



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, September 15, 2022 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the September 1, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Tierney Farago
Community
Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 1 | Consideration and action pertaining to a Zone Change of approximately 320 gross acres from Rural Residential (RR) to Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2), generally bounded by Pinnacle Peak Road to the north, 227 th Avenue to the east, Deer Valley Road to the south, and 231 st Avenue to the west. Case FS22-0344 | Trevor Fleetham
Community
Development |
| 3. | District 5 | Consideration and action regarding the Conditional Use Permit and Site Plan for Greenway Dutch Bros Multi-Tenant Building. Case FS22-0093 | Tanner Wessel
Community
Development |
| 4. | District 1 | Consideration and action regarding the Conditional Use Permit and Site Plan for Salad & Go, located at Eastham Pkwy & Bell Rd. Case FS22-0190 | Tanner Wessel
Community
Development |
| 5. | District 4 | Consideration and action pertaining to a rezone from Regional Commercial (C-3) to Community Commercial (C-2) of approximately 10 acres generally located at the northwest corner of Bell Road and Dysart Road; FS22-0438. | Chris Sexton
Community
Development |

6. District 1 Consideration and action pertaining to a PAD Amendment for Vistas Montanas; FS22-0180. Chris Sexton
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

7. District 3 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat Unit N Phase 2 – Toll at Prasada", dated July 12, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-0594 Trever Fleetham
Community
Development
8. District 1 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat for Enclave 4 at Paloma Creek", dated July 21, 2022, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS22-0667 Trever Fleetham
Community
Development
9. District 1 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Preliminary Plat for San Ysidro Enclave", dated July 1, 2022, a property generally located south of Happy Valley Road and east of 163rd Avenue. Case FS22-0266. Trever Fleetham
Community
Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 08, 2022 at 1:40 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022

Contact Person: Tierney Farago,
ADMINISTRATIVE SPECIALIST

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the September 1, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the September 1, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 09-01-22 PZ MIN-FINAL_

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 1, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on September 1, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Director of Community Development; Lloyd Abrams, Assistant Director of Community Development; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trevor Fleetham, Current Planner; Tanner Wessel, Current Planner; Leslie Carnie, Current Planner; Jessica Brinton, Current Planner; Tierney Farago, Planning and Zoning Secretary and Christina Enterkine, Administrative Specialist

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd presented an online map prototype that shows what site plans have been approved in the past 90 days. In addition, Mr. Boyd stated the year in review is scheduled for a future October Planning and Zoning meeting.

D. STAFF REPORT

Chair Bash reordered agenda items six and seven to become agenda items four and five.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the June 16, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 2 – Internal – Consideration and action to approve or disapprove the June 16, 2022 Planning and Zoning Executive Session Minutes.

Commissioner Keating made a motion to approve the June 16, 2022, Planning and Zoning Executive Session Minutes as presented. Vice Chair Sartor seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – Citywide – Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards. Case FS22-0695

Leslie Carnie presented item 3 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

The Commission discussed the following:

- Smoke migration
- Legal age to purchase per statute
- Use allowance on private versus public property
- Advertisement/notification
- Enforcement
- Ventilation

Vice Chair Sartor made a motion to recommend approval of the proposed Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to add "Smoking Lounge" as a permitted use and to adopt related land use and development standards. Case FS22-0695. Chair Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 4 – District 3 – Consideration and action pertaining to the Preliminary Plat entitled, "Unit L – Phase 3 – Toll at Prasada" generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-0176

Trever Fleetham presented item 4 to the Commission.

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled, "Unit L – Phase 3 – Toll at Prasada" subject to stipulations "a" through "c" as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled, “Rio Caballo” and dated June 2, 2022, a property generally located north of Jomax Road and east of 163rd Avenue. Case FS21-829

Trever Fleetham presented item 5 to the Commission.

The Commission discussed the following:

- Effect on schools
- Transportation, existing road conditions and future improvement
- Landscaping and water conservation
- Amenities
- Lot size

Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer responded to questions from the Commission.

Tom Durant of ABLA, responded to questions from the Commission as it pertained to landscaping and water conservation/use.

Vice Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled, “Rio Caballo” subject to stipulations “a” through “i” as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

Item 6 – Internal – Nomination and selection of the Planning and Zoning Commission Chair.

Chair Bash made a motion to nominate Kevin Sartor for the position of Chair for the Planning and Zoning Commission. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

Item 7 – Internal – Nomination and selection of the Planning and Zoning Commission Vice Chair.

Commissioner Chapman made a motion to nominate Jared Holland for the position of Vice Chair for the Planning and Zoning Commission. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

Commissioner Bash asked what the future will look like for water restrictions, and requested information on what direction the City of Surprise is moving in with regard to future landscaping requirements.

Mr. Boyd stated the Water Resources Department will present the Water Master Plan at a later meeting.

ADJOURNMENT:

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

Meeting adjourned at 6:45 p.m.

Dennis Bash
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Tierney Farago, Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Consideration and action pertaining to a Zone Change of approximately 320 gross acres from Rural Residential (RR) to Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2), generally bounded by Pinnacle Peak Road to the north, 227th Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west. Case FS22-0344

Motion:

Motion to recommend approval of the proposed Zone Change to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report.

Background:

RVi Planning + Landscape Architecture, the applicant, on behalf of Triangle Partners, the owner, requests a Zone Change of approximately 320 gross acres from Rural Residential (RR) to Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2) to accommodate future development, on property generally bounded by Pinnacle Peak Road to the north, 227th Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0344 Surprise 320 Rezone - Staff Report 091522 PZ
 2. 01 - FS22-0344 Surprise 320 Rezone - Vicinity Map
 3. 02 - FS22-0344 Surprise 320 Rezone - Current Zoning Map
 4. 03 - FS22-0344 Surprise 320 Rezone - Proposed Zoning Map
 5. 04 - FS22-0344 Surprise 320 Rezone - Narrative Document
 6. 05 - FS22-0344 Surprise 320 Rezone - Citizen Participation Report
 7. 06 - FS22-0344 Surprise 320 Rezone - Affidavit of Site Posting
 8. 07 - FS22-0344 Surprise 320 Rezone - Luke Letter
 9. FS22-0344 Surprise 320 Rezone - 091522 PZ Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS22-0344**

Project Name: Surprise 320 Rezone

Council District: 1 – Acacia

Meeting Date: **September 15, 2022**

Planner: Trever Fleetham, AICP

Owner: Triangle Partners, LLC

Applicant: Mark Reddie with RVi Planning & Landscape Architecture

Request: Zone Change from Rural Residential (RR) to Residential Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2).

Site Location: Generally bounded by Pinnacle Peak Road to the north, 227th Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west.

Site Size: 320 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS22-0344** to the City Council, subject to stipulations 'a' through 'h'.

33 **Project Description:**

34 RVi Planning + Landscape Architecture, the applicant, on behalf of Triangle Partners, the owner,
35 requests a Zone Change of approximately 320 gross acres from Rural Residential (RR) to Residential
36 Low Density (R-1), Residential High Density (R-3), and Community Commercial (C-2) to accommodate
37 future development, on property generally bounded by Pinnacle Peak Road to the north, 227th
38 Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west.

39
40 **Background:**

41
42 **June 8, 1989:** The subject properties were annexed into the City of Surprise under Ordinance 89-05.

43
44 **October 14, 2021:** Staff met with the applicant to discuss the project during a regularly scheduled
45 Concept Review meeting under CR21-509.

46
47 **March 8, 2022:** The applicant filed a related request for a Zone Change from RR to R-1, R-3, and C-2
48 under case FS22-0344, the subject case.

49
50 **May 25, 2022:** The applicant held a neighborhood outreach meeting to discuss the project.

51
52 **Neighborhood Meeting Summary:**

53 The applicant held a neighborhood outreach meeting on May 25, 2022 that was properly advertised
54 per the requirements of the LDO. The meeting took place in-person at Western Peaks Elementary
55 School and was available virtually via Zoom. During this meeting, residents from the vicinity expressed
56 their concerns regarding traffic, infrastructure, buffering, wildlife, water, lighting, density, drainage,
57 and more. See the attached Citizen Participation Report for a detailed summary of the meeting.

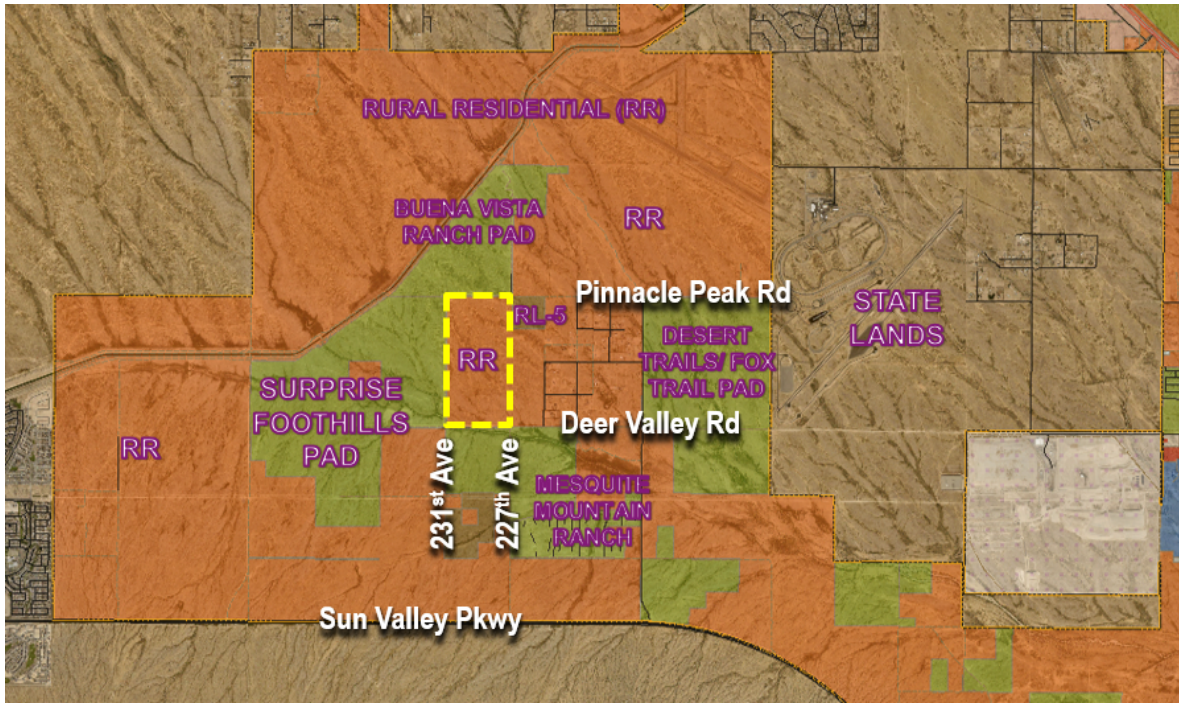
58
59 **Analysis and Discussion:**

60 The subject properties, which encompass approximately 320 gross acres, are currently zoned Rural
61 Residential (RR). The applicant requests to rezone approximately 257.3 acres to Residential Low
62 Density (R-1), approximately 47.6 acres to Residential High Density (R-3), and approximately 14.4
63 acres to Community Commercial (C-2) to accommodate a combination of future single-family, multi-
64 family, and commercial developments.

65
66 The existing and proposed zonings are shown below.

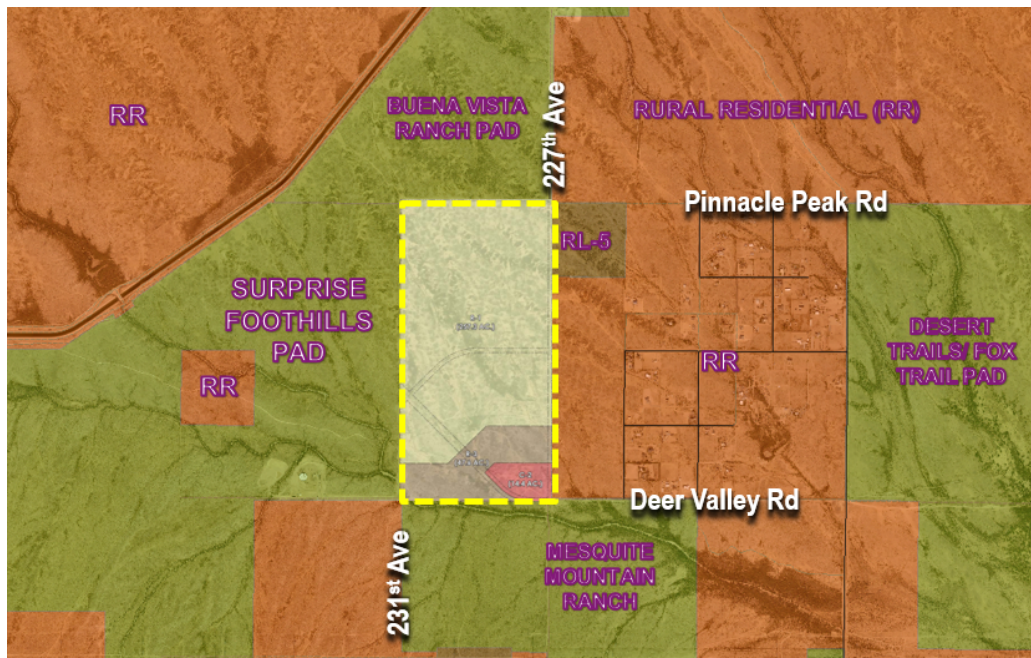
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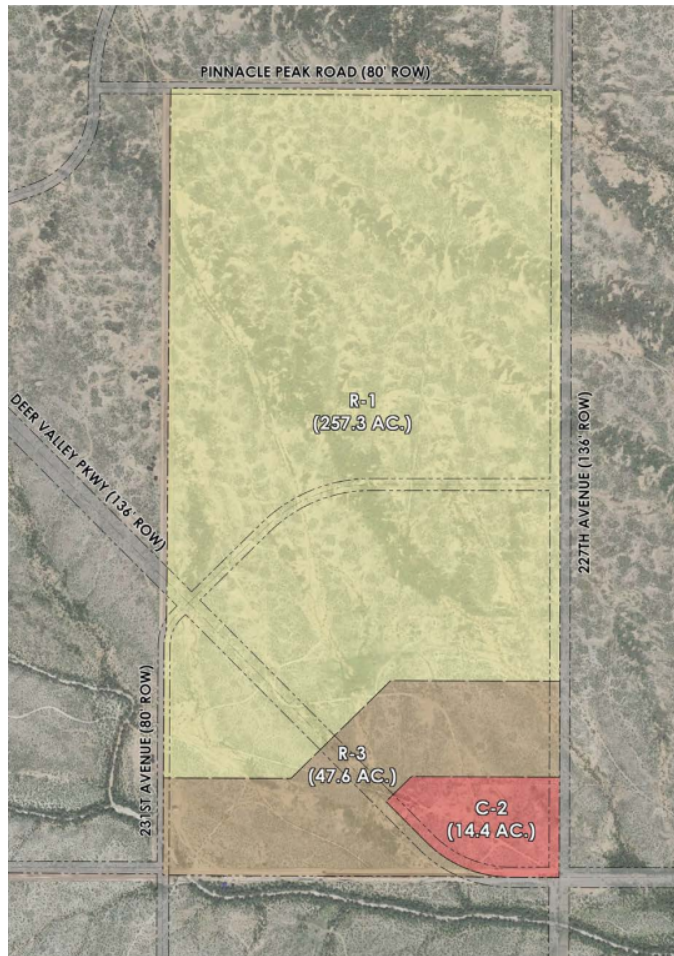
Existing Zoning



Buena Vista Ranch PAD	Buena Vista Ranch PAD	RL-5
Surprise Foothills PAD	RR	RR
RR	Mesquite Mountain Ranch	Mesquite Mountain Ranch

Proposed Zoning





Development Plan:

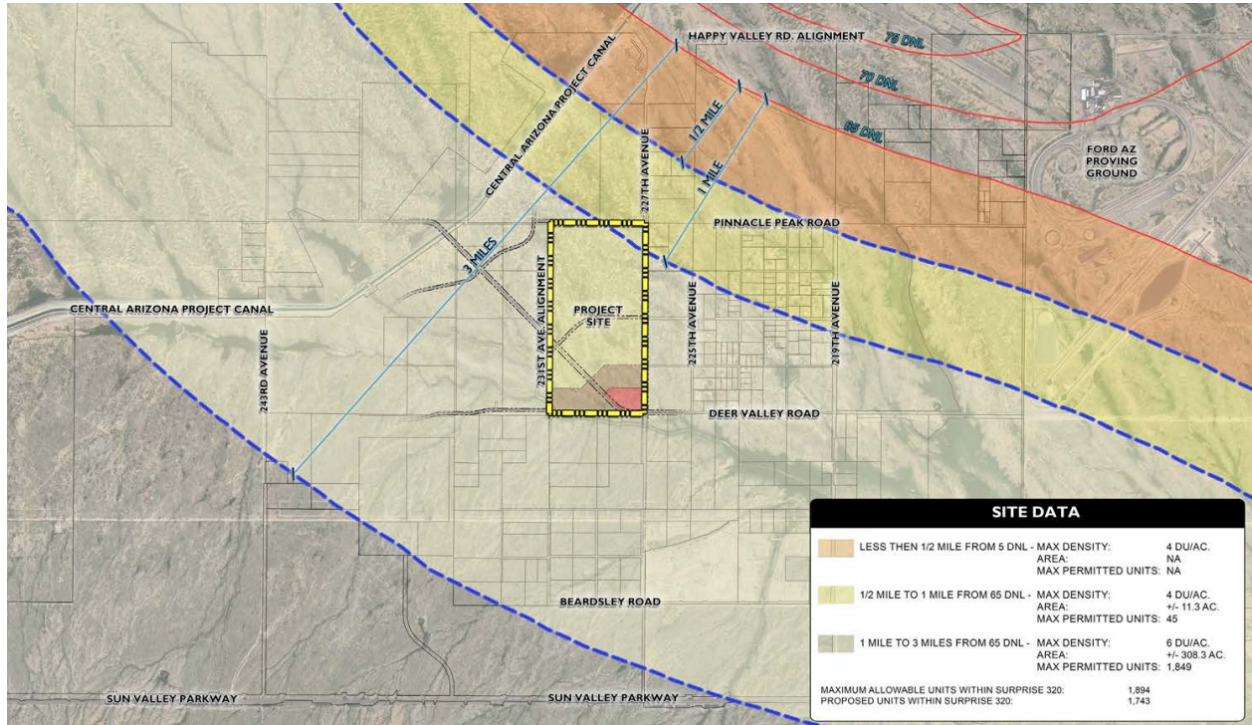
The applicant is requesting a rezone in response to market demands but does not intend to develop the property at this time. This rezone request does not include a preliminary development plan but will instead be used to market the property to future developers. The site layout and zoning categories proposed are influenced by the future roadway network and existing drainage conditions. The commercial portion is located at the intersection of the 227th Avenue and Deer Valley Road alignments, which are planned to be a Major Arterial and Parkway, respectively. The proposed R-3 portion of the project is located north and west of the commercial, acting as a transition between the commercial development and single-family residential. The remainder of the property, which is also the majority, is proposed to be R-1, which allows for a variety of single-family residential development.

Development Standards:

The applicant is not requesting a deviation from the development standards of the LDO, PEDS, or city code to facilitate the re-zone. Furthermore, future development within the subject property will adhere to the applicable development standards of the R-1, R-3, and C-2 zonings.

Density

Due to its proximity to Aux 1, the subject site is subject to the Luke Air Force Base Graduated Density Concept (GDC). The majority of the site is located with the 0-6 DU/Acre band of the GDC, with a small portion of the project at the north east corner being located within the 0-4 DU/Acre band.

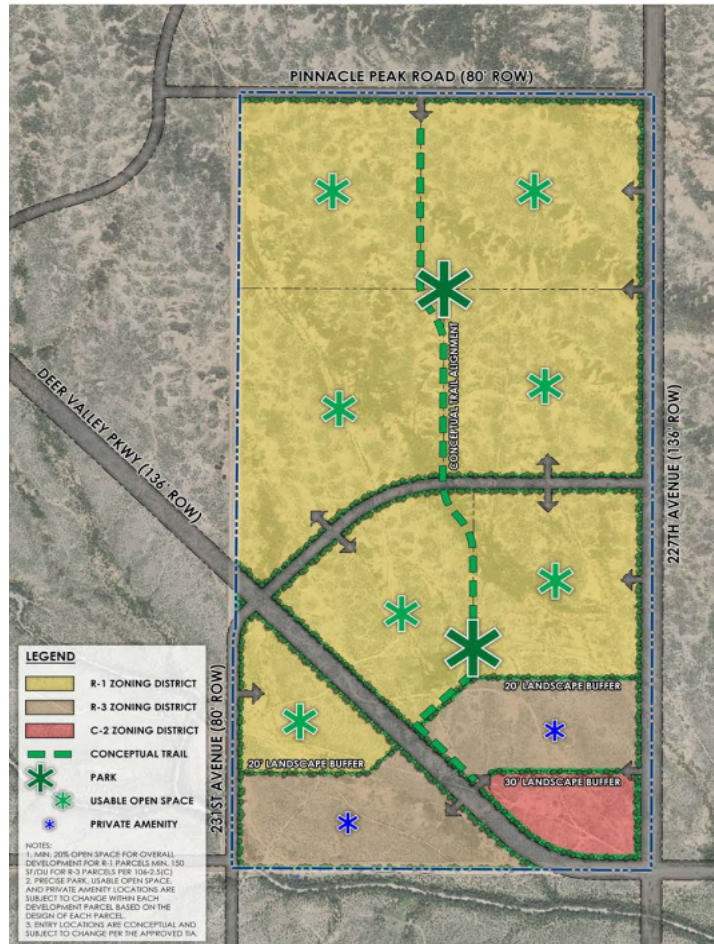


In collaboration between city staff, the applicant, and Luke AFB, it has been determined that a total number of dwelling units of 1,743 would be allowed within the project site, equating to an overall density of 5.44 DU/Acre. The applicant is proposing that the R-1 portion of the site would include a maximum of 1,029 dwelling units and the R-3 portion would include 714 dwelling units. Maximum total net densities for these areas are 4 DU/Acre within the R-1 area, and 15 DU/Acre in the R-3 area.

While the overall framework for the maximum allowed dwelling units and densities has been contemplated with this rezone request, the specifics will not be reviewed and approved until the site plan or preliminary plat stage. At that time, the developments will be subject to the transition and buffering requirements of the LDO and General Plan.

Open Space & Amenities

Utilizing the information known at this time, the applicant provided the below conceptual open space plan to depict where open space and amenities may develop within the subject site. The future developments that locate here will be subject to the requirements of the LDO, PEDS, and General Plan with regards to open space minimums, landscaping, buffering, and amenities. These elements will be reviewed in detail at the time of site plans and preliminary plats.



Roadways

The subject site is bounded by Pinnacle Peak Road to the north, 227th Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west. Improvements to these roadways will occur as development occurs, in addition to the internal circulation of this area. This development will also be required to construct or contribute to the future traffic signals at Sun Valley Parkway. The applicant has also worked with city staff regarding the new alignment of Deer Valley Road, traversing northwest, and its implications on this development.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Wickenburg School District

128 **Conformance with Adopted Plans:**

129
130 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
131 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
132 or more, provided appropriate transitions are made between the various Neighborhood types
133 included within the character area. At this time, the applicant is proposing a Community Commercial
134 parcel, strategically located at a future major intersection, a multi-family parcel located adjacent to
135 the commercial to act as a transition, and the remainder of the site as Residential Low Density. As
136 such, the proposed Zone Change demonstrates consistency with this land use category.

137
138 **Reviewing Agencies:**

139
140 In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County
141 Department of Transportation (MCDOT) and Luke AFB were included in the routing of this request.
142 These agencies indicated no objections to the request.

143
144 **Summary:**

145
146 The proposed Zone Change from Rural Residential (RR) to Residential Low Density (R-1), Residential
147 High Density (R-3), and Community Commercial (C-2) is consistent with the Surprise General Plan
148 2035 and will be developed under the provisions of the LDO.

149
150 **Findings:**

151
152 The proposed Zone Change is consistent with the Surprise General Plan 2035.

153
154 **Recommendation:**

155
156 Based on the findings noted above, staff recommends the Commission move to recommend
157 **approval** of case **FS22-0344** to the City Council, subject to stipulations 'a' through 'h' as outlined
158 below:

- 159
160 a. Development and use of the site shall be consistent with the rezone narrative entitled
161 "Surprise 320 Rezoning Narrative", prepared by RVi Planning & Landscape Architecture
162 dated July 13, 2022.
163
164 b. The water and sewer solutions to serve this development must be reviewed and approved
165 prior to Preliminary Plat approval.
166
167 c. Applicant must submit proof of payment of the Deer Valley Road Sewer Interceptor
168 Agreement buy-in fee (MCR# 20090163226) with Final Plat submittal.

- 169
- 170 d. This development will be required to construct the water and sewer mains on the adjacent
- 171 portions of 227th Avenue per the Integrated Water Master Plan Figure 7-7 and the West
- 172 Deer Valley Water Group Area Water Master Study Figure 4-1.
- 173
- 174 e. The developer will be required to contribute its proportionate share of the cost of installing
- 175 new traffic signals at Sun Valley Parkway & 227th Avenue and Sun Valley Parkway & 235th
- 176 Avenue by either installing the signals if it is the first developer requiring these intersections
- 177 to move forward or pay its proportionate share of the overall cost if the signals are installed
- 178 by another developer. Two points of access are required per the City's Fire and Engineering
- 179 standards. Reimbursement of the cost or payment of the proportionate share will be
- 180 pursuant to a public improvement repayment agreement as permitted by Chapter 42 of the
- 181 Surprise Municipal Code. All traffic signal installation plans will be subject to approval and
- 182 permitting by the City of Surprise and MCDOT.
- 183
- 184 f. The subject site will be limited to a maximum of 1,743 total dwelling units.
- 185
- 186 g. The subject rezoning is conditioned upon and will not become effective until a final plat has
- 187 been approved by the City Council and recorded that creates parcel boundaries that match
- 188 the zoning boundaries created by the rezoning.
- 189
- 190 h. Non-compliance with the stipulations of approval of this case will be treated as a violation in
- 191 accordance with the applicable provisions of the Surprise Municipal Code.
- 192

193 However, should the Commission wish to recommend denial of the request, the Commission should

194 make its own findings and base its decision on those alternative findings.

195 **Attachments:**

196

197 01 Vicinity Map

198 02 Current Zoning Map

199 03 Proposed Zoning Map

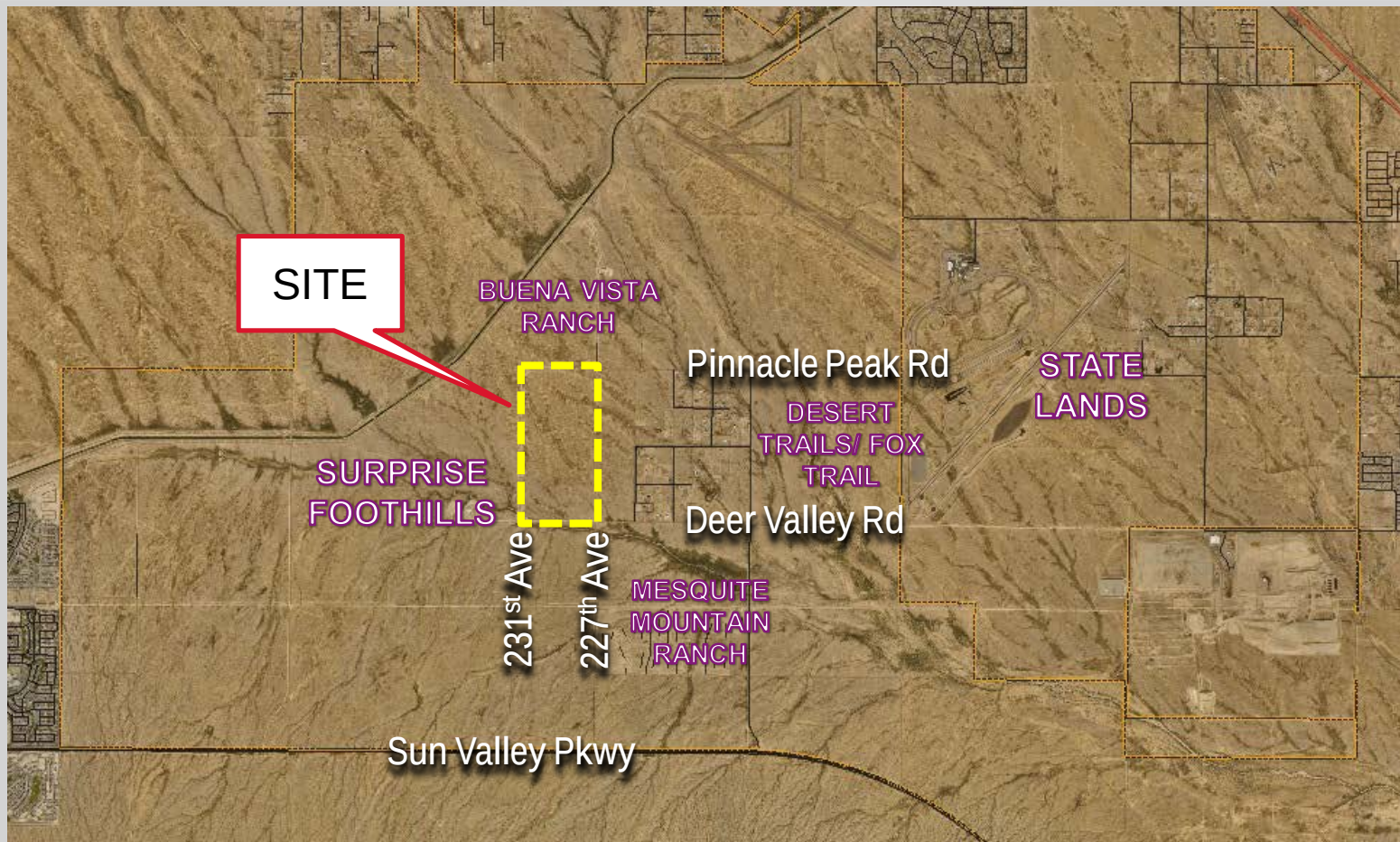
200 04 Narrative Document

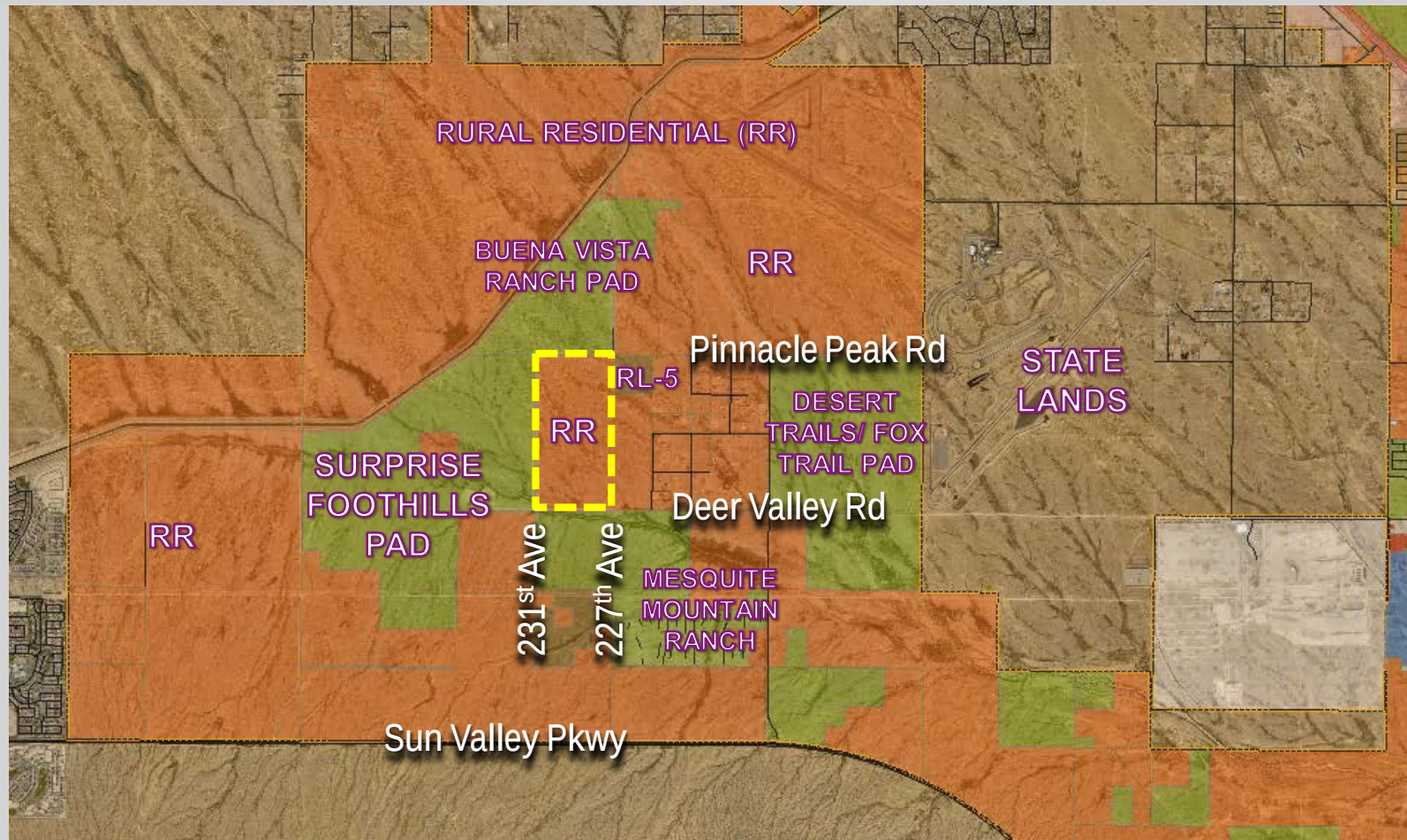
201 05 Citizen Participation Report

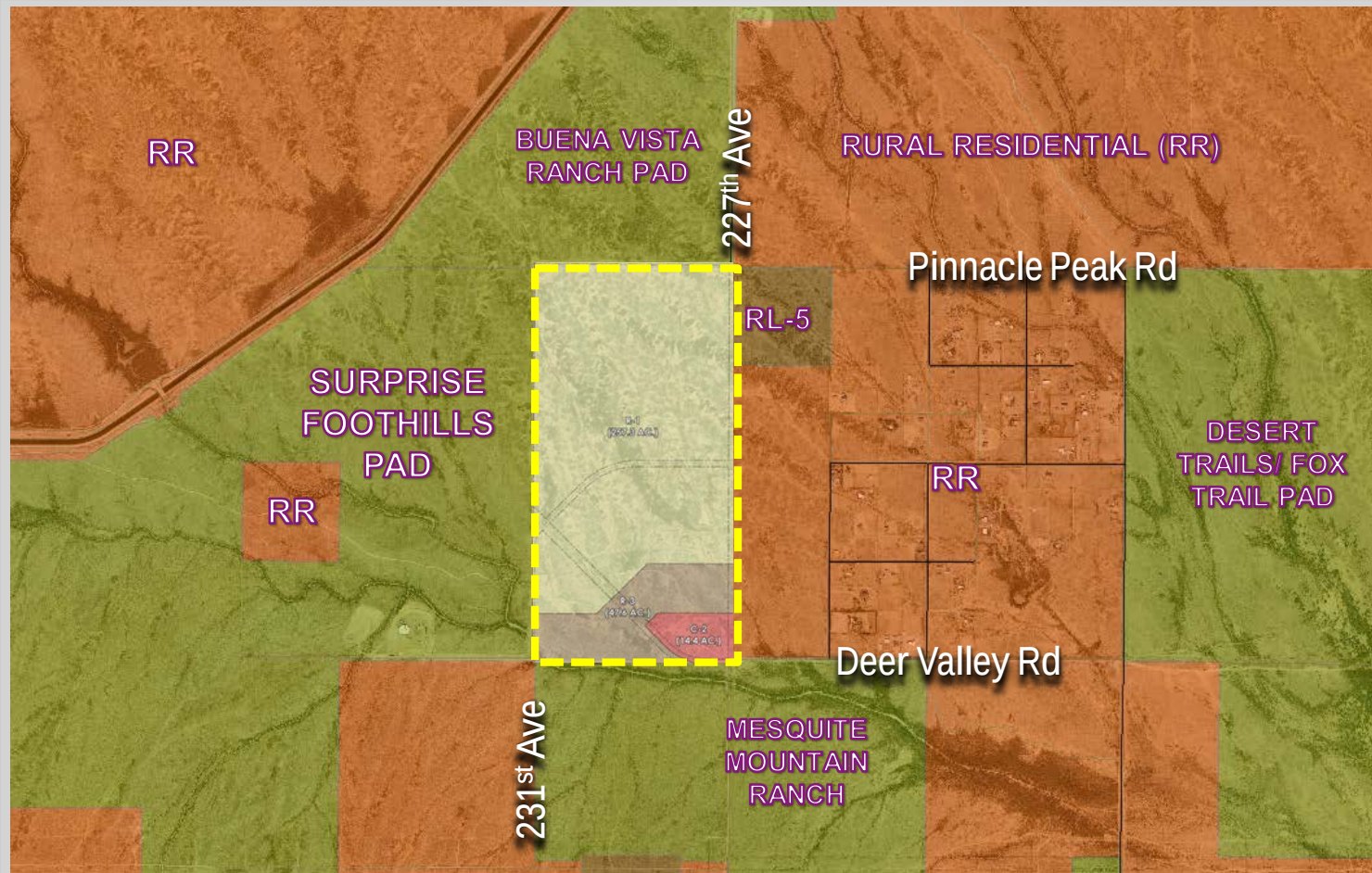
202 06 Affidavit of Posting

203 07 Luke AFB Comments

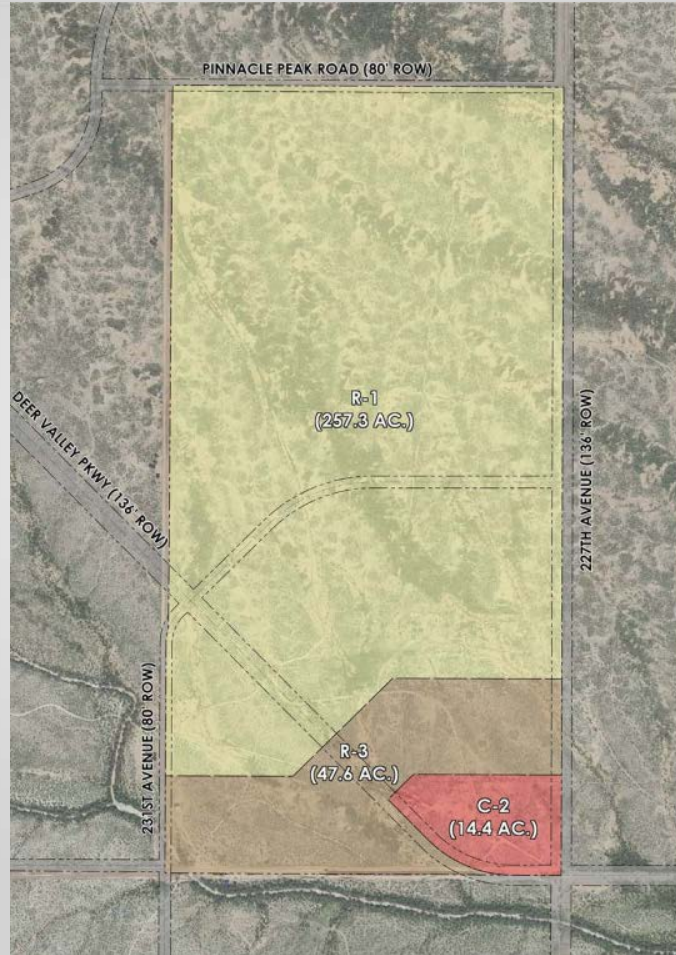
204 PPT







PROPOSED ZONING MAP



PROPOSED ZONING MAP

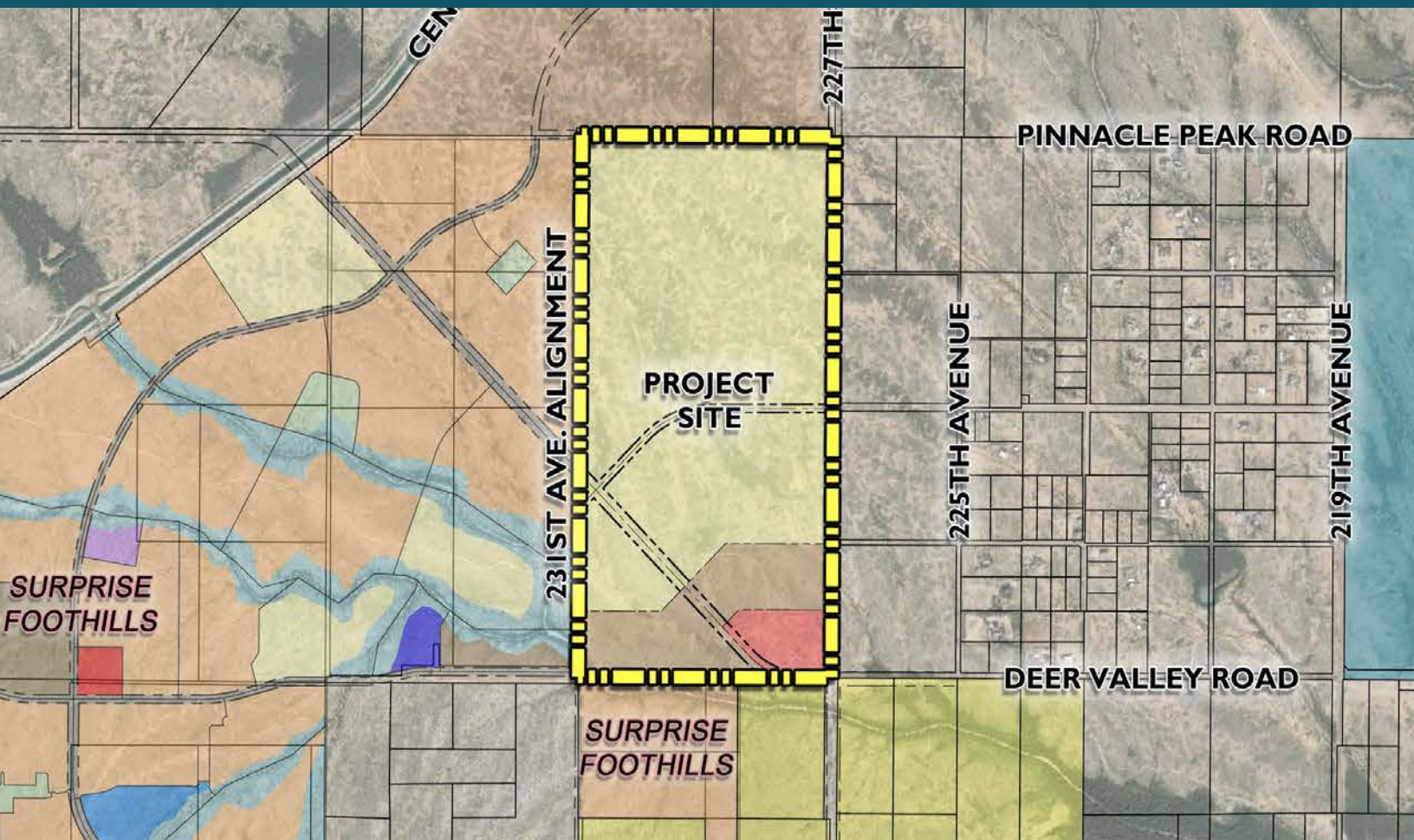
SURPRISE 320

REZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE: FS22-0344

FINAL SUBMITTAL: JULY 13, 2022



PRESENTED BY:

TRIANGLE
PARTNERS, LLC



APPLICANT TEAM

PROPERTY OWNER

Triangle Partners, LLC

Bill Cherne

16007 E. Ridgestone Dr.

Fountain Hills, AZ 85268

Phone: 952-239-5344

Email: bill.cherne@outlook.com

LAND PLANNING

RVi Planning + Landscape Architecture

Mark Reddie

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Scottsdale, AZ 85251

Phone: 480.994.0994

Email: mreddie@rviplanning.com

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Atwell, LLC

Michael Park, P.E.

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Mesa, AZ 85206

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Email: mikepark@atwell-group.com

TRAFFIC ENGINEER

United Civil Group

Keith Winney

2803 North 7th Avenue

Phoenix, AZ 85007

Phone: 602.265.6155

Email: kwinney@unitedcivilgroup.com

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1. PROJECT INTRODUCTION

RVi Planning + Landscape Architecture, on behalf of Triangle Partners, is pleased to submit this rezoning application for Surprise 320 (Subject Site) to change the existing zoning from Rural Residential (RR) to a combination of residential and commercial zoning districts on multiple parcels comprising approximately 320 gross acres, located at the northwest corner of the future Deer Valley Road and 227th Avenue alignments. The APNs associated with this request are 503-81-033R,S,T,U,V,W,X,Y. The proposed project is located within Special Planning Area 3 (SPA-3) for both water and sewer service. The Subject Site is currently vacant and does not have built infrastructure to serve the site.

This rezoning narrative will provide the framework for future development of the Subject Site. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning and Conceptual Land Use Plan
- Regulatory Development Standards

The proposed development complies with the 2035 General Plan and does not include deviations to the land use and regulatory development provisions outlined in the Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) Manual.

2. SITE ANALYSIS

The property is currently vacant and is surrounded by vacant land. Some of the property surrounding the Subject Site is planned and entitled with development plans in various stages of review, approval and constructed, including Surprise Foothills to the immediate west, Buena Vista Ranch to the immediate north, Rancho Vista approximately half mile south, and Mesquite Mountain Ranch to the southeast. The following section highlights the current conditions of the site.

Existing Pre-Development Conditions

The site is relatively flat with general sheet flow drainage conditions from the northwest to the southeast. There is a defined wash corridor that clips the far southwest corner of the property, but this will not have a major impact the development of the Subject Site, as long as the Deer Valley Road alignment is shifted north. A drainage culvert under the 231st Avenue alignment has already been constructed by Surprise Foothills to provide for a utility extension from Pinnacle Peak Road to the Deer Valley Road alignment. No other roadways are construction within or adjacent to the site. See Exhibit 1: Context Area Plan and Exhibit 2: Regional Vicinity Map.

Drainage

Several major watersheds are located immediately west of the property within the Surprise Foothills property. These watersheds converge from several directions at various locations within the Surprise Foothills property and discharge together near the intersection of the Deer Valley Road and 231st Avenue alignments. The combined washes leave the site and continue to flow east, along the original Deer Valley Road alignment, projects southern property line, to the confluence with the Iona and Trilby Washes approximately two miles east of the project. The site area falls within a region that is currently being studied by the Flood Control District of Maricopa County (FCDMC), more specifically within the Whitman ADMS (Area Drainage Master Study) area. The Whitman ADMS contains ongoing hydrologic analyses of the area but has not yet undergone hydraulic delineation of the washes, floodways and floodplains therein.

Based on current records for Maricopa County, as well as the current FEMA FIRM Map (#04013C1185L and 04013C1195L both dated 10/16/2013), the property falls within floodplain Zone Shaded 'X' as well as Zone 'A'.

Flood Zone 'X' is defined as: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage

areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Flood Zone "A" is defined as: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

The floodplain clips the southwest corner of the site and at several locations along the southern property line (see figure below). With the construction of Deer Valley Road a Floodplain Use Permit and LOMR will be required, but with the realignment of Deer Valley Road to the north, major impacts to the floodplain are reduced. Additionally, there are minor/local off-site flows from the north and west that will need to be routed through the site and discharged at their natural drainage locations.

A Final Drainage Report containing detailed hydraulic analysis of the washes/channels in the project, based upon the proposed grading for the development, will be submitted with final engineering. Finished floor elevations for homes adjacent to FEMA washes will be set at least one foot above the resultant 100-year water surface elevations. On-Site drainage for the 100 year, 2 hour storm, will be fully retained on site in retention basins. A Letter of Map Revision (CLOMR) application was included in the study, and submitted to FEMA to remove the developable portion of the Property from the floodplain.

The Final Drainage Report for the Project will be submitted to the City, FCD and FEMA for permitting, during final engineering. The drainage design for the Community will be in accordance with the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, December 2018 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date December 2018 and the City of Surprise drainage guidelines. The hydrology for the basis of design of major drainage facilities in this region of the County is the Wittmann Area Drainage Master Study Update ("ADMS"), which was completed by Entellus for the Flood Control District of Maricopa County.

School Districts

The Subject Site is in the Wickenburg-9 Elementary School District and the Wickenburg Unified High School District. The closest public elementary school within the Wickenburg-9 Elementary School District is the Festival Hills Elementary School located at 26252 W Desert Vista Blvd, Buckeye, Arizona, 85396 and is approximately four miles from the Subject Site. The closest middle school is the Vulture Peak Middle School, located at 925 South Vulture Mine Road. Vulture Peak Middle School is in Wickenburg. The closest high school Wickenburg High School, located in Wickenburg at 1090 South Vulture Mine Road with Dysart Unified School District as an option.

Water and Sewer Service

Surprise 320 is located within Special Planning Area 3 (SPA-3) in the City of Surprise, Arizona. SPA-3 is generally located north of Bell Road, west of Beardsley Canal, south of Grand Avenue and Central Arizona Project Aqueduct, east of 259th Avenue and encompasses approximately 59 square miles. Preliminary Water and Sewer Reports have been prepared and are included with the rezoning submittal package as a separate attachment.

Electricity

APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five (5) miles directly east and west of the property. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Refuse

The Subject Site and surrounding areas are currently vacant with no existing refuse collection service. However, as the property is entirely within the City of Surprise jurisdictional limits, Surprise will provide refuse collection service once development occurs.

Fire and Law

The City of Surprise will provide fire and police

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods	Rural Residential (RR)	Vacant
North	Neighborhoods	PAD	Buena Vista Ranch PAD
South	Neighborhoods	PAD	Mesquite Mountain Ranch, Surprise Foothills PAD, Rancho Vista Single Family Residential
West	Neighborhoods	PAD	Surprise Foothills PAD
East	Neighborhoods	Rural Residential (RR)	Rural Residential, Desert Trails PAD

protection service to the property. The closest fire station is Fire Station #2, located approximately 13 miles from the property at Union Hills and Grand Avenue. The closest police station is located at 13063 West Bell Road at Dysart Road, approximately 14 miles from the property.

Native Plant Inventory

A native plant inventory has been completed for the property and is included with the rezoning submittal package as a separate attachment.

Existing Roads, ROW and Utilities

The Subject Site is located at northwest corner of the Deer Valley Road and 227th Avenue alignments. Currently no partially or fully improved roadway network exists adjacent to the Subject Site except for Sun Valley Parkway, which is currently a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals, and 219th Avenue which is a 2-lane roadway that runs north from Sun Valley Parkway to the east of the Subject Site. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2035 General Plan's roadway classification map. The existing ROW near the Subject Site includes approximately 40-feet on Deer Valley Road, 55-feet at 231st Avenue, and approximately 68-feet at the Pinnacle Peak Road alignment. There is an existing 100' wide bridge (ROW) that crosses the major wash at the 231st Avenue alignment.

There are several existing WAPA utility easements totaling approximately 600-feet in width approximately ½ mile to the west on the Surprise Foothills property, oriented in an east/

west direction through the southern portion of the Surprise Foothills property. These power line easements house existing 500 KV power lines.

General Plan Land Use and Zoning Designations

The City of Surprise 2035 Land Use Map designates the Subject Site as Neighborhood Character Area with the underlying development type as Suburban Neighborhoods. The Suburban Neighborhoods category (2-8 du/ac) is meant to represent the transition area between rural settings and urban environments. These neighborhoods reflect the most common pattern of development in the City and where Surprise's future population growth will be concentrated. Suburban Neighborhoods include predominantly medium-density residential housing types. The proposed development plan shall comply with the Aesthetics and Built Form as perscribed in the General Plan which includes the following elements:

- Residential building setbacks from the front property line should vary to create a more interesting and attractive streetscape.
- Residential buildings should de-emphasize front load garages by providing a mix of garage orientations including, side or angle entry, rear load with alley access, or front load with a set back from the primary living space.
- Neighborhood and community scale retail, professional office and civic uses may be incorporated at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.
- Neighborhood and community retail, professional office and civic uses should be clustered to create suburban centers that provide services and

activities for the local community. The design and scale of these centers should blend with surrounding proposed or existing suburban residential development to ensure land use compatibility and pedestrian connectivity.

- The placement of non-residential buildings should be pushed close to the primary roadway, and parking areas should be encouraged to the sides and/or rear of buildings.
- New subdivisions should be connected to existing adjacent developments, or provide stub streets to future development areas, to allow for strong internal pedestrian, bicycle, and automobile connectivity. Cul-de-sacs should only be reserved for use when physical site constraints are present.
- All major residential development shall include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, and buffer between less developed and more urban developed areas. The design and placement of public off-street pedestrian trail connections to adjacent development is highly encouraged.
- A traditional grid pattern street network is encouraged. Streets with curvilinear design are also encouraged where local topography and protection of natural features warrant such design.
- The incorporation of "complete streets" should be utilized to enable safe, attractive, and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit.

To the west is the Surprise Foothills PAD, an approximately 1,047-acre development that was approved in 2005 and recently amended in 2021. The current approved Surprise Foothills PAD is slated for primarily single-family residential uses which is fully compatible with the proposed development of the Subject Site. The Applicant is working closely with the Surprise Foothills landowner to ensure coordination of transportation plans and land use compatibility.

Mesquite Mountain Ranch is located to the south, which was approved in 1994 and amended in

2007. It includes up to 2,850 units. The City of Surprise recently approved a Final Plat for the first +/-660 lots within Mesquite Mountain Ranch. Approximately 274 residential lots are located within Rancho Vista (to the south) and Final Plat Approvals are expected in the next couple of months. Buena Vista Ranch PAD is located to the north and was approved in 2005. It includes up to 1,285 units. Existing large lot residential single-family homes are located to the east. Table 1 (above) provides a breakdown of the existing and surrounding land uses.

All surrounding developments within the area are zoned either Rural Residential or PAD. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. See Exhibit 3: General Plan Land Use Map and Exhibit 4: Existing Zoning Map.

Luke Air Force Base Compatibility Analysis

Luke Air Force Base (LAFB) encourages cities to reduce, to the greatest extent possible, residential concentrations within 10 miles of the base. Recognizing that each political subdivision faces unique circumstances and obstacles that prevent the most aggressive implementation of low density residential within 10 miles of the base, LAFB developed a concept of graduated development away from the 65 LDN (day-night average sound level). The Graduated Density Concept provides guidelines for dense development up to and surrounding the "high noise or accident potential zone," commonly referred to the 65 Ldn line, as defined in A.R.S. § 28-8461, which may limit future operations of the U.S. Air Force. In the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn are to be as follows:

- A maximum of two dwelling units per acre (du/ac) from the 65 Ldn to ½ mile
- A maximum of four du/ac from ½ mile to one mile
- A maximum of 6 du/ac from one to three miles, and
- Graduated densities beyond three miles that include open spaces, light industrial/commercial and rural uses throughout the area defined by

State Statute A.R.S. § 28-8461 as "territory in the vicinity of a military airport."

The project team evaluated the Graduated Density Concept and follows the parameters outlined. In review, this project is located approximately 4,548 ft (.86 mile) from the 65 LDN noise contour line and follows the parameters provided by the LAFB density concept. Approximately 11.3 acres of the project site falls within the 1/2 mile to 1 mile range from the 65 DNL, which limits the density to 4 du/ac in this area and the remainder of the project lies between the 1 mile to 3 mile range from the 65 DNL, which permits up to a 6 du/ac threshold. In total, the maximum allowable units within the project is 1,894 and the proposed units is 1,743. Exhibit 5: Luke Air Force Base Graduated Density Plan (GDP) shows the visual representation of the noise contour lines as well as a table of the project specifics to show compliance.

The city received an email from Christopher P. Toale, Director of the Community Initiatives Team with Luke AFB, dated July 13, 2022, based on their review of the proposed development application. The e-mail indicates that the proposed development should not have a negative impact on Luke AFB flight operations but recommends the applicant review the sound attenuation requirements found in A.R.S. § 28-8482 and a notification program to notify prospective residents of proximity to Luke AFB operations.

3. PROPOSED TRANSPORTATION, ZONING AND CONCEPTUAL LAND USE PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish residential and commercial zoning districts throughout the site to be consistent with the LDO. No deviations are proposed as part of this application and all development will follow the LDO and PEDS Manual as prescribed. Before discussing the proposed zoning and land use for the property, it is important to highlight recent changes to the regional transportation system in the area that will drive major land use decisions for the site.

Proposed Regional Transportation Improvements

In discussion with the City of Surprise and in

conformance with the City's 2035 General Plan, the following is a summary of the regional roadways within or adjacent to the Subject Site.

Deer Valley Parkway: Deer Valley Parkway is proposed as a major arterial road with 136-feet of ROW but may have access limitations more consistent with a parkway design to ensure appropriate capacity as a regional roadway. Deer Valley Parkway will veer off the existing alignment immediately west of 227th Avenue and run diagonally through the property to the northwest. Deer Valley Parkway will cross the CAP canal northwest of the site and eventually align with the Pinnacle Peak Road alignment to the west.

227th Avenue: 227th is designated as a major arterial with 136-feet of total ROW (68-feet west half street), connecting south from Sun Valley Parkway and running along the eastern boundary of the property.

231st Avenue: 231st is a residential collector road with 80-feet of total ROW and will connect from the Deer Valley Road alignment to the Deer Valley Parkway. This roadway will not extend north of the Deer Valley Parkway but will connect to a new interior collector road running east/west through the property, ultimately connecting to 227th Avenue at the half-mile point between Deer Valley Road and Pinnacle Peak Road.

Pinnacle Peak Road: Pinnacle Peak is designated as a residential collector road with 80-feet of total ROW (40-feet south half-street) west of 227th Avenue along the northern perimeter of the site

TABLE 2: ROADWAY CLASSIFICATION

ROADWAY	ROADWAY CLASSIFICATION	PROPOSED ROW
Deer Valley Parkway	Major Arterial (with limited access)	136'
227th Avenue	Major Arterial	136'
231st Avenue	Residential Collector	80'
Pinnacle Peak Road	Collector	80'
Interior Collector A	Residential Collector	80'

Note: Where the project perimeter is adjacent to the roadway alignments, only half street dedications will be provided. Final determination and details of roadway improvements shall be consistent with the approved TIA.

providing an east/west connection from 227th Avenue through the property. This collector road will ultimately connect to a new collector road within Surprise Foothills. It is not anticipated that Pinnacle Peak Road will ever cross the Central Arizona Project Aqueduct.

Deer Valley Road: Deer Valley Road will not extend from Deer Valley Parkway along the southern boundary of the site but will start as a major collector road west of 231st Avenue through the Surprise Foothills property with 110-feet of total right-of-way. Right-of-way for Deer Valley Road along the southern boundary of the property is not needed.

In summary, the proposed regional transportation network follows the 2035 General Plan Street Transportation Map and as provided above and in Table 2. A full traffic impact analysis is being prepared to confirm the roadway classification for Pinnacle Peak Road, as well as all revised roadways within the project area and surrounding properties. See Exhibit 6: Proposed Regional Transportation Plan.

Zoning Base Districts

There are three zoning districts in conformance with the General Plan and LDO for the property, including R-1 single family residential, R-3 multi-family residential, and C-2 commercial. Detailed descriptions of each is provided below and defined in Table 3. See Exhibit 7: Proposed Zoning Map.

Residential – Single Family

The Residential Low Density (R-1) zoning district provides areas for single-family homes on varying lot sizes and a mix of densities with schools, parks, and other public services necessary for suburban

residential neighborhoods. The proposed zoning will allow for lot categories A (suburban 4,950-7,999 sf lot area) and B (suburban 8,000-11,999 sf lot area), which are compatible with the suburban land use character as outlined in the 2035 General Plan and the LDO. The project proposes approximately 257 acres of low density residential throughout the site. The Subject Site is anticipated to have multiple lot styles which may include but not limited to 48’ x 115’ (5,520 square feet), 53’x120’ (6,360 square feet), 58’ x 120’ (6,960 square feet) and 65’ x 125’ (8,125 square feet). The maximum unit count allowed within the R-1 zoning district parcels is 1,029. The total unit count may vary and will be determined during the preliminary and final platting of the property.

Residential – Multi-Family

The R-3 zoning district reflects the Urban Development Type and is allowed in the Neighborhood Character area in accordance with the General Plan. Multi-family residential shall have a minimum of four dwelling units per lot and a net residential density of more than eight dwelling units per acre. The minimum lot size for R-3 zoning is one acre. The Subject Site seeks to permit a mixture multi-family development which may include a combination of medium density (8.0-11.9 du/ac) and high density (15+ du/ac) development to be located at the southeast corner of the site near Deer Valley Road, providing an appropriate transition to the surrounding single family residential and proposed commercial development on the site. The project proposes approximately 47.6 acres of multi-family residential as shown by the proposed zoning map, built-in accordance with the character areas outlined in the 2035 General Plan and the LDO. The maximum unit count allowed within the R-3 district will be limited to

TABLE 3: PROPOSED ZONING DISTRICTS					
PARCEL	ZONING DISTRICT	GROSS ACRES	LAND USE %	MAX TOTAL NET DENSITY	MAX UNIT COUNT
1	R-1	257.3	80	4 DU/AC	1,029
2	R-3	47.6	15	15 DU/AC	714
3	C-2	14.4	5	NA	NA
TOTAL	-	319.3	100	-	1,743

Note: Density and unit count is estimated across each Zoning District and may be exceeded on a parcel to parcel basis, not to exceed the max unit count within each district.

714 units. Actual unit count may vary based on the approved site plan for the properties at the time of development.

