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Ryder Ranch Rezone of approximately 38.56 acres of Residential Ranch ("RR") generally located on the southwest corner of Cotton Lane and Sweetwater Avenue to 20.65 acres of Medium Density Residential ("RM-6") and 17.91 acres Medium Density Residential ("RM-9") with a PUD Overlay; Ordinance # 2019-10.

Motion:

I move to approve Ordinance # 2019-10.

Background:

The subject request involves the rezoning of approximately 38.56 acres of land from RR to RM-6 and RM-9 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:

The Zone Change for Ryder Ranch will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS18-632 - Ryder Ranch - CC Staff Report - 041619

2. 01 - FS18-632 - Ryder Ranch - Vicinity - 041619
 3. 02 - FS18-632 - Ryder Ranch - Rezone With PUD Document - 041619
 4. 03 - FS18-632 - Ryder Ranch - Public Engagement - 041619
 5. 04 - FS18-632 - Ryder Ranch - Luke Letter - 041619
 6. 05 - FS18-632 - Ryder Ranch - Dysart Letter - 041619
 7. 06 - FS18-632 - Ryder Ranch - Transportation Traffic Letter - 041619
 8. 08 - FS18-632 - Ryder Ranch - CC PowerPoint - 041619
 9. FS18-632 - Ryder Ranch - Ord 2019-10 - 040419
-

REZONE WITH PUD OVERLAY

REPORT TO THE CITY COUNCIL

2 **Case:** **FS18-632**

3 **Project Name:** Ryder Ranch Residential Development

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **April 16, 2019**

6 **Planner:** Hobart Wingard, Planner II

7

8 **Owner:** S and S Cotton, LLC

9 **Applicant:** LVA, a RVI Company

10 **Request:** Zone Change from Residential Ranch ("RR") to approx.
11 17.91 acres of Medium Density Residential (RM-9-
12 PUD) and 20.65 acres of RM-6-PUD with a Planned
13 Unit Development ("PUD") Overlay

14 **Site Location:** Generally located on the southwest corner of Cotton
15 Lane and Sweetwater Avenue

16 **Area and Density:** 20.65 acres at 3.2 dwelling units per acre ("du/A") and
17 17.91 acres at 4.4 du/A

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

20 **Support/Opposition:** None known

21
22
23

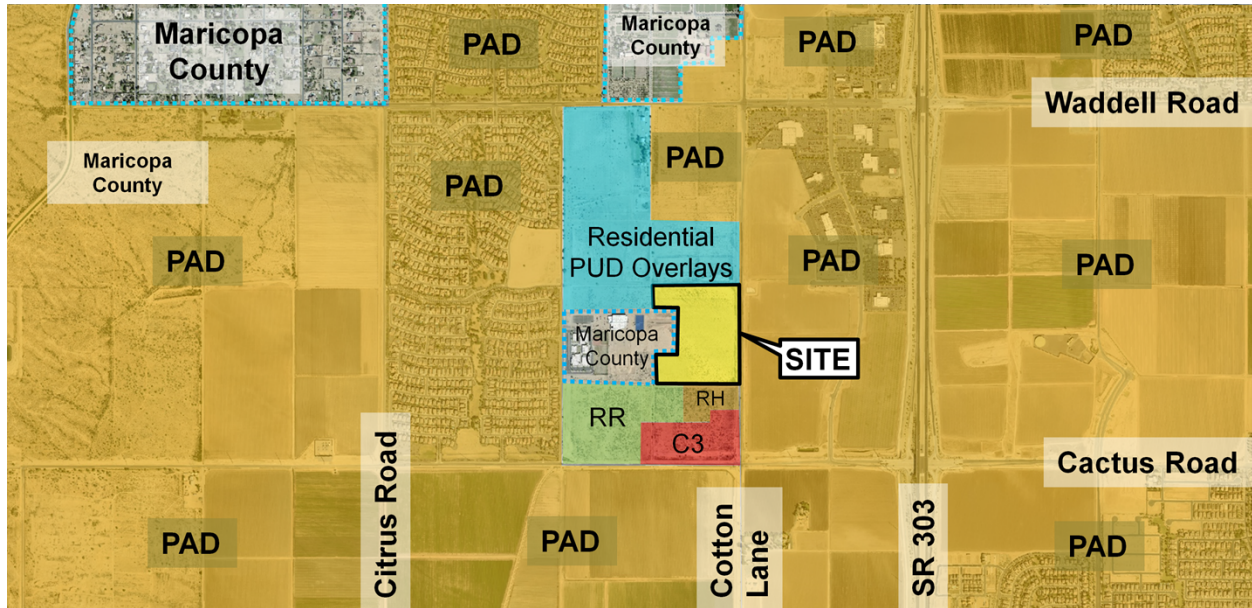
24 **PROJECT DESCRIPTION:**

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

28 The subject request involves the rezoning of approximately 38.56 acres of land from RR to
 29 RM-6 and RM-9 with a PUD Overlay to allow modifications from the base development
 30 standards, modifications from certain development requirements, and to cap the maximum
 31 density.

32 **EXISTING ZONING:**

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



Rancho TruGold Vacant RM-6-PUD and RM-9-PUD	Rancho TruGold Vacant RM-9-PUD and RH-15-PUD	Prasada PAD Vacant Commercial
Vacant RM-9-PUD and Maricopa County (Paradise Education)	Ryder Ranch Existing – RR Proposed – RM-6-PUD and RM-9-PUD	Prasada PAD Vacant Commercial
RR (proposed Cactus and 175 th PUD) Vacant	RH and RR Vacant	Prasada PAD Vacant Commercial

37
 38 **BACKGROUND:**

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

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

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

46 **January 17, 2017:** The City Council approved the annexation of the subject property
47 under Case FS16-427.

48 **August 16, 2018:** Staff held a Concept Review meeting with Mark Reddie of LVA, a RVi
49 Company, for a Rezone with PUD Overlay and a Preliminary Plat for Ryder Ranch under
50 Case CR18-389.

51 **November 20, 2018:** Mark Reddie of LVA, a RVi Company, filed a request for a
52 Preliminary Plat and a Rezone with PUD Overlay for Ryder Ranch under Case FS18-632,
53 the subject case.

54 **February 27, 2019:** Mark Reddie of LVA, a RVi Company, held a Citizen Review Meeting
55 for the subject project at the Sunset Hills Elementary School. No residents attended the
56 meeting.

57 **March 18, 2019:** City Staff held an additional Citizen Review Meeting for the subject
58 project at Surprise City Hall. No residents attended the meeting.

59 **April 4, 2019:** The Planning and Zoning Commission recommended approval of the
60 subject Rezone with PUD Overlay to the City Council.

61

62 **CITIZEN REVIEW:**

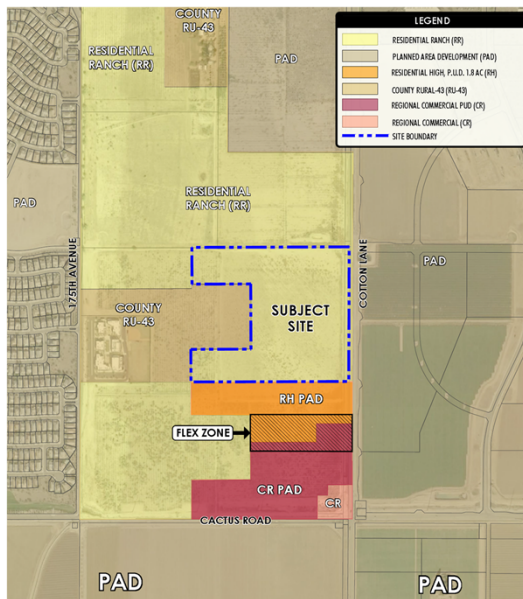
63 The applicant held a Citizen Review meeting on February 27, 2019 at the Sunset Hills
64 Elementary School located at 17825 West Sierra Montana Loop. The site was also posted
65 in accordance with the Surprise Unified Development Code ("SUDC") and state statute.
66 The City of Surprise also sent notices via First Class mail in accordance with the SUDC and
67 state statute. No residents attended the meeting.

68 Because the newspaper advertisement contained a slight error, staff held a second Citizen
69 Review meeting on March 18, 2019 at Surprise City Hall. No residents attended the
70 meeting.

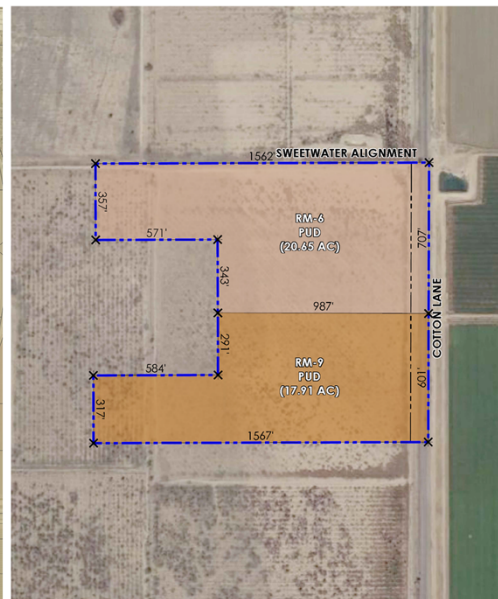
71

72 **ANALYSIS AND DISCUSSION:**

73 The subject zone change request involves a change from RR to RM-6 and RM-9 with a
74 PUD Overlay intended to modify development standards and limit density. The project
75 anticipates 145 single-family residential lots over approx. 38.56 acres for a gross density of
76 3.76 du/A.

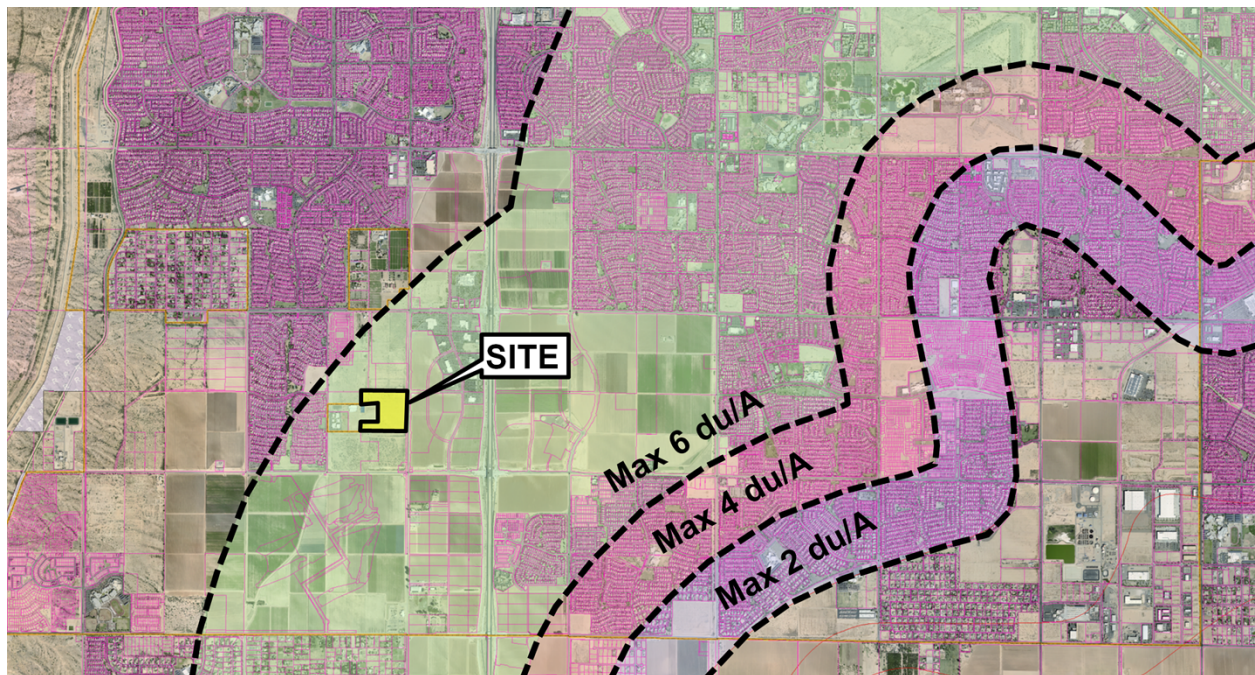


Existing Zoning



Proposed Zoning

The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Graduated Density Concept ("GDC"). The subject project provides a density of 3.78 du/A, which is in keeping with the GDC. A context plan is shown below:



Unlike typical "PAD" zoning, the subject request falls under the current Surprise Unified Development Code ("SUDC"). As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain modifications to the development standards.

88 The following table is taken from the zoning narrative and expresses the proposed single-
 89 family residential development standards for the two (2) lot sizes:

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- a. Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- b. Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- c. Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

92 As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming
 93 pool for Medium Density Residential projects of 60 or more units. The applicant proposes
 94 the deletion of this requirement through the PUD Overlay. The rationale being that as a
 95 single-family development with 20 foot rear setbacks, ample space will be available on
 96 each lot to accommodate a private pool should that homeowner chose to do so.

97 Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in
 98 single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.
 99 The applicant proposes the removal of the 3.5 acre minimum size requirement, based on
 100 the proportional size of the field relative to the proposed single-family development. Grassy
 101 areas within the drainage/retention areas have been designed to allow for free style active
 102 play.

103 The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's
 104 width. The proposed minimum lot widths are 45 and 55 feet. If limited to 30 percent, the
 105 driveways would only be 13.5 and 15 feet wide, respectively. Since a typical garage is 20
 106 feet wide, the applicant proposes 45 percent, which would allow for a 20.25 foot wide
 107 driveway in the 45 foot wide lots, and 22.50 foot wide driveway in the 50 foot wide lots.

108 There is also a provision in the current SUDC which limits the area of a residential driveway
109 to 30 percent of the required front yard area, which is that area located between the front
110 setback line and the front lot line. The proposed minimum lot widths are 45 and 55 feet,
111 while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will
112 not accommodate a driveway; however, increasing to 45 percent will accommodate the
113 proposed driveway widths.

114 The SUDC requires that not less than 20 percent of the “net residential acreage” be set
115 aside as open space. The net residential acreage is essentially the total amount of land
116 taken up by the individual lots combined with the total open space. The applicant proposes
117 an increase to 26 percent of the net residential area as open space overall, which exceeds
118 the 20 percent requirement set forth in the SUDC. Within that open space will be a pocket
119 park with a shade ramada, a sports court, tot-lot, picnic area, turf play area, and
120 landscaping.

121

122 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

123 **CONFORMANCE WITH ADOPTED PLANS:**

124 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
125 as lying within the Neighborhood Character Area, which supports residential development
126 of up to 8 DU/Ac or more, provided appropriate transitions are made between the various
127 Neighborhood types included within the character area. The proposed RM-6-PUD and
128 RM-9-PUD zoning districts will generate a density of 3.76 du/A, and is consistent with the
129 existing and proposed single-family fabric in the area.

130

131 **REVIEWING AGENCIES:**

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

133 The subject Site Plan was also routed to the standard external reviewing agencies, who
134 offered the following comments:

135 **Luke Air Force Base (“LAFB”):** In a letter dated December 4, 2018, LAFB indicates
136 no objections to the request, but advises the applicant review sound attenuation
137 requirements found in ARS 28-8482 and engage in a strong notification program with
138 respect to the air base and its operations. The letter is attached.

139 **Maricopa Water District (“MWD”):** In an email dated November 27, 2018, MWD
140 indicated that they are currently working with the District to address all concerns.

141 **Dysart Unified School District (“DUSD”):** In a letter dated January 25, 2019, DUSD
142 indicated they are currently working with the developer on a donation agreement. The
143 letter is attached.

Arizona Department of Transportation (“ADOT”): In an email dated November 30, 2019, ADOT indicated they anticipate the development will have an impact on the State Transportation System. ADOT requested the Traffic Impact Analysis for review.

SUMMARY:

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

FINDINGS:

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

RECOMMENDATION:

On April 4, 2019 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of Zone Change case FS18-566, subject to stipulations ‘A’ through ‘B’ outlined below:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled “Ryder Ranch”, consisting of 20 pages plus exhibits, prepared by RVi, and stamped received February 25, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

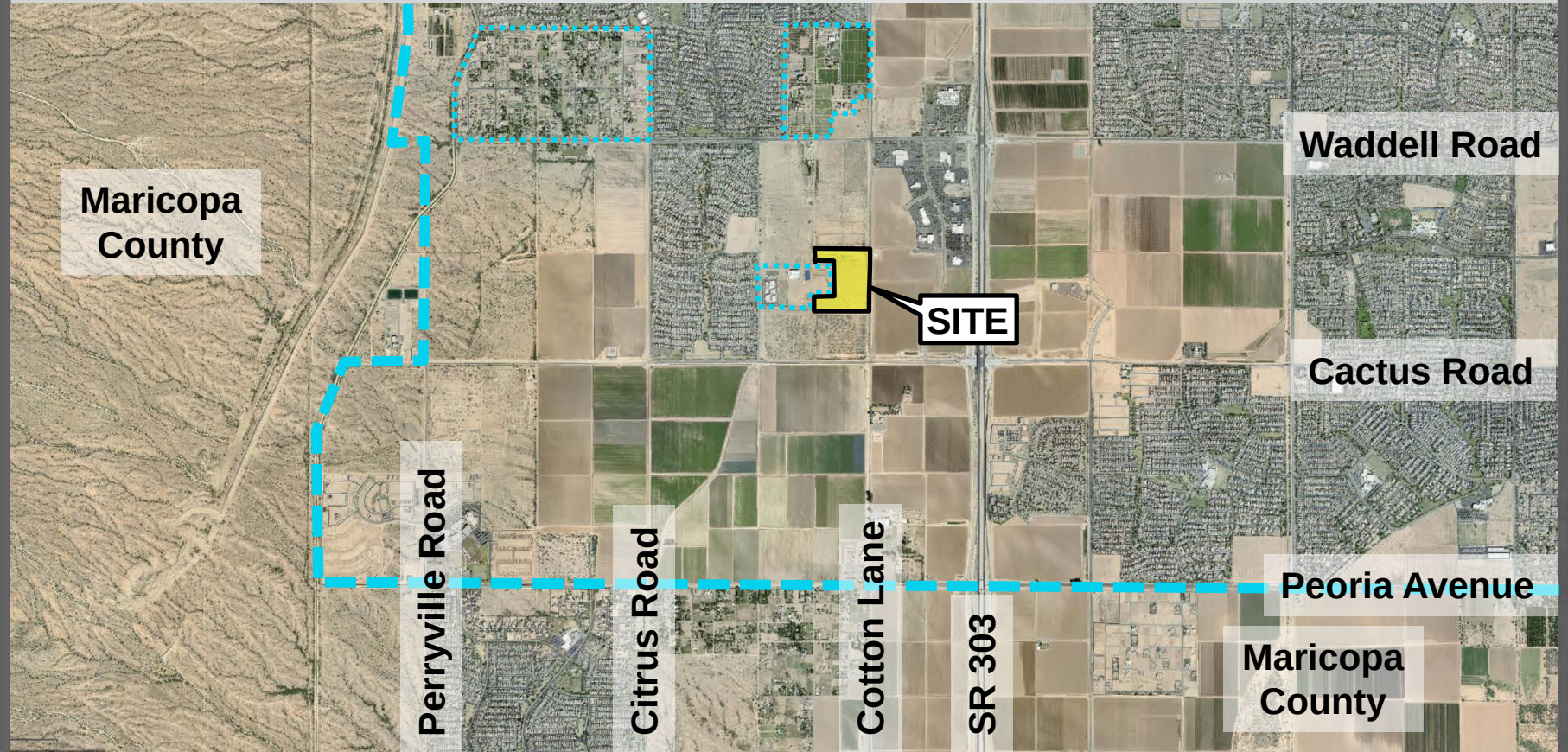
However, should the City Council wish to recommend denial of the request, the City Council should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Rezone with PUD Overlay Document
- 03 - Public Engagement Form
- 04 - Luke Letter
- 05 - Dysart Letter
- 06 - Transportation Planning and Traffic Engineering Letter
- 07 - Ordinance
- 08 - PowerPoint

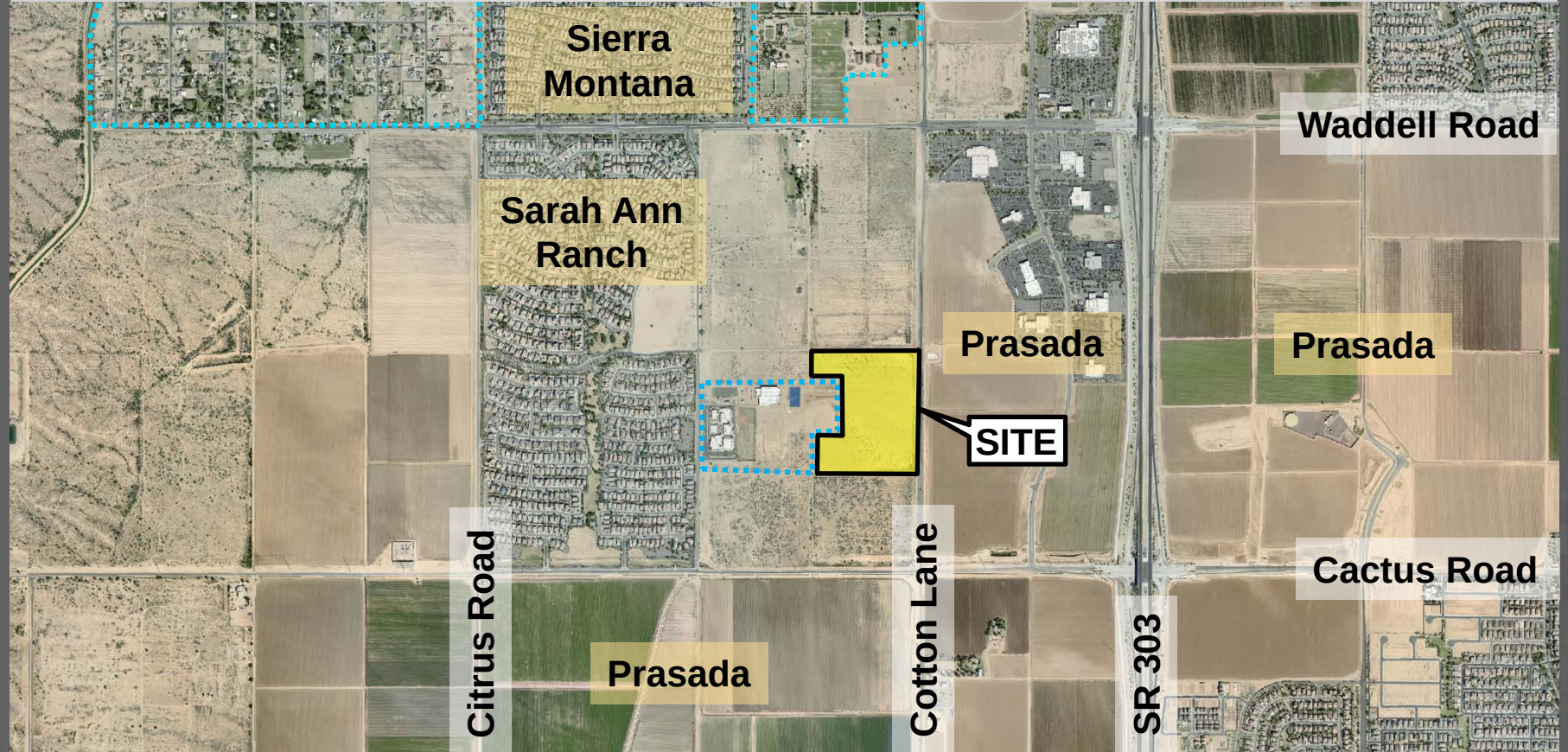
VICINITY MAP

FS18-632



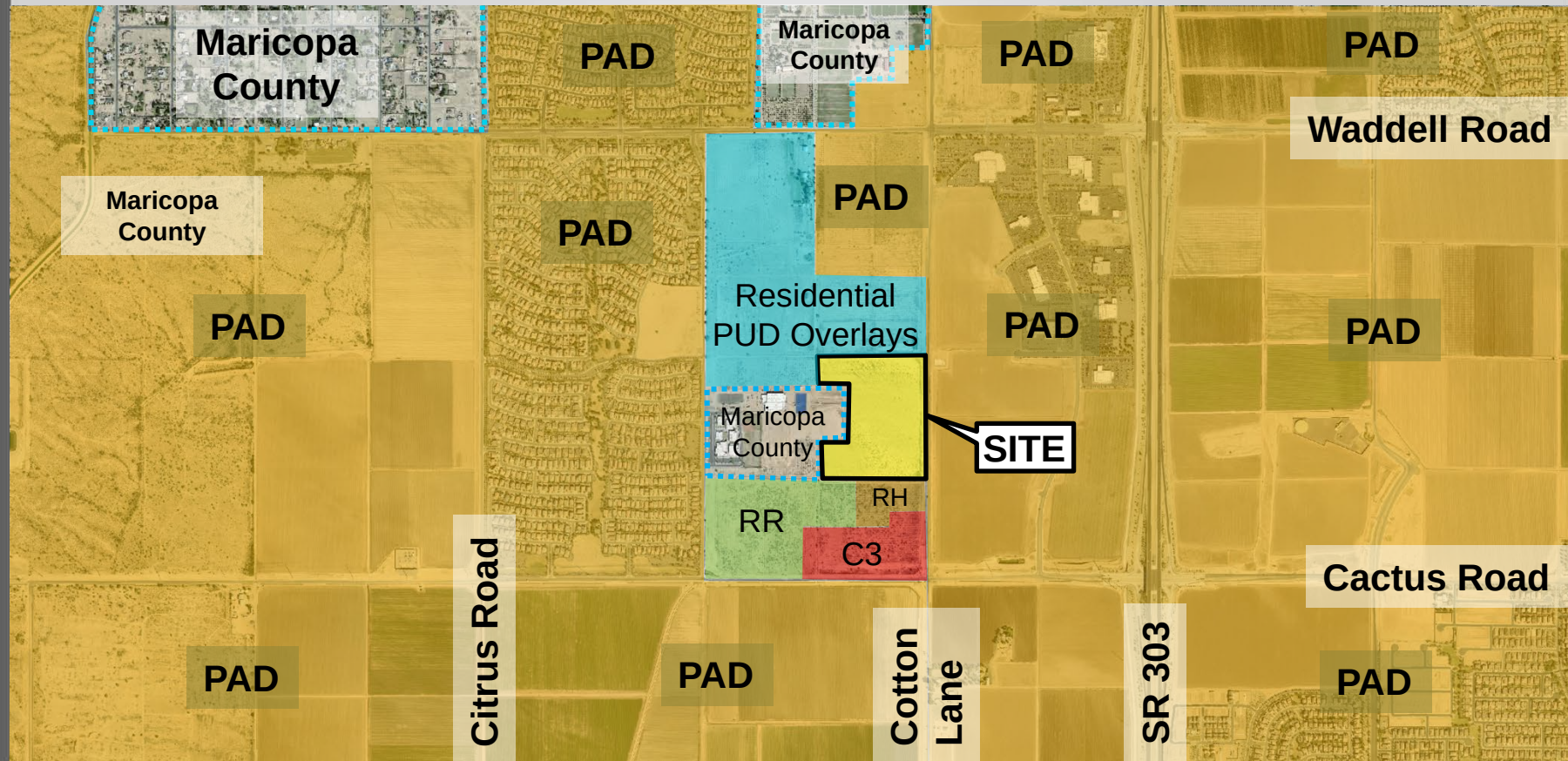
VICINITY MAP

FS18-632



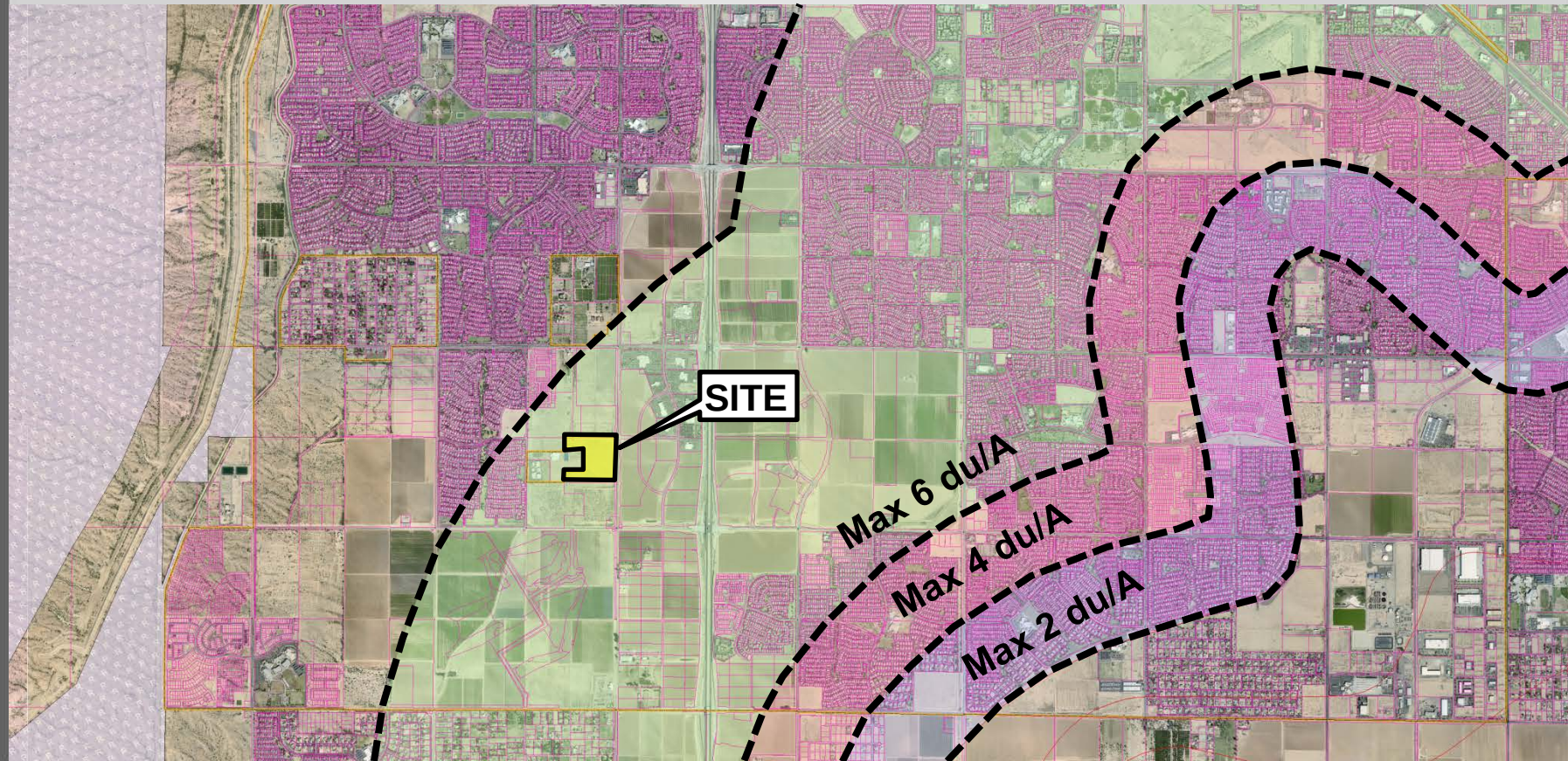
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



Ryder Ranch

**A RESIDENTIAL DEVELOPMENT
SURPRISE, ARIZONA**

CASE# FS18-632

**REZONE WITH PUD APPLICATION
FEBRUARY 2019**

Ryder Ranch

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1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of PL Ryder Ranch, LLC, RVi Planning is proposing a new single-family residential community called Ryder Ranch. The development team is requesting a zone change from Residential Ranch (RR) to 17.91 acres of RM-9 PUD and 20.65 acres RM-6 PUD for 38.56-acres of land located at the southwest corner of Sweetwater Avenue and Cotton Lane in Surprise, Arizona. This 38.56-acre parcel is bounded by vacant land to the north (currently seeking zoning for multi-family residential), vacant land to the east (planned as regional commercial) vacant land to the south (zoned as multi-family residential), and adjacent to the Paradise Honors School to the west. See **Figure 1, Vicinity Map** for the property boundary and general location and **Appendix A, Legal Description and ALTA Survey** for the legal boundaries of the property. The applicant will be submitting a preliminary plat for the property concurrent with this zone change request.

1.2 Project Overview and Zoning Request

Ryder Ranch will be developed as a single-family residential development. The residential zoning proposed for the property is RM-9 PUD for the southern portion and RM-6 PUD for the northern portion of the development, using the Conventional Character Pattern. See **Figure 2, Proposed Zoning Map** for the location of the zoning district boundaries.

The development will include up to 145 residential lots for a maximum gross density of 3.76 dwelling units per acre. The RM-6 PUD portion is planned to include up to 66 lots at 3.2 du/ac and the RM-9 PUD portion is planned to include up to 79 lots at 4.4 du/ac. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. The development plan includes lot sizes of 45' x 115' for the RM-9 PUD portion and 55' x 120' for the RM-6 PUD portion.

Parcel	Acres	Lots	Density
Existing	38.56	Up to 38 Lots	1.00 du/A
Proposed RM-6-PUD	20.65	66	3.2 du/A
Proposed RM-9-PUD	17.91	79	4.4 du/A
Totals	38.56	145	3.76 du/A

1.3 Residential PUD Overlay Modifications and Development Standards

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Municipal Code. The PUD overlay designation shall be applied to the property to allow for flexible design and to define specific development standards for this community. As a part of the PUD overlay designation, the applicant is requesting to modify certain development standards within the Surprise Zoning Code. Each request and appropriate mitigation is described in detail below:

1.3.a, Community Pool: The applicant requests the removal of the requirement for a community pool per **Section 122-137(r)** of the Surprise Municipal Code which states:

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

Removal of this requirement is justified by the fact that the lot sizes proposed for this community are large enough to accommodate pools within individual rear yards. The community pool standard is intended for higher density medium density residential product types with lot sizes that would not otherwise be able to accommodate private pools within individual yards. Ryder Ranch proposed lot sizes of 45'x115' and 55'x120', both of which are large enough to accommodate pools within individual lots should future residents desire a swimming pool.

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

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

The modified standard for Section 122-137(p)(1) shall include removal of the last sentence that states: *“...Any required recreational field shall have a minimum turf area of 3.5 acres.”* Based on the size and scale of this development at only 38.56 gross acres, a 3.5 acre turf field (which is roughly the size of three full-size professional football fields side by side) is out of scale and inappropriate for this development. While the overall project will exceed the open space requirement, the recreational field provided will be scaled appropriately for this development as shown on **Figure 4, Landscape and Amenities Plan**. Providing a more appropriately sized recreation field and community amenity area will result in an appropriately scaled open space plan for the subdivision while also decreasing water needs for irrigation of a large, out of scale turf field.

1.3.c, Driveway Width: The final modification being requested as a part of the PUD application is for driveway width standards within **Section 122-121(h)(3) c and d** of the SUDC which states:

“c. Driveways and other parking shall not comprise more than 30 percent of the front yard lot area of a detached single family home; nor 50 percent of the front yard lot area of a two or more family residential unit. Circular driveways and similar circulation shall be permitted within the front yard so long as no long term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.

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

Ryder Ranch includes 45' wide and 55' wide lots, which is consistent with the market demand in this area. In order to accommodate an appropriate driveway for a 2-car garage for the 45' wide lots and up to a 3-car garage for the 55' wide lots, this standard will be

modified to state “c. *Driveways and other parking shall not comprise more than 45 percent of the front yard lot area of a detached single family home.*” and “d. *Driveway entrances shall not comprise more than 45 percent of the front lot line of a single family, detached residential parcel.*” This revised standard will allow all homes within the subdivision to accommodate a two car garage and an appropriate width driveway.

1.3.d, Mitigation: As appropriate mitigation for the above modified development standards, Ryder Ranch will include reduced density limits, increased lot widths and lot sizes within the RM-9 PUD and RM-6 PUD districts and will provide additional common-area open space for the benefit of the development and surrounding community through additional visible open space along the perimeter.

As stated above, the southern 17.91 acres of the property will be zoned RM-9 PUD and the northern 20.65 acres of the property will be zoned RM-6 PUD. As mitigation and additional justification for the modified development standards, the maximum allowable density for the project will be reduced from 9.0 to 4.4 dwelling units per acre for the RM-9 PUD portion and from 6.0 to 3.2 dwelling units per acre for RM-6 PUD (average overall density is 3.76 du/ac). Additionally, the project proposes to increase the minimum lot widths by 5 feet from 50’ to 55’ for the RM-6 PUD district and from 40’ to 45’ for the RM-9 PUD district. This corresponds to an increase in minimum lot size from 6,000 square feet to 6,500 square feet for the RM-6 PUD district and from 4,500 square feet to 5,000 square feet in the RM-9 PUD district. These amended development standards will ensure minimum lot sizes and lot widths that are larger than the base district requirements. These changes will ensure that lot can accommodate a backyard pool which further justifies the removal of the community pool requirement. Increasing the minimum lot widths will also serve to mitigate the wider driveway percentage while still providing for livable areas of each home to face the street. The increased development standards are defined within **Table 1, RM-6 PUD and RM-9 PUD Development Standards** below. Note that only “blue” text items shown on **Table 1** are modified standards, and each modified standard is more restrictive as mitigation for the modifications requested above.

As additional mitigation for the use of the PUD overlay, Ryder Ranch will provide for an increase in the required open space from 20% net residential area to approximately 26% net residential area, which represents an approximate 30% increase in overall open space required. This includes a large amenitized central community open space area featuring a tot lot, play area and sport court, a wide paseo corridor linking the east and west sides of the community, a 60’-wide landscape tract along Cotton Lane with increased open space areas at the northeast and southeast corners of the community, a 20-foot landscaped tract along Sweetwater Avenue (15’ is required), and additional landscaped tracts located throughout the community to serve as passive recreation and retention needs. By District, the RM-6 PUD area provides for approximately 3.8 acres of open space (27%), and the RM-9 PUD area provides for approximately 3.4 acres of open space (25%), for a total of 7.2 acres of open space (26% of net developable land).

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

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)(b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code as may be subsequently amended. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The development plan concept represented in **Figure 3** identifies two lot sizes, including a 55' x 120' lot size for the northern portion of the development, and a 45' x 115' lot size for the southern portion of the development.

An amenitized common open space is provided within the central area of the development and an 85-foot wide open space paseo provides east/west pedestrian connectivity throughout the development, while providing separation between the two lot sizes. Three points of access will be provided for Ryder Ranch. The two primary access points will be at the approximate midpoints of the development, one off Sweetwater Avenue opening onto a community open space area and another off Cotton Lane opening onto the open space and pedestrian paseo. A third access point will connect to the proposed community planned near the southwest corner of the site. The internal roadway system provides a

looped circulation pattern providing excellent access and circulation throughout the subdivision. These roadways will provide vehicular and pedestrian connectivity between the two lot sizes and to the central open space amenity. See **Figure 3, Development Plan Concept** for a visual representation of the conceptual development plan for the property.

1.5 Circulation Plan

Ryder Ranch is bounded to the north by Sweetwater Avenue and to the east by Cotton Lane. Sweetwater Avenue is classified as Residential Collector streets with a planned 40' half street right-of-way. Cotton Lane is classified as a Major Arterial with a planned 68' half street right of way.

Primary access to the property will be from the center point of the site off Cotton Lane with secondary access off Sweetwater Avenue. The Loop 303 freeway is located approximately one mile from the property, with full freeway interchanges at Waddell Road to the north and at Cactus Road to the south. Future residents will be able to utilize both freeway interchanges to access the site. A Traffic Statement for the property has been prepared and is included with this rezoning application as **Appendix B** under a separate cover.

Bicycle lanes will be provided along Sweetwater Avenue in accordance with the City's standard detail for Residential Collector Streets. These lanes will facilitate bicycle movements to and from the proposed community. Pedestrian improvements will include detached sidewalks along perimeter and internal streets as well as sidewalk connections through the central open space paseo and to the central amenity area.

1.6 Open Space, Trails and Amenities Plan

The perimeter and internal open spaces, community amenity areas and detached sidewalks planned for this community will encourage outdoor recreation and pedestrian interaction. A 19'-8" wide perimeter setback will be provided along Sweetwater Avenue (except where additional right-of-way is needed for the right-turn lane on Cotton Lane) and will include landscaping and subdivision signage to identify the neighborhood. This 19'-8" landscape setback exceeds the minimum setback requirement by approximately 25%. Additionally, a 60' wide landscape setback will be provided along Cotton Lane, providing an attractive buffer between planned lots and the major arterial road. Additional open space provided at the northeast and southeast corners of the property will serve as landscape areas to beautify the site and create a sense of openness at the corners of the community.

The central park will include active recreational amenities such as a playground with shade, sport court, shade ramada, picnic areas, informal play field, retention, sidewalks and landscaping to serve the residents within the development. Additional open space located at the north community entry will serve as informal play areas with a turf field and retention. Overall, the property will provide approximately 26% of the site's net developable area as open space, a 30% increase in open space requirements per **Section 122-137(d)(2)**, Conventional Character Pattern of the City of Surprise Municipal Code. See **Figure 4, Open Space, Trails and Amenities Plan** for the conceptual design and location of all open spaces.

1.7 Landscape Theme and Community Character

The overall landscape theme will be pastoral in nature and shall express the gentle and rustic vernacular of rural ranch living. The approach to streetscape design shall be more traditional, utilizing a formally arranged tree-lined design, while open spaces will feel more bucolic, utilizing wide canopied trees in an organic, informal arrangement. Tree and shrub selections shall be specified from the low-water use plant list. Primary street trees may include Live Oak and Evergreen Elm; with open space trees including Mesquite and Palo Verde. Secondary trees may include Desert Willow and Vitex, among others. Shrubs, accents, and groundcover plantings may include Red Bird of Paradise, Sage, Rosemary, Hop Bush, Germander, Regal Mist Muhly, and Lantana. A complete list of plant materials will be provided with the preliminary plat and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

The development's hardscape elements will provide warm, natural tones ranging from dark gray to taupe. The use of this color scheme is reflective of a rural, ranch setting with simple, rustic designs incorporated into the vertical elements. Theme walls and signage may use simple forms of stucco, wood, metal, and stacked stone veneer. The pastoral landscape design will compliment these hardscape designs, providing an idyllic setting with accents of color and areas of shade in a naturalized, informal composition.

1.8 Drainage Master Plan

There are significant offsite flows impacting the proposed project site from the North along Cotton Lane. This has created a FEMA floodplain adjacent to Cotton Lane. An offsite channel next to Cotton Lane is proposed to convey these flows through the project and weir back to match existing conditions. A CLOMR will be submitted with the project to remove the floodplain from any proposed lots.

The community will provide full stormwater storage for both the onsite and adjacent half-street drainage. The stormwater storage facilities will be provided as surface retention basins within the open space tracts and will be sized for the 100-year 2-hour storm. The basins will be bled down within the required 36-hour time frame with the use of dual chamber dry-wells. All lots will drain to the street frontage and drainage will be conveyed overland within the street section to the basins.

All finished floors will be located a minimum of 1 foot above adjacent highwater elevations or ultimate outfall of the site.

1.9 Water & Sewer Master Plans

Water

The water service provider for this area is EPCOR Water. A future 12" public waterline will lie in Cotton Lane immediately adjacent to the site. This project will extend the 12" main to the intersection of Cotton Lane and Cactus Road, where it will tie into an existing EPCOR 16" main. The community will be served with 8" public waterline within an EPCOR easement located within the internal local street rights-of-way. The waterline will

be looped with the two connections being out to Sweetwater Ave and Cotton Lane at the subdivision entrances. All lots will be served with individual meters located at the lot frontage.

Sewer

The wastewater provider for this area is the City of Surprise. The nearest available sewer main is a 21" main located at the intersection of Cactus Road and Cotton Lane. A future offsite sewer extension of a 12" public sewer main up Cotton Lane will be constructed prior to this project.

The community will be served with an 8" public gravity sewer within the internal local street right-of-way. The 8" public sewer will generally drain to the southeast corner of the site where it will connect to the 12" public sewer extension in Cotton Lane. All lots will be served with gravity sewer services.

1.10 Future Home Owners Association Responsibility

The community will establish a neighborhood homeowners association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. The HOA will be established with a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. Upon purchasing lots within the community, homeowners will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed project is located at the southwest corner of Sweetwater Avenue and Cotton Lane within the City of Surprise. The site is made up of all or a portion of three assessor parcels, APN # 502-04-002E, 502-04-023C, and 502-04-022A. The subject site is defined in **Appendix 1, Legal Description and ALTA Survey**.

2.2 Existing Land Use, General Plan Designation and Zoning

Once used for agricultural purposes, the site is currently vacant. Properties surrounding the site include vacant (proposed multi-family residential) land to the north, vacant (future regional commercial) land to the east, vacant (future multi-family residential) property to the south, and the existing Paradise Honors High School to the west. See **Table 2** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The City of Surprise 2035 General Plan designates the site as *Neighborhood Character Area*. The site is located within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to eight (8) dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance

with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 2** below and **Figure 6, Existing General Plan Land Use Map** for the general plan land use designation for the site and surrounding area.

The property is currently zoned Residential Ranch in the City of Surprise, permitting one (1) dwelling unit per acre. The intent of the existing Residential Ranch zoning district is to preserve aspects of the City's rural heritage through preservation of existing working farms, ranches and open space. This area is in an emerging growth area of Surprise and this existing zoning district is not appropriate based on the General Plan and growth pattern in this area. See **Table 2** below and **Figure 7, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 2: Existing Land Use, General Plan Designation and Zoning

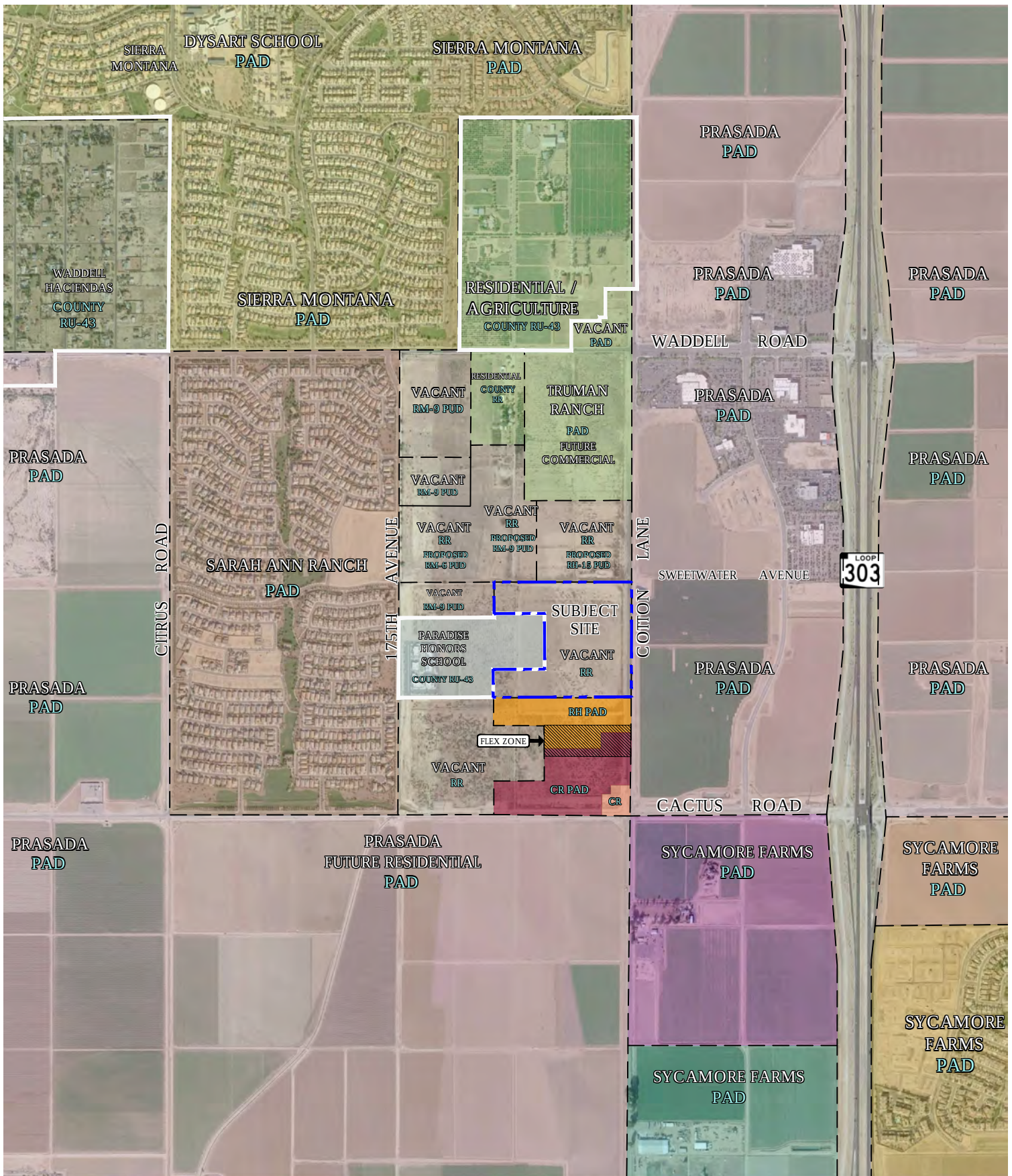
	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood	Residential Ranch
NORTH	Single family residential	Neighborhood	Residential Ranch, proposed RH-18 PUD
EAST	Residential and vacant land	Neighborhood	PAD (regional commercial)
SOUTH	Vacant	Neighborhood	RH PUD
WEST	Paradise Honors School & Vacant	Neighborhood	RU-43 & RM-9 PUD

2.3 Regional Facilities and Services

The property is located approximately 1 mile west of the Loop 303 Freeway with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by Sweetwater Avenue to the north and Cotton lane to the east.

The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sunset Hills Elementary School, located at 17825 Sierra Montana Loop, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise Honors School, a charter middle and high school, is also located immediately adjacent to the property at 12775 N. 175th Avenue.

Fire & emergency services, law enforcement services, and refuse collection will be provided by the City of Surprise. The nearest fire station, Surprise Fire-Medical Station #307, is located 1.5 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located at Surprise City Hall, approximately 5.5 miles northeast of the site.



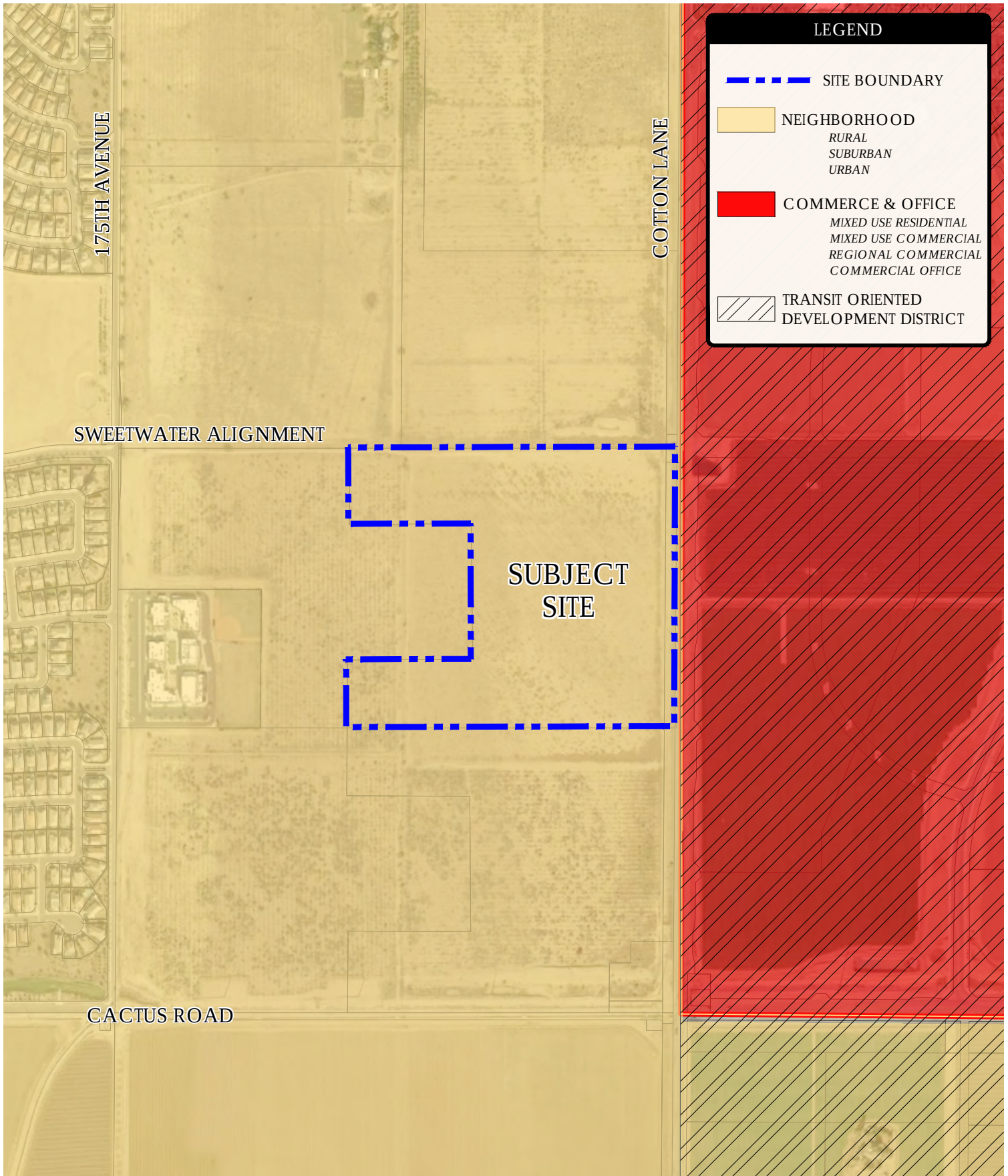
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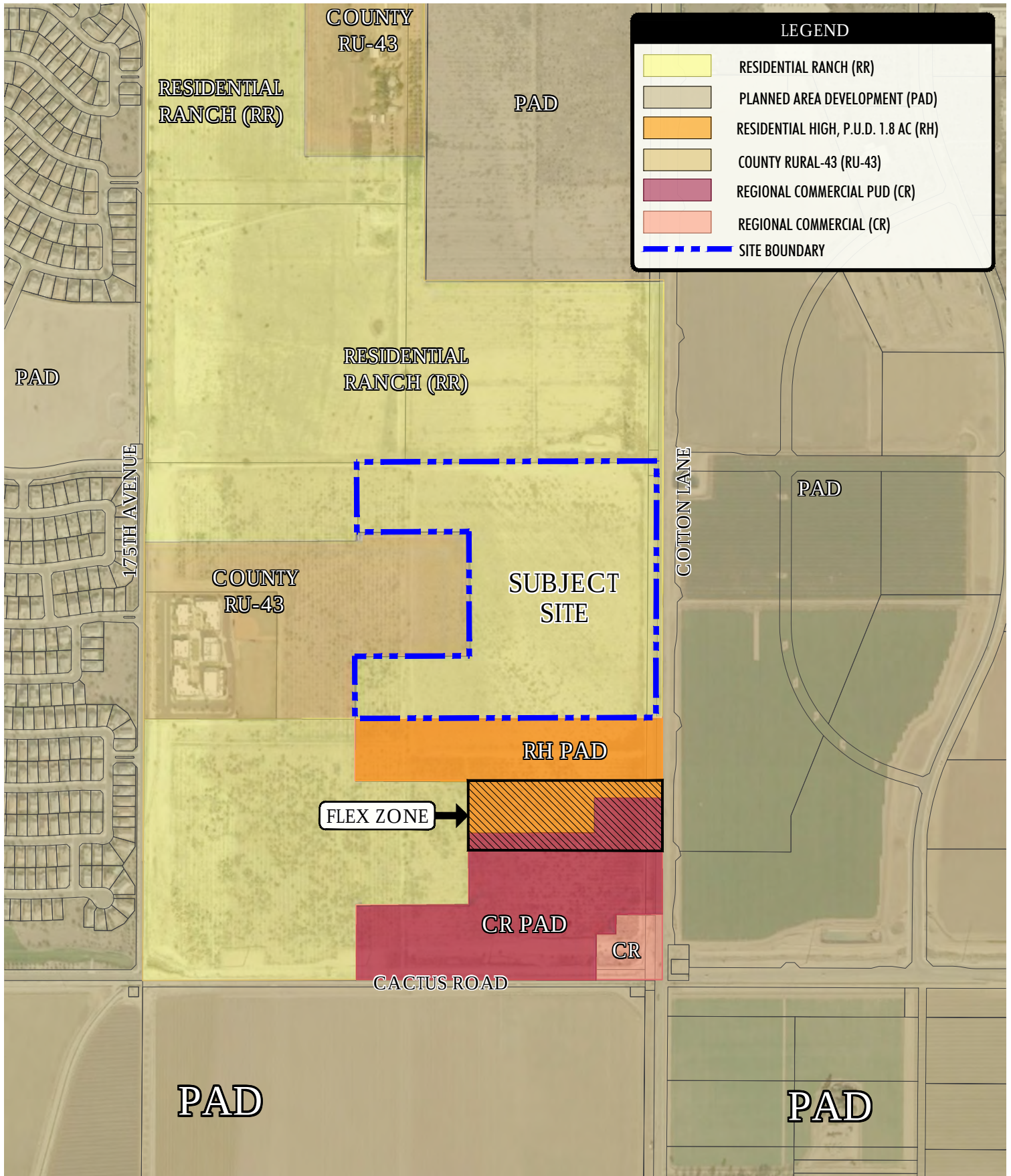


RYDER RANCH
SURPRISE, AZ

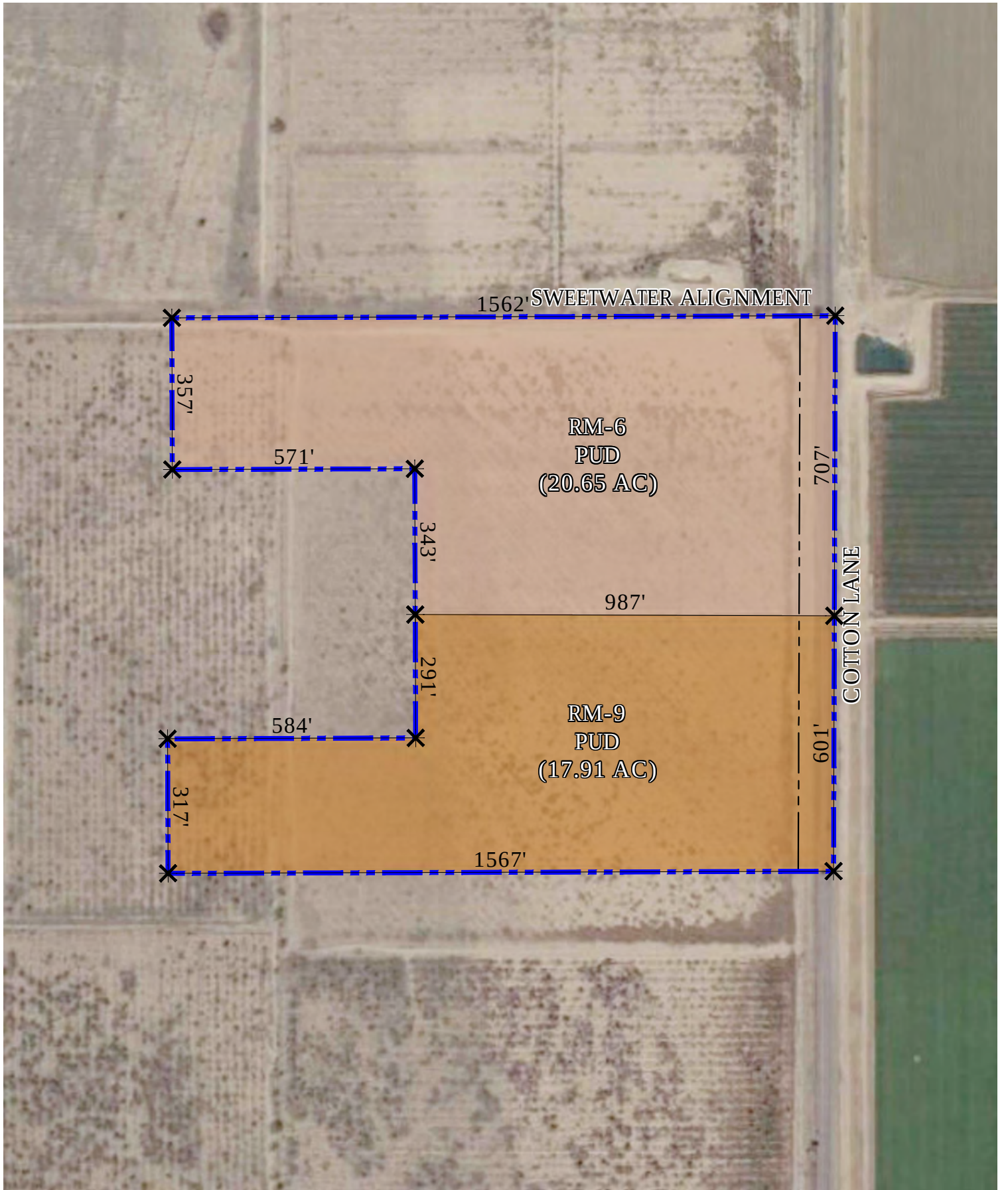
FIGURE I-VICINITY MAP
02/20/19







SCALE: NTS





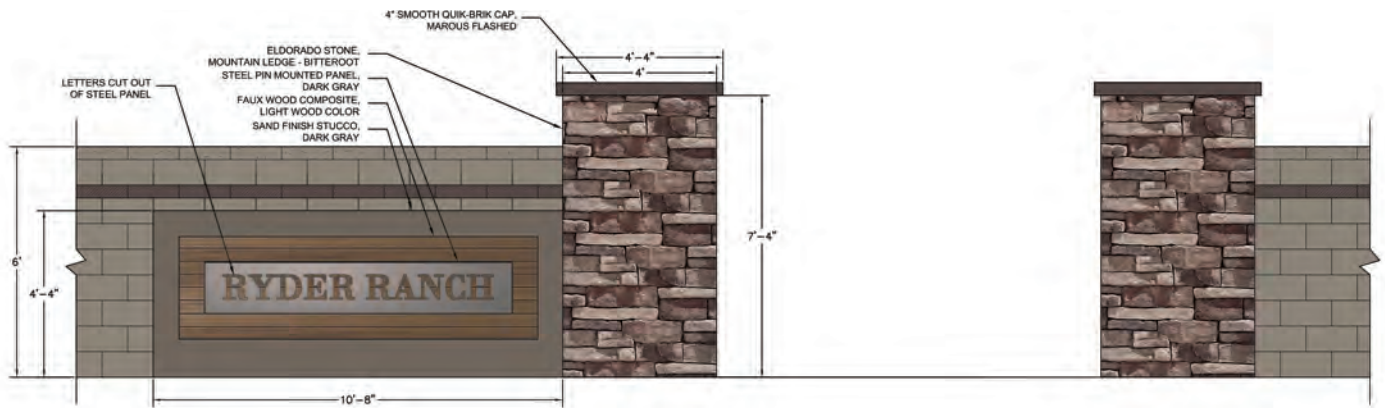
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RYDER RANCH
SURPRISE, AZ

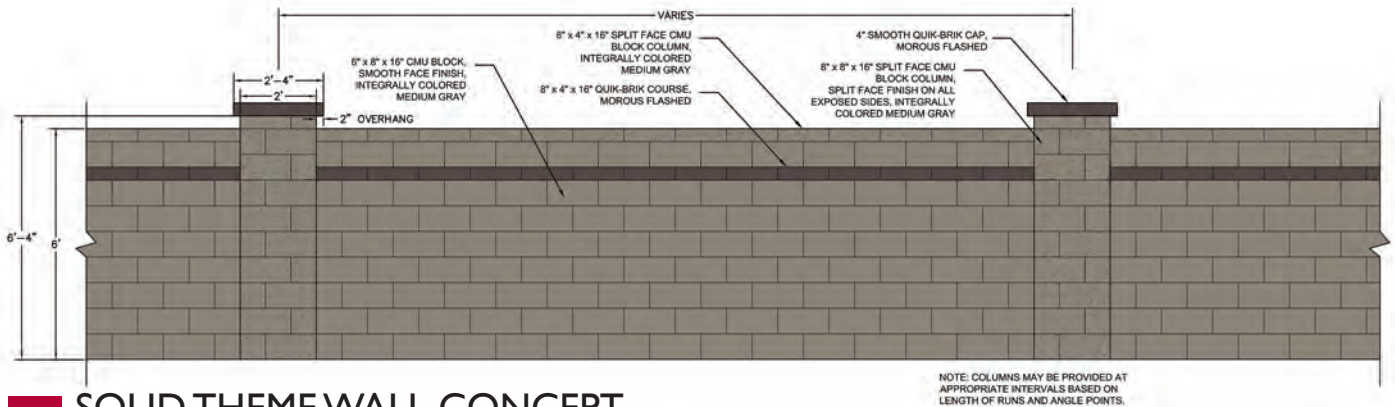
FIGURE 5-DEVELOPMENT PLAN CONCEPT
01/24/19



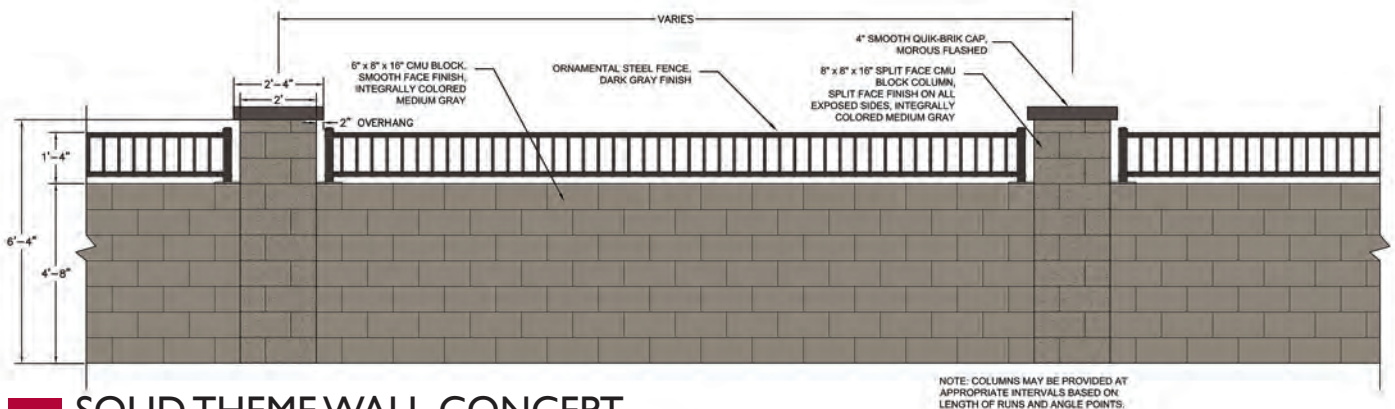




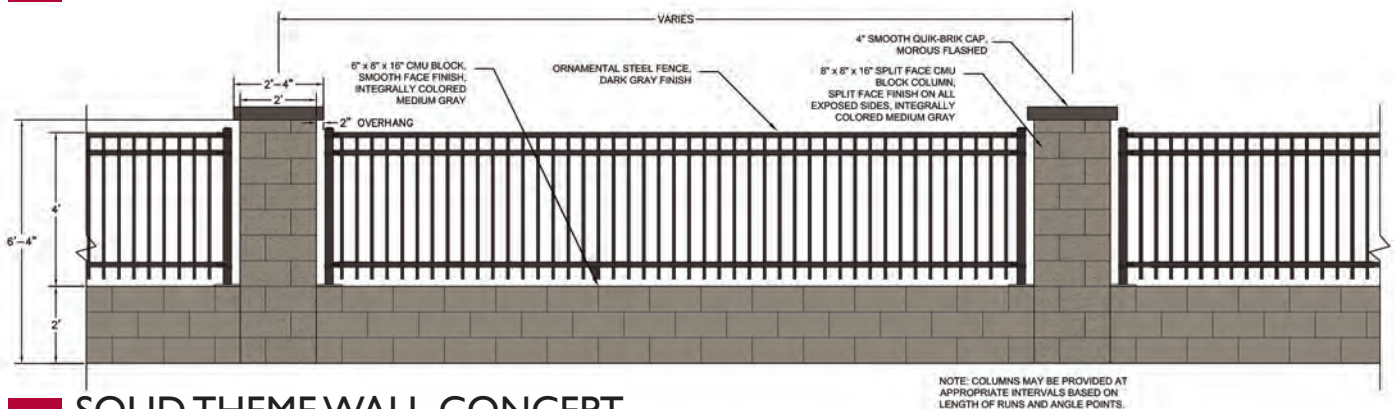
SOLID THEME WALL CONCEPT



SOLID THEME WALL CONCEPT



SOLID THEME WALL CONCEPT



SOLID THEME WALL CONCEPT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE, IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (TAX PARCEL NO. 502-04-002E)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1484.01 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 584.03 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 570.97 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 356.92 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1479.27 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1307.75 FEET TO THE POINT OF BEGINNING;
EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN THE WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (TAX PARCEL NO. 502-04-023C)

THAT PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 14; TOGETHER WITH THE SOUTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14; THE EAST QUARTER CORNER OF SAID SECTION 14 BEARING NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE

LEGAL DESCRIPTION

QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 2643.95 FEET FROM THE CENTER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING SOUTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 2639.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14; EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 24, 2005 IN RECORDING NO. 20051220897, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 502-04-022A)

A PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.75 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.76 FEET TO THE POINT OF BEGINNING; EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED MAY 31, 2007 IN RECORDING NO. 20070630298, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIGURE 9: DYSART UNIFIED SCHOOL DISTRICT LETTER



January 25, 2019

Ryder Ranch - Developer Support & Dysart Unified School District

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County has a pending donation agreement with development parties associated with the development known as "Ryder Ranch". District staff have reviewed the agreement and plan on bringing before the District's Governing Board in February 2019. Per this agreement the Owners/Developers agree to donate cash payments to the District for each dwelling unit constructed in the development in Surprise, Arizona. These donations aid the District in supporting the new student population the development will bring. Additional District staff have discussed the project with developers including school access and thoughts on bus routing.

Pending final approval of this agreement by Dysart's Governing Board, the District has no objection to zone change, platting or other land use actions needed to complete said project. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts finalizing this agreement. We will follow up with you regarding Governing Board resolution and document recordation.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman", is written over a blue horizontal line.

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD

Power in the preparation...Excellence in the Journey...Success for a lifetime

Governing Board: Dawn Densmore, Jay Leonard, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil, Jennifer Tanner

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Ryder Ranch Residential Development

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of 38.56 acres of land from RR to RM-6 and RM-9 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 02/27/2019 and 03/18/2019

Future Council Work Session/Meetings target dates PZ Commission 04/04/19, City Council 04/16/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



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

4 December 2018

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Allysa Robinson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS18-632; Ryder Ranch (APN: 502-04-002E, 023E, & 022A)

Dear Ms. Robinson

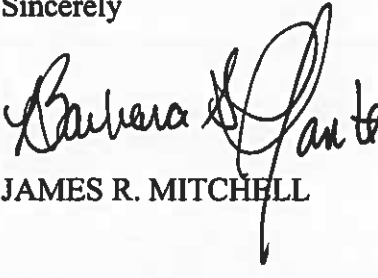
Thank you for the opportunity to provide comments for the Planned Rezone and Preliminary Plat Application for Ryder Ranch. The site sits on 38.56 acres of vacant land located at southwest corner of Cotton Lane and Sweetwater Avenue. The request is to rezone the site from Residential Ranch to Residential Medium R-6 and R-9 PUD and develop the site into approximately 148 single-family residential lots for an overall gross density of 3.76 du/ac. The site is from approximately 2.40 outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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. This project, with a density of 3.76 du/ac meets these guidelines.

As stated in the narrative, at the location above, this rezone and preliminary plat request will not have a negative impact on the 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 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 you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

for 
JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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

FIGURE 9: DYSART UNIFIED SCHOOL DISTRICT LETTER



January 25, 2019

Ryder Ranch - Developer Support & Dysart Unified School District

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This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County has a pending donation agreement with development parties associated with the development known as "Ryder Ranch". District staff have reviewed the agreement and plan on bringing before the District's Governing Board in February 2019. Per this agreement the Owners/Developers agree to donate cash payments to the District for each dwelling unit constructed in the development in Surprise, Arizona. These donations aid the District in supporting the new student population the development will bring. Additional District staff have discussed the project with developers including school access and thoughts on bus routing.

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Kevin Shipman

Planning Administrator

Dysart Unified School District

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Transportation Planning and Traffic Engineering
 16000 North Civic Center Plaza
 Surprise, Arizona 85374
 Phone 623-222-6150
 Fax 623-222-1701

PROJECT SUBMITTAL DATA:

Project Name	Ryder Ranch
Project Location	SWC Cotton Lane and Sweetwater Avenue
Submittal Type	Traffic Impact Study 3 rd Submittal
Case Number	FS18-632
Date	2/25/2019
Reviewed by	Dana Owsiany, Stephen Chang, Stephan Bach, Martin Lucero
Contact Info	623-222-1732, 3136, 6149

Disposition Codes
<i>A= Will Comply</i> <i>B=Designer to Evaluate</i> <i>C=City of Surprise to Evaluate</i> <i>D=No further Action Required</i>

No	Page	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
7	21	The development will provide enough pavement width on Sweetwater Avenue between 171 st Lane and Cotton Lane to provide one eastbound through lane, one westbound through lane, and the recommended turn lanes. Two developments west of Ryder Ranch on Sweetwater Avenue are either ahead of or at the same stage of entitlement as Ryder Ranch. When these developments are built, there will be traffic expected to travel westbound in front of this development. Therefore, Ryder Ranch will provide enough pavement width on Sweetwater Avenue from 171st Lane to Cotton Lane to accommodate three lanes.			
8	General	Since this TIA does not identify this development's proportionate share of the future traffic signal at the intersection of Cotton Lane and Sweetwater Avenue, this development will be stipulated to contribute 1/4 (25%) of the total cost of future traffic signal.			



S U R P R I S E
A R I Z O N A

Ryder Ranch

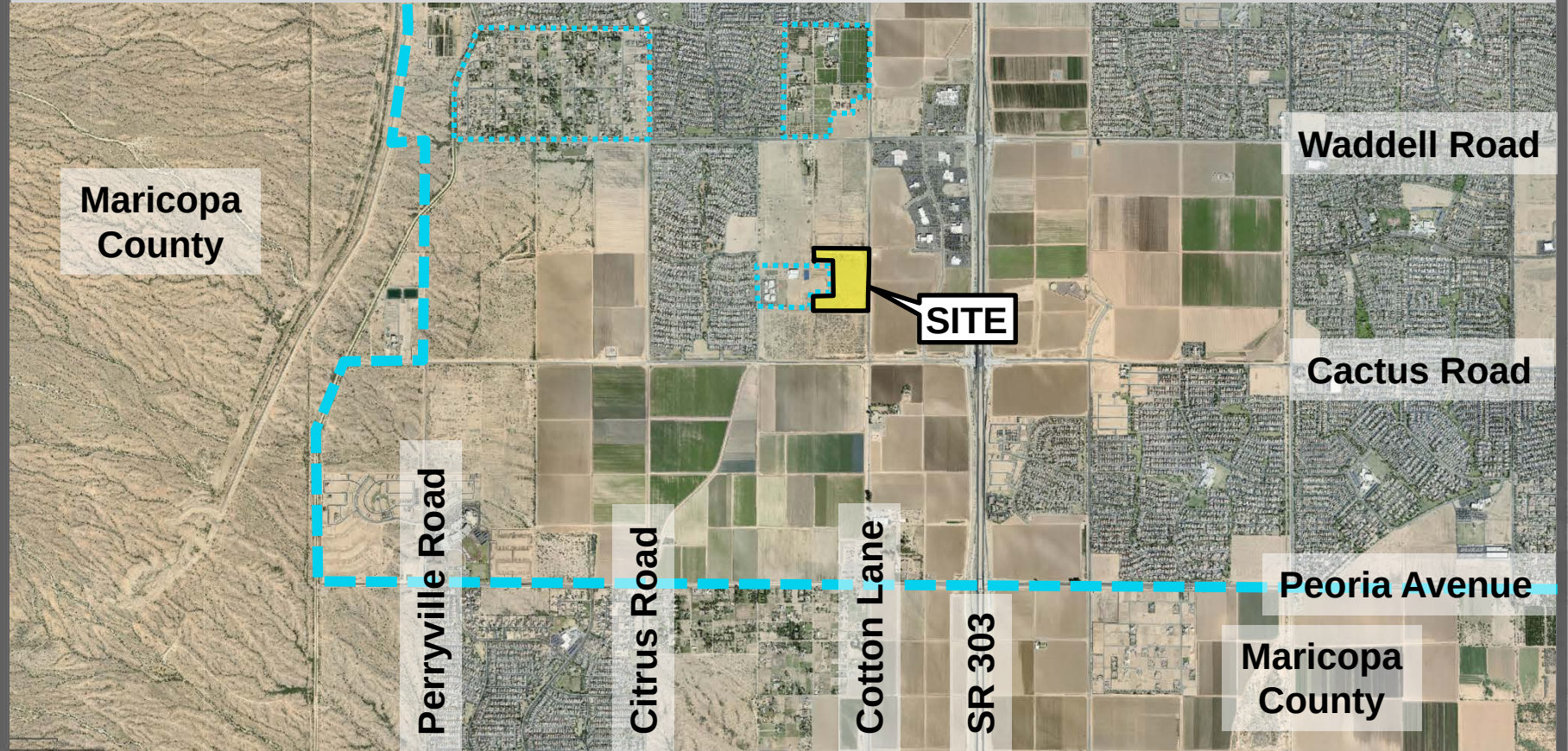
FS18-632

Rezone with PUD Overlay and
Preliminary Plat

City Council - April 16, 2019

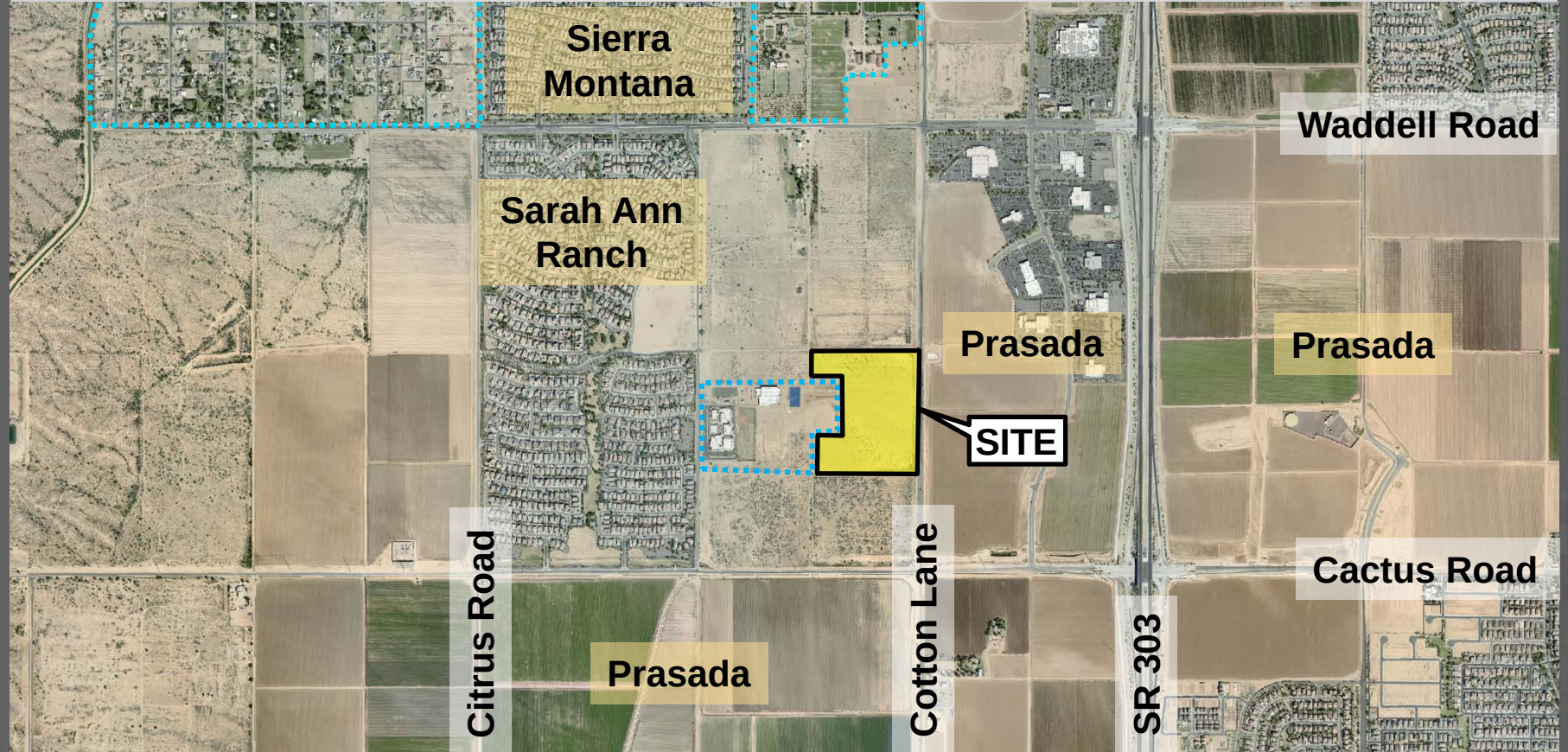
VICINITY MAP

FS18-632



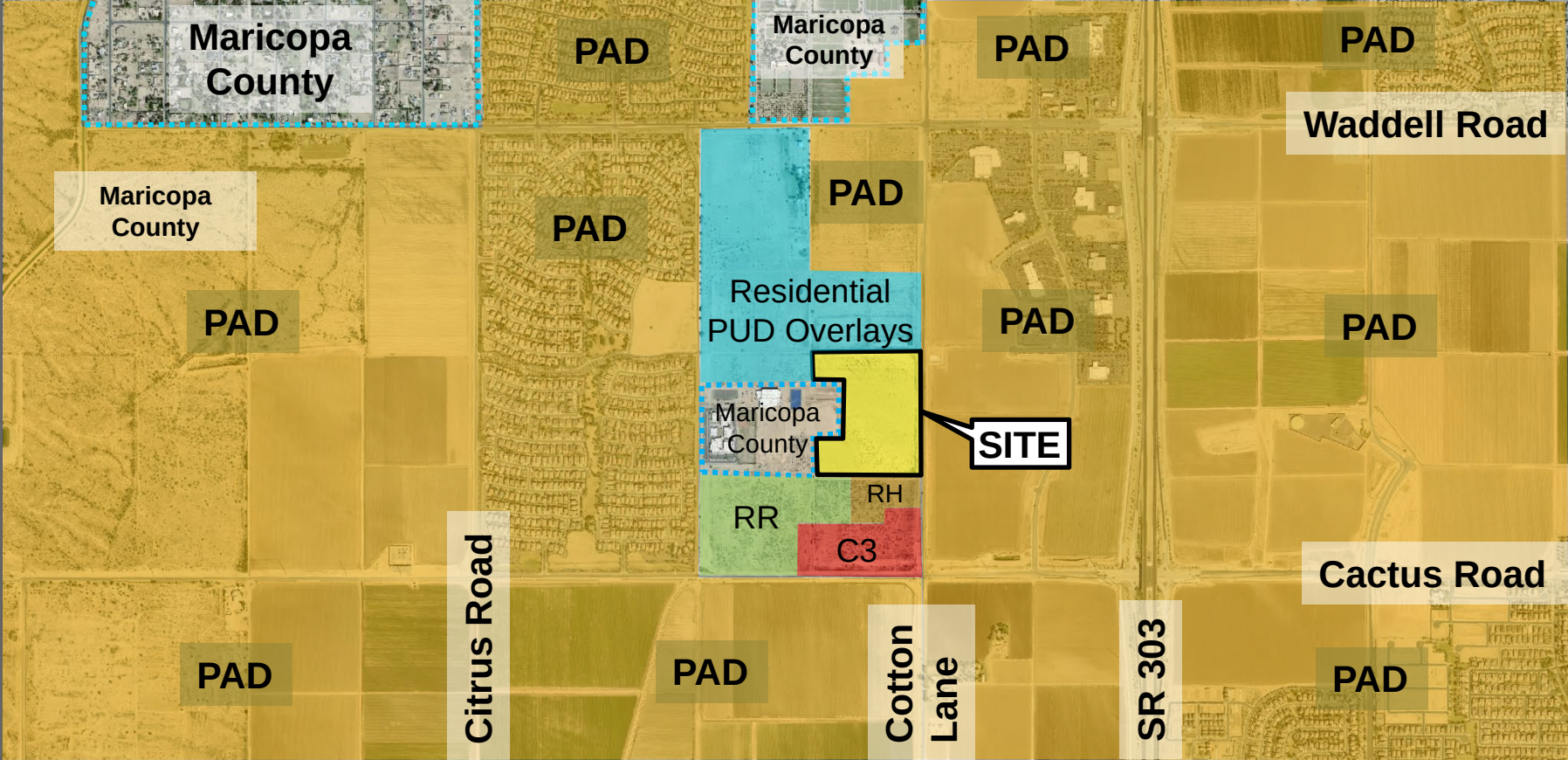
VICINITY MAP

FS18-632



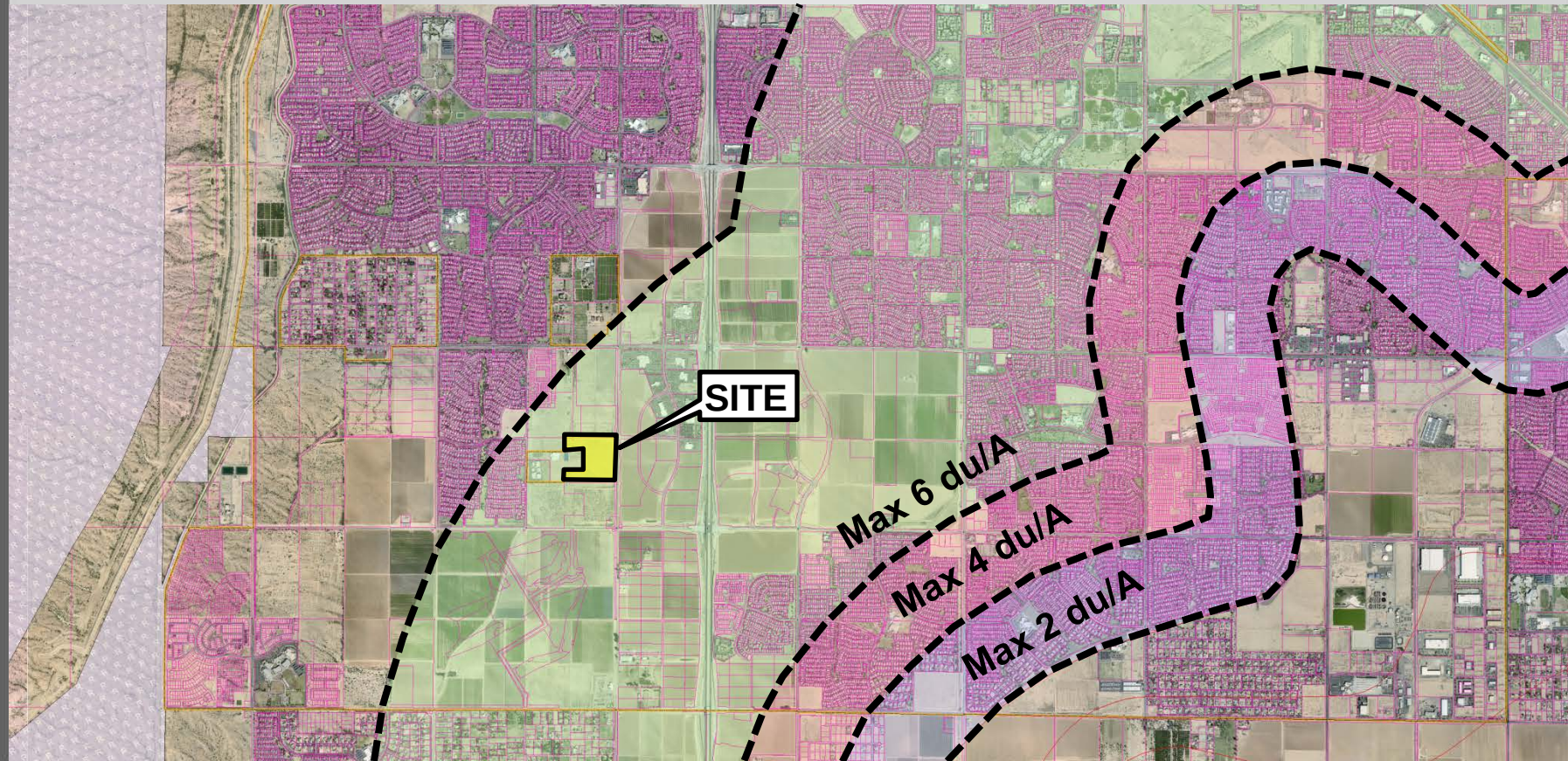
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



175th Avenue

Cotton Lane

38.56 Acres

Paradise
Education

Ryder Ranch
Rezone with PUD Overlay

Project Area

175th Avenue

Cotton Lane

Paradise
Education

38.56 Acres
Residential
Ranch

Ryder Ranch
Rezone with PUD Overlay

Existing Zoning

175th Avenue

Cotton Lane

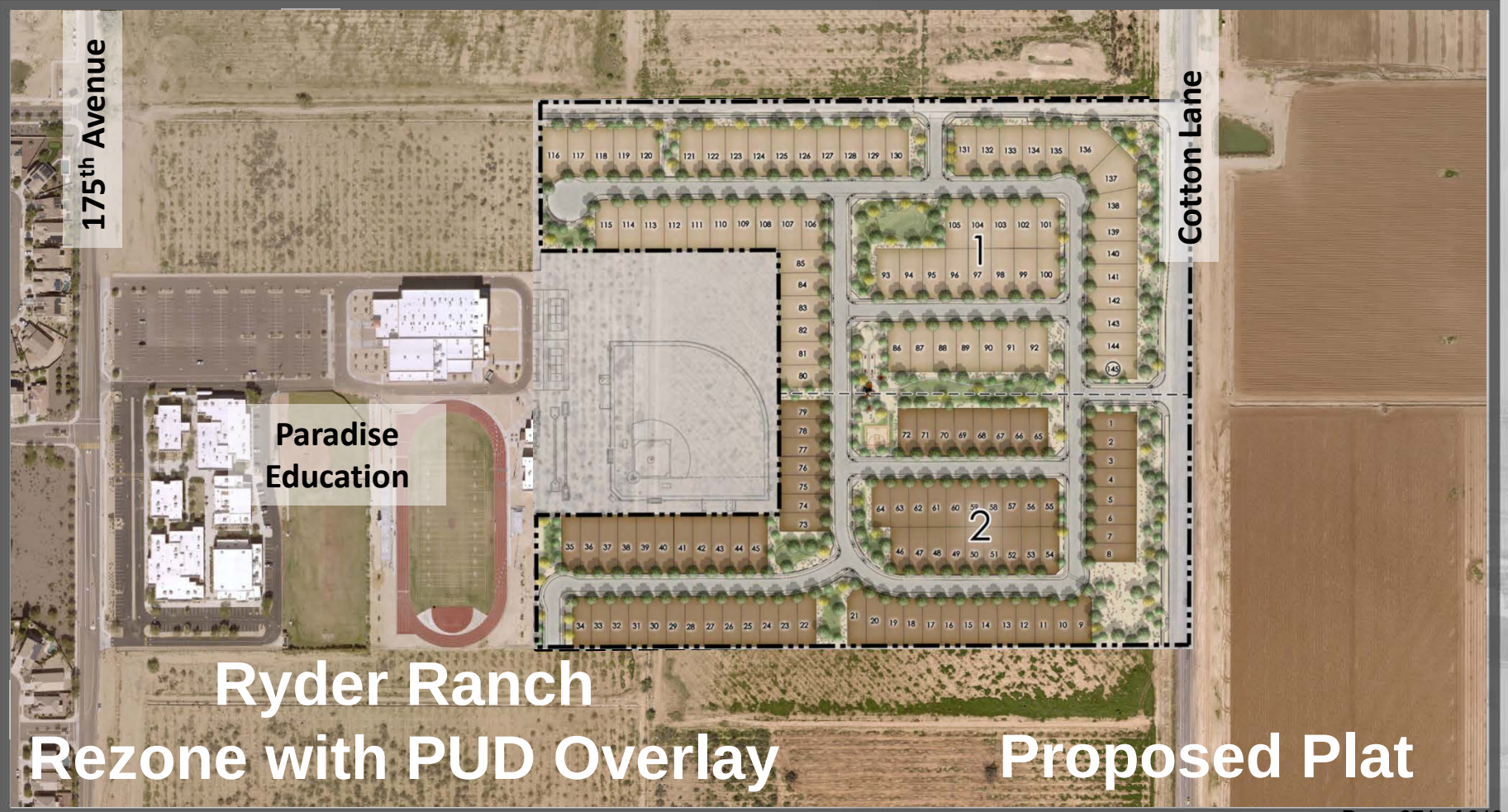
Paradise
Education

20.65 Acres
RM-6-PUD

17.91 Acres
RM-9-PUD

Ryder Ranch
Rezone with PUD Overlay

Proposed Zoning



175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Proposed Plat

175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Cotton Lane

Paradise
Education

66
55' x 100' Lots

79
40' x 100' Lots

Ryder Ranch
Rezone with PUD Overlay

Lotting Product

DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OPEN SPACE

SWEETWATER AVENUE

COTTON LANE



LEGEND

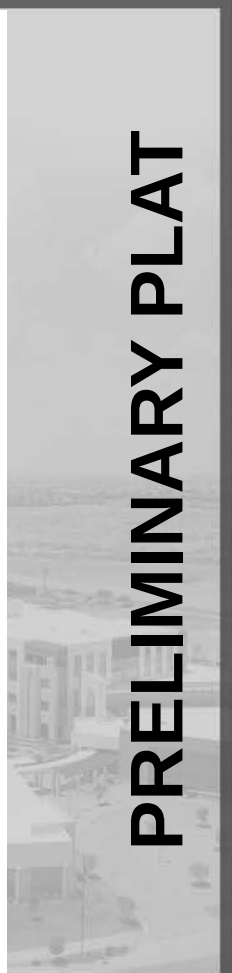
- ① INFORMAL PLAY / RETENTION
- ② SPORT COURT
- ③ TOT LOT
- ④ SHADE RAMADA / PICNIC AREA
- ⑤ SIDEWALK / TRAIL
- ⑥ ENTRY MONUMENT
- ⑦ OPEN SPACE PARCEL

**26 Percent
Open Space Provided**

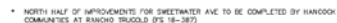
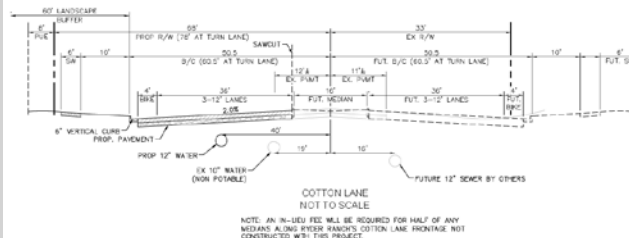


PRELIMINARY





PRELIMINARY PLAT



ALL FLOTTING WIDTHS WILL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON THE PLAN. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM PERMITTED YARD SETBACK FOR TYPICAL WARDHOB RECTANGULAR LOTS. FOR NON-RECTANGULAR SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGEST OF THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DISTANCE ALONG THE SETBACK WOULD BE THE MINIMUM LOT WIDTH.

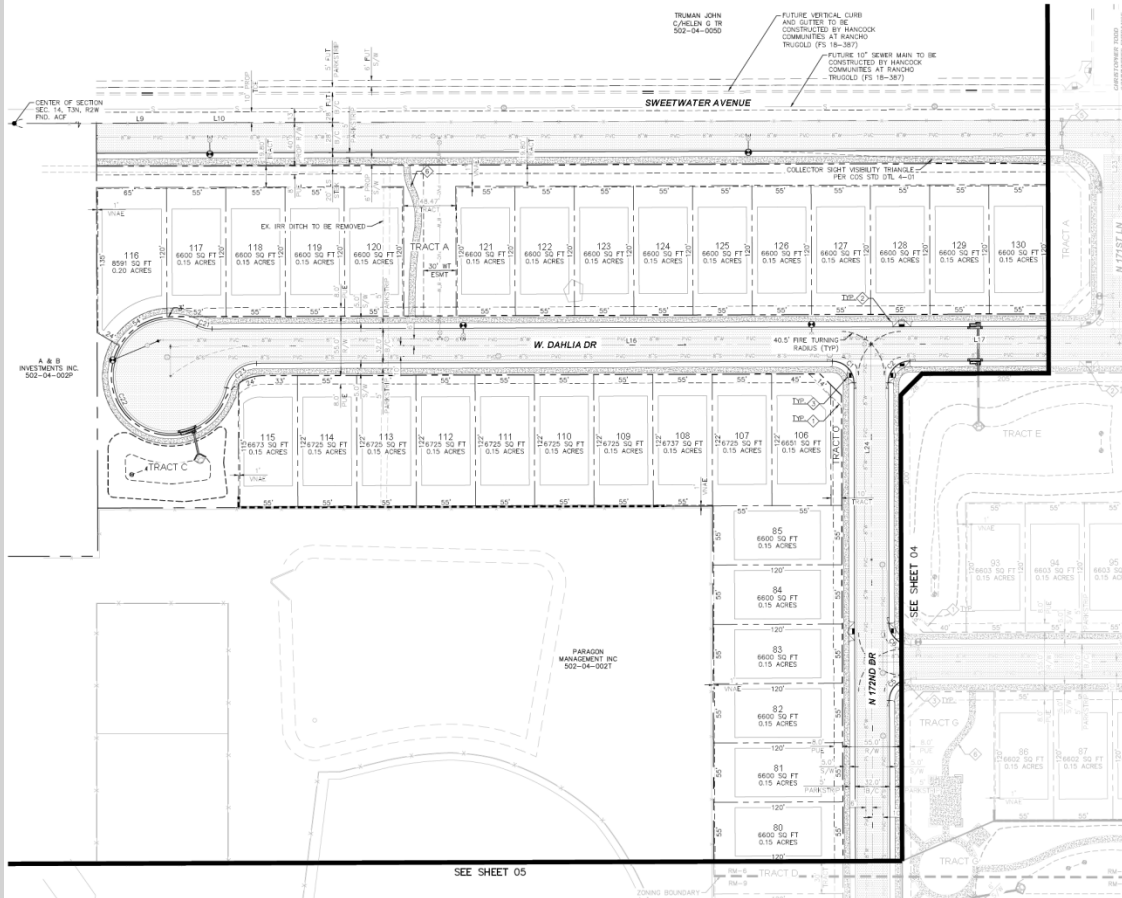
3.1 FRONT FACING GARAGES SHALL HAVE A MIN 2' FRONT YARD SETBACK FROM STREET RIGHT-OF-WAY. FRONT YARD SETBACKS MAY BE REDUCED TO 0' CITY BLOCK LONGER GARAGES AND UNPAVED OF THE HOUSE.

CLARY DIMENSIONAL REGULATIONS NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE A VIOLATION OF THIS ORDINANCE.



10 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A LOCAL,
AND 15 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A COLLECTOR

73	5008 0.7	0.12	REA-V-P2D
74	5100	0.12	REA-V-P2D
75	5000	0.12	REA-V-P2D
76	5100	0.12	REA-V-P2D
77	5000 0.12	0.12	REA-V-P2D
78	5000	0.12	REA-V-P2D
79	5000	0.12	REA-V-P2D
80	5100	0.15	REA-V-P2D
81	6000	0.15	REA-V-P2D
82	6000	0.15	REA-V-P2D
83	6000	0.15	REA-V-P2D
84	6000	0.15	REA-V-P2D
85	6000 13	0.15	REA-V-P2D
86	6001 34	0.15	REA-V-P2D
87	6001 34	0.15	REA-V-P2D
88	6001 34	0.15	REA-V-P2D
89	6001 34	0.15	REA-V-P2D
90	6001 34	0.15	REA-V-P2D
91	6001 1	0.15	REA-V-P2D
92	6001 1	0.15	REA-V-P2D
93	6001 1	0.15	REA-V-P2D
94	6001 1	0.15	REA-V-P2D
95	6001 1	0.15	REA-V-P2D
96	6001 1	0.15	REA-V-P2D
97	6001 1	0.15	REA-V-P2D
98	6001 1	0.15	REA-V-P2D
99	6001 1	0.15	REA-V-P2D
100	6001 1	0.15	REA-V-P2D
101	6001 1	0.15	REA-V-P2D
102	6001 1	0.15	REA-V-P2D
103	6001 1	0.15	REA-V-P2D
104	6001 1	0.15	REA-V-P2D
105	6001 1	0.15	REA-V-P2D
106	6001 1	0.15	REA-V-P2D
107	6001 1	0.15	REA-V-P2D
108	6001 1	0.15	REA-V-P2D
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111	6001 1	0.15	REA-V-P2D
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143	6001 1	0.15	REA-V-P2D
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145	6001 1	0.15	REA-V-P2D
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150	6001 1	0.15	REA-V-P2D
151	6001 1	0.15	REA-V-P2D
152	6001 1	0.15	REA-V-P2D
153	6001 1	0.15	REA-V-P2D
154	6001 1	0.15	REA-V-P2D
155	6001 1	0.15	REA-V-P2D
156	6001 1	0.15	REA-V-P2D
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158	6001 1	0.15	REA-V-P2D
159	6001 1	0.15	REA-V-P2D
160	6001 1	0.15	REA-V-P2D
161	6001 1	0.15	REA-V-P2D
162	6001 1	0.15	REA-V-P2D
163	6001 1	0.15	REA-V-P2D
164	6001 1	0.15	REA-V-P2D
165	6001 1	0.15	REA-V-P2D
166	6001 1	0.15	REA-V-P2D
167	6001 1	0.15	REA-V-P2D
168	6001 1	0.15	REA-V-P2D</



- PRE PLAT NOTES
- ◇ LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - ◇ PROPOSED 40' BLOCK CURB RAMP PER MAG STD DTL 235-4
 - ◇ PROPOSED CURB RAMP PER MAG STD DTL 237-3
 - ◇ PROPOSED TRAFFIC BARRICADE TYPE B PER MAG STD DTL 130
 - ◇ PROPOSED 6\"/>

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.43'	89°59'59"	20.00'
C2	20.00'	31.43'	90°00'01"	20.00'
C5	20.00'	31.43'	90°00'01"	20.00'
C6	20.00'	31.43'	89°59'59"	20.00'
C21	28.50'	14.03'	28°12'31"	7.16'
C22	53.20'	265.74'	286°11'38"	39.95'
C23	28.50'	38.79'	77°59'25"	23.07'

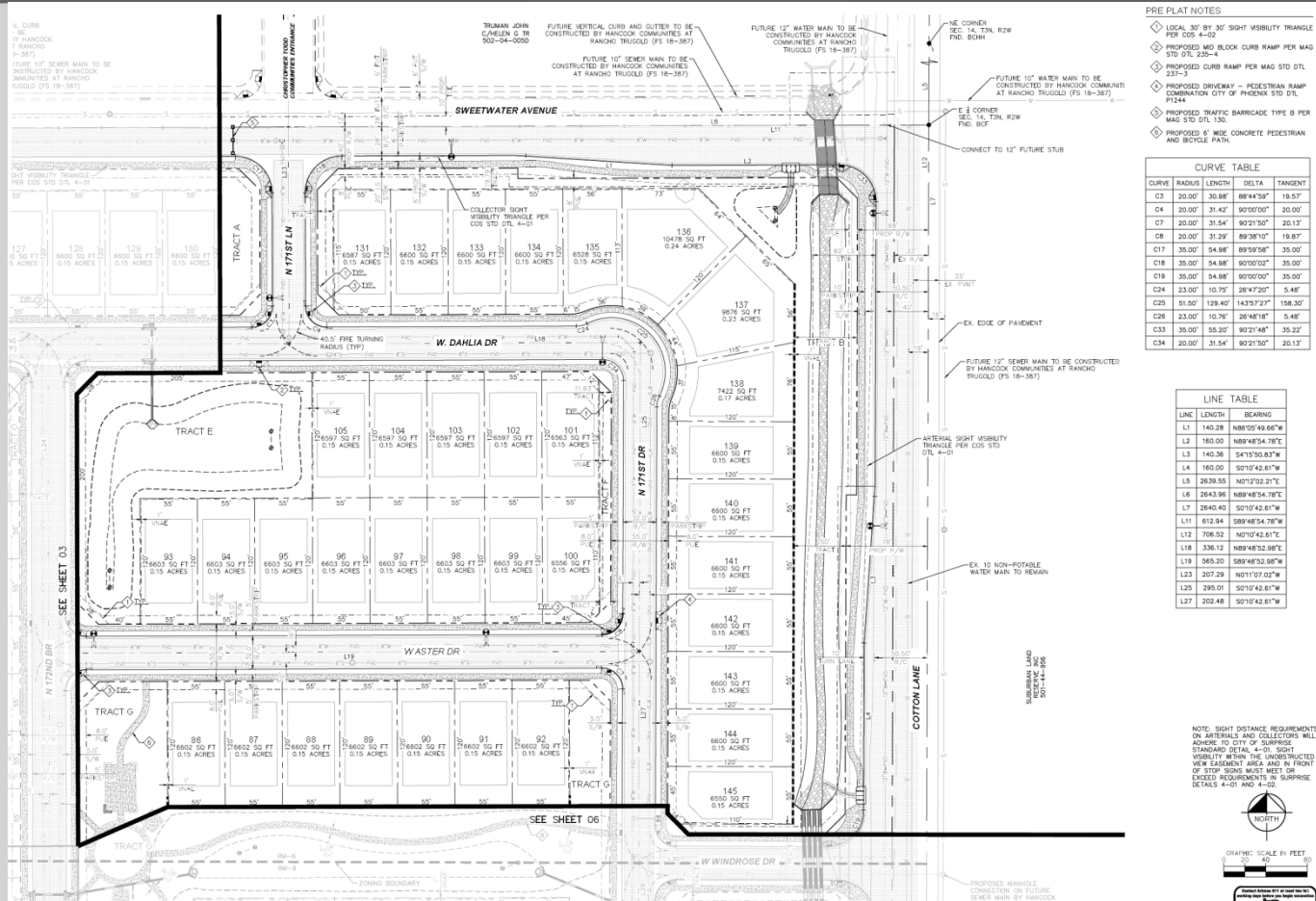
LINE TABLE		
LINE	LENGTH	BEARING
L9	2643.95	N89°48'54.78"E
L10	2031.02	S89°48'54.78"W
L16	850.45	N89°48'52.98"E
L17	230.89	N89°48'52.98"E
L24	295.00	N10°0'54.33"W

NOTE: SIGHT DISTANCE REQUIREMENTS ON INTERSECTIONS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNRESTRICTED VIEW EXISTENCE AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

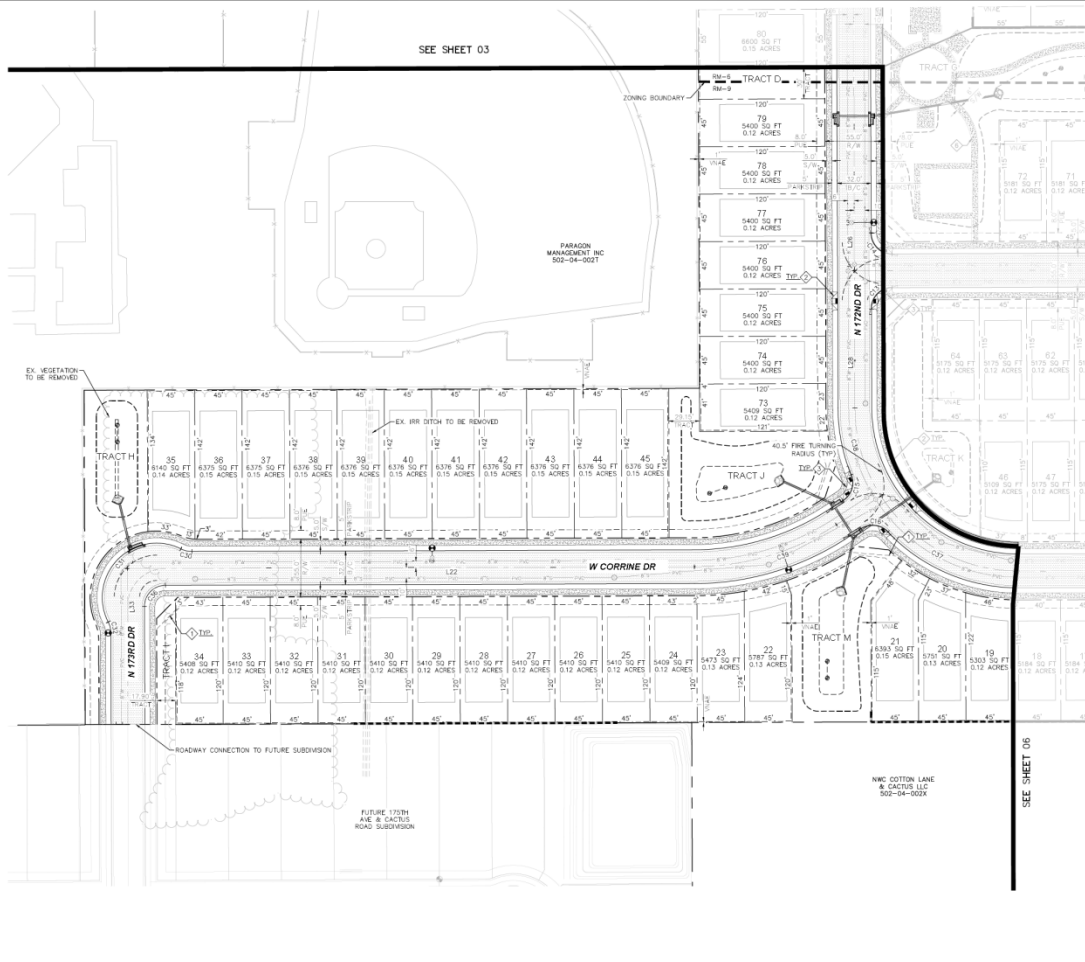


PRELIMINARY PLAT

PRELIMINARY PLAT



PRELIMINARY PLAT



PRE PLAT NOTES

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE
PER COS 4-02
- 2 PROPOSED MD BLOCK CURB RAMP PER MAG
STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL
237-3
- 4 PROPOSED DRIVEWAY - PEDESTRIAN RAMP
COMBINATION QTY OF PHOENIX STD DTL
P1244
- 5 PROPOSED 6' WIDE CONCRETE PEDESTRIAN
AND BICYCLE PATH

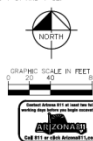
CURVE TABLE

CURVE DATA				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
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C14	20.00'	31.42'	89°59'53"	20.00'
C15	20.00'	27.62'	79°06'56"	16.52'
C16	20.00'	27.63'	79°09'22"	16.53'
C30	23.00'	10.76'	26°48'09"	5.46'
C31	51.50'	128.98'	143°29'55"	156.17'
C32	23.00'	10.72'	26°41'46"	5.46'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	155.36'	155.19'	57°13'56"	84.76'
C38	157.03'	88.17'	32°10'23"	45.28'
C39	150.00'	142.33'	32°37'14"	73.15'

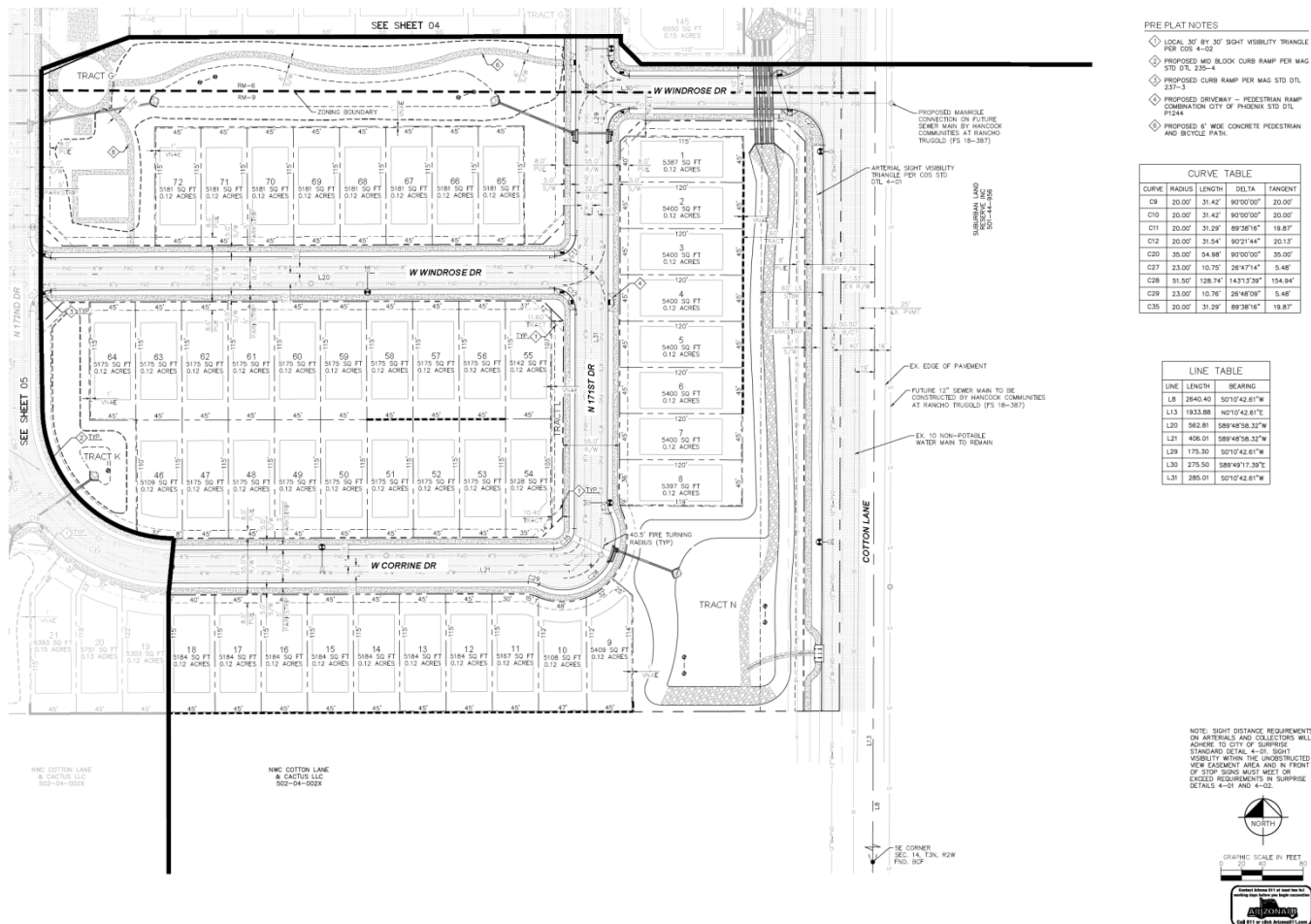
LINE TABLE

LINE	LENGTH	BEARING
L22	538.25	S89°48'58.32"W
L26	377.76	N0°11'01.68"W
L28	130.01	N0°14'16.02"W
L33	147.73	S0°11'01.68"E

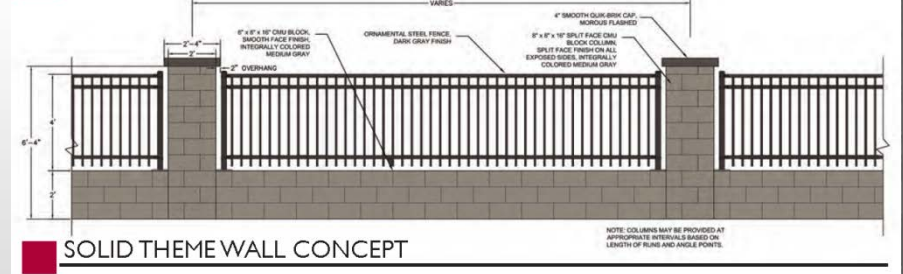
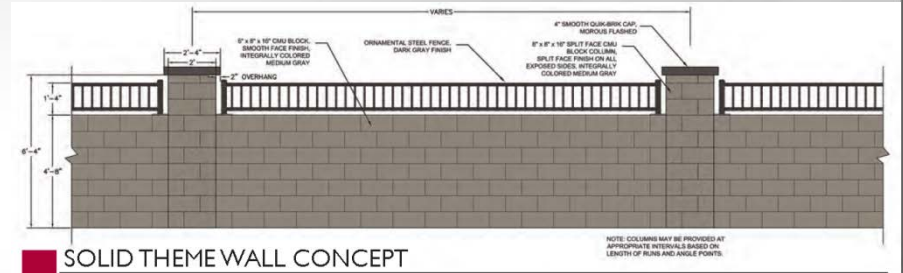
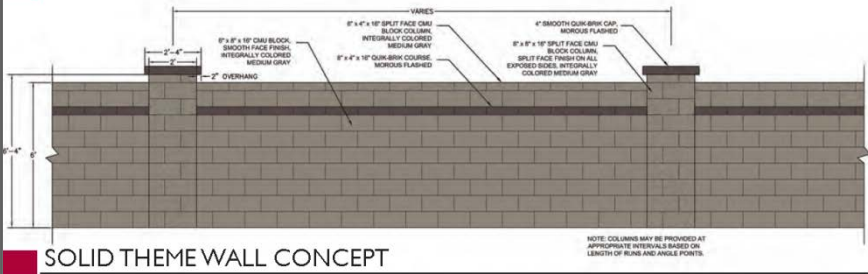
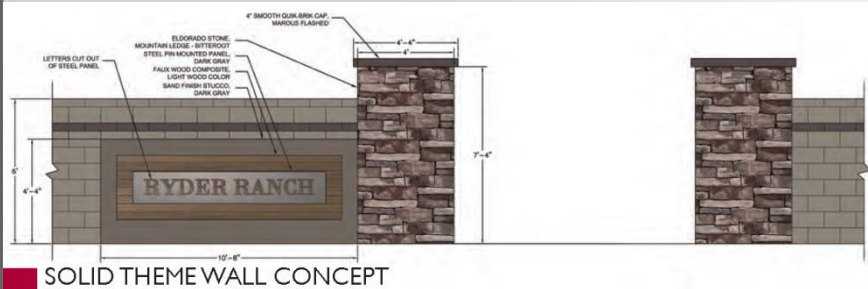
NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL, 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

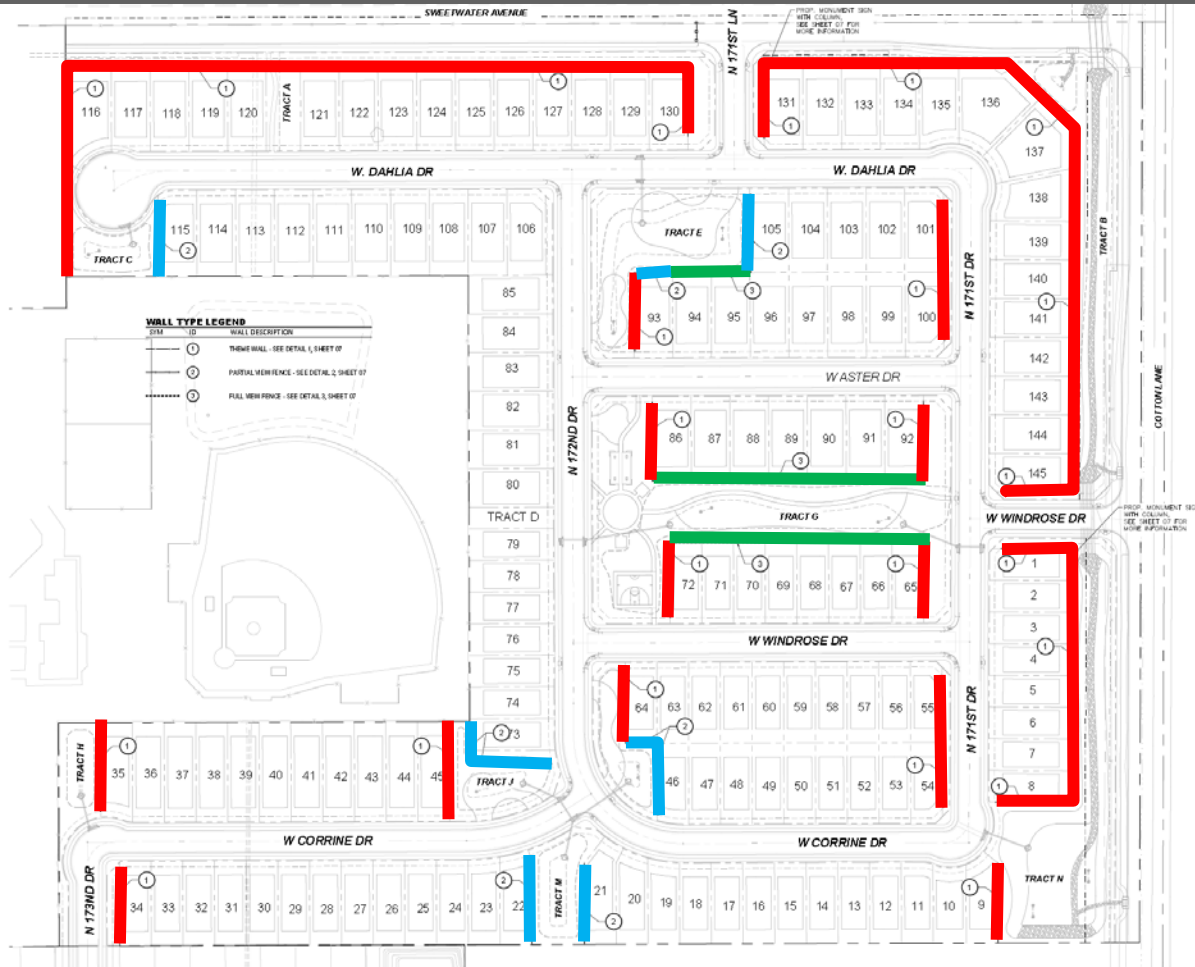


PRELIMINARY PLAT



WALLS





WALL TYPES

Theme

Partial View

Full View

Citizen Review

February 27, 2019 at 6 pm Sunset Hills Elementary School
March 18, 2019 Surprise City Hall

Planning and Zoning Commission

April 4, 2019

Rezone with PUD Overlay - Recommended **Approval** Subject
to Stipulations “A” through “B”

Preliminary Plat – Recommended **Approval** Subject to
Stipulations “A” through “G”



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

ORDINANCE 2019-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT ("PUD") OVERLAY FOR RYDER RANCH, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF COTTON LANE AND SWEETWATER AVENUE.

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

WHEREAS, the subject site is generally located on the southwest corner of Cotton Lane and Sweetwater Avenue;

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

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

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

WHEREAS, on April 4, 2019, the Planning and Zoning Commission recommended approval of the Ryder Ranch rezone with PUD overlay.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Ryder Ranch, is rezoned from Residential Ranch ("RR") to RM-6 and RM-9 with a PUD Overlay subject to the stipulations as outlined in Section two (2) herein.

Section 2. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections one (1) above are approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Ryder Ranch", consisting of 20 pages plus exhibits, prepared by RVi, and stamped received February 25, 2019.

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

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 6. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (TAX PARCEL NO. 502-04-002E)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1484.01 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 584.03 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 570.97 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 356.92 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1479.27 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN THE WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (TAX PARCEL NO. 502-04-023C)

THAT PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND

SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 14; TOGETHER WITH THE SOUTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14; THE EAST QUARTER CORNER OF SAID SECTION 14 BEARING NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 2643.95 FEET FROM THE CENTER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING SOUTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 2639.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14; EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 24, 2005 IN RECORDING NO. 20051220897, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 502-04-022A)

A PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENDING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 33.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;

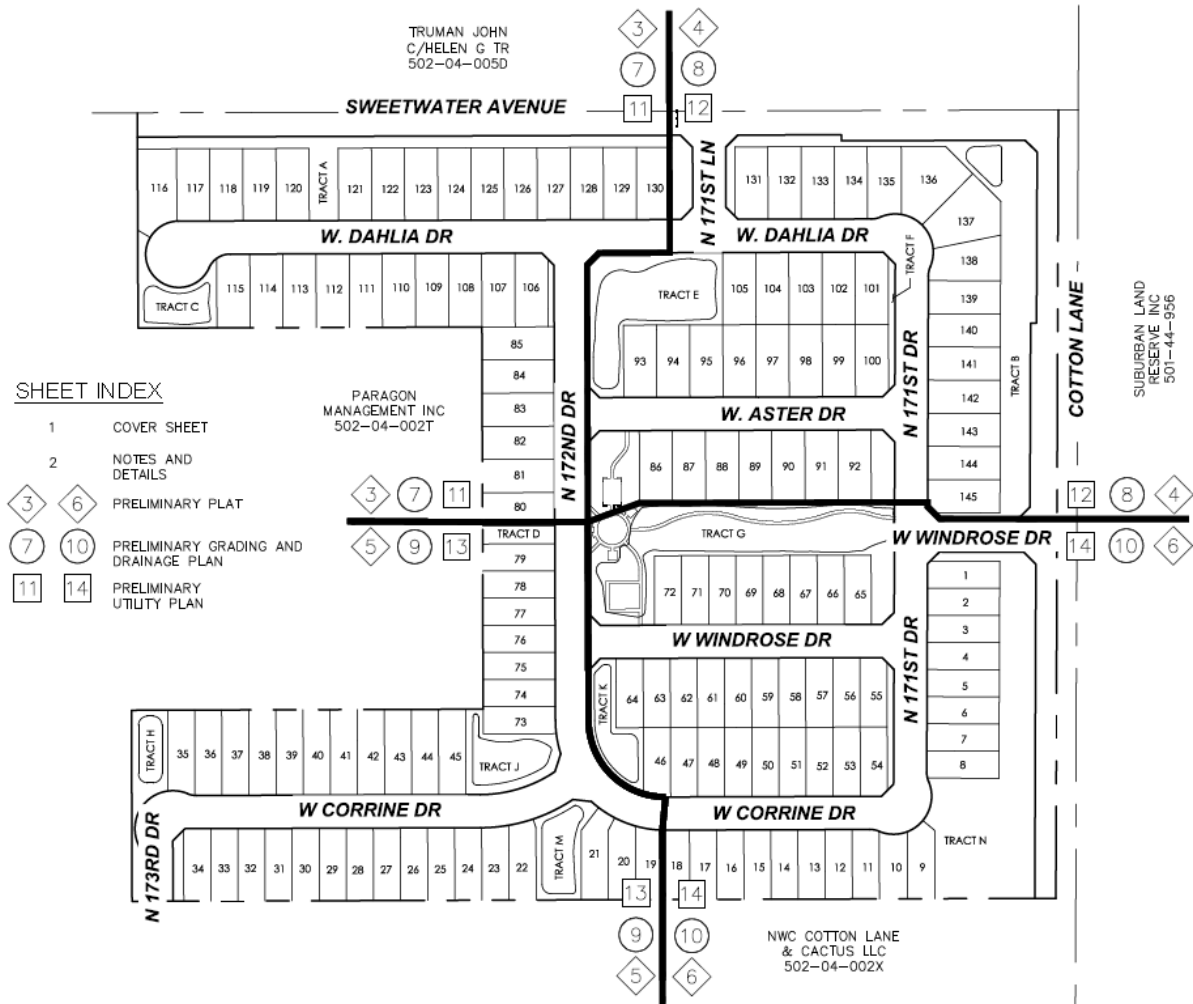
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.75 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.76 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED MAY 31, 2007 IN RECORDING NO. 20070630298, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled, "Preliminary Plat for Ryder Ranch Subdivision," dated March 15, 2019, a property generally located on the southwest corner of Cotton Lane and Sweetwater Avenue.

Motion:

I move to approve the Preliminary Plat entitled "Preliminary Plat for Ryder Ranch Subdivision," dated March 15, 2019.

Background:

The subject request involves a 145-lot Preliminary Plat on 38.56 acres located at the southwest corner of Cotton Lane and Sweetwater Avenue under Case FS18-632. The proposed Preliminary Plat will provide 79 single-family lots in the proposed RM-9-PUD zoning district as well as 66 single-family residential lots in the proposed RM-6-PUD zoning district.