Commercial

The Community Commercial (C-2) zoning district provides for retail, office, and service activities to satisfy the needs of the community with emphasis on shopping commerce centers, clustered office commerce centers, and medium-sized commercial developments. The intent of this district is to create a neighborhood environment and discourage the sprawl of strip commercial development by assembling community-serving businesses and services in commerce centers rather than in a strip or linear pattern. The Subject Site proposes approximately 14 acres of commercial which will be developed at the corner of 227th Avenue and Deer Valley Parkway. This will provide easy access for future development in the surrounding area. The commercial land use will serve residents of the Subject Site as well as surrounding properties as this area continues to grow in population. See Exhibit 7: Proposed Zoning Map for the location of each zoning district proposed. Legal descriptions associated with the zoning categories have also been provided as part of this application.

Conceptual Development and Open Space Plan

The Subject Site is laid out in consideration with the natural drainage constraints and roadway network proposed throughout the site. The multi-family and commercial parcels are located near the major roadway corridors to provide an appropriate balance and transition to the remainder of the residential development throughout the site. Appropriate landscape buffers will be provided along the boundaries of each specific zoning district and along adjacent roadways in compliance with the LDO.

The Subject Site should include numerous opportunities for active and passive recreation through natural open space/wash corridors, developed parks and trails throughout the community which will be incorporated and detailed further during the preliminary and final plat process as development occurs. The

open space program will likely include two neighborhood parks, approximately two to four acres and will be located north and south of the roadway bisecting the center of the site. These parks are envisioned to be tied together by an open space corridor providing a distinguishing usable open space area that serves the entire development. Several smaller local parks/active open space areas that are integrated into each neighborhood and generally within a $\frac{1}{4}$ - $\frac{1}{2}$ mile walking distance to all residents within the community will also be provided. The remaining multi-family parcels will include a combination of usable open spaces and private amenities. Pedestrian connections to the collection of parks and usable open spaces will be evaluated in future phases of development. See Exhibit 8: Conceptual Development and Open Space Plan which conceptually shows the proposed locations of usable open space.

All required minimum open space requirements will be met and all design and development will be in accordance with the Surprise LDO and PEDS requirements as prescribed, which includes a minimum of 20% open space for the overall development despite the differing lot categories provided. The articles within the PEDS shall apply where applicable, based on the specific zoning and land use, and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, building form and architecture of a development in addition to other elements as required within the LDO.

4. REGULATORY DEVELOPMENT STANDARDS

This section contains the land use and regulatory development provisions to implement the Subject Site in accordance with the Surprise LDO and PEDS manual. These provisions constitute the primary tool for use by the City and the Developer to ensure that Subject Site develops in conformance with this document. Furthermore, this section includes information relating to the required development standards as prescribed by the base zoning districts outlined above including

permitted uses, setbacks, heights, coverage, and general standards. All development within the project area shall conform to all City of Surprise Codes, Policies, and Regulations.

Zoning Base Districts

Residential Low Density (R-1)

The (R-1) zoning district reflects the Suburban Development Type and is allowed in the Neighborhood Character area in accordance with the General Plan with a maximum of one (1) dwelling unit per lot of record. The development of the Subject Site will vary but is anticipated to include multiple lot categories as defined by the LDO.

Development Standards

Table 106-2c within the Surprise LDO identifies the required development standards for the Residential Low Density (R-1) zoning district. All development shall follow as prescribed by the LDO.

Permitted Uses

Permitted uses shall conform to Table 106-1c and Table 106-1d within the Surprise LDO.

Residential High Density (R-3)

The (R-3) zoning district reflects the Urban Development Type and is allowed in the Neighborhood Character area in accordance with the General Plan. Multi-family residential shall have a minimum of four dwelling units per lot and a net residential density of more than eight (8) dwelling units per acre. The minimum lot size for parcels within the R-3 zoning district is one (1) acre.

Development Standards

Table 106-2e within the Surprise LDO identifies the required development standards for the Residential High Density (R-3) zoning district. All multi-family parcels designated on the proposed zoning map and as described above shall follow the LDO as prescribed.

Permitted Uses

Permitted uses shall conform to Table 106-1c and Table 106-1d within the Surprise LDO.

Commercial (C-2)

The C-2 Zoning district is intended to provide for retail, office, and service activities to support the needs of the immediate and surrounding community, with emphasis on shopping centers, office development and/or medium-sized commercial development.

Development Standards

Developments within a Commercial zoning district(s) shall comply with development standards shown in Table 106-6a within the Surprise LDO.

Permitted Uses

Permitted uses shall conform to Table 106-1c and Table 106-1d within the Surprise LDO.

General Development Standards

All general development standards within the Surprise LDO will govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1. The Articles within the PEDS shall apply where applicable, based on the specific zoning and land use, and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, and building form and architecture of a development in addition to those listed within the LDO.

5. CONCLUSION

The proposed rezoning application seeks to encourage future development consistent with the City's 2035 General Plan, current market demands for the area, and surrounding developments. The project team has coordinated with City staff regarding the regional transportation system in a rapidly growing area of the City of Surprise. The proposed development plan and zoning is designed to offer a broad mix of housing types appropriate for the area with a range of densities permitted within the neighborhoods land use designation. The proposed project evaluated all the existing and proposed conditions of the site and surround area to ensure compatibility while establishing a well thought out land use plan within this growing area of Surprise.

EXHIBIT 1 | CONTEXT AREA PLAN

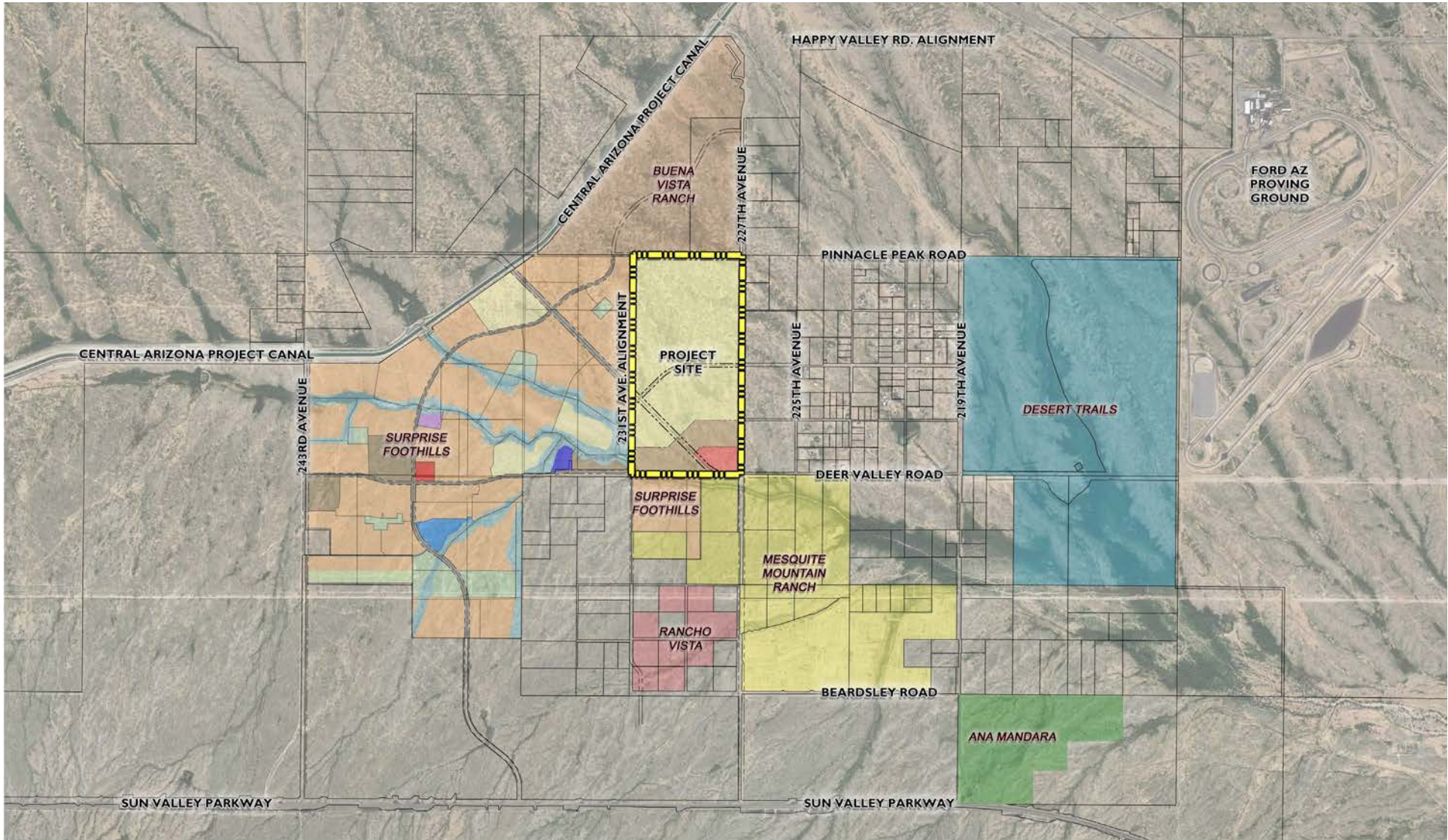


EXHIBIT 2 | REGIONAL VICINITY MAP

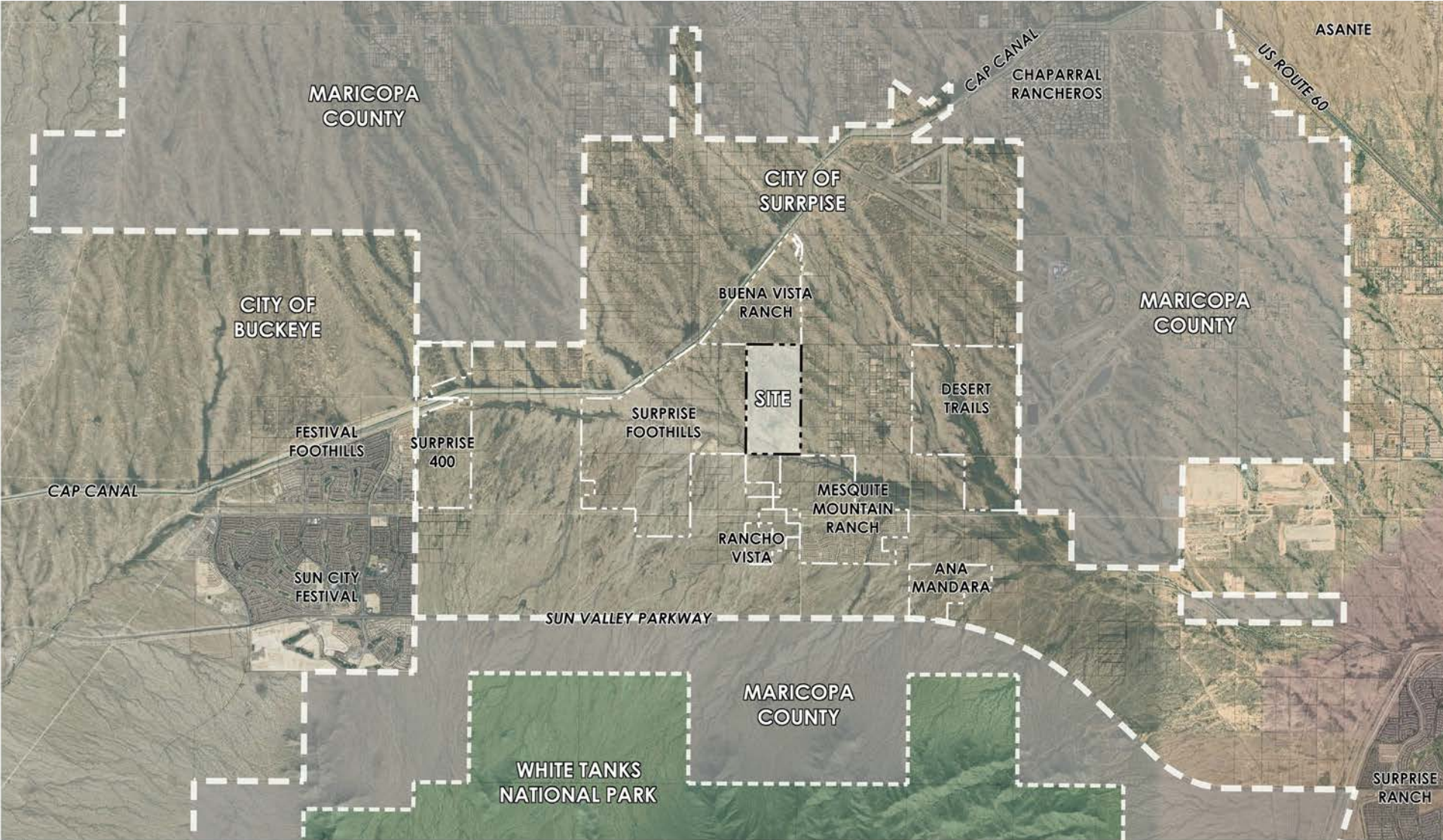


EXHIBIT 3 | GENERAL PLAN LAND USE MAP

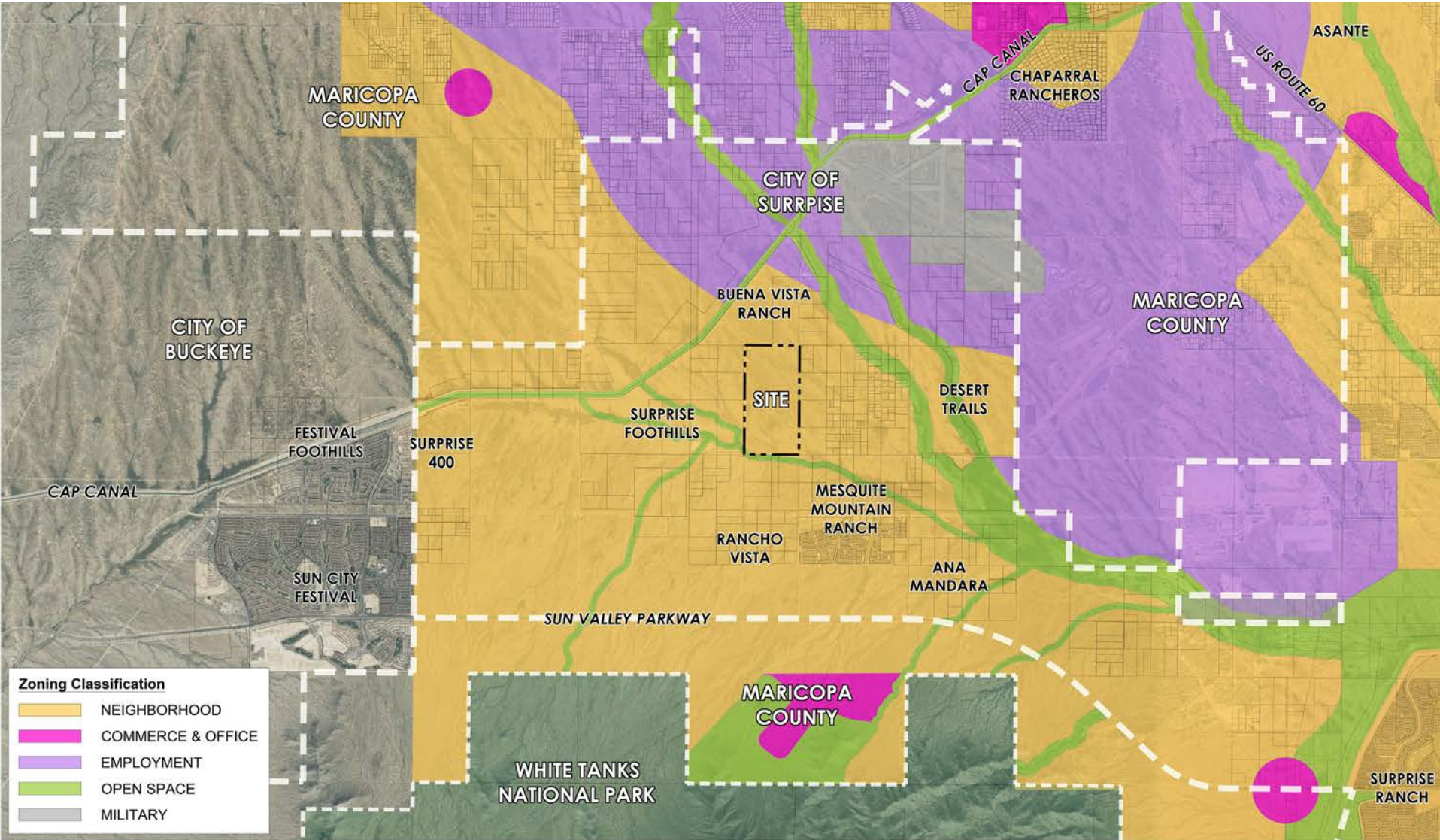


EXHIBIT 4 | EXISTING ZONING MAP

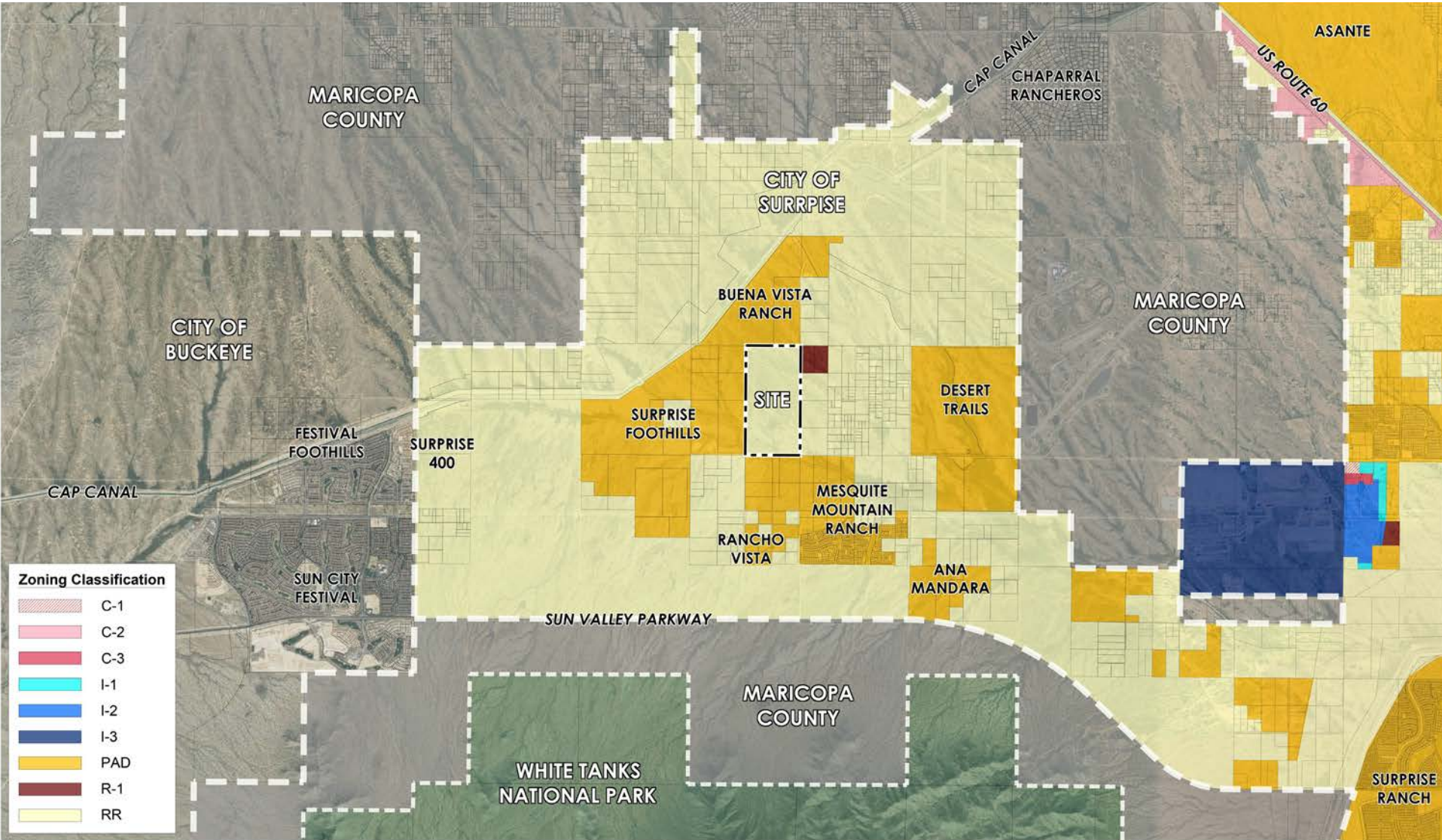


EXHIBIT 5 | LUKE AIR FORCE BASE GRADUATED DENSITY PLAN

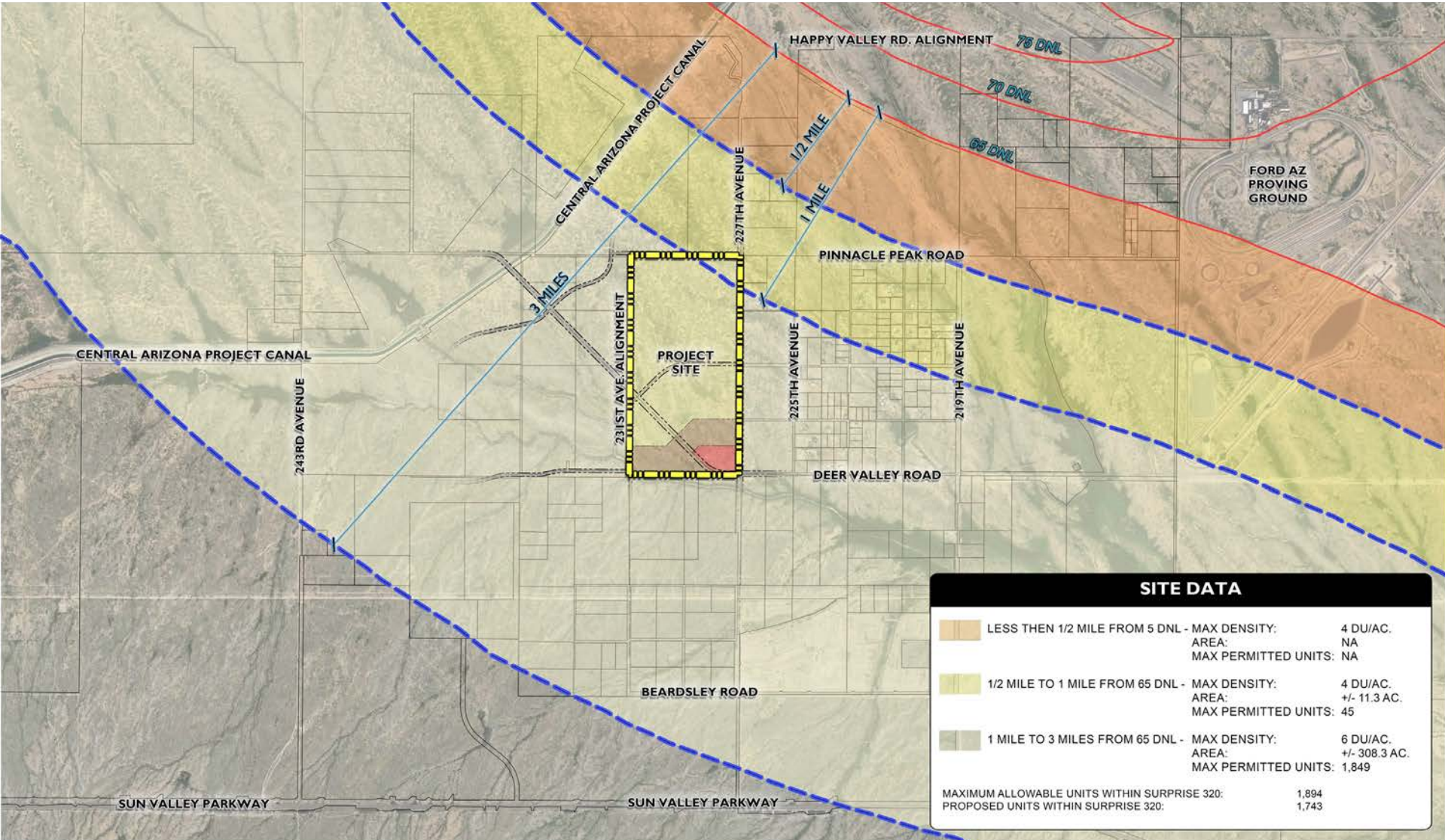


EXHIBIT 6 | REGIONAL TRANSPORTATION PLAN

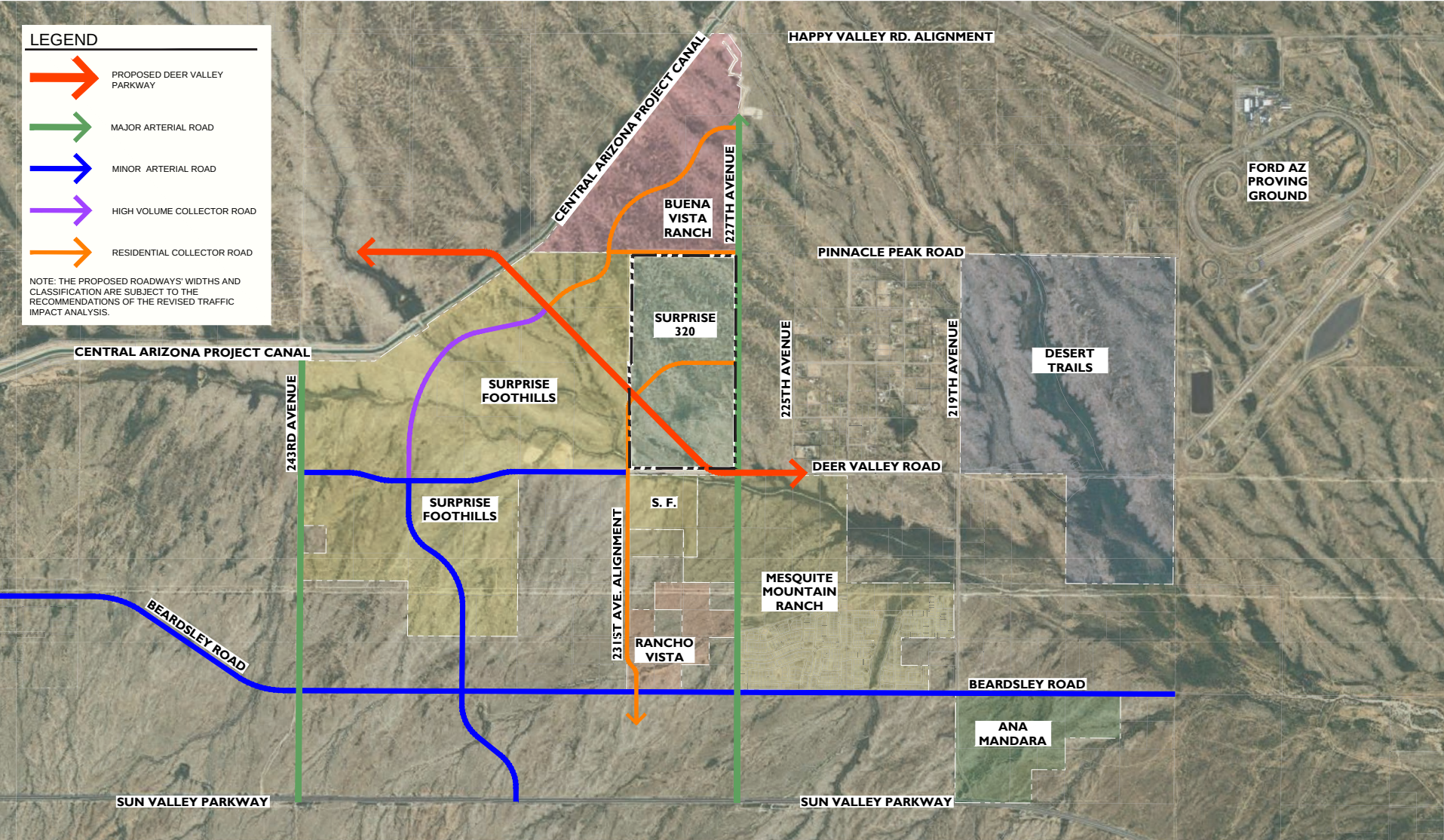


EXHIBIT 7 | PROPOSED ZONING MAP

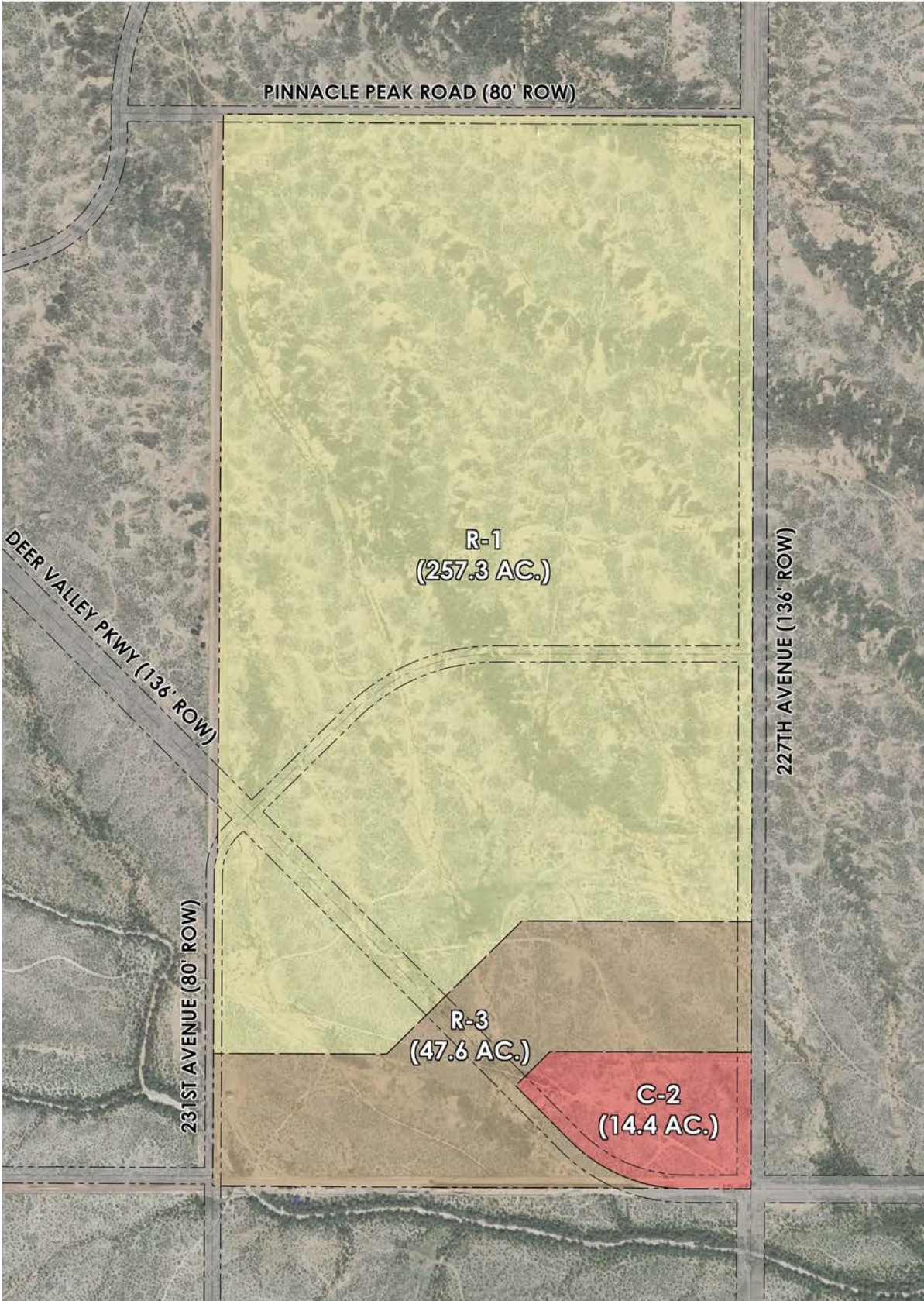
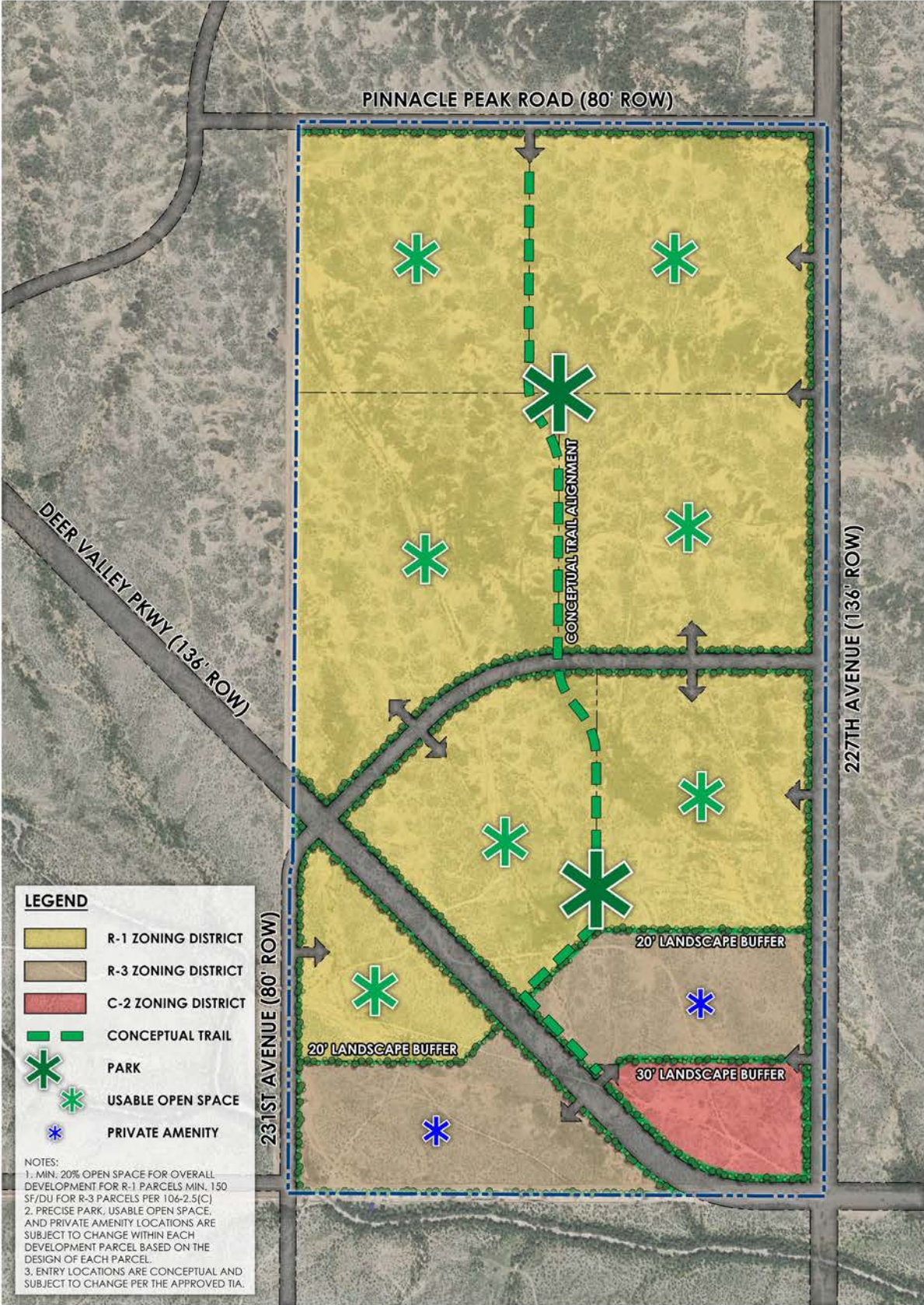
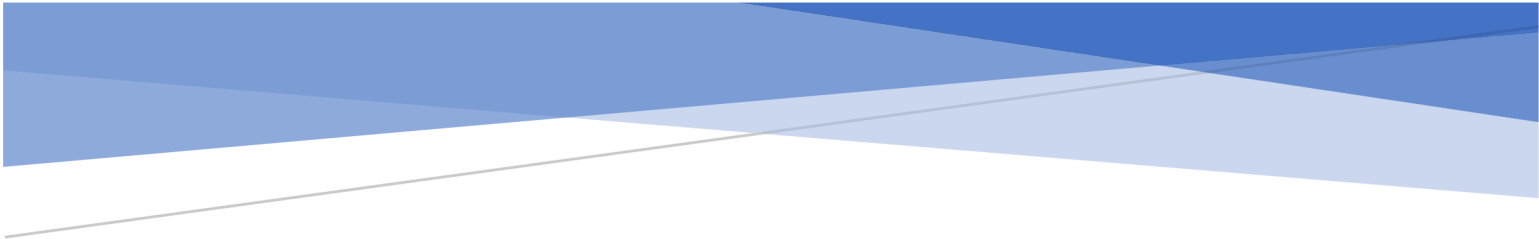


EXHIBIT 8 | CONCEPTUAL DEVELOPMENT AND OPEN SPACE PLAN





CITIZEN PARTICIPATION PLAN

Surprise 320 Rezoning

Surprise, AZ
May 27, 2022
FS22-0344



Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to the Surprise 320, case number FS22-0344.

Public Outreach

One neighborhood meeting was held for this project on May 25, 2022 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below.

Location: Western Peaks Elementary School – Library/Media Center
18063 W Surprise Farms Loop S
Surprise, AZ 85388

Date and Time: Wednesday May 25, 2022 – 6:00 PM

Additionally, the following exhibits are included as part of the Citizen Participation Report:

- Sign-in sheet as **Exhibit A: Neighborhood Meeting Sign in Sheet**
- Site posting affidavit as **Exhibit B: Sign Posting Affidavit**

Summary of Neighborhood Outreach Efforts

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. The applicant introduced the project via a PowerPoint presentation and described the specifics of the project. Upon conclusion of the formal presentation, the applicant answered questions from the attendee(s), both via the Zoom platform and in person. The following section highlights the questions asked and the responses from the applicant at each neighborhood meeting.

Meeting Documentation

The meeting began at 6:03 PM. There were 12 people attending in person and 1 whom attended virtually. The following section includes the list of questions that were asked, and the responses given by the applicant and The City.

What type of commercial is planned?

Response: The development has no specific user in mind at this time and it is being zoned to accommodate general commercial. General commercial can accommodate many of the retail, restaurants, small grocer, gas stations etc. development you see across the City of Surprise. This district does not allow major department stores and such and is anticipated to be more local in nature given the size of the parcel.

Is there a developer who has bought into the commercial portion of the proposal already, will it be developed when the rest of the site is developed, or will it remain vacant for forever?

Response: It is unknown at this time. Typically, residential homes in close proximity to a commercial corner help drive the demand for commercial services. It is anticipated that as residential homes are constructed as part of this project and surrounding projects, development on the commercial corner becomes more viable. However, there is no timeline or guarantee that this commercial parcel won't remain vacant for years to come. But the reason it is proposed is to reserve the right for commercial to be developed when appropriate.

How much can water campus support?

Response: The water campus is currently built and additional analysis is provided within our water and sewer reports. All new development is required to comply with the standards set by the City's Water Resources Department and are reviewed to ensure there is adequate capacity. Additional details can be provided should you wish to see this information and we can put you in touch with our engineer if so. City Staff shared that they could follow up to provide further information on this as well.

How much multi-family acreage is proposed? Will it be 2 story or higher?

Response: There is 47.6 acres of multi-family zoning proposed across the 320-acre parcel. The density permitted within the multi-family section is 15 du/ac, which permits a maximum of 714 units. The height and specific user is unknown at this time but this district would permit both 1 story detached multi-family units(i.e. bungalow product), traditional multi-family development greater than 1 story, duplex product, etc. consistent with the City's zoning code.

Is the plan to have 227th Avenue widened?

Response: Correct. The TIA provided for the project determines the appropriate widths of the roadway to support this development and the surrounding traffic. It was determined that 227th will be a Major Arterial and widened accordingly.

What is the timeline for construction?

Response: There is no exact timeline for construction at this point and this project is only seeking zoning approval. Before development can break ground, the buyer of this property will have to process a preliminary plat, and then final plat which can take anywhere from 1-2 years for approval before even beginning construction.

What is the traffic route to the highway? A concern was expressed about the overall transportation impact. It was stated that the highway (Sun Valley Parkway) is the only option. If this is shutdown, there is no where to go eastbound.

Response: The regional transportation map that is provided here and within our application shows the roadways that will be improved currently and into the future. This project is primarily served by 227th Avenue and Deer Valley Road/Parkway, one of which has connection to Sun Valley

Parkway. As for any shut down on Sun Valley Parkway, this would be managed by the City of Surprise and other governmental entities as needed.

What about the School district? And bus traffic impact?

Response: Engaging the schools is an important part of this process and required. This project falls within the Wickenburg-9 Elementary School District and the Wickenburg Unified High School District. The closest public elementary school within the Wickenburg-9 Elementary School District is the Festival Hills Elementary School located in Buckeye.

What about the Rural Development Standards? What is the plan for equestrian trails? We are horse people, the recent development projects didn't have horse trails, you aren't proposing horse trails. We are getting boxed in.

Response: No equestrian trails are proposed on this subject site. City staff eluded to the parks and recreation master plan which documents the types of improvements/trail systems proposed within this area.

In the Rural Guidelines – Dark Skies...how does the proposed subdivision with street lights work with the Dark Skies standards?

Response: Not sure exactly on the lighting requirements at this time, but the development will need to follow any lighting requirements of the City. City Staff offered to connect with the residents and the City's Engineering group to provide those requirements.

Wildlife Relocation – All this wildlife is being removed with plowing of trees and shrubs. How are animals and their habitats being protected or relocated through this process? Because this site is in a Wildlife Corridor. Even before you begin construction or get approval, they still go out on the site and scrape things without asking.

Response: The City of Surprise has recently implemented a new requirement for an Environmental Inventory Report to be performed prior to new development to identify any endangered or potentially any other sensitive species as determined by related wildlife agencies. They will have to report what the study found and make improvements/adjustments accordingly. This study will be provided and conducted as part of the preliminary plat application.

Will the roads be public or private?

Response: It is anticipated that the multi-family portion of the development will be private property with private access, as is typically seen. As for the residential neighborhoods, it has not been determined.

Multi-family typically just does not mesh with the surrounding rural lifestyle. People who choose to live in apartments typically don't want openness or wild animals. They don't want to live here long, and they complain about animals. This conflicts with our lifestyle. Can multi-family not be proposed?

Response: RVI has been hired to serve as a consultant to the applicant, Triangle Partners. Both RVI and the property owner worked with Land Development Brokers who are the experts on land speculation and what the market may be able to support. This information and knowledge that was shared about this region indicated that the multi-family acreage proposed as part of this

development is viable, although there is no specific timeline for when it would be built. However, we will share this information and concern with the property owner and the land broker for further consideration.

How many homes will there be per acre?

Response: Overall, there will be a total of about 4 homes per acres on the residential portion.

Sign Posting Location – the sign was only found because we took our four-wheelers out. Why was it posted here? To hide it?

Response: We followed the directions provided by The City to identify a location for the sign that met their location criteria in accordance with state law. We are happy to relocate the sign moving forward to a more visible position as approvable by the City. City Staff explained the requirement for the sign to be posted on site makes it difficult to be visible in areas like this where street improvements and infrastructure are so limited. Relocation will be considered and accommodated as needed.

I read in a document from about 2006 that there are buffers that rural areas are supposed to be buffered from new development. Where is the buffer?

Response: RVi has not been made aware of any further required rural buffer requirements. City Staff shared that there *may* be a 50' to 100' buffer policy but indicated that it sounds like it's from an outdated or inapplicable document such as an old master plan not over the subject site. City Staff to look further into this.

Will Deer Valley Road be public or private? Who will maintain?

Response: From our understanding, Deer Valley Road to the east will be a public roadway maintained by The City.

Have you been to the site when it rains? There is a lot of water. That will need to be handled.

Response: The rezoning application provides an in depth analysis of the grading and drainage of the site and the surrounding area. The project must retain water on site and not add additional strain to the drainage system off site. That being said, as the project progresses more detailed engineering analysis will be completed, including getting approval from FEMA as it relates to the existing floodplains and wash restrictions that exist at the far SW corner of our site. Additionally, this analysis will be provided by the City and we must comply with the strict requirements of City standards.

Other general concerns

Separate from the proposal, residents shared concerns regarding the notification they receive from The City. If city related bills can be mailed to them, why can't the newspaper [with notifications of neighborhood meetings] also be mailed to them

A further concern/request was made by the resident joining online that the findings of the environmental study be presented or shared with the public.

A concern was shared regarding surrounding developments which are not part of this proposal. Residents were surprised to learn that construction could still happen +/- 15 years after a property was rezoned without new stipulations being applied to it.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the scheduled public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

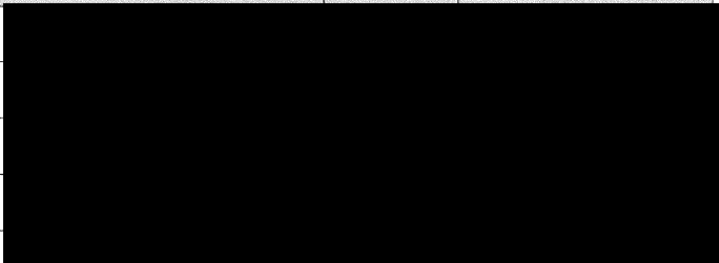
Exhibit A: Sign-In Sheets from May 25th Neighborhood Meeting

1/2

Project: Surprise 320 – FS22-0344 - Neighborhood Meeting

Location: Western Peaks Elementary School – Media Center
18063 W Surprise Farms Loop S
Surprise, AZ 85388

Date and Time: Wednesday May 25, 2022 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
Eddy Edens			
Nichele Styles			
Mary Ansell			
MICHAEL + MELISSA Kolb			

2/2

Project: Surprise 320 – FS22-0344 - Neighborhood Meeting

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18063 W Surprise Farms Loop S
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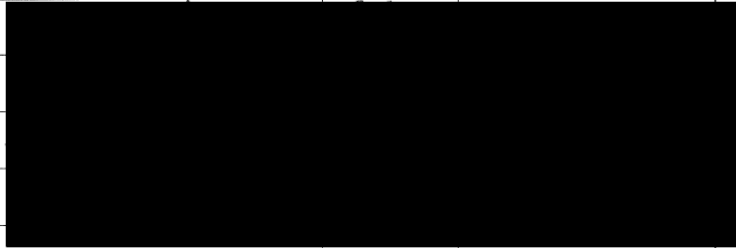
NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
Sandra Ansell			
COUNCILMAN			
BLAND WINTERS			
David + Vidai Lee			
JOHN + Lor DiVita			

Exhibit B: Sign Posting Affidavit

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0344
Applicant Name: RVA Planning + Landscape Architecture
Location: NEC 231st Ave & Deer Valley Rd
Date Site Posted: 05/04/22

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

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

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

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

Meghan Liggett 5/4/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/04/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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



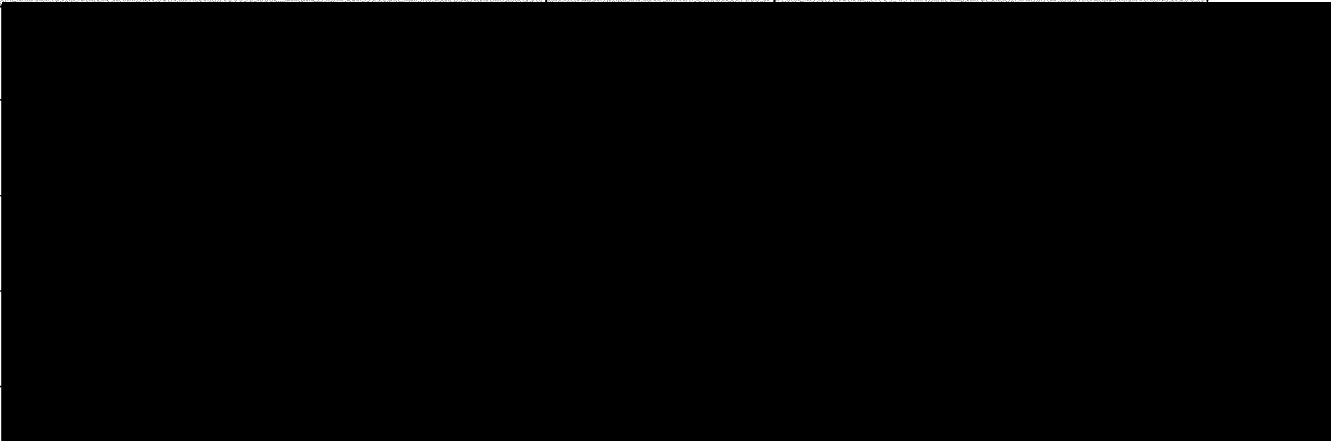


1/2

Project: Surprise 320 – FS22-0344 - Neighborhood Meeting

Location: Western Peaks Elementary School – Media Center
18063 W Surprise Farms Loop S
Surprise, AZ 85388

Date and Time: **Wednesday May 25, 2022 – 6:00 PM**

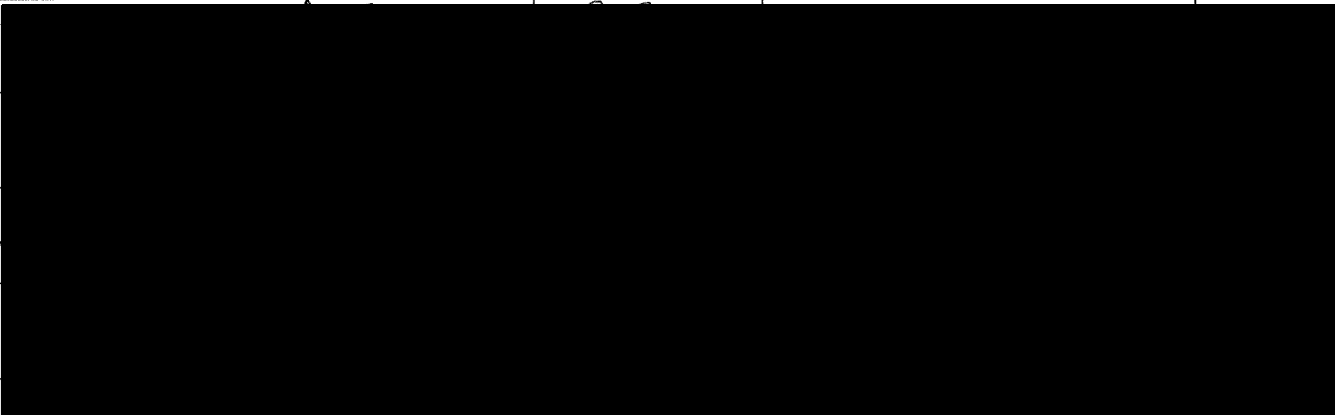
NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
Eddy Edens			
Michele Styles			
Many Aneel			
MICHAEL + MELISSA KOLB			
/			

2/2

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NAME	ADDRESS	PHONE	EMAIL
Sandra Ancell			
COUNCILMAN			
ROLAND WINTERS			
David + Vicki Lee			
JOHN + Lori DiVita			

AFFIDAVIT OF POSTING

Application No: FS22-0344

Applicant Name: RVI Planning + Landscape Architecture

Location: NEC 231st Ave & Deer Valley Rd

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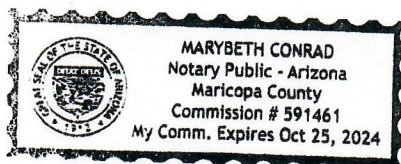
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Meghan Liggett
Applicant Representative Signature

5/4/22
Date

This instrument was acknowledged before me on 05/04/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Mary Beth Conrad
Notary Public

10-25-24
My commission expires

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 25th, 2022

Time: 6:00 P.M.

Location: Wester Peaks Elementary School
18063 W. Surprise Farms Loop S
Surprise, AZ 85388

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VICINITY MAP



Virtual Meeting Link: <https://bit.ly/3LzRfIN>

Meeting ID: 873 5007 2946

Passcode: 472857

Phone: 1-669-900-6833

Case number: FS22-0344

Request: A Rezoning request to change the existing zoning from Rural Residential (RR) to a combination of R-1, R-3, and C-2 zoning districts approximately 320 acres to allow for single-family, multi-family and commercial development.

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



Surprise AZ 85387

+33.690191,-112.556423

Wednesday, May 4, 2022 at 11:19:46 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 25th, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Wester Peaks Elementary School
18063 W. Surprise Farms Loop S
Surprise, AZ 85388

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

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Surprise AZ 85387

+33.682605,-112.552033

Wednesday, May 4, 2022 at 10:23:12 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 25th, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

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Location: Wester Peaks Elementary School
18063 W. Surprise Farms Loop S
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Surprise AZ 85387
+33.690191,-112.556423

Wednesday, May 4, 2022 at 11:20:07 AM

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 25th, 2022

Time: 6:00 P.M.

Location: Wester Peaks Elementary School
18063 W. Surprise Farms Loop S
Surprise, AZ 85388

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VICINITY MAP



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Surprise AZ 85387

+33.690191,-112.556423

Wednesday, May 4, 2022 at 11:19:46 AM

AFFIDAVIT OF POSTING

Application No: FS22-0344

Applicant Name: RVI Planning + Landscape Architecture

Location: NEC 231st Ave & Deer Valley Rd

Date Site Posted: 08/22/22

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Applicant/Representative Signature

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Notary Public

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Date: May 25th, 2022

Time: 6:00 P.M.

Location: Wester Peaks Elementary School
18063 W. Surprise Farms Loop S
Surprise, AZ 85388

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 1, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link: <https://bit.ly/3LzRfIN>

Meeting ID: 873 5007 2946

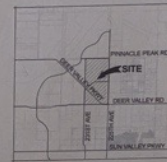
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VICINITY MAP



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

Aug 22, 2022 12:12PM

85387

Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

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Date: May 25th, 2022

Time: 6:00 P.M.

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18063 W. Surprise Farms Loop S
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Location: 16000 N Civic Center Plaza
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City Council

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Meeting ID: 873 5007 2946

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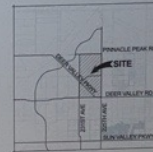
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VICINITY MAP



Aug 22, 2022 12:03PM

85387

Maricopa County

Notice of Public Hearing City of Surprise

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Neighborhood Meeting

Date: May 25th, 2022

Time: 6:00 P.M.

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Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

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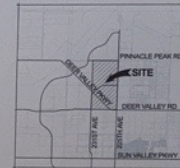
City Council

Date: November 1, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

VICINITY MAP



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

Aug 22, 2022 12:03PM

85387

Maricopa County



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

13 July 2022

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

Mr. Trever Fleetham
Planner II
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS22-0344; Surprise 320 (APNs: 503-81-003R, S,T,U,V,W,X,Y)

Dear Mr. Fleetham

Thank you for the opportunity to provide comments on the rezone application for the Surprise 320 area. The site sits on approximately 320 acres of vacant land located on the northwest corner of the future Deer Valley Road and 127th Avenue alignments between Pinnacle Peak Road and Deer Valley Road in Surprise AZ. The project requests development of a 1,743 residential unit subdivision with an overall density of 5.44 du/ac. The site falls from .86 to 2.0 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 5.44 du/ac on the property meets the GDC.

The project, as described, will not have a negative impact on Luke AFB flight operations. The site is located within the "territory in the vicinity of a military airport," therefore; it will be subjected to approximately 165 over flights a day. If this rezone 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. Mark James at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "Chris Toale". The signature is fluid and cursive, with the first name "Chris" and last name "Toale" clearly distinguishable.

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

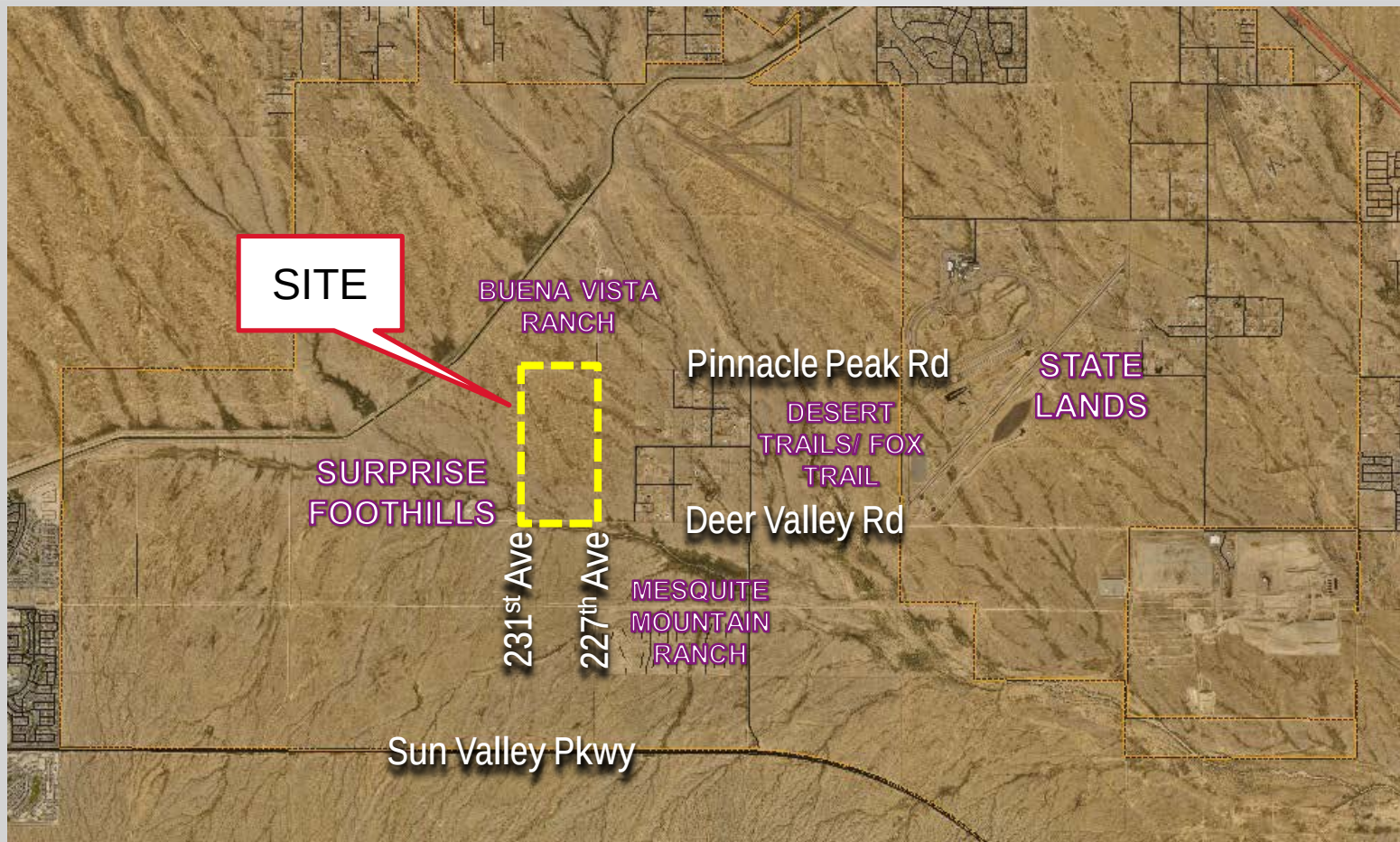
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

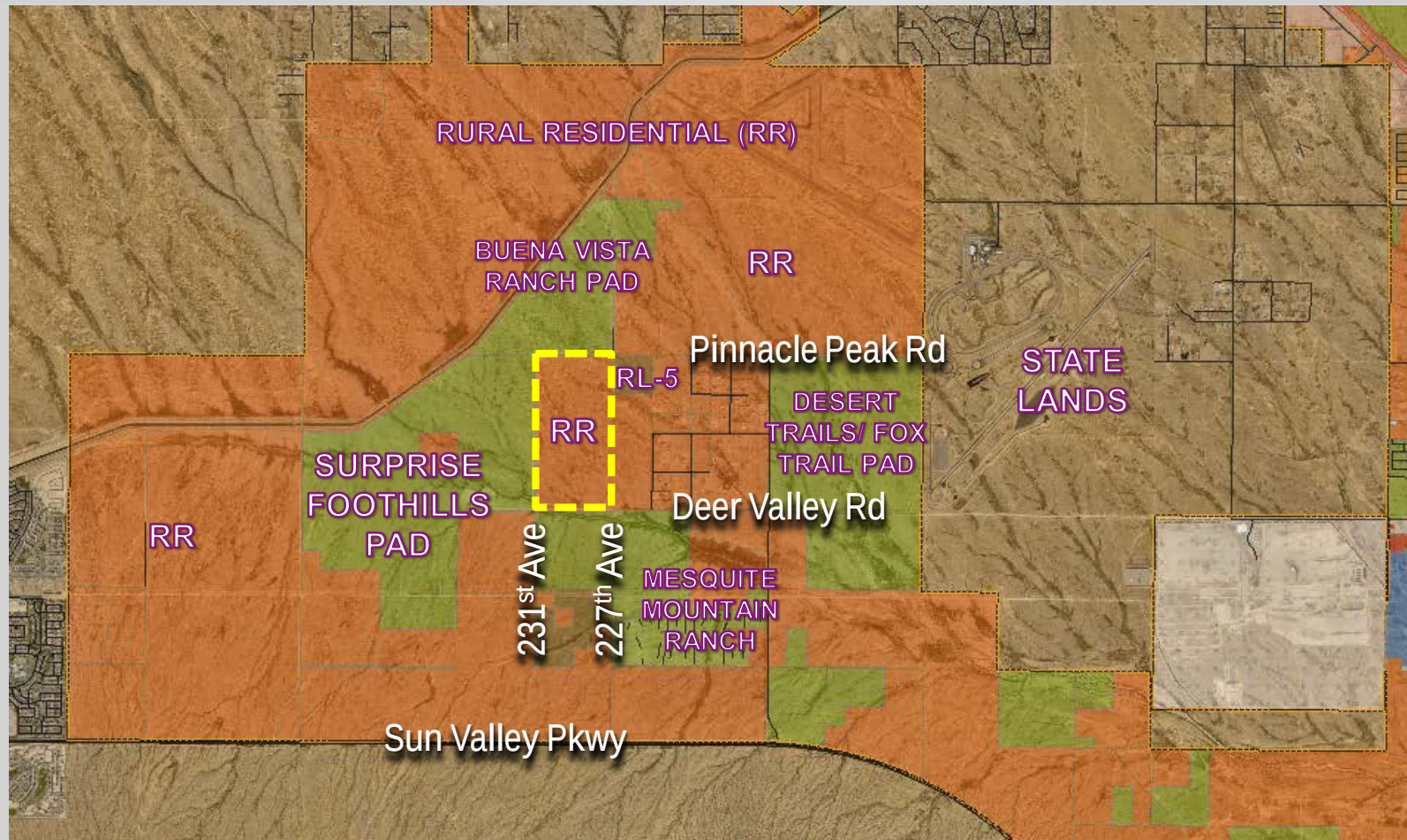


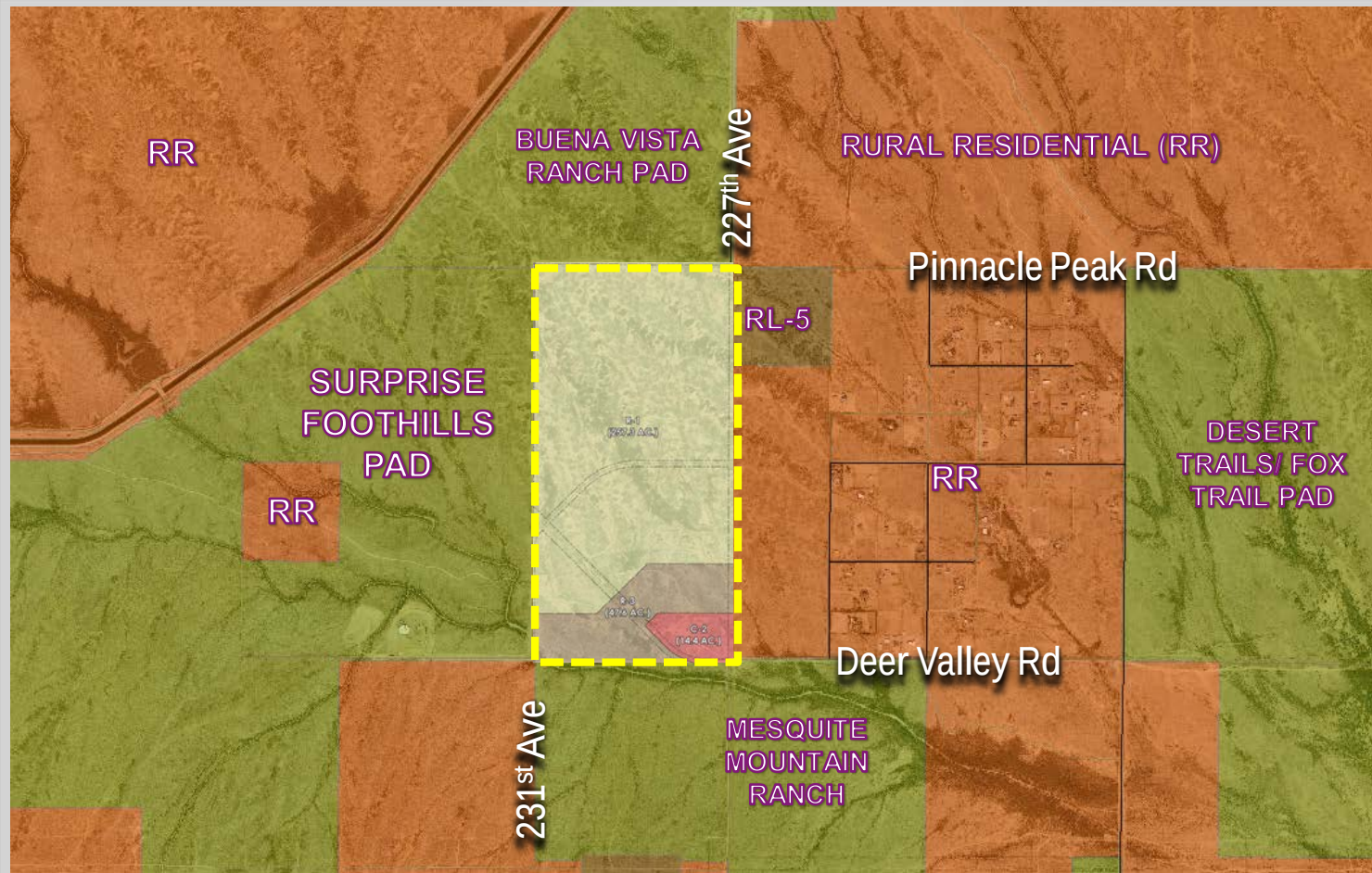
FS22-0344

Surprise 320 Rezone

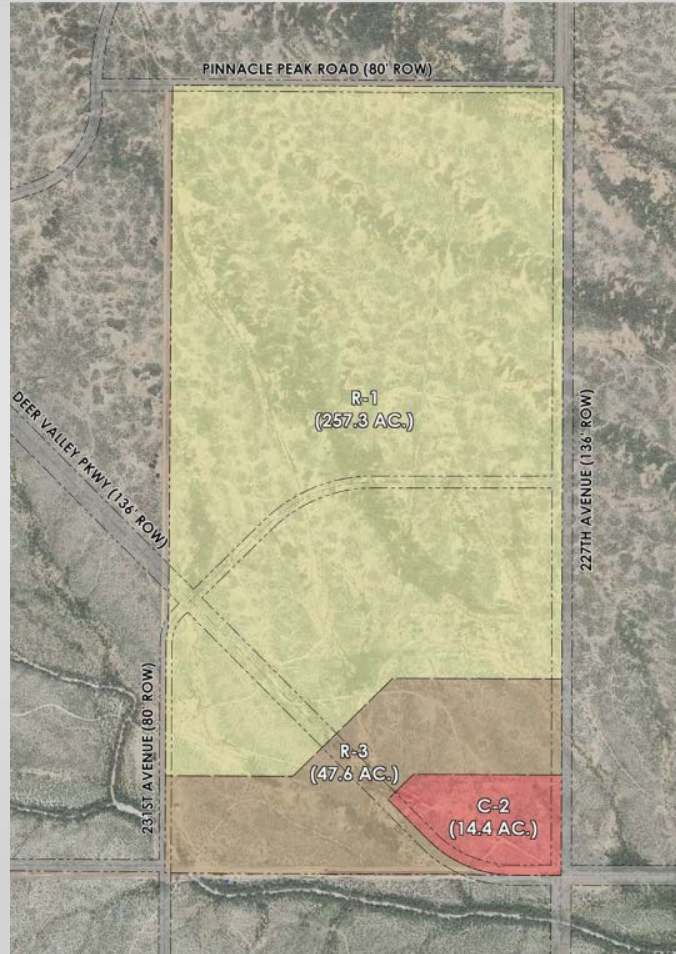
Planning & Zoning Commission
September 15, 2022



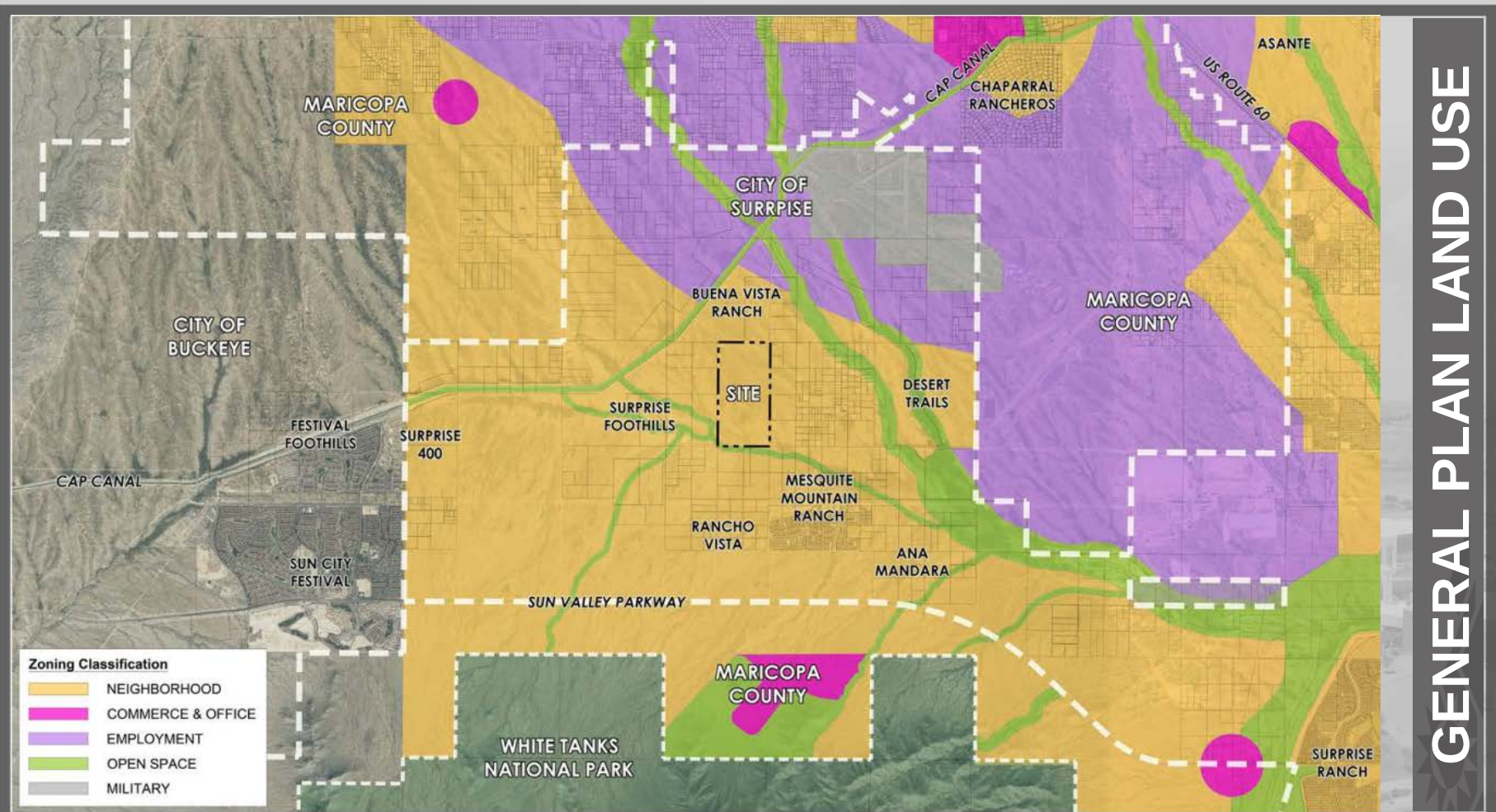




PROPOSED ZONING MAP



PROPOSED ZONING MAP



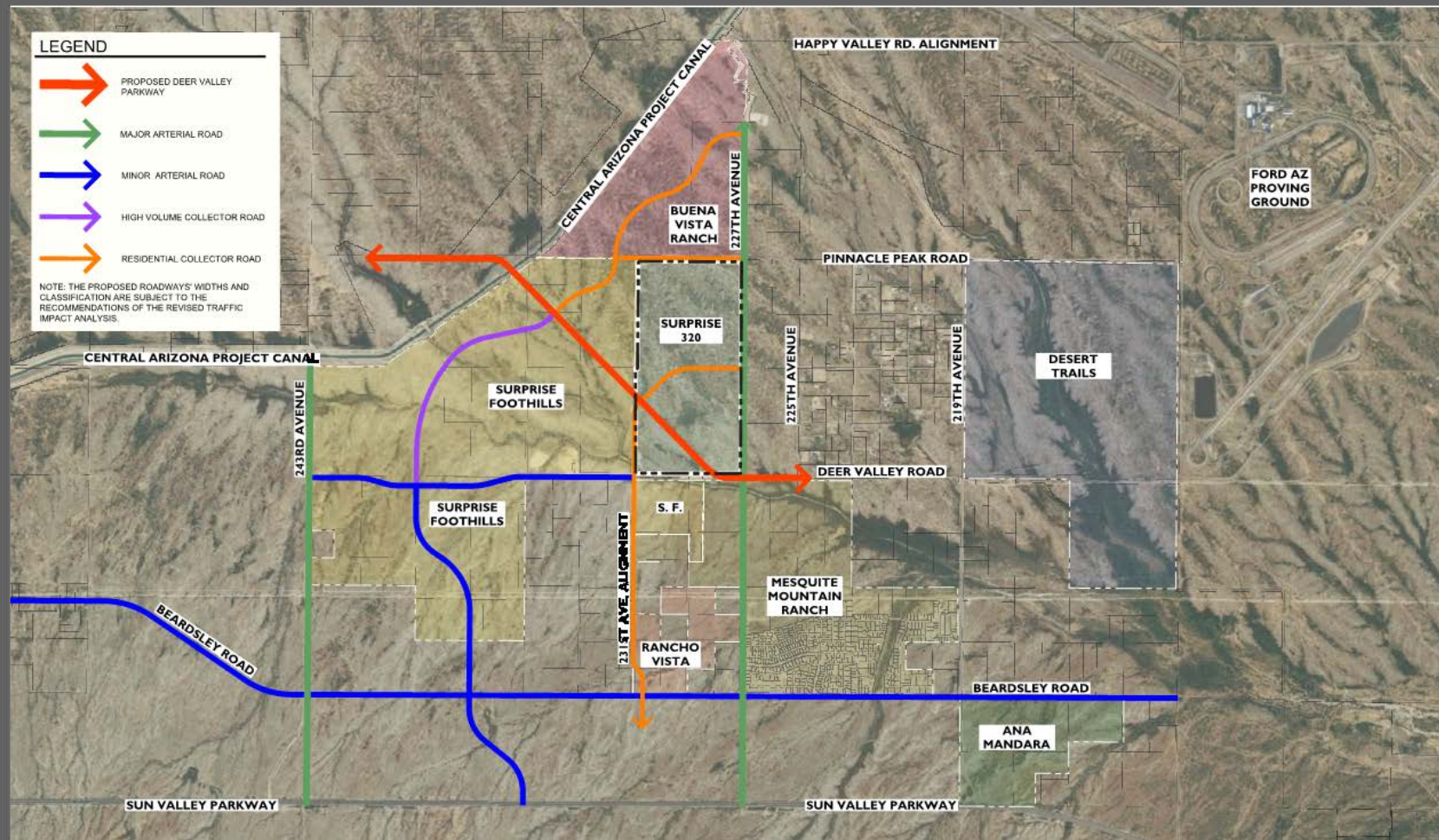


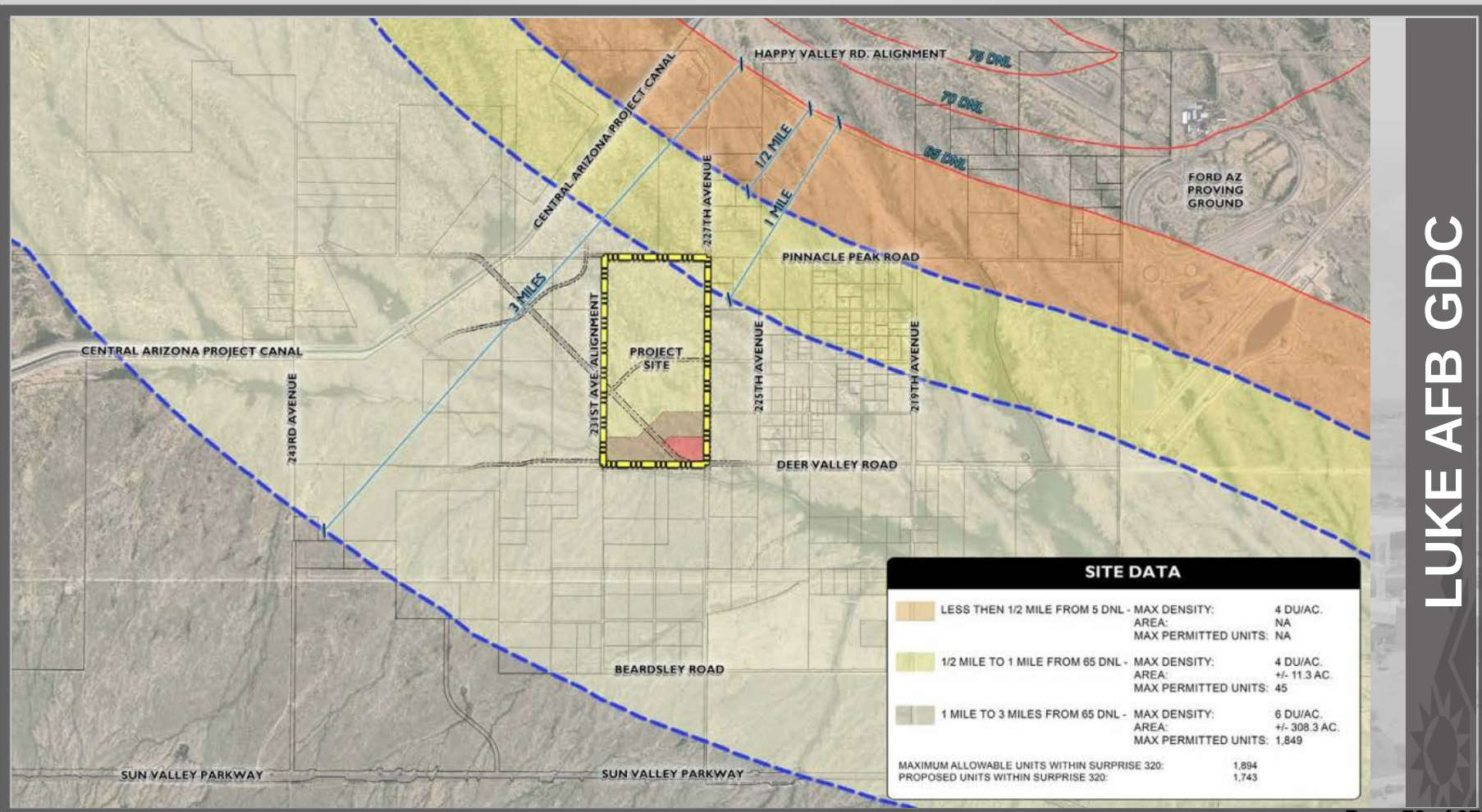
CONCEPTUAL OPEN SPACE

LEGEND

-  PROPOSED DEER VALLEY PARKWAY
-  MAJOR ARTERIAL ROAD
-  MINOR ARTERIAL ROAD
-  HIGH VOLUME COLLECTOR ROAD
-  RESIDENTIAL COLLECTOR ROAD

NOTE: THE PROPOSED ROADWAYS' WIDTHS AND CLASSIFICATION ARE SUBJECT TO THE RECOMMENDATIONS OF THE REVISED TRAFFIC IMPACT ANALYSIS.







OUTREACH



Neighborhood Meeting: May 25, 2022

- Concerns:
 - Traffic
 - Density
 - Drainage
 - Buffering
 - Infrastructure
 - Wildlife
 - Water
 - Lighting

Outside Agencies Review

- Applicant will continue to work with City & MCDOT on roadway improvement solutions



RECOMMENDATION

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



SURPRISE
ARIZONA

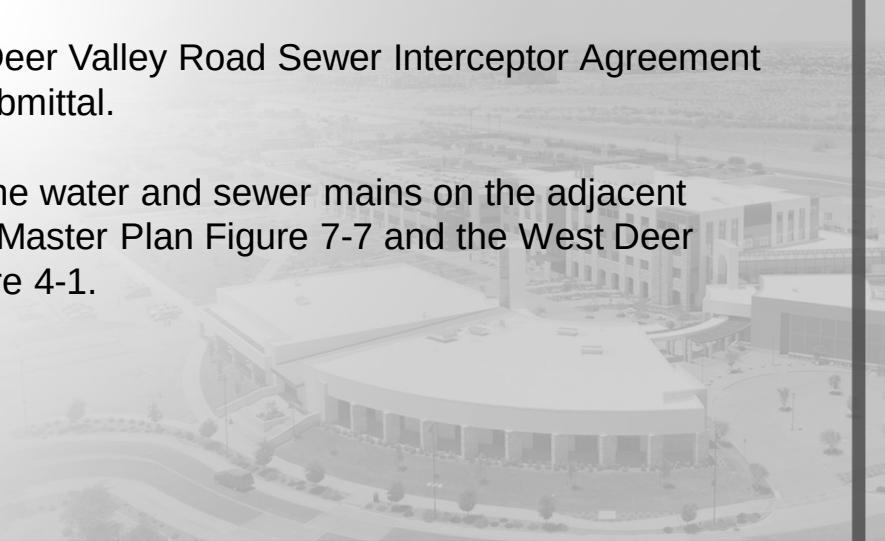
QUESTIONS OR COMMENTS?

Thank You



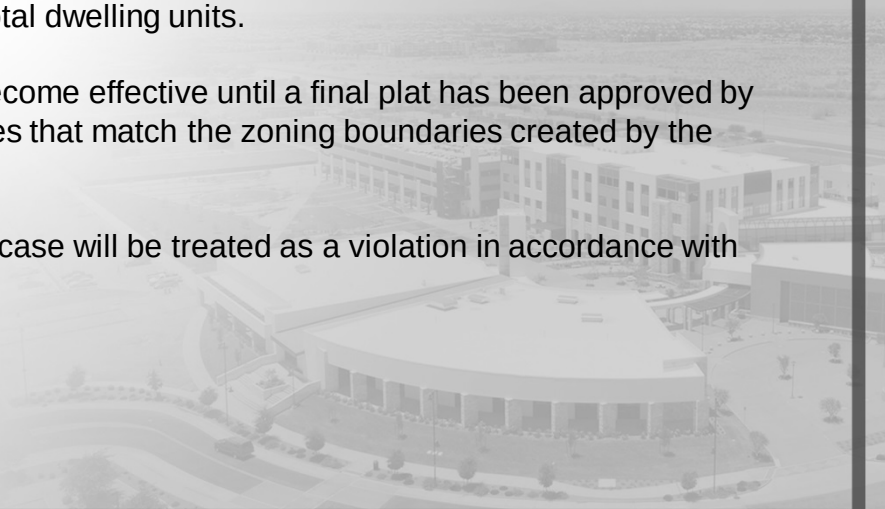


STIPULATIONS

- a. Development and use of the site shall be consistent with the rezone narrative entitled “Surprise 320 Rezoning Narrative”, prepared by RVi Planning & Landscape Architecture dated July 13, 2022.
 - b. The water and sewer solutions to serve this development must be reviewed and approved prior to Preliminary Plat approval.
 - c. Applicant must submit proof of payment of the Deer Valley Road Sewer Interceptor Agreement buy-in fee (MCR# 20090163226) with Final Plat submittal.
 - d. This development will be required to construct the water and sewer mains on the adjacent portions of 227th Avenue per the Integrated Water Master Plan Figure 7-7 and the West Deer Valley Water Group Area Water Master Study Figure 4-1.
- 



STIPULATIONS

- e. The developer will be required to contribute its proportionate share of the cost of installing new traffic signals at Sun Valley Parkway & 227th Avenue and Sun Valley Parkway & 235th Avenue by either installing the signals if it is the first developer requiring these intersections to move forward or pay its proportionate share of the overall cost if the signals are installed by another developer. Two points of access are required per the City's Fire and Engineering standards. Reimbursement of the cost or payment of the proportionate share will be pursuant to a public improvement repayment agreement as permitted by Chapter 42 of the Surprise Municipal Code. All traffic signal installation plans will be subject to approval and permitting by the City of Surprise and MCDOT.
 - f. The subject site will be limited to a maximum of 1,743 total dwelling units.
 - g. The subject rezoning is conditioned upon and will not become effective until a final plat has been approved by the City Council and recorded that creates parcel boundaries that match the zoning boundaries created by the rezoning.
 - h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Conditional Use Permit and Site Plan for Greenway Dutch Bros Multi-Tenant Building. Case FS22-0093

Motion:

Motion to approve the Conditional Use Permit subject to stipulations “a” through “e”.

Background:

The subject request involves a Conditional Use Permit and Site Plan. The request is to construct a 4,828 multi-tenant building and a 1,216 square foot drive-through restaurant on an approximately 1.85 acre vacant parcel generally located northeast of Greenway Road and Reems Road. The proposed drive-through restaurant includes a walk-up window and double drive-through lanes.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Staff report
2. 01-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Vicinity Map
3. 02-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Zoning Map
4. 03-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Site Plan

5. 04-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Landscape
 6. 05-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Elevations
 7. 06-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Participation Report
 8. 07-FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - Affidavit of Site Posting
 9. FS22-0093 - Greenway Dutch Bros Multi-Tenant Building - PowerPoint
-



Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Page 82 of 377

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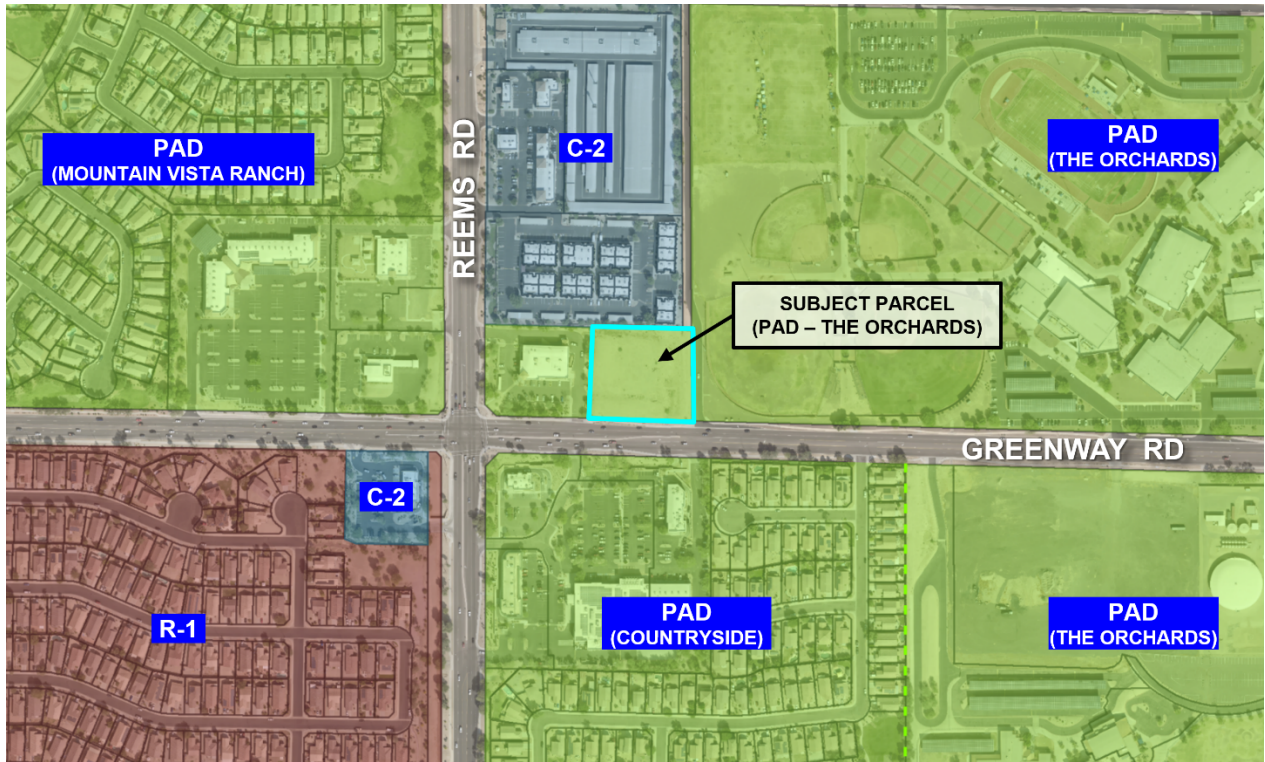
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EXISTING ZONING:

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



Community Commercial C-2	Community Commercial C-2	The Orchards PAD C-2 PAD
The Orchards PAD C-2 PAD	The Orchards PAD C-2 PAD	The Orchards PAD C-2 PAD
Countryside PAD C-2 PAD	Countryside PAD C-2 PAD	Countryside PAD C-2 PAD

BACKGROUND:

April 28, 1983: The subject parcel was annexed into the City of Surprise by the Mayor and City Council by Ordinance 83-04.

September 11, 1997: The City Council approved the original Orchards PAD under case PAD96-102.

June 10, 2021: A Concept Review meeting was held for the current proposal under case CR21-253.

January 07, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for the Dutch Bros convenience food restaurant and multi-tenant building, the subject project.

May 02, 2022: The applicant held a Citizen Outreach meeting at the Hilton Garden Inn generally located southwest of Bell Road and Bullard Avenue. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Architecture:

The proposed architecture complements the area by utilizing similar materials and design components. The buildings will be painted with earth tones and design with flat roofs and metal canopies. A standard split face wainscoting will be located along the bottom portion of the Dutch Bros elevations plus vertical bands of wood siding. In addition, to the vertical bands of wood siding that is duplicated on Dutch Bros, the retail building will have a smooth stucco finish.





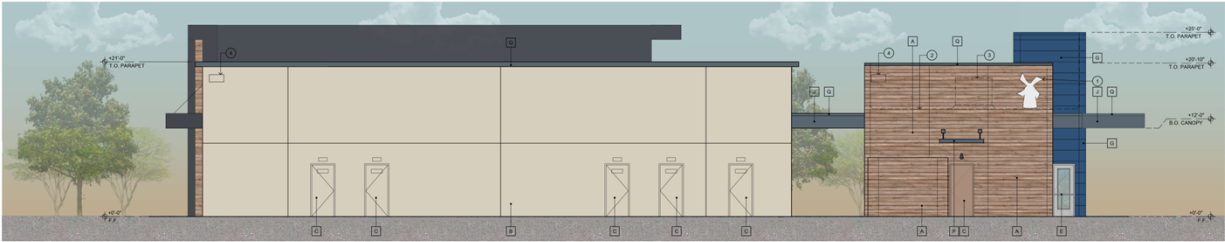
4 WEST ELEVATION

SCALE: 3/16" = 1'-0"



5 EAST ELEVATION

SCALE: 3/16" = 1'-0"

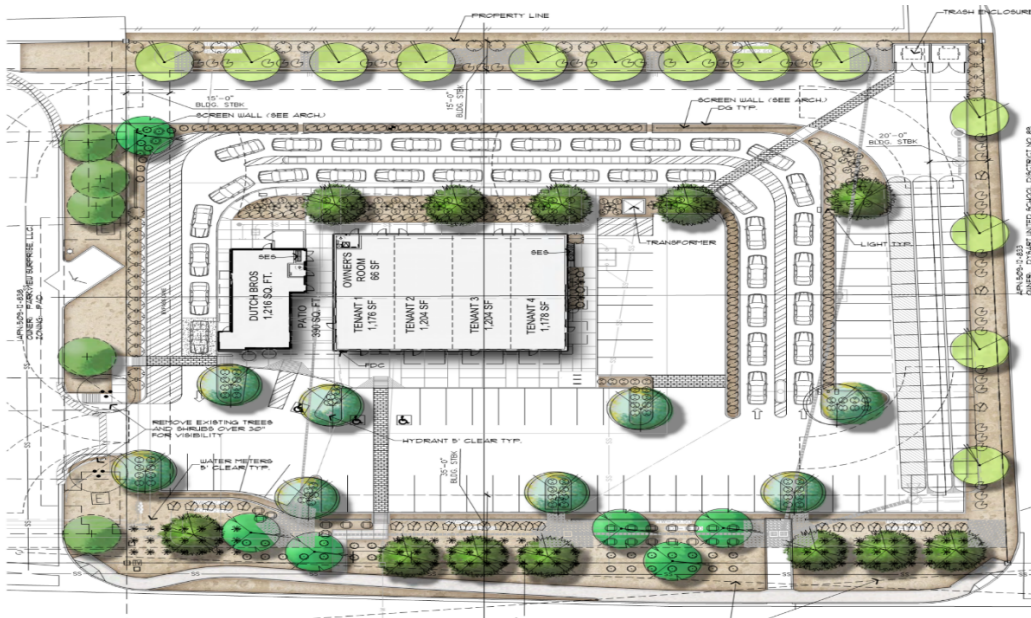


6 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

Landscaping:

The landscaping is designed to complement the existing landscaping of the adjacent commercial developments with low water use trees, shrubs and groundcover. All landscaping will be reviewed at the time of permit for compliance with Section 17.28.080(C)(19) of Title 17.



ANALYSIS AND DISCUSSION:

The subject request involves a 1,216 square foot convenience food restaurant and a 4,828 multi-tenant building on a 1.85 acre site located northeast of Greenway Road and Reems Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Orchards PAD.

The Orchards PAD references the C-2 uses listed under Title 17 for Principally Permitted uses and Conditionally Permitted uses. Title 17 lists "Convenience Food-Restaurants" as a Conditionally Permitted Use in C-2 zoning districts, but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under Section 17.28.080(C)(1)(a) and Section 17.28.080(C)(1)(e) of Title 17. These standards include the following:

1. *Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*

Analysis: The subject site is located approximately 130 feet from the nearest residential zone.

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

Analysis: Six inch curbs are proposed throughout the site.

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

CITIZEN OUTREACH:

The applicant held a hybrid neighborhood outreach meeting (In-Person & Virtual) for the project on May 02, 2022 which was attended by one (1) surprise resident. The meeting was held at the Hilton Garden Inn generally located southwest of Bell Road and Bullard Avenue. The participant had questions regarding bicycle parking and building placement. A summary of the meeting can be found in the attached Citizen Outreach Report.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Natural Gas:	Southwest Gas

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The proposal is consistent with the Surprise General Plan 2035. The subject property is within the Neighborhood Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

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

SUMMARY:

Staff concludes the proposed Conditional Use Permit with Site Plan are consistent with The Orchards PAD, Surprise General Plan 2035, and all applicable zoning codes.

FINDINGS:

- The proposed Site Plan is consistent with the Surprise General Plan 2035
- The proposed Site Plan demonstrates compliance with The Orchards PAD.
- The proposed Site Plan demonstrates compliance with the Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject case FS22-0190, subject to stipulations 'a' through 'e'.

- a. Development and use of the site shall be consistent with the Site Plan entitled "Dutch Bros Coffee" consisting of one (1) sheet prepared by PHNX Design and received July 07, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Dutch Bros" consisting of one (1) sheet prepared by Collaborative Design Studio and received July 07, 2022.
- c. Building elevations shall be consistent with the Elevations entitled "Dutch Bros" consisting of two (2) sheets prepared by PHNX Design and received July 07, 2022.
- d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

176

177 **ATTACHMENTS:**

178 01 Vicinity Map

179 02 Zoning Map

180 03 Site Plan

181 04 Landscape Plan

182 05 Elevations

183 06 Citizen Participation Report

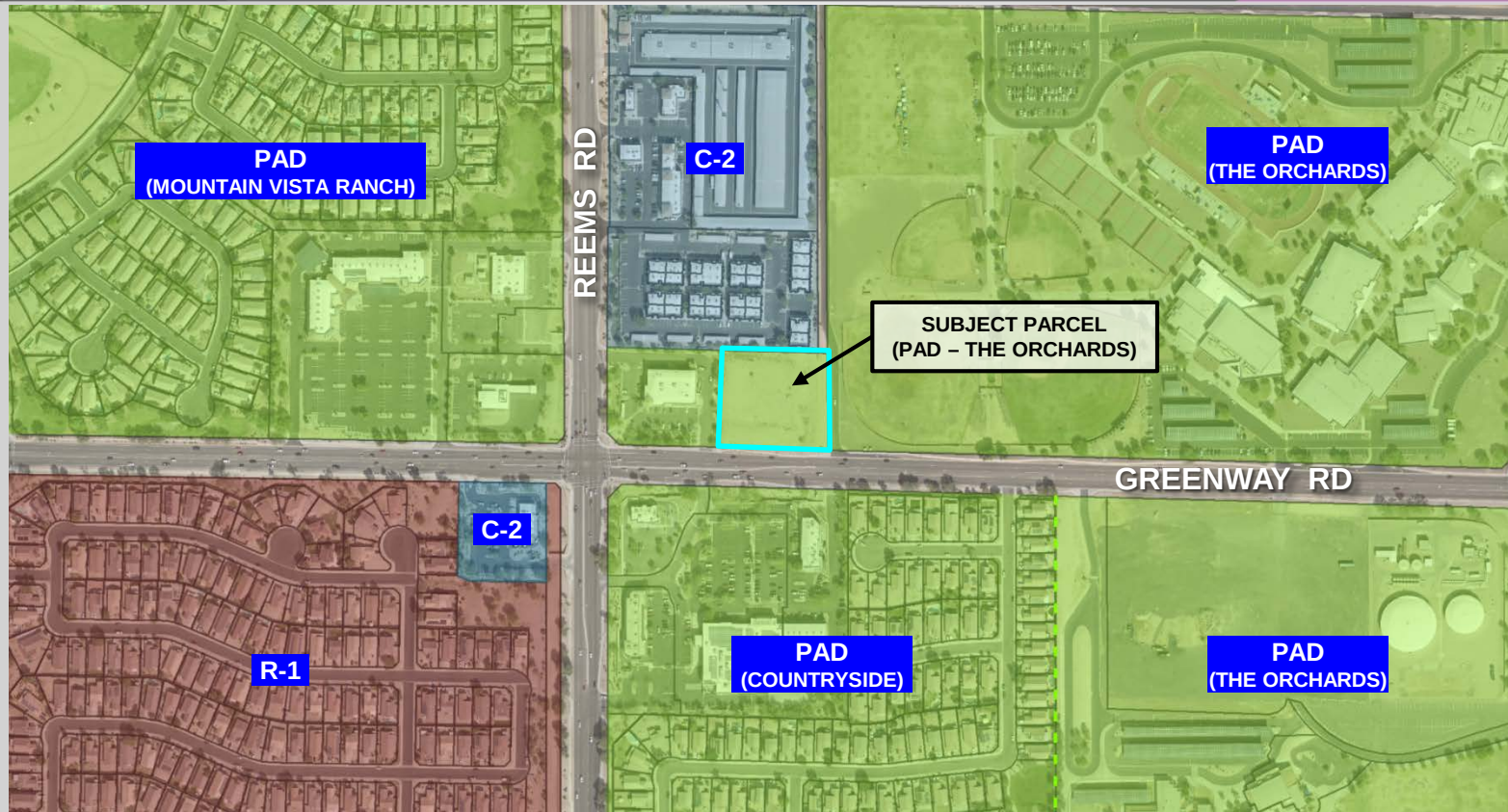
184 07 Affidavit of Site Posting

185 PowerPoint

VICINITY MAP

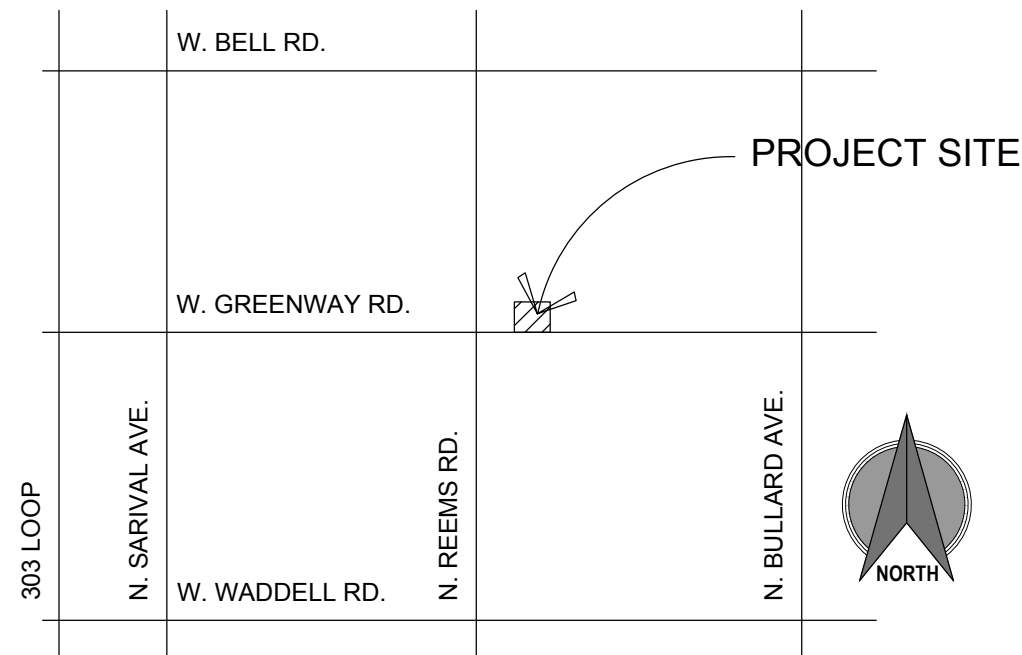


ZONING MAP



VICINTY MAP

SCALE: NOT TO SCALE



LEGAL DESCRIPTION

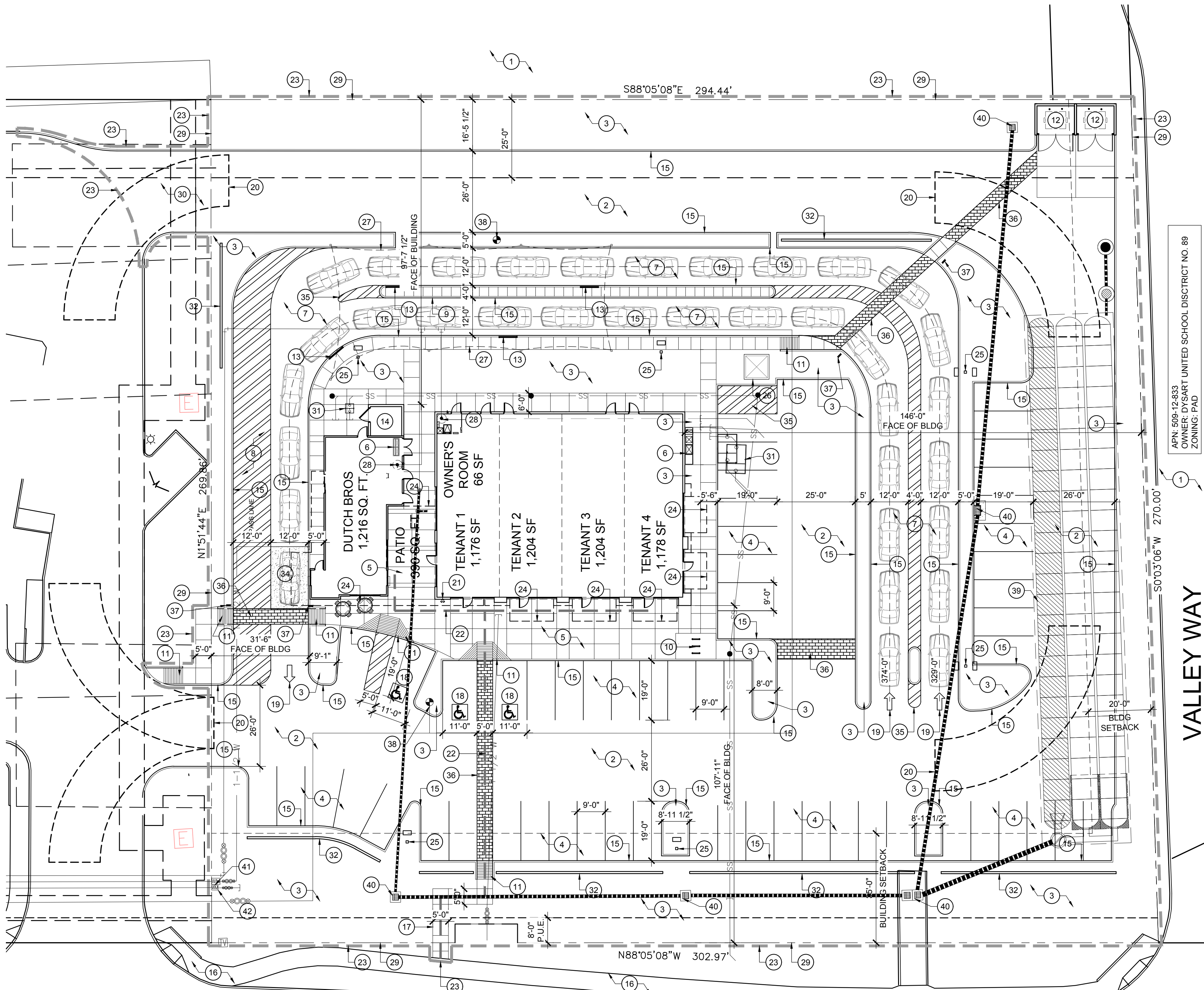
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, MONUMENTED BY A MARICOPA COUNTY BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 88°05'08" EAST, A DISTANCE OF 2631.85 FEET, BEING MONUMENTED BY A MARICOPA COUNTY CAP FLUSH; THENCE NORTH 00°03'06" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 325.03 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 88°05'08" EAST, A DISTANCE OF 385.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°05'08" EAST, A DISTANCE OF 294.44 FEET; THENCE SOUTH 00°03'06" WEST, A DISTANCE OF 270.00 FEET TO A LINE WHICH IS PARALLEL WITH AND 55.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 88°05'08" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 302.98 FEET; THENCE NORTH 01°51'44" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 269.86 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 80,609 SQUARE FEET OR 1.85 ACRE MORE OR LESS.

APN: 509-12-833
OWNER: DYSART SURPRISE, LLC.
ZONING: PAD

APN: 501-18-521
OWNER: OFFICES ON REEMS OFFICE CONDOMINIUM ASSOC
ZONING: CC



GREENWAY ROAD

VALLEY WAY

1 PROPOSED SITE PLAN

DATE: 04.15.22

SCALE: 1" = 20'-0"

PROJECT TEAM:

OWNER:
CVP-GREENWAY, LLC

3519 NE 15TH AVE, STE 251
PORTLAND, OREGON 97212
CONTACT: MITCHELL REYNOLDS
PH: (518) 934.0288

ARCHITECT:
PHNX DESIGN, LLC

1855 EAST SOUTHERN AVE, STE 204 MESA, ARIZONA 85204
CONTACT: MIKE HILLS
PH: (602) 762.7354

CIVIL ENGINEER:
TRICO ENGINEERING, LLC.

231 SWANSON AVE, STE 204
LAKE HAVASU CITY, AZ 86403
CONTACT: SEAN PERROTTO
PH: (928) 230.4969

LANDSCAPE ARCHITECT:
COLLABORATIVE V DESIGN STUDIO INC.

7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: AARON HILLMAN
PH: (480) 347.0590

SITE DATA

APN: 509-12-833
SITE AREA: 80,609 SQ. FT. (1.85 ACRES)

ZONING: PAD
CONSTRUCTION TYPE: 5-B

RESTAURANT: 1,216 SF.
RETAIL: 4,828 SF.
STORAGE: 113 SF.
PATIO: 390 SF.
TOTAL: 6,507 SF.

HEIGHT: 1 STORY (25'-0" A.F.F.)

PARKING REQUIREMENTS:
RESTAURANT: 1 SPACE PER 150 SF.
RETAIL: 1 SPACE PER 400 SF.

RESTAURANT: 1608 SF / 150 = 11 SPACES
RETAIL: 4828 SF / 400 = 13 SPACES
TOTAL REQUIRED: 24 SPACES
TOTAL PROVIDED: 58 SPACES

BICYCLE PARKING:
REQUIRED: 3 (1 SPACE / 20 PARKING SPACES)
PROVIDED: 6 SPACES PROVIDED

REFERENCE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

KEYNOTES:

1. ADJACENT PROPERTY TO REMAIN AS IS.
2. PROPOSED ASPHALT DRIVE.
3. PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
4. PROPOSED 4" WIDE WHITE PARKING STRIPING.
5. PROPOSED CONCRETE HARDSCAPE AREA, REFER TO DETAIL 7/A101 FOR JOINTS
6. PROPOSED SES LOCATION.
7. PROPOSED ASPHALT DRIVE THRU LANE.
8. BYPASS LANE, 4" WIDE WHITE STRIPING.
9. PROPOSED 4" WIDE RAISED PATHWAY FOR STAFF ONLY TO TAKE ORDERS, REFER TO DETAIL 9/A101.
10. BIKE RACK, REFER TO DETAIL 4/A101.
11. CONCRETE ACCESSIBLE CURB RAMP, REFER TO DETAILS 5 & 6/A101.
12. PROPOSED TRASH ENCLOSURE SIZE TO MATCH CITY STANDARD DETAILS AND FINISHES TO MATCH BUILDING, REFER TO DETAIL 13/A101.
13. MENU DISPLAY BOARDS (NO ORDER SPEAKER AT THESE LOCATIONS)
14. MILK CRATE ENCLOSURE (NO ROOF)
15. 6" CONCRETE CURB.
16. EXISTING SIDEWALK TO REMAIN, TYP.
17. NEW 5'-0" WIDE CONCRETE SIDEWALK.
18. ACCESSIBLE PARKING SPACES, REFER TO DETAIL 1/A101.
19. DIRECTIONAL ARROW, WHITE.
20. DASHED LINE INDICATES SU-40 TURNING RADIUS WITH A 52.8' OUTSIDE RADIUS AND 36.4' INSIDE TURNING RADIUS.
21. F.D.C. LOCATION.
22. DASHED LINE INDICATES ACCESSIBLE PATH TO BUILDING.
23. DASHED LINE INDICATES LIMITS OF CONSTRUCTION.
24. DASHED LINE INDICATES CANOPY OR AWNING ABOVE.
25. SITE LIGHTING, REFER TO ELECTRICAL PHOTOMETRIC PLAN SHEET E101 FOR ADDITIONAL INFORMATION.
26. PROPOSED LOCATION OF ELECTRICAL TRANSFORMER.
27. DASHED LINE INDICATES SHADE STRUCTURE OVER DRIVE THRU LANE. TO BE SUBMITTED UNDER SEPARATE REVIEW SUBMITTAL.
28. FIRE RISER LOCATION
29. PROPERTY LINE
30. NEW ENTRY DRIVE
31. GREASE TRAP LOCATION
32. 4'-0" HIGH SCREEN WALL, REFER TO DETAIL 17/A101.
33. NOT USED
34. 12' WIDE BY 20' LONG CONCRETE PAD CENTERED AT DRIVE-THROUGH WINDOW. CONCRETE COLOR: BLACK.
35. 4" WIDE WHITE STRIPING FOR TURN AROUND SPACE. NO PARKING IN THIS LOCATION.
36. PROPOSED STAMPED ASPHALT CROSSWALK.
37. PEDESTRIAN CROSSING SIGNAGE.
38. FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
39. UNDERGROUND RETENTION, REFER TOP CIVIL DRAWINGS.
40. CATCH BASIN, REFER TO CIVIL DRAWINGS.
41. 1" DOMESTIC WATER METER, REFER TO CIVIL DRAWINGS.
42. 3/4" LANDSCAPE WATER METER, REFER TO CIVIL DRAWINGS.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

DATE:

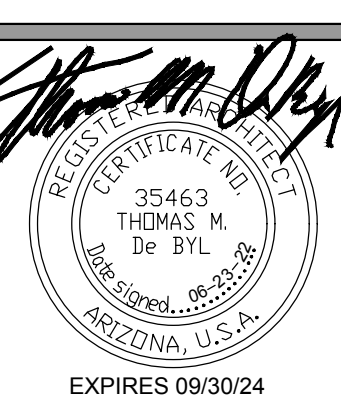
CITY ENGINEER

DATE:

CASE #: 22-0093

PHNX
DESIGN

1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
PHONE: 602.762.7354



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and information prepared by PHNX
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including the copyright thereto.

DUTCH BROS
Cafe

GREENWAY AND REEMS
MULTI-TENANT BUILDING
15400 WEST GREENWAY RD.
SURPRISE, ARIZONA 85374

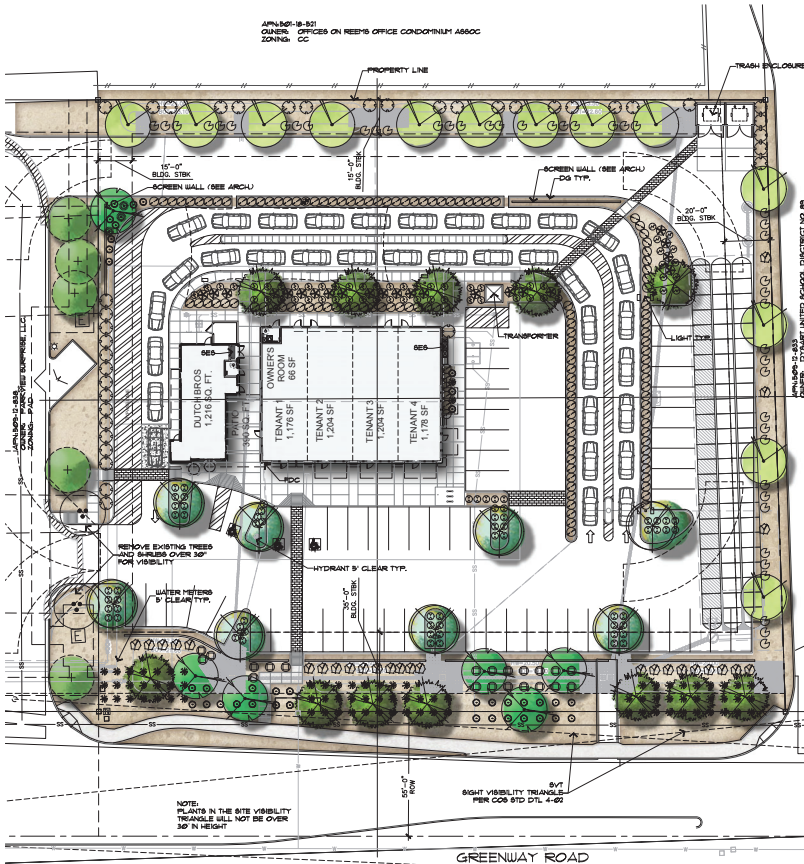
△ DATE REVISION

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PROPOSED
SITE PLAN

A100

PHNX DESIGN #: 20-223



PLANTING PLAN
SCALE: 1"=20'-0"

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
Existing Tree (To Be Retained)					
Y	Acacia saligna	Willow Acacia	24" Box	13	Standard Trunk Disease Canopy
Y	Acacia aneura	Mulla	19 Gal	6	Standard Trunk Disease Canopy
Y	Platanus 'Red Flash'	Red Flash Platanus	24" Box	8	Standard Trunk Disease Canopy
Y	Garcia virginiana	Southern Live Oak	36" Box	12	Standard Trunk Disease Canopy
CACTI/ACCENTS					
Y	Alcea berlandieri	Medicinal Alcea	9-Gal	22	Yellow Flower
Y	Yucca filamentosa	Yucca	9-Gal	3	As Per Plan
Y	Heperocarya 'Purpurea'	Brakeheart Yucca	9-Gal	80	As Per Plan
SHRUBS					
Y	Existing Shrub To Be Retained				
Y	Brachyotum 'Torch Glow'	Torch Glow Brachyotum	9-Gal	21	As Per Plan
Y	Hesperaloe parviflora	Hesperaloe Bush	9-Gal	39	As Per Plan
Y	Yucca filamentosa	Compact Dwarf Yucca	9-Gal	63	As Per Plan
Y	Ruscus aculeatus	Coastal Forsythia	9-Gal	21	As Per Plan
Y	Yucca filamentosa	Dwarf Olive Little Olive	9-Gal	130	As Per Plan
Y	Yucca filamentosa	Bells of Fire Yucca	9-Gal	49	As Per Plan
GROUND COVERS					
Y	Yucca filamentosa	Yucca	1-Gal	31	As Per Plan
Y	Yucca filamentosa	Yucca	1-Gal	56	As Per Plan
MISCELLANEOUS					
Y	Decomposed granite - 1/2" Screened Mahogany Brown				2" depth in all planting areas (Typ)

PLANT CALCULATIONS:

TREE SIZE RATIO	19 GAL	24" BOX	36" BOX
TOTAL TREES: 39	6 QTY 15%	21 QTY 54%	12 QTY 30%
LANDSCAPE AREA COVERAGE	8660 SF. 12%	20361 SF. 26%	
PERCENTAGE LOW-WATER USE (ADUR) PLANTS	478 QTY 100%	532 QTY 100%	
TOTAL PLANTS: 932	0 80 FT 0% OF SITE	0	

SITE AREA 80,600 SQ FT
ON-SITE LANDSCAPE AREA 20,361 SQ FT
TOTAL LANDSCAPE AREA 3,358 SQ FT

CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SHOULD REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PER CITY OF SURPRISE EDC CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.
- TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN 48-TO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 1 FEET FROM GROUND ELEVATION.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDC DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDC PER CHAPTER 8.

GENERAL NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONNECTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS AND CHANGE ORDERS ASSOCIATED WITH THESE DRAWINGS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION PRIOR TO INITIATING CONSTRUCTION.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE TO APPROVE ANY AND ALL CHANGES PRIOR TO THE START OF ANY WORK.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HANDICAP SHALL BE RE-INSPECTED DURING THE FINAL WALK-THROUGH ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL MAINTAIN FAMILIARITY WITH THE LOCATION OF EXISTING AND FUTURE UNDERGROUND SERVICES AND UTILITIES WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTACT BLUE STAKE AT 800-345-4444 TO LOCATE ANY EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTIONS OR CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTINUOUS AND DETAILED INSPECTIONS.
- UNLESS OTHERWISE NOTED ON PLANS, DISCOMPOSED GRANITE SHALL EXTEND UNDER SIDEWALKS AND BE RAKED UNIFORMLY ALONG SIDEWALKS, CURBS, AND PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- ENGINEERING DRAWINGS FOR DRAINAGE FLOW, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THERE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
- LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE EACH APPLICATION OF FINE SPERMAT FOR VERIFICATION.
- BOULDER TO BE SURFACE SELECT BOULDER, ANY EXPOSED SURFACE EXPOSURE THAT HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE REPAIRED.

PLANTING NOTES

- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INITIAL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SPECIES LOCATED ON THE PLANTING PLAN SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- PLANT TREES, SHRUBS, AND CACTI PLANTS AND PLACES TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAY IN PLANTING PITS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL EXCEPT FOR SALVAGED TREES.
- LANDSCAPE CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
- SHOULD REQUIRE SEPARATE APPROVALS AND PERMITS.

RIGHT DISTANCE REQUIREMENTS ON SIDEWALKS AND COLLECTIONS WILL ADHERE TO SURPRISE DETAIL 4-01. RIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW BARRETT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE RIGHT VISIBILITY TRIANGLE PROVIDED LINES, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE EDC DETAIL 4-01.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 320
Scottsdale, Arizona
85212
Phone: 480-347-0590
Fax: 480-658-6032



DESIGNED BY: J. V. V.