Objective Analysis:

The Preliminary Plat for Ryder Ranch will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS18-632 - Ryder Ranch PP - CC Staff Report - 041619
 2. 01 - FS18-632 - Ryder Ranch PP - Vicinity - 041619
 3. 03 - FS18-632 - Ryder Ranch PP - Landscape Plan - 041619
 4. 02 - FS18-632 - Ryder Ranch PP - Preliminary Plat - 041619
 5. 08 - FS18-632 - Ryder Ranch - CC PowerPoint - 041619
-

PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL

Case: FS18-632

Project Name: Ryder Ranch Preliminary Plat

Council District: 3 - Mesquite

Meeting Date: April 16, 2019

Planner: Hobart Wingard, Planner II

Owner: S and S Cotton, LLC

Applicant: LVA, a RVI Company

Request: Preliminary Plat for residential lots in RM-6-PUD and RM-9-PUD Zoning Districts

Site Location: Generally located on the southwest corner of Cotton Lane and Sweetwater Avenue

Area: 38.56 Acres

Density: 3.76 du/A

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

Support/Opposition: None known

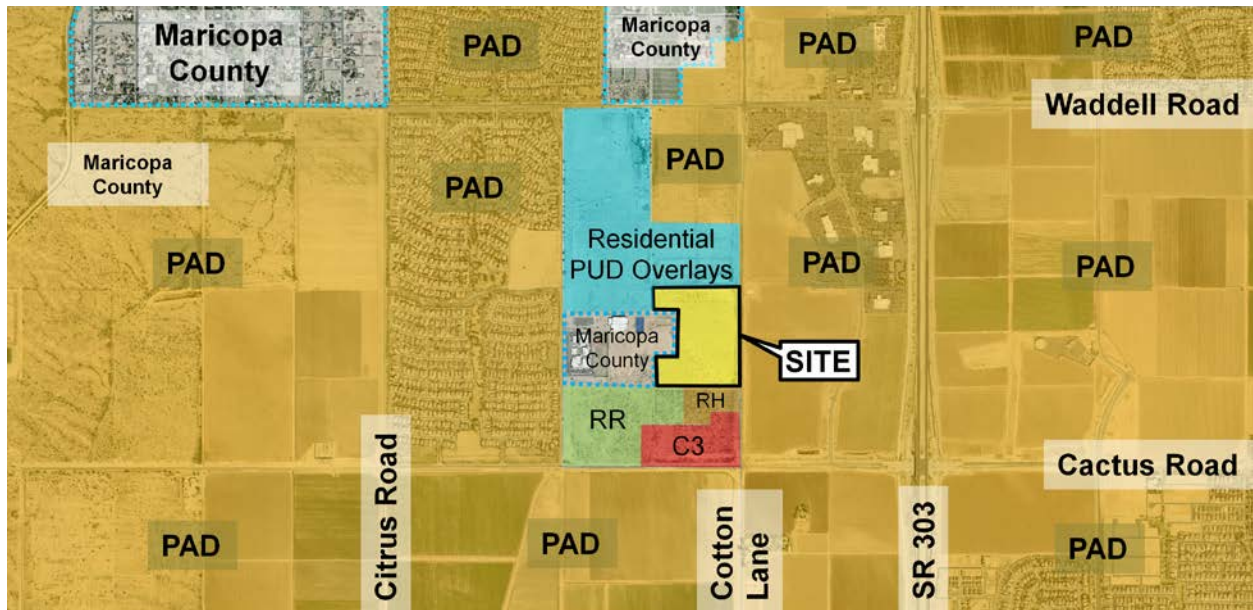
PROJECT DESCRIPTION:

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

The subject request involves a 145-lot Preliminary Plat on 38.56 acres located at the southwest corner of Cotton Lane and Sweetwater Avenue under Case FS18-632. The proposed Preliminary Plat will provide 79 single-family lots in the proposed RM-9-PUD zoning district as well as 66 single-family residential lots in the proposed RM-6-PUD zoning district.

EXISTING ZONING:

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



Rancho TruGold Vacant RM-6-PUD and RM-9-PUD	Rancho TruGold Vacant RM-9-PUD and RH-15-PUD	Prasada PAD Vacant Commercial
Vacant RM-9-PUD and Maricopa County (Paradise Education)	Ryder Ranch Existing – RR Proposed – RM-6-PUD and RM-9-PUD	Prasada PAD Vacant Commercial
RR (proposed Cactus and 175 th PUD) Vacant	RH and RR Vacant	Prasada PAD Vacant Commercial

BACKGROUND:

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

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

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

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

August 16, 2018: Staff held a Concept Review meeting with Mark Reddie of LVA, a RVi Company, for a Rezone with PUD Overlay and a Preliminary Plat for Ryder Ranch under Case CR18-389.

November 20, 2018: Mark Reddie of LVA, a RVi Company, filed a request for a Preliminary Plat and a Rezone with PUD Overlay for Ryder Ranch under Case FS18-632, the subject case.

February 27, 2019: Mark Reddie of LVA, a RVi Company, held a Citizen Review Meeting for the subject project at the Sunset Hills Elementary School. No residents attended the meeting.

March 18, 2019: City Staff held an additional Citizen Review Meeting for the subject project at Surprise City Hall. No residents attended the meeting.

April 4, 2019: The Planning and Zoning Commission recommended approval of the subject Preliminary Plat subject to Stipulations "A" through "G."

CITIZEN OUTREACH:

The applicant held a Citizen Review meeting on February 27, 2019 at the Sunset Hills Elementary School located at 17825 West Sierra Montana Loop. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. No residents attended the meeting.

Because the newspaper advertisement contained a slight error, staff held a second Citizen Review meeting on March 18, 2019 at Surprise City Hall. No residents attended the meeting.

ANALYSIS AND DISCUSSION:

The following image depicts the anticipated lotting for the project:



The following table is taken from the Ryder Ranch zoning narrative and expresses the proposed single-family residential development standards applicable to the two (2) types of lots proposed:

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

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

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

- Removal of the Community Pool requirement for both RM districts
- Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM districts
- Increase in maximum driveway width from 30% of lot width to 45% for both RM districts
- Increase in maximum driveway area from 30% of the front yard area to 45% for both RM districts
- Reduction in gross density from 6 DU/Ac to 3.2 du/A for RM-6-PUD
- Reduction in gross density from 9 DU/Ac to 4.4 du/A for RM-9-PUD
- Increase in Lot Width from 50 feet to 55 feet for RM-6-PUD
- Increase in Lot Width from 40 feet to 45 feet for RM-9-PUD
- Increase in Open Space from 20 percent of Net Residential Area to 26 percent for both RM districts

Sweetwater Avenue and Cotton Lane will be constructed as part of this development. Primary access to the subdivision will be from Cotton Lane and Sweetwater Avenue, with secondary access occurring through the adjacent subdivision to the southwest. The entry off of Sweetwater will have full access while the entrance off of Cotton will be a ¾ access which

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



The SUDC requires that not less than 20 percent of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 26 percent of the net residential area as open space overall, which exceeds the 20 percent requirement set forth in the SUDC. Within that open space will be a pocket park with a shade ramada, a sports court, tot-lot, picnic area, turf play area, and landscaping.

UTILITY AND SERVICES TABLE:

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports multi-family residential development at densities greater than 8 DU/Ac. The PUD Overlays associated with the zoning of the property caps the lot yield at 145 lots for an overall density of 3.76 du/A. The density most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

122 **REVIEWING AGENCIES:**

123 All City reviewing departments have reviewed the request and expressed no objections.
124 The subject Site Plan was also routed to the standard external reviewing agencies, who
125 offered the following comments:

126 **Luke Air Force Base (“LAFB”)**: In a letter dated December 4, 2018, LAFB indicates
127 no objections to the request, but advises the applicant review sound attenuation
128 requirements found in ARS 28-8482 and engage in a strong notification program with
129 respect to the air base and its operations. The letter is attached.

130 **Maricopa Water District (“MWD”)**: In an email dated November 27, 2018, MWD
131 indicated that they are currently working with the District to address all concerns.

132 **Dysart Unified School District (“DUSD”)**: In a letter dated January 25, 2019, DUSD
133 indicated they are currently working with the developer on a donation agreement. The
134 letter is attached.

135 **Arizona Department of Transportation (“ADOT”)**: In an email dated November 30,
136 2019, ADOT indicated they anticipate the development will have an impact on the State
137 Transportation System. ADOT requested the Traffic Impact Analysis for review.
138

139 **SUMMARY:**

140 The Commission is considering a related Zone Change request for the subject property. If
141 approved the zoning of the property will be RM-9-PUD and RM-6-PUD. The subject
142 Preliminary Plat meets the requirements of those zoning districts as modified by the PUD
143 Overlays, in addition to other requirements as set forth in the SUDC.
144

145 **FINDINGS:**

- 146 • The proposed Preliminary Plat is consistent with the Surprise Unified Development
147 Code except as modified by the associated PUD Overlays.
- 148 • The proposed Preliminary Plat is consistent with the proposed zoning of the
149 property.
- 150 • The proposed Preliminary Plat advances the goals of the Surprise General Plan
151 2035.
152

153 **RECOMMENDATION:**

154 On April 4, 2019 the Planning and Zoning Commission passed a motion to recommend
155 approval to the Mayor and City Council of Preliminary Plat Case FS18-632.

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

- 158 A. Development and use of the site shall be consistent with the Preliminary Plat
159 entitled “Ryder Ranch Subdivision”, consisting of 14 sheets prepared by Kimley
160 Horn, Inc. and stamped received February 25, 2019.

- 161 B. The Preliminary Plat, prepared by Kimley-Horn, date stamped February 25,
162 2019, will be revised and submitted for review to include the following
163 modifications:
- 164 1. Sheet 1:
- 165 a. The "RM-6 PUD and RM-9 PUD Openspace" table will be removed. The
166 relevant information is provided in the "Area Calculations" table.
- 167 b. The "Total" "Gross Density" will be changed from 7.61 to 3.76 "Area
168 Calculations" table.
- 169 c. The "Total" "Net Density" will be changed from 10.63 to 5.30 in the "Area
170 Calculations" table.
- 171 2. Sheet 2:
- 172 a. In the "Typical Lot Layout" illustration, the figures of "10 feet for locals and
173 15 feet for collectors" will be added to the "Tract" note.
- 174 C. If the median for Sweetwater Ave cannot be constructed by this project the
175 developer is responsible for in-lieu payment covering the costs of the required
176 median improvements and landscaping for half of the median. An in-lieu payment
177 agreement shall be executed prior to approval of final improvement plans and
178 issuance of civil permits.
- 179 D. If the median for Cotton Lane cannot be constructed by this project the developer
180 is responsible for in-lieu payment covering the costs of the required median
181 improvements and landscaping for half of the median. An in-lieu payment
182 agreement shall be executed prior to approval of final improvement plans and
183 issuance of civil permits.
- 184 E. Per the Traffic Impact Analysis, on Sweetwater Avenue a westbound left turn
185 lane at 171st Lane and an eastbound left turn lane at Cotton Lane are required.
186 Provide enough pavement width on Sweetwater Avenue from 171st Lane to
187 Cotton Lane to accommodate three lanes.
- 188 a. Two (2) developments west of Ryder Ranch on Sweetwater Avenue are
189 either ahead of or at the same stage of entitlement as Ryder Ranch. When
190 these developments are built, there will be traffic expected to travel
191 westbound in front of this development. Therefore, Ryder Ranch will
192 provide enough pavement width on Sweetwater Avenue from 171st Lane
193 to Cotton Lane to accommodate three lanes.
- 194 F. The Traffic Impact Analysis (TIA) comments, per letter dated February 25, 2019
195 on file with Engineering Services of Public Works shall be addressed and civil
196 documents approved by city staff prior to final plat approval and issuance of civil
197 construction permits.
- 198 G. Non-compliance with the approved plan for this case will be treated as a violation
199 in accordance with the provisions of Article XIV of the Surprise Unified
200 Development Code.

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

204

205 **Attachments:**

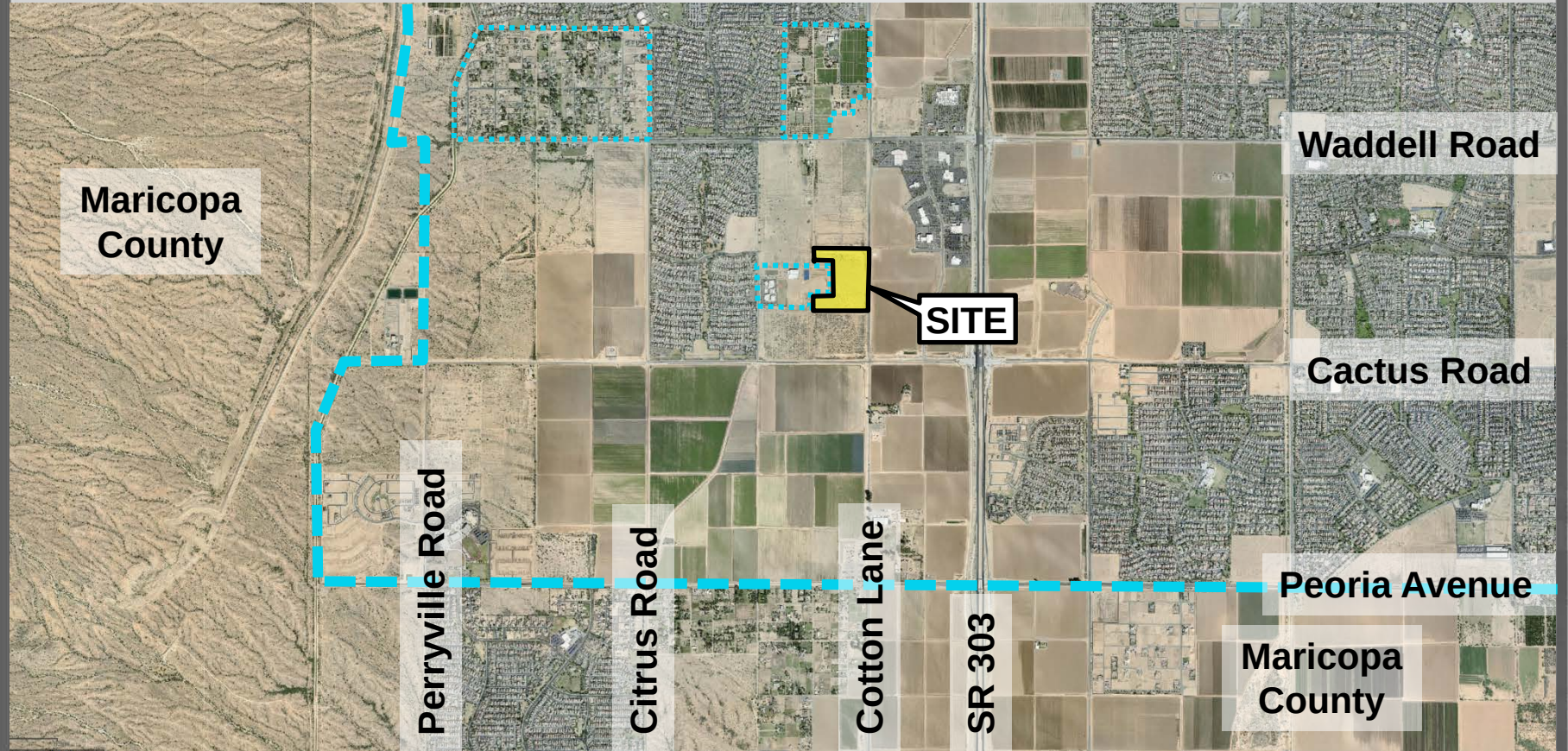
206 01 - Vicinity Maps

207 02 - Preliminary Plat

208 03 - Landscape Plans

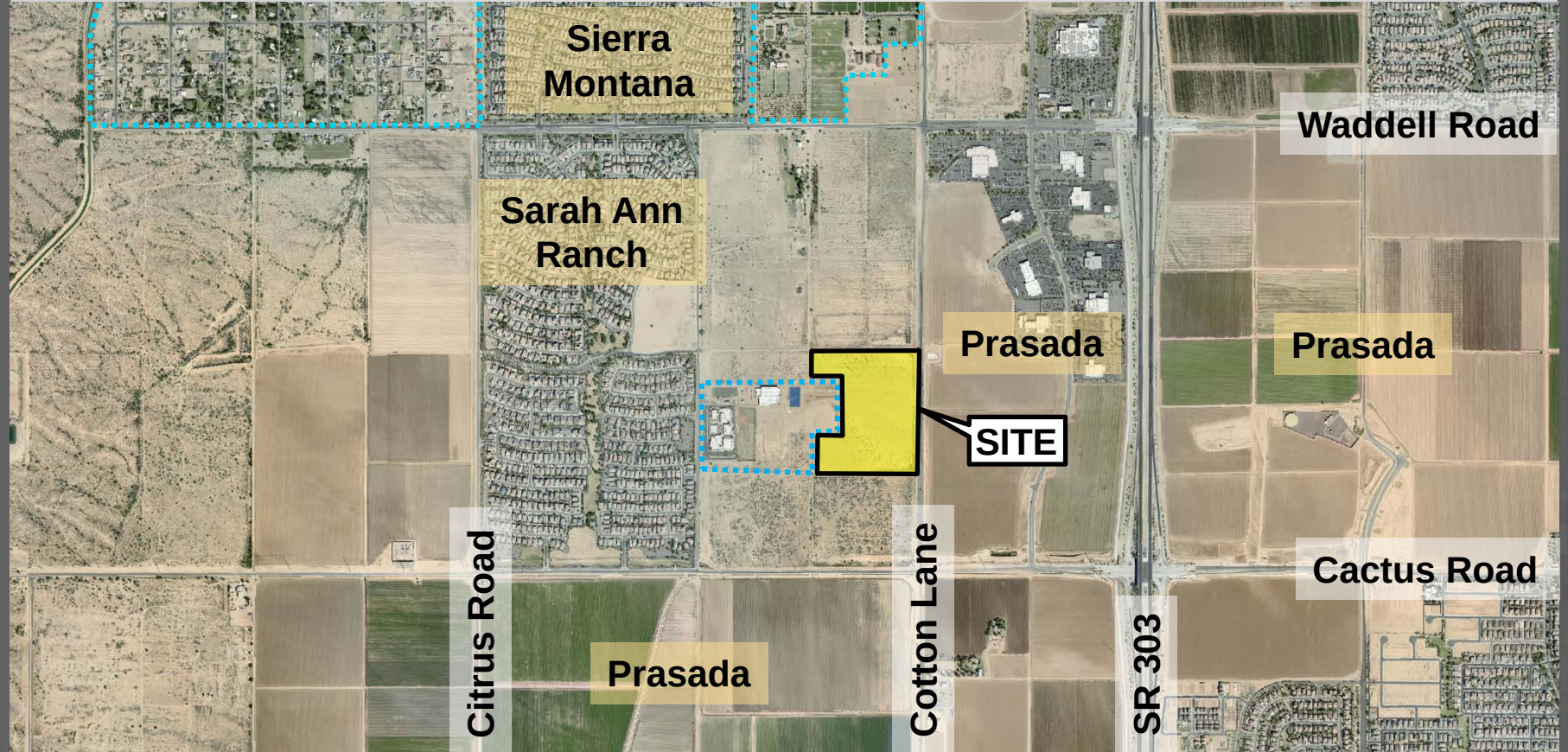
VICINITY MAP

FS18-632



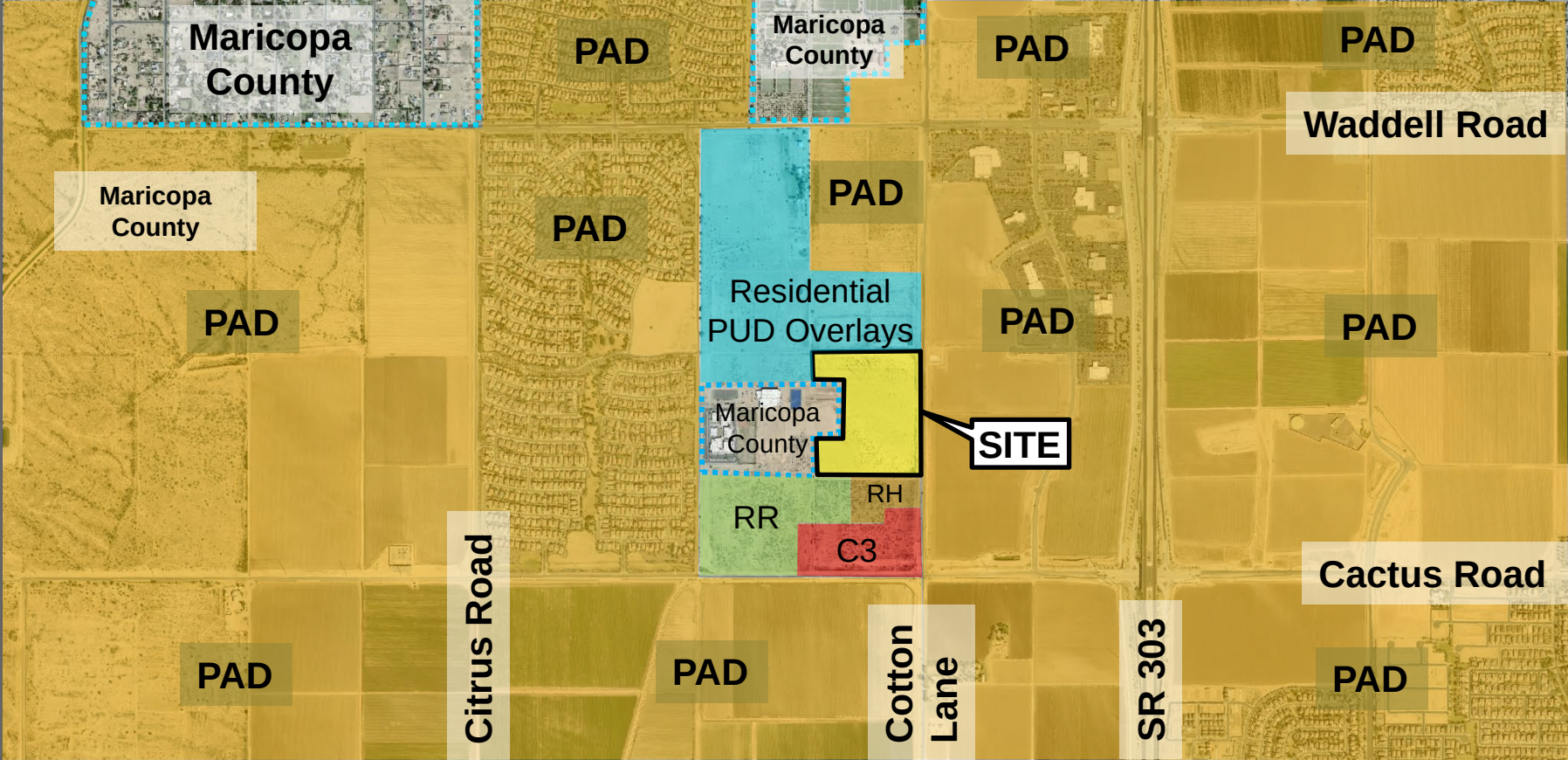
VICINITY MAP

FS18-632



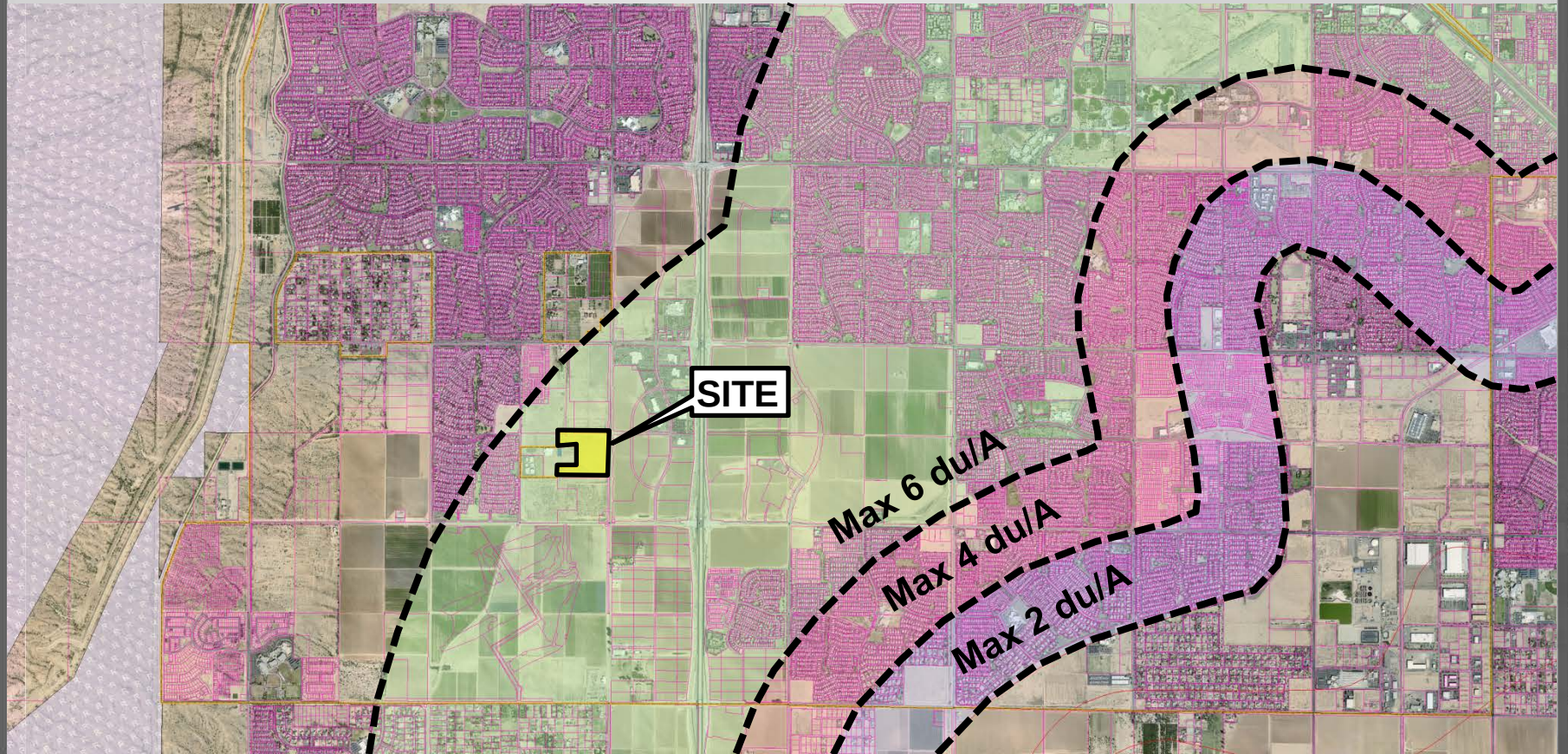
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632

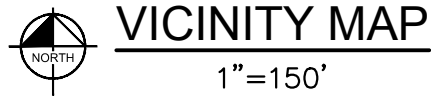
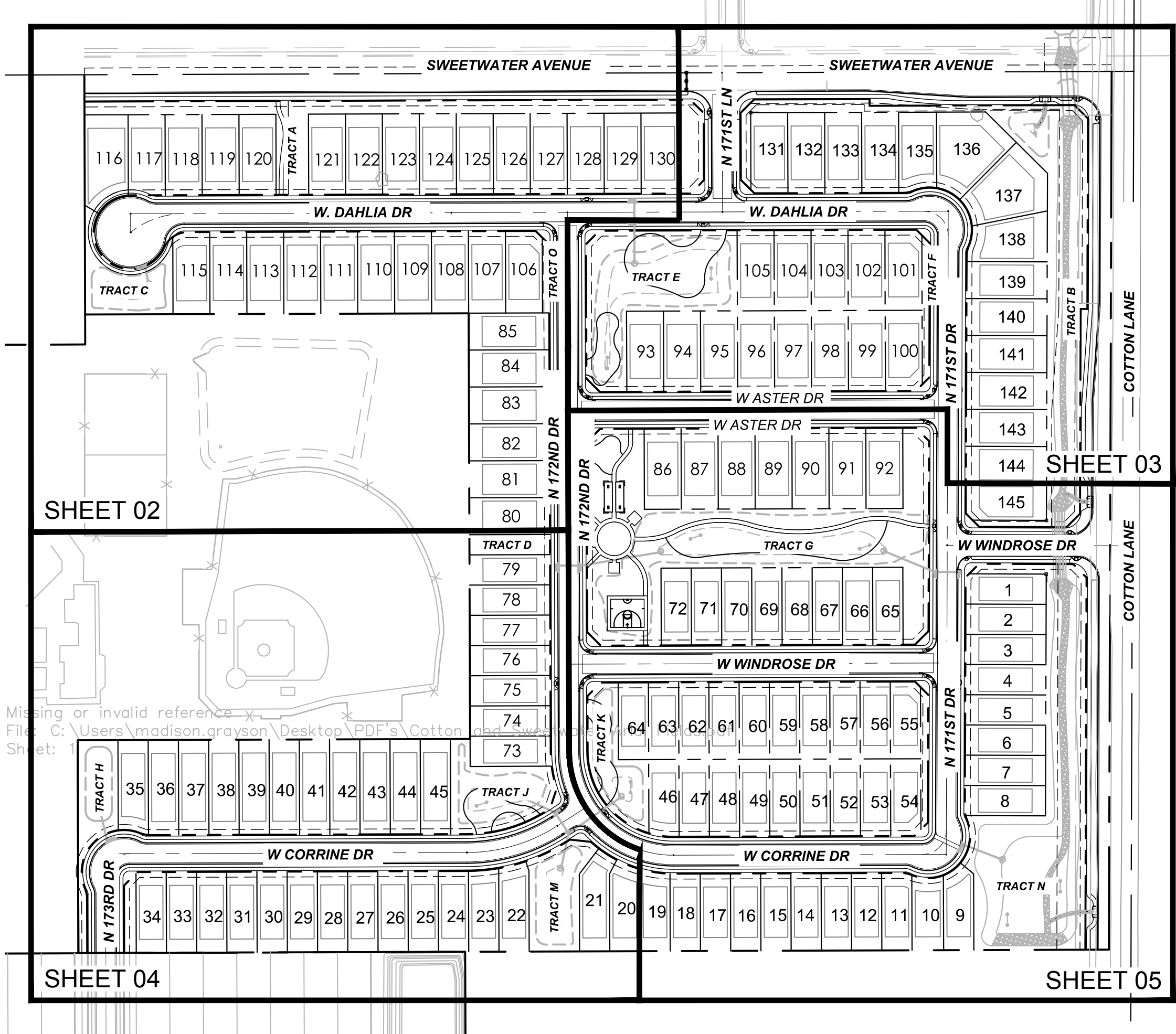


GENERAL LANDSCAPE NOTES

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, THE CITY OF SURPRISE, AND THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER. AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE LATEST STANDARDS SET FORTH BY THE ARIZONA NURSERY ASSOCIATION AND THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

PRELIMINARY LANDSCAPE
FOR
RYDER RANCH
SUBDIVISION

A PORTION OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 2 WEST
SURPRISE, ARIZONA



LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
STREETSCAPE (SWEETWATER) 1,445 LF 2 TREES PER 25 LF (24" BOX) 25% 36" BOX 6 SHRUBS PER 25 LF	116 TREES TOTAL 29 TREES (36" BOX) 348 SHRUBS	116 TREES 348 SHRUBS
STREETSCAPE (COTTON) 1,220 LF 2 TREES PER 25 LF (24" BOX) 25% 36" BOX 6 SHRUBS PER 25 LF	98 TREES TOTAL 25 TREES (36" BOX) 294 SHRUBS	98 TREES 294 SHRUBS
LOCAL FRONTAGE 45' LOT - 1 TREE (24" BOX) - 4 SHRUBS (5 GAL.) 55' LOT - 1.5 TREES (24" BOX) - 6 SHRUBS (5 GAL.) - GENERAL - 1 TREE / 4 SHRUBS PER 25 LF	79 LOTS = 79 TREES 316 SHRUBS 66 LOTS = 99 TREES 396 SHRUBS 4,450 LF = 178 TREES 712 SHRUBS	79 TREES 316 SHRUBS 99 TREES 396 SHRUBS 178 TREES 712 SHRUBS
OPEN SPACE 50% LIVE COVERAGE 1 TREE PER 500 SF 6 SHRUBS PER 500 SF	143,500 SF TOTAL 287 TREES 1,725 SHRUBS	287 TREES 1,725 SHRUBS

*MINIMUM CALIPER SIZE FOR MULTI-TRUNK (MT) TREES IS CALCULATED BY TAKING THE AVERAGE OF THE TWO LARGEST TRUNKS.

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, PE

LAND PLANNER

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE:(480) 994-0994
CONTACT: MARK REDDIE

OWNER/DEVELOPER

PL RYDER RANCH, L.L.C.
7740 E PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ. 85265
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

LAND SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. STE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

ZONING INFORMATION

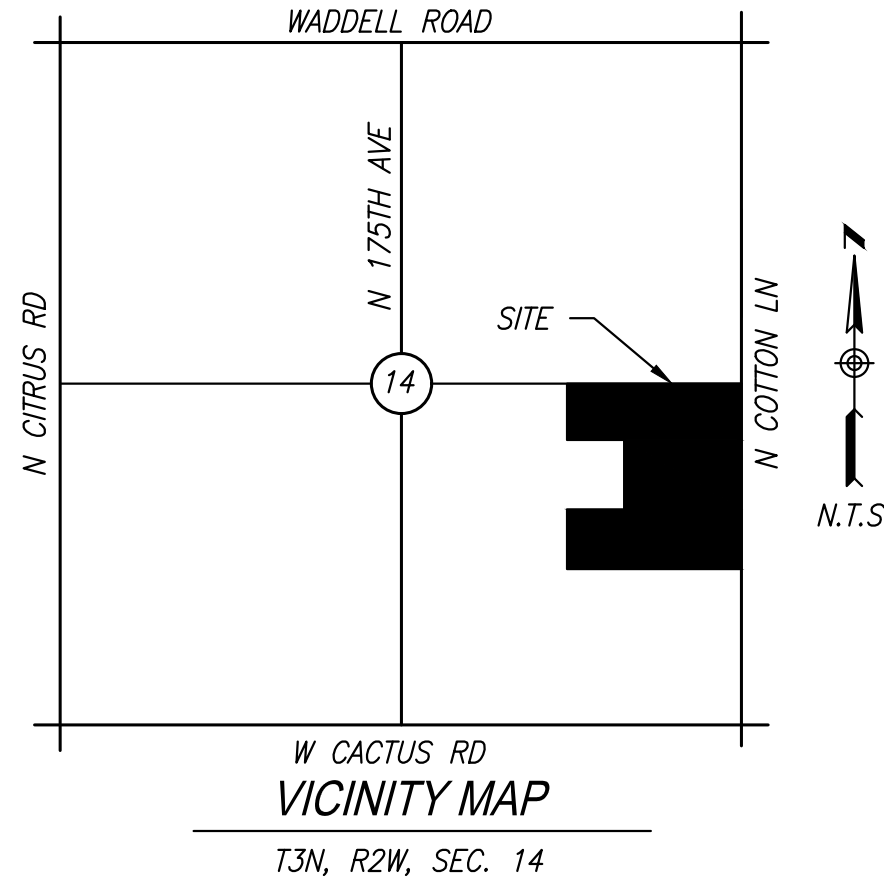
EXISTING ZONING:
RESIDENTIAL RANCH (RR)

PROPOSED ZONING
NORTHERN PORTION:
20.65 ACRES
RM-6 PUD ZONING

SOUTHERN PORTION:
17.91 ACRES
RM-9 PUD ZONING

ADJACENT ZONING:

WEST: SCHOOL(502-04-002T) RU-43 & RM-9 PUD
EAST: PRASADA PAD
SOUTH: VACANT(502-04-002X), CR & RH
NORTH: VACANT(502-04-005D), RR



PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia aneura / Mulga	24" Box Min., 1" Cal. Min.	35
	Chilopsis Linearis / Desert Willow	24" Box Min., 1 1/2" Cal. Min.	33
	Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	24" Box Min., Multi-trunk	55
	Prosopis 'Crown Jewel' / Crown Jewel Mesquite	24" Box Min., 1 1/2" Cal. Min.	59
	Quercus virginiana / Live Oak	24" Box Min., 1 1/2" Cal. Min.	225
		36" Box. Min., 2" Cal. Min.	25
	Ulmus parvifolia / Evergreen Elm	24" Box Min., 1 1/2" Cal. Min.	164
		36" Box Min., 2" Cal. Min.	29
	Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	24" Box Min., Multi-trunk	11
		36" Box. Min., Multi-trunk	43

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Caesilpinia pulcherima / Red Bird of Paradise	5 Gal.	58
	Callistemon citrinus 'Little John' / Little John Bottlebrush	5 Gal.	395
	Cordia boissieri / Anacahuita	5 Gal.	52
	Dodonea viscosa / Hop Bush	5 Gal.	223
	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	282
	Leucophyllum lanmaniae / Rio Bravo Sage	5 Gal.	304
	Rosmarinus officinalis / Upright Rosemary	5 Gal.	25
	Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	226
	Tecoma x Sunrise / Sunrise Esperanza	5 Gal.	53

ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave geminiflora / Twin Flowered Agave	5 Gal.	19
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	85
	Dasyliiron wheeleri / Desert Spoon	5 Gal.	57
	Euphorbia rigida / Gopher Plant	5 Gal.	34
	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	185
	Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	5 Gal.	312
	Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 Gal.	50
	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	192

GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana camara 'Dallas Red' / Dallas Red Lantana	1 Gal.	50
	Lantana camara 'New Gold' / New Gold Lantana	5 Gal.	527
		1 Gal.	759
	Lantana montevidensis / Purple Trailing Lantana	1 Gal.	213
	Teucrium chamaedrys/ Germander	1 Gal.	138

MATERIALS	DESCRIPTION	QTY
	Decomposed Granite (All Planting Areas)	342,510 SF
	3/4" Screened, Express Armor, 2" Depth Min.	
	Turf: Hybrid Bermuda	34,980 SF
	Bermuda Tifway 419 'Sod'	

- NOTES
1. ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
3. TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 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.

REVISION

BY DATE APPR

NO

SCALE (H): NONE
SCALE (V): NONE

DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD

DATE: JAN 2019

RYDER RANCH

PRELIMINARY LANDSCAPE COVER

SURPRISE, ARIZONA

Expires 03/31/2019

PROJECT NO.
29101505

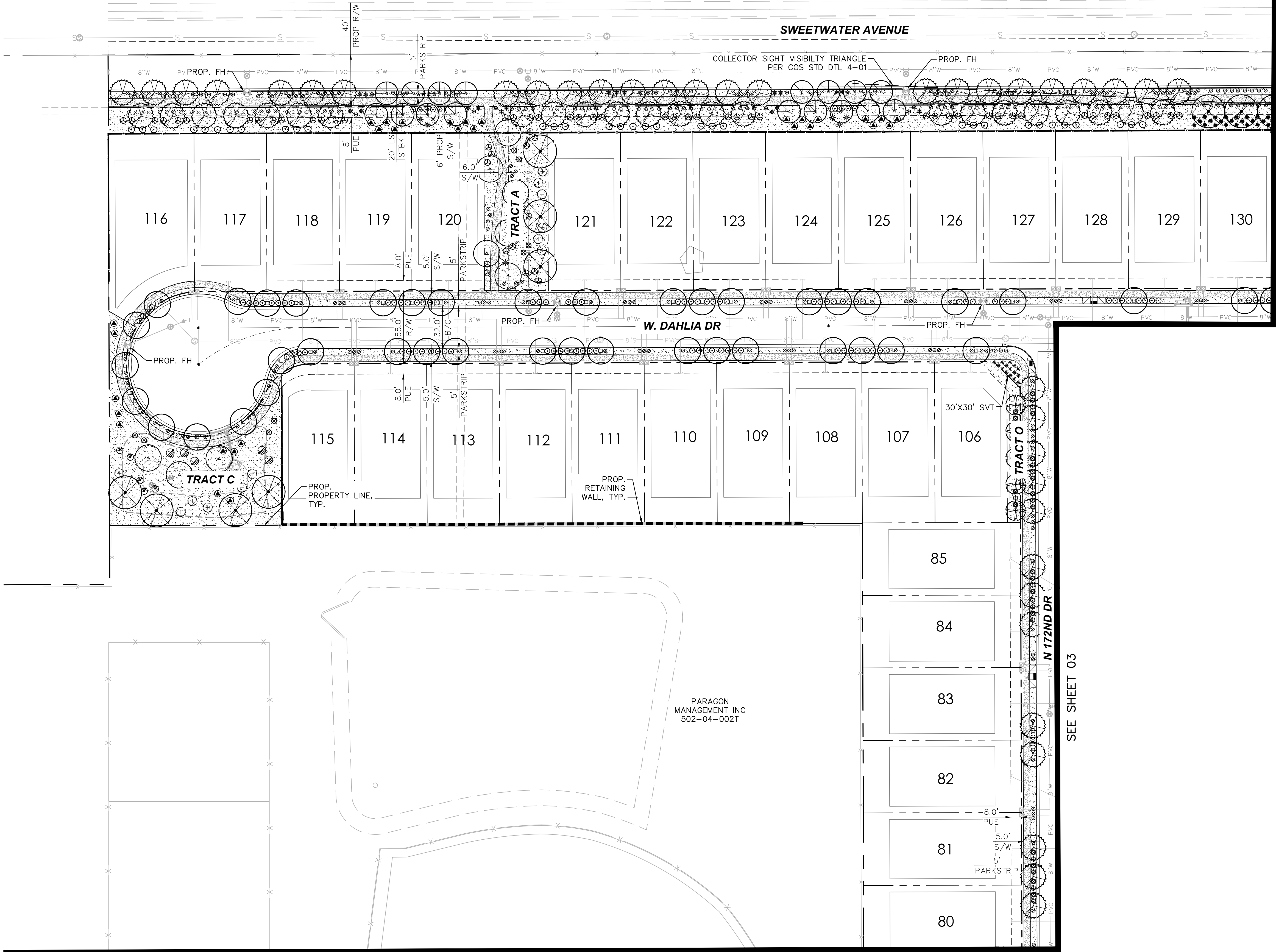
DRAWING NAME
5005-PLC

01 OF 07

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

TRUMAN JOHN
C/HELEN 6 TR
502-04-005D



PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Acacia aneura / Mulga
Chilopsis Linearis / Desert Willow
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde
Prosopis 'Crown Jewel' / Crown Jewel Mesquite
Quercus virginiana / Live Oak
Ulmus parvifolia / Evergreen Elm
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree

SHRUBS

BOTANICAL NAME / COMMON NAME
Caesilpinia pulcherima / Red Bird of Paradise
Callistemon citrinus 'Little John' / Little John Bottlebrush
Cordia boissieri / Anacahuita
Dodonea viscosa / Hop Bush
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage
Leucophyllum lanmaniae / Rio Bravo Sage
Rosmarinus officinalis / Upright Rosemary
Tecoma stans 'Gold Star' / Yellow Bells
Tecoma x Sunrise / Sunrise Esperanza

ACCENTS

BOTANICAL NAME / COMMON NAME
Agave geminiflora / Twin Flowered Agave
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass
Dasyliroia wheeleri / Desert Spoon
Euphorbia rigida / Gopher Plant
Hesperaloe funifera / Giant Hesperaloe
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca
Hesperaloe parviflora 'Yellow' / Yellow Yucca
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME
Lantana camara 'Dallas Red' / Dallas Red Lantana
Lantana camara 'New Gold' / New Gold Lantana
Lantana montevidensis / Purple Trailing Lantana
Teucrium chamaedrys / Germander

MATERIALS

DESCRIPTION
Decomposed Granite (All Planting Areas)
Screened, Express Armor, 2" Depth Min.
Turf: Hybrid Bermuda
Bermuda Tifway 419 'Sod'

NOTES

- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
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AMENITIES

- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
- RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
- RECREATIONAL TURF AREA
- BASKETBALL COURT
- BAG TOSS



GRAPHIC SCALE IN FEET
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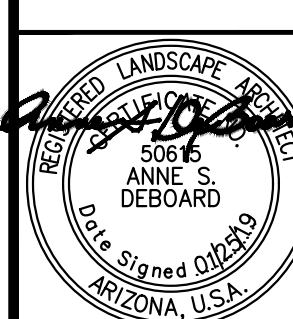
CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: AAY
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: JAN 2019

RYDER RANCH
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA



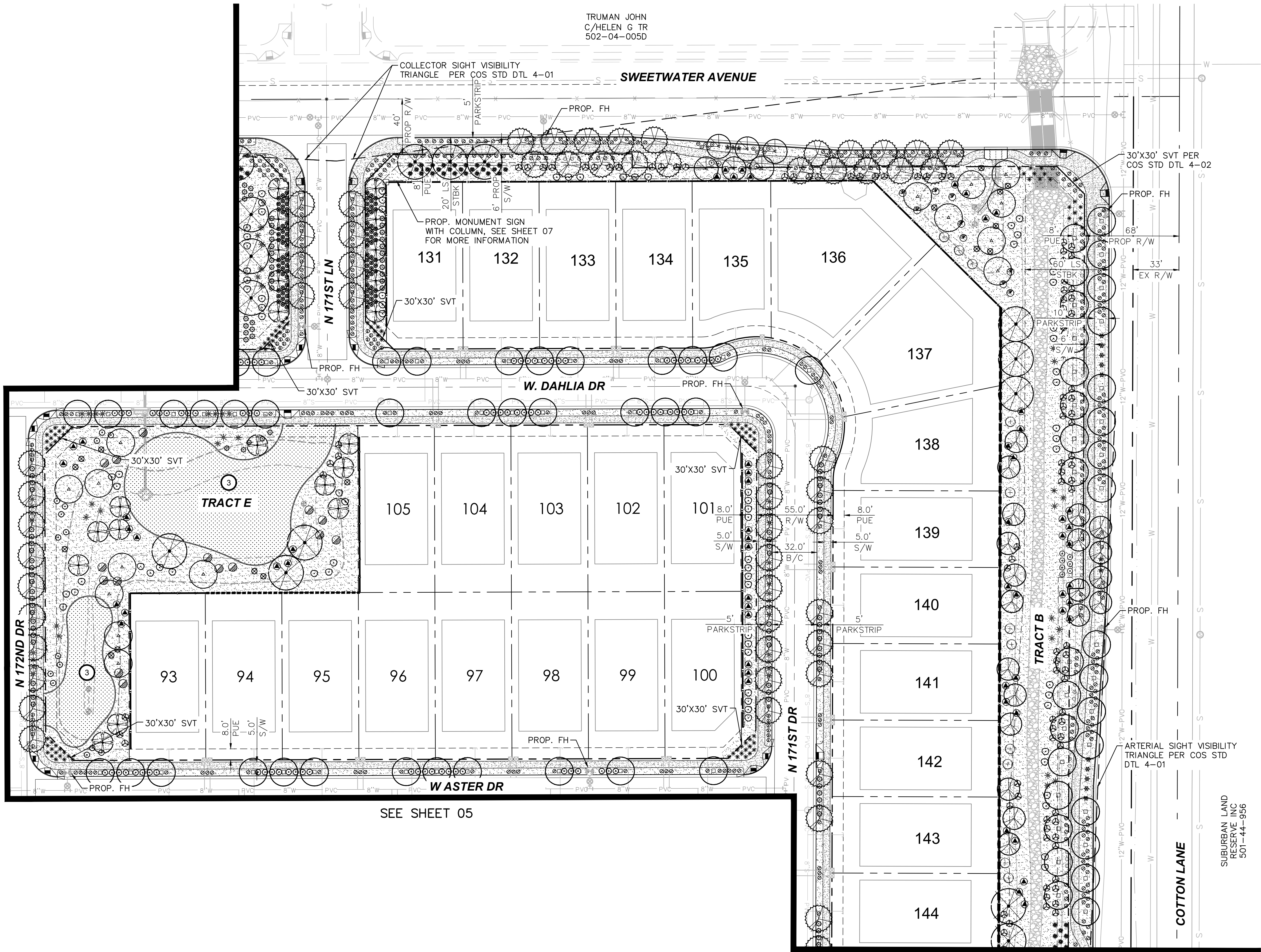
Expires 03/31/2019

PROJECT NO.
29101505

DRAWING NAME
5005-PLS

02 OF 07

SEE SHEET 02



SEE SHEET 05

PLANTING LEGEND

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia aneura / Mulga	
Chilopsis Linearis / Desert Willow	
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	
Prosopis 'Crown Jewel' / Crown Jewel Mesquite	
Quercus virginiana / Live Oak	
Ulmus parvifolia / Evergreen Elm	
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	

SHRUBS	
BOTANICAL NAME / COMMON NAME	
Caesalpinia pulcherima / Red Bird of Paradise	
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Cordia boissieri / Anacahuita	
Dodonea viscosa / Hop Bush	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	
Leucophyllum lanmaniae / Rio Bravo Sage	
Rosmarinus officinalis / Upright Rosemary	
Tecoma stans 'Gold Star' / Yellow Bells	
Tecoma x Sunrise / Sunrise Esperanza	

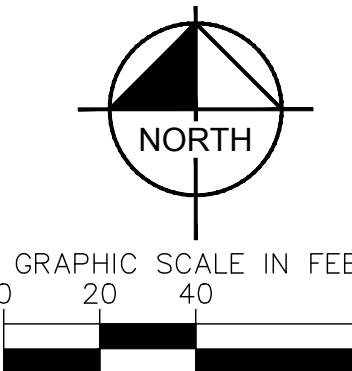
ACCENTS	
BOTANICAL NAME / COMMON NAME	
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GROUNDCOVERS	
BOTANICAL NAME / COMMON NAME	
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Lantana camara 'New Gold' / New Gold Lantana	
Lantana montevidensis / Purple Trailing Lantana	
Teucrium chamaedrys / Germander	

MATERIALS	
DESCRIPTION	
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Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

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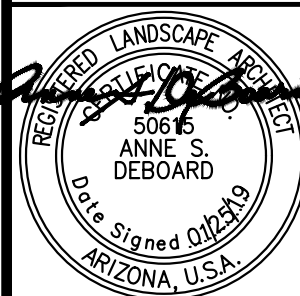
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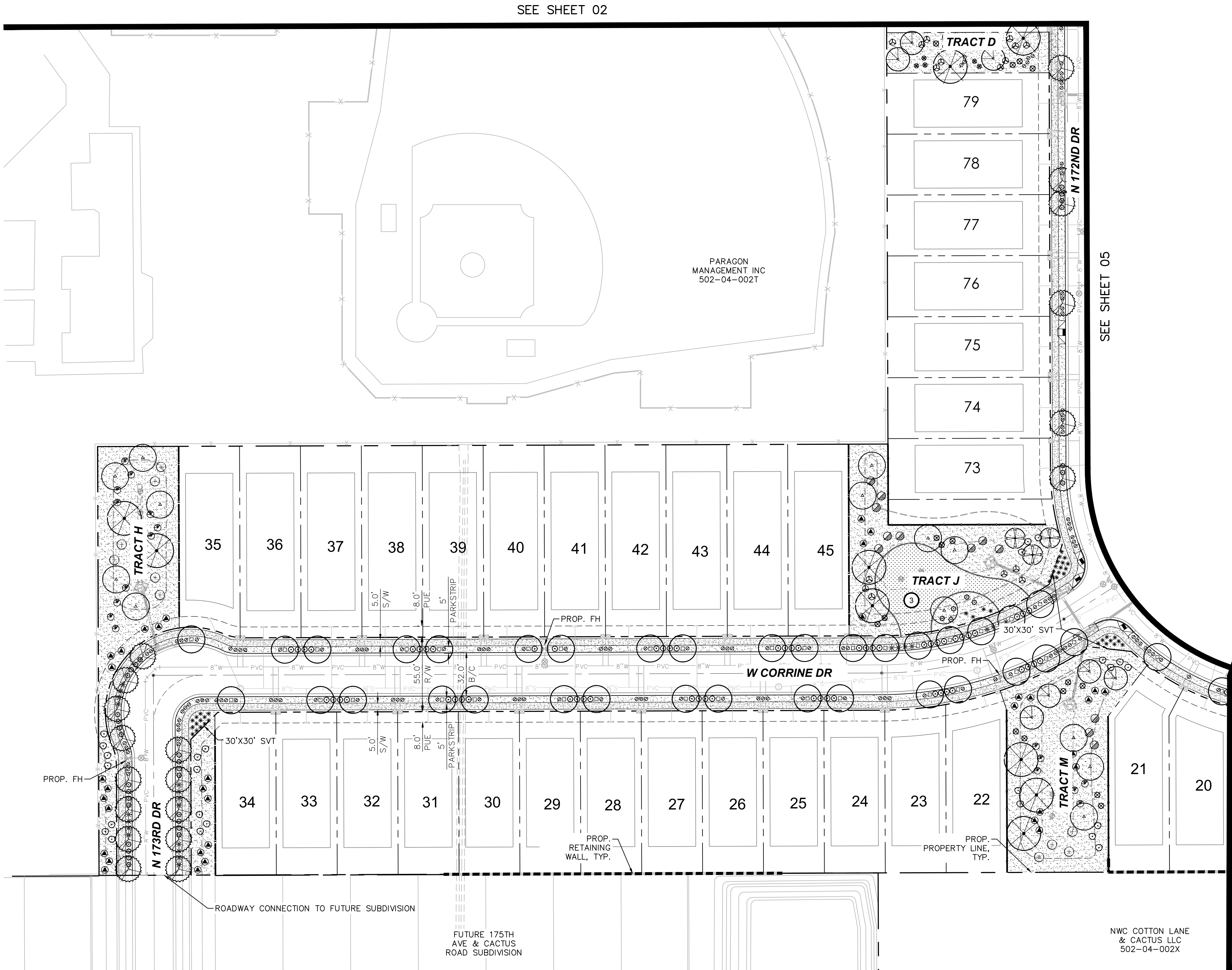
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SCALE (V): NONE
DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: JAN 2019

RYDER RANCH
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA



PROJECT NO.
29101505
DRAWING NAME
5005-PLS
03 OF 07



PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Acacia aneura / Mulga
Chilopsis Linearis / Desert Willow
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Teucrium chamaedrys / Germander

MATERIALS

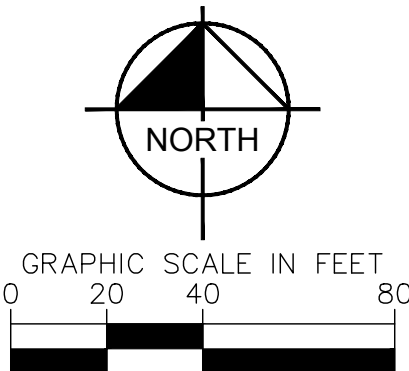
DESCRIPTION
Decomposed Granite (All Planting Areas)
Screened, Express Armor, 2" Depth Min.
Turf: Hybrid Bermuda
Bermuda Tifway 419 'Sod'

NOTES

- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
- ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
- TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
- NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 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.

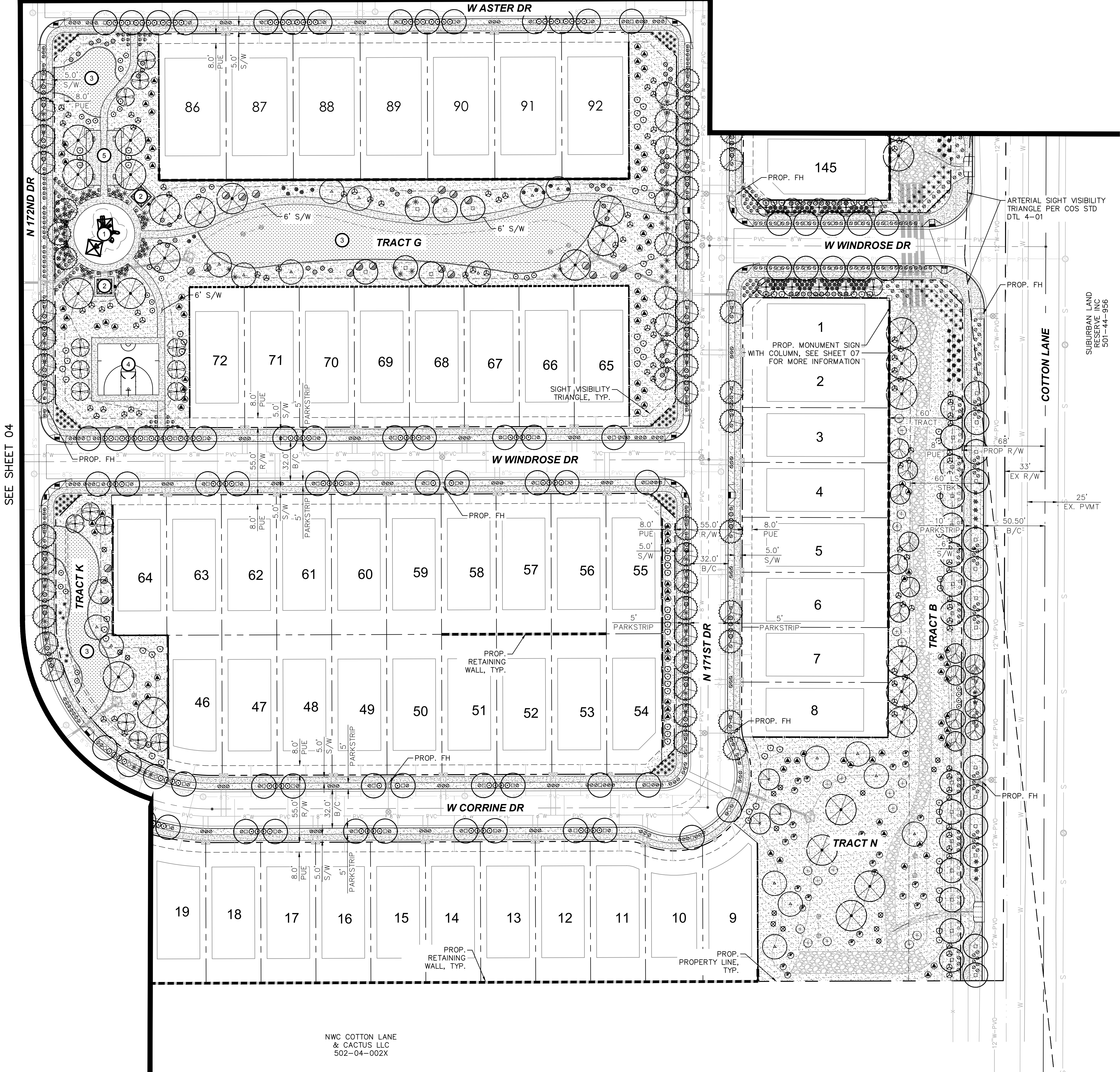
AMENITIES

- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
- RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
- RECREATIONAL TURF AREA
- BASKETBALL COURT
- BAG TOSS



RYDER RANCH		PRELIMINARY LANDSCAPE PLAN		SURPRISE, ARIZONA	
KIMLEY HORN		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500		DATE: JAN 2019	
SCALE (H): 1"=40'		SCALE (V): NONE		DESIGNED BY: AAV	
DRAWN BY: JAJ		CHECKED BY: ASD		BY DATE APPR	
PROJECT NO. 29101505		DRAWING NAME 5005-PLS		NO	
Expires 03/31/2019		4 OF 07		S 18 6 32	

SEE SHEET 03



NWC COTTON LANE
& CACTUS LLC
502-04-002X

PLANTING LEGEND

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia aneura / Mulga	
Chilopsis Linearis / Desert Willow	
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	
Prosopis 'Crown Jewel' / Crown Jewel Mesquite	
Quercus virginiana / Live Oak	
Ulmus parvifolia / Evergreen Elm	
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	

SHRUBS	
BOTANICAL NAME / COMMON NAME	
Caesipinia pulcherima / Red Bird of Paradise	
Callistemon citrinus 'Little John' / Little John Bottlebrush	
Cordia boissieri / Anacahuita	
Dodonea viscosa / Hop Bush	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	
Leucophyllum lanmaniae / Rio Bravo Sage	
Rosmarinus officinalis / Upright Rosemary	
Tecoma stans 'Gold Star' / Yellow Bells	
Tecoma x Sunrise / Sunrise Esperanza	

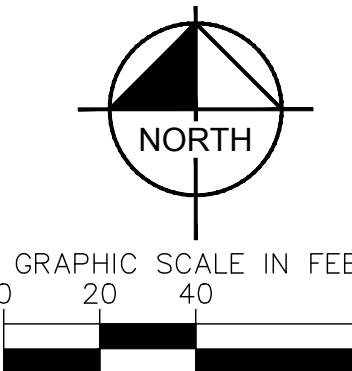
ACCENTS	
BOTANICAL NAME / COMMON NAME	
Agave geminiflora / Twin Flowered Agave	
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	
Dasyliroia wheeleri / Desert Spoon	
Euphorbia rigida / Gopher Plant	
Hesperaloe funifera / Giant Hesperaloe	
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	
Hesperaloe parviflora 'Yellow' / Yellow Yucca	
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	

GROUNDCOVERS	
BOTANICAL NAME / COMMON NAME	
Lantana camara 'Dallas Red' / Dallas Red Lantana	
Lantana camara 'New Gold' / New Gold Lantana	
Lantana montevidensis / Purple Trailing Lantana	
Teucrium chamaedrys / Germander	

MATERIALS	
DESCRIPTION	
Decomposed Granite (All Planting Areas)	
2" Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES
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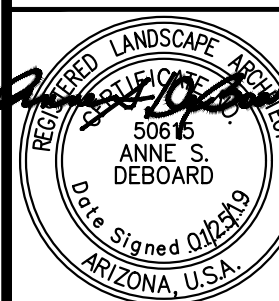
- AMENITIES
- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
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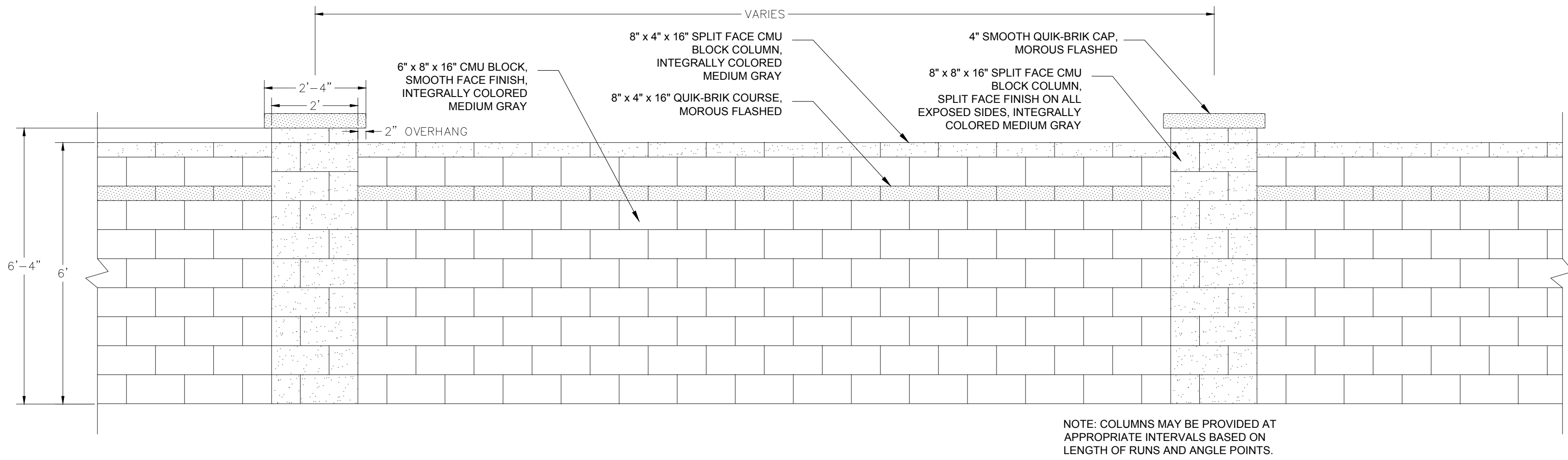
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

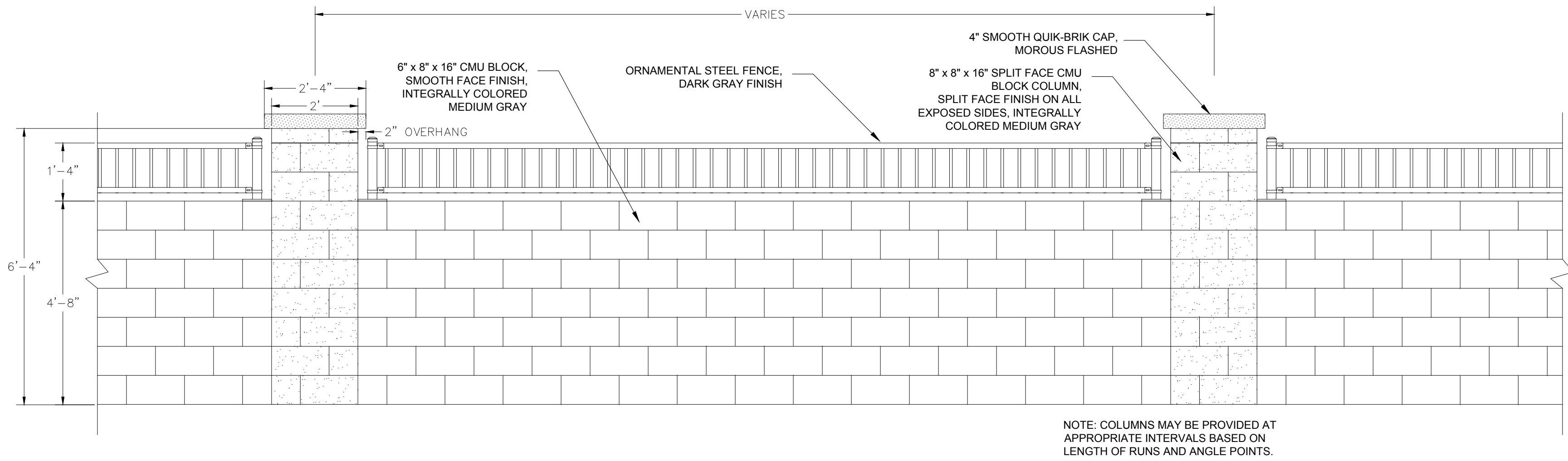
RYDER RANCH
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA



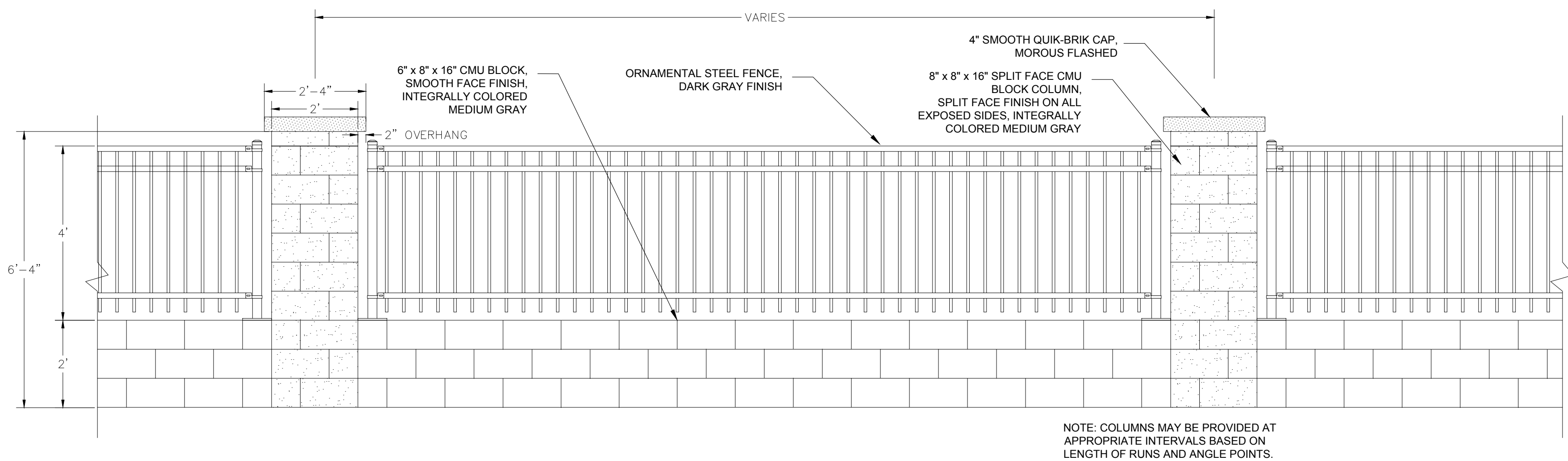
Expires 03/31/2019
PROJECT NO.
29101505
DRAWING NAME
5005-PLS
05 OF 07



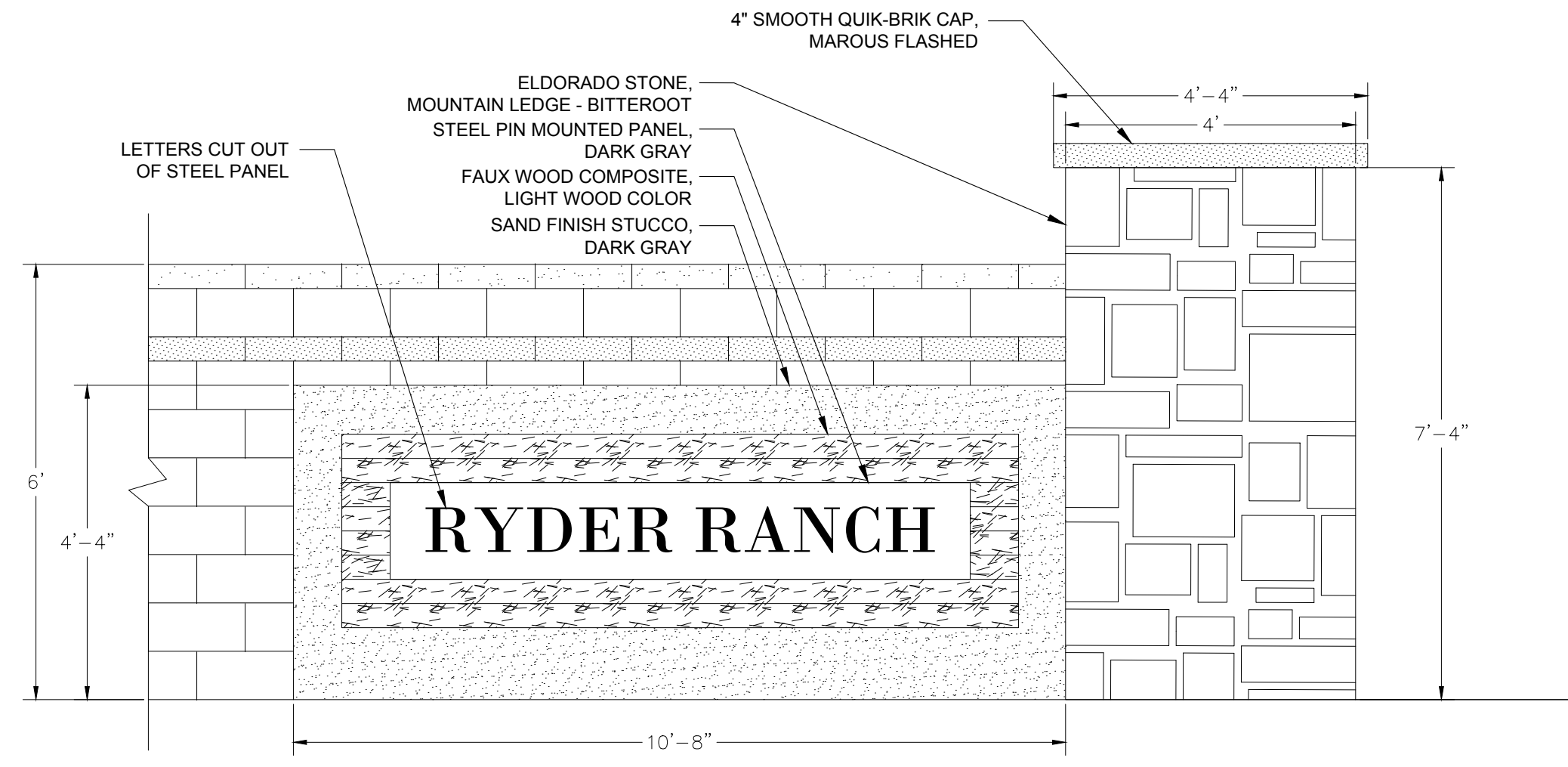
1 **THEME WALL**
SCALE: 1/2" = 1'-0"



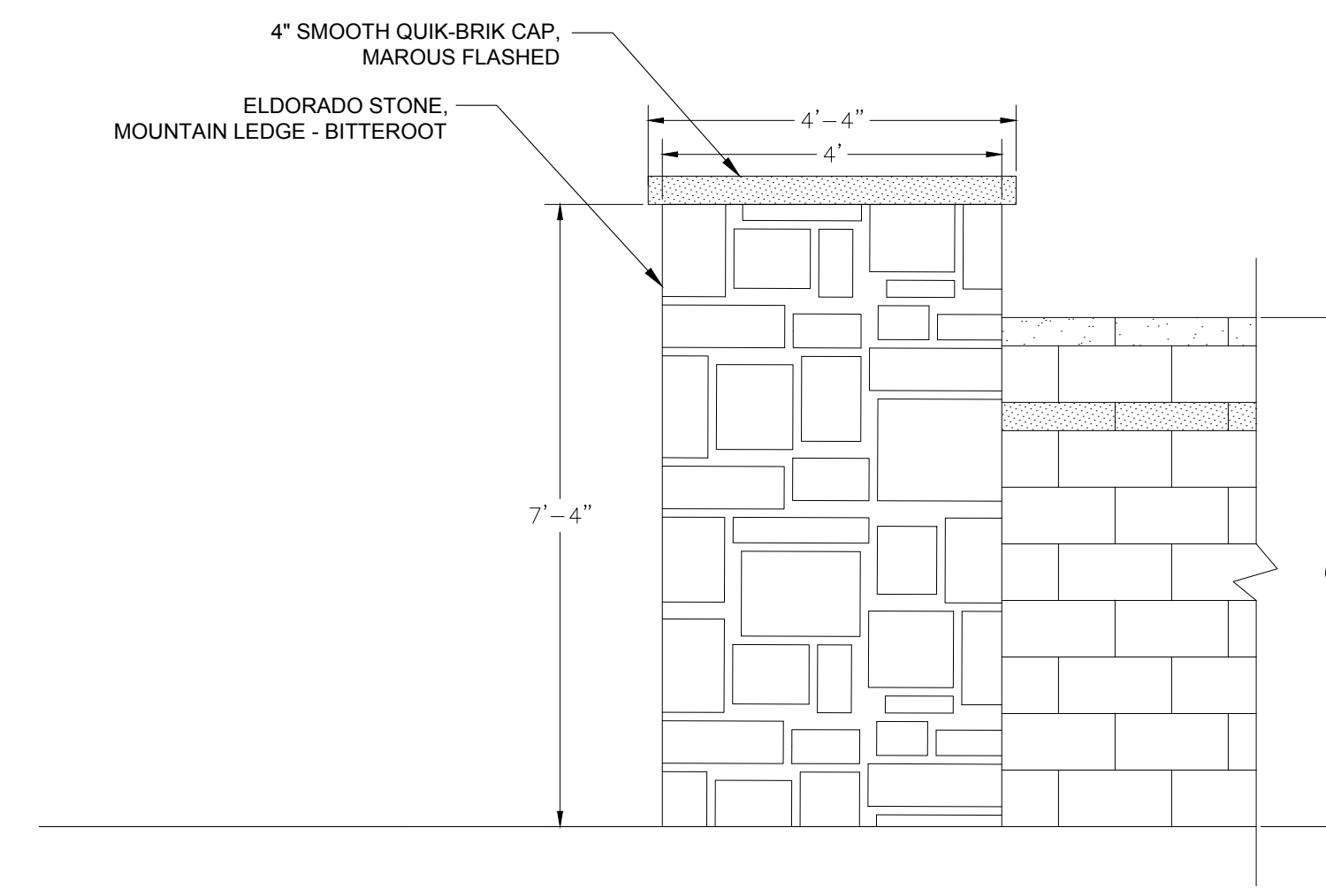
2 **PARTIAL VIEW FENCE**
SCALE: 1/2" = 1'-0"



3 **FULL VIEW FENCE**
SCALE: 1/2" = 1'-0"



4 **ENTRY MONUMENT SIGN WITH COLUMN**
SCALE: 1/2" = 1'-0"



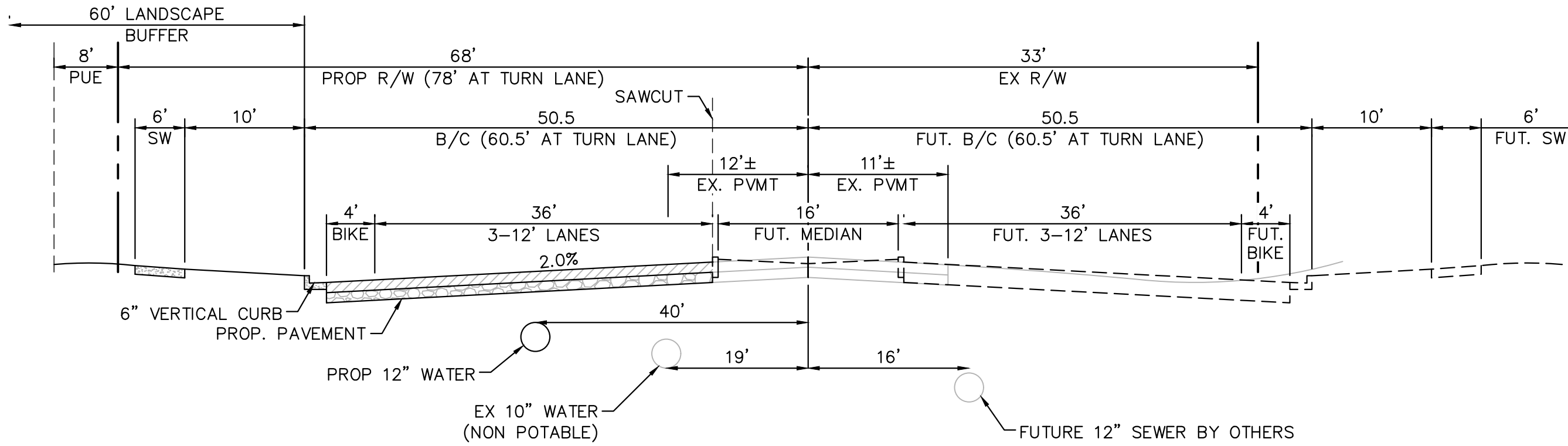
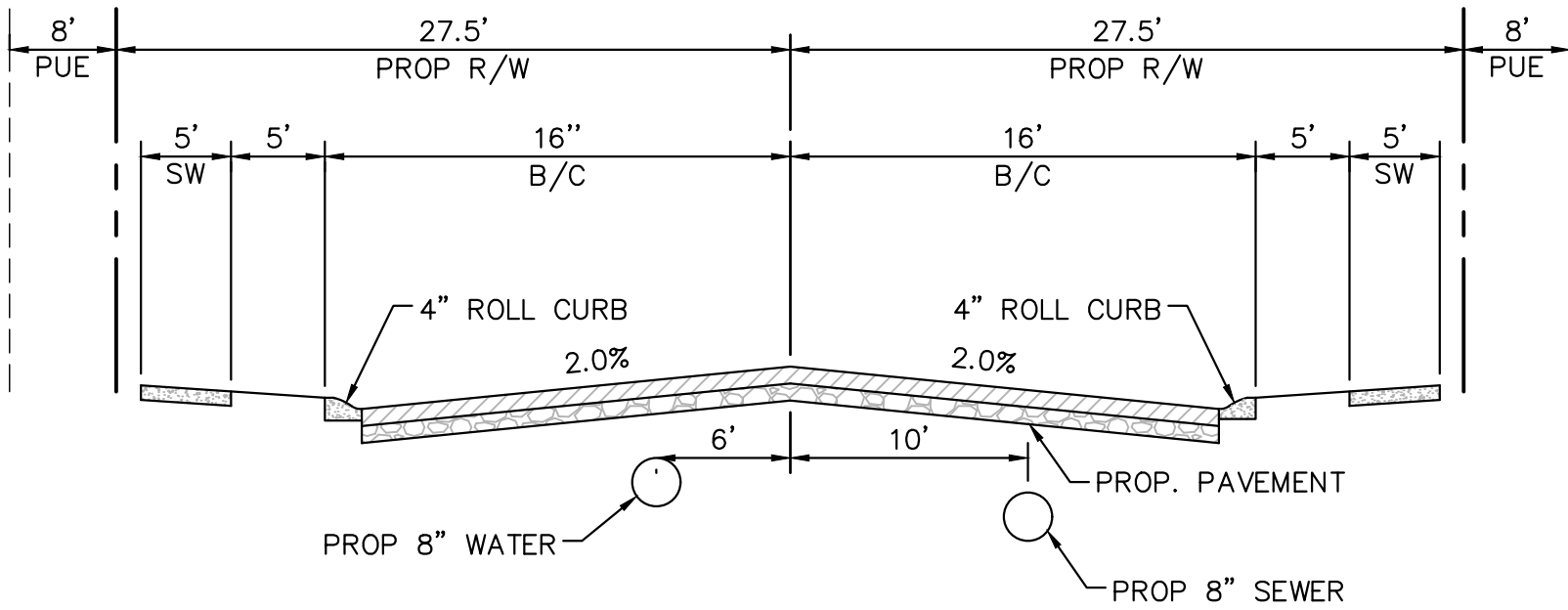
5 **ENTRY MONUMENT COLUMN (NON SIGN SIDE OF ENTRY)**
SCALE: 1/2" = 1'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

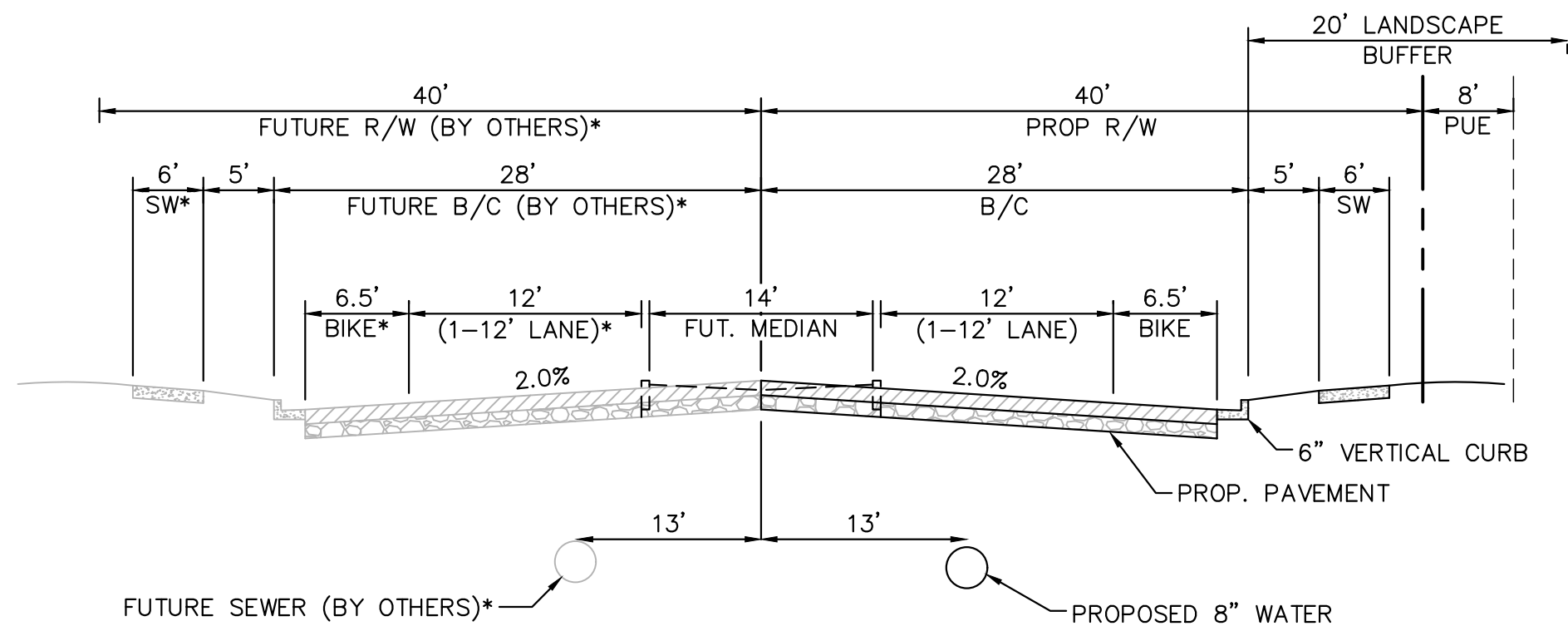
RYDER RANCH		WALL AND MONUMENT DETAILS		SURPRISE, ARIZONA	
SCALE (H): 1" = 4'	SCALE (V): NONE	DESIGNED BY: AAV	DRAWN BY: JAJ	CHECKED BY: ASD	DATE: JAN 2019
Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500					
LANDSCAPE ARCHITECT 506 S. ANNE S. DEBORAH DATE: 03/31/2019 PROJECT NO. 29101505 DRAWING NAME 5005-PHS 07 OF 07					

K:\PHX_Civil\291015005 - Heritage Farm 2\CADD\Preliminary Plat\5005-PPCV.dwg Feb 21, 2019 kylecampbell

XREFS: x5005-bm x5005-lb-pb x5005-vf x5005-ys x5005-zs x5005-aa x5005-ab x5005-ac x5005-ad x5005-ae x5005-af x5005-ag x5005-ah x5005-ai x5005-aj x5005-ak x5005-al x5005-am x5005-an x5005-ao x5005-ap x5005-aq x5005-ar x5005-as x5005-at x5005-au x5005-av x5005-aw x5005-ax x5005-ay x5005-az x5005-ba x5005-bb x5005-bc x5005-bd x5005-be x5005-bf x5005-bg x5005-bh x5005-bi x5005-bj x5005-bk x5005-bl x5005-bm x5005-bn x5005-bo x5005-bp x5005-bq x5005-br x5005-bs x5005-bt x5005-bu x5005-bv x5005-bw x5005-bx x5005-by x5005-bz x5005-ca x5005-cb x5005-cc x5005-cd x5005-ce x5005-cf x5005-cg x5005-ch x5005-ci x5005-cj x5005-ck x5005-cl x5005-cm x5005-cn x5005-co x5005-cp x5005-cq x5005-cr x5005-CS x5005-cu x5005-cv x5005-cw x5005-cx x5005-cy x5005-cz x5005-da x5005-db x5005-dc x5005-dd x5005-de x5005-df x5005-dg x5005-dh x5005-di x5005-dj x5005-dk x5005-dl x5005-dm x5005-dn x5005-do x5005-dp x5005-dq x5005-dr x5005-ds x5005-dt x5005-du x5005-dv x5005-dw x5005-dx x5005-dy x5005-dz x5005-ea x5005-eb x5005-ec x5005-ed x5005-ee x5005-ef x5005-eg x5005-eh x5005-ei x5005-ej x5005-ek x5005-el x5005-em x5005-en x5005-eo x5005-ep x5005-eq x5005-er x5005-es x5005-et x5005-eu x5005-ev x5005-ew x5005-ex x5005-ey x5005-ez x5005-fa x5005-fb x5005-fc x5005-fd x5005-fe x5005-ff x5005-fg x5005-fh x5005-fi x5005-fj x5005-fk x5005-fl x5005-fm x5005-fn x5005-fo x5005-fp x5005-fq x5005-fr x5005-fs x5005-ft x5005-fu x5005-fv x5005-fw x5005-fx x5005-fy x5005-fz x5005-ga x5005-gb x5005-gc x5005-gd x5005-ge x5005-gf x5005-gg x5005-gh x5005-gi x5005-gj x5005-gk x5005-gl x5005-gm x5005-gn x5005-go x5005-gp x5005-gq x5005-gr x5005-gs x5005-gt x5005-gu x5005-gv x5005-gw x5005-gx x5005-gy x5005-gz x5005-ha x5005-hb x5005-hc x5005-hd x5005-he x5005-hf x5005-hg x5005-hi x5005-hj x5005-hk x5005-hl x5005-hm x5005-hn x5005-ho x5005-hp x5005-hq x5005-hr x5005-hs x5005-ht x5005-hu x5005-hv x5005-hw x5005-hx x5005-hy x5005-hz x5005-ia x5005-ib x5005-ic x5005-id x5005-ie x5005-if x5005-ig x5005-ih x5005-ii x5005-ij 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z5005-zr z5005-zs z5005-zt z5005-zu z5005-zv z5005-zw z5005-zx z5005-zy



NOTE: AN IN-LIEU FEE WILL BE REQUIRED FOR HALF OF ANY MEDIANS ALONG RYDER RANCH'S COTTON LANE FRONTAGE NOT CONSTRUCTED WITH THIS PROJECT.



NOTE: AN IN-LIEU FEE WILL BE REQUIRED FOR HALF OF ANY MEDIANS ALONG RYDER RANCH'S SWEETWATER AVENUE FRONTAGE NOT CONSTRUCTED WITH THIS PROJECT.

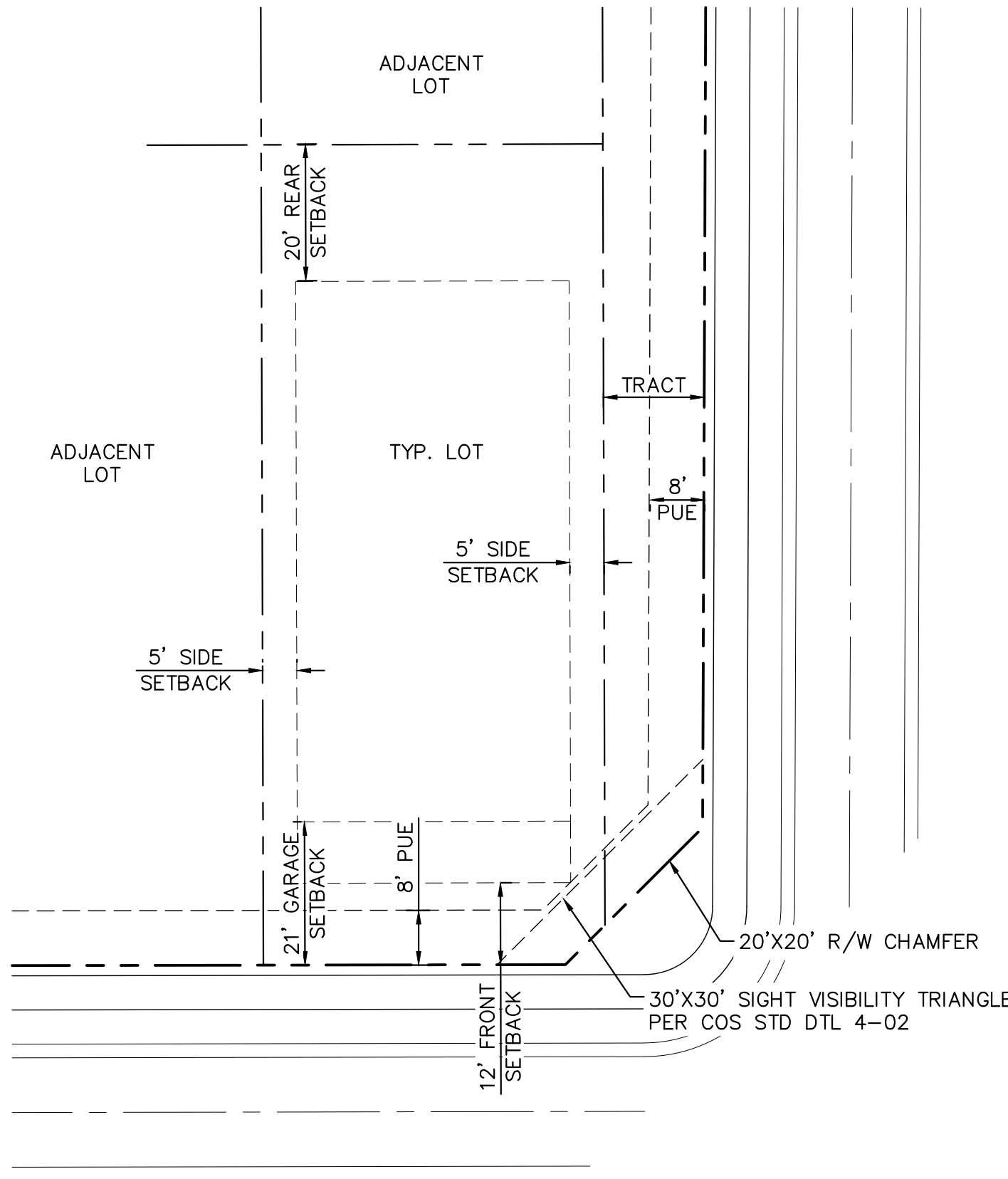
* NORTH HALF OF IMPROVEMENTS FOR SWEETWATER AVE TO BE COMPLETED BY HANCOCK COMMUNITIES AT RANCHO TRUGOLD (FS 18-387)

RM-6 PUD AND RM-9 PUD DEVELOPMENT STANDARDS		
STANDARD	PROPOSED RM-6 PUD STANDARD	PROPOSED RM-9 PUD STANDARD
MAXIMUM DENSITY (DU/ACRE)	3.2	4.4
MINIMUM LOT AREA (SF)	6500	5000
MINIMUM LOT WIDTH (FT)	55 ^a	45 ^a
MINIMUM LOT DEPTH (FT)	100	100
MINIMUM FRONT YARD SETBACK (LIVABLE AREA/FRONT FACING GARAGE) (FT)	12/21 ^{b,c}	12/21 ^{b,c}
MINIMUM SIDE YARD SETBACK (FT)	5 ^c	5 ^c
MINIMUM REAR YARD SETBACK (FT)	20 ^c	20 ^c
MAXIMUM BUILDING HEIGHT (FT)	35	35

a) LOT WIDTH SHALL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON PRE-PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM FRONT YARD SETBACK FOR TYPICAL SHAPED RECTANGULAR LOTS. FOR IRREGULAR SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGER OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DISTANCE ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.

b) FRONT FACING GARAGES SHALL HAVE MIN 21FT FRONT YARD SETBACK FROM STREET RIGHT-OF-WAY. FRONT YARD SETBACKS MAY BE REDUCED TO 12FT FOR SIDE LOADED GARAGE AND LIVABLE AREA OF THE HOME.

c) ANY DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE A VIOLATION OF THIS ORDINANCE.

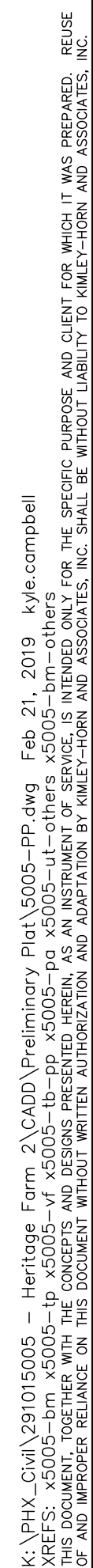


TRACT SUMMARY TABLE					
	AREA (SF)	AREA (ACRES)	USE	RM-6 PUD AREA (ACRES)	RM-9 PUD AREA (ACRES)
TRACT A	28283.1	0.65	OPENSOURCE	0.65	0.00
TRACT B	47144.2	1.08	OPENSOURCE	1.08	0.00
TRACT C	11717.8	0.27	OPENSOURCE	0.27	0.00
TRACT D	3600	0.08	OPENSOURCE	0.04	0.04
TRACT E	33798.1	0.78	OPENSOURCE	0.78	0.00
TRACT F	2321.46	0.05	OPENSOURCE	0.05	0.00
TRACT G	75797.7	1.74	OPENSOURCE	0.96	0.78
TRACT H	10585	0.24	OPENSOURCE	0.00	0.24
TRACT I	1954.7	0.04	OPENSOURCE	0.00	0.04
TRACT J	14925.3	0.34	OPENSOURCE	0.00	0.34
TRACT K	12083	0.28	OPENSOURCE	0.00	0.28
TRACT L	2212.97	0.05	OPENSOURCE	0.00	0.05
TRACT M	12279.9	0.28	OPENSOURCE	0.00	0.28
TRACT N	57952.5	1.33	OPENSOURCE	0.00	1.33
TRACT O	1070.53	0.02	OPENSOURCE	0.02	0.00
TOTAL:	315726.26	7.25		3.85	3.39

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET, AND 15 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A COLLECTOR STREET.

LOT SUMMARY TABLE			
	AREA (SF)	AREA (ACRES)	ZONING
1	5387.5	0.12	RM-9 PUD
2	5400	0.12	RM-9 PUD
3	5400	0.12	RM-9 PUD
4	5400	0.12	RM-9 PUD
5	5400	0.12	RM-9 PUD
6	5400	0.12	RM-9 PUD
7	5400	0.12	RM-9 PUD
8	5396.8	0.12	RM-9 PUD
9	5408.54	0.12	RM-9 PUD
10	5108.12	0.12	RM-9 PUD
11	5167.14	0.12	RM-9 PUD
12	5183.58	0.12	RM-9 PUD
13	5183.65	0.12	RM-9 PUD
14	5183.71	0.12	RM-9 PUD
15	5183.78	0.12	RM-9 PUD
16	5183.84	0.12	RM-9 PUD
17	5183.91	0.12	RM-9 PUD
18	5184.13	0.12	RM-9 PUD
19	5302.8	0.12	RM-9 PUD
20	5750.93	0.13	RM-9 PUD
21	6393.12	0.15	RM-9 PUD
22	5787.4	0.13	RM-9 PUD
23	5472.65	0.13	RM-9 PUD
24	5409.49	0.12	RM-9 PUD
25	5409.55	0.12	RM-9 PUD
26	5409.61	0.12	RM-9 PUD
27	5409.68	0.12	RM-9 PUD
28	5409.75	0.12	RM-9 PUD
29	5409.81	0.12	RM-9 PUD
30	5409.88	0.12	RM-9 PUD
31	5409.94	0.12	RM-9 PUD
32	5410.01	0.12	RM-9 PUD
33	5410.08	0.12	RM-9 PUD
34	5407.95	0.12	RM-9 PUD
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36	6375.29	0.15	RM-9 PUD
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38	6375.52	0.15	RM-9 PUD
39	6375.58	0.15	RM-9 PUD
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41	6375.71	0.15	RM-9 PUD
42	6375.78	0.15	RM-9 PUD
43	6375.85	0.15	RM-9 PUD
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45	6375.98	0.15	RM-9 PUD
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55	5141.61	0.12	RM-9 PUD
56	5175	0.12	RM-9 PUD
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65	5180.64	0.12	RM-9 PUD
66	5180.64	0.12	RM-9 PUD
67	5180.64	0.12	RM-9 PUD
68	5180.64	0.12	RM-9 PUD
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70	5180.64	0.12	RM-9 PUD
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72	5180.64	0.12	RM-9 PUD

73	5409.47	0.12	RM-9 PUD
74	5400	0.12	RM-9 PUD
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80	6600	0.15	RM-6 PUD
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87	6601.74	0.15	RM-6 PUD
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103	6596.9	0.15	RM-6 PUD
104	6596.9	0.15	RM-6 PUD
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108	6736.87	0.15	RM-6 PUD
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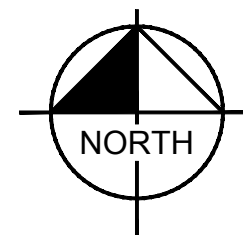
PRE PLAT NOTES

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE
PER COS 4-02
- 2 PROPOSED MID BLOCK CURB RAMP PER MAG
STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL
237-3
- 5 PROPOSED TRAFFIC BARRICADE TYPE B PER
MAG STD DTL 130.
- 6 PROPOSED 6' WIDE CONCRETE PEDESTRIAN
AND BICYCLE PATH.

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	89°59'59"	20.00'
C2	20.00'	31.42'	90°00'01"	20.00'
C5	20.00'	31.42'	90°00'01"	20.00'
C6	20.00'	31.42'	89°59'59"	20.00'
C21	28.50'	14.03'	28°12'13"	7.16'
C22	53.20'	265.74'	286°11'38"	39.95'
C23	28.50'	38.79'	77°59'25"	23.07'

LINE TABLE		
LINE	LENGTH	BEARING
L9	2643.96	N89°48'54.78"E
L10	2031.02	S89°48'54.78"W
L16	650.40	N89°48'52.98"E
L17	230.85	N89°48'52.98"E
L24	295.00	N0°09'54.33"W

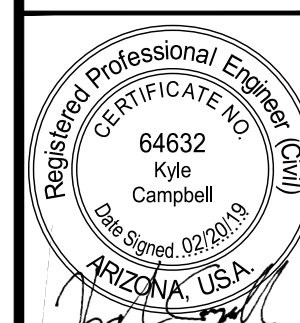
NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 20, 40, and 80. The segments between 0 and 20, 20 and 40, and 40 and 80 are each divided into four equal parts by smaller tick marks, indicating a scale of 5 feet per segment.

RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA



PROJECT NO.
29101505

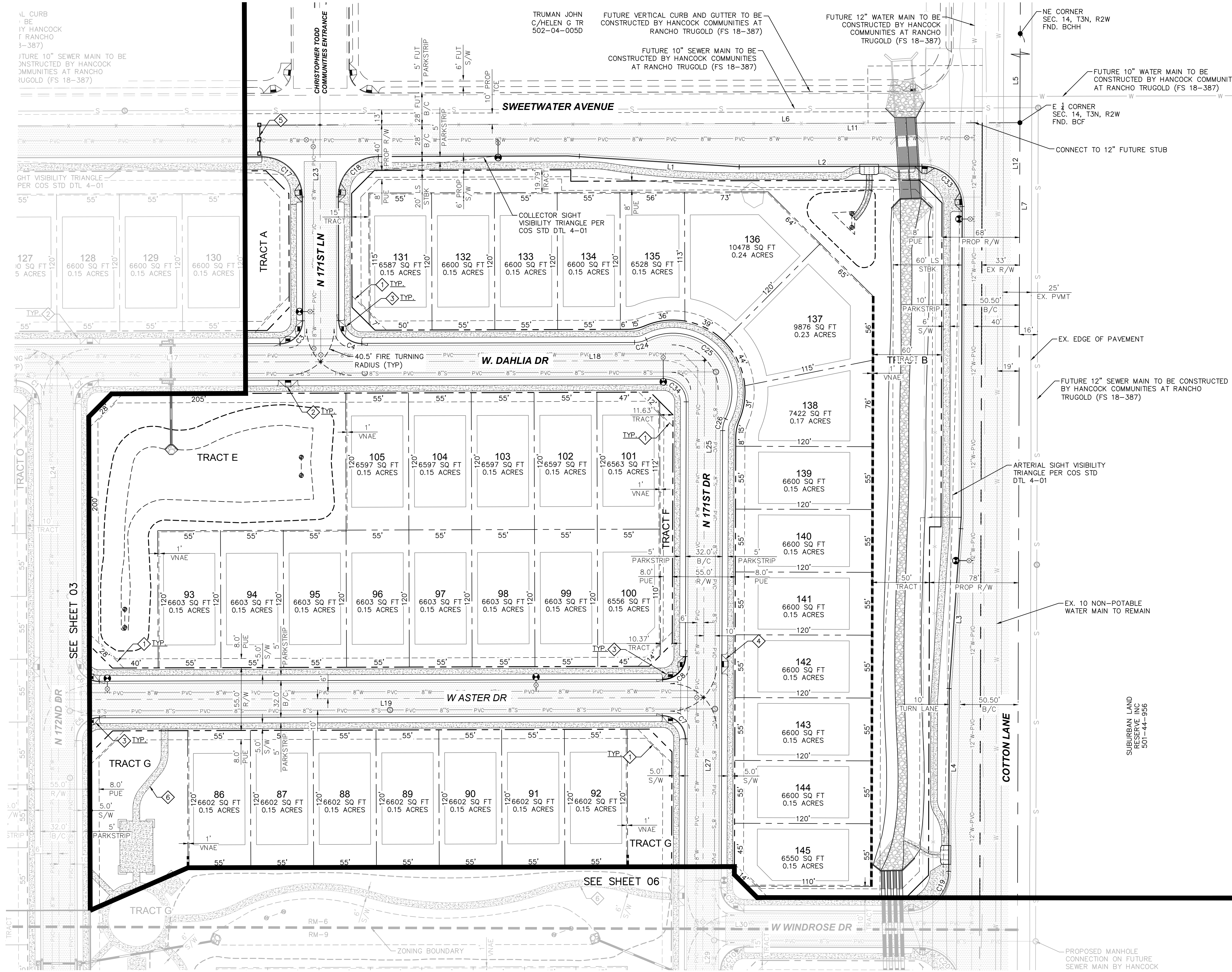
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XREFS: x5005-bm x5005-lb-pp x5005-pa x5005-ul-others x5005-bm-others
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PRE PLAT NOTES

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
- 4 PROPOSED DRIVEWAY - PEDESTRIAN RAMP COMBINATION CITY OF PHOENIX STD DTL P1244
- 5 PROPOSED TRAFFIC BARRICADE TYPE B PER MAG STD DTL 130.
- 6 PROPOSED 6' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

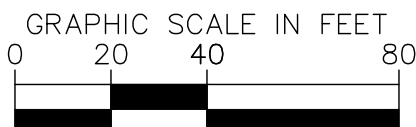
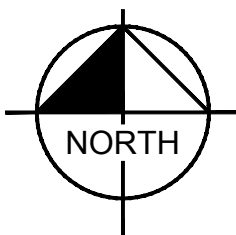
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C3	20.00'	30.98'	88°44'59"	19.57'
C4	20.00'	31.42'	90°00'00"	20.00'
C7	20.00'	31.54'	90°21'50"	20.13'
C8	20.00'	31.29'	89°38'10"	19.87'
C17	35.00'	54.98'	89°59'58"	35.00'
C18	35.00'	54.98'	90°00'02"	35.00'
C19	35.00'	54.98'	90°00'00"	35.00'
C24	23.00'	10.75'	26°47'20"	5.48'
C25	51.50'	129.40'	143°57'27"	158.30'
C26	23.00'	10.76'	26°48'18"	5.48'
C33	35.00'	55.20'	90°21'48"	35.22'
C34	20.00'	31.54'	90°21'50"	20.13'

LINE TABLE

LINE	LENGTH	BEARING
L1	140.28	N86°05'49.66"W
L2	160.00	N89°48'54.78"E
L3	140.36	S4°15'50.83"W
L4	160.00	S0°10'42.61"W
L5	2639.55	N0°12'02.21"E
L6	2643.96	N89°48'54.78"E
L7	2640.40	S0°10'42.61"W
L11	612.94	S89°48'54.78"W
L12	706.52	N0°10'42.61"E
L18	336.12	N89°48'52.98"E
L19	565.20	S89°48'52.98"W
L23	207.29	N0°11'07.02"W
L25	295.01	S0°10'42.61"W
L27	202.48	S0°10'42.61"W

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.



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RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA

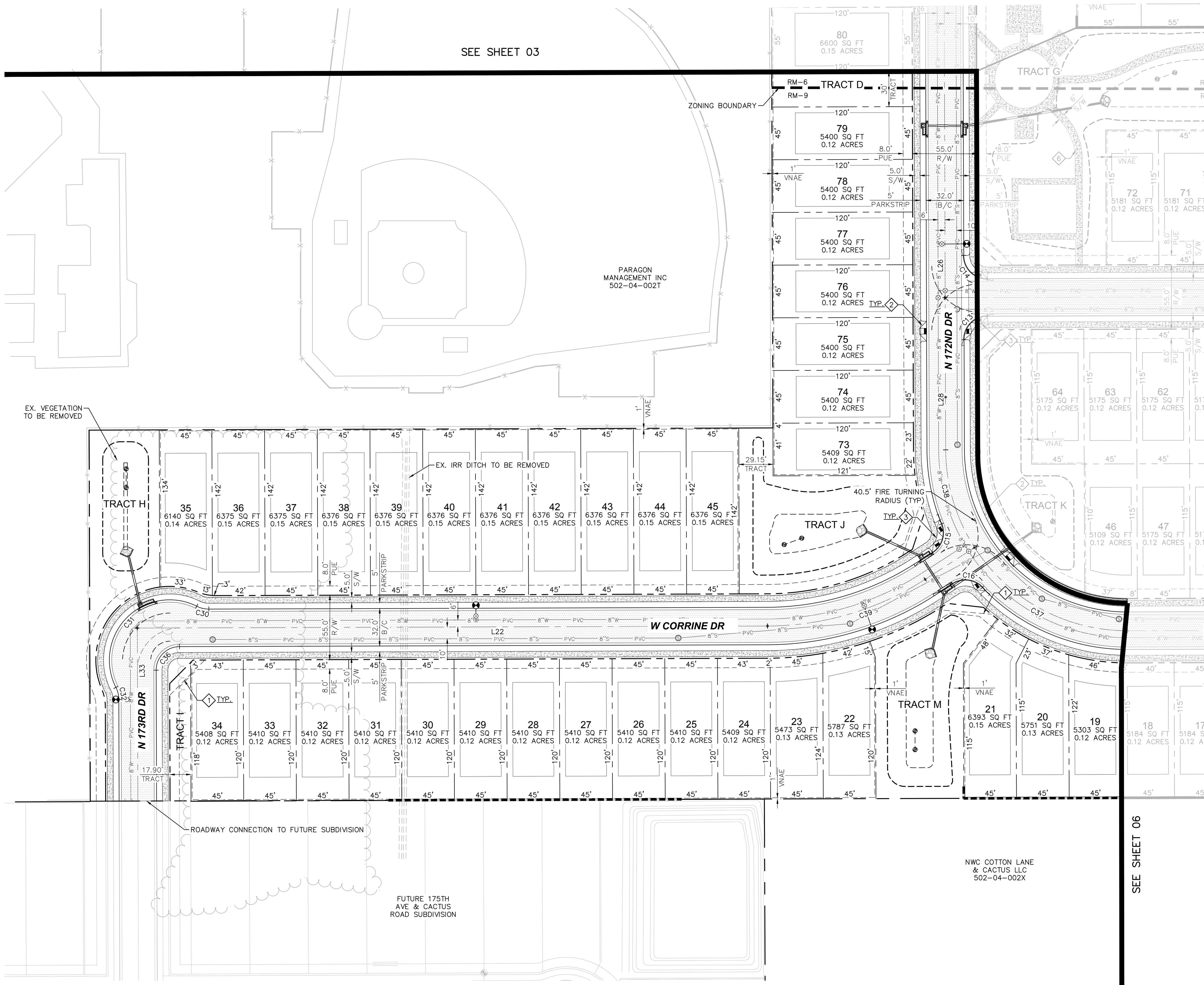


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29101505

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5005-PP

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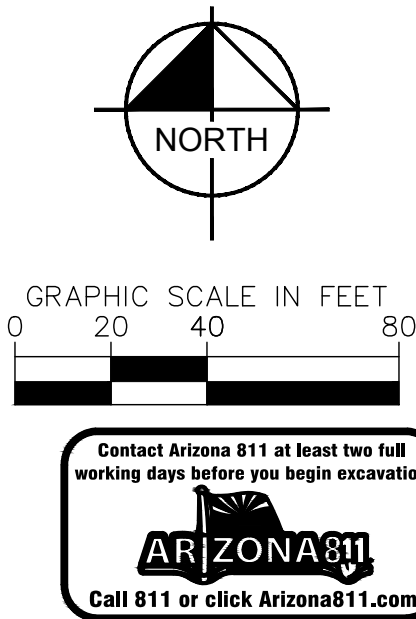


- PRE PLAT NOTES
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
 - 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
 - 4 PROPOSED DRIVEWAY - PEDESTRIAN RAMP COMBINATION CITY OF PHOENIX STD DTL P1244
 - 6 PROPOSED 6' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C13	20.00'	31.42'	90°00'07"	20.00'
C14	20.00'	31.42'	89°59'53"	20.00'
C15	20.00'	27.62'	79°06'56"	16.52'
C16	20.00'	27.63'	79°09'22"	16.53'
C30	23.00'	10.76'	26°48'09"	5.48'
C31	51.50'	128.98'	143°29'55"	156.17'
C32	23.00'	10.72'	26°41'46"	5.46'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	155.36'	155.19'	57°13'56"	84.76'
C38	157.03'	88.17'	32°10'23"	45.28'
C39	250.00'	142.33'	32°37'14"	73.15'

LINE TABLE		
LINE	LENGTH	BEARING
L22	538.25	S89°48'58.32"W
L26	377.76	N0°11'01.68"W
L28	130.01	N0°14'16.02"W
L33	147.73	S0°11'01.68"E

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.



RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA

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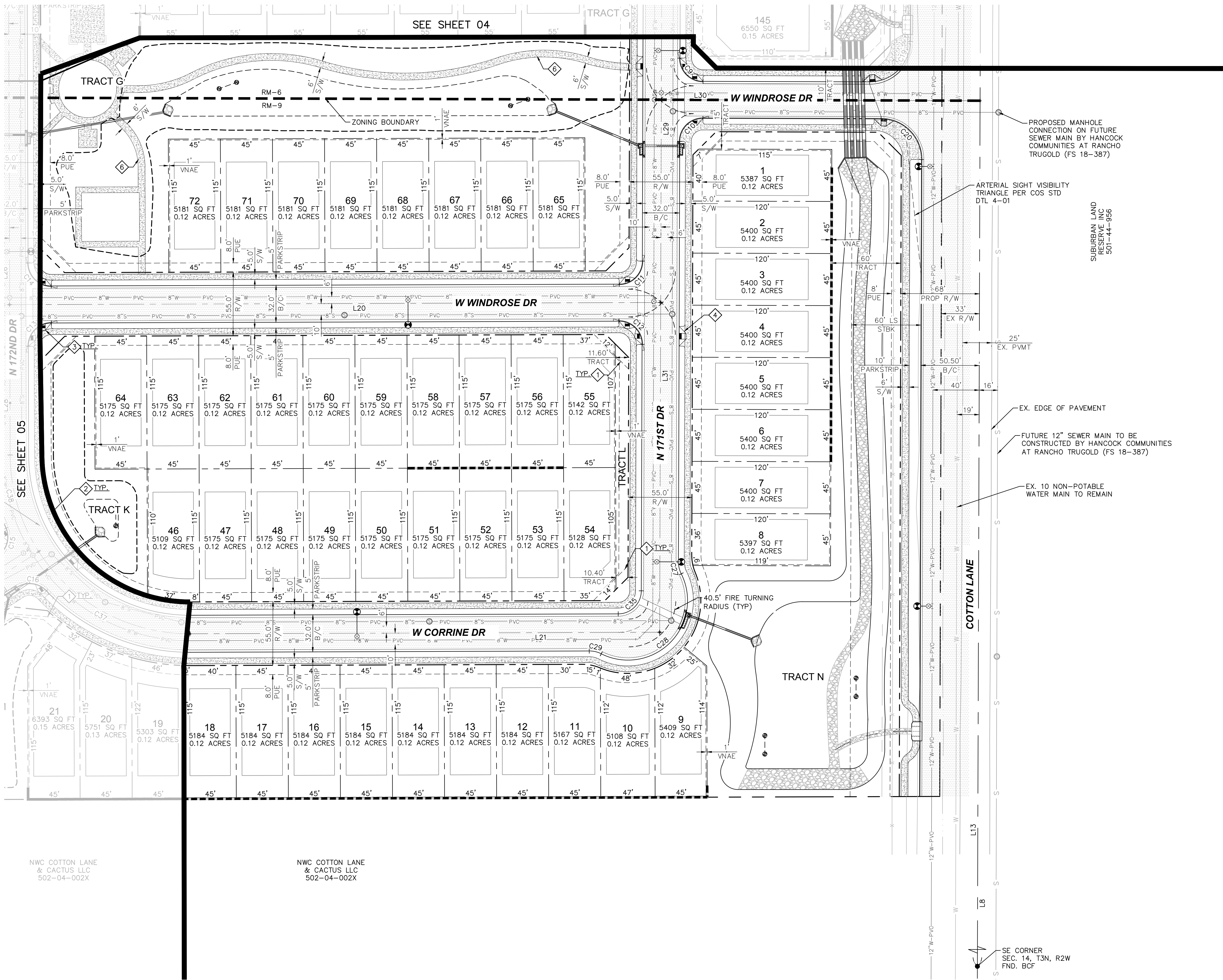
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SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

Professional Engineer
64632
Kyle
Campbell
02/2019
ARIZONA USA

PROJECT NO.
29101505
DRAWING NAME
5005-PP
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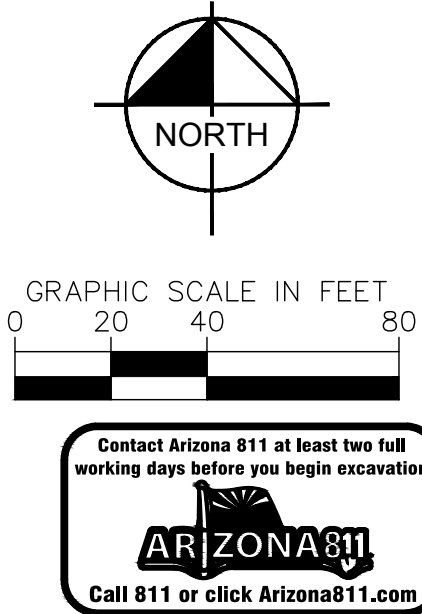


- PRE PLAT NOTES
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
 - 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
 - 4 PROPOSED DRIVEWAY - PEDESTRIAN RAMP COMBINATION CITY OF PHOENIX STD DTL P1244
 - 5 PROPOSED 6' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C9	20.00'	31.42'	90°00'00"	20.00'
C10	20.00'	31.42'	90°00'00"	20.00'
C11	20.00'	31.29'	89°38'16"	19.87'
C12	20.00'	31.54'	90°21'44"	20.13'
C20	35.00'	54.98'	90°00'00"	35.00'
C27	23.00'	10.75'	26°47'14"	5.48'
C28	51.50'	128.74'	143°13'39"	154.94'
C29	23.00'	10.76'	26°48'09"	5.48'
C35	20.00'	31.29'	89°38'16"	19.87'

LINE TABLE		
LINE	LENGTH	BEARING
L8	2640.40	S0°10'42.61"W
L13	1933.88	N0°10'42.61"E
L20	562.81	S89°48'58.32"W
L21	406.01	S89°48'58.32"W
L29	175.30	S0°10'42.61"W
L30	275.50	S89°49'17.39"E
L31	285.01	S0°10'42.61"W

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.



RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA



PROJECT NO.
29101505

DRAWING NAME
5005-PP

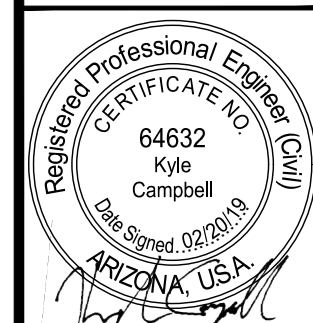
06 OF 14



Basin ID	Elevation (ft)	Area (ac)	Volume Provided (ac-ft)	Total Volume Provided (ac-ft)	100 Year Volume Required (ac-ft)	Excess Volume (ac-ft)	Required Drain Time (hrs)	Disposal Rate (ft3/sec/drywell)	Drywells Required	Number of Drywells (ea)	Time to Drain w/ Drywells (hrs)
OS-1	3.00	0.08	0.13	0.13	0.10	0.03	36	0.44	YES	1	3.59
	0.00	0.01	0.00								
A	3.00	0.14	0.26	0.26	0.26	0.00	36	0.44	YES	1	7.14
	0.00	0.03	0.00								
B	3.00	0.51	1.10	1.10	0.87	0.23	36	0.44	YES	1	30.11
	0.00	0.22	0.00								
C	3.00	0.73	1.40	1.40	1.40	0.00	36	0.44	YES	2	19.18
	0.00	0.20	0.00								
D	3.00	0.40	0.75	0.75	0.75	0.00	36	0.44	YES	1	20.63
	0.00	0.10	0.00								
E	3.00	0.62	1.49	1.49	1.44	0.04	36	0.44	YES	2	20.42
	0.00	0.37	0.00								
F	3.00	0.11	0.19	0.19	0.19	0.00	36	0.44	YES	1	5.32
	0.00	0.02	0.00								
TOTAL				5.31	5.00	0.30				9	30.11

SEE SHEET 09

- ① PROPOSED RETAINING WALL
- ④ PROPOSED SCUPPER
- ⑤ PROPOSED STORM DRAIN
- ⑥ PROPOSED DUAL CHAMBER DRYWELL

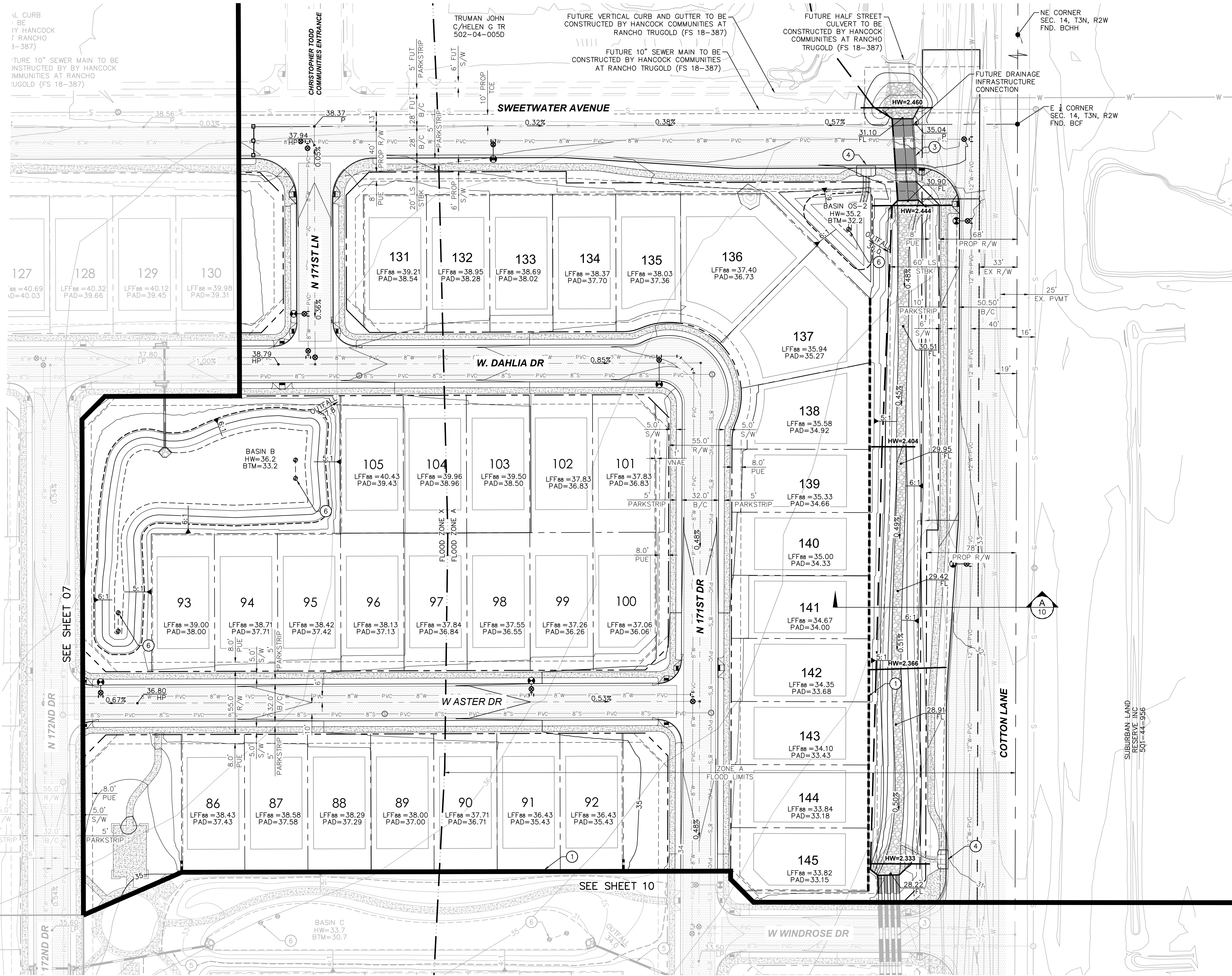


PROJECT NO. 29101505
DRAWING NAME 5005-PGD
07 OF 14

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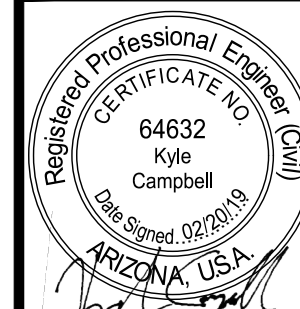
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GRADING NOTES

- PROPOSED RETAINING WALL
- PROPOSED OFFSITE CULVERT
- PROPOSED SCUPPER
- PROPOSED STORM DRAIN
- PROPOSED DUAL CHAMBER DRYWELL

RYDER RANCH PRELIMINARY GRADING PLAN SURPRISE, ARIZONA



PROJECT NO.
29101505

DRAWING NAME
5005-PGD

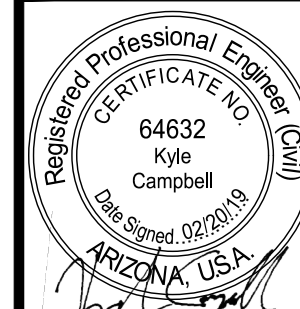
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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

RYDER RANCH
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA

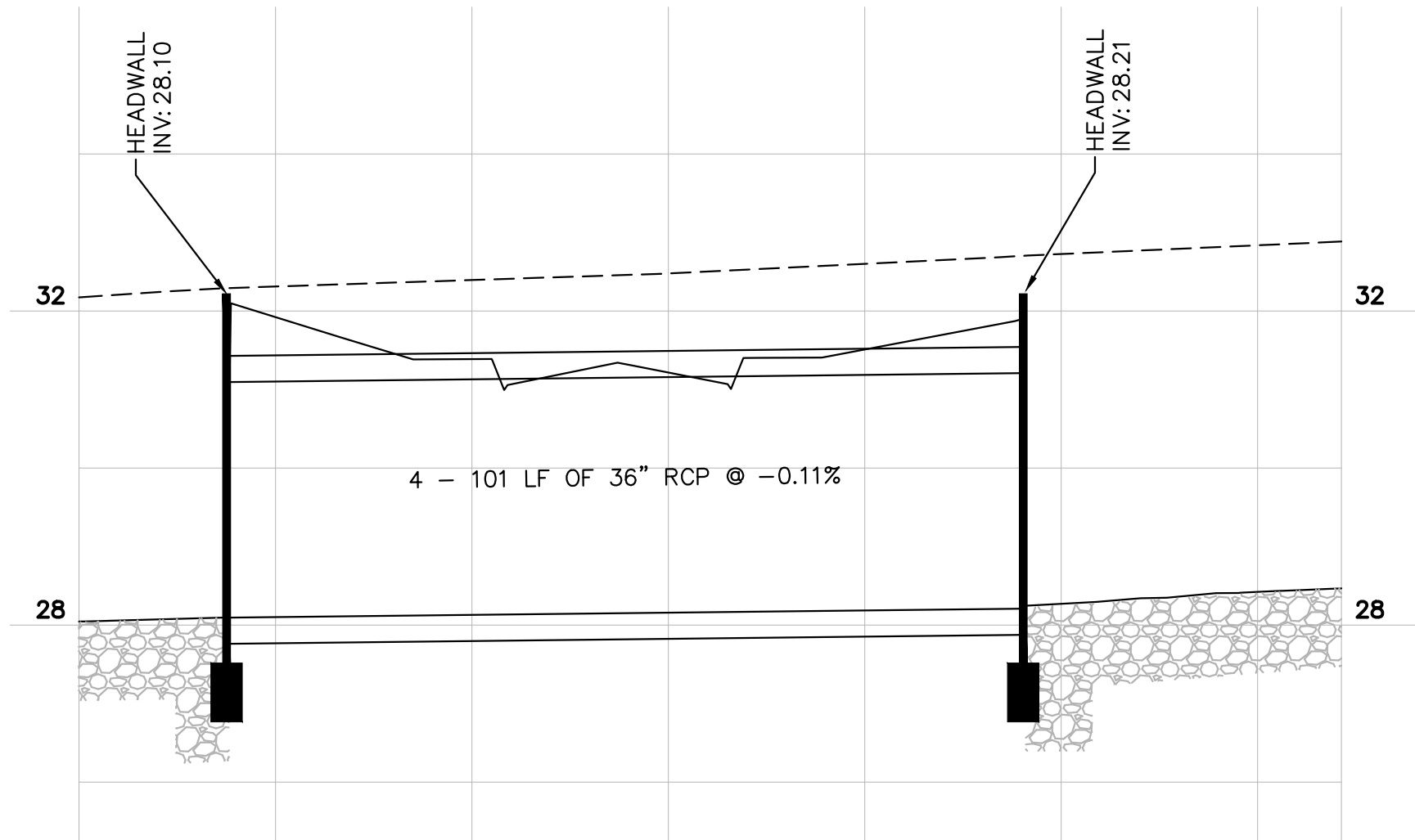


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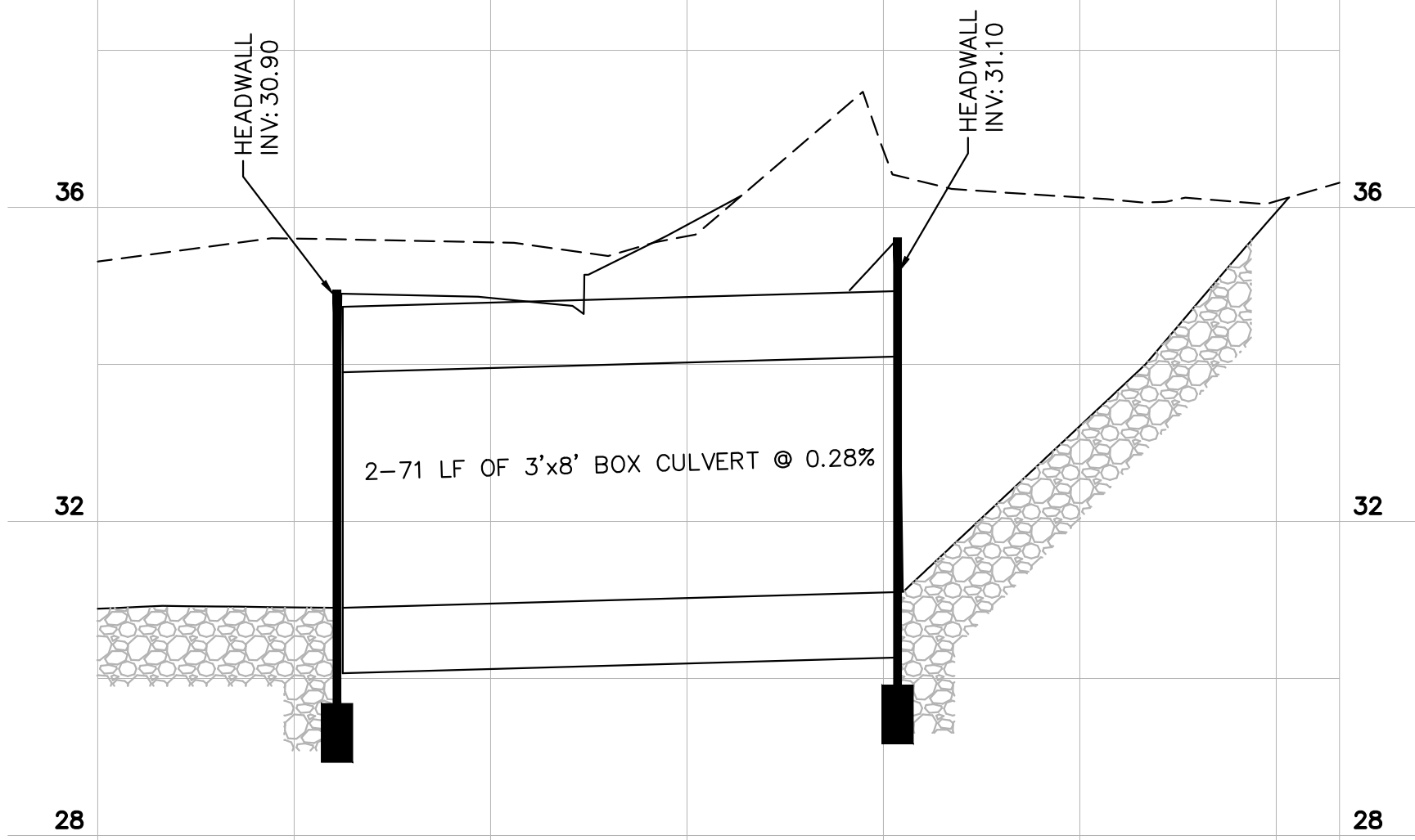
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08 OF 14

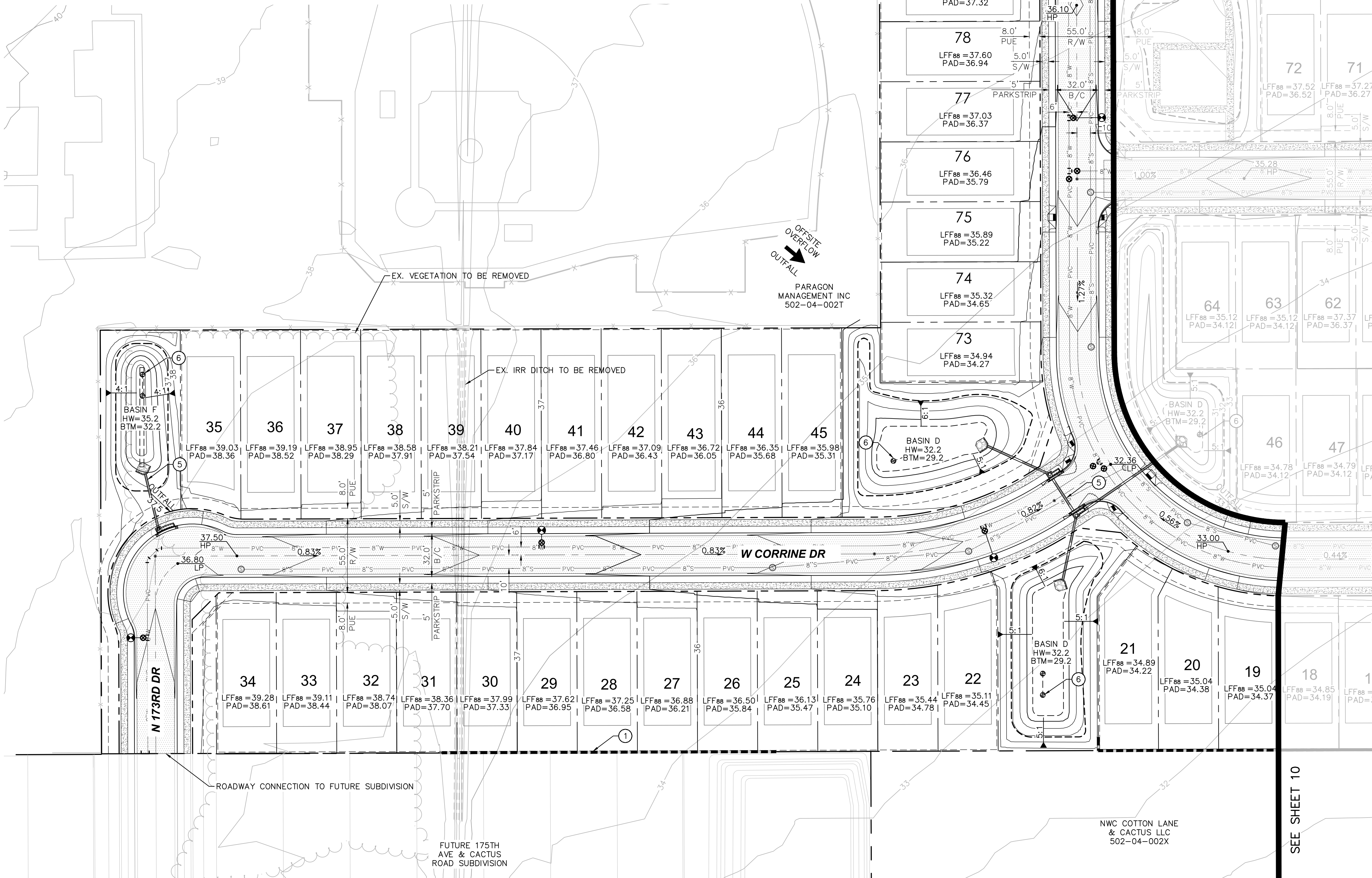
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C:\Users\kyle\OneDrive\Documents\Projects\Heritage Farm 2\CADD\5005-PGD.dwg, Feb. 21, 2019 kyle campbell
OF AND WARRIOR RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



WINDHOSE CULVERT PROFILE
H: 1"=20' V: 1"=2'

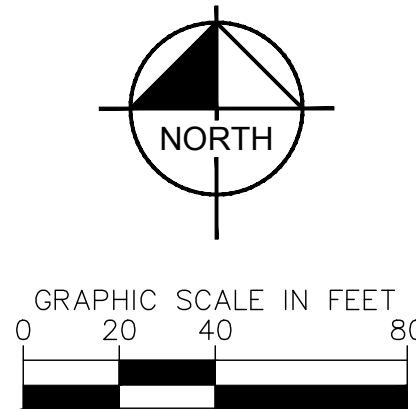


SWEETWATER BOX CULVERT PROFILE
H: 1"=20' V: 1"=2'



GRADING NOTES

- 1 PROPOSED RETAINING WALL
- 5 PROPOSED STORM DRAIN
- 6 PROPOSED DUAL CHAMBER DRYWELL



RYDER RANCH
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA



PROJECT NO.
29101505

DRAWING NAME
5005-PGD

09 OF 14

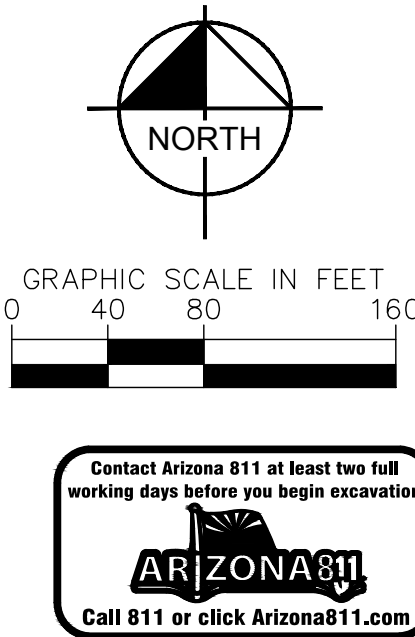
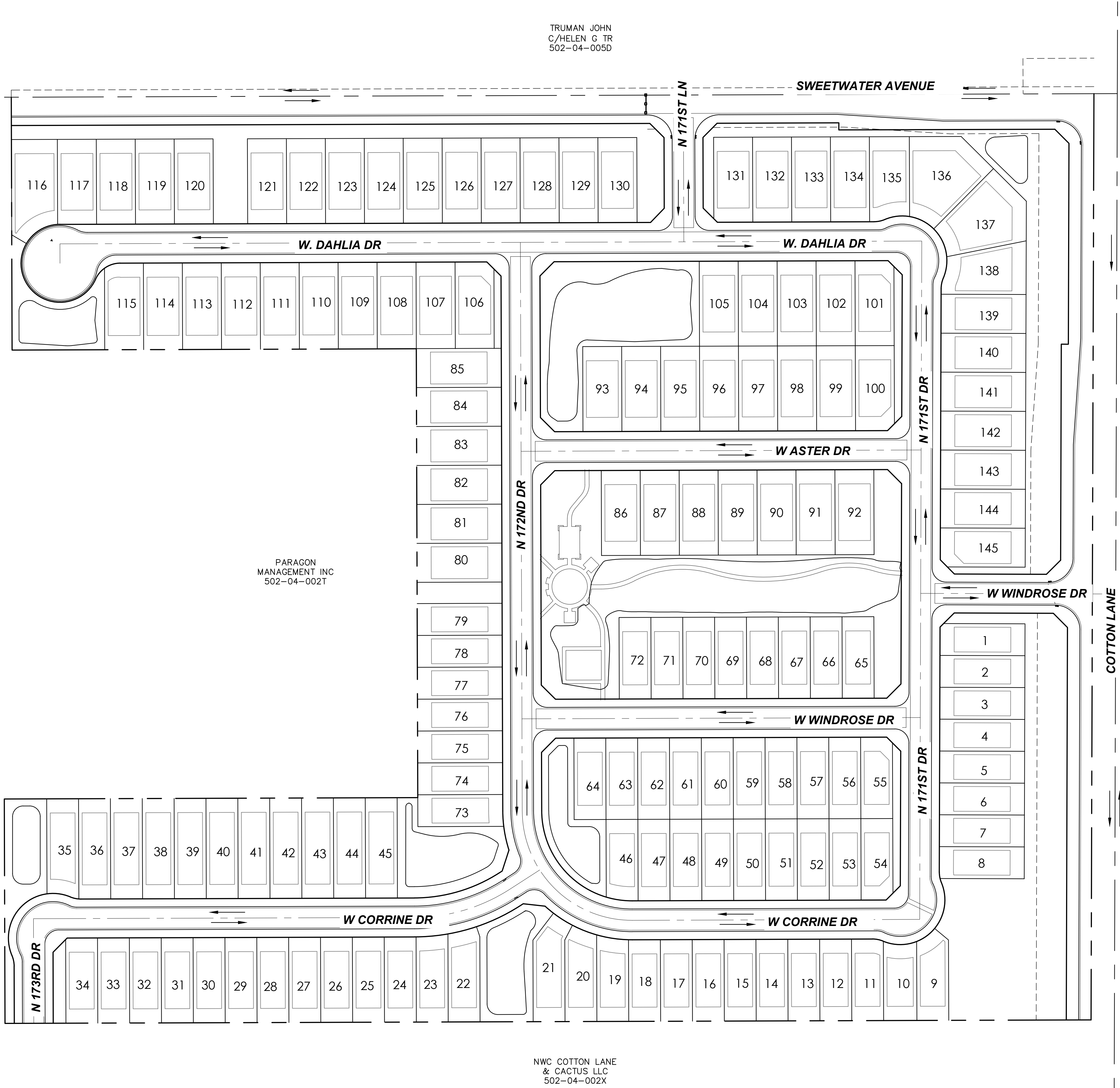
SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

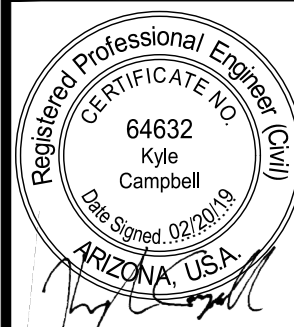
K:\PHX_Civil\291015005 - Heritage Farm 2\CADD\Preliminary Plat\5005-PPSW.dwg Feb 21, 2019 kye.campbell
XREFS: x5005-bm x5005-lb-pp x5005-xb x5005-yf
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LEGEND

- PROPOSED CL/SECTION LINE
- PROPERTY BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT
- PROPOSED CURB
- COLLECTION ROUTE



RYDER RANCH
SOLID WASTE COLLECTION ROUTE
SURPRISE, ARIZONA



PROJECT NO.
29101505
DRAWING NAME
5005-PPSW
01 OF 01

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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

NO.	REVISION	BY	DATE	APPR.