Greenway and Reems, AZ

DATE: 01/11/2021
BY: J. V. V.
PROJECT: 092422 Comments

Planting Plan

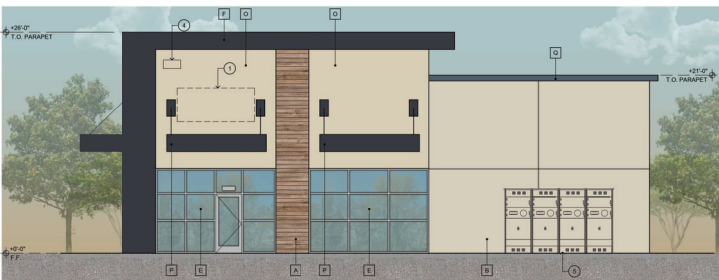
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F522-0093

KEYNOTES FINISH SCHEDULE									
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10. FINISH SCHEDULE									



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 WEST ELEVATION

SCALE: 3/16" = 1'-0"

DATE: 03.03.2022

PHNX DESIGN
1805 EAST GREENWAY AVENUE, SUITE 204
SURPRISE, ARIZONA 85374
PHONE: 602.702.7700

DAVID M. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
NO. 12345
EXPIRES 03/30/2024

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DATE REVISION

NO.	DATE	REVISION
1		
2		
3		
4		

PROPOSED ELEVATIONS

A300

PHNX JOB NUMBER: 21-223

KEY NOTES		FINISH SCHEDULE											
Q	SEQUENCE	DATE	TO	MATERIAL	MANUFACTURER	MODEL	REMARKS	Q	TACT	MATERIAL	MANUFACTURER	MODEL	REMARKS
	SEPARATE REVISION AND PERMITS		1	WOOD BOARD	NICHIA	UNDERGROUND	COLOR "SPRICE"		2	2 (20W)			
	INSTALLATION OF LINE		2	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		3	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	UNIT FLOOR SCREENED		3	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		4	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		4	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		5	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		5	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		6	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		6	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		7	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		7	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		8	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		8	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		9	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		9	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		10	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		10	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		11	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		11	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		12	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		12	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		13	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		13	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		14	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		14	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		15	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		15	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		16	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		16	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		17	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		17	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		18	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		18	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		19	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		19	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		20	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		20	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		21	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		21	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		22	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		22	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		23	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		23	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		24	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		24	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		25	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		25	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		26	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		26	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		27	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		27	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		28	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		28	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		29	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		29	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		30	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"
	INSTALLATION OF LINE		30	WOOD BOARD	NICHIA	15G41 FLOOR WITH	COLOR "SPRICE"		31	1 (20W)	NICHIA	ILLUMINATION	COLOR "SPRICE"



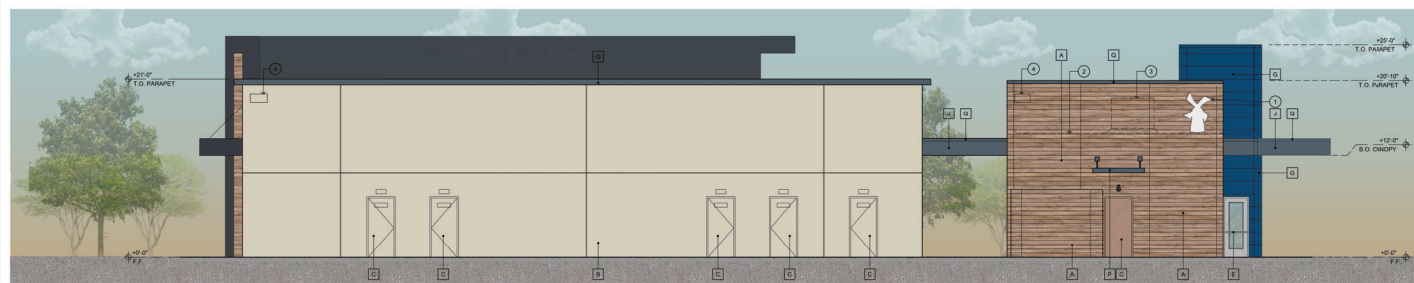
4	WEST ELEVATION
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SCALE: 3/16" = 1'-0"



5	EAST ELEVATION
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SCALE: 3/16" = 1'-0"



6	NORTH ELEVATION
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SCALE: 3/16" = 1'-0"

DATE: 03.03.2022



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**GREENWAY & REEMS
MULTI-TENANT BUILDING**
15400 WEST GREENWAY RD.
SURPRISE, ARIZONA 85374

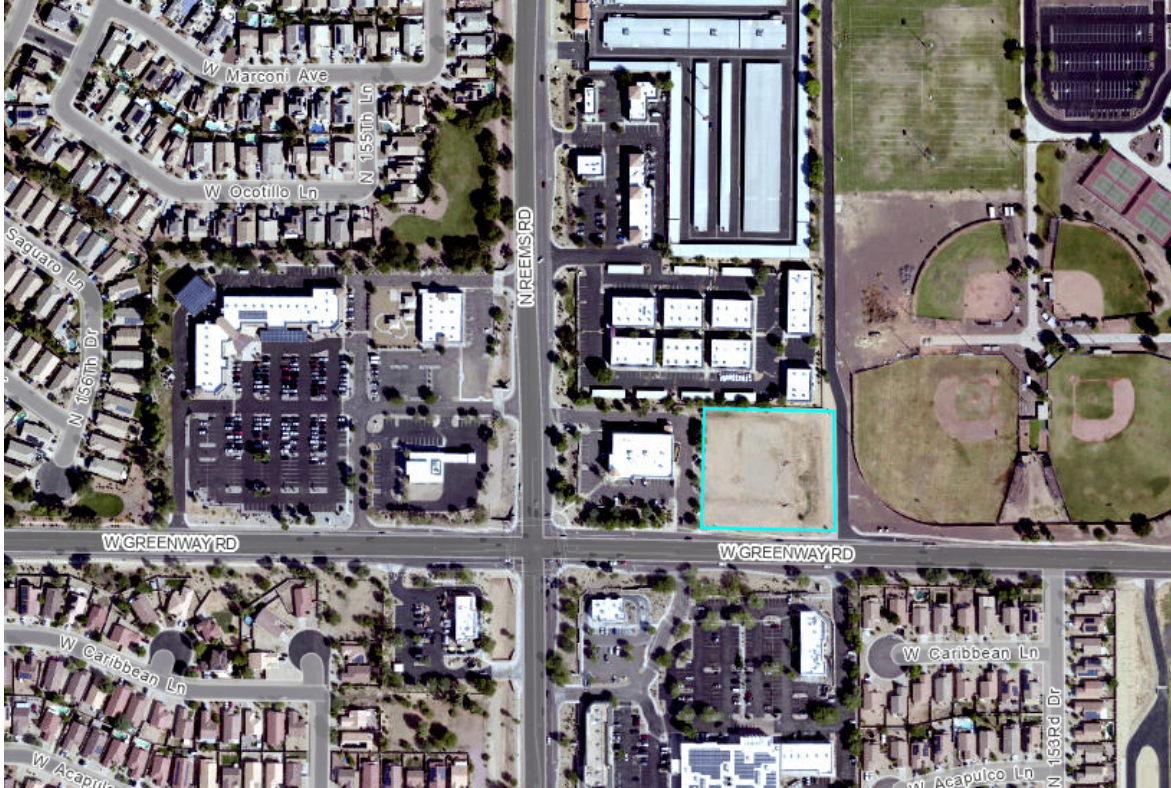
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PROPOSED ELEVATIONS

A301

PLINY JOB NUMBER: 21 22

Dutch Bros. Conditional Use Permit



Citizen Participation Report

Case Number: FS22-0093

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

623 222-1000

Citizen Participation Report Submittal: 8/10/2022

Introduction

CVP – Greenway, LLC (“Applicant”) has requested to establish a Conditional Use Permit with Site Plan for a new Dutch Bros. Coffee store and Multi-Tenant Building with parking and a drive-thru on the Northeast Corner of N. Reems Rd. and W. Greenway Rd. on Maricopa County Assessor’s Parcel Number 509-12-839 (“Property”). The current site is 1.85 gross acres of vacant land. This report describes the public outreach completed by the Applicant for this Project.

Techniques Used to Involve the Public

Meetings:

A neighborhood meeting was held at 16601 N Stadium Way at 6:00pm on May 2, 2022. Notification of the meeting was mailed by city staff to property owners in vicinity to the Project. A copy of the Neighborhood Meeting Summary is included as **Exhibit A** within this document and includes the *attendee sign-in sheet*.

Notifications:

In accordance with the City of Surprise site posting requirements, the site was posted on April 7, 2022, with details of the neighborhood meeting. The affidavit of posting is included as **Exhibit B**. A notice letter was sent out to neighboring properties to invite them to a meeting about the project with a chance to voice community input. This letter is included as **Exhibit C**. The signage was updated on August 9, 2022, to include the Planning & Zoning Commission public hearing date of September 15, 2022. The affidavit of posting is included as **Exhibit D**.

Concerns, issues, and problems the applicant is unwilling or unable to address and why:

There were no concerns, issues, or problems raised during the public outreach process that the Applicant is unwilling to address. Several general questions were asked and answered at the neighborhood meeting, as described in **Exhibit A**; otherwise, no comments have been received from members of the public.

Exhibit A

Summary of Neighborhood Meeting

Dutch Bros. Conditional Use Permit

East of Northeast Corner of Greenway Road and Reems Road

FS22-0093

May 2, 2022



Neighborhood Meeting Summary

A neighborhood meeting was held via Zoom and in-person at 16601 N. Stadium Way at 6:00pm on May 2, 2022, for case number FS22-0093 (“Application”) for a parcel east of the northeast corner of Greenway Road and Reems Road, Maricopa County Assessor’s Parcel Number 509-12-839 (“Property”). The Application requests a Conditional Use Permit (“CUP”) for a 1,216 sf Dutch Bros. drive through coffee establishment and attached 4,941 sf multi-tenant building on approximately 1.85 vacant acres (“Project”).

Members of the Development Team in Attendance

Mitchell Reynolds – Cole Valley Partners (“CVP”)

Andrew Yancey – Bergin, Frakes, Smalley & Oberholtzer, PLLC

Members of City of Surprise Staff in Attendance

Lloyd Abrams

Jason Moquin

The doors and Zoom meeting opened to the public at 5:50pm with members of the Development Team present. One member of the public attended – see attached Sign-In Sheet.

Mitchell Reynolds began the meeting by providing background on the Project and CVP’s experience bringing Dutch Bros. to other locations in Surprise and across the country. He discussed the Project layout with double drive-through lanes for Dutch Bros. wrapping around the proposed retail buildings to separate drive-through queueing from internal circulation and parking. He noted that the retail tenants had not been determined at this time. The presentation showed that access to the Property is through two driveways connecting to the adjacent CVS property. Mr. Reynolds emphasized that new curb cuts will not be required and explained that the school to the east would not permit access to their internal driveway. Mr. Reynolds also discussed drainage on the Property and showed elevations of the proposed buildings. He then opened the meeting to questions.

One citizen noted the proposal for three bicycles parking spaces seemed too low, in particular with the nearby high school. He also asked if the retail buildings could be moved up against the sidewalk with parking in the rear to make it more accessible for pedestrians. He also asked how traffic would function with vehicles turning off of Greenway Road and Reems Road to the CVS site to reach the Property.

Mr. Reynolds stated that CVP would look at adding more bicycle parking for the Project and explained that there is a pedestrian path planned to connect to the school property to the east. He also explained that CVP had worked through multiple iterations of the site plan with City staff and felt that the proposed layout was the most efficient for the drive-through queueing, which is a necessary part of the Dutch Bros. model. Mr. Reynolds also explained that only right turns would be permitted in and out of the CVS driveway from Greenway Road because there is a median at that location. He noted that full access would be permitted from Reems Road.

Mr. Yancey explained that the Project would minimize traffic impacts by utilizing existing curb cuts instead of adding new access points on to public roads. He also noted that the concept of locating retail along sidewalks is popular in high-density urban areas focused on pedestrian traffic, but that because of the Property's more suburban location and the Dutch Bros. drive-through focus, the layout with the buildings near the center of the site was ideal. He highlighted that the proposed layout allows for more extensive queueing lanes wrapping around the buildings to prevent overflow of drive-through traffic.

The citizen also asked about the process for approving the proposal and noted that he thought it was a good project for this location.

Mr. Yancey explained that there would be at least one more submittal, and that once City staff's comments had been addressed, the matter would be scheduled for a hearing before the Planning and Zoning Commission.

Mr. Moquin added that additional notice would be provided in advance of the hearing.

After all attendees left, the meeting adjourned at 6:50pm.

Neighborhood Meeting Sign-In Sheet

Dutch Bros. Coffee Shop and Attached Multi-Tenant Building

Case No. FS22-0093

Neighborhood Meeting – Monday, May 2, 2022

Hilton Garden Inn

16601 N. Stadium Way

Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Ekemini Anako			
Lloyd Abrams			
Jason Morison			

AFFIDAVIT OF POSTING

Application No: FS22-0093

Applicant Name: Cole Valley partners

Location: NWC Greenway Rd and Valley Way

Date Site Posted: 04/07/22

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

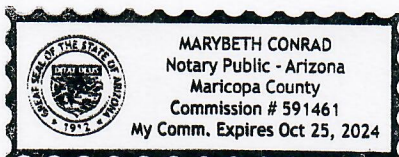
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 4/7/22
Applicant/Representative Signature Date

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



Mary Beth Conrad
Notary Public
10-25-24
My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: May 2, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Online

meet.google.com/ehv-ukit-hzm

Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

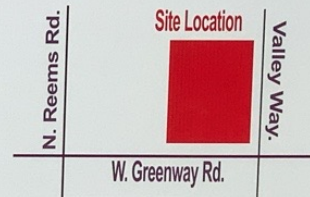


City Council

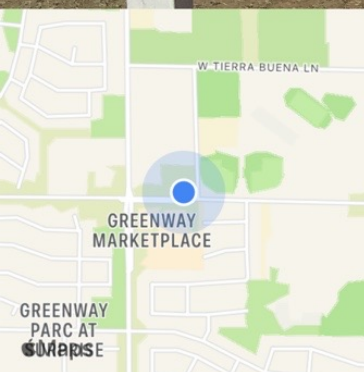
Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374



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



15310–15406 W Greenway Rd
 Surprise AZ 85374

+33.624255,-112.392213

Thursday, April 7, 2022 at 9:33:25 AM

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 2, 2022

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
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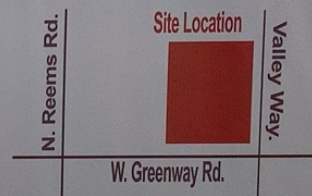
Online

meet.google.com/ehv-ukit-hzm

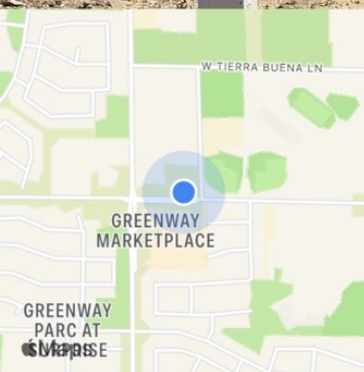


Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



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



15310-15406 W Greenway Rd
Surprise AZ 85374

+33.624255,-112.392213

Thursday, April 7, 2022 at 9:33:38 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 2, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Online

meet.google.com/ehv-ukit-hzm



Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



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



15515 N Reems Rd
Surprise AZ 85374

+33.624590,-112.391695

Thursday, April 7, 2022 at 9:31:43 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 2, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

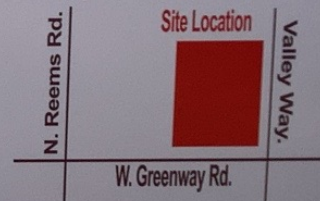
Online

meet.google.com/ehv-ukit-hzm

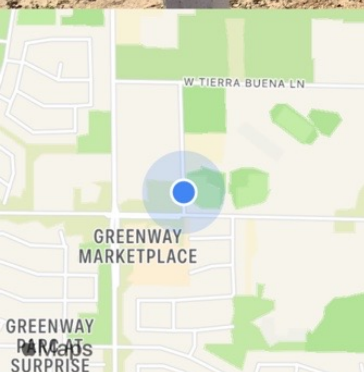


Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



Please call to confirm dates: 623- 222-3011 [Surpriseaz.gov](https://surpriseaz.gov)



15550 N Parkview Pl

Surprise AZ 85374

+33.624683,-112.391632

Thursday, April 7, 2022 at 9:31:30 AM

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

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

Applicant: Mitchell Reynolds, 918.934.0288, mitchell.reynolds@cvpre.com

City of Surprise Planner: Leslie Carnie, 623.222 3153, leslie.carnie@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Monday, May 02, 2022

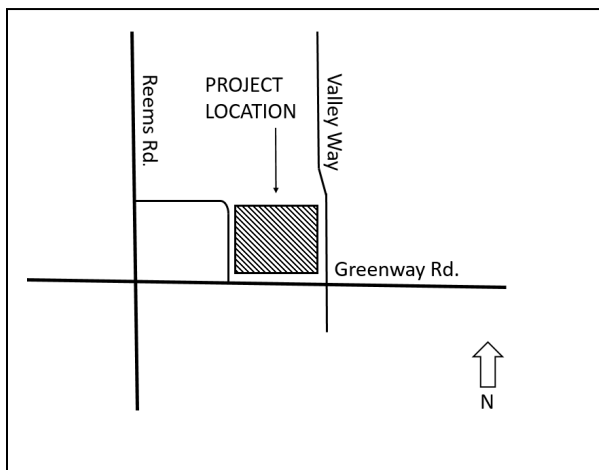
TIME: 6:00 PM

LOCATION: Hilton Garden Inn.
166001 N. Stadium Way
Surprise, AZ 85374

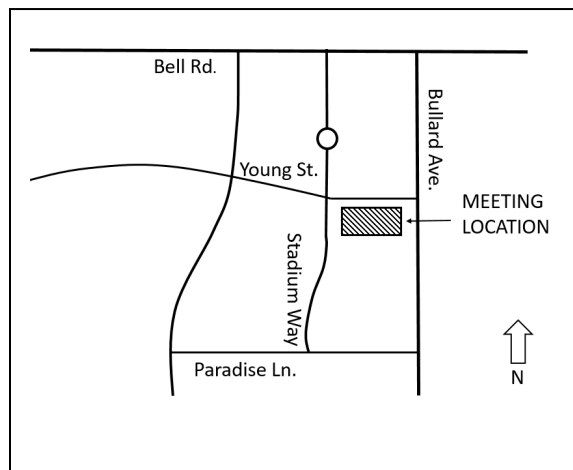
ONLINE ACCESS: meet.google.com/ehv-ukit-hzm

Join By Phone
(US) +1 318-414-0260 PIN 371 111 457#

PROJECT LOCATION



MEETING LOCATION



PROJECT DESCRIPTION:

A Conditional Use Permit for a restaurant drive-through located on the northwest corner of Greenway Rd. and Valley Way. Surprise Planning Case FS22-0093.

AFFIDAVIT OF POSTING

Application No: FS22-0093

Applicant Name: Cole Valley partners

Location: NWC Greenway Rd and Valley Way

Date Site Posted: 08/09/22

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

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

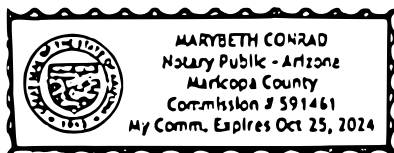
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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

Meghan Liggett
Applicant Representative Signature

8/9/22
Date

This instrument was acknowledged before me on 08/09/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: May 2, 2022

Date: September 15, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

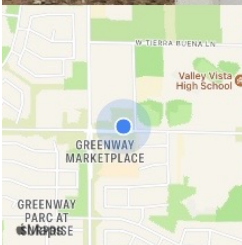
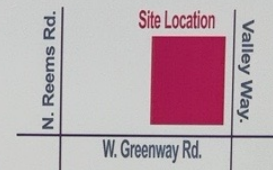
Online

meet.google.com/ehv-ukit-hzm

Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru

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



Aug 09, 2022 11:16AM
15310-15406 W Greenway Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting **Planning & Zoning**

Date: May 2, 2022

Date: September 15, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Online

meet.google.com/ehv-ukit-hzm

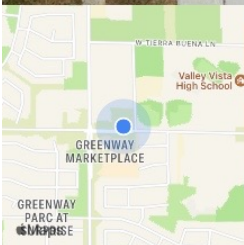


Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



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



Aug 09, 2022 11:16AM
15310-15406 W Greenway Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting Planning & Zoning

Date: May 2, 2022 Date: September 15, 2022

Time: 6:00 P.M. Time: 6:00 P.M.

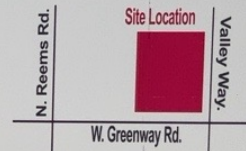
Location: Hilton Garden Inn Location: 16000 N Civic Center Plaza
166001 N Stadium Way, Surprise, AZ 85374

Online
meet.google.com/ehv-ukit-hzm

Case number: FS22-0093



Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



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



Aug 09, 2022 11:05AM
15515 N Reems Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

Date: May 2, 2022

Date: September 15, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Online

meet.google.com/ehv-ukit-hzm



Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



Please call to confirm dates: 623- 222-3011 [Surpriseaz.gov](https://surpriseaz.gov)



Aug 09, 2022 11:05AM
15515 N Reems Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting Planning & Zoning

Date: May 2, 2022

Date: September 15, 2022

Time: 6:00 P.M.

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Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Online

meet.google.com/ehv-ukit-hzm

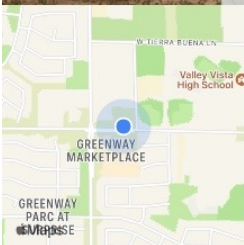


Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



Please call to confirm dates: 623-222-3011 [Surpriseaz.gov](https://surpriseaz.gov)



Aug 09, 2022 11:35AM
15310-15406 W Greenway Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

Date: May 2, 2022

Date: September 15, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Hilton Garden Inn
166001 N Stadium Way,
Surprise AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

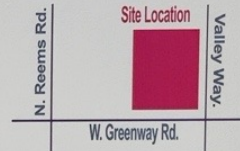
Online

meet.google.com/ehv-ukit-hzm

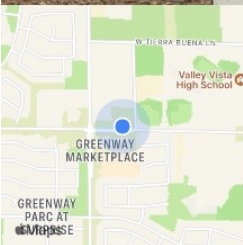


Case number: FS22-0093

Request: Construction of New Dutch Bros Coffee Shop with Attached Multi-Tenant Building with Associated Parking and Double Drive-Thru



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



Aug 09, 2022 11:35AM
15310-15406 W Greenway Rd
Maricopa County



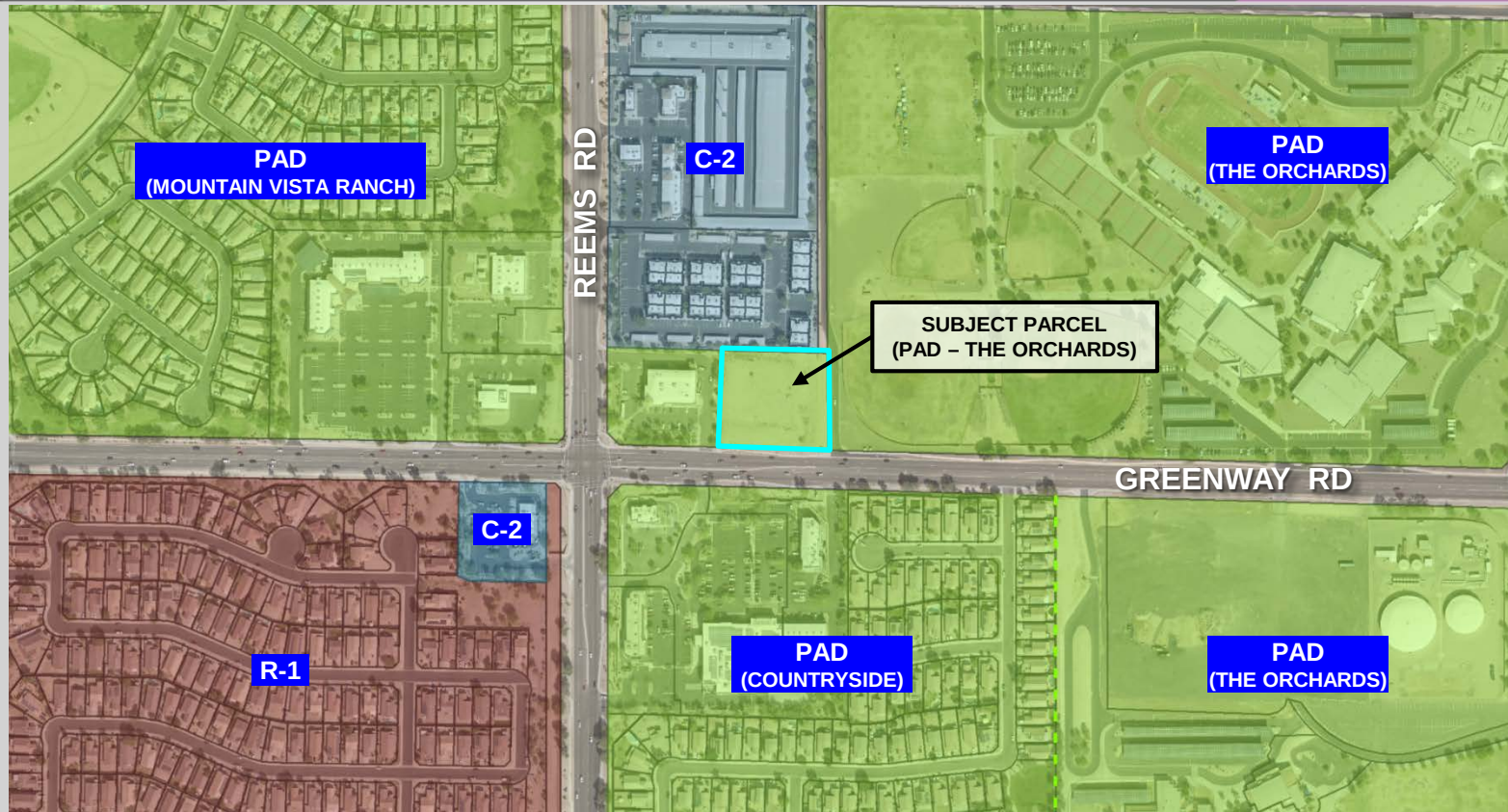
Greenway Dutch Bros Multi-Tenant Building FS22-0093 Conditional Use Permit and Site Plan

Planning & Zoning Commission – September 15, 2022

VICINITY MAP



ZONING MAP





Total 1,313 S.F.

3 ✓

Bypass Lane

✓ Interior curbs $\geq$ 6-inches

SITE PLAN



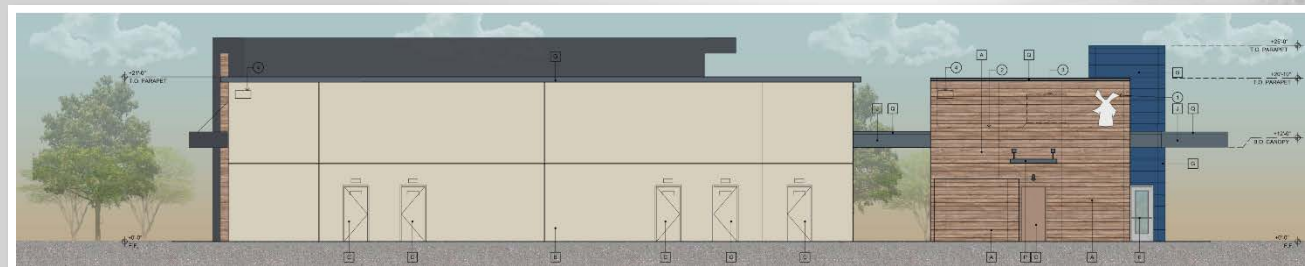
SOUTH ELEVATION



EAST ELEVATION

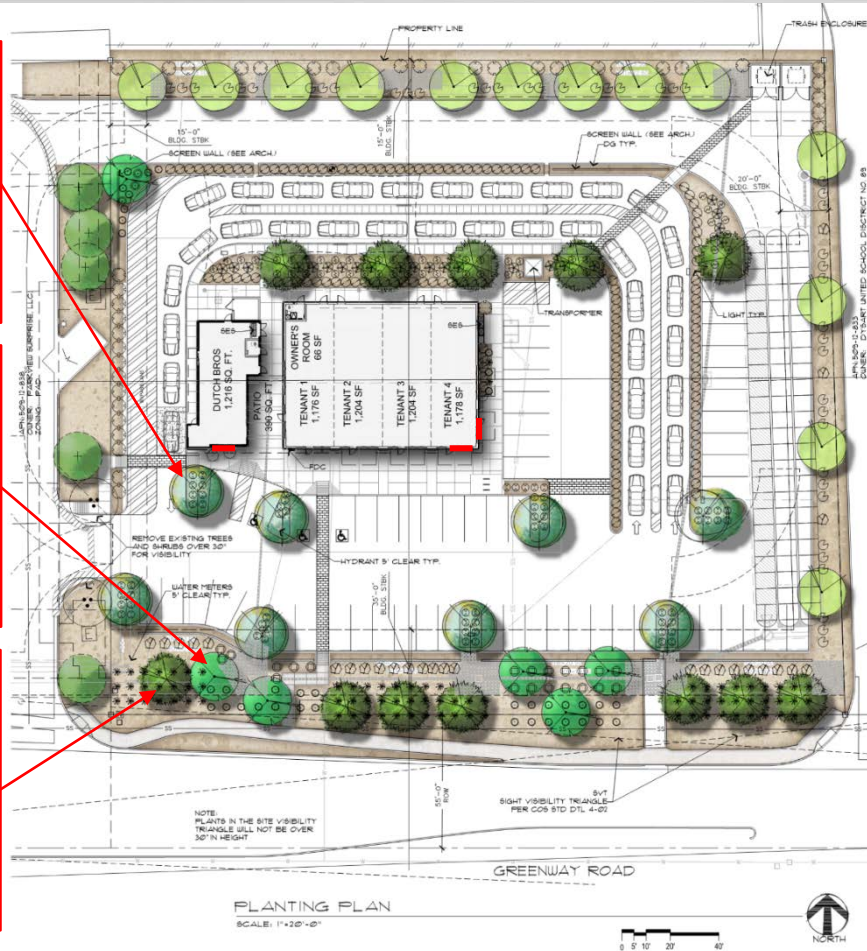


WEST ELEVATION



NORTH ELEVATION

ELEVATIONS



Title 17 – Section 17.28.080(C)(19)

- Minimum Required: 15%
- Provided 26% ✓

LANDSCAPE PLAN



Outreach

Neighborhood Meeting

- May 02, 2022
 - Hybrid Meeting (In-Person & Virtual)
 - Questions:
 - Bicycle Parking
 - Building Placement to Roadway

RECOMMENDATION:

Staff Recommendation:

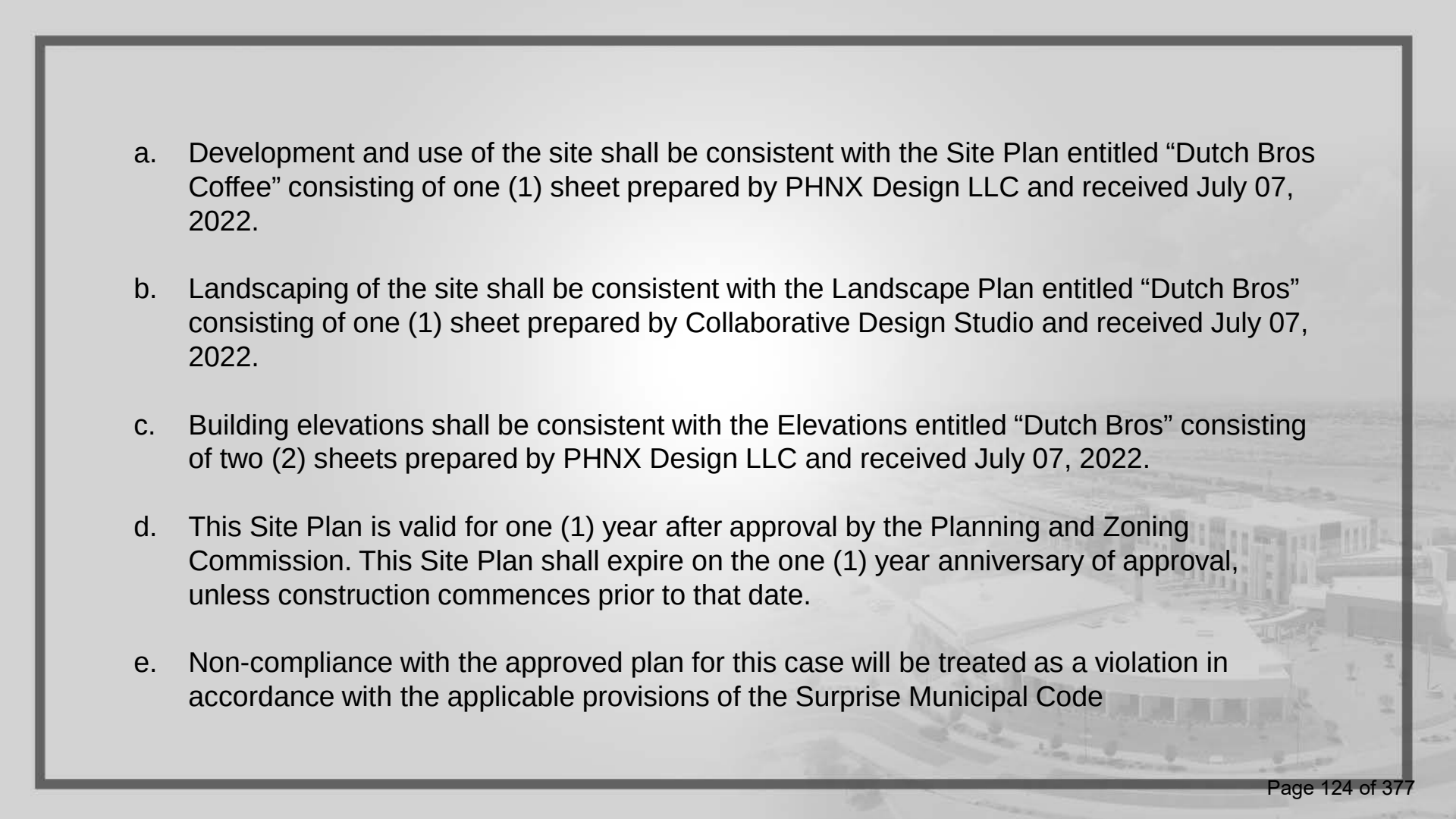
Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Dutch Bros Coffee” consisting of one (1) sheet prepared by PHNX Design LLC and received July 07, 2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Dutch Bros” consisting of one (1) sheet prepared by Collaborative Design Studio and received July 07, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Dutch Bros” consisting of two (2) sheets prepared by PHNX Design LLC and received July 07, 2022.
 - d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
 - e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Conditional Use Permit and Site Plan for Salad & Go, located at Eastham Pkwy & Bell Rd. Case FS22-0190

Motion:

Motion to approve the Conditional Use Permit and Site Plan for Salad & Go subject to stipulations “a” through “e”.

Background:

The subject request involves a Conditional Use Permit and Site Plan. The request is to construct a 928 square foot drive-through with walk-up window and double drive-through lanes plus an express drive-through lane on an approximately 0.96 acre vacant parcel, located at the southeast corner of Bell Road and Eastham Parkway.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS22-0190 - Salad and Go Eastham_Bell - Staff report
2. 01-FS22-0190 - Salad and Go Eastham_Bell - Vicinity Map
3. 02-FS22-0190 - Salad and Go Eastham_Bell - Zoning Map

4. 03-FS22-0190 - Salad and Go Eastham_Bell - Site Plan
 5. 04-FS22-0190 - Salad and Go Eastham_Bell - Landscape Plan
 6. 05-FS22-0190 - Salad and Go Eastham_Bell - Elevations
 7. 06-FS22-0190 - Salad and Go Eastham_Bell - Citizen Participation Report
 8. 07-FS22-0190 - Salad and Go Eastham_Bell - Affidavit of Site Posting
 9. FS22-0190 - Salad and Go Eastham_Bell - PowerPoint
-



Conditional Use Permit

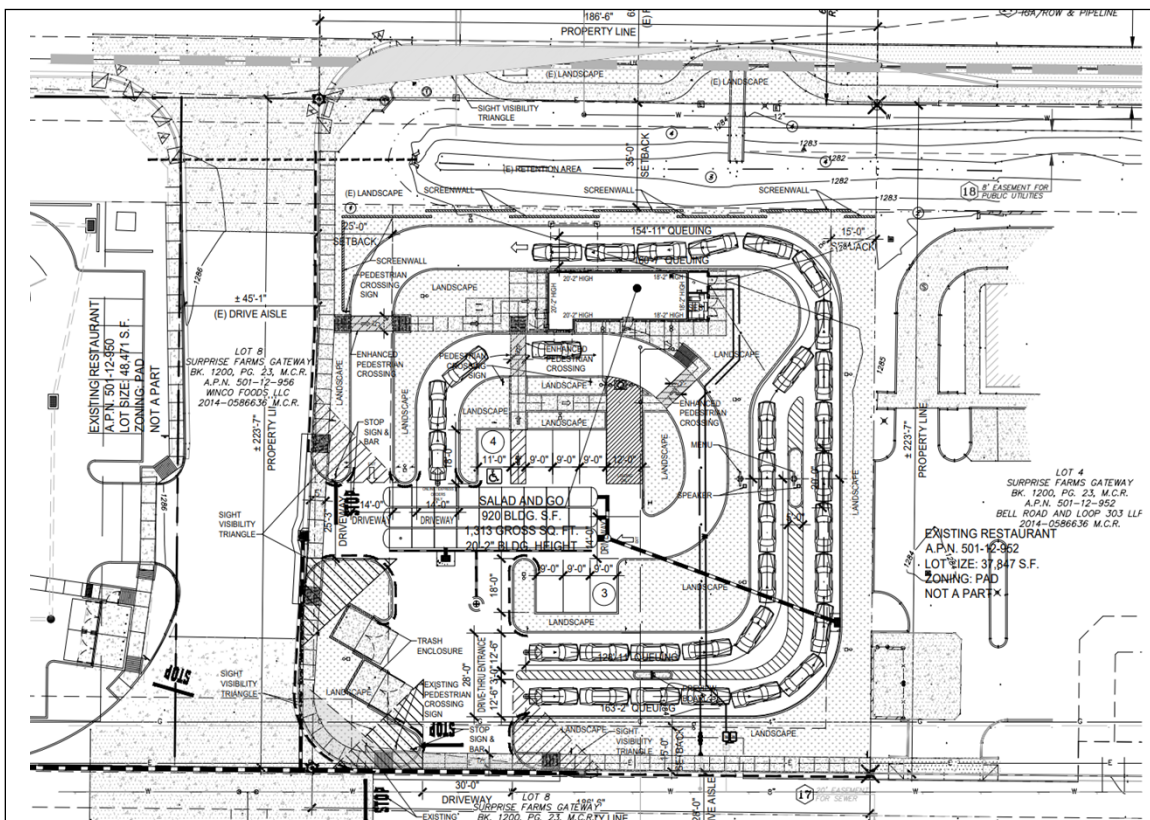
REPORT TO THE PLANNING AND ZONING COMMISSION

Page 127 of 377

PROJECT DESCRIPTION:

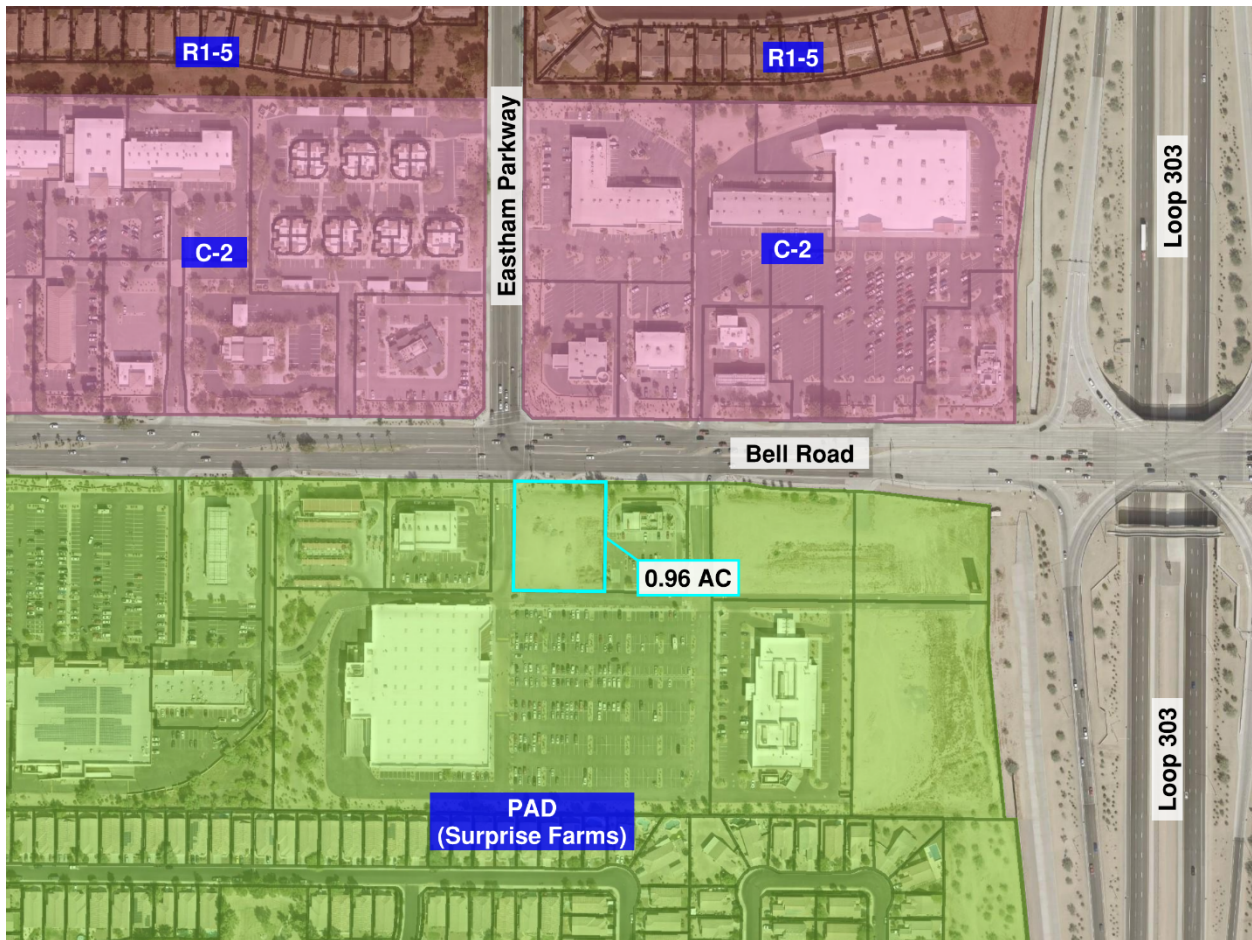
Dan Stone, on behalf of Bell Road and Loop 303, LLP requests a Conditional Use Permit with Site Plan to allow for a new convenience food restaurant establishment, located at the southeast corner of Bell Road and Eastham Parkway.

The subject site is a vacant pad, approximately 0.96 gross acres located at the southeast corner of Eastham Parkway and Bell Road. The site is to be accessed through existing shared driveways on the south and west sides of the property. The driveway on the west provides direct access to Bell Road and Eastham Parkway, while the driveway on the south is part of the overall internal circulation of the existing commercial center. Full roadway improvements along Bell Road have been previously constructed, as such; no further improvements are required with the proposed development. The project requires 6 on-site parking spaces per LDO standards for Convenience/Take-Out Restaurants 6 parking spaces plus one ADA accessible parking space is being provided with this request. Two drive-through lanes are proposed which provides queueing and stacking room for 29 cars in the double drive-through lanes. An express drive-through lane is also proposed which allows customers to pre-order food prior to arriving to the site and bypass the regular drive-through lane.



EXISTING ZONING:

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



Community Commercial C-2	Community Commercial C-2	Community Commercial C-2
Surprise Farms PAD C-2 PAD	Surprise Farms PAD C-2 PAD	Surprise Farms PAD C-2 PAD
Surprise Farms PAD C-2 PAD	Surprise Farms PAD C-2 PAD	Surprise Farms PAD C-2 PAD

BACKGROUND:

June 20, 1984: The subject parcel was annexed into the City of Surprise by the Mayor and City Council by Ordinance 84-03.

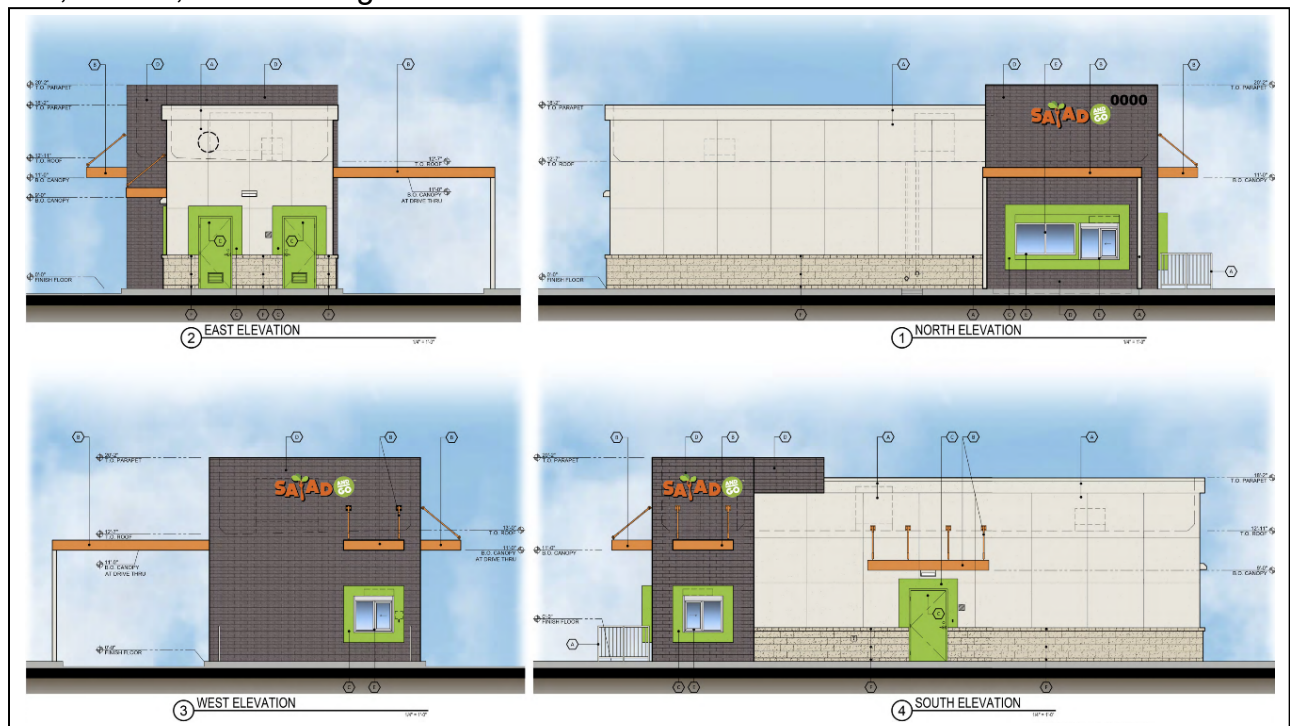
March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

September 30, 2021: A Concept Review meeting was held for the current proposal under case CR21-505.

January 28, 2022: The applicant filed a request for a Conditional Use Permit with Site Plan for the Salad & Go convenience food restaurant, the subject project.

May 04, 2022: The applicant held a Citizen Outreach meeting at the Holiday Inn Express generally located southwest of Bell Road and Bullard Avenue. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The proposed building incorporates elements from surrounding buildings including similar earth tones and stone/brick elements while also providing unique minor elements like orange and green coloring to match the Salad and Go corporate colors. The building is designed with a flat roof, cornice, metal awnings on three of the elevations.



The landscaping is designed to complement the existing landscaping of the entire commerce center with low water use trees, shrubs and groundcover. All landscaping will be reviewed at the time of permit for compliance with the Surprise Farms PAD and the Surprise Municipal Code standards and requirements. Existing landscape north of the site along Bell Road will remain.



ANALYSIS AND DISCUSSION:

The subject request involves a 928 square foot convenience/takeout restaurant on a 0.96 acre site located at the southeast corner of Eastham Parkway and Bell Road. The subject site is zoned Planned Area Development (PAD) and has the land use designation of Community Commercial (C-2) within the Surprise Farms PAD. The subject parcel is a part of the existing developed commercial center of Surprise Farms Gateway.

The Surprise Farms PAD references the C-2 uses listed under the Ordinance 86-06 Surprise Comprehensive Development Guide for Principally Permitted and Conditionally Permitted uses. Ordinance 86-06 lists "Convenience Food-Restaurants" as a Conditionally Permitted Use in C-2 zoning districts, but requires an analysis of any proposed Conditionally Permitted use to be based on the use specific standards listed under Section 7-708(C)(3) of Ordinance 86-06. These standards include the following:

1. *Site Improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zoned by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.*

Analysis: The subject site is located approximately 450 feet from the nearest residential zone.

2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

Analysis: Six inch curbs are proposed throughout the site.

3. *No automobile service station on a site contiguous to any residential zone shall be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.*

Analysis: The subject site is not contiguous to any residential zone.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set under Ordinance 86-06

CITIZEN OUTREACH:

The applicant held a hybrid neighborhood outreach meeting (In-Person & Virtual) for the project on May 04, 2022. The meeting was held in the Desert Cactus room of the Holiday Inn Express generally located southwest of Bell Road and Bullard Avenue. This event did not generate any input. A summary of the meeting can be found in the attached Citizen Outreach Report.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	Southwest Gas

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The proposal is consistent with the Surprise General Plan 2035. The subject property is within the Commerce and Office Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

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

SUMMARY:

Staff concludes the proposed Conditional Use Permit with Site Plan are consistent with the Surprise Farms PAD, Surprise General Plan 2035, and all applicable zoning codes.

139 **FINDINGS:**

- 140 • The proposed Site Plan is consistent with the Surprise General Plan 2035
- 141 • The proposed Site Plan demonstrates compliance with the Surprise Farms PAD.
- 142 • The proposed Site Plan demonstrates compliance with the Surprise Municipal Code
- 143 and applicable development standards of the City's Land Development Ordinance.
- 144 • The reviewing agencies have indicated no objections to the request.

145

146 **RECOMMENDATION:**

147 Based on the findings noted above, staff recommends the Commission **approve** the subject

148 case FS22-0190, subject to stipulations 'a' through 'e'.

- 149 a. Development and use of the site shall be consistent with the Site Plan entitled "Salad
- 150 and Go" consisting of one (1) sheet prepared by Stewart + Reindersma Architecture,
- 151 PLLC and received May 31, 2022.
- 152
- 153 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Salad and
- 154 Go" consisting of one (1) sheet prepared by Evergreen Design Group and received May
- 155 31, 2022.
- 156
- 157 c. Building elevations shall be consistent with the Elevations entitled "Salad and Go"
- 158 consisting of one (1) sheets prepared by Stewart + Reindersma Architecture, PLLC and
- 159 received April 20, 2022.
- 160
- 161 d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
- 162 Commission. This Site Plan shall expire on the one (1) year anniversary of approval,
- 163 unless construction commences prior to that date.
- 164
- 165 e. Non-compliance with the approved plan for this case will be treated as a violation in
- 166 accordance with the provisions of the Land Development Ordinance.
- 167

168 However, should the Commission wish to **deny** the request, the Commission should make

169 its own findings and base its decision on those alternative findings.

170

171 **ATTACHMENTS:**

172 01 Vicinity Map

173 02 Zoning Map

174 03 Site Plan

175 04 Landscape Plan

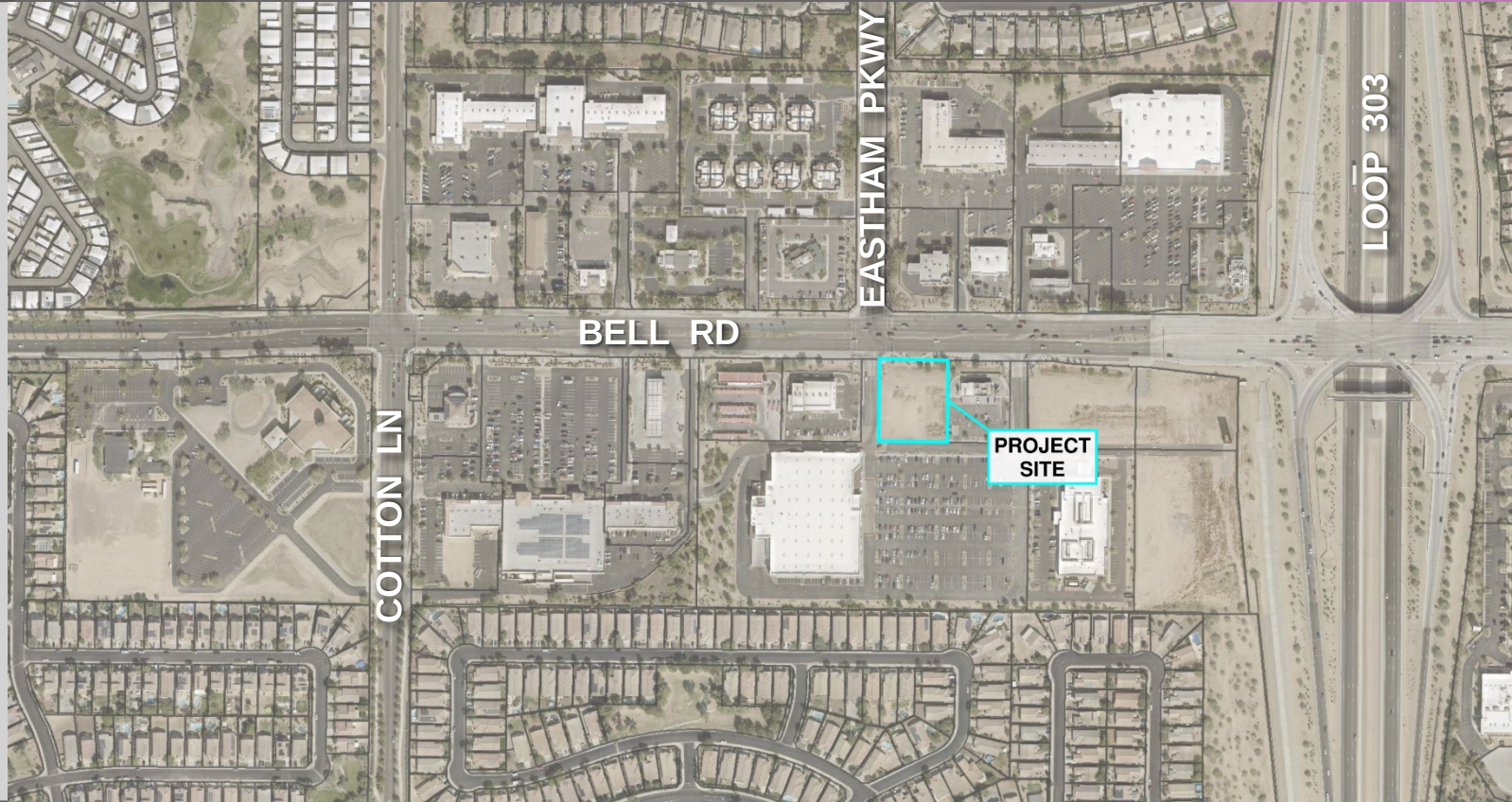
176 05 Elevations

177 06 Citizen Participation Report

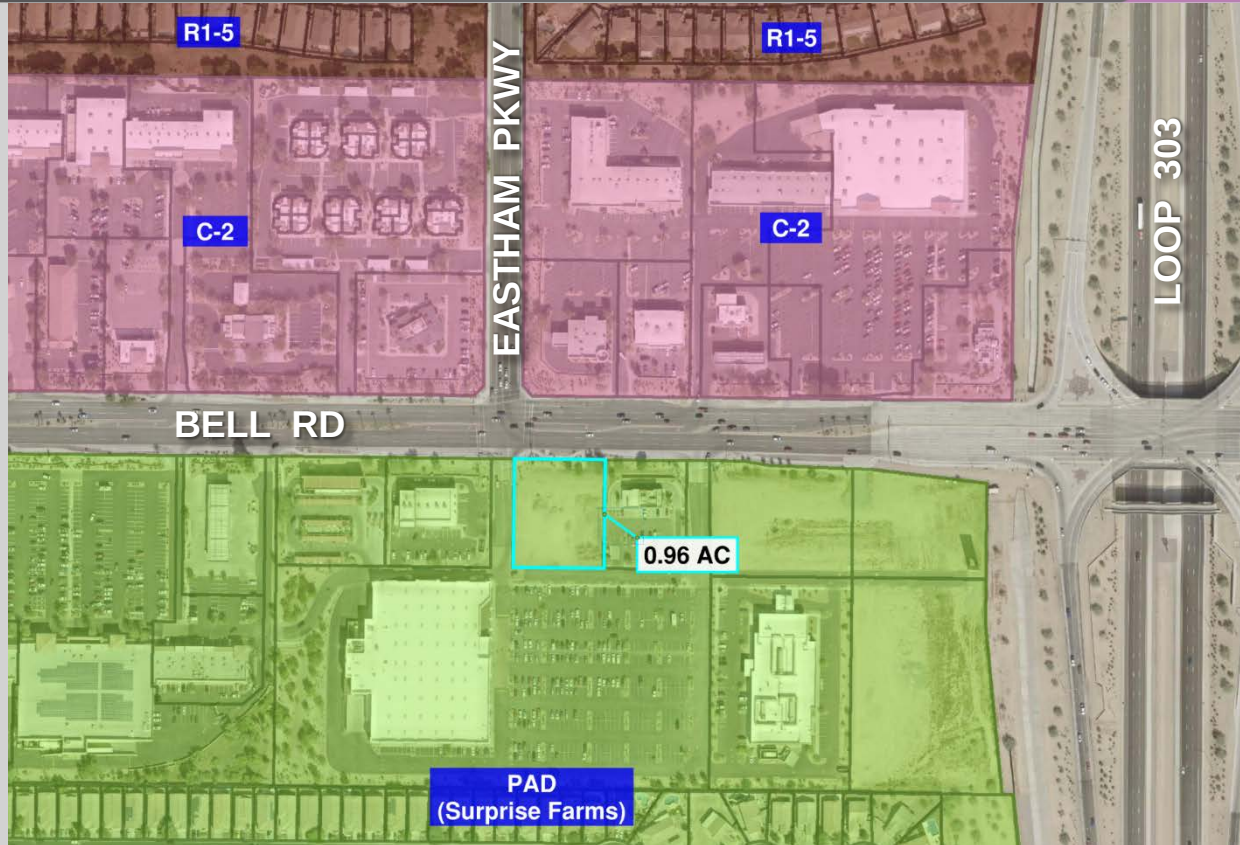
178 07 Affidavit of Site Posting

179 PowerPoint

VICINITY MAP



ZONING MAP





Stewart + Reindersma Architecture, PLLC.

May 9, 2022

Christina Sexton
Planner
City of Surprise - Community Development
16000 N. Civic Center Plaza, Surprise, AZ 85374

RE: **Citizen Participation Report – Case number FS22-0190**
Salad And Go
SEC Bell Rd. & Eastham Pkwy.

Dear Christina,

The following summary report provides the results of the Neighborhood Meeting that occurred on May 4th, 2022, for Salad And Go. The meeting was held at the Holiday Inn Express, located at 16540 N Bullard Avenue, Surprise, AZ, in the Desert Cactus meeting room. The selected venue is in close proximity to the project site. A virtual meeting was held at the same time. The link to the virtual meeting was provided in advertisements, mailings, and the sign posted at the project site. Signage notification was placed on the project site per City of Surprise standards on 4/16/22.

Those who attended the meeting are the following;

- Shawn Grant – Salad And Go
- Jennifer Garrett – Salad And Go
- Christina Sexton – City of Surprise Planner
- Tanner Wessel – City of Surprise
- Jason Moquin – City of Surprise
- Sake Reindersma – Stewart + Reindersma Architecture

The meeting opened on time with no community members in attendance, either in person or on the virtual meeting.

To date, no comments, petitions or any other responses to the subject project have been received from the public. No comments, responses have been provided directly to SRA's attention.

Sincerely,

Stewart + Reindersma Architecture, PLLC.

Sake Reindersma, AIA
Sr. Partner

SIGN IN Sheet POL

CASE FS22-0190

~~SALAD~~ AND GO - Bell + 303

GP: 5/4/22

Shirley W 5-4-22

NAME	phone #	email
Stann Grant	[REDACTED]	[REDACTED]
Chris Sext	[REDACTED]	[REDACTED]
		[REDACTED]
TANNER WESSEL	[REDACTED]	[REDACTED]
JACOB MOORE	[REDACTED]	[REDACTED]
JENNIFER GARRETT	[REDACTED]	[REDACTED]

AFFIDAVIT OF POSTING

Case Number FS22-0190

Project Name: Salad and Go

Project Location: Bell & Eastham Surprise AZ

Date Site Posted: 4/16/2022

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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

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

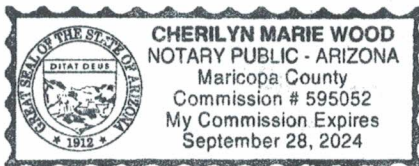
[Signature]
Owner/Applicant Signature

4/18/22
Date

This instrument was acknowledged before me this 18th day of April,
2022 by Cherilyn Marie Wood

[Signature]
Notary Public

My Commission Expires: 9/28/2024



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May, 4th 2022

Time: 6:00PM (AZ-PST)

Location:

Desert Cactus meeting room,
Holiday Inn Express,
16540 N. Bullard Ave., Surprise

Virtual Meeting URL:
<https://www.gomeet.com/080-951-368>

Planning and Zoning

Date:

Time:

Location:

City Council

Date: No Council Meeting

Time:

Location:

Case: FS22-0190
Project: Salad and Go
Project Location: Bell & Eastham

Salad and Go Conditional Use Permit with Site Plan. The request is to construct a 930 squarefoot restaurant with two drive-through lanes and walk-up service on an approximately 1.24 acre vacant lot.

For more information, call: 623-222-3011

Surpriseaz.gov

AFFIDAVIT OF POSTING

Case Number FS22-0190

Project Name: Salad and Go

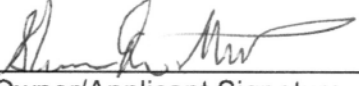
Project Location: Bell & Eastham Surprise AZ

Date Site Posted: 7/13/2022

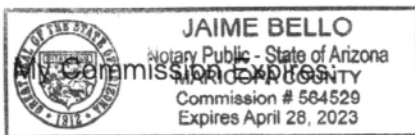
In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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

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

 7/13/2022
Owner/Applicant Signature Date

This instrument was acknowledged before me this 13th day of July,
2022 by Shawn M. Grant




Notary Public



State of Arizona:

County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
04/18/22, 04/27/22

Sworn to and subscribed before me this 27th Day of April, A.D., 2022



Terri L. Rodgers

Ad Caption: FS22-0190

Ad Number: 533929

Total Cost:\$384.00

NOTICE OF PUBLIC HEARING

The City of El Mirage Planning & Zoning Commission will consider the proposed repeal of the existing City of El Mirage City Code Title XV, Chapter 154, also known as the El Mirage Zoning Code, and its replacement with new Chapter 154 also known to be the El Mirage Zoning Code. The proposal would delete in its entirety all 12 sections of the present El Mirage Zoning Code; and it would be replaced by new Sections 1-9. This matter also applies to territory in a high noise or accident potential zone as defined in section 28-8461.

The new Sections are organized as follows:

Section 1: General Provisions

Sections 154.001 through 154.007 establish a foundation, purpose and applicability of the Zoning Ordinance, how the Ordinance is to be used and interpreted and transitional provisions.

Section 2: Definitions

Section 154.020 provides definitions of land use classifications and other terms used by this Ordinance.

Section 3: Administration

Sections 154.035 through 154.039 define the authority and responsibilities of City staff and official bodies in the administration of the Zoning Ordinance, including Planning and Zoning Commission, Board of Adjustment, and Zoning Administrator.

Section 4: Zoning Districts

Sections 154.050 through 154.053 establishes zoning districts applied to property within the City and provides general development standards and design guidelines for each zoning district.

Section 5: Special & Overlay District Regulations

Sections 154.065 through 154.069 establishes special and overlay district zoning districts applied to property within the City and provides general development standards for these select zoning districts.

Section 6: Specific Use Requirements

Sections 154.085 through 154.093 provide supplementary regulations and/or development standards for specific land uses and for activities that require special standards to mitigate their potential adverse impacts, standards for accessory buildings and structures and provisions governing temporary uses.

Section 7: General Building and Development Standards

Sections 154.095 through 154.107 address details of land use operation relating to Parking and Loading; Landscaping, Screening, Fences and Walls; and Non-Conforming Uses and Structures.

Section 8: Sign Regulations

Sections 154.125 through 154.139 provide regulations related to the application of signage within the City, which includes addressing type, placement and size of permanent and temporary signage.

Section 9: Administrative Procedures

Sections 154.150 through 154.999 provide procedures and requirements for the preparation, filing and processing of developments applications required by this Ordinance including zoning map and text amendments, conditional use permits, temporary use permits, variances, sign permits, and site plan review.

The El Mirage City Council will hear public comments on this proposed Ordinance change on **Tuesday, May 3, 2022**. The Public Hearing begins at **6:00 PM** and will be held in the Council Chambers located at 10000 N El Mirage Road, El Mirage, AZ 85335. If you own or occupy property within the City limits and desire to learn the exact zoning classification of your property and how these proposed text changes may affect your property, or have any questions regarding this hearing, please call the City of El Mirage Development Services Department, Planning & Zoning Division: (623) 876-2996, or visit the City's project webpage:

<https://www.elmirageaz.gov/233/El-Mirage-Zoning-Ordinance-Update>

Publish: Daily Independent, April 18, 2022/533341

The Arizona Department of Economic Security (DES), **Office of Facility Management (OFM)**, is soliciting competitive sealed proposals for **Generator Inspection and Maintenance**.

A Pre-Offer Conference will be held April 20th at 11:00 local AZ time via Teleconference Video link <https://calendar.google.com/calendar/u/0/r/week/2022/4/18> Or dial (US) +1 470-268-2428 PIN: 419 923 948#

You may obtain a copy of Solicitation **BPM004379 (RFP)** at <http://app.az.gov>. Proposals are due electronically through the State's eProcurement system on or before May 5th, 2022 at 3:00 p.m. local Arizona time. Please submit all questions pertaining to this solicitation through the State's eProcurement system via the Discussion Forum Tab.

Publish: Daily Independent, April 18, 2022/534050

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Dan Stone on behalf of Stewart + Reindersma Architecture PLLC, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Dan Scott, (480) 636-8398, dan@sra360.com

City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

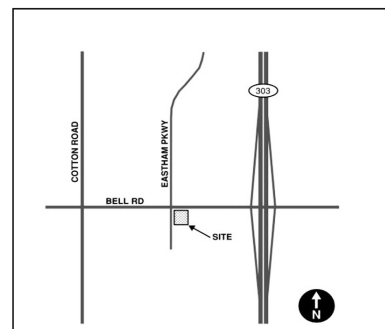
In Person

DATE: **Wednesday, May 4, 2022**
TIME: 6:00 PM
LOCATION: Holiday Inn Express (Desert Cactus)

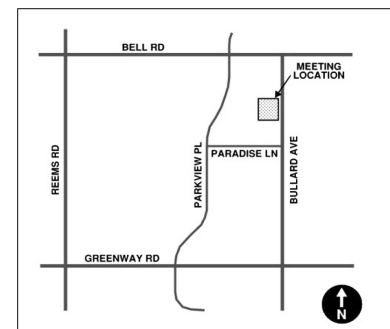
Virtual

Wednesday, May 4, 2022
6:00 PM
Virtual Meeting Link URL:
<https://www.gomeet.com/080-951-368>
Optional Dial-In Number: +12063884501
PIN: 080-951-368#
Quick dial (mobile):
63884501,080-951-368#

Project Location



Meeting Location



PROJECT DESCRIPTION:

Salad N Go Conditional Use Permit with Site Plan. The request is to construct a 930 square foot restaurant with two drive-through lanes and walk-up service on an approximately 1.24 acres vacant lot located south of Bell Road between Cotton Lane and State Route 303 in the Surprise Farms Gateway Center. Surprise Planning Case FS22-0190.

Publish: Daily Independent, April 18, 2022, Surprise Independent, April 27, 2022/533929

In the Matter of the Trust

of

Rochelle M. Packel, deceased
The Rochelle M. Packel Trust
u/t/a dated April 27, 2010

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned is the Trustee of the above-mentioned Trust. All persons having claims against the Trust Estate are required to present their claims within four (4) months from the date of first publication of this Notice, or the claims will be forever barred. Claims must be presented to the undersigned Trustee at JECKEL & NYKAMP, P.L.L.C., 10240 West Bell Road, Suite B, Sun City, AZ 85351, attorneys for Trust.

DATED: March 22, 2022

Sidney Hollander

Robert F. Jeckel
JECKEL & NYKAMP, P.L.L.C.
10240 West Bell Road, Suite B
Sun City, AZ 85351
623-972-1133

Publish: Daily Independent, April 11, 18, 25, 2022/533072Page 146 of 377

Employment - Part Time

NOW HIRING
*Member/Guest Services
*Starter
*Range Attendant
Get paid & Golf privileges!!
Briarwood Country Club
623-584-5301

Double YOUR IMPACT
with Print & Online
CLASSIFIED ADVERTISING!
Call **623-972-6101**
YourValley.net

Part-time flexible hours for retail clerk for small boutique in Sun City West. Will train on appointment scheduling software.
Contact: 623-556-9093

PART-TIME OFFICE
Computer experience & skills, customer service, light office work.
PART-TIME MAINTENANCE
Mornings-Mon-Fri, Variable Hours. Send resume to:
info@scrvcampound.com or fax to 623-972-7422
or
Mail to: Attn: Office Mgr
SCRVCOMPOUND
16315 N. 115th Ave.
Surprise, AZ 85378

Merchandise

Miscellaneous

Security Door
\$350
Total Package Installed
Ironsmith
480-798-2554

Miscellaneous

Mirrored Closet Doors. Sliding bypass doors. 2-36" doors, fit a 72" 6 ft opening-\$125. 2-30" doors, fit a 5 ft opening, 60"-\$100. 2-24" fit a 4ft opening, 48" \$75. Portable Air Conditioner, w/accessories. \$100.

563-549-1449

Wanted to Buy

WANT TO BUY
I will buy your undamaged, unused non-expired Diabetic test strips for cash. Call 602-510-7921 leave a message for George.

FOR RENT
Rentals

Rooms to Rent

Room for Rent in Sun City. Need Senior to share beautiful home. Fully furnished through-out. Close to shopping. Quiet neighborhood. Phase 2. Huge yard. Very nice Rent \$800.

623-570-5686

Automotive

Automobiles

2004 Chrysler Sebring Silver, Convertible
Perfect Condition, 51,000 pampered miles. Garage kept. Sun City Car. \$5800
(602) 677-4400 or 602-802-4504
Leave message

Automobiles

2006 Ford Freestar SE Van
Automatic, cold dual A/C, garage kept, immaculate condition inside & out, 1 owner, non-smoker, low miles, Sun City resident. You snooze; you lose! \$8900.
(602)299-2473

Auto Wanted
Sun City resident needs transportation ASAP for work. Automatic, A/C, non-smoker, no dealers. Car or SUV.
Please call Marieta (480)392-5783 Thanks!

WANTED older cars
1940's 50's 60's 70's 80's 90's Etc. Running or not. Can tow non running car. Please Call or Text me what you have 480-375-8959 or email oldcar@usa.com

Golf Cars

2006 EZ-GO Electric Golf Cart, w/Cover & Charger. Bronze in Color. Newer Tires. Moving, can not keep. \$3,500. Sun City. 918-815-4126

\$CASH\$ \$CASH\$ \$CASH\$ \$CASH\$ \$CASH\$
For Your Old Golf Cart Running or Not
602-576-5937

Pickup Trucks

Black Fiberglass, ARE Topper/Shell.
Fits 7 foot pick-up bed. Great Condition. \$700. Sun City Resident. Please call Dave.

406-241-1819

Get Organized
Sell unwanted items at your next yard sale!
to advertise Call
623-972-6101
ArizonaClassifieds.newsaz.com

Public Notice

Public Notice

Public Notice

Public Notice

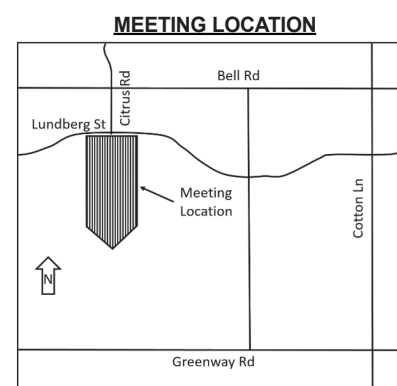
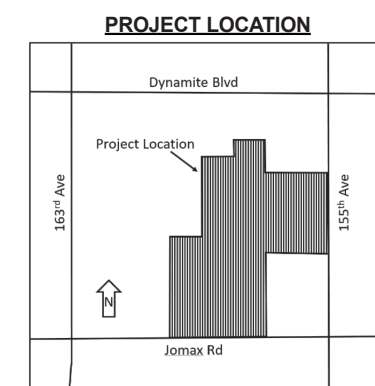
DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised that Berry Riddell, LLC will host a Neighborhood Meeting to discuss the project referenced below. This meeting will be conducted virtually and in-person. Any member of the public may participate in the conversation as it pertains to this project, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Berry Riddell, LLC, 480.682.3916, ed@berryriddell.com
City of Surprise Planner: Trevor Fleetham, 623.222.3156, trevor.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, May 4, 2022
TIME: 6:00 PM
LOCATION: Willow Canyon High School – Library
17901 W. Lundberg St. Surprise, AZ 85388



Register in advance for this meeting:
https://us02web.zoom.us/join/zoom/register/tZModu-orj4oHdP9avpkmAjL9ttjod836n_1

After registering, you will receive a confirmation email containing information about joining the meeting.

PROJECT DESCRIPTION:
A Rezone of approximately 199.21 gross acres generally located west of 155th Avenue and north of Jomax Road from Rural Residential (RR) to Residential Medium Density (R-2) and Residential High Density (R-3). Case # FS21-828.

Publish: Daily Independent, April 19, 2022, Surprise Independent, April 27, 2022/534230

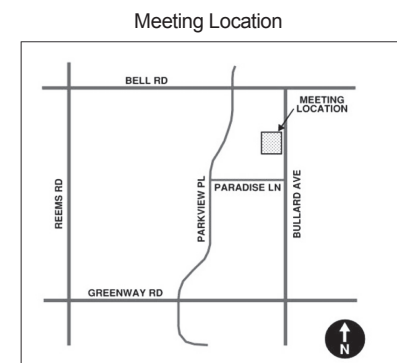
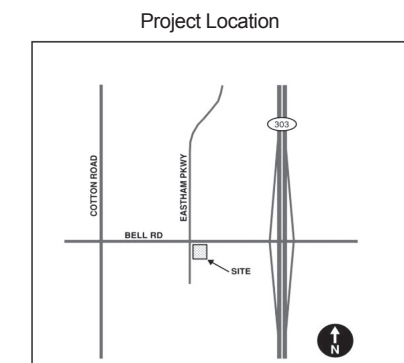
DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

Please be advised, Dan Stone on behalf of Stewart + Reindersma Architecture PLLC, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Dan Scott, (480) 636-8398, dan@sra360.com
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In Person DATE: Wednesday, May 4, 2022 TIME: 6:00 PM LOCATION: Holiday Inn Express (Desert Cactus)	Virtual Wednesday, May 4, 2022 6:00 PM Virtual Meeting Link URL: https://www.gomeet.com/080-951-368 Optional Dial-In Number: +12063884501 PIN: 080-951-368# Quick dial (mobile): 63884501,080-951-368#
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PROJECT DESCRIPTION:

Salad N Go Conditional Use Permit with Site Plan. The request is to construct a 930 square foot restaurant with two drive-through lanes and walk-up service on an approximately 1.24 acres vacant lot located south of Bell Road between Cotton Lane and State Route 303 in the Surprise Farms Gateway Center. Surprise Planning Case FS22-0190.

Publish: Daily Independent, April 18, 2022, Surprise Independent, April 27, 2022/533929

Orange tabbies don't seem to be in need of new homes very often, so no doubt this five year old cutie with the green eyes will be snapped up. **Saffron** was recently brought to Sun Cities 4 Paws Rescue when her owner passed away, and it is obvious that she had a loving home. She is a very sweet girl who loves lots of attention, likes to be picked up and enjoys a good brushing. She does get along with other cats as well. It seems she passes all of the best feline tests with flying colors! Visit Saffron at 11129 Michigan Avenue, Youngtown. Adoptions are Tuesdays-Saturdays, 10-3 p.m.; call 623-876-8778 during those times. Other adoption sites are the shelter, 10807 N. 96th Ave., Peoria, same days and hours as Youngtown; Surprise PetSmart, 13764 Bell Road; and Lake Pleasant Towne Center PetSmart, 25372 Lake Pleasant Parkway, Peoria.

4 PAWS
Sun Cities 4 Paws Rescue Inc.



AFFIDAVIT OF POSTING

Case Number FS22-0190
Project Name: Salad and Go
Project Location: Bell & Eastham Surprise AZ
Date Site Posted: 8/29/2022

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

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

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

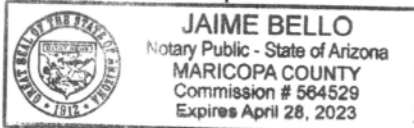
[Signature]
Owner/Applicant Signature

8/29/2022
Date

This instrument was acknowledged before me this 29th day of August,
20 22 by Shawn M. Grant

[Signature]
Notary Public

My Commission Expires:



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May, 4th 2022

Time: 6:00PM (AZ-PST)

Location:

Desert Cactus meeting room,
Holiday Inn Express, .
16540 N. Bullard Ave., Surprise

Virtual Meeting URL:

<https://www.gomeet.com/080-951-368>

Planning and Zoning

Date: SEPTEMBER 15, 2022

Time: 6:00PM (AZ-PST)

Location: Council Chambers
Surprise City Hall
16000 N Civic Center Plaza, Surprise



Case: FS22-0190

Project: Salad and Go

Project: Location: Bell & Eastham

Salad and Go Conditional Use Permit with Site Plan. The request is to construct a 930 squarefoot restaurant with two drive-through lanes and walk-up service on an approximately 1.24 acre vacant lot.

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

City Council

Date: No Council Meeting

Time:

Location:

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May, 4th 2022

Time: 6:00PM (AZ-PST)

Location:

Desert Cactus meeting room,
Holiday Inn Express,
16540 N. Bullard Ave., Surprise

Virtual Meeting URL:

<https://www.gomeet.com/080-951-368>

Planning and Zoning

Date: SEPTEMBER 15, 2022

Time: 6:00PM (AZ-PST)

Location: Council Chambers
Surprise City Hall
16000 N Civic Center Plaza, Surprise

City Council

Date: No Council Meeting

Time:

Location:



Case: FS22-0190

Project: Salad and Go

Project: Location: Bell & Eastham

Salad and Go Conditional Use Permit with Site Plan. The request is to construct a 930 squarefoot restaurant with two drive-through lanes and walk-up service on an approximately 1.24 acre vacant lot.

For more information, call: 623-222-3011

Surpriseaz.gov



Notice of Public Hearing City of Surprise

Neighborhood Meeting

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Time: 6:00PM (AZ-PST)
Location:
Desert Cactus meeting room,
Holiday Inn Express,
16540 N. Bullard Ave., Surprise

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<https://www.gomeet.com/080-951-368>

Planning and Zoning

Date: SEPTEMBER 15, 2022
Time: 6:00PM (AZ-PST)
Location: Council Chambers
Surprise City Hall
16000 N Civic Center Plaza, Surprise



City Council

Date: No Council Meeting
Time:
Location:

Case: FS22-0190
Project: Salad and Go
Project Location: Bell & Eastham

Salad and Go Conditional Use Permit with Site Plan. The request is to construct a 930 squarefoot restaurant with two drive-through lanes and walk-up service on an approximately 1.24 acre vacant lot.

For more information, call: 623-222-3011

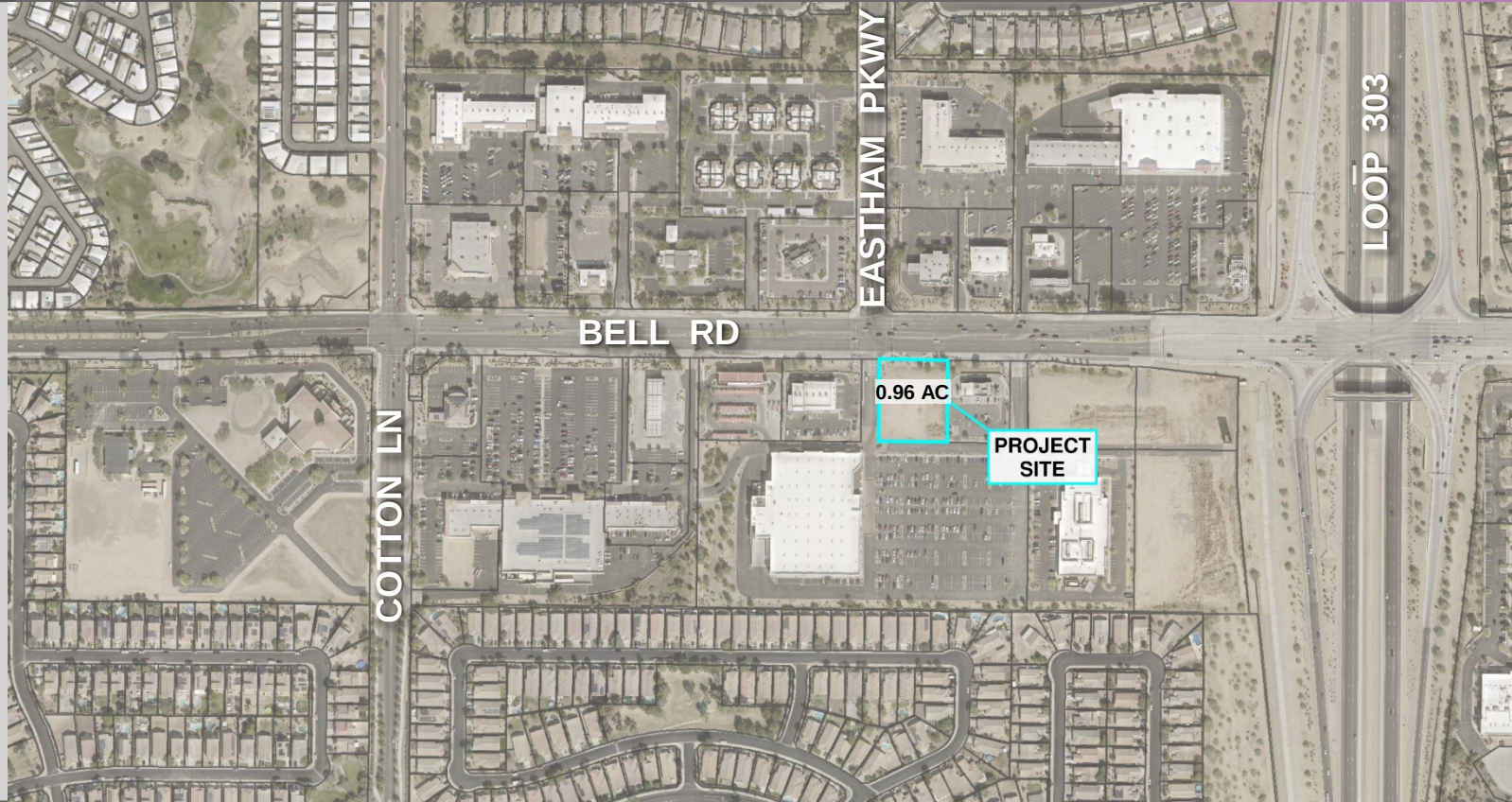
Surpriseaz.gov



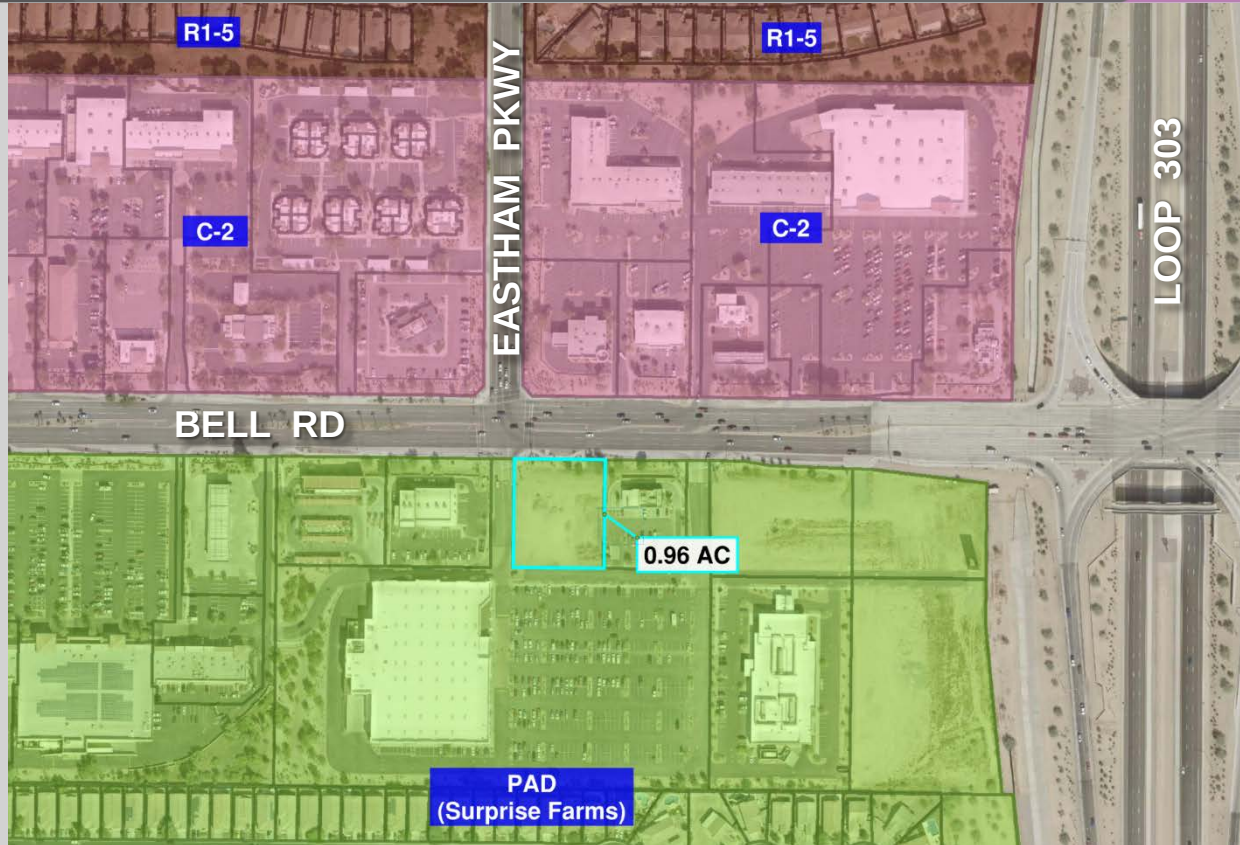
Salad and Go: Eastham Pkwy & Bell Rd FS22-0190 Conditional Use Permit with Site Plan

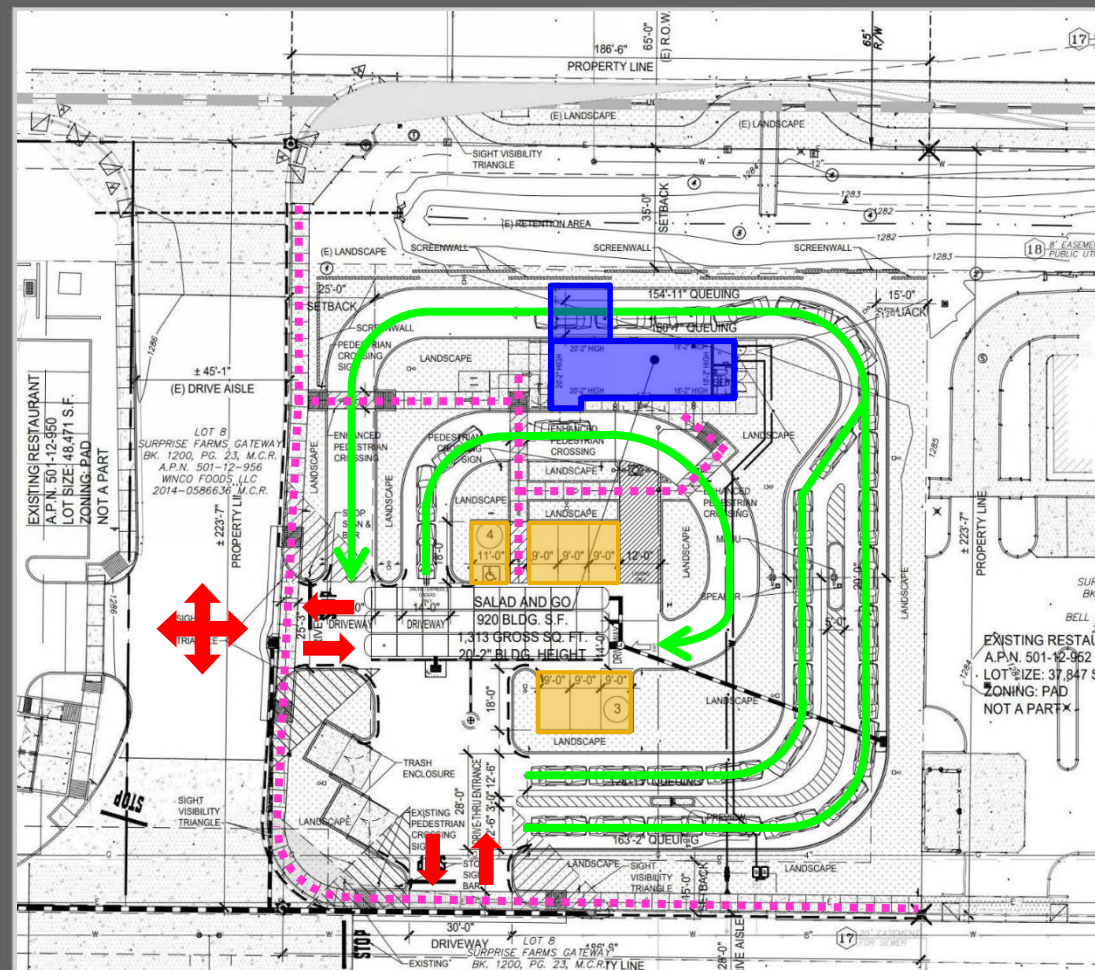
Planning & Zoning Commission – September 15, 2022

VICINITY MAP



ZONING MAP



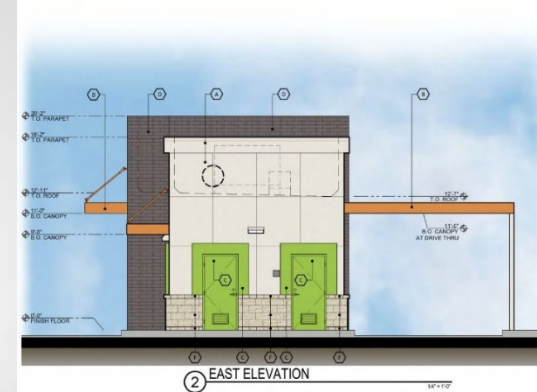


920 S.F. Restaurant
 + 393 S.F. Drive-Through Canopy
 Total 1,313 S.F.

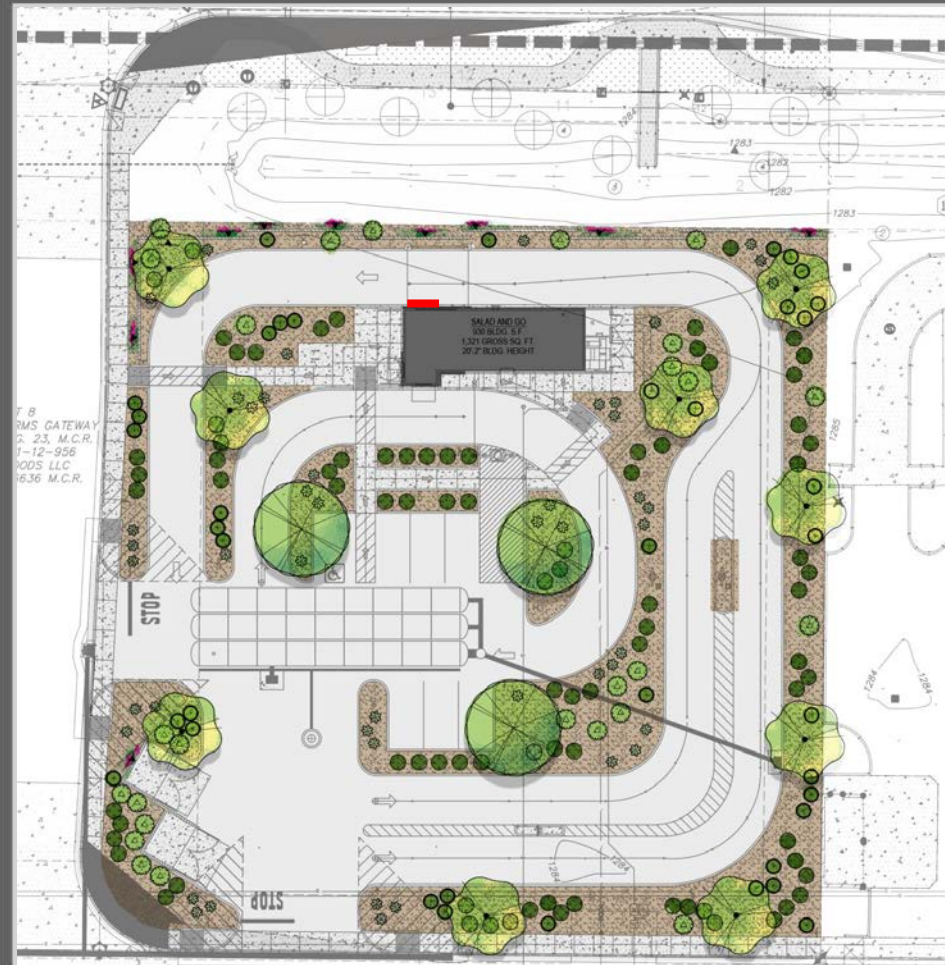
Parking Required = 6 Spaces
 Parking Provided = 6 Spaces + 1 ADA

Double Drive-Through Lane (29 Car Queuing Capacity)
 Express Drive-Through (4 Car Queuing Capacity)

SITE PLAN



ELEVATIONS



Landscape meets the requirements of the Surprise Farms PAD ☒

LANDSCAPE PLAN



Outreach

Neighborhood Meeting

- May 04, 2022
 - Hybrid Meeting (In-Person & Virtual)
 - No input generated

RECOMMENDATION:

Staff Recommendation:

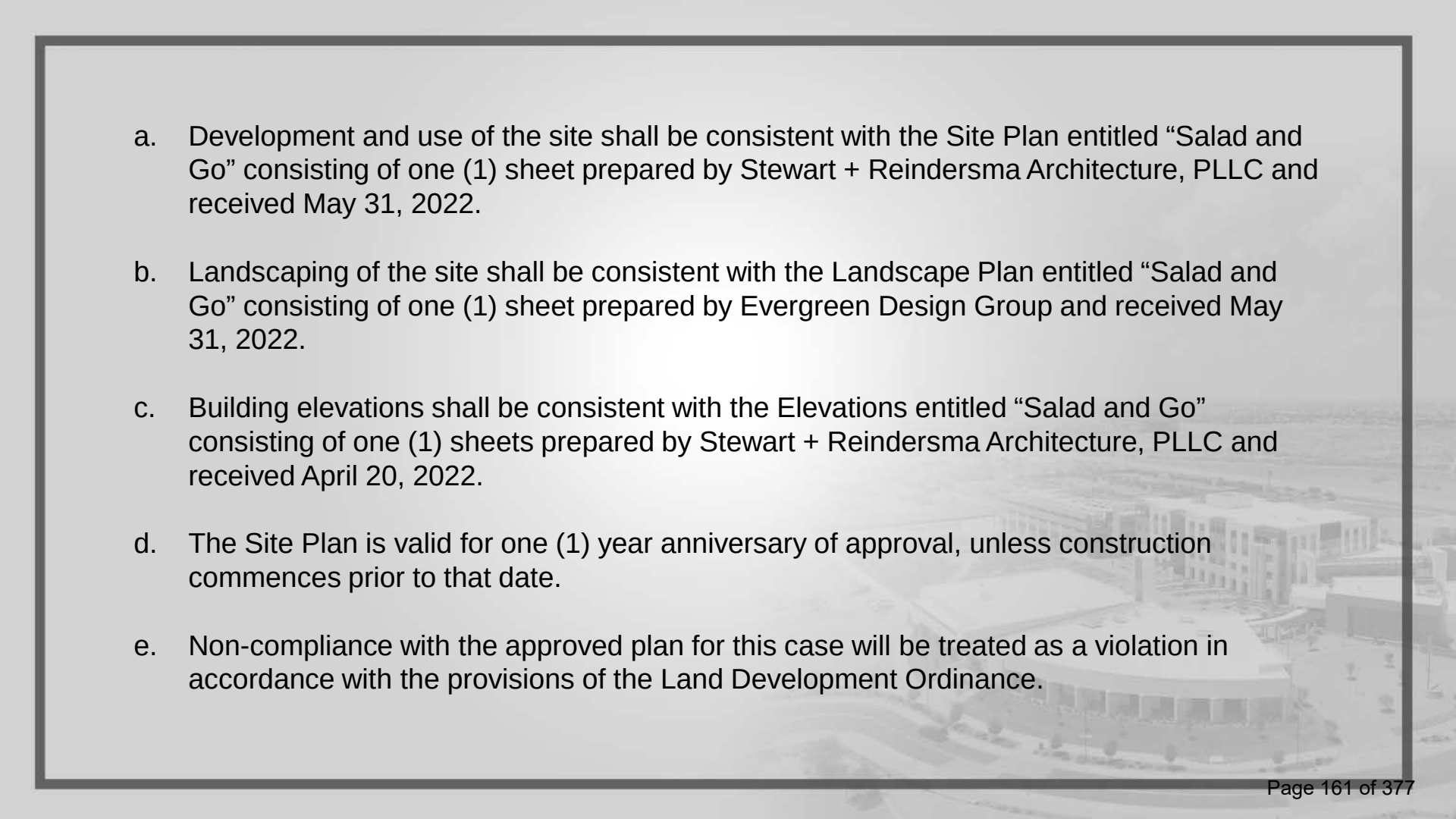
Approve subject to Stipulations 'a' through 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Salad and Go” consisting of one (1) sheet prepared by Stewart + Reindersma Architecture, PLLC and received May 31, 2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Salad and Go” consisting of one (1) sheet prepared by Evergreen Design Group and received May 31, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Salad and Go” consisting of one (1) sheets prepared by Stewart + Reindersma Architecture, PLLC and received April 20, 2022.
 - d. The Site Plan is valid for one (1) year anniversary of approval, unless construction commences prior to that date.
 - e. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of the Land Development Ordinance.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a rezone from Regional Commercial (C-3) to Community Commercial (C-2) of approximately 10 acres generally located at the northwest corner of Bell Road and Dysart Road; FS22-0438.

Motion:

I move to recommend approval of the rezone of the approximately ten acres identified in Case #FS22-0438 from Regional Commercial (C-3) to Community Commercial (C-2) subject to stipulations “a” and “b” as outlined in the staff report.

Background:

The subject request involves a rezone from Regional Commercial (C-3) to Community Commercial (C-2) for approximately ten (10) acres generally located at the northwest corner of Bell Road and Dysart Road. The current zoning (C-3) supports the intended proposed use of commercial/retail and drive-through facility with the creation of five lots to accommodate the aforementioned uses; however, the lot sizes prescribed by the C-3 zone are not conducive to the development as proposed thereby warranting the zone change to C-2, which allows for smaller lot areas that are consistent and compatible with the surrounding developments. FS22-0438.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0438 Bella Fiesta Commerce Center Staff Report
 2. 01 - FS22-0438 Bella Fiesta Commerce Center Rezone - Vicinity Map
 3. 02 - FS22-0438 Bella Fiesta Commerce Center Rezone - Existing Zoning Map
 4. 03 - FS22-0438 Bella Fiesta Commerce Center Rezone - Proposed Zoning Map
 5. 04 - FS22-0438 Bella Fiesta Commerce Center - Rezone - Zone Change Document
 6. 05 - FS22-0438 Bella Fiesta Commerce Center - Rezone - Affidavit of Sign Posting
 7. 06 - FS22-0438 Bella Fiesta Commerce Center Rezone - Citizen Participation Report
 8. FS22-0438 Bella Fiesta Commerce Center Rezone - Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0438

Project Name: Bella Fiesta Commerce Center - Rezone

Council District: 4 – Mulberry

**Planning and Zoning
Commission Meeting Date:** September 15, 2022

Planner: Chris Sexton, Planner II

Owner: DT Moore Family Limited Partnership

Applicant: Benjamin Tate with Withey Morris, PLC

Request: Zone Change from Regional Commercial (C-3) to Community Commercial (C-2)

Site Location: Generally located at the northwest corner of Bell Road and Dysart Road

Site Size: 10 acres (approx.)

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

Support/Opposition: No Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on May 31, 2022. We have not received any correspondence pertaining to the project.

Staff

Recommendation: Staff recommends the Commission move to recommend **Approval** of case **FS22-0438 to the City Council**, subject to stipulation 'a' through 'b'.

Project Description:

Benjamin Tate with Withey Morris, PLC on behalf of DT Moore Family Limited Partnership, requests a Zone Change of approximately 10 acres from Regional Commercial (C-3) to Community Commercial (C-2). The project site is generally located at the northwest corner of Bell Road and Dysart Road. The current zoning (C-3) supports the intended proposed use of commercial/retail and drive-through facility with the creation of five lots to accommodate the aforementioned uses; however, the lot sizes prescribed by the C-3 zone are not conducive to the development as proposed thereby warranting the zone change to C-2. The C-2 zone allows for smaller lot areas that are consistent and compatible with the surrounding developments.

Background:

May 23, 1996: The subject parcel was annexed into the City under Ordinance 96-08.

November 18, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-653.

March 23, 2022: The applicant filed a request for a Zone Change from C-3 to C-2 under case FS22-0438, the subject case.

May 31, 2022: The applicant held a neighborhood outreach meeting to discuss the project.

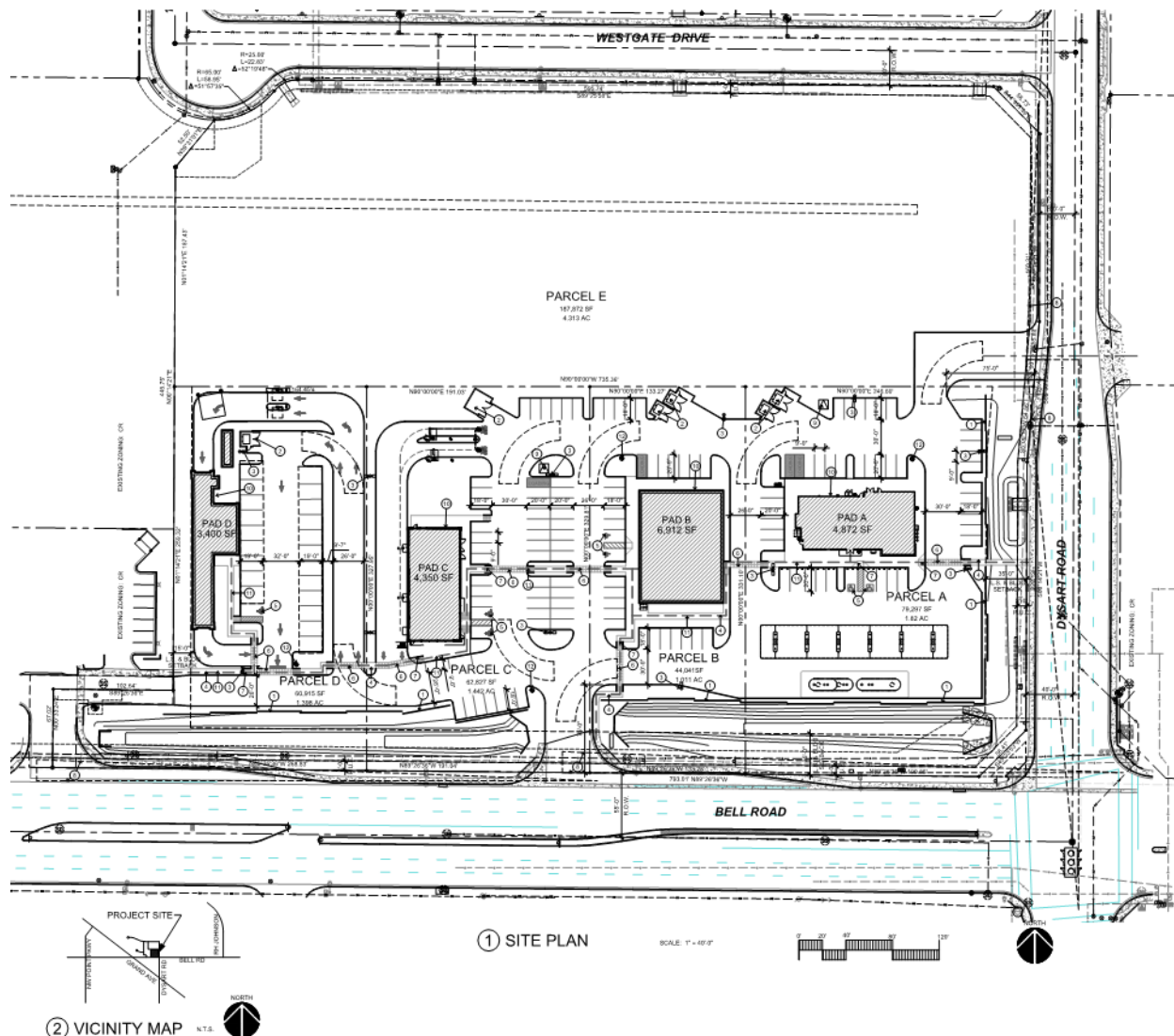
Neighborhood Meeting Summary:

The applicant held a neighborhood outreach meeting on May 31, 2022, that was properly advertised per the requirements of the LDO. The meeting took place in-person and was available virtually via Zoom. During this meeting there were no attendees. See the attached Citizen Participation Report for a detailed summary of the meeting.

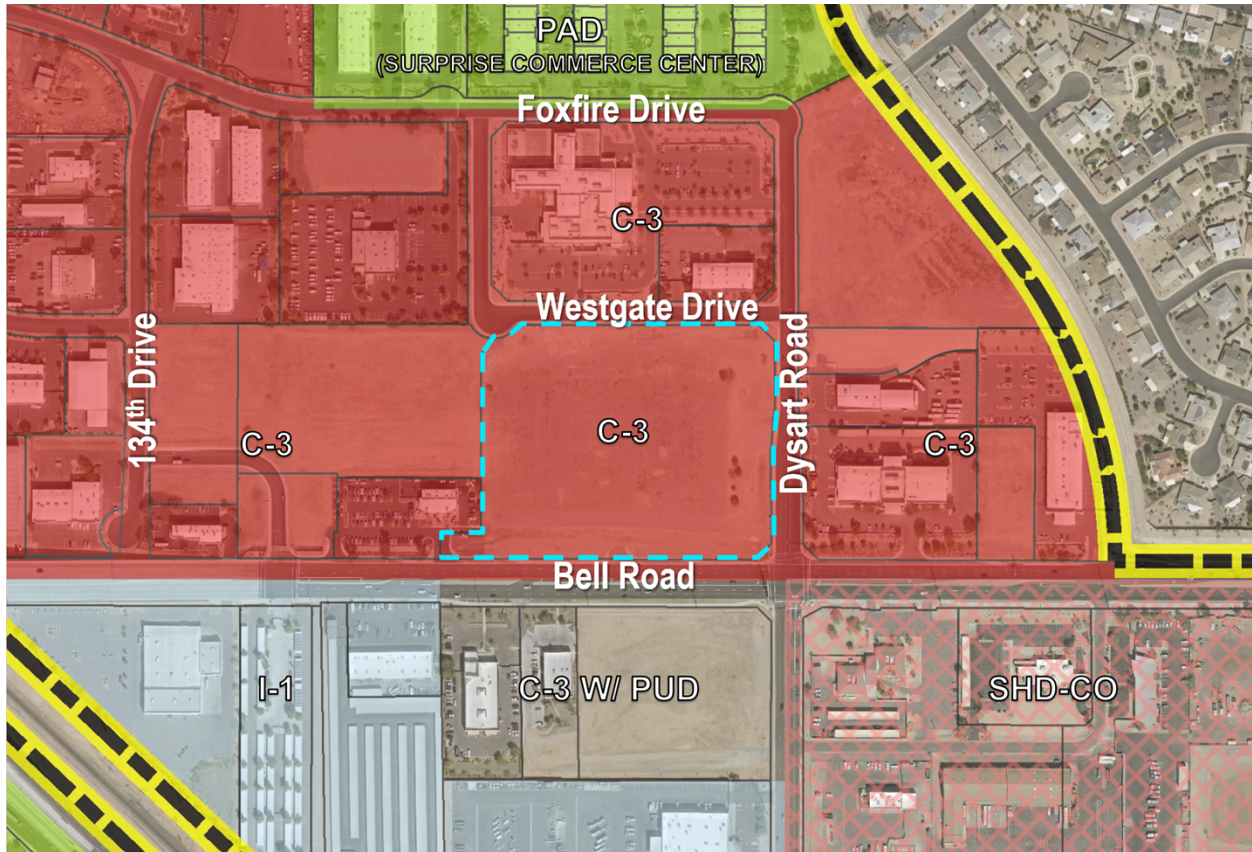
Analysis and Discussion:

The applicant requests a rezone of approximately 10 acres from Regional Commercial (C-3) to Neighborhood Commercial (C-2). The parcel's current zoning, C-3, supports the proposed commercial uses for the development but will not meet the minimum lot size requirements under the C-3 zoning as the developer wishes to subdivide one (1) lot into five (5) lots in the future. The minimum lot size under the C-3 zoning is 90,000 square foot and under the C-2 zoning, the minimum lot size is 18,000 square feet which is more accommodating for the future four commercial pads. A Conditional Use Permit (CUP) for a drive-through window/facility use only, case FS22-0441, is currently being reviewed on the site. Below is the conceptual site plan that illustrates that the proposed development will consist of four distinct commercial pads that will allow the development of commercial uses. The proposed uses include a gas station (PAD A), small retail building (PAD B), and restaurant with drive-through facility/window (PAD C), and a car wash (PAD D). As of now, there are no proposed plans for Parcel E.

Access to the site is provided via three driveways. Two driveways are on Bell Road and one on Dysart Road. The Dysart Road driveway is full access located in the far northeast corner of the site. On Bell Road, access to the site will be provided by an existing right-in/right-out driveway with a dedicated deceleration lane for westbound traffic. There is an existing median in Bell Road that prevents left-in/left-out movements. The other access from Bell Road is provided by a three-quarter movement driveway on the adjacent property to the west, with legal access from an existing cross-access easement between the properties. This driveway provides access to the property from the eastbound Bell Road via a dedicated left turn lane in the center median.

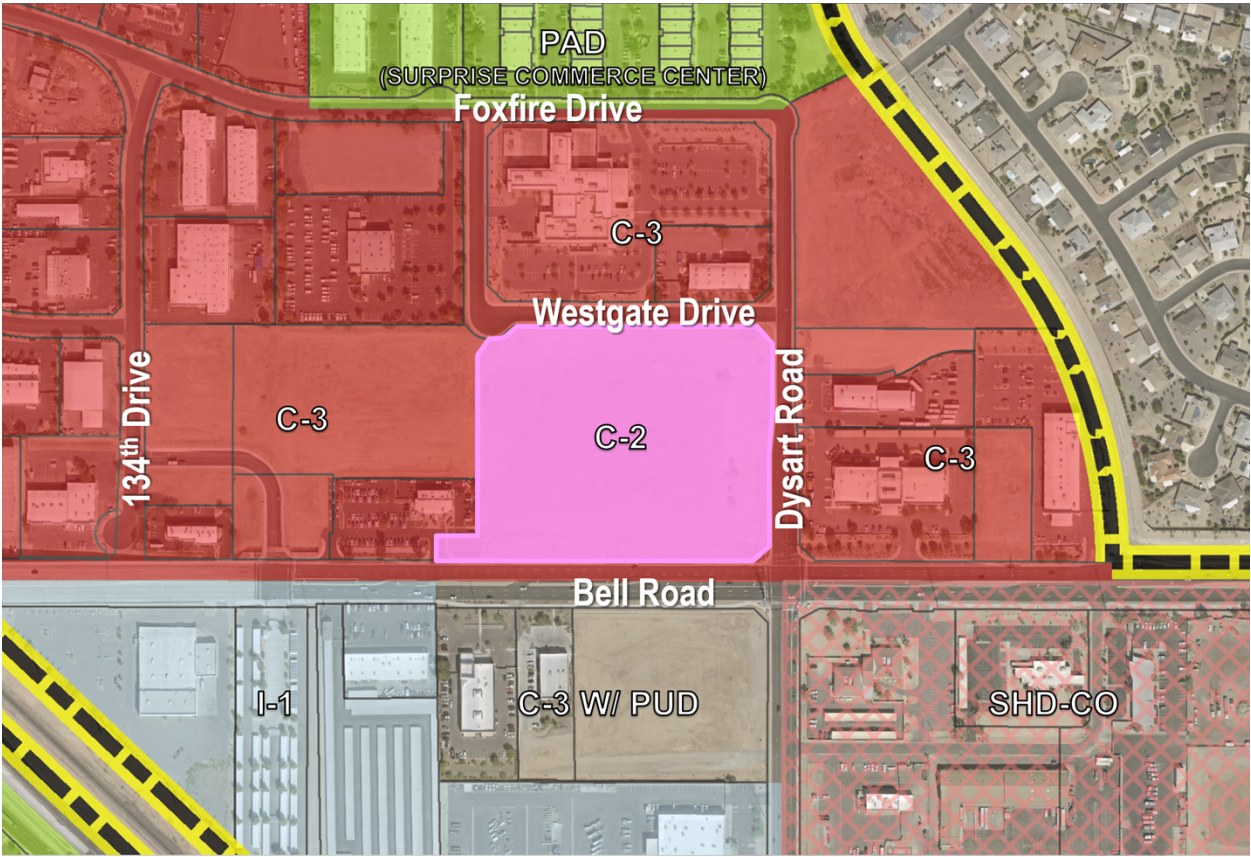


Existing Zoning



C-3	C-3	C-3
C-3	Regional Commercial (C-3)	C-3
I-1	C-3 with PUD	SHD-CO

Proposed Zoning



C-3	C-3	C-3
C-3	Community Commercial (C-2)	C-3
I-1	C-3 with PUD	SHD-CO

Development Standards:

The proposed commercial projects will be developed per the current Surprise Land Development Ordinance (LDO) and specifically those prescribed in Table 106-6a for the Community Commercial (C-2) Zone as shown below.

Table 106-6a - Commercial Zoning Districts				
	C-O	C-1	C-2	C-3
Minimum <i>Lot Area</i> (sf)	12,000	12,000	18,000	90,000 ¹
Min. <i>Setback</i> to Arterial <i>ROW</i>	35	35	35 ^{5,6}	35 ^{5,6}
Min. <i>Setback</i> to Collector and Local <i>ROW</i> (ft)	15	20	20 ^{5,6}	20 ^{5,6}
Min. <i>Setback Adjacent</i> to Residential <i>Zoning</i> (ft)	20	20	30 ^{5,6}	45 ^{5,6}
Min. <i>Setback Adjacent</i> to Non-Residential <i>Zoning</i> (ft)	15	15	15 ^{5,6}	15 ^{5,6}
Max. Bldg. <i>Height</i> (ft)	30	35 ²	40 ²	45 ²
Max. size per <i>use/tenant</i> (sf) ³	5,000	5,000	45,000	No limit
Max size per <i>Commerce center</i> (ac) ⁴	10	10	20	No limit
Notes: 1. Minimum <i>lot area</i> may be reduced to eighteen thousand square feet (18,000 sf) for <i>pad sites</i> within a <i>commerce center</i> with a minimum size of ninety thousand square feet (90,000 sf) 2. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed thirty feet (30') in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to Rural Residential (RR), Residential Low Density (R-1), and Residential Medium Density (R-2) <i>zoning</i> . The <i>height</i> increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum <i>height</i> equal to the <i>zoning district</i> 3. Area combines the total square footage of the <i>use</i> , which may include but is not limited to the gross floor areas of the <i>building</i> , outdoor activities and dining areas (when allowed), storage areas, and all display or <i>sales areas</i> 4. Contain <i>uses</i> designed around common circulation, parking, and pedestrian connectivity, including but not limited to shared <i>access</i> or <i>access easements</i> 5. Projects designed as <i>commerce center</i> will comply with overall development standards regarding perimeter <i>setbacks</i> from <i>abutting</i> developments. 6. <i>Pad sites</i> within a <i>commerce center</i> may have reduced <i>setbacks</i> along boundaries internal to the master <i>site plan</i> if the whole development complies with parking and landscaping regulations. Approval by the Community Development Director or designee is required.				

The comprehensive development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the city's aforementioned LDO requirements and the adopted Planning and Engineering Design Standards (PEDS).

97 **Utility and Services Table:**

Electric:	APS
Water:	Epcor
Wastewater:	Epcor
Refuse:	City of Surprise

98

99

100 **Conformance with Adopted Plans:**

101
102 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
103 within the Commerce and Office Character Area, which supports commercial development and the
104 proposed Zone Change will allow for a variety of commercial uses. The proposed Zone Change
105 demonstrates consistency with this land use category.

106
107 **Reviewing Agencies:**

108
109 The request was routed to internal and external agencies, who indicated no objections to the request.
110 The following agencies offered the following comments.

111
112 **Maricopa County Department of Transportation (MCDOT):** In an email dated April 8, 2022, MCDOT
113 indicated the following:

- 114
115
 - Applicant to notify ADOT of proposed development through the Red Letter Process, due
116 to proximity to US60.

117
118 **Maricopa Water District (MWD):** In an email dated March 23, 2022, MWD indicated that the subject
119 property is located outside of their service area and does not impact MWD.

120
121 **Luke Air Force Base (Luke AFB):** In an email dated August 24, 2021, Luke AFB indicated that the
122 subject request will not have a negative impact on flight operations, but is located within the ‘territory
123 in the vicinity of a military airport’ and that a strong notification program is essential.

124
125 **Summary:**

126
127 The proposed Zone Change from Regional Commercial (C-3) to Neighborhood Commercial (C-2) is
128 consistent with the General Plan and will be developed under the provisions of the LDO.

129
130 **Findings:**

131
132 The proposed Zone Change and density is consistent with the Surprise General Plan 2035.

133
134 **Recommendation:**

135
136 Based on the findings noted above, staff recommends Commission move to recommend the
137 **approval** of case **FS22-0438**, subject to stipulation ‘a’ through ‘b’ as outlined below:

- 138
139
 - a. Development and use of the site shall be consistent with the narrative entitled “Bella
140 Fiesta Commerce Center” dated June 16, 2022.

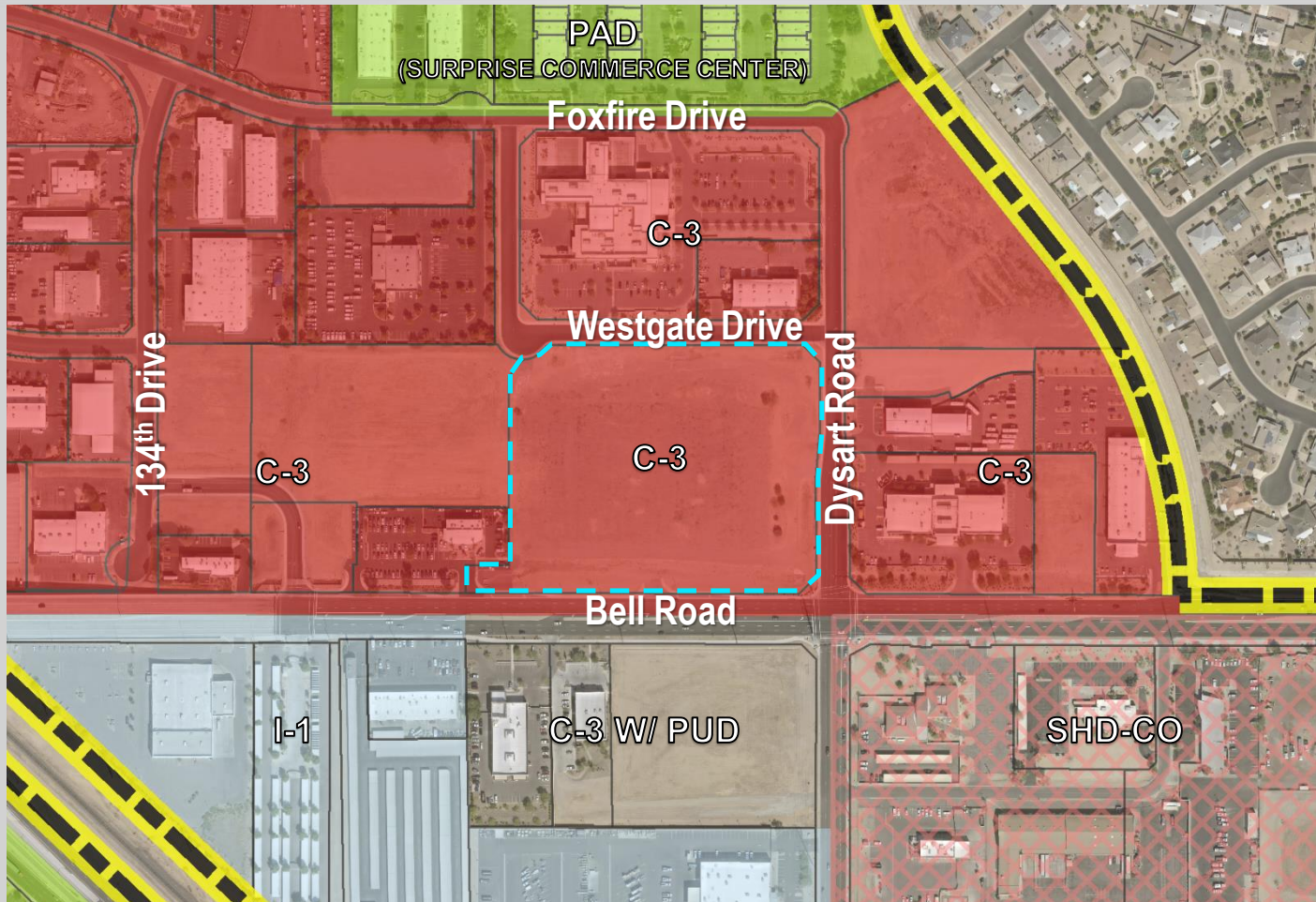
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

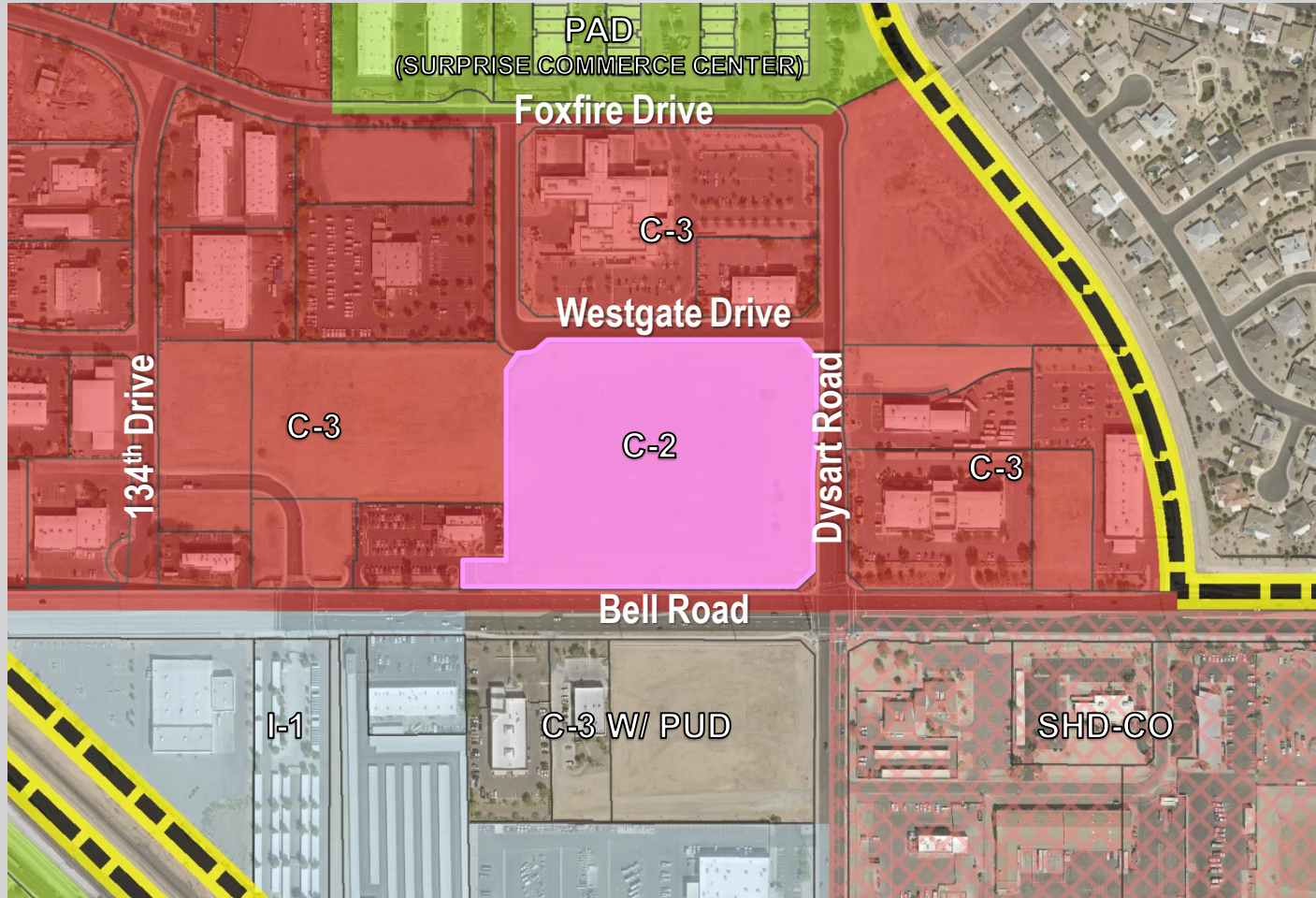
Attachments:

- 01 Vicinity Map
- 02 Existing Zoning Map
- 03 Proposed Zoning Map
- 04 Zone Change Document
- 05 Affidavit of Posting
- 06 Citizen Participation Report - REDACTED





EXISTING ZONING



PROPOSED ZONING

BELLA FIESTA COMMERCE CENTER

NWC Bell Road & Dysart Road
FS22-0438

June 16, 2022

Development Team

DE RITO PARTNERS

Developer

DeRito Partners
9120 E Talking Stick Way Suite E1
Scottsdale, AZ 85250



Attorneys/Representative

Withey Morris, PLC
2525 E Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016



Architect

Archicon
5055 E. Washington St.
Suite #200
Phoenix, AZ 85034

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Zoning Map..... Exhibit 2

General Plan Land Use Map..... Exhibit 3

Conceptual Site Plan Exhibit 4

Introduction

DeRito Partners, Inc. (“DeRito”) proposes to develop approximately 10 acres located at the northwest corner of Bell Road & Dysart Road (the “Property”) as shown on the Aerial Map at **Exhibit 1**. This application requests rezone the Property from C-3 (Regional Commercial) to C-2 (Community Commercial) with a Conditional Use Permit (CUP) for drive-through facilities to allow the development of a new commercial/retail center.