S U R P R I S E
A R I Z O N A

Ryder Ranch

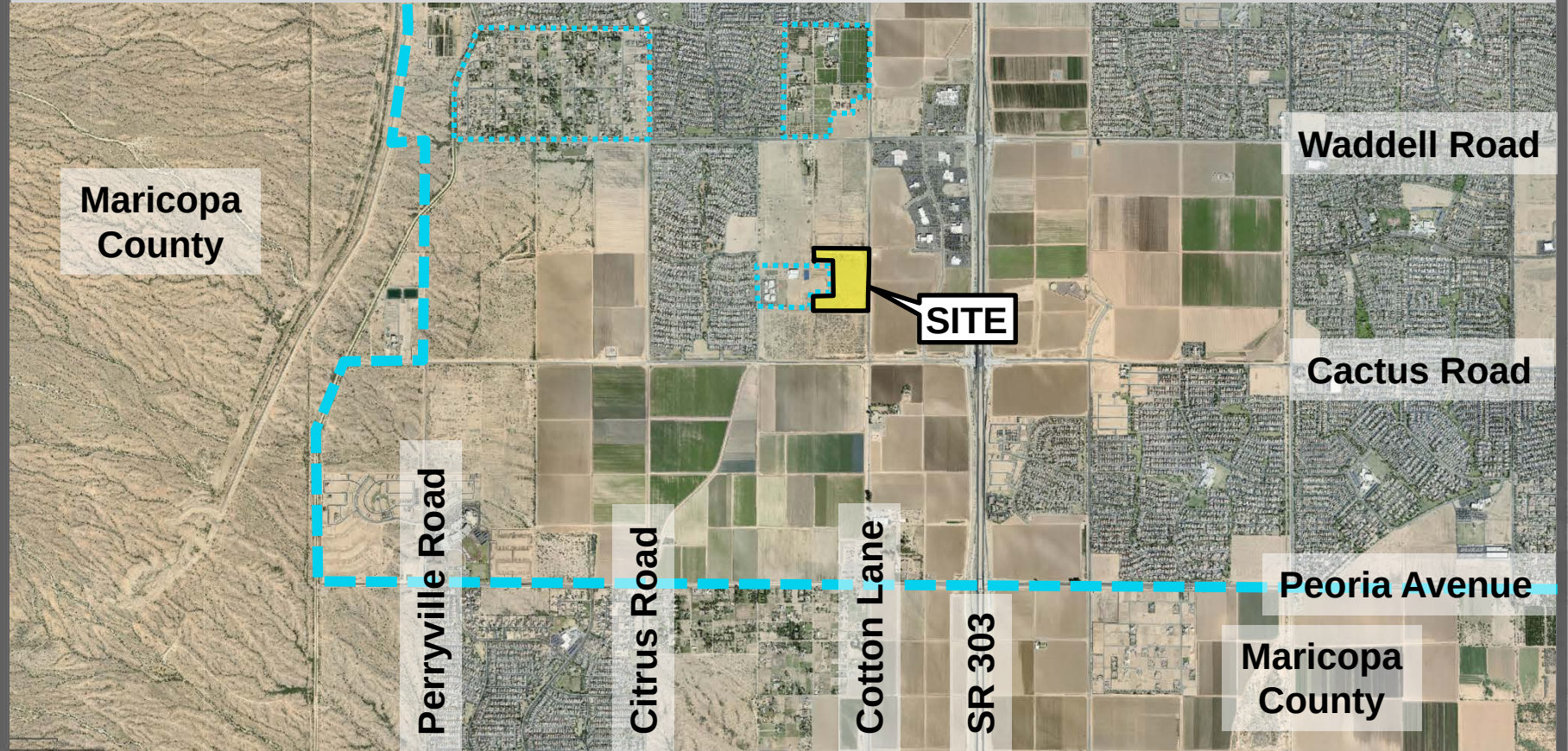
FS18-632

Rezone with PUD Overlay and
Preliminary Plat

City Council - April 16, 2019

VICINITY MAP

FS18-632



Maricopa
County

Perryville Road

Citrus Road

Cotton Lane

SR 303

Waddell Road

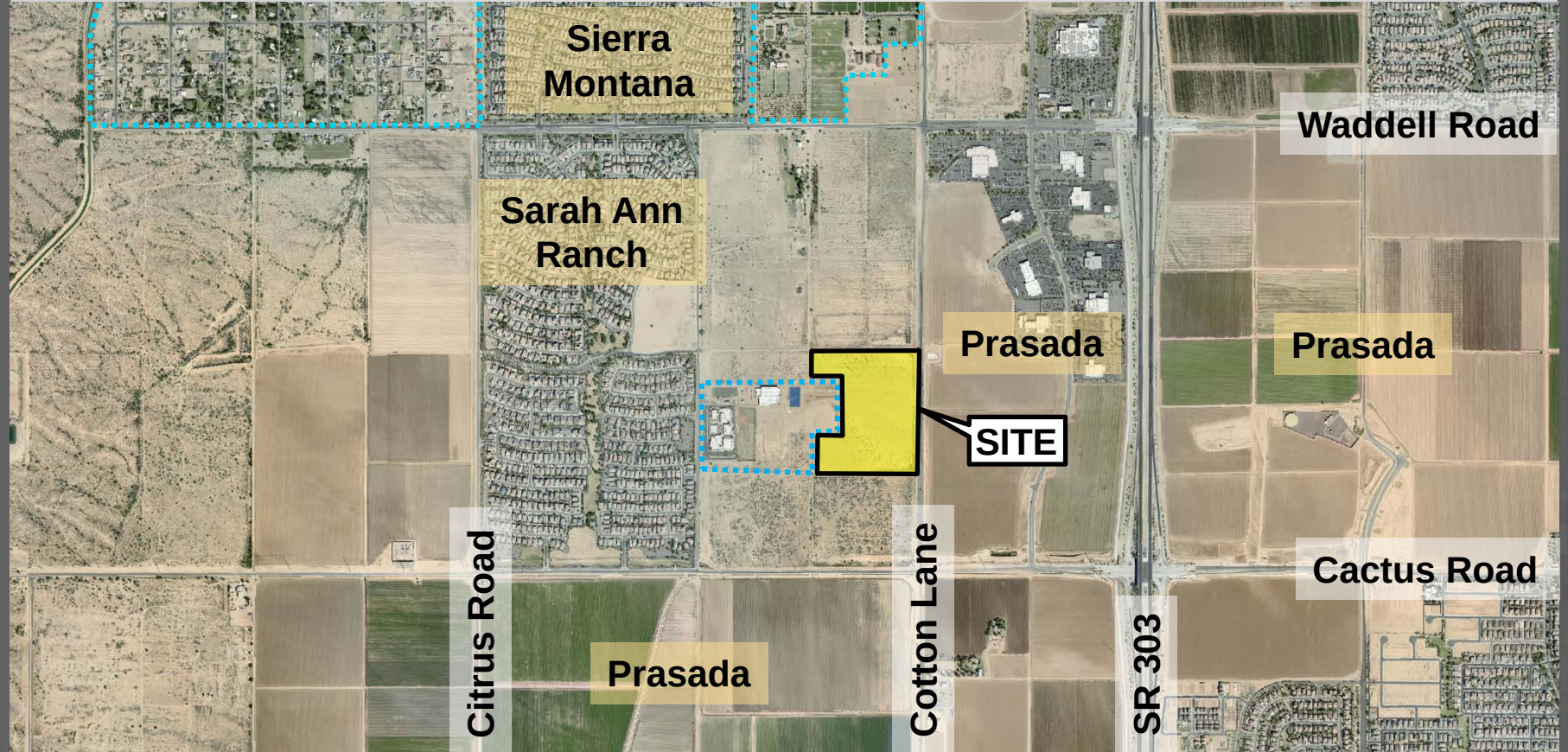
Cactus Road

Peoria Avenue

Maricopa
County

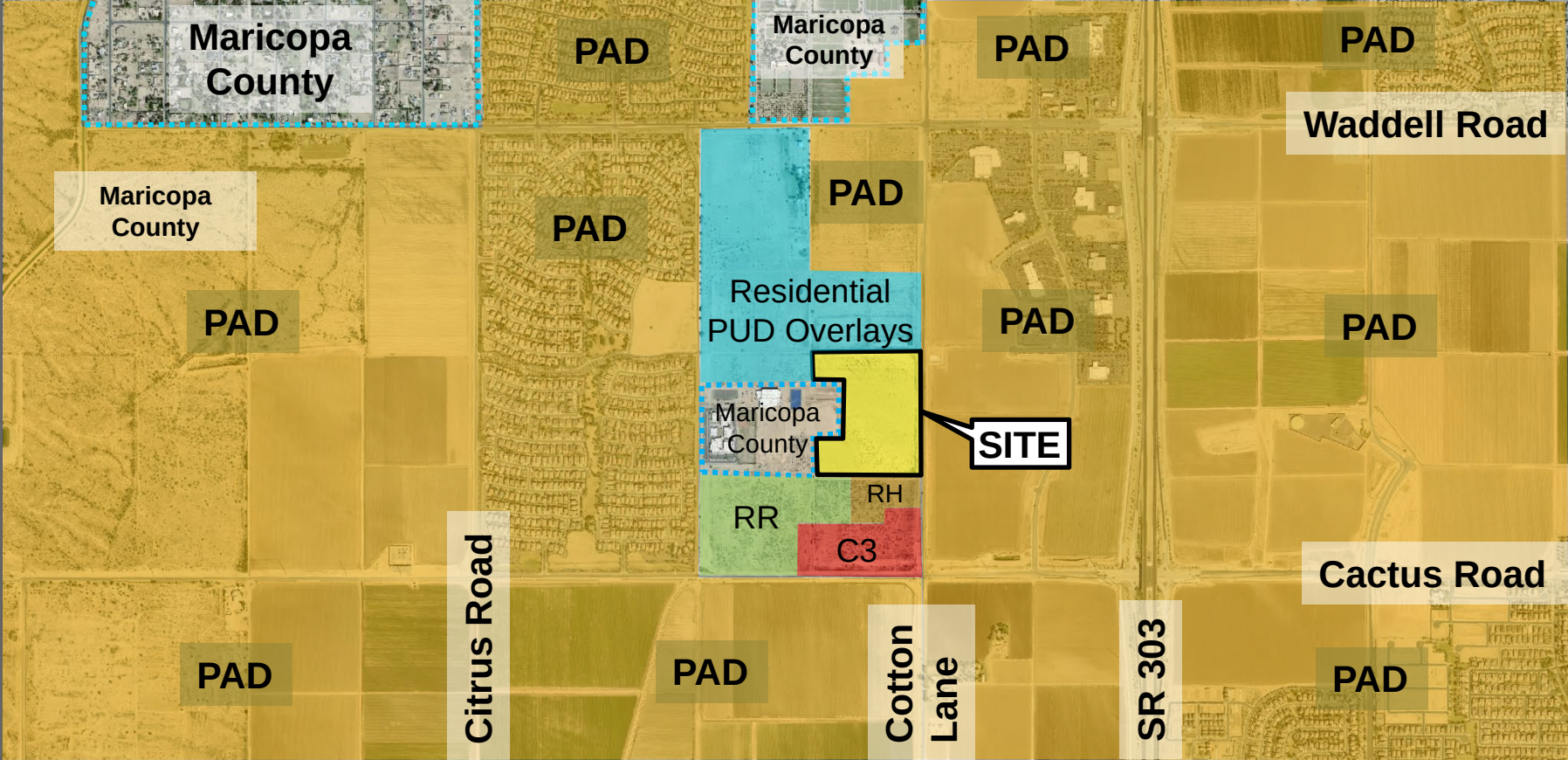
VICINITY MAP

FS18-632



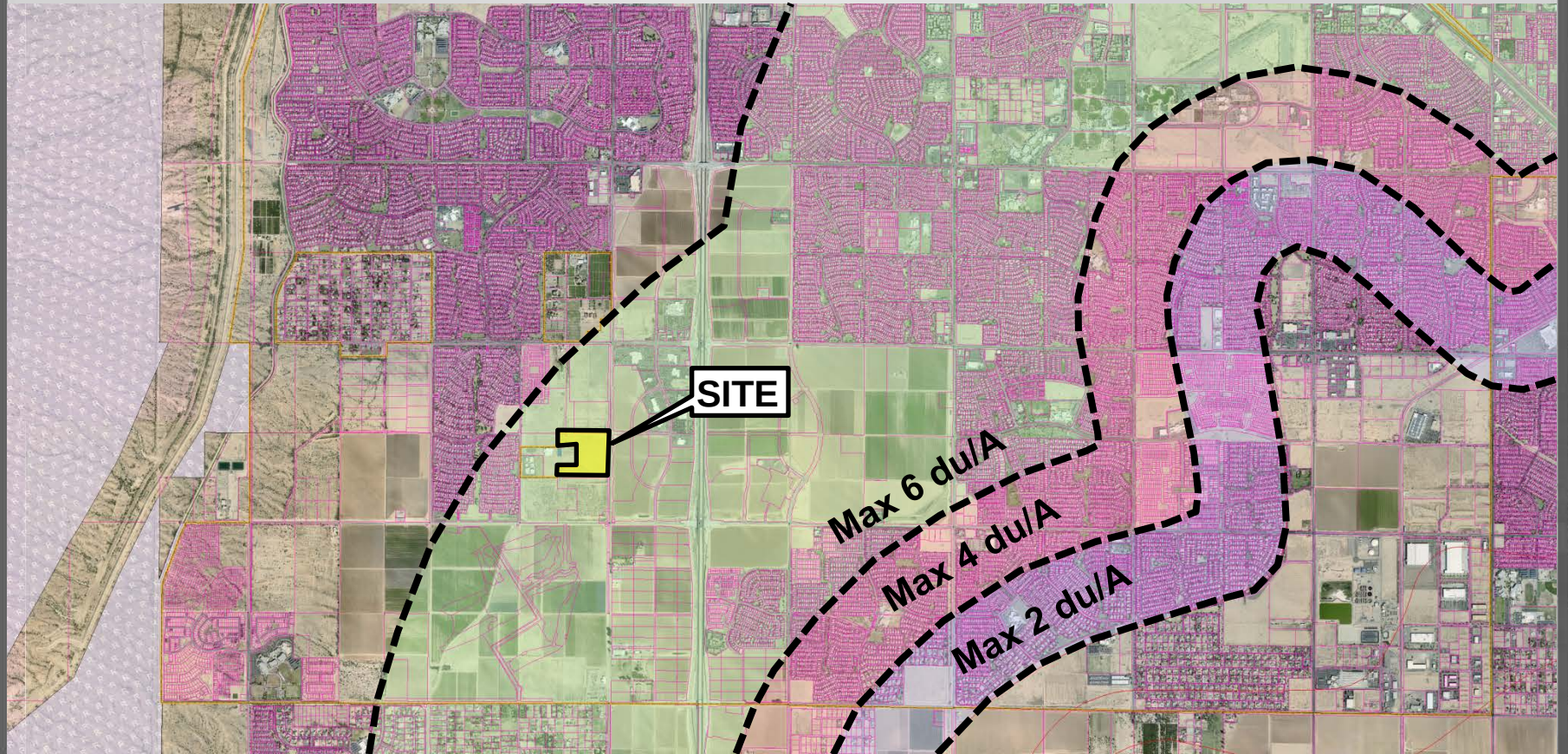
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



175th Avenue

Cotton Lane

38.56 Acres

Paradise
Education

Ryder Ranch
Rezone with PUD Overlay

Project Area

175th Avenue

Cotton Lane

Paradise
Education

38.56 Acres
Residential
Ranch

Ryder Ranch
Rezone with PUD Overlay

Existing Zoning

175th Avenue

Cotton Lane

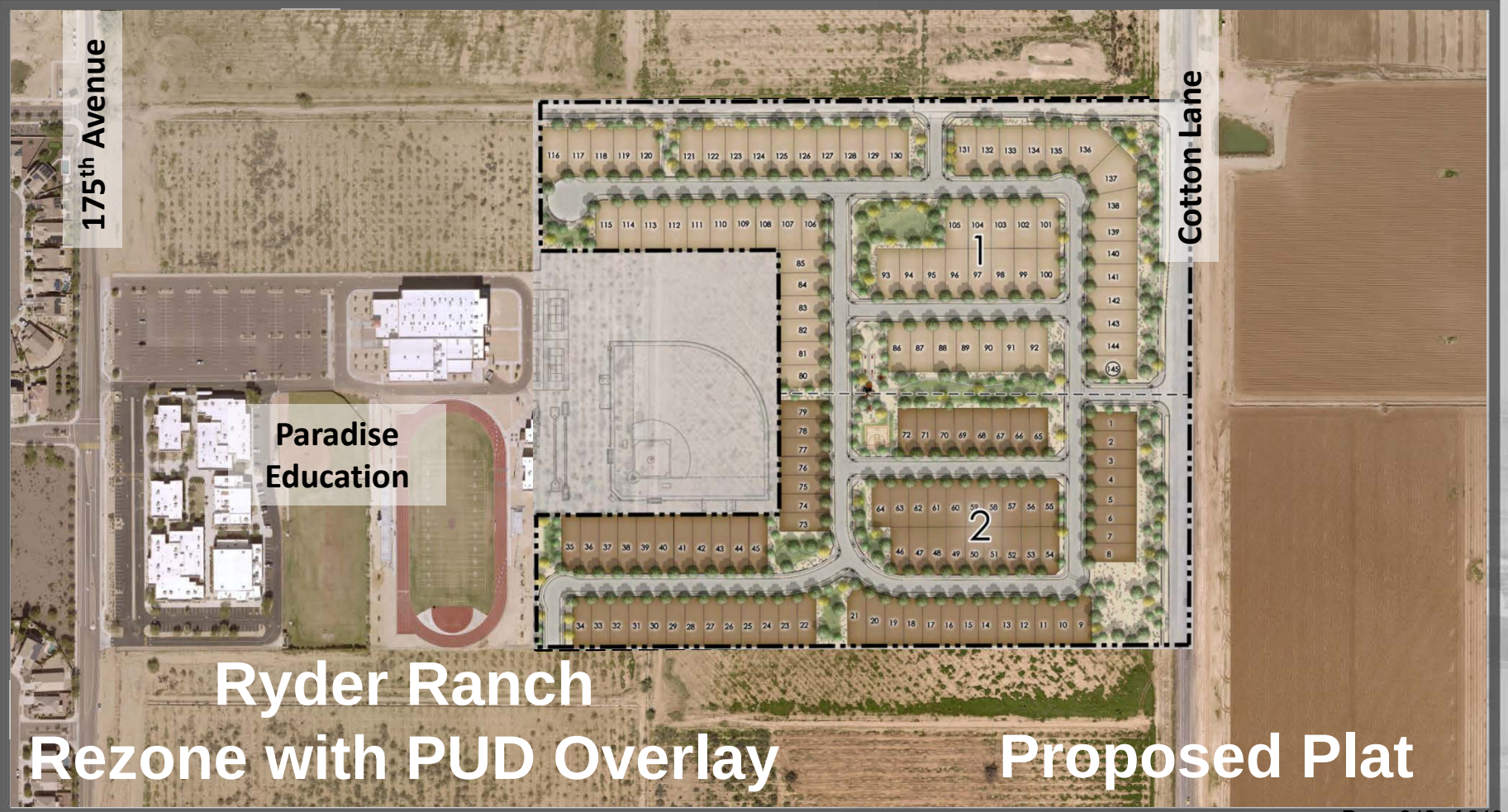
Paradise
Education

20.65 Acres
RM-6-PUD

17.91 Acres
RM-9-PUD

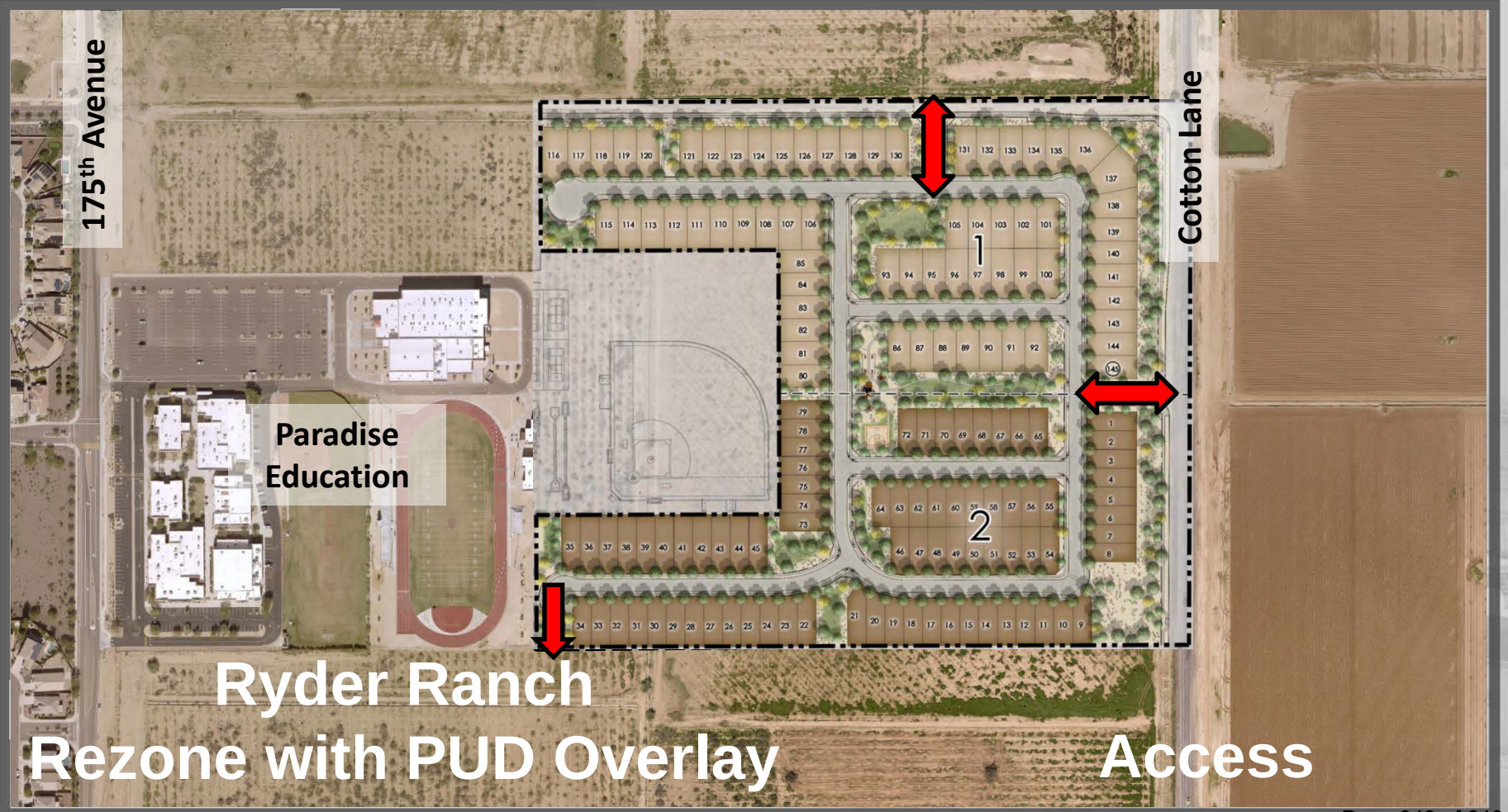
Ryder Ranch
Rezone with PUD Overlay

Proposed Zoning



Ryder Ranch Rezone with PUD Overlay

Proposed Plat



175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Cotton Lane

Paradise
Education

66
55' x 100' Lots

79
40' x 100' Lots

Ryder Ranch
Rezone with PUD Overlay

Lotting Product

DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OPEN SPACE

SWEETWATER AVENUE

COTTON LANE



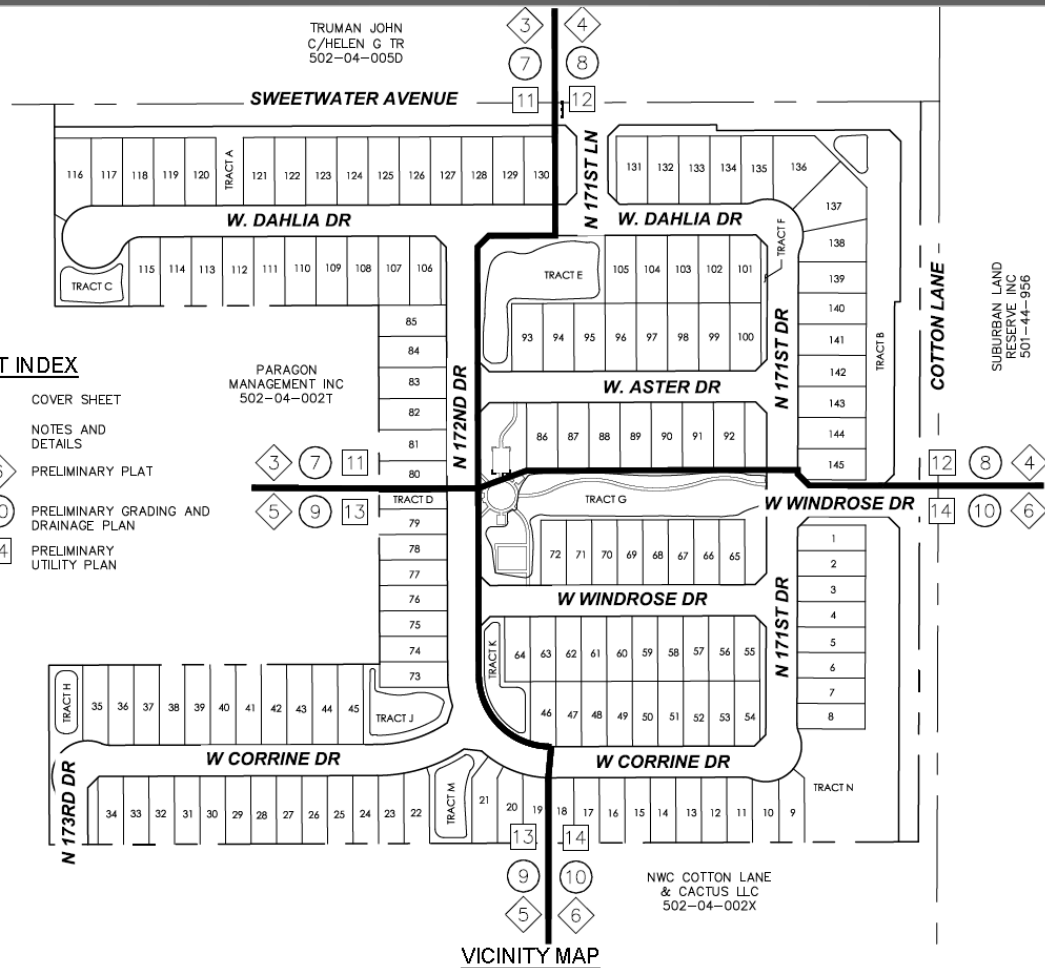
LEGEND

- ① INFORMAL PLAY / RETENTION
- ② SPORT COURT
- ③ TOT LOT
- ④ SHADE RAMADA / PICNIC AREA
- ⑤ SIDEWALK / TRAIL
- ⑥ ENTRY MONUMENT
- ⑦ OPEN SPACE PARCEL

**26 Percent
Open Space Provided**

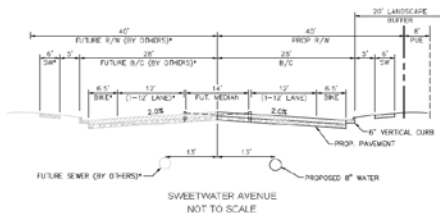
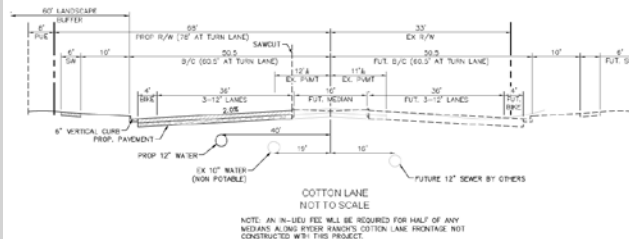
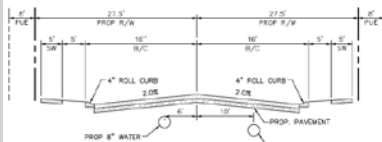
SHEET INDEX

- | | |
|----|---------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES AND DETAILS |
| 3 | PRELIMINARY PLAT |
| 7 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 11 | PRELIMINARY UTILITY PLAN |



VICINITY MAP

PRELIMINARY PLAT

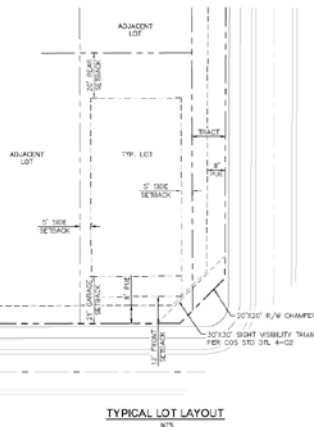


* NORTH HALF OF IMPROVEMENTS FOR SWEETWATER AVE TO BE COMPLETED BY RANDOOK COMMUNITIES AT RANDOOK TRIGG (16-397)

RM-9 PUD AND RM-9 PUD DEVELOPMENT STANDARDS	PROPOSED RM-9 PUD STANDARD	REQUIRED RM-9 PUD STANDARD
MINIMUM LOT AREA (SQ. FT.)	5000	5000
MINIMUM LOT WIDTH (FT.)	50	50
MINIMUM LOT DEPTH (FT.)	100	100
MINIMUM FRONT YARD SETBACK (MINIMUM FRONT YARD GARAGE)	12/27	12/27
MINIMUM REAR YARD SETBACK (FT.)	20	20
MINIMUM BUILDING HEIGHT (FT.)	35	35

1) LOT WIDTHS WILL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON THE PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM FRONT YARD SETBACK FOR TYPICAL SHAPED RECTANGULAR LOTS. FOR NON-TYPICAL SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGEST OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DIVIDING ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.

2) FRONT YARD SETBACKS SHALL HAVE A MIN. 2' OFF FRONT YARD SETBACK FROM STREET RIGHT OF WAY. FRONT YARD SETBACKS MAY BE REDUCED TO 1' OFF FROM SIDE LANE GARAGE AND JUNGLE AREA OF THE HOME. CLAY CONCRETE REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE A VIOLATION OF THIS ZONING.



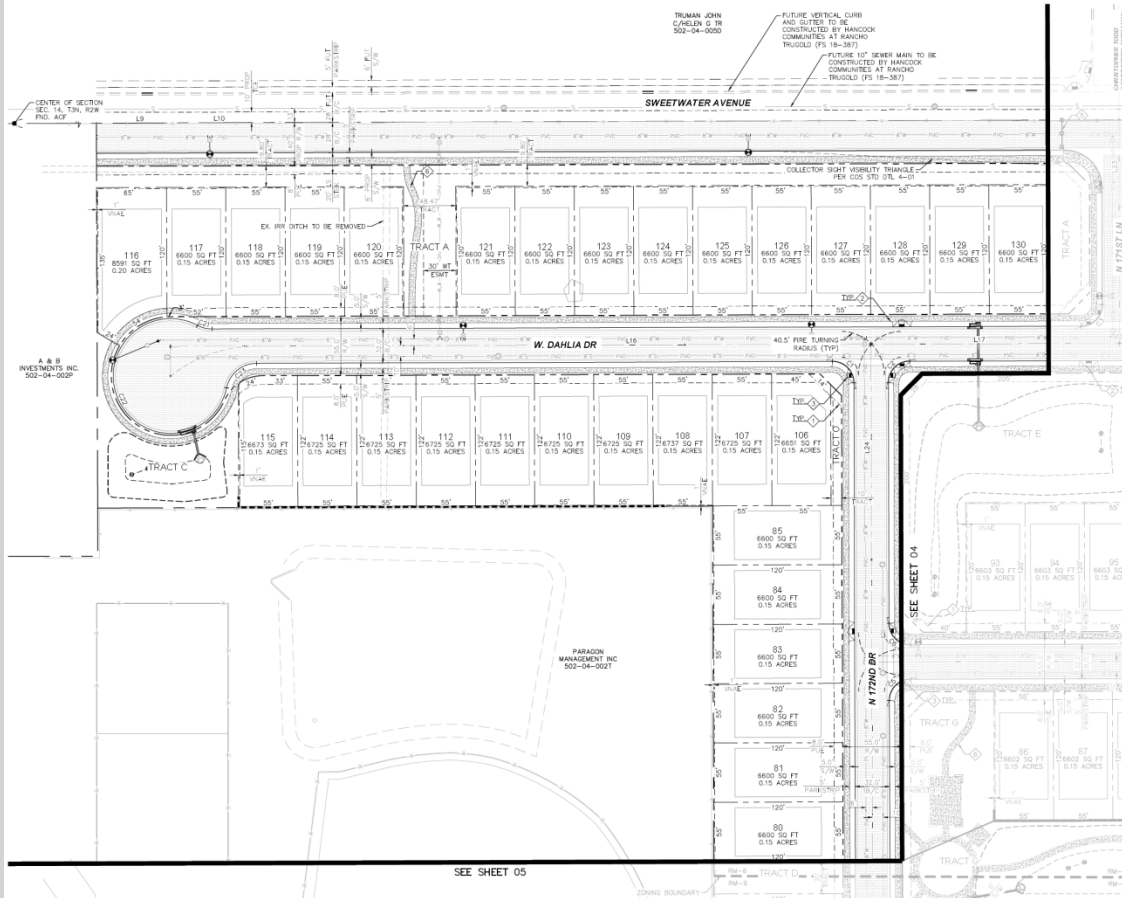
TRACT SUMMARY TABLE	AREA (SQ. FT.)	AREA (ACRES)	USE	RM-9 PUD AREA (ACRES)	RM-9 PUD AREA (ACRES)
TRACT A	28283.2	0.65	OPEN SPACE	0.65	0.30
TRACT B	27416.2	0.63	OPEN SPACE	0.63	0.30
TRACT C	11217.8	0.26	OPEN SPACE	0.26	0.30
TRACT D	3600	0.08	OPEN SPACE	0.08	0.34
TRACT E	33798.1	0.78	OPEN SPACE	0.78	0.30
TRACT F	2321.46	0.05	OPEN SPACE	0.05	0.30
TRACT G	25987.2	0.60	OPEN SPACE	0.60	0.30
TRACT H	13665	0.31	OPEN SPACE	0.31	0.34
TRACT I	15947	0.36	OPEN SPACE	0.36	0.34
TRACT J	14821.3	0.34	OPEN SPACE	0.34	0.34
TRACT K	12981	0.30	OPEN SPACE	0.30	0.34
TRACT L	2212.81	0.05	OPEN SPACE	0.05	0.34
TRACT M	12279.9	0.28	OPEN SPACE	0.28	0.34
TRACT N	17862.5	0.41	OPEN SPACE	0.41	0.34
TRACT O	2107.55	0.05	OPEN SPACE	0.05	0.34
TOTAL	151223.26	3.45		3.45	3.45

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A LOCAL STREET, AND 15 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A COLLECTION STREET.

LOT SUMMARY TABLE	AREA (SQ. FT.)	AREA (ACRES)	ZONING
1	1587.5	0.36	RM-9 PUD
2	5000	0.12	RM-9 PUD
3	5000	0.12	RM-9 PUD
4	5000	0.12	RM-9 PUD
5	5000	0.12	RM-9 PUD
6	5000	0.12	RM-9 PUD
7	5000	0.12	RM-9 PUD
8	1586.8	0.36	RM-9 PUD
9	5006.54	0.12	RM-9 PUD
10	1586.12	0.36	RM-9 PUD
11	1587.14	0.36	RM-9 PUD
12	1581.08	0.36	RM-9 PUD
13	1583.05	0.36	RM-9 PUD
14	1583.71	0.36	RM-9 PUD
15	1583.78	0.36	RM-9 PUD
16	1581.84	0.36	RM-9 PUD
17	1583.51	0.36	RM-9 PUD
18	1584.13	0.36	RM-9 PUD
19	1582.8	0.36	RM-9 PUD
20	1580.91	0.36	RM-9 PUD
21	1583.12	0.36	RM-9 PUD
22	1582.4	0.36	RM-9 PUD
23	1582.05	0.36	RM-9 PUD
24	1580.49	0.36	RM-9 PUD
25	1580.55	0.36	RM-9 PUD
26	1580.61	0.36	RM-9 PUD
27	1580.08	0.36	RM-9 PUD
28	1580.79	0.36	RM-9 PUD
29	1580.81	0.36	RM-9 PUD
30	1580.88	0.36	RM-9 PUD
31	1580.54	0.36	RM-9 PUD
32	1580.01	0.36	RM-9 PUD
33	1580.08	0.36	RM-9 PUD
34	1580.95	0.36	RM-9 PUD
35	1580.7	0.36	RM-9 PUD
36	1580.29	0.36	RM-9 PUD
37	1580.45	0.36	RM-9 PUD
38	1580.52	0.36	RM-9 PUD
39	1580.58	0.36	RM-9 PUD
40	1580.65	0.36	RM-9 PUD
41	1580.72	0.36	RM-9 PUD
42	1580.78	0.36	RM-9 PUD
43	1580.85	0.36	RM-9 PUD
44	1580.91	0.36	RM-9 PUD
45	1580.98	0.36	RM-9 PUD
46	1581.04	0.36	RM-9 PUD
47	1581.11	0.36	RM-9 PUD
48	1581.18	0.36	RM-9 PUD
49	1581.25	0.36	RM-9 PUD
50	1581.32	0.36	RM-9 PUD
51	1581.39	0.36	RM-9 PUD
52	1581.46	0.36	RM-9 PUD
53	1581.53	0.36	RM-9 PUD
54	1581.6	0.36	RM-9 PUD
55	1581.67	0.36	RM-9 PUD
56	1581.74	0.36	RM-9 PUD
57	1581.81	0.36	RM-9 PUD
58	1581.88	0.36	RM-9 PUD
59	1581.95	0.36	RM-9 PUD
60	1582.02	0.36	RM-9 PUD
61	1582.09	0.36	RM-9 PUD
62	1582.16	0.36	RM-9 PUD
63	1582.23	0.36	RM-9 PUD
64	1582.3	0.36	RM-9 PUD
65	1582.37	0.36	RM-9 PUD
66	1582.44	0.36	RM-9 PUD
67	1582.51	0.36	RM-9 PUD
68	1582.58	0.36	RM-9 PUD
69	1582.65	0.36	RM-9 PUD
70	1582.72	0.36	RM-9 PUD
71	1582.79	0.36	RM-9 PUD
72	1582.86	0.36	RM-9 PUD

73	5408.47	0.12	RM-9 PUD
74	5408	0.12	RM-9 PUD
75	5408	0.12	RM-9 PUD
76	5408	0.12	RM-9 PUD
77	5408	0.12	RM-9 PUD
78	5408	0.12	RM-9 PUD
79	5408	0.12	RM-9 PUD
80	6000	0.14	RM-9 PUD
81	6000	0.14	RM-9 PUD
82	6000	0.14	RM-9 PUD
83	6000	0.14	RM-9 PUD
84	6000	0.14	RM-9 PUD
85	6000	0.14	RM-9 PUD
86	6000	0.14	RM-9 PUD
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88	6000	0.14	RM-9 PUD
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90	6000	0.14	RM-9 PUD
91	6000	0.14	RM-9 PUD
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132	6000	0.14	RM-9 PUD
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134	6000	0.14	RM-9 PUD
135	6000	0.14	RM-9 PUD
136	6000	0.14	RM-9 PUD
137	6000	0.14	RM-9 PUD
138	6000	0.14	RM-9 PUD
139	6000	0.14	RM-9 PUD
140	6000	0.14	RM-9 PUD
141	6000	0.14	RM-9 PUD
142	6000	0.14	RM-9 PUD
143	6000	0.14	RM-9 PUD
144	6000	0.14	RM-9 PUD
145	6000	0.14	RM-9 PUD
TOTAL	872230.48	20.14	





PRE PLAT NOTES

- ◇ LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- ◇ PROPOSED 40' BLOCK CURB RAMP PER MAG STD DTL 235-4
- ◇ PROPOSED CURB RAMP PER MAG STD DTL 237-3
- ◇ PROPOSED TRAFFIC BARRICADE TYPE B PER MAG STD DTL 130
- ◇ PROPOSED 6" WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	89°59'59"	20.00'
C2	20.00'	31.42'	90°00'01"	20.00'
C5	20.00'	31.42'	90°00'01"	20.00'
C6	20.00'	31.42'	89°59'59"	20.00'
C21	28.50'	14.03'	28°12'31"	7.16'
C22	53.20'	265.74'	286°11'38"	39.95'
C23	28.50'	38.79'	77°59'25"	23.07'

LINE TABLE

LINE	LENGTH	BEARING
L9	2643.95	N89°48'54.78"E
L10	2031.02	S89°48'54.78"W
L16	850.45	N89°48'52.98"E
L17	230.89	N89°48'52.98"E
L24	295.00	N10°0'54.33"W

NOTE: SIGHT DISTANCE REQUIREMENTS ON INTERSECTIONS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EXISTENCE AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

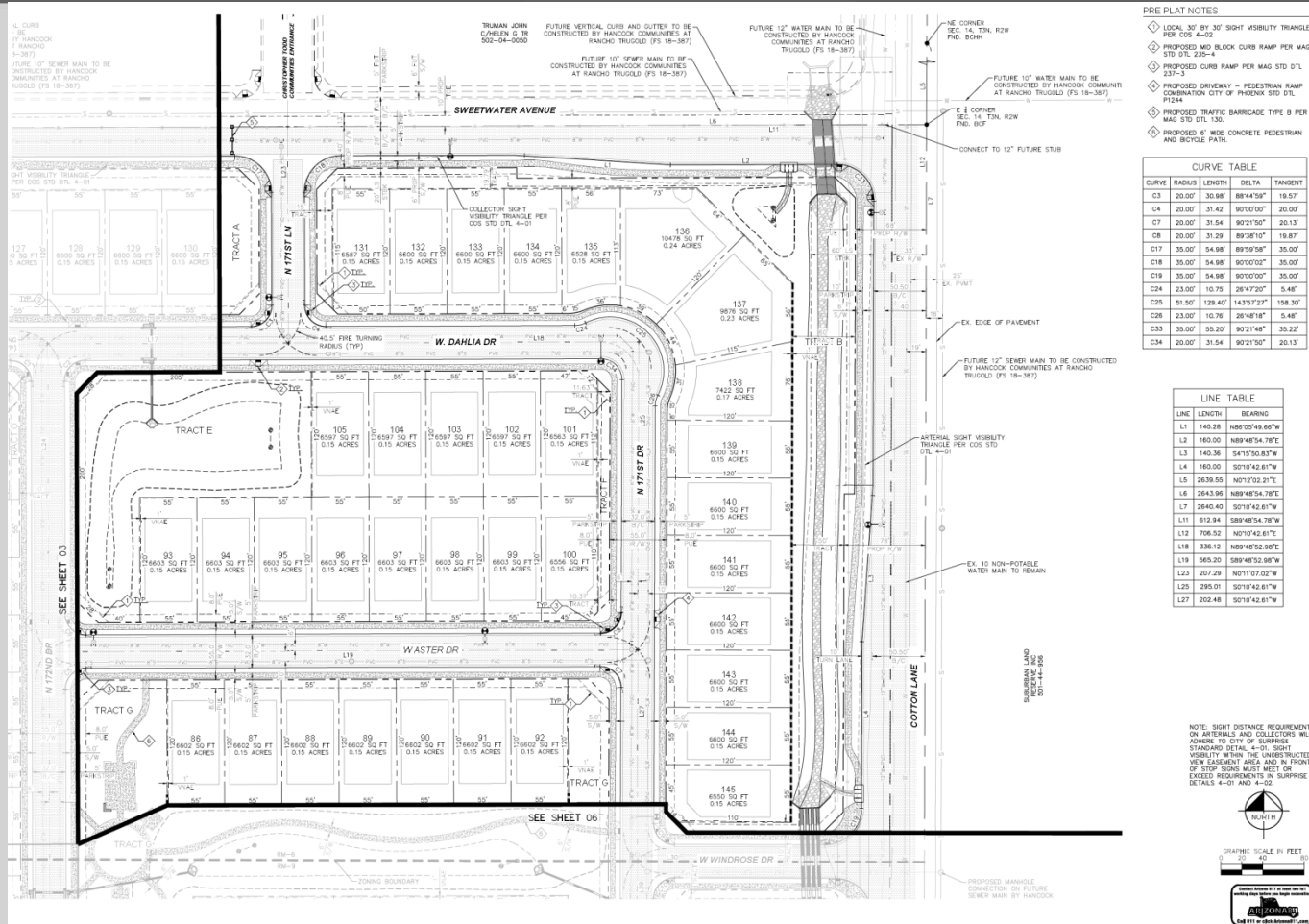


GRAPHIC SCALE IN FEET
0 20 40 60

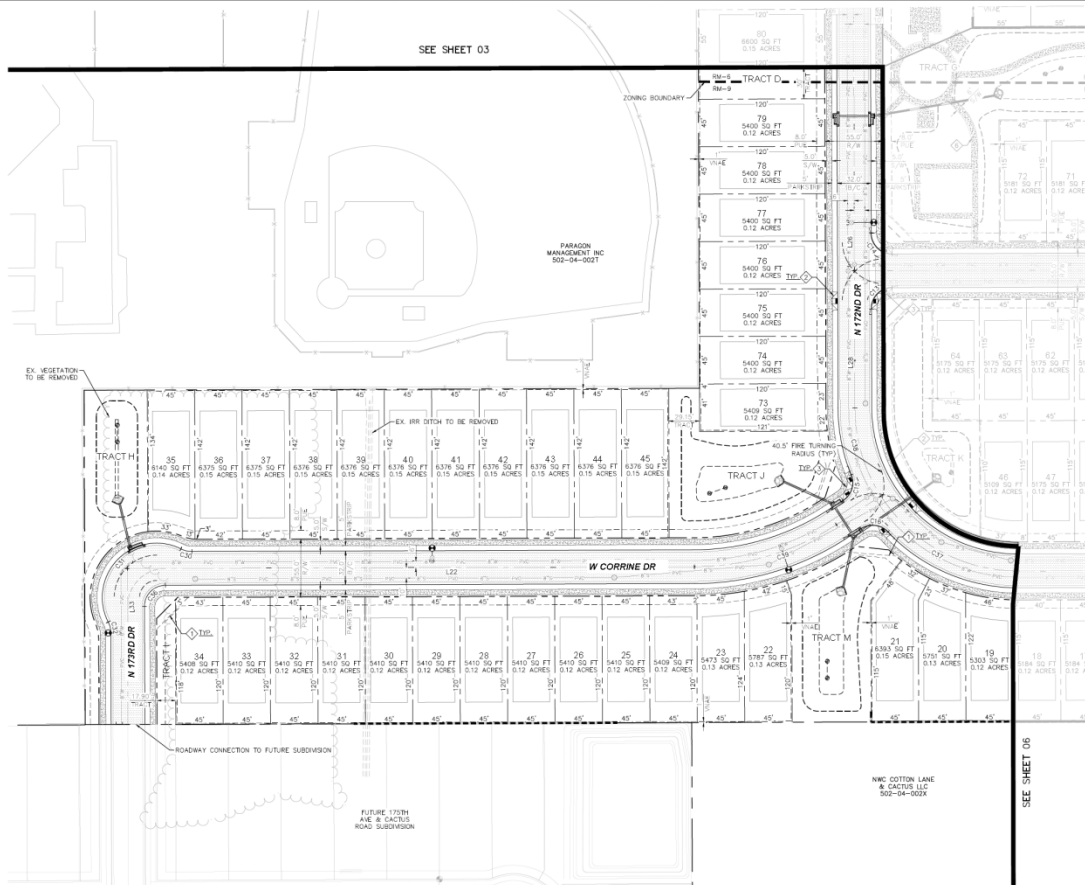


PRELIMINARY PLAT

PRELIMINARY PLAT



PRELIMINARY PLAT



PRE PLAT NOTES

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE
PER COS 4-02
- 2 PROPOSED MD BLOCK CURB RAMP PER MAG
STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL
237-3
- 4 PROPOSED DRIVEWAY - PEDESTRIAN RAMP
COMBINATION CITY OF PHOENIX STD DTL
P1244
- 5 PROPOSED 6' WIDE CONCRETE PEDESTRIAN
AND BICYCLE PATH.

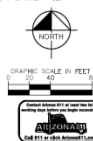
CURVE TABLE

CURVE DATA				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C13	20.00'	31.42'	90°00'07"	20.00'
C14	20.00'	31.42'	89°59'53"	20.00'
C15	20.00'	27.62'	79°06'56"	16.52'
C16	20.00'	27.63'	79°09'22"	16.53'
C30	23.00'	10.76'	58°40'09"	5.46'
C31	51.50'	128.98'	143°29'55"	156.17'
C32	23.00'	10.72'	26°41'46"	5.46'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	155.36'	155.19'	57°13'56"	84.76'
C38	157.03'	88.17'	32°10'23"	45.28'
C39	250.00'	142.30'	32°37'14"	73.15'

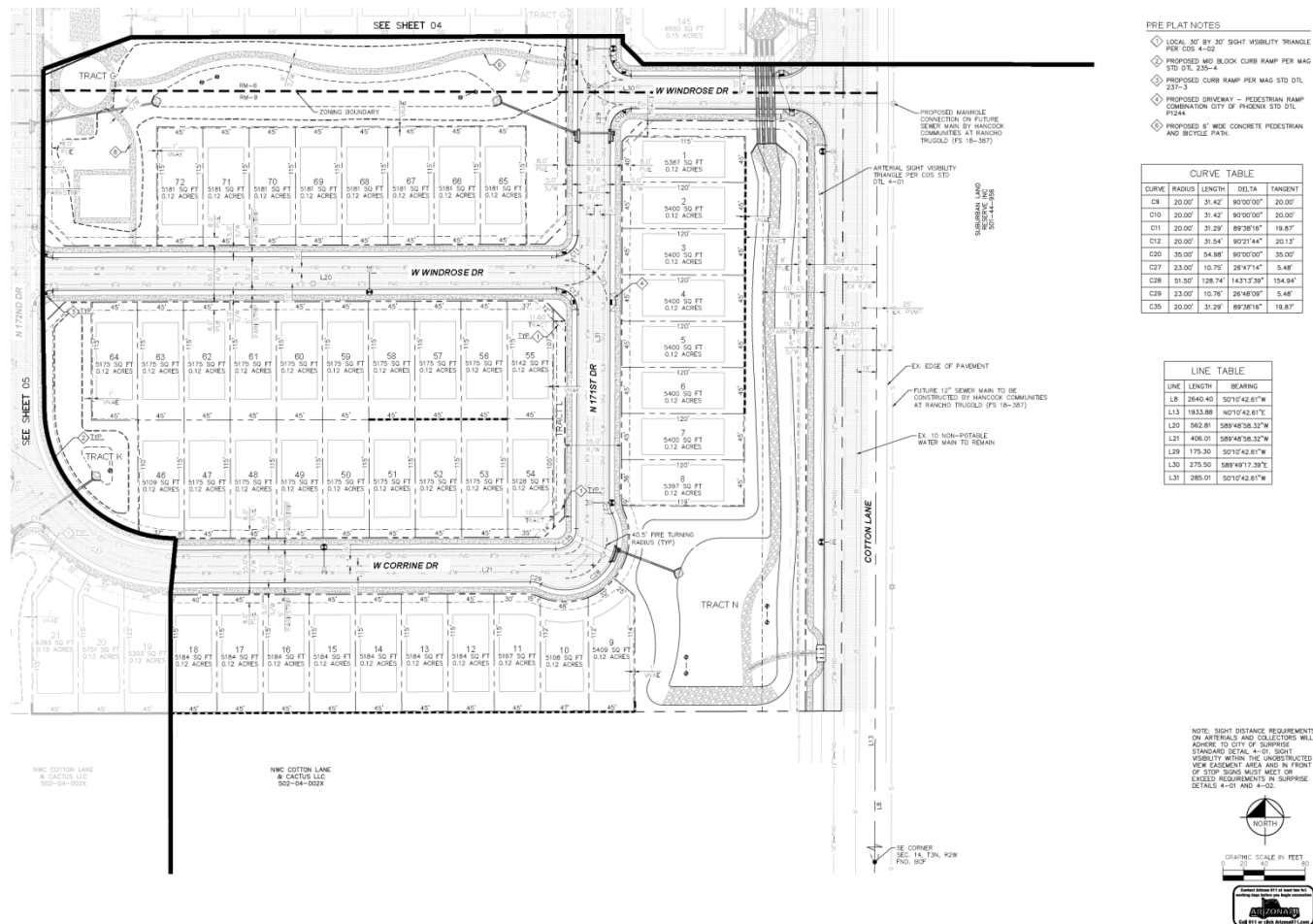
LINE TABLE

LINE	LENGTH	BEARING
L22	538.25	S89°48'58.32"W
L26	377.76	N0°11'01.68"W
L28	130.01	N0°14'16.02"W
L33	147.73	S0°11'01.68"E

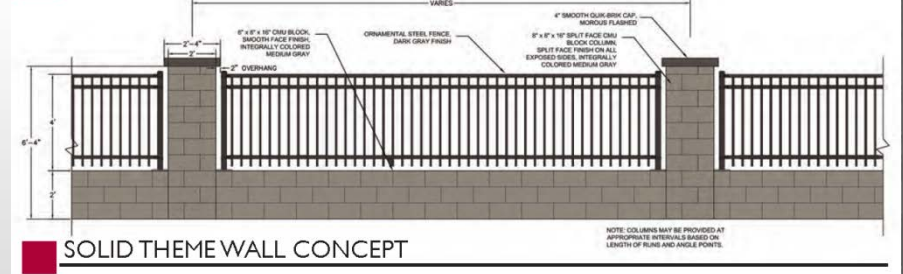
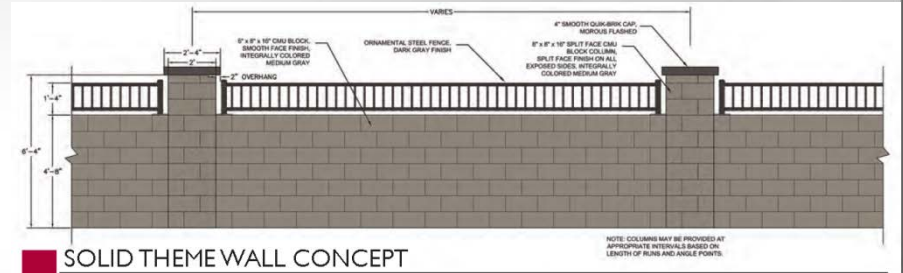
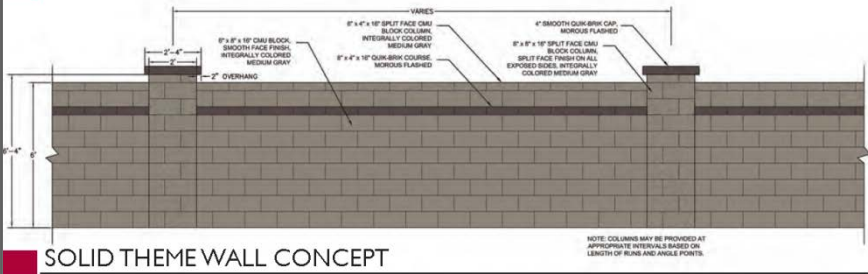
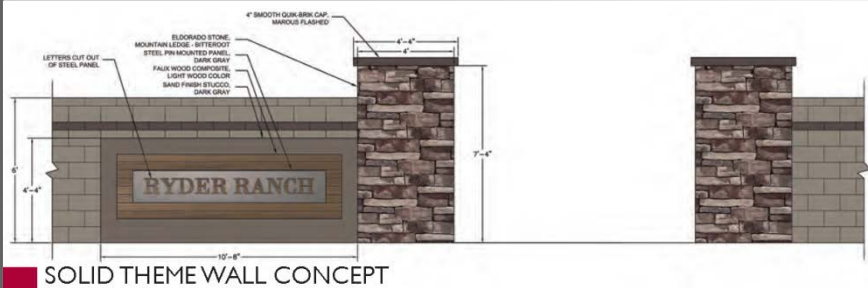
NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.



PRELIMINARY PLAT



WALLS

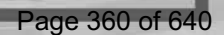


Full View

An aerial photograph of a large, modern architectural complex, possibly a university or government building. The complex features multiple interconnected buildings with flat roofs and large windows. In the foreground, there is a prominent circular building with a curved facade. The surrounding area includes parking lots, roads, and some landscaping. The image is presented in a grayscale style with a green horizontal bar and the text 'Full View' overlaid at the top.

Partial View

Full View



Citizen Review

February 27, 2019 at 6 pm Sunset Hills Elementary School
March 18, 2019 Surprise City Hall

Planning and Zoning Commission

April 4, 2019

Rezone with PUD Overlay - Recommended **Approval** Subject
to Stipulations “A” through “B”

Preliminary Plat – Recommended **Approval** Subject to
Stipulations “A” through “G”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Cactus and 175th Rezone from approximately 41 acres of Residential Ranch ("RR") and High Density Residential ("RH") to Medium Density Residential ("RM-6") with a PUD Overlay; Ordinance # 2019-09.

Motion:

I move to approve Ordinance # 2019-09.

Background:

The subject request involves the rezoning of approximately 41.51 acres of land from RR and RH to RM-6 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:

The Zone Change for Cactus and 175th will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - CC Staff Report - 041619
2. 01 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Vicinity Maps - 041619

3. 02A - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Rezone with PUD Document - 041619
 4. 02B - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Rezone with PUD Document - 041619
 5. 03 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Citizen Participation - 041619
 6. 04 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Public Engagement - 041619
 7. 05 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Luke Letter - 041619
 8. 06 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Dysart Letter - 041619
 9. 08 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - CC PowerPoint - 041619
 10. 07 - Ord. 2019-09 Gehan at 175th and Cactus Rezone with PUD -final
-

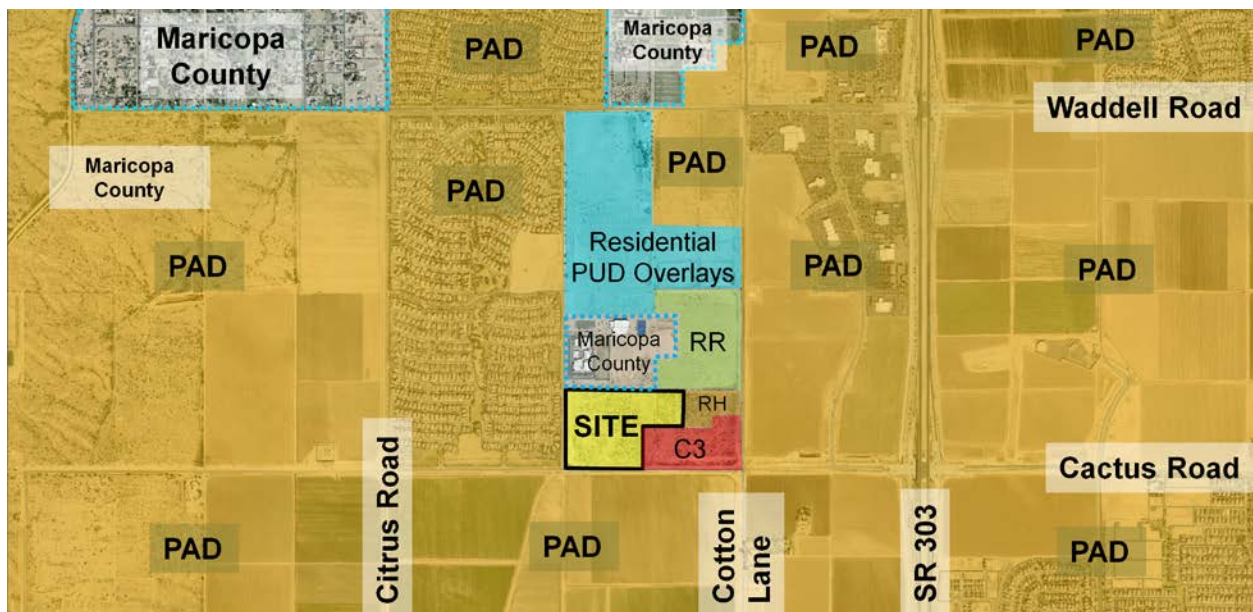


1	Case:	FS18-566
3	Project Name:	Gehan at 175 th and Cactus Rezone with PUD Overlay
4	Council District:	3 - Mesquite
5	Meeting Date:	April 16, 2019
6	Planner:	Hobart Wingard, Planner II
7		
8	Owner:	S and S Cotton, LLC
9	Applicant:	Gehan Homes
0	Request:	Zone Change from Residential Ranch (“RR”) and High Density Residential (“RH”) to approx. 40 acres of Medium Density Residential (RM-6-PUD) with a Planned Unit Development (“PUD”) Overlay
1		
2		
3		
4	Site Location:	Generally located on the northeast corner of Cactus Road and 175 th Avenue
5		
6	Area and Density:	41.51 acres at 3.78 dwelling units per acre (“du/A”)
7	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
8		
9	Support/Opposition:	None known

The subject request involves the rezoning of approximately 41.51 acres of land from RR and RH to RM-6 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Sarah Ann Ranch Residential PAD	Maricopa County Paradise Education	Residential Ranch Vacant
Sarah Ann Ranch Residential PAD	Gehan at 175th and Cactus Existing – RR and RH Proposed – RM-9-PUD	Regional Commercial (CR) High Density Residential (RH) - Vacant
Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development

BACKGROUND:

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

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

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

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

July 19, 2018: Staff held a Concept Review meeting with Brad Wiley of Gehan Homes for a Rezone with PUD Overlay and a Preliminary Plat for Gehan at 175th and Cactus under Case CR18-338.

October 19, 2018: Brad Wiley of Gehan Homes filed a request for a Preliminary Plat and a Rezone with PUD Overlay for Gehan at 175th and Cactus under Case FS18-566, the subject case.

January 16, 2019: Brad Wiley of Gehan Homes held a Citizen Review Meeting for the subject project at the Sierra Montana Recreation Center. A Citizen Review Participation Report is attached.

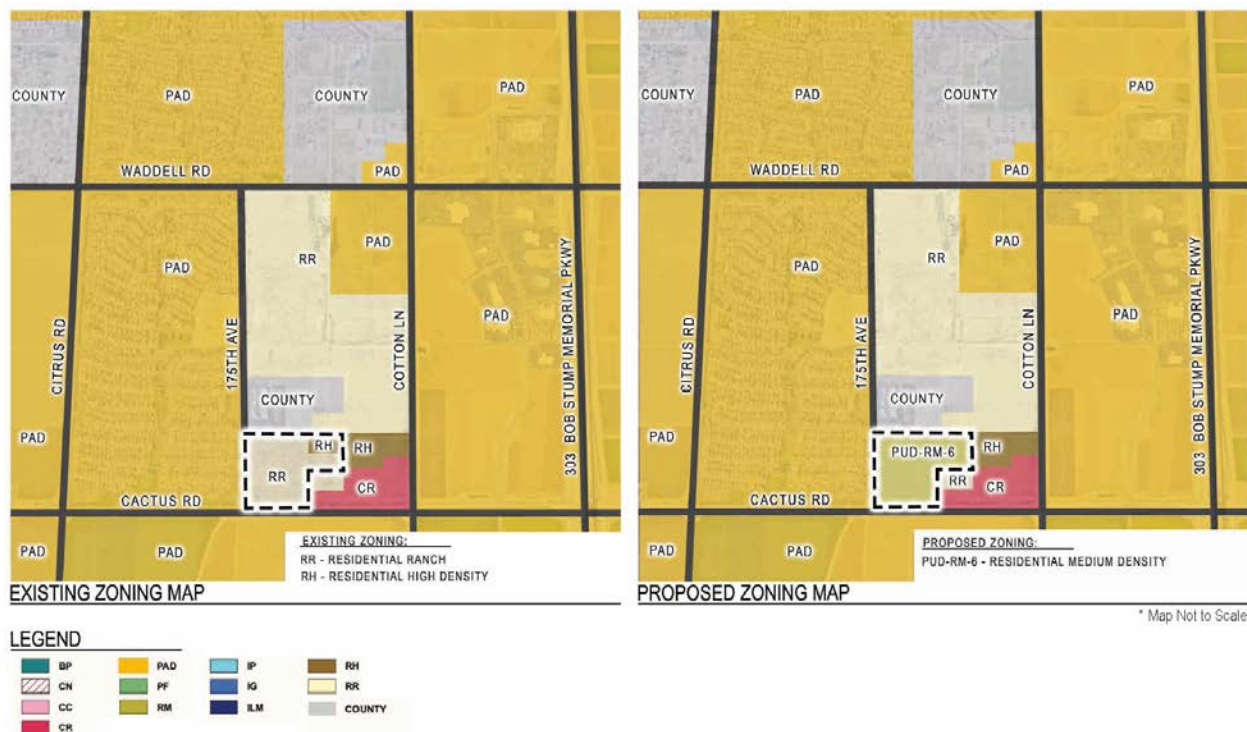
April 4, 2019: The Planning and Zoning Commission recommended approval of the subject PAD Rezone to the City Council.

CITIZEN REVIEW:

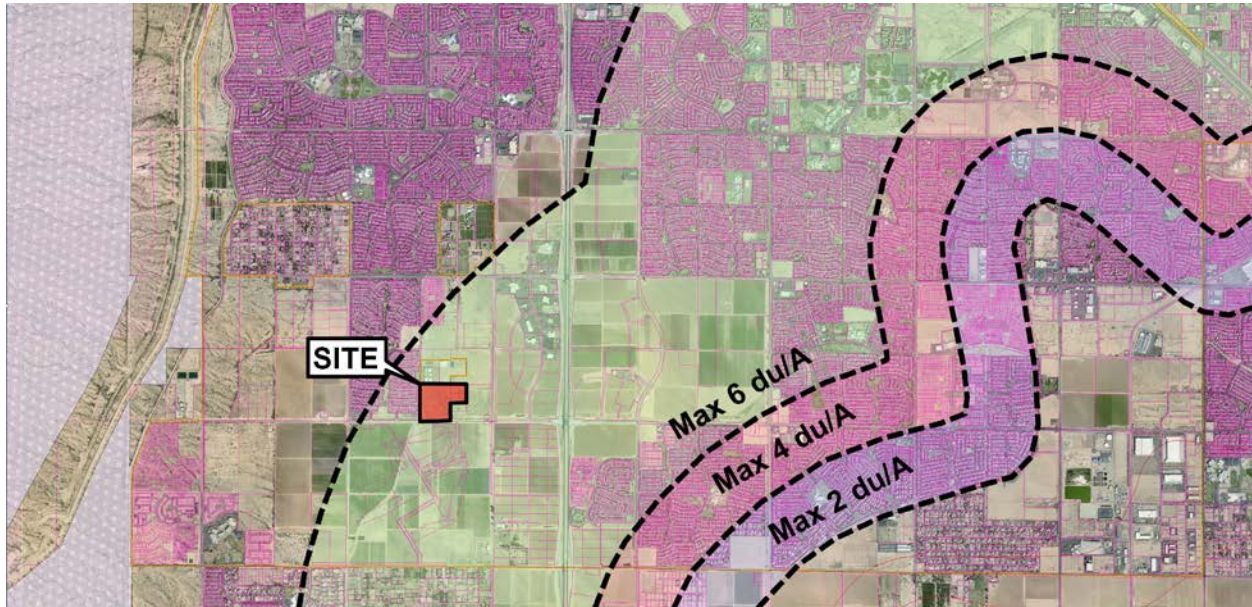
The applicant held a Citizen Review meeting on January 16, 2019 at the Sierra Montana Recreation Center located at 14861 North Spring Lane. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject zone change request involves a change from RR and RH to RM-6 with a PUD Overlay intended to modify development standards and limit density. The project anticipates 157 single-family residential lots over approx. 41.51 acres for a gross density of 3.78 du/A.



The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Graduated Density Concept (“GDC”). The subject project provides a density of 3.78 du/A, which is in keeping with the GDC. A context plan is shown below:



Unlike typical “PAD” zoning, the subject request falls under the current Surprise Unified Development Code (“SUDC”). As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain modifications to the development standards.

The following table is taken from the zoning narrative and expresses the proposed single-family residential development standards for the two (2) lot sizes:

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.

(2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming pool for Medium Density Residential projects of 60 or more units. The applicant proposes the deletion of this requirement through the PUD Overlay. The rationale being that as a single-family development with 20 foot rear setbacks, ample space will be available on each lot to accommodate a private pool should that homeowner chose to do so.

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres. The applicant proposes the removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development. Grassy areas within the drainage/retention areas have been designed to allow for free style active play.

Section 122-137(q)(1) requires a minimum of one (1) sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.” This project requests the removal of this requirement due to the drainage constraints placed on the site. To provide adequate drainage areas across the site, resulting in a limited availability of high-and-dry areas needed in order to build recreational amenities and sport court areas. In order to maximize the amenities provided within the designed recreation amenity area, the sport court could not be included on this plan. Grassy areas within the drainage/retention areas have, however, been designed to allow for free style active play, meaning that while these areas do not include structured play equipment or permanent courts, they are designed to be used for a number of different activities including various sport options.

The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width. The proposed minimum lot widths are 45 and 55 feet. If limited to 30 percent, the driveways would only be 13.5 and 15 feet wide, respectively. Since a typical garage is 20 feet wide, the applicant proposes 45 percent, which would allow for a 20.25 foot wide driveway in the 45 foot wide lots, and 22.50 foot wide driveway in the 50 foot wide lots.

There is also a provision in the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area, which is that area located between the front setback line and the front lot line. The proposed minimum lot widths are 45 and 55 feet, while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will not accommodate a driveway; however, increasing to 45 percent will accommodate the proposed driveway widths.

The SUDC requires that not less than 20 percent of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 26.68 percent of the net residential area as open space overall, which exceeds the 20 percent requirement set forth in the SUDC. Within that open space will be a pocket park with tot-lot, ramada, picnic area, turf play area, and landscaping.



UTILITY AND SERVICES TABLE:

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The proposed RM-6-PUD zoning district will generate a density of 3.78 du/A, and is consistent with the existing and proposed single-family fabric in the area.

REVIEWING AGENCIES:

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

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

Luke Air Force Base (LAFB): In a letter dated October 31, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations. The letter is attached.

April 16, 2019 – City Council
Case FS18-566 - Gehan at 175th and Cactus - Rezone with PUD Overlay
Page 6 of 8

Maricopa Water District (MWD): In an email dated October 29, 2018, MWD indicated that they are currently working with the developer to address all concerns.

Dysart Unified School District (DUSD): In a letter dated October 12, 2018, DUSD indicated they are currently working with the developer on a donation agreement. The letter is attached.

SUMMARY:

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

FINDINGS:

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

RECOMMENDATION:

On April 4, 2019 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of Zone Change case FS18-566, subject to stipulations 'A' through 'B' outlined below:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Cactus & 175th", consisting of 20 pages plus exhibits, prepared by Gehan Homes and stamped received February 14, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

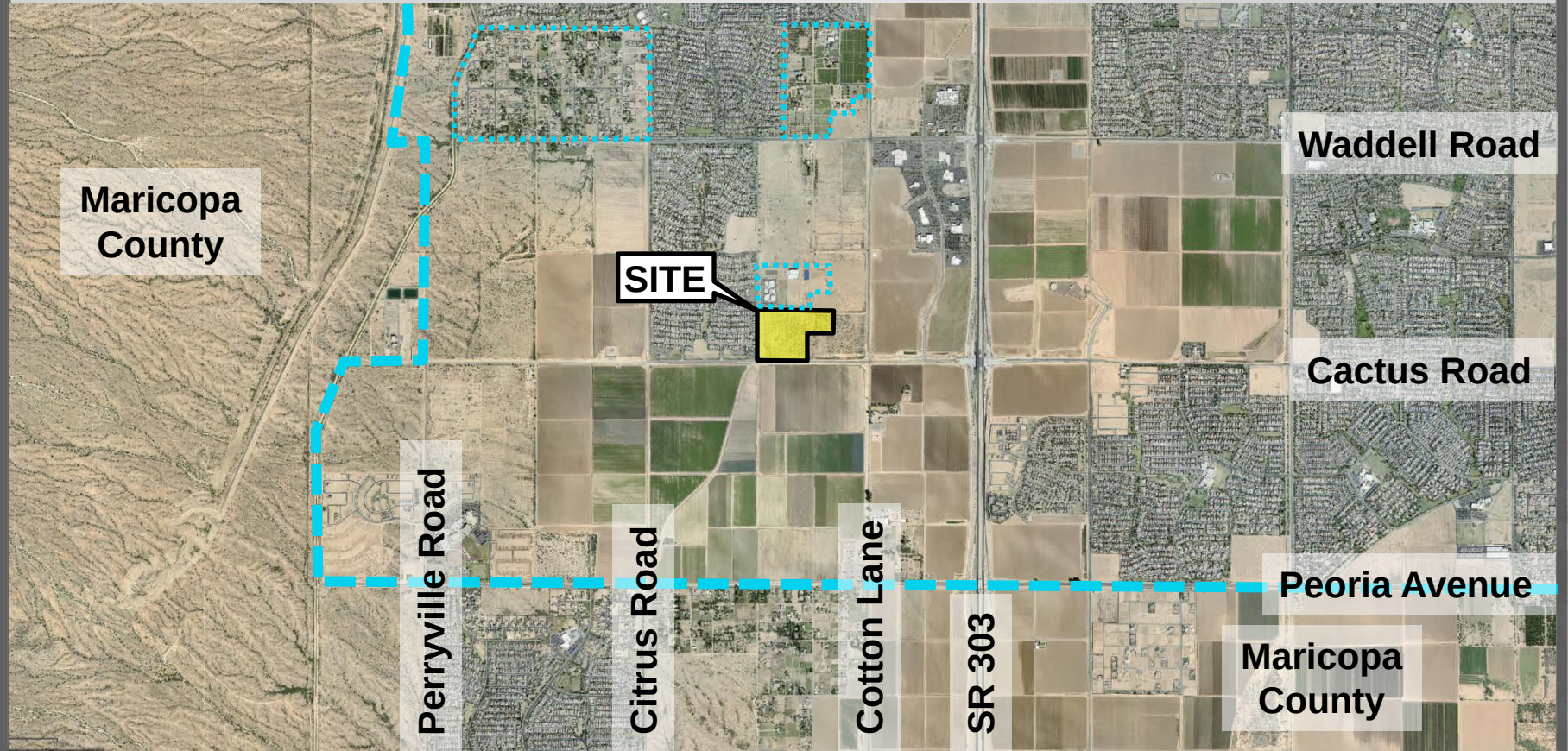
ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Rezone with PUD Overlay Document
- 03 - Citizen Participation Report
- 04 - Public Engagement Form
- 05 - Luke Letter

191 06 - Dysart Letter
192 07 - Ordinance
193 08 - PowerPoint

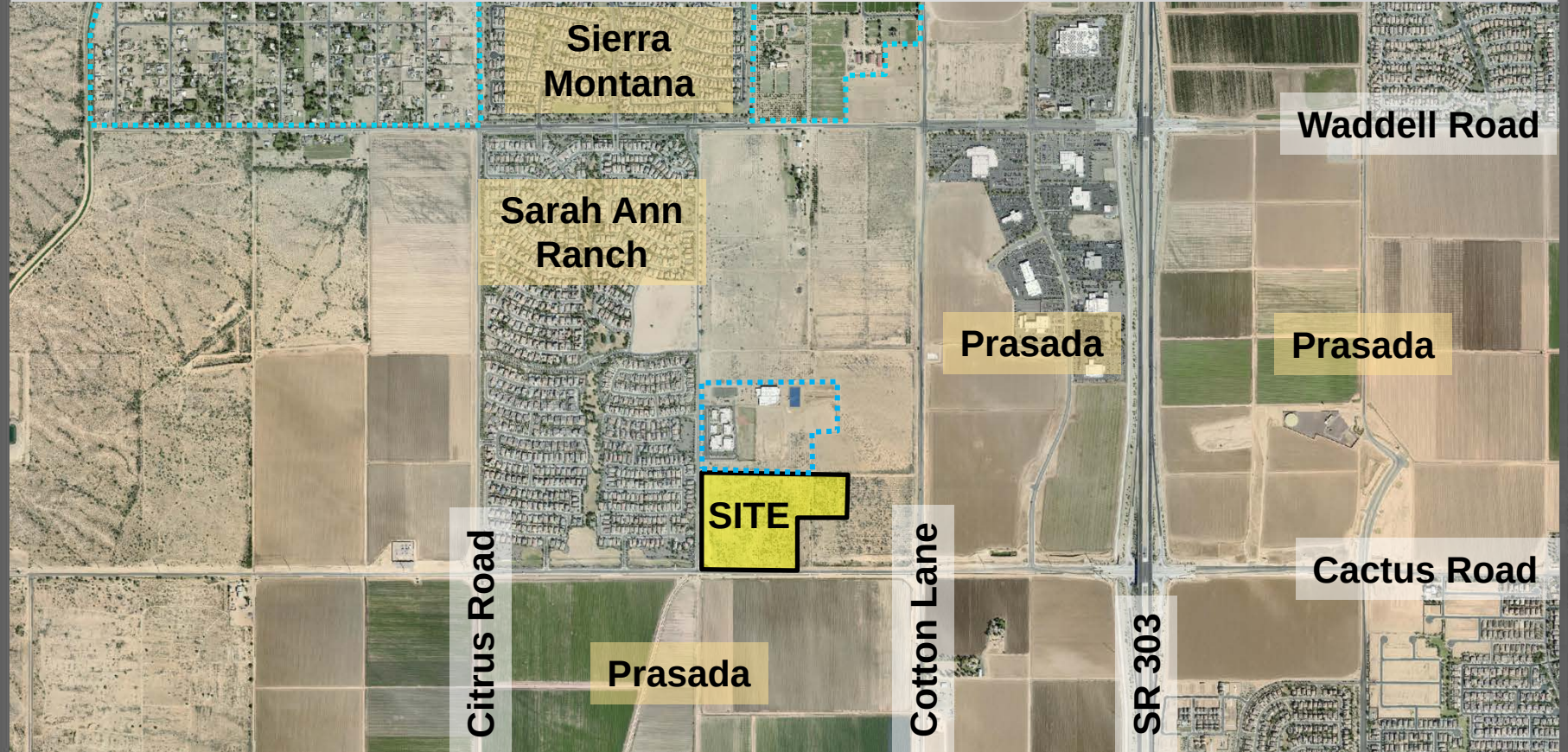
VICINITY MAP

FS18-566



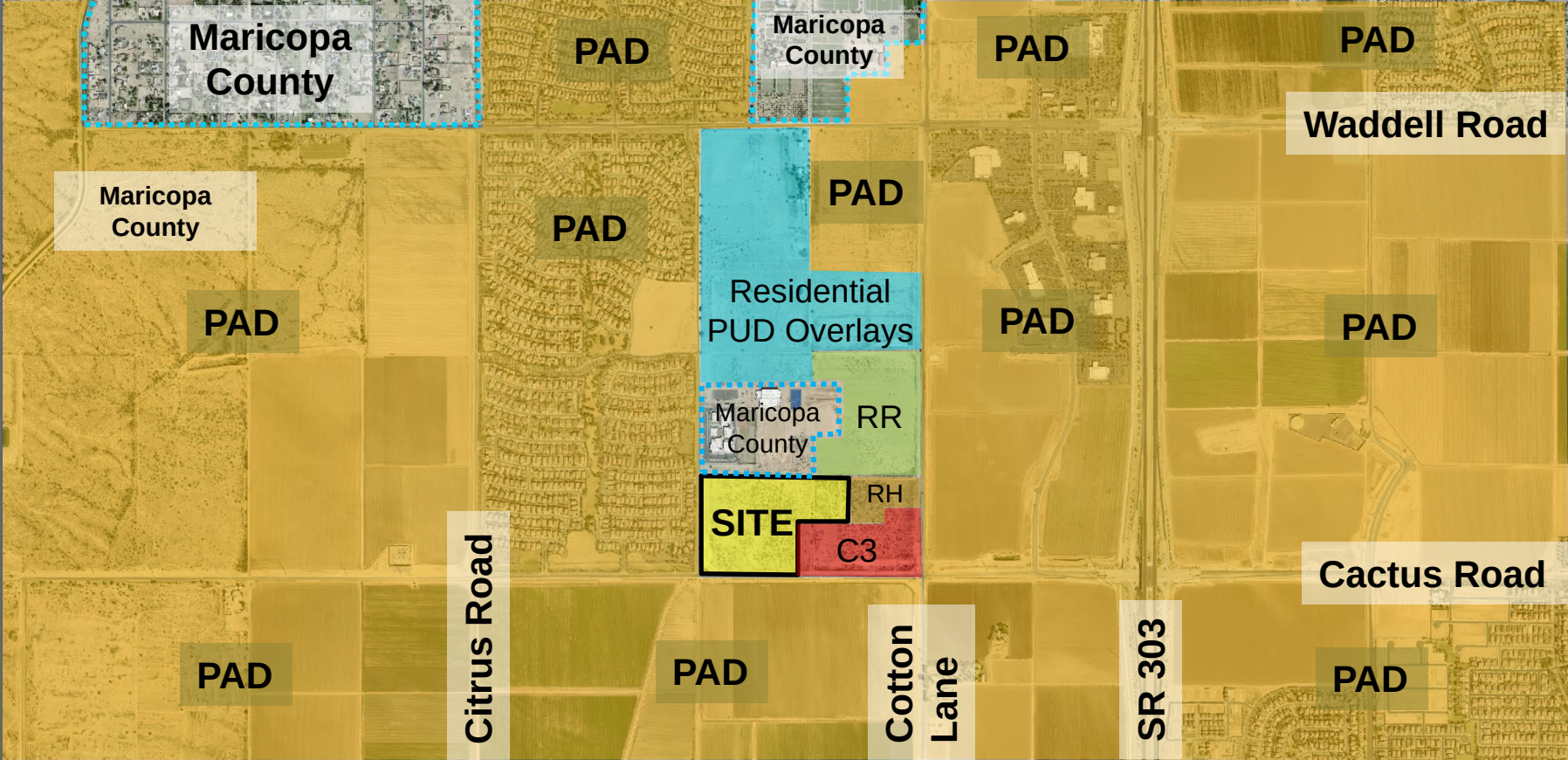
VICINITY MAP

FS18-566



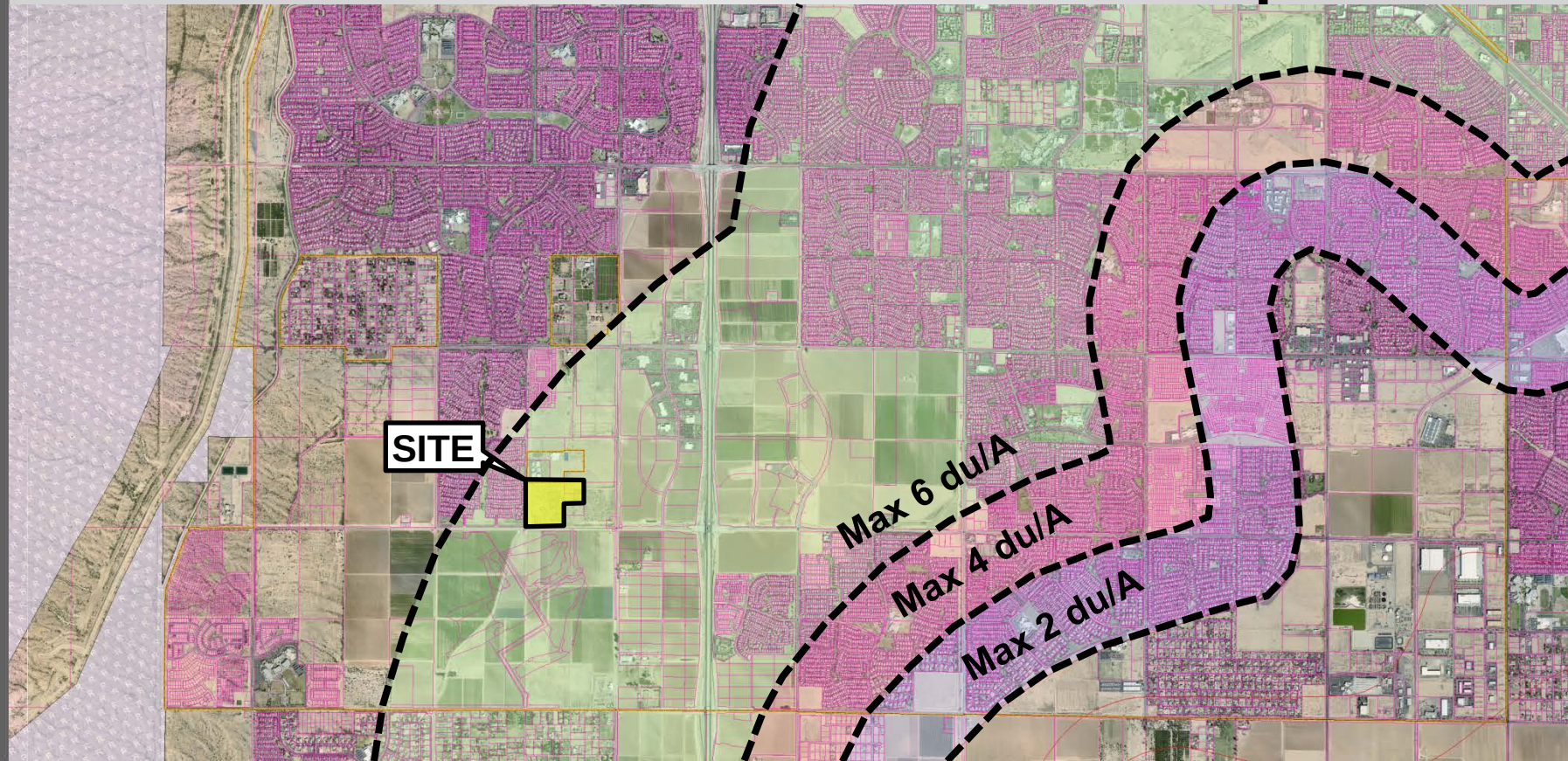
ZONING MAP

FS18-566



Cactus and 175th Luke GDC Map

FS18-566



CACTUS & 175TH

GEHAN HOMES

Rezone with Planned Unit Development (PUD) Overlay
FS18-566

Ordinance 19-____, Approved on __/__/19

FEBRUARY 2019



DEVELOPER:

GehanHOMES

Gehan Homes

Brad Wiley

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matt@3engineering.com

PROJECT INFORMATION:

Project Location:

Northeast Corner of 175th Avenue and Cactus Road

Request:

Rezone with Planned Unit Development (PUD) Overlay

Case File: [FS18-566](#)

General Plan Designation:

Neighborhoods

Zoning (existing/proposed):

RR and RH / PUD-RM-6

Existing Use:

Vacant

Gross Area

41.51 Ac.

Net Area:

30.43 Ac. (residential lots and open space areas only, no ROW included)

Proposed Dwelling Units:

157 Du.

Maximum Proposed Density:

3.78 Gross Du./Ac.

Open Space:

8.12 Ac. (26.7% of Net)

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1 REZONE WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

1.1 INTRODUCTION

Gehan Homes is requesting a zone change from Residential Ranch (RR) and Residential High Density (RH) to a medium density residential zone (RM-6) with a PUD overlay (PUD-RM-6) for approximately 40-acres of land located at the northeast corner of 175th Avenue and Cactus Road. The site, called Cactus and 175th, is an irregular-shaped parcel located $\frac{3}{4}$ miles west of the Loop 303 freeway, and is bounded to the east by undeveloped/vacant RH and CR (Regional Commercial) zoned properties; to the north by Paradise Honors High School and vacant/undeveloped RR zoned property, to the west, across 175th Avenue, by the existing "Mountainside" subdivision zoned PAD; and, to the south, across Cactus road, by an agricultural property planned as the "Prasada" subdivision, zoned PAD. See [Exhibit A: Vicinity Map](#) for the property boundary and general location and for the legal boundaries of the property.

1.2 PROJECT OVERVIEW AND ZONING REQUEST

Cactus and 175th will be developed as a single-family residential development within an active growth area of the City of Surprise. Cactus and 175th will include two (2) lot sizes, a centralized community amenity, abundant active and passive open spaces, a connected trail system, and attractive landscaping throughout. The residential zoning proposed for the property is PUD-RM-6, using the Conventional Character Pattern (see [Exhibit B: Existing General Plan Map](#), [Exhibit C: Existing and Proposed Zoning Map](#)). The development will include up to 157 residential units which translates to a maximum gross density of 3.78 dwelling units per acre. The proposed density is consistent with the 2-8 dwelling units per acre density range permitted within the General Plan Neighborhood Character Area designation. The proposed site plan integrates two different lot sizes; 45'x120' and 50'x120' and allows for east/west and north/south pedestrian connections which extend though the site. Walkable themed roadways connect residents and visitors to open space areas, recreational amenities, and to pedestrian access ways that connect to neighboring communities and amenities. The applicant will also be submitting a preliminary plat for the property concurrent with the zone change request.

1.3 RESIDENTIAL ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with Section 122-33 of the Surprise Unified Development Code as may be subsequently amended. The PUD overlay designation shall be applied to the property to allow modification of certain development standards within the Surprise Zoning Code.

1.3.a. Community Pool: Section 122-137(r) of the Surprise Unified Development Code (SUDC) states: "Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development."

This project requests the removal of this requirement as the proposed lot sizes will be large enough to accommodate pools within individual lots. The applicant feels the community pool standard is intended for higher density to medium density residential products with lot sizes that cannot accommodate private pools within individual yards. This development will provide lot sizes large enough to accommodate pools within individual lots and based upon the proposed lot sizes and associated development standards defined within [Table 1](#).



1.3.b. Recreational Field: The recreational fields standard within Section 122-137(p)(1) of the SUDC states: “There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres.”

The modified standard for Section 122-137(p)(1) shall include removal of the last sentence that states: “... Any required recreational field shall have a minimum turf area of 3.5 acres.” Based on the size and scale of this development at only 41.51-gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side) is out of scale and inappropriate for this development. While the overall project will exceed the open space requirement by 6.7 percent, the provided open play turf area is appropriately scaled for this development as shown on Exhibit G: Landscape and Amenities Plan. All tot lot play equipment, tennis courts, basketball courts, volleyball courts, racquetball courts and similar amenities located within a retention basin must be located above the high water line of the 50-year, two-hour storm event.

1.3.c. Recreational Sport Courts: The recreational sport court standard within Section 122-137(q)(1) of the SUDC states: “There shall be a minimum of one sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.”

This project requests the removal of this requirement due to the drainage constraints placed on the site. To provide adequate drainage areas across the site, resulting in a limited availability of high-and-dry areas needed in order to build recreational amenities and sport court areas. In order to maximize the amenities provided within the designed recreation amenity area, the sport court could not be included on this plan. Grassy areas within the drainage/retention areas have, however, been designed to allow for free style active play, meaning that while these areas do not include structured play equipment or permanent courts, they are designed to be used for a number of different activities including various sport options.

1.3.d. Driveway Width: Driveway width standards within Section 122-121(h)(3) c and d of the SUDC states: “c. Driveways and other parking shall not comprise more than 30 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential unit. Circular driveways and similar circulation shall be permitted within the front yard so long as no long-term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein. d. Driveway entrances shall not comprise more than 30 percent of the front lot line of a single family, detached residential parcel, nor more than 50 percent of the front lot line of any multiple-family or non-residential parcel.”

The proposed development includes 45' wide and 50' wide lots, which is consistent with market demand in this area. In order to accommodate a 2-car garage and a 20' maximum wide driveway, this standard will be modified to state: “c. Driveways and



other parking shall not comprise more than 45 percent of the front yard lot area of a detached single-family home.” and “d. Driveway entrances shall not comprise more than 45 percent of the front lot line of a single-family, detached residential parcel.” These revised standards will allow all homes within the subdivision to accommodate a two-car garage and a twenty (20) foot maximum wide driveway.

Mitigation: Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The purpose of the PUD overlay is to facilitate development of land uses by permitting greater flexibility and, consequently, more creative and imaginative designs for the development than may be possible under conventional chapter 122 regulations. As mitigation and additional justification for the modified development standards, the maximum allowable density for the project will be restricted to 3.78 dwelling units per acre for the PUD-RM-6 zoning district (a maximum of 6 du/acre is standard for RM districts). Additionally, within the PUD-RM-6 district, the project proposes to increase the minimum lot depth from 100' to 120'. This increased development standard will ensure that backyards can accommodate pools to mitigate the removal of the community pool requirement. The proposed residential development standards affiliated with the PUD-RM-6 zoning district to be modified are provided in the Table 1, Page 4. Note that only “red” text items indicate modified standards. The amended development standards were created based on the anticipated lot sizes and product types proposed within this community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high-quality visual appearance throughout the community.

As additional mitigation for the use of the PUD overlay, Cactus and 175th will provide for an increase in the required open space from 20% net residential area to 26.7% net residential area or 8.12-acres (2.0 acre increase or 87,120 square feet), with enhanced landscape features including: a large, central community open space area, a 40' wide landscape setback along 175th Avenue (15' is required), and a minimum 120' wide landscape buffer to include a drainage corridor for off-site flows, retention, landscaping and entry monumentation (including a channel along Cactus Road). Additional open space is also provided within a large paseo that links the northern portion of the site with the main community amenity area to the south, within open space tracts, and along the northeastern edge of the development to accommodate for needed retention and a future right-of-way dedication to the development north of Cactus & 175th.



TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.
- (2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

1.4 RESIDENTIAL DEVELOPMENT PLAN CONCEPT

The Conceptual Development Plan represented in [Exhibit D](#) is non-regulatory and subject to change without triggering an amendment to the zoning but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The Conceptual Development Plan concept represented in [Exhibit D](#) identifies two lot sizes, including a 50' x 120' lot size for the northeast portion of the development, and a 45' x 120' lot size for the southwest portion of the development. A large, common open space amenity is provided within the central area of the development, providing excellent pedestrian and vehicle access and visibility from all lots within the development. Two points of access will be provided, one along 175th Avenue central and to the site, and one located off of Cactus Road at the southern end of the property. A future vehicular connection has been provided at the northeastern corner of the site providing joint access connectivity to the future subdivision to the north. Both entryways terminate at the primary open space amenity, providing for an attractive entry experience as drivers and pedestrians enter the community. The internal roadway system provides a looped circulation pattern with vehicular and pedestrian connectivity between the two lot sizes and the central open space amenity. See [Exhibit D: Conceptual Development Plan](#) for a visual representation of the conceptual development plan for the property.

1.5 CIRCULATION PLAN

Cactus and 175th is bounded by 175th Avenue to the west and Cactus Road to the south. 175th Avenue is classified as a Residential Collector streets with a 35' half street right-of-way. Cactus Road is classified as a Major Arterial with a 68' half street right-of-way. Primary access to the property will be from Cactus Road. The Loop 303 freeway is located approximately $\frac{3}{4}$ mile from the property, with a full freeway interchange at Cactus Road.

A Traffic Statement for the property has been prepared and is included with this rezoning application as an Appendix under separate cover.

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

1.6 OPEN SPACE, TRAILS AND AMENITIES PLAN

Cactus and 175th will provide perimeter and internal open spaces, a central community amenity area and setback sidewalks that will encourage walking and pedestrian connectivity within the development and adjacent surrounding community. A 40' wide perimeter setback will be provided along 175th Avenue and will include landscaping and subdivision signage to identify the neighborhood. This 40' landscape setback exceeds the minimum setback requirement of 15' by more than double. Additionally, an average 120' wide landscape setback from back of curb will be provided on Cactus Road, this exceeds the minimum landscape buffer requirement of 60' by double, and will result in an attractive buffer between the lots and the street. This area will also accommodate a drainage easement. Additional open space is also provided at the southeast corner of the property, providing a large landscape area and pedestrian connectivity along Cactus Road.

A central neighborhood park will include active and passive recreational amenities such as a tot lot, shade ramada and picnic areas, informal play field, retention areas, sidewalks and landscaping to serve the residents within the development. Additional open space areas will be provided along the central spine of the development that will serve as a linear paseo corridor, retention basins and passive recreation for residents. Overall, the property will provide approximately 26.7% net residential acreage open space. See [Exhibit E: Open Space Plan](#) for the conceptual design and location of all open spaces.

1.7 LANDSCAPE THEME AND COMMUNITY CHARACTER

Cactus and 175th will be designed and constructed as an integrated whole, both functionally and aesthetically, so as to achieve the unique project identity to contribute to high-quality residential development within the City of Surprise. The project will feature a modern desert landscape palette that will complement the surrounding architecture and environment. A complete list of plant materials will be provided with the preliminary plat and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended. Authentic and natural hardscape materials will be utilized along with a patterned and vibrant landscape palette, and bright bursts of color at focal points and in site furniture, to accentuate the development. A perimeter wall will be constructed to provide community security and safety, enhanced by a comprehensive landscape character/palette and punctuated by community monumentation signifying arrival to the community. All of these elements will be integrated to establish a character that complements the City of Surprise and the surrounding developments (See [Exhibit G: Landscape Plan](#), [Exhibit I: Entry Plan & Details](#), [Exhibit J: Wall Plan](#), and [Exhibit K: Wall Details](#)).

1.8 DRAINAGE MASTER PLAN

The community will provide full stormwater storage for both the onsite and adjacent half-street drainage. The stormwater storage facilities will be provided as surface retention basins within the open space tracts and will be sized for the 100-year 2-hour storm. The basins will be bled down within the required 36-hour time frame with the use of dual chamber dry-wells. All lots will drain to the street frontage and drainage will be conveyed overland within the street section to the basins.

Cactus Road alignment is a dirt road adjacent to the site that has been recently paved. The road follows the slope of the land in an easterly direction. There is an existing culvert at the intersection of 175th Avenue and Cactus Road that conveys runoff in an easterly direction. The estimated flow from the culvert is 540 cfs. There is an earthen ditch adjacent to the road alignment within an APS easement to the north that conveys the runoff from Cactus Road existing culvert and the farm field to the north towards the east. The ditch ends with earthen basin located northwest of the intersection of Cotton Lane and Cactus Road.

All finished floors will be located a minimum of 1 foot above adjacent high-water elevations or ultimate outfall of the site.

1.9 WATER & SEWER MASTER PLANS

Water

The water service provider for this area is EPCOR Water. A 12" public waterline exists in 175th Avenue immediately adjacent to the site. The community will be served with 8" public waterline within an EPCOR easement located within the internal local street right-of-ways and will exit the project site at Cactus Road connecting to an existing 12" waterline. The 12" main extends easterly along Cactus Road to Cotton Lane, where it connects to an existing 16" water line at the intersection.

Sewer

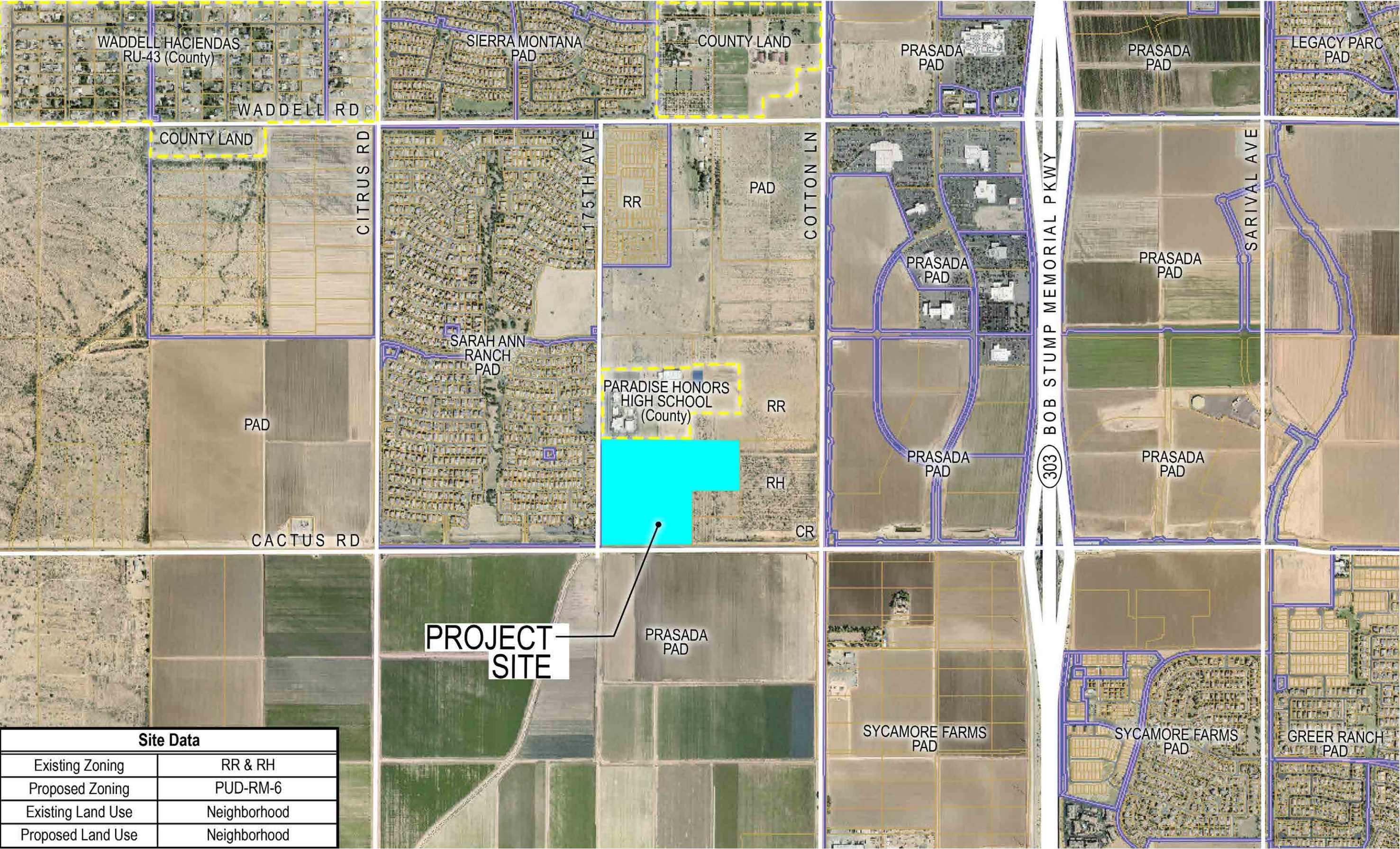
The wastewater provider for this area is the City of Surprise. The nearest available sewer main is a 12" line located within 175th Avenue. The community will be served with an 8" public gravity sewer within the internal local street right-of-way. The 8" public sewer will generally drain to the southeast corner of the site where it will connect to the 12" public sewer line within Cactus Road. All lots will be served with gravity sewer services.

1.10 FUTURE HOME OWNERS ASSOCIATION RESPONSIBILITY

The community will include a Home Owners Association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners to take over the management responsibilities. The purchasers of property within the community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2 CONCLUSION

Cactus and 175th furthers the City of Surprise's aspirations for quality residential areas and provides the residents with a well-organized, interconnected community. With ample open space, thoughtfully landscaped areas, recreational amenities, and unique monumentation, this project reflects the historic character of the area. This development will provide a desirable residential community within Surprise while respecting its existing adjacent neighborhoods. The proposed amenities will help to create a close community by providing a creative and unique central amenity for families, friends and neighbors to enjoy together. The layout of Cactus & 175th provides the principles of a traditional neighborhood, by placing the amenities at the center of the community and providing a unique housing product that complements the existing developments in the area. Cohesive pedestrian connectivity throughout the development reinforces a desirable lifestyle and embraces placemaking principles. The innovative architectural design, ample landscaped open space, and engaging thematic elements that reflect the heritage of the area assure that Cactus and 175th will be a valuable asset to the City and immediate area.