Site Overview

As noted above, the Property is approximately 10 acres of vacant land located at the northwest corner of Bell Road & Dysart Road in Surprise, Arizona. The Property is currently zoned C-3 as shown on the Zoning Map attached as **Exhibit 2**. The Property was originally part of the larger 7-parcel Bell & Dysart Commerce Center plat that is bounded by Dysart Road to the east, 134th Drive to the west, Westgate Drive to the north, and Bell Road to the south. Since the original plat was approved, ownership of the parcels has fragmented and precluded the possibility of unified development under the existing C-3 development standards. The Surprise General Plan designates the Property in the Commerce & Office character area as illustrated by the General Plan Map attached as **Exhibit 3**.

Surrounding Land Uses		
Area	Existing Use	Zoning
North	Healthcare Facility and Irrigation Supply Warehouse	CR
East	Rehabilitation Hospital and Auto Repair Facility	CR
South	Auto Parts Store, Collision Facility, and Vacant Land	CR-PUD
West	Auto Sales Facility and Vacant Land	CR

Project Overview

DeRito is proposing the rezone and development of the Property as Bella Fiesta Commerce Center – a four-pad commercial center on approximately 10 acres of vacant land. The Property’s current C-3 zoning supports the proposed uses for this development, but the minimum lot size and development standards cannot be accommodated by the undersized 10-acre site. Rezoning the site to C-2 will allow DeRito to proceed with master site planning and platting the Property for more appropriately scaled, multi-user Community Commercial Development. Accordingly, DeRito is requesting to rezone the Property to C-2 along with a CUP for drive-through facilities.

As the conceptual site plan illustrates, the proposed development will consist of four distinct commercial pads that will allow the development of in-demand commercial uses appropriate for a busy arterial intersection in terms of both intensity and scale. See Site Plan at **Exhibit 4**. Conceptually, proposed uses include a gas station (Pad

A), small-scale retail and personal services (Pad B), and restaurant with drive-through service (Pad C), and a car wash (Pad D).

Access to the Property is provided via three driveways: two on Bell Road and one on Dysart Road. The Dysart Road driveway is a full-access movement located in the far northeast corner of the site. On Bell Road, access to the site will be provided by an existing right-in/right-out driveway with a dedicated deceleration lane for westbound traffic. Left-in and left-out movements are prevented by an existing median in Bell Road. Additional access from Bell Road is provided by a three-quarter movement driveway on the neighboring property to the west, with legal access facilitated by an existing cross-access easement between the properties. This driveway provides access to the Property from eastbound Bell Road via a dedicated left turn lane in the center median.

Development Standards

	C-2 Development Standards	Proposed Site Plan
Minimum Lot Area	18,000 SF	18,000 SF
Min. Setback to Arterial ROW	35 FT	35 FT
Min. Setback to Collector and Local ROW	20 FT	20 FT
Min. Setback Adjacent to Non-Residential Zoning	15 FT	15 FT
Max Building Height	40 FT	40 FT
Max Size Per Use/Tenant	45,000 SF	45,000 SF
Max Size Per Commerce Center	20 AC	20 AC

Conditional Use Permit Analysis

As noted above, the proposed project will contain a restaurant with drive-through facilities (Pad C) on the west side of the site. Per Table 106-1c in the City of Surprise Land Development Ordinance, a Conditional Use Permit (CUP) is required for drive-through facilities in the C-2 zoning district. Section 102-6.3 provides the review criteria that must be met in order to approve a CUP for drive-through facilities. As described above, drive through

facilities are being proposed on Pad C of the conceptual site plan. An analysis of these criteria as they apply to the proposed project is provided below.

- 1. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;**

There are no residential properties or residential land uses adjacent to the Property. The Property has direct access to both Bell Road and Dysart Road.

- 2. The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;**

The proposed uses and drive-through facilities are consistent with established uses along this stretch of the Bell Road corridor. There are numerous examples of similar land uses within one mile of the Property along Bell Road.

- 3. The proposed use shall conform to the goals and policies of the General Plan;**

The proposed land uses and accessory drive-through facilities conform with the Commerce & Office Character Area land use designation for the Property.

- 4. The proposed use shall conform to the goals and policies of any specific district or plans for the area;**

The Property is not subject to any specific district or plans beyond the General Plan.

- 5. The proposed use shall conform to any applicable use specific standards outlined in Article X, Chapter 106 of this ordinance;**

The proposed drive-through facilities have been designed in compliance with Section 106-10.17 of the Surprise Land Development Ordinance.

- 6. The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:**

- a. **Site and building design;**
- b. **Sensitivity to existing natural features;**
- c. **Volume or character of traffic;**
- d. **Circulation patterns;**
- e. **Connectivity;**
- f. **Parking and loading;**
- g. **Screening and buffering of uses;**

- h. Landscaping;
- i. Exterior lighting;
- j. Signage;
- k. Stormwater retention and drainage;
- l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
- m. A demonstrated need for such use.

The proposed drive through facilities have been configured and designed to incorporate and address the factors listed above. A subsequent Development Review application will address any factors not incorporated in the conceptual plans with this application.

7. The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;

As described above, the Property will provide two access points to Bell Road and one access point to Dysart Road to ensure appropriate access to surrounding arterial streets. Internal circulation has been designed to comply with City of Surprise development codes and regulations.

8. Adequate utilities, access roads, drainage sanitation; and/or

The Property has adequate water and sewer capacity for the proposed uses and on-site utilities will be designed to meet City of Surprise development codes and regulations.

9. Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services.

The Property is located at the intersection of two arterial streets with proposed uses that are less commercially intense than the current zoning. Consequently, the proposed project will not lead to any overburdening municipal services or facilities.

General Plan

Bella Fiesta Commerce Center fulfills many of the goals, policies, and objectives of the City of Surprise 2035 General Plan:

Growth Element Goal 1, Policy 5: Promote and provide incentives for infill development, redevelopment and growth in existing urbanized areas.

The Property, which sits at the hard corner of two busy arterial streets, is vacant, unimproved land and has never been developed despite the explosion of growth along the Bell Road corridor. This demonstrates that the current C-3 zoning has been an impediment to appropriately-scaled development and rezoning the Property to a more appropriate district that still conforms to the Commerce & Office General Plan Character Area is necessary to

develop the Property. The proposed project will offer in-demand community-scale commercial and retail uses at a high-traffic infill location.

Land Use Goal 1, Policy 1: The City will guide the pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context.

The proposed project offers retail/commercial opportunities at a scale and intensity appropriate for this intersection and compatible with surrounding land uses. For a variety of reasons including access, circulation, and traffic volume, the intersection of two arterial streets is the most appropriate location for a gas station. Accordingly, Pad A is located at the hard corner to ensure an appropriate and predictable pattern of development. The remaining pads and uses are consistent and compatible with development along this entire stretch of the Bell Road corridor from El Mirage Road to Reems Road.

Commerce & Office Character Area/Community Commercial

The General Plan describes this Character Area as unique areas within the City that can “comfortable accommodate a variety of land uses” due to their “broad development potential”. The General Plan notes that areas with this designation “contain the highest intensity of development in the City and are intended to provide opportunities for a mixture of commercial and retail uses, office, and employment areas, higher density housing, hospitality developments, government and civic uses, educational and medical campuses, and entertainment choices”. This Character Area supports both vertical and horizontal patterns of development depending upon the context of adjacent building form.

In short, the Commerce and Office Character Area provides considerable flexibility for developers to respond to both the context of the surrounding built environment and the market demand in the design and development of properties with this land use designation. The proposed four-pad commercial center conforms to these goals by offering in-demand, appropriately-scaled commercial, retail, and food and beverage opportunities on an undeveloped infill site at a busy arterial intersection.

Summary

This proposed rezoning of the Property from C-3 to C-2 along with a CUP for drive-through facilities will allow the development of site at a busy arterial intersection that has remained vacant despite tremendous growth along the Bell Road corridor. The proposal, which offers contextually appropriate, in-demand uses at a high-traffic arterial intersection is consistent with General Plan policies and Commerce & Office Character Area designation and aligned with development goals of the City of Surprise. Bella Fiesta Commerce Center is the solution for a parcel of vacant land that is long overdue for development along Surprise’s critically important Bell Road corridor.

TAB 1

Aerial Map



NWC Dysart Road & Bell Road – Surprise, AZ

TAB 2

Zoning Map

Zoning Map



Zoning Classification

BP	Mixed Use	RR
CN	PAD	RL-5
CC	PF	RL-4
CR	RM	SHD-CC
CR-PUD	RM-6	SHD-CR
IP	RM-9	SHD-CO
IG	RH	SHD-RL-5
ILM	RH-15	SHD-RO

AUX 1 F-16
LUKE AFB 1992
SECTION LINES
COUNTY

SURPRISE CORPORATE LIMITS
SURPRISE PLANNING AREA

Disclaimer:
This map is intended for reference purposes.
Please refer to approved ordinances, recorded
deeds, and recorded plats for specific property
legal descriptions and zoning district boundaries.

Last Update: 4-6-2020

1 0.5 0 1 Miles



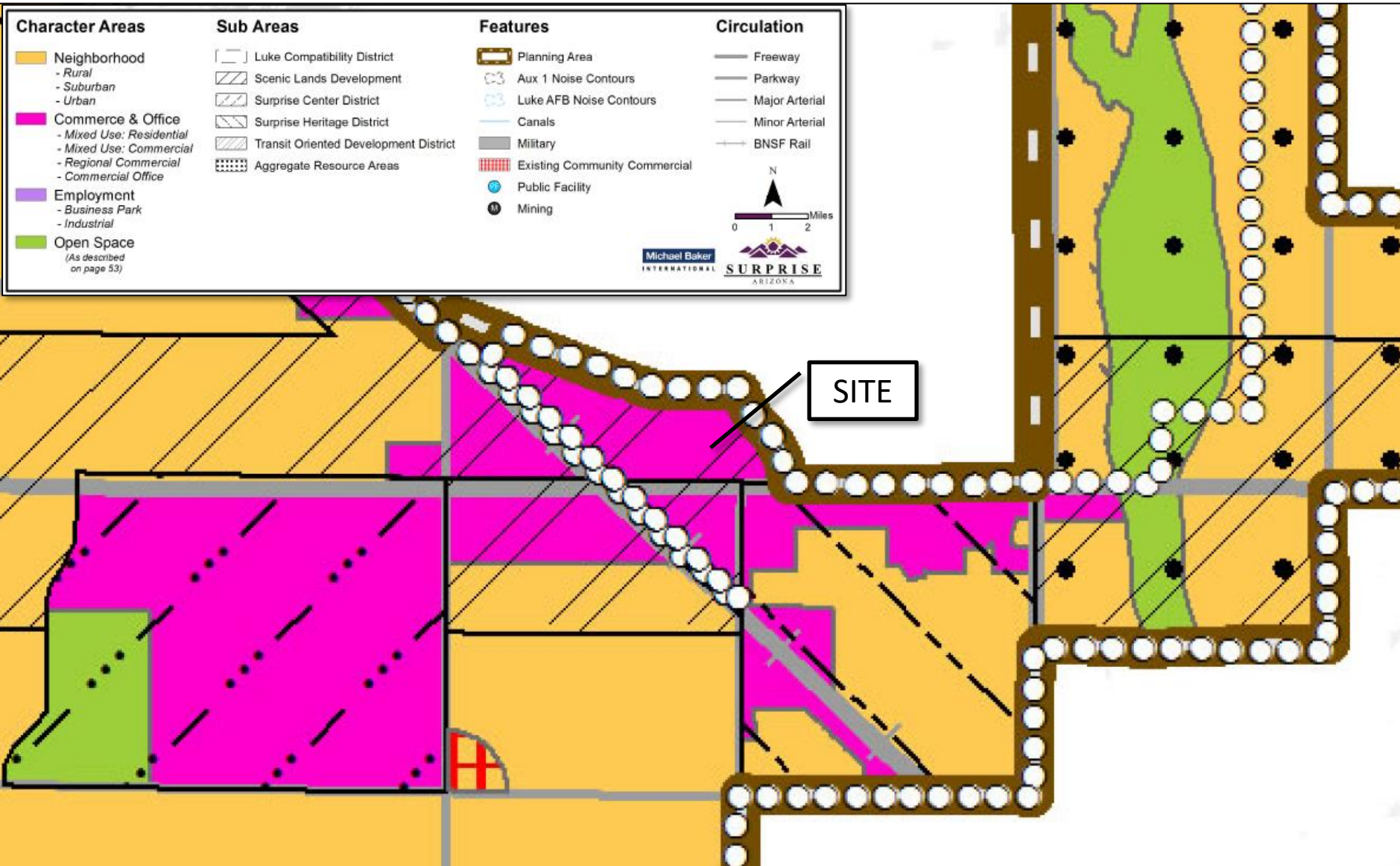
SITE

NWC Dysart Road & Bell Road – Surprise, AZ



TAB 3

General Plan Map



NWC Dysart Road & Bell Road – Surprise, AZ

TAB 4

AFFIDAVIT OF POSTING

Application No: FS22-0438 (Rezone)
Applicant Name: Withey Morris, PLC
Location: NWC Bell & Dysart
Date Site Posted: 08/26/22

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

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

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

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

Meghan Liggett 8/26/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 08/26/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



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

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

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: May 31, 2022

Time: 6:00 P.M.

Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 20, 2022

Time: 6:00 P.M.

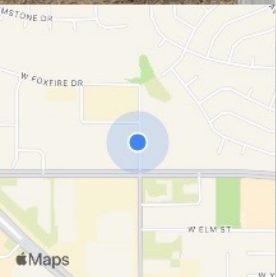
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-438
Bella Fiesta Commerce Center

Request: A request to rezone approximately 10 acres at the northwest corner of Bell Road and Dysart Road from C-3 (CR) to C-2 for the future development of a four-pad retail and commercial center.



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



Aug 26, 2022 09:07AM
17064-17088 N Dysart Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 31, 2022

Time: 6:00 P.M.

Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 20, 2022

Time: 6:00 P.M.

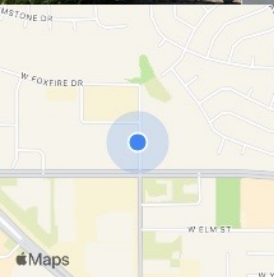
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-438
Bella Fiesta Commerce Center

Request: A request to rezone approximately 10 acres at the northwest corner of Bell Road and Dysart Road from C-3 (CR) to C-2 for the future development of a four-pad retail and commercial center.



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



Aug 26, 2022 09:07AM
17064-17088 N Dysart Rd
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Neighborhood Meeting

Date: May 31, 2022

Time: 6:00 P.M.

Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 20, 2022

Time: 6:00 P.M.

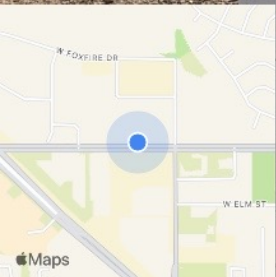
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-438
Bella Fiesta Commerce Center

Request: A request to rezone approximately 10 acres at the northwest corner of Bell Road and Dysart Road from C-3 (CR) to C-2 for the future development of a four-pad retail and commercial center.



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



Aug 26, 2022 08:55AM
13182-13200 W Bell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: May 31, 2022

Time: 6:00 P.M.

Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 20, 2022

Time: 6:00 P.M.

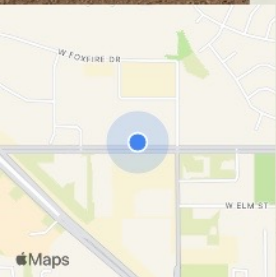
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number: FS22-438
Bella Fiesta Commerce Center

Request: A request to rezone approximately 10 acres at the northwest corner of Bell Road and Dysart Road from C-3 (CR) to C-2 for the future development of a four-pad retail and commercial center.



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



Aug 26, 2022 08:55AM
13182-13200 W Bell Rd
Maricopa County

BELLA FIESTA COMMERCE CENTER

NWC Bell Road & Dysart Road
FS22-0438
Citizen Participation Report

Project Overview

DeRito is proposing the rezone and development of a four-pad commercial center on approximately 10 acres of vacant land located at the northwest corner of Bell Road and Dysart Road in Surprise, Arizona (the “Property”). The Property’s current C-3 zoning supports the proposed uses for this development, but the minimum lot size and development standards cannot be accommodated by the undersized 10-acre site. Rezoning the site to C-2 will allow DeRito to proceed with master site planning and platting the Property for more appropriately scaled, multi-user Community Commercial Development. Accordingly, DeRito is requesting to rezone the Property to C-2 along with a CUP for drive-through facilities.

Notification Technique

The Property was posted with notification signs on May 13, 2022 for the following neighborhood meeting:

Date: May 31, 2022
Time: 6:00 PM
Location: Holiday Inn Express
Desert Cactus Meeting Room
16540 N Bullard Ave
Surprise, AZ 85374

Notification postcards were also mailed by the City of Surprise to surrounding property owners with the information to participate in the neighborhood meeting both in-person and virtually. The applicant did not receive any inquiries or responses to the notification.

Meeting Summary

The neighborhood meeting was not attended by any surrounding residents or property owners, neither virtually nor in-person.



SURPRISE
ARIZONA

FS22-0438

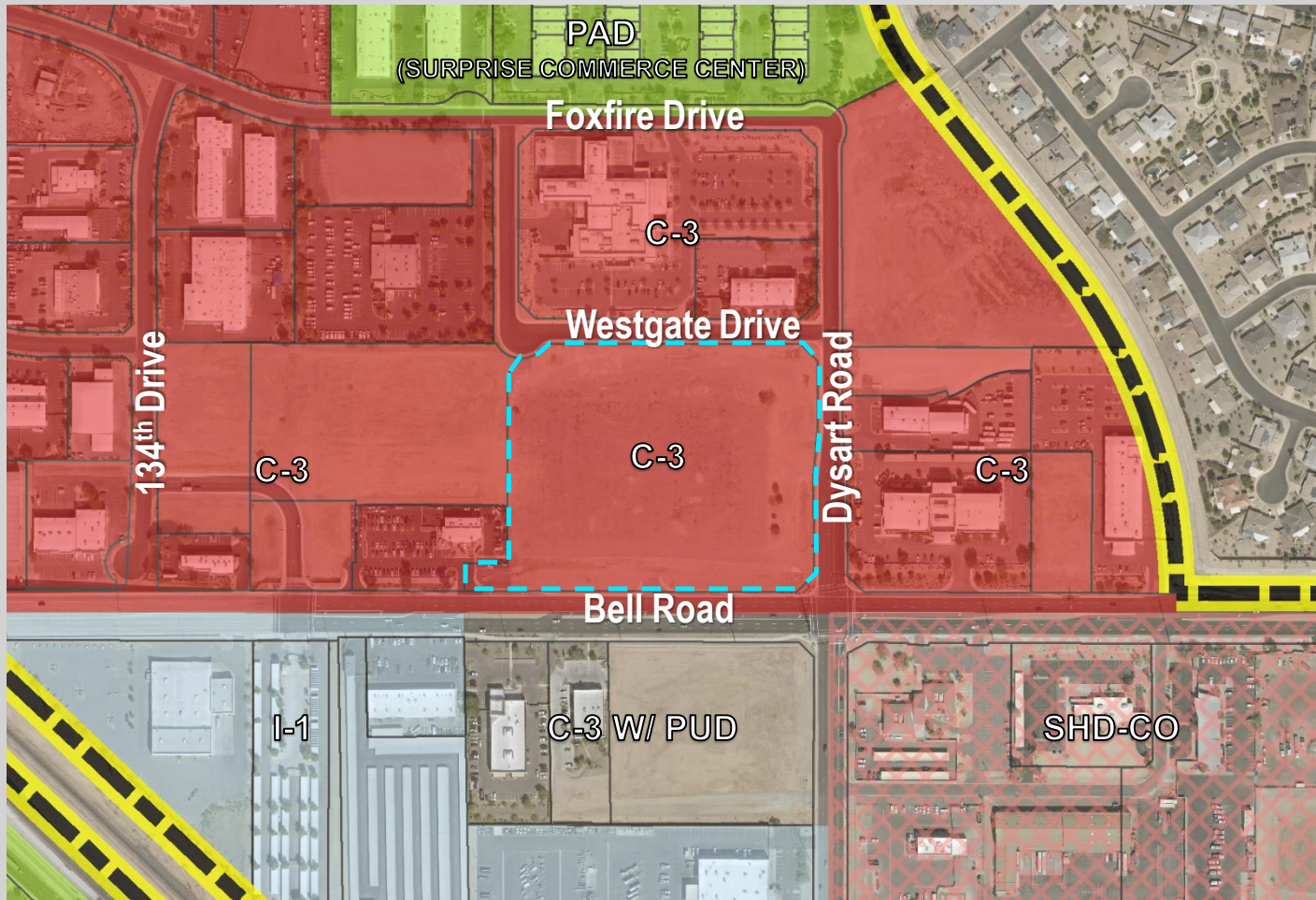
**Bella Fiesta Commerce Center
Rezone**

Planning & Zoning Commission

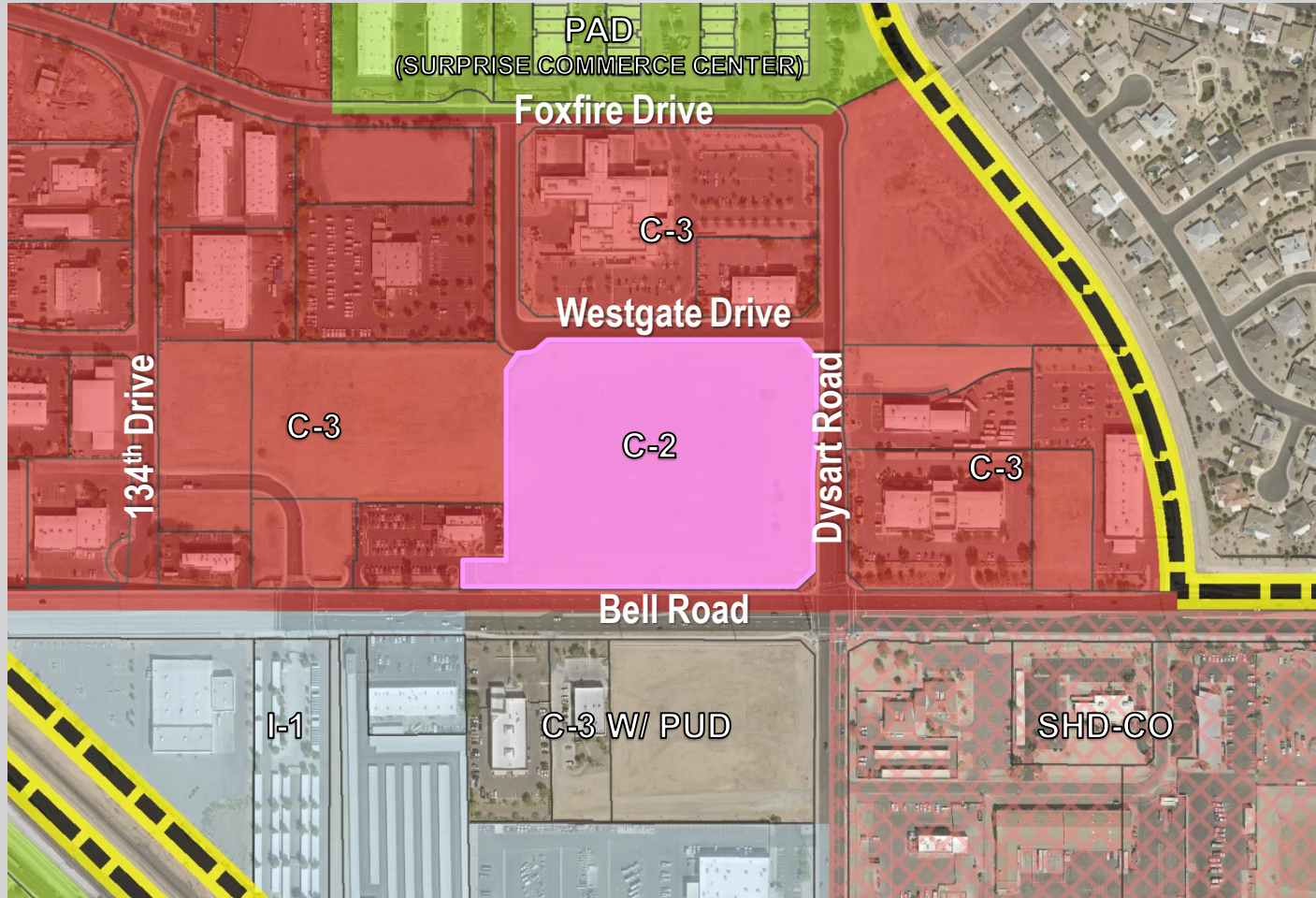
September 15, 2022



VICINITY MAP



EXISTING ZONING



PROPOSED ZONING

DEVELOPMENT STANDARDS

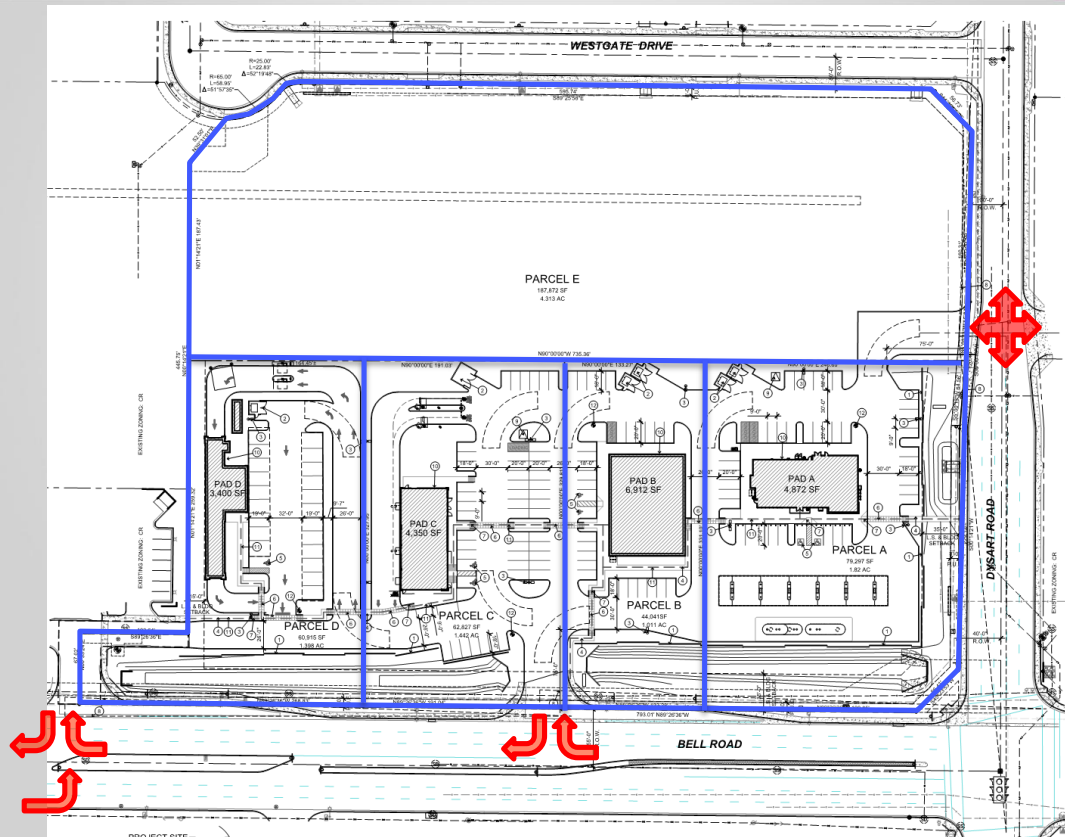
Table 106-6a - Commercial Zoning Districts

	C-O	C-1	C-2	C-3
Minimum <i>Lot Area</i> (sf)	12,000	12,000	18,000	90,000 ¹
Min. <i>Setback</i> to Arterial ROW	35	35	35 ^{5,6}	35 ^{5,6}
Min. <i>Setback</i> to Collector and Local ROW (ft)	15	20	20 ^{5,6}	20 ^{5,6}
Min. <i>Setback Adjacent</i> to Residential Zoning (ft)	20	20	30 ^{5,6}	45 ^{5,6}
Min. <i>Setback Adjacent</i> to Non-Residential Zoning (ft)	15	15	15 ^{5,6}	15 ^{5,6}
Max. Bldg. <i>Height</i> (ft)	30	35 ²	40 ²	45 ²
Max. size per <i>use/tenant</i> (sf) ³	5,000	5,000	45,000	No limit
Max size per <i>Commerce center</i> (ac) ⁴	10	10	20	No limit

Notes:

1. Minimum *lot area* may be reduced to eighteen thousand square feet (18,000 sf) for *pad sites* within a *commerce center* with a minimum size of ninety thousand square feet (90,000 sf)
2. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to Rural Residential (RR), Residential Low Density (R-1), and Residential Medium Density (R-2) *zoning*. The *height* increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* equal to the *zoning district*
3. Area combines the total square footage of the *use*, which may include but is not limited to the gross floor areas of the *building*, outdoor activities and dining areas (when allowed), storage areas, and all display or *sales areas*
4. Contain *uses* designed around common circulation, parking, and pedestrian connectivity, including but not limited to shared *access* or *access easements*
5. Projects designed as *commerce center* will comply with overall development standards regarding perimeter *setbacks* from *abutting* developments.
6. *Pad sites* within a *commerce center* may have reduced *setbacks* along boundaries internal to the master *site plan* if the whole development complies with parking and landscaping regulations. Approval by the Community Development Director or designee is required.

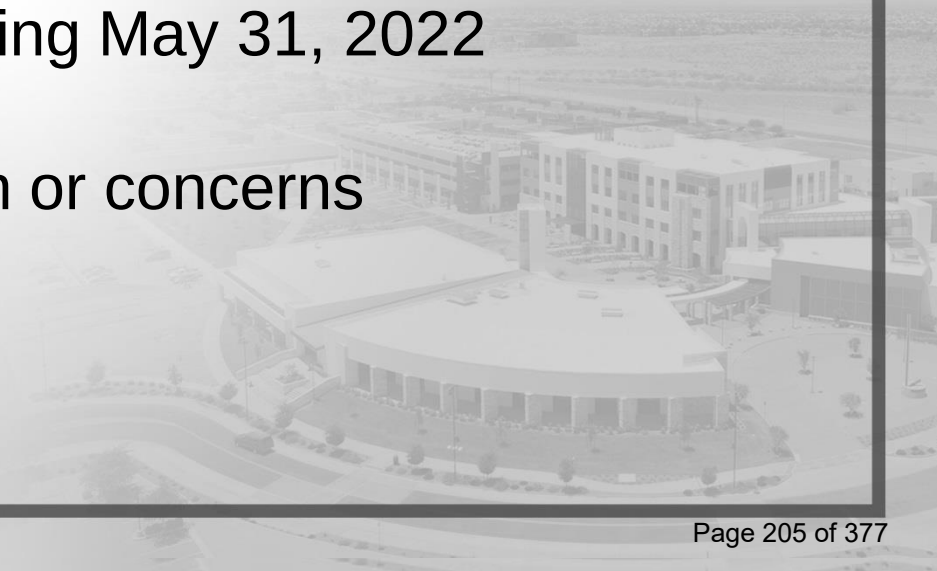
CONCEPTUAL SITE PLAN





OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings
- Citizen Participation Meeting May 31, 2022
 - No attendees
 - No opposition or concerns





RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a PAD Amendment for Vistas Montanas; FS22-0180.

Motion:

I move to recommend approval of the PAD Amendment for the Vistas Montanas PAD subject to stipulations “a” through “f” as outlined in the staff report.

Background:

The subject request involves a Major PAD Amendment to the Vistas Montanas Planned Area Development (PAD) for property generally located at the northeast corner of 179th Avenue and Peak View Road, between 179th Avenue and 173rd Avenue, south of Dixileta Road.

The proposed amendment includes: 1) increasing the overall density from 2.4 du/ac to approximately 2.9 du/ac; 2) updating the lot sizes and distribution of lots throughout the site; 3) increasing the total open space allotment from 12% to 20%; 4) updating the previous design option that was formerly a point system to match the development standards consistent with the Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS); and 5) updating the conceptual development plan and roadway network.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0180 Vistas Montanas PAD Amendment - Staff Report
 2. 01 - FS22-0180 Vistas Montanas PAD Amendment - Vicinity Map
 3. 02 - FS22-0180 Vistas Montanas PAD Amendment - Zoning Map
 4. 03 - FS22-0180 Vistas Montanas PAD Amendment - Rezone Document
 5. 04 - FS22-0180 Vistas Montanas PAD Amendment - Luke AFB Letter
 6. 05 - FS22-0180 Vistas Montanas PAD Amendment - Citizen Participation Report April 25, 2022
 7. 05 - FS22-0180 Vistas Montanas PAD Amendment - Citizen Participation Report June 13, 2022
 8. 06 - FS22-0180 Vistas Montanas PAD Amendment - Affidavit of Posting
 9. FS22-0180 Vistas Montanas PAD Amendment - Presentation
-

ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0180

Project Name: Vistas Montanas PAD Amendment

Council District: 1 - Acacia

Meeting Date: September 15, 2022

Planner: Chris Sexton, Planner II

Owner: Omar Mirales with Surprise Land Holdings LLC

Applicant: Jeff Farr with RVi Planning & Landscape Architecture

Request: PAD Amendment to the Vistas Montanas PAD for the following: 1) increase the overall density from 2.4 du/ac to approximately 2.9 du/ac; 2) update the lot sizes and distribution of lots throughout the site; 3) increase the total open space allotment from 12 percent to 20 percent; 4) update the previous design option point system to match the development standards consistent with the Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS); and; 5) update the conceptual development plan and roadway network.

Site Location: Generally located at the northeast corner of 179th Avenue and Peak View Road, between 179th Avenue and 173rd Avenue, south of Dixileta Road

Site Size: 179 acres

Density (Net): 2.9 dwelling units per acre (du/ac)

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

Support/Opposition: Two (2) outreach meetings were scheduled on April 25, 2022, and May 23, 2022, respectively are not considered valid outreach meetings as the applicant did not post the signs on the subject parcel within the required time as stated in the Land Development Ordinance.

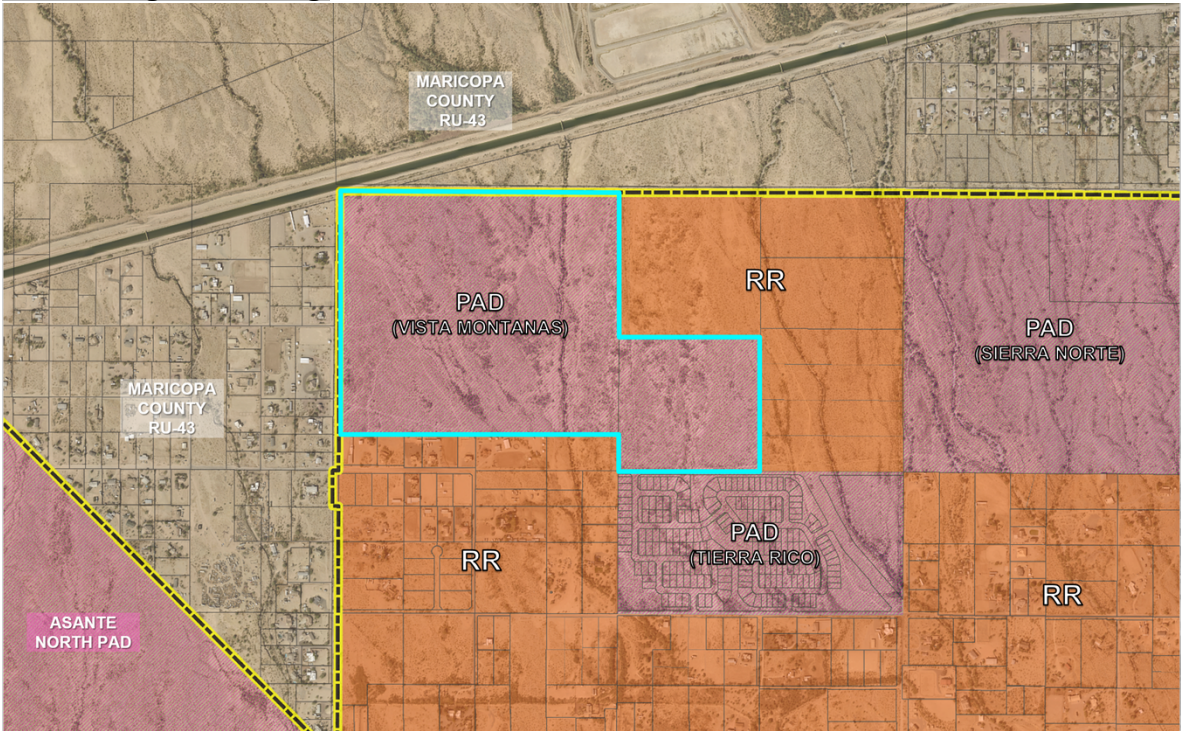
One (1) outreach meeting was scheduled and held with the appropriate noticing and site posting on June 13, 2022.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council, case FS22-0180, subject to stipulations ‘a’ - ‘f’.

Project Description:

Jeff Farr with RVi Planning & Landscaping Architecture on behalf of Omar Mirales with Surprise Land Holdings LLC requests approval of a Major PAD Amendment to the Vistas Montanas Planned Area Development (PAD). This request is for the following: 1) increase the overall density from 2.4 du/ac to approximately 2.9 du/ac; 2) update the lot sizes and distribution of lots throughout the site; 3) increase the total open space allotment from 12 percent to 20 percent; 4) update the previous design option point system to match the development standards consistent with the Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS); and; 5) update the conceptual development plan and roadway network.

Surrounding Land Zoning:



RU-43 – Maricopa County	RU-43 – Maricopa County	Rural Residential (RR)
RU-43 – Maricopa County	Vistas Montanas PAD	Tierra Rico PAD
Asante North PAD	Rural Residential (RR)	Rural Residential (RR)

60 **Background:**

61
62 **November 3, 1988:** The subject parcel was annexed into the City under Ordinance 88-24.

63
64 **March 27, 2008:** The Mayor and City Council approved a Planned Area Development for Vistas
65 Montanas, under Case PAD 07-185.

66
67 **December 17, 2020:** A Concept Review meeting was held under case CR20-751.

68
69 **January 25, 2022:** A formal submittal to amend the Vistas Montanas PAD was submitted under case
70 FS22-0180.

71
72 **April 25, 2022:** The applicant held a Neighborhood Meeting to discuss the project however the sign
73 was not posted in a timely manner to be considered valid.

74
75 **May 23, 2022:** The applicant held a Neighborhood Meeting to discuss the project however the sign
76 was not posted in a timely manner to be considered valid.

77
78 **June 13, 2022:** A Neighborhood Meeting was held.

79
80 **Neighborhood Outreach:**

81
82 On April 25, 2022, the applicant held a Neighborhood Meeting at Asante Preparatory Academy. The
83 meeting was properly advertised per the requirements of the LDO in regards to legal advertising
84 placed in the newspaper and mailers sent to property owners within 300 feet of the site. It was not
85 discovered until the day after the meeting that the sign had not been properly posted on the site.
86 During this meeting, there were approximately four (4) in-person attendees and three (3) virtual
87 attendees from the neighboring communities. In general, the residents brought forth concerns
88 pertaining to construction of roadways, who the homebuilder would be, the number of homes
89 planned, questions regarding equestrian nature of the trail, surrounding development, CAP canal
90 trail, lighting and time table for development. The developer addressed all concerns and questions.

91
92 A Neighborhood Meeting was scheduled on May 23, 2022. Legal advertising was placed in the
93 newspaper and mailers were sent to property owners within 300' feet however staff discovered after
94 speaking to the applicant that the signs were not posted within the appropriate timeframe therefore
95 a meeting was not held.

96
97 On June 13, 2022, a Neighborhood Meeting was scheduled. The meeting was properly advertised
98 per the requirements of the LDO. The meeting was held at Asante Preparatory Academy. During this
99 meeting there were two (2) in-person attendees and one (1) virtual attendee. The concerns that
100 were brought forth were access to the site, road improvements, the number of homes proposed, fire
101 access, and phasing of the site. The developer addressed all the concerns and questions.

Analysis and Discussion:

The applicant has submitted the PAD Amendment Document in support of a request for a Major PAD Amendment of the Vistas Montanas Planned Area Development. This request is for the following: 1) increase the overall density from 2.4 du/ac to approximately 2.9 du/ac; 2) update the lot sizes and distribution of lots throughout the site; 3) increase the total open space allotment from 12 percent to 20 percent; 4) update the previous design option point system to match the development standards consistent with the Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS); and; 5) update the conceptual development plan and roadway network.

Increase in density and lot size changes

The proposed amended lot sizes range from 5,400 to 7,800 square feet results in an increase of density from 2.4 du/ac to 2.9 du/ac (430 lots to 533 lots).

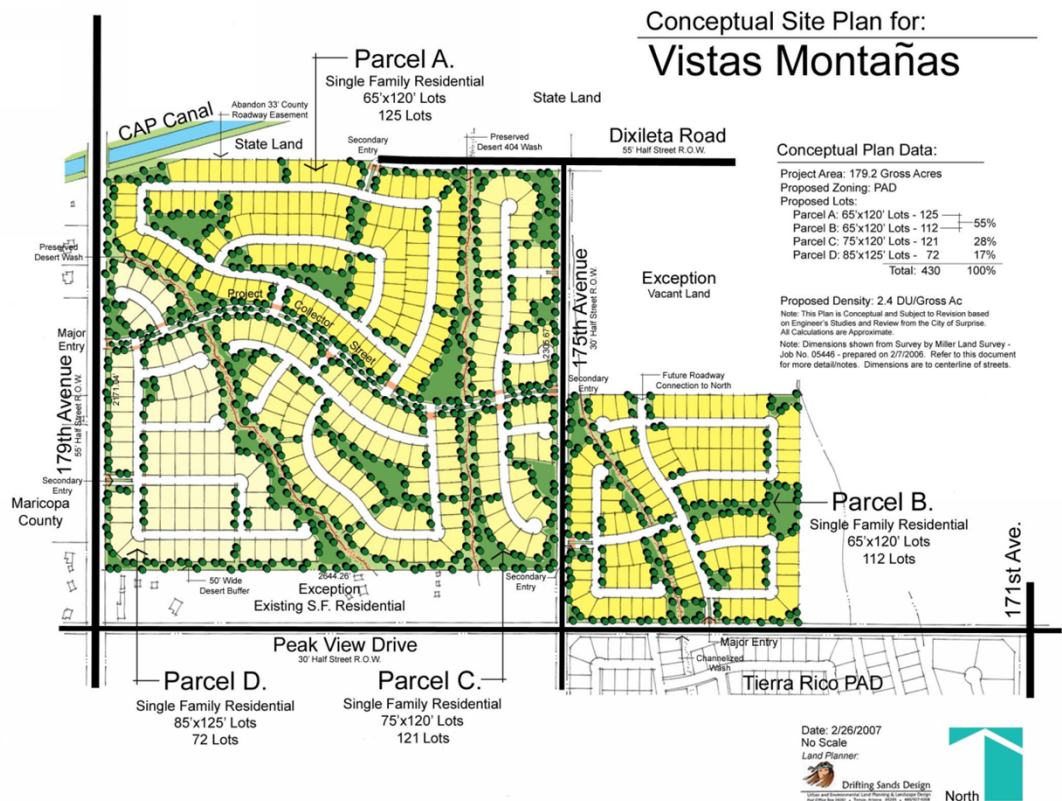
Currently, the PAD is divided into four parcel and consists of three-single-family detached, residential parcels with a variety of lot sizes. The current approved lot sizes are 65'x120', 75'x 120' and 85'x125' with an approved density of 2.4 du/ac. The amendment to the PAD is proposing five different parcels consisting of the following lot sizes: 45'x120', 55'x120', 65'x120' and 85'x125'.

TABLE 3 — PROPOSED PAD AMENDMENT LOT DISTRIBUTION					
APPROVED PAD			PROPOSED PAD AMENDMENT		
Lot Dimensions	Count	% of Total	Lot Dimensions	Count	% of Total
65' x 120'	137	55%	45' x 120'	177	33%
75' x 120'	121	28%	55' x 120'	121	30%
85' x 125'	72	17%	65' x 120'	209	38%
			85' x 125'	26	5%
Total	430	100%	Total	533	100%
Gross Density	2.4 du/ac	-	Gross Density	2.9 du/ac	-
Open Space	22.5 ac	12.6%	Open Space	35.9	20%

Note: These numbers are approximate and subject to change based on additional site studies, engineer studies, and City of Surprise review.

Parcel A is designed with 45'x120' lots which are situated at the north portion of the project. The lots will be situated away from the larger lots in the surrounding communities plus the additional wash corridors will provide a natural separation from 179th Avenue buffering the smaller lots. Parcels B and C are more centrally located and include a significant buffer along the southern portion of the project to the adjacent residential development. Parcel D is proposed to include 65'x125' lot sizes which are compatible with the adjacent Tierra Rico PAD development. Parcel E is reserved for the largest lots. The proposed lot sizes along the southwest corner of the site are sized 85'x125' and will be limited to single story in height.

EXHIBIT E: EXISTING CONCEPTUAL SITE PLAN



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EXHIBIT F: AMENDED CONCEPTUAL SITE PLAN



Increase the Open Space percentage

The proposed amendment will increase the open space area from 12 percent to 20 percent. As currently designed, six (6) pocket parks are strewn throughout the project. These parks will range in size with the smallest being approximately $\frac{1}{4}$ acre and the largest being approximately 1.3 acres. These parks will be located a short distance from each lot. These pocket parks will provide amenities such a playgrounds with shade structures, large turf areas, half basketball courts, sand volleyball and ramadas.

In addition to the pocket parks, there are additional open space areas located throughout the community. This provides passive open space which offers visual relief from homes and hardscape. The linear open space areas within the existing washes will provide connectivity via pedestrian paths to the various parks throughout the development.

Trails and paths utilized in the community will consists of both unpaved and paved surfaces. The washes located within the Vistas Montanas PAD will contain 10-foot concrete paths and all internal pedestrian pathways will contain 6-foot concrete paths. All trails will be constructed of a compacted natural looking material. The trails are expected to meander within the entire wash erosion hazard setback and the floodway boundaries.

A pedestrian trail is proposed along the northern perimeter of the site following Dixileta Drive alignment. This pedestrian path will extend all the way to 179th Avenue and connect to the future trail system planned around the Cap canal crossing.

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Development standards

The applicant is requesting to modernize the development standards to match those of the LDO and PEDS manual. Development is proposed to occur in accordance with the R-1 Zoning District standards. Unless otherwise noted within this PAD, all future development shall follow Table 106-2c per the LDO as shown in the table below.

TABLE 4 — PROPOSED DEVELOPMENT STANDARDS			
	APPROVED	PROPOSED	
PARCELS	A-D	A-D	C, E
Lot Categories	NA	A ³	B
General Plan Compatibility	Suburban	Suburban	Suburban
Lot Area (sf)	7,800-10,625	4,950-7,999	8,000-11,999
Min Lot Width (sf)	65	45	70
Min. Front setback ¹ (ft)	18 to 24	12	12
Max. Front setback (ft)	NA	25	25
Min. Rear setback ¹ (ft)	15	15	20
Min. Side setback ¹ (ft)	5 & 8	5 & 8 ²	5 & 10
Min. Street side setback ¹ (ft)	15	10	10
Max. Bldg. Height (ft)	35	35	35
Open space (% of gross acres of residential development) ³	10%	20%	20%

Notes:

1. *Garage* face and embellishments shall be *setback* a minimum of 20' measured from any opposing property line, except rear *alley* loaded *garages*, which shall be setback nine feet from *alley* edge line.
2. May be reduced to 0' setback for *Single-family dwellings* as *attached building* and separated by a *common wall* along the property line. End units must maintain the larger *setback*.
3. The City requires *open space* on a subdivision or development site basis rather than on a *lot-by-lot* basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
4. Residential projects shall contain no more than fifty percent 50% of lots less than 48' wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.

Roadway Network

The project is currently served by two primary entryways via 179th Avenue aligning with the existing roadway serving the residential to the west and Peak View Drive which will align with the Tierra Rico development. A third primary entryway will be provided off Dixileta Drive which will be improved as development progresses.

Neighborhood access is provided off the primary collector roadway running through the center of the site into multiple parcels that make up the conceptual plan. The individual parcels will have access to this residential collector and each parcel will have a minimum of two different means of access.

Peak View Drive will be constructed with a minimum of 26 feet of pavement of vehicular travel to and from the development from the east boundary to the west boundary of the PAD. 179th Avenue is planned to extend north from Peak View Drive to meet the future collector proposed through the center of the site running from 179th Avenue to 173rd Avenue.

The Developer will be responsible for the construction of the half street right-of-way road improvements for all roads adjacent to the site.

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character of the General Plan 2035. The project is requesting a slight increase of density from 2.4 du/ac acre to 2.9 du/ac which is consistent with the density range in the Suburban Neighborhoods subcategory of 2 – 8 du/ac.

Reviewing Agencies:

The request was routed to internal and external agencies, who indicated no objections to the request. The following agencies offered the following comments.

Maricopa County Department of Transportation (MCDOT): In an email dated March 9, 2022, MCDOT indicated the following:

Any work connecting to, or which may impact, county right-of-way along Dixileta Drive will required a MCDOT right-of-way permit and review of the traffic study for potential offsite improvement requirements.

Maricopa Water District (MWD): In an email dated January 26, 2022, MWD indicated that the subject property is located outside of their service area and does not impact MWD.

Luke Air Force Base (Luke AFB): In an email dated February 3, 2022 (attached), Luke AFB indicated that the subject request meets the Graduated Density Concept (GDC) with the proposed 2.9 du/ac as the project is located approximately 1.2 to 2.1 miles outside the Aux-1 and will not have a negative impact on flight operations, but is located within the ‘territory in the vicinity of a military airport’ and that a strong notification program is essential.

Summary:

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

Findings:

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

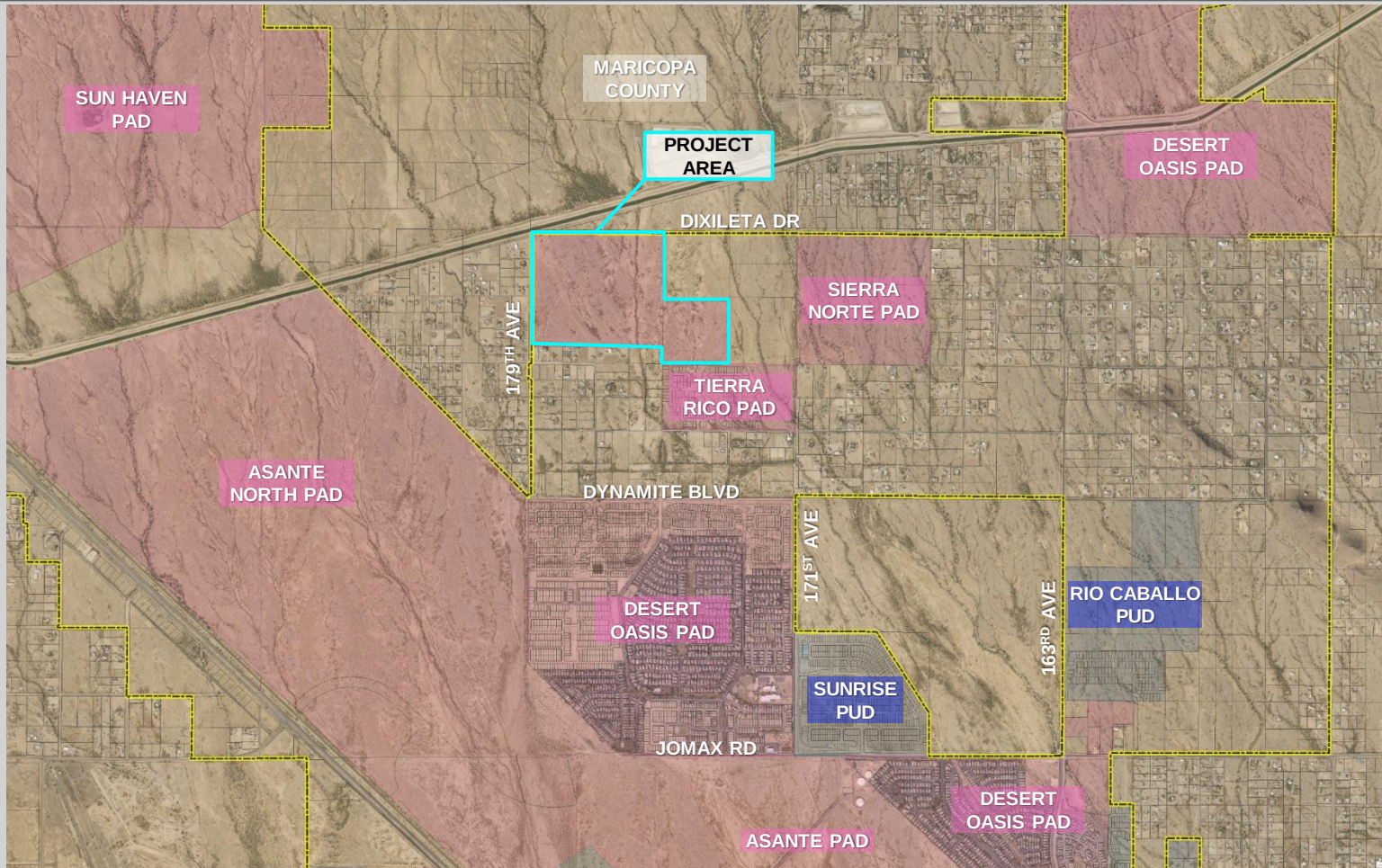
Commission Recommendation:

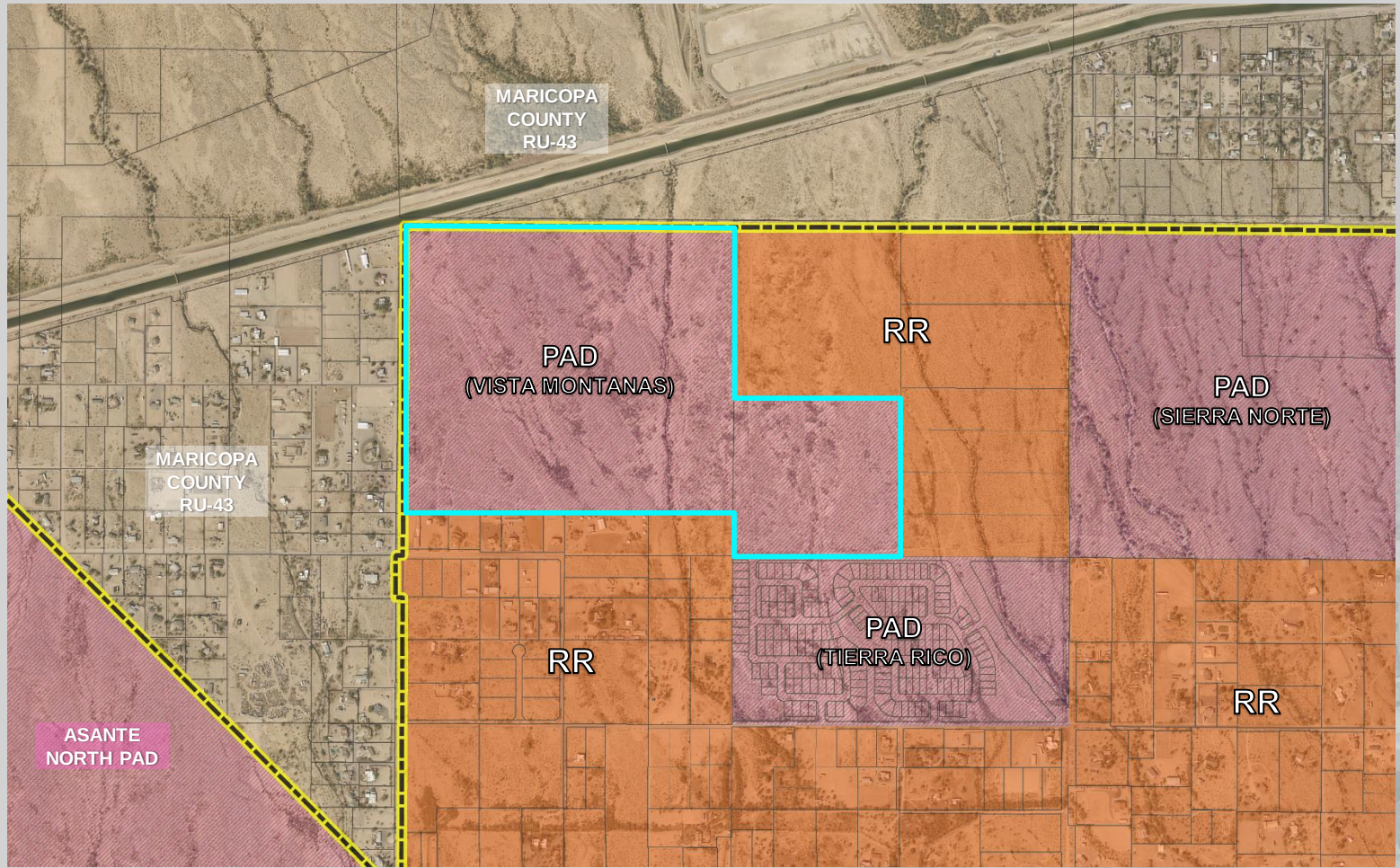
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject PAD Amendment, subject to stipulations 'a' and 'f' as outlined below:

- a. Development and use of the site shall be consistent with the narrative entitled "Vistas Montanas PAD" dated June 16, 2022.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
- c. The water solution to serve this development will need to be documented in a development agreement before the City will approve a preliminary plat.
- d. Applicant must submit proof of sewer treatment capacity with final plat submittals.
- e. The SPA 2 Water Reclamation Facility has a treatment capacity of 2 MGD and will treat wastewater generated from this development. The current Phase I wastewater capacity has been fully allocated in the form of EDUs of wastewater capacity totaling 9,524 per the SPA 2 Water Reclamation Facility Capacity Allocation Agreement recorded as instrument NO. 201503548465, Records of Maricopa County, Arizona dated 5/20/2015.
- f. Applicant must submit proof of payment for SPA 2 Sewer Interceptor Agreement buy-in fee (MCR# 20090350621) prior to City approval of Final Plat.

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

256 **Attachments:**
257 01 Vicinity Map
258 02 Zoning Map
259 03 Zoning Document
260 04 Luke AFB comments
261 05 Citizen Participation Reports – REDACTED
262 April 25, 2022
263 June 13, 2022
264 06 Affidavit of Posting
265 PowerPoint Presentation





PLANNED AREA DEVELOPMENT **VISTAS MONTAÑAS**

1ST AMENDMENT



4th Submittal Draft: June 16, 2022
Case Number: FS22-0180

Proposed PAD Amendment for a development of approximately 179 acres, located at the northeast corner of 179th Avenue and Peak View Road, between 179th Avenue and 173rd Avenue, south of Dixileta Road in Surprise, Arizona

DEVELOPMENT TEAM

OWNER AND DEVELOPER

HSL Properties

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Email: omar@hslproperties.com

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PLANNER/LANDSCAPE ARCHITECT

RVi Planning + Landscape Architecture

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TRAFFIC ENGINEER

CivTech

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Email: jspadafino@civtech.com

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1. INTRODUCTION

RVi Planning + Landscape Architecture, on behalf of HSL Properties and Surprise Land Holdings, LLC is pleased to submit this Major Planned Area Development (PAD) Amendment to the Vistas Montañas PAD, approved per case no. PAD07-185 in 2008. The Vistas Montañas site is approximately 179 acres and is located at the northeast corner of 179th Avenue and Peak View Road, between 179th Avenue and 173rd Avenue, south of Dixileta Road. The subject site is currently vacant and has no approved final plats. The parcels associated with this request are APN's 503-51-010R, 503-51-008G, 503-51-008H and 503-51-008J. The site is in Special Planning Area Two (SPA2). There is currently no City of Surprise potable water infrastructure abutting the subject property.