Site Data	
Existing Zoning	RR & RH
Proposed Zoning	PUD-RM-6
Existing Land Use	Neighborhood
Proposed Land Use	Neighborhood

* Map Not to Scale

EXHIBIT A: VICINITY MAP



LEGEND

Character Areas

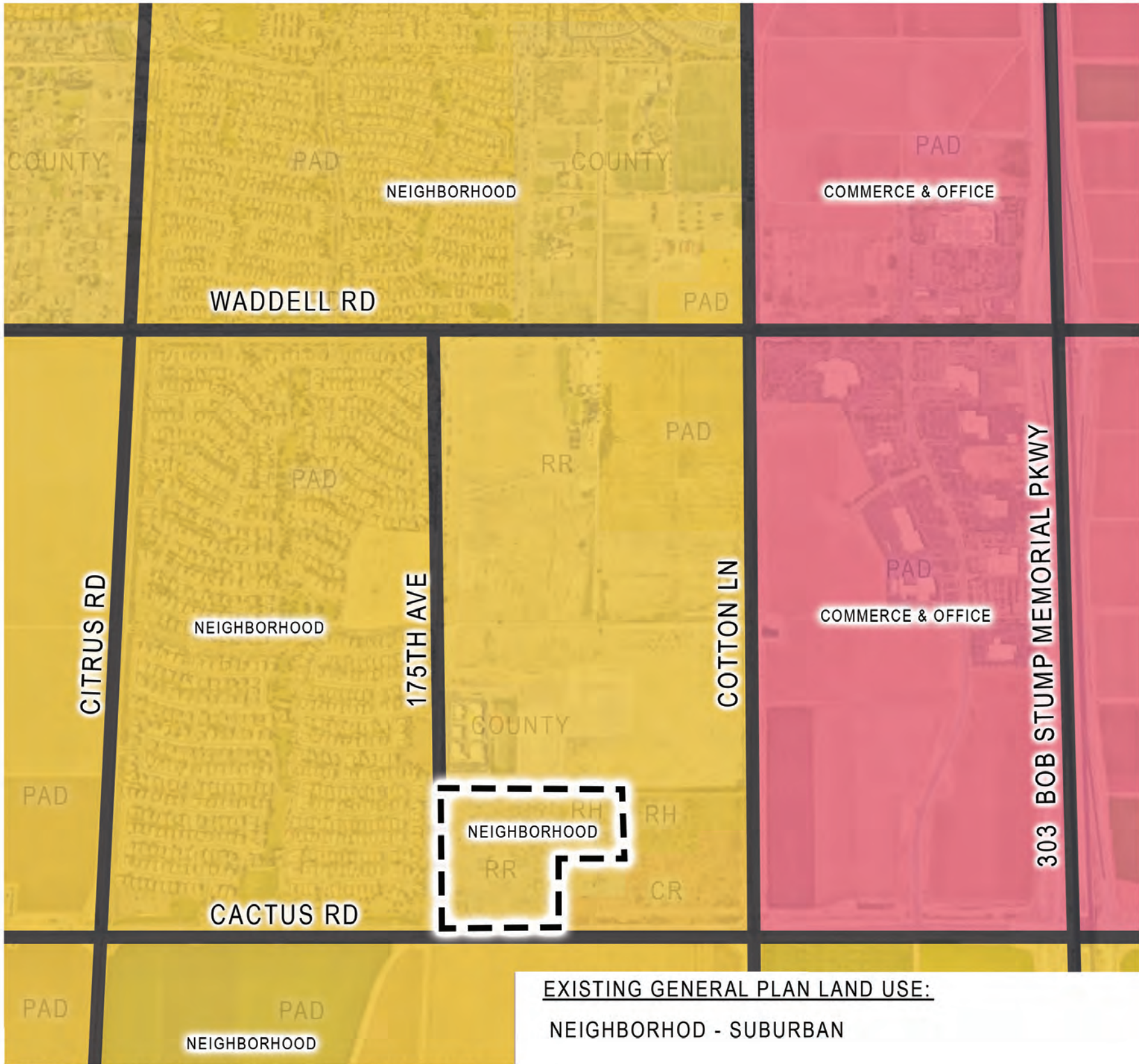
Neighborhood

Commerce & Office

Employment

Open Space

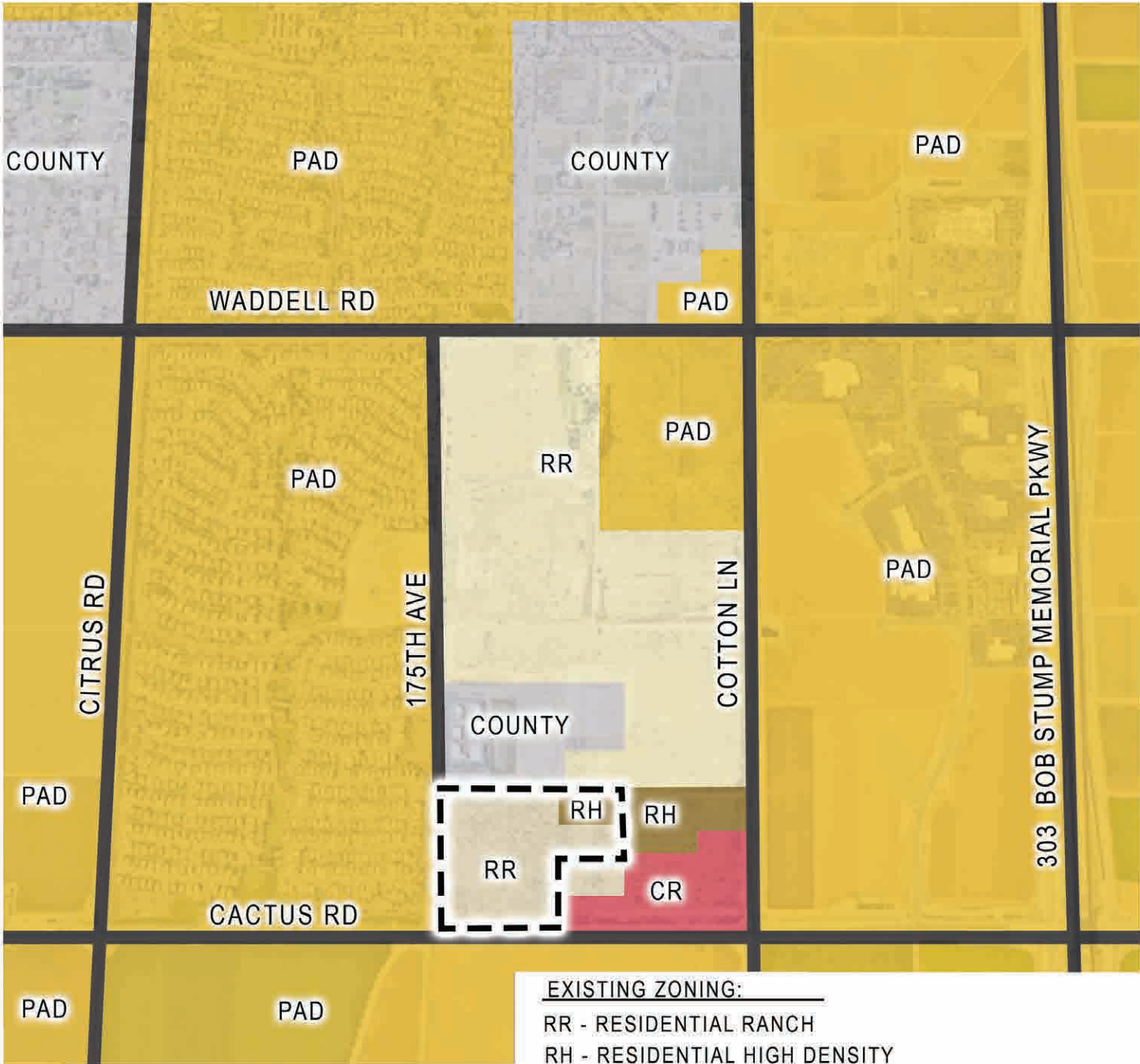
- Rural
- Suburban
- Urban
- Mixed Use: Residential
- Mixed Use: Commercial
- Regional Commercial
- Commercial Office
- Business Park
- Industrial



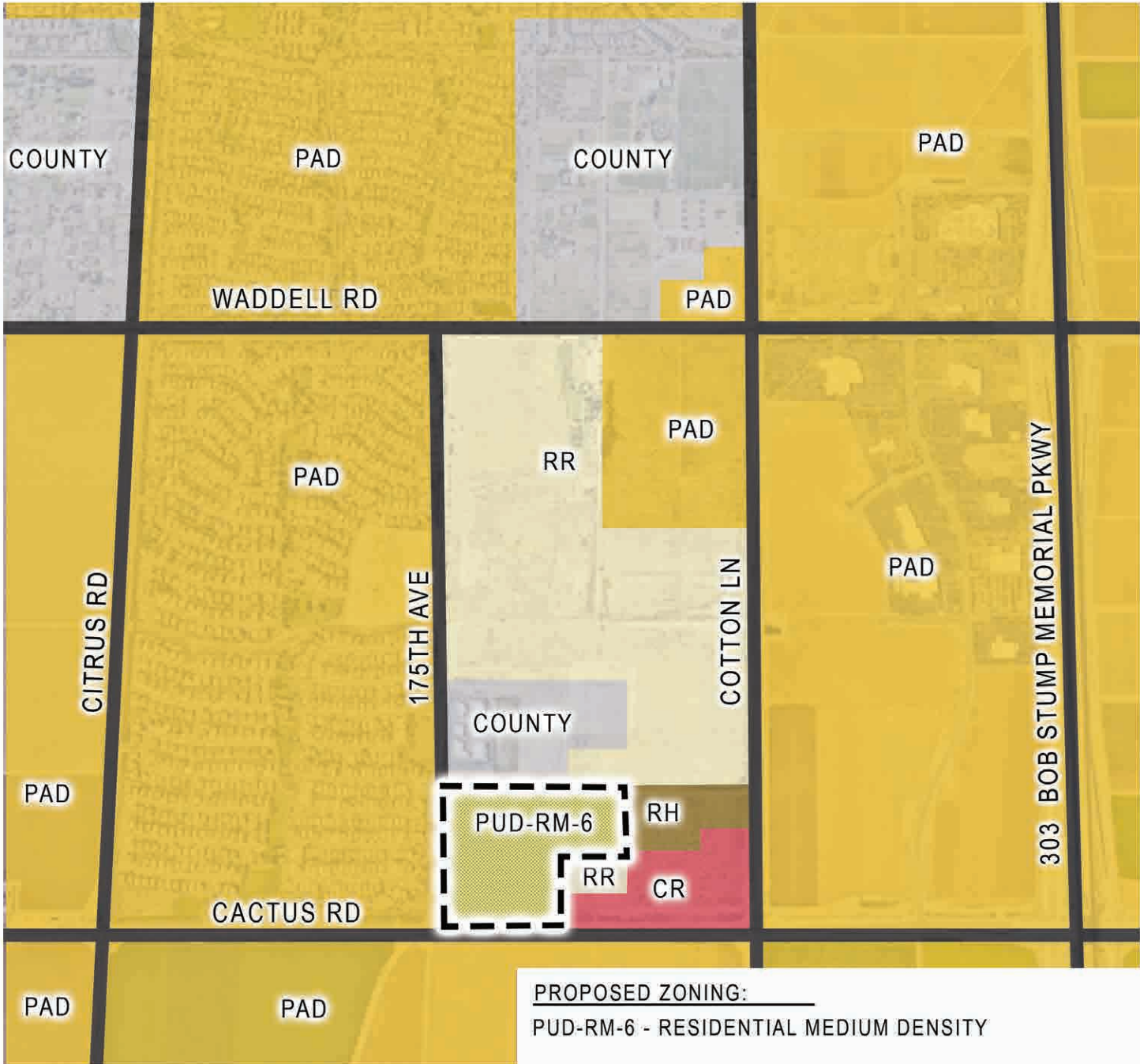
EXISTING GENERAL PLAN LAND USE:
NEIGHBORHOD - SUBURBAN

EXISTING GENERAL PLAN MAP

* Map Not to Scale



EXISTING ZONING MAP



PROPOSED ZONING MAP

* Map Not to Scale

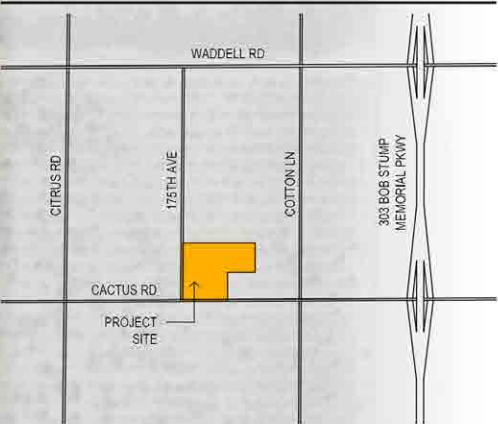
LEGEND

BP	PAD	IP	RH
CN	PF	IG	RR
CC	RM	ILM	COUNTY
CR			

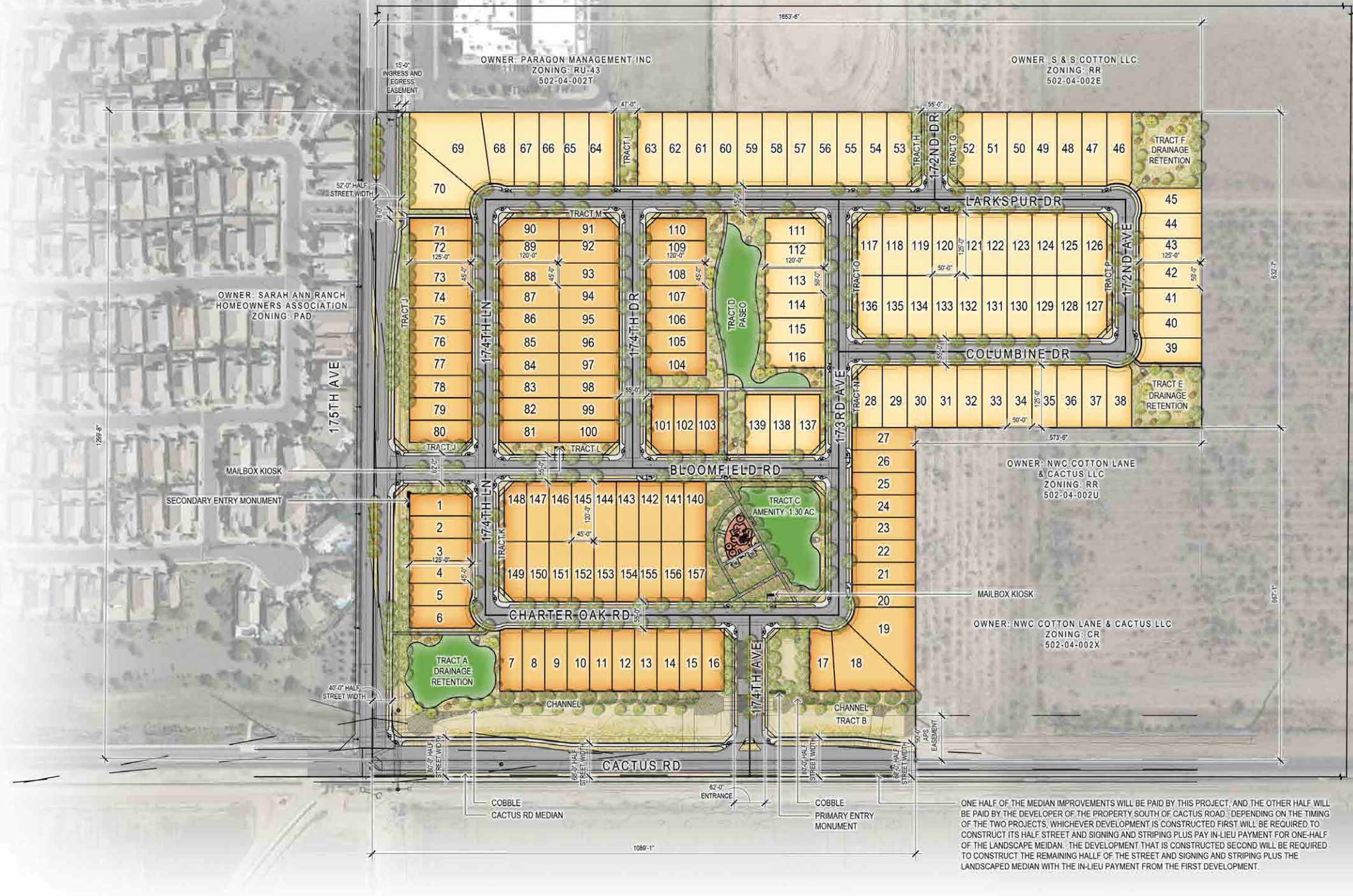
SITE DATA

Approximate Gross Ac.	41.51 Ac.	3.78 DU/Ac.
Approximate Net Ac.	30.43 Ac.	5.16 DU/Ac.
Open Space	8.12 Ac.	26.68%
Minimum Landscaping Required	6.09 Ac.	20.00%
Landscape Provided	8.12 Ac.	26.68%
Unit	Qty.	Percent
45'x120' Lots	85	54.1%
50'x120' Lots	72	45.9%
Total	157	100.0%

VICINITY MAP



NOTE: LANDSCAPE IS CONCEPTUAL



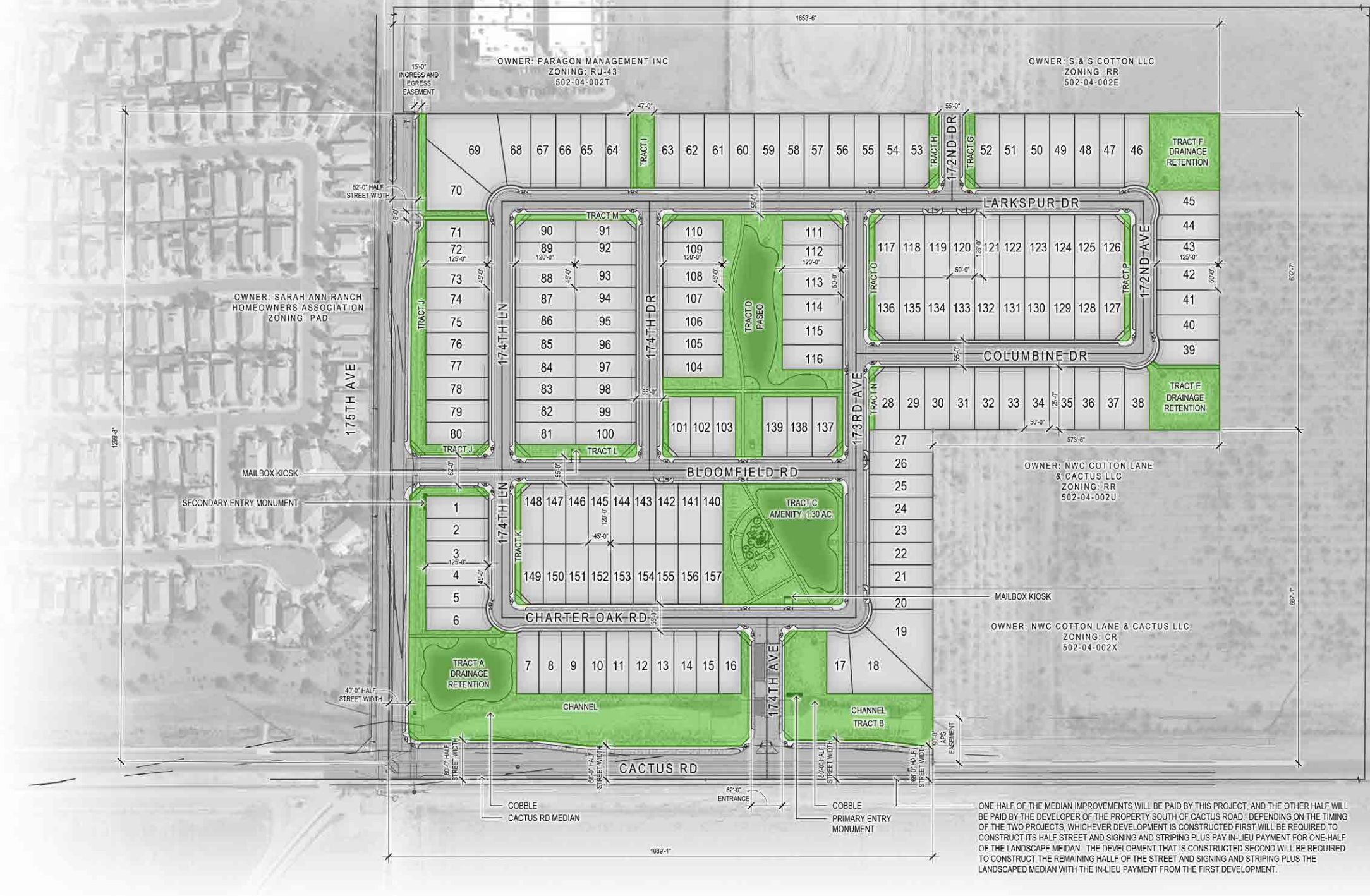
ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT; AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

SITE DATA

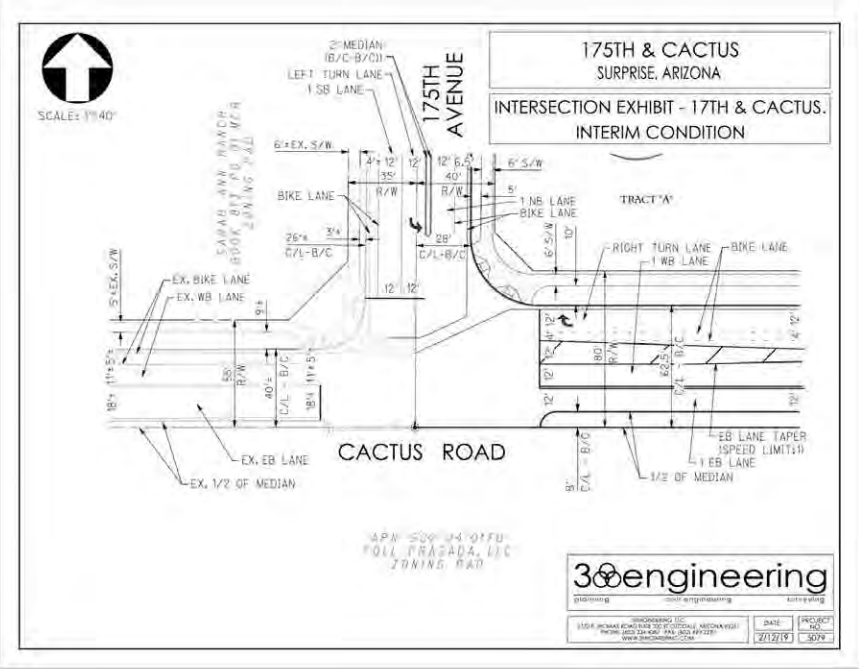
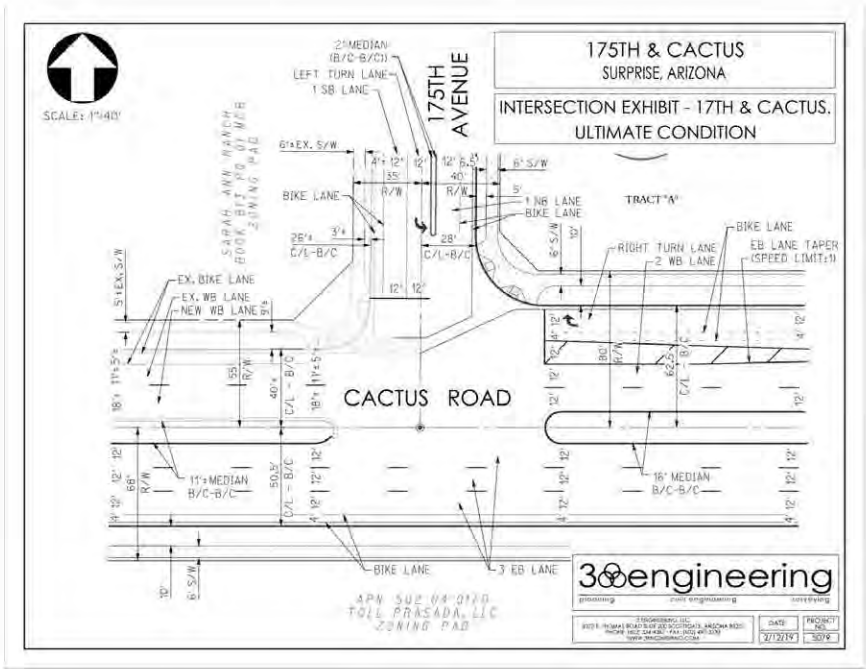
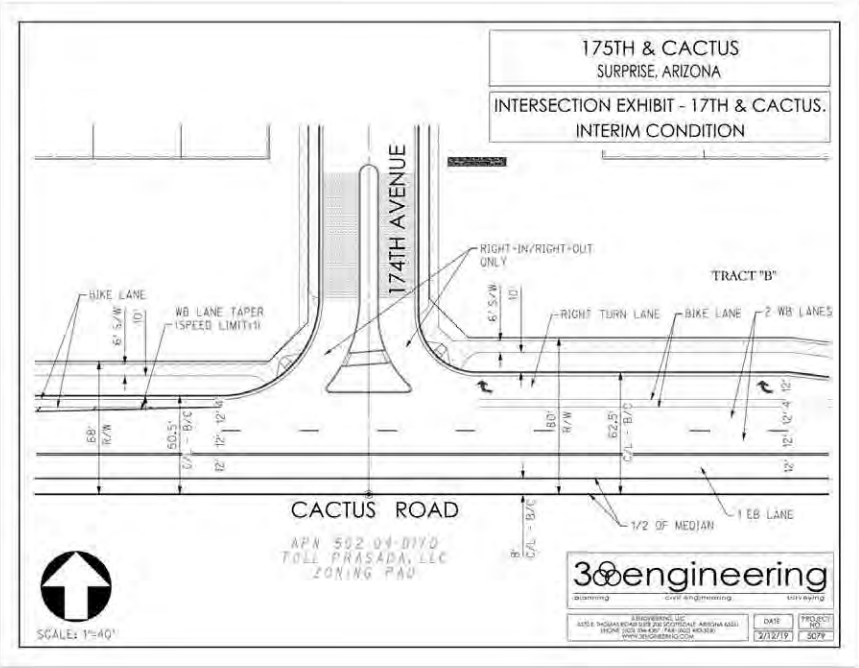
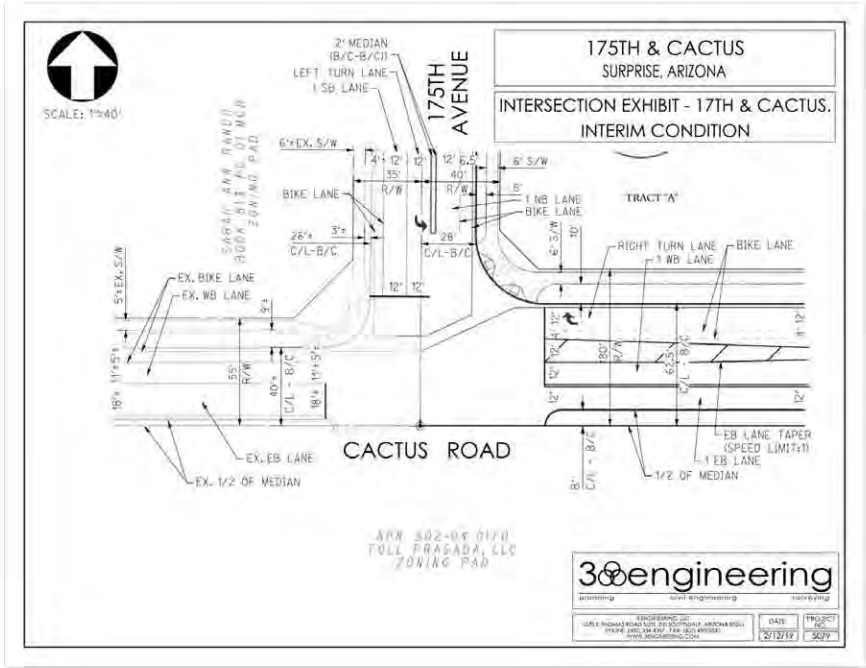
Approximate Gross Ac.	41.51 Ac.	3.78 DU/Ac.
Approximate Net Ac.	30.43 Ac.	5.16 DU/Ac.
Open Space	8.12 Ac.	26.68%
Minimum Landscaping Required	6.09 Ac.	20.00%
Landscape Provided	8.12 Ac.	26.68%

NOTE:
LANDSCAPE IS CONCEPTUAL

EXHIBIT E: OPEN SPACE PLAN







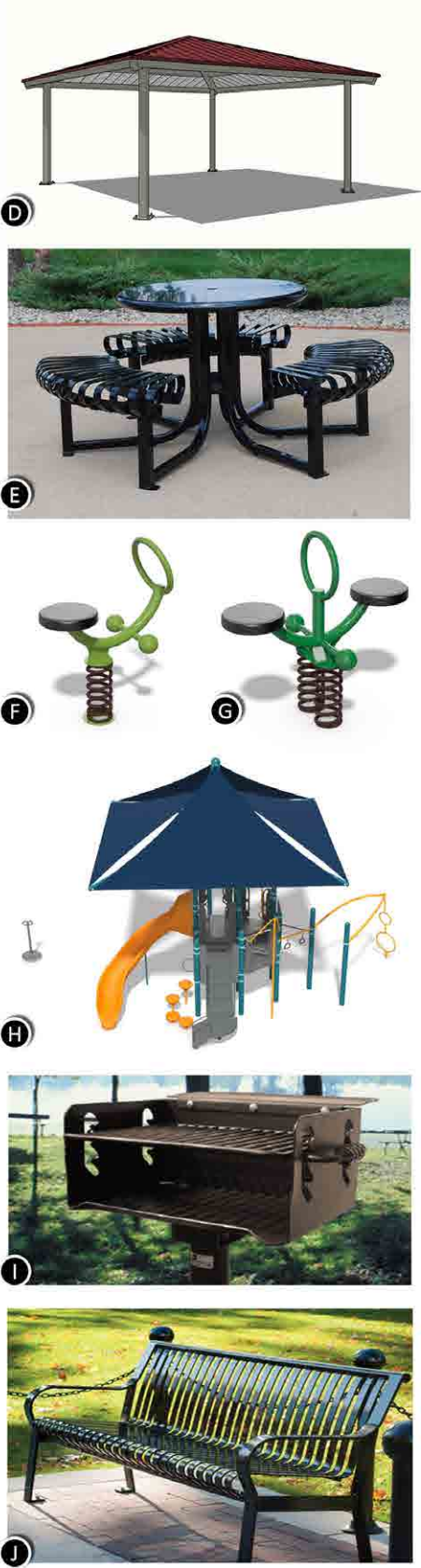


PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edulis Mondel Pine	24" Box
Chilopsis lasianthera Chilopsis	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Elaeagnus ebboni Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Antennas)
Olea europaea "Swan Hill" "Swan Hill" Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia "Allee" Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea "Tostitos" Bougainvillea	5 gal	Ruellia "Katie" Desert Ruelle "Katie"	1 gal
Ceanothus glaucus Yellow Bird of Paradise	5 gal	Eriogonum fasciculatum Outback Shrub	1 gal
Cordia alliodora Anacardium	5 gal	Juncus acuminatus "Buffalo" Buffalo Juniper	1 gal
Dodonaea viscosa Hopbush	5 gal	Lantana montevidensis Purple Trailing Lantana	1 gal
Fezonia olata "Orange Jubilee" Orange Jubilee	15 gal	Lantana sp. "New Gold" Lantana	1 gal
Fezonia olata Yellow Bell	15 gal	Rosemaria officinalis "Prostrata" Trailing Rosemary	1 gal
Variegata californica Arizona Rosewood	15 gal	Wedelia lobata Wedelia	1 gal
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum frutescens "Lynn's Legacy" Lynn's Legacy Sage	5 gal	Agave americana "Marginal" Century Plant	5 gal
Leucophyllum frutescens "Green Cloud" Green Cloud Sage	5 gal	Aloe hille "Blue Elf" Blue Elf Aloe	5 gal
Ligustrum japonicum Japanese Tree	5 gal	Buddleia lindleyana Shabby Shrub	1 gal
Salvia dendralis Chaparral Sage	5 gal	Cercis canadensis Queen of the Night	5 gal
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Enemophila argophylla Blue Bells Blue Bells	5 gal	Cycas revoluta Sago Palm	5 gal
Justicia spicigera Mexican Honeycreeper	5 gal	Daylily wheelies Desert Spurn	5 gal
Leucophyllum frutescens Ceanothus Sage	5 gal	Euphorbia antisyriatica Candelabra	1 gal
Neurum alexander "Pelle Pink" Oleander "Pelle Pink"	5 gal	Hesperaloe parviflora "Brakeberry" Red Yucca	3 gal
Raphanistrum indica "Pink Lady" Indian Hawthorn	5 gal	Muhlenbergia capillaris "Regal" Mue	5 gal
Rosemaria officinalis Rosemary	5 gal	Pedicularis macrocarpa Slipper Plant	5 gal
Ruellia peninsularis Desert Bell	5 gal	Portulacaria afra minima Desert Elephant Foot	5 gal
Xylocarpus conchiformis "Coconut" Dwarf Shiny Yucca	5 gal	Yucca rostrata Soft Leaf Yucca	15 gal
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Shrub	5 gal	Bougainvillea "Barbara Kana" Bougainvillea	5 gal
Callisander venusta "Little John" Little John Bottle Brush	5 gal	Ficus pumila Creeping Fig	5 gal
Isorhiza squarrosa Coral Fountain	5 gal	Galium aparine Carolina Jessamine	5 gal
Lavandula stoechas Spanish Lavender	5 gal	Hardenbergia violacea Purple Lilac Vine	5 gal
Salvia greggii Red Salvia	1 gal	Rosa banksia Lady Bank's Rose	5 Gal
Tecoma chanaledensis Germania	1 gal	Tradescantia virginiana Dwarf Star Jasmine	5 gal
Items	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2x2x2
Wood Fiber See Detail 4, Sheet LAG.3		1 Ton Boulder	3x3x2
Turf Hybrid Bermuda		1.5 Ton Boulder	3x3x3
Concrete Header See Detail 5, Sheet LAG.3	6" Wide	2 Ton Boulder	4x3x3

NOTE:
LANDSCAPE PLAN IS CONCEPTUAL.

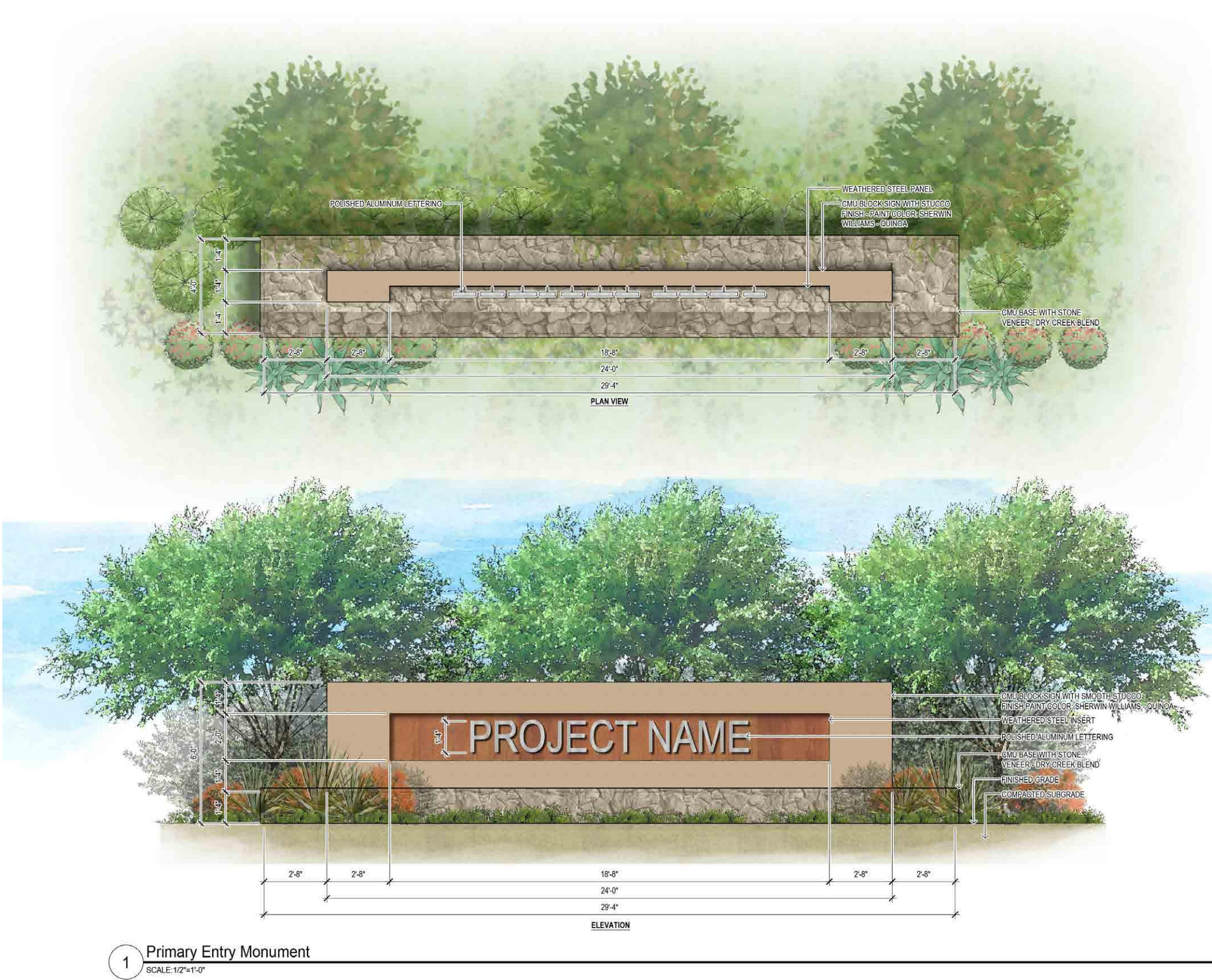
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COTTON LN



KEYNOTES

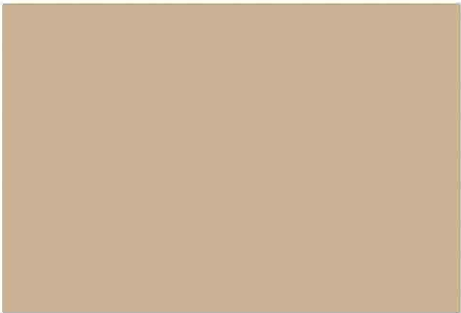
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- C WOOD FIBER
- D RAMADA
- E PICNIC TABLE
- F BOBBLE RIDER
- G DOUBLE BOBBLE RIDER
- H SHADED PLAY STRUCTURE
- I GRILL
- J BENCH
- K SWING
- L MAILBOX ENCLOSURE
- M TRASH RECEPTACLE
- N DRINKING FOUNTAIN



MATERIALS



STONE VENEER: DRY CREEK BLEND



PAINT: SHERWIN WILLIAMS - QUINOA

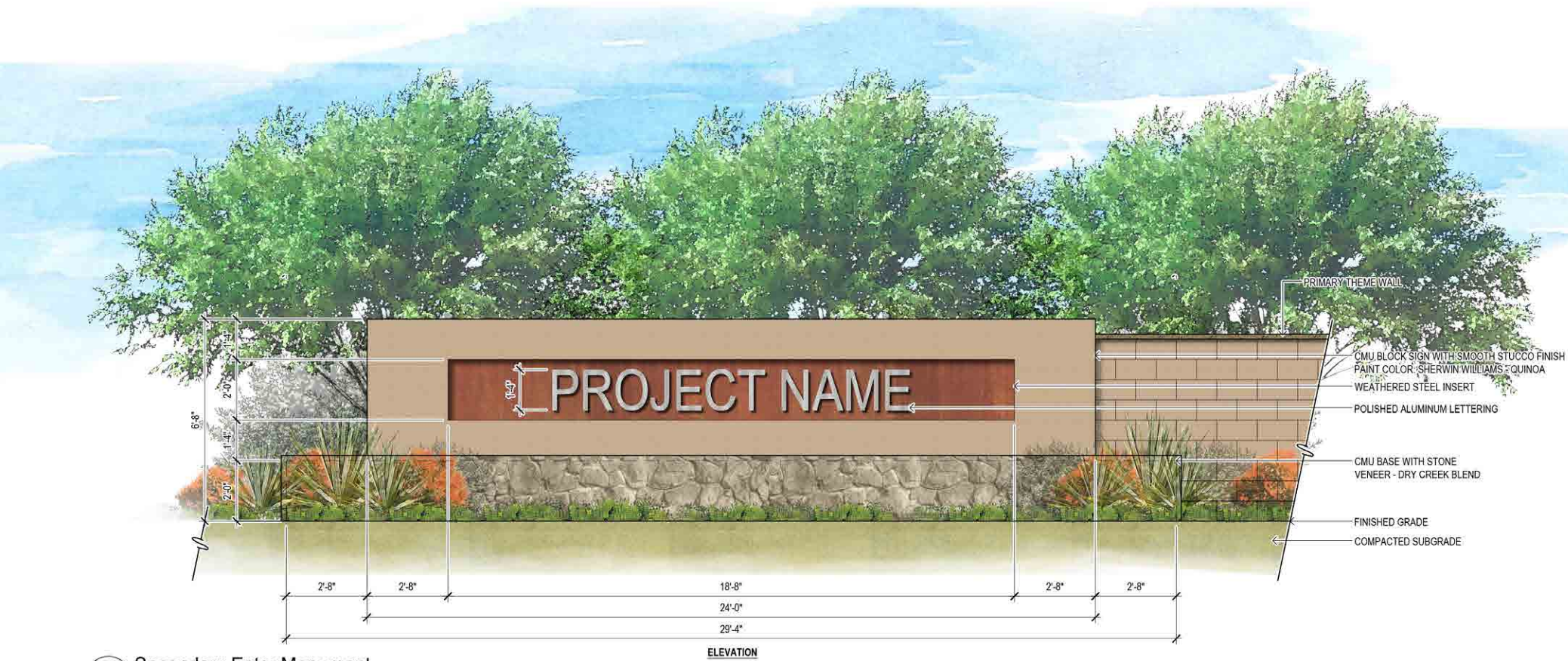
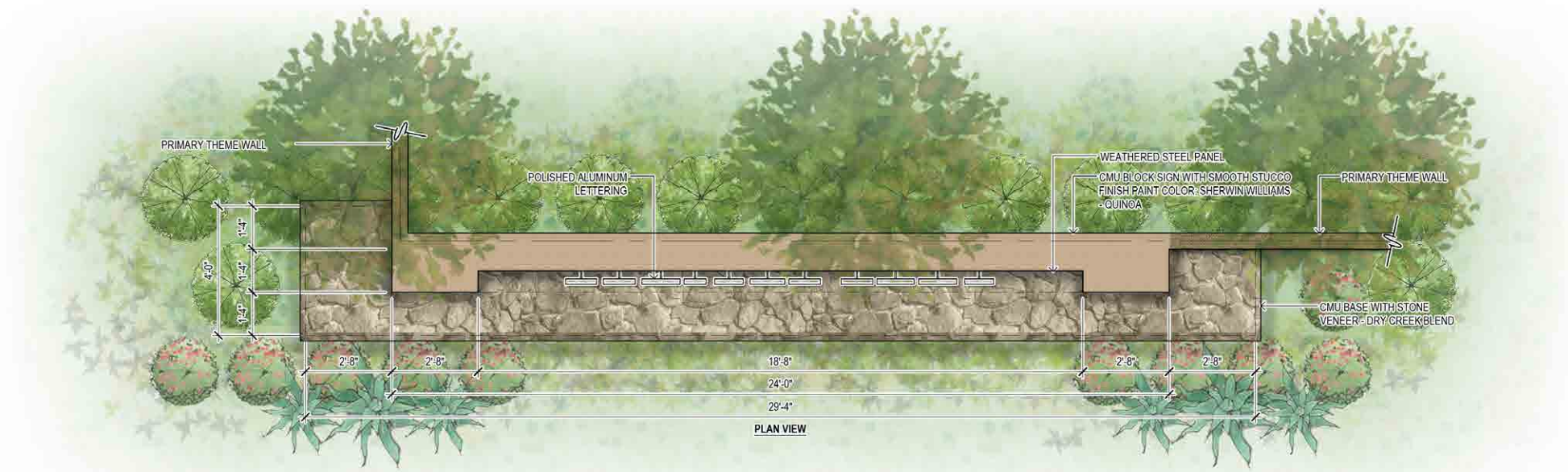


WEATHERED STEEL



CMU BLOCK

1 Primary Entry Monument
SCALE: 1/2" = 1'-0"



1 Secondary Entry Monument
SCALE: 1/2" = 1'-0"

MATERIALS



STONE VENEER: DRY CREEK BLEND



PAINT: SHERWIN WILLIAMS - QUINOA

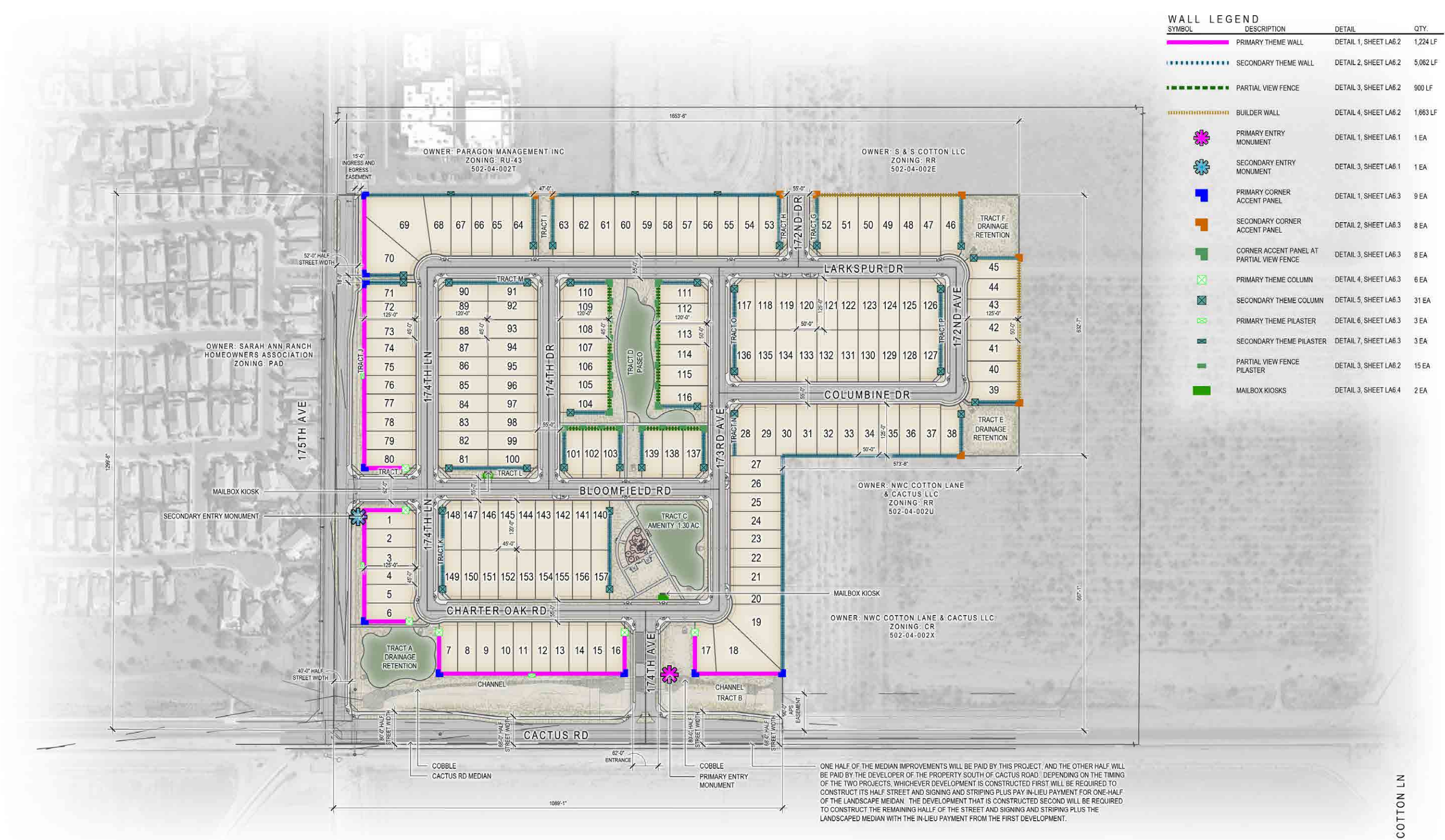


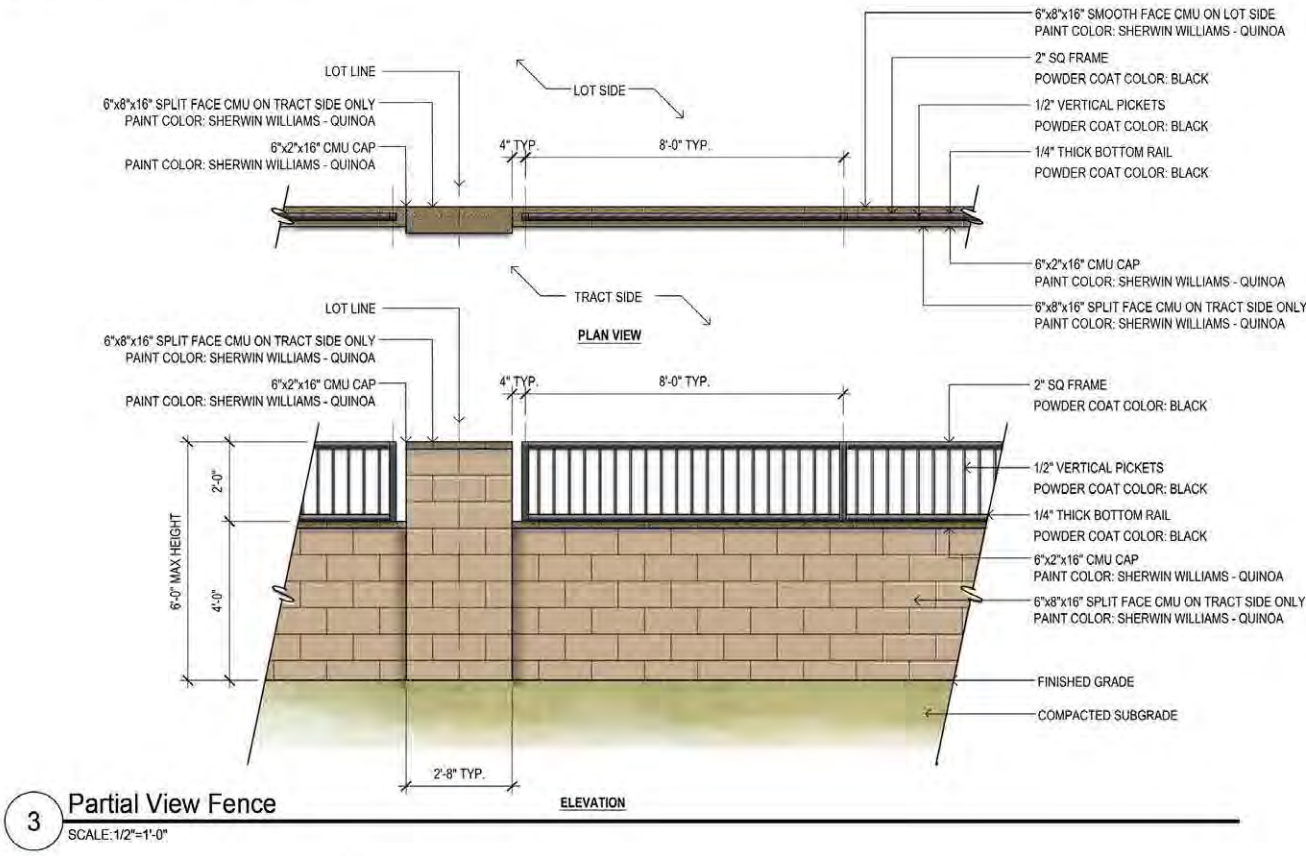
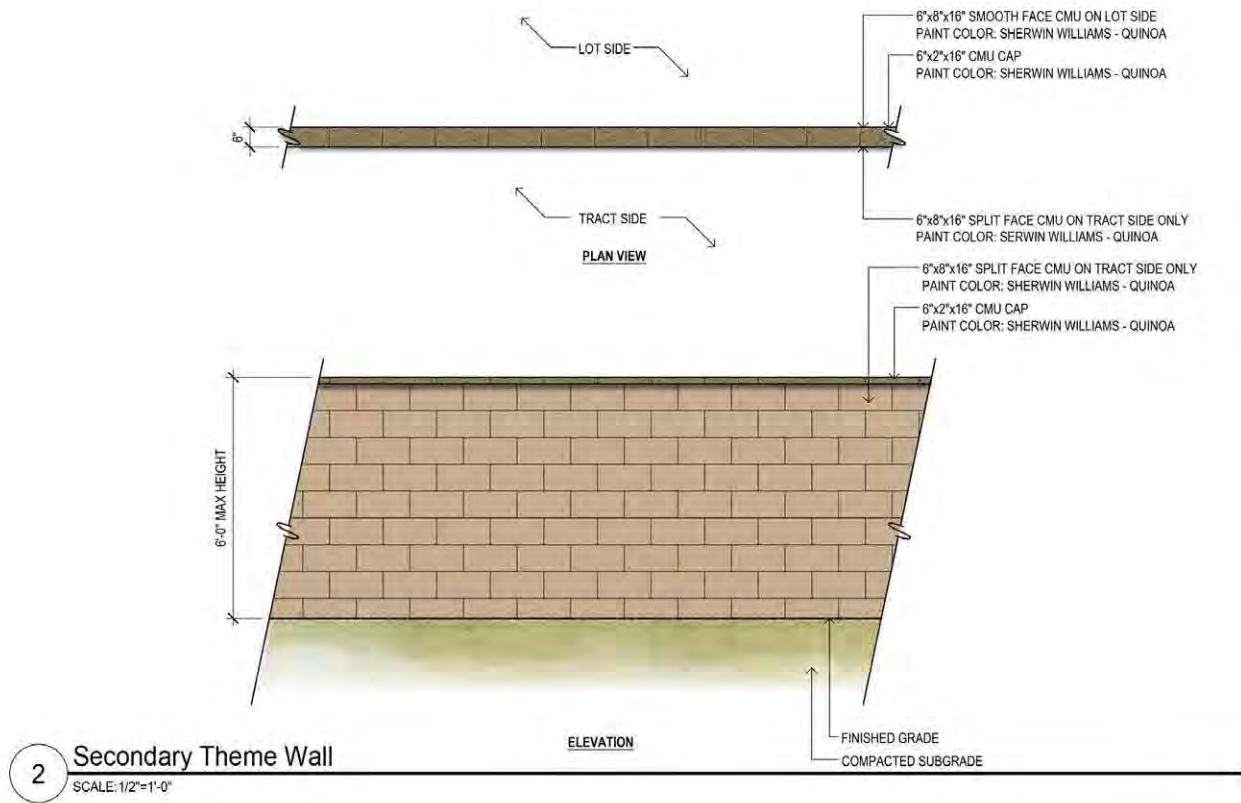
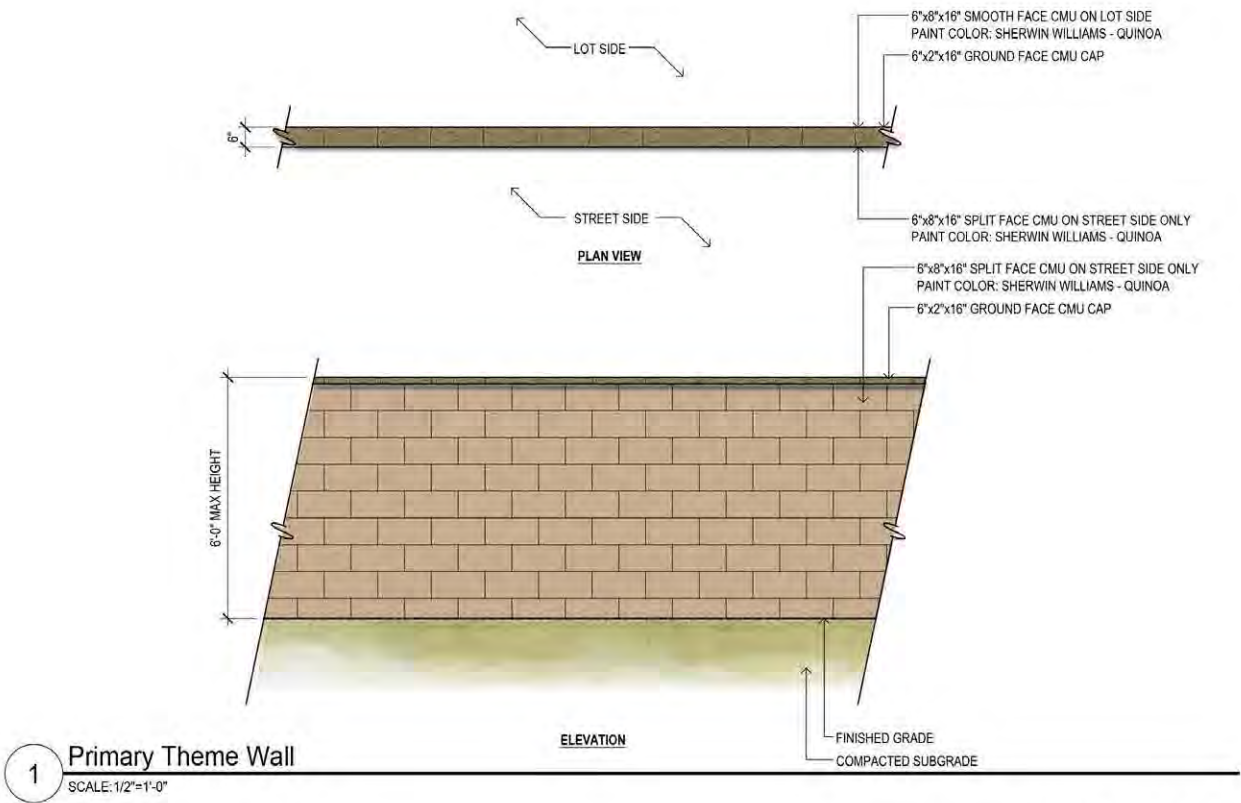
WEATHERED STEEL



CMU BLOCK

SECONDARY ENTRY PLAN & DETAILS





MATERIALS



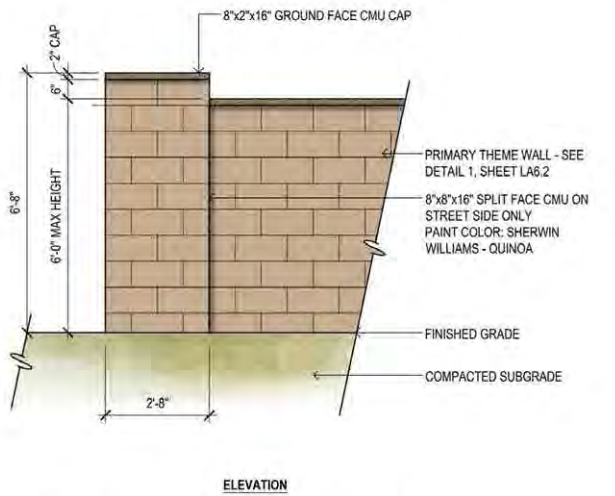
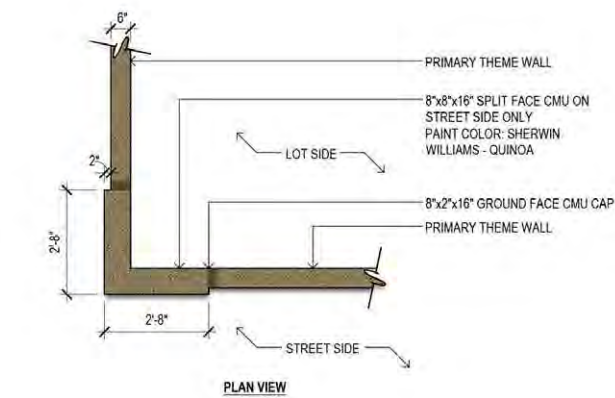
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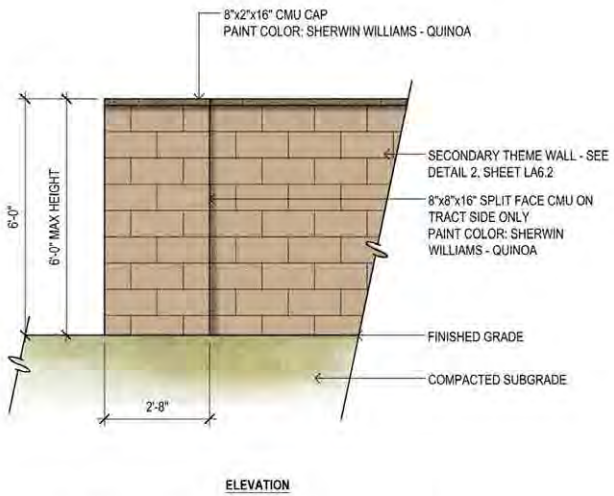
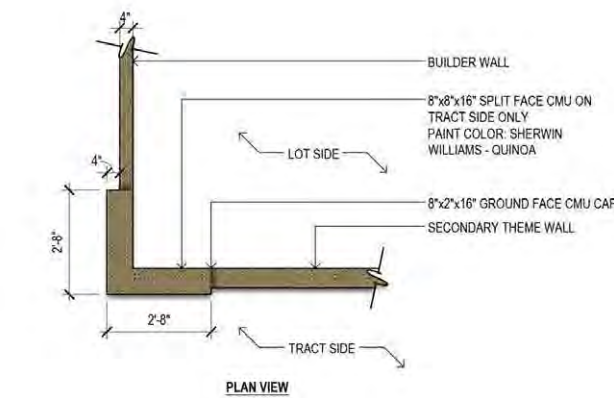
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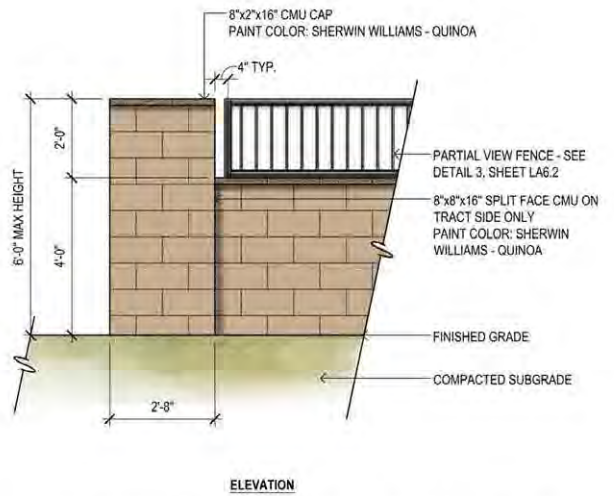
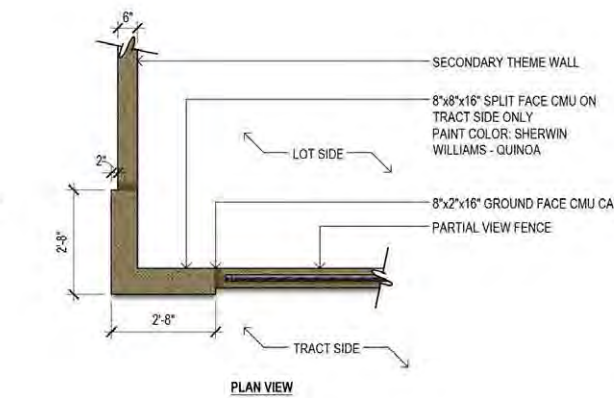
SPLIT FACE CMU



1 Primary Corner Accent Panel
SCALE: 1/2"=1'-0"



2 Secondary Corner Accent Panel
SCALE: 1/2"=1'-0"



3 Corner Accent Panel at Partial View Fence
SCALE: 1/2"=1'-0"

MATERIALS



PAINT: SHERWIN WILLIAMS - QUINOA



POWDER COAT: BLACK



SPLIT FACE CMU

PUBLIC PARTICIPATION REPORT

175th Avenue & Cactus Road (CASE #: FS18-566)

Submitted: March 06, 2019

Submitted By:
Gehan Homes
c/o Kevin Sherrill
(480) 646-5955
ksherrill@gehanhomes.com

Introduction:

The purpose of this Citizen Participation Report is to report the citizen review process and efforts that have been undertaken by the applicant to ensure the following aspects have been satisfied:

1. Ensure applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
2. Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

Outreach Efforts & Summary:

1. Details of techniques used to involve the public:

The public has been or will be notified and invited to participate in the public participation in multiple ways which includes the following:

- A notification letter was mailed seven (7) days prior to neighborhood review meeting by the City of Surprise to the listings noted on the attached notification list, consisting of approximately 35 total listings. *(See Exhibit A: Meeting Notification Letter & Notification List)*
- An advertisement was published in two (2) newspapers; The Daily News Sun on December 24, 2018 and Surprise Today on December 26, 2018 to notify the community of the upcoming neighborhood meeting *(See Exhibit B: Newspaper Posting)*.
- The site was posted on December 28, 2018 with two (2) signs informing the community of the upcoming neighborhood meeting and again in March 2019 to provide notice of the public hearing and details. *(See Exhibit C: Sign Posting)*. Additionally, the site sign postings will be updated no later than March 8th to inform the community of the upcoming hearing details.

- The applicant and representatives held a neighborhood meeting to discuss the proposal at the date, time, and location listed below:

Neighborhood Meeting Location & Details:

Wednesday, January 16, 2019 at 6:00 PM

Sierra Montana Recreation Center
14861 N. Spring Lane
Surprise, AZ 85388

The applicant and representatives were available at the location, date, and time listed above to meet and discuss the proposal with interested parties from 6:00 to 7:00 PM and approximately ten (10) community members attended the neighborhood meeting. Additionally, one (1) City Council member and four (4) members of the development team attended the meeting. All fifteen (15) people in attendance were there for informational purposes and all questions and responses were included in the meeting summary submitted on January 24, 2019.

Additionally, the applicant's representatives have been available by phone or email to discuss the proposal or any questions with the community.

2. Content:

The City mailed the required notification as noted above seven (7) days prior to the neighborhood meeting to property owners within 300 feet, village committees or special community groups located in the area, and the head of any homeowner's association or registered neighborhood group within the public notice area. (*See Exhibit A: Meeting Notification Letter*)

3. Summary of Concerns or Issues:

- a. All questions and responses recorded at the neighborhood meeting were included in the meeting summary submitted on January 24, 2019. To date, there have not been any further inquiries by any means of communication utilized to provide outreach with the public. We have not received any correspondence, concerns, or interest in the request and have remained available for communication throughout the process.

Exhibit A

Meeting Notification Letter & Notification List

CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

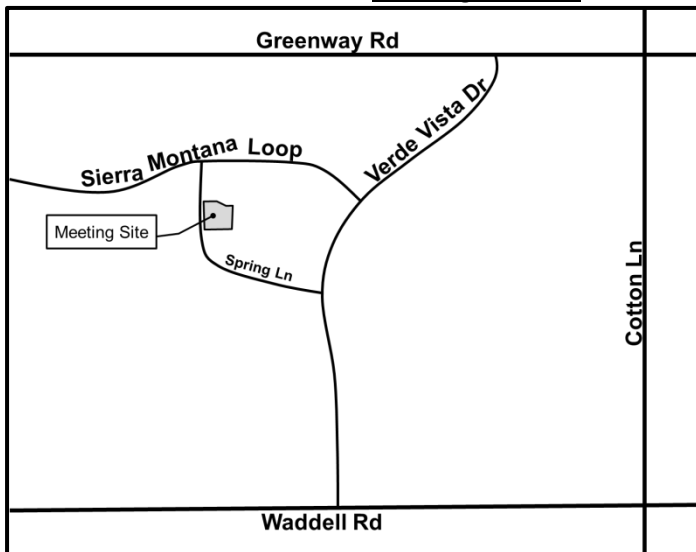
City of Surprise Planner: Hobart Wingard

623-222-3156

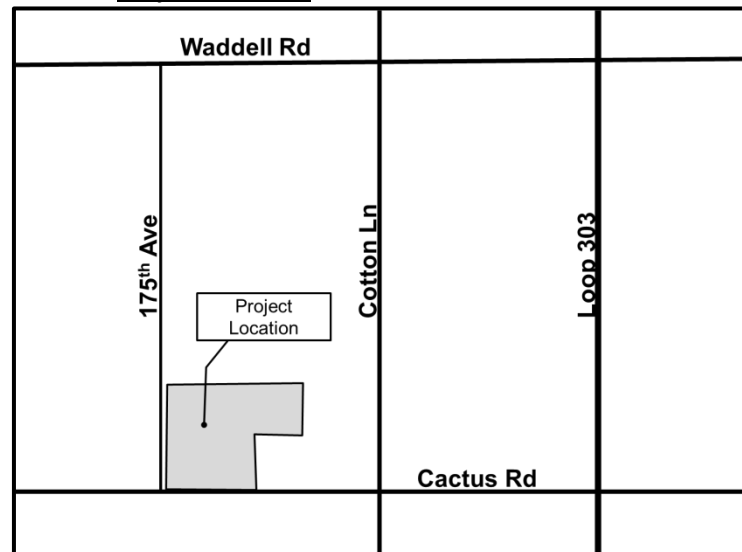
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, January 16, 2019
TIME: 6:00 PM
LOCATION: Sierra Montana Recreation Center- Dance Room
14861 N Spring Lane
Surprise, Arizona 85388

Meeting Location



Project Location



PROJECT DESCRIPTION: Zone change for 3.73 acres of Residential Ranch (RR) zoned property to Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay. Surprise Planning Case FS18-566.

Owner	MAIL_ADDR1	MAIL_CITY
ANDERSON BERNARD D III/CORTNEY L	17508 W LARKSPUR DR	SURPRISE
ARIAS REVOCABLE TRUST	17518 W COLUMBINE DR	SURPRISE
BAMBULAS THOMAS/SANDRA	17504 W CHARTER OAK RD	SURPRISE
BRIGHT BURMAN V/HELEN K	12565 N 175TH DR	SURPRISE
CASTO CHRISTINE L	17532 W BLOOMFIELD RD	SURPRISE
DENNIS DARRELL G/LINDA K	12511 N 175TH DR	SURPRISE
FLANIGAN MICHAEL S	17532 W LARKSPUR DR	SURPRISE
GIELAU DAWN L/BRUCE A	17525 W LARKSPUR DR	SURPRISE
GROUND KRISTIN L	12493 N 175TH DR	SURPRISE
HALTMAR HALEY JANE/HURST DARETH OLIVIA	17509 W CHARTER OAK RD	SURPRISE
HARTMAN BRADLEY S	17520 W BLOOFIELD RD	SURPRISE
JOHNSON DIANE NICOLE	12403 N 175TH DR	SURPRISE
KELLEY ANNETTE A	17515 W BLOOMFIELD RD	SURPRISE
KYLE B ELLIS LIVING TRUST	17522 W CHARTER OAK RD	SURPRISE
LITWIN EDWARD P	12421 N 175TH DR	SURPRISE
LOTT KAREN/LAWRENCE J	17534 W CHARTER OAK RD	SURPRISE
MARICOPA COUNTY MUN WTR CONS DIST 1	PO BOX 900	WADDELL
MARSH RAYMOND A/ANGELA R	12529 N 175TH DR	SURPRISE
MICHAEL E DE LAY REVOCABLE LIVING TRUST	17531 W COLUMBINE DR	SURPRISE
MOODY ROBERT C/MIHAELA V	17516 W LARKSPUR DR	SURPRISE
MORALES GIOVANNA K	12439 N 176TH DR	SURPRISE
MORRIS DEAN	17533 W CHARTER OAK RD	SURPRISE
NWC COTTON LANE & CACTUS LLC	1110 E MISSOURI AVE STE 700	PHOENIX
NWOTITE GLORY/BLESSING	17503 W BLOOMFIELD RD	SURPRISE
PARAGON MANAGEMENT INC	15533 W PARADISE LN	SURPRISE
PEREZ ROY/MIYAMURA KYOKO P	14371 W DAHLIA DR	SURPRISE
RAK JAMES S/DEBORAH A	68 LISA ANN LN	WEST SENECA
RUNDLE KERRI E/DEREK M	17524 W LARKSPUR DR	SURPRISE
S & S COTTON LLC	1 E CAMELBACK RD STE 500	PHOENIX
S&S COTTON LLC	107 PENNYSTONE CIR	FRANKLIN
SACKETOS TONY G/TOBY	17505 W CHARTER OAK RD	SURPRISE
SAMBORSKI KRZYSZTOF/ANNA	12407 N 142ND CT	SURPRISE
SANDBERG SHANNON/ERIC	17510 W CHARTER OAK RD	SURPRISE
SARAH ANN RANCH HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE
SAWATZKI VERONICA GRAJEDA	17521 W CHARTER OAK RD	SURPRISE
SMITH MARILYN	17527 W BLOOMFIELD RD	SURPRISE
TETREAULT MICHAEL L/ASHLEY A	303 W CANARY WAY	CHANDLER
TOLL PRASADA LLC	250 GIBRALTAR RD	HORSHAM
VOGEL GARY M	12457 N 175TH DR	SURPRISE
WALLACE SEAN J/ERICA T	12475 N 175TH DR	SURPRISE

MAIL_STAT	MAIL_ZIP
AZ	85388
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AZ	85012
TN	37067
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AZ	85379
AZ	85388
AZ	85282
AZ	85388
AZ	85388
AZ	85286
PA	19044
AZ	85388
AZ	85388

Exhibit B

Newspaper Posting

CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

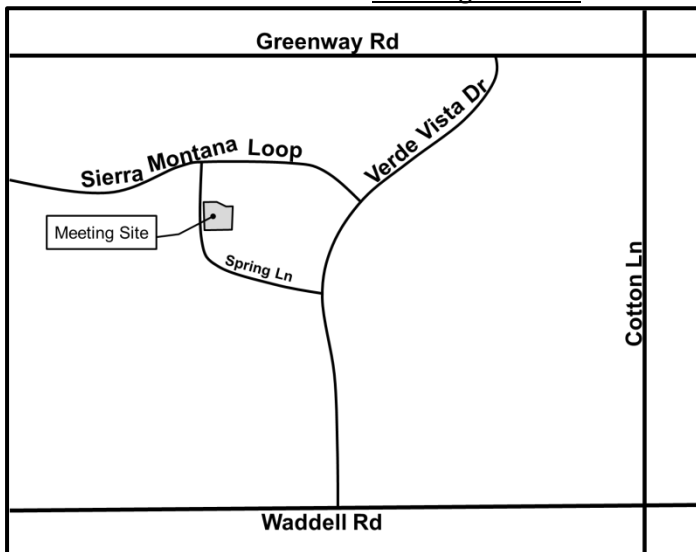
City of Surprise Planner: Hobart Wingard

623-222-3156

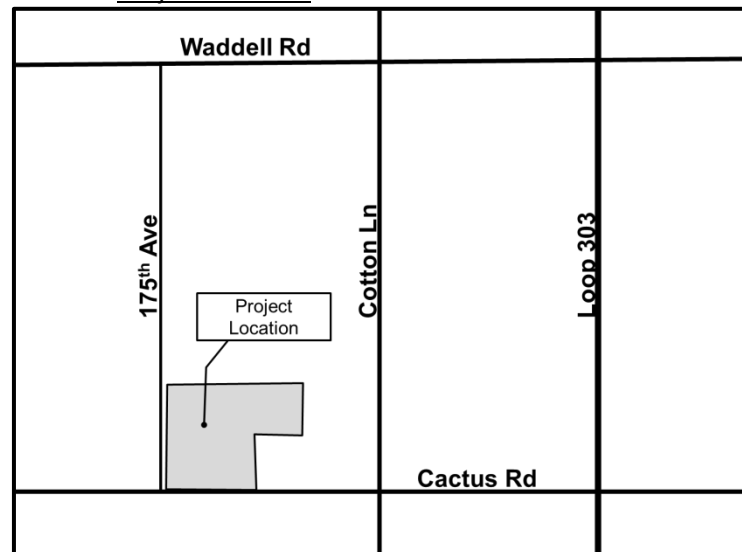
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, January 16, 2019
TIME: 6:00 PM
LOCATION: Sierra Montana Recreation Center- Dance Room
14861 N Spring Lane
Surprise, Arizona 85388

Meeting Location



Project Location



PROJECT DESCRIPTION: Zone change for 3.73 acres of Residential Ranch (RR) zoned property to Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay. Surprise Planning Case FS18-566.

Exhibit C

Sign Posting

AFFIDAVIT OF POSTING

Application No: FS18-566
Applicant Name: Anderson Baron
Location: NEC 175th Ave and Cactus
Date Site Posted: December 28, 2018

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

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

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

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

Meghan Liggett 12/28/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 28th day of December,

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

set my hand and official seal.

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



Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: January 16, 2019
Time: 6:00 P.M.
Location: Sierra Montana Recreation Center (Dance Room)
14861 N Spring Lane
Surprise, AZ 85388

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374

Case #: FS18-566

REQUEST: The applicant is requesting approval of 1) a Zone Change from RR and RH to PUD-RM-6, and 2) a Preliminary Plat, under case FS18-566 for the 175th Ave and Cactus Road Development

Please call to confirm dates:
623-222-3011

12/28/18 09:41:10

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: January 16, 2019
Time: 6:00 P.M.
Location: Sierra Montana Recreation Center (Dance Room)
14861 N Spring Lane
Surprise, AZ 85388

Date: TBD
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Please call to confirm dates:
623-222-3011

12/28/18 09:41:20

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: January 16, 2019
Time: 6:00 P.M.
Location: Sierra Montana Recreation Center (Dance Room)
14861 N Spring Lane
Surprise, AZ 85388

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Please call to confirm dates:
623-222-3011

12/28/18 10:06:11

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: January 16, 2019
Time: 6:00 P.M.
Location: Sierra Montana Recreation Center (Dance Room)
14861 N Spring Lane
Surprise, AZ 85388

Date: TBD
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Location: Surprise City Hall
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Case #: FS18-566

REQUEST: The applicant is requesting approval of 1) a Zone Change from RR and RH to PUD-RM-6, and 2) a Preliminary Plat, under case FS18-566 for the 175th Ave and Cactus Road Development

Please call to confirm dates:
623-222-3011

12/28/18 10:06:21

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Gehan at 175th and Cactus

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 40 acres of land from RR and RH to RM-6 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 01/16/19

Future Council Work Session/Meetings target dates PZ Commission 4/4/19, City Council 4/16/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



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

31 October 2018

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Mr. Lloyd Abrams
Assistant Director
City of Surprise Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS18-566; Gehan Homes Cactus and 175th (APNs 502-04-002V & 502-04-002W)

Dear Mr. Abrams

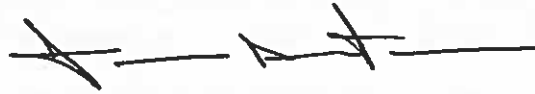
Thank you for the opportunity to provide comments on the Rezoning with Planned Unit Development/Preliminary Plat Narrative for Gehan Homes Cactus & 175th. The site sits on 41.51 acres of vacant land located at north of Cactus Road and east of 175th Avenue in Surprise AZ. This request is for a zone change from Residential Ranch (RR) and Residential High Density (RH) to medium density zone (RM-6) with a PUD overlay. This project proposes up to 157 residential units for a density of 3.78 du/ac. The site is approximately 2.45 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 outside 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. Gehan Homes with a density of 3.78 du/ac falls within these guidelines.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. Since 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 about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, consisting of a series of connected loops and a final horizontal stroke.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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



October 12, 2018

**RE: Cactus & 175th Development (502-04-002V & 502-04-002W)
S & S Cotton, Gehan Homes**

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County is working with the Developer and potential buyer/builder of this development regarding assistance to the district. By this agreement the developer and/or builder would agree to provide donation for each dwelling unit constructed. These donations aid the District in supporting the new student population the development will bring. Both the developer S & S Cotton LLC and potential buyer and Home Builder are communicating with the district with the intention of establishing an agreement.

The District has no objection to rezone, platting, or other land use actions needed to complete this project contingent on Governing Board approval. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts in working with the district.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman", with a stylized flourish at the end.

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976 **m:** 623-688-4051

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD



S U R P R I S E
A R I Z O N A

Gehan Homes at 175th and Cactus

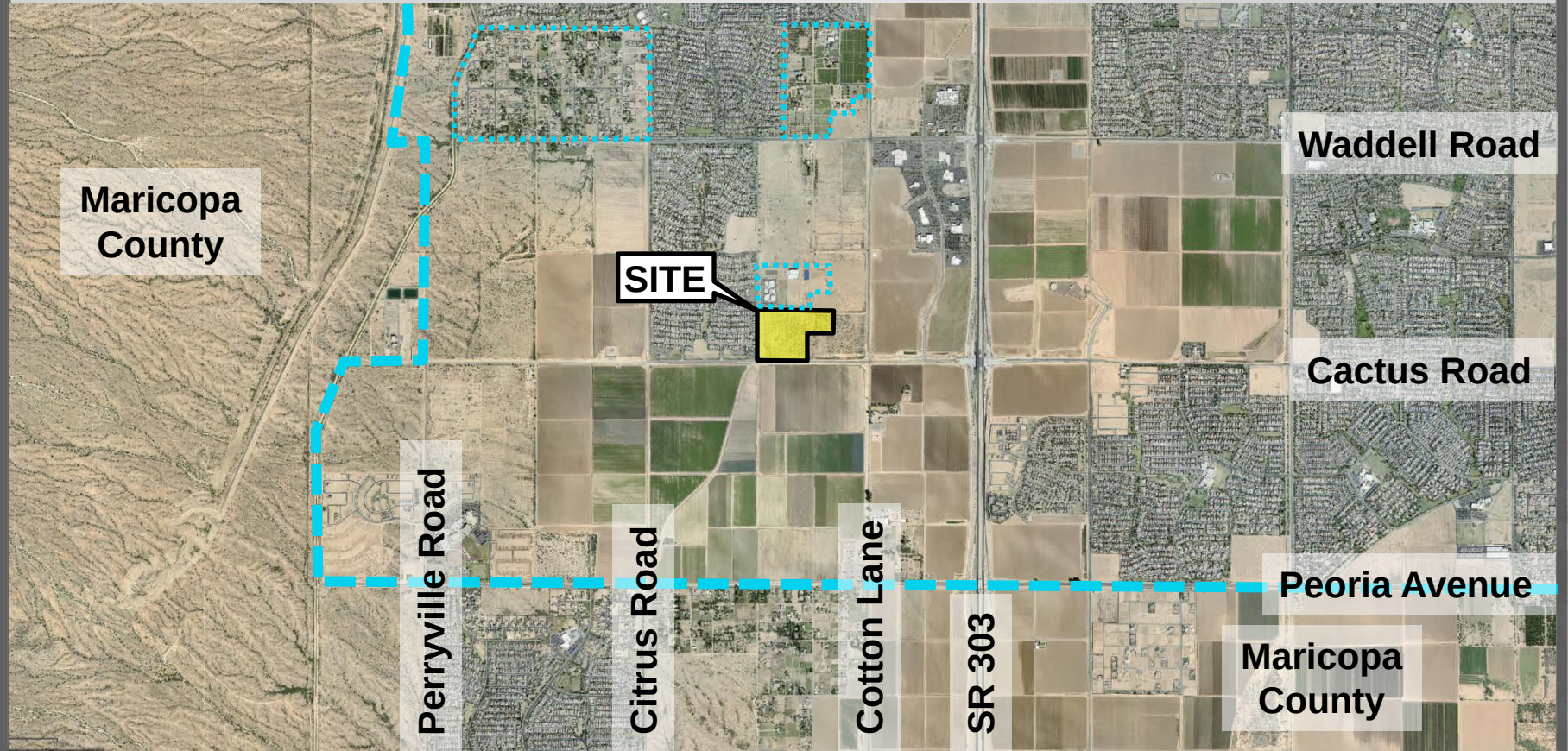
FS18-566

Rezone with PUD Overlay and
Preliminary Plat

City Council - April 16, 2019

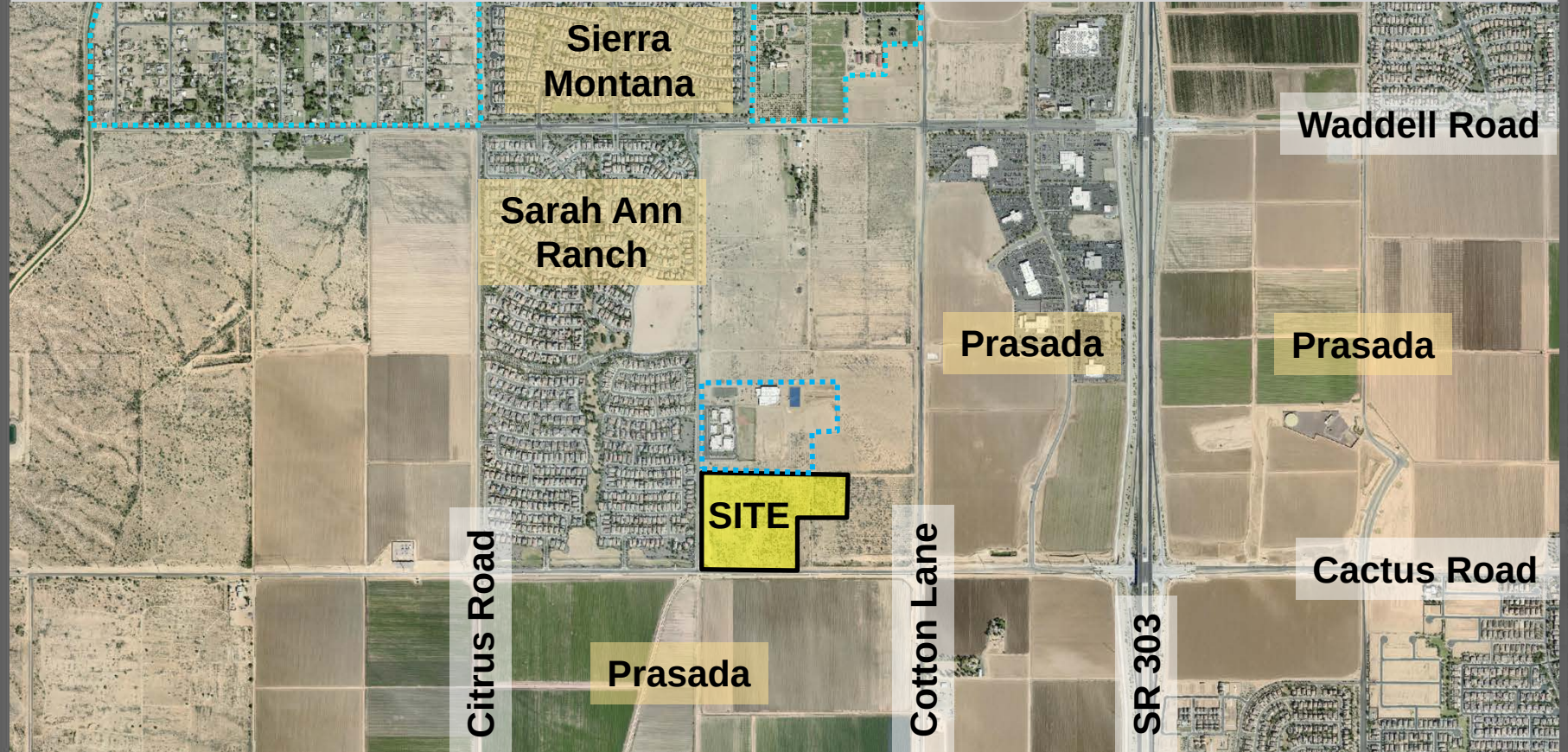
VICINITY MAP

FS18-566



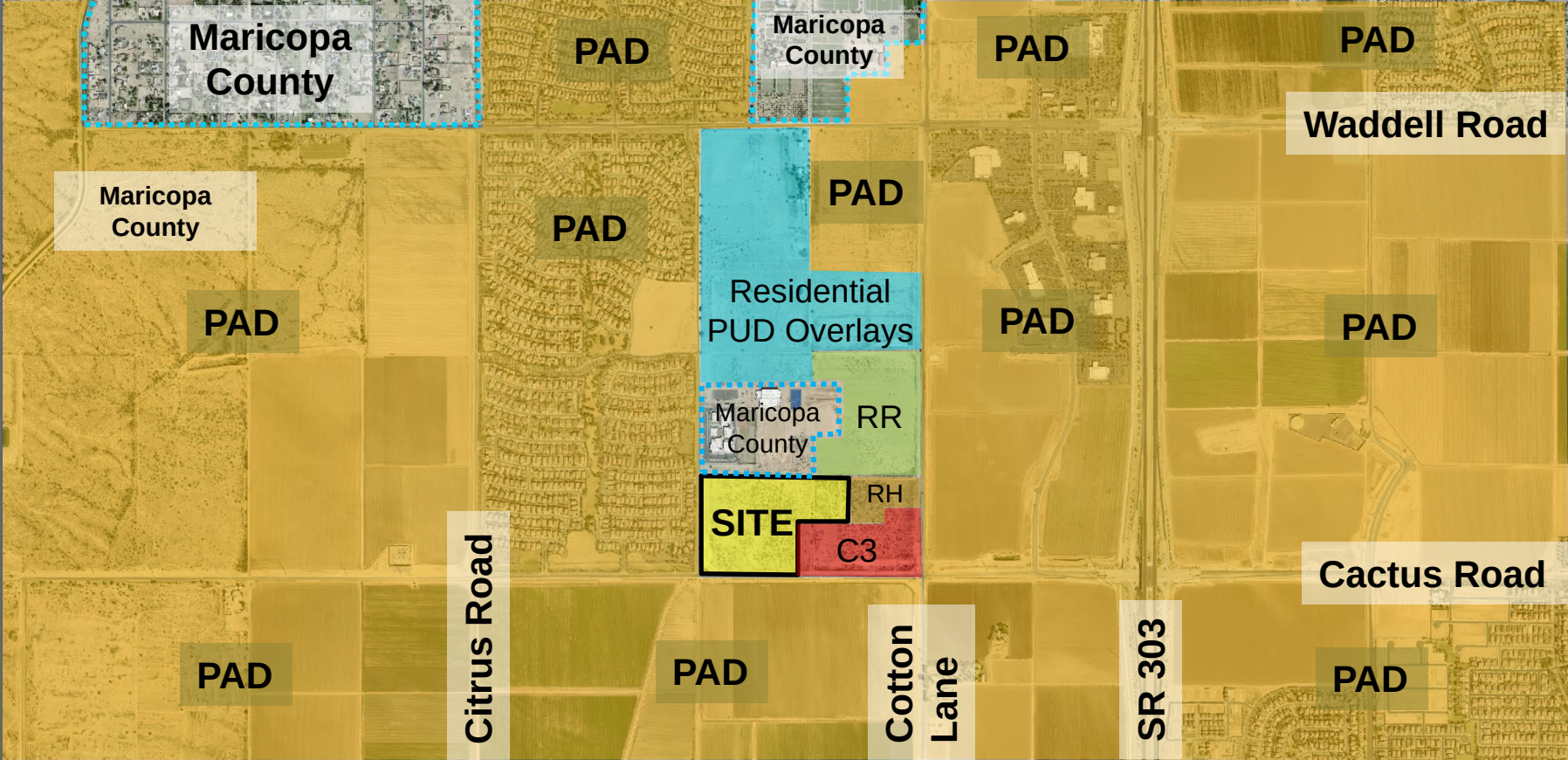
VICINITY MAP

FS18-566



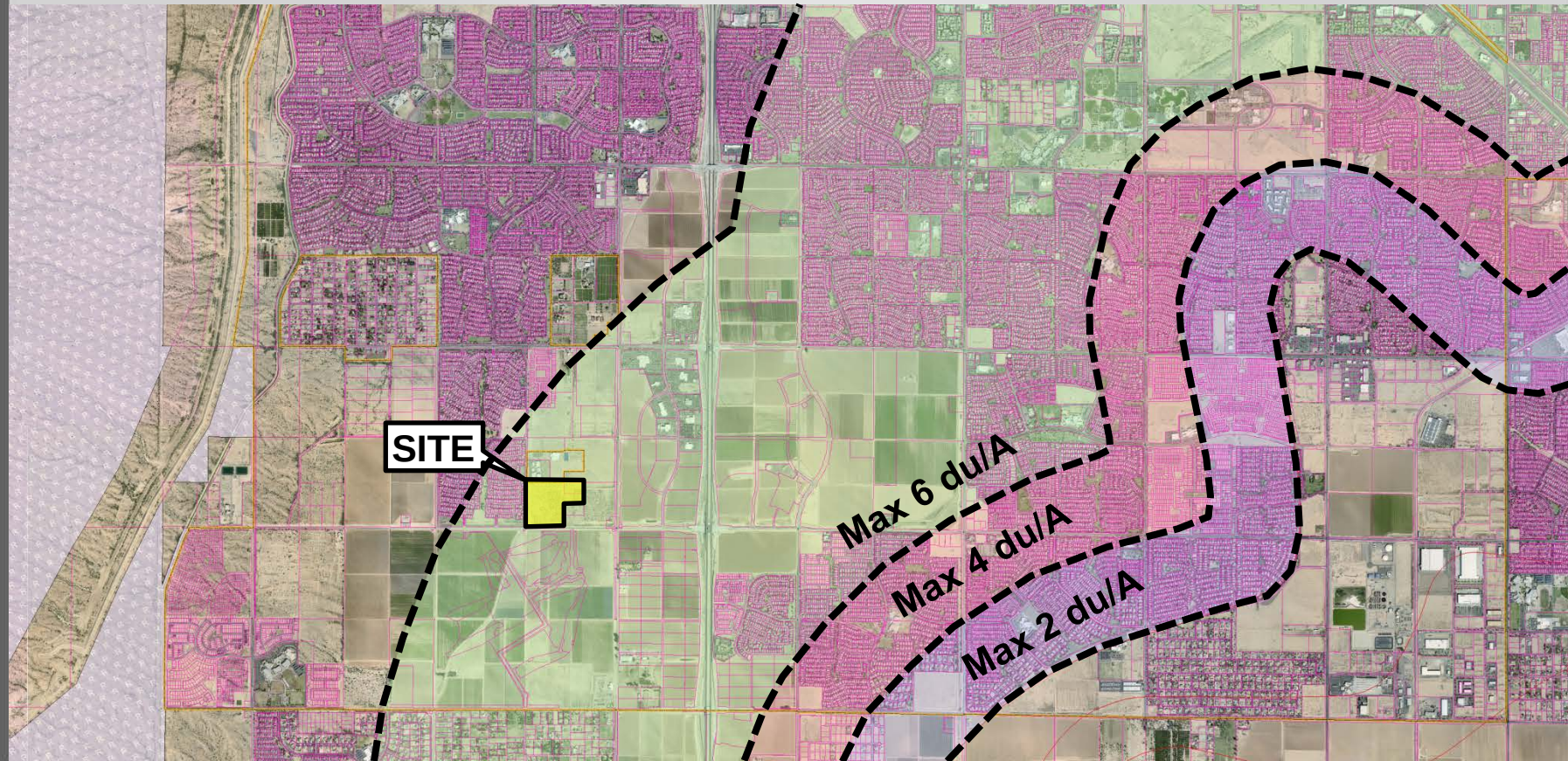
ZONING MAP

FS18-566



CACTUS AND 175th LUKE GDC MAP

FS18-566



175th Avenue

Sarah Ann
Ranch

41.51 Acres

Gehan at Cactus
and 175th Rezone

Cactus Road

Project Area

175th Avenue

Sarah Ann
Ranch

37.31 Acres
Residential
Ranch

4.2 Acres
High Density
Residential

Gehan at Cactus
and 175th Rezone

Existing Zoning

Cactus Road

175th Avenue

Sarah Ann
Ranch

41.51 Acres
RM-6-PUD

Cactus Road

Gehan at Cactus
and 175th Rezone

Proposed Zoning

175th Avenue

Sarah Ann
Ranch

Cactus Road



Gehan at Cactus
and 175th Rezone

Proposed Plat

175th Avenue

Gehan at Cactus and 175th Rezone

Access

175th Avenue

Sarah Ann
Ranch

Cactus Road



Gehan at Cactus
and 175th Rezone

Access

175th Avenue

Sarah Ann
Ranch

Cactus Road

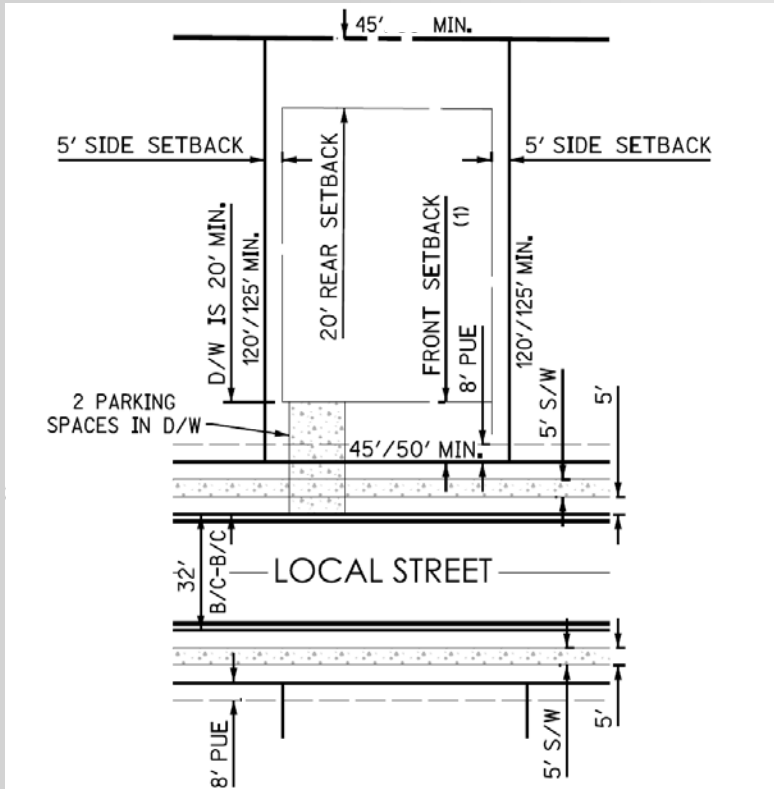
72
50' x 120' Lots

85
45' x 120' Lots

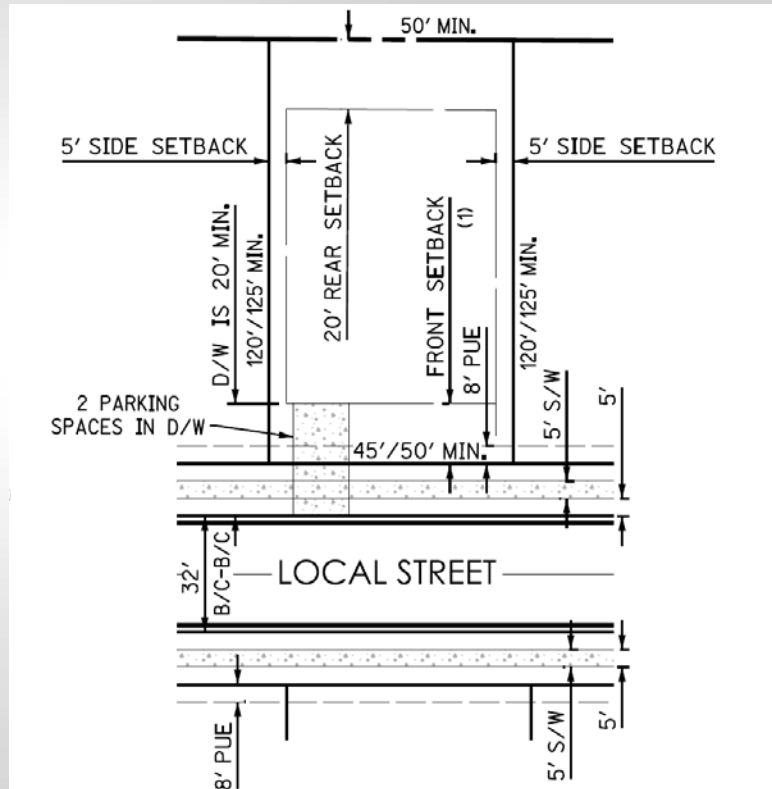
Gehan at Cactus
and 175th Rezone

Lotting Product

RM-6-PUD LOTTING



45' Wide



50' Wide

RM-6-PUD DIMENSIONAL REQUIREMENTS

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.
- (2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

RM-6-PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(q)(1) requires a minimum of one (1) sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.**
- **Removal of the sports court requirement due to drainage constraints (Not enough high and dry land).**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

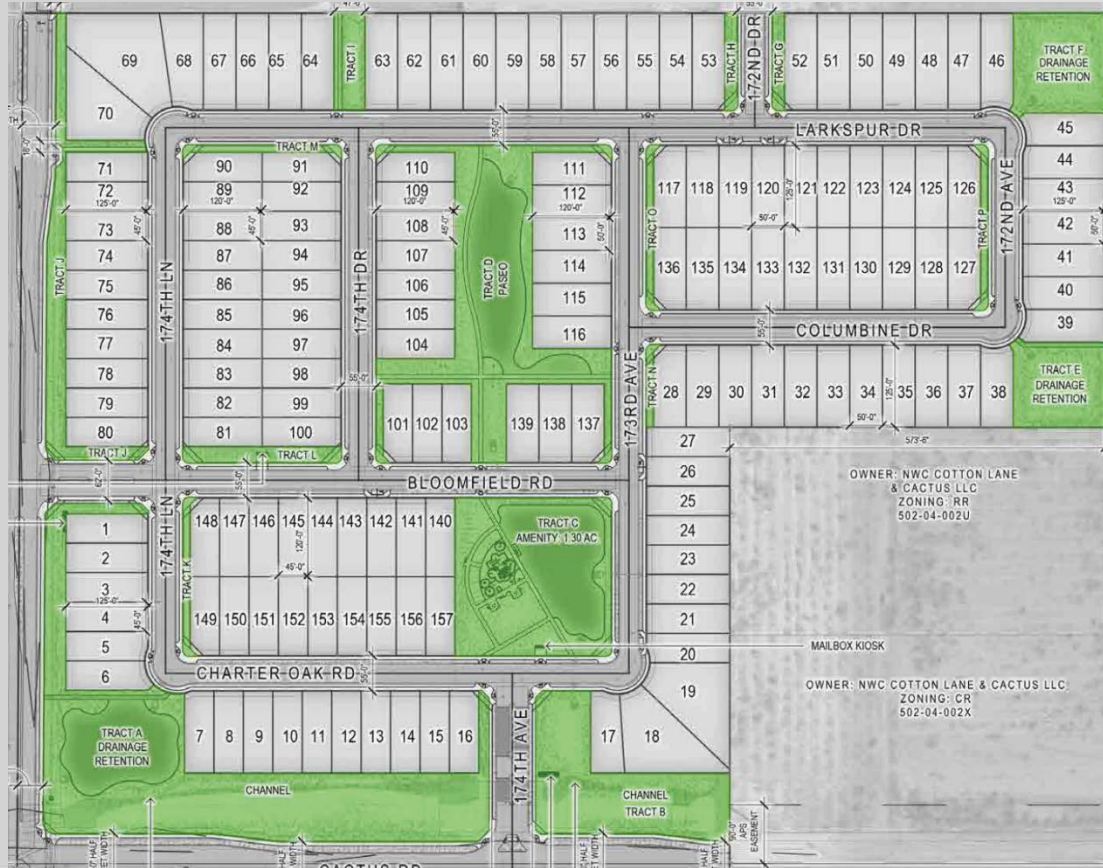
RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OPEN SPACE



- Minimum 20 percent net residential acreage is to be open space.
- 26.68 percent open space provided.

OPEN SPACE

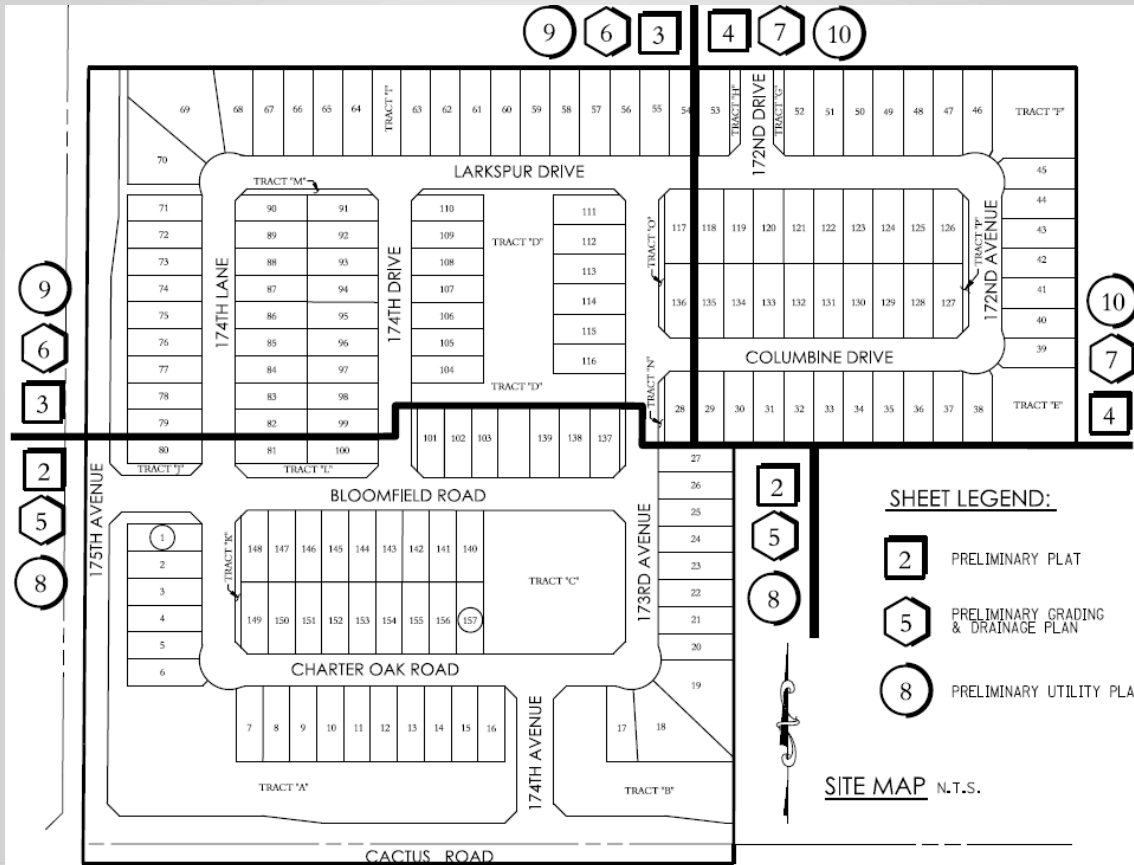


KEYNOTES

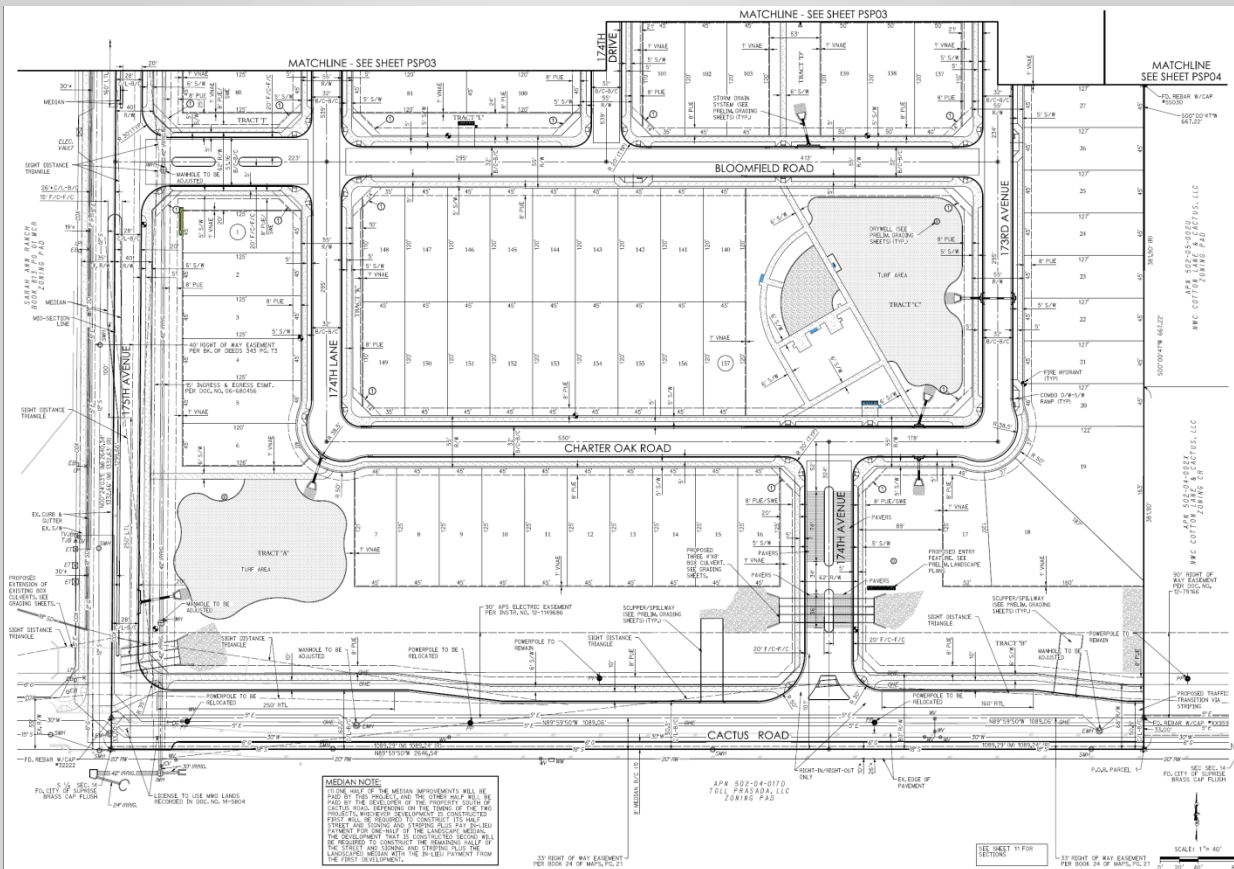
- A** TURF
- B** CONCRETE SIDEWALK
- C** WOOD FIBER
- D** RAMADA
- E** PICNIC TABLE
- F** BOBBLE RIDER
- G** DOUBLE BOBBLE RIDER
- H** SHADED PLAY STRUCTURE
- I** GRILL
- J** BENCH
- K** SWING
- L** MAILBOX ENCLOSURE
- M** TRASH RECEPTACLE
- N** DRINKING FOUNTAIN



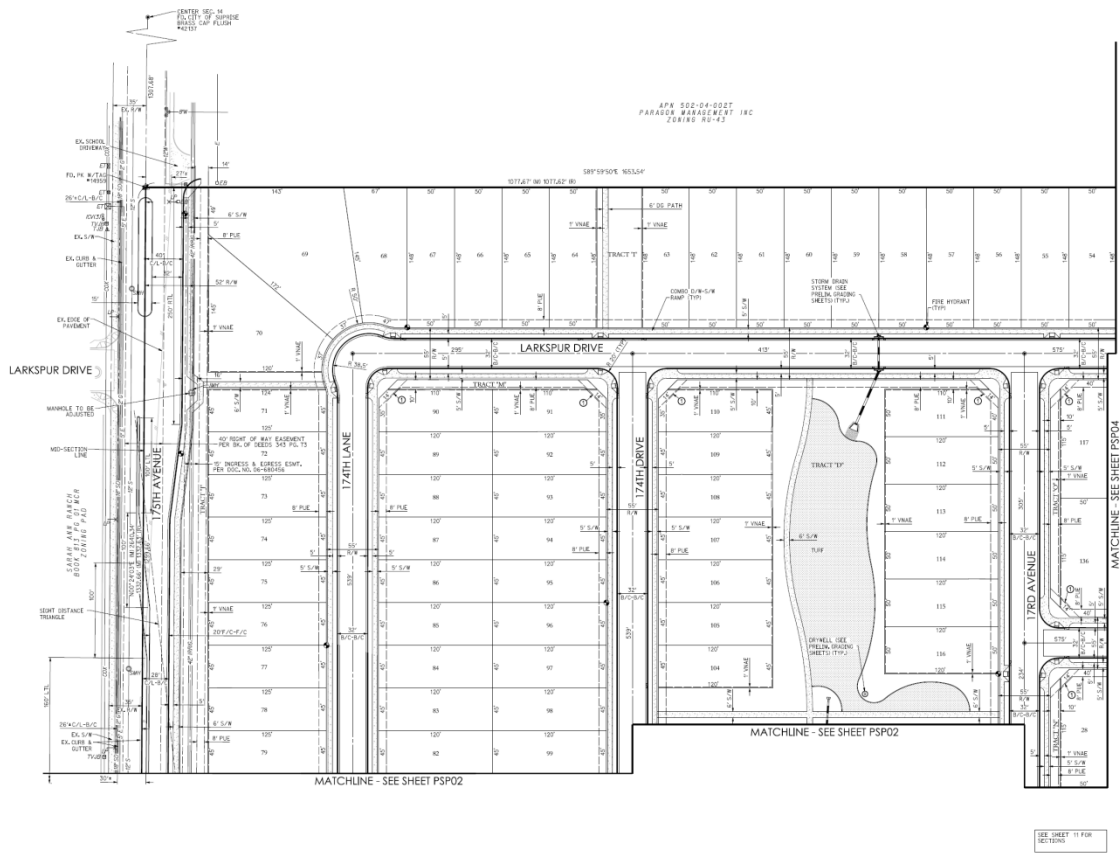
PRELIMINARY PLAT



PRELIMINARY PLAT



PRELIMINARY PLAT



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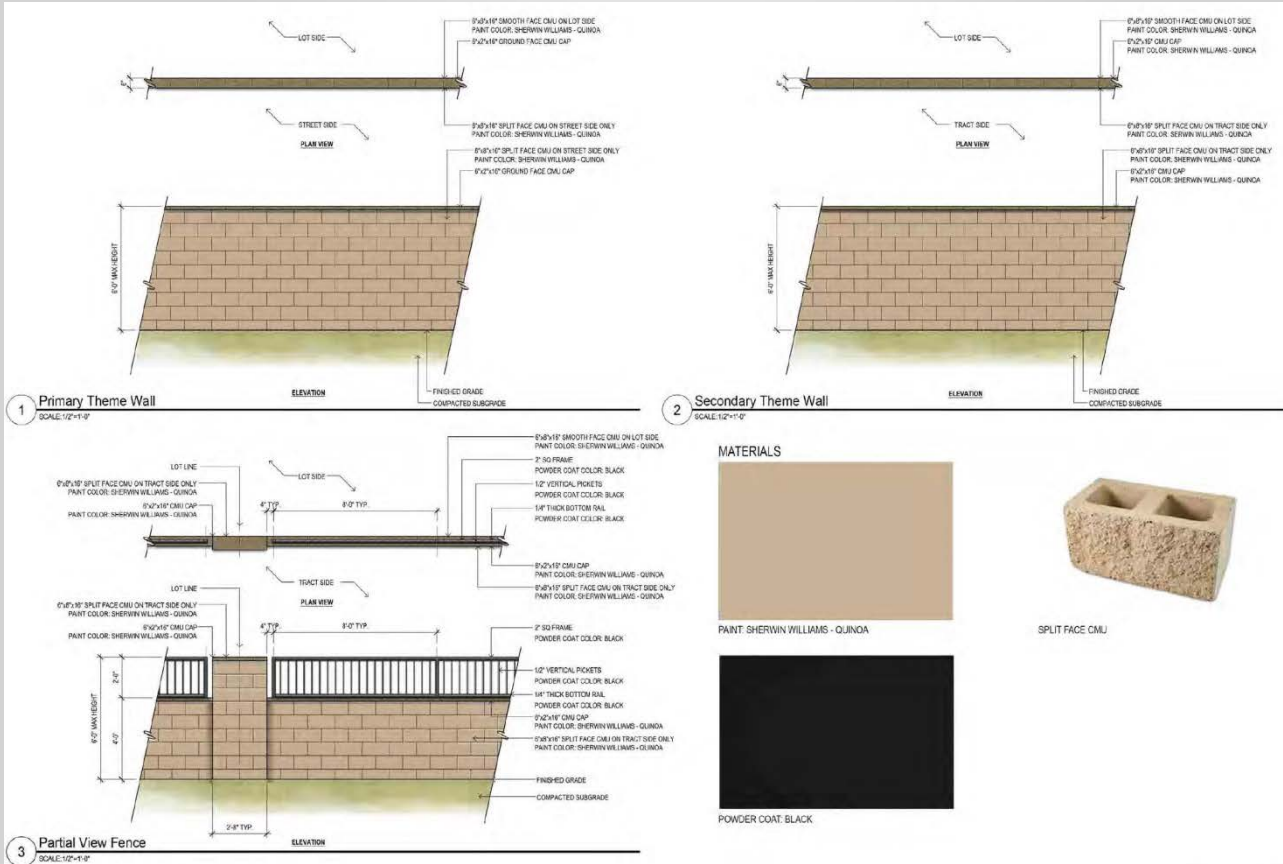
LANDSCAPE



WALLS



WALLS



Citizen Review

January 16, 2019 at 6 pm
Sierra Montana Recreation Center

Planning and Zoning Commission

April 4, 2019

Rezone with PUD Overlay - Recommended **Approval** Subject
to Stipulations “A” through “B”

Preliminary Plat – Recommended **Approval**



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

ORDINANCE 2019-09

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT ("PUD") OVERLAY FOR GEHAN AT CACTUS AND 175TH, GENERALLY LOCATED ON THE NORTHEAST CORNER OF CACTUS ROAD AND 175TH AVENUE.

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

WHEREAS, the subject site is generally located on the northeast corner of Cactus Road and 175th Avenue;

WHEREAS, the subject site is zoned as Residential Ranch ("RR") and High Density Residential ("RH");

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

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

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

WHEREAS, on April 4, 2019, the Planning and Zoning Commission recommended approval of the Gehan at Cactus and 175th rezone with PUD overlay.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Gehan at Cactus and 175th, is rezoned from Residential Ranch ("RR") and High Density Residential ("RH") to RM-6 with a PUD Overlay subject to the stipulations as outlined in Section two (2) herein.

Section 2. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections one (1) above are approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Cactus & 175th", consisting of 20 pages plus exhibits, prepared by Gehan Homes and stamped received February 14, 2019.

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

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 6. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

PARCEL NO. 1

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1332.63 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

EXCEPT THAT PORTION DEDICATED TO THE CITY OF SURPRISE IN INSTRUMENT NO. 2016-134602 AND DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 14 LIES SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2645.36 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

6370 E. THOMAS ROAD, SUITE #200, SCOTTSDALE, ARIZONA 85251 · PHONE (602) 334-4387 · FAX (602) 490-3230 · WWW.3ENGINEERING.COM

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2612.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE DEPARTING SAID SOUTH LINE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE ON A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE AFORESAID SOUTH LINE, NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 2612.84 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO NWC COTTON LANE & CACTUS, L.L.C. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2018-351627.

PARCEL NO. 2

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2009-552092, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET;

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EXCEPT THEREFROM ONE-HALF OF ALL THE OIL, GAS AND MINERALS IN, OR UNDER THE SURFACE OF SAID LAND, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

EXHIBIT B



SITE MAP N.T.S.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

Motion:

I move to approve the Preliminary Plat entitled "175th Avenue & Cactus Road," dated February 13, 2019.

Background:

The subject request involves a Preliminary Plat of 41.51 acres of land known as Gehan at Cactus and 175th.

Objective Analysis:

The Preliminary Plat for Cactus and 175th will allow for the development of a new single-family residential subdivision on the subject property.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports the proposed density.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. SR - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - CC Staff Report - 041619
2. 01 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Vicinity Maps - 041619

3. 02 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Preliminary Plat - 041619
 4. 03 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Landscape - 041619
 5. 04 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Luke Letter - 041619
 6. 05 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Dysart Letter - 041619
 7. 08 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - CC PowerPoint - 041619
-



1	Case:	FS18-566
3	Project Name:	Gehan at 175 th and Cactus Preliminary Plat
4	Council District:	3 - Mesquite
5	Meeting Date:	April 16, 2019
6	Planner:	Hobart Wingard, Planner II
7		
8	Owner:	S and S Cotton, LLC
9	Applicant:	Gehan Homes
0	Request:	Preliminary Plat Approval
1	Site Location:	Generally located on the northeast corner of Cactus
2		Road and 175 th Avenue
3	Area and Density:	41.51 acres at 3.78 dwelling units per acre (“du/A”)
4	General Plan Conformance:	The proposal is consistent with the Surprise General
5		Plan 2035
6	Support/Opposition:	None known

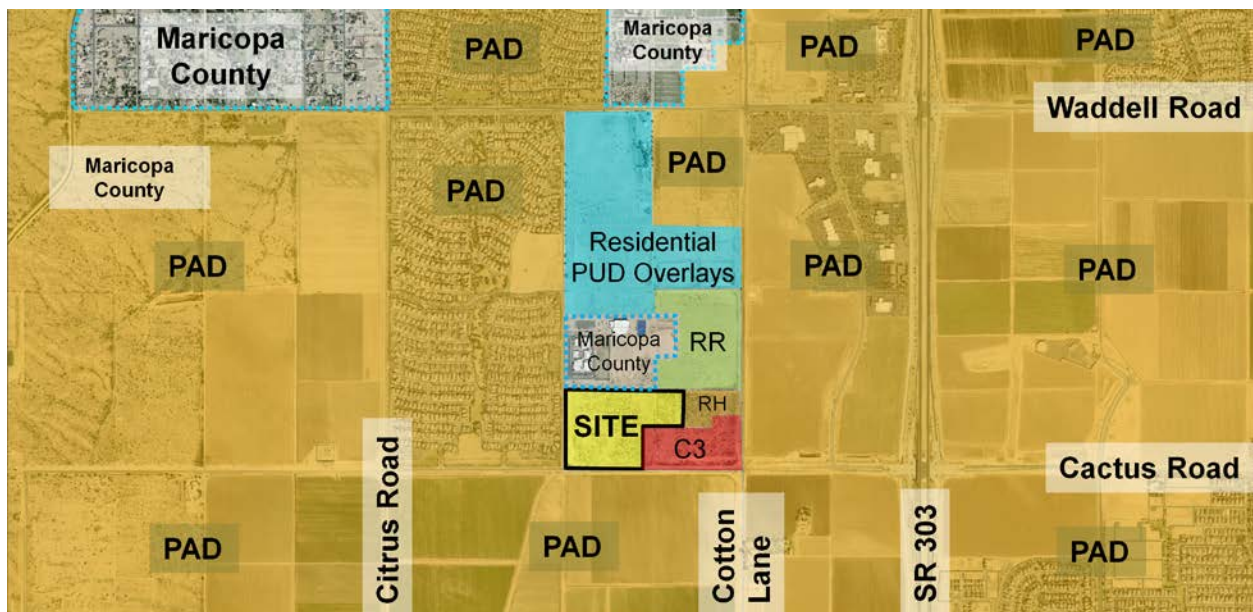
PROJECT DESCRIPTION:

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

The subject request involves a Preliminary Plat of 41.51 acres of land known as Gehan at Cactus and 175th.

EXISTING ZONING:

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



Sarah Ann Ranch Residential PAD	Maricopa County Paradise Education	Residential Ranch Vacant
Sarah Ann Ranch Residential PAD	Gehan at 175th and Cactus Existing – RR and RH Proposed – RM-9-PUD	Regional Commercial (CR) High Density Residential (RH) - Vacant
Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development

BACKGROUND:

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

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

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

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

July 19, 2018: Staff held a Concept Review meeting with Brad Wiley of Gehan Homes for a Rezone with PUD Overlay and a Preliminary Plat for Gehan at 175th and Cactus under Case CR18-338.

October 19, 2018: Brad Wiley of Gehan Homes filed a request for a Preliminary Plat and a Rezone with PUD Overlay for Gehan at 175th and Cactus under Case FS18-566, the subject case.

January 16, 2019: Brad Wiley of Gehan Homes held a Citizen Review Meeting for the subject project at the Sierra Montana Recreation Center. A Citizen Review Participation Report is attached.

April 4, 2019: The Planning and Zoning Commission recommended approval to the City Council.

CITIZEN REVIEW:

The applicant held a Citizen Review meeting on January 16, 2019 at the Sierra Montana Recreation Center located at 14861 North Spring Lane. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject Preliminary Plat request involves platting 157 RM-6-PUD zoned single-family residential lots. The project anticipates 157 single-family residential lots over approx. 41.51 acres for a gross density of 3.78 du/A.

The following table is taken from the zoning narrative and expresses the proposed single-family residential development standards for the two (2) lot sizes:

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.

(2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

UTILITY AND SERVICES TABLE:

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The proposed RM-6-PUD zoning district will generate a density of 3.78 du/A, and is consistent with the existing and proposed single-family fabric in the area.

REVIEWING AGENCIES:

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

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

Luke Air Force Base (LAFB): In a letter dated October 31, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations. The letter is attached.

Maricopa Water District (MWD): In an email dated October 29, 2018, MWD indicated that they are currently working with the District to address all concerns.

Dysart Unified School District (DUSD): In a letter dated October 12, 2018, DUSD indicated they are currently working with the developer on a donation agreement. The letter is attached.

SUMMARY:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents. Further, much needed infrastructure will be constructed as part of this development.

111 **FINDINGS:**

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

116
117 **RECOMMENDATION:**

118 On April 4, 2019 the Planning and Zoning Commission passed a motion to recommend
119 approval to the Mayor and City Council of Preliminary Plat Case FS18-566.

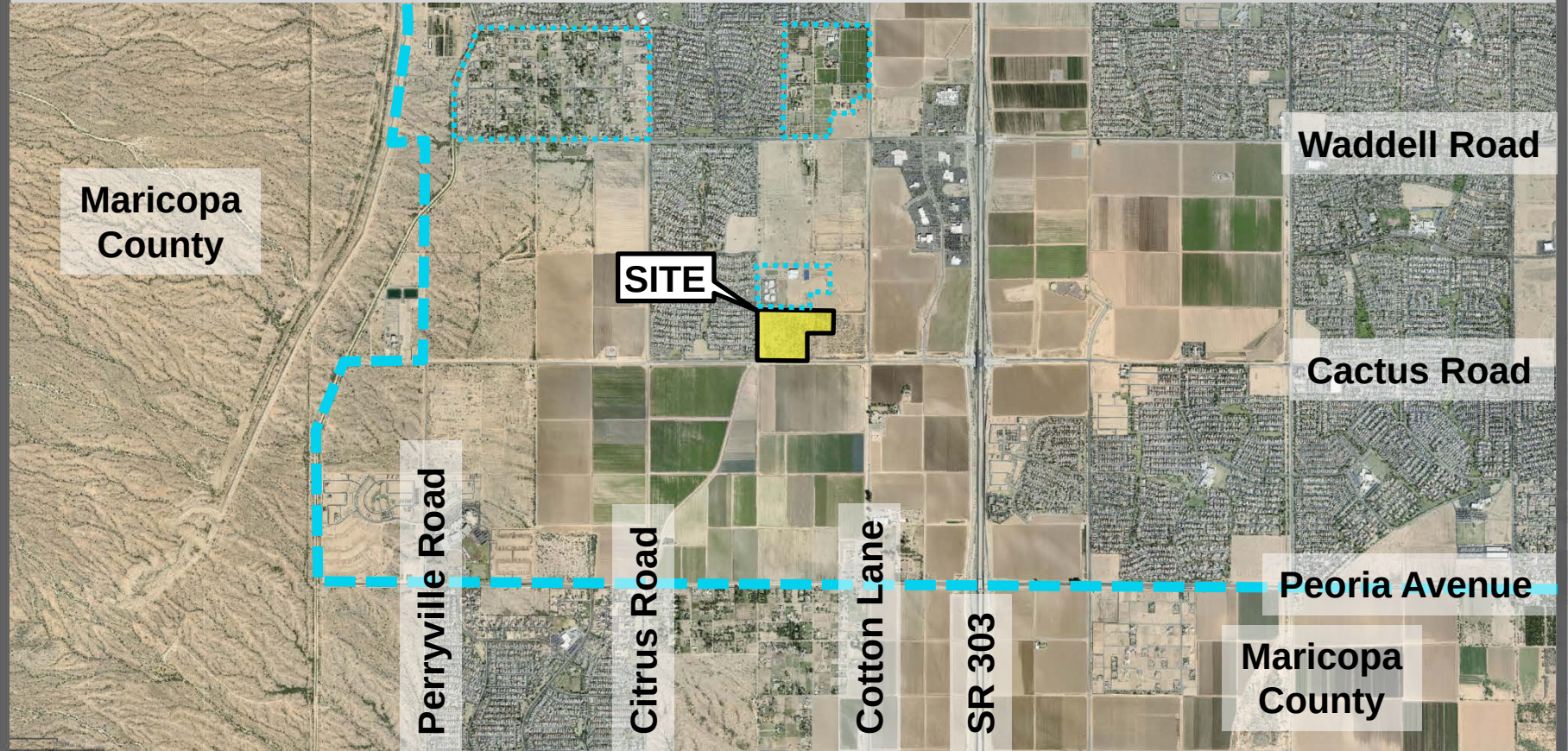
120 However, should the City Council wish to recommend denial of the request, the City
121 Council should make its own findings and base its decision on those alternative findings.

122
123 **ATTACHMENTS:**

- 124 01 - Vicinity Maps
125 02 - Preliminary Plat
126 03 - Landscape
127 04 - Luke Letter
128 05 - Dysart Letter
129 06 - PowerPoint

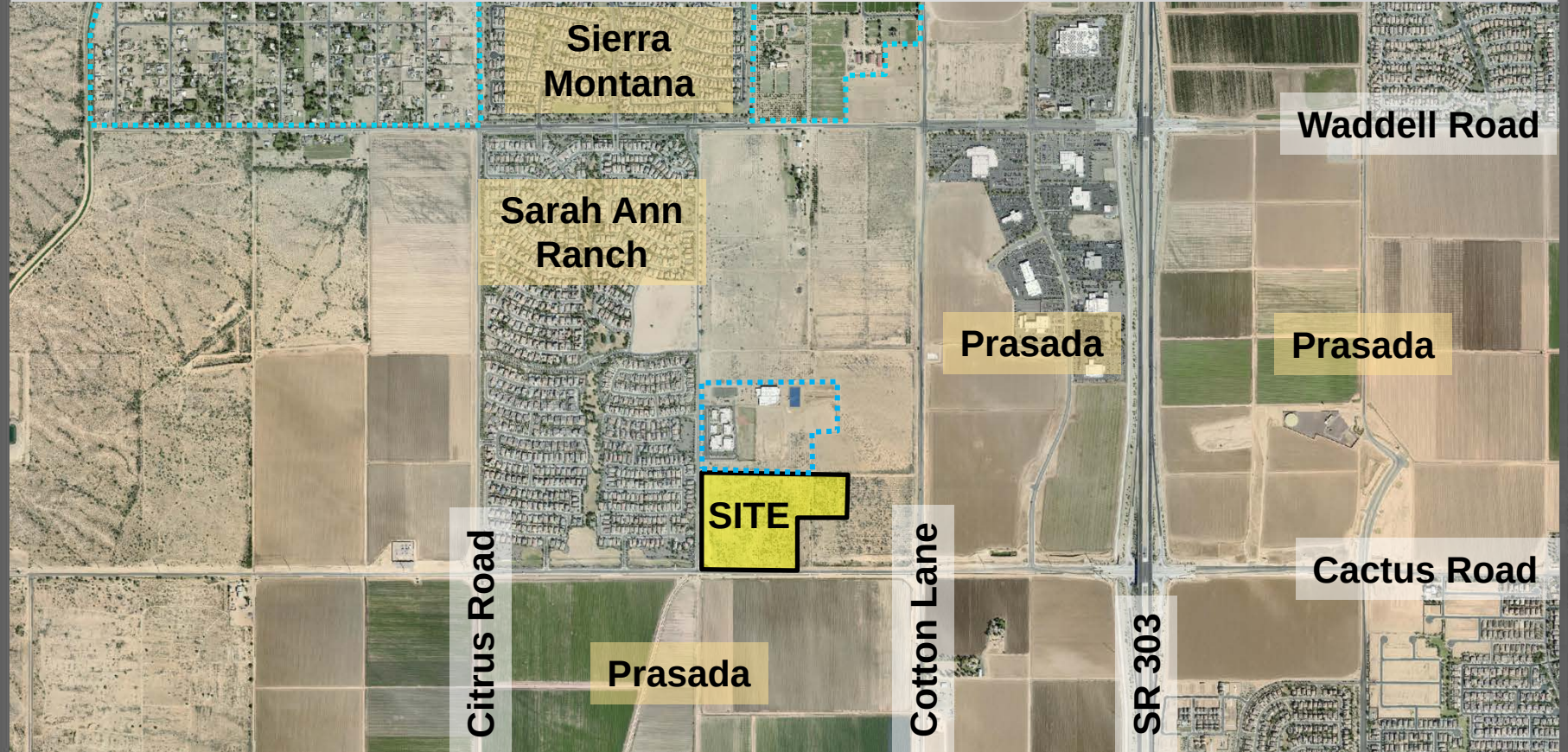
VICINITY MAP

FS18-566



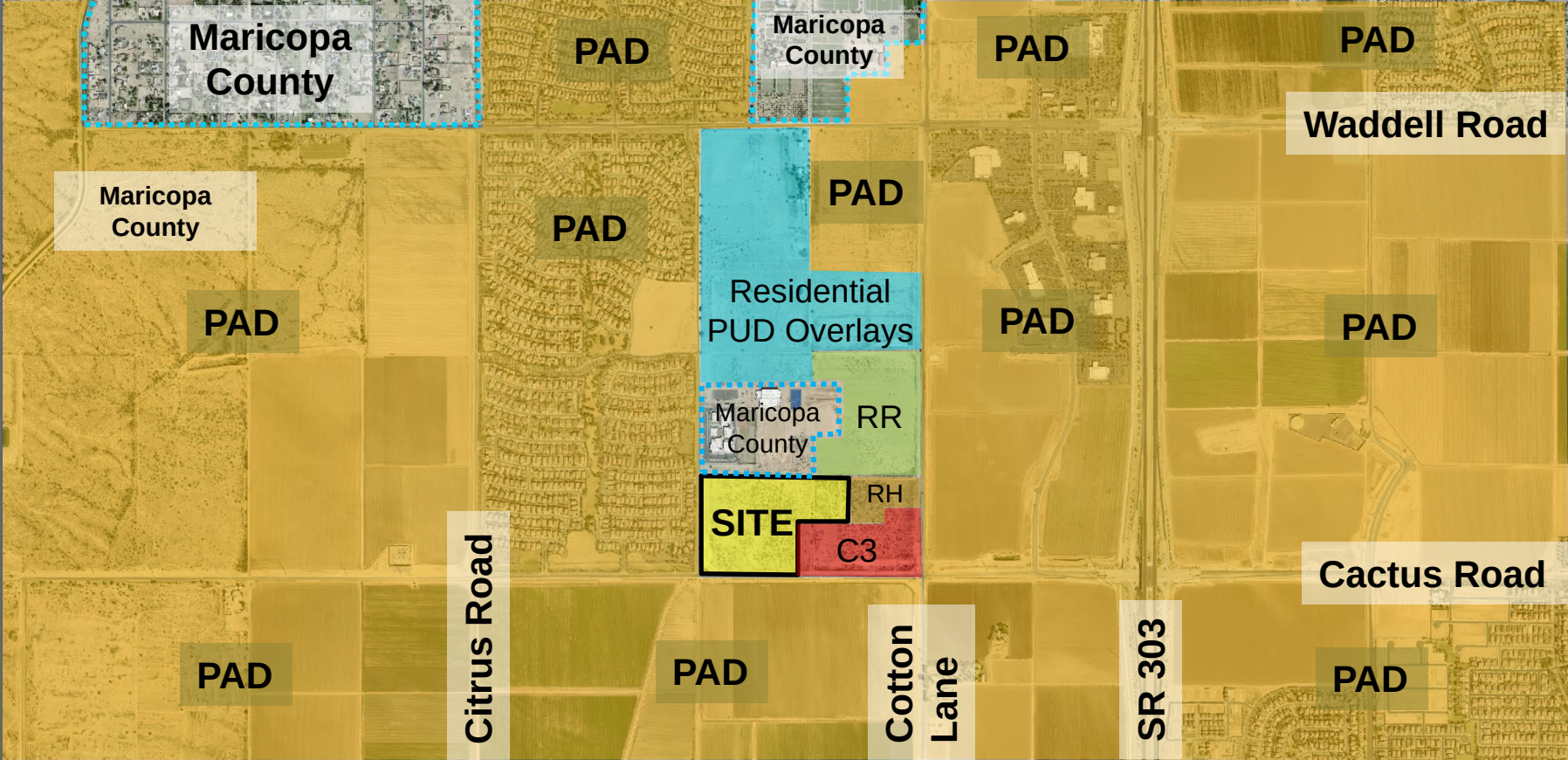
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FS18-566



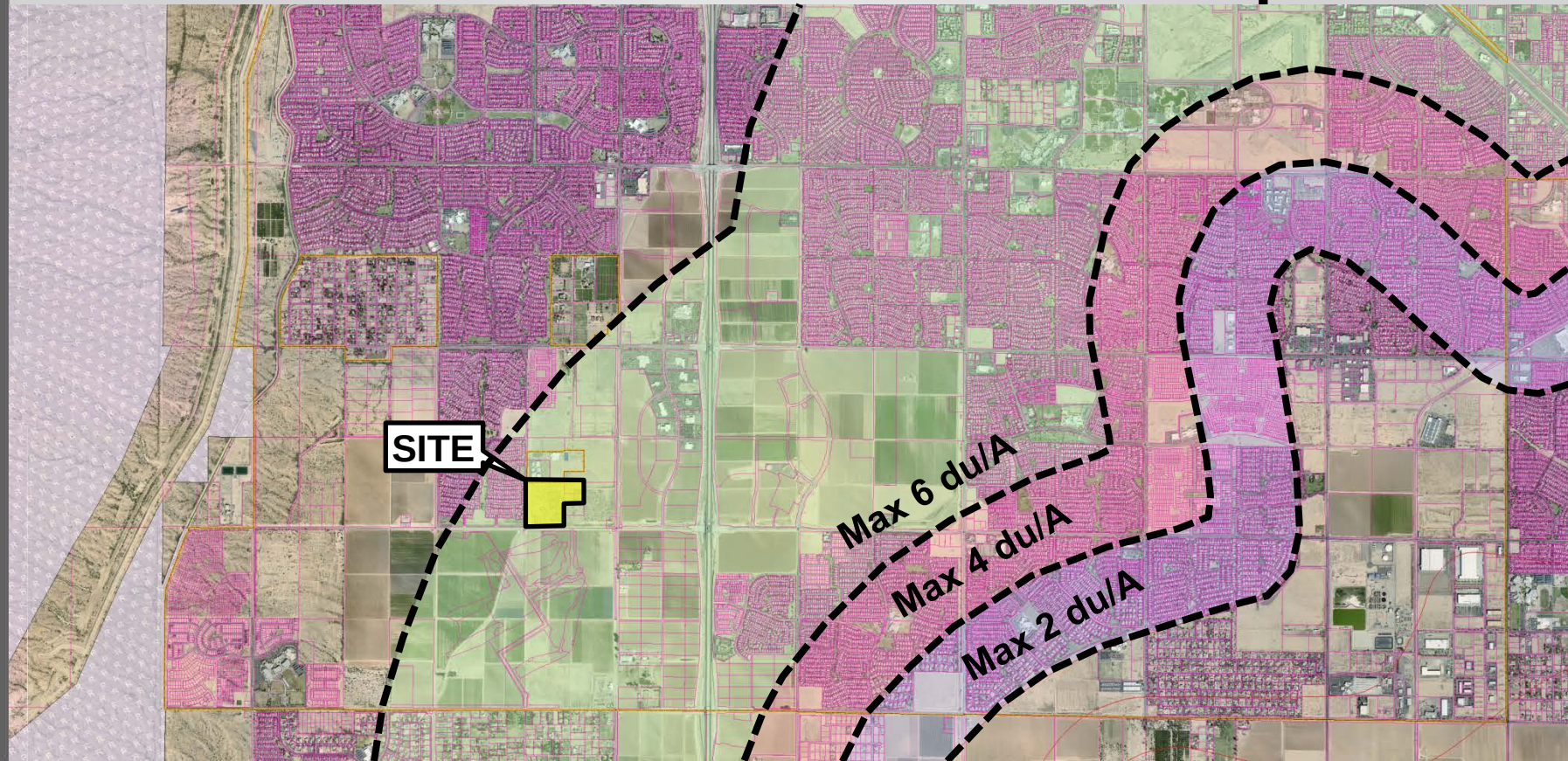
ZONING MAP

FS18-566



Cactus and 175th Luke GDC Map

FS18-566



LEGAL DESCRIPTION

PARCEL NO. 1
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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PARCEL NO. 2

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EXCEPT THEREFROM ONE-HALF OF ALL THE OIL, GAS AND MINERALS IN, OR UNDER THE SURFACE OF SAID LAND, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

SITE PLAN NOTES:

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAYS IN ACCORDANCE WITH APPROVED PLANS.

EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS, AND ACCESSORY STRUCTURES ARE PERMITTED AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING ALL ADJACENT R/W, LANDSCAPE AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

A MINIMUM 20-FOOT SETBACK SHALL BE PROVIDED TO THE FACE OF THE FRONT FACING GARAGE DOOR.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30- FEET X 30- FEET ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3- FEET.

THERE WILL BE NO ON LOT RETENTION FOR THIS PROJECT.

ALL FINISHED FLOOR ELEVATIONS OF ANY STRUCTURE SHALL BE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT.

RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN.

STREET LIGHTS TO BE DETERMINED AT FINAL DESIGN.

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

WATER IS PROVIDED BY EPCOR WATER COMPANY.

SEWER IS PROVIDED BY THE CITY OF SURPRISE.

ALL CONSTRUCTION SHALL ADHERE TO MAG AND CITY STANDARDS.

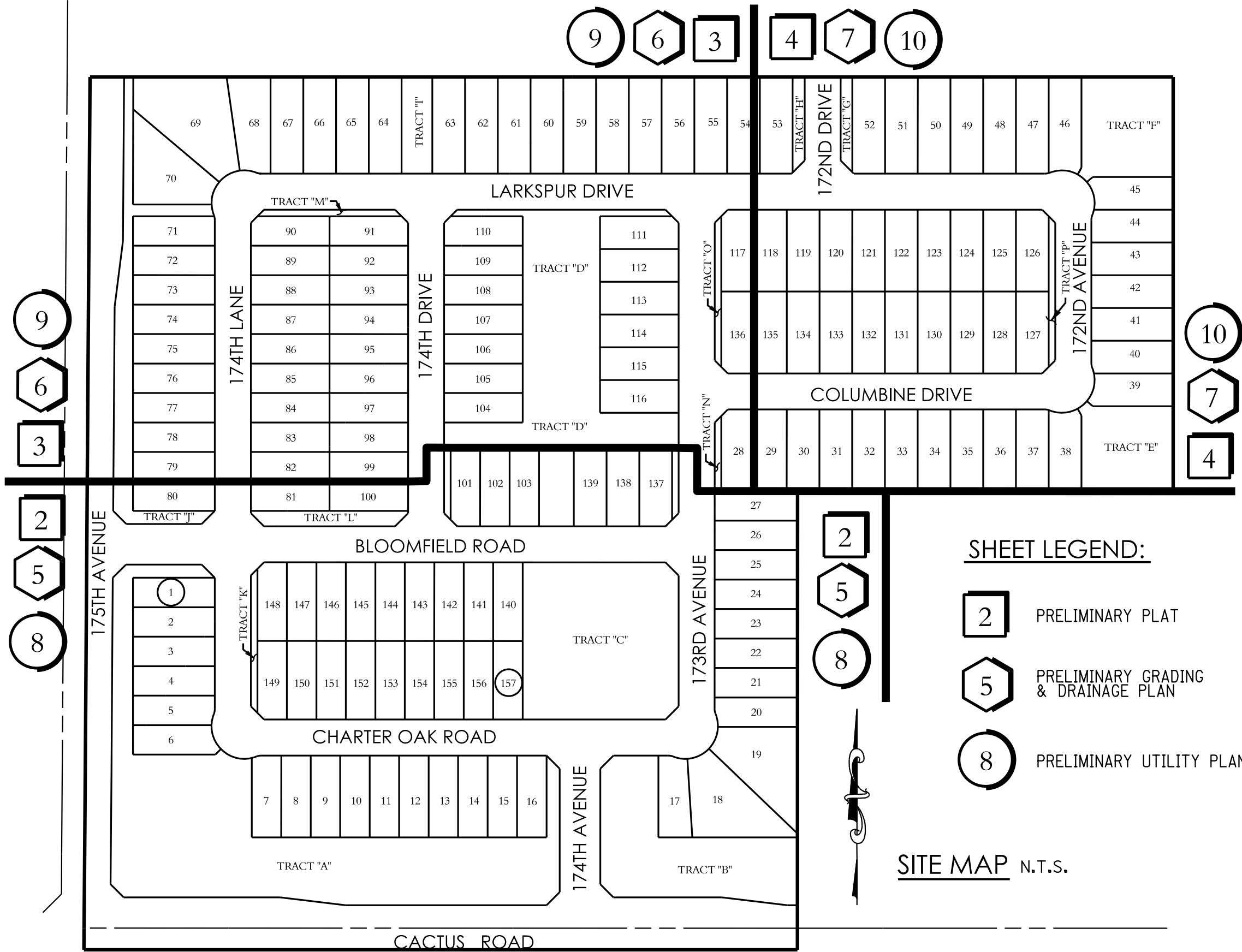
THIS SUBDIVISION IS CURRENTLY PROCESSING A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

DRYWELLS HAVE BEEN DESIGNED AT A RATE OF 0.5 CFS. POST CONSTRUCTION BASIN PERCOLATION TESTS CAN BE COMPLETED TO DETERMINE IF DRYWELLS CAN BE REDUCED OR ELIMINATED.

REFER TO ZONING CASE APPROVAL FOR ADDITIONAL STIPULATIONS.

PRELIMINARY PLAT
FOR
175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

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



SHEET LEGEND:

- 2 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & DRAINAGE PLAN
- 8 PRELIMINARY UTILITY PLAN

SITE MAP N.T.S.

RETENTION SUMMARY			
AREA ID	VOLUME REQ'D (CF)	VOLUME PROV. (CF)	EXCESS VOLUME (CF)
A	54,222	59,305	5,083
B	21,607	21,615	8
C	51,322	53,500	2,178
D	49,856	50,151	295
E	32,644	33,352	708
F	36,117	40,141	4,024
TOTAL	245,768	258,064	12,296

PUD RM-6 STANDARDS TABLE

REGULATION	PUD RM-6 STANDARD
MAXIMUM HEIGHT	35' / 2 STORIES
MINIMUM FRONT YARD(1)	12' / 20'
MINIMUM SIDE YARD (1)(2)	5'
MINIMUM REAR YARD	20'
MINIMUM LOT AREA	5,400 sf
MINIMUM LOT WIDTH (3)	45' & 55'
MINIMUM LOT DEPTH	120'
MAXIMUM DENSITY	3.78

(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 20' FRONT YARD SETBACK WHERE FACING A PUBLIC STREET. LIVABLE SPACE, FRONT PORCHES, COURTYARDS AND SIDE ENTRY GARAGE SHALL HAVE A MINIMUM 12' SETBACK FOR RM-6.

(2) FOR SIDE YARDS ABUTTING A PUBLIC STREET, A MINIMUM 5' LANDSCAPE TRACT SHALL BE PROVIDED BETWEEN THE RIGHT-OF-WAY AND THE LOT. COUPLED WITH THE MINIMUM 5' SIDE YARD SETBACK, THIS WILL PROVIDE FOR A MINIMUM OF 10' BETWEEN THE ROW AND THE BUILDING WHERE ADJACENT TO A PUBLIC STREET.

(3) THERE ARE 85 45'-FT WIDE LOTS AND 72 50'-FT WIDE LOTS.

LEGEND

- PROPERTY / BOUNDARY LINE
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION
- EXISTING SPOT ELEVATION
- EX. TOP OF CURB & GUTTER ELEV.
- EXISTING PAVEMENT ELEVATION
- INDICATES EX. CONCRETE ELEVATION
- PROPOSED GROUND ELEVATION
- DIRECTION OF FLOW & SLOPE
- PROPOSED GRADE BREAK
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED PAD ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRYWELL

175TH AVENUE & CACTUS ROAD LOT AREA TABLE (ALL LOTS ARE PUD RM-6)					
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	5,625	54	7,381	107	5,400
2	5,625	55	7,381	108	5,400
3	5,625	56	7,381	109	5,400
4	5,625	57	7,381	110	5,350
5	5,558	58	7,381	111	5,950
6	5,642	59	7,381	112	6,000
7	5,603	60	7,381	113	6,000
8	5,625	61	7,381	114	6,000
9	5,625	62	7,381	115	6,000
10	5,625	63	7,381	116	6,000
11	5,625	64	7,381	117	6,200
12	5,625	65	7,381	118	6,250
13	5,625	66	7,381	119	6,250
14	5,625	67	7,381	120	6,250
15	5,625	68	8,273	121	6,250
16	5,625	69	17,017	122	6,250
17	5,904	70	11,540	123	6,250
18	13,218	71	5,623	124	6,250
19	12,966	72	5,625	125	6,250
20	5,613	73	5,625	126	6,200
21	5,695	74	5,625	127	6,200
22	5,695	75	5,625	128	6,250
23	5,695	76	5,625	129	6,250
24	5,695	77	5,625	130	6,250
25	5,695	78	5,625	131	6,250
26	5,695	79	5,625	132	6,250
27	5,695	80	5,625	133	6,250
28	6,189	81	5,400	134	6,250
29	6,239	82	5,400	135	6,250
30	6,240	83	5,400	136	6,200
31	6,240	84	5,400	137	5,950
32	6,240	85	5,400	138	6,000
33	6,241	86	5,400	139	6,000
34	6,241	87	5,400	140	5,400
35	6,242	88	5,400	141	5,400
36	6,242	89	5,400	142	5,400
37	6,243	90	5,350	143	5,400
38	6,075	91	5,350	144	5,400
39	6,182	92	5,400	145	5,400
40	6,224	93	5,400	146	5,400
41	6,252	94	5,400	147	5,400
42	6,252	95	5,400	148	5,350
43	6,251	96	5,400	149	5,350
44	6,223	97	5,400	150	5,400
45	6,180	98	5,400	151	5,400
46	7,213	99	5,400	152	5,400
47	7,379	100	5,400	153	5,400
48	7,381	101	5,350	154	5,400
49	7,381	102	5,400	155	5,400
50	7,381	103	5,400	156	5,400
51	7,381	104	5,400	157	5,400
52	7,378	105	5,400		
53	7,380	106	5,400		

CLIENT/DEVELOPER:

GEHAN HOMES OF AZ
1501 W. FOUNTAINHEAD PKWY.
SUITE 150
TEMPE, ARIZONA 85282
CONTACT: BRAD WILEY
PHONE: (480) 662-5054

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JAMES LOFTIS, R.L.S.
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

UTILITIES:

- TELEPHONE - CENTURY LINK/ COX COMMUNICATIONS
- ELECTRIC - ARIZONA PUBLIC SERVICE
- GAS - SOUTHWEST GAS COMPANY
- CABLE TV - CENTURY LINK/ COX COMMUNICATIONS
- SEWER - CITY OF SURPRISE
- WATER - EPCOR
- POLICE - CITY OF SURPRISE
- FIRE - CITY OF SURPRISE
- REFUSE - CITY OF SURPRISE

BENCHMARK:

THE BENCHMARK IS THE CITY OF SURPRISE BENCHMARK "WAD" AZDOT BRASS
CAP ELEV.=1242.90 NAVD '88

ENGINEER:

N.T.S.

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 3.78 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT SIZE OF 45' BY 120'. THE PROJECT PROPOSES A TOTAL OF 157 LOTS WITH PUBLIC STREETS, AND PUBLIC UTILITIES.

BASIS OF BEARING:

GDACS PLAT OF T3N R2W

SITE DATA:

PARCEL #'S 502-04-002V & W
TOTAL LOTS 157 (85-45's, 72-50's)
GROSS AREA (INCLUDING 41.51 ACRES
CACTUS & 175 TH AVE R/W)
GROSS DENSITY 3.78 DU/AC (GROSS) 5.13 DU/AC (NET)
MAX. BLDG. HEIGHT 35' (2-STORY)
SETBACKS SEE TYPICAL LOT DETAIL THIS SHEET
AREA OF LOTS 22.31 ACRES
AREA OF OPEN SPACE 8.12 ACRES (19.6% GROSS) (26.7% NET)
AREA OF PUBLIC R/W 11.08 ACRES
ZONING YES
PUD RM-6

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PSP01	COVER SHEET
PSP02-04	PRELIMINARY PLAT
PSP05-07	PRELIMINARY GRADING & DRAINAGE PLAN
PSP08-10	PRELIMINARY UTILITY PLAN
PSP11	PRELIMINARY SECTIONS

TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	2.46 AC	LANDSCAPE, RETENTION, DRAINAGE, IRRIGATION INGRESS AND EGRESS EASMENT, PUE
B	0.89 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
C	1.30 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
D	1.48 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
E	0.42 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
F	0.49 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
G	0.06 AC	LANDSCAPE, DRAINAGE
H	0.06 AC	LANDSCAPE, PUE
I	0.16 AC	LANDSCAPE, PUE
J	0.45 AC	LANDSCAPE, DRAINAGE, IRRIGATION INGRESS AND EGRESS EASMENT, PUE
K	0.05 AC	LANDSCAPE, PUE
L	0.12 AC	LANDSCAPE, PUE
M	0.05 AC	LANDSCAPE, PUE
N	0.03 AC	LANDSCAPE, PUE
O	0.05 AC	LANDSCAPE, PUE
P	0.05 AC	LANDSCAPE, PUE
TOTAL	8.12 AC	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
040053	1660	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

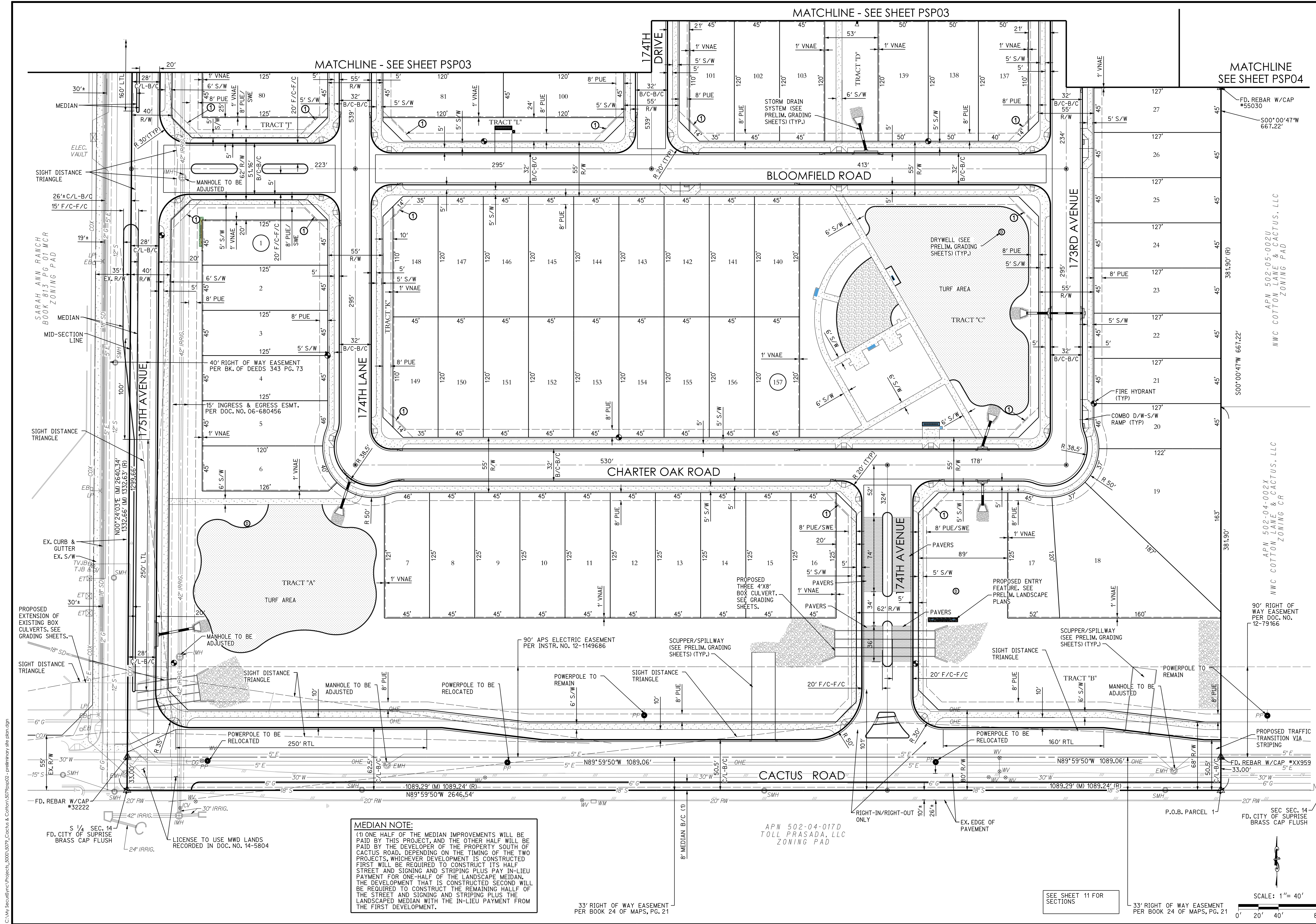
300engineering planning civil engineering surveying	
KENNEDY, M. MANOCHA PARTNER	COMPAGNE, 2010, S. ENGINEERING, LLC PARTNER

DATE: 2/13/19

PROJECT NO.
5079

SHEET NO.
PSP02
2 of 11

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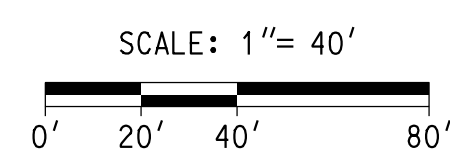
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PROJECT NO.
5079

SHEET NO.
PSP03
3 of 11



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300engineering		
FORRIS, M. MANOCHA	FORRIS, M. MANOCHA	FORRIS, M. MANOCHA
PAINTER, J.	PAINTER, J.	PAINTER, J.
COMPAGNE, 2010	COMPAGNE, 2010	COMPAGNE, 2010

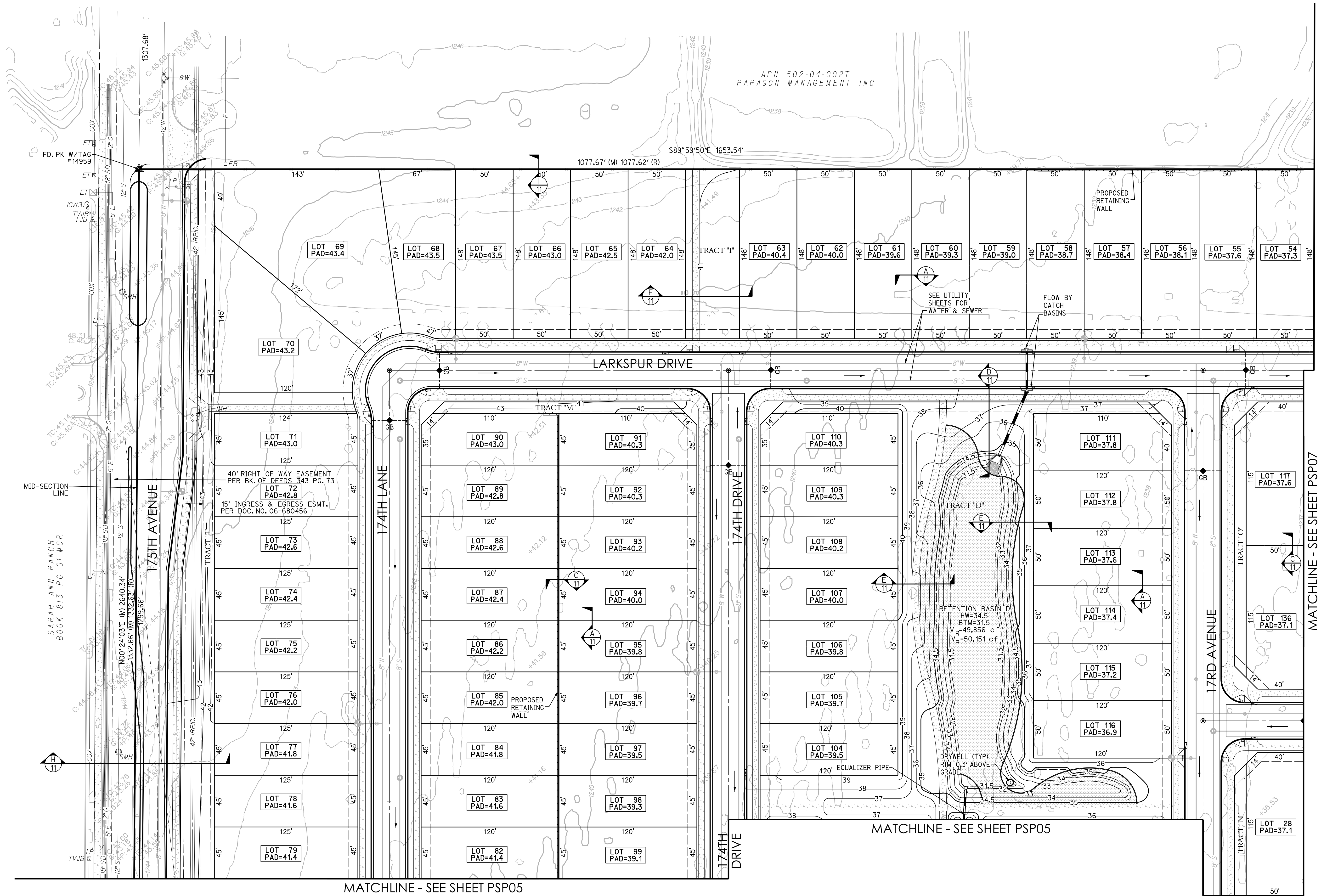
DATE: 2/13/19

PROJECT NO.
5079

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PSP04
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RETENTION BASIN VOLUME TABLE

RETENTION BASIN	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	DRYWELLS
D	49,856	50,151	1

SEE SHEET 11 FOR SECTIONS

FINISHED FLOORS TO BE SET 1'-FT ABOVE PAD ELEVATIONS.

SCALE: 1"= 40'

175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

PRELIMINARY GRADING & DRAINAGE PLAN



EXPIRES: 12/31/2018

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3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

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PROJECT NO.
5079
SHEET NO.
PSP06
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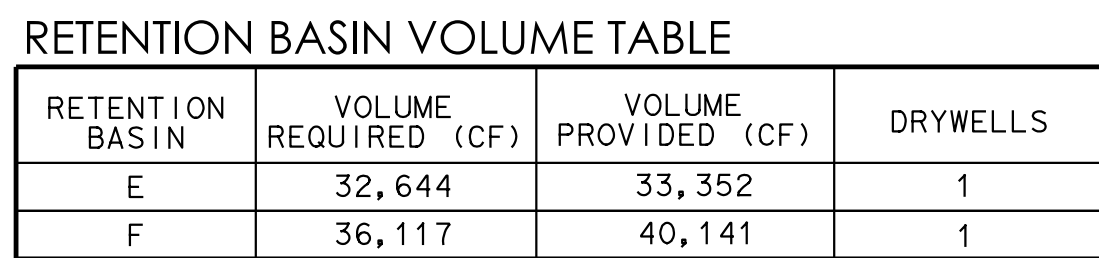
KRISHNA M MANOJAN	PADITHA J BECKA	COPYRIGHT © 2019 ENGINEERING LLC
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DATE: 2/13/19

PROJECT NO.
5079

SHEET NO.
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FINISHED FLOORS TO
BE SET 1-FT ABOVE
PAD ELEVATIONS.

A horizontal number line is shown with tick marks at 0', 20', 40', and 80'. The line is divided into segments by vertical lines. The segments are colored as follows: from 0' to 20' is black, from 20' to 40' is white, and from 40' to 80' is black.

Registered Professional Engineer
 CERTIFICATE NO.
 45652
 MATTHEW J. MANCINI
 Date 2/13/19
 Signed
 ARIZONA, U.S.A.

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civil engineering

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ROBERTS • M. MANOVI

POSSNER • M. MANOVI

PAULITCH • J. WISLA

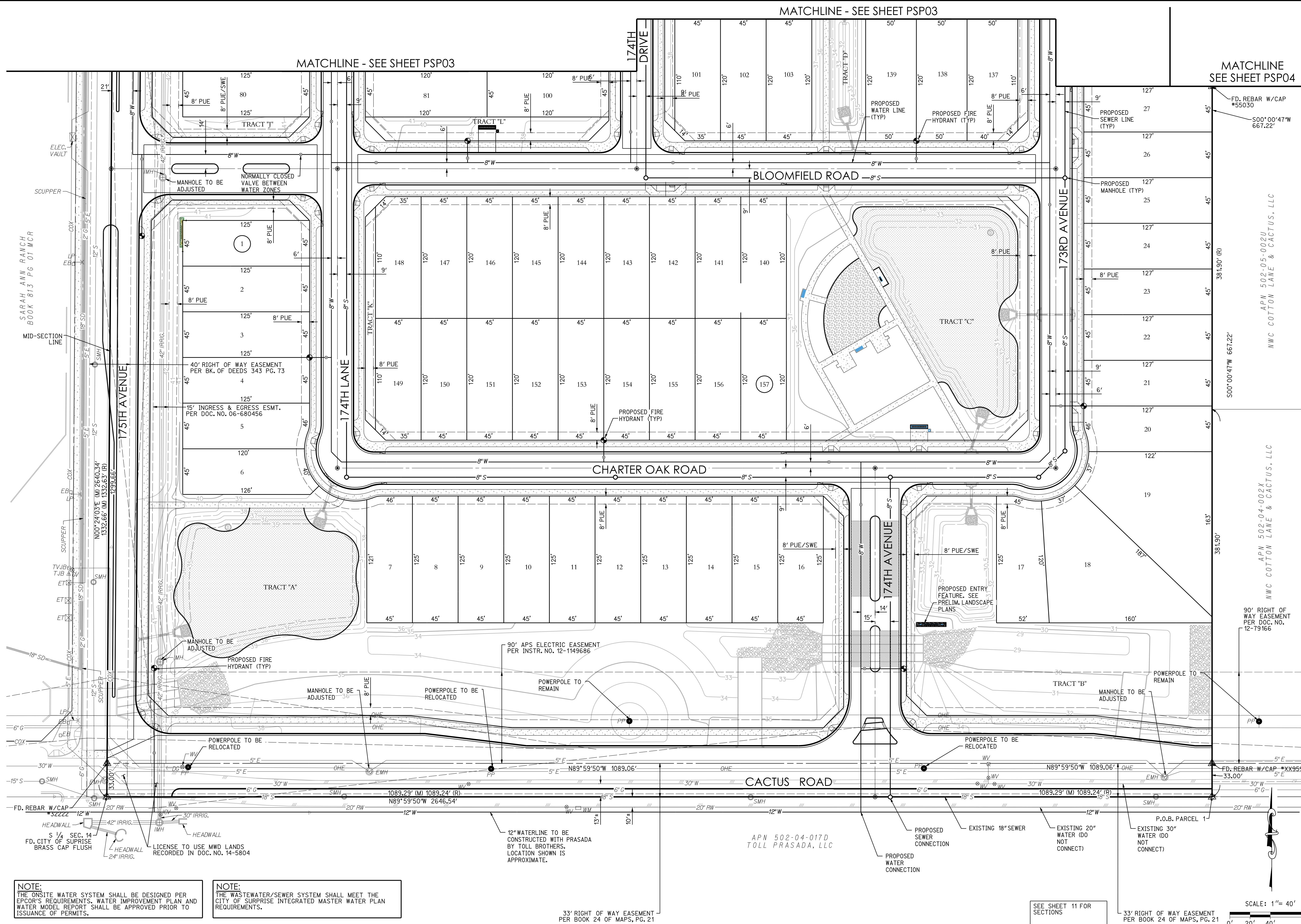
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PROJECT NO.
5079

SHEET NO.
PSP08
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ENGINEER • M. MANOVI PROJECT • M. MANOVI DESIGN • J. BECK COPYRIGHT 2010 • ENGINEERING LLC		

DATE: 2/13/19
PROJECT NO.
5079
SHEET NO.
PSP09
9 of 11

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SCALE: 1" = 40'

A horizontal graphic scale bar with tick marks at 0', 20', 40', and 80'. The bar is divided into four equal segments, each representing 20 feet.

NOTE:
THE WASTEWATER/SEWER SYSTEM SHALL MEET THE
CITY OF SURPRISE INTEGRATED MASTER WATER PLAN
REQUIREMENTS.

NOTE:
THE ONSITE WATER SYSTEM SHALL BE DESIGNED PER EPCOY'S REQUIREMENTS. WATER IMPROVEMENT PLAN AND WATER MODEL REPORT SHALL BE APPROVED PRIOR TO ISSUANCE OF PERMITS.

NOTE:
THE WASTEWATER/SEWER SYSTEM SHALL MEET THE CITY OF SURPRISE INTEGRATED MASTER WATER PLAN REQUIREMENTS.

APN 502-05-002U
NWC COTTON LANE & CACTUS, LLC

APN 502-04-002E
S&S COTTON LLC

APN 502-04-002X
NWC COTTON LANE & CACTUS LLC

SEE SHEET 11 FOR SECTIONS

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

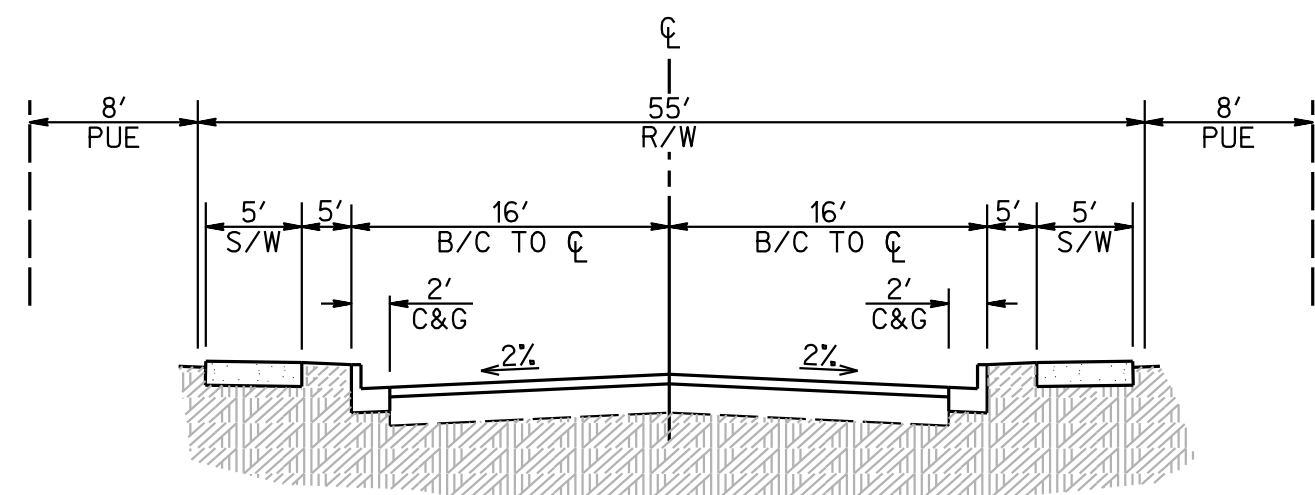
175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388
PRELIMINARY UTILITY PLANS



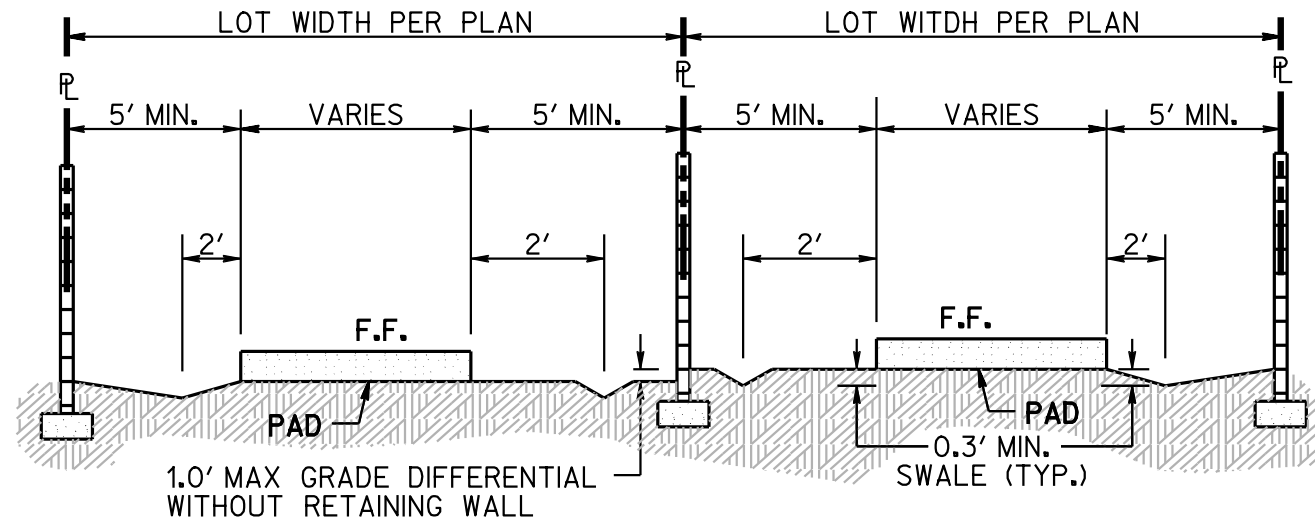
EXPIRES: 12/31/2018

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DATE: 2/13/19
PROJECT NO. 5079
SHEET NO. PSP10 10 of 11

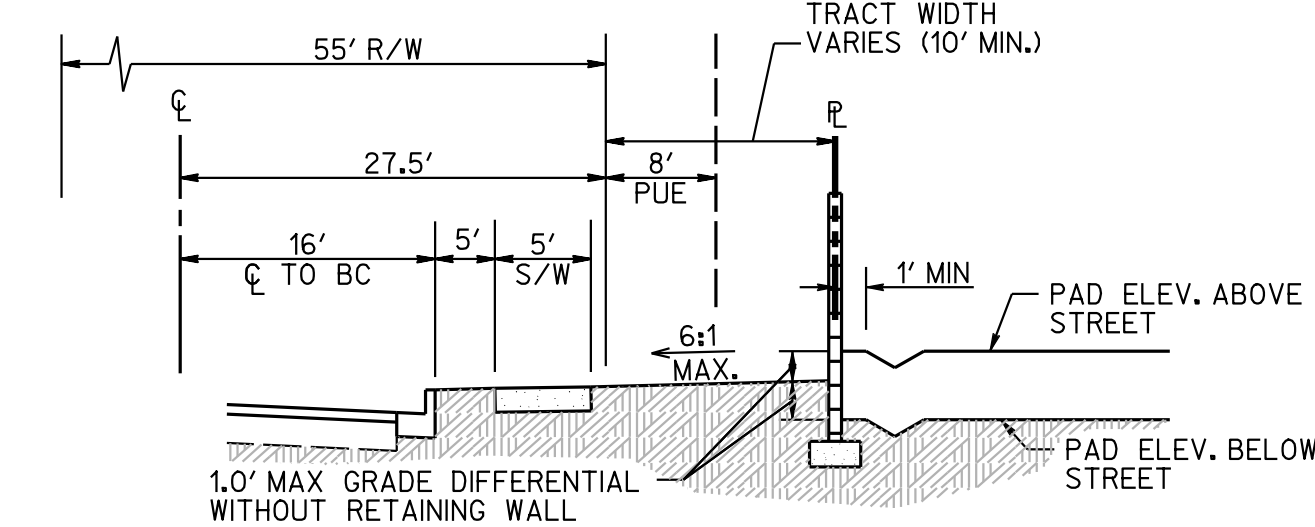
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
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SCOTTSDALE, ARIZONA 85251
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WWW.3ENGINEERING.COM



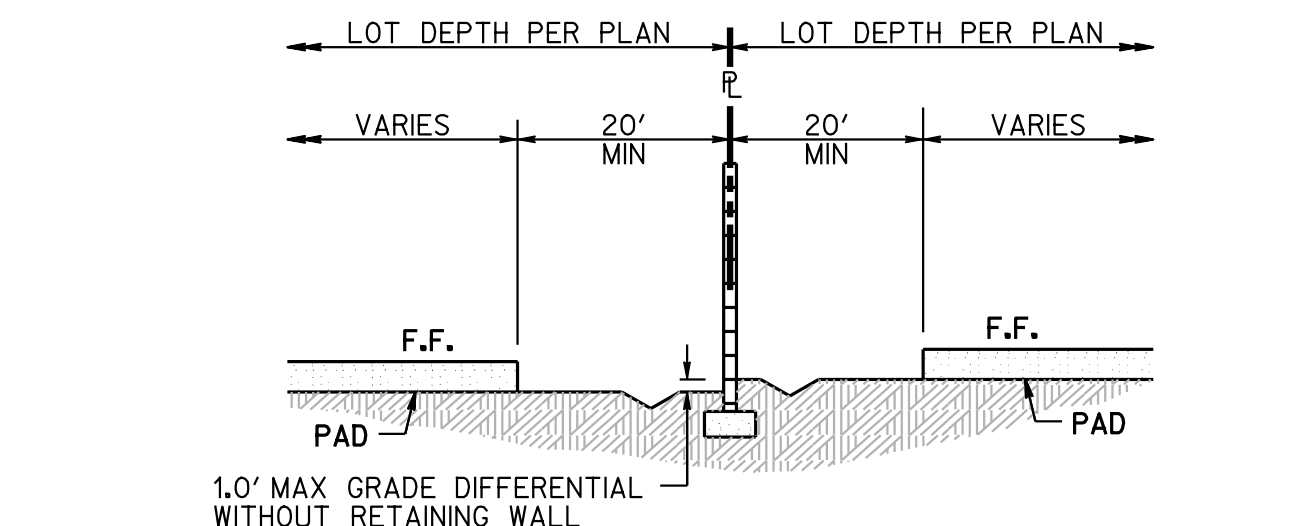
LOCAL STREET - PUBLIC
N.T.S.



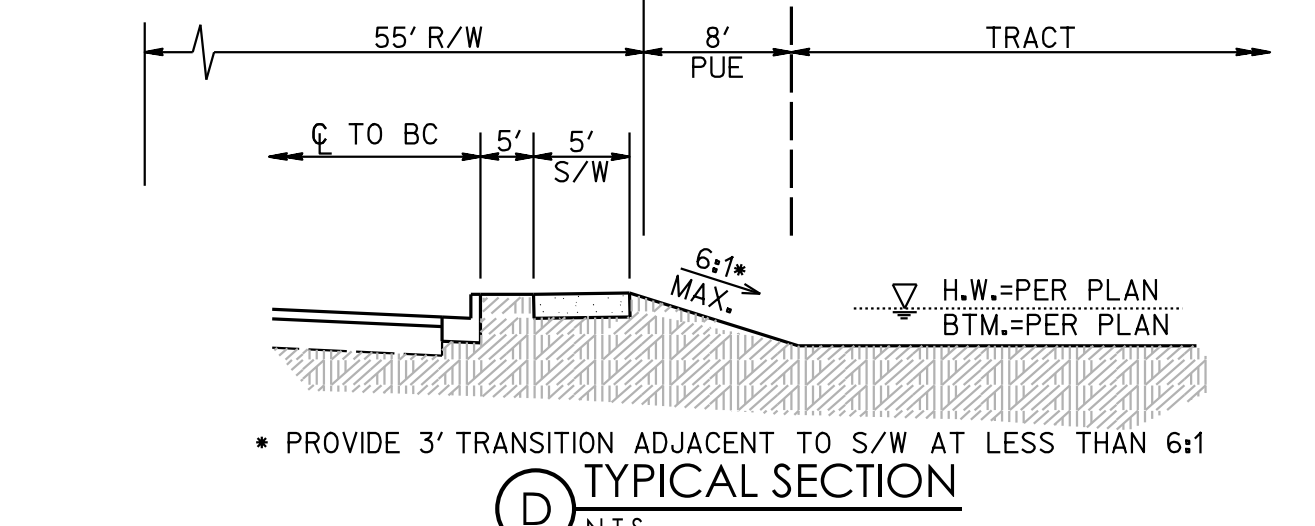
TYPICAL SECTION
N.T.S. TYPICAL SIDE LOTS



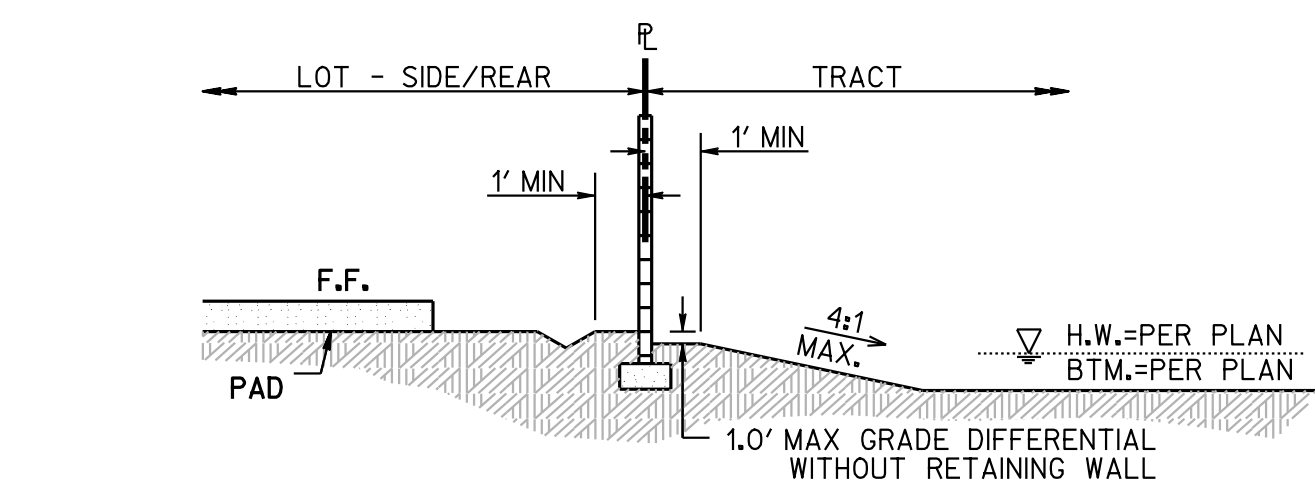
TYPICAL SECTION
N.T.S. TYPICAL SIDYARD ADJACENT TO STREET



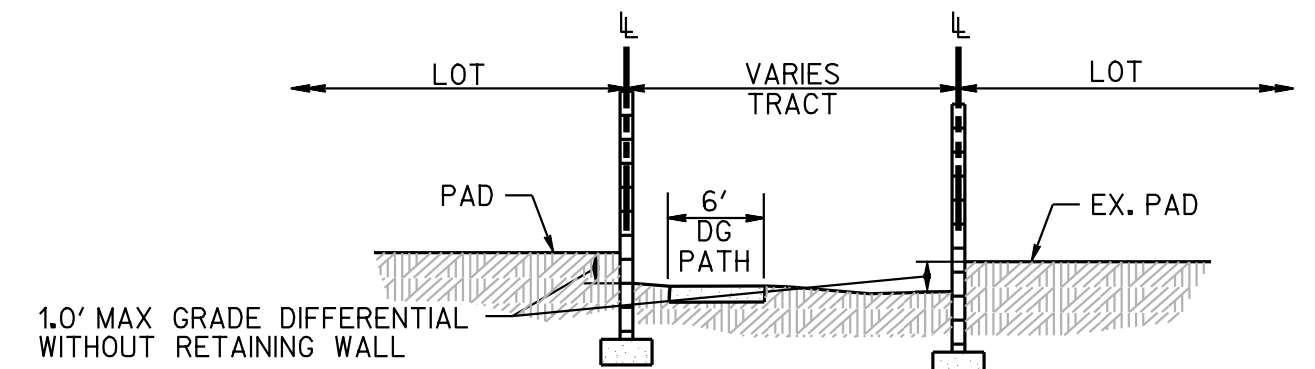
TYPICAL SECTION
N.T.S. TYPICAL REAR TO REAR LOTS



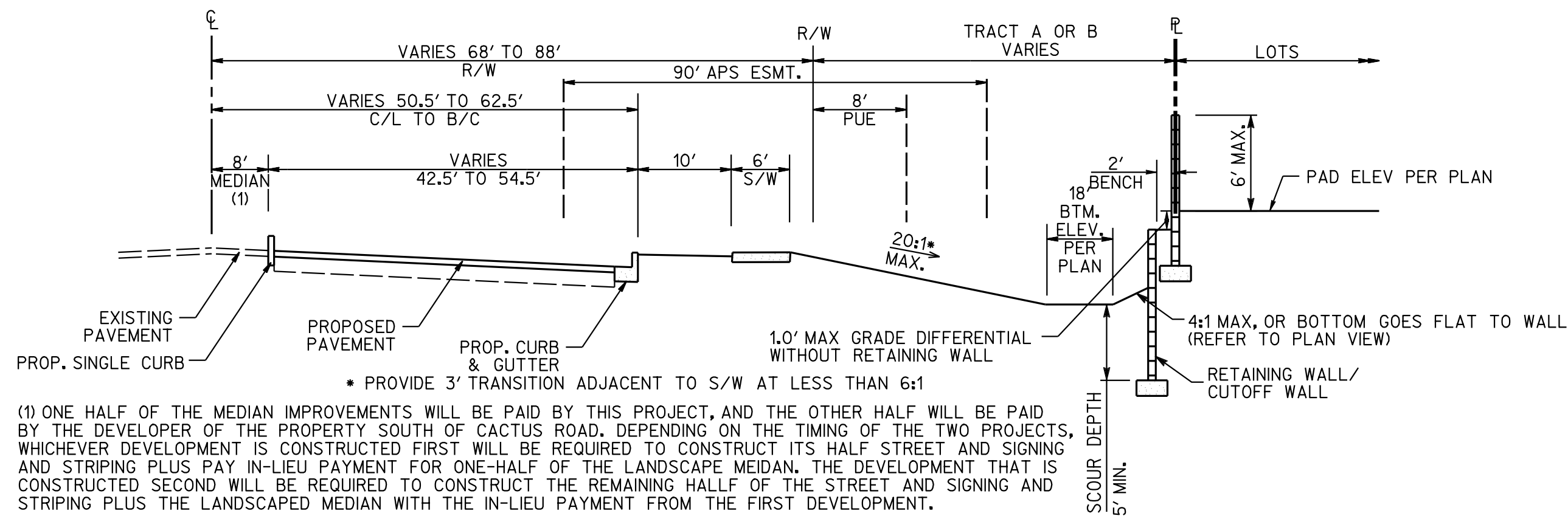
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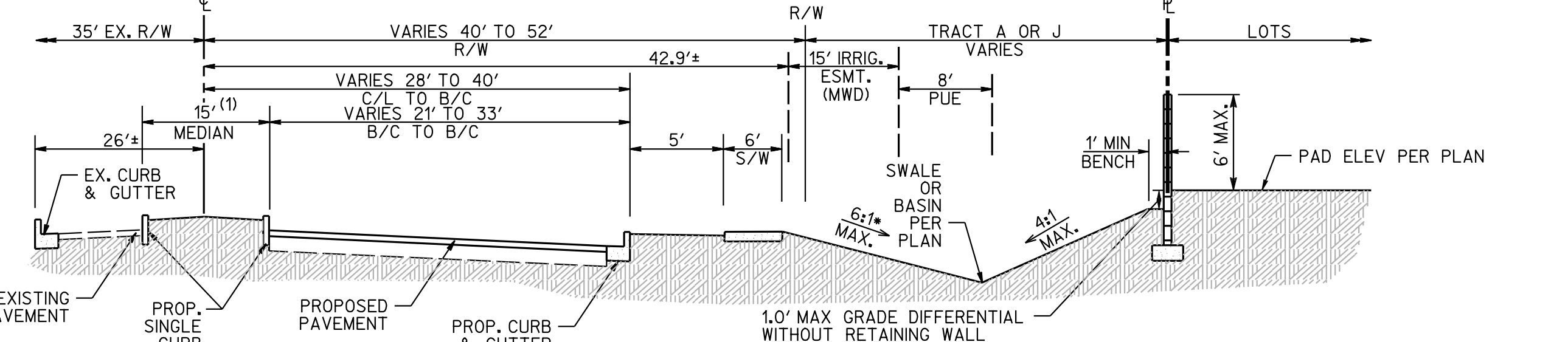
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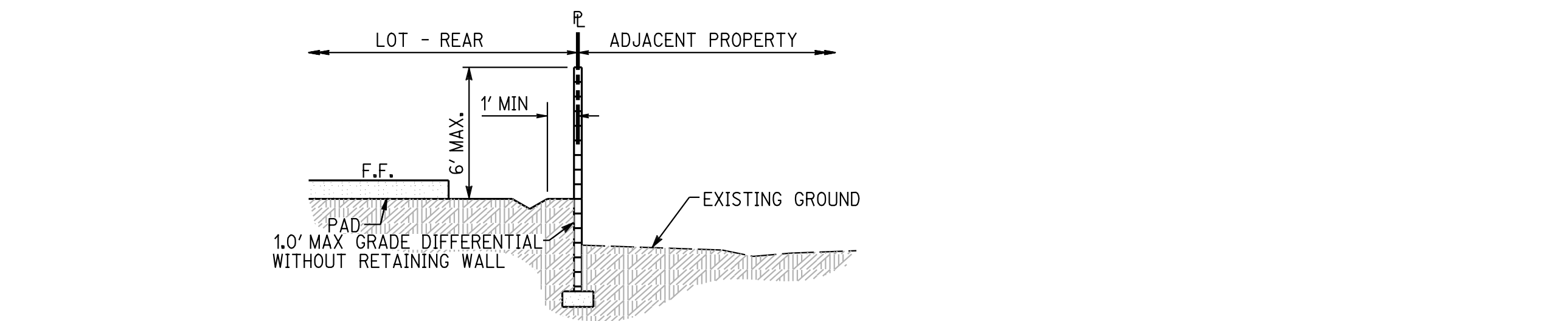
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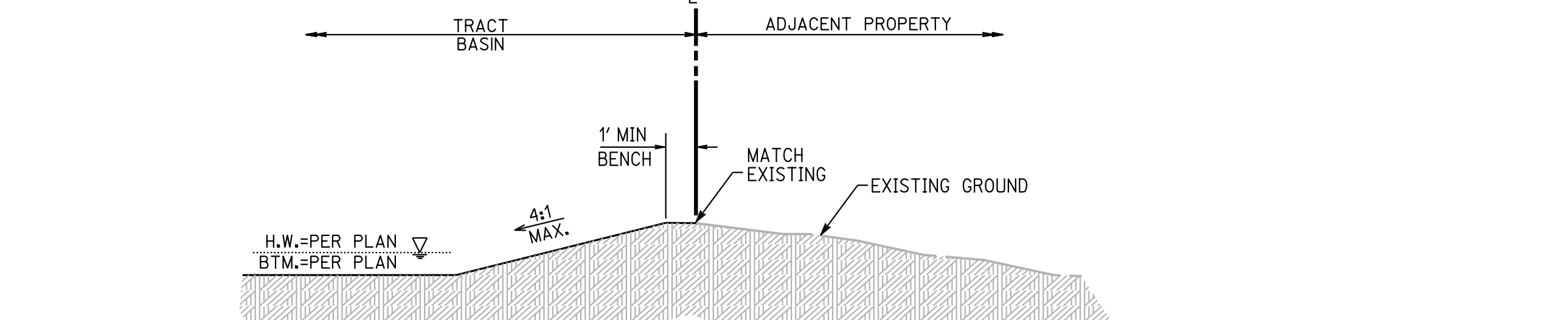
TYPICAL SECTION
N.T.S. CACTUS ROAD SECTION



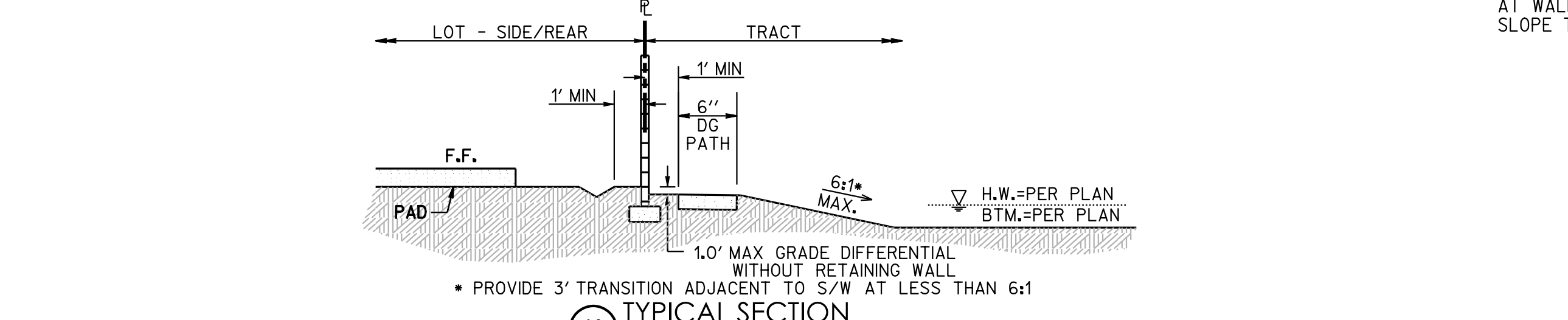
TYPICAL SECTION
N.T.S. 175TH ROAD SECTION



TYPICAL SECTION
N.T.S.

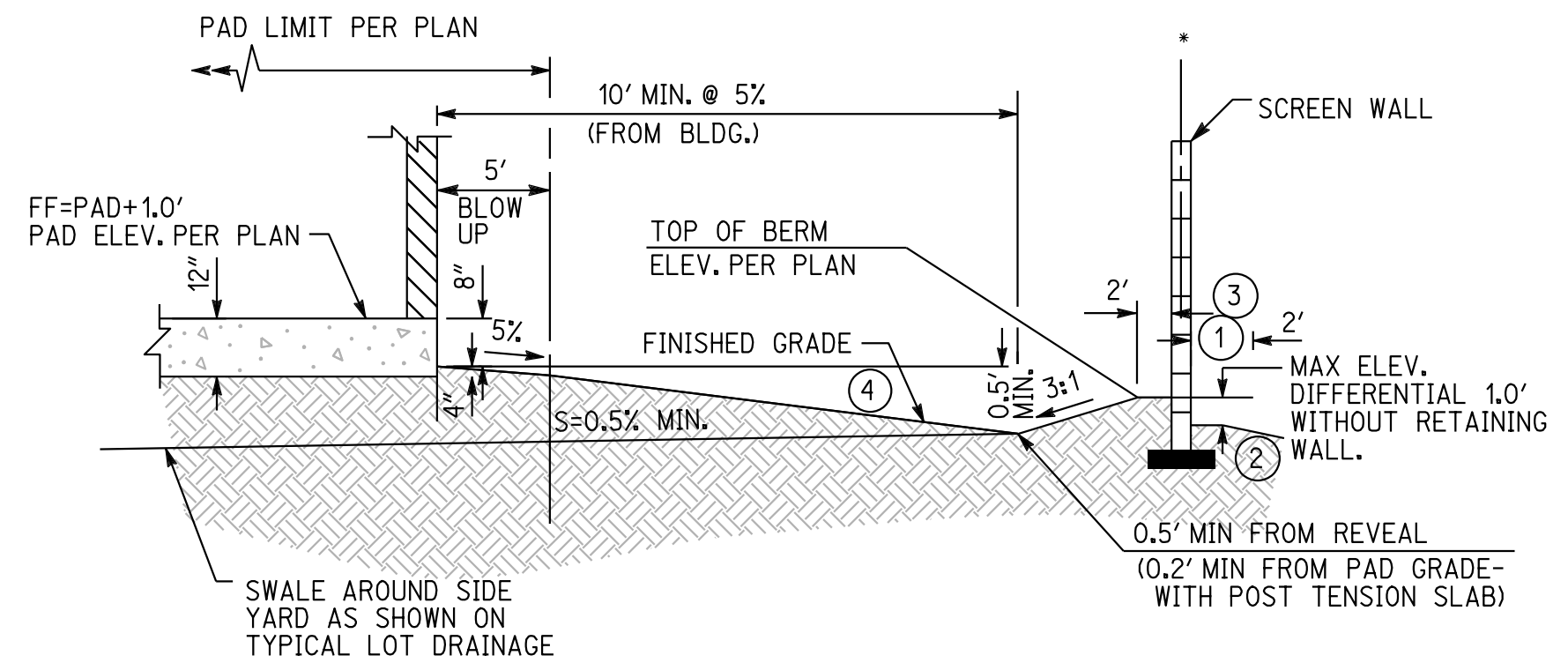


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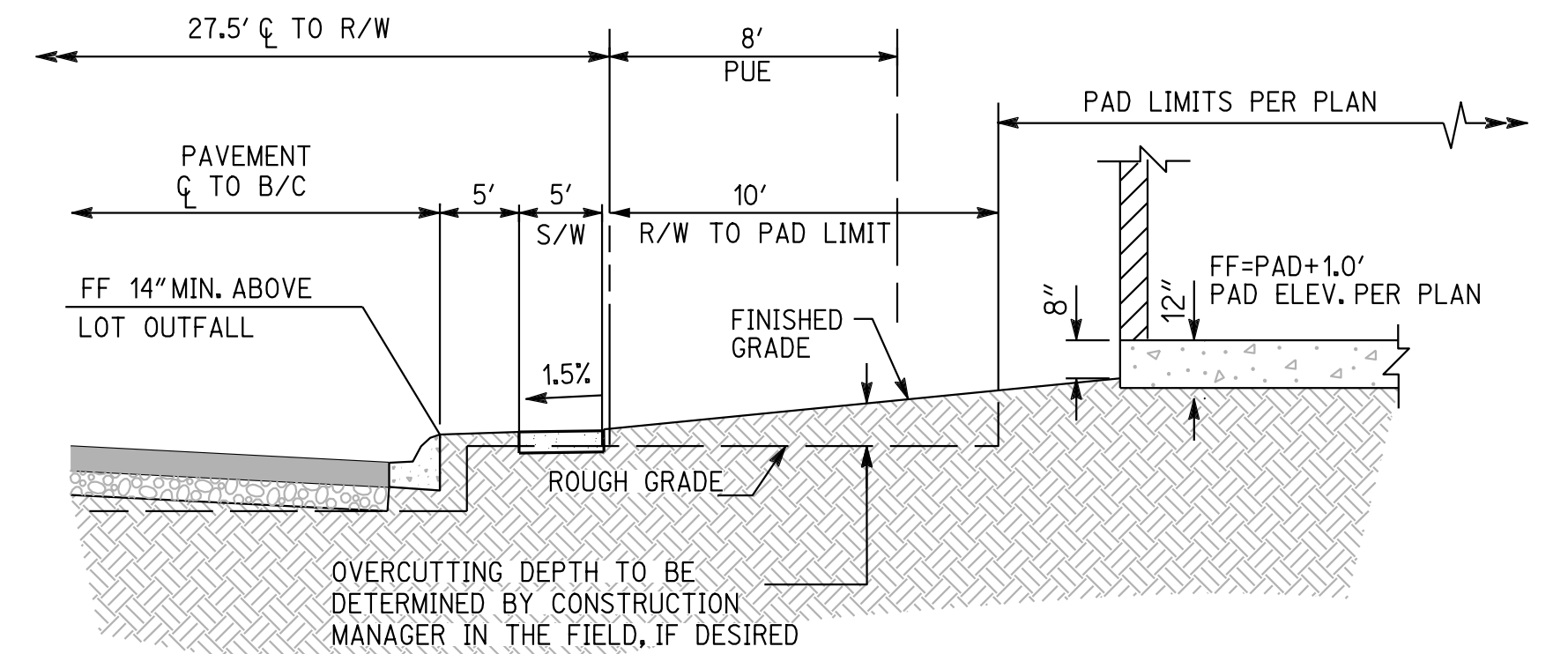


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N.T.S.

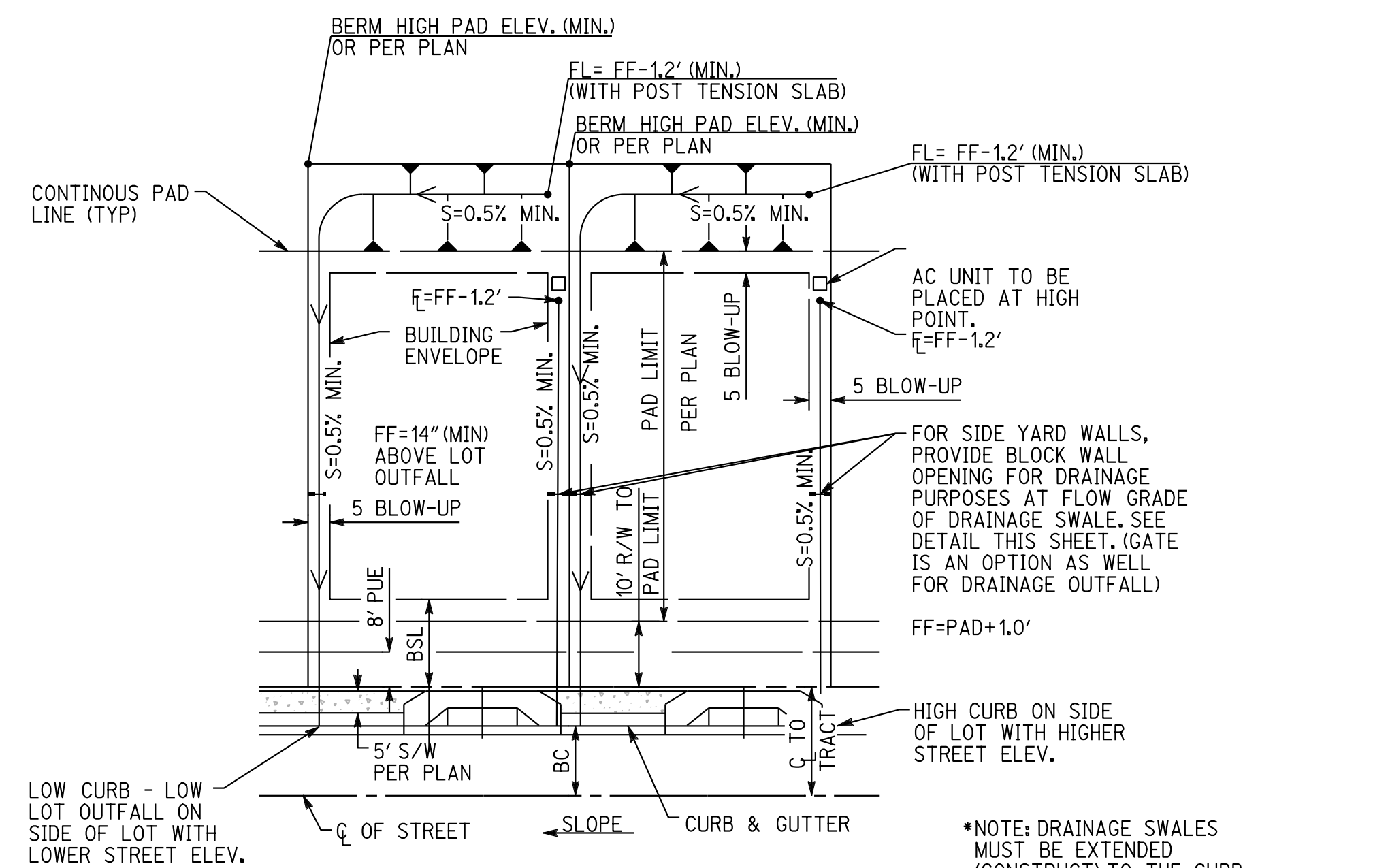
WALL NOTE:
THE HEIGHT OF A THEME WALL SHALL BE NO HIGHER THAN SIX FEET MEASURED FROM THE SIDE THAT HAS THE HIGHEST GRADE. IN NO CASE SHALL HEIGHT OF EITHER SIDE OF THE WALL EXCEED EIGHT FEET.



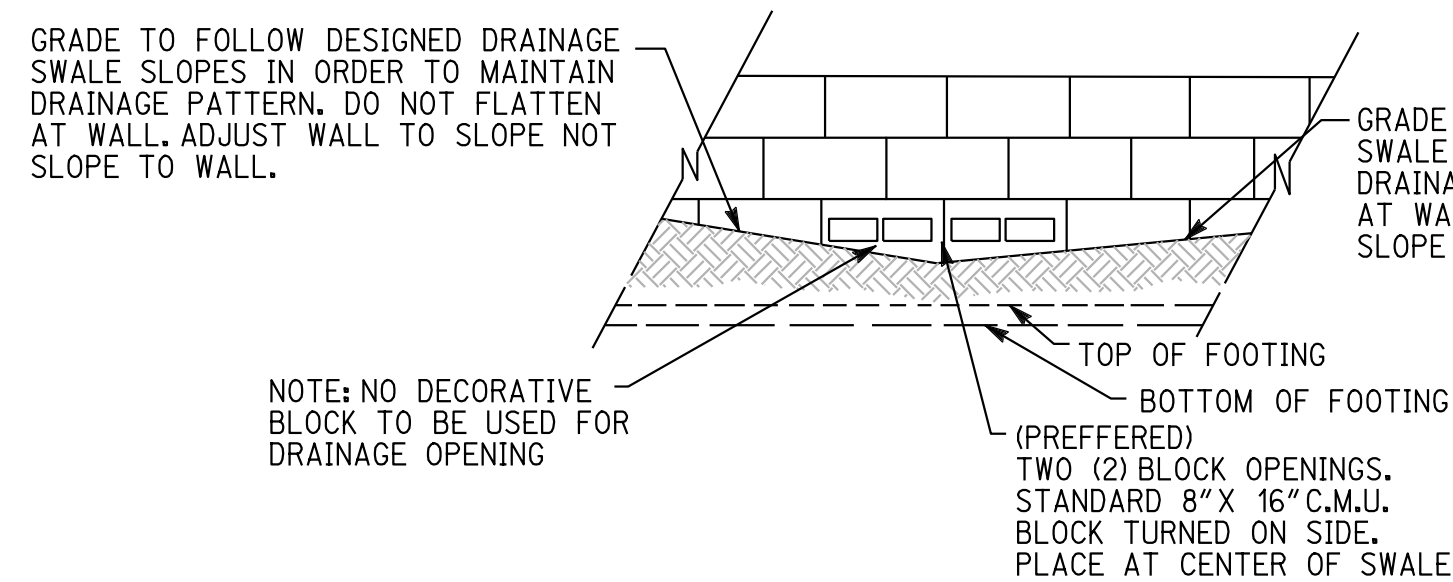
TYPICAL REAR YARD SECTION
DRAINAGE TO FRONT YARD
N.T.S.



TYPICAL FRONT YARD SECTION
N.T.S.



TYPICAL LOT GRADING PLAN
DRAINAGE TO FRONT YARD
N.T.S.



WALL OPENING DETAIL
AT SIDE YARD SWALES
N.T.S.

NOTE: DRAINAGE SWALES MUST BE EXTENDED (CONSTRUCT) TO THE CURB.
NOTE: A PAD FOR EACH BUILDING LOT SHALL BE ESTABLISHED AND ROUGH GRADING OF EACH BUILDING LOT MUST BE ESTABLISHED AT TIME OF STEM WALL INSPECTION.
NOTE: LOTS WITH SIDE YARDS LESS THAN 8-FEET SHALL PLACE THE A/C CONDENSER UNITS IN THE REAR YARD. (PREFERRED)

Contact Arizona 911 at least two full working days before you begin excavation.
Call 911 or click Arizona911.com

175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

SECTIONS & DETAILS



EXPIRES: 12/31/2018

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300ENGINEERING, LLC
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PHONE: (480) 334-4387
FAX: (480) 490-3230
WWW.300ENGINEERING.COM
DATE: 2/13/19
PROJECT NO.
5079
SHEET NO.
PSP11
11 of 11

CASE # FS18-566

CLIENT:

Gehan Homes
1501 W. Fountainhead Parkway, Suite 150
Tempe, AZ 85282
P. 480.385.7428
Contact: Brad Wiley
Email: bwiley@Gehanhomes.com

Consultant Team

Landscape Architect/Planner:

andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
F. 480.699.7986
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

Civil Engineer:

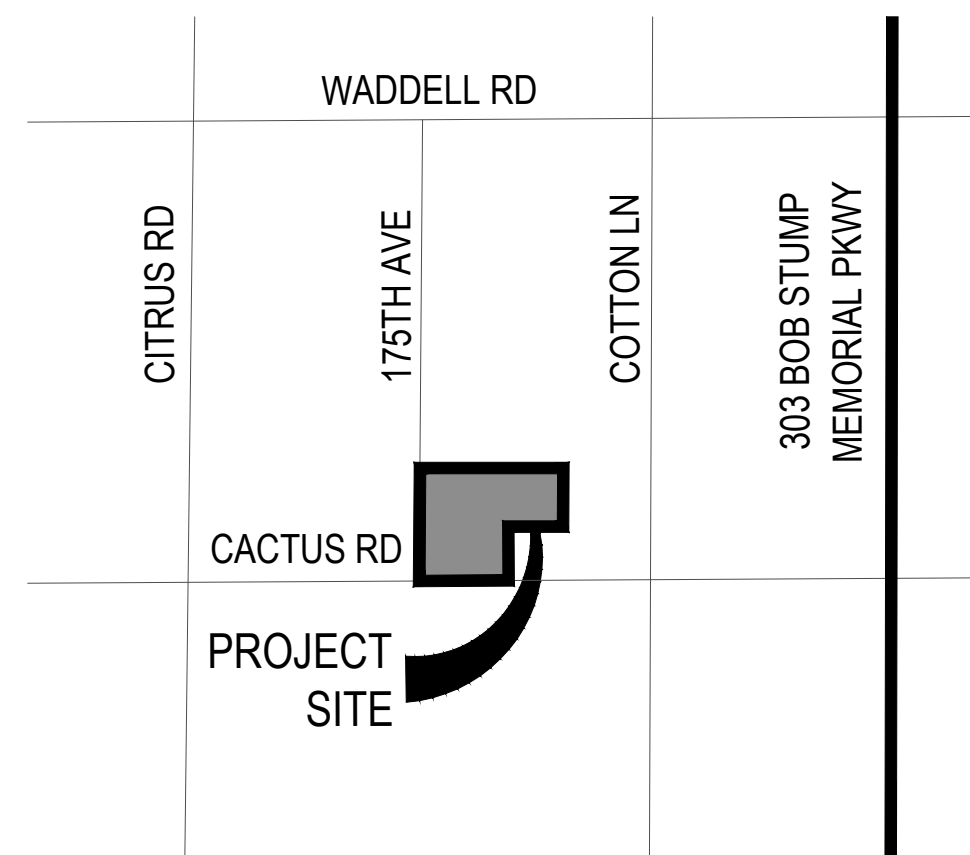
3 engineering
6370 E. Thomas Rd., Suite 200
Scottsdale, AZ 85251
P. 602.334.4387 x-103
F. 602.490.3230
Contact: Matthew J. Mancini
Email: matt@3engineering.com

Landscape Plan Submittal
For
175TH AVENUE & CACTUS ROAD
Surprise, AZ 85388

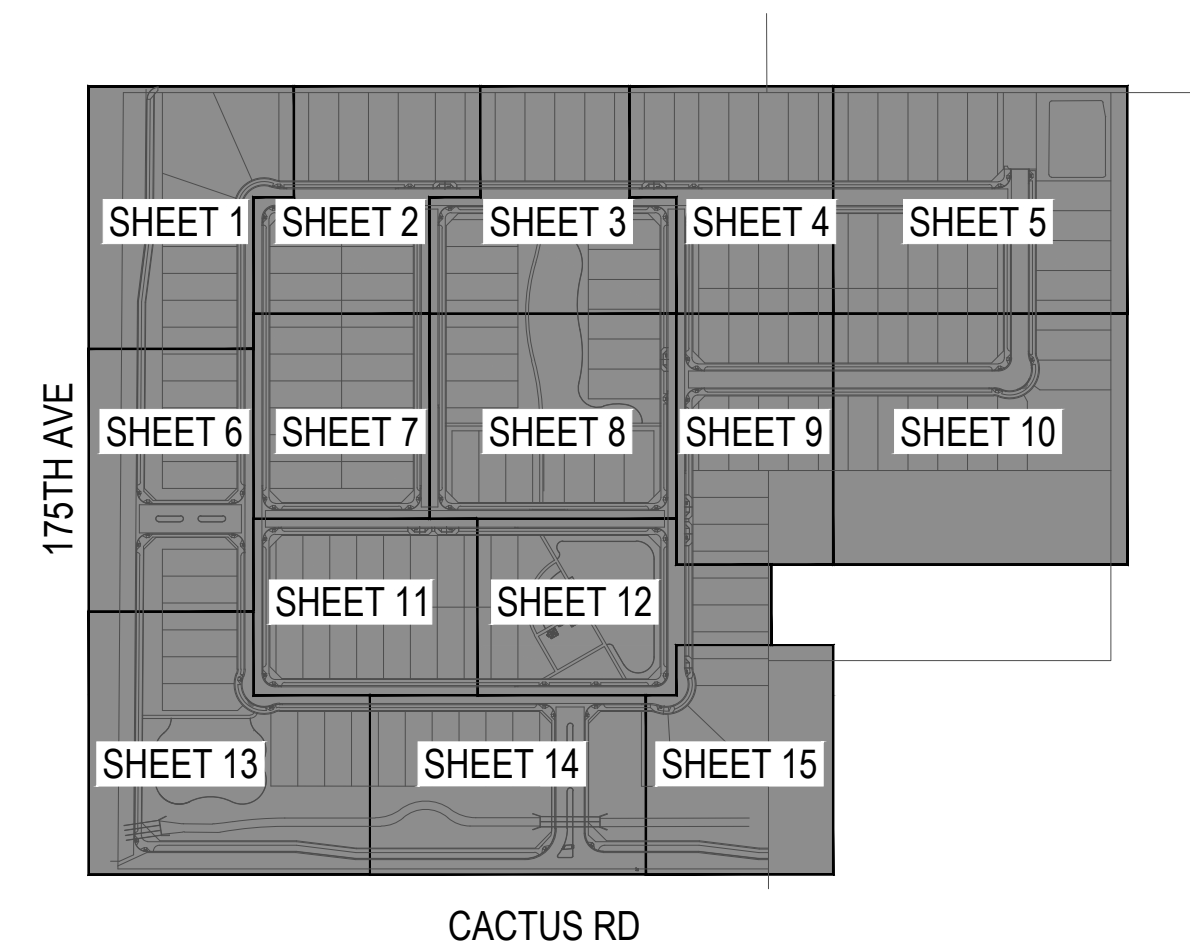
02.14.2019

CASE NUMBER: FS18-566

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



VICINITY MAP



KEY MAP

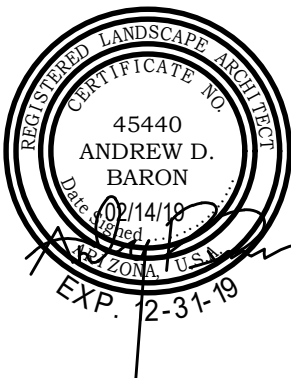


SHEET INDEX

Cover Sheet	
Wall Plan	LA2.0A
Pedestrian Circulation	LA2.0B
Overall Planting Plan	LA3.0
Planting Plan	LA3.1 - LA3.15
Construction Details	LA6.1 - LA6.6

Landscape Plan Submittal
For
175TH AVENUE & CACTUS ROAD
Surprise, AZ 85388
02.14.2019

andersonbaron
plan · design · achieve
50 N. McClintock Drive, Ste 1
Chandler, Arizona 85226
p.h. 480.699.7956 f.480.699.7986

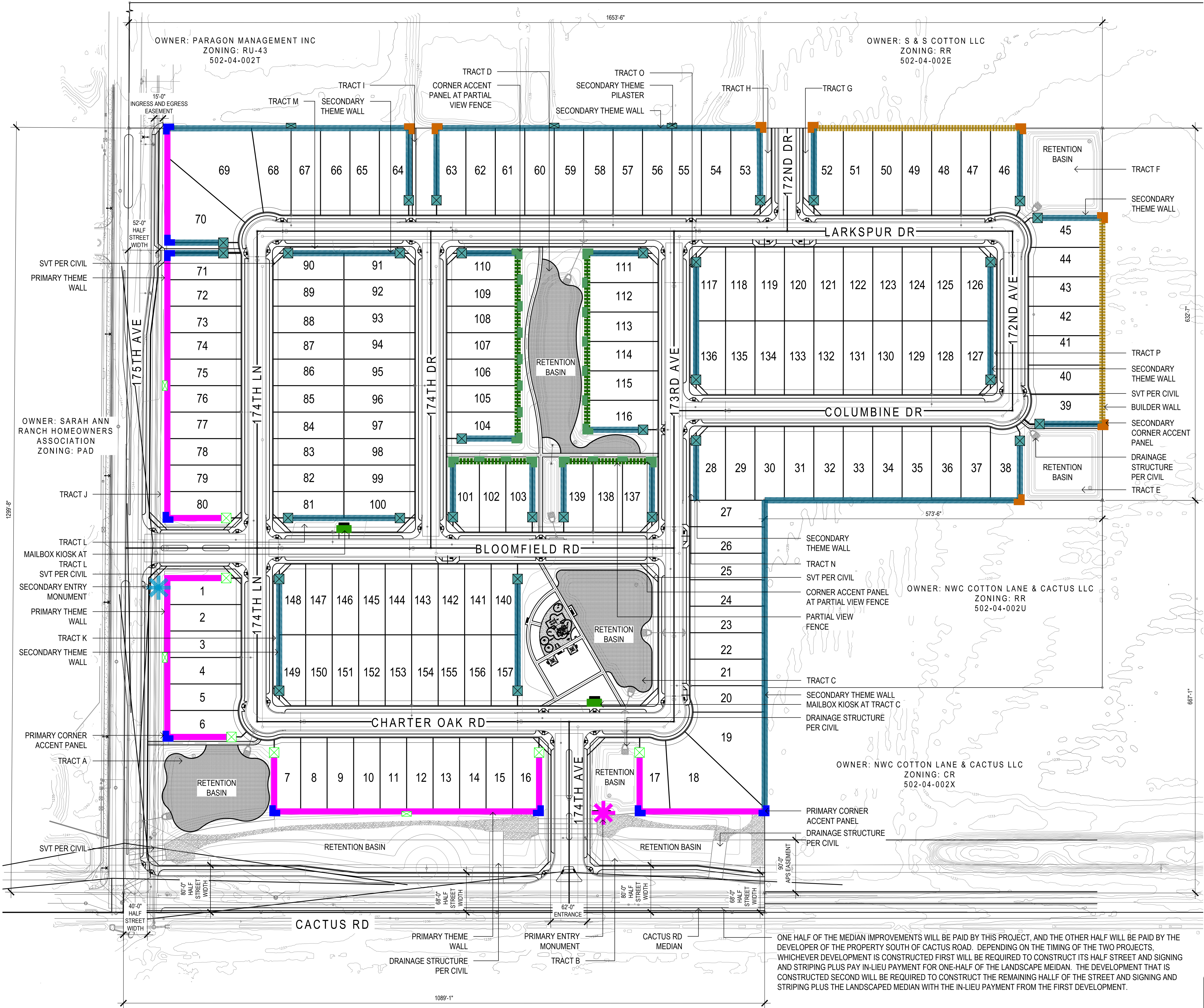


Revisions

△	
△	
△	
△	

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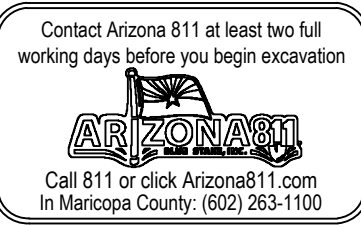
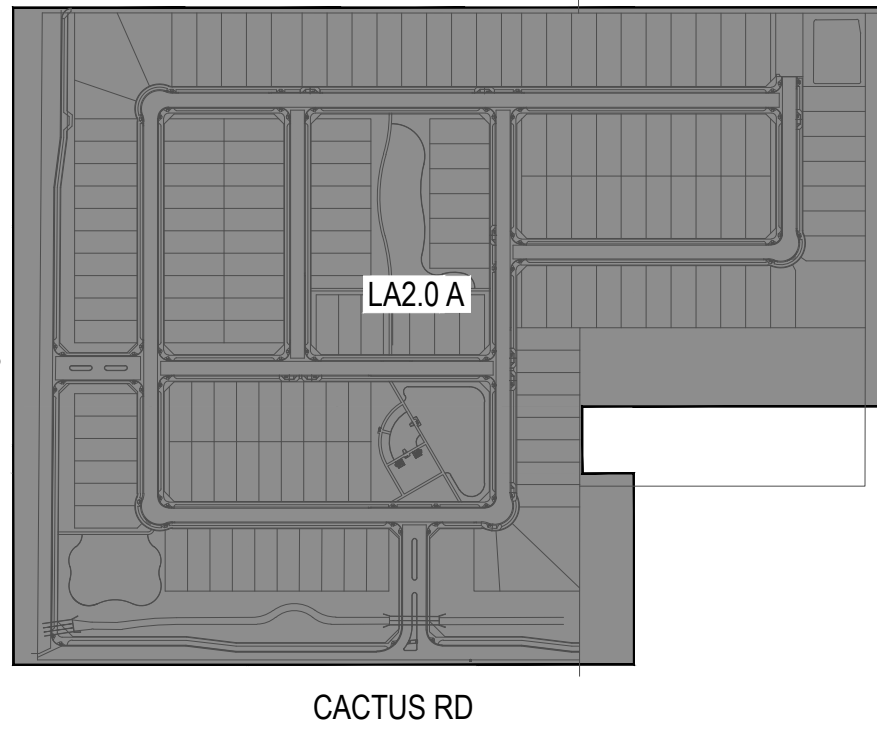
Shown for submittal purposes only. All quantities shown are for the landscape architect's estimating purposes only and therefore are not guaranteed. The contractor shall calculate quantities based on this drawing set.	
On-Site Landscape Area.....	353,707 s.f.
Off-Site Landscape Area.....	(n/a)
Total Landscape Area.....	353,707 s.f.
Total Turf Area.....	67,033 s.f. (19%)
Gross Acres.....	41.51 Ac.
Net Acres.....	30.43 Ac.



WALL LEGEND			
SYMBOL	DESCRIPTION	DETAIL	QTY.
	PRIMARY THEME WALL	DETAIL 1, SHEET LA6.2	1,224 LF
	SECONDARY THEME WALL	DETAIL 2, SHEET LA6.2	5,062 LF
	PARTIAL VIEW FENCE	DETAIL 3, SHEET LA6.2	900 LF
	BUILDER WALL	DETAIL 4, SHEET LA6.2	1,663 LF
	PRIMARY ENTRY MONUMENT	DETAIL 1, SHEET LA6.1	1 EA
	SECONDARY ENTRY MONUMENT	DETAIL 3, SHEET LA6.1	1 EA
	PRIMARY CORNER ACCENT PANEL	DETAIL 1, SHEET LA6.3	9 EA
	SECONDARY CORNER ACCENT PANEL	DETAIL 2, SHEET LA6.3	8 EA
	CORNER ACCENT PANEL AT PARTIAL VIEW FENCE	DETAIL 3, SHEET LA6.3	8 EA
	PRIMARY THEME COLUMN	DETAIL 4, SHEET LA6.3	6 EA
	SECONDARY THEME COLUMN	DETAIL 5, SHEET LA6.3	31 EA
	PRIMARY THEME PILASTER	DETAIL 6, SHEET LA6.3	3 EA
	SECONDARY THEME PILASTER	DETAIL 7, SHEET LA6.3	3 EA
	PARTIAL VIEW FENCE PILASTER	DETAIL 3, SHEET LA6.2	15 EA
	MAILBOX KIOSKS	DETAIL 3, SHEET LA6.4	2 EA

GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH THEME COLUMN 25'-0" FROM R.O.W.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
- CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
- QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
- FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

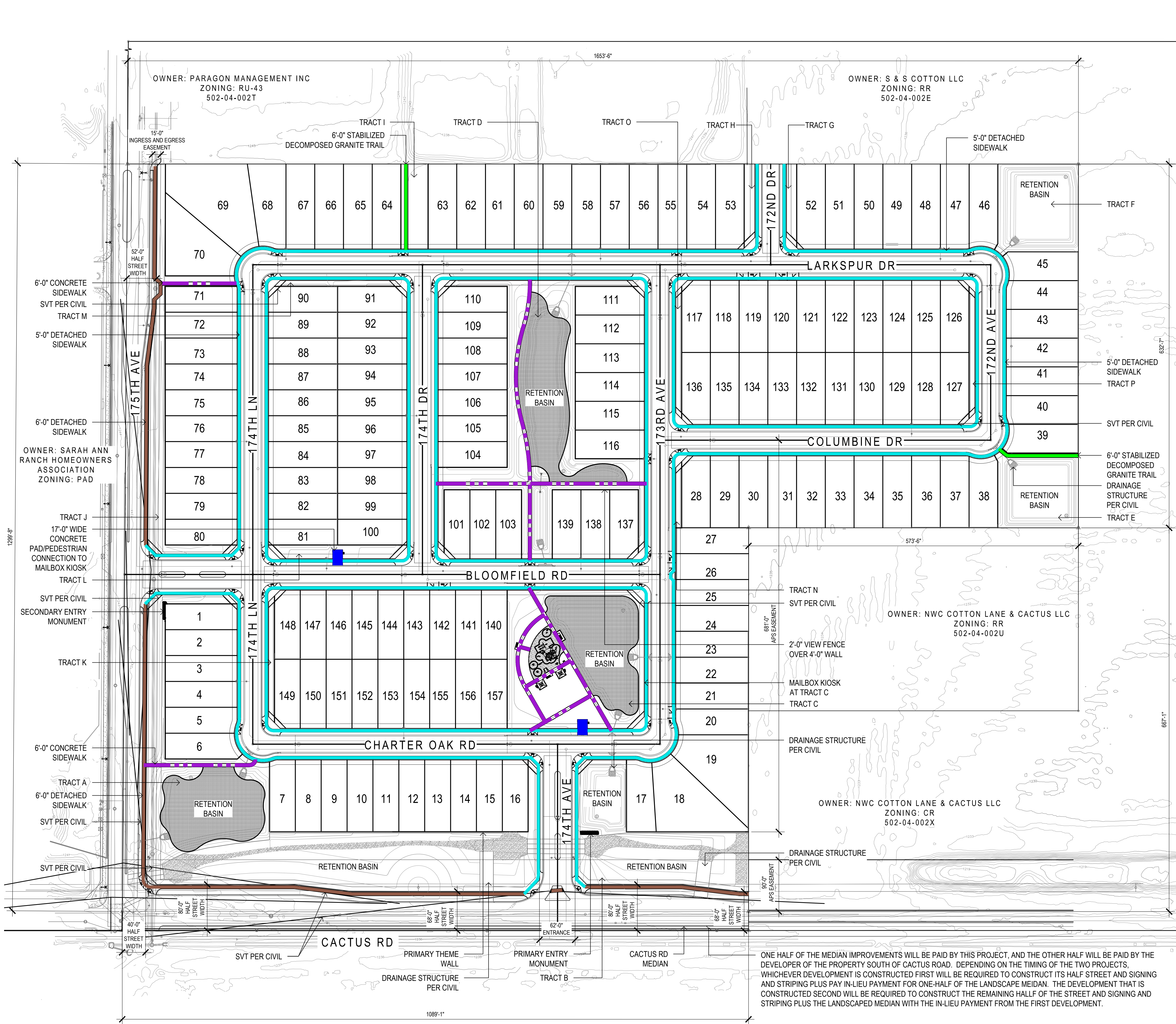


Key Map

Not To Scale



revisions	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	
title	
date issued	Wall Plan
scale	02-14-19
drawn by	1" = 80'-0"
checked by	MP, YD
project number	AB
case number	89-002-18
sheet number	FS18-566

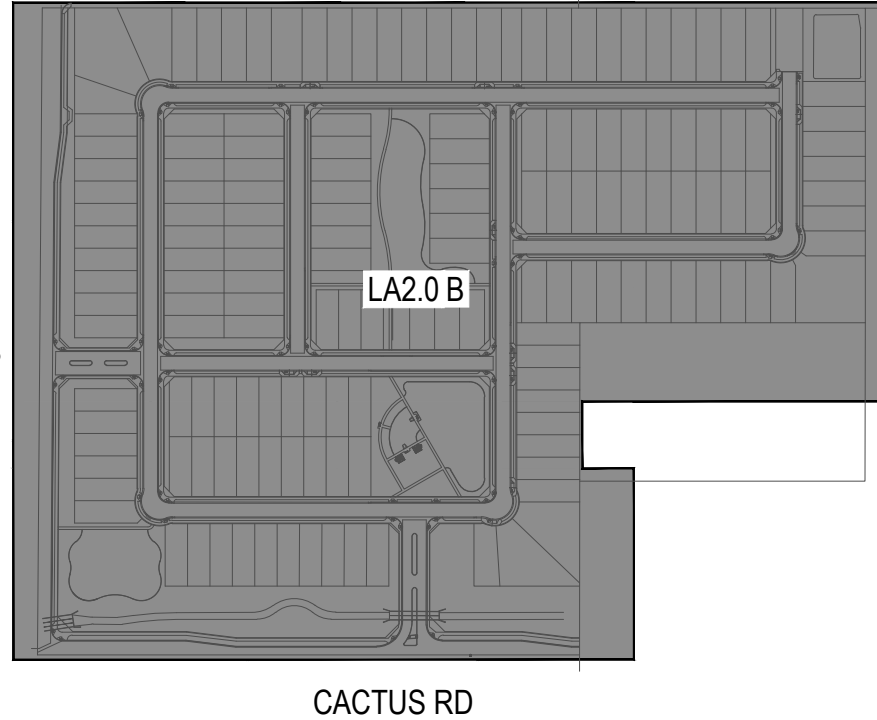


TRAIL / SIDEWALK LEGEND		
SYMBOL	DESCRIPTION	QTY.
	5'-0" DETACHED SIDEWALK	11,778 LF
	6'-0" STABILIZED DECOMPOSED GRANITE TRAIL	290 LF
	6'-0" DETACHED SIDEWALK	2,123 LF
	6'-0" INTERNAL MULTI-USE PATH (CONCRETE)	1,922 LF
	17'-0" WIDE CONCRETE PAD/PEDESTRIAN CONNECTION TO MAILBOX KIOSK	54 LF

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD. CALL 1-702-227-2929

Contact Arizona 811 at least two full working days before you begin excavation

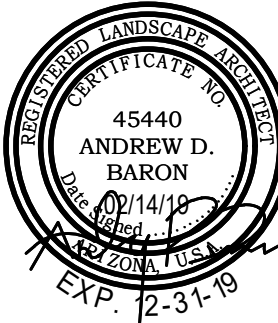
ARIZONA
Call 811 or click Arizona811.com in Maricopa County: (602) 253-1100



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50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986

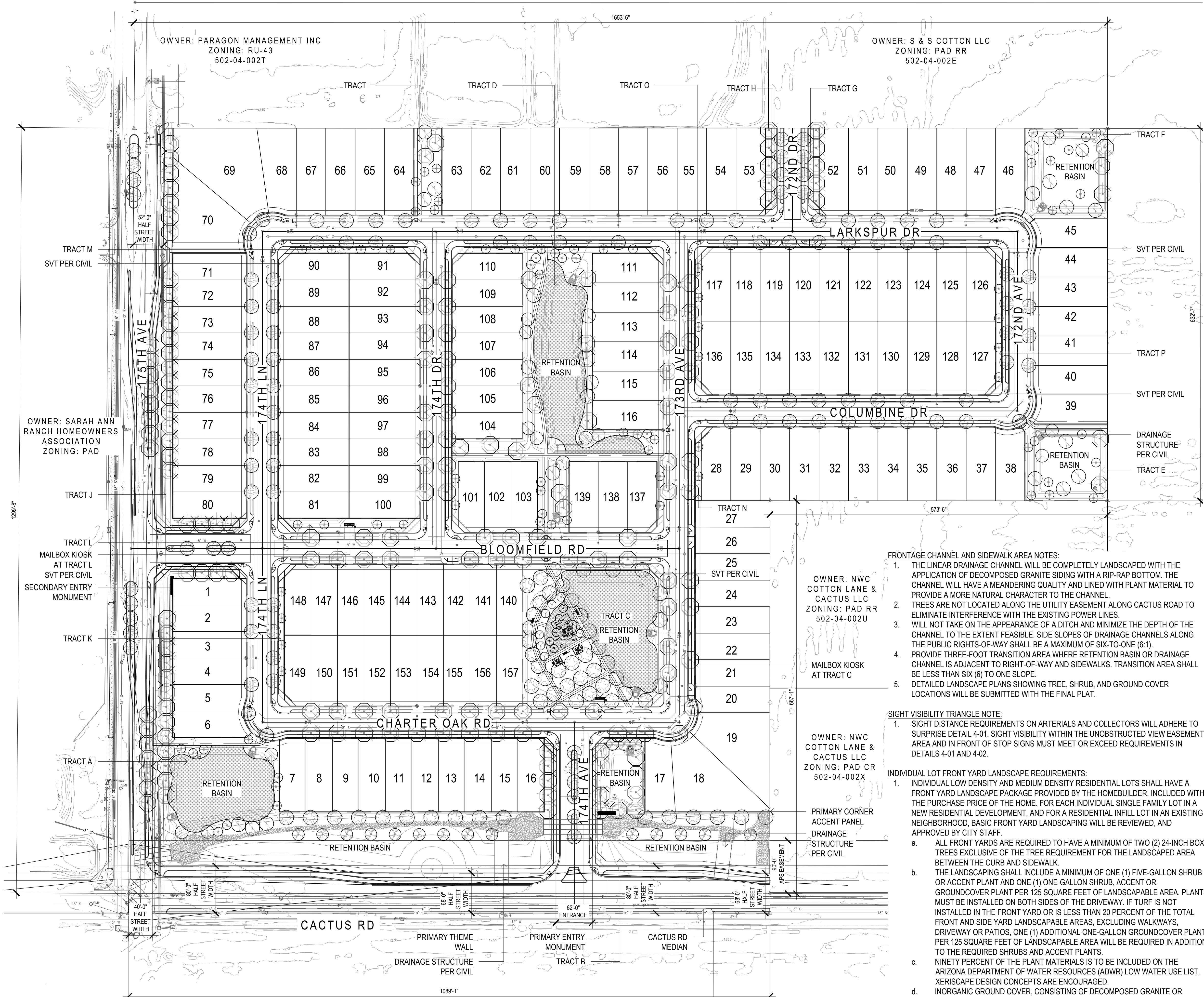


Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Pedestrian Circulation Plan

Gehan
Designed for Your Life
HOUSES

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sheet number	



ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT, AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

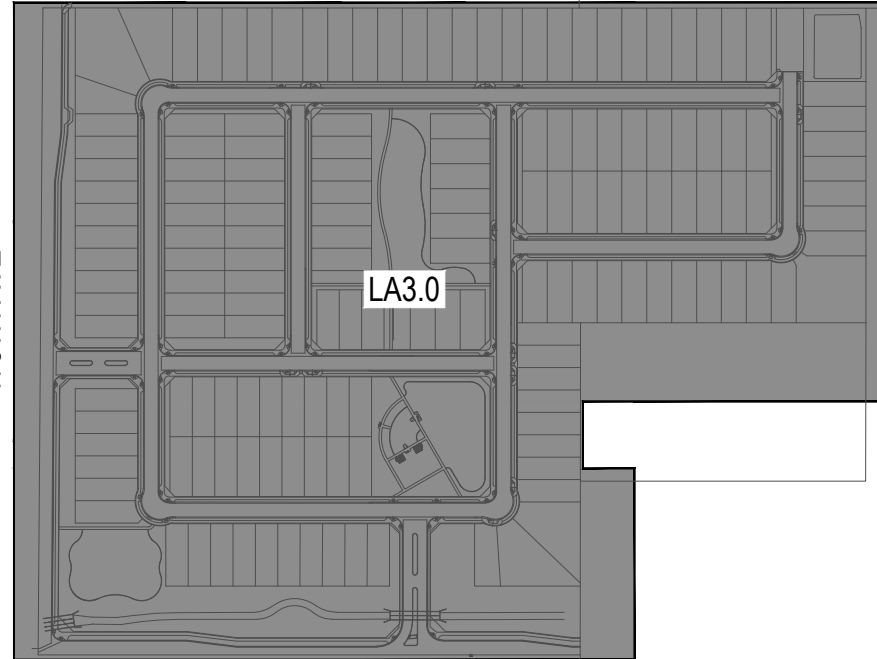
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Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachorta	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonaea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevlandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
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Teucrium chamaedrys Germander	1 gal.	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.
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No Symbol	Decomposed Granite 2" Depth in All Planting Areas	1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6			
	6" Wide		

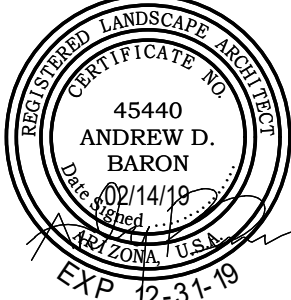
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Key Map

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andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p. 480.699.7956 f.480.699.7986



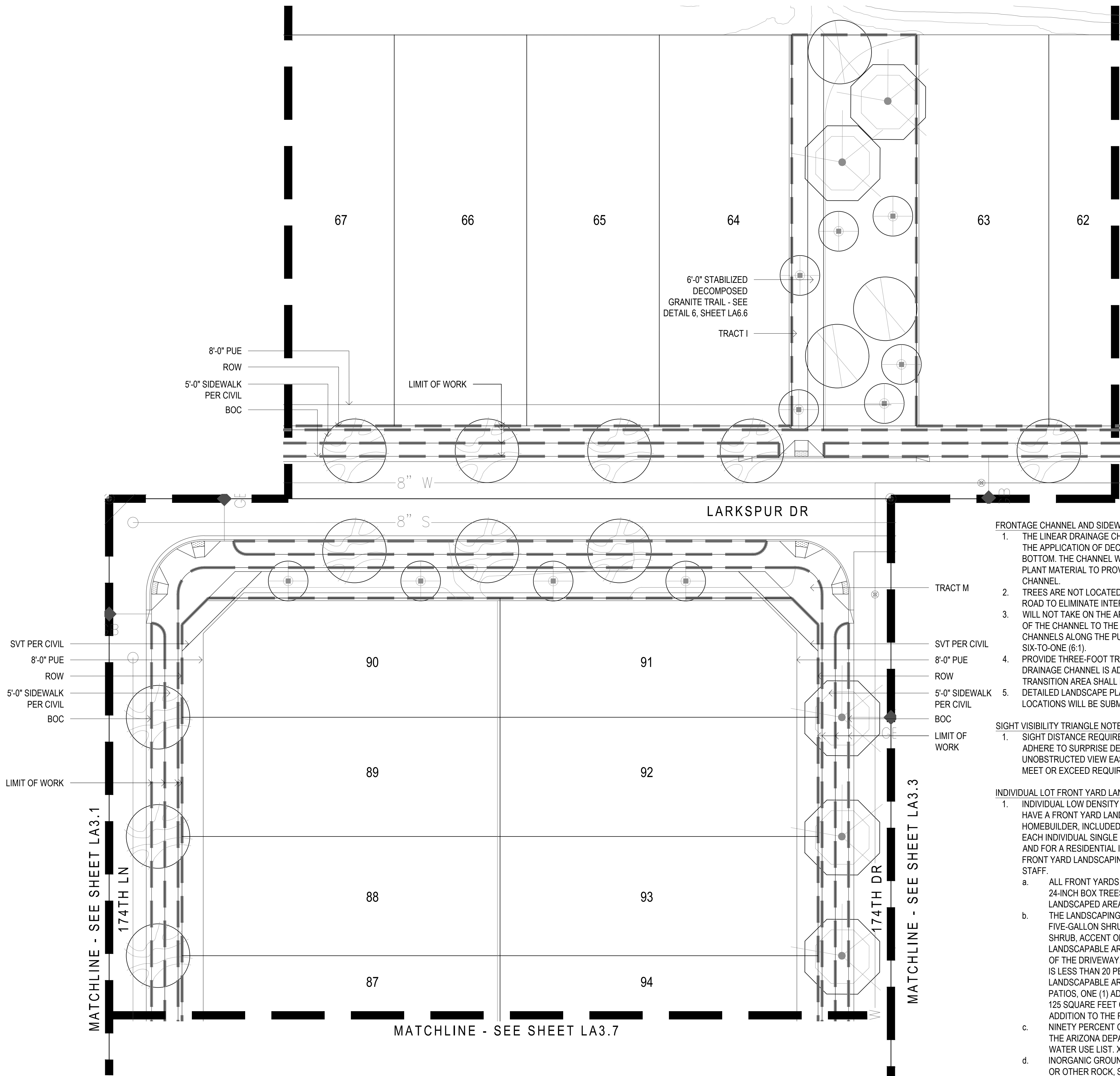
Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Overall Planting Plan

Gehan
Designed for Your Life. **REALTORS**

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sheet 4 of 25
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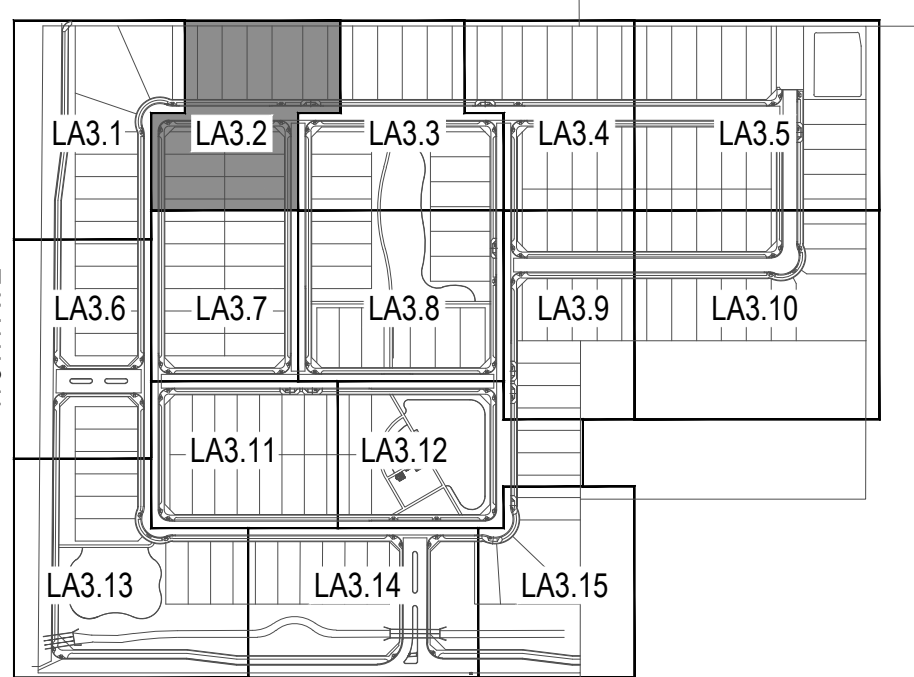
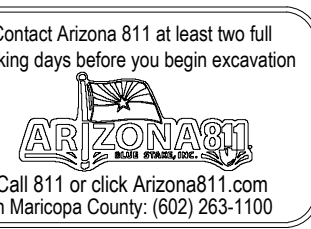
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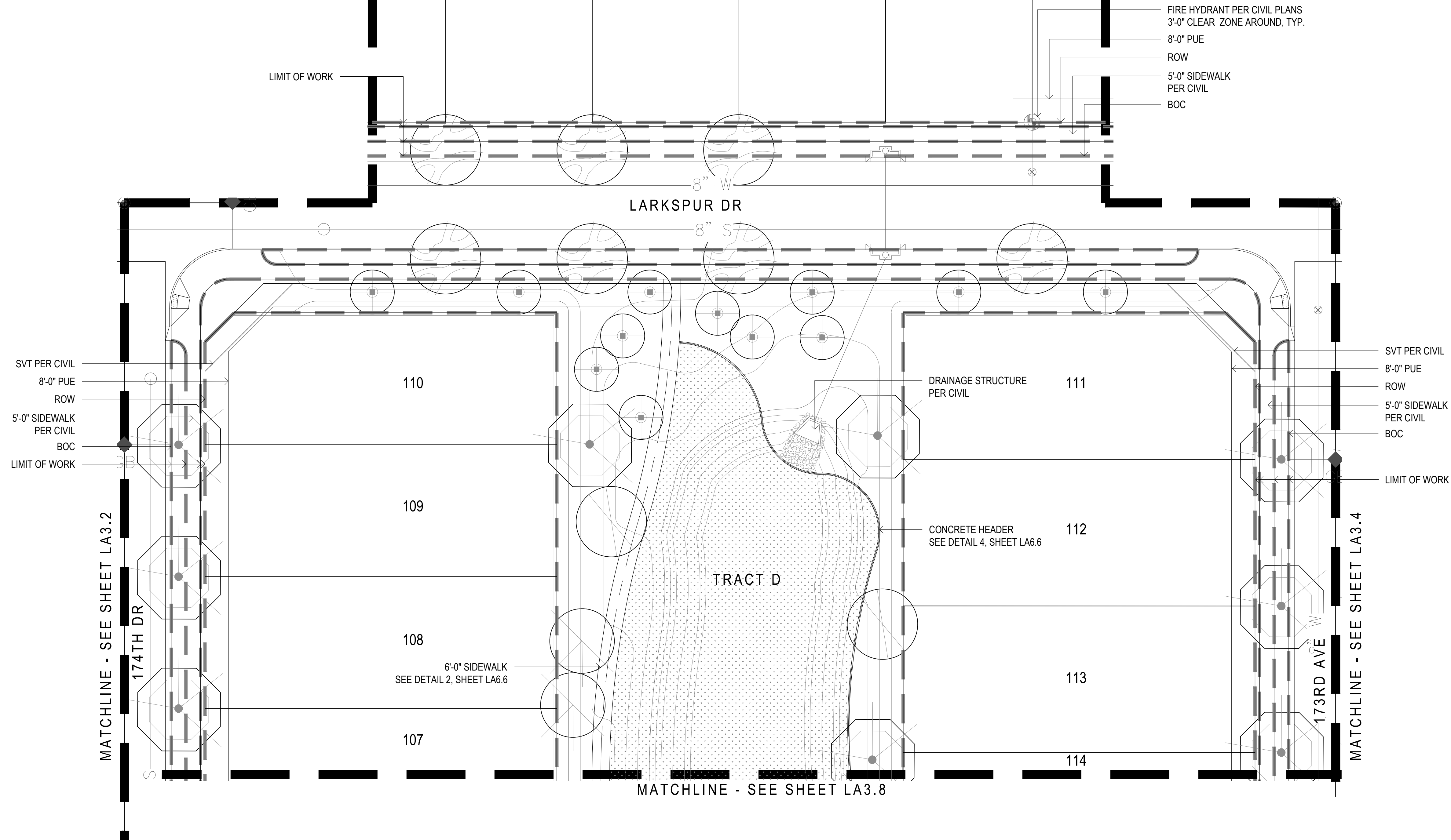
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 - b. THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUND COVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUND COVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
 - c. NINETY PERCENT OF THE PLANT MATERIALS IS TO BE INCLUDED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE LIST. XERISCAPE DESIGN CONCEPTS ARE ENCOURAGED.
 - d. INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPEABLE AREAS. THE GROUND COVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.

FIRE HYDRANT PER CIVIL PLANS
3'-0" CLEAR ZONE AROUND, TYP.
8'-0" PUE
ROW
5'-0" SIDEWALK
PER CIVIL
BOC

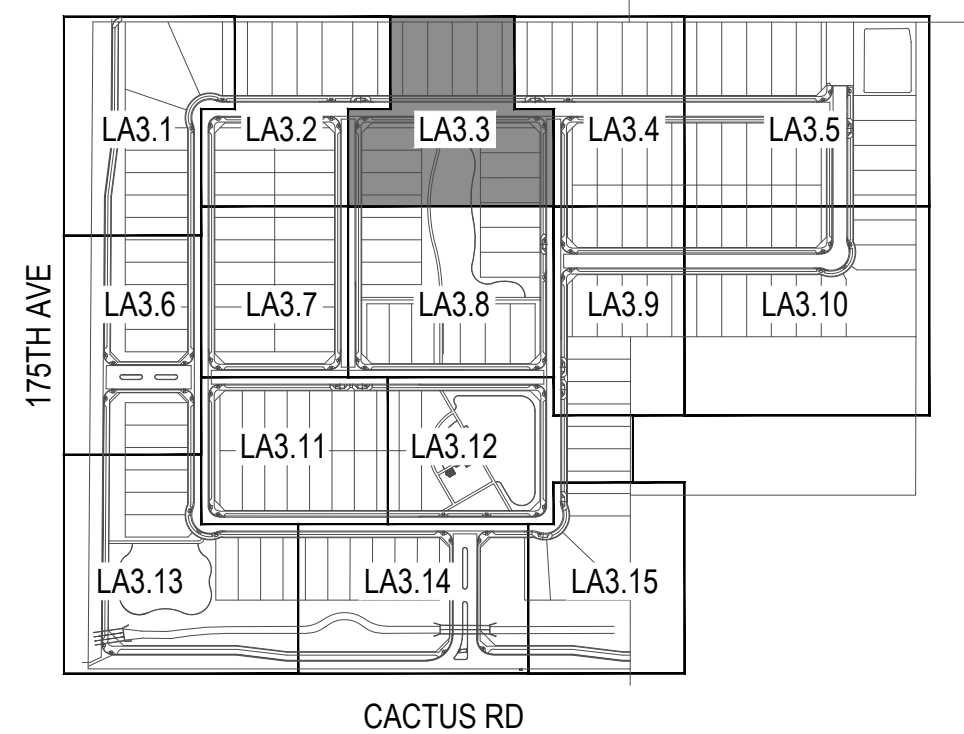
SVT PER CIVIL
8'-0" PUE
ROW
5'-0" SIDEWALK
PER CIVIL
BOC
LIMIT OF WORK

PLANT MATERIALS LEGEND

Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edulis Mondel Pine	24" Box
Chitalpa tashkensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebanum Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Alle' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosaena' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuta	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonaea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Teocoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Teocoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia devandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroton wheeleri Desert Spoon	5 gal.
Leucophyllum zygophyllum Cimarron Sage	5 gal.	Euphorbia antisiphilitica Candelilla	1 gal.
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	5 gal.	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officinalis Rosemary	5 gal.	Pedicularis macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Gelsemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
No Symbol Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6			

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. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.



Key Map

Not To Scale



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design dev.	
progress set	
city submittal	02-14-19
bid package	
construction	

title	
Planting Plan	
date issued	
02-14-19	
scale	
1" = 20'-0"	
drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	

case number	
FS18-566	

sheet number	
LA3.3	

FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:

1. THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
2. TREES ARE NOT LOCATED ALONG THE UTILITY EASEMENT ALONG CACTUS ROAD TO ELIMINATE INTERFERENCE WITH THE EXISTING POWER LINES.
3. WILL NOT TAKE ON THE APPEARANCE OF A DITCH AND MINIMIZE THE DEPTH OF THE CHANNEL TO THE EXTENT FEASIBLE. SIDE SLOPES OF DRAINAGE CHANNELS ALONG THE PUBLIC RIGHTS-OF-WAY SHALL BE A MAXIMUM OF SIX-TO-ONE (6:1).
4. PROVIDE THREE-FOOT TRANSITION AREA WHERE RETENTION BASIN OR DRAINAGE CHANNEL IS ADJACENT TO RIGHT-OF-WAY AND SIDEWALKS. TRANSITION AREA SHALL BE LESS THAN SIX (6) TO ONE SLOPE.
5. DETAILED LANDSCAPE PLANS SHOWING TREE, SHRUB, AND GROUND COVER LOCATIONS WILL BE SUBMITTED WITH THE FINAL PLAT.

SIGHT VISIBILITY TRIANGLE NOTE:

1. 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 DETAILS 4-01 AND 4-02.

INDIVIDUAL LOT FRONT YARD LANDSCAPE REQUIREMENTS:

1. INDIVIDUAL LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL LOTS SHALL HAVE A FRONT YARD LANDSCAPE PACKAGE PROVIDED BY THE HOMEOWNER, INCLUDED WITH THE PURCHASE PRICE OF THE HOME. FOR EACH INDIVIDUAL SINGLE FAMILY LOT IN A NEW RESIDENTIAL DEVELOPMENT, AND FOR A RESIDENTIAL INFILL LOT IN AN EXISTING NEIGHBORHOOD, BASIC FRONT YARD LANDSCAPING WILL BE REVIEWED, AND APPROVED BY CITY STAFF.
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 - b. THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUND COVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUND COVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
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 - d. INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPE PLANT AREAS. THE GROUND COVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.

SVT PER CIVIL
8'-0" PUE
ROW
5'-0" SIDEWALK
PER CIVIL
BOC
TRACT O
LIMIT OF WORK

MATCHLINE - SEE SHEET LA3.3
173ND AVE

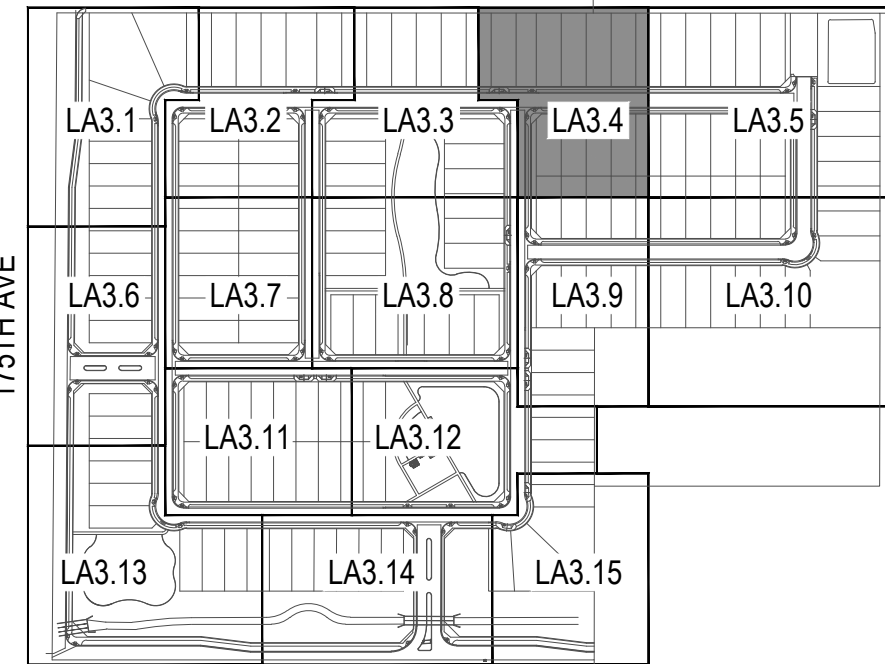
MATCHLINE - SEE SHEET LA3.9

MATCHLINE - SEE SHEET LA3.5

PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus eldarica Mondel Pine	24" Box
Chitalpa tashkinensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuta	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonaea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliyon wheeleri Desert Spoon	5 gal.
Leucophyllum zygochylum Cimarron Sage	5 gal.	Euphorbia antisyphilitica Candelilla	1 gal.
Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeleights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officinalis Rosemary	5 gal.	Pedilanthus macrocarpus Slipper Plant	5 gal.
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Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Gelsemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum Jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3"-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6	6" Wide		

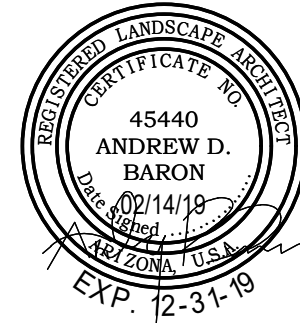
NOTES:

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4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.

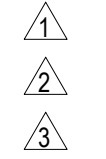


Key Map

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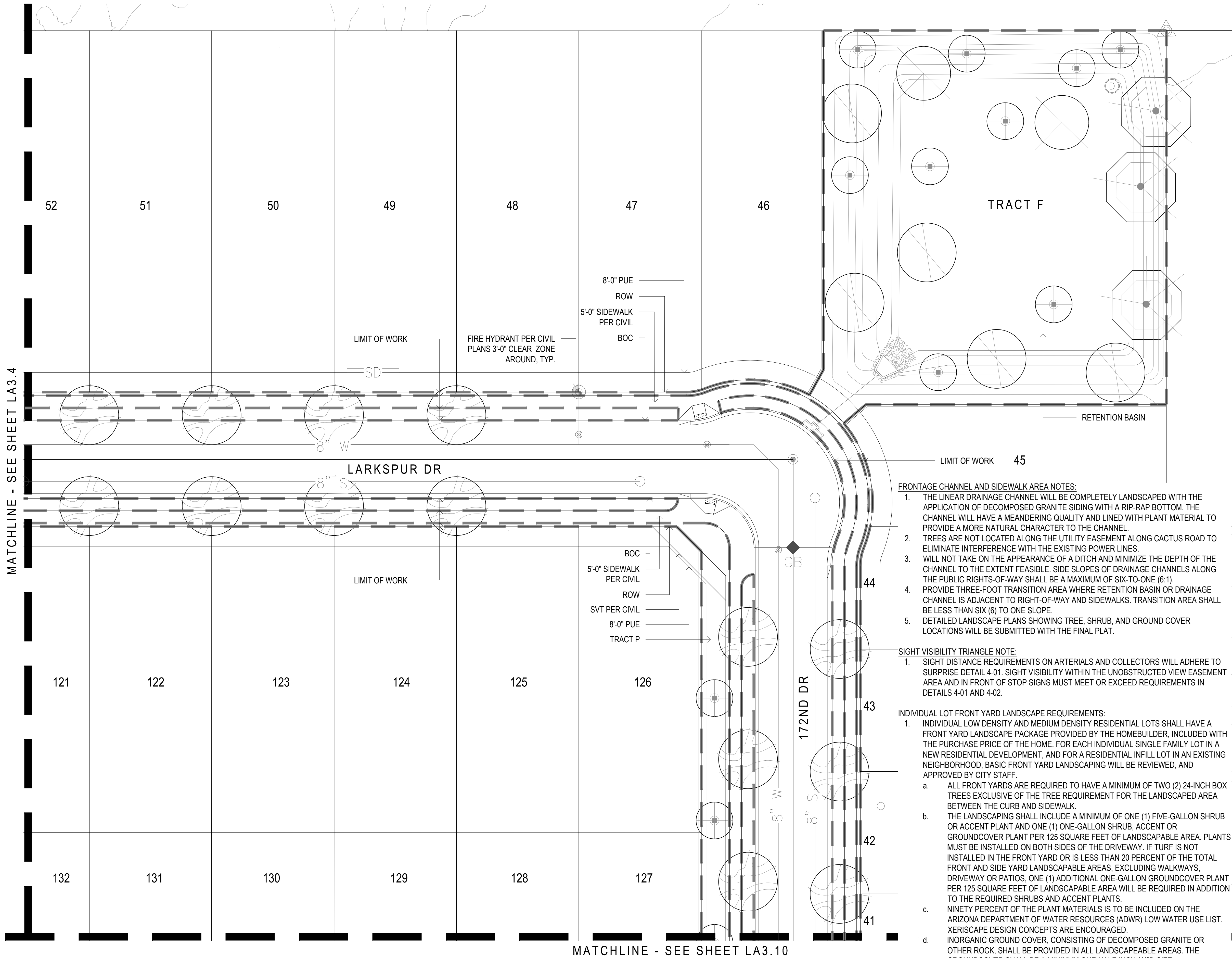
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case number	FS18-566
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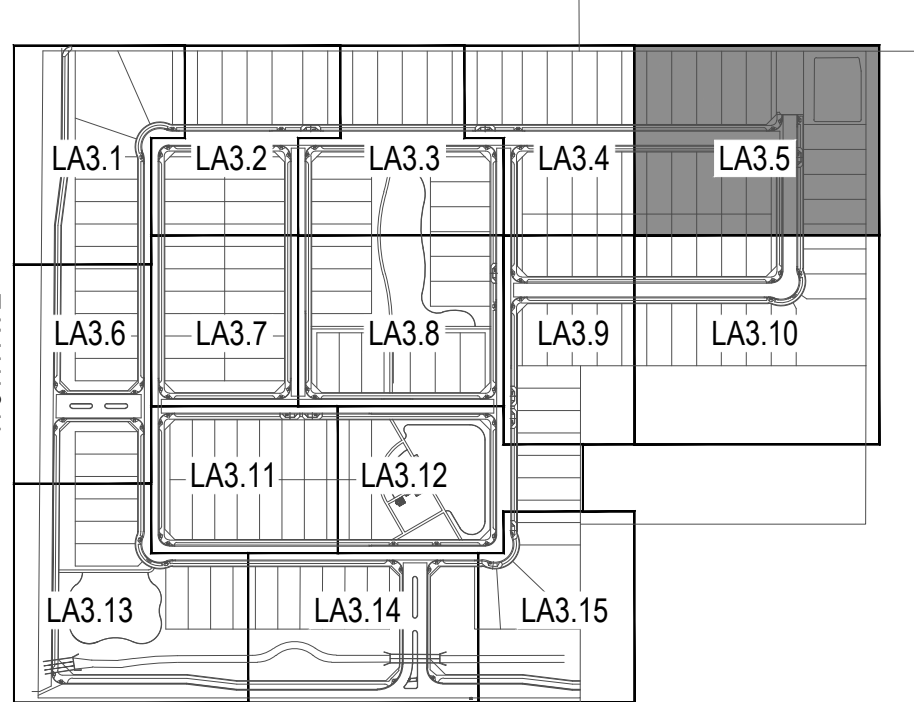
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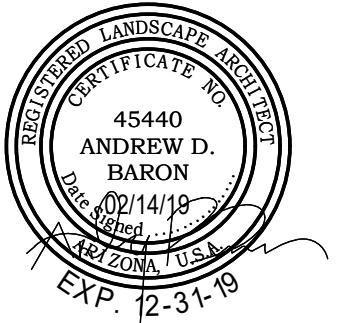
PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkinsensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuita	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroton wheeleri Desert Spoon	5 gal.
Leucophyllum zygothylum Cimarron Sage	5 gal.	Euphorbia antisyphilitica Candelilla	1 gal.
Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
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Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda See Detail 4, Sheet LA6.6		2 Ton Boulder	4'x3'x3'

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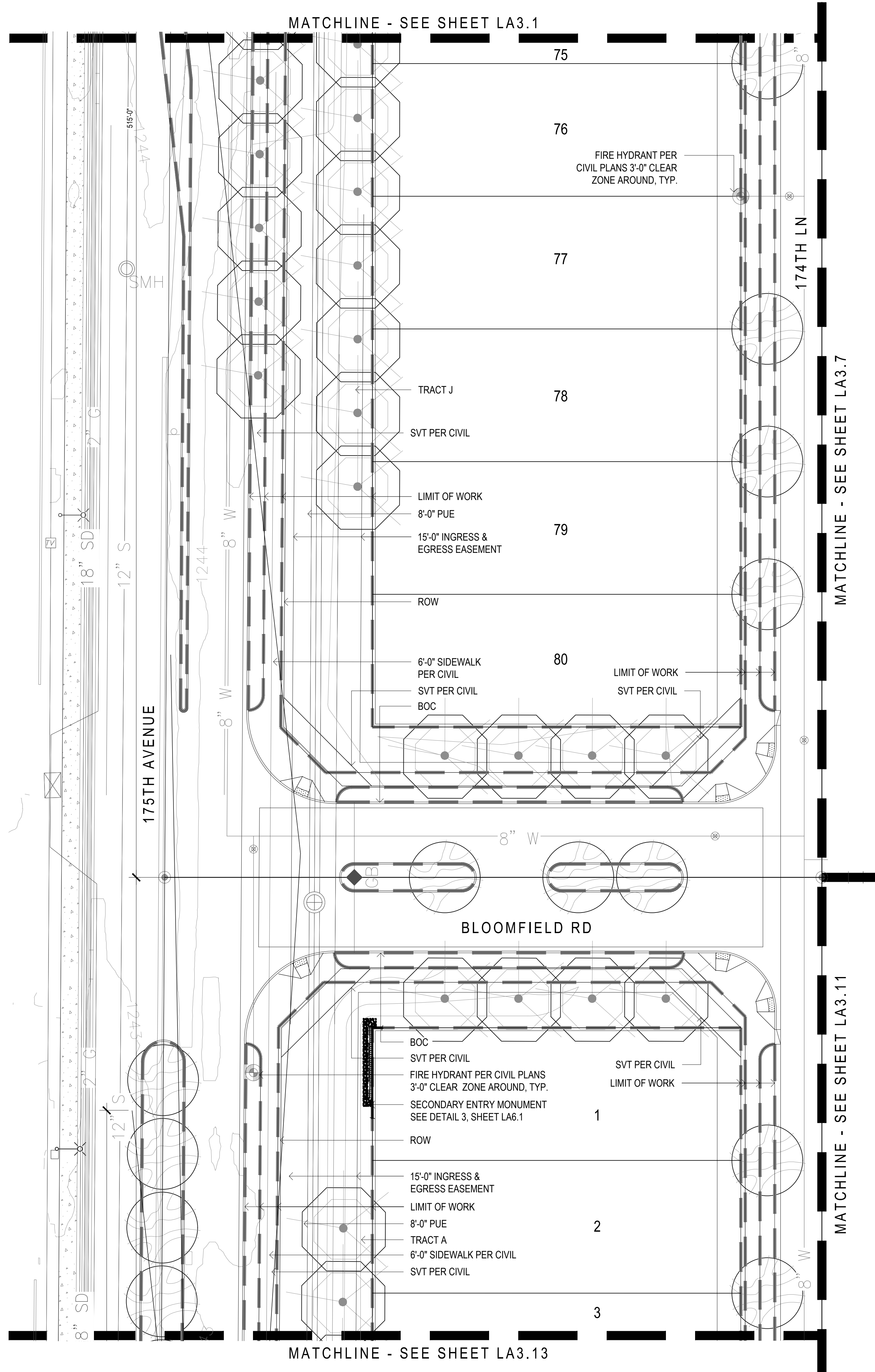


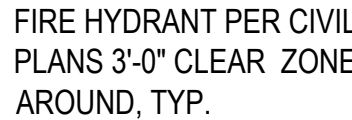
Key Map

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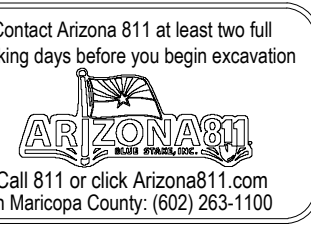




1. THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
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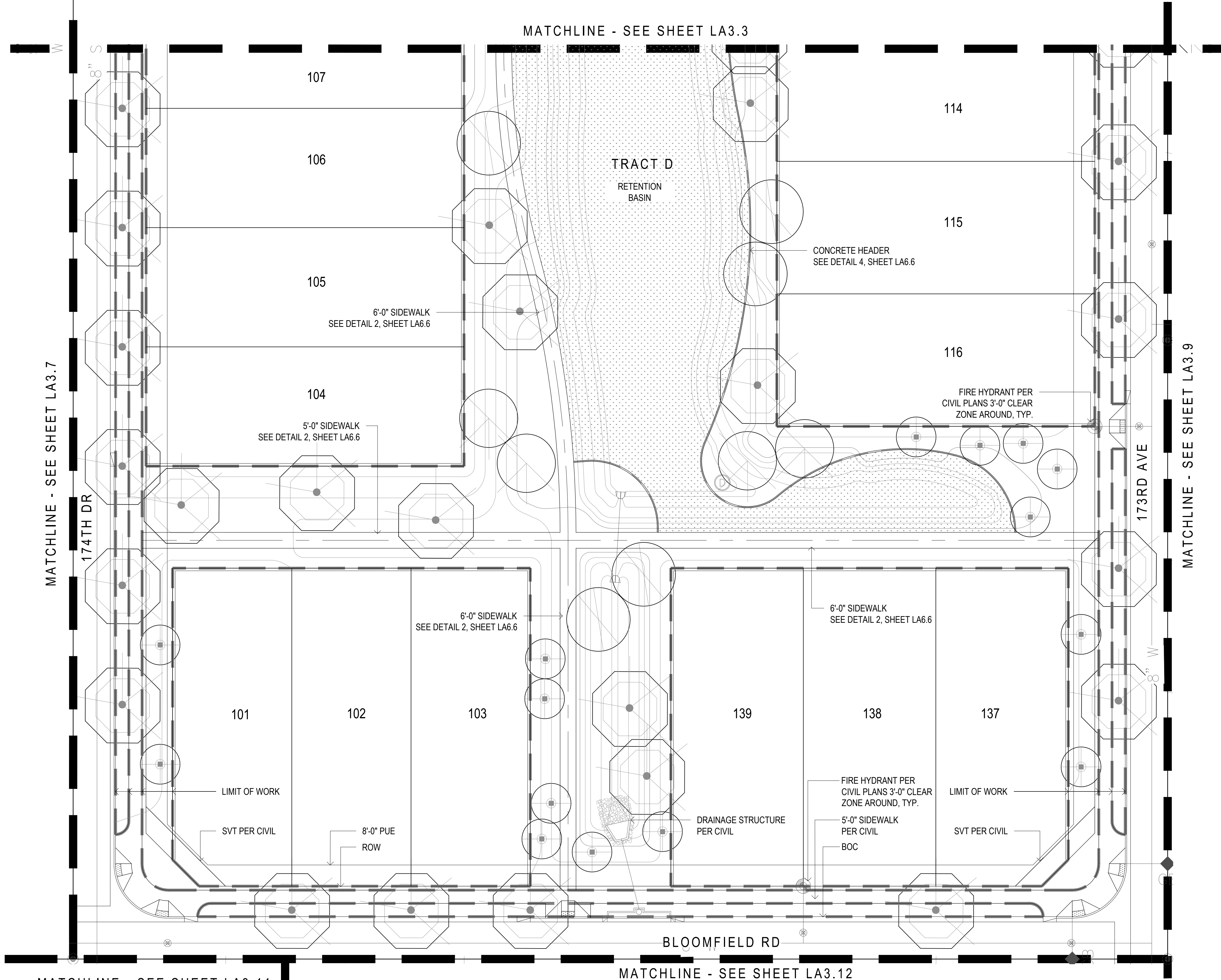
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 - b. THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
 - c. NINETY PERCENT OF THE PLANT MATERIALS IS TO BE INCLUDED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE LIST. XERISCAPE DESIGN CONCEPTS ARE ENCOURAGED.
 - d. INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPABLE AREAS. THE GROUNDCOVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.