2. PURPOSE OF REQUEST

Since the original PAD approval in 2008, the site has been vacant and no additional development applications have been submitted. The development team worked with a brokerage firm to better understand the current market conditions in this area. The analysis showed that to make this project economically feasible, an increase in the total number of lots and associated lot sizes was required to modernize the prior PAD. Additionally, the approval of the original PAD was received under a zoning ordinance that is now outdated, with design criteria that are no longer applicable with the adoption of the new Surprise Land Development Ordinance approved in 2020. However, most of the PAD elements, including the layout of the conceptual development plan as part of the original PAD remain similar. Where applicable, the proposed PAD amendment seeks to align more closely with the Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) recently approved in 2021. The following sections outline changes to the original PAD and serve as a guide to future development in the PAD.

3. LOCAL CONTEXT

The parcels are located within the northwest quarter of section 26, Township 5 north, range 2 west of the Gila Salt River Base and Meridian, in the County of Maricopa, State of Arizona. The parcels associated with this request are APN's 503-51-010R, 503-51-008G, 503-51-008H and 503-51-008J. The property is described in greater detail as shown by the associated ALTA provided with this PAD amendment. See **Exhibit A: Vicinity Map and Exhibit B: Regional Context Aerial.**

The property is more than 20 miles from the main Luke Air Force Base (LAFB) and is located within approximately five miles from LAFB Auxiliary Field #1. However, according to the Luke Air Force Base Graduated Density Concept, this proposal is not considered to be located in the vicinity of LAFB or the Auxiliary Field. The property is between one and three miles beyond the 65-decibel noise contour, where the permitted density is limited up to 6 du/ac. The existing PAD and proposed amendment is well under the permitted density per the LAFB Graduated Density Concept.

4. EXISTING SITE CONDITIONS

The Vistas Montañas site is relatively flat and consists of native desert land with a slight slope generally from the north to the south. The property is comprised of sparse, natural vegetation, except for areas within the three washes traversing the site, where moderate desert vegetation exists. To date, improvements on the property have not occurred.

The property is native desert land that gently slopes from the north to the south at approximately one percent. The site is sparsely vegetated except for the slightly more vegetated washes traversing the site. The tributary area for the Vistas Montañas subdivision originates north of the Central Arizona Project Canal and flows north of the aqueduct ponds before flowing through over chutes. The flow joins the tributaries south of the canal and

one overchute supplies water to a wash running through the subject property.

Table 1, below, provides a breakdown of the surrounding land uses and zoning designations. The property immediately north and east are currently vacant and zoned Rural Residential (RR). Existing large lot residential development is located to the west and south. To the southeast is the Tierra Rico PAD which includes a single family development.

TOPOGRAPHY & DRAINAGE

Existing Conditions

The property is native desert land that slopes from the north to the south at approximately one percent. The site is sparsely vegetated except for the washes traversing the site, which are more vegetated than the majority of the site. The tributary area of the project originates north of the Central Arizona Project Canal. It flows north of the aqueduct ponds before flowing through a piped over-chute. This flow then joins small tributaries south of the canal, and supplies water to the main wash running through this project.

A significant wash traverses the property from north to south. Minor washes carry local flows. The significant wash is located west of 175th Avenue, and is known as Wash 5 East. Wash 5 East has been designated by the Army Corps of Engineers as a Section 404 wash. Activity in or around this wash is strictly monitored by the Federal Government. As a result, activities that require permitting from the Corps will be minimized.

Flood Zone

The project is located in Zone X and Zone AE and the associated flood way as depicted on the Federal Emergency Management Agency (FEMA) flood Insurance Rate Map (FIRM) numbers 04013C1135G, 04013C1130G, 04013C1115G and 04013C0720G, City of Surprise, Arizona, effective date September 30th, 2005. The Zone X classification is defined as “areas of 500-year flood, areas of 100-year flood with average depths of less than one foot, or with drainage areas less than one square mile, and areas protected by levees from the 100-year flood.” The Zone AE classification is defined as a special flood hazard area inundated by the 100-year flood with base flood elevations determined. If required, a Conditional Letter of Map Revision (CLOMR) will be submitted to Flood Control District

TABLE 1 — SURROUNDING LAND USE DESIGNATIONS

DIRECTION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
Property	Neighborhood, Open Space	PAD	Vacant, wash corridors
North	Neighborhood	RU-43 (Unincorporated Maricopa County)	Vacant, USA/BOR, CAP Canal
East	Neighborhood	Rural Residential (RR)	Vacant
South	Neighborhood	PAD	Tierra Rico PAD
West	Neighborhood	Rural Residential (RR)	Large Lot Residential



of Maricopa County (FCDMC) and to FEMA. Upon approval by FEMA, a Letter of Map Revision (LOMR) will be obtained. In addition, a Floodplain Use Permit will be acquired prior to construction of any infrastructure in the floodplain.

Grading and Drainage

A Final Drainage Report for the Project will be submitted to the City, FCDMC and FEMA for permitting during final engineering. The drainage design for the community will be in accordance with the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, January 1995 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date January 1996 and the City of Surprise drainage guidelines. The hydrology for the basis of design of major drainage facilities in this region of the County is the Wittmann Area Drainage Master Study Update (ADMS), which was completed by Entellus for the FCDMC. The study included an update of the previous "A" zone delineation for Wash 5 East to an "AE" zone with a floodway delineation. An "AE" zone is defined as a special flood hazard area inundated by the 100-year flood with base flood elevations determined.

Currently, offsite flows enter the site at several locations on the north property line, and near the southwest property corner. Offsite flows generally enter the site flowing south and southeast in poorly defined, braided washes. Except for Wash 5 East, which is a well defined wash carry the largest

off-site flows (approximately 580 CFS) that are discharged over the canal. Wash 5 East is a 404 jurisdictional wash and shall be designed per City of Surprise Planning and Engineering Development Standards (PEDS Section 5.4). The existing capacity and hydraulic characteristics of Wash 5 East, as well as the existing hydrologic characteristics of the overall area will be preserved. The development will retain the 100-year, two hour event for the project's on-site improvements and adjacent half street improvements, and accommodate the pass through off-site flows per the City of Surprise Municipal Code. For the project property west of 175th Avenue, off-site flow along the Dixaleta Drive alignment will be swaled to and passed through the site in Wash 5 East. This flow is estimated at 580 CFS. There will be two road crossing along Wash 5 East. For the project property east of 175th Avenue will be swaled along the north property line and passed through the site and discharged at it's natural location along Peak View Drive. This flow is estimated at 150 CFS. The Tierra Rico project being constructed south of Peak View Drive is constructing a channel at this location to accommodate the flows.

A Final Drainage Report containing detailed hydraulic analysis of the washes/channels in the project, based upon the proposed grading for the development, will be submitted with final engineering. Finished floor elevations for homes adjacent to FEMA washes will be set at least one foot above the resultant 100-year water surface elevations. A Letter of Map Revision (CLOMR) application was included in the study, and submitted to FEMA to remove the developable portion of the Property from the floodplain.

Public Utilities and Services

Private utility companies will provide telephone, cable, Internet, gas (Southwest Gas) and electric service (Arizona Public Service) for the community. The City will provide water/sewer, police, fire protection and refuse collection. Electric service 12.0 kV or less and all other utilities will be placed below ground.

Streetlights and fire hydrants will be designed and installed per the City building codes and in accordance with the recommendations of the City Engineering and Fire Departments.

Potable Water System

Based on the City of Surprise Integrated Water Master Plan, June 2015, and the City of Surprise Water Infrastructure Master Plan, June 2004 ("City Master Plan"), Vistas Montana is located in zone 3A of the City of Surprise Special Planning Area two (SPA2). There is currently no City of Surprise potable water infrastructure abutting the property in question. The project site will ultimately be served by the Desert Oasis Water Campus (WSF-DO) for storage and pumping. For water supply, the project will need to construct wells, team with adjacent developers to install common wells, or buy into adjacent wells with capacity. Though the City has stated there is storage capacity at WSF-DO to temporarily service the project, the developer will need to pay an additional impact fee to the City to construct the ultimate storage and pumping for the site. The Tierra Rico project will construct a 12" water main stubbed at Peak View Drive and Tierra Rico Boulevard. The developer will need to connect to the 12" water main, and further extend water distribution mains in order to provide service to the Vista Montanas. According to the City's current master plan, this includes a 12" water main on Peak View Drive and Dixelata Drive, and a 24" water main on 179th Avenue.

Based on the PAD, Vista Montanas will have about 5330 lots with a density of approximately 3 du/ac, using 320 gpd/du, the Average Day Demand will be 171,560 gpd and the Peak Hour Demand will be 511,680. Detailed Basis of Design Reports shall be provided with final engineering documents, particularizing the final design of the Vista Montanas distribution system. This study will detail the necessary design to meet City of Surprise standards, account for other properties within the vicinity and provide a reliable potable water source to the future residents of Vista Montanas. The design criteria used for the proposed water

system will be taken from the the City of Surprise Integrated Water Master Plan, June 2015, and the City of Surprise Integrated Water Master Plan, June 2015 ("City Master Plan"). It is the intent of the developer to work closely with the City of Surprise in this endeavor to ensure that the project is part of a regional solution.

Sewer System

Based on the City of Surprise Water Infrastructure Master Plan, June 2004 ("City Master Plan"), Vistas Montañas is located in the City of Surprise Special Planning Area Two (SPA2). SPA2 of the sewer service area of the City of Surprise.

The design of the proposed on-site wastewater system will be based on the land uses, population projections and design criteria described in the City Master Plan, and will discharge at one outfall location at the southeast corner of the Project. The Tierra Rico project south of Peak View Drive is constructing sewer through the Tierra Rico project and will provide a stub on Peak View Drive. The sewer will be sized to accommodate the Vistas Montañas project. The sewer flow from Vistas Montañas will be conveyed through city streets to the SPA2 wastewater treatment plant. The developer must obtain capacity in the existing Treatment Plant or fund an expansion.

The final design, location and construction sequence of the wastewater system improvements will be defined in each parcel report and a detailed analysis of the wastewater collection system will be submitted to the City for approval with future development applications.

GENERAL PLAN

The City of Surprise General Plan 2035 identifies that the entire site be developed as neighborhood with a suburban neighborhood character. Neighborhood is defined as various neighborhoods that are predominantly residential areas that can also be supported by locally oriented commercial and public facilities and can range from established to emerging and urban to rural in nature. The current approved PAD has a 2.4 du/ac which is consistent with the density range found in the Suburban Neighborhood subcategory of between 2-8 du/ac. See **Exhibit C: General Plan Land Use Map** and **Exhibit D: Existing Zoning Map**.

The Planning and Zoning Department is routinely tasked with the review of development proposals for compliance with the City of Surprise General Plan 2035. To evaluate the quality and appropriateness of a development proposal, City staff will use the goals, policies, recommendations and guidelines outlined within each element of this plan. The following section provides compliance statements to the goals and objectives defined by the 2035 Surprise General Plan.

Does the proposed development carry forward the vision and relevant goals and policies expressed in the General Plan or adopted Sub-Area plans as applicable?

Response: Yes, the proposed development is consistent with the neighborhood, suburban designation including the du/ac range outlined in the General Plan. The proposed project gross density is 2.9 du/ac. No Sub-Area plans apply in this area of the City.

Does the proposed development adhere to the design guidelines of the applicable Character Area(s) and/or Development Type(s)?

Response: The proposed development is in compliance with the Suburban Character Area as defined by the Neighborhood category within the General Plan and meets the intent of the aesthetics and built form characteristics within the General Plan.

Does the proposed development strengthen or compromise the character of the area by adding to the mixture of uses?

Response: Most of the land around the proposed project is currently vacant and low-density residential. To help mitigate the added density, the proposed development includes large landscaping buffers and larger, exterior lots adjacent to the existing large lot single family development. Strategically placed open spaces help buffer the proposed development to existing residential. Residential is the only proposed development in this area. The project team worked with the City of Surprise to define the required roadway infrastructure in context with the future transportation plans and existing developments. All proposed development seamlessly connect to the existing and future transportation system within the area.

Does the proposed development maintain compatibility with or contribute to the quality of existing land uses in the surrounding area?

Response: The proposed development includes several development features that are consistent with the new developments throughout the City of Surprise per the recently approved LDO. Additionally, this PAD amendment updates the outdated design elements found in the previous PAD to help achieve a style that is modern and compatible with the rural development style that fits the low density feel of the area. Unless otherwise stated, the development of the PAD will be in compliance with the PEDS and LDO design criteria.

Does the proposed development offer a range of mobility options and promote connectivity to adjacent or future development?

Response: The proposed development has reviewed, and is consistent with, the PEDS outlined in the Surprise LDO Pedestrian connectivity is a key element of the proposed plan and has been carefully incorporated throughout the conceptual plan. Curvilinear streets, limited street lengths, connecting natural washes and open space, are few of the elements provided throughout the site to help create diversity. The streetscape will provide detached sidewalks and landscaping which will provide an attractive visual setting throughout the community. All street designs will be consistent with the City of Surprise Engineering and Planning Design Guidelines. At this time, no preliminary plats are associated with the requests and these details will be evaluated further at the future stage of development.

Does the proposed development preserve natural systems (i.e. washes, wildlife corridors) and/or promote environmentally conscious practices (i.e. protect natural terrain, vegetation, viewsheds)?

Response: The proposed land plan incorporates all-natural areas as part of the plan including the many washes that divide the property. The intent of the development plan “parcels” is to activate these areas to provide both active and passive open space areas and pedestrian connectivity throughout the development from parcel to parcel. Additionally, a pedestrian trail in accordance with the City of Surprise Parks and Recreation Master Plan is provided at the north perimeter of the site, creating a natural path from 173th Avenue to the CAP canal.

Does the proposed development improve and/or expand the existing infrastructure to the surrounding area?

Response: In coordination with the City of Surprise, this development will be consistent with the long-range transportation plans of the City including major collectors and providing a CAP Canal trail on

the north edge of the property. The development team has provided initial concepts to the City of Surprise and received valuable feedback that determined the proposed roadway system as part of the conceptual plan.

Does the proposed development further the provision of jobs in the surrounding area or the City as a whole?

Response: The proposed development consists of residential development only due to its location and no commercial development is proposed as part of the PAD amendment. However, the residential homes provided in this area will support the growing commercial base for the community allowing residents to live closer to amenities and job opportunities within the City of Surprise.

5. EXISTING PAD & CONCEPTUAL LAND USE PLAN

This PAD consists of three, single-family detached, residential parcels with a variety of lot sizes. The current approved lot sizes are 65'x120', 75'x120' and 85'x125' with an approximate density of 2.4 du/ac as shown by Table 2 below and **Exhibit E: Existing PAD Conceptual Site Plan**.

TABLE 2 — EXISTING LOT DISTRIBUTION		
LOT DIMENSIONS	COUNT	% OF TOTAL
65' x 120'	137	55%
75' x 120'	121	28%
85' x 125'	72	17%
Total	430	100%
Gross Density	2.4 du/ac	

The current plan is naturally divided into four parcels. The prior conceptual land use plan illustrates the lot categories proposed for the community. Due to the variety of lot categories, the Vistas Montañas PAD offers a series of neighborhoods consisting of a primary lot width and depth to meet the needs of a broad

range of homebuyers. The previously proposed neighborhood lots range from 7,800 to 10,625 square feet. While the existing single-family homes include varying lot sizes, the neighborhood parcels are not isolated from each other. The community is designed with natural open spaces, amenities and a trail and path system intended connect the parcels to create a single cohesive community.

The following section provides additional context relating to the changes to the development standards and conceptual land use plan as part of this PAD amendment.

6. PROPOSED PAD AMENDMENT

The proposed amendment seeks to maintain substantial conformance with the current PAD zoning for active and passive open spaces, community amenities and the roadway network design. Due to the market conditions, the proposed PAD amendment updates the approved plans to address the current market conditions and encourage development. Updates include:

- Increase the overall density from 2.4 du/ac to approximately 2.9 du/ac.
- Update the lot sizes and distribution of lots throughout the site.
- Increase the total open space allotment from 12% to 20%.
- Update the previous design option point

system to match the development standards consistent with the City of Surprise updated LDO and PEDS.

- Update conceptual development plan and roadway network.

The lotting layout and conceptual design of the PAD is proposed to remain relatively similar. Due to the washes that divide the site, natural separations occur between the multiple parcels as shown in the approved PAD plan and proposed PAD which were desired to be maintained. The wash areas will continue to be used as open space and provide connections throughout the development. As currently designed, there are multiple pocket parks dispersed throughout this Project. Most of which are large enough to provide amenities such as playgrounds with shade structures, large turf play areas, half basketball courts, sand volleyball and ramadas. In addition to the parks, smaller open space areas are located throughout the community to further enhance the potential for social interaction and offer visual relief from homes and hardscape. Additional details relating to the design and characteristics of these parks will be provided with the preliminary plat development applications.

Adjacency to the washes is an additional enhancement to all the parks and open space areas, providing easy access to the natural open space areas within the community. The linear open space areas within the existing washes provide connectivity among many of the various

TABLE 3 — PROPOSED PAD AMENDMENT LOT DISTRIBUTION					
APPROVED PAD			PROPOSED PAD AMENDMENT		
Lot Dimensions	Count	% of Total	Lot Dimensions	Count	% of Total
65' x 120'	137	55%	45' x 120'	177	33%
75' x 120'	121	28%	55' x 120'	121	30%
85' x 125'	72	17%	65' x 120'	209	38%
			85' x 125'	26	5%
Total	430	100%	Total	533	100%
Gross Density	2.4 du/ac	-	Gross Density	2.9 du/ac	-
Open Space	22.5 ac	12.6%	Open Space	35.9	20%

Note: These numbers are approximate and subject to change based on additional site studies, engineer studies, and City of Surprise review.

parks. All amenities and open space areas will be reviewed further with the intention to preserve existing designations which also includes the 50' landscape buffer to the existing single-family residential homes immediately south of the subject site. Table 3 provides a breakdown of the proposed amendment changes.

The proposed amended lot sizes range from 5,400 to 7,800 square feet resulting in an increase of 103 lots to a proposed gross density up to approximately 2.9 du/ac. In addition to the changes to the varying lot sizes, the neighborhood parcels are designed with natural open spaces, amenities, and a trail and path system that connect the parcels to create a single, cohesive community connected open spaces. As a result of the right sizing of lots throughout the subject site, the minimum open space has increased from 22.5 ac (12.6%) to 35.9 ac (20%) and provides more passive and active open space opportunities throughout the site.

Proposed Conceptual Plan

The proposed Vistas Montañas development plan is divided into five parcels. Parcel A is designed with 45' x 120' lots which are situated at the north end of the project. Care was taken to ensure this lot size was situated away from the larger lots in the surrounding communities. Additional wash corridors provide natural separation from 179th Avenue further buffering the smaller lots. Parcel E is reserved for the largest lot sizes, consistent with the previous proposed lot sizes in this area. The proposed lot sizes along the southwest corner of the site are sized 85' x 125' and will be limited to single story in height, as shown by the conceptual site plan. Parcels B and C are more centrally located and include a significant buffer along the southern perimeter to adjacent residential development. Parcel D is proposed to include 65'x125' lot sizes which are compatible with the adjacent Tierra Rico PAD development. See **Exhibit F: Amended Conceptual Site Plan**.

Conceptual Open Space Plan

As currently designed, six pocket parks are dispersed throughout this project. Most are large enough to provide amenities such as playgrounds with shade structures, large turf play areas, half

basketball courts, sand volleyball and ramadas. The pocket parks are intended to provide the community with smaller-scale amenities that provide children and families a place to play and socialize. These pocket parks will range in size with the smallest being approximately ¼ acre and the largest being approximately 1.3 acres. These parks will be located a short distance from each home. In addition to the parks, there are additional open space areas located throughout the community to further enhance the potential for passive open space which offer visual relief from homes and hardscape. The adjacency to the washes is an additional enhancement to all the parks and open space areas, providing easy access to the natural open space within the community. The linear open space areas within the existing washes will provide connectivity via pedestrian paths to the various parks throughout the development. These areas are included as part of the open space areas. Onsite drainage channels will not be designed as a trapezoidal concrete channel. They will be designed to resemble a natural wash and serve as a trail amenity for this development. See **Exhibit G: Open Space Plan**

Vehicular Circulation

This project is served by two primary entryways: one off 179th Avenue aligning with the existing roadway serving the residential to the west and an entry off Peak View Drive which will align with the Tierra Rico development. Peak View Drive will be constructed with a minimum of 26' of pavement for vehicular travel to and from the development from the east boundary to the west boundary of the PAD. 179th Avenue is planned to extend north from Peak View Drive to meet the future collector proposed through the center of the site running from 179th Avenue to 173rd Avenue. A third primary entryway will be provided off Dixileta Drive which will be improved as development progresses. Neighborhood access is provided off the primary collector roadway running through the center of the site into the multiple parcels that make up the conceptual plan. Each internal parcel will have access to this residential collector and each neighborhood will have a minimum of two

different means of access, in conformance with the City's policies and regulations. The Developer will be responsible for construction of the half street right-of-way improvements for all roads adjacent to the site.

Landscape tracts and open space areas surround both sides of the collector creating view corridors; hence, these landscape open space areas are visible from both arterials and local streets as well. Within the open space areas adjacent to the collector streets and arterial roads, sidewalks are detached from the curb to ensure separation of vehicular traffic from pedestrians.

Pedestrian Circulation

Trails and paths utilized in the community will consist of both unpaved and paved surfaces. The surface will depend on the location and type of trail or path within the community. The washes traversing Vistas Montañas will contain 10' concrete paths and all internal pedestrian pathways will contain 6' concrete paths. All trails will be constructed of a compacted natural looking material complimenting the natural landscaping of each wash. The trails are expected to meander within the entire wash erosion hazard setback and the floodway boundaries. If wash crossings are needed, they will be designed to minimize any impacts on the jurisdictional wash limits. It is anticipated that adjacent developments will connect into the wash trails to eventually create a network that extends beyond this community.

Paths internal to the community will run through open space tracts and along the front yards of many of the homes within the community. When local street sidewalks are utilized as part of the path system, the five-foot detached sidewalks will be delineated by using materials such as colored concrete or salt finished colored concrete. These paths are intended to provide safe connections between the homes and the open spaces such as the pocket parks and the wash trails. Additionally, a pedestrian trail in accordance with the City's Parks and Recreation Plan is proposed along the northern perimeter of the site following the Dixileta roadway alignment. This pedestrian path will extend all the way to 179th Avenue and connect to the future trail system planned around the CAP canal crossing. As development continues, the project team will

work with the CAP Canal representative to provide a pedestrian trail connection to the proposed regional trail along the canal.

All amenities within the community including paths, trails and other recreational facilities/equipment will be maintained by the Vistas Montañas HOA. The developer will work with City Staff during pre-plat to ensure that the path and trail standards for the project are consistent with the City of Surprise standards.

Development Phasing

While phasing is unknown currently, this project is likely to develop from the east at the southeast corner (Parcel D) and proceeding west. The Tierra Rico project south of Vistas Montañas has an approved pre-plat and Peak View Drive is on their north boundary for which they are responsible for building half street improvements. Because of the timing of that project and the cost to build infrastructure/roads, Peak View Road is likely to be the initial infrastructure constructed in this area. More details will be provided at the preliminary plat where a phasing plan will be included.

7. REGULATORY DEVELOPMENT STANDARDS

As part of this PAD amendment, the proposed project seeks to modernize the development standards to match those of the current Surprise LDO and PEDS manual. As such, development is proposed to occur in accordance with the following development standards.

R-1 Zoning District

The Residential Low Density (R-1) zoning district provides areas for single-family homes on varying lot sizes and a mix of densities together with schools, parks, and other public services necessary for suburban residential neighborhoods. Unless otherwise noted elsewhere within this PAD, all future development shall follow Table 106-2c per the LDO as shown by Table 4 below.

TABLE 4 — PROPOSED DEVELOPMENT STANDARDS

	APPROVED	PROPOSED	
PARCELS	A-D	A-D	C, E
Lot Categories	NA	A ³	B
General Plan Compatibility	Suburban	Suburban	Suburban
Lot Area (sf)	7,800-10,625	4,950-7,999	8,000-11,999
Min Lot Width (sf)	65	45	70
Min. Front setback ¹ (ft)	18 to 24	12	12
Max. Front setback (ft)	NA	25	25
Min. Rear setback ¹ (ft)	15	15	20
Min. Side setback ¹ (ft)	5 & 8	5 & 8 ²	5 & 10
Min. Street side setback ¹ (ft)	15	10	10
Max. Bldg. Height (ft)	35	35	35
Open space (% of gross acres of residential development) ³	10%	20%	20%

Notes:

1. *Garage* face and embellishments shall be *setback* a minimum of 20' measured from any opposing property line, except rear *alley* loaded *garages*, which shall be setback nine feet from *alley* edge line.
2. May be reduced to 0' setback for *Single-family dwellings* as *attached building* and separated by a *common wall* along the property line. End units must maintain the larger *setback*.
3. The City requires *open space* on a subdivision or development site basis rather than on a *lot-by-lot* basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
4. Residential projects shall contain no more than fifty percent 50% of lots less than 48' wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.

8. CONCLUSION

In summary, the proposed PAD Amendment accomplishes the following:

- Redistributes specific lot types throughout the conceptual site plan to better align with the recently approved LDO standards.
- Increases the total open space allotment.
- Redefines the proposed roadway network and classifications through the site per City direction.
- Update the previous design option point system to more modern zoning standards consistent with the LDO and PEDS.
- Update development graphics and conceptual exhibits within the PAD as applicable.

EXHIBIT A: VICINITY MAP

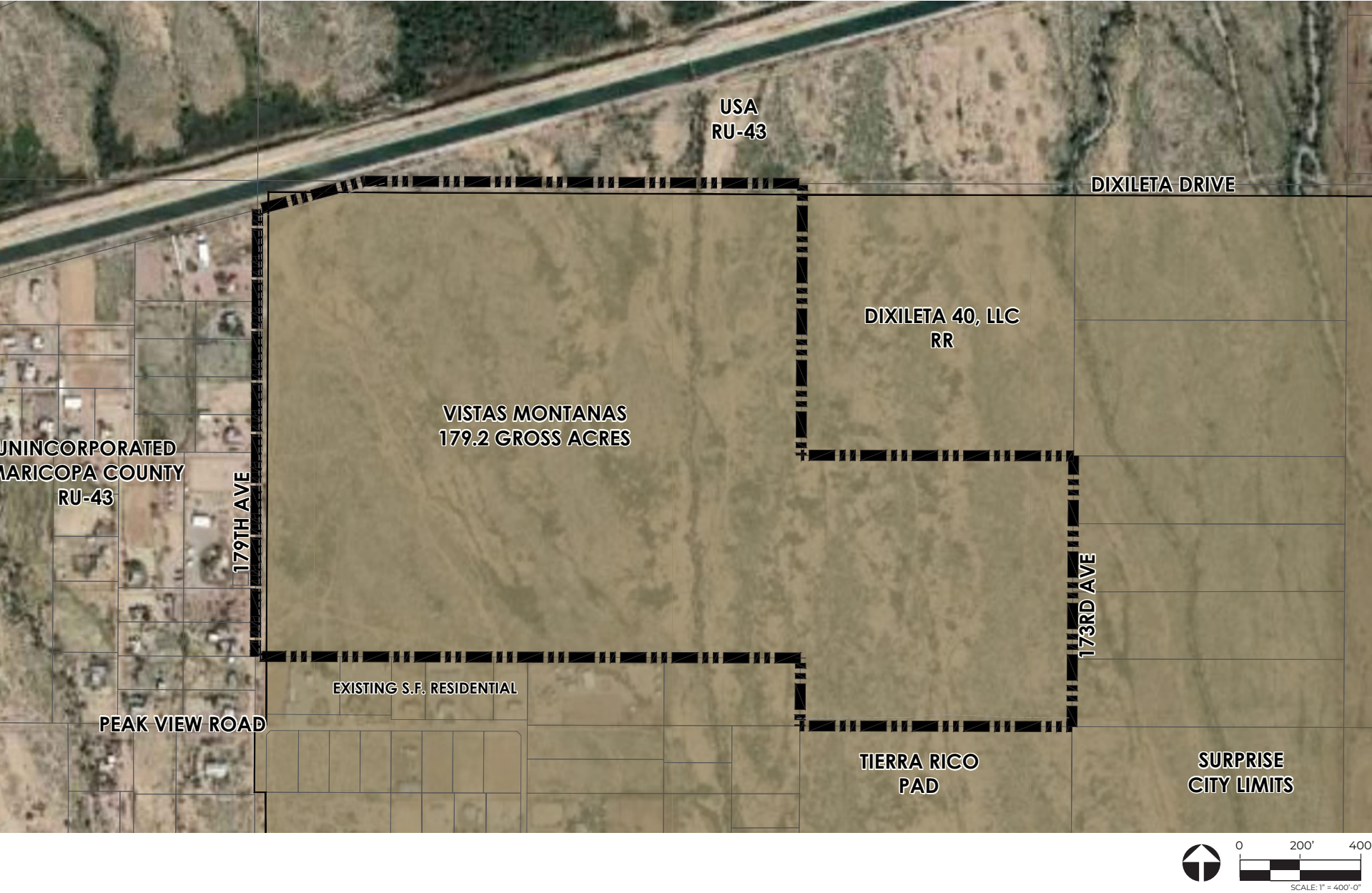


EXHIBIT B: REGIONAL CONTEXT MAP

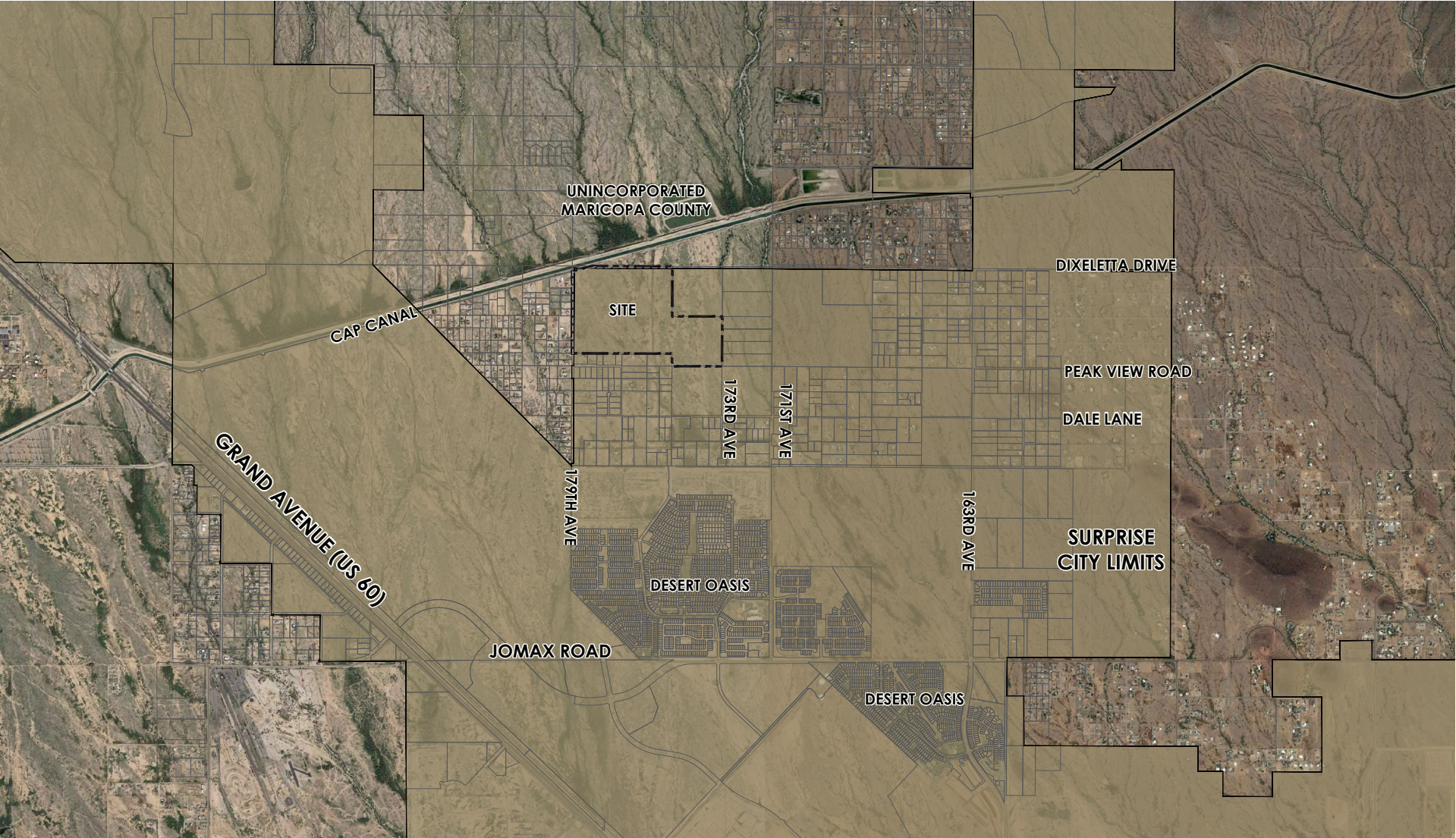


EXHIBIT C: GENERAL PLAN LAND USE MAP

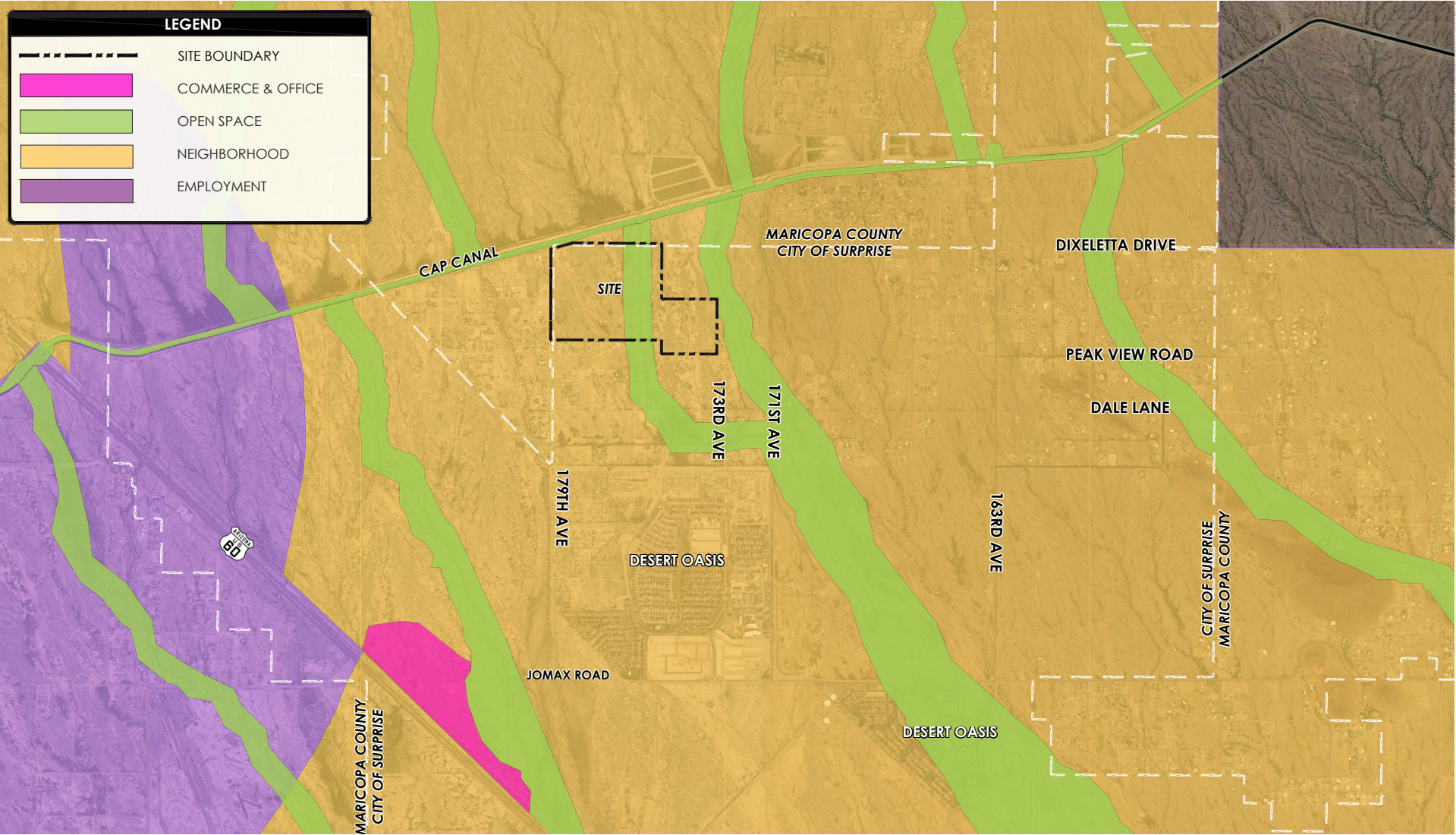


EXHIBIT D: EXISTING ZONING MAP

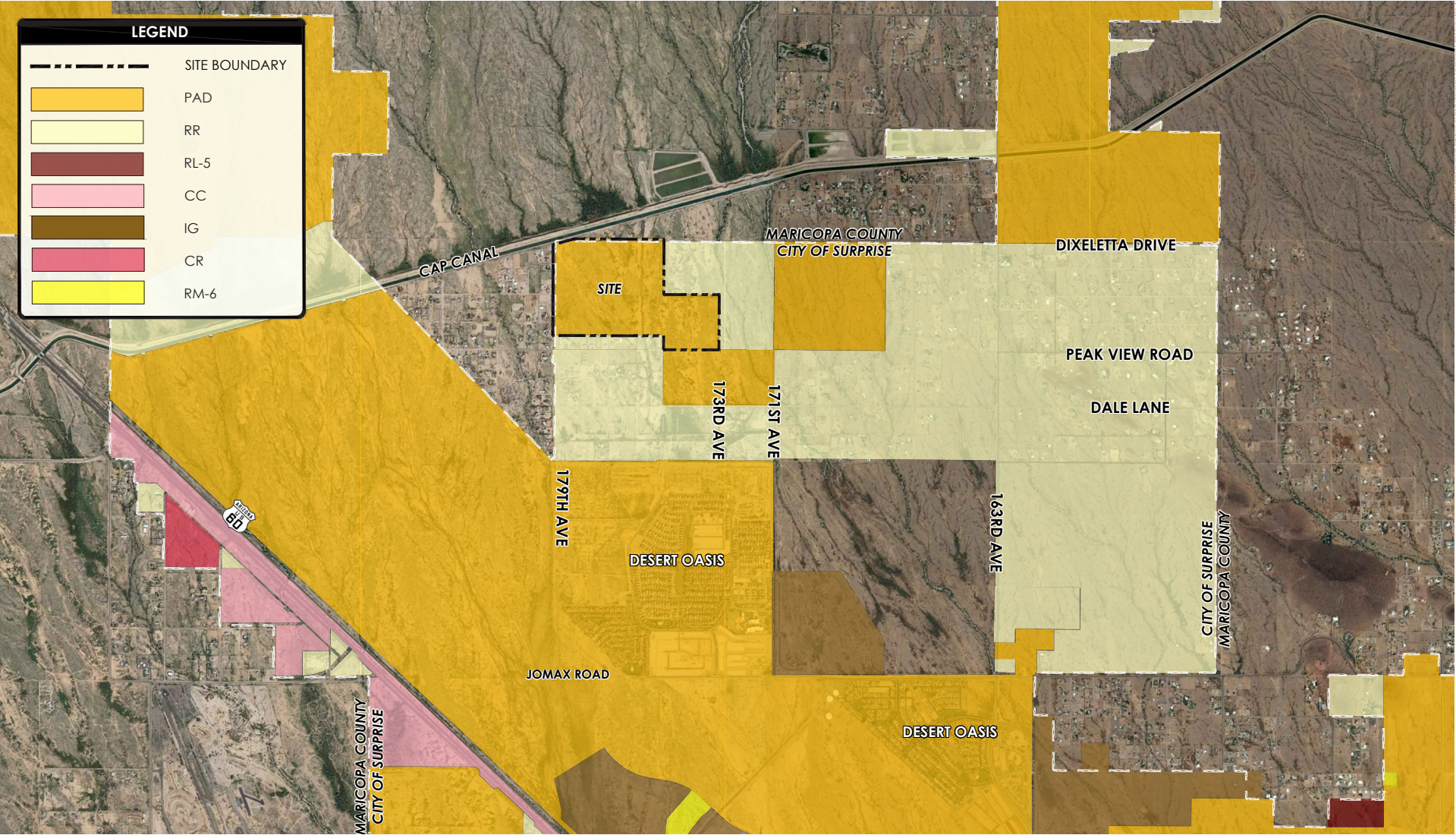
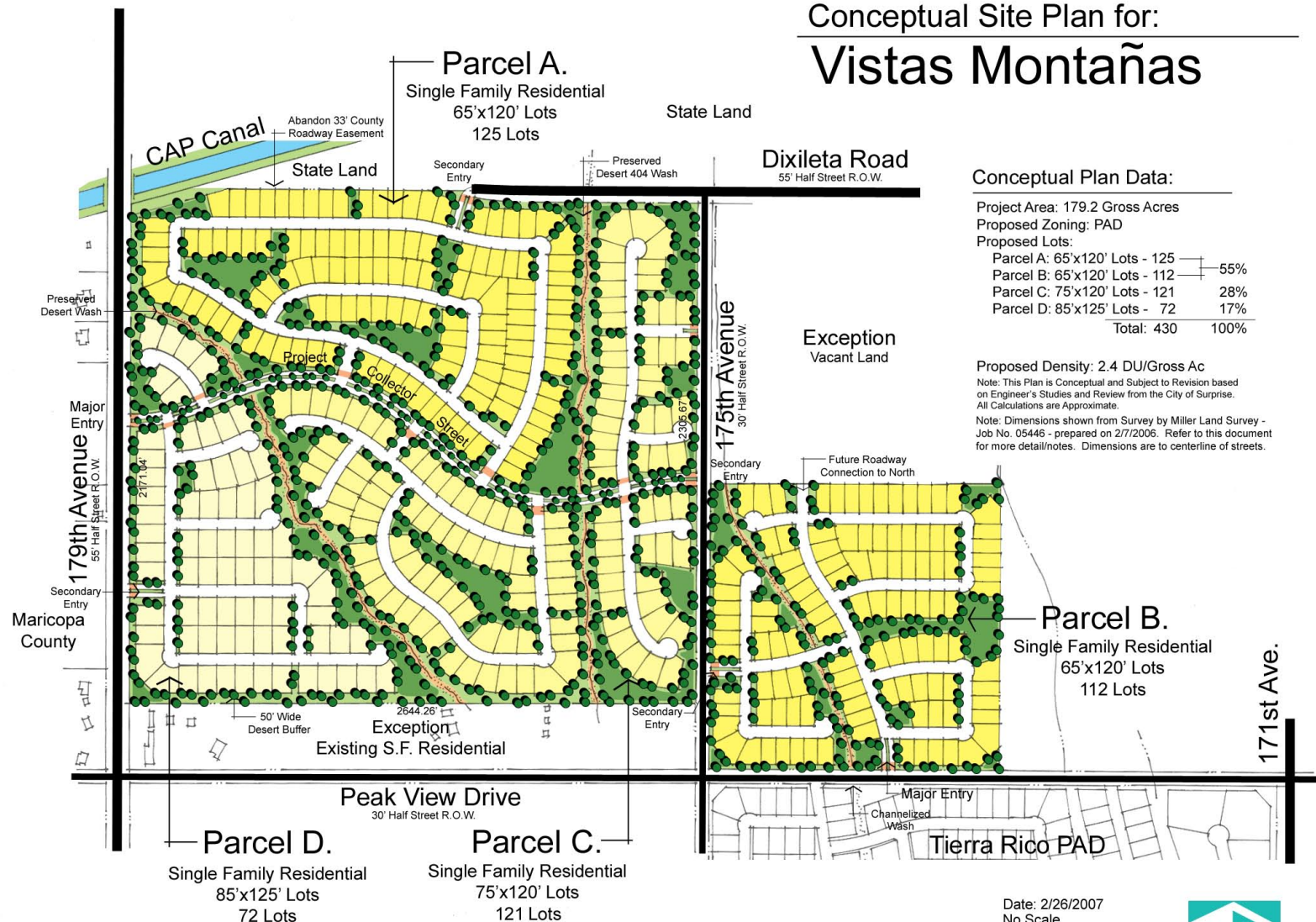


EXHIBIT E: EXISTING CONCEPTUAL SITE PLAN

Conceptual Site Plan for: Vistas Montañas



Date: 2/26/2007
No Scale
Land Planner:



Drifting Sands Design
Urban and Environmental Land Planning & Landscape Design
Post Office Box 24201 • Tempe, Arizona 85288 • 480/917-1008



EXHIBIT F: AMENDED CONCEPTUAL SITE PLAN



EXHIBIT G: OPEN SPACE PLAN

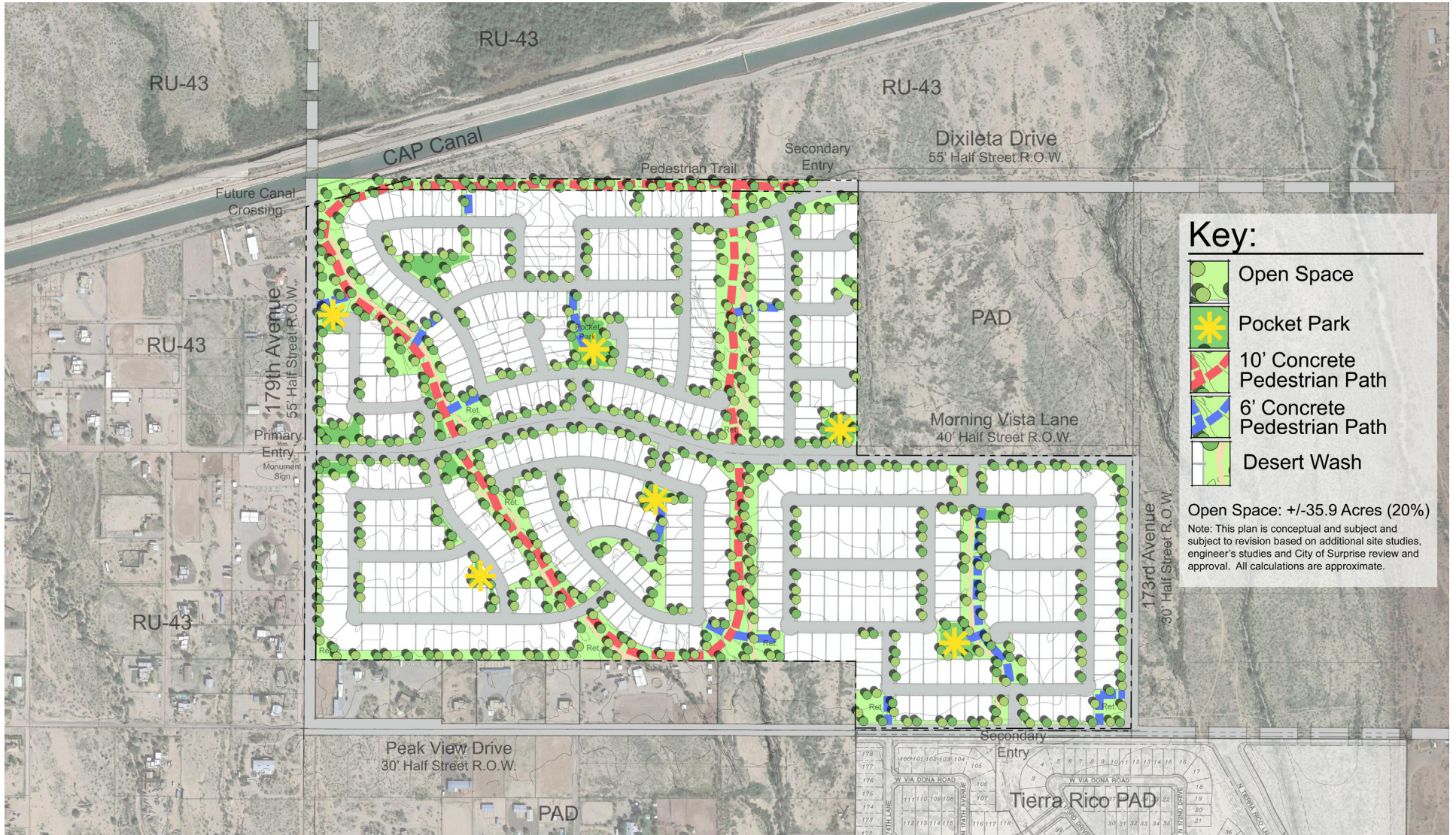


EXHIBIT H: LEGAL DESCRIPTION



ONE COMPANY.
INFINITE SOLUTIONS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. A:

THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, IN THE COUNTY OF MARICOPA COUNTY, STATE OF ARIZONA;

EXCEPT THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SECTION 26; AND

EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE GRANITE REEF AQUEDUCT (REACH 9), AS CONVEYED TO THE UNITED STATES OF AMERICA BY THE INSTRUMENT RECORDED OCTOBER 17, 1979, IN DOCKET 13969, PAGE 220, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26;

THENCE SOUTH 89° 41' 39" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 516.40 FEET;

THENCE SOUTH 75° 08' 46" WEST, A DISTANCE OF 534.91 FEET TO THE WEST LINE OF SAID SECTION 26;

THENCE NORTH 00° 15' 56" EAST ALONG SAID WEST LINE, A DISTANCE OF 139.88 FEET TO THE POINT OF BEGINNING; AND

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT OF SAID LAND.

PARCEL NO. B:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT OF SAID LAND. APN NO. 503-51-010C0



Page 1 of 1



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

3 February 2022

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

Ms. Lorraine Nevarez
Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS22-0180: Vista Montana Major PAD (APNs: 503-51-010R, 503-51-008G, 503-51-008H & 503-51-008J)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the Vista Montana Major PAD application. The request is for development of approximately 179 acres, located at the northeast corner of 179th Avenue and Peak View Road in Surprise, Arizona. The PAD states the development will consist of 430 single-family lots resulting in a 2.4 du/ac density. The site is approximately 1.2 to 2.1 miles outside the Aux-1 2004 JLUS 65 DNL, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/ac from the 65 DNL to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 2.4 du/ac meets the GDC, therefore will not negatively impact the flying operations at Luke AFB.

Since the development 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. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

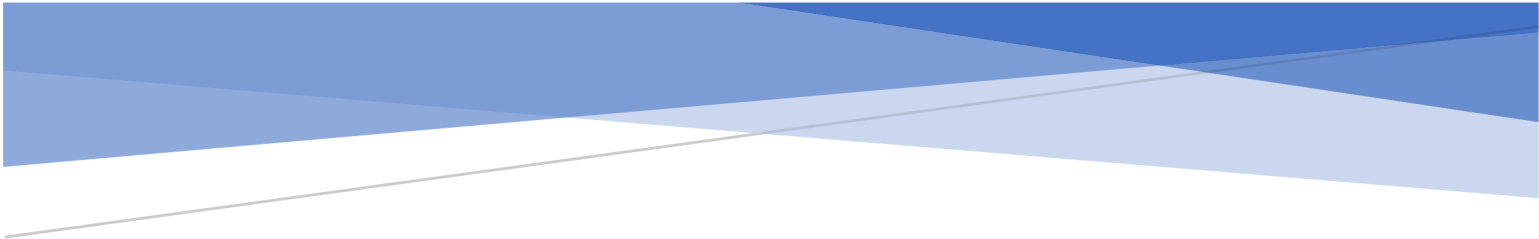
TOALE.CHRISTOPHER.P.10396
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96165
Date: 2022.02.03 09:43:57 -07'00'

CHRISTOPHER P. TOALE

cc:

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

Mr. Anthony C. Avitable, GS-13, General Law Attorney, 56th Fighter Wing



CITIZEN PARTICIPATION REPORT

Vistas Montanas PAD Amendment

Surprise, AZ
April 25, 2022
FS22-0180



Introduction

Every development application in the City of Surprise that requires a public hearing in shall be accompanied by a Citizen Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections document the first neighborhood meeting that was held as it relates to the Vistas Montanas PAD Amendment, FS22-0180.

Public Outreach

A neighborhood meeting was held for this project on April 25 in accordance with the City requirements. Notices were mailed to residents and neighborhood associations fifteen (15) days prior to the meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following date and location:

April 25, 2022

6:00 pm

Asante Preparatory School

23251 N 166th Dr

Surprise, AZ 85387

Sign-In sheet at **Exhibit A: April 25th Neighborhood Meeting Sign in Sheet**

Additionally, this meeting was held virtually, and attendance details were provided on the neighborhood meeting letter notification mailout.

Summary of Neighborhood Meeting

The neighborhood meeting was held within proximity to the subject site at the Asante Preparatory Elementary School. The applicant introduced the project via a PowerPoint presentation and described the specifics of the project. Upon conclusion of the formal presentation, the applicant answered questions from the attendee(s). The following sections highlights the questions asked and the responses from the applicant at the neighborhood meeting held on April 25th.

There were four people who attended in person and another three that attended virtually. The meeting started at 6:05 PM.

Who is the homebuilder?

Response: The applicant is representing the property owner on this PAD zoning amendment and no builder has been selected for this site.

What are the roadways that will need to be built to access the site? What about Peak View Road across our frontage?

Response: The team explained the regional transportation network and how this site will have primary access of 179th Avenue. To achieve this, Peak View Road will need to be improved and ROW will need to be acquired from the property owners. This means that in the future, the City and the developer will need to work with the property owners along Peak View Road to acquire this ROW.

Additionally, the developer will need to improve 179th avenue and Dixelela Road to meet the requirements of the City.

How many homes are planned?

Response: There are 533 total homes planned for this site. This is an increase of 103 homes from the original approved plan in 2007.

There were questions about the equestrian nature of the area.

Response: The applicant team listened to the concerns of the residents and learned that a number of the existing residents use the subject property to ride their horses. The team explained that this is private property and when it is developed, this access will no longer be viable due to the development of the community. The HOA will maintain the pedestrian trail system within the community for the residents of the community. The project team also explained that there is a 50' buffer along the south property line that will remain as planned. This means there will be an adequate landscape buffer to help mitigate the impact of the development immediately adjacent to residents at the southern border of the site.

Concern was expressed about the buffer and what this looks like.

Response: The project team explained that the subdivision walls will be built 50' north of the property line and will not join the existing walls/fences of the existing residential at the south boundary line. This would allow some space between the two sites.

Concern was expressed about the washes that run through the property

Response: The project team explained that a few of these washes are federally designated meaning they have strict requirements that will need to be followed. The team explained the purpose of the drainage reports that are required and the City standards that need to be met. Through this, the development must not make any situation worse and retain a lot of the flows on site preventing further problems down stream. A more detailed analysis will come at the preliminary and final plat stage of the development.

Questions were asked about timing

The project team explained that there is no specific time table for development. Right now, the property owner is seeking entitlements and once obtained, they would begin to market the property for sale at a higher price point. It is estimated that it is at least 3-5 years before the first home is in the ground. A number of other roadway logistics/improvements will need to be worked out before development can commence which also takes significant time.

The adjacent property owners asked about the feasibility of an equestrian trail at the south border.

Response: The project team explained that they would look into this in greater detail and work with the City to see if there is a feasible option for this.

Questions were asked about the County lots to the west

Response: The project team explained the City's boundary and that the property owners to the west are unincorporated Maricopa County. This means that 179th Avenue also is owned and maintained by

the County which will require coordination between the City, developer, and the County in the future when development commences.

Question about the surrounding developments, including Tierra Rico

Response: The project team explained that they believe that Tierra Rico is in preliminary plat stages and is planned to have access off Peak View. The project team explained the regional outlook including a map that shows some of the existing and proposed development that is planned in the future.

Questions about timing of approval and next steps.

Response: The project team reiterated that this project requires a public hearing and additional notices from the City will be given once the project advances forward.

Questions were asked about the wildlife of the area

Response: The project team explained that an environmental inventory report must be provided at the preliminary plat stage to illustrate how the project is accommodating any endangered species or natural resources that need to be preserved. This is something that will commence in the next stage of the approval process.

The residents asked the City a number of questions relating to the roadway network and future plans for the bridge across the CAP Canal.

Response: It was explained that there is no timetable for a bridge across the CAP Canal and will be reviewed based on demand and future transportation capacity and long-range plans. This project does not generate enough traffic to justify construction of the bridge currently.

Additionally, the City explained the roads that are public and maintained by the City in the area.

Questions about notification process

Response: The project team explained the protocol of the City and responsibilities for notification procedure, which includes letters, site postings, and newspaper publishing to notify people within a specific radius around the subject site.

Questions about surrounding ownership and the CAP Canal trail

Response: The project team explained the surrounding ownership and stated that there is no existing CAP Canal trail currently but a Maricopa County Regional Trails Plan identified the CAP Canal as an opportunity for a regional trail. No additional details about the timing and look of this trail are known at this time.

Questions about whether this is public or private community

Response: All plans were developed and planned accordingly for public subdivision rather than private. This does not mean the developer in the future wont amend the plan to make this a private community.

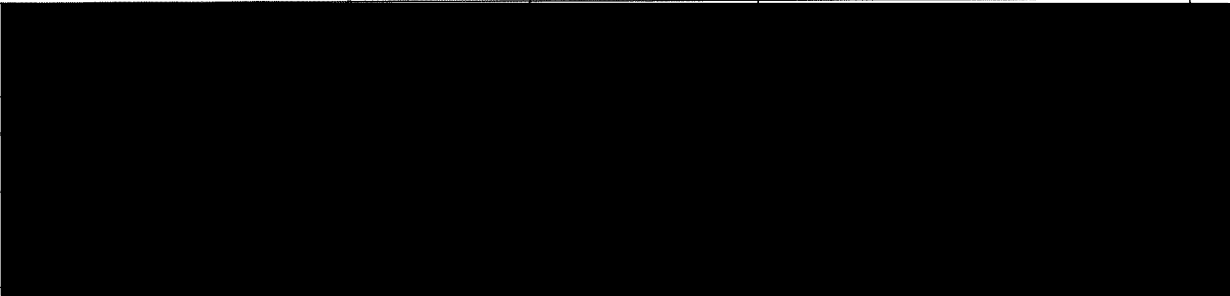
Questions about dark skys and light pollution

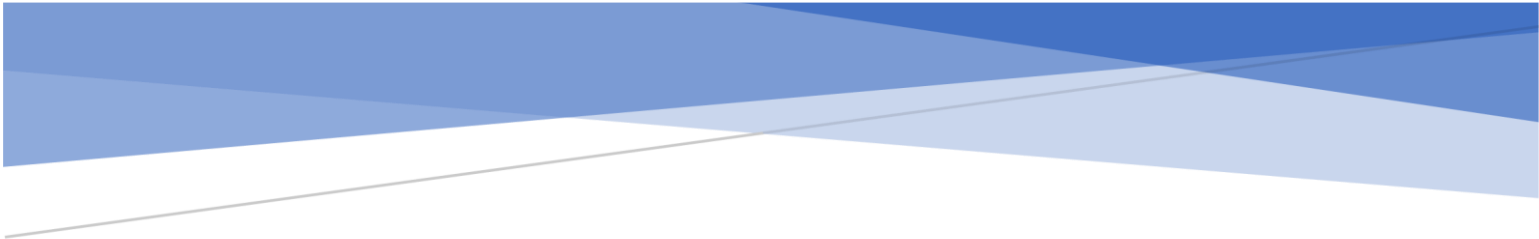
Response: The project team explained that the City of Surprise has engineering requirements relating to streetlights that will need to be followed. Thus, we would defer to them on whether or not the streetlights out here would be dark sky compliant. The team explained that it is unlikely that these requirements would render this subdivision as dark sky compliant due to these requirements.

There were no questions asked from the residents attending virtually and the meeting commenced at approximately 7:05 PM.

Project: Vistas Montanas - Neighborhood Meeting
Location: Asante Preparatory Academy – Media Center
23251 N 166th Dr
Surprise, AZ 85387

Date and Time: Monday April 25, 2022 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
Raymond Grom			
			
Rory & Norma PULAN			



CITIZEN PARTICIPATION REPORT

Vistas Montanas PAD Amendment

Surprise, AZ
June 13th 2022
FS22-0180



Introduction

Every development application in the City of Surprise that requires a public hearing shall be accompanied by a Citizen Participation Report designed to detail the results of their citizen participation effort prior to the notice of public hearing. The following sections documents the second neighborhood meeting that was held on Vistas Montanas PAD Amendment, case FS22-0180.

Public Outreach

A neighborhood meeting was held for this project on June 13th in accordance with the City requirements. Notices for the meeting were mailed to residents and neighborhood associations fifteen (15) days prior to the meeting by the City of Surprise using a mailing list generated by the City of Surprise for the following date and location:

June 13, 2022

6:00 pm

Asante Preparatory School

23251 N 166th Dr

Surprise, AZ 85387

Sign-In sheet at **Exhibit A: June 13th Neighborhood Meeting Sign in Sheet**

Additionally, the following exhibit is included as part of the Citizen Participation Report:

- Site posting for June 13th meeting at **Exhibit B: Sign Posting Affidavit**

This meeting was also held virtually, and attendance details were provided on the neighborhood meeting letter notification mailout.

Summary of Neighborhood Meeting

The neighborhood meeting was held within proximity to the subject site at the Asante Preparatory Elementary School. The applicant introduced the project via a PowerPoint presentation and described the specifics of the project. Upon conclusion of the formal presentation, the applicant answered questions from the attendee(s). The following section highlights the questions asked and the responses from the applicant at each neighborhood meeting.

The neighborhood meeting started at 6:00 pm. Three staff members of the City of Surprise Planning team, the District City Councilmember, and one member of the public attended the meeting in-person. One resident joined the meeting online. Two representatives of RVi hosted the meeting in-person, and one hosted the meeting online via zoom.

RVi welcomed everyone to the meeting and walked through a 9-slide presentation which went over the site's context/location, the existing and surrounding zoning, the proposed development and how it compares to the existing entitlement of the site, the open space plan, purpose of the request, and timeline of the public review process.