NOTES:

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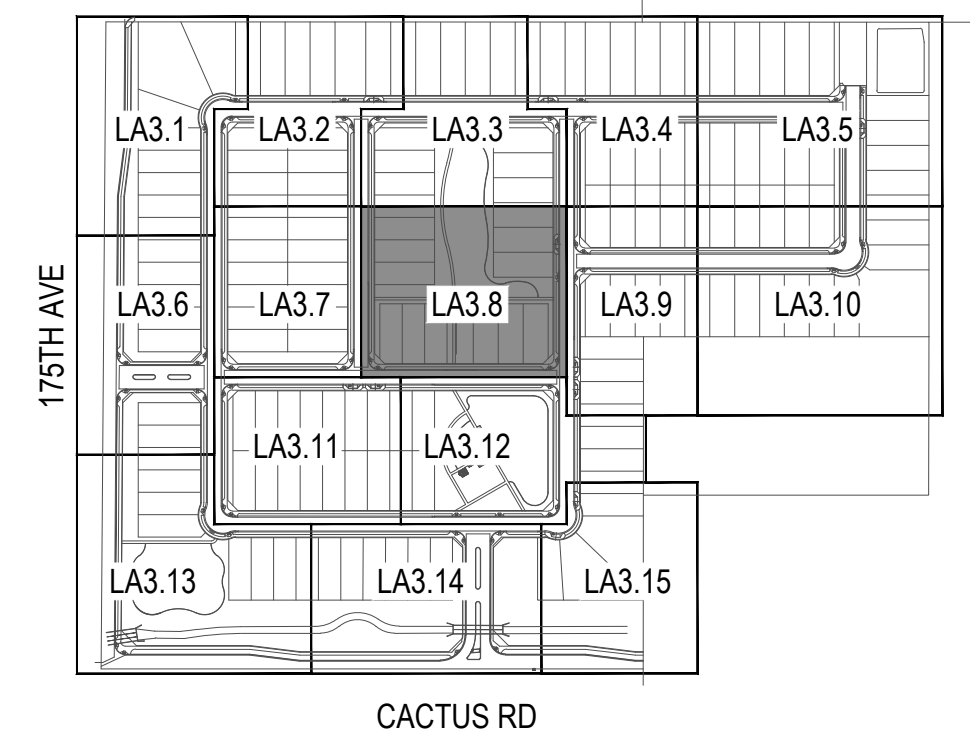
PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
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Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
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Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6			
		6" Wide	

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Key Map

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan



revisions	
1	
2	
3	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	
title	
Planting Plan	
date issued	
02-14-19	
scale	
1" = 20'-0"	
drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	
case number	
FS18-566	
sheet number	



contact Arizona 811 at least two full working days before you begin excavation



call 811 or click Arizona811.com
Maricopa County: (602) 263-1100

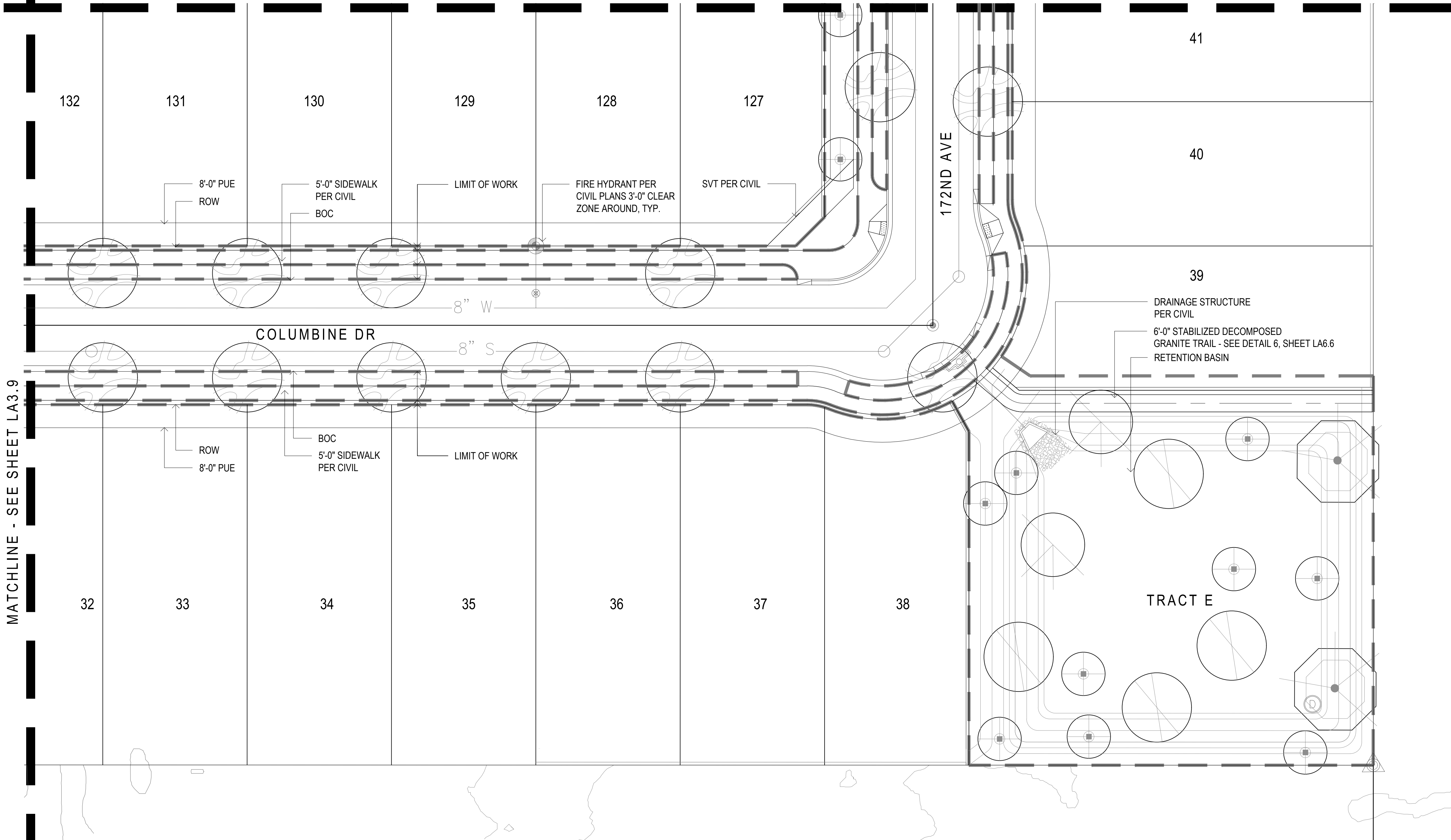


Not To Scale

sheet 13 of 25

MATCHLINE - SEE SHEET LA3.9

MATCHLINE - SEE SHEET LA3.5



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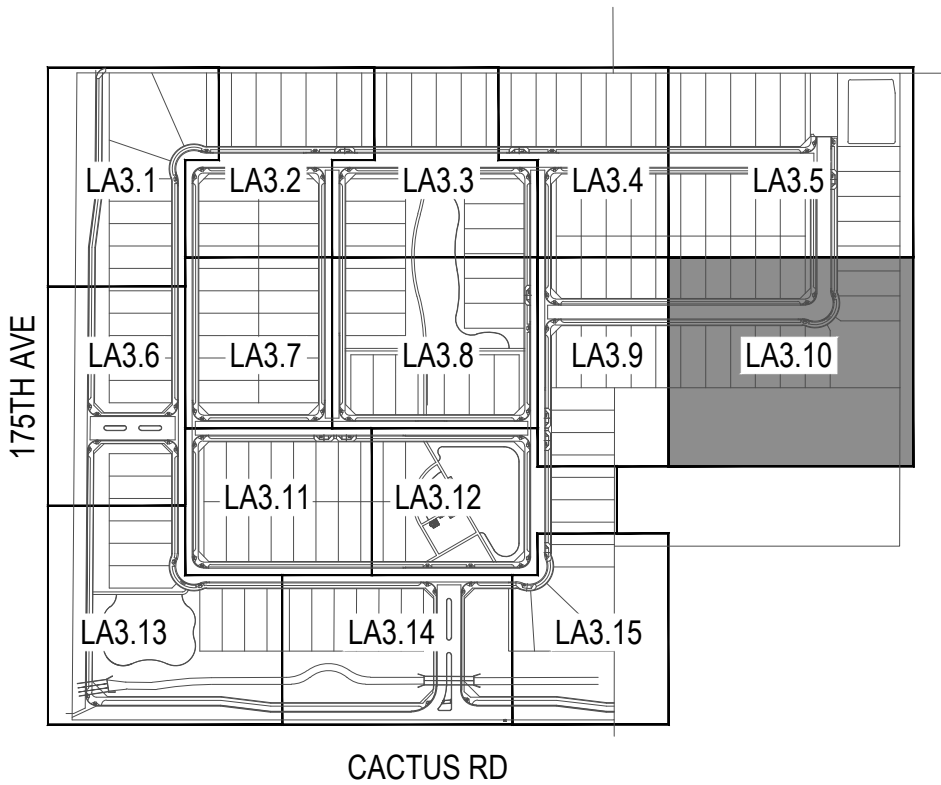
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p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
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Surprise, AZ 85388
Planting Plan



revisions	
1	
2	
3	

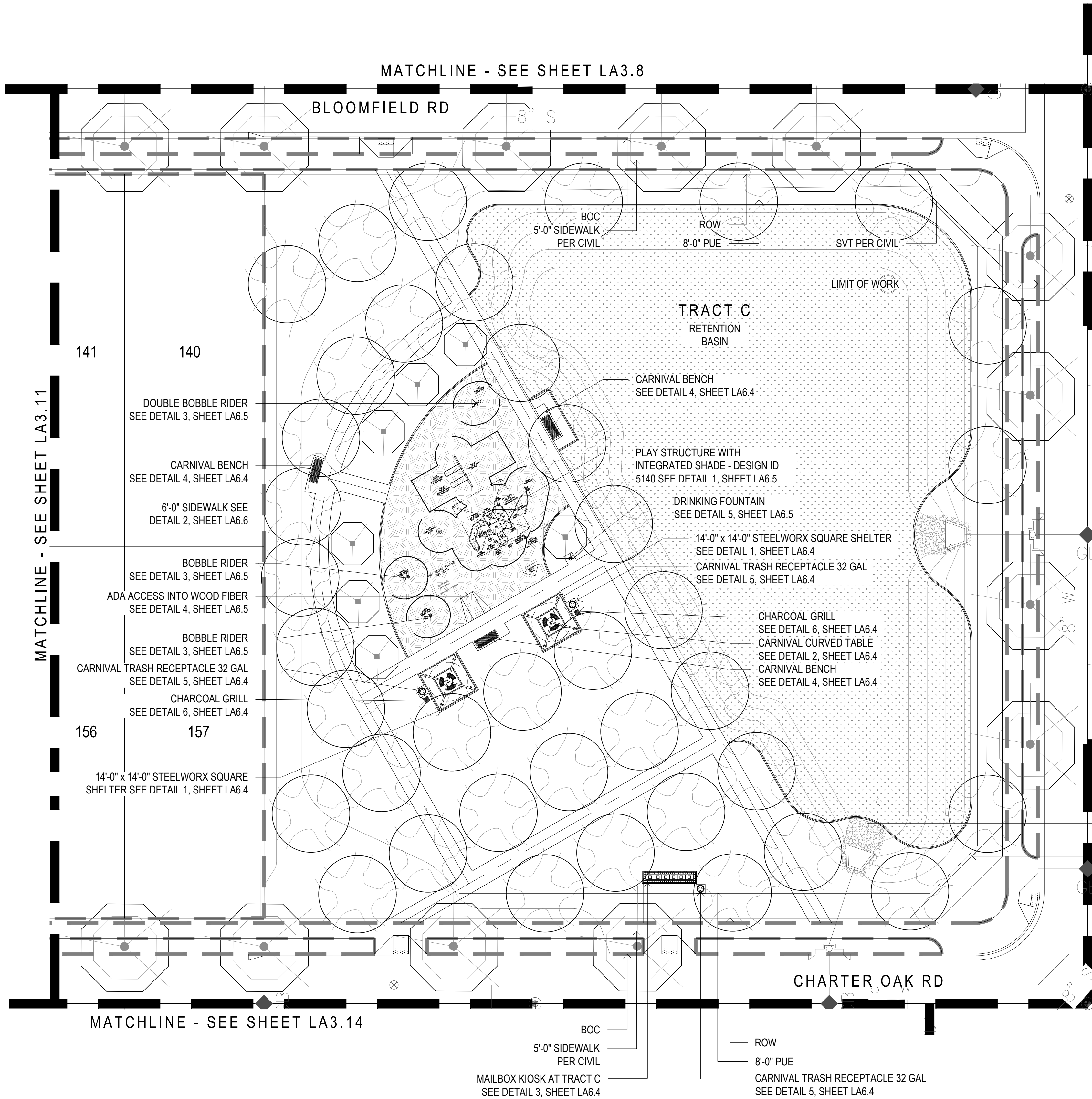
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☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	

title	
Planting Plan	
date issued	
02-14-19	
scale	
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drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	
case number	
FS18-566	
sheet number	

LA3.10

sheet 14 of 25
Page 488 of 640

Page 489 of 64



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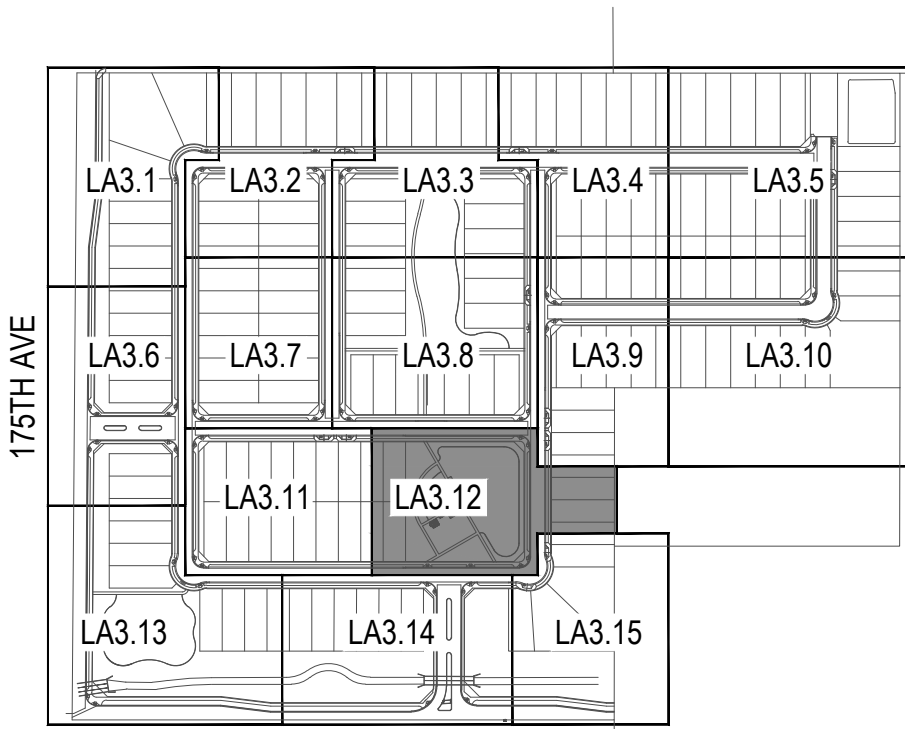
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Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia dervandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasylirot wheeleri Desert Spoon	5 gal.
Leucophyllum zygochrysum Cimarron Sage	5 gal.	Euphorbia antisiphilitica Candelilla	1 gal.
Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officialis Rosemary	5 gal.	Pedilanthus macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Geisemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavendar	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum Jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3"-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6			
			6" Wide

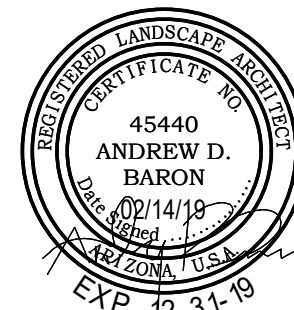
NOTES:

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- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
- FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.

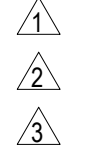


Key Map

Not To Scale



revisions



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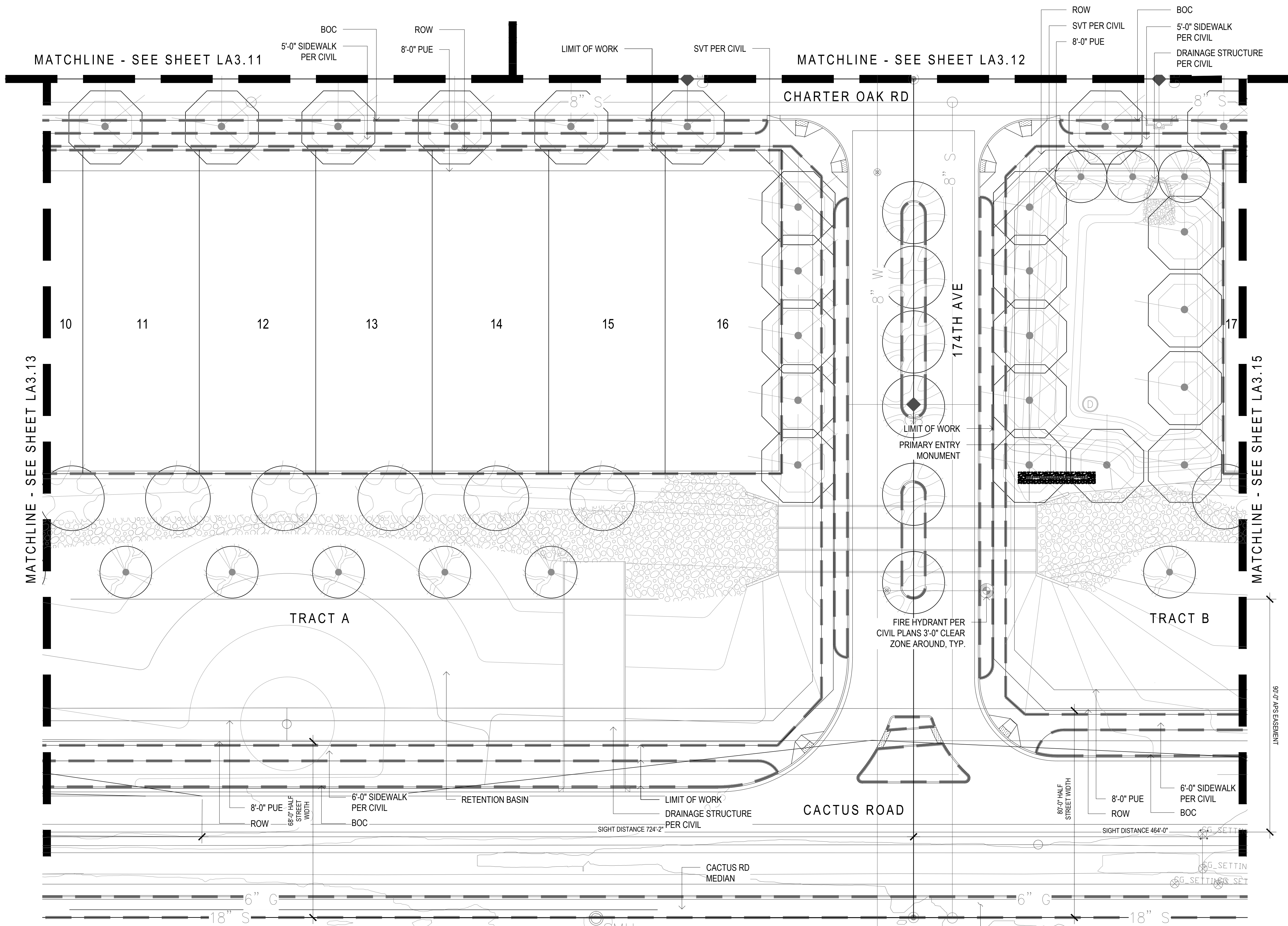
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MP, YD
checked by
AB
project number
89-002-18

case number
FS18-566

sheet number



Not To Scale



- FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:
- THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
 - TREES ARE NOT LOCATED ALONG THE UTILITY EASEMENT ALONG CACTUS ROAD TO ELIMINATE INTERFERENCE WITH THE EXISTING POWER LINES.
 - WILL NOT TAKE ON THE APPEARANCE OF A DITCH AND MINIMIZE THE DEPTH OF THE CHANNEL TO THE EXTENT FEASIBLE. SIDE SLOPES OF DRAINAGE CHANNELS ALONG THE PUBLIC RIGHTS-OF-WAY SHALL BE A MAXIMUM OF SIX-TO-ONE (6:1).
 - PROVIDE THREE-FOOT TRANSITION AREA WHERE RETENTION BASIN OR DRAINAGE CHANNEL IS ADJACENT TO RIGHT-OF-WAY AND SIDEWALKS. TRANSITION AREA SHALL BE LESS THAN SIX (6) TO ONE SLOPE.
 - DETAILED LANDSCAPE PLANS SHOWING TREE, SHRUB, AND GROUND COVER LOCATIONS WILL BE SUBMITTED WITH THE FINAL PLAT.

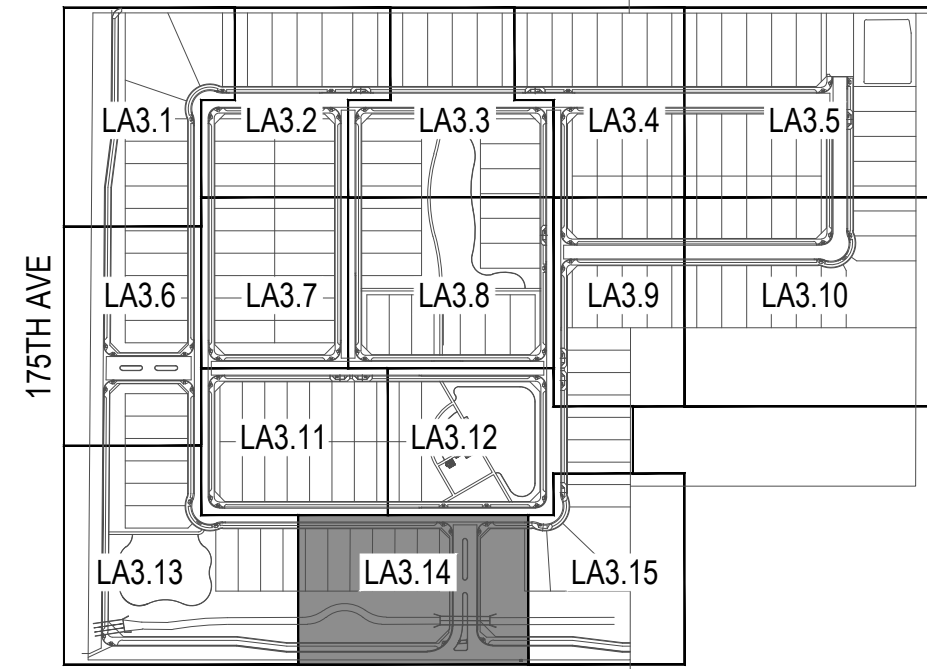
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- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN DETAILS 4-01 AND 4-02.

- INDIVIDUAL LOT FRONT YARD LANDSCAPE REQUIREMENTS:
- INDIVIDUAL LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL LOTS SHALL HAVE A FRONT YARD LANDSCAPE PACKAGE PROVIDED BY THE HOMEOWNER, INCLUDED WITH THE PURCHASE PRICE OF THE HOME. FOR EACH INDIVIDUAL SINGLE FAMILY LOT IN A NEW RESIDENTIAL DEVELOPMENT, AND FOR A RESIDENTIAL INFILL LOT IN AN EXISTING NEIGHBORHOOD, BASIC FRONT YARD LANDSCAPING WILL BE REVIEWED, AND APPROVED BY CITY STAFF.
 - ALL FRONT YARDS ARE REQUIRED TO HAVE A MINIMUM OF TWO (2) 24-INCH BOX TREES EXCLUSIVE OF THE TREE REQUIREMENT FOR THE LANDSCAPED AREA BETWEEN THE CURB AND SIDEWALK.
 - THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
 - NINETY PERCENT OF THE PLANT MATERIALS IS TO BE INCLUDED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE LIST. XERISCAPE DESIGN CONCEPTS ARE ENCOURAGED.
 - INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPEABLE AREAS. THE GROUNDCOVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.

ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT, AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebanio Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Alleé' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuita	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonaea viscosa Hopbush	5 gal.	Lantana montevicensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroton wheeleri Desert Spoon	5 gal.
Leucophyllum zygophyllum Cimarron Sage	5 gal.	Euphorbia antisiphilitica Candelilla	1 gal.
Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeleights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officinalis Rosemary	5 gal.	Pedilanthus macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Gesnerium semperviens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum Jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
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Concrete Header See Detail 4, Sheet LA6.6			

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 - FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.



Key Map

Not To Scale

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



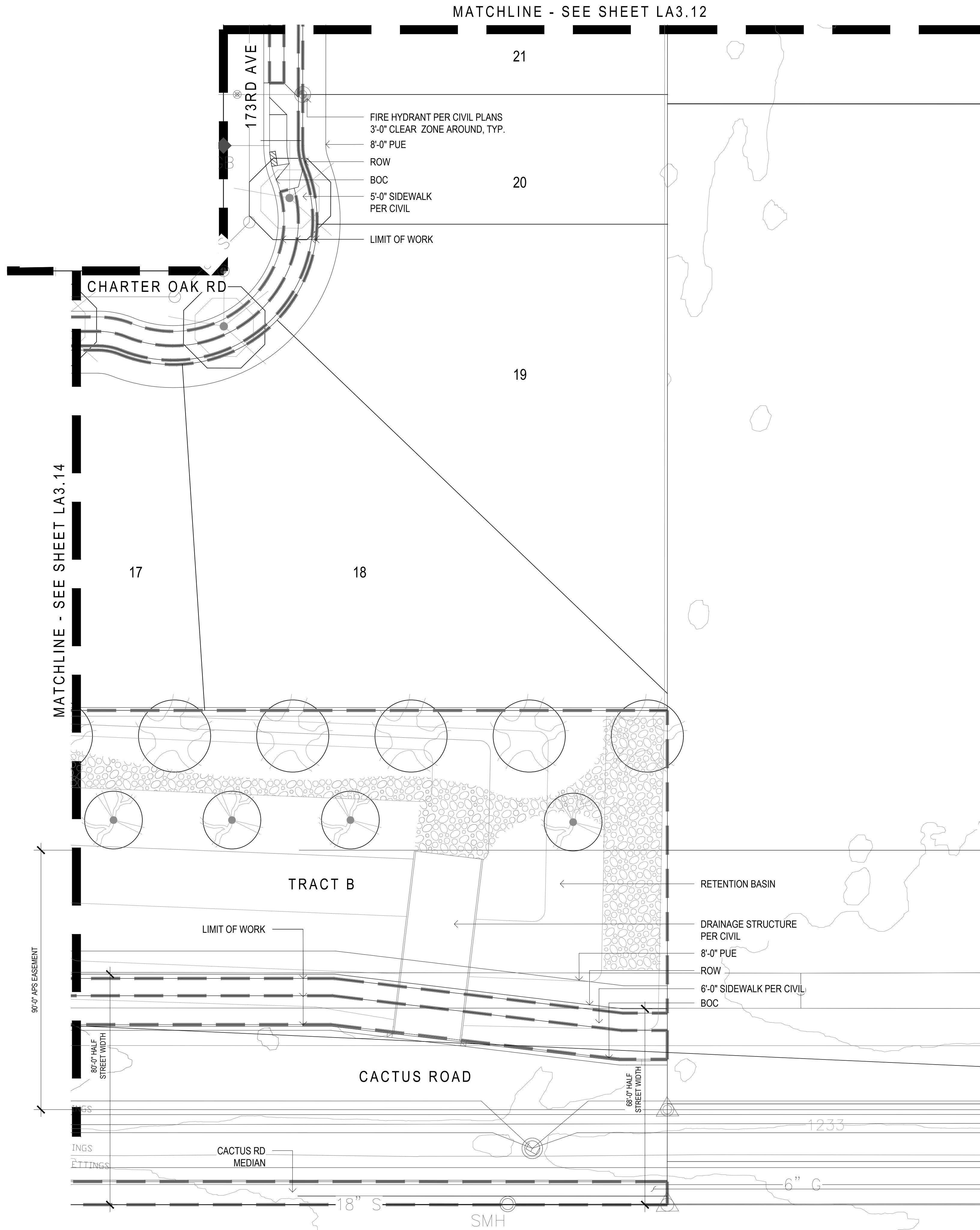
Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan

Gehan
Designed for Your Life. HOMES

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project number	
89-002-18	
case number	
FS18-566	
sheet number	

LA3.14



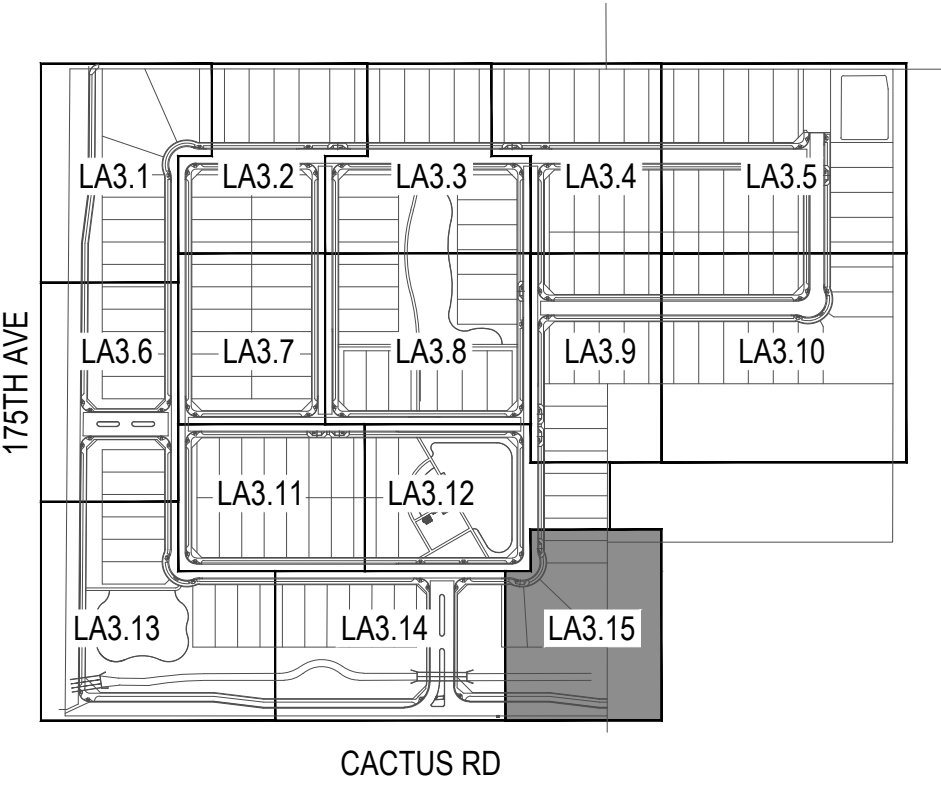
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6	6" Wide		

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 4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.

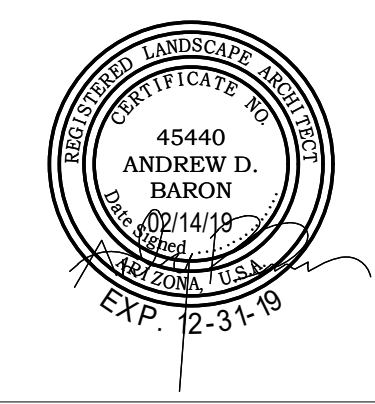


Key Map

Not To Scale

ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT, AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEIDAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan

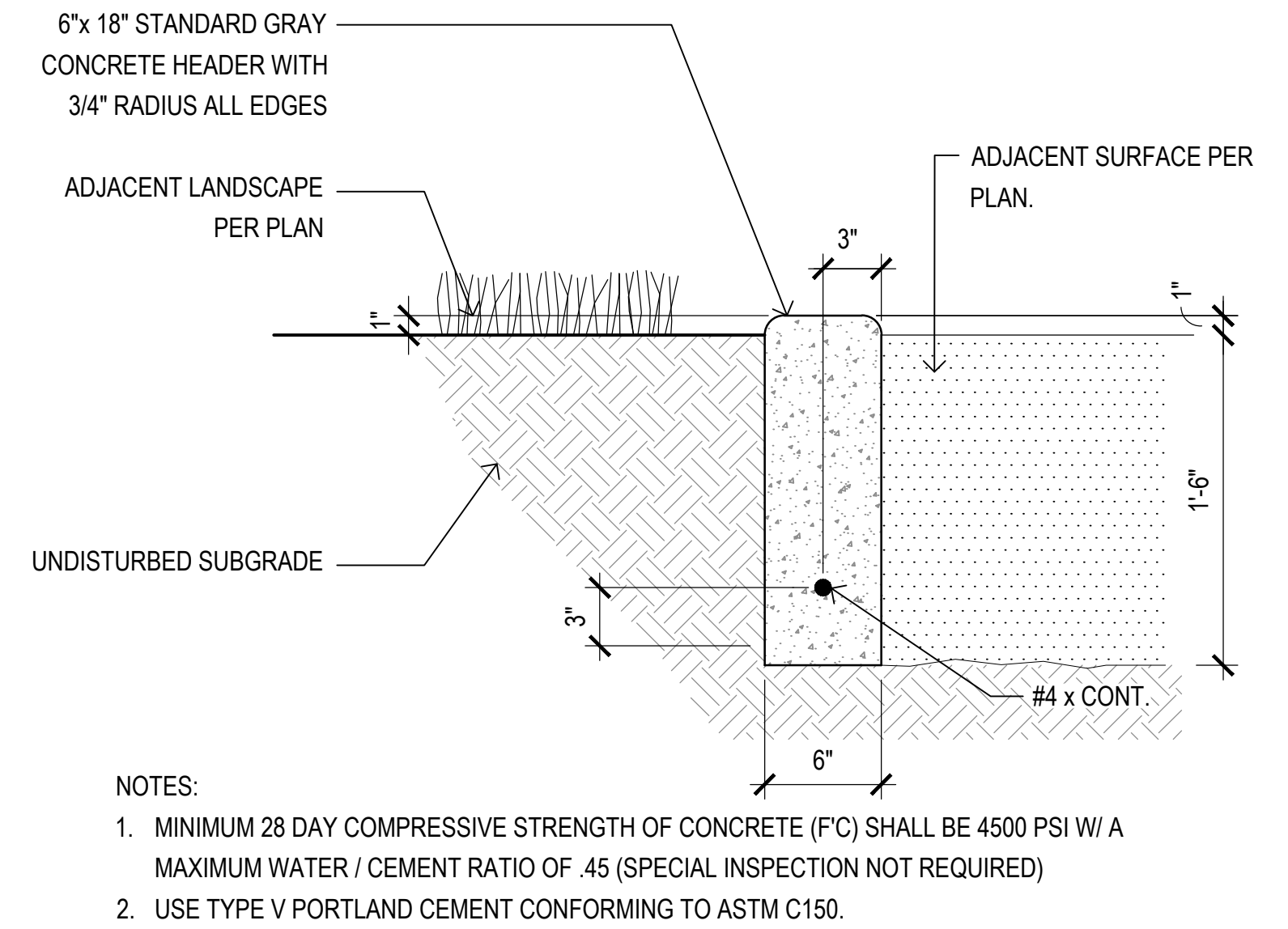
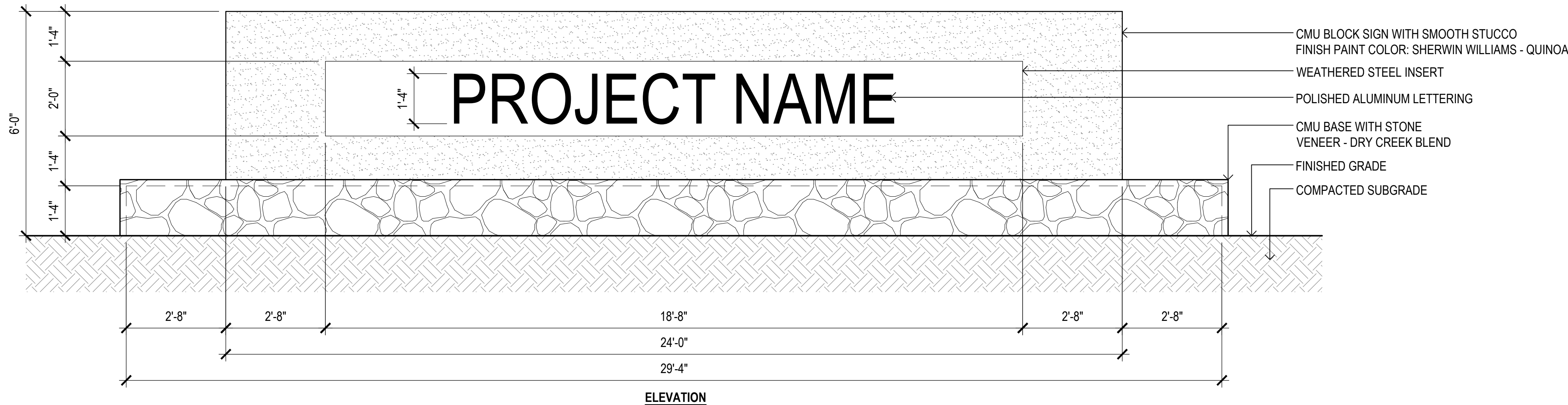
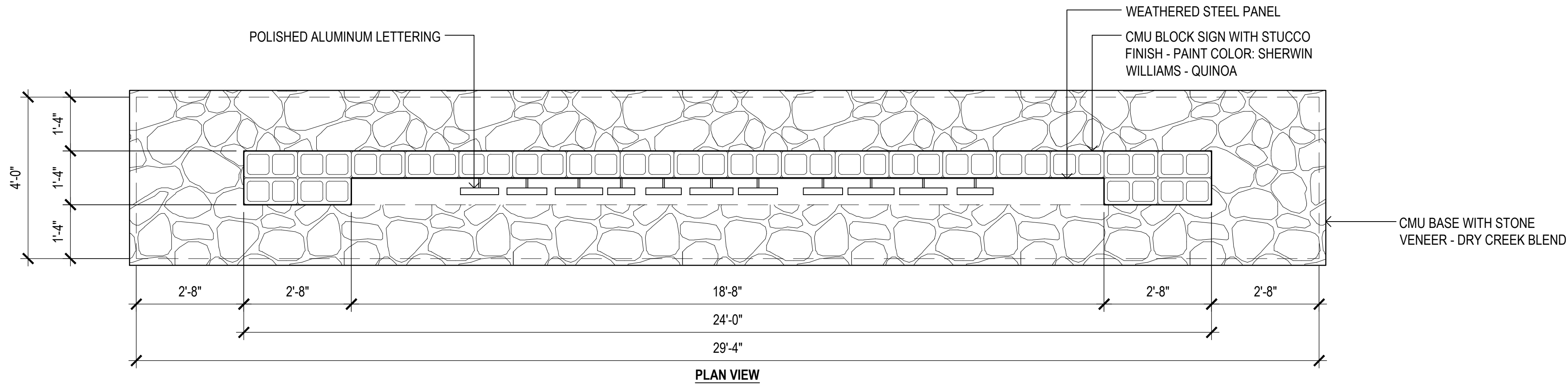
Gehan
Designed for Your Life. HOMES
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issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	
title	
Planting Plan	
date issued	
02-14-19	
scale	
1" = 20'-0"	
drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	
case number	
FS18-566	
sheet number	

LA3.15

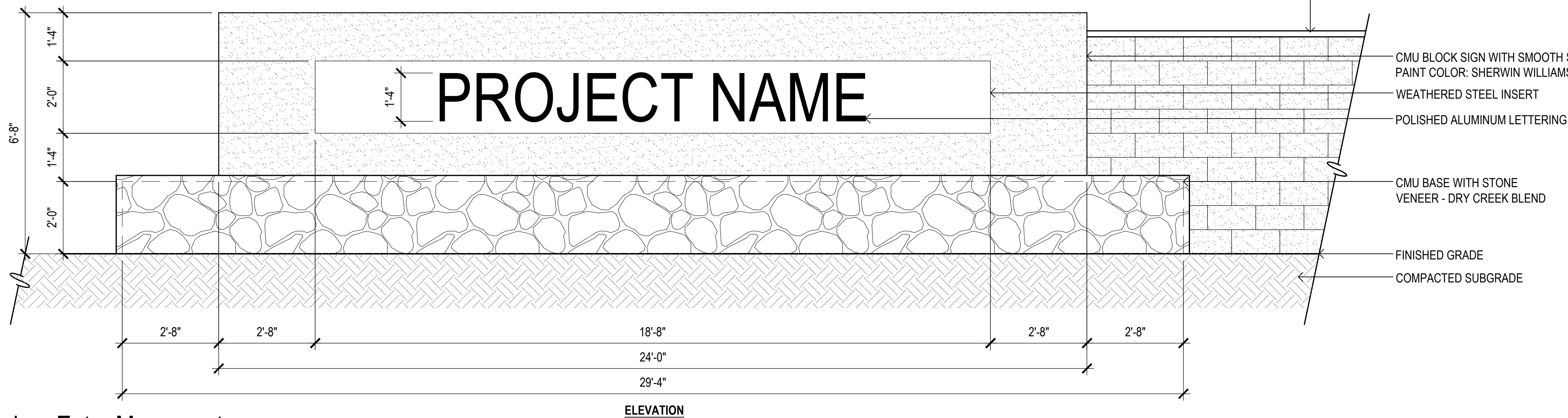
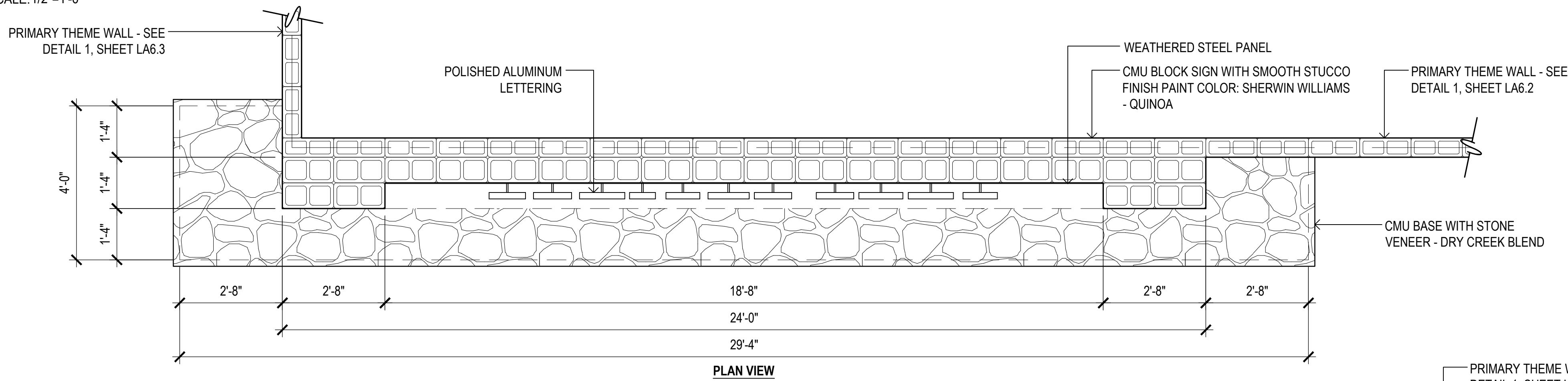
sheet 19 of 25

Page 493 of 640



1 Primary Entry Monument

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

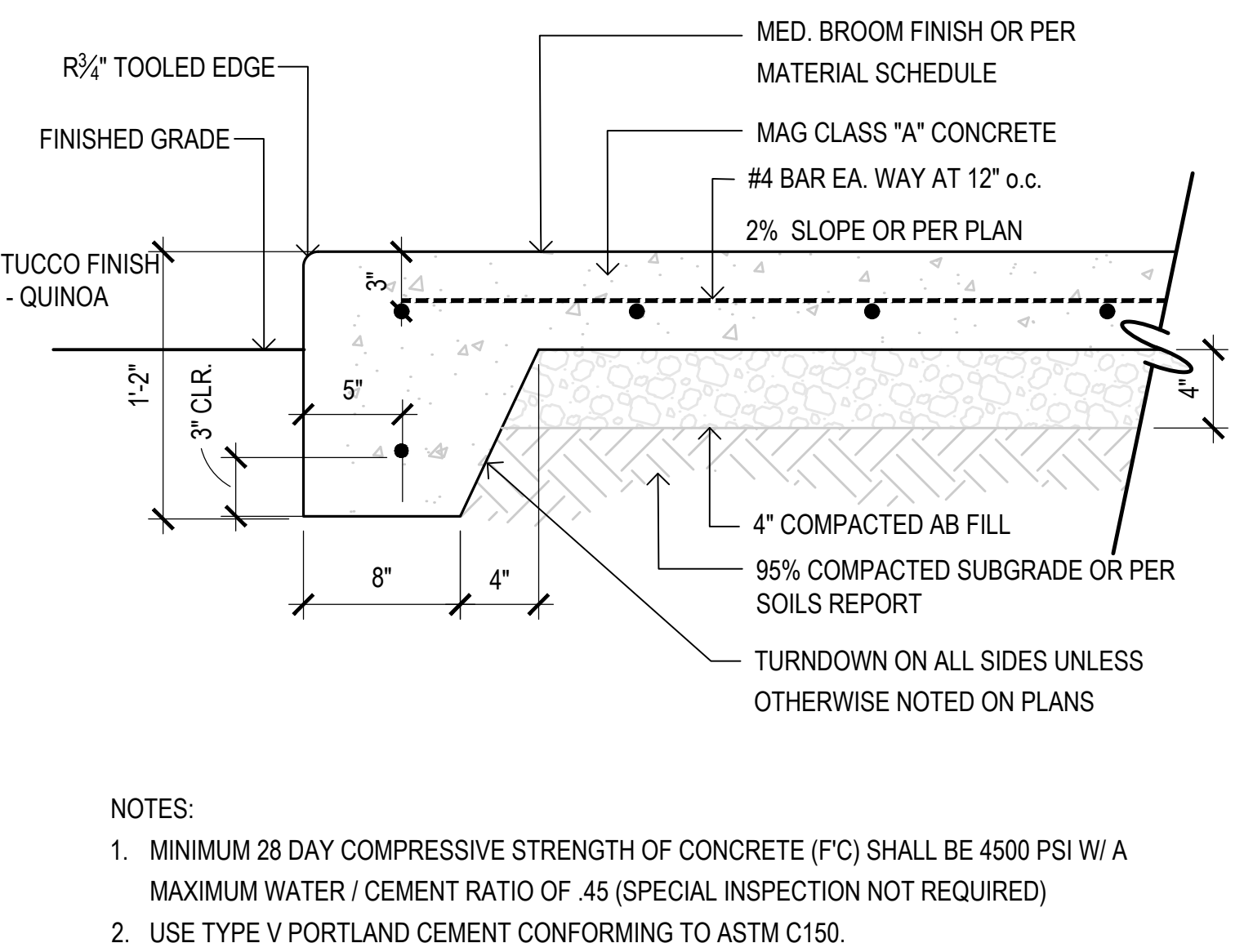


3 Secondary Entry Monument

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

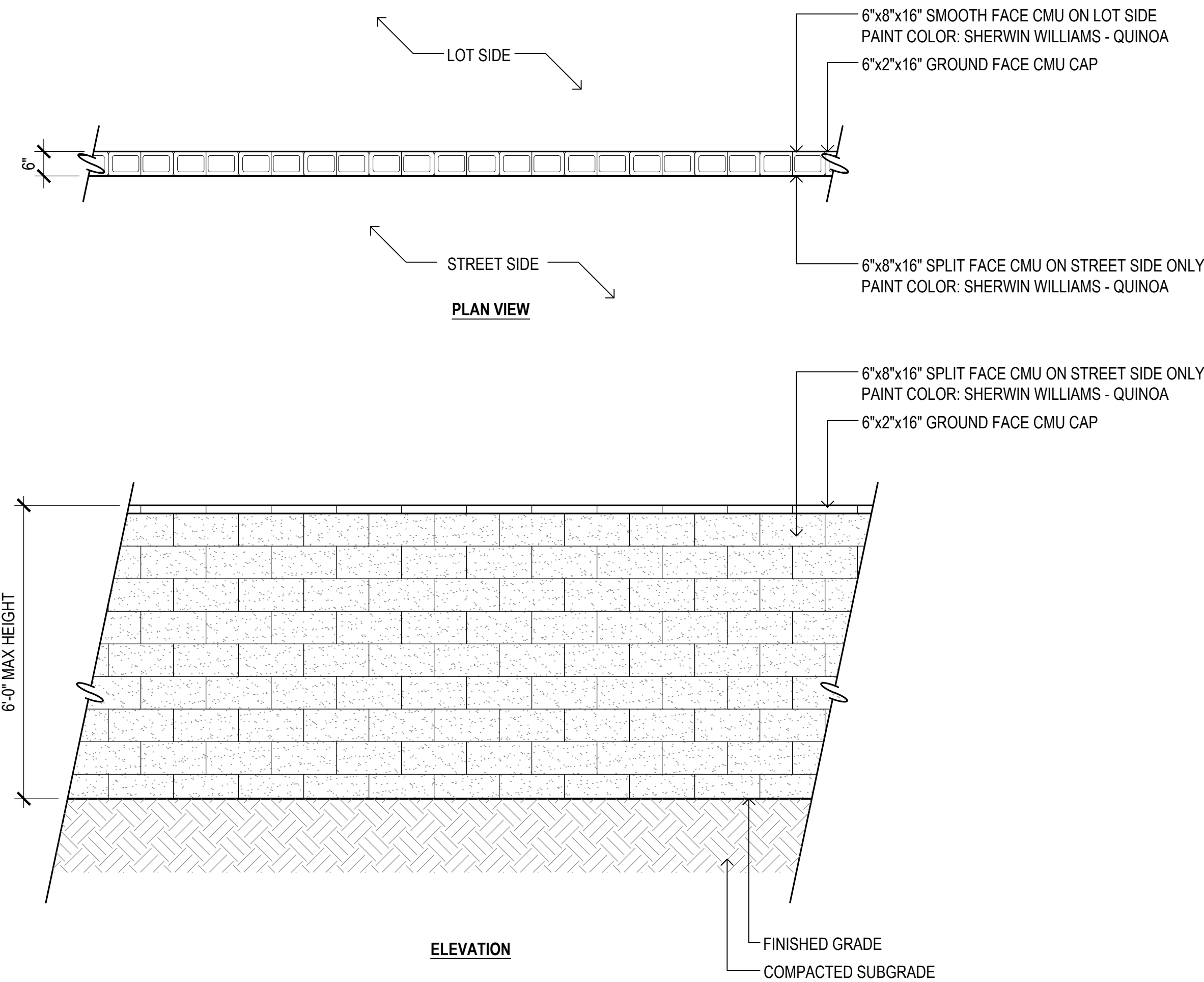
2 Concrete Header Turndown

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



4 Concrete Turndown

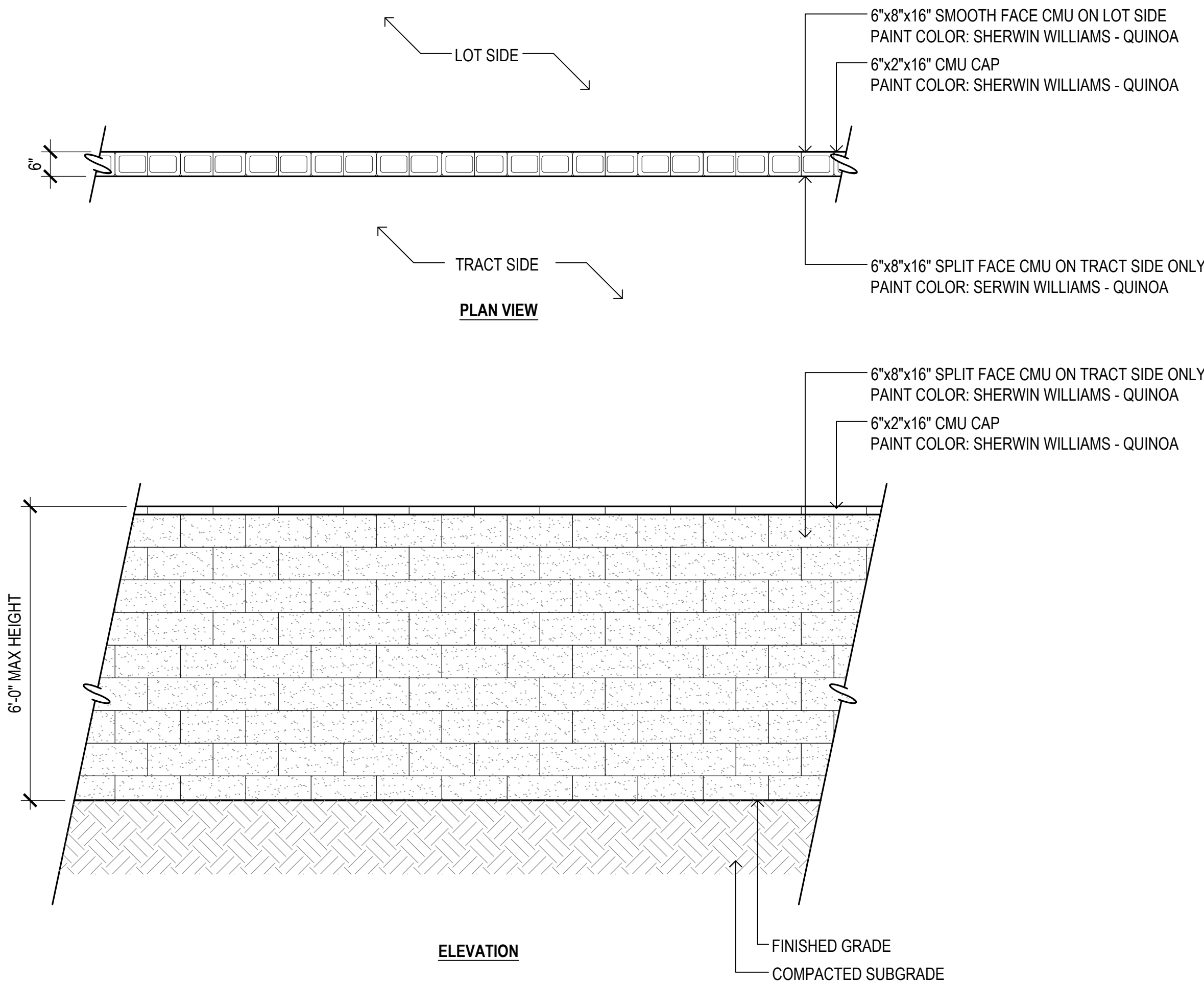
SCALE: 1-1/2"=1'-0"



1

Primary Theme Wall

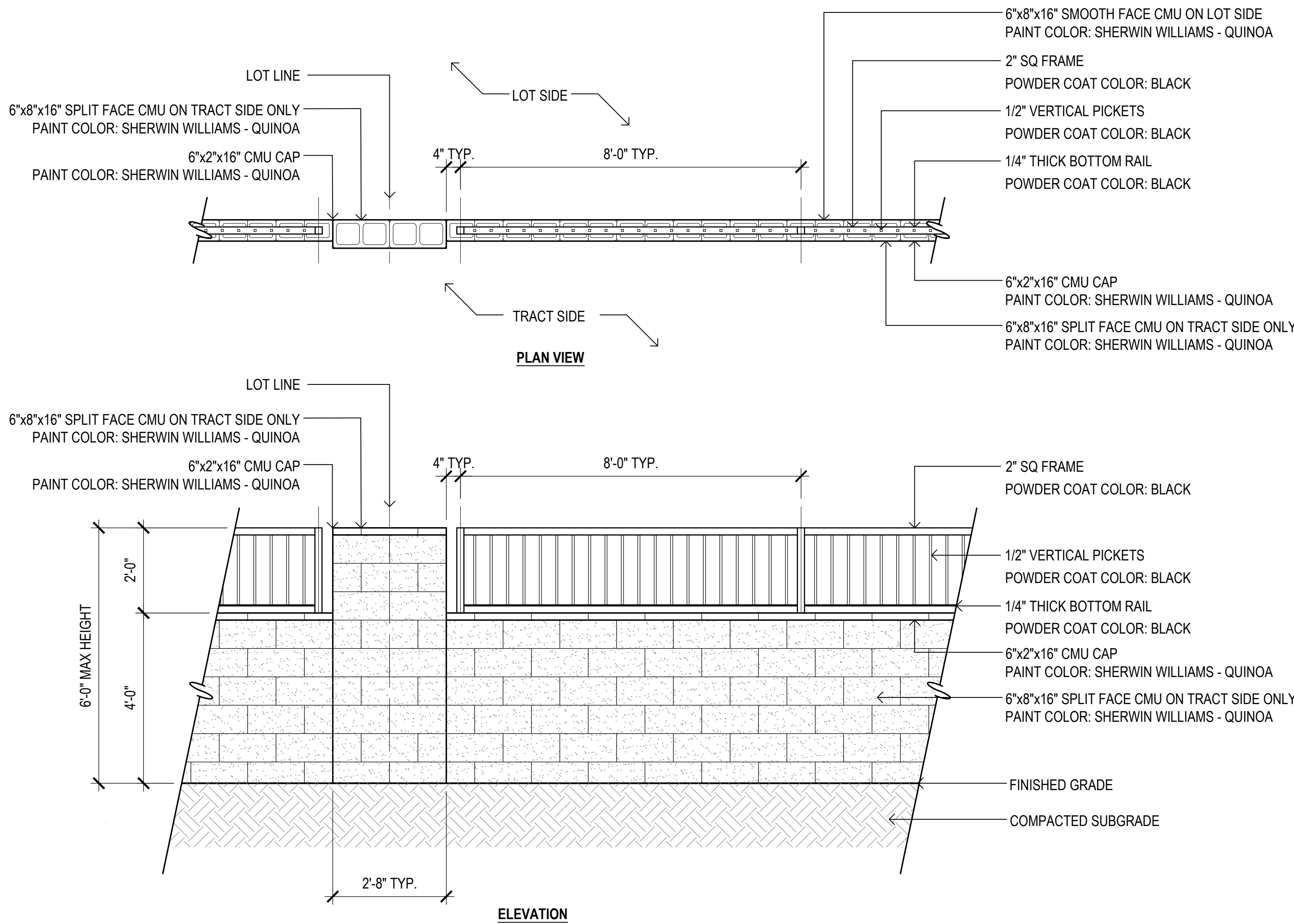
SCALE: 1/2"=1'-0"



2

Secondary Theme Wall

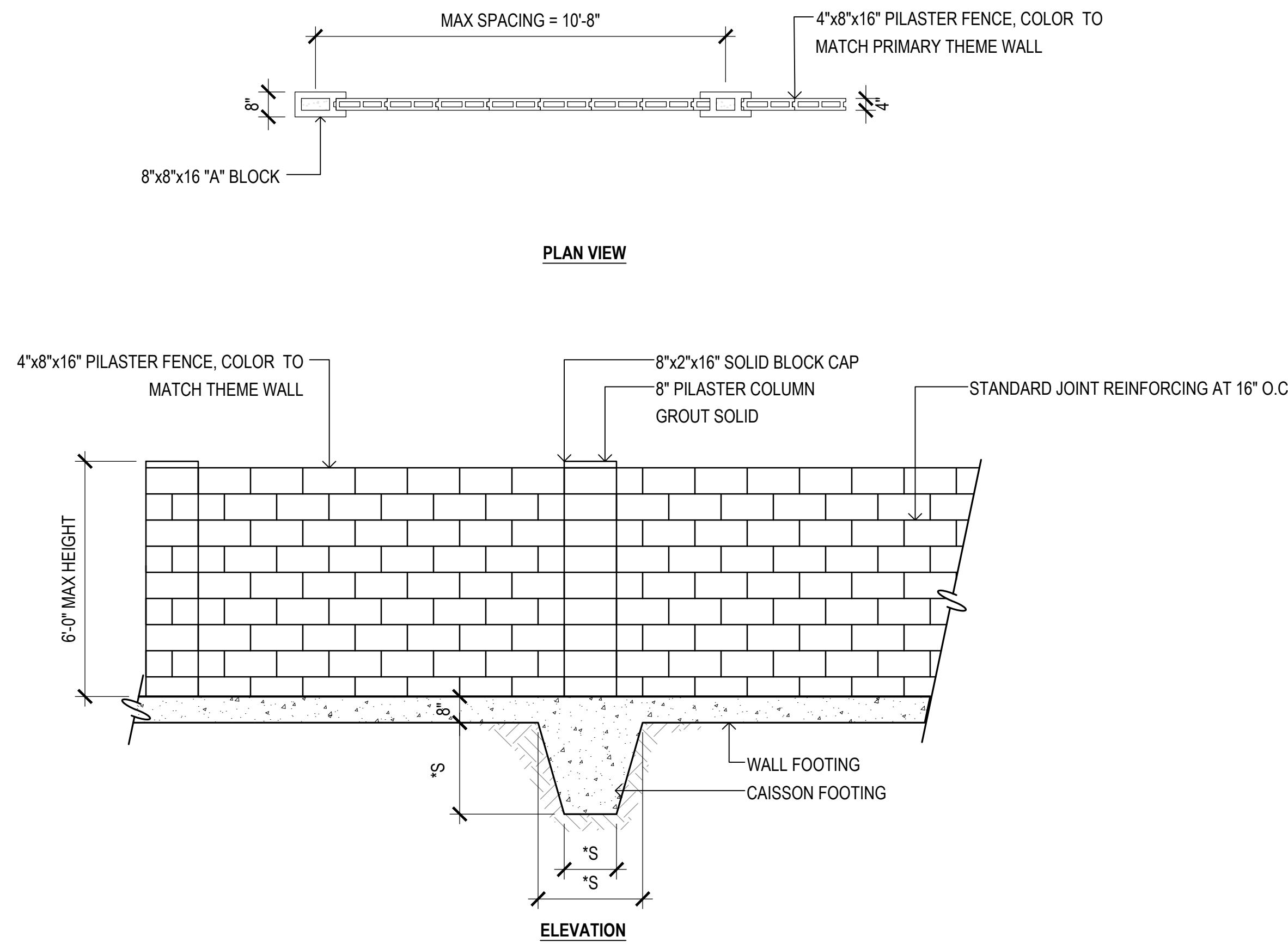
SCALE: 1/2"=1'-0"



3

Partial View Fence

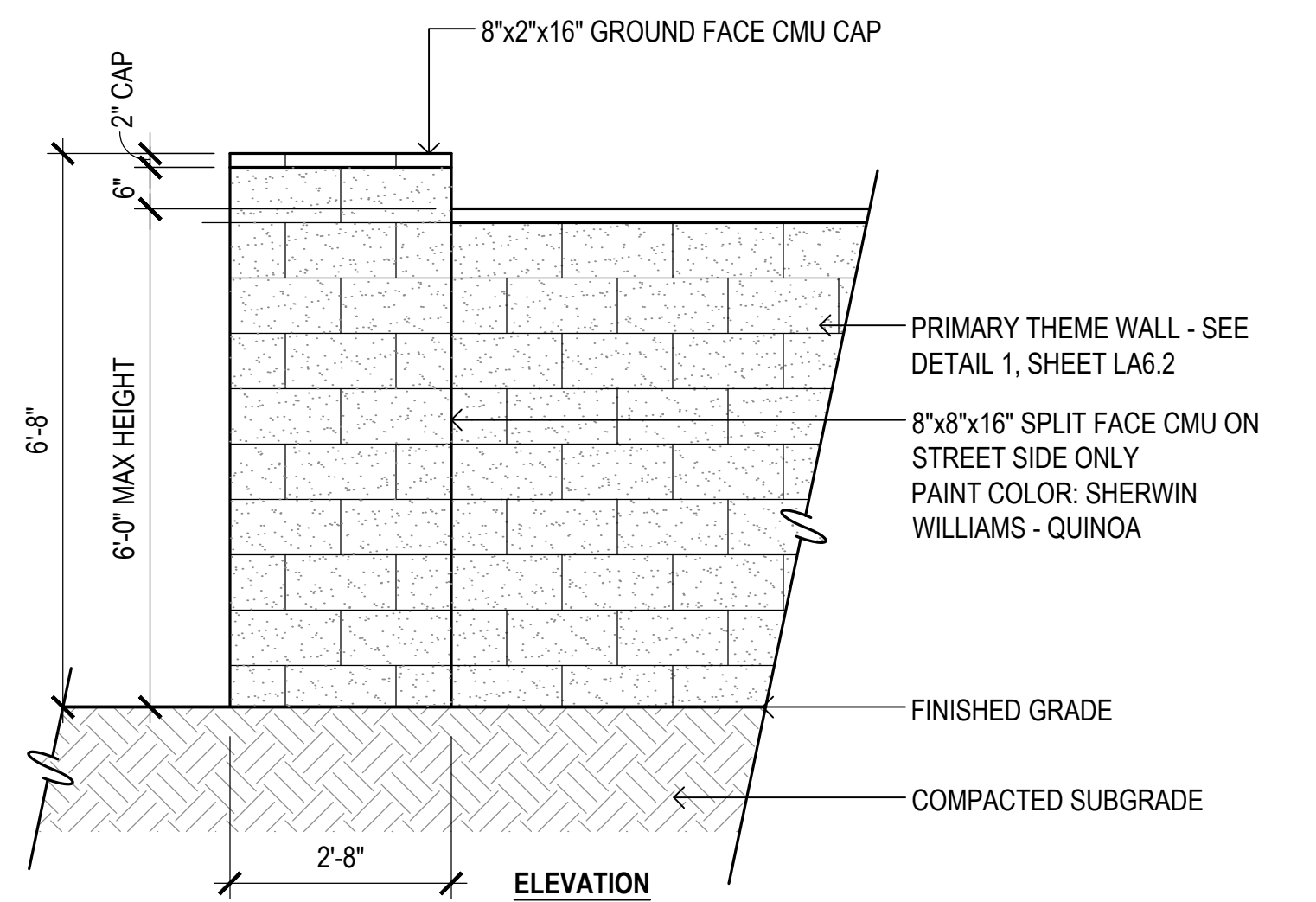
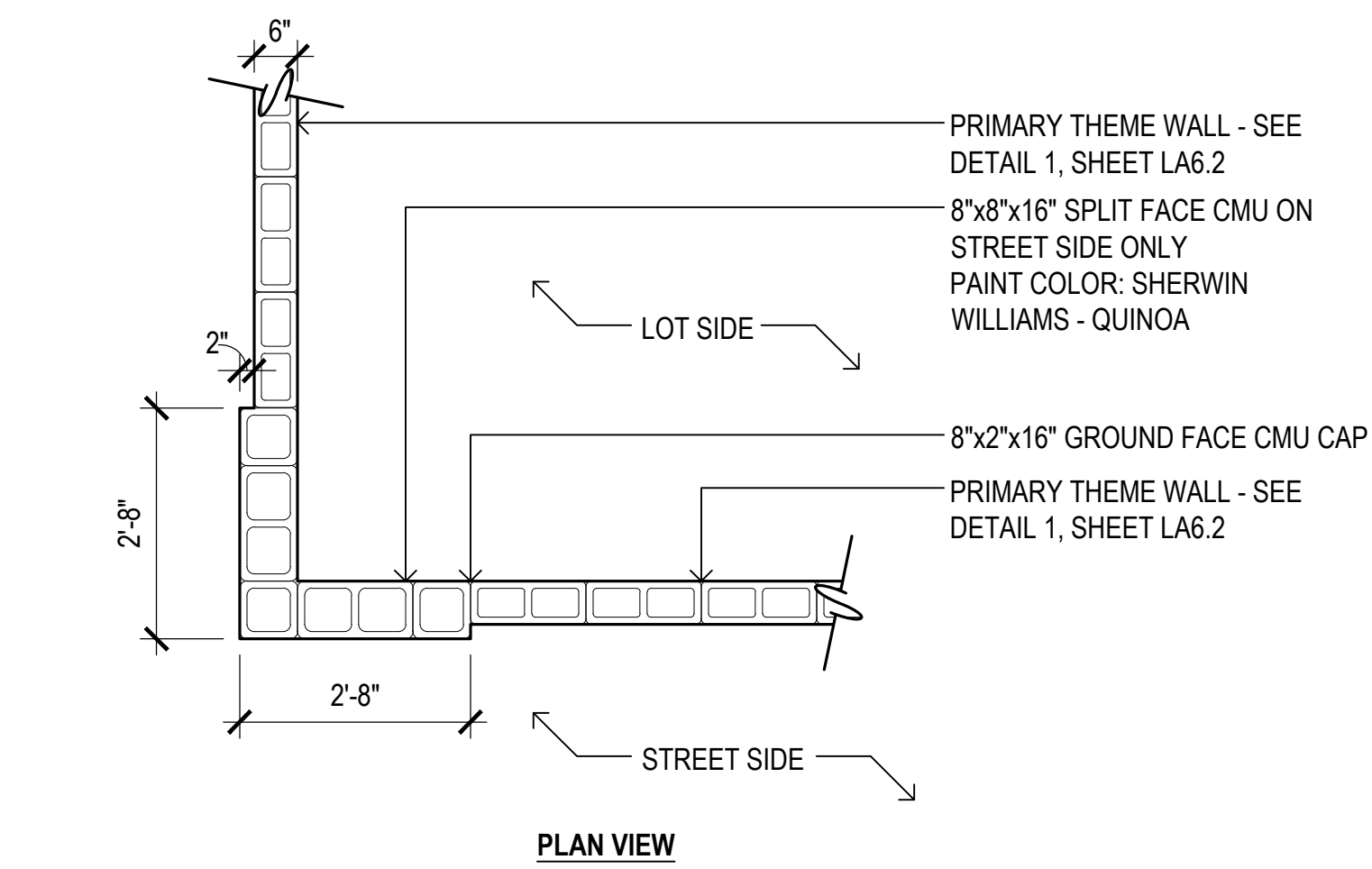
SCALE: 1/2"=1'-0"



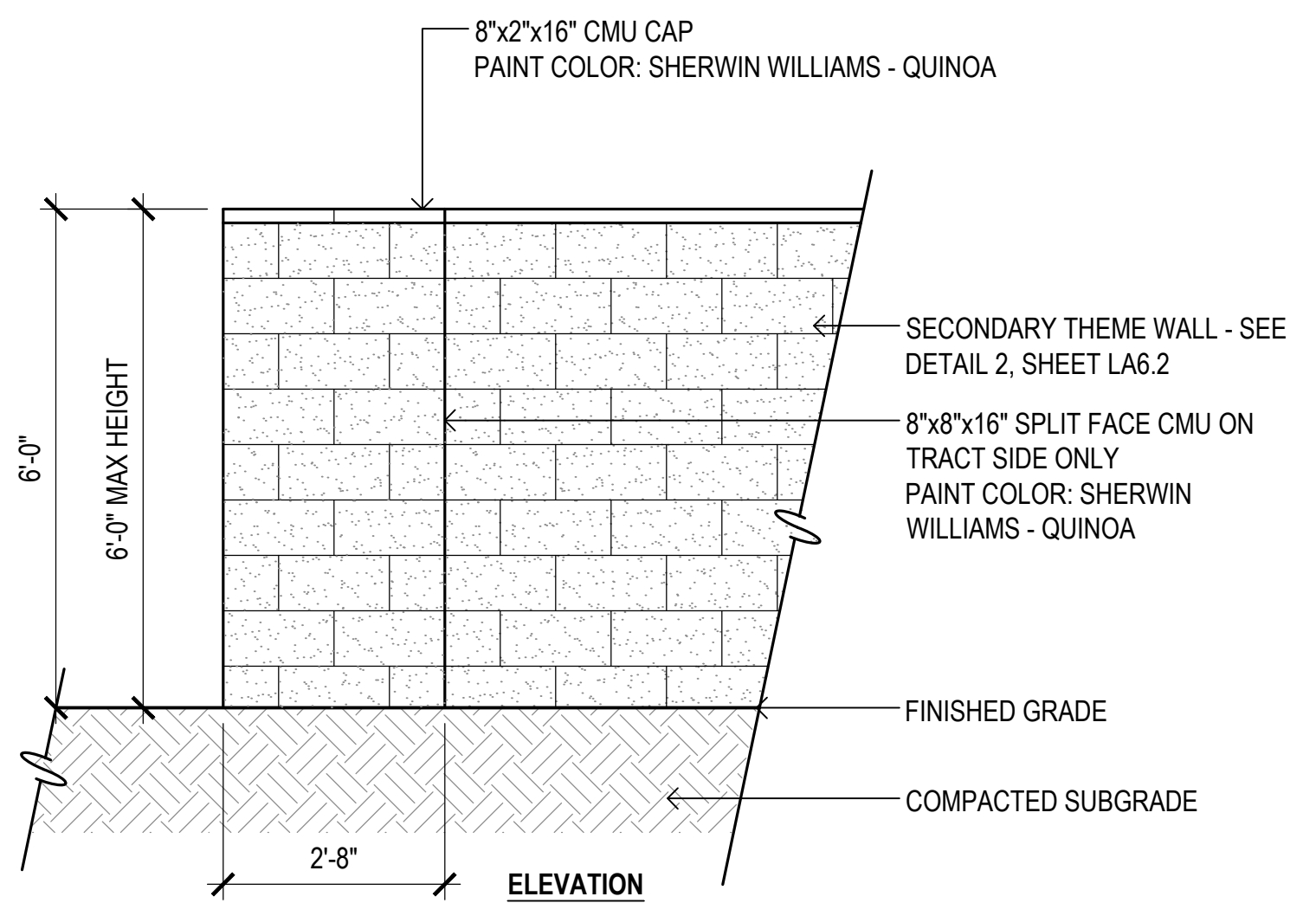
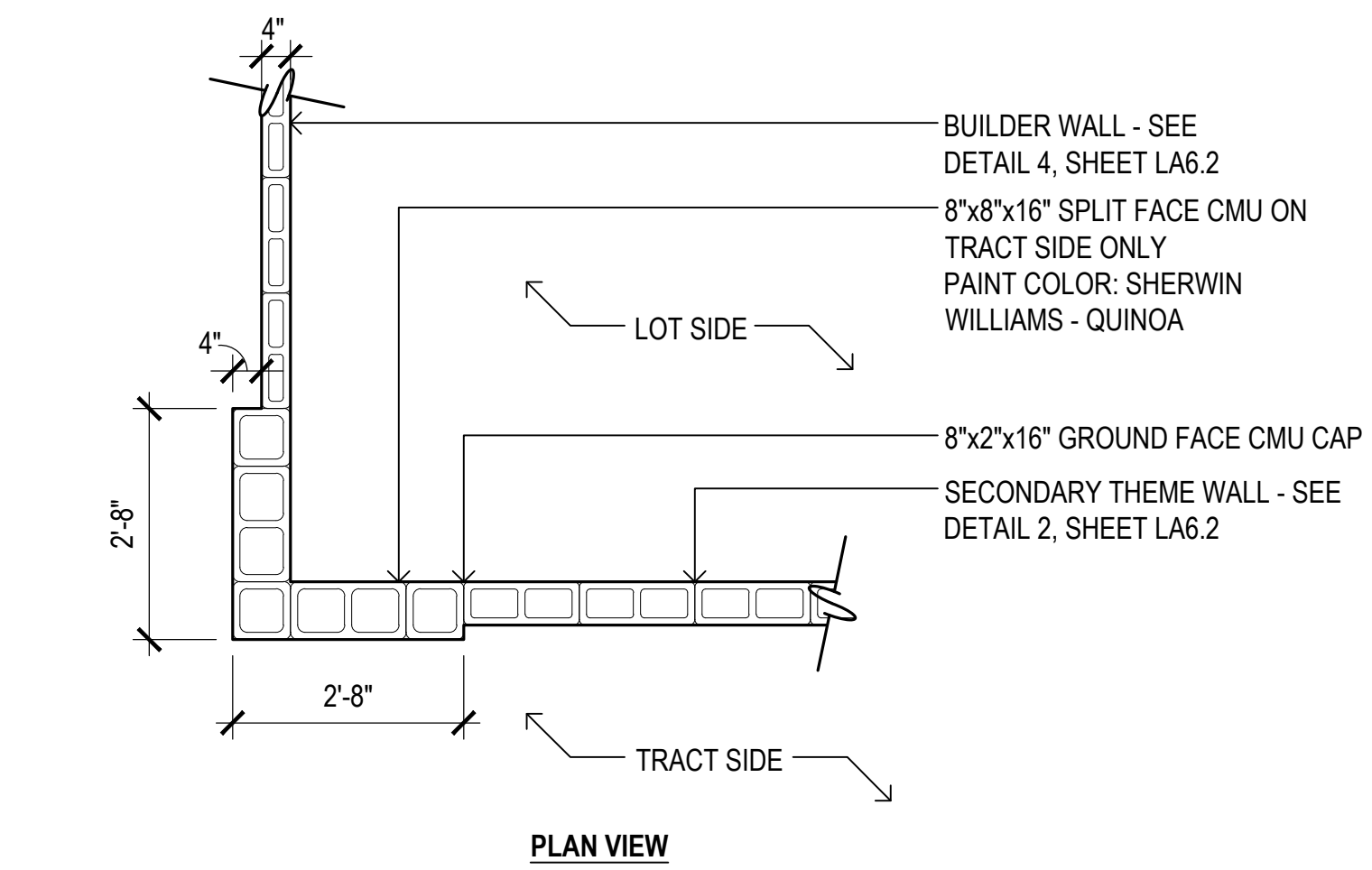
4

Builder Wall

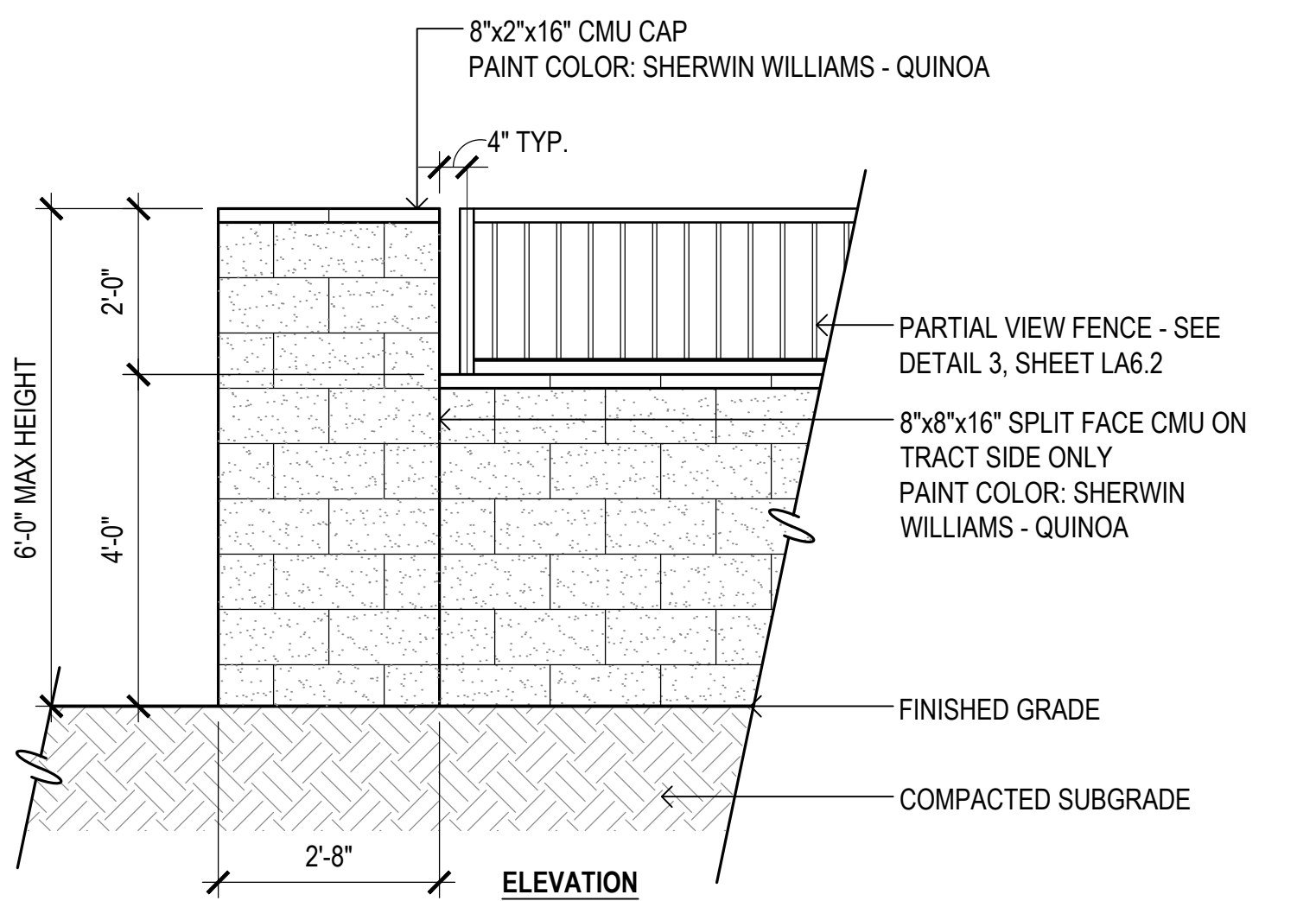
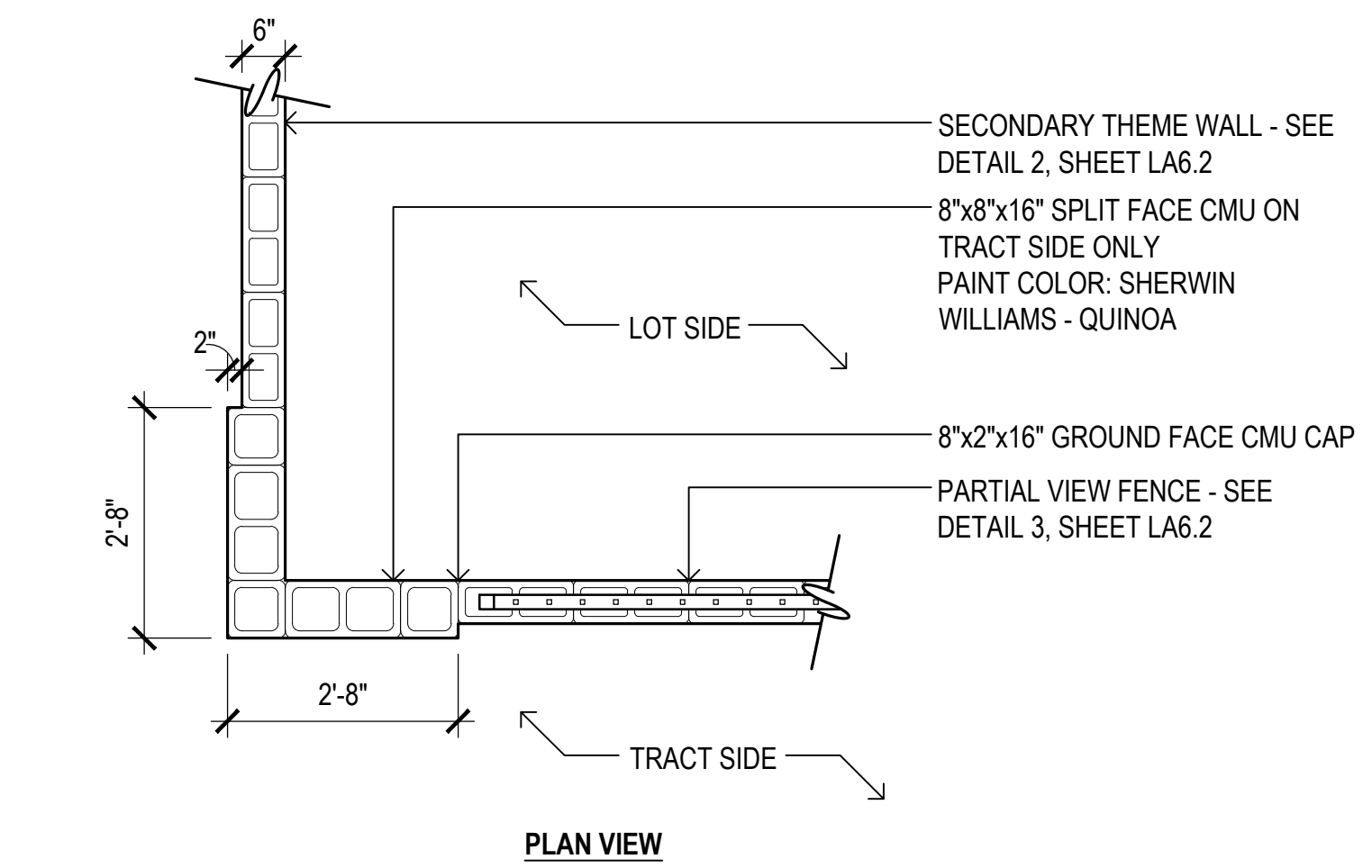
SCALE: 3/8"=1'-0"



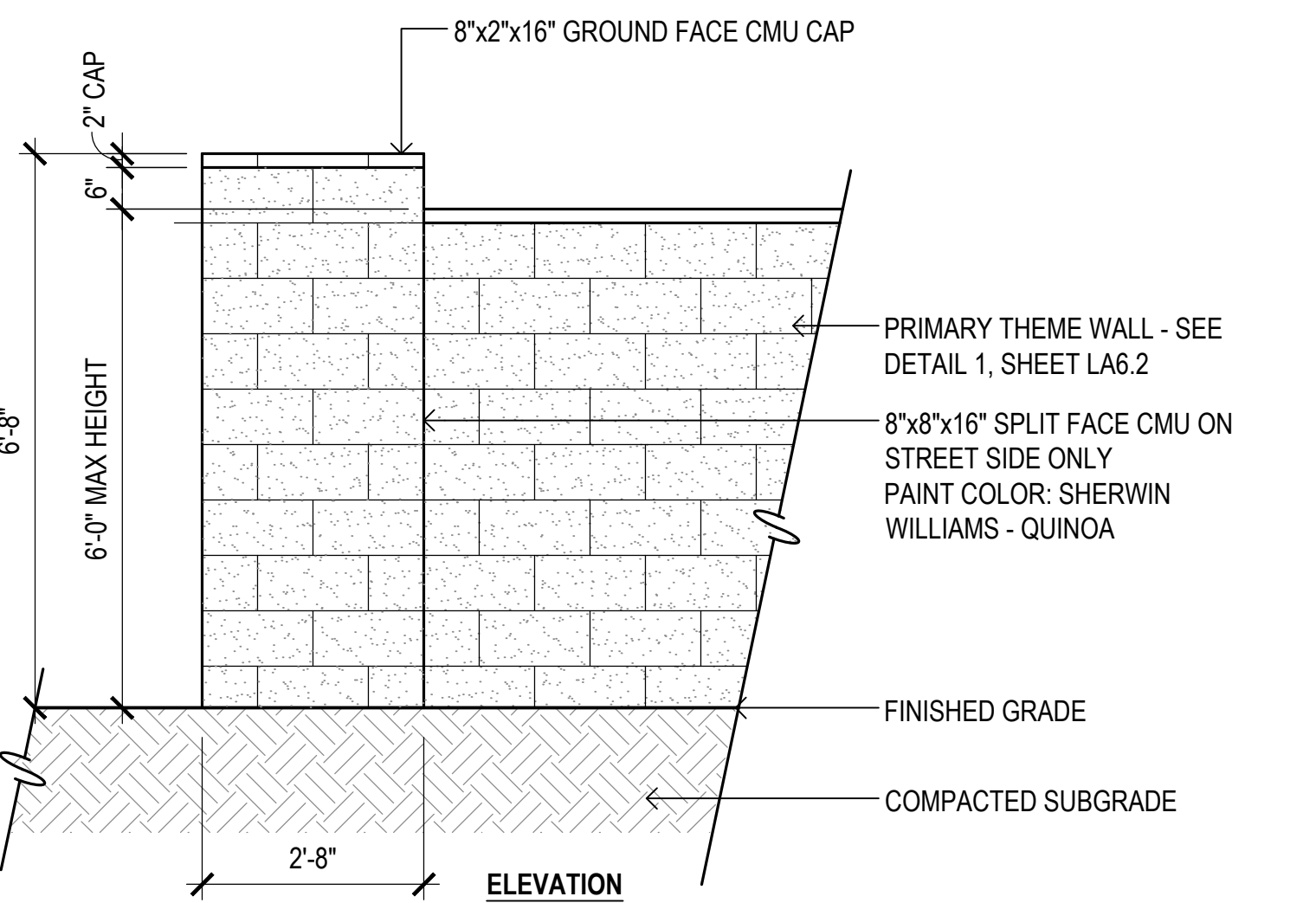
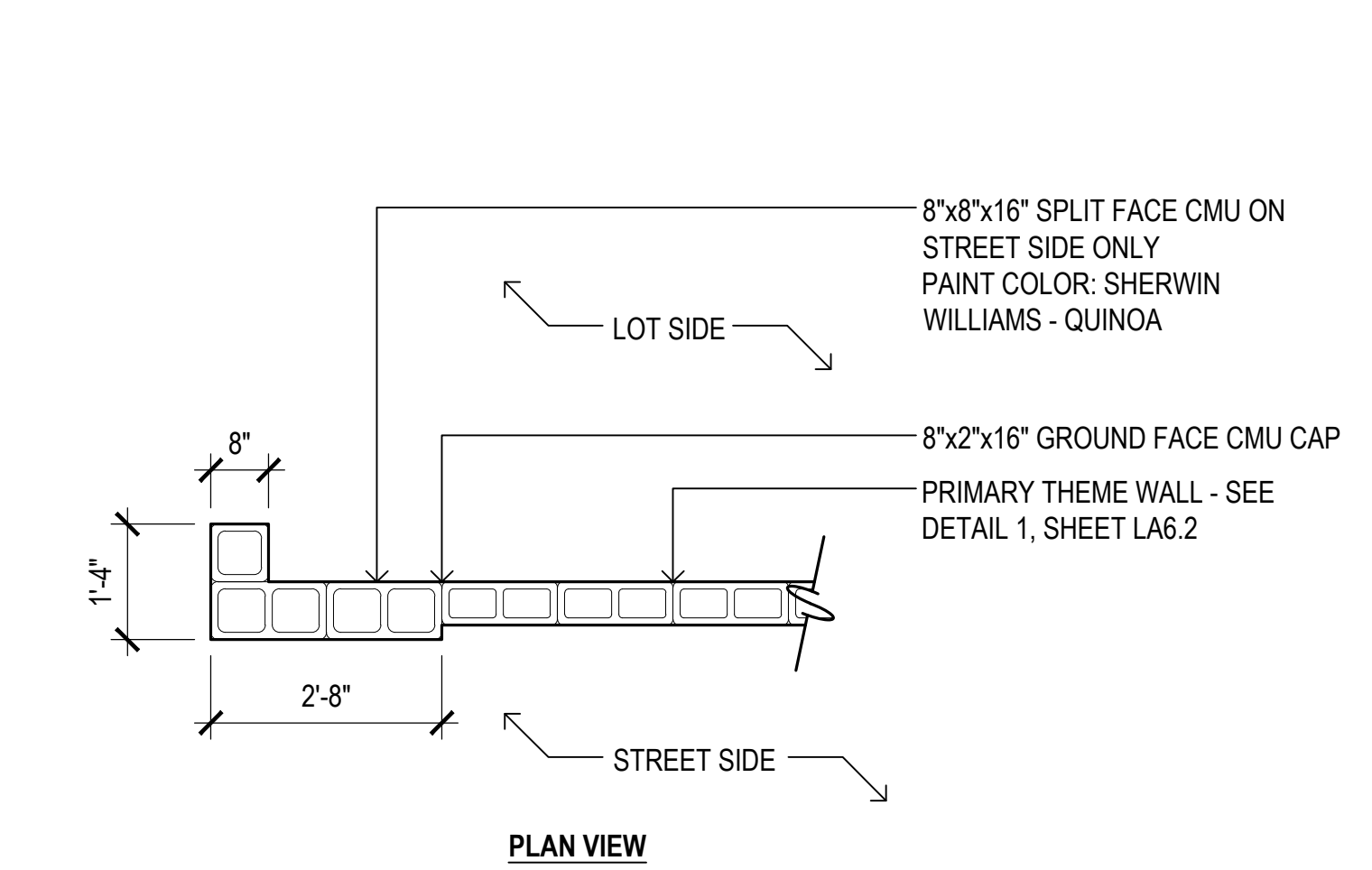
1 Primary Corner Accent Panel
SCALE: 1/2"=1'-0"



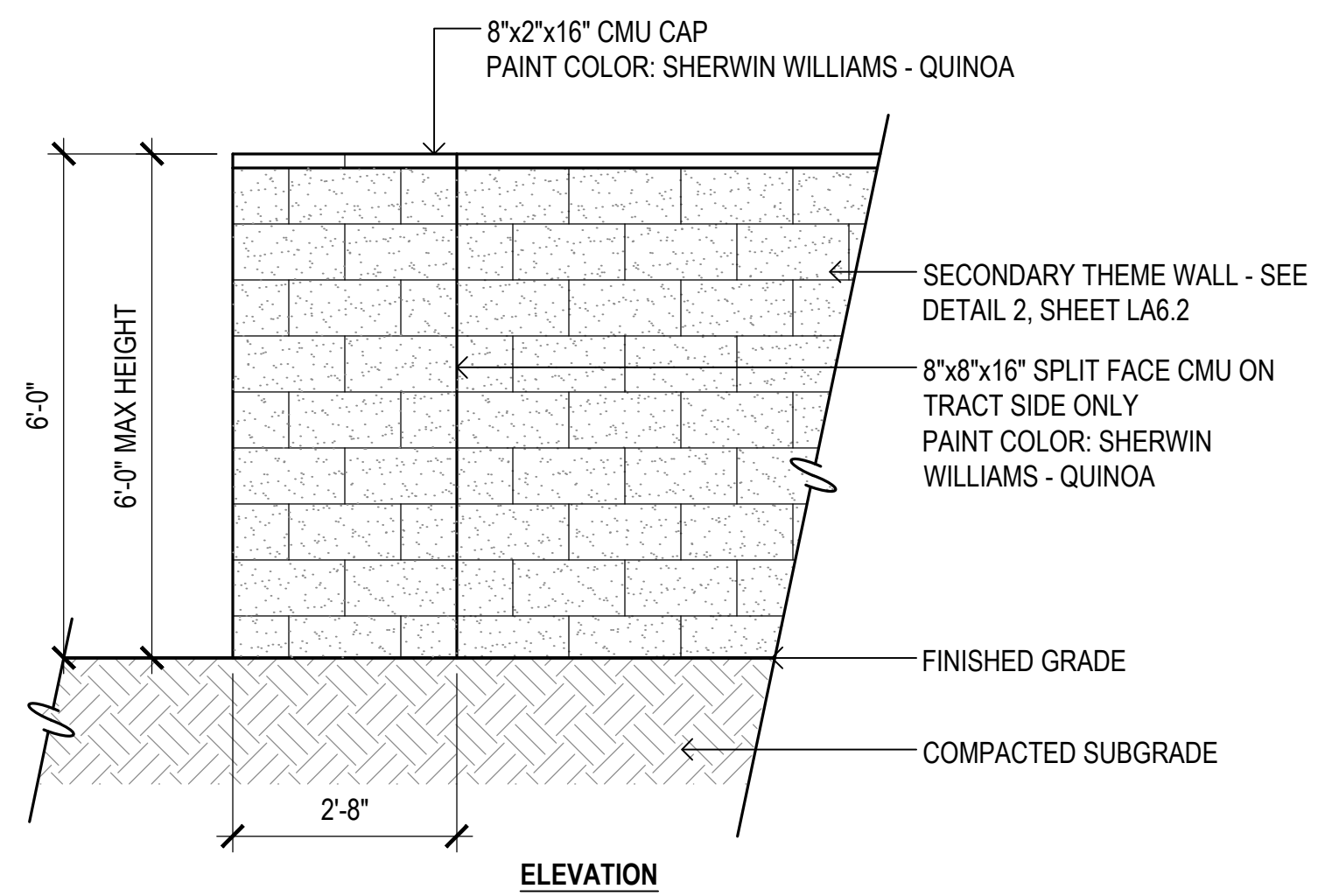
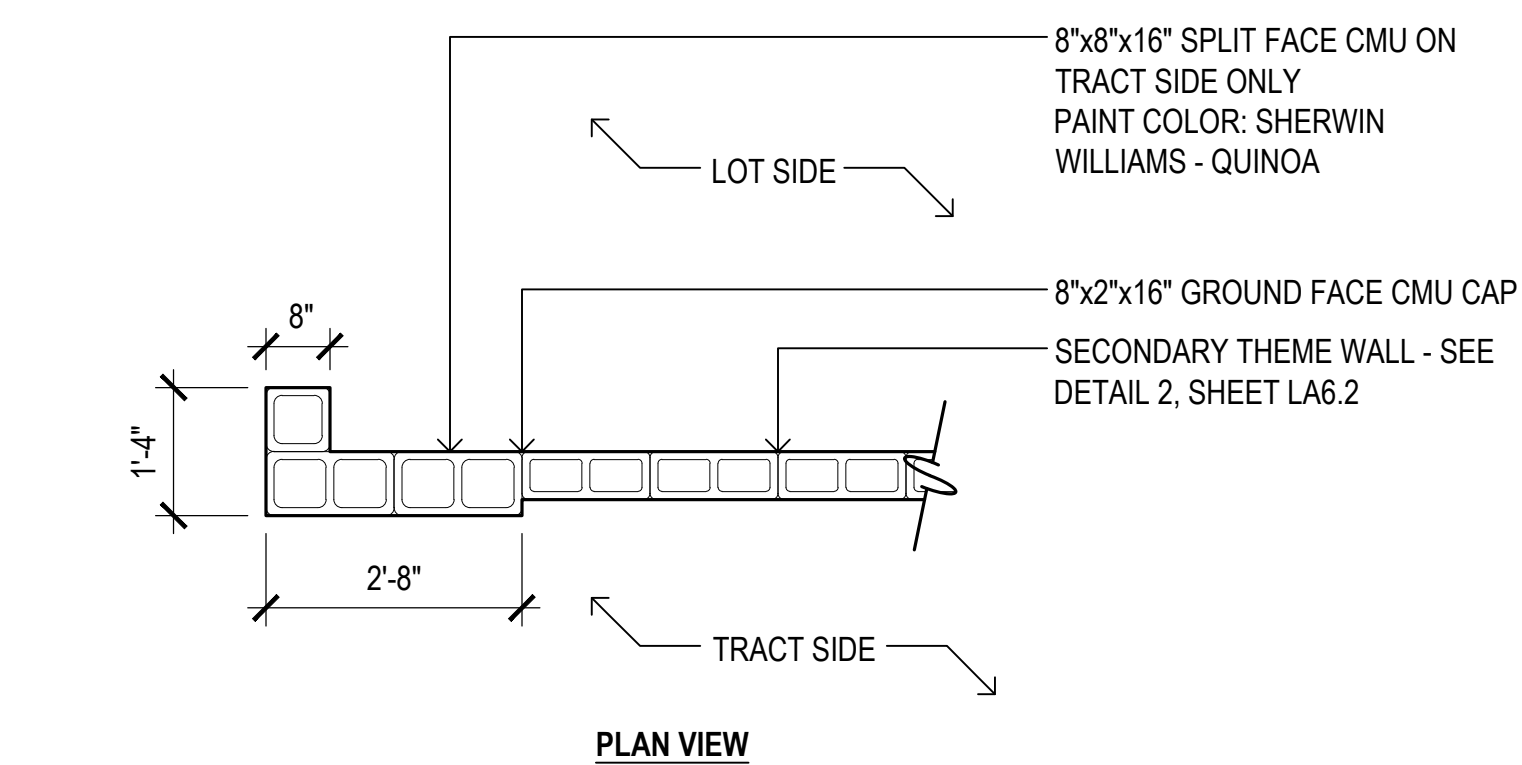
2 Secondary Corner Accent Panel
SCALE: 1/2"=1'-0"



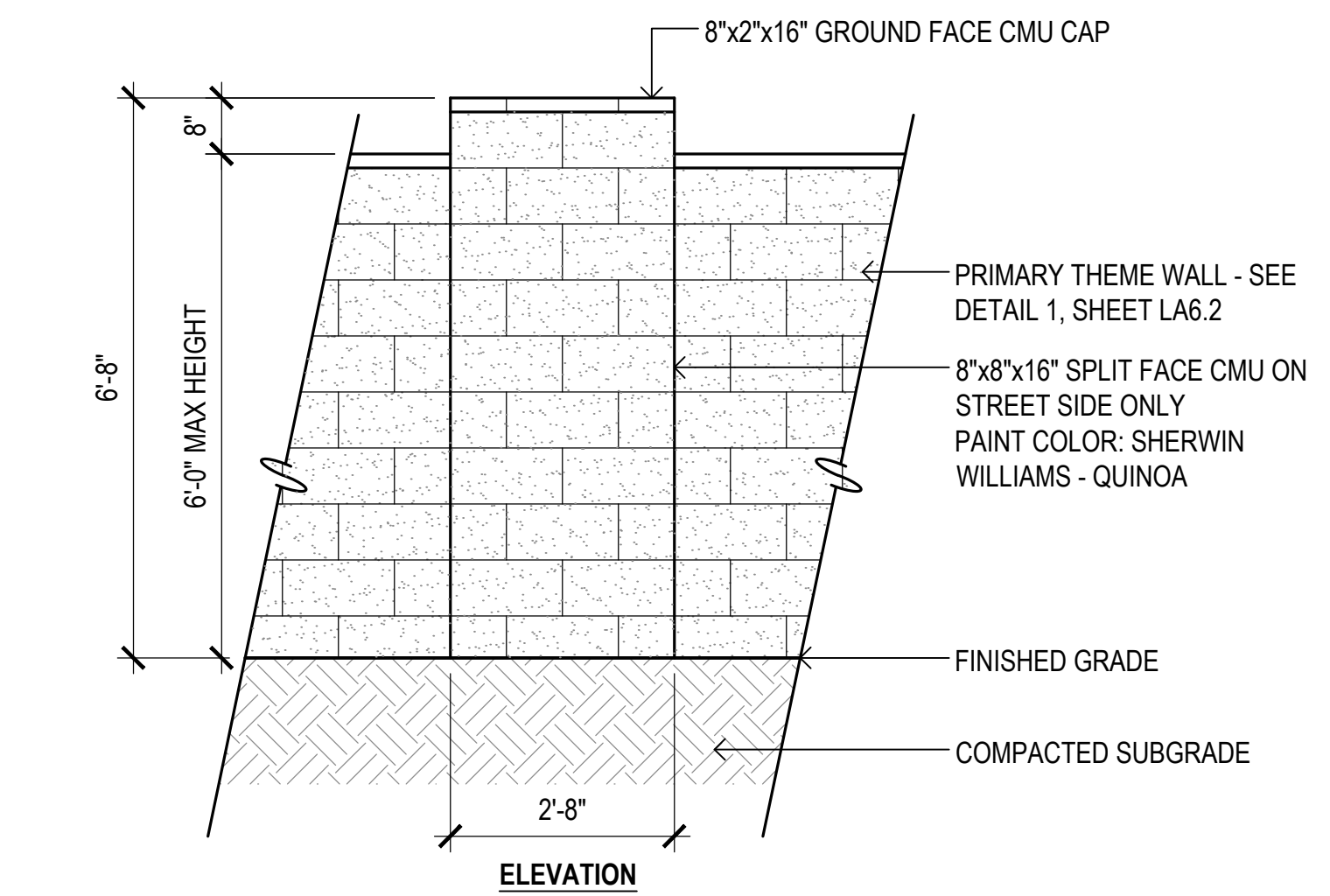
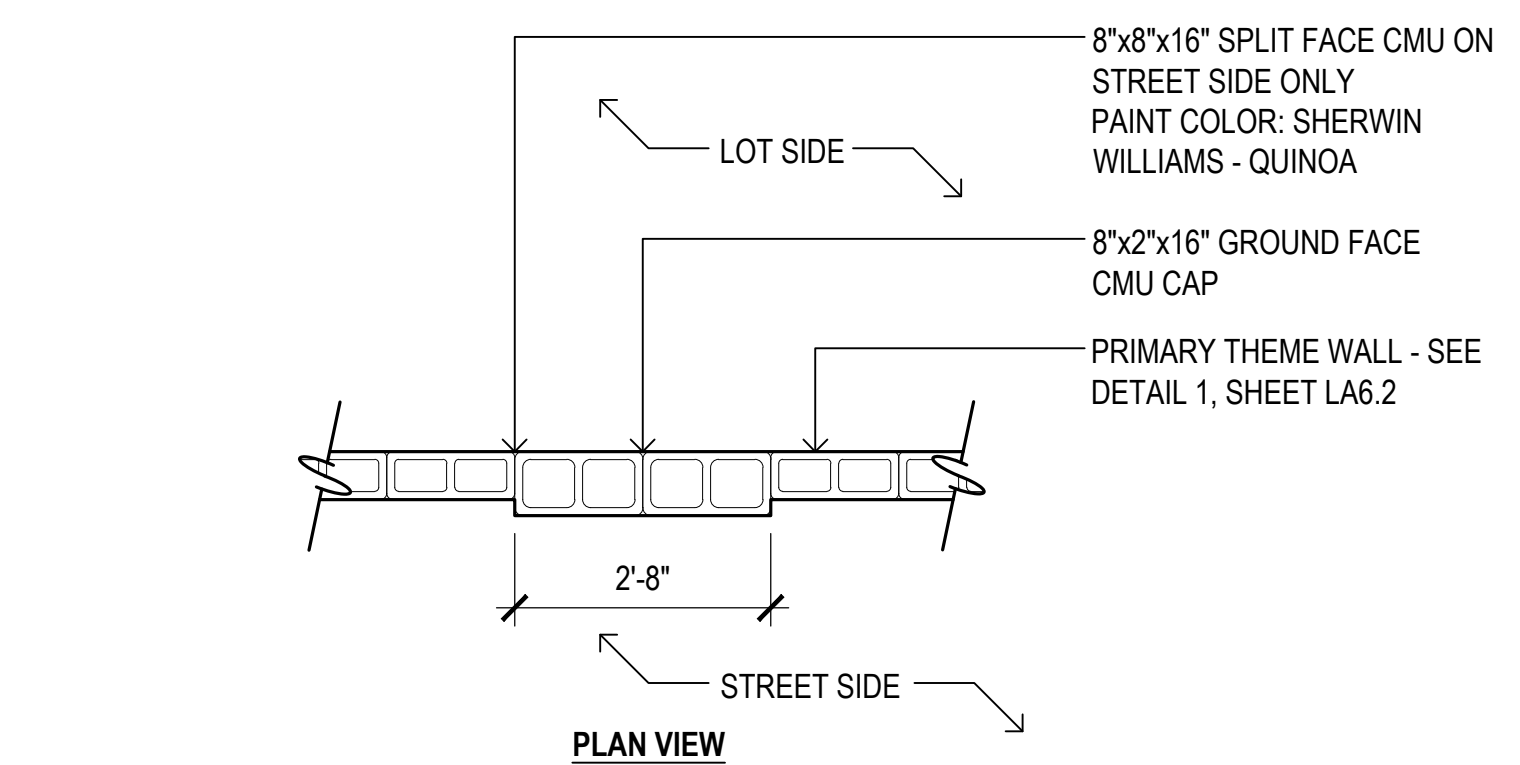
3 Corner Accent Panel at Partial View Fence
SCALE: 1/2"=1'-0"



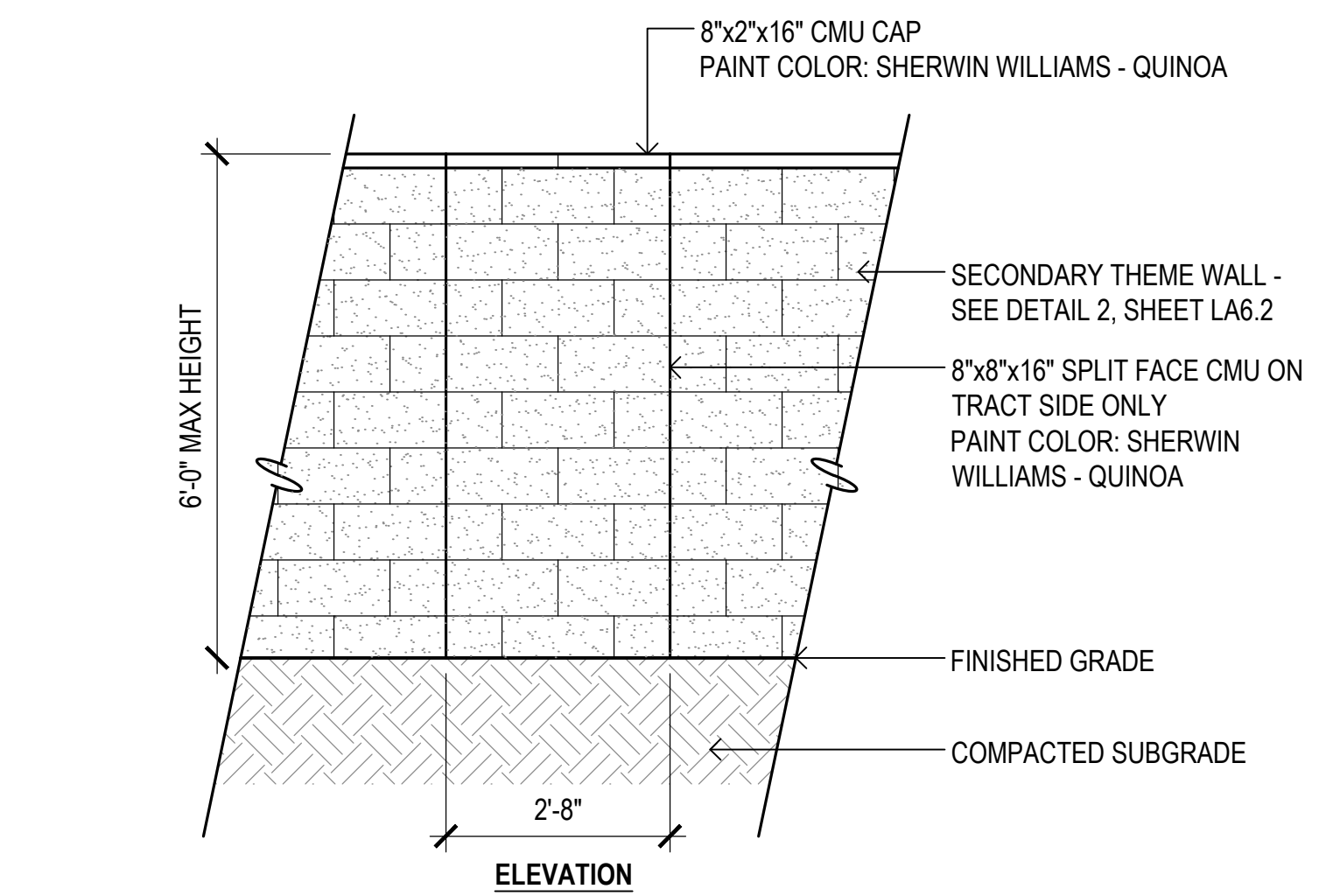
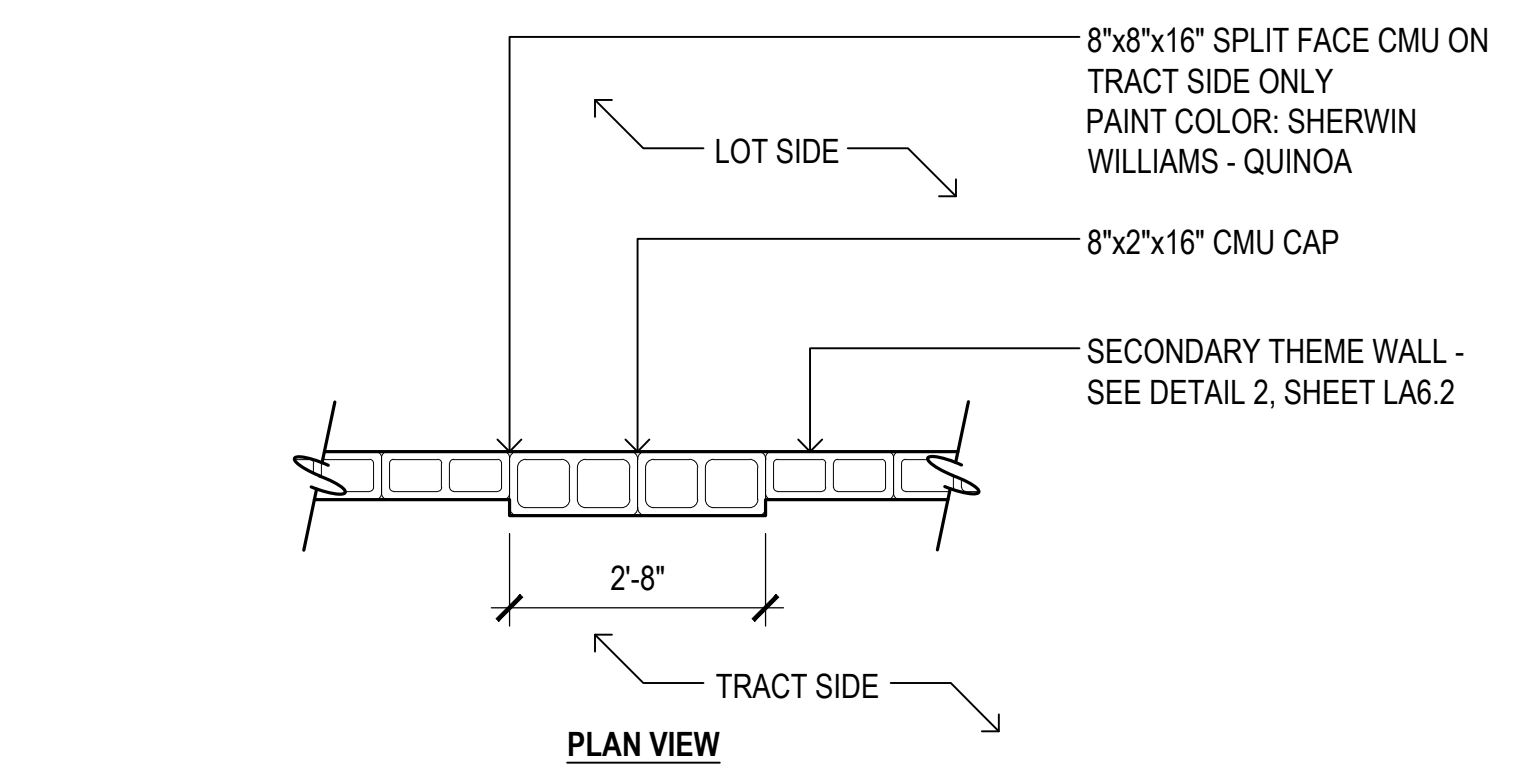
4 Primary Theme Column
SCALE: 1/2"=1'-0"



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



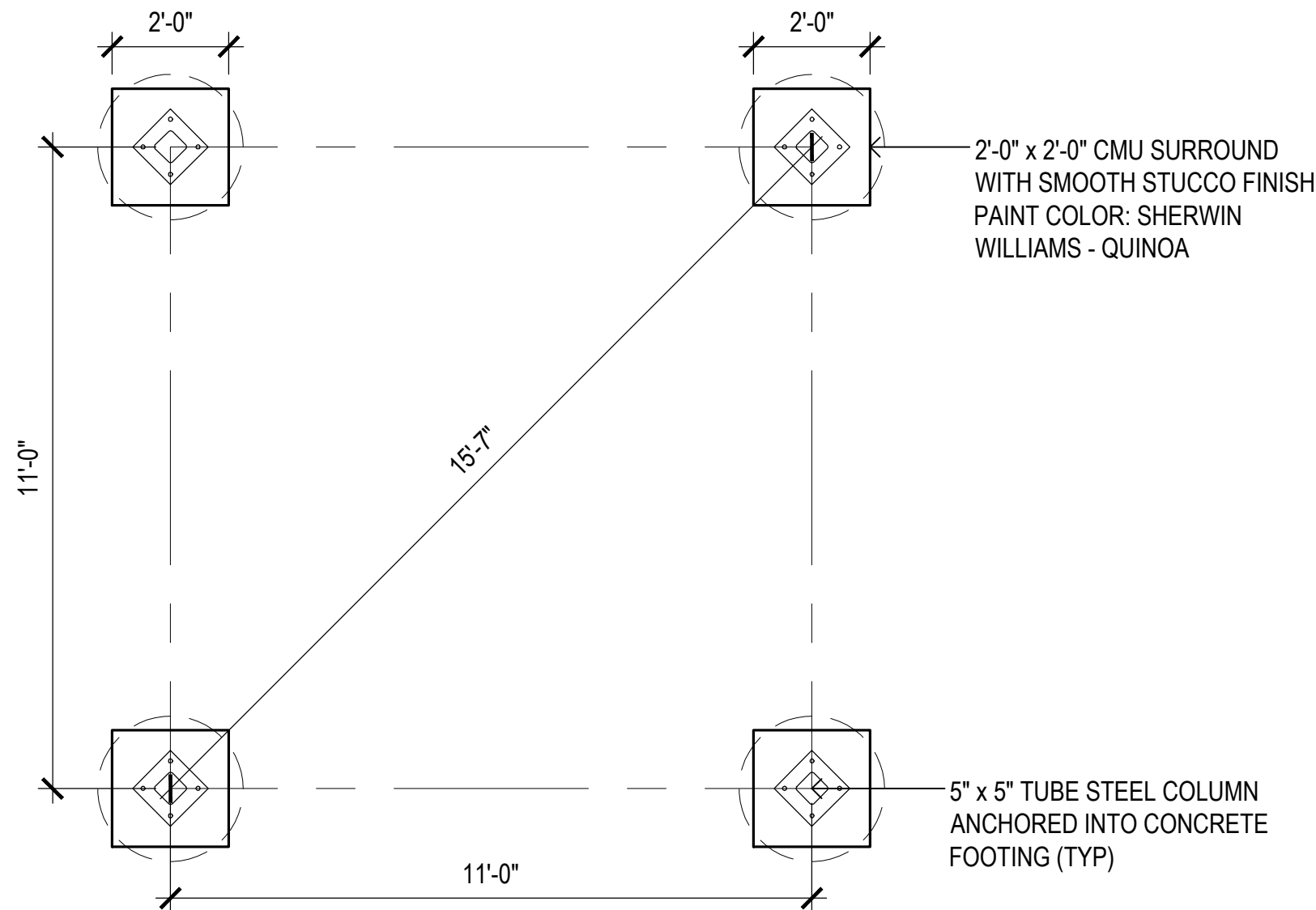
6 Primary Theme Pilaster
SCALE: 1/2"=1'-0"



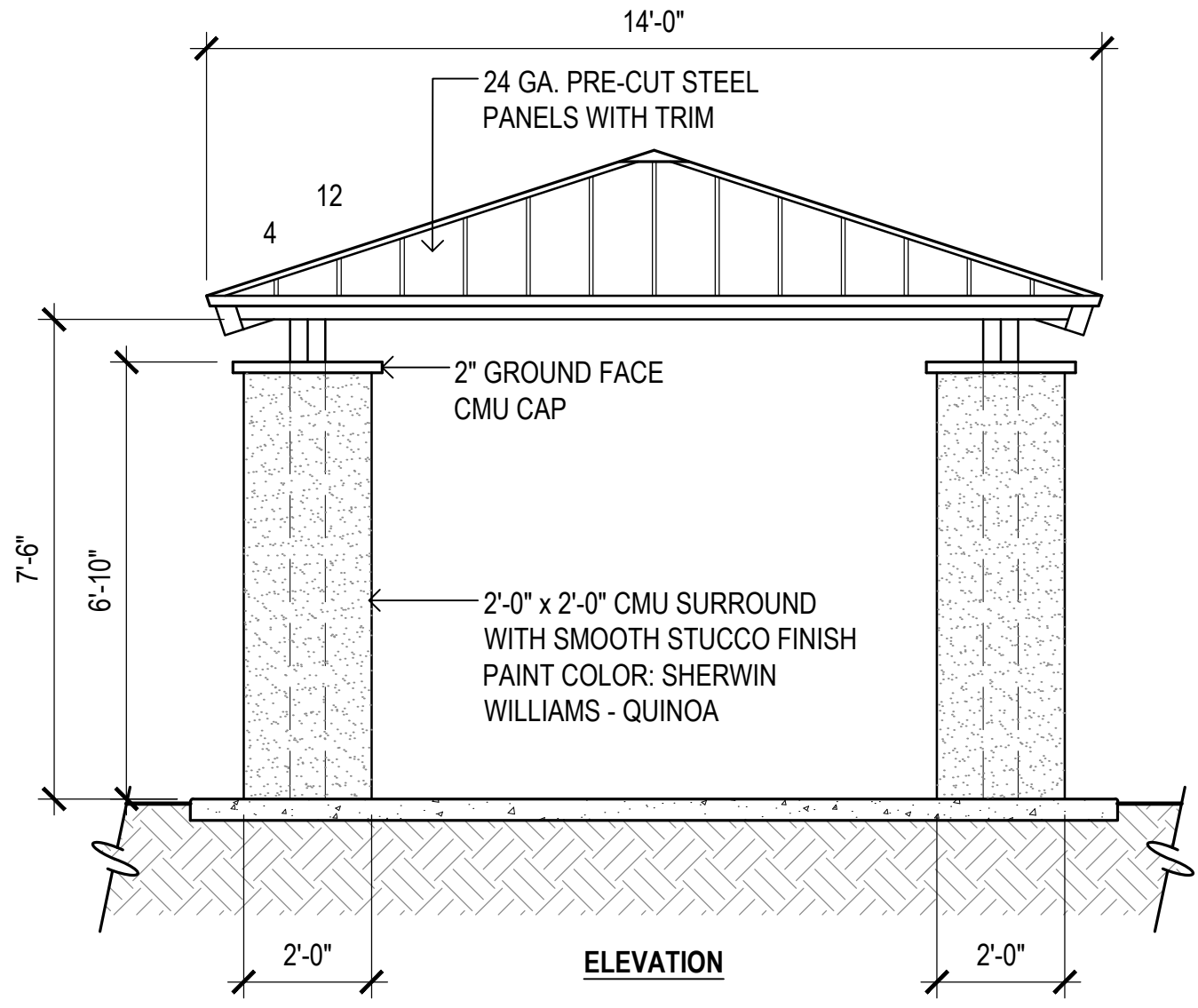
7 Secondary Theme Pilaster
SCALE: 1/2"=1'-0"

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issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
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title	
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89-002-18	
case number	
FS18-566	
sheet number	

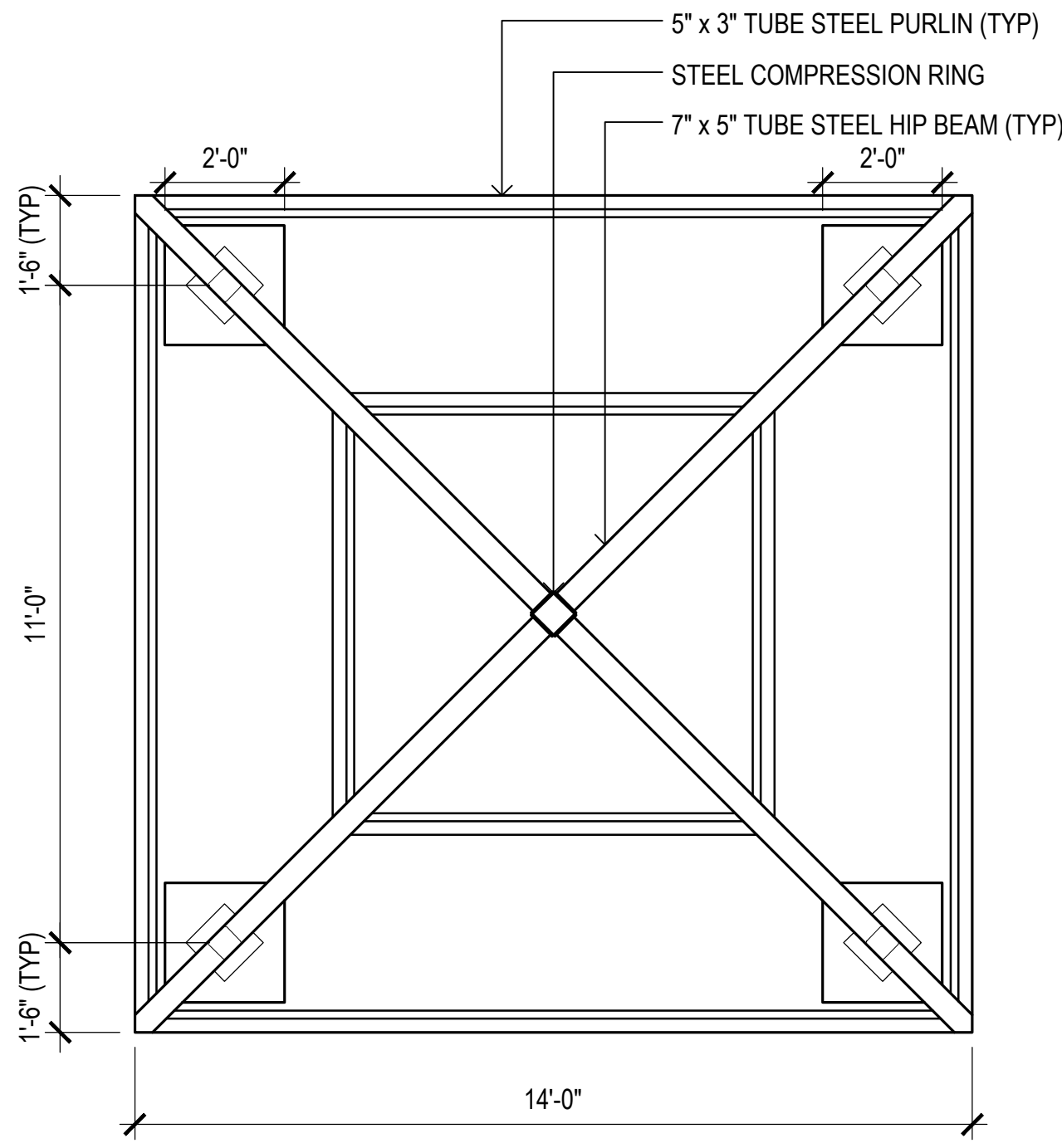
- MANUFACTURER'S NOTES:
- MANUFACTURER: COVERWORX RECREATIONAL ARCHITECTURE
 - MODEL: STEELWORX SQUARE SHELTER, 14', MODEL #: SQ-14-SW
 - DESIGN CRITERIA: STRUCTURE IS TYPICALLY DESIGNED FOR A 25LB LIVE LOAD AND A 90 MPH WIND LOAD CAPACITY, BUT CAN BE DESIGNED BASED ON SPECIFIC SITE REQUIREMENTS UPON REQUEST. ALL STRUCTURAL MEMBERS ARE ASTM A-500 U.S. GRADE B STEEL. WELDED CONNECTION PLATES SHALL BE STM A-36 HOT ROLLED STEEL. ALL FABRICATION PERFORMED TO LATEST AISC STANDARDS BY AWS CERTIFIED WELDERS. ALL FRAMING CONNECTIONS ARE DONE USING A325 GRADE BOLTS WITHIN CONCEALED ACCESS OPENING FROM ABOVE AND WILL LATER BE CONCEALED BY THE ROOFING. ALL ROOF FRAMING SHALL BE FLUSH AGAINST THE ROOF DECKING TO ELIMINATE THE POSSIBILITY OF BIRD NESTING.
 - TUBULAR STEEL COLUMNS AND BEAMS: STANDARD COLUMN DIMENSIONS SHALL BE 5"x5"x3/16" TUBULAR STEEL WELDED TO 5/8" BASE PLATES FOR SURFACE MOUNTING. MAIN SUPPORT BEAMS ARE 7"x5"x3/16" AND PURLINS ARE 5"x3"x1/8". STEEL SIZES ARE PRELIMINARY AND MAY CHANGE DUE TO ONGOING REVIEW AND FINAL ENGINEERING.
 - ROOFING: 24 GA. PRE-CUT STEEL MULTI-RIB PANELS WITH KYNAR 500 FINISH IN A VARIETY OF COLORS WITH WHITE UNDERSIDE. STANDARD ROOF SLOPE IS A 4/12 PITCH WITH A EAVE HEIGHT OF 7'-6". ATTACHED TO STRUCTURAL FRAMING WITH EXPOSED SELF TAPPING SCREWS PAINTED TO MATCH ROOF COLOR. MATCHING 24 GA. TRIM INCLUDED.
 - FRAME FINISH: ALL STEEL FRAMEWORK WILL RECEIVE A CORROSION PROTECTIVE TGIC POLYESTER POWDER COAT, ELECTRO-STATICALLY APPLIED AND CURED AT 400°F. A LARGE SELECTION OF STANDARD COLORS ARE AVAILABLE.
 - FOUNDATION: ALL COLUMNS NEED TO BE ANCHORED TO CONCRETE FOOTINGS (FOOTING DESIGN PROVIDED SEPARATELY). COLUMNS CAN BE SURFACE MOUNTED TO FOOTINGS WITH ANCHOR BOLTS AT OR BELOW FINISH SLAB ELEVATION OR THEY CAN BE EMBEDDED DIRECTLY INTO THE FOOTING WITHOUT BASE PLATES UPON REQUEST. ANCHOR BOLTS AND BRACING TEMPLATES ARE INCLUDED. OPTIONAL BASE PLATE COVERS ARE AVAILABLE AT AN ADDITIONAL COST.
 - HARDWARE: ALL STRUCTURAL HARDWARE AND ROOFING FASTENERS SHALL BE PROVIDED.



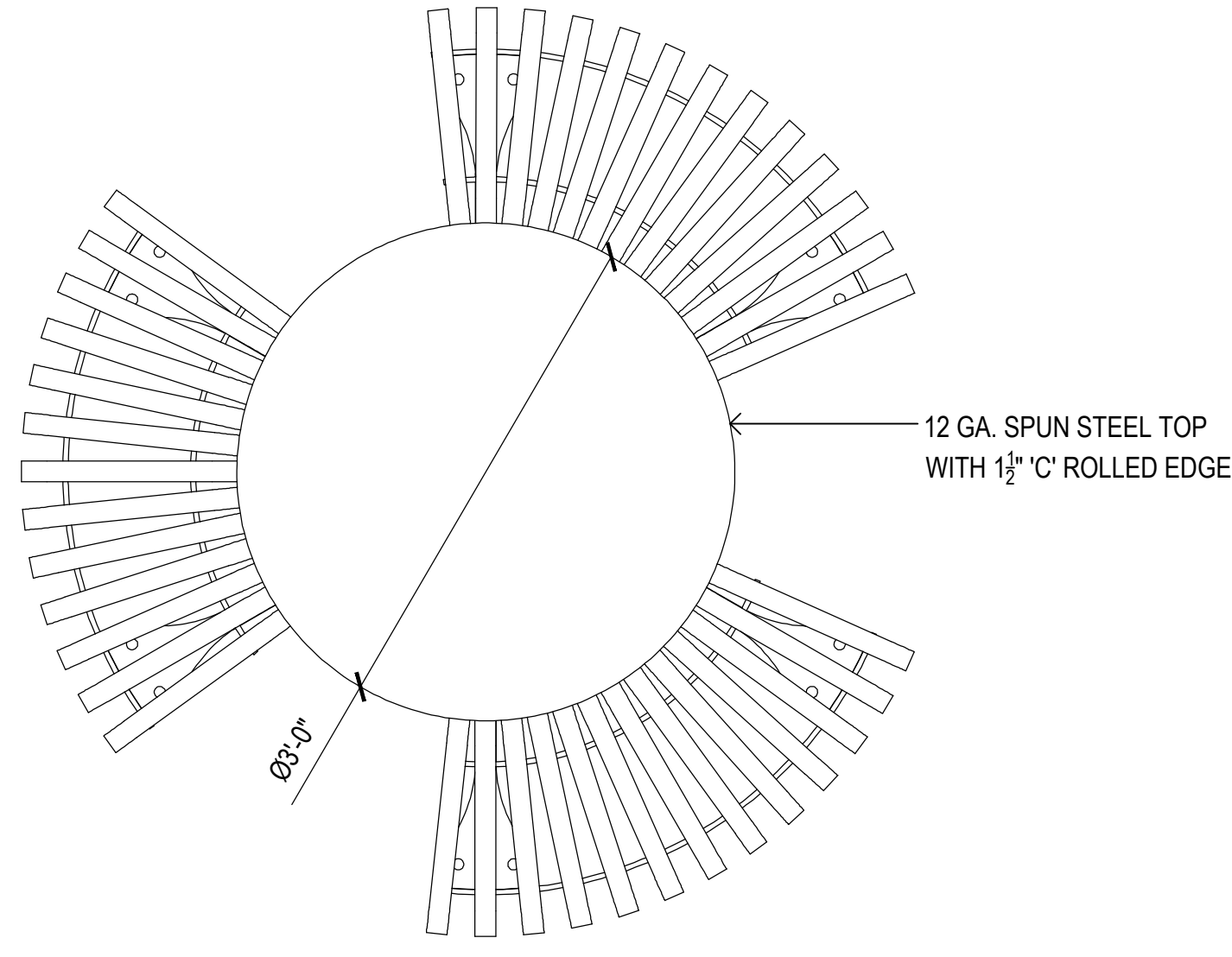
FOOTING LAYOUT



ELEVATION

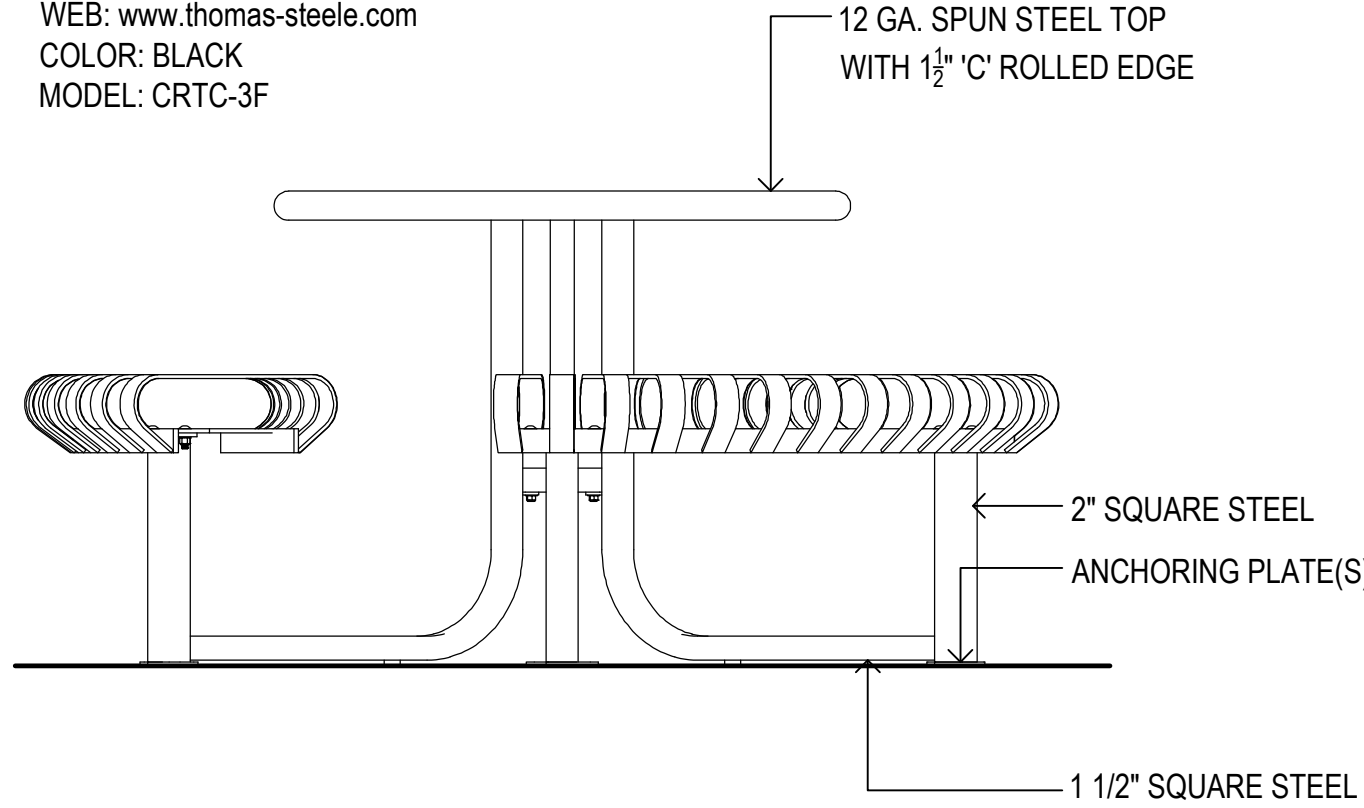


FRAMING PLAN



PLAN VIEW

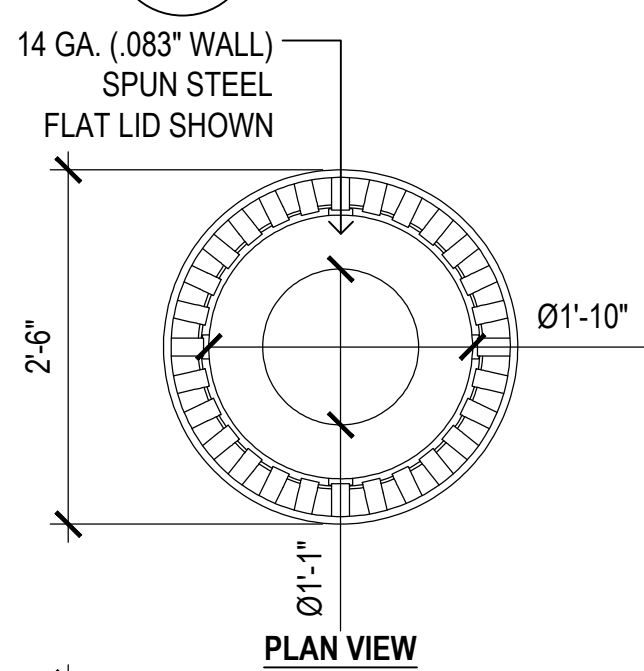
TRASH RECEPTACLE:
THOMAS STEELE DIVISION
PHONE: 800-448-7931
WEB: www.thomas-steele.com
COLOR: BLACK
MODEL: CRTC-3F



ELEVATION

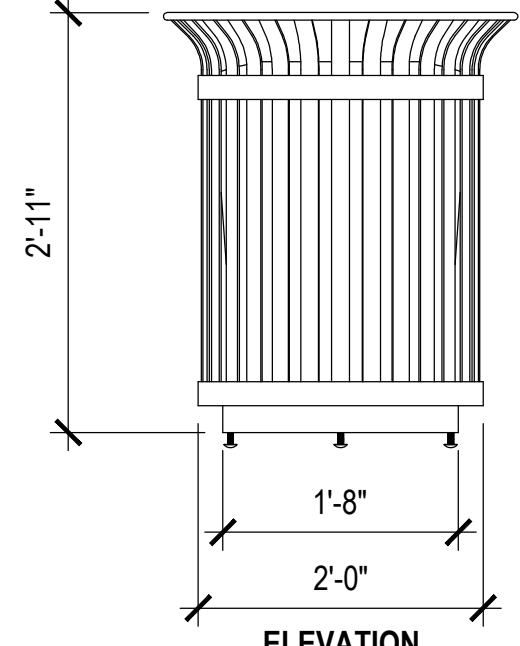
2 Carnival Curved Table

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

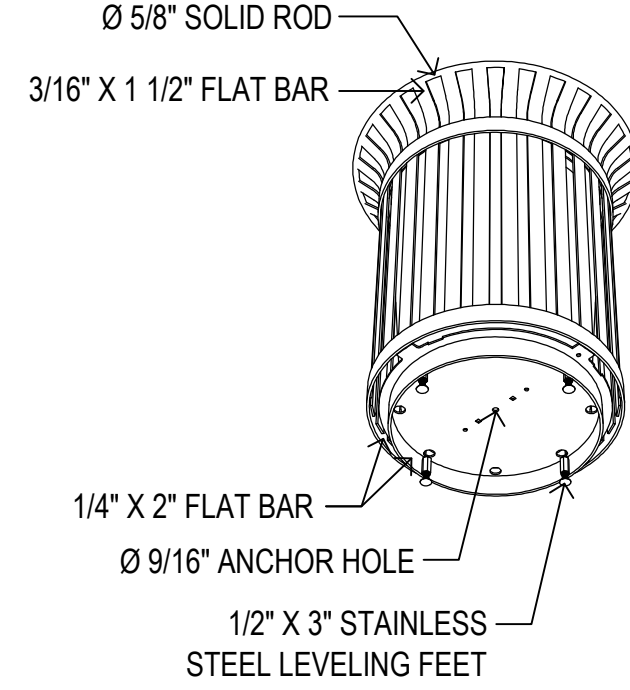


PLAN VIEW

TRASH RECEPTACLE:
THOMAS STEELE DIVISION
PHONE: 800-448-7931
WEB: www.thomas-steele.com
COLOR: BLACK
MODEL: CRTR-32



ELEVATION

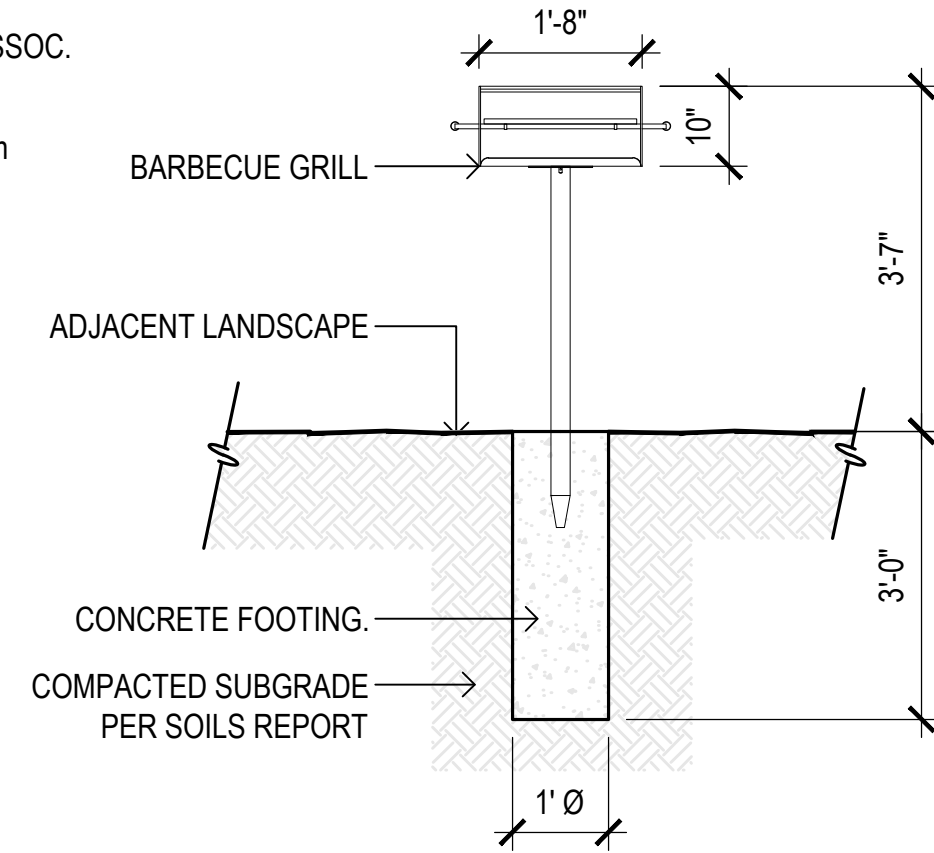


PERSPECTIVE

3 Mailbox Kiosks

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

GRILL:
P.W. ATHLETIC MFG. CO.
LOCAL REP:
DAVE BANG ASSOC.
PHONE: 800-456-7903
WEB: www.pwathletic.com
COLOR: BLACK
MODEL: 1140-00



NOTE:
CONTRACTOR TO VERIFY
INSTALLATION
REQUIREMENTS PER MANUFACTURERS
SPECIFICATION.

5 Carnival Trash Receptacle 32 Gal.

SCALE: 3/4"=1'-0"



ELEVATION

6 Charcoal Grill

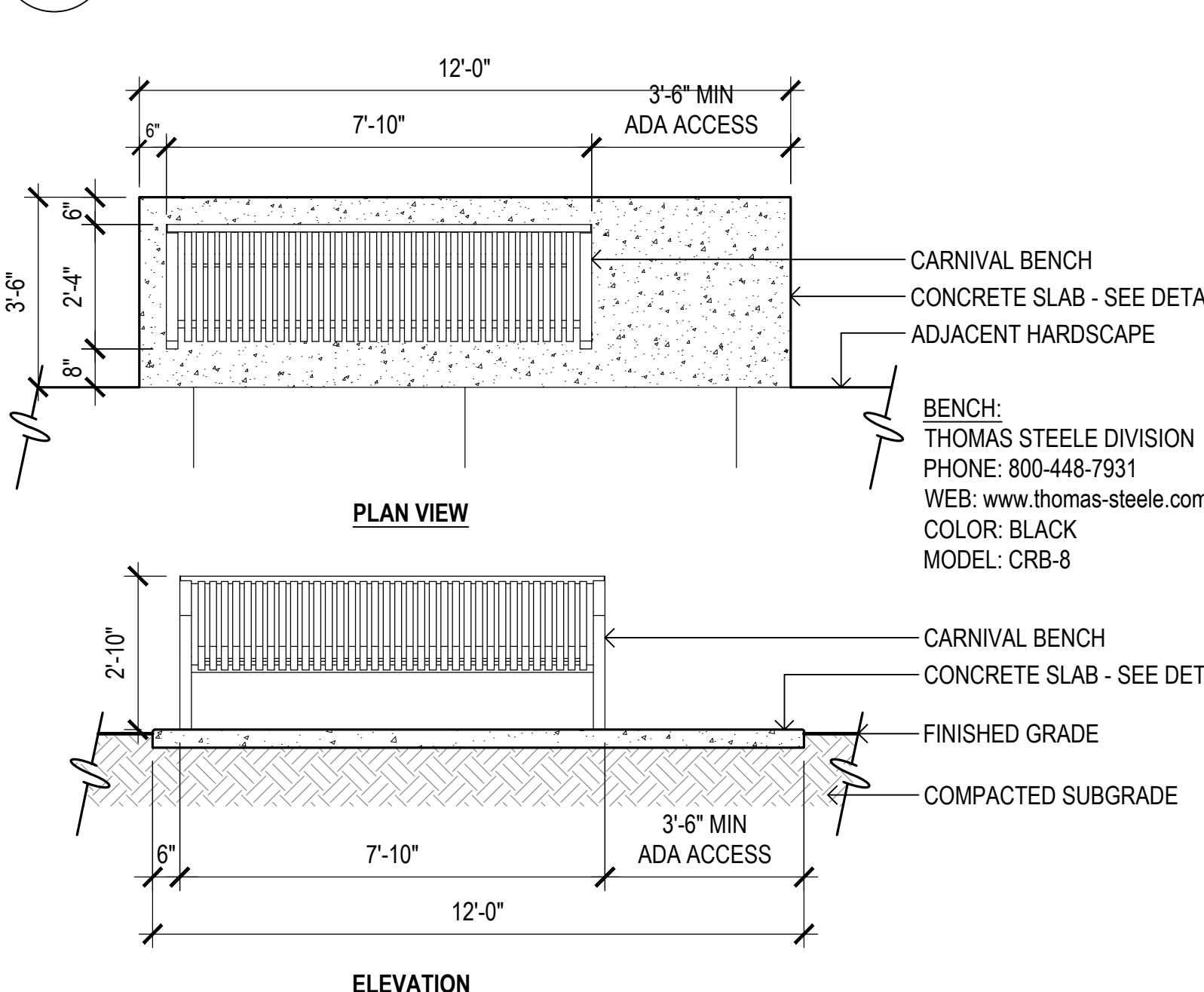
SCALE: 1/2"=1'-0"



ELEVATION

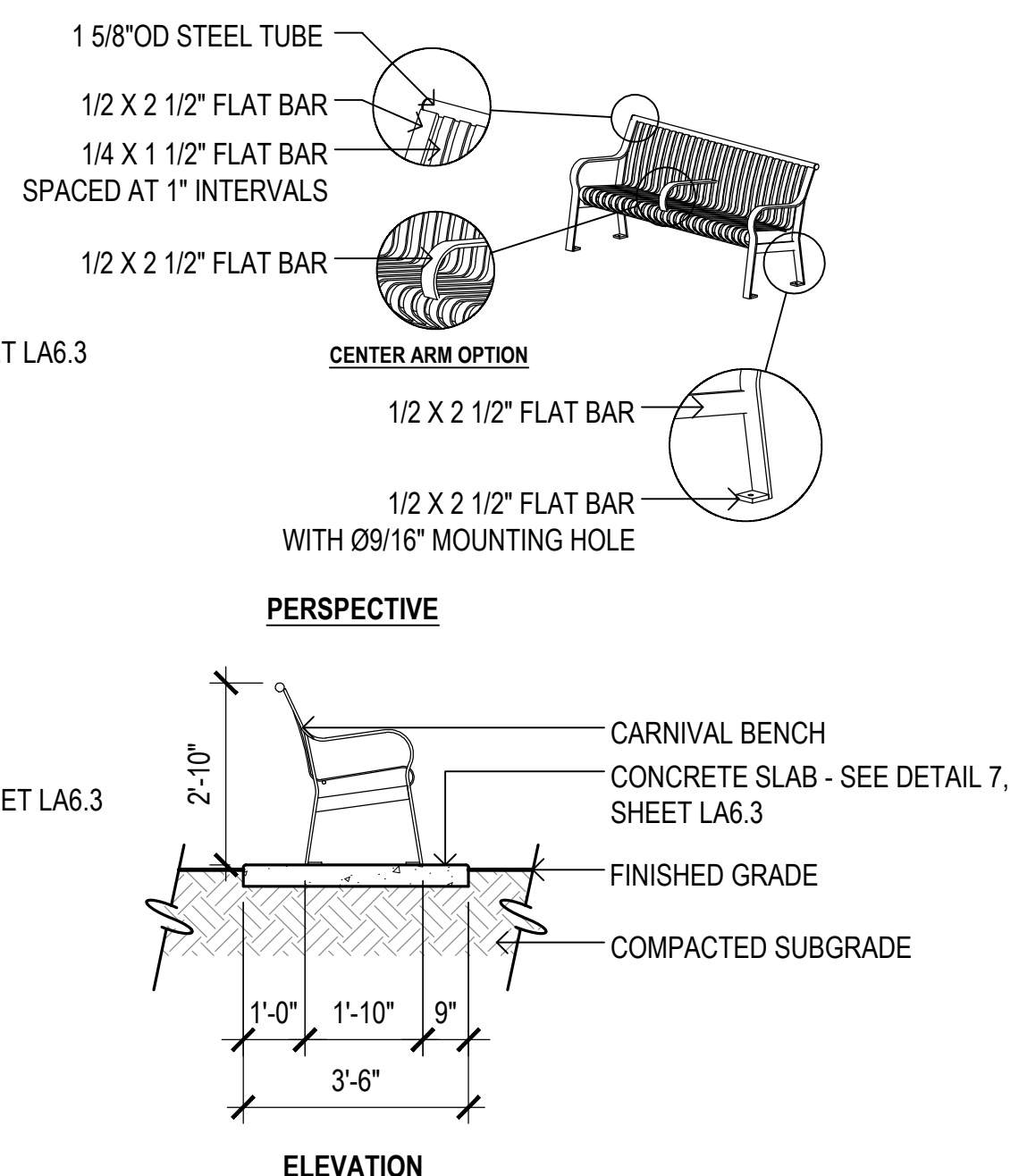
1 14'-0" x 14'-0" Steelworx Square Shelter

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



PLAN VIEW

ELEVATION



PERSPECTIVE

ELEVATION

4 Carnival Bench

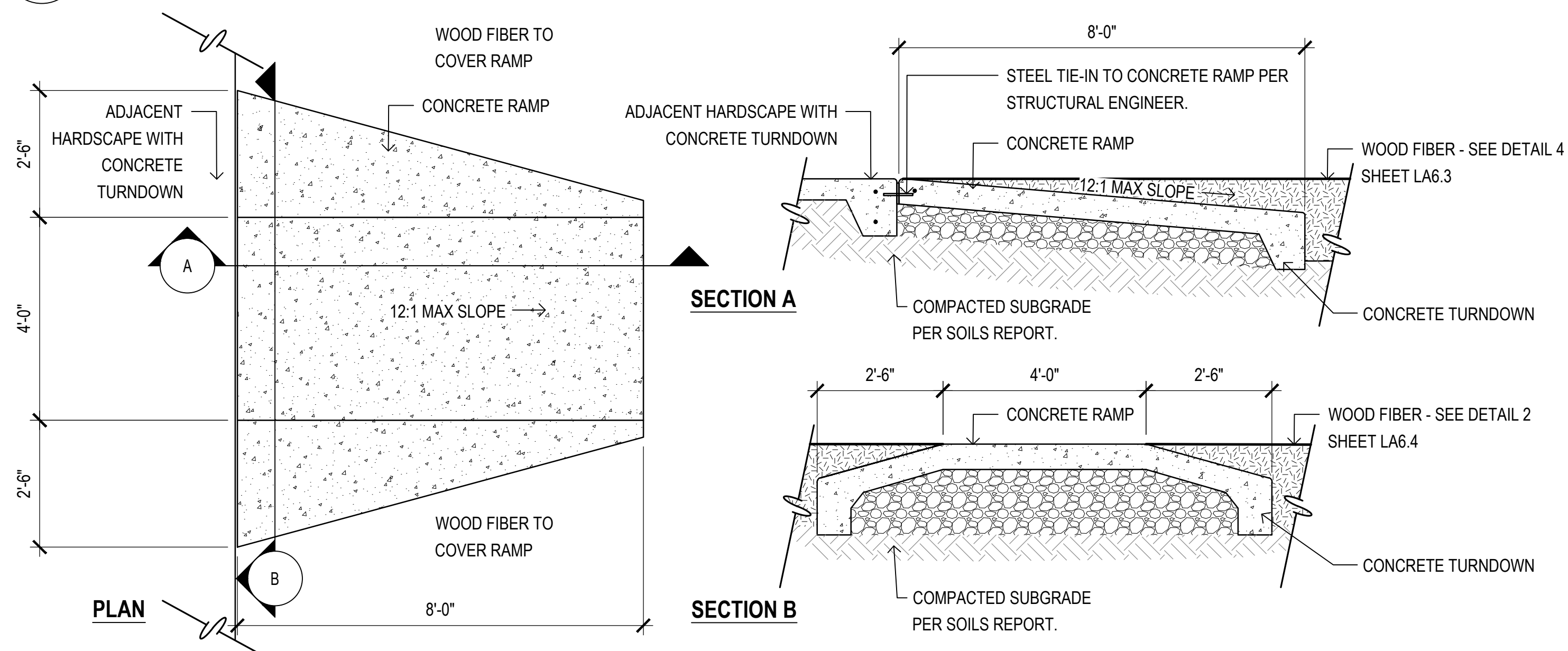
SCALE: 3/8"=1'-0"



ELEVATION



1 Play Structure - Design ID 5140
SCALE: 1/2"=1'-0"



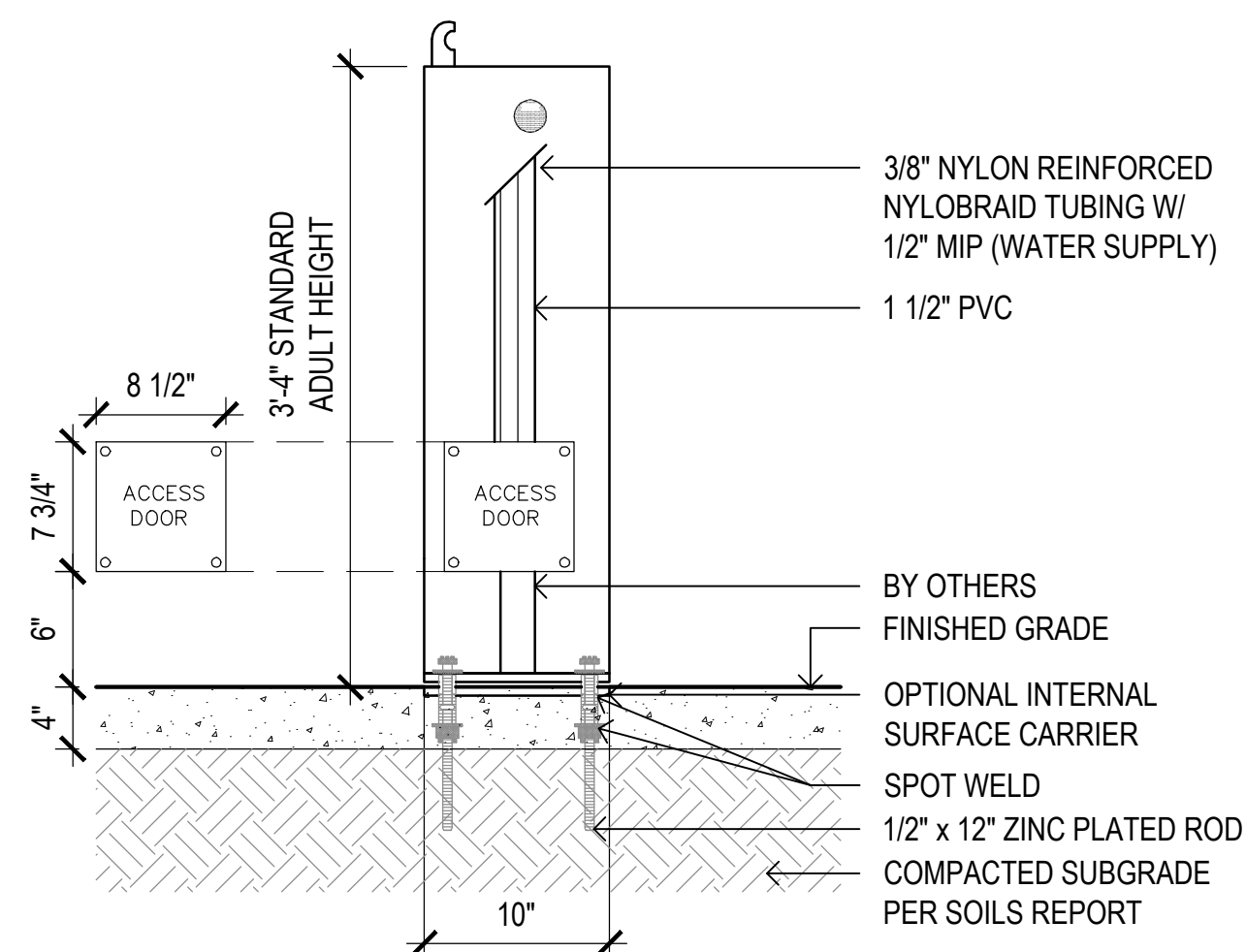
4 ADA Access Ramp Into Wood Fiber



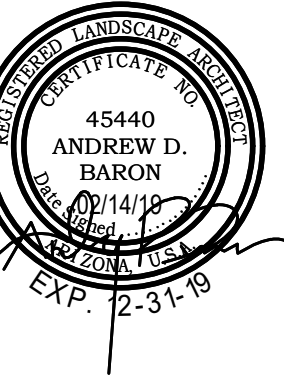
2 Bobble Rider
SCALE: 1/2"=1'-0"



3 **Bobble Rider**
SCALE: 1/2"=1'-0"



5 Drinking Fountain



Landscape Plan Submittal For
 175th Avenue & Cactus Road
 Surprise, AZ 85388
 Construction Details



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design dev.
progress set
city submittal
bid package
construction

progress set	
city submittal	02-14-19
bid package	
construction	

Construction Details

re issued

02-14-19

[See Detail](#)

Per Detail

MP YD

checked by

AB

ect number

89-002-18

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ES18-566

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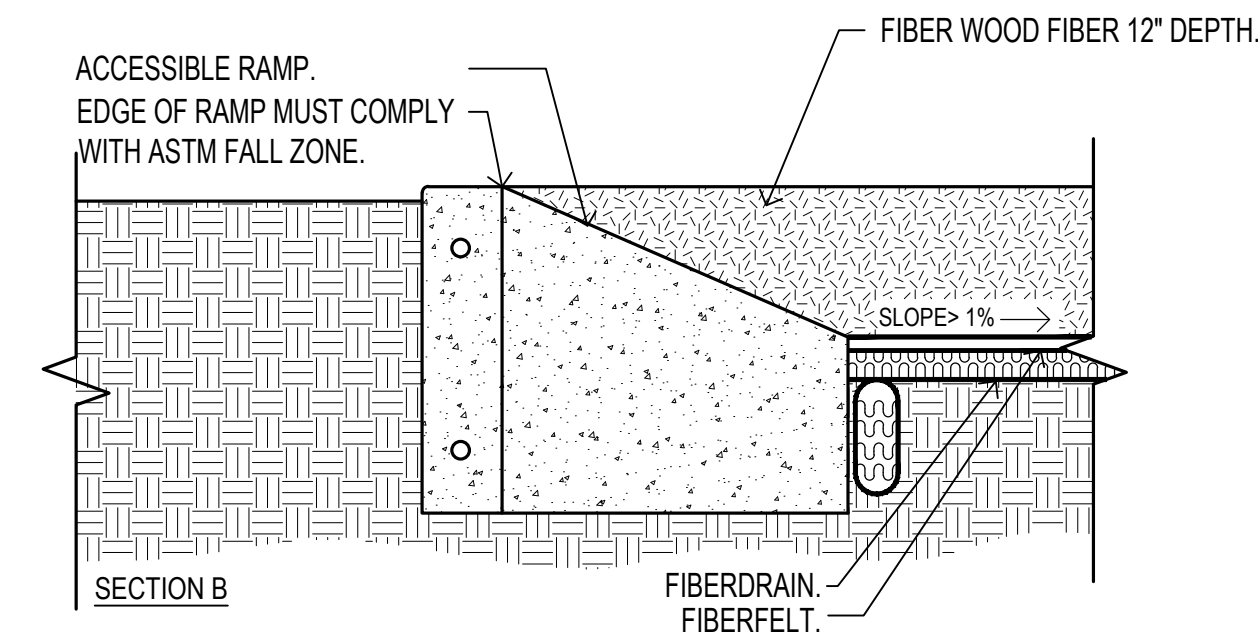
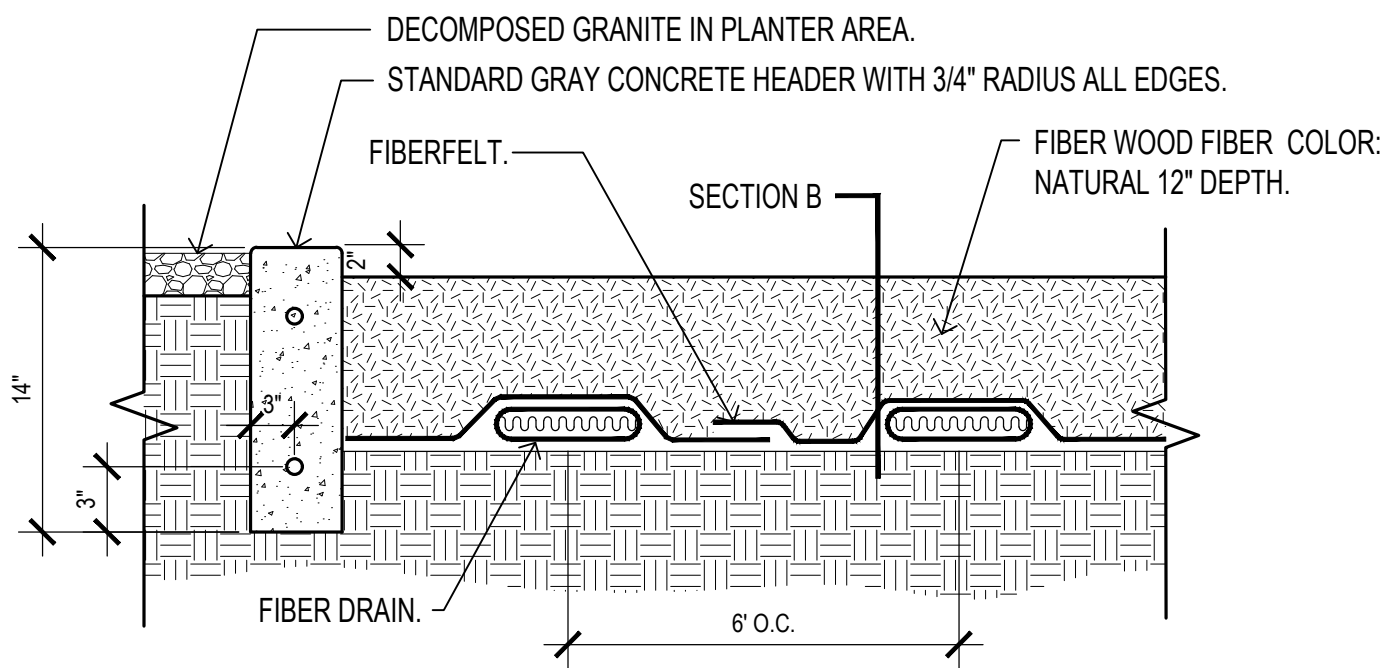
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Sheet 24 of 25

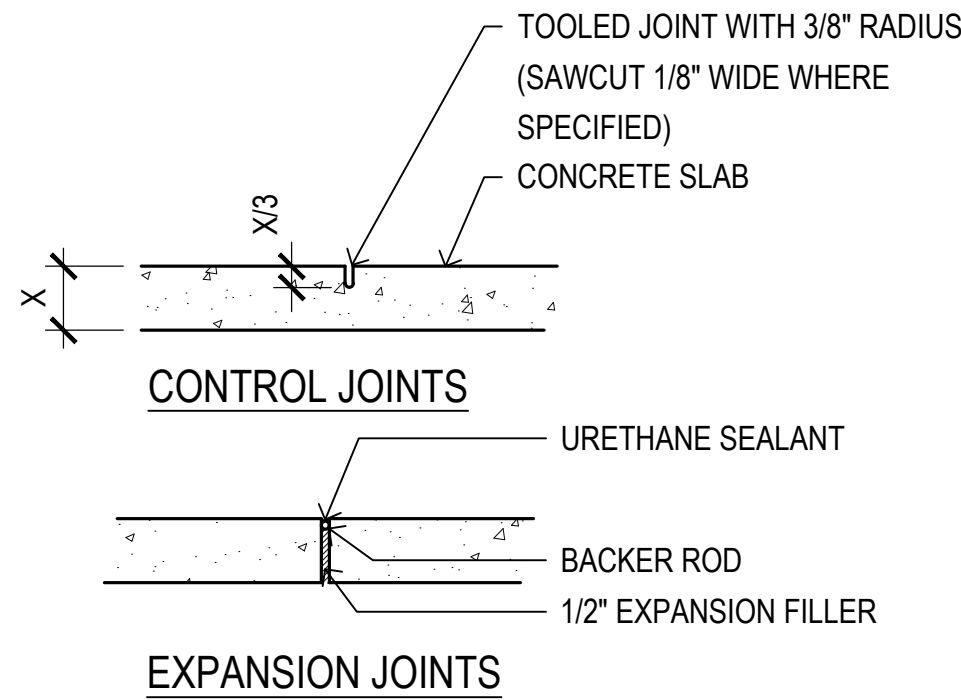
Page 498 of 640



- WOOD FIBAR NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. THE FIBER SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
 4. AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBER, INC. PRIOR TO CONSTRUCTION.
 5. FIBERMAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
 6. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 312-007.

1 Wood Fiber

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



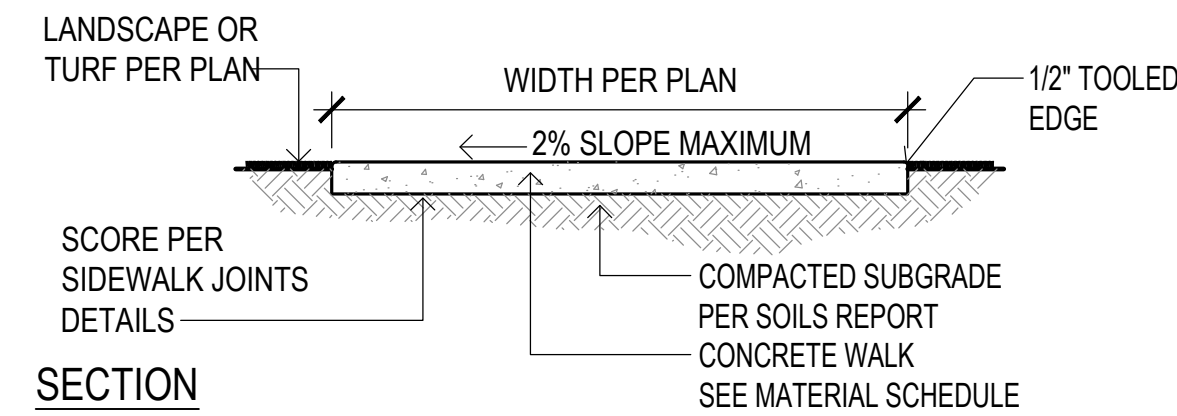
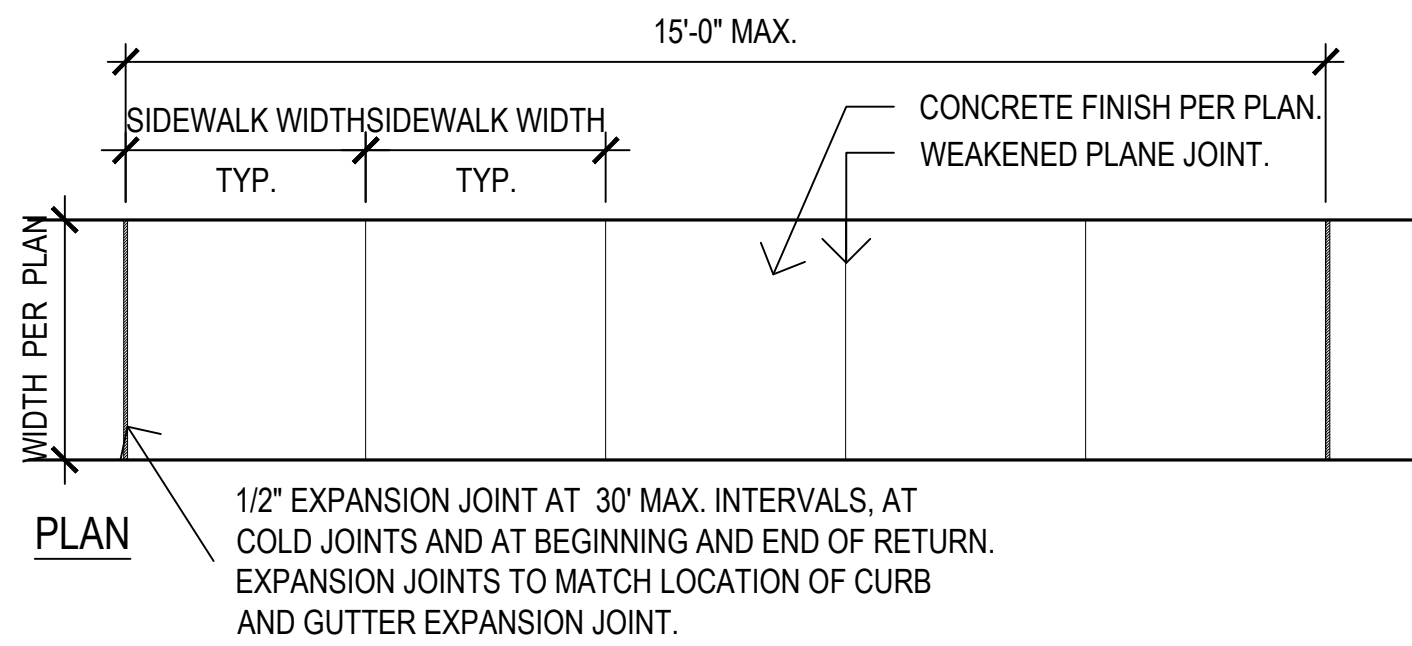
NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED
USE THE FOLLOWING DATA FOR EXPANSION &
CONTROL JOINT LOCATIONS.

(4'-0" WIDE WALK - C.J. @ 4'-0" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

- NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
 2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

5 Construction Joints

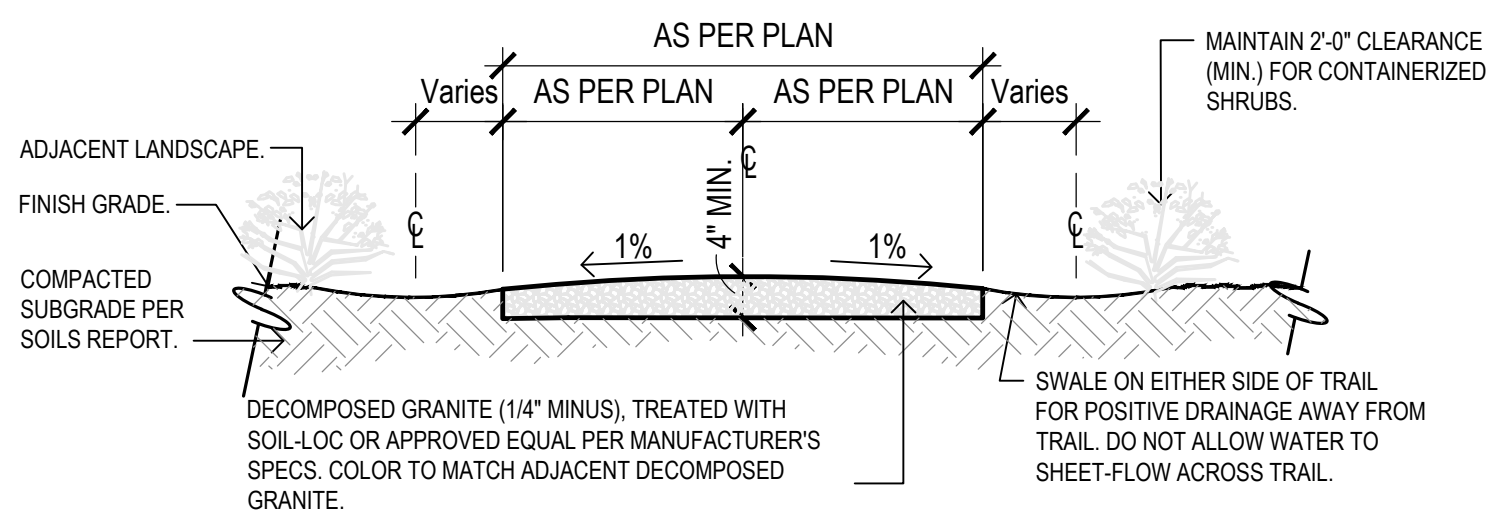
SCALE: 1"=1'-0"



- CONCRETE SIDEWALK NOTES:
1. THE TYPE II AGGREGATE BASE THICKNESS IS SHOWN ON THE TYPICAL SECTION DRAWINGS 202 - 207; FROM RTC STANDARD DRAWING 234 - REFER TO DRAWING FOR COMPLETE DETAILS AND SPECIFICATIONS.
 2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

2 Concrete Sidewalk

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

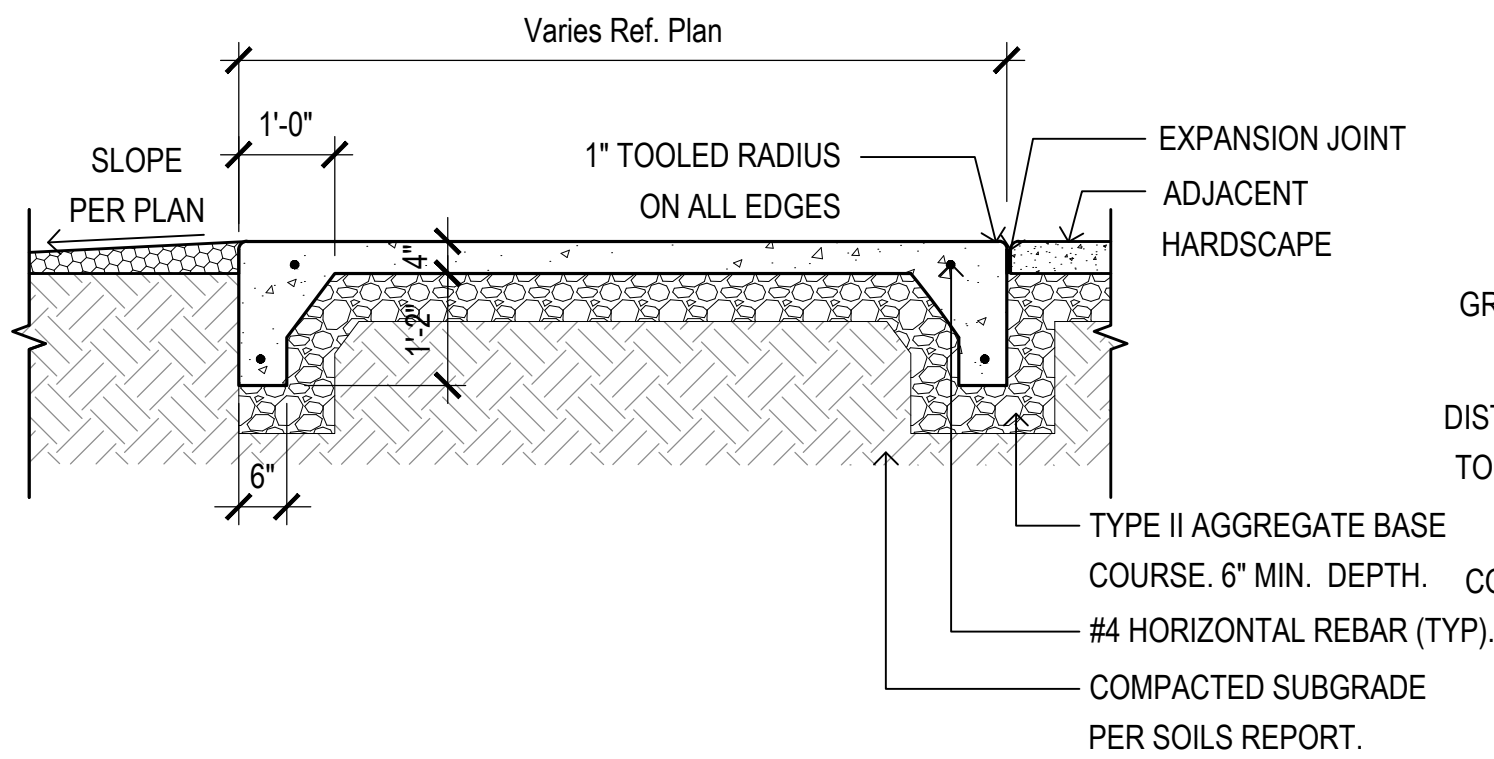


INSTALLATION:

1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM MOISTURE) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (*DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)

6 Stabilized Decomposed Granite Trail

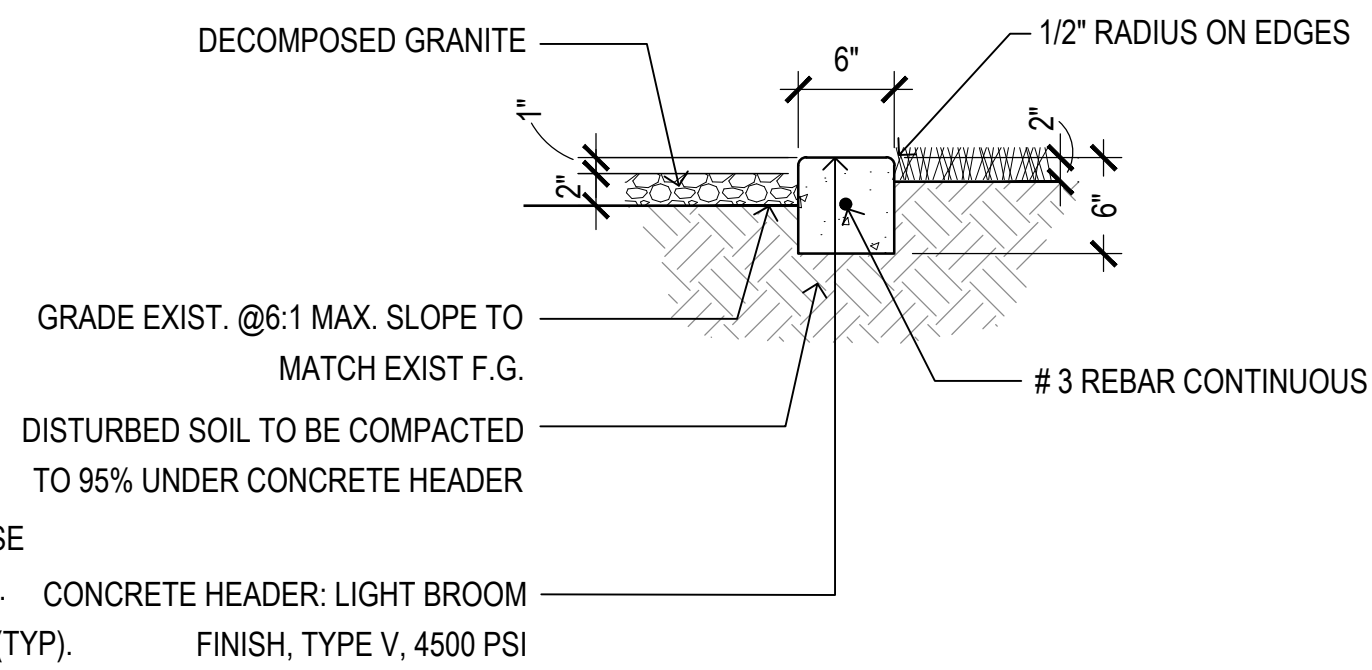
SCALE: NTS



- NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
 2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

3 Concrete Slab

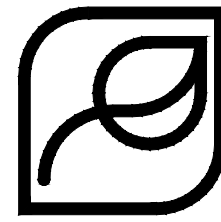
SCALE: 1/2"=1'-0"



- NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
 2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

4 Concrete Header

SCALE: 1"=1'-0"



revisions



- issued for
☐ design dev.
☐ progress set
☒ city submittal 02-14-19
☐ bid package
☐ construction

title

Construction Details
date issued 02-14-19
scale Per Detail
drawn by MP, YD
checked by AB
project number 89-002-18

case number
FS18-566

sheet number



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

31 October 2018

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Mr. Lloyd Abrams
Assistant Director
City of Surprise Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS18-566; Gehan Homes Cactus and 175th (APNs 502-04-002V & 502-04-002W)

Dear Mr. Abrams

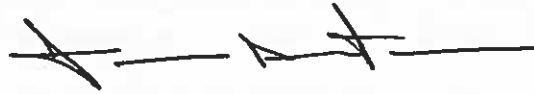
Thank you for the opportunity to provide comments on the Rezoning with Planned Unit Development/Preliminary Plat Narrative for Gehan Homes Cactus & 175th. The site sits on 41.51 acres of vacant land located at north of Cactus Road and east of 175th Avenue in Surprise AZ. This request is for a zone change from Residential Ranch (RR) and Residential High Density (RH) to medium density zone (RM-6) with a PUD overlay. This project proposes up to 157 residential units for a density of 3.78 du/ac. The site is approximately 2.45 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 outside 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. Gehan Homes with a density of 3.78 du/ac falls within these guidelines.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. Since 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 about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, appearing to read 'J. Mitchell', with a horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

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



October 12, 2018

**RE: Cactus & 175th Development (502-04-002V & 502-04-002W)
S & S Cotton, Gehan Homes**

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County is working with the Developer and potential buyer/builder of this development regarding assistance to the district. By this agreement the developer and/or builder would agree to provide donation for each dwelling unit constructed. These donations aid the District in supporting the new student population the development will bring. Both the developer S & S Cotton LLC and potential buyer and Home Builder are communicating with the district with the intention of establishing an agreement.

The District has no objection to rezone, platting, or other land use actions needed to complete this project contingent on Governing Board approval. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts in working with the district.

Sincerely,

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976 **m:** 623-688-4051

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD



S U R P R I S E
A R I Z O N A

Gehan Homes at 175th and Cactus

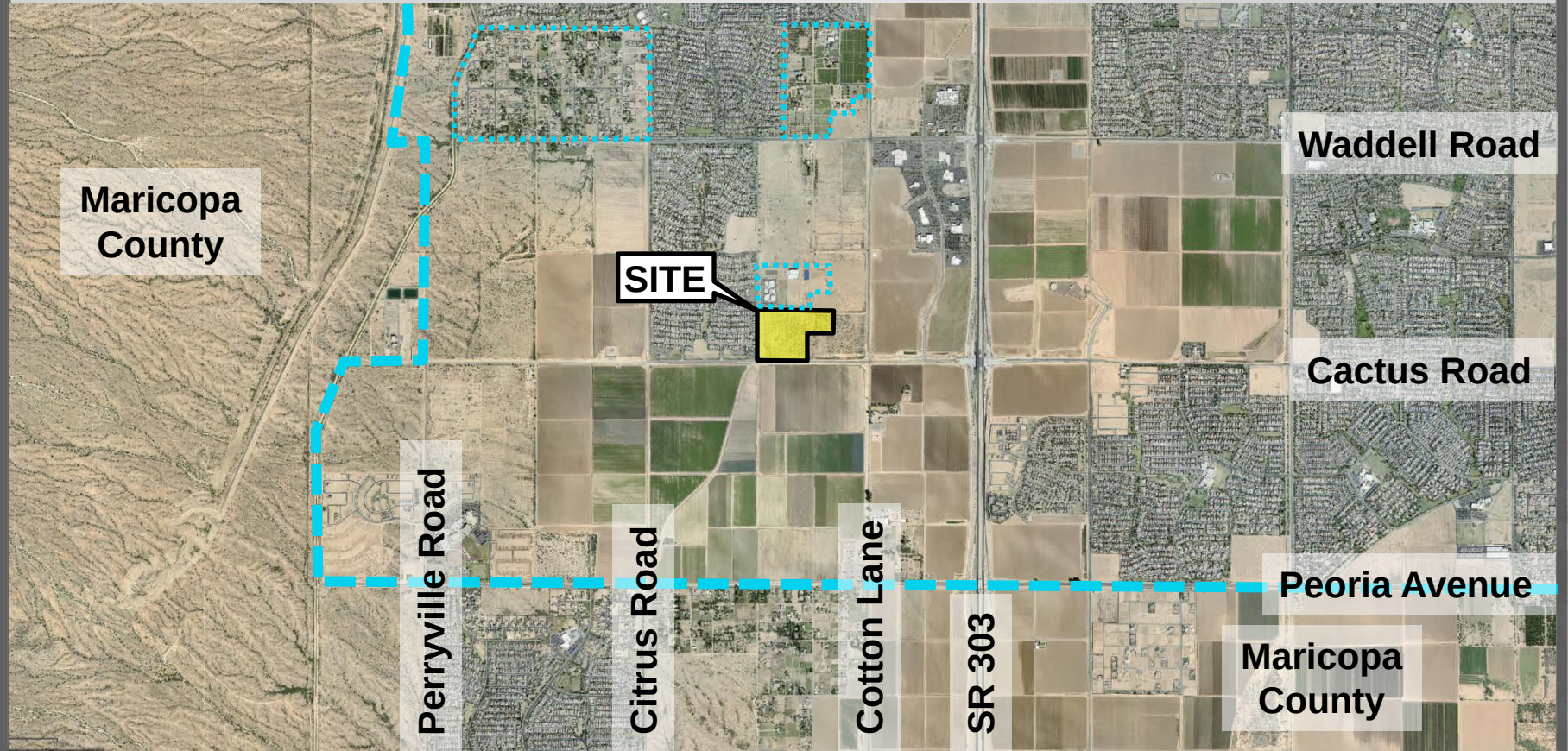
FS18-566

Rezone with PUD Overlay and
Preliminary Plat

City Council - April 16, 2019

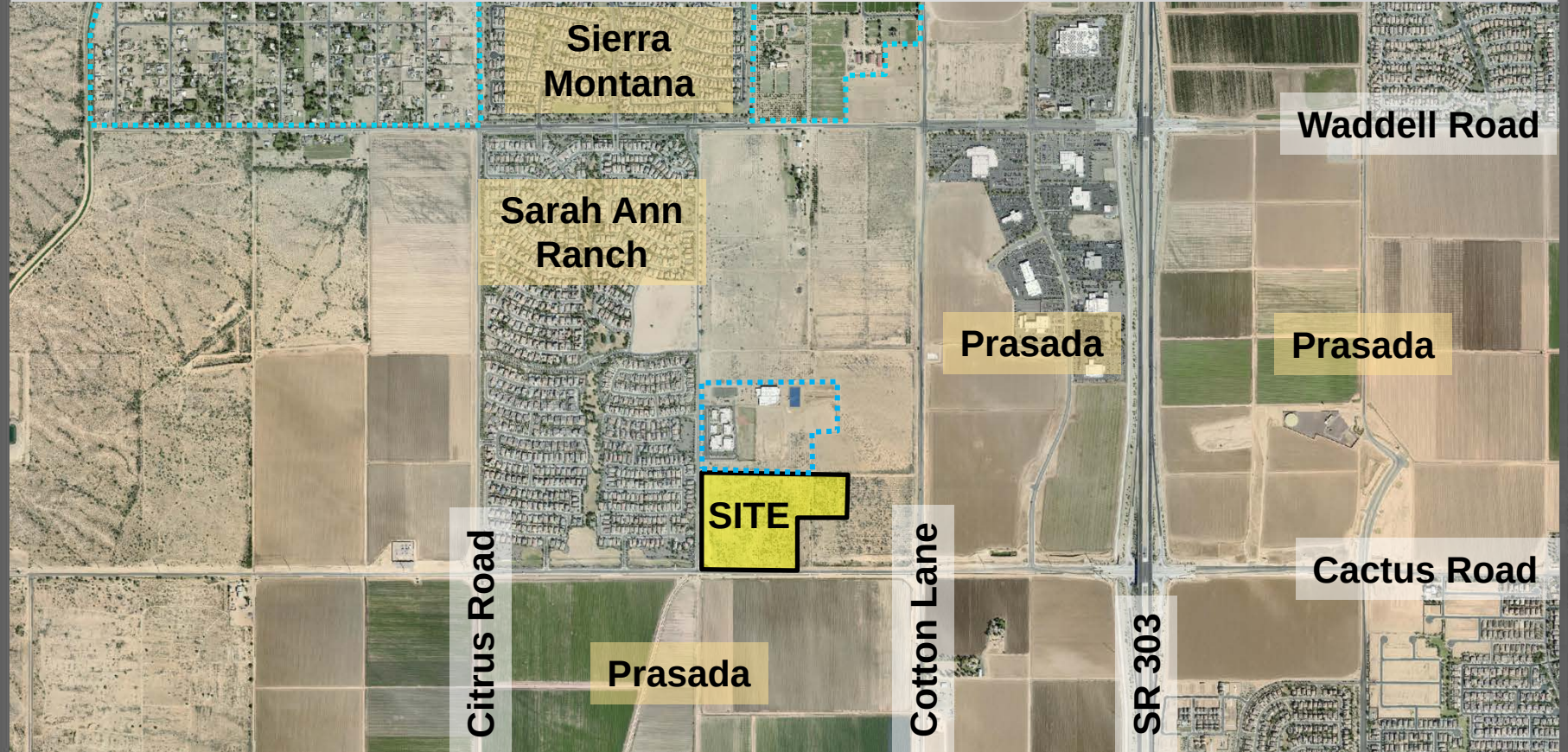
VICINITY MAP

FS18-566



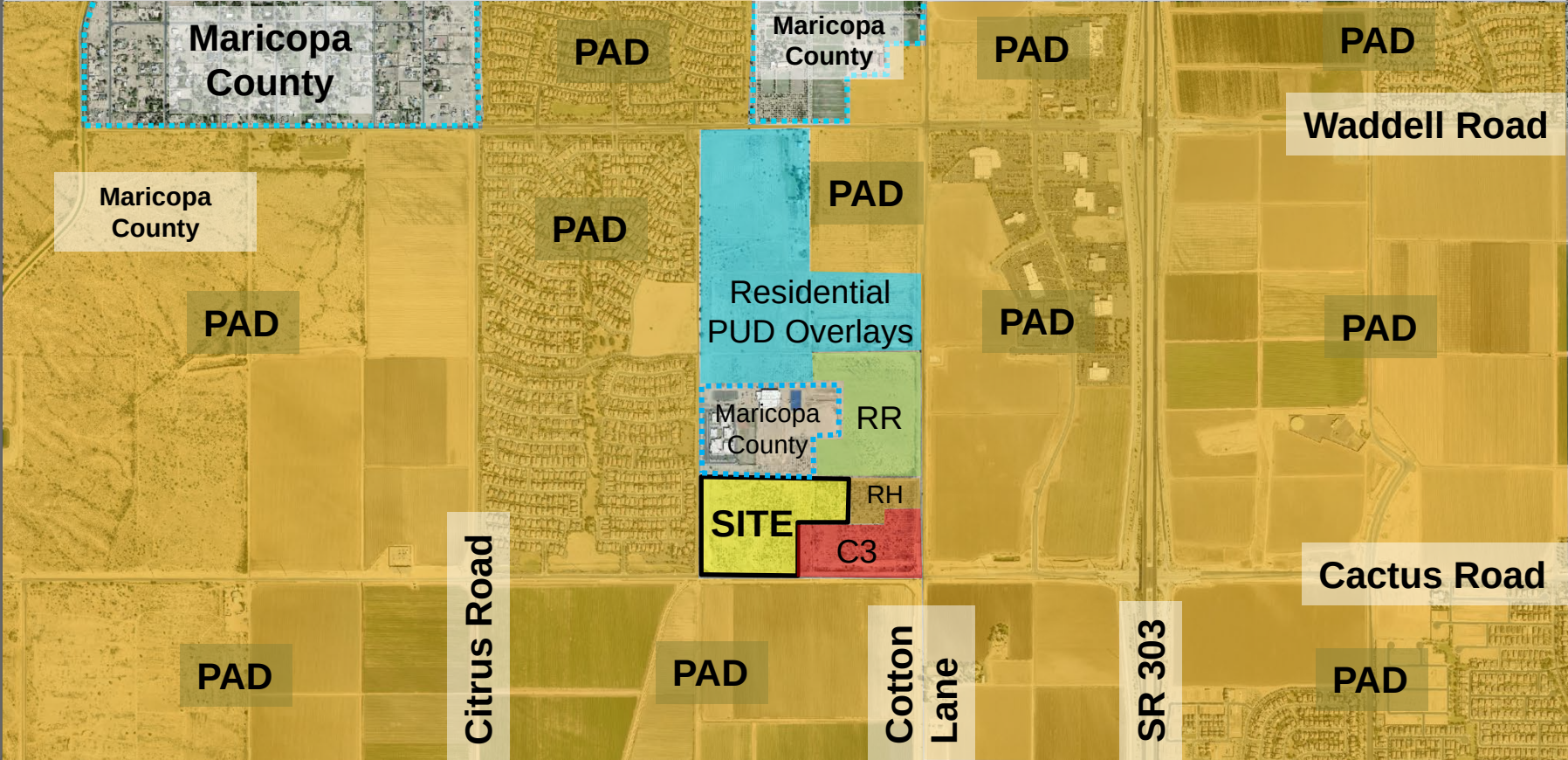
VICINITY MAP

FS18-566



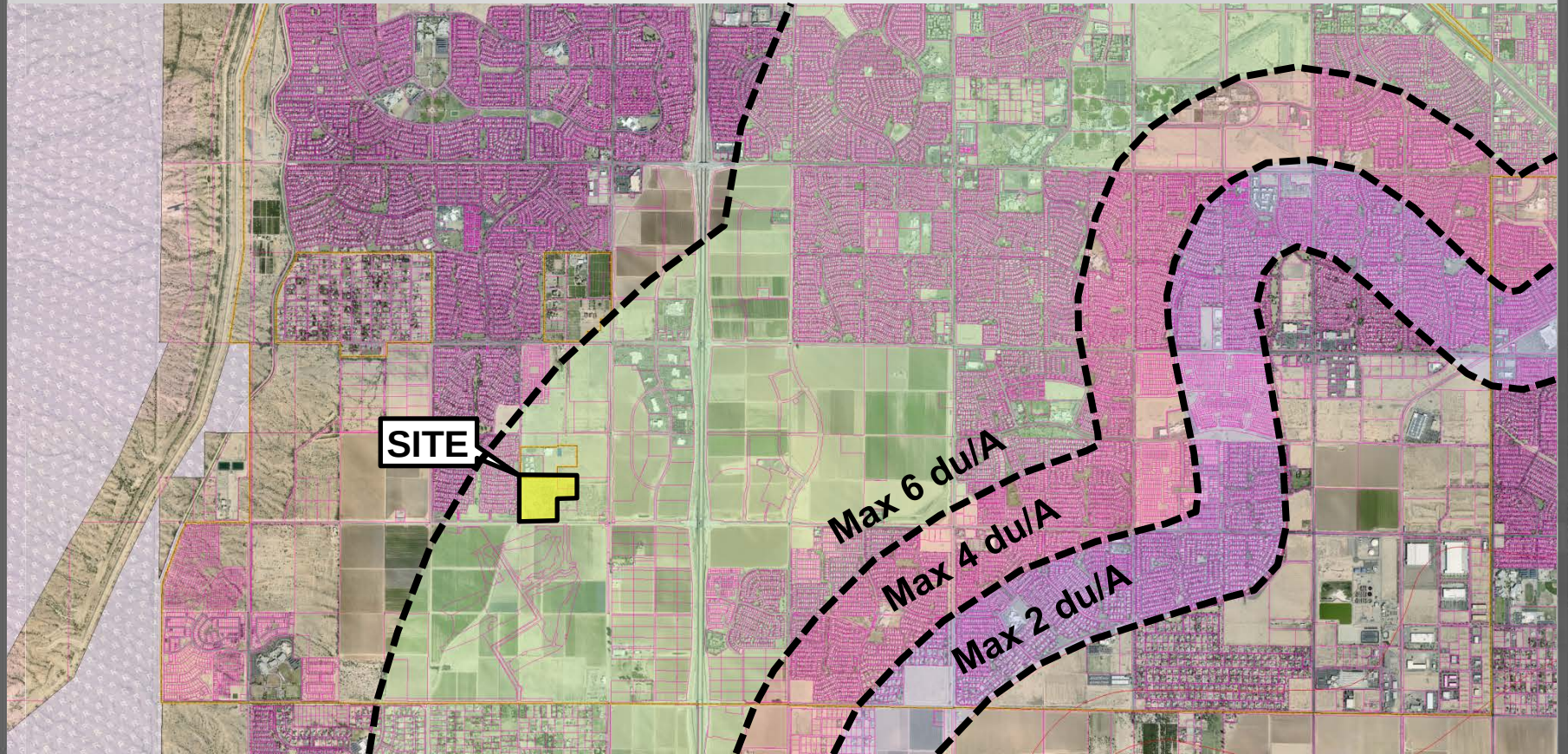
ZONING MAP

FS18-566



CACTUS AND 175th LUKE GDC MAP

FS18-566



175th Avenue

Sarah Ann
Ranch

41.51 Acres

Gehan at Cactus
and 175th Rezone

Cactus Road

Project Area

175th Avenue

Sarah Ann
Ranch

37.31 Acres
Residential
Ranch

4.2 Acres
High Density
Residential

Gehan at Cactus
and 175th Rezone

Existing Zoning

Cactus Road

175th Avenue

Sarah Ann
Ranch

41.51 Acres
RM-6-PUD

Cactus Road

Gehan at Cactus
and 175th Rezone

Proposed Zoning

175th Avenue

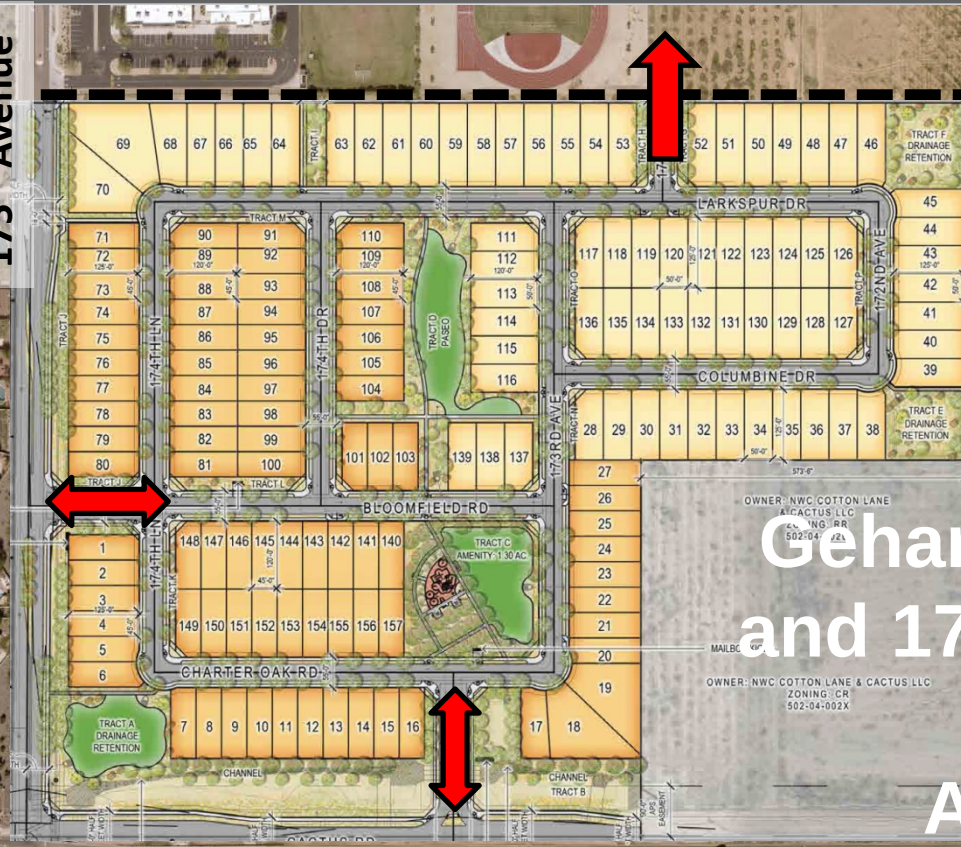
Gehan at Cactus and 175th Rezone

Proposed Plat

175th Avenue

Sarah Ann
Ranch

Cactus Road



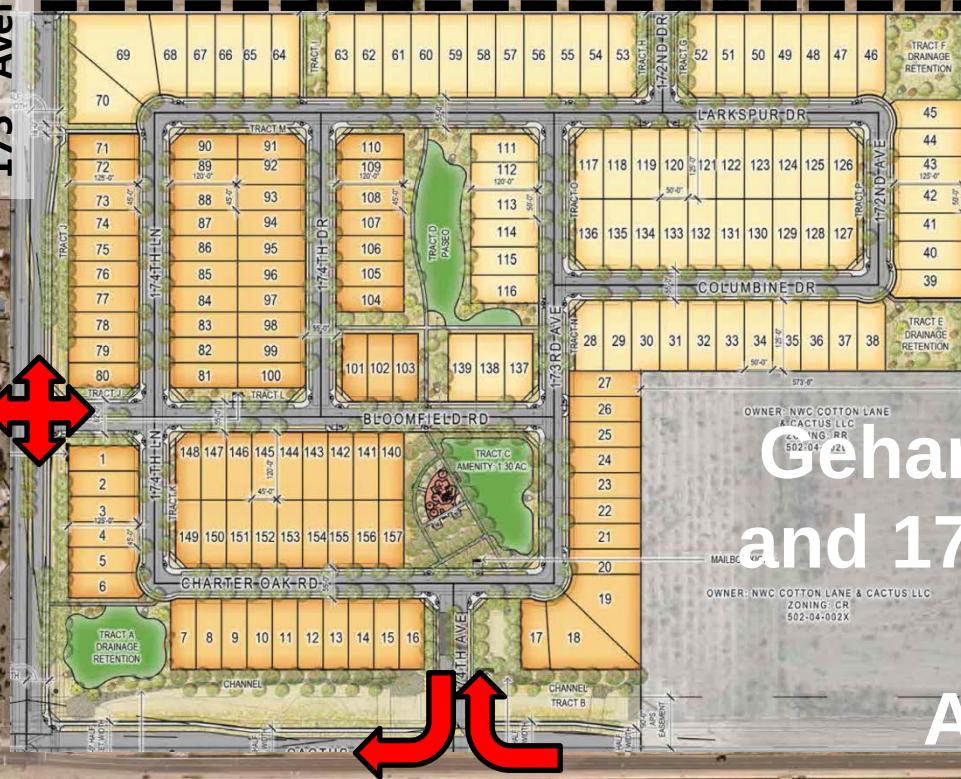
Gehan at Cactus
and 175th Rezone

Access

175th Avenue

Sarah Ann
Ranch

Cactus Road



Gehan at Cactus
and 175th Rezone

Access

175th Avenue

Sarah Ann
Ranch

Cactus Road

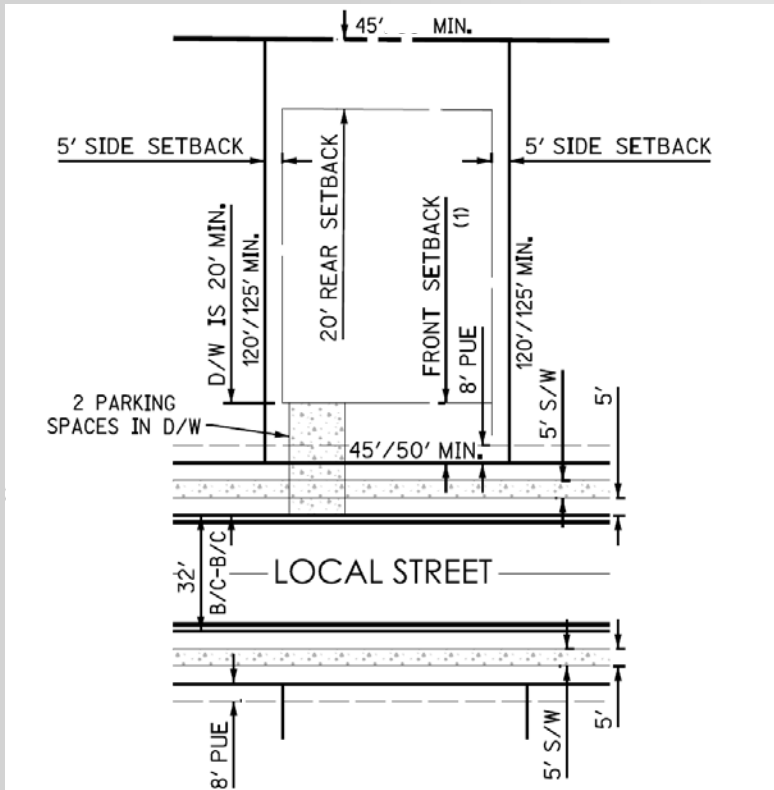
72
50' x 120' Lots

85
45' x 120' Lots

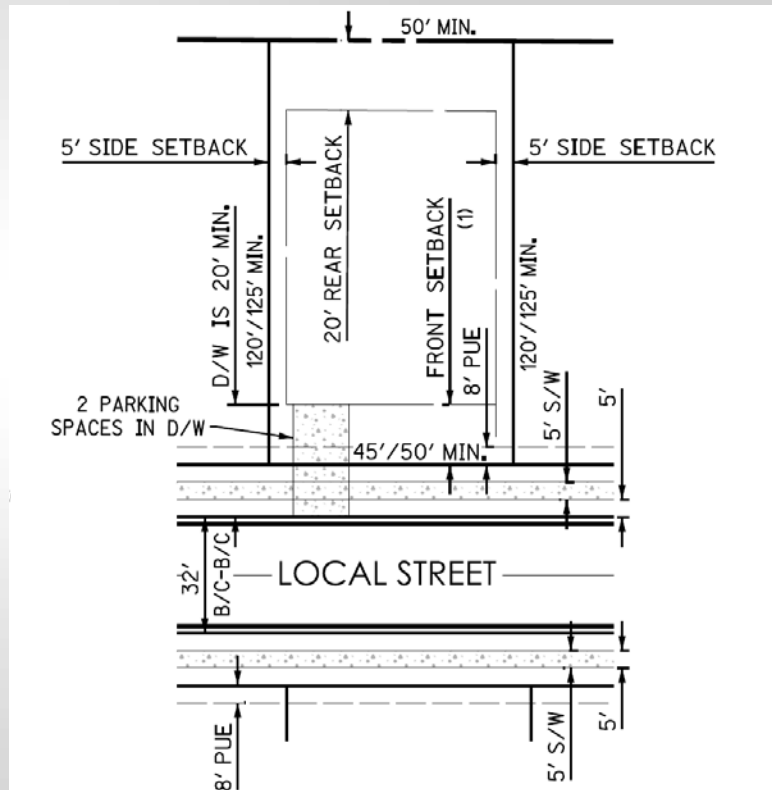
Gehan at Cactus
and 175th Rezone

Lotting Product

RM-6-PUD LOTTING



45' Wide



50' Wide

RM-6-PUD DIMENSIONAL REQUIREMENTS

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.
- (2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

RM-6-PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(q)(1) requires a minimum of one (1) sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.**
- **Removal of the sports court requirement due to drainage constraints (Not enough high and dry land).**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

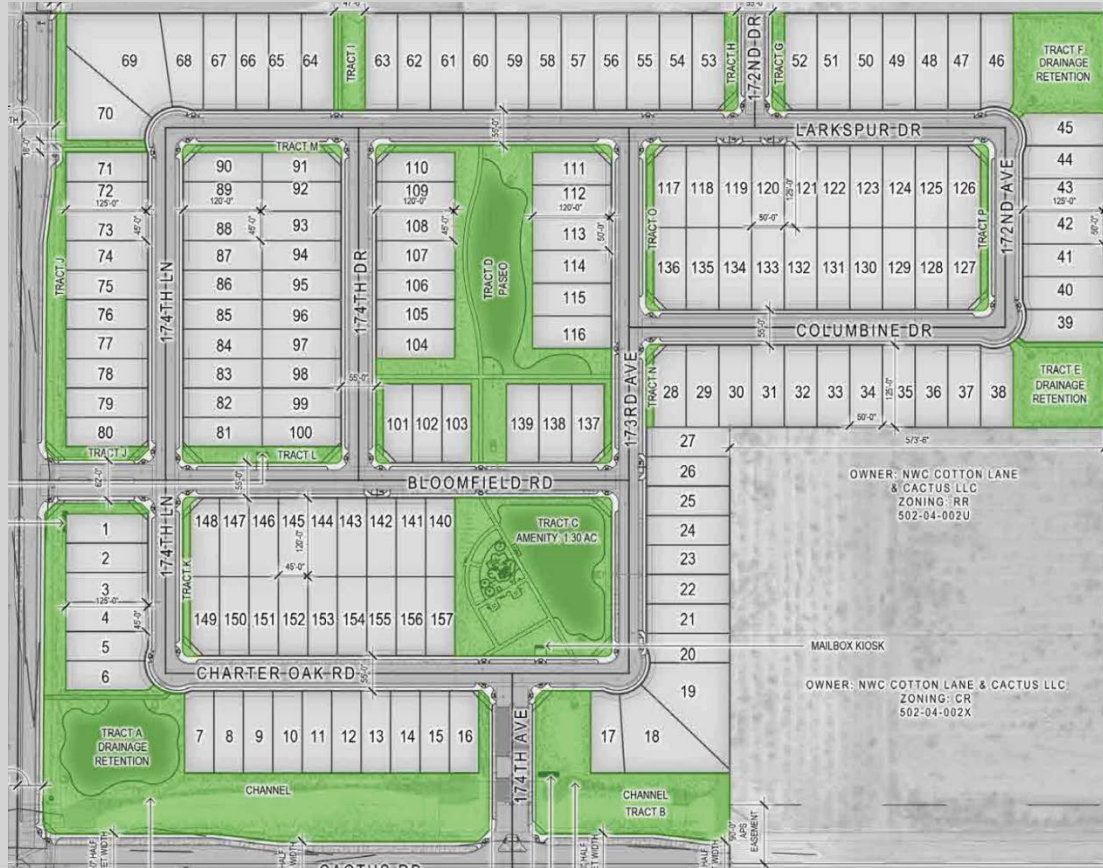
RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OPEN SPACE



- Minimum 20 percent net residential acreage is to be open space.
- 26.68 percent open space provided.

OPEN SPACE

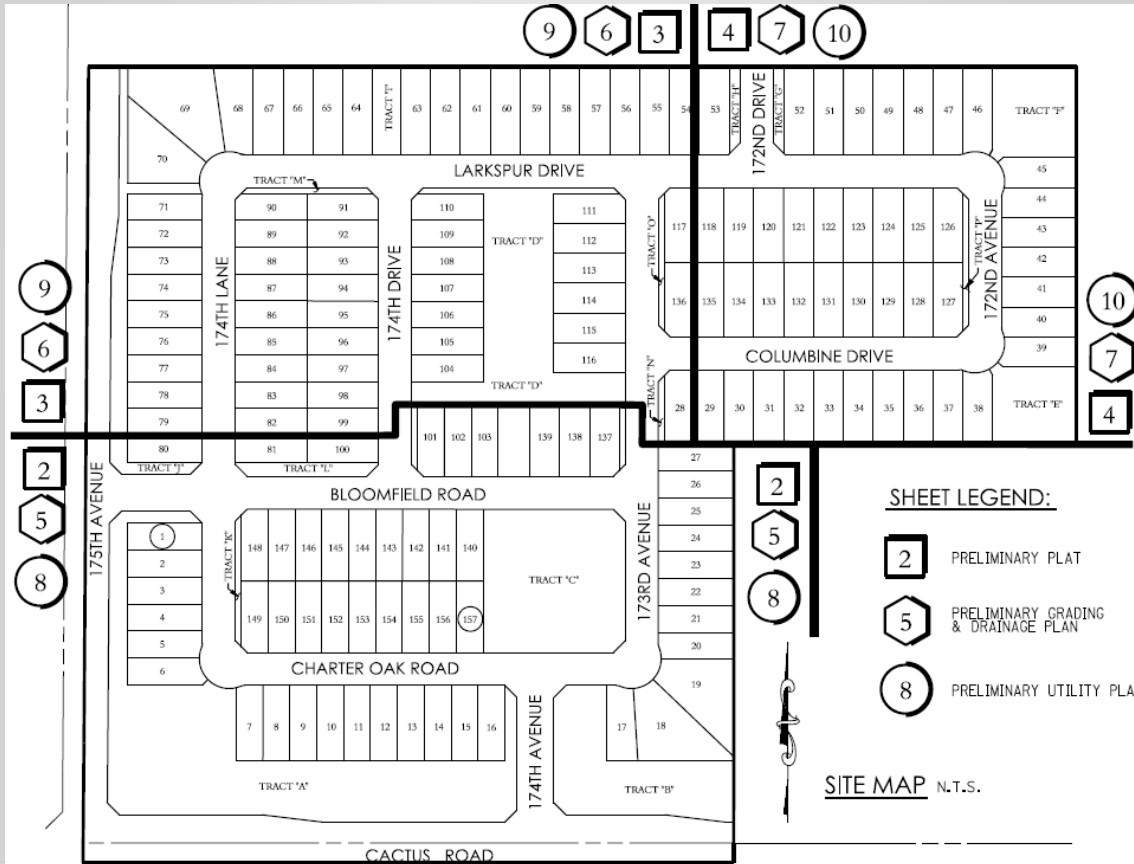


KEYNOTES

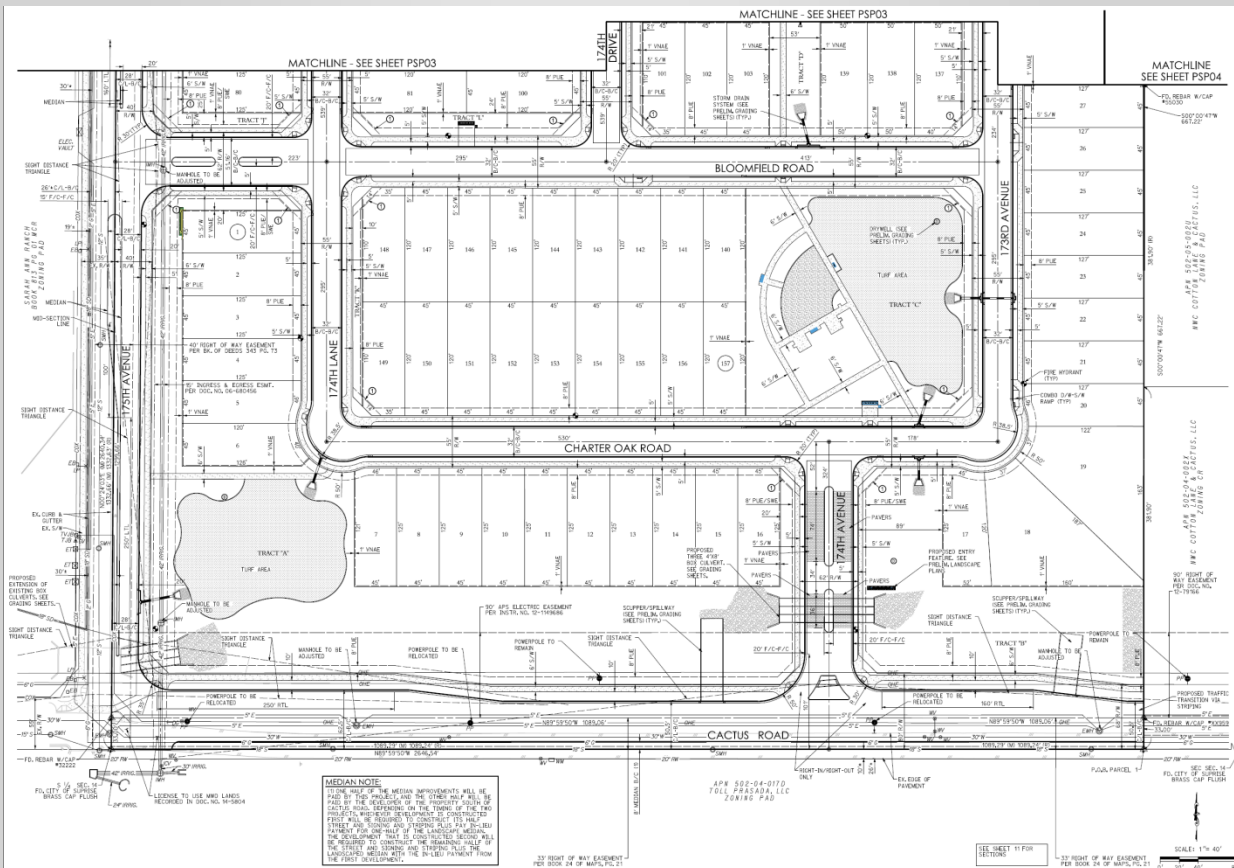
- A TURF
- B CONCRETE SIDEWALK
- C WOOD FIBER
- D RAMADA
- E PICNIC TABLE
- F BOBBLE RIDER
- G DOUBLE BOBBLE RIDER
- H SHADED PLAY STRUCTURE
- I GRILL
- J BENCH
- K SWING
- L MAILBOX ENCLOSURE
- M TRASH RECEPTACLE
- N DRINKING FOUNTAIN



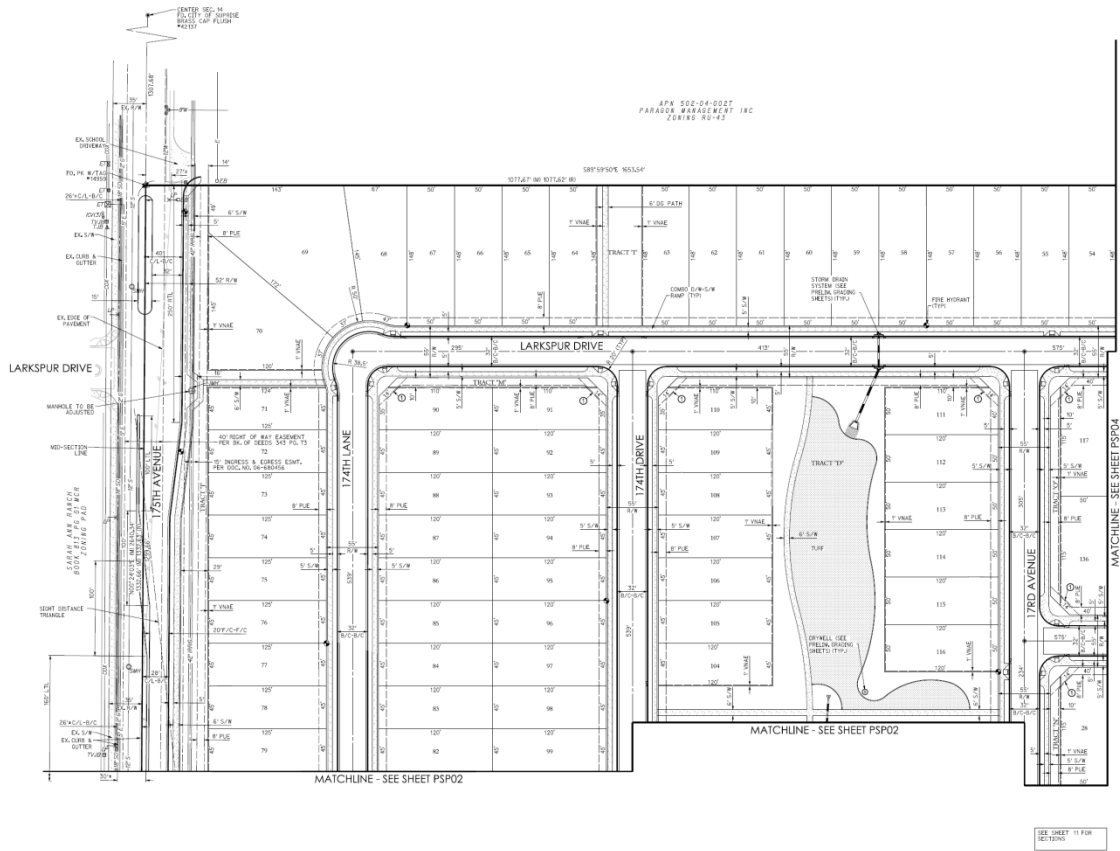
PRELIMINARY PLAT



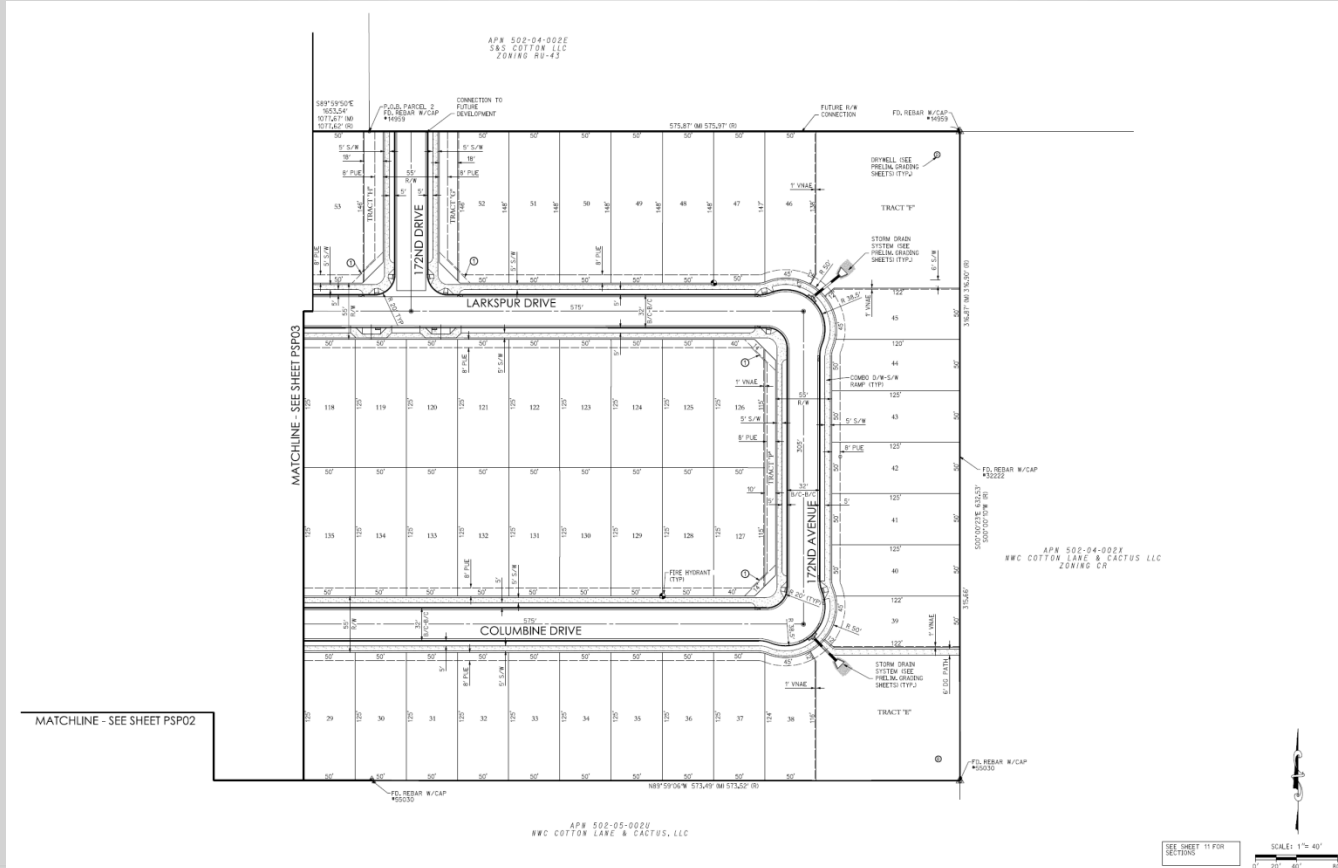
PRELIMINARY PLAT



PRELIMINARY PLAT



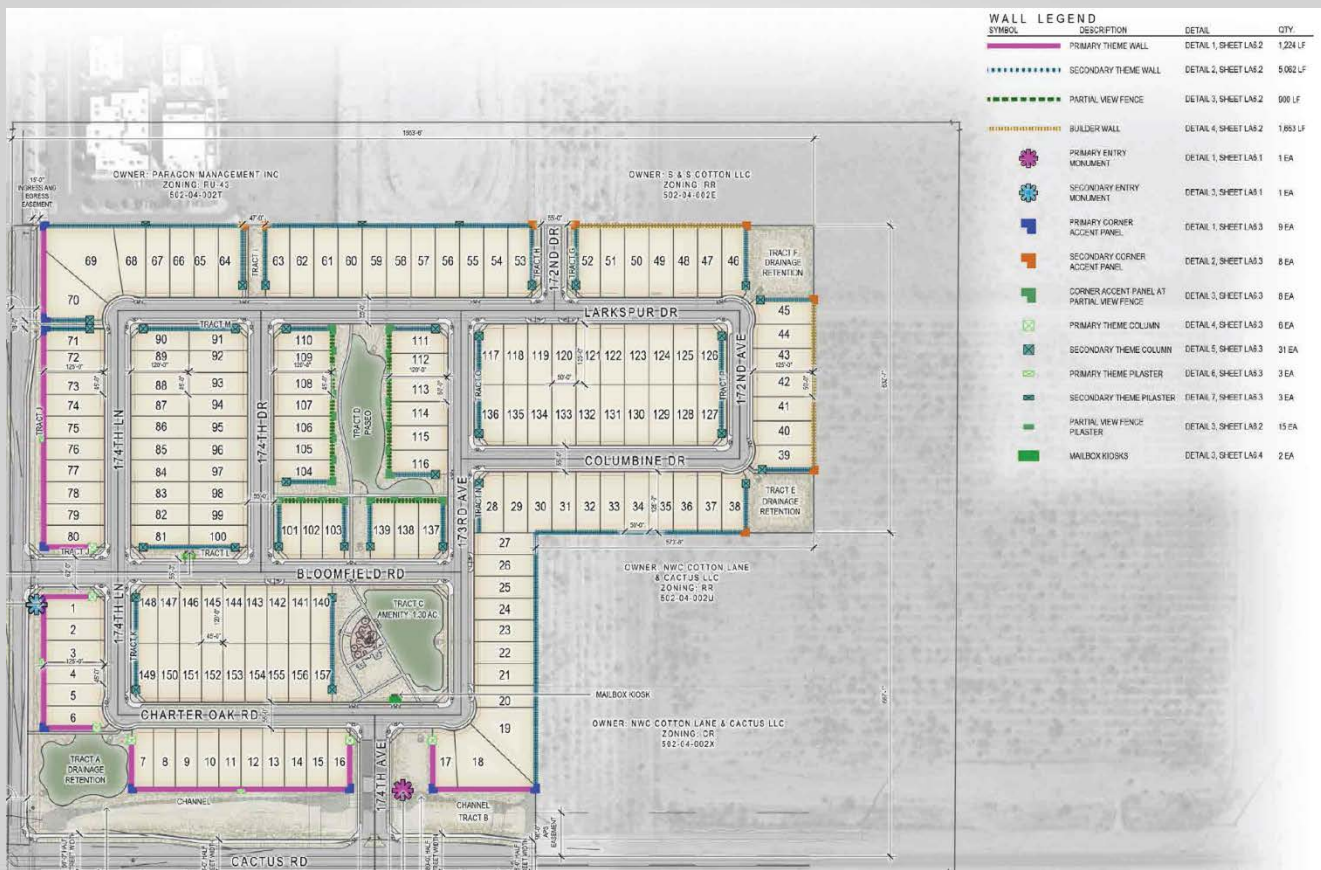
PRELIMINARY PLAT



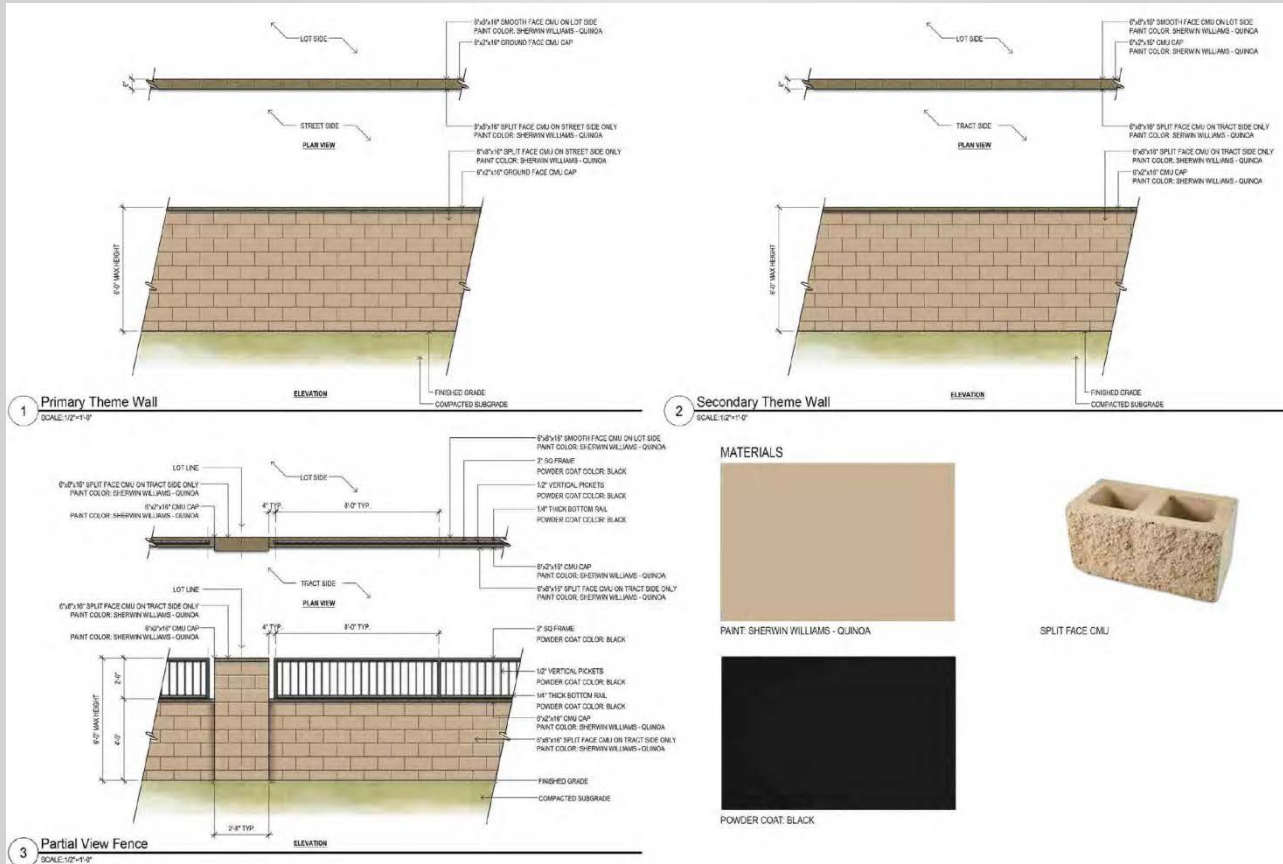
LANDSCAPE



WALLS



WALLS



Citizen Review

January 16, 2019 at 6 pm
Sierra Montana Recreation Center

Planning and Zoning Commission

April 4, 2019

Rezone with PUD Overlay - Recommended **Approval** Subject
to Stipulations “A” through “B”

Preliminary Plat – Recommended **Approval**



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Kendra Pettis, DIR -
SPORTS/TOURISM

Submitting Department: Sports and Tourism

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Presentation and discussion pertaining to the Resort Feasibility Study.

Motion:

N/A

Background:

The Council approved Tourism Five Year Strategic Plan identifies the desire for the city to attract a resort to Surprise to increase tourism opportunities and spur additional economic development. The Tourism Advisory Commission recommended and Council approved to utilize up to \$20,000 from the Tourism Fund for professional services to conduct a resort feasibility study. CBRE was selected through an RFQ process and will be presenting their findings.

Objective Analysis:

The objective of the study was to obtain market research on the feasibility of potential future hotel and resort development opportunities within Surprise. The study included a market demand analysis, site analysis, facility recommendations and market share estimates.

Policy Compliant:

This item is compliant with all city policies and procedures.

Financial Impact:

There is no financial impact for this item.

Budget Impact:

This item does not have an impact on the budget.

FTE Impact:

This item does not have an impact on current staff levels.

ATTACHMENTS:

1. CBRE Presentation_Resort Feasibility_April 16
2. Proposed Hotel Surprise Market Study Feasibility Analysis_Final

CBRE HOTELS - HOTEL MARKET & FEASIBILITY ANALYSIS FOR CITY OF SURPRISE

APRIL 16, 2019

MIKE BAKER

Director

CBRE Hotels Advisory

HOTEL MARKET & FEASIBILITY STUDY FOR CITY OF SURPRISE

KEY OBJECTIVES

- Determined the market demand and economic feasibility for a full service hotel in three planning areas of Surprise.
- The three areas for potential resort or full service hotel development: City Center, Loop 303 Corridor, and White Tank Mountains.
- Developed facilities recommendations, market share estimates, operating cash flow projections and feasibility analysis.

HOTEL MARKET & FEASIBILITY STUDY FOR CITY OF SURPRISE

KEY TERMS

- **Resort Hotel:** A full service lodging facility on a self-contained campus that provides most of a travelers wants such as food/beverage, recreation, meeting and entertainment activities.
- **Full Service Hotel:** A hotel which provides a wide variety of facilities including food & beverage outlets and meeting space.
- **Limited or Select Service Hotel:** A hotel which provides only some of the facilities & amenities of a full service hotel. Offers limited food & beverage outlets and meeting space, if any.

HOTEL MARKET & FEASIBILITY STUDY FOR CITY OF SURPRISE

SUMMARY OF FINDINGS FOR THE THREE PLANNING AREAS:

- **City Center:** There is sufficient demand for a full service hotel given the proximity to key hotel demand drivers: Surprise Baseball Stadium, the Tennis Center, Ottawa University and the Aquatic Center.
- **Loop 303 Corridor:** While poised for significant residential and commercial development in the future, hotel development in this area is more suitable for limited service or select service hotels.
- **White Tank Mountains:** Not enough critical mass to support a resort and distance from demand generators is a challenge.

FACILITIES RECOMMENDATIONS

HOTEL MARKET & FEASIBILITY STUDY FOR CITY OF SURPRISE

SUMMARY OF FACILITIES RECOMMENDATIONS:

- **Guest Rooms:** We found support for an upscale full service hotel in City Center with approximately **225 rooms** with a mix of king rooms, double queen rooms and suites.
- **Food & Beverage Outlets:** 1) a three-meal restaurant offering a high quality dining experience and 2) a lobby bar/lounge catering to hotel guests and residents.
- **Meeting Space:** Approximately 12,000 to 14,000 square feet of indoor meeting space including a ballroom and individual meeting rooms from 500 to 1,500 square feet.

SAMPLING OF FULL SERVICE HOTEL AMENITIES



Full Service Hotels Offer More Amenities and Services

Full Service hotels offer a wider array of amenities for hotel guests including food & beverage outlets, recreational amenities and meeting space. As such, they also require larger staffing levels and are more expensive to build than limited service hotels.

Food and Beverage Outlets

Full Service Hotels feature at least one food & beverage outlet to service hotel guests. Many full service hotels are social gathering places for visitors and residents.



Meeting and Event Space

Meeting and event space are a cornerstone of the full service hotel. Banquet halls, meeting rooms and event spaces attract group demand including corporate and social events. Given the climate in Surprise, meeting space could include an outdoor terrace and dining option for group events.

MARKET DEMAND ANALYSIS

PHOENIX HOTEL MARKET HISTORICAL & PROJECTED PERFORMANCE

YEAR	OCC	Δ OCC	ADR	Δ ADR	REVPAR	Δ REVPAR
2014	63.1%	5.4%	\$112.03	3.6%	\$70.72	9.2%
2015	65.8%	4.2%	\$120.97	8.0%	\$79.58	12.5%
2016	67.2%	2.1%	\$123.12	1.8%	\$82.71	3.9%
2017	67.7%	0.9%	\$127.10	3.2%	\$86.10	4.1%
2018	69.7%	2.9%	\$130.01	2.3%	\$90.65	5.3%
2019F	69.2%	-0.7%	\$134.24	3.3%	\$92.91	2.5%
2020F	67.6%	-2.3%	\$139.11	3.6%	\$94.11	1.3%
2021F	66.0%	-2.5%	\$140.82	1.2%	\$92.88	-1.3%
2022F	66.3%	0.6%	\$142.75	1.4%	\$94.66	1.9%
2023F	67.4%	1.7%	\$148.25	3.9%	\$99.96	5.6%

Source: CBRE Hotels Americas Research, STR, Q4 2018

- RevPAR for the overall Phoenix market increased by 5.3% in 2018 as compared to 2.9% for the nation as a whole. Note: RevPAR = Occupancy times Average Daily Rate (ADR).

WEST VALLEY HOTEL MARKET HISTORICAL PERFORMANCE

West Performance - All Hotels

YEAR	OCC	Δ OCC	ADR	Δ ADR	REVPAR	Δ REVPAR
2014	63.2%	-	\$82.82	-	\$52.37	-
2015	66.7%	5.4%	\$90.47	9.2%	\$60.31	15.2%
2016	69.1%	3.7%	\$94.25	4.2%	\$65.15	8.0%
2017	68.5%	-0.9%	\$101.51	7.7%	\$69.56	6.8%
2018	72.0%	5.1%	\$103.62	2.1%	\$74.64	7.3%

- Note: West Valley includes: Avondale, Buckeye, Glendale, Peoria, Sun City and Surprise.
- In recent years, the West Valley has outperformed the overall Phoenix market in terms of occupancy & underperformed in average daily rate (ADR).

Source: CBRE Hotels' Americas Research - Hotel Horizons® March – May 2019; STR, Q4 2018.

COMPETITIVE HOTEL MARKET ANALYSIS

SELECTION OF THE COMPETITIVE HOTELS

- Analyzed the overall **West Valley** hotel market and selected 17 hotels located in Surprise and surrounding cities.
- **Competitive Hotels:** Selected (I) high quality branded and non-branded full service hotels in the West Valley; (II) the existing hotels in Surprise; and (III) high quality branded limited or select service hotels outside of Surprise but within the West Valley.
- **Selection Criteria:** Selected based on location, size and facilities, market orientation and rate structure.

PROJECTED PERFORMANCE OF THE COMPETITIVE SUPPLY

Projected Market Performance of the Competitive Supply									
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Market Occupancy	Average Daily Rate	Percent Change	REVPAR	Percent Change
2018	990,245	0.0%	705,500	3.0%	71%	\$133.00	1.1%	\$94.76	4.1%
2019	1,070,180	8.1	740,700	5.0	69	137.00	3.0	94.82	0.1
2020	1,109,235	3.6	768,900	3.8	69	141.00	2.9	97.74	3.1
2021	1,109,235	0.0	792,000	3.0	71	145.00	2.8	103.53	5.9
2022	1,191,360	7.4	825,800	4.3	69	153.00	5.5	106.05	2.4
2023	1,191,360	0.0	850,500	3.0	71	157.00	3.0	112.08	5.7
2024	1,191,360	0.0	845,900	0.0	71	163.00	3.0	115.73	3.3
CAAG	3.1%		3.1%			3.4%		3.4%	

Source: CBRE Hotels; Note: Proposed Full Service Hotel in City Center Projected to Open in 2022

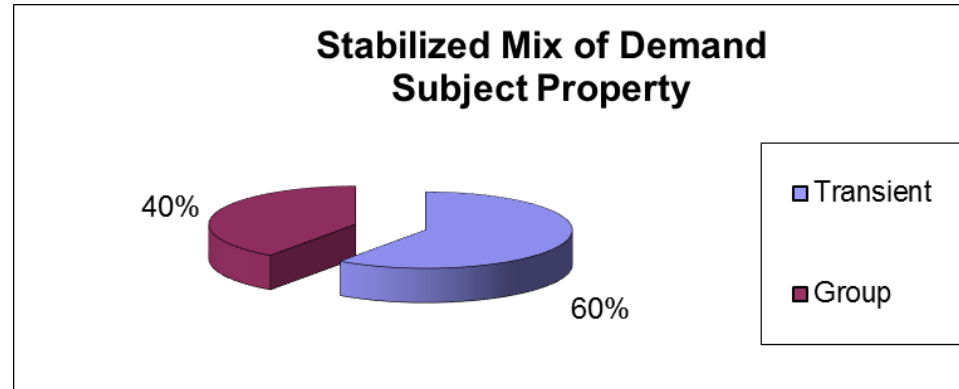
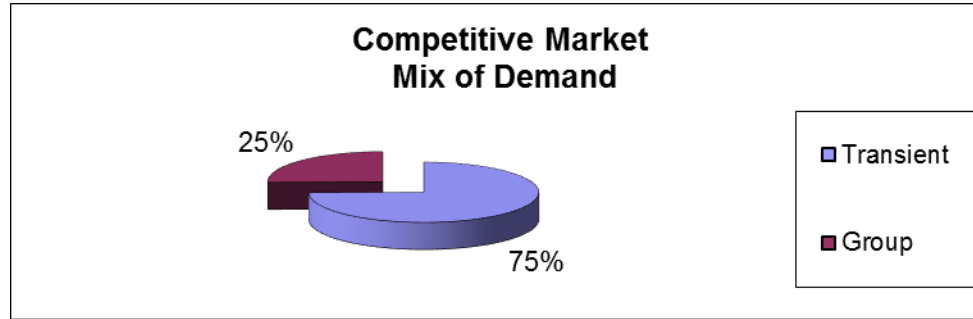
- The additions to supply in 2019/2020 include hotel openings in Surprise, Glendale and Avondale.
- The proposed full service hotel in City Center is projected to open in 2022. The stabilized market occupancy is 71 percent.

PROJECTED PERFORMANCE OF THE PROPOSED HOTEL

Projected Market Performance of the Proposed Full Service Hotel in City Center											
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Occupancy Percentage	Average Daily Rate	Percent Change	REVPAR	Percent Change	Market Penetration	Revenue Yield
2022	82,125	N/A	52,400	N/A	64%	\$197.00	N/A	\$125.70	N/A	92%	119%
2023	82,125	0.0%	56,000	6.9%	68	203.00	3.0%	138.42	10.1%	96	124
2024	82,125	0.0	59,500	6.3	72	209.00	3.0	151.42	9.4	102	131
2025	82,125	0.0	59,500	0.0	72	215.00	3.0	155.77	3.0	102	131
2026	82,125	0.0	59,500	0.0	72	222.00	3.0	160.84	3.0	102	131
CAAG	0.0%		3.2%			3.0%		6.4%			
Source: CBRE Hotels											

- The proposed hotel in City Center was projected to open in 2022 for purposes of our analysis.
- The proposed hotel in City Center is projected to penetrate slightly above the competitive hotels in occupancy and achieve a revenue yield approximately 31 percent higher than the competitive hotels.

DEMAND MIX FOR THE COMPETITIVE HOTELS & PROPOSED HOTEL





PROJECTED OPERATING RESULTS AND FEASIBILITY ANALYSIS

PROJECTED OPERATING RESULTS OF THE PROPOSED HOTEL

Proposed Full Service Hotel City Center			
Summary of Estimated Annual Operating Results			
Year	Total Revenue	Net Operating Income	Ratio to Total Revenues
2022	\$15,982,000	\$3,309,000	21%
2023	17,497,000	4,003,000	23
2024	19,075,000	4,703,000	25
2025	19,632,000	4,830,000	25
2026	20,254,000	5,004,000	25
2027	20,822,000	5,115,000	25
2028	21,457,000	5,279,000	25
2029	22,097,000	5,436,000	25
2030	22,804,000	5,640,000	25
2031	23,457,000	5,781,000	25

- We projected a ten year operating cash flow for the proposed full service hotel in City Center.
- The projected stabilized operating margin is 25 percent which is similar to other high quality full service hotels in the region as well as in the range nationally based on *CBRE Hotels' 2018 TRENDS* publication.

ECONOMIC FEASIBILITY OF THE PROPOSED HOTEL

- **Feasibility Gap:** Based on our analysis there is a feasibility gap for the proposed hotel. We performed two feasibility tests.
- **Cost vs. Value:** The cost to build the hotel is projected to be greater than the market value of the hotel upon completion of construction.
- **IRR Analysis:** IRR (Internal Rate of Return). The projected IRR of the project does not achieve the market rate returns required to generate developer interest.

HOTEL MARKET & FEASIBILITY STUDY FOR CITY OF SURPRISE

SUMMARY THOUGHTS:

- There is market demand for a full service hotel in the City Center of Surprise. Market participants reported that a lack of F&B and meeting facilities in Surprise translates into hotel demand going to other portions of the metro area.
- Found market support for a full service hotel with approximately 225 rooms, a full service restaurant and meeting facilities.
- The proposed hotel was projected to penetrate slightly above the competitive hotels in occupancy and achieve a revenue yield above the competitive hotels.
- The study revealed a feasibility gap between the cost to build/develop the proposed hotel and its market value upon completion of construction.

CBRE HOTELS

The World's Leading Hotel Experts.

Mike Baker

Director

CBRE Hotels Advisory

+ 1 213 613 3128

mike.baker@cbre.com

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MARKET DEMAND & ECONOMIC FEASIBILITY ANALYSIS

Proposed Full Service Hotel
Surprise, Arizona

Client # 18-487LA-0150

Ms. Kendra Pettis
Sports and Tourism Director
City of Surprise
16000 North Civic Center Plaza
Surprise, AZ 85374

CBRE



Jeff Lugosi
Managing Director
CBRE Hotels Advisory

CBRE, Inc.
400 South Hope Street, 25th Floor
Los Angeles, CA 90071

+1 213 613 3375 Office

Jeff.Lugosi@cbre.com
www.cbrehotels.com

March 18, 2019

Ms. Kendra Pettis
Sports and Tourism Director
City of Surprise
16000 North Civic Center Plaza
Surprise, Arizona 85374

Dear Ms. Pettis:

In accordance with your request, we have completed our study of the potential market demand, statement of operating results and development feasibility analysis for a proposed full-service hotel (the "subject" or "hotel") to be located in Surprise, Arizona. Pursuant to our engagement, we have prepared a report summarizing our findings.

The conclusions set forth are based on an analysis of the existing and potential future supply and demand for the competitive lodging market as of the completion of our fieldwork in November and December 2018. This report is intended for your internal management use in determining the potential market for full service resort lodging facilities within the City of Surprise. After your review of this report, we will follow up with the final portion of the study which is to analyze the economic feasibility of the proposed hotel.

As in all studies of this type, the estimated results are based upon competent and efficient management and presume no significant change in the competitive market from that set forth in this report. Since our results are based upon estimates and assumptions that are subject to uncertainty and variation, we do not represent them as results that will actually be achieved. It is expressly understood that the scope of our study and the report thereon do not include the possible impact of zoning or environmental regulations, licensing requirements, or other restrictions concerning the project except where such matters have been brought to our attention and are disclosed in the report.

This report was prepared for your use in evaluating the demand for and market feasibility of the proposed project. As is customary in assignments of this type, neither our name nor the material submitted may be included in any prospectus or as part of any printed material, or used in offerings or representations in connection with the sale of securities or participation interests to the public, without written prior consent.

The terms of our engagement are such that we have no obligation to revise this report to reflect events or conditions that occur subsequent to the date of the completion of our fieldwork. However, we are available to discuss the necessity for revision in view of changes in the economic

or market factors affecting the proposed subject. This report is subject to the Terms and Conditions presented in the Addenda.

We appreciate your cooperation extended to us during the course of our engagement and would be pleased to hear from you if we could be of further assistance in the interpretation of our findings and recommendations.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Lugosi". The signature is fluid and cursive, with the first name "Jeff" and last name "Lugosi" clearly distinguishable.

By Jeff Lugosi
Managing Director
CBRE Hotels Advisory

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METHODOLOGY	1
SUMMARY OF CONCLUSIONS	2

SECTION II

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Section I

INTRODUCTION

INTRODUCTION

OVERVIEW OF STUDY

CBRE Hotels was formally retained on October 15, 2018 by the City of Surprise to conduct a hotel resort feasibility study. While no specific subject site was identified, there were three areas identified for potential hotel development including the City Center, the Loop 303 corridor and the area near the White Tank Mountains. Specifically, we were engaged to assist the City to determine the market demand for a hospitality project in these three areas and measure any feasibility gap that would be required. We also determined what amenities or attributes would be desired and supported by the market. As such, we evaluated the potential market demand for full service and/or resort hotel development within these planning areas in the City of Surprise.

After physically inspecting the three planning areas and concluding our study of the market, it is our opinion that a hotel consisting of 225 guestrooms and positioned as a high quality, full service hotel property could be supported by the local market within the City Center area. As such, we have evaluated the potential market demand and operating results for a proposed full-service hotel to be located in Surprise, Arizona. As a component of this analysis, we first determined the market potential for a hotel in the City Center area. Next, we provided our projections of the occupancy and average daily room rates (“ADR”) the proposed hotel could reasonably expect to achieve over its first five years of operation. We then provided a forecast of the proposed subject hotel’s income and expenses over a ten-year projection period. This is followed by an analysis of the economic feasibility of the proposed hotel development.

As will be discussed later in this report, we found support for a hotel with 225 rooms that would be positioned as a high-quality, full-service hotel. We have assumed the property would be open and available for occupancy by January 1, 2022.

METHODOLOGY

Specifically, in conducting the study of the potential market demand, we:

- Evaluated the three proposed planning areas and assessed the impact of accessibility, visibility, and location relative to demand generators on the marketability and likely market mix of a proposed Hotel;
- Researched and analyzed current economic and demographic trends to determine their impact on future lodging demand in the market;
- Researched the competitive lodging supply in Surprise and the surrounding area, with a particular focus on the hotels that would compete most directly with the proposed Subject;
- Reviewed the historical performance of the competitive lodging market;
- Estimated the anticipated growth in supply and demand for lodging accommodations in the local market area;
- Prepared a forecast of future performance for the competitive lodging market;

- Developed recommendations for the facilities program for the subject hotel;
- Prepared a forecast of the projected market penetration and the resulting occupancy levels and average daily rates (“ADR”) for the proposed Subject’s first five years of operation, assuming the Subject would be a 225-room full service hotel.
- Prepared operating results for the proposed hotel including estimates of revenues and expenses for its first ten years of operation. These estimates result in a “bottom line” of income before fixed charges of interest, depreciation, amortization and income taxes.
- Development a cost estimate to develop the proposed full service hotel and conducted an IRR (Internal Rate of Return) analysis based on our projected cash flow for the proposed hotel and the costs to develop it.

Several sources were used in compiling the background information and preparing the analyses contained in this report. These sources include CBRE Hotels’ *Trends® in the Hotel Industry*, STR, Inc. (Smith Travel Research), CBRE Hotels’ *Monthly Trends*, data gathered through direct interviews with representatives of local businesses, data provided by sources in the lodging chains with which the competitive properties are affiliated, and data from various local government agencies. In addition, we interviewed the following individuals: staff from the Texas Rangers and Kansas City Royals, the Director of Economic Development for the City of Surprise, the Director of Research for Visit Phoenix, the Vice President of Ottawa University (OUAZ) and hotel management from hotels in the West Valley.

SUMMARY OF CONCLUSIONS

After analyzing the potential for full service hotel development in the various portions of the city, we concluded that the opportunity exists for a full-service hotel in the City Center of Surprise. As such, we believe there is demand for a high quality 225 room full service hotel to be located in the City Center of Surprise. The following presents a summary of projected occupancy, average daily room rate, revenues and net operating income for the proposed subject hotel. Please note that we have assumed an opening date of January 1, 2022.

Projected Market Performance of the Proposed Full-Service Hotel in the City Center of Surprise											
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Occupancy Percentage	Average Daily Rate	Percent Change	REVPAR	Percent Change	Market Penetration	Revenue Yield
2022	82,125	N/A	52,400	N/A	64%	\$197.00	N/A	\$125.70	N/A	92%	119%
2023	82,125	0.0%	56,000	6.9%	68	203.00	3.0%	138.42	10.1%	96	124
2024	82,125	0.0	59,500	6.3	72	209.00	3.0	151.42	9.4	102	131
2025	82,125	0.0	59,500	0.0	72	215.00	3.0	155.77	3.0	102	131
2026	82,125	0.0	59,500	0.0	72	222.00	3.0	160.84	3.0	102	131
CAAG	0.0%		3.2%			3.0%		6.4%			

Source: CBRE Hotels

Summary of Estimated Annual Operating Results			
Year	Total Revenue	Net Operating Income	Ratio to Total Revenues
2022	\$15,982,000	\$3,309,000	21%
2023	17,497,000	4,003,000	23
2024	19,075,000	4,703,000	25
2025	19,632,000	4,830,000	25
2026	20,254,000	5,004,000	25
2027	20,822,000	5,115,000	25
2028	21,457,000	5,279,000	25
2029	22,097,000	5,436,000	25
2030	22,804,000	5,640,000	25
2031	23,457,000	5,781,000	25

Section II

AREA REVIEW & NEIGHBORHOOD ANALYSIS



AREA REVIEW

INTRODUCTION

The economic climate of the market area encompassing the subject property is an important consideration in forecasting hotel demand and income potential. Historic economic and demographic trends that highlight the amount of visitation or other economic trends provide a basis for hotel demand projections. The purpose of this section is to review available economic and demographic data to determine whether the subject's regional and local market areas might experience future economic growth. The subject site is located in Surprise, Arizona which is part of the Phoenix metropolitan area and within Maricopa County.

ARIZONA AND PHOENIX METRO AREA ECONOMY

More than nine years into the current expansion, Arizona continues to post solid growth in jobs and income. The Phoenix Metropolitan Statistical Area (MSA) remains the engine of state job gains. According to the University of Arizona's Economic and Business Research Center, "All major industries in Arizona added jobs during the past year, with construction employment finally firing on all cylinders. Housing permits are up, but not enough to restrain rapid house price increases. In the long run, Arizona remains well positioned to outpace the nation and most states in job, income, and population growth."

The following table presents the most recent economic forecast from the University of Arizona's Economic and Business Research Center:

PHOENIX METRO AREA ECONOMIC FORECAST						
Phoenix Metro Area Economic Forecast	2017	2018	2019	2020	2021	2022
Personal Income (\$ mil)	205,615	217,418	231,069	246,154	261,317	276,846
% Chg from Year Ago	4.48%	5.74%	6.28%	6.53%	6.16%	5.94%
Retail Sales (\$ mil)	70,942	75,259	78,863	82,743	86,523	90,602
% Chg from Prior	5.50%	6.10%	4.80%	4.90%	4.60%	4.70%
Total Nonfarm Employment (000s)	2,034.10	2,097.10	2,158.70	2,214.30	2,261.30	2,303.60
% Chg from Year Ago	2.80%	3.10%	2.90%	2.60%	2.10%	1.90%
Population (000s), July 1st estimates	4,649	4,733	4,819	4,906	4,993	5,081
% Chg from Year Ago	2.20%	1.80%	1.80%	1.80%	1.80%	1.80%
Residential Building Permits (units)	29,312	32,761	33,475	33,449	33,490	33,560
% Chg from Prior	2.60%	11.80%	2.20%	-0.10%	0.10%	0.20%

Source: Univiserty of Arizona, Economic Forecast, as of Sept. 2018

The Phoenix metro area is a hub for corporate expansions and relocations thanks to reasonable business and living costs, favorable taxation of multistate enterprises, and a large labor pool. The share of combined employment in finance and business services is among the highest in the nation, with both industries hosting a wealth of operational/administrative positions. USAA, a Texas-based insurance, banking and investment products firm, chose Phoenix at the end of 2017 to expand its technology and digital office and will add 1,000 workers through 2020. Business services will also grow as Silicon Valley tech companies open sales and support offices in Phoenix.

According to data from CBRE Research, as of 2017 the Phoenix area had a total of 122,500 science, technology, engineering and math (STEM) jobs, with 17,600 of those jobs created between 2011 and 2017. The number of technology focused firms in the metro area has increased from 67 to 281 over the last five years.

Sunny weather, reasonable costs, and an abundance of land make Phoenix a desirable location for aerospace firms such as Honeywell, Bombardier and Boeing. The share of jobs in aerospace manufacturing is more than twice the national average, and many high-paying management jobs are related to aerospace. Defense contractor Boeing, which produces Apache helicopters in Phoenix, will move hundreds of jobs south from Washington state. Aerospace manufacturers pay more than twice the state average, and gains here will lift housing, retail and leisure spending.

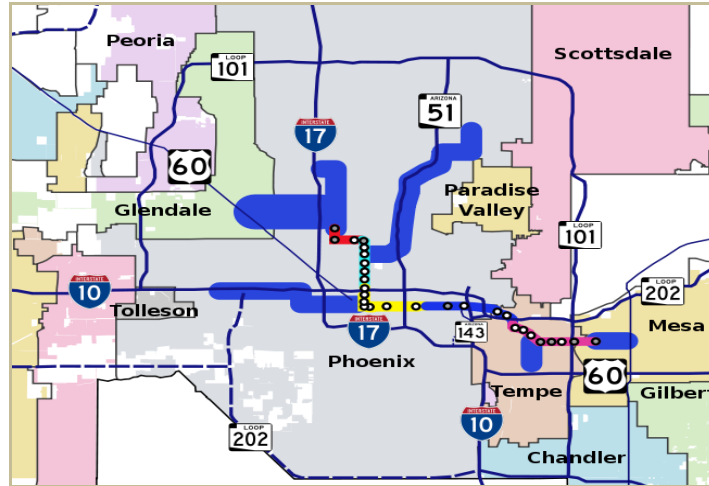
About 60 percent of Arizona's population of over 7.0 million residents resides in Maricopa County. Collectively, 33 diverse communities compose what is known as the Valley of the Sun, or simply - Greater Phoenix. The Phoenix Metropolitan Statistical Area includes; the cities of Phoenix, Scottsdale, Tempe, Mesa, Chandler, Peoria, Glendale, Gilbert and the unincorporated communities of Sun City/Sun City west. The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Glendale Metropolitan Statistical Area (MSA), defining it as Maricopa and Pinal counties. According to the Census Bureau's 2017 population estimates the MSA had approximately 4,700,000 residents, making it the 11th largest Metropolitan Area in the nation by population. It is also one of the fastest growing major metropolitan areas, gaining over 540,000 residents from 2010 to 2017, and nearly 1.5 million residents since 2000.

Transportation

Maricopa County is served by three Interstates: the 10, 17, and 8. Interstate 10 leads into Greater Phoenix from Los Angeles on the west, and continues southeast through the metro area on to Tucson and the eastern United States. Interstate 17 provides a north-south route through the urban area and is a key industrial corridor. Interstate 17 travels north from Maricopa County to Flagstaff, Arizona, and intersects with Interstate 40. Interstate 8, just south of the metro area, connects Casa Grande and Gila Bend to San Diego. Loop 101, which loops around the northern part of the Valley and then heads south terminating in the Southeast Valley, provides additional highway transportation throughout the Phoenix Metro area.

METRO Light Rail Line

The initial 20-mile segment of the Phoenix METRO Light Rail was completed in December 2008 and commenced serving revenue passengers in Phoenix, Tempe, and Mesa in January 2009. The starter line served 11.3 million riders in 2009, exceeding all first-year projections by 45 percent. The rail line is the longest starter line in federal New Starts grant history. The cost was \$1.4 billion, paid for using a \$587 million federal New Starts grant, \$59 million from a Congestion Mitigation and Air Quality grant and local tax dollars. There are 28 stations, primarily located in the center of the roadway, designed using a kit-of-parts, or prefabricated, infrastructure in consideration of the desert heat. METRO has 50 vehicles in its fleet, each with a comfort capacity of 175. According to Valley Metro, the annual ridership for fiscal year 2018 was approximately 15.8 million riders. A map of the METRO Light Rail Line is presented below.



Phoenix Sky Harbor Airport

The Airport is the 13th busiest airport in the United States for passenger traffic, serving over 43.9 million passengers in 2017. Greater Phoenix is a major hub for Southwest Airlines and American Airlines. The airport is also a regional hub for most Mexican and Hawaiian departures. Sky Harbor provides non-stop service to more than 100 domestic and international destinations with approximately 500 daily non-stop flights. The Phoenix Airport System provides the people and products of the dynamic metropolitan Phoenix economy access to the markets of the nation and the world. The airport system also is a major component of the Greater Phoenix economy, creating jobs, income, and revenues both on and off the airport.

Historical passenger traffic data from 2001 through 2017 as well as year-to-date 2017 and 2018 are presented in the table below.

Phoenix Sky Harbor International Airport Total Passenger Traffic		
Year	Total Passengers	Percent Change
2001	35,439,031	N/A
2002	35,547,167	0.3%
2003	37,423,502	5.3
2004	39,504,898	5.6
2005	41,215,342	4.3
2006	41,436,737	0.5
2007	42,184,174	1.8
2008	39,891,193	-5.4
2009	37,824,982	-5.2
2010	38,554,530	1.9
2011	40,591,948	5.3
2012	40,421,611	-0.1
2013	40,341,614	-0.3
2014	42,134,662	4.4
2015	44,003,804	4.2
2016	43,383,528	-1.4
2017	43,921,670	1.2
11/17 YTD	40,200,418	N/A
11/18 YTD	41,104,080	2.2%
CAGR	1.4%	
Source: Sky Harbor International Airport		

As indicated above, the total number of passengers per year grew from approximately 35.4 million in 2001 to approximately 43.9 million in 2017, representing a compound annual growth rate (CAGR) of 1.4 percent. The decline experienced in 2008 and 2009 is attributable to the economic slowdown which resulted in a decrease of all travel segments. Year-to-date 2018 through November, total passenger traffic is up 2.2 percent over the same period in 2017. The airport is expanding its international airlift capacity with a new direct flight to Frankfurt, Germany added in May 2018 and American Airlines is planning to add an additional direct flight to London later in 2019.

With the growth in passenger numbers comes the need to ensure that the airport infrastructure can meet passenger demands. Phoenix Sky Harbor International Airport is in the midst of \$2.0 billion worth of capital improvements, including a modernization of terminal three, construction of a 2.5-mile tram to the rental car center, and the construction of a new eight gate concourse at terminal four. These upgrades are expected to be completed by 2020.

Tourism

Metropolitan Phoenix is a seasonal lodging market due to high summer temperatures. The winter and spring are peak seasons for the lodging market, the fall is the shoulder season, and the summer is the low season when temperatures may exceed 110 degrees. Average daily rates mirror the behavior of occupancy, with low-season rates being nearly one-half of those of high-season rates. This decline is driven primarily by the loss of leisure travelers to the area during the hot, summer months. As the area's luxury resort properties discount in order to attract commercial travelers, the more commercially orientated hotels are forced to follow suit.

Overall, Maricopa County has a renowned climate and broad range of recreational opportunities, cultural amenities and professional sports that provide residents and visitors with a multitude of options for sports and leisure activities. Greater Phoenix is one of the few metro areas in the country with all four types of professional sports including Phoenix Suns Basketball, Arizona Diamondbacks Baseball, Arizona Cardinals Football, and Phoenix Coyotes Hockey. Cactus League spring training baseball also attracts thousands of fans to the area each year. In addition to professional sports, the area has more than 150 golf courses and 1,200 tennis courts located throughout the County.

There are seven lakes within an hour of the metro area that offer fishing, boating, water skiing, picnic areas, and camping. In addition, there are many opportunities for hiking, mountain biking and off-road driving in and around the County. Maricopa County also has three very large regional parks. These include the Estrella Mountain Regional Park which has 19,000 acres of recreational space in the south part of the metro area; Lake Pleasant Regional Park with 24,000 acres of open space including a 10,000-acre lake in the northwest region; and White Tanks Regional Park which includes 26,000 acres in western Maricopa County.

The Arts

There are many opportunities for residents and visitors to experience the performing arts, museums, galleries, and other cultural opportunities. The County has a number of unique arts and cultural opportunities including the Heard Museum featuring Native American art, the Desert Botanical Garden, and the Pueblo Grande Museum featuring prehistoric Hohokam Indian ruins. There are over 30 museums and over 150 art galleries offering everything from western and

Native American works to contemporary exhibitions. Maricopa County has a variety of large venues for the performing arts including Phoenix Symphony Hall, which is the home of the Phoenix Symphony and Arizona Opera, Gammage Auditorium at Arizona State University, the newly restored Orpheum Theatre, the Herberger Theatre Center, the Maricopa County Events Center, and the Cricket Pavilion. Performing arts in the County include symphony, opera, Broadway Theater, and many other touring concerts, theater series and dance events.

Golf

With 322 golf courses, golf has become a key contributor to the state's economy and to the exceptional lifestyle Arizona enjoys. As a whole, the golf industry contributes well over \$3.4 billion to Arizona's economy each year, provides nearly 20,000 jobs to local residents, brings thousands of visitors to the state and significantly contributes to the beauty and value of the communities. Skies are usually sunny, and warm winter days ensure that rounds are almost never cancelled. Thirty-one percent of the area's seven million overnight visitors play golf, spending \$68 million a year on golf and nearly \$500 million total while staying in the region.

Professional Sports

Greater Phoenix is one of ten metropolitan areas with all four major professional sports teams. The MLB Arizona Diamondbacks, a 2011 division winning team, play at Chase Field, an enclosed field with a retractable-roof. The NBA Phoenix Suns and the WNBA Phoenix Mercury team currently play in US Airways Center. The US Airways center also hosts the Arena Football League Arizona Rattlers and a professional rodeo. Arizona State University's Sun Devil Stadium in Tempe, currently hosts the Buffalo Wild Wings Bowl, as well as the college football games. State Farm Stadium (formerly the University of Phoenix Stadium) in Glendale hosts the Fiesta Bowl, is home to the NFL Arizona Cardinals, and hosted the Superbowl in 2015. The NFL announced in early 2018 that State Farm Stadium will host the Superbowl again in 2023. Arizona's professional teams and their annual attendance for the most recent year available (2017 or 2018) are provided in the following table.

Professional Sports in Greater Phoenix	
Team/League	Annual Attendance
Arizona Diamondbacks Baseball (MLB)	2,424,695
Cactus League Baseball (MLB)	1,770,000
Phoenix Suns Basketball (NBA)	674,655
Arizona Cardinals Football (NFL)	513,741
Waste Management Phoenix Open (PGA)	525,821
Phoenix Coyotes Hockey (NHL)	534,670
Phoenix Mercury Basketball (WNBA)	169,149
Total	6,252,785

Arizona State University (ASU)

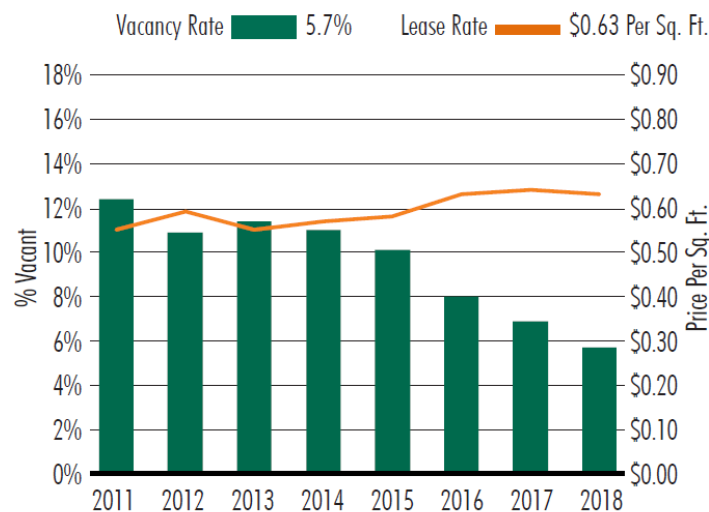
Arizona State University (ASU), located in Tempe approximately 6.0 miles south of the subject, is one of the largest public universities by enrollment in the United States. The university had approximately 109,000 students enrolled in fall 2018. The 2017 university ratings by *U.S. News & World Report* ranked ASU No. 1 among the Most Innovative Schools in America for the second year in a row.

Since 2005, ASU has been ranked among the top research universities in the U.S., public and private, based on research output, innovation, development, research expenditures, number of awarded patents and awarded research grant proposals.

Students currently compete in 24 varsity sports; Sun Devil Athletics fields teams in nine men's and 15 women's sports. Women's lacrosse has been added and will begin play in spring 2018, while men's tennis will return to ASU in 2017-18. The Arizona State Sun Devils are members of the Pac-12 Conference and have won 24 NCAA championships. Along with multiple athletic clubs and recreational facilities, ASU is home to more than 1,000 registered student organizations, reflecting the student body's diversity.

Phoenix Metro Industrial Market

The Phoenix metropolitan area's industrial market showed continued strength through the Third Quarter of 2018. The following tables shows vacancy and lease rates for the metro area's industrial market from 2011 through Third Quarter 2018.



Source: CBRE Research, Q3 2018.

The metro area's Third Quarter 2018 vacancy rate was 5.7 percent which is the lowest vacancy rate since 2005. The asking lease rate has been in the \$.060 per square foot per year range since 2016, although rents vary considerably based on location. Strong employment and population growth will continue to support the robust industrial sector in metro Phoenix. Strong net absorption has outpaced new supply though the current pipeline of industrial product is the strongest it's been in a decade. Data center users have significantly expanded their presence in the Valley, while manufacturing, third party logistics, pharmaceutical and e-commerce firms continue to fuel space for demand. Furthermore, the 22-mile expansion of the Loop 202 in the West Valley will provide industrial users with increased accessibility around the metro. These trends will attract new users to the metro. Growing tenant demand, falling vacancy and a healthy supply pipeline underpins an overall positive outlook.

Travel Sector

Travel is an important contributor to the health of both the state and local economies. According to the Arizona Office of Tourism (the most recent data available), total direct travel spending in

Arizona was \$22.7 billion in 2017. This represented an increase of 6.7 percent over 2016 which was due to the increase in motor fuel prices and strong growth in commercial lodging spending. Non-transportation visitor spending increased by 6.3 percent, following a 3.3 percent increase from 2015 to 2016.

Direct travel-generated employment was 187,100 in 2017. This represents an addition of 2,900 jobs over 2016, an increase of 1.6 percent. Out-of-state travelers generate more than three-fourths of the visitor impacts in Arizona. Visitors from other states are the largest segment (more than 68 percent of spending), while international travel, including day travel from Mexico, comprises approximately 15 percent of visitor impacts. The share has declined slightly in the past three years due to the decreased value of foreign currencies relative to the U.S. dollar.

Travelers to Arizona have a diverse selection of both natural and private attractions to enjoy. Whether attending national/state parks, museums, or sports stadiums/arenas, travelers to the subject have access to many state attractions. The following table highlights Arizona's top 50 natural and private attractions.

Top 25 Private Attractions		Top 25 Natural Attractions	
Attraction	Visitation	Attraction	Visitation
Tempe Town Lake	2.8 million	Grand Canyon NP	4.3 million
London Bridge	2.5 million	South Mountain Park	2.0 million
Chase Field	2.1 million	Glen Canyon NRA	1.6 million
The Phoenix Zoo	1.4 million	Lake Mead NRA	1.6 million
Jobing.com Arena	1.2 million	Canyon de Chelly	826,000
U of Phoenix Stadium	1.2 million	Saguaro NP	664,000
U.S. Airways Center	1.1 million	Petrified Forest NP	632,000
Desert Botanical Garden	640,000	Montezuma Castle NM	580,000
WestWorld of Scottsdale	600,000	Lake Pleasant RP	436,000
Reid Park Zoo	536,000	Lake Havasu SP	368,000
Tombstone	500,000	Organ Pipe Cactus NM	326,000
ASU Sun Devil Stadium	430,000	Grand Canyon West Skywalk	292,000
Rawhide Western Town	428,000	Slide Rock SP	259,000
Wildlife World Zoo & Aquarium	410,000	Wupatki NM	233,000
Arizona Science Center	364,000	Patagonia Lake SP	214,000
Grand Canyon Railway	289,000	Sunset Crater Volcano NM	177,000
Arizona Temple and Visitors' Center	271,000	Catalina SP	175,000
Scottsdale Center for the Performing Arts	236,000	Dead Horse Ranch SP	171,000
Phoenix Art Museum	201,000	Tohono Chul Park	156,000
Arizona Snowbowl	180,000	Kartchner Caverns SP	144,000
Heard Museum	180,000	Walnut Canyon NM	128,000
Tucson Museum of Art & Historic Block	176,000	Tuzigoot NM	106,000
Pima Air & Space Museum	145,000	Hubbell Trading Post NHS	102,000
Verde Canyon Railroad	89,000	Buckskin Mountain SP	100,000
Lowell Observatory	80,000	Coronado National Forest	97,000

Source: Reporting Entities

Hotel Market

The following discussion is taken from CBRE Hotels' Americas Research *Hotel Horizons®*, December – February 2019 Edition for all hotels in the Phoenix market. The historical data (2013 through 2017) is provided by Smith Travel Research, while the projections were developed by CBRE Hotels' Americas Research.

In 2017, Phoenix hotels finished the year with a revenue per available room (RevPAR) gain of 4.1 percent. This was the result of an increase in occupancy of 0.8 percent and a 3.2 percent gain in average daily room rates (ADR). The 4.1 percent gain in Phoenix RevPAR was better than the national average of 2.9 percent.

At the end of this year, Phoenix RevPAR is expected to grow 4.9 percent. Occupancy is forecast to increase 2.2 percent, while average room rates are projected to increase 2.7 percent.

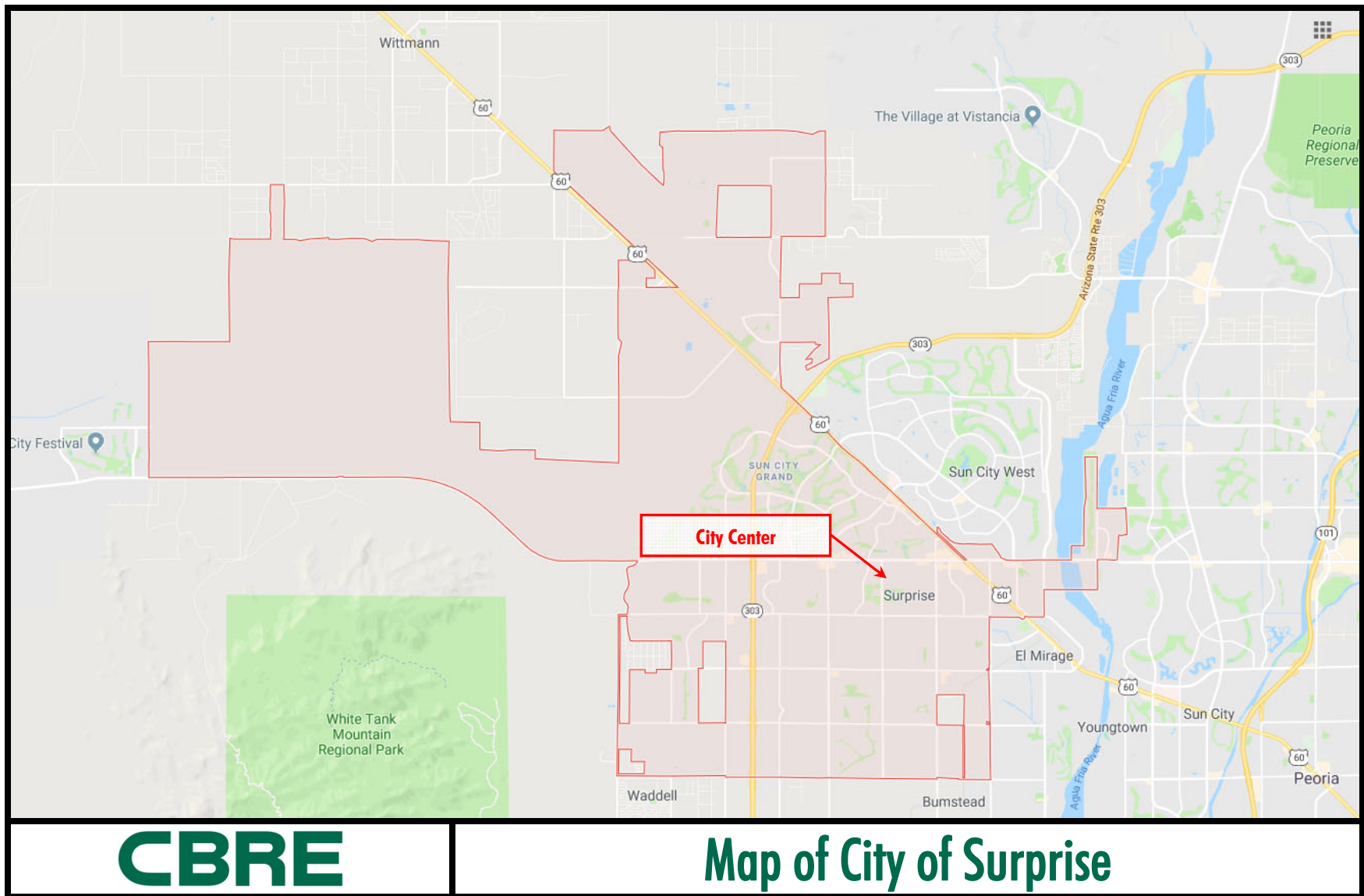
Phoenix Forecast Summary

YEAR	OCC	Δ OCC	ADR	Δ ADR	REVPAR	Δ REVPAR
2013	59.9%	3.4%	\$108.16	2.3%	\$64.77	5.8%
2014	63.1%	5.4%	\$112.03	3.6%	\$70.72	9.2%
2015	65.8%	4.2%	\$120.97	8.0%	\$79.58	12.5%
2016	67.2%	2.1%	\$123.13	1.8%	\$82.72	3.9%
2017	67.8%	0.8%	\$127.10	3.2%	\$86.11	4.1%
2018F	69.2%	2.2%	\$130.52	2.7%	\$90.36	4.9%
2019F	68.7%	-0.7%	\$134.93	3.4%	\$92.74	2.6%
2020F	67.6%	-1.6%	\$138.67	2.8%	\$93.77	1.1%
2021F	65.9%	-2.5%	\$139.82	0.8%	\$92.19	-1.7%
2022F	66.3%	0.6%	\$140.23	0.3%	\$93.00	0.9%

Source: CBRE Hotels Americas Research, STR, Q3 2018

CONCLUSION

The Metropolitan Phoenix area, in large part due to its diversified economic base, has been experiencing growth, both in terms of business and tourism. Today, the Valley of the Sun is recognized as a top tourist destination, and the outlook for the area's business community is positive. The multiple freeways and state highways give easy access to travel different parts of the area and make it possible to explore different parts of the area's attractions and locations. While economic growth may moderate in the next few years, the Phoenix area should remain an attractive destination for corporate expansions and relocations. In addition, the warm climate and relatively low cost of living should continue to attract new residents to the area.



NEIGHBORHOOD ANALYSIS

CITY OF SURPRISE

The City of Surprise is located in Maricopa County approximately 24 miles northwest west of downtown Phoenix along U.S. Route 60 and was founded in 1938. Surprise has experienced tremendous growth in the years since. It incorporated into a city in 1960 and tens of thousands of retirees moved to the city in the 1990s and early 2000s to live in Sun City Grand, an age-restricted resort-like community, with homes built by the property development firm Del Webb. Surprise is about five miles northwest of Del Webb's original Sun City development and adjacent to Sun City West. The former small farming village now encompasses over 100 square miles, including urban and commercial developments, ranches, sports facilities, industrial, and business parks.

The City's location at the edge of the Phoenix Metropolitan Area, and prominence along the US 60/Grand Avenue corridor, make the City a gateway to the greater metropolitan area for travelers coming from Las Vegas and other northwestern places.

The city's historical population growth is summarized in the following table.

Surprise Population Growth		
Year	Population	% Change
1970	2,427	N/A
1980	3,723	53.4%
1990	7,122	91.3
2000	30,848	333.1
2010	117,517	281.0
2017	134,085	14.1
Source: U.S. Census		

As indicated above, between 2000 and 2010, Surprise's population grew at a robust 281.0 percent making it the sixth fastest growing city in Arizona over that time frame. The elements contributing to that growth include: affordable housing, an abundance of parks/open space, quality education, low crime and employment opportunities. While the city has historically been known as a community which caters to the active adult population, in recent years the city has attracted a significant number of younger families which has diversified the city's recreation and retail offerings. The city's shifting demographics are reflected in the most recent decennial U.S. Census data as the city's median age was 46.1 in 2000 and had decreased to 36.8 in 2010. According to the City's General Plan 2035, at build out the city could support a residential population of approximately 750,000.

General Plan 2035 and Future Growth

The Surprise General Plan 2035 is a comprehensive update of the city's 2001 General Plan. The goals and policies from the original plan have been refined and updated to reflect the changing needs and demographics of the City. The purpose of the plan is to address important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future growth demand services for sewer, water, roadways, parks, and emergency services.

The retail and services in Surprise are generally concentrated along Bell Road and Grand Avenue, while neighborhood type retail and service uses are located at the intersection of many major arterials within the central core of Surprise. The nascent development of Loop 303 is adding additional regional retail and service uses along this regional transportation corridor. The planned Surprise Center District, or downtown, is also located within this core development area and is currently comprised of Surprise's spring training facilities, community park, aquatics and tennis center, and the City Hall and Public Facility complex. Almost all industrial development currently within the City constitutes light manufacturing, distribution and storage facilities. These uses are generally located along the existing BNSF railroad line in the southeast portion of Surprise as well as at the northeast intersection of Bell Road and Grand Avenue.

Similar to many fast-growing cities, Surprise has its challenges with achieving appropriate jobs to housing balance that ensures a sustainable growth model into the future. Surprise experiences a significant number of daily workers migrating out to jobs in other cities throughout the region. The future growth envisioned in the 2035 General Plan as well the City's current economic development initiatives seek to move Surprise beyond a "bedroom community" and attract more high-employment industries.

The General Plan identifies several key districts or growth corridors for the City's future:

City Center

The City's 2035 General Plan envisions the City Center as a civic, cultural and entertainment oriented district. As a mixed-use and pedestrian friendly district, the City Center will cater to residents, shoppers, students and tourists. As stated in the plan, "Most of this area should integrate a diverse, but compatible, cluster of land uses where residents, employees, shoppers, tourists, and students can gather in a well-designed mixed-use environment. Development should exhibit high architectural and urban design standards where the public realm is inviting and the street network is supportive of alternative modes of transportation."

303 Corridor

The 303 Corridor is envisioned to be a prestigious corporate center and high-density development area. The strong connections this growth area has to the Loop 303 regional transportation system, as well as the local circulation system, makes this area appropriate for a mix of employment and residential uses.

Railplex

This growth area is already a significant employment center within Surprise. The availability of extensive land resources combined with the placement of existing infrastructure and rail access, positions this area to immediately support a mix of export-oriented base sector activities, such as warehouse distribution, light or heavy manufacturing, research and development uses, and select business services.

Economic Development

The following is a list of major employers in Surprise.

City of Surprise Major Employers 2017	
Employer	Number of Employees
Dysart School District	1,680
City of Surprise	1,060
Wal-Mart	720
Fry's Food Store	520
McDonalds	320
Maricopa County	210
Home Depot	210
Kohl's Department Store	190
Safeway Stores Inc.	170
Sun City Grand Association	160
Source: City of Surprise, CAFR December 2017	

The City's Economic Development Department has identified the following six main target industries to shape the economic base of the future: 1) Advanced Manufacturing; 2) Advanced Business Services; 3) Healthcare/Medical Tourism; 4) Energy; 5) Education; and 6) Destination/Signature Retail.

Surprise is geared towards incredible success in the energy sector. The Southwest Railplex is currently home to two solar manufacturing companies, both from Spain. Rioglass Solar manufactures optical CSP and CPV components, and Gestamp Solar manufactures utility-scale photovoltaic plants. The Waste Water Treatment Plant is a unique amenity that allows for Waste-to-Energy developments.

Surprise has become a natural location for companies specializing in the biomedical field. Major projects in the city include MD24 House Call, an AZ TechCelerator graduate that focuses on telemedicine; and Cobalt Rehabilitation, a 40-bed inpatient rehabilitation hospital. Surprise also features healthcare leaders like Banner Health, Dignity Health and the Sun Health Foundation.

The Southwest Railplex, a two-square mile suburban industrial park, has proven to be an incredible asset for manufacturing operations. The fully improved park is bisected by rail and is within ten miles of three major highways. The park is currently home to four corporate headquarters with nearly 1.5 million square feet of development occurring within the last four years.

Existing education assets include the Ottawa University Surprise Campus (OUAZ), West-MEC and an incredible network of both charter schools and a public school district. In 2011, City Council included the need for a four-year residential university in their Strategic Plan. Ottawa announced their residential campus expansion plan at City Center in 2017.

Surprise is superb at start-up assistance, whether it is small business, home-based business, innovation or international start-ups in our market. The AZ TechCelerator, the city-owned business incubator, is a major asset for the community. The four-building campus offers a business center, conference rooms, mentors and coaches to businesses looking to grow and expand in the Surprise market.

Surprise Stadium

Surprise Stadium is the spring training home to Major League Baseball's Kansas City Royals and Texas Rangers. The stadium opened in 2002 and seats 10,714 people. The stadium is owned and managed by the City of Surprise. The stadium is located on a 125-acre site that includes six full practice fields as well as clubhouses and office facilities. In early 2018, a study by Review Trackers released a study which measured each spring training stadium on the following four key metrics: the facility; family friendliness; food; and the fan experience. Surprise Stadium generated the highest overall score of the 10 Cactus League venues, finishing first in family friendliness. The park also topped all 23 spring parks (Arizona and Florida combined) in the facility and fan-experience categories. Surprise has invested \$23 million in upgrades to the complex in the past several years, including renovated clubhouses, playing-surface improvements, new stadium seats and extended netting to protect fans from foul balls.

The stadium generates significant demand for area hotels including leisure guests as well as baseball staff which generates both commercial transient and group business. The peak periods of hotel demand in Surprise due to baseball include: 1) February and March during Cactus League; 2) instructional league in the fall; 3) extended spring training in April and May; and 4) draft/mini-camp which lasts for two weeks in June. During peak periods like spring training the hotels in Surprise are often sold out and visitors must seek accommodations in other areas such as Glendale and Peoria.

Based on data from the W.P. Carey School of Business at Arizona State University (ASU), the attendance at Surprise stadium in 2018 was over 190,000 people for the Cactus League which is held in February and March. The survey data from ASU indicates that over 60.0 percent of attendees are either from another state or an international visitor. In addition, the attendees to Cactus League in Surprise are highly educated and affluent with two-thirds having obtained at least a four-year college degree. Over half of the households surveyed reported annual incomes of more than \$100,000 per year. The majority of out-of-state visitors, 68.7 percent, reported that attendance at the Cactus League was a sole or primary factor in visiting the area. Finally, two-thirds of the out-of-state visitors reporting they pay for lodging. The median length of stay for these visitors is 3.0 nights.

Ottawa University (OUAZ)

Ottawa University (OU) is a private, non-profit, Christian liberal arts university with its main campus in Ottawa, Kansas and a satellite campus in Surprise, Arizona. It was founded in 1865. Ottawa has approximately 650 students on its residential campus in Surprise which is referred to as Ottawa University or OUAZ. The campus in Surprise is currently undergoing an expansion with the following buildings under construction: I) a 100,000 square foot athletic center; II) a four-story residence hall; and III) a student union with approximately 27,000 square feet. The student union is scheduled for completion in August 2019 and the athletic center and residence hall will be completed in fall 2019. The current expansion will increase the Surprise campus enrollment to approximately 800 to 900 students. The university's plan is to expand the Surprise campus to approximately 3,000 students within the next ten years. The student enrollment is approximately 55.0 percent from within Arizona and the remaining 45.0 percent from outside Arizona with many of those from California. The university generates both transient and group hotel demand for area hotels.

Surprise Tennis and Racquet Complex

The Surprise Tennis and Racquet Complex features 25 tennis courts including 17 with lights. The Surprise Tennis & Racquet Complex opened in 2007 and was awarded the 2008 USTA Outstanding Facility. The center also features a 2,500-seat center arena, a 7-day a week operational schedule and two racquetball courts. The center plays host to a variety of U.S Tennis Association (USTA) tournaments throughout the year such as the USTA 65 plus Nationals, the USTA Women's \$25,000 Pro Circuit and the USTA Campus Championships. In addition, the center hosts collegiate tennis tournaments such as the PacWest Athletic Conference Championships and the NCAA National Championships. The center generates hotel demand but it is less substantial than baseball. Hoteliers in the area report that most of the room nights demanded are from participants in the tournaments as opposed to both participants and spectators as is the case for baseball.

Dreamcatcher Park

Dreamcatcher Park is a multi-use athletic facility designed to serve athletes with special needs. The park is barrier-free and features a urethane based surface making it safe and maneuverable for mobility devices such as wheel chairs and walkers. Gates to the playing surface, front entrance and walkways were also widened to accommodate wheelchairs and walkers and to ensure a level of comfort to everyone. It is the first facility of its kind in the state of Arizona a grandstand, shade cover and stadium seating sets DreamCatcher Park apart from any other in the Nation. DreamCatcher Park is home to Adaptive Recreation programs such as baseball, soccer and track and field as well as mainstream tee-ball and coach-pitch baseball.

Tourism Strategic Plan

In 2017, the Surprise City Council created a new city department called the Sports and Tourism Department. The department's aim is to focus on the city's baseball and tennis facilities, public/private partnerships for future recreation facilities, business relationships with Ottawa University and work to attract more regional and national events to bolster Surprise's tourism dollars. In 2018, the City of Surprise adopted a five-year Tourism Strategic Plan to promote increased tourism and awareness about the destination. The plan identified four focus areas: 1) Events and Entertainment; 2) Marketing; 3) Partnership & Facility Development, and 4) Funding. The events and entertainment focus area includes efforts to increase overall attendance to spring training, sports tournaments and events by five percent each year.

Industrial Market

CBRE Econometric Advisors (CBRE EA) is an independent research firm owned by CBRE, which provides best-of-class research, data and analytical tools for office, industrial and retail real estate markets across the nation. The subject is located in the Northwest Valley industrial submarket. The following chart shows industrial market history and forecast for the Northwest Valley industrial market. The historical period covered is from 2007 through 2017 while the forecast period is from 2018 through 2022.

Industrial Market Statistics Northwest Valley				
Year	Total Sq. Ft. (Thousands)	Percent Vacant	Net Abs. (Sq. Ft.)	Rent PSF/Yr
2007	46,908	11.5%	-487	\$7.77
2008	48,654	16.1	-670	6.47
2009	48,896	18.6	-1,046	5.64
2010	48,972	16.4	1,140	5.08
2011	49,514	15.7	836	5.05
2012	50,378	13.2	1,952	4.92
2013	51,118	11.1	1,723	5.04
2014	52,316	11.0	1,143	5.13
2015	52,748	9.5	1,181	5.48
2016	53,353	8.0	1,327	5.95
2017	55,596	8.7	1,660	6.24
2018	57,520	9.8	1,148	6.51
2019	58,715	10.2	817	6.70
2020	60,210	11.5	575	6.80
2021	61,411	13.4	-102	6.68
2022	62,498	13.9	641	6.53

Source: CBRE Econometric Advisors, 3Q 2018

As indicated in the table, the Northwest Valley submarket is comprised of approximately 55.6 million square feet of space as of year-end 2017. During the current economic cycle, the vacancy peaked at 18.6 percent in 2009 during the depths of the Great Recession. With net absorption positive for eight consecutive years, the vacancy rate had declined to 8.7 percent by year-end 2017. Strong employment and population growth will continue to support the robust industrial sector in metro Phoenix and the West Valley. Data center users have significantly expanded their presence in the Valley, while manufacturing, third party logistics, pharmaceutical and e-commerce firms continue to fuel space for demand. Furthermore, the 22-mile expansion of the Loop 202 in the West Valley will provide industrial users with increased accessibility around the metro. Growing tenant demand, falling vacancy and a healthy supply pipeline underpins an overall positive outlook.

Luke Airforce Base

Luke Air Force Base (AFB) is United States Air Force base located in Maricopa County approximately 7.0 miles south of the City Center of Surprise. Luke AFB is a major training base of the Air Education and Training Command (AETC), training pilots in the F-16 Fighting Falcon. The base generates hotel demand for the surrounding areas including Glendale, Litchfield Park and Surprise.

West Valley Lodging Sector – Hotel Horizons

The following discussion is taken from CBRE Hotels' Americas Research *Hotel Horizons®*, December – February 2019 Edition for all hotels in the West Valley. The historical data (2013 through 2017) is provided by Smith Travel Research. The West Valley submarket comprises 13.0 percent of the overall Phoenix lodging market. The West Valley includes the following cities: Avondale, Buckeye, Glendale, Goodyear, Peoria, Surprise and Tolleson.

West Performance - All Hotels

YEAR	OCC	Δ OCC	ADR	Δ ADR	REVPAR	Δ REVPAR
2013	59.9%	-	\$86.34	-	\$51.72	-
2014	63.2%	5.5%	\$82.82	-4.1%	\$52.37	1.2%
2015	66.7%	5.4%	\$90.47	9.2%	\$60.31	15.2%
2016	69.1%	3.7%	\$94.25	4.2%	\$65.15	8.0%
2017	68.5%	-0.9%	\$101.50	7.7%	\$69.55	6.8%
3Q17 YTD	69.5%	-1.9%	\$102.96	9.3%	\$71.58	7.2%
3Q18 YTD	72.8%	4.7%	\$104.76	1.7%	\$76.26	6.5%

In 2017, the West Valley finished the year with a revenue per available room (RevPAR) gain of 6.8 percent. The 6.8 percent gain in West Valley RevPAR was better than the overall Phoenix average of 4.1 percent.

All Hotels Penetration vs. Market Total

YEAR	OCC	ADR	REVPAR
2013	100.0%	79.8%	79.9%
2014	100.2%	73.9%	74.0%
2015	101.3%	74.8%	75.8%
2016	102.9%	76.5%	78.8%
2017	101.1%	79.9%	80.8%
3Q17 YTD	101.9%	79.7%	81.2%
3Q18 YTD	103.6%	79.7%	82.5%

Source: STR, Q3 2018

As indicated above, the occupancy of the West Valley has exceeded the overall metro Phoenix occupancy. However, the West Valley average daily rate (ADR) is below the overall Phoenix lodging market. The ADR of the West Valley was approximately 80.0 percent of the average ADR for the entire Phoenix market.

CONCLUSION

The proposed subject hotel in City Center of Surprise would be well positioned to capture current and future demand. The subject neighborhood is home to a wide variety of demand generators including sports, leisure and commercial demand. Ottawa University (OUAZ) is currently expanding its campus in the City Center. The medium and long-term outlook for the area is good.

Section III

DESCRIPTION OF PLANNING AREAS

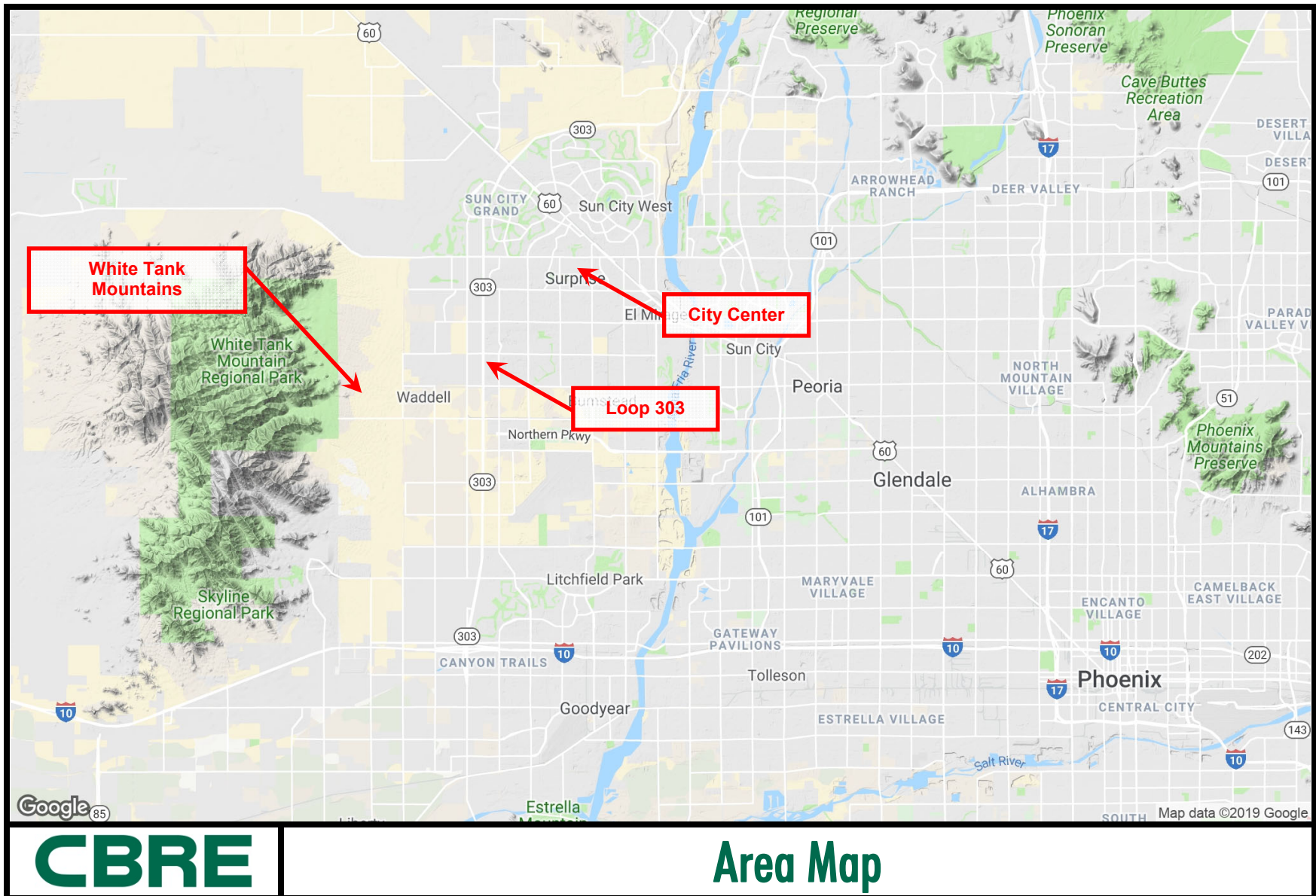
PLANNING AREAS

DESCRIPTION OF THE POTENTIAL HOTEL SITES

Location and Site Environs

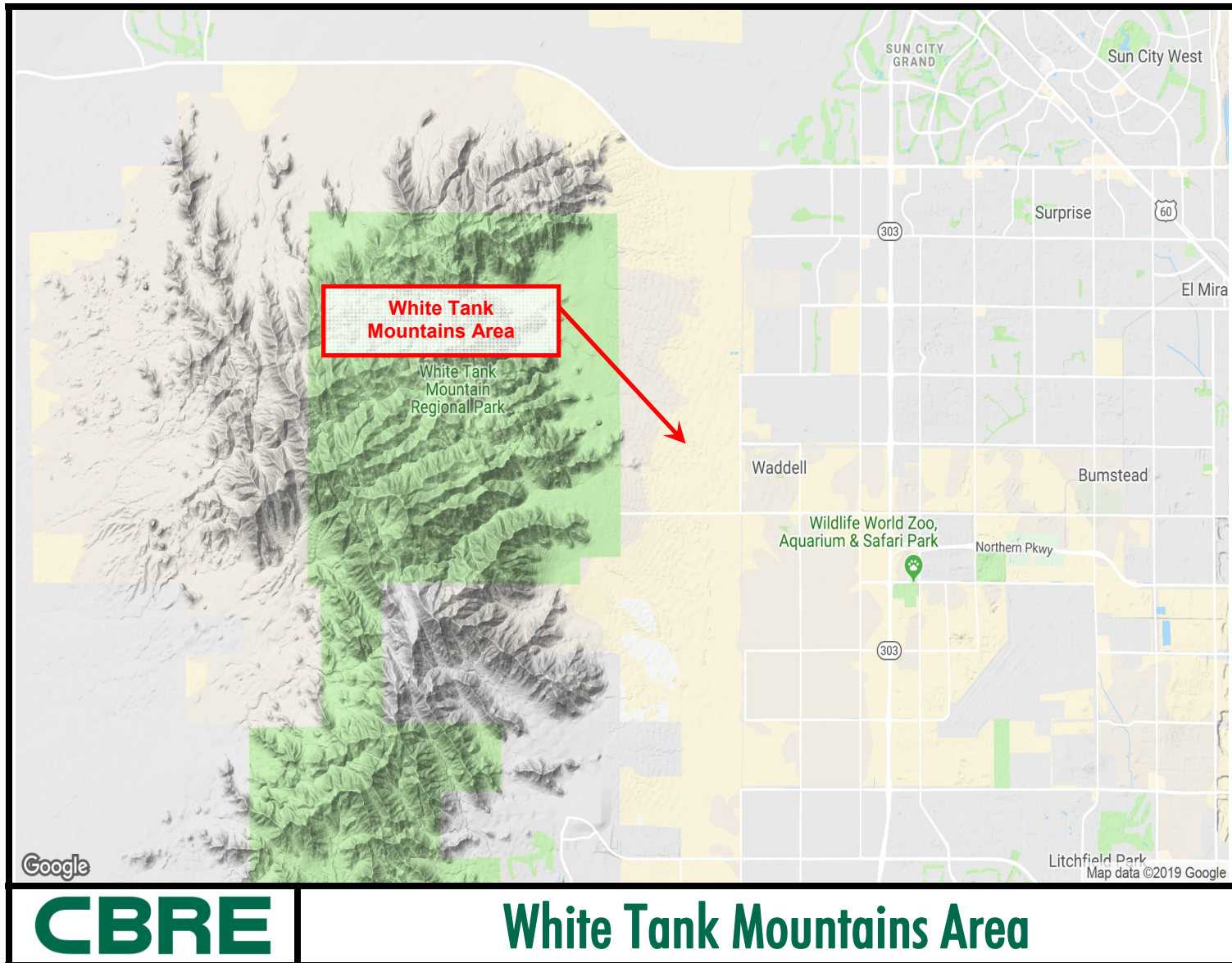
The City of Surprise is in Maricopa County and is part of the Phoenix metropolitan area. The city encompasses an area of approximately 108 square miles. We analyzed the potential for hotel development in the following three areas: 1) City Center; 2) The Loop 303 Corridor; and 3) the White Tank Mountains area. One key concern among stakeholders in Surprise is that the current lodging facilities in Surprise do not meet all the needs of the existing and planned demand generators in the city. While the current lodging inventory in Surprise is comprised of good quality limited service and extended stay hotels, these facilities do not include the amenities which appeal to groups and some higher rated transient business.

The maps on the following pages depict the locations of each of the three planning areas.









The following is a brief description of each of the areas:

City Center:

City Center is roughly bound by Bell Road (north), Greenway Road (south), Litchfield Road (east) and Bullard Avenue (west). This area includes City Hall, the Surprise Tennis and Racquet Center, the Surprise Aquatic Center, the Ottawa University Surprise campus, Dreamcatcher Park and the Surprise Baseball Stadium. The stadium, which opened in 2002 and seats 10,714, is the spring training facility for the Kansas City Royals and the Texas Rangers. Ottawa University (OUAZ) is an accredited four-year university with a satellite campus in Surprise's City Center. The university is currently expanding its campus in the City Center. Bell Road serves as the city's retail and restaurant corridor. In addition to the above uses, the city has identified the vacant land in the City Center area for a variety of uses including: resort/tourism; entertainment; education and medical uses. The City's 2035 General Plan envisions the City Center as a civic, cultural and entertainment oriented district. As a mixed-use and pedestrian friendly district, the City Center will cater to residents, shoppers, students and tourists.

Loop 303 Corridor:

Arizona State Route 303, also known as Loop 303, is a freeway that services the northwestern portion of the Phoenix area. Within the City of Surprise, the Loop 303 runs in a north/south direction. The current land uses within this corridor include car dealerships, commercial, residential and vacant land. This corridor will see significant growth in retail, residential and commercial uses over the medium to long-term. The 303 Corridor is expected to serve as both a corporate and residential base. Toll Brothers has plans to build approximately 2,200 high-end luxury homes in the corridor. These plans include a Jack Nicklaus Golf Course and an Executive Level Club. In addition, there are two fitness centers planned at the northern end of the corridor near Bell Road and the 303.

White Tank Mountains:

The White Tank Mountains are a mountain range located on the western periphery of the Phoenix metropolitan area primarily flanked to the northeast by the City of Surprise and the City of Buckeye to the southwest. The White Tank Mountains Regional Park comprises nearly 30,000 acres and is the largest regional park in Maricopa County. The park is characterized by rugged peaks, serrated ridges and canyons and features peaks at over 4,000 feet. While not located in the Surprise city limits, the city's sphere of influence includes land to the east and north of the White Tank mountains.

ACCESS AND VISIBILITY

Surprise is located approximately 24 miles northwest of downtown Phoenix and 34 miles northwest of Sky Harbor International Airport. Maricopa County is served by three Interstates: the 10, 17 and 8. Interstate 10 leads into Greater Phoenix from Los Angeles on the west, and continues southeast through the metro area on to Tucson and El Paso. Interstate 17 provides a north-south route through the urban area and is a key industrial corridor. Interstate 17 travels north from Maricopa County to Flagstaff, Arizona, and intersects with Interstate 40. Interstate 8, just south of the metro area, connects Casa Grande and Gila Bend to San Diego.

The County has also been developing an extensive urban freeway network. The major components of the system include the Loop 101 that encircles the metro area, and the Loop 202 providing a route from downtown around the perimeter of the southeast part of the metro area. In addition, State Route 51 connects I-10 in downtown Phoenix to the north part of the metro area, and the Loop 101. Downtown Surprise is located approximately 2.0 miles west of U.S. Route 60 which provides access to the Loop 101 approximately 5.0 miles to the southeast.

A hotel's relationship to area demand generators is considered to be vital to its success. The subject's location and positioning in the market will enable to capture overnight demand generated from the following segments.

SOURCES OF DEMAND

Transient

Transient demand is comprised of both leisure and commercial or corporate travelers. For the hotels in Surprise leisure travel is the largest share of the transient segment. Leisure transient travelers generally include vacationers or travelers passing through the area. This category effectively includes all non-commercial related travelers too small to be defined as a group. This segment is typically attracted by a hotel's location relative to area attractions (including friends/relatives). This segment of demand includes individual leisure travelers who come to the area to visit Arizona for its favorable winter climate compared to other areas in the United States. This segment is highly seasonal, in that the busiest months are in the Winter through Spring, whereas the Fall and Summer are not as busy, thus referred to as "shoulder months." Based on our research, leisure demand in Surprise is largely a combination of people visiting family and friends and sports driven leisure including baseball spectators. It should be noted Surprise has a significant number of snowbirds from the northern United States as well as Canada who also attract friends and relatives to the area.

Surprise Stadium, located in the City Center, is the spring training facility for the Kansas City Royals and the Texas Rangers. The stadium generates significant demand for area hotels including leisure guests as well as baseball staff which generates both commercial transient and group business. The peak periods of hotel demand in Surprise due to baseball include: 1) February and March during Cactus League; 2) instructional league in the fall; 3) extended spring training in April and May; and 4) draft/mini-camp which lasts for two weeks in June. As will be noted in the Neighborhood Analysis section of this report, a study by the W.P. Carey Business School at Arizona State University (ASU) indicated that the typical leisure visitor to Surprise who attends baseball spring training games are from highly educated and affluent households.

Commercial or corporate transient travelers are defined as business people attracted by businesses in the area. Most demand from the corporate segment is generated between Sunday and Thursday nights, declines Friday and Saturday nights, and increases somewhat on Sundays. Commercial demand in the area is generated by the following economic sectors: manufacturing, logistics/distribution and medical. This includes business located in Surprise along the Loop 303 corridor as well as the Southwest Railplex which is approximately 3.0 miles west of Loop 303. In addition, commercial transient demand is generated by baseball staff due to the activities at Surprise Stadium as well as the Surprise Tennis Center. Finally, the presence of Ottawa University generates transient hotel demand through a variety of sources including: new student orientation,

commencement, trustee meetings and university employees visiting the Surprise campus from the main campus in Kansas.

Group

Meeting and Group travelers are defined as any group occupying five or more rooms on a given night. This segment includes corporate groups, associations, SMERF (social, military, educational, religious, and fraternal) groups. Group business in Surprise is generated from baseball activities at Surprise Stadium, events at the Surprise Tennis Center and sports teams visiting the area to compete with Ottawa University. The teams which compete with Ottawa University (OUAZ) primarily come from California, Oklahoma and Texas and include football, track, volleyball, tennis and golf among others. The larger full-service hotels in the West Valley in areas like Glendale and Litchfield Park cater to associations, corporate groups as well as SMERF groups. Given their larger meeting facilities and amenities, these hotels are able to capture self-contained corporate or association group business. As noted previously, the lodging facilities in Surprise have very limited meeting space. Nevertheless, some of these hotels still serve a relatively large amount of group business given their proximity to the sports facilities in the City Center of Surprise.

SUMMARY OF SITE CONCLUSIONS

Loop 303 Corridor

As noted previously, the Loop 303 corridor is poised for significant commercial and residential development in the coming years. While we believe there will be hotel development opportunities within the corridor in the medium to long-term, there is still a significant amount of vacant land to develop. In addition, we believe the most probable hotel development in the corridor in the future will be limited or select service hotels which is compatible to the existing and future demand generators along the corridor. It should be noted that the vast majority of hotel development in the Phoenix metropolitan area and the West Valley in particular is limited or select service hotels.

White Tank Mountains Area

The White Tank Mountains are physically beautiful and represent an enormous asset to the West Valley community. However, from a resort development standpoint, at the present time there is not enough critical mass in the West Valley to support a resort as guests prefer to be near amenities like retail and restaurants which exist in the more established group destinations such as Scottsdale. In addition, in order to be viable, the typical resort must attract a significant amount of group demand. The challenge for the area adjacent to the White Tank Mountains is the distance from the existing group demand generators in the market located which are located in the City Center.

City Center

Based on our research and analysis, we believe the City Center area would support the addition of a full-service lodging facility. We believe the City Center area is an excellent location for a full-service lodging facility given the plethora of demand generators including the Surprise Baseball Stadium, the Tennis and Racquet Center, the Aquatic Center and Ottawa University. In addition, the area benefits from proximity to Bell Road corridor with its variety of retail and restaurants. As such, the properly positioned full service hotel will be well situated to capture all segments of demand within the market, including business and leisure transient guests as well as group

business. In summary, we are of the opinion that the City Center area is well positioned to serve as a basis for the development of a full-service hotel which will fill a gap in the current hotel inventory in Surprise.

Section IV

FACILITIES PROGRAMMING

FACILITIES RECOMMENDATIONS

In order to develop facility recommendations for the proposed hotel, we have analyzed the overall competitive lodging market. Given our recommended location in City Center and positioning within the competitive market, we are of the opinion that the construction of a high-quality, full-service hotel with 225 rooms will achieve very good efficiency and operational profitability. Our comments concerning facility programming are based on our analysis of the competitive hotels and the intended positioning of the subject within the competitive market. The following provides a general scope of facilities that should be considered for the subject property.

BRANDED FULL-SERVICE HOTEL

While there is no official definition of what constitutes a full-service hotel, from a general perspective the term refers to lodging facilities with a wide variety of onsite amenities, such as restaurants, meeting space or spas. Full-service hotels often need a larger staff and larger facilities to accommodate guests who require more luxurious amenities. Full-service hotels may offer more lavishly decorated, comfortable suites with high-speed wireless Internet and premium cable TV with movies and other entertainment options. One of the biggest differences between a limited-service hotel and a full-service hotel is the limited-service hotel's lack of in-house drinking and dining options; full-service hotels often have at least one cocktail lounge and restaurant.

Full-service hotels typically play a significant role in servicing the meeting and events needs in their market area. Therefore, on-site restaurants, lounges, and group meeting spaces with banquet facilities are the cornerstones of the full-service offering. Furthermore, selective amenities such as elaborate banquet rooms, doormen, valet parking, concierge services, and three meal restaurants distinguish many full-service properties. Examples of full-service hotels include Hilton Hotels and Resorts; Marriott International brands such as Marriott and Westin; Intercontinental Hotel Group brands such as Intercontinental and Crowne Plaza; and Hyatt Hotels Corporation brands such as Hyatt and Grand Hyatt, among various other brands. Based on the market in which the property will operate, it is recommended that the hotel align itself with a brand that will offer competitive assets such as a reservation system and international sales in order to compete in the West Valley lodging market.

Guest Rooms

Based on our market research, we found support for a full-service hotel consisting of 225 guestrooms. The guest rooms should be constructed in various configurations, including king bedrooms, double queen bedrooms, and suites. With a count of 225 rooms, the proposed hotel will be well-positioned to capture a balanced mix of commercial, leisure, and group demand in the market. The following table includes our recommended room type mix based on other full-service properties.

Mix of Guestrooms		
Room Types	Number of Rooms	Percent
King Rooms	123	55%
Double Queen Rooms	80	35
Suites	22	10
Total	225	100%

Given the intended positioning of the subject hotel, we recommend that the rooms and accompanying bathrooms be stylishly designed, feature a modern design theme and a clean, attractive aesthetic. We suggest that the rooms include a 42" or larger flat-screen television with premium cable channels and an on-command movie system, wireless high-speed internet access, an ample-sized work desk and ergonomic chair, two or three telephones with dual lines and voicemail options, coffee maker, hair dryer, iron and ironing board, modern bathrooms, contemporary furnishings, and other amenities consistent with a high quality full-service hotel. Standard rooms should be approximately 350 to 400 square feet in size. The suites should be larger in size, approximately 450 to 600 square feet and offer separate living and sleeping areas.

Food and Beverage

The proposed subject hotel should include an attractive food and beverage program. A majority of hotels in the competitive market offer limited food and beverage outlets. Further, there are currently very limited number of food and beverage options in the City Center area. The recommended food and beverage outlets are below:

- *Three-Meal Restaurant:* This restaurant should offer hotel guests and locals a quality dining experience for breakfast, lunch, and dinner. This outlet should be designed to be an attractive gathering space for visitors and residents.
- *Bar/Lounge:* The bar should cater to hotel guests as well as local residents and offer light bar snacks from the main kitchen.

Depending upon the configuration and layout of the proposed hotel, the bar/lounge could be incorporated into a larger restaurant space, or alternatively, be operated as a separate entity. Back of the house production areas should service all food and beverage outlets, including meeting space. These food and beverage facilities will allow the subject to capture additional revenue, as well as provide additional amenities to its guests.

Meeting Space

We recommend the subject provide adequate meeting space to accommodate group functions for sports groups as well as SMERF groups. Given the subject's proposed location in the City Center proximate to Surprise Stadium, the Tennis Center and Ottawa University, we recommend the hotel offer a total of approximately 12,000 to 14,000 square feet of meeting space or approximately 55 to 60 square feet per guestroom. We recommend a combination of individual meeting rooms ranging from 500 to 1,500 square feet each, in addition to a ballroom, in order to host larger commercial and social groups. All available meeting space should be equipped with wireless internet access, independently controlled lighting, and a good quality sound system. In addition to the interior meeting space, based on our research and input from market participants the proposed subject hotel should include an outdoor terrace and dining option for groups. Many groups visiting Arizona desire an outdoor experience and an outdoor feature provides a welcome respite from continuous indoor meetings.

Other Facilities and Amenities

Other guest services and amenities should include an outdoor swimming pool, pantry/sundry shop, fitness facility, complimentary high-speed wireless internet access in public areas, and

business services. The fitness facility in the hotel should provide treadmills, elliptical, bikes, and free weights. In addition, we suggest a hotel developer consider the inclusion of an outdoor water feature which could be both physically appealing as well as used for recreational purposes.

FACILITY CONCLUSIONS

The aforementioned facilities and amenities will optimize the market position and performance of the proposed hotel in City Center. The type, size, and positioning of the proposed full-service hotel will fill a void in the Surprise market as all of the existing hotels are limited service, select service or extended stay hotels lacking the amenity base of a full-service hotel. As such, the proposed hotel will capture an appropriate mix of business. With its newer facilities and amenities including food and beverage and meeting space, the proposed hotel will be positioned to capture a solid mix of group and transient business. Our market projections for the proposed subject assume these facilities, amenities, and services.

Section V

MARKET DEMAND ANALYSIS

HOTEL MARKET ANALYSIS

INTRODUCTION

As a hotel includes a going-concern business as well as real property, the future market performance of a lodging facility is a direct function of the supply and demand for the hotel rooms within its market area. Accordingly, an analysis of the local area's hotel market is a key component of our projections of future performance. The proposed subject hotel will compete with other hotels located in the West Valley. The following is a discussion of the subject's competitive hotel market.

THE COMPETITIVE HOTEL MARKET

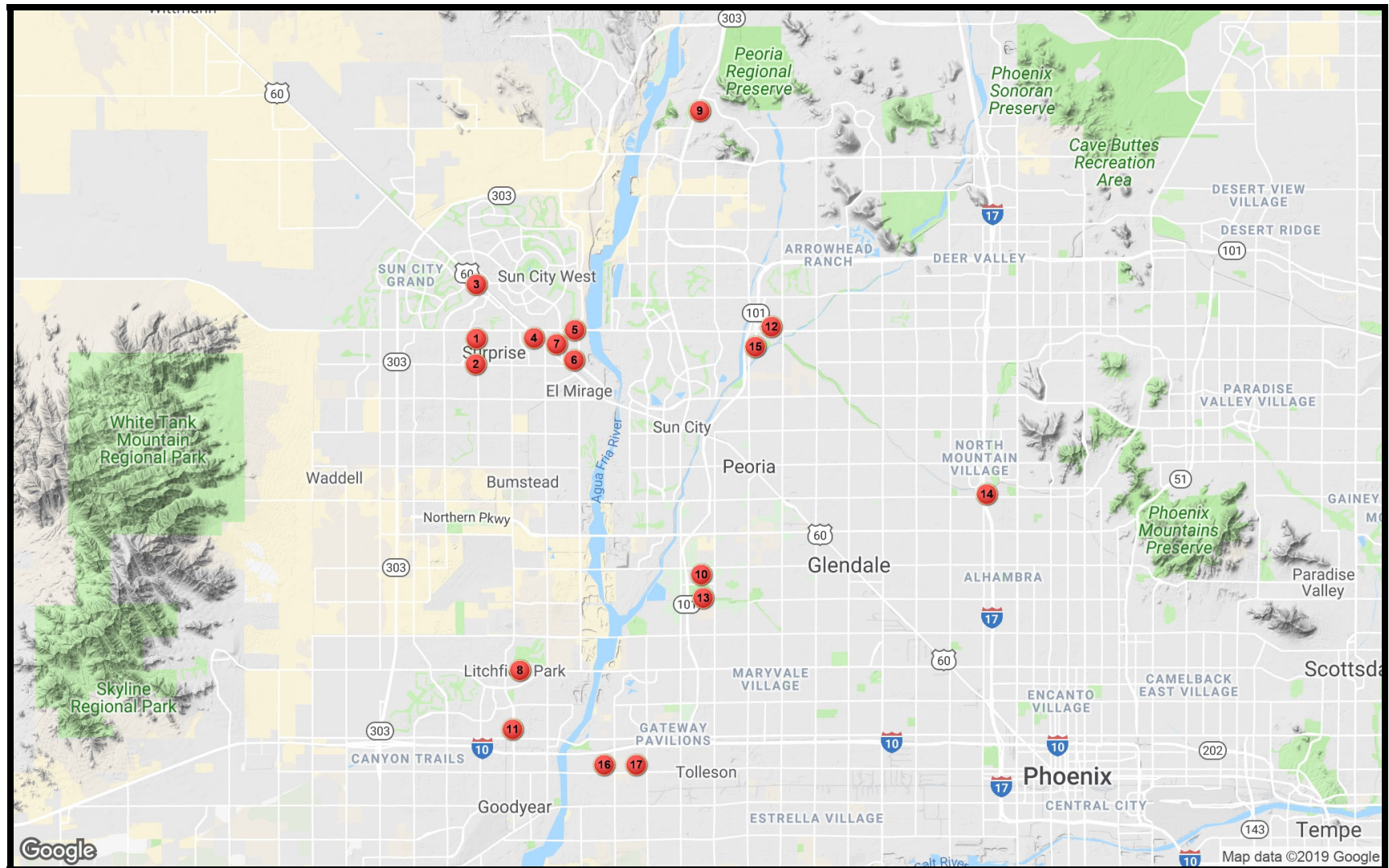
As was mentioned previously, there are currently no full-service lodging facilities in Surprise. In order to identify the competitive market of the proposed full-service subject hotel, we have analyzed the overall West Valley hotel market and have selected 17 properties located in Surprise and surrounding cities that represent the overall competitive market. These properties can be divided into the following: 1) the existing hotels in Surprise which include limited service and extended stay hotels; 2) good quality branded and non-branded full-service hotels located in the West Valley; and 3) good quality branded limited or select service hotels located outside of Surprise but within the West Valley. Based on these criteria, we have identified seventeen properties, representing 2,713 rooms, that we believe will offer competition to the subject hotel.

The hotels that are considered competitive have been selected based on their size and facilities, location, market orientation and rate structure. There are various lodging facilities located in the area that were excluded from the subject's competitive market due to rate structure, facilities, and/or market orientation.

The following table presents the competitive supply for the subject. A map indicating their locations, a summary of each of the competitive hotels and a discussion of the potential additions to the competitive supply follow.

Proposed Full Service Hotel Surprise Current Representative Supply		
Map Code	Property	Number of Rooms
SUBJECT	Proposed Full Service Hotel Surprise	225
1	Holiday Inn Express Surprise	115
2	Residence Inn Surprise	116
3	Hampton Inn Surprise	100
4	Comfort Inn & Suites Surprise	86
5	Days Inn & Suites Surprise	60
6	Quality Inn & Suites Surprise	69
7	Windmill Suites Surprise	126
8	The Wigwam Hotel	331
9	Cibola Vista Resort Peoria	343
10	Renaissance Glendale	320
11	Hampton Inn Goodyear	110
12	SpringHill Suites Glendale	88
13	Hampton Inn Glendale	149
14	Sheraton Crescent	342
15	Hampton Inn Peoria	112
16	Hilton Garden Inn Avondale	123
17	Homewood Suites Avondale	123
Competitive Market (Excluding Subject)		2,713
Source: CBRE Hotels		

It should be noted that while other hotels in the regional market may be deemed competitive to the proposed Hotel, the selected properties were useful in illustrating the general performance of the local hotel market.



Summary of the Hotel Competitive Market			
Property	Holiday Inn Express Surprise	Residence Inn Surprise	Hampton Inn Surprise
Picture			
Address	16540 N. Bullard Avenue Surprise, AZ 85374	16418 N. Bullard Avenue Surprise, AZ 85374	14783 N. Grand Avenue Surprise, AZ 85374
Year Opened	2008	2010	2005
Number of Rooms	115	116	100
Type of Hotel	Limited Service	Extended Stay	Limited Service
Amenities/Services			
Restaurant/Bistro	No	No	No
Pool/Whirlpool	Yes	Yes	Yes
Business Services	Yes	Yes	Yes
Exercise Room	Yes	Yes	Yes
Meeting Space (SF)	600	432	0
RevPAR Penetration (2017 Year-end)	Above	Above	Above
Renovation History	The hotel commenced a comprehensive renovation in June 2018 which is expected to be complete in First Quarter 2019. The renovation includes major upgrades to all the guestrooms and public areas of the hotel.	The hotel commenced a comprehensive renovation in June 2018 which is expected to be complete in February 2019. The renovation will include new flooring, furniture and wall paper in the guestrooms and public areas.	The property replaced the carpets in the guestrooms and painted the interior walls in 2018. The property is planning to replace most of the furniture in the guestrooms in 2019.
Source: CBRE Hotels			

Summary of the Hotel Competitive Market			
Property	Comfort Inn & Suites Surprise	Days Inn & Suites Surprise	Quality Inn & Suites Surprise
Picture			
Address	13337 N. Grand Avenue Surprise, AZ 85374	12477 W. Bell Road Surprise, AZ 85374	16741 N. Greasewood Street Surprise, AZ 85374
Year Opened	2008	1998	1997
Number of Rooms	86	60	69
Configuration	Limited Service	Limited Service	Limited Service
Amenities/Services			
Restaurant/Bistro	No	No	No
Pool/Whirlpool	Yes	Yes	Yes
Business Services	Yes	Yes	Yes
Exercise Room	Yes	Yes	Yes
Meeting Space (SF)	400	0	300
RevPAR Penetration (2017 Year-end)	Below	Below	Below
Renovation History	The property made minor upgrades to the guestrooms in 2017 which included new bedding, lighting and carpets.	The property added new flooring and furniture to the lobby in 2018. In 2019, the hotel is replacing the carpeting in the guestrooms.	The property began a renovation of its guestrooms in January 2019 which is scheduled for completion in March 2019. The renovation will include all new FF&E in the guestrooms.
Source: CBRE Hotels			

Summary of the Hotel Competitive Market			
Property	Windmill Suites Surprise	The Wigwam Resort	Cibola Vista Resort, an Ascend Collection
Picture			
Address	12545 W. Bell Road Surprise, AZ 85378	300 E. Wigwam Boulevard Litchfield Park, AZ 85340	27501 N. Lake Pleasant Parkway Peoria, AZ 82383
Year Opened	1988	1929	2005
Number of Rooms	126	331	343
Type of Hotel	Limited Service	Full Service Resort	Full Service
Amenities/Services			
Restaurant/Bistro	No	Yes	No
Pool/Whirlpool	Yes	Yes	Yes
Business Services	Yes	Yes	Yes
Exercise Room	Yes	Yes	Yes
Meeting Space (SF)	2,100	45,000	1,300
RevPAR Penetration (2017 Year-end)	Below	Above	Below
Renovation History	The property began a comprehensive renovation in late 2018 which is expected to be completed in spring 2019. The renovation includes new flooring and FF&E in the guestrooms and lobby.	The Wigwam Resort completed a \$7.0 million renovation in early 2011 which included the unveiling of a new pool area with both adult and family areas and a new restaurant concept with al fresco dining. The property is in very good condition.	The hotel is part of a larger time share development which includes a café, spa, two pools and tennis court.
Source: CBRE Hotels			

Summary of the Hotel Competitive Market			
Property	Renaissance Glendale	Hampton Inn Goodyear	SpringHill Suites Glendale
Picture			
Address	9495 W. Coyotes Blvd. Glendale, AZ 82383	2000 N. Litchfield Road Goodyear, AZ 83395	7810 Bell Road Glendale, AZ 85305
Year Opened	2007	2000	1998
Number of Rooms	320	110	88
Type of Hotel	Full Service	Limited Service	Select Service
Amenities/Services			
Restaurant/Bistro	Yes	No	No
Pool/Whirlpool	Yes	Yes	Yes
Business Services	Yes	Yes	Yes
Exercise Room	Yes	Yes	Yes
Meeting Space (SF)	46,482	3,324	0
RevPAR Penetration (2017 Year-end)	Above	Above	Above
Renovation History	The hotel opened in 2007 and has an ongoing capital maintenance program.	The hotel is planning a guestrooms renovation for summer 2019.	The hotel is planning an extensive renovation of its guestrooms in summer 2019.
Source: CBRE Hotels			

Summary of the Hotel Competitive Market			
Property	Hampton Inn Westgate Glendale	Sheraton Crescent Hotel	Hampton Inn Peoria
Picture			
Address	6630 N. 95 th Avenue Glendale, AZ 85305	2620 W. Dunlap Avenue Phoenix, AZ 85021	8408 W. Paradise Lane Peoria AZ, 85382
Year Opened	2007	1986	1998
Number of Rooms	149	342	112
Type of Hotel	Limited Service	Full Service	Limited Service
Amenities/Services			
Restaurant/Bistro	No	Yes	No
Pool/Whirlpool	Yes	Yes	Yes
Business Services	Yes	Yes	Yes
Exercise Room	Yes	Yes	Yes
Meeting Space (SF)	575	26,000	625
RevPAR Penetration (2017 Year-end)	Below	Below	Below
Renovation History	The hotel's last renovation was completed in summary 2017. The renovation included new flooring, bedding and soft goods in the guestrooms.	The property completed its last renovation in December 2014 which included upgrades to the guestrooms and public areas of the hotel.	The property completed a comprehensive renovation in March 2018 which included new FF&E in the guestrooms, lobby and other public areas of the hotel.
Source: CBRE Hotels			

Summary of the Hotel Competitive Market		
Property	Hilton Garden Inn Avondale	Homewood Suites Avondale
Picture		
Address	11460 W. Hilton Way Avondale, AZ 85323	11450 W. Hilton Way Avondale, AZ 85323
Year Opened	2007	2007
Number of Rooms	123	123
Type of Hotel	Select Service	Extended Stay
Amenities/Services		
Restaurant/Bistro	Yes	No
Pool/Whirlpool	Yes	Yes
Business Services	Yes	Yes
Exercise Room	Yes	Yes
Meeting Space (SF)	4,408	840
RevPAR Penetration (2017 Year-end)	Above	Above
Renovation History	In 2015, the Hilton Garden Inn Avondale completed a soft goods renovation in the guestrooms.	The Homewood Suites Avondale completed a comprehensive renovation to its guest rooms and common areas in mid-2015. The guestrooms were upgraded with brand new case goods, soft goods and flooring. Upgrades were also made to the lobby and other common areas.
Source: CBRE Hotels		

ADDITIONS TO SUPPLY

In conducting our investigations regarding the potential for additions to supply in the competitive market, we interviewed various developers, general managers from other properties in the area, and planning officials. In doing so, we have identified three additions to the hotel supply which are currently under construction and are anticipated to be part of the competitive market based upon location and market orientation. These projects are summarized as follows:

- **Hilton Garden Inn Surprise** There is a 124-room Hilton Garden Inn under construction at 16601 North Stadium Way in the City Center portion of Surprise. The select service hotel will feature a restaurant, bar, outdoor pool, fitness center and approximately 1,200 square feet of meeting space. The hotel is projected to open in March 2019. Based on location and market positioning we have included this project as an addition to supply.
- **Aloft Glendale** There is a 100-room Aloft under construction in Glendale. The hotel is projected to open in April 2019. Based on location and market positioning we have included this project as an addition to supply.
- **Residence Inn Avondale** There is a 102-room Residence Inn under construction in Avondale. According to plans submitted to the City of Avondale, the four-story hotel will include an outdoor swimming pool, outdoor patio/terrace and 529 square feet of meeting space. The hotel is projected to open in July 2019. Based on location and positioning we have included this project as an addition to supply.

In addition to the above hotel projects, it should be noted that the Texas Rangers are planning to build a 25-suite residential facility in Surprise. The groundbreaking for the facility is expected to be at some point in 2019. The facility would have the capacity to sleep up to 100 players at any given time. However, the facility is expected to serve minor league players within the Texas Rangers organization. Both major league players and baseball management staff will continue to stay in the higher rated hotels in Surprise and surrounding areas.

It is important to note that we have identified additional hotel projects in the local area but have not specifically included these properties in our analysis due to the stage of development, financing issues, market positioning, location, and/or rate structure.

While CBRE Hotels has made several attempts to determine the level of new hotel supply entering the marketplace, it is impossible to determine every hotel that will be developed in the future, when they will be completed, or their potential impact to the subject. The inherent risk of any future new hotel supply has been implicitly considered in the selection of a stabilized occupancy level for the subject property and the competitive market.

HOTEL ROOMS DEMAND

Demand for hotel rooms is categorized in three ways:

- **Demonstrated Demand**: the demand already captured at competitive hotels;
- **Induced Demand**: the demand that does not presently seek accommodations in the competitive market, but could be persuaded to do so through marketing efforts, room rates, facilities, services and amenities.

- **Unsatisfied Demand:** the demand that seeks accommodations in the market but is not satisfied due to one of a number of factors: sell-outs during peak season; lack of a particular type of accommodation; lack of meeting space; or high room rates.

Historical Performance of the Competitive Supply

The aggregate average annual available and occupied rooms, resulting occupancy levels, average daily rate (ADR), and RevPAR (revenue per available room) for the competitive supply from 2013 to 2017 and year-to-date November 2017 and 2018 are presented in the following table.

Historical Market Performance of the Competitive Supply									
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Market Occupancy	Average Daily Rate	Percent Change	REVPAR	Percent Change
2013	990,245	N/A	578,858	N/A	58.5%	\$118.59	N/A	\$69.32	N/A
2014	990,245	0.0%	613,687	6.0%	62.0	123.92	4.5%	76.79	10.8%
2015	990,245	0.0	651,688	6.2	65.8	127.26	2.7	83.75	9.1
2016	990,245	0.0	678,700	4.1	68.5	130.68	2.7	89.57	6.9
2017	990,245	0.0	685,004	0.9	69.2	131.54	0.7	90.99	1.6
CAAG*	0.0%		4.3%			2.6%		7.0%	
11/17 ytd	907,755	N/A	631,849	N/A	69.6%	\$132.12	N/A	\$91.96	N/A
11/18 ytd	907,755	0.0%	648,553	2.6%	71.4%	134.18	1.6%	95.87	4.3%

*CAAG is Compound Annual Average Growth or CAGR Compound Average Growth Rate
Source: CBRE Hotels

As noted in the preceding table, the supply within the competitive set during the preceding five years has remained constant. During the same five-year period, demand, as measured in occupied room nights, increased at a compound annual growth rate (CAGR) of 4.3 percent. The market occupancy has ranged from a period low of 58.5 percent in 2013 to a high of 69.2 percent in 2017.

Year-to-date through November the competitive supply has remained steady. Demand, as measured by occupied rooms, has increased by 2.6 percent as compared to the same period one year ago. This has resulted in a November 2018 year-to-date occupancy of 71.4 percent as compared to 69.9 percent during the same period in 2017.

Over the historical period, ADR grew at a compound average annual rate of 2.6 percent. The ADR increase in 2017 was 0.7 percent to end the historical period with an ADR of \$131.54. Year-to-date through November 2018 the ADR in the competitive market increased by 1.6 percent to \$134.18 as compared to the same period in 2017.

Revenue per available room (RevPAR), a combination of occupancy and average daily room rate, increased at an average of 7.0 percent annually over the five-year period. Year-to-date through November 2018 RevPAR has increased by 4.3 percent as compared to the same period last year.

Mix of Demand

The demand captured by the market is derived from the transient and group meeting segments. The 2017 market segmentation is displayed in the following table.

Competitive Market 2017 Mix of Demand		
Market Segment	Room Nights	Ratio
Transient	511,400	75%
Group	173,600	25
Total	685,000	100%
Source: CBRE Hotels		

Using the historical growth in the market as a base and taking into account the current demonstrated and future projected economic conditions, we have estimated future growth in overall market demand. Each market segment is discussed in the following paragraphs, followed by a discussion and summary table setting forth our estimated growth in supply and demand.

Transient Market Segment

In 2017, the transient segment accounted for 75 percent or approximately 511,400 room nights of captured demand in the competitive set. The properties in the competitive set capture transient demand from both leisure and business travelers. The transient commercial segment consists of individual business travelers who stay at hotels during the course of their business engagements. The demand is derived from local companies who need to conduct business with those from out of the area and from businesspeople outside the area that are pursuing business in the local market.

The transient leisure segment consists of individual leisure travelers who stay at area hotels for recreational or relaxation purposes. Leisure demand in Surprise includes a combination of people visiting family and friends as well as baseball driven leisure travel. As noted previously, Surprise Stadium is the spring training facility for the Kansas City Royals and the Texas Rangers. The stadium generates significant demand for area hotels including leisure guests. Other major leisure attractions in the market area include other college and professional sporting events as well as year-round golf. Most demand from the corporate segment is generated between Sunday and Thursday nights, declines Friday and Saturday nights, and increases somewhat on Sundays. Commercial demand in the area is generated by the manufacturing, logistics/distribution and medical fields. In addition, commercial transient demand is generated by baseball staff due to the activities at Surprise Stadium as well as events at the Surprise Tennis Center. Finally, the presence of Ottawa University generates transient hotel demand.

We project the transient segment will increase 3.0 percent in 2018 and for each year throughout the remainder of the projection period. We have induced 10,000 transient room nights in 2019, 4,000 in 2020 and 6,000 transient room nights in 2022 to account for the additional demand that will be accommodated due to previously mentioned additions to supply (including the subject). We anticipate that with their newer facilities and amenities, the new hotels will satisfy previously unsatisfied demand and attract additional demand that does not currently seek accommodations in the area.

Group Market Segment

In 2017, the group segment accounted for approximately 173,600 room nights, or 25 percent of total demand. The group market segment consists of room nights associated with corporate and social meetings. Group demand is generated from businesses in the area and associated groups holding meetings at the hotels in the competitive set. Association or SMERF (Social, Military, Educational, Religious, and Fraternal) group functions also contribute to this market segment.

Group business in Surprise is generated from baseball activities at Surprise Stadium, events at the Surprise Tennis Center and sports teams visiting the area to compete with Ottawa University. The larger full-service hotels in the West Valley cater to associations, corporate groups as well as SMERF groups.

We forecast the group segment to increase 3.0 percent in 2018 and for the remainder of the projection period. We estimate that approximately 4,000 room nights of group demand will be induced in 2019, 2,000 room nights in 2020 and 4,000 room nights in 2022 due to the opening of the previously mentioned new supply.

Supply and Demand Growth and Market Occupancy

Based on our analysis of the economic conditions, we have estimated growth in market supply and rooms demand. Using the historical growth in the market as a base, we have estimated future growth in overall market demand.

We have estimated that market occupancy will increase to 71.0 percent by year end 2018 which is in line with the year-to-date trend. In 2019 we estimate the market occupancy will decrease to 69.0 percent due to the opening of the 124-room Hilton Garden Inn Surprise in April, the 100-room Aloft Glendale in April and the 102-room Residence Inn Avondale in July. As the market absorbs the new supply, we estimate market occupancy will increase to 71.0 percent in 2021. With the opening of the 225-room subject in January 2022, we project the market occupancy will decrease to 69.0 percent. We then forecast the market occupancy to increase to 71.0 percent in 2023 and remain at that level throughout the projection period. Though it is likely that the market will fluctuate above and below this level, we find 71.0 percent a reasonable level of stabilization given the past and present demand growth trends in the local market. The projected future growth in supply and demand is presented in the following table.

Proposed Full Service Hotel Surprise								
Competitive Market								
Estimated Future Growth in Lodging Supply and Demand								
2017 - 2024								
	2017	2018	2019	2020	2021	2022	2023	2024
ROOMS SUPPLY	2,713							
Additions/(Deletions) to Supply								
Proposed Full Service Hotel Surprise						225		
Hilton Garden Inn Surprise - March 2019			93	31				
Aloft Glendale - April 2019			75	25				
Residence Inn Avondale - July 2019			51	51				
Cumulative Rooms Supply	2,713	2,713	2,932	3,039	3,039	3,264	3,264	3,264
Total Annual Rooms Supply	990,245	990,245	1,070,180	1,109,235	1,109,235	1,191,360	1,191,360	1,191,360
Growth Over the Prior Year	0.0%	0.0%	8.1%	3.6%	0.0%	7.4%	0.0%	0.0%
DEMONSTRATED DEMAND IN BASE YR								
Transient	511,396	75%						
Group	173,608	25%						
TOTAL DEMONSTRATED DEMAND	685,004	100%						
INDUCED/(UNSATISFIED) DEMAND								
Transient		0	10,000	4,000	0	6,000	0	0
Group		0	4,000	2,000	0	4,000	0	0
TOTAL INDUCED/(UNSATISFIED) DEMAND		0	14,000	6,000	0	10,000	0	0
GROWTH RATES								
Transient		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Group		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
PROJECTED DEMAND								
Transient								
Demonstrated	511,396	526,738	542,540	569,116	590,309	608,019	632,439	651,412
Induced/(Unsatisfied)	0	0	10,000	4,000	0	6,000	0	(22,452)
Total	511,400	526,700	552,500	573,100	590,300	614,000	632,400	629,000
Growth Over Prior Year	N/A	3.0%	4.9%	3.7%	3.0%	4.0%	3.0%	-0.5%
Group								
Demonstrated	173,608	178,817	184,181	193,827	201,701	207,753	218,105	224,648
Induced/(Unsatisfied)	0	0	4,000	2,000	0	4,000	0	(7,743)
Total	173,600	178,800	188,200	195,800	201,700	211,800	218,100	216,900
Growth Over Prior Year	N/A	3.0%	5.3%	4.0%	3.0%	5.0%	3.0%	-0.6%
Total Market Demand	685,000	705,500	740,700	768,900	792,000	825,800	850,500	845,900
Growth Over Prior Year	N/A	3.0%	5.0%	3.8%	3.0%	4.3%	3.0%	-0.5%
Market Occupancy	69%	71%	69%	69%	71%	69%	71%	71%
Source: CBRE Hotels								

Projected Market Performance of the Proposed Subject Hotel

Penetration Analysis

Our estimates of occupancy are based on our survey of competitive hotels, an analysis of the segmentation of demand in the market area, and our assessment of the subject property's market position. The "penetration rate" of a hotel is the percentage of room nights captured relative to the property's "fair share." The hotel's "fair share" is determined by dividing the subject property's number of guest rooms by the total number of guest rooms in the competitive market (including the subject property). Factors indicating a hotel would possess competitive advantages suggest a market penetration in excess of 100 percent of fair market share, while competitive weaknesses are reflected in penetration rates of less than 100 percent. However, other factors besides competitive weaknesses could result in penetrations of less than 100 percent. The actual penetration of each market segment by the subject property may deviate from fair market share for the following reasons:

- The competitive advantages or disadvantages of the subject hotel versus the competition taking into consideration such factors as location, room rate structure, room size, quality and extent of amenities offered, chain affiliation, quality of management, marketing efforts and image;
- The characteristics, composition and needs of each market segment;
- The restraint on demand captured due to capacity constraints during certain periods of the week or season, or due to the accommodation of certain market segments; and,
- Management decisions concerning target markets.

Estimated occupancy levels for the subject hotel have been projected on the basis of a penetration analysis. Our projections are based on our knowledge of the market as of the completion of this study as well as interviews with hotel managers from the competitive properties and several large employers in the area.

Penetration of Subject

Our estimates of subject penetration by each segment of demand are presented in the paragraphs below. We have assumed a January 1, 2022 opening date. The following favorable factors have been considered to project the subject's penetration of the market:

- The subject's location in the City Center of Surprise proximate to Surprise Stadium;
- The proposed subject's positioning as a good quality full service hotel; and,
- The proposed subject's newer facilities and full-service amenities relative to the competitive set.

Based on our analysis, the subject's stabilized market mix is presented below.

Proposed Subject Hotel Stabilized Mix of Demand			
Market Segment	Room Nights	Ratio	Penetration
Transient	35,600	60%	82%
Group	23,900	40	160
Total	59,500	100%	100%

Transient Demand

Commercial transient travelers in this market select hotel accommodations based on room and overall hotel amenities, location relative to their destination and area amenities. The leisure demand segment in Surprise and the West Valley tends to have strong weekend (Friday through Monday) travel patterns. Leisure travel can be volatile given the traveler's price sensitivity in response to the area's seasonality. As noted previously, winter and spring are the peak seasons for the Phoenix metro's lodging market while the summer is the low season due to high summer temperatures. The leisure segment in the competitive market emanates primarily from travelers visiting the Phoenix metro area and its many leisure amenities as well as people visiting friends and family. Leisure travelers are concerned with the hotel's proximity to area leisure attractions.

While the proposed subject's location in the City Center of Surprise is very favorable with regards to demand generators such as Surprise Stadium as well as the restaurant amenities along Bell Road, we anticipate that the subject will achieve below its fair share of transient demand on a stabilized basis. We find this reasonable given that we forecast the subject to over penetrate its fair share of the group segment. Therefore, we anticipate the subject to obtain a 84 percent penetration of the transient segment upon opening in 2022. The subject's penetration of this segment is estimated to decrease to 82 percent in 2023 and remain at the level for the remainder of the projection period. The decline in penetration in 2023 reflects the subject ramping up its group penetration.

Group Demand

Group demand consists of travelers who book blocks of rooms exceeding ten rooms per night. The purpose of the group traveler's visit is to meet with other members of a corporate, leisure, or association group to further the group's goals. These travelers often require meeting space at the hotel in which they are staying. In addition, the proposed subject's location in the City Center of Surprise, will give it access to group demand from Surprise Stadium, the Surprise Tennis Center and Ottawa University. As noted previously, the existing hotels in Surprise are limited service or extended stay hotels with minimal meeting space and food and beverage amenities. We have assumed the proposed subject hotel will include approximately 12,000 to 14,000 square feet of indoor meeting space as well as a three-meal restaurant/bar which is also appealing to groups. Based on the subject's facilities and positioning within the competitive market, we anticipate that the subject hotel will achieve well above its fair share of the group segment on a stabilized basis. We have estimated a group penetration of 115 percent in 2022 during the first year of operation. As the proposed subject ramps up its group business, we estimate the subject's group penetration will increase to 135 percent in 2023. Finally, we estimate the group penetration rate to increase to 160 percent in 2024 and to stabilize at this level of penetration for the remainder of the projection period.

Overall Mix, Penetration, and Occupancy

The estimated stabilized market mix and penetration for the subject hotel are presented in the following table.

Proposed Full Service Hotel Surprise					
Market Penetration and Projected Occupancy					
	2022	2023	2024	2025	2026
TOTAL ROOMS AVAILABLE					
Proposed Full Service Hotel Surprise	82,125	82,125	82,125	82,125	82,125
Competitive Market	1,191,360	1,191,360	1,191,360	1,191,360	1,191,360
	=====	=====	=====	=====	=====
Fair Share of Supply	6.9%	6.9%	6.9%	6.9%	6.9%
	=====	=====	=====	=====	=====
ESTIMATED TOTAL MARKET DEMAND					
Transient	614,000	632,400	629,000	629,000	629,000
Group	211,800	218,100	216,900	216,900	216,900
	-----	-----	-----	-----	-----
TOTAL	825,800	850,500	845,900	845,900	845,900
	-----	-----	-----	-----	-----
FAIR SHARE OF DEMAND					
Transient	42,300	43,600	43,400	43,400	43,400
Group	14,600	15,000	15,000	15,000	15,000
	-----	-----	-----	-----	-----
TOTAL	56,900	58,600	58,400	58,400	58,400
	-----	-----	-----	-----	-----
SUBJECT PENETRATION					
Transient	84%	82%	82%	82%	82%
Group	115%	135%	160%	160%	160%
	-----	-----	-----	-----	-----
ROOM NIGHTS CAPTURED					
Transient	35,600	35,700	35,600	35,600	35,600
Group	16,800	20,300	23,900	23,900	23,900
	-----	-----	-----	-----	-----
TOTAL CAPTURED DEMAND	52,400	56,000	59,500	59,500	59,500
	=====	=====	=====	=====	=====
MARKET SHARE CAPTURED					
	6.3%	6.6%	7.0%	7.0%	7.0%
OVERALL MARKET PENETRATION					
	92%	96%	102%	102%	102%
	-----	-----	-----	-----	-----
SUBJECT OCCUPANCY					
	64%	68%	72%	72%	72%
	-----	-----	-----	-----	-----
MARKET MIX					
Transient	68%	64%	60%	60%	60%
Group	32%	36%	40%	40%	40%
	-----	-----	-----	-----	-----
TOTAL	100%	100%	100%	100%	100%
	=====	=====	=====	=====	=====
Source: CBRE Hotels					

AVERAGE DAILY RATE

Average daily rate (ADR) in the competitive market is estimated to grow by 1.1 percent in 2018 based on the year-to-date trend. We anticipate the competitive market ADR to increase by 3.0 percent in 2019. Furthermore, we project the competitive market ADR to increase by 5.5 percent in 2022 which reflects the opening of the higher rated subject hotel. Finally, we project the competitive market ADR to increase by 3.0 percent in 2023 and each year thereafter.

Projected Market Performance of the Competitive Supply									
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Market Occupancy	Average Daily Rate	Percent Change	REVPAR	Percent Change
2018	990,245	0.0%	705,500	3.0%	71%	\$133.00	1.1%	\$94.76	4.1%
2019	1,070,180	8.1	740,700	5.0	69	137.00	3.0	94.82	0.1
2020	1,109,235	3.6	768,900	3.8	69	141.00	2.9	97.74	3.1
2021	1,109,235	0.0	792,000	3.0	71	145.00	2.8	103.53	5.9
2022	1,191,360	7.4	825,800	4.3	69	153.00	5.5	106.05	2.4
2023	1,191,360	0.0	850,500	3.0	71	157.00	3.0	112.08	5.7
2024	1,191,360	0.0	845,900	0.0	71	163.00	3.0	115.73	3.3
CAAG	3.1%		3.1%			3.4%		3.4%	

Source: CBRE Hotels

Average Daily Rate and Yield for the Subject

Our derivation of the average daily rate for the subject property in a stabilized year of operation is based on information concerning the other hotel properties in the competitive supply and the competitive position of the proposed subject.

The following table outlines our estimates of average daily rate and the resulting revenue yield for the subject. In the subject's first year of operation in 2022, we estimate that the hotel's average daily rate will be \$197. It is our estimation that the subject will be able to increase its average daily rate by 3.0 percent annually throughout the projection period. This equates to a representative year ADR of \$175.00 in 2018 calendar year dollars. While this rate is approximately 31.0 percent above that of the overall competitive market, it is reasonable given the location of the subject as well as its intended positioning as a high-quality, full service hotel property. Our ADR projection for the subject is also consistent with the rates achieved by other full-service hotels in the West Valley. As the table below indicates, the proposed subject's revenue yield is projected to ramp up during the first two years of operation and is anticipated to achieve a stabilized revenue yield of 131 percent by 2024.

Projected Market Performance of the Subject Hotel											
Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Occupancy Percentage	Average Daily Rate	Percent Change	REVPAR	Percent Change	Market Penetration	Revenue Yield
2022	82,125	N/A	52,400	N/A	64%	\$197.00	N/A	\$125.70	N/A	92%	119%
2023	82,125	0.0%	56,000	6.9%	68	203.00	3.0%	138.42	10.1%	96	124
2024	82,125	0.0	59,500	6.3	72	209.00	3.0	151.42	9.4	102	131
2025	82,125	0.0	59,500	0.0	72	215.00	3.0	155.77	3.0	102	131
2026	82,125	0.0	59,500	0.0	72	222.00	3.0	160.84	3.0	102	131
CAAG	0.0%		3.2%			3.0%		6.4%			

Source: CBRE Hotels

Section VI

STATEMENTS OF ESTIMATED ANNUAL OPERATING RESULTS

STATEMENTS OF ESTIMATED ANNUAL OPERATING RESULTS

BASIS OF PROJECTIONS

For the proposed hotel, we have prepared statements of estimated operating results. To prepare estimates of future operating results for the proposed hotel, the starting point or basis is the best estimate of results that could be achieved with good management in a representative year or stabilized market, calculated in 2019 dollars.

We estimate that during a representative year, the subject property could achieve a stabilized occupancy of 72.0 percent at an average daily room rate of \$180, stated in 2019 dollars. From this base, we considered the effects of inflation, and occupancy levels for the projection period for a ten-year operating period, from calendar year beginning January 1, 2022 through December 31, 2031. The underlying rationale and assumptions used in preparing these estimates are presented in this section.

Comparable Hotels

We have used information on the operating performance of five comparable facilities. This information is primarily obtained from confidential statistics compiled as a basis for the CBRE Hotel's publication *Trends in the Hospitality Industry*. Our comparable hotels consist of five nationally branded full-service hotels all located in the Phoenix metropolitan area. All are considered comparable to the subject due to their size, facilities, location and rate. The hotels range in room count from 235 to 320 rooms with an average of 268 rooms. The occupancy rates for the comparable hotels ranged from 62.5 percent to 80.0 percent with an average of 70.2 percent. The average daily rate for the comparable hotels ranged from \$170.70 to \$201.67 with an average of \$187.93. Given that the information is provided to us on a confidential basis, we cannot disclose the identity of the comparable hotels.

Summary data pertaining to the comparable hotels is provided on the following pages.

Proposed Hotel											
Operating Results of Comparable Hotels											
	Hotel A				Hotel B				Hotel C		
	Ratio	Per Room	P.O.R.		Ratio	Per Room	P.O.R.		Ratio	Per Room	P.O.R.
Revenues											
Rooms	54.8%	\$38,968	\$170.70		59.8%	\$47,596	\$188.70		66.0%	\$47,422	\$186.88
Food & Beverage	42.1%	29,918	131.06		35.0%	27,829	110.33		31.5%	22,625	89.16
Other Operated Departments	3.1%	2,200	9.64		5.2%	4,106	16.28		2.5%	1,825	7.19
Total Revenues	100.0%	71,087	311.40		100.0%	79,532	315.31		100.0%	71,871	283.24
Departmental Expenses											
Rooms	18.2%	7,103	31.12		20.1%	9,548	37.85		18.5%	8,792	34.65
Food & Beverage	47.0%	14,047	61.53		73.6%	20,472	81.16		61.2%	13,838	54.53
Other Operated Departments	57.9%	1,273	5.58		48.5%	1,992	7.90		13.2%	241	0.95
Total Departmental Expenses	31.5%	22,423	98.23		40.2%	32,011	126.91		31.8%	22,871	90.13
Departmental Profit	68.5%	48,664	213.18		59.8%	47,521	188.40		68.2%	49,001	193.11
Undistributed Expenses											
Administrative & General	6.9%	4,893	21.43		9.1%	7,241	28.71		7.9%	5,701	22.47
Information and Telecommunication Systems	0.0%	0	0.00		2.3%	1,811	7.18		2.8%	1,979	7.80
Marketing	14.0%	9,982	43.73		12.0%	9,515	37.72		7.8%	5,600	22.07
Property Operations and Maintenance	4.0%	2,852	12.49		3.3%	2,593	10.28		3.9%	2,779	10.95
Energy and Utility	4.1%	2,903	12.72		2.2%	1,757	6.97		2.7%	1,947	7.67
Total Undistributed Operating Expenses	29.0%	20,630	90.37		28.8%	22,918	90.86		25.1%	18,007	70.96
Gross Operating Profit	39.4%	28,034	122.81		30.9%	24,602	97.54		43.1%	30,994	122.14
Base Management Fee	1.9%	1,330	5.82		2.0%	1,590	6.30		2.9%	2,107	8.30
Fixed Expenses											
Property Taxes	4.1%	2,903	12.72		4.2%	3,336	13.23		3.0%	2,156	8.50
Insurance	0.9%	611	2.68		0.5%	371	1.47		0.5%	339	1.33
Total Fixed Expenses	4.9%	3,514	15.39		4.7%	3,708	14.70		3.5%	2,494	9.83
Net Operating Income Before Reserve	32.6%	23,191	101.59		24.3%	19,305	76.53		36.7%	26,393	104.01
FF&E Reserve	0.0%	0	0.00		0.0%	0	0.00		4.0%	2,875	11.33
Net Operating Income After Reserve	32.6%	\$23,191	\$101.59		24.3%	\$19,305	\$76.53		32.7%	\$23,518	\$92.68
Source: CBRE Hotels											

Proposed Hotel									
Operating Results of Comparable Hotels									
	Hotel D			Hotel E			Weighted Average		
	Ratio	Per Room	P.O.R.	Ratio	Per Room	P.O.R.	Ratio	Per Room	P.O.R.
Revenues									
Rooms	69.5%	\$56,499	\$193.58	72.0%	\$53,766	\$201.67	63.9%	\$48,177	\$187.93
Food & Beverage	28.3%	23,048	78.97	23.0%	17,180	64.44	32.5%	24,533	95.70
Other Operated Departments	2.2%	1,760	6.03	5.1%	3,779	14.17	3.6%	2,728	10.64
Total Revenues	100.0%	81,306	278.58	100.0%	74,725	280.29	100.0%	75,437	294.26
Departmental Expenses									
Rooms	21.8%	12,301	42.15	25.7%	13,830	51.87	20.9%	10,070	39.28
Food & Beverage	60.1%	13,862	47.50	79.3%	13,615	51.07	62.1%	15,223	59.38
Other Operated Departments	3.0%	54	0.18	44.5%	1,680	6.30	39.5%	1,076	4.20
Total Departmental Expenses	32.2%	26,217	89.83	39.0%	29,125	109.25	35.0%	26,370	102.86
Departmental Profit	67.8%	55,089	188.75	61.0%	45,600	171.04	65.0%	49,068	191.40
Undistributed Expenses									
Administrative & General	7.0%	5,696	19.52	11.0%	8,200	30.76	8.3%	6,277	24.49
Information and Telecommunication Systems	1.4%	1,141	3.91	2.5%	1,891	7.09	1.7%	1,719	6.48
Marketing	14.8%	12,011	41.15	9.0%	6,740	25.28	11.6%	8,786	34.27
Property Operations and Maintenance	4.8%	3,920	13.43	3.1%	2,326	8.72	3.8%	2,876	11.22
Energy and Utility	4.0%	3,237	11.09	3.4%	2,557	9.59	3.3%	2,473	9.64
Total Undistributed Operating Expenses	32.0%	26,006	89.10	29.1%	21,713	81.44	28.8%	21,721	84.73
Gross Operating Profit	35.8%	29,083	99.65	32.0%	23,886	89.60	36.3%	27,347	106.68
Base Management Fee	3.0%	2,436	8.35	3.0%	2,242	8.41	2.5%	1,897	7.40
Fixed Expenses									
Property Taxes	2.0%	1,663	5.70	0.0%	0	0.00	2.8%	2,566	10.10
Insurance	0.7%	560	1.92	0.5%	386	1.45	0.6%	458	1.79
Total Fixed Expenses	2.7%	2,223	7.62	0.5%	386	1.45	3.4%	2,560	9.99
Net Operating Income Before Reserve	30.0%	24,424	83.68	28.4%	21,258	79.74	30.3%	22,890	89.29
FF&E Reserve	0.0%	0	0.00	0.0%	0	0.00	0.8%	2,875	11.33
Net Operating Income After Reserve	30.0%	\$24,424	\$83.68	28.4%	\$21,258	\$79.74	29.6%	\$22,320	\$87.06
Source: CBRE Hotels									

STABILIZED YEAR ESTIMATE

As indicated previously, we have estimated the performance of the subject for a stabilized year of operation. This estimate is primarily based on our review of the performance of other comparable hotels. The support for our stabilized year estimate is detailed in the following paragraphs, and is stated in 2019 dollars.

Departmental Revenues and Expenses

In the *Uniform System of Accounts for the Lodging Industry*, revenues to the facility are categorized by the department from which they are derived. In the case of the subject, these include income from rooms, food and beverage, and other operated departments. In the *Uniform System of Accounts for the Lodging Industry*, only direct operating expenses associated with each department are charged to the operating departments. General overhead items, which are applicable to the overall operation of the facility, are classified as undistributed operating expenses.

Direct or departmental revenues and expenses, which typically vary with occupancy, are generally analyzed on a per occupied room (POR) or ratio basis, while undistributed expenses, which are more fixed in nature, are typically analyzed on a per available room (PAR) basis.

Room Revenue and Expense

Room revenue is based on the number of occupied rooms multiplied by the ADR for each respective year as presented in this report. As indicated in our previous analyses, we estimated that the stabilized occupancy rate of the subject would be 72.0 percent, with an ADR of \$180.00 (expressed in 2019 dollars).

$$\boxed{225 \text{ Rooms} \times 365 \text{ Days} \times 72.0\% \text{ Occupancy} \times \$180.00 = \$10,643,000 \text{ (rounded)}}$$

The following is a table illustrating average daily rate, annual occupancy and annual room's revenue commencing January 1, 2022 (the anticipated date of opening).

Estimated Rooms Revenue			
Year	Average Daily Rate	Annual Occupancy	Rooms Revenue
2022	\$197.00	64.0%	\$10,354,000
2023	203.00	68.0	11,337,000
2024	209.00	72.0	12,358,000
2025	215.00	72.0	12,713,000
2026	222.00	72.0	13,127,000
2027	228.00	72.0	13,482,000
2028	235.00	72.0	13,896,000
2029	242.00	72.0	14,309,000
2030	250.00	72.0	14,783,000
2031	257.00	72.0	15,196,000

Rooms expense consists of salaries and wages, employee benefits, commissions, contract cleaning, guest transportation, laundry and dry cleaning, linen, operating supplies, reservation costs, uniforms, complimentary benefits, and other items related to the rooms department.

The operating results for the comparable hotels have a range of 18.2 percent to 25.7 percent of room sales, or a range of \$31.12 to \$51.87 per occupied room (POR) for a weighted average of \$39.28 POR. Based on our analysis of comparable properties, we estimate that for a stabilized year of operation the rooms department expense for the subject will be \$36.00 POR or 20.0 percent of rooms revenue. We find this reasonable as it is within the range of the comparable hotels on a POR and ratio to rooms revenue basis.

	Rooms Expense	
	Per Occupied Room	Ratio to Rms Revenue
<u>Comparables</u>		
A	\$31.12	18.2%
B	37.85	20.1%
C	34.65	18.5%
D	42.15	21.8%
E	51.87	25.7%
Weighted Average	39.28	20.9%
Subject Stabilized Year	\$36.00	20.0%

Food and Beverage Revenue and Expense

Food and beverage revenue is generated by the sale of meals to both hotel guests and also outside patrons in the food and beverage outlets, the sale of soft drinks, liquor, and wine in the lounge, and other associated revenues. Food and beverage revenue will vary depending on the number of food and beverage outlets, and the amount of meeting space. We have assumed the proposed subject will include a three-meal restaurant and approximately 12,000 to 14,000 square feet of meeting space. Please note that our projections for the proposed subject hotel assume that the hotel's food and beverage outlets will be operated by the hotel.

The comparable hotels reflected food and beverage revenue ranging from \$64.44 POR to \$131.06 POR. Based on the proposed subject's food and beverage offerings we have estimated food and beverage revenues of approximately \$90.00 per occupied room. This results in food and beverage revenues of approximately \$5,322,000 in a representative year. We find our estimate reasonable as it is within the range of the comparable hotels on a POR basis.

	Food and Beverage Revenue	
	Total Amount	Per Occupied Room
<u>Comparables</u>		
A	\$9,573,814	\$131.06
B	7,708,768	110.33
C	6,018,220	89.16
D	5,416,175	78.97
E	4,157,544	64.44
Weighted Average	N/A	95.70
Subject Stabilized Year	\$5,322,000	\$90.00

Food and beverage expense includes the cost of food and beverage, payroll and related expenses, and other items such as laundry, linen, china, glassware, silverware, uniform costs, supplies, as well as other miscellaneous items. Food and beverage expense percentage to total food and beverage revenue for the comparable hotels ranged from 47.0 percent to 79.3 percent, with a weighted average of 62.1 percent. Considering the type of food and beverage operations proposed for the subject property, we believe a food and beverage expense percentage of 68.0 percent of total food and beverage revenues is appropriate for the proposed subject property.

Food and Beverage Expense	
	Ratio to F&B Rev.
<u>Comparables</u>	
A	47.0%
B	73.6
C	61.2
D	60.1
E	79.3
Weighted Average	62.1%
Subject Stabilized Year	68.0%

Other Operated Departments Revenue and Expense

Other Operated Departments can vary significantly among the comparable properties and the subject depending on the nature of the additional revenue generators. Other expected operated departments at the subject property will include revenue from telephone and internet, business services, in-room entertainment, and other on-site amenities. This line item also includes any miscellaneous income. The comparable hotels had a range of other operated department revenue from \$6.03 to \$16.28 per occupied room. Based upon the various components of this line item, we have estimated the income for the subject to be approximately \$8.00 per occupied room in a representative year of operations.

Other Operated Departments Revenue	
	Per Occupied Room
<u>Comparables</u>	
A	\$9.64
B	16.28
C	7.19
D	6.03
E	14.17
Weighted Average	10.64
Subject Stabilized Year	\$8.00

Other Operated Department Expenses include payroll costs, employee benefits, and other operating supplies of such other operated departments. The comparables' other operating expenses ranged from 3.0 percent to a 57.9 percent expense ratio, with a weighted average of 39.5 percent. For a representative year of operations, we have estimated expenses at approximately 40.0 percent of revenues for the subject, which is within the range of comparable hotels and in line with industry standards.

Other Operated Departments Expense	
	Ratio to O.O.D. Rev.
<u>Comparables</u>	
A	57.9%
B	48.5
C	13.2
D	3.0
E	44.5
Weighted Average	39.5%
Subject Stabilized Year	40.0%

Undistributed Operating Expenses

Undistributed Operating Expenses are operating expenses that are not chargeable to a particular operating department and are presented as undistributed operating expenses, in accordance with the *Uniform System of Accounts for the Lodging Industry*. These expenses include administrative and general, marketing, property operations and maintenance, Information and Telecommunications Systems and energy and utilities. These expenses are relatively unaffected by fluctuations in occupancies and ADR. Excluding management fees, which are a fixed percentage based on a contract agreement and market parameters, these expenses are analyzed primarily on a dollar amount per available room (PAR) basis.

Administrative and General

This category includes the salary and wages of the general manager and administrative staff; cash overages and shortages, credit card commissions, bad debt expense, security, data processing costs, accounting payroll expense, and professional fees. Administrative and general expenses at the comparables range from \$4,893 to \$8,200 per available room with ratios to total revenue ranging from 6.9 percent to 11.0 percent of total revenues. We have estimated an administrative and general expense for the subject property of \$5,800 per available room, which is 7.9 percent of revenues. This is within the range of comparables on a PAR and ratio basis.

Administrative and General		
	Per Available Room	Ratio to Total Rev.
<u>Comparables</u>		
A	\$4,893	6.9%
B	7,241	9.1%
C	5,701	7.9%
D	5,696	7.0%
E	8,200	11.0%
Weighted Average	6,277	8.3%
Subject Stabilized Year	\$5,800	7.9%

Information and Telecommunication Systems

This department was created to consolidate all system-related technology expenses and became part of the USALI in the 11th Edition adopted in 2015. This category includes the cost of cell phones, administrative call and internet services, and complimentary call and internet services. The table below outlines the information and telecommunication system expenses for the comparable properties. For a representative year of operation, we have estimated IT costs for the proposed subject at \$1,600 PAR, or 2.2 percent of total revenue which is within the range of the comparable hotels on a PAR and Ratio to Revenue basis.

Information and Telecommunication Systems		
	Per Available Room	Ratio to Total Rev.
<u>Comparables</u>		
A	\$0	0.0%
B	1,811	2.3%
C	1,979	2.8%
D	1,141	1.4%
E	1,891	2.5%
Weighted Average	1,719	1.7%
Subject Stabilized Year	\$1,600	2.2%

Marketing

This expense includes the cost of advertising, printing of brochures, salary associated with sales and marketing personnel, franchise fees and other costs associated with an ongoing sales and promotion program. Marketing expenses for the comparables ranged from \$5,600 to \$12,011 per available room. The amount spent on marketing depends on the location, reputation, and brand association of the property. As noted in Section II of the report, our projections assume the subject hotel will be a nationally branded hotel. Therefore, our projections of marketing expense for the subject include franchise fees. As such, we have estimated an expense of approximately \$9,400 per available room, which equates to 12.9 percent of total revenues. This estimate is within the range of the comparables on a ratio basis and assumes that the property will be franchised and managed by a third-party operator.

Marketing		
	Per Available Room	Ratio to Total Rev.
<u>Comparables</u>		
A	\$9,982	14.0%
B	9,515	12.0%
C	5,600	7.8%
D	12,011	14.8%
E	6,740	9.0%
Weighted Average	8,786	11.6%
Subject Stabilized Year	\$9,400	12.9%

Property Operations and Maintenance

Property operations and maintenance expenses are a function of building age and usage. This category includes the engineering salaries, wages and benefits, maintenance of the building, grounds and landscape, electrical and mechanical equipment, engineering, refrigeration, operating supplies, cleaning, waste removal, and uniforms. The comparable hotels posted expenses ranging from \$2,326 to \$3,920 per available room. Property operations and maintenance expenditures for the proposed subject are estimated at approximately \$2,700 per available room in a representative year, which is 3.7 percent of revenues.

Property Operation and Maintenance		
	Per Available Room	Ratio to Total Rev.
<u>Comparables</u>		
A	\$2,852	4.0%
B	2,593	3.3%
C	2,779	3.9%
D	3,920	4.8%
E	2,326	3.1%
Weighted Average	2,876	3.8%
Subject Stabilized Year	\$2,700	3.7%

Utility Costs

Energy and utility costs include electric, fuel, steam, water, and sewer charges. The cost of utilities at the comparable hotels ranged from \$1,757 to \$3,237 per available room. We have estimated energy and utility costs of \$2,100 PAR in a representative year of operation, equal to 2.9 percent of total revenues.

Utility Costs		
	Per Available Room	Ratio to Total Rev.
<u>Comparables</u>		
A	\$2,903	4.1%
B	1,757	2.2%
C	1,947	2.7%
D	3,237	4.0%
E	2,557	3.4%
Weighted Average	2,473	3.3%
Subject Stabilized Year	\$2,100	2.9%

Fixed Charges

Management Fees

A management fee is an expense item representing the value of the management services. It is a variable operating expense normally expressed as a percentage of total revenues. Management fees for properties of this type typically range from 3.0 to 5.0 percent. We have assumed a management fee of 3.0 percent for the subject hotel. This equates to approximately \$493,000 in a representative year.

Property Taxes

The subject property is in the real estate taxing jurisdiction of Maricopa County. For the estimation of the proposed subject hotel's property tax expense, we have focused on five hotels in the West Valley including three which are in Surprise. This data was obtained from the Maricopa County Assessor's Office. The following table presents these tax comparables which are based on the 2018 tax year:

Property Taxes (2018)	
	Per Available Room
<u>Comparables</u>	
A	\$1,306
B	849
C	951
D	2,903
E	1,115
Weighted Average	\$1,855
Subject Stabilized Year	\$1,500
Source: Maricopa County Treasurer's Office	

Based on the property taxes paid by the comparables, we estimate the property taxes at the subject to be \$1,500 on a PAR basis or approximately \$338,000 in a representative year of operation.

Insurance

Included in this category are insurance premiums relating to general and building and contents insurance. This expense at the subject property is estimated to be \$500 per available room in a representative year of operation. This is within the range of the comparables.

Insurance	
	Per Available Room
<u>Comparables</u>	
A	\$611
B	371
C	339
D	560
E	386
Weighted Average	458
Subject Stabilized Year	\$500

Reserves for Replacement

An additional item not typically listed on an owner's income statement is the amount required for the periodic replacement of certain short-lived items such as carpeting, draperies, and other furniture, fixtures and equipment. For a new hotel, reserves are often lower in the first few years, because very little capital improvements will be necessary. We have increased the reserves gradually over the first three full years of the projection period to build up reserves as the building ages. We have projected reserve for replacement of two percent for the first year of operation (2022), three percent for the second year of operation, and four percent for the third year and thereafter.

STABILIZED YEAR OPERATING RESULTS

Presented on the following page is an estimate of the subject hotel's stabilized year operating results expressed in current value 2019 dollars. This estimate is based on the foregoing analysis. For this twelve-month period, revenues are projected to total approximately \$16,438,000. Gross operating profit, which does not include management fees, property taxes, insurance, or reserves for replacement, totals approximately \$5,640,000, or 34.3 percent of total revenues. Net operating income for the subject in a stabilized year, after the deduction of a management fee, property taxes, insurance, and a reserve for capital replacement, is projected to be \$4,038,000 or 24.6 percent of total revenue.

Proposed Full-Service Hotel Surprise

Representative Year of Operation

Number of Units:
Number of Annual Rooms Available:
Number of Rooms Occupied:
Annual Occupancy:
Average Daily Rate:
Revenue Per Available Room:

Stated in	2019	Dollars	
	225		
	82,125		
	59,130		
	72.0%		
	\$180.00		
	\$129.60		

Revenues
Rooms
Food & Beverage
Other Operated Departments
Total Revenues

Amount	Ratio	Per Room	P.O.R.
\$10,643,000	64.7%	\$47,302	\$179.99
5,322,000	32.4%	23,653	90.01
473,000	2.9%	2,102	8.00
16,438,000	100.0%	73,058	278.00

Departmental Expenses
Rooms
Food & Beverage
Other Operated Departments
Total Departmental Expenses

2,129,000	20.0%	9,462	36.01
3,619,000	68.0%	16,084	61.20
189,000	40.0%	840	3.20
5,937,000	36.1%	26,387	100.41

Departmental Profit

10,501,000	63.9%	46,671	177.59
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Undistributed Expenses
Administrative & General
Information and Telecommunication Systems
Marketing
Property Operations and Maintenance
Total Undistributed Operating Expenses

1,305,000	7.9%	5,800	22.07
360,000	2.2%	1,600	6.09
2,115,000	12.9%	9,400	35.77
608,000	3.7%	2,702	10.28
4,861,000	29.6%	21,604	82.21

Gross Operating Profit

5,640,000	34.3%	25,067	95.38
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Base Management Fee

493,000	3.0%	2,191	8.34
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Fixed Expenses
Property Taxes
Insurance
Total Fixed Expenses

338,000	2.1%	1,502	5.72
113,000	0.7%	502	1.91
451,000	2.7%	2,004	7.63

Net Operating Income Before Reserve

4,696,000	28.6%	20,871	79.42
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FF&E Reserve

658,000	4.0%	2,924	11.13
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Net Operating Income After Reserve

\$4,038,000	24.6%	\$17,947	\$68.29
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Source: <i>CBRE Hotels</i>

ESTIMATED ANNUAL OPERATING RESULTS

The previous analysis provided for the income and expenses incurred in the operation of the subject in a stabilized year. In the following analysis, we provide estimated income and expenses for the subject during each year of the ten-year holding period anticipated for a typical investor. Our estimate of the performance for the subject in the stabilized year is used as a basis for our analysis, considering the effects of inflation, business development, and varying occupancy.

Inflation

To portray price level changes during the holding period, we have assumed an inflation rate of 3.0 percent annually throughout the projection period. This rate reflects the consensus of several well-recognized economists for the current long-term outlook for the future movement of prices and is consistent with the inflation rates of the 1990s and early 2000s. All expenses are projected to increase at 3.0 percent per year throughout the holding period.

It should be noted that inflation is caused by many factors and unanticipated events and circumstances can affect the forecasted rate. Therefore, the estimated operating results computed over the projection period can vary from the actual operating results, and the variations may be material.

Statement of Estimated Annual Operating Results

The estimated annual operating results for the proposed hotel from January 1, 2022 to December 31, 2031 are presented on the following pages.

Proposed Full-Service Hotel Surprise Projected Operating Results Calendar Years						
	2022		2023		2024	
Number of Units:	225		225		225	
Number of Annual Rooms Available:	82,125		82,125		82,125	
Number of Rooms Occupied:	52,560		55,845		59,130	
Annual Occupancy:	64.0%		68.0%		72.0%	
Average Daily Rate:	\$197.00		\$203.00		\$209.00	
Revenue Per Available Room:	\$126.08		\$138.04		\$150.48	
	Amount	Ratio	Amount	Ratio	Amount	Ratio
Revenues						
Rooms	\$10,354,000	64.8%	\$11,337,000	64.8%	\$12,358,000	64.8%
Food & Beverage	5,169,000	32.3%	5,657,000	32.3%	6,169,000	32.3%
Other Operated Departments	459,000	2.9%	503,000	2.9%	548,000	2.9%
Total Revenues	15,982,000	100.0%	17,497,000	100.0%	19,075,000	100.0%
Departmental Expenses						
Rooms	2,197,000	21.2%	2,329,000	20.5%	2,468,000	20.0%
Food & Beverage	3,691,000	71.4%	3,937,000	69.6%	4,195,000	68.0%
Other Operated Departments	184,000	40.1%	201,000	40.0%	219,000	40.0%
Total Departmental Expenses	6,072,000	38.0%	6,467,000	37.0%	6,882,000	36.1%
Departmental Profit	9,910,000	62.0%	11,030,000	63.0%	12,193,000	63.9%
Undistributed Expenses						
Administrative & General	1,426,000	8.9%	1,469,000	8.4%	1,513,000	7.9%
Information and Telecommunication Systems	393,000	2.5%	405,000	2.3%	417,000	2.2%
Marketing	2,311,000	14.5%	2,380,000	13.6%	2,452,000	12.9%
Property Operations and Maintenance	664,000	4.2%	684,000	3.9%	704,000	3.7%
Total Undistributed Operating Expenses	5,310,000	33.2%	5,470,000	31.3%	5,634,000	29.5%
Gross Operating Profit	4,600,000	28.8%	5,560,000	31.8%	6,559,000	34.4%
Base Management Fee	479,000	3.0%	525,000	3.0%	572,000	3.0%
Fixed Expenses						
Property Taxes	369,000	2.3%	380,000	2.2%	391,000	2.0%
Insurance	123,000	0.8%	127,000	0.7%	130,000	0.7%
Total Fixed Expenses	492,000	3.1%	507,000	2.9%	521,000	2.7%
Net Operating Income Before Reserve	3,629,000	22.7%	4,528,000	25.9%	5,466,000	28.7%
FF&E Reserve	320,000	2.0%	525,000	3.0%	763,000	4.0%
Net Operating Income After Reserve	\$3,309,000	20.7%	\$4,003,000	22.9%	\$4,703,000	24.7%
Source: CBRE Hotels	Full Year of Operation					

Proposed Full-Service Hotel Surprise Projected Operating Results Calendar Years						
	2027		2028		2029	
Number of Units:	225		225		225	
Number of Annual Rooms Available:	82,125		82,125		82,125	
Number of Rooms Occupied:	59,130		59,130		59,130	
Annual Occupancy:	72.0%		72.0%		72.0%	
Average Daily Rate:	\$228.00		\$235.00		\$242.00	
Revenue Per Available Room:	\$164.16		\$169.20		\$174.24	
	Amount	Ratio	Amount	Ratio	Amount	Ratio
Revenues						
Rooms	\$13,482,000	64.7%	\$13,896,000	64.8%	\$14,309,000	64.8%
Food & Beverage	6,741,000	32.4%	6,944,000	32.4%	7,152,000	32.4%
Other Operated Departments	599,000	2.9%	617,000	2.9%	636,000	2.9%
Total Revenues	20,822,000	100.0%	21,457,000	100.0%	22,097,000	100.0%
Departmental Expenses						
Rooms	2,697,000	20.0%	2,777,000	20.0%	2,861,000	20.0%
Food & Beverage	4,584,000	68.0%	4,722,000	68.0%	4,863,000	68.0%
Other Operated Departments	240,000	40.1%	247,000	40.0%	254,000	39.9%
Total Departmental Expenses	7,521,000	36.1%	7,746,000	36.1%	7,978,000	36.1%
Departmental Profit	13,301,000	63.9%	13,711,000	63.9%	14,119,000	63.9%
Undistributed Expenses						
Administrative & General	1,653,000	7.9%	1,703,000	7.9%	1,754,000	7.9%
Information and Telecommunication Systems	456,000	2.2%	470,000	2.2%	484,000	2.2%
Marketing	2,679,000	12.9%	2,760,000	12.9%	2,842,000	12.9%
Property Operations and Maintenance	770,000	3.7%	793,000	3.7%	816,000	3.7%
Total Undistributed Operating Expenses	6,157,000	29.6%	6,343,000	29.6%	6,531,000	29.6%
Gross Operating Profit	7,144,000	34.3%	7,368,000	34.3%	7,588,000	34.3%
Base Management Fee	625,000	3.0%	644,000	3.0%	663,000	3.0%
Fixed Expenses						
Property Taxes	428,000	2.1%	440,000	2.1%	454,000	2.1%
Insurance	143,000	0.7%	147,000	0.7%	151,000	0.7%
Total Fixed Expenses	571,000	2.7%	587,000	2.7%	605,000	2.7%
Net Operating Income Before Reserve	5,948,000	28.6%	6,137,000	28.6%	6,320,000	28.6%
FF&E Reserve	833,000	4.0%	858,000	4.0%	884,000	4.0%
Net Operating Income After Reserve	\$5,115,000	24.6%	\$5,279,000	24.6%	\$5,436,000	24.6%
Source: CBRE Hotels						

ESTIMATED MARKET VALUE

We then developed an estimate of the prospective market value of the proposed Hotel upon opening using a yield capitalization or a discounted cash flow analysis. In yield capitalization, the value of the property is the present value of the net operating income in each year of the holding period (here projected to be ten years) and the value of the property when sold at the end of the holding period (the reversion). The present value of these elements is obtained by applying a market derived discount rate. The value of the reversion is obtained through the capitalization of the adjusted income at the end of the holding period, which assumes the sale of the hotel.

The following tables show the present value of the projected net operating income for the proposed Hotel for the ten-year holding period, along with the present value of the reversion, deriving a value estimate. As can be noted, we are of the opinion that a reversionary capitalization rate of 8.5 percent and a discount rate of 10.50 percent are appropriate to value the proposed Hotel using this approach. Our selection of these rates is based on recent comparable hotel sales in Maricopa County coupled with our review of current investor surveys that report on investment rates for hotels.

Our estimates of the annual operating results of the subject property for the representative year and the projection period commencing January 1, 2022, the projected opening date, are presented on the following pages.

Discounted Cash Flow Analysis			
Year	Cash Flow From Operations	Present Value Factor	Present Value 10.50%
2022	\$3,309,000	0.904977	\$2,994,570
2023	4,003,000	0.818984	3,278,393
2024	4,703,000	0.741162	3,485,685
2025	4,830,000	0.670735	3,239,649
2026	5,004,000	0.607000	3,037,427
2027	5,115,000	0.549321	2,809,778
2028	5,279,000	0.497123	2,624,314
2029	5,436,000	0.449885	2,445,576
2030	5,640,000	0.407136	2,296,247
2031	5,781,000	0.368449	2,130,003
Reversion	\$69,193,059	0.368449	\$25,494,104
Total Present Value			\$53,835,746
Value (Rounded)			\$53,800,000

Note: Present value figures may not foot due to rounding.

Source: CBRE Hotels

As shown, our conclusion to the estimated market value of the proposed 225-room full-service hotel using the yield capitalization (discounted cash flow) method, as of January 1, 2022, is \$53,800,000, or \$239,111 per room. Said a different way, we are of the opinion that the developer could sell the property for this amount after the completion of construction.

ESTIMATED DEVELOPMENT COST

We have summarized the cost to develop the proposed Hotel based on a variety of sources including in-house data and national cost survey data such as Marshall Valuation Service (MVS). It should be noted that the MVS cost estimates are based on national surveys in concert with local multipliers. Based our research of full service hotel developments we have assumed the proposed

225-room full service hotel would have approximately 725 gross square feet per guestroom including all guestrooms and common areas including lobby and meeting space. In addition, we have assumed the hotel would be a concrete framed structure.

Presented in the following table are the estimated development costs based on MVS as well as in-house data:

Proposed Full Service Hotel Surprise			
Line Item	Notes	Amount	Per Room
Land ^[2]	-	\$4,500,000	\$20,000
Hard Building Costs ^[1]	\$190,000 per room	\$42,750,000	\$190,000
FF&E (Furniture, Fixtures & Equipment)	\$30,000 per room	\$6,750,000	\$30,000
Pre-Opening Expenses & Working Capital	\$5,000 per room	\$1,125,000	\$5,000
Legal, Taxes, Insurance & Fees	\$6,500 per room	\$1,462,500	\$6,500
Architect and Engineering Fees	3.0% of Hard Costs	\$1,283,000	\$5,702
Financing Points ^[3]	1.0% bps on 1 LTV	\$350,000	\$1,556
Construction Period Interest ^[4]	6.0% Interest Rate	\$1,574,000	\$6,996
Contingency	3.0% of Costs	\$1,659,000	\$7,373
Total	-	\$61,500,000	\$273,333
Sources of Capital:			
Equity	-	\$26,530,000	\$117,911
Debt ^[5]	65.0% LTV	\$34,970,000	\$155,422
Total		\$61,500,000	\$273,333

[1] Based on total size of building and improvements (163,125 sq. ft.)
[2] 225-room hotel
[3] Assumes 65.0% or \$34,970,000 loan
[4] Assumes 65% LTV, 18-Month Construction Period at 50% Utilization
Source: CBRE Hotels

Total development costs, exclusive of land, total approximately \$57,000,000, or \$253,000 per room. Added to this is the estimated market value of the land of \$4,500,000, thereby resulting in a total construction cost of approximately \$61,500,000, or \$273,000 per guestroom.

ECONOMIC FEASIBILITY OF THE PROPOSED HOTEL

We have performed two tests to determine the feasibility of the project. In the first test, we compared the Hotel's estimated market value upon opening to the cost of development. Generally speaking, if a project's market value is equal to or exceeds the cost of development, it is deemed feasible, as it meets the return on investment requirements of the market. If the market value of the hotel is less than the cost of development, the project is considered infeasible.

As previously discussed, the development cost of the proposed 225-room full-service hotel is estimated to be \$61.5 million and the market value upon opening is estimated to be \$53.8 million. Based on this test, the project would **not** be cost feasible as the completed project would be worth more than the cost to develop it.

In the second test, we calculated the internal rate of return ("IRR") on an assumed equity investment required to develop the project based on our development budget, projected income stream, and the following financing assumptions.

- The total development costs for the proposed 225-room full service hotel would be approximately \$61,500,000, inclusive of land value.

- We have assumed financing for the project would be in line with current market terms. Specifically, we have assumed that developer could obtain a construction loan and a takeout loan of 65 percent of the lower of market value or the development cost estimate. Utilizing our estimate of market value (the lower of the two), this results in a loan amount of approximately \$34,970,000 ($53,8000,000 \times 65.0\% = \$34,970,000$) at an interest rate of 6.0 percent with a 25-year amortization period. The balance of the project cost, or \$26,530,000 (\$61,500,000 less \$34,970,000), would be funded through an equity investment or alternative financing.
- We have further assumed that the developer of the hotel would sell the property after a ten-year holding period. As mentioned, the hotel's sale price was estimated based on an 8.5 percent reversionary capitalization rate.

Based on our ten year forecast of potential operating income for the proposed hotel and the above financing structure, the IRR (Internal Rate of Return) on the assumed equity investment of \$26,530,000 is 10.3 percent.

As a point of reference, investors in hotel projects typically demand an IRR on equity invested from the mid-teens to the high teens. The leveraged IRR estimate falls below this range, indicating that the project would not achieve market rate returns sufficient to generate investor interest. Therefore, there is a gap in the proposed project's feasibility which would be required to be filled in order to attract developer interest in the project. A summary of our IRR calculation is presented on the following page.

Leveraged IRR Calculation	
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Assumed Financing Structure

Total Construction Costs	\$61,500,000
Total Value	\$53,800,000
LTV	65.0%
Loan Amount	\$34,970,000
Interest Rate	6.0%
Term	25

Equity Required

Total Construction Costs	\$61,500,000
Less: Loan Amount	\$34,970,000
Equity Required	\$26,530,000

Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Equity	(\$13,265,000)	(\$13,265,000)										
NOI - Operation			\$3,309,000	\$4,003,000	\$4,703,000	\$4,830,000	\$5,004,000	\$5,115,000	\$5,279,000	\$5,436,000	\$5,640,000	\$5,781,000
Annual Debt Service			(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)	(\$2,735,588)
Net Reversion												\$69,193,059
Less: Loan Principal												(\$26,568,715)
Net Cash Flow	(\$13,265,000)	(\$13,265,000)	\$573,412	\$1,267,412	\$1,967,412	\$2,094,412	\$2,268,412	\$2,379,412	\$2,543,412	\$2,700,412	\$2,904,412	\$45,669,755
Cash on Cash Return			4.3%	9.6%	14.8%	15.8%	17.1%	17.9%	19.2%	20.4%	21.9%	344.3%
Debt Service Coverage Ratio			1.21	1.46	1.72	1.77	1.83	1.87	1.93	1.99	2.06	2.11

IRR	10.3%
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Addendum

Terms and Conditions

TERMS AND CONDITIONS

1. CBRE, Inc. through its advisor (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) If any, existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this report and, therefore, makes no representations relative to the condition of improvements. CBRE advisors are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.
 - (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE,

TERMS AND CONDITIONS

(continued)

CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
7. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of the performance of the subject property. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
8. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by the advisors. Any user of the Report is advised to retain experts in areas that fall outside the scope of the advisor for such matters.
9. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
10. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
11. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.
12. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.

The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own consultants and advisors for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal
Staff Recommendations: None

District: Internal

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

Consideration and action to enter into executive session for the purpose of discussion or consultation with attorneys in order to receive legal advice and consider Council's position regarding contemplated litigation pursuant to ARS 38-431.03(A)(3) and (4).

Motion:

I move to recess into Executive Session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal
Staff Recommendations: None

District: Internal

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

Agenda Wording:

Consideration and action to enter into executive session for the purpose of discussion, consultation, and to provide instruction regarding the Council's position regarding chamber of commerce contract(s) pursuant to A.R.S. 38-431.03(A)(4) and (7).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: April 16, 2019

Contact Person: Robert Wingo, CITY
ATTORNEY

Submitting Department: Legal
Staff Recommendations: None

District: Internal

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

Consideration and action to enter into executive session for the purpose of discussion or consultation with the City Attorney for legal advice pertaining to claims management pursuant to ARS 38-431.03(A)(3).

Motion:

I move to recess into Executive Session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