It is appreciated how engaged the two residents were in the meeting; below are the comments and questions they asked followed by answers from RVi:

The resident attending the meeting in-person shared that the majority of his neighbors are gone for the summer but that they have all been discussing the project together, and that his input is of his own as well as on behalf of those residents.

RVi noted this comment.

What is PAD?

PAD stands for Planned Area Development. It is a zoning district/overlay that property owners may propose to rezone to. PAD provides the option for developers to propose extra open space, specific design standards, or higher quality amenities in exchange for rezoning the property to a residential use. For example, this proposal has over 30 acres of open space, and certain homes, and certain homes are restricted to only being single-story.

How will the site be accessed?

There is a primary entrance on 179th Avenue, and secondary entrances from Dixileta Drive and Peak View Drive.

How will the roads be improved and how many lanes?

Dixileta: Dixileta is planned as a Minor Arterial providing 110' of ROW with a center lane median.

179th: 179th Avenue is planned as a Minor Arterial Roadway in accordance with the City of Surprise requirements and provided by the Traffic Impact Analysis. This results in 2 lanes in each direction.

Peak View Drive: Peak View Drive is planned as a collector with 60' of total ROW. This includes 38' feet of pavement and one lane in each direction.

How many homes are proposed?

533 single-family homes are proposed.

What will the border be between the proposed homes in Parcel C and the existing homes to the south along Peak View Drive? These existing homes do not have walls. These are large properties with metal rails / wire fencing along their rear property line for their animals. Will vandalism/trespassing be prevented?

The presentation included an exhibit showing a proposed 50' buffer between the rear walls of the proposed lots, and the rear property lines of the lots on Peak View Drive. The proposed lots will have a 6-foot-tall solid wall. The 50' buffer concept shows space for people to traverse the buffer, near the existing homes rear property line. Staff clarified that the 50-foot buffer will need to be vegetated to provide a transition/screening. The concept is to have this landscaping blend in with the surrounding desert.

We want an easier way to connect to the 60. We have big horse trailers, we don't want to have to use small curvy roads to get to the 60. We are looking for a better connection to the 60.

City staff provided information regarding 163rd eventually going north to connect to 74 and mentioned the existing connection of to the 60.

Will there be a fire access to the site?

The City requires that there be three points for emergency fire access.

One of the main concerns is the safety of children and our animals. We live a very different lifestyle than the residents of the proposed homes, and while we understand that development is inevitable, we want to make sure we can safely and comfortably continue our lifestyle and equally be respectful of theirs.

RVi agreed that safety and neighborly respect being important concerns.

Will the site be constructed in phases?

A home builder will determine if the project will be developed at one or in phases. At this time, a home building has not been identified for the site. RVi is hired by the property owner to provide land planning and entitlement services. After the site is entitled, a home builder may buy the site and then being to plan how construction will take place.

Any construction process (phased or all at once) will need to meet City criteria of what improvements may be required to be constructed prior to homes being built. (i.e streets, community entrances, fire access, community-wide open space/landscaping, retention etc.) While RVi is not the homebuilder, it was shared that based on the layout of the neighborhood, it could be imagined that it may be constructed from east to west.

At 6:34 pm, RVi in-person staff confirmed with the host of the online meter that there were no further questions. Everyone was thanked for attending the meeting and it was closed.

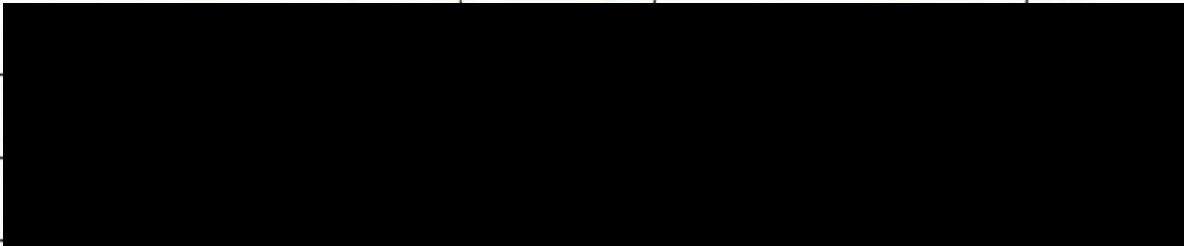
Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings. To date, no additional phone calls or email conversations have occurred as it relates to either application.

EXHIBIT A: JUNE 13TH NEIGHBORHOOD MEETING SIGN-IN SHEET

Project: Vistas Montanas - Neighborhood Meeting
Location: Asante Preparatory Academy – Media Center
23251 N 166th Dr
Surprise, AZ 85387

Date and Time: Monday June 13, 2022 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
<i>Robert W. [unclear]</i>			
<i>CONRADO OCHOA</i>			
<i>Josue Morales</i>			

AFFIDAVIT OF POSTING

Application No: FS22-0180
Applicant Name: RVI
Location: NEC 179th Ave and Peak View Rd
Date Site Posted: 05/13/22

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

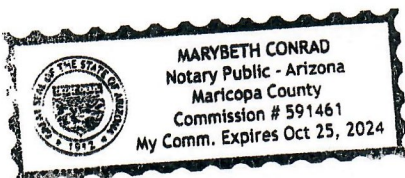
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on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

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

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

Meghan Liggett 5/13/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/13/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10.25.24
My commission expires

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: June 13, 2022

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link: <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

Phone: 1-669-900-6833

Case number: FS22-0180

Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

Please call to confirm dates: 623-222-3600 or Surpriseaz.gov

VICINITY MAP



May 13, 2022 at 10:40:40 AM

City of Surprise

Neighborhood Meeting

Planning & Zoning

City Council

Date: TBDDate: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link: <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

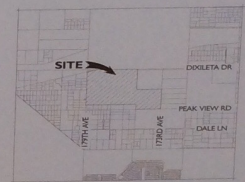
Phone: 1-669-900-6833

Case number: FS22-0180

Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

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

VICINITY MAP



In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: June 13, 2022

Time: 6:00 P.M.

Location: Asante Preparatory Academy

23251 N 166th Dr.

Surprise, AZ 85387

Date: TBD

Time: 6:00 P.M.

- Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise, AZ 85374

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Surprise, AZ 85374

Virtual Meeting Link <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

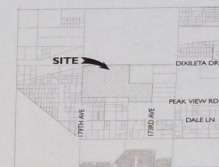
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Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

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

VICINITY MAP



Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: June 13, 2022

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

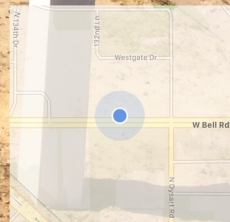
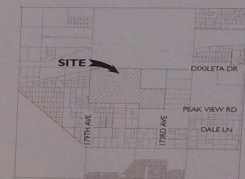
Phone: 1-669-900-6833

Case number: FS22-0180

Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

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

VICINITY MAP



May 13, 2022 at 10:27:37 AM

AFFIDAVIT OF POSTING

Application No: FS22-0180

Applicant Name: RVI

Location: NEC 179th Ave and Peak View Rd

Date Site Posted: 08/22/22

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

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

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

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

Meghan Liggett 8/22/22
Applicant/Representative Signature Date

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



Mary Beth Conrad
Notary Public
10-25-24
My commission expires

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

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: June 13, 2022

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link: <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

Phone: 1-669-900-6833

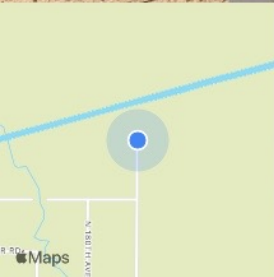
Case number: FS22-0180

Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

VICINITY MAP



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



Aug 22, 2022 11:19AM
29740-29754 N 179th Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: June 13, 2022

Date: September 15, 2022

Date: September 20, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link: <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

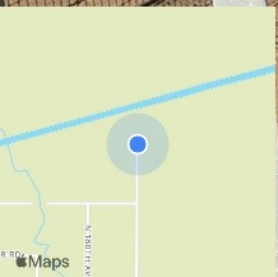
Phone: 1-669-900-6833

Case number: FS22-0180

Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

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

VICINITY MAP



Aug 22, 2022 11:19AM
29740-29754 N 179th Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

Date: June 13, 2022

Date: September 15, 2022

Date: September 20, 2022

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link <https://bit.ly/3smkHdB>

Meeting ID: 834 5110 7350

Passcode: 134220

Phone: 1-669-900-6833

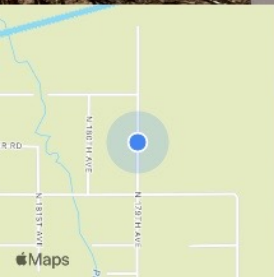
Case number: FS22-0180

Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

VICINITY MAP



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



Aug 22, 2022 11:14AM
29216 N 179th Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: June 13, 2022

Time: 6:00 P.M.

Location: Asante Preparatory Academy
23251 N 166th Dr.
Surprise, AZ 85387

Planning & Zoning

Date: September 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: September 20, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual Meeting Link <https://bit.ly/3smkHdB>

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Passcode: 134220

Phone: 1-669-900-6833

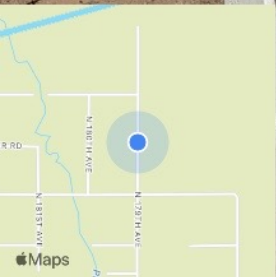
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Request: A Major Zoning Amendment to the Vistas Montanas Planned Area Development (PAD) to update the conceptual development plan and development of a single-family residential development.

VICINITY MAP



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



Aug 22, 2022 11:14AM
29216 N 179th Ave
Maricopa County

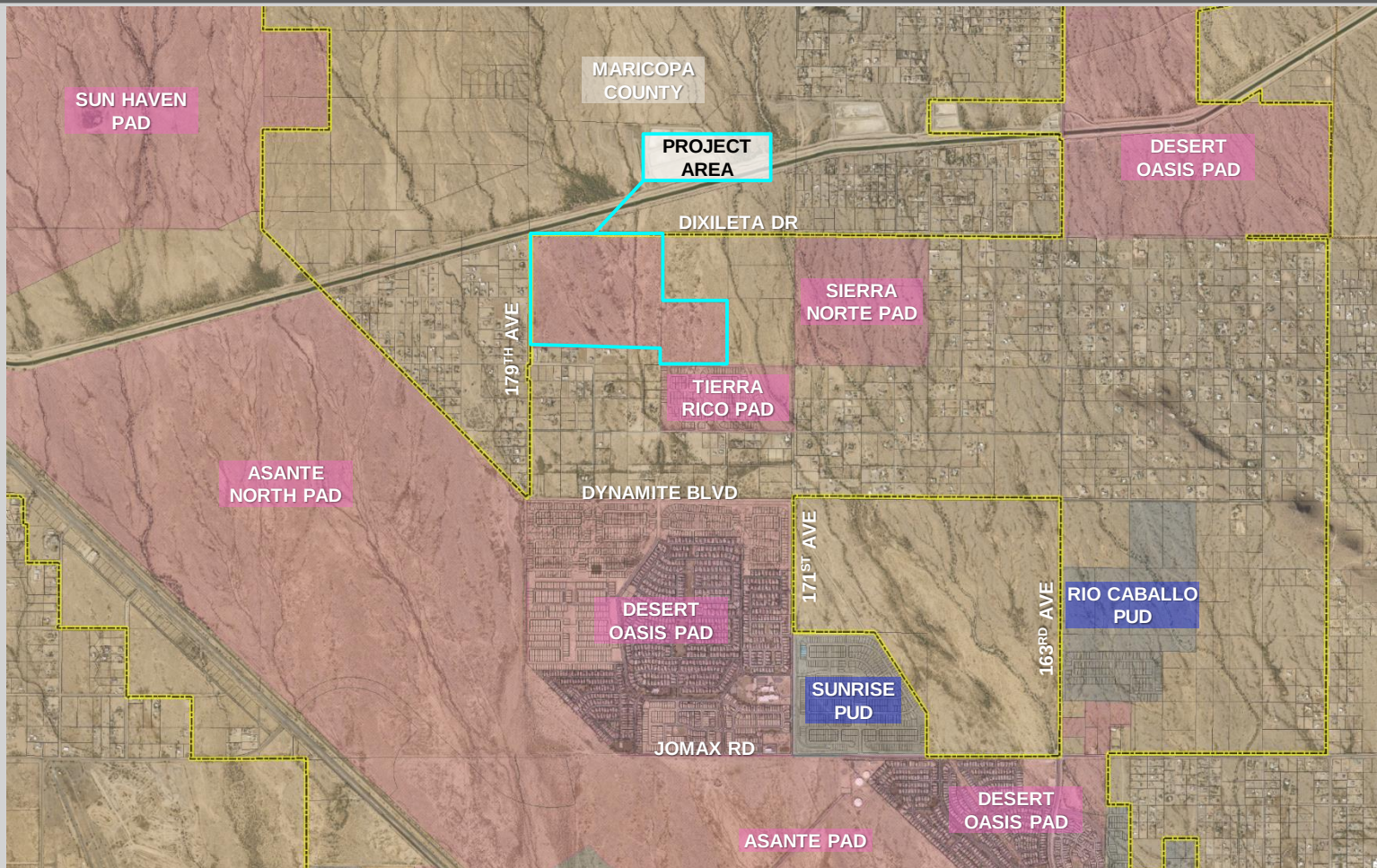


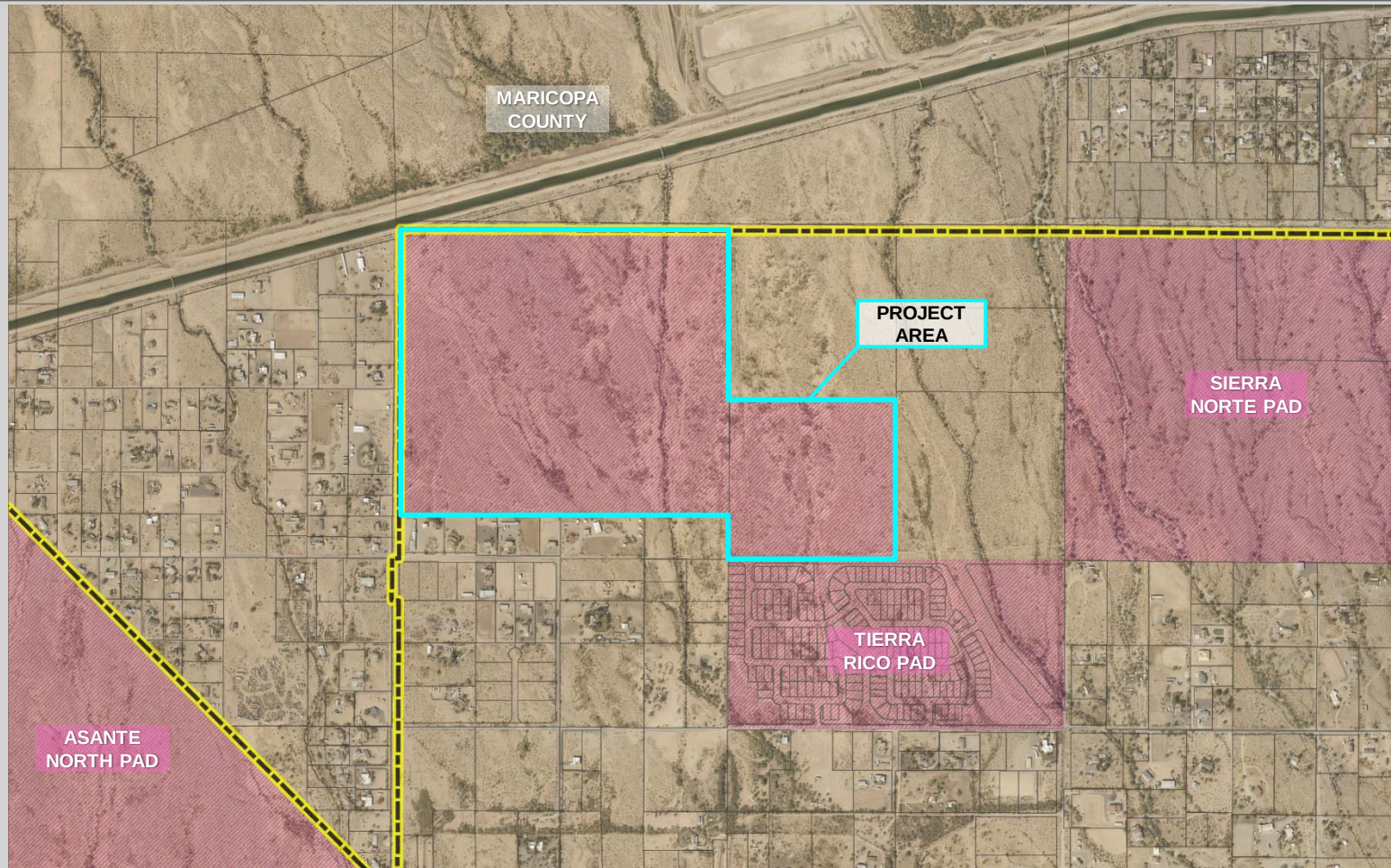
FS22-0180

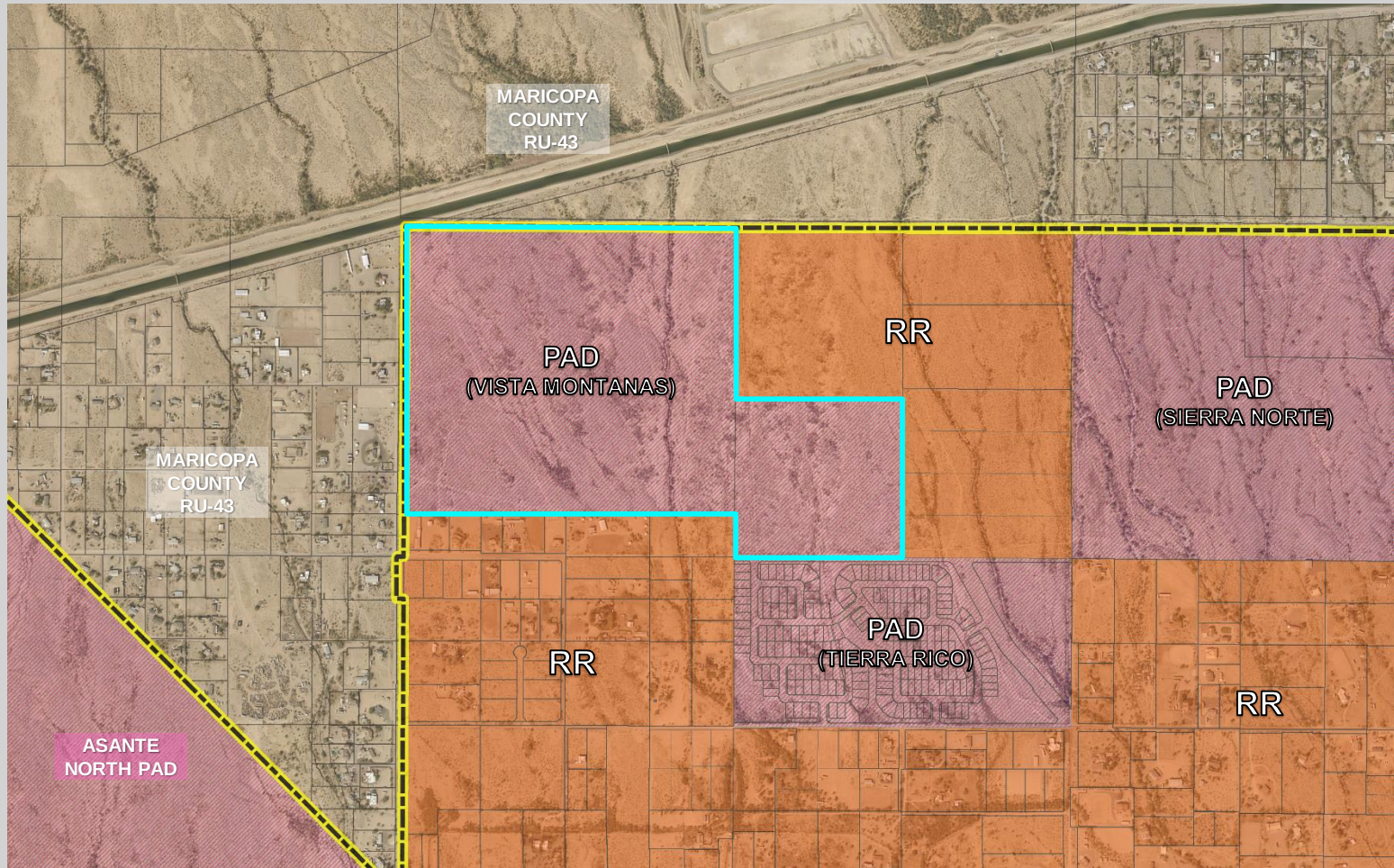
Vista Montanas PAD Amendment

Planning & Zoning Commission

September 15, 2022









PAD Amendment Request

- Update the previous design option point system to match the development standards consistent with the Land Development Ordinance (LDO) and Planning and Engineering Design Standards
- Update the conceptual development plan and roadway network



PAD Amendment Request

- Increase the overall density from 2.4 du/ac to 2.9 du/ac
- Update the lot sizes and distribution of lots throughout the site
- Increase the percentage of open space from 12% to 20%

DEVELOPMENT STANDARDS

Proposed Development Standards			
	Approved	Proposed	
PARCELS	A-D	A-D	C, E
Lot Categories	NA	A ³	B
General Plan Compatibility	Suburban	Suburban	Suburban
Lot Area (sf)	7,800 – 10,625	4,950 – 7,999	8,000 – 11,999
Min Lot Width (sf)	65	45	70
Min. Front setback ¹ (ft)	18-24	12	12
Max. Front setback (ft)	NA	25	25
Min. Rear setback ¹ (ft)	15	15	20
Min. Side setback ¹ (ft)	5&8	5&8 ²	5 & 10
Min. Street Side setback ¹ (ft)	15	10	10
Max Building Height	35	35	35
Open Space (% of gross acres of residential development)	10%	20%	20%

Notes:

1. Garage face and embellishments shall be setback a minimum of 20' measured from any opposing property line, except rear alley loaded garages, which shall be setback nine feet from alley edge line.

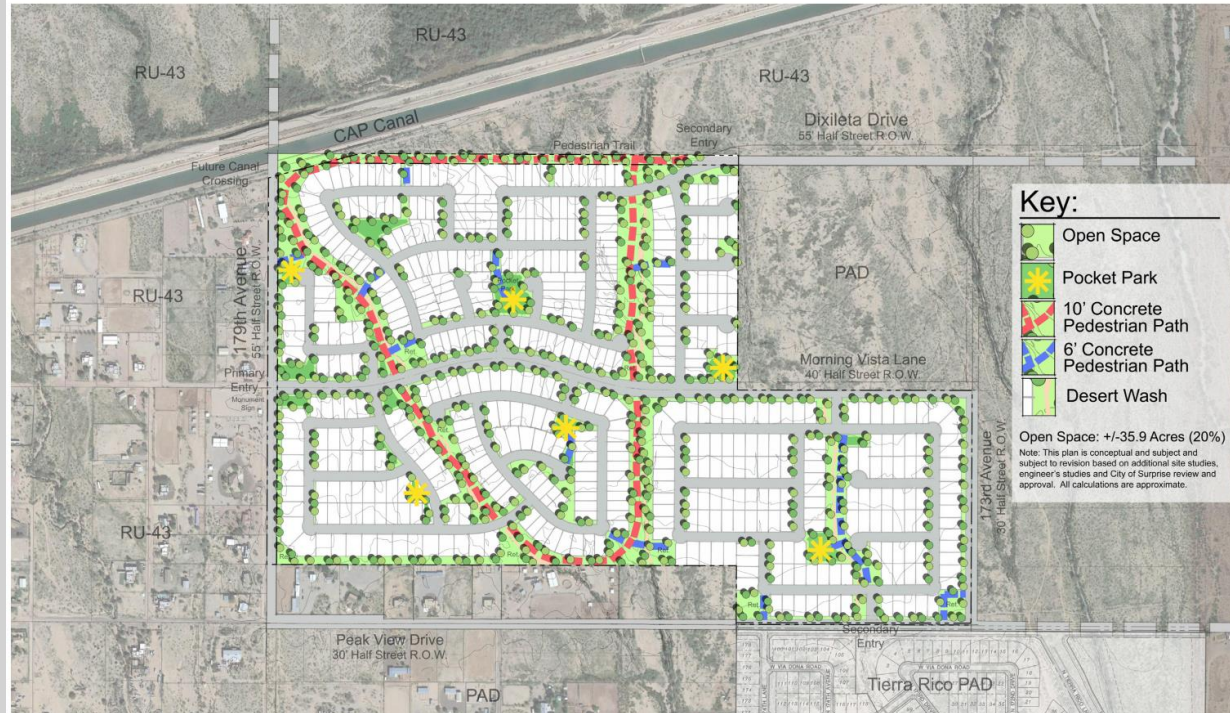
2. May be reduced to 0' setback for single-family dwellings as attached building and separated by a common wall along the property line. End units must maintain the larger setback.

3. The City requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space.

4. Residential projects shall contain no more than fifty percent 50% of lots than 48' wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outlined in Chapter 108 of this ordinance.

Open Space Plan

EXHIBIT C: OPEN SPACE PLAN



Conceptual Plan Pocket Park A



Developer proposes the following amenities for Pocket Park A:

- Tot lot
- Ramada with seating
- BBQ grill
- Turf Play area



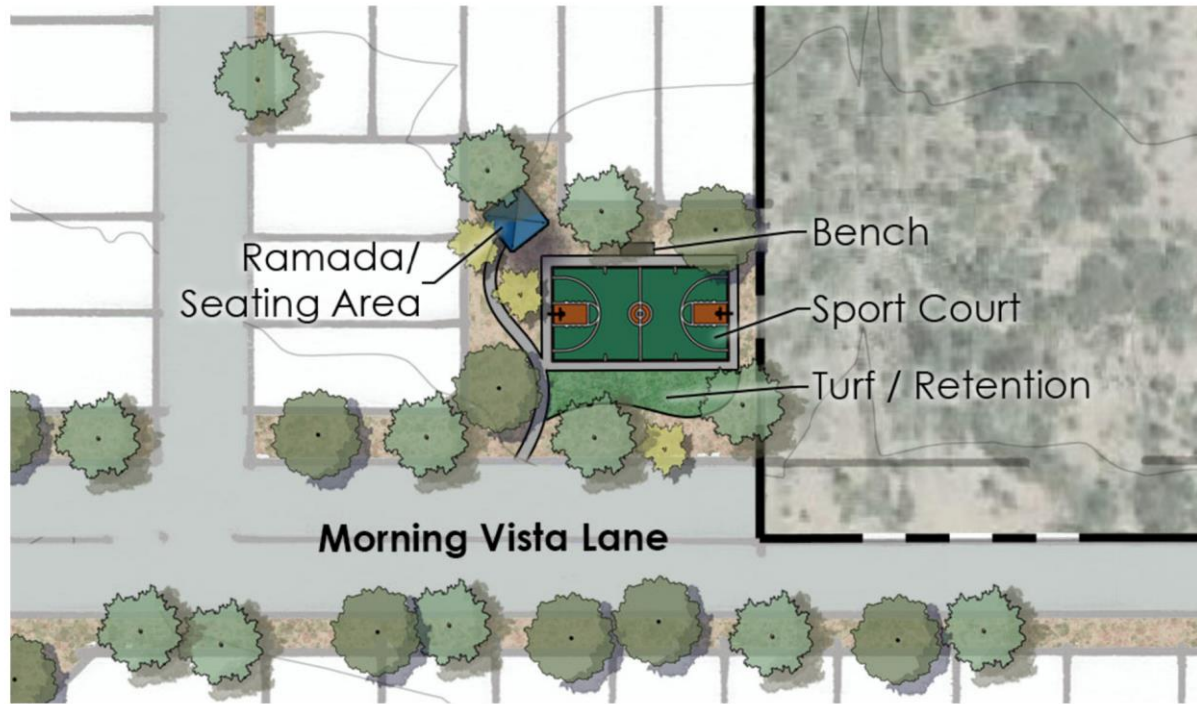
VISTAS MONTANAS • CONCEPTUAL POCKET PARK / AMENITY FOR PARCEL A

● SURPRISE, AZ
● 2022-08-08
● 2022-08-14
● SURPRISE LAND HOLDINGS, LLC



NOT TO SCALE
This plan is a conceptual drawing and is not intended to be used for construction. It is for informational purposes only. The plan is subject to change and is not a guarantee of any specific amenity or feature.

Conceptual Plan Pocket Park B



Developer proposes the following amenities for Pocket Park B:

- Ramadas with seating
- Turf Play area
- Half basketball court



VISTAS MONTANAS • CONCEPTUAL POCKET PARK / AMENITY FOR PARCEL B

■ SURPRISE, AZ
■ 2020-08-08
■ 2020-08-08
■ SUNRISE LAND HOLDINGS, LLC



Pocket Park Amenity Calculations



PEDS requirement:
 533 DU x 3.8 persons/DU
 x 100 sf/persons
 Total – 4.66 acres
 (202,540 sq ft)

Proposed:
 A - 1.35 acres
 B - 0.64 acres
 C - 0.69 acres
 D - 0.79 acres
 E - 0.26 acres/.94 acres
 Total = 4.67 acres
 (203,425 sq ft)

Meets PEDS
 requirements



VISTAS MONTANAS • CONCEPTUAL POCKET PARK / AMENITY CALCULATIONS

11/17/2020
 2020-08-08
 2020-08-08
 2020-08-08
 SURPRISE LAND HOLDINGS, LLC





OUTREACH

Citizen Participation Meetings

- April 25, 2022 – 4 in-person/3 virtual attendees
- May 23, 2022 - meeting was not held
- June 13, 2022 – 2 in-person attendees/1 virtual attendee

Concerns – timing, access to site, homebuilder, equestrian nature of area, trails to CAP, construction of roadways, surrounding development.



RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the approval of the Preliminary Plat entitled “Preliminary Plat Unit N Phase 2 – Toll at Prasada”, dated July 12, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-0594

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat Unit N Phase 2 – Toll at Prasada”, dated July 12, 2022, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Unit N Phase 2 of the Toll at Prasada project. The proposed Preliminary Plat contemplates 146 standard lots consisting of three (3) lot products. Unit N was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0594 Toll at Prasada Unit N Phase 2 Preliminary Plat - Staff Report - 091522 PZ

2. 01 - FS22-0594 Toll at Prasada Unit N Phase 2 Preliminary Plat - Vicinity Map
 3. 02 - FS22-0594 Toll at Prasada Unit N Phase 2 Preliminary Plat - Case Map
 4. 03 - FS22-0594 Toll at Prasada Unit N Phase 2 Preliminary Plat - Preliminary Plat
 5. 04 - FS22-0594 Toll at Prasada Unit N Phase 2 Preliminary Plat - Landscape Plans
 6. FS22-0594 Toll at Prasada Unit N Phase 2 Preliminary Plat - 091522 PZ Presentation
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0594

Project Name: Toll at Prasada Unit N Phase 2 Preliminary Plat

Council District: 3 - Mesquite

Meeting Date: September 15, 2022

Planner: Jessica Brinton

Owner: Toll Prasada, LLC

Applicant: Aaron Insko of Toll Bros, Inc.

Request: Preliminary Plat for Toll at Prasada Unit N Phase 2 in the Prasada PAD

Site Location: Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

Lot Yield: 146

Area: 33.83 acres

Density: 4.316 DU/Ac.

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

Support/Opposition: None known

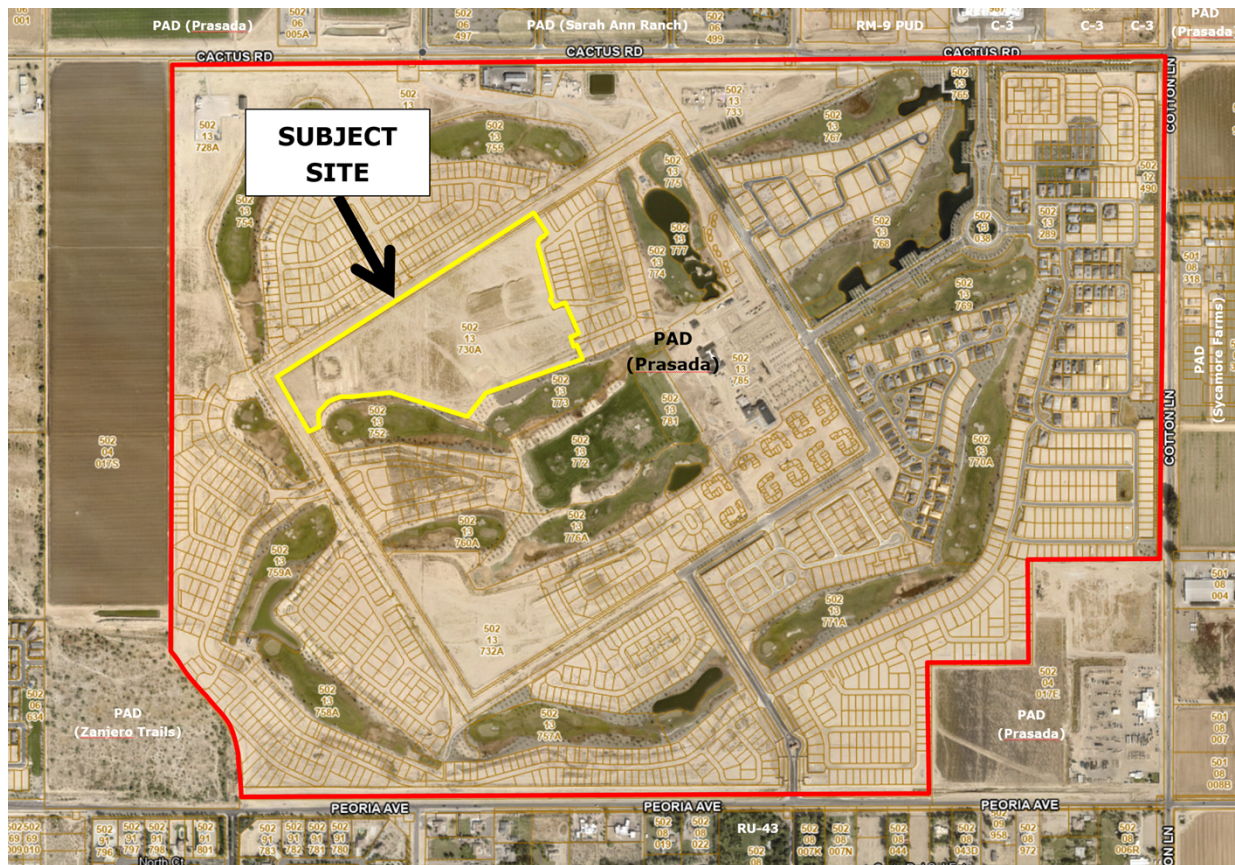
Staff Recommendation: **Approve**, subject to stipulations 'a' through 'c'

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for Unit N Phase 2 of the Toll at Prasada project. The proposed Preliminary Plat contemplates 146 standard lots consisting of three (3) lot products. Unit N was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

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



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

September 15, 2020: The City Council approved a revised Preliminary Plat for Unit N Phase I under case FS20-117.

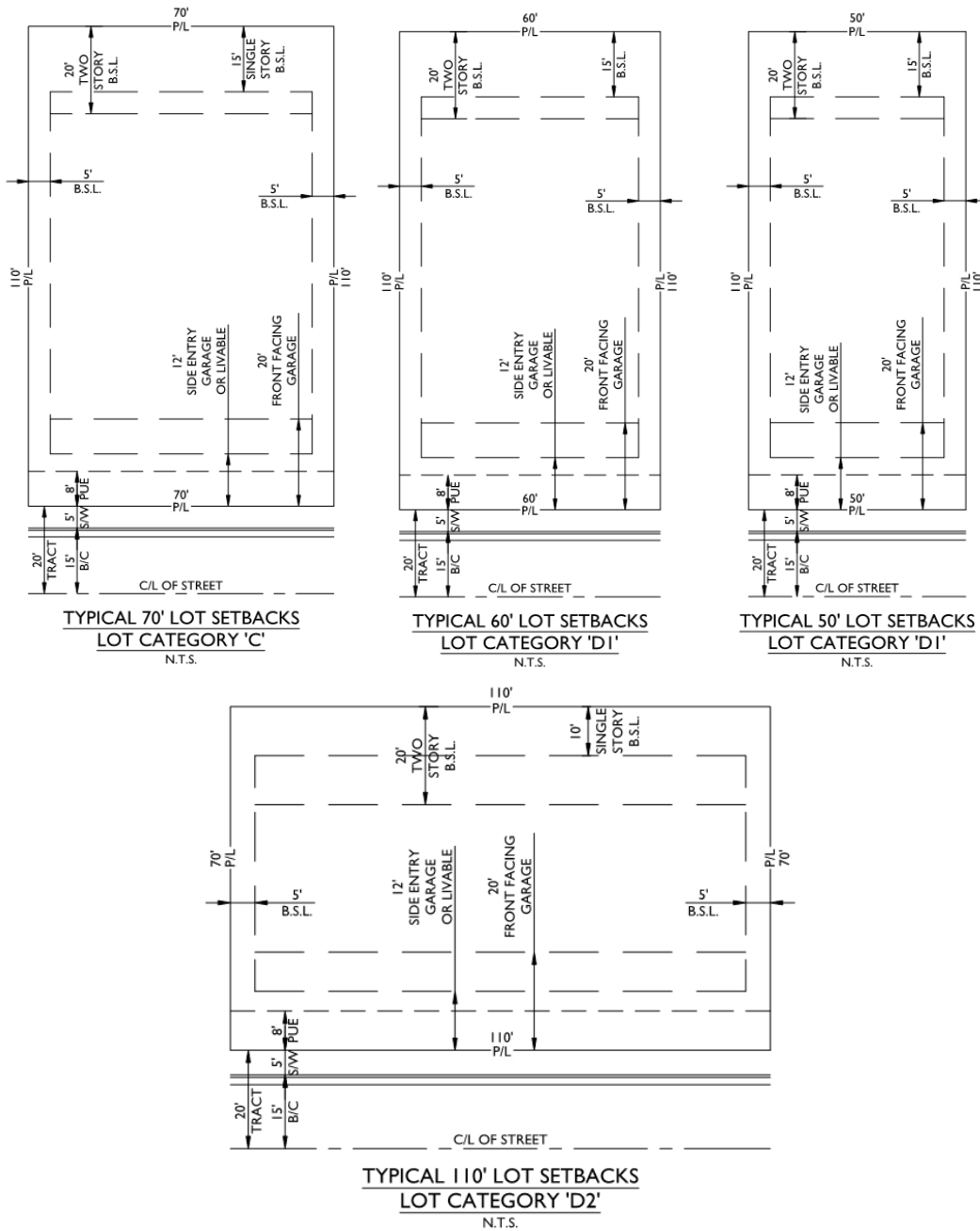
April 20, 2021: The City Council approved a Final Plat for Unit N Phase I under case FS20-586.

December 21, 2021: The City Council approved a Re-Plat for Unit N Phase I under case FS21-622.

April 25, 2022: The applicant filed for Preliminary Plat approval for Unit N Phase 2 under case FS22-0594, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision anticipates 146 lots and three (3) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.



Access to this subdivision will be from the existing collector road of Phase 2 Infrastructure, via West Dana Point Boulevard, at the north and Unit N Phase 1 at the east, via West Piperton Street and West Wildwood Street. The subject site has frontage to the golf course and will also have 4.38 acres of passive open space. The landscaping proposed within this plat is consistent with the remainder of the development and the Prasada PAD.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Sewer:	City of Surprise
Gas:	Southwest Gas
Telephone	CenturyLink/Cox
Cable TV	CenturyLink/Cox
Fire	City of Surprise
Police	City of Surprise

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. At 4.316 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also partially lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

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

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Recommendation:

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

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Unit N Phase 2 – Toll at Prasada", prepared by EPS Group, and received July 12, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada – Unit N – Phase 2 (Western Section)", prepared by Greey Pickett, and received June 24, 2022.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

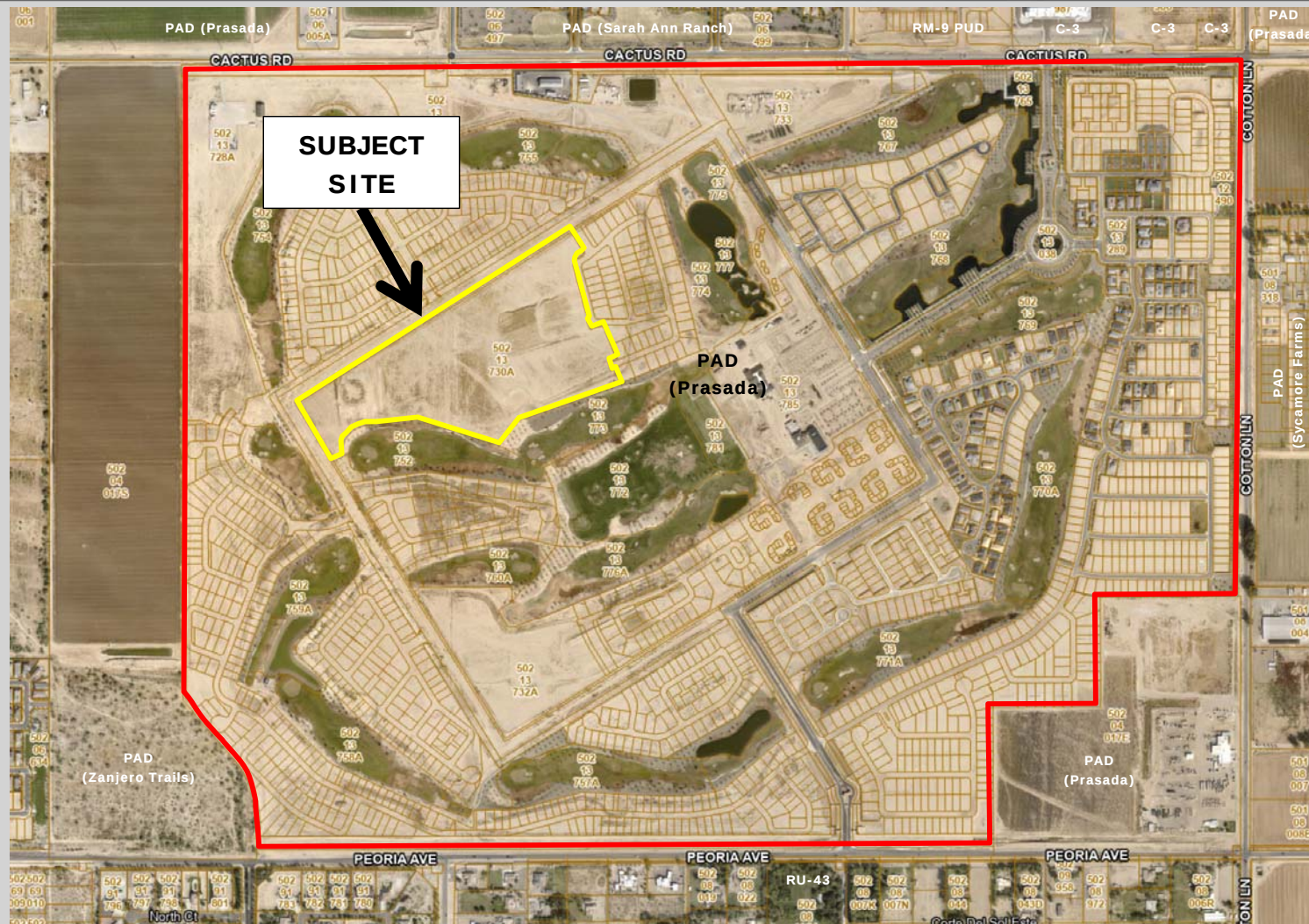
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Toll at Prasada Unit N Phase 2 Vicinity Map
02 Toll at Prasada Unit N Phase 2 Case Map
03 Toll at Prasada Unit N Phase 2 Preliminary Plat
04 Toll at Prasada Unit N Phase 2 Landscape Plans
PPT

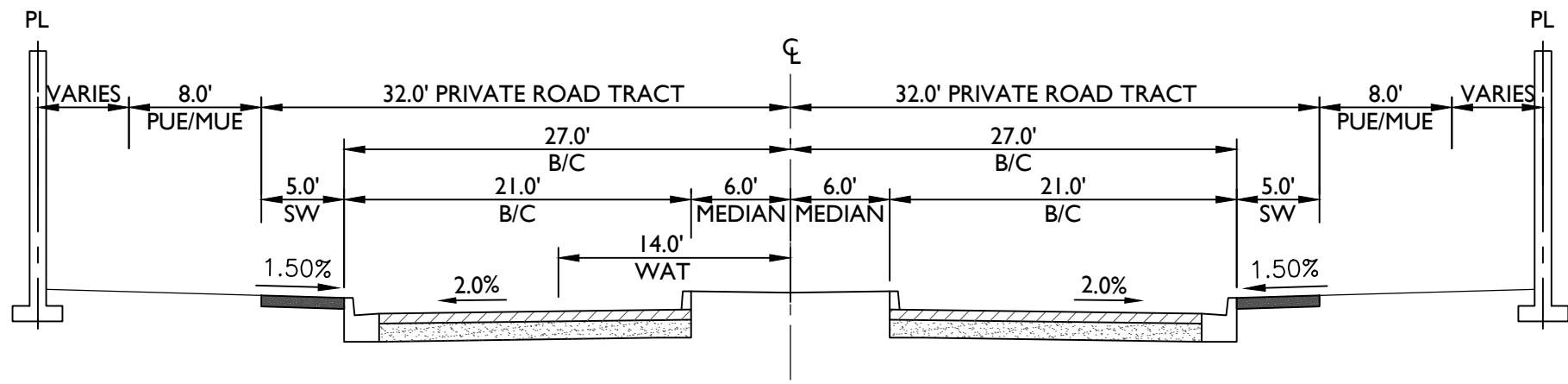


FS22-0594 Vicinity Map

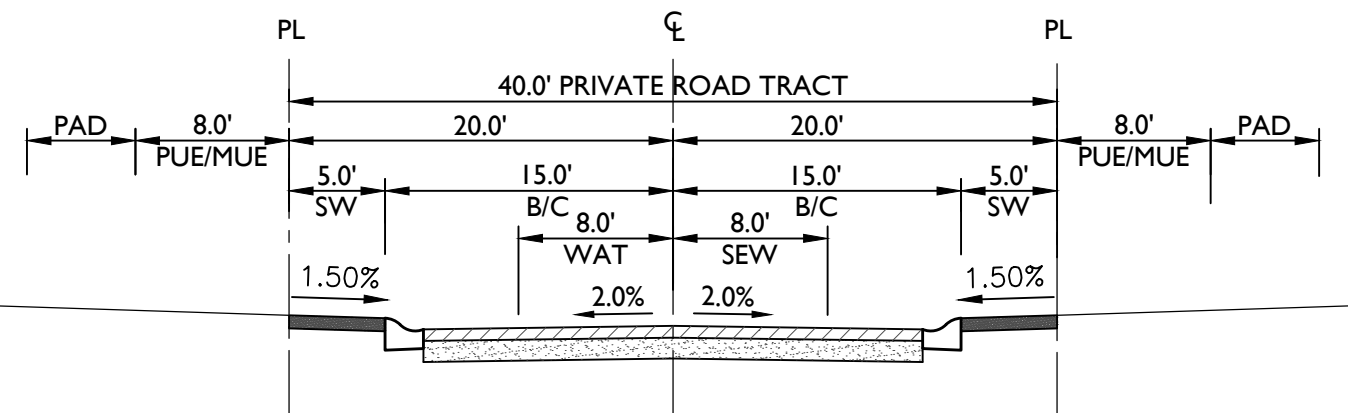


FS22-0594 Case Map

PRELIMINARY PLAT
UNIT N PHASE 2 - TOLL AT PRASADA
A PORTION OF THE EAST HALF OF SECTION 22, AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LOCAL ENTRY
RESIDENTIAL LOCAL ENTRY WITH MEDIAN



LOCAL STREET
TWO-WAY WITH ON STREET PARKING (ONE SIDE)
N.T.S.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION:

A REPLAT OF UNIT N AS PLATTED BY 'TOLL AT PRASADA' PHASE 2 MASTER PLAT MCR-20210239022

100 YEAR ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007.0000
CERTIFICATE NUMBER

11/14/2018
DATE

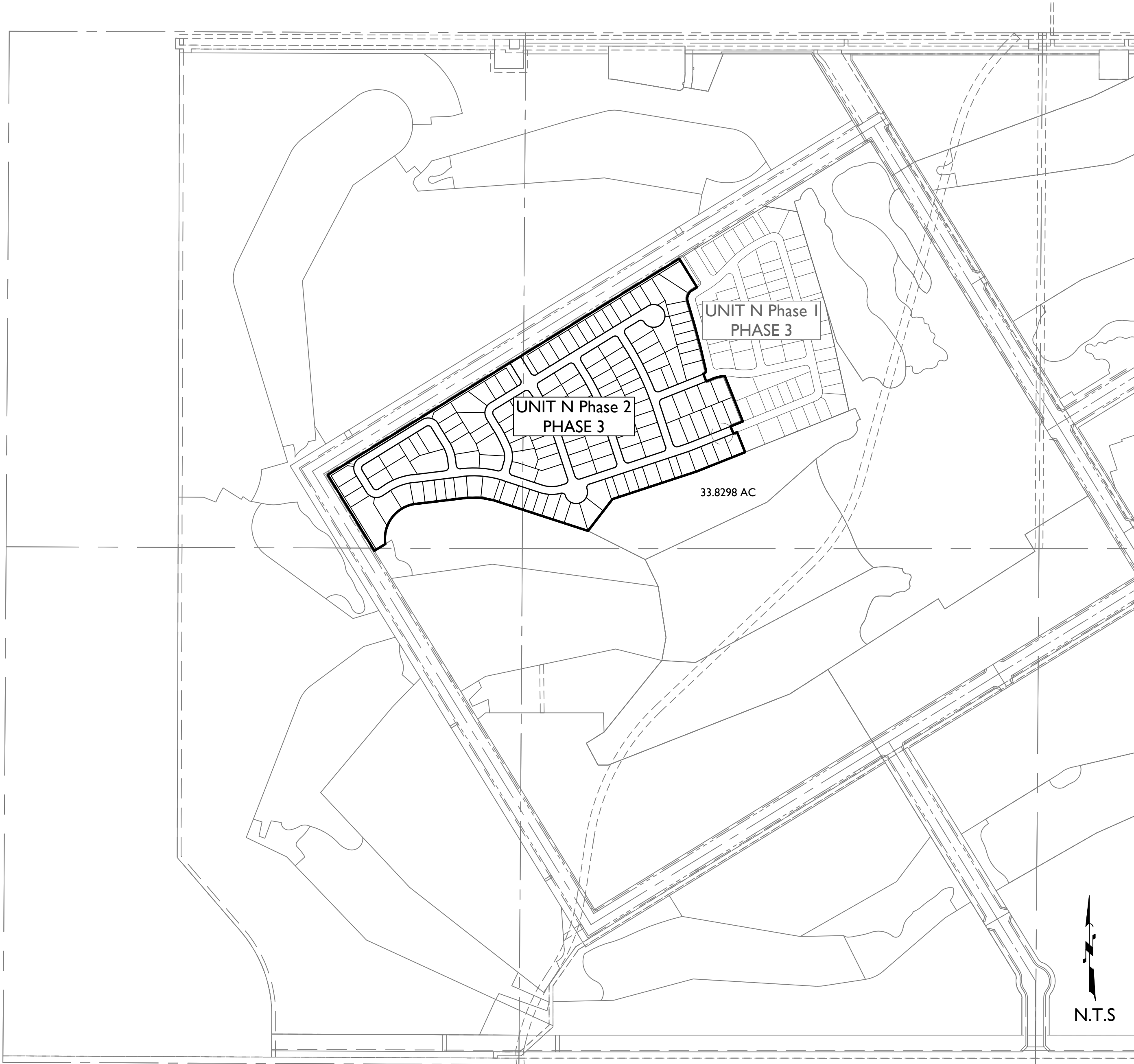
UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

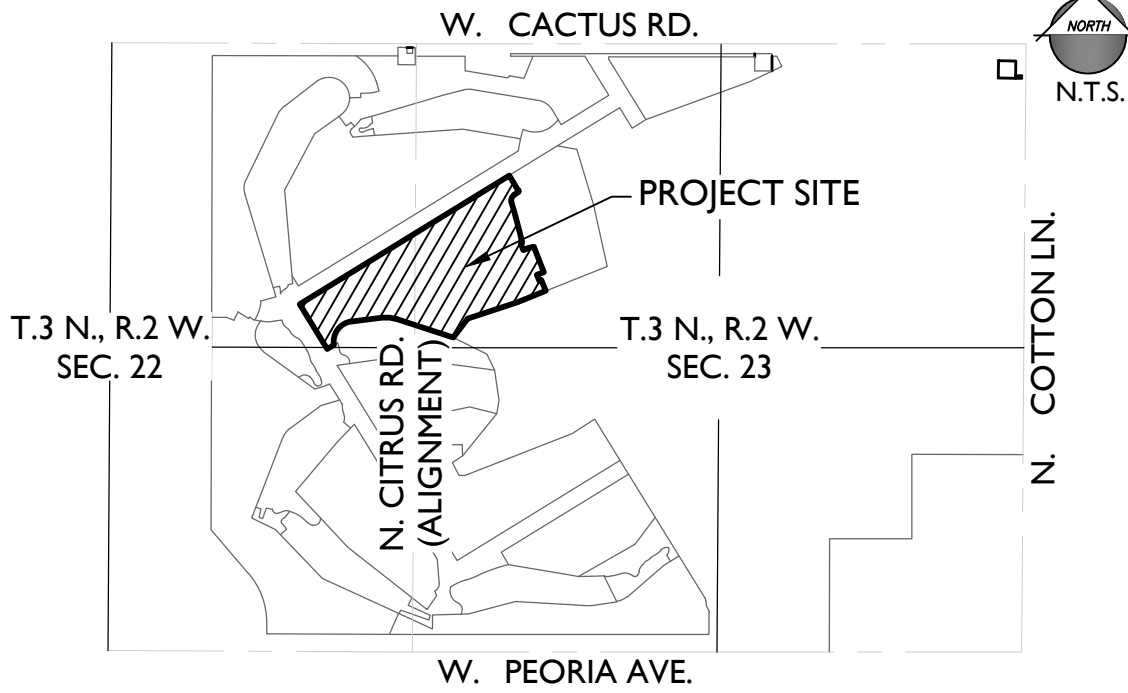
EPCOR WATER
CITY OF SURPRISE
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURYLINK / COX
CENTURYLINK / COX
CITY OF SURPRISE
CITY OF SURPRISE

SHEET INDEX

SHEET 1 CS01 COVER SHEET
SHEET 2 CS02 INDEX SHEET
SHEET 3 DT01 LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 7 PP01 - PP04 PRELIMINARY PLAT
SHEET 8 TB01 DATA TABLES



VICINITY MAP



PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (602) 999-5684
CONTACT: AARON INSCO

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JAMES ROGERS, P.E.

PROJECT DATA

A.P.N. 502-13-730A

EXISTING GENERAL PLAN: NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD)
(ORDINANCE NO. 06-26)

GROSS AREA: +/- 33.83 ACRES
NET AREA: +/- 33.83 ACRES

PRIVATE STREET TRACT AREA: +/- 6.27 ACRES
LOT AREA: +/- 26.45 ACRES
TRACT/OPEN SPACE: +/- 1.11 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE					
Development Pad	Acerage	Lot Yield	Net Density	Case #	Case Type
A	32.736	141	4.307 DU/AC	FS18-260	FINAL
B	47.999	230	4.792 DU/AC	FS17-700	FINAL
D	21.939	90	4.102 DU/AC	FS18-289	FINAL
P	17.602	49	2.784 DU/AC	FS19-471	FINAL
E	18.961	81	4.272 DU/AC	FS19-472	FINAL
Unit A, Lot 322/323	N/C	-1	4.277 DU/AC	FS19-508	Re-Plat
Unit A	N/C	-2	4.216 DU/AC	FS21-831	Re-Plat
F	24.10	114	4.730 DU/AC	FS20-684	FINAL
C	12.70	60	4.720 DU/AC	FS20-684	FINAL
N (PH1)	15.810	64	4.048 DU/AC	FS20-586	FINAL
COTTAGES	1.498	8	5.340 DU/AC	FS20-719	FINAL
Q (PH1)	12.727	134	10.529 DU/AC	FS20-720	FINAL
Q (PH2)	13.1580	38	2.888 DU/AC	FS21-186	FINAL
Q (PH3) SINGLE FAMILY	8.0140	31	3.868 DU/AC	FS21-710	Preliminary
Q (PH3) CONDO	7.4630	84	11.256 DU/AC	FS22-0152	FINAL
G	18.5600	80	4.310 DU/AC	FS21-429	FINAL
H	13.587	60	4.490 DU/AC	FS21-561	FINAL
I	20.04	90	4.49/AC	FS21-791	FINAL
K	42.2100	176	4.17/AC	FS21-853	FINAL
J	13.4420	32	2.38/AC	FS21-757	FINAL
M	34.5050	168	4.898/AC	FS21-701	FINAL
L	28.3700	124	4.371/AC	FS22-0176	Preliminary
N (PH2)	33.8300	146	4.316/AC	FS22-0594	Preliminary
Total	439.25	1851	4.21 DU/AC		

THE TOLL AT PRASADA PROJECTS IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FS17-587 & FS16-400.

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

TOLL AT PRASADA
Unit N Ph2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Cover Sheet

Project:

Revisions:

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

ARIZONA 800

DESIGNER: JMR
DRAWN BY: EPS

Job No.
16-339

CS01

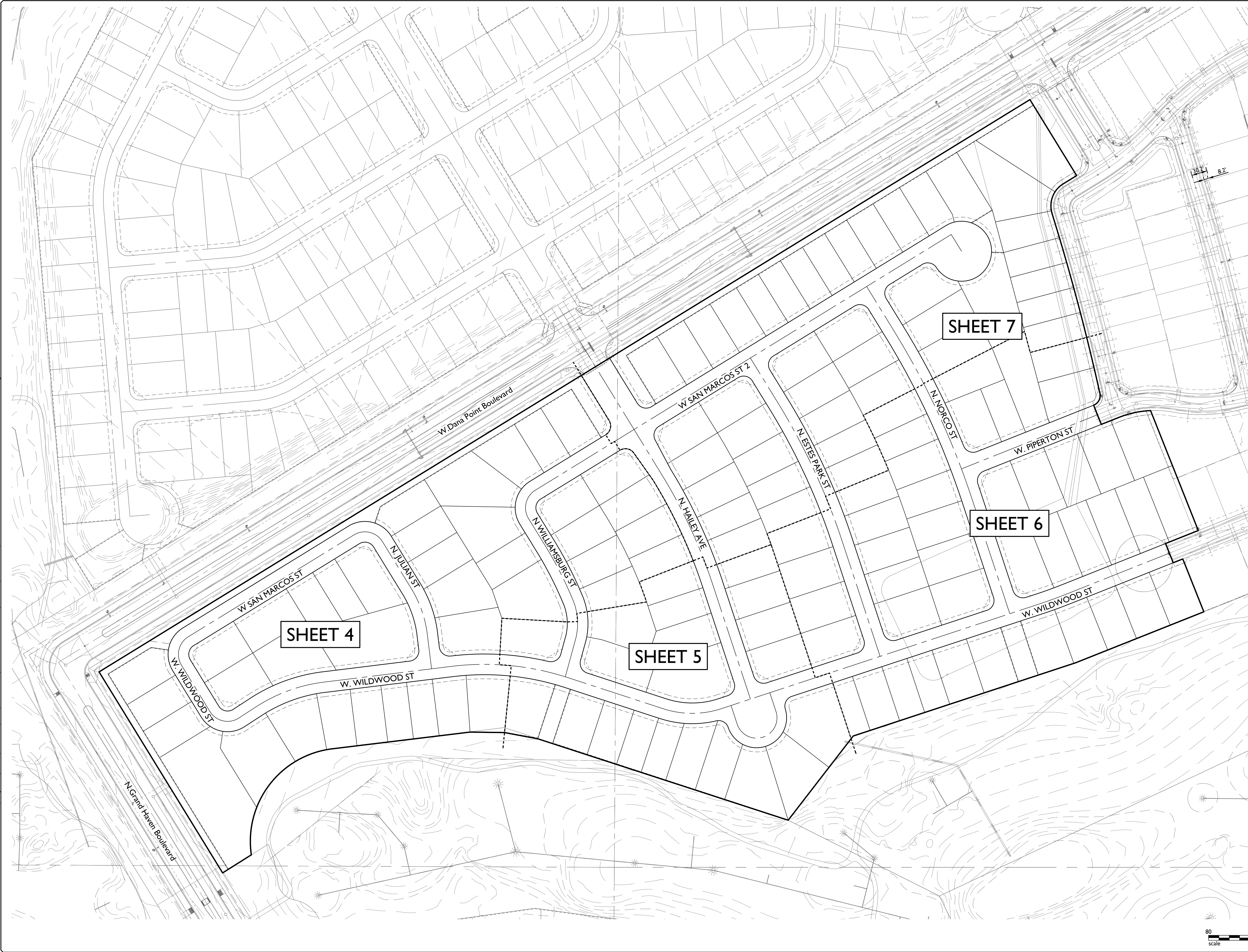
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1
of 8

EPS-01

FS22-0594

16-339 - Unit N Phase 2 - PRELIMINARY PLAT

Jul 12, 2022 10:04am S:\Projects\2016\16-339\Civil\Phase 3\Unit N - Phase 2\PrePlat\16-339 - PP - Ph 3 - Unit N Ph2 - CS02.dwg dwood



Project:

Unit N Ph2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Revisions:

Designer:

JMR

Drawn by:

EPS

ARIZONA
Call at least two full working days before you begin excavation.
State of Arizona
In Maricopa County: (602)263-1100

Real Estate Professionals Engineer (CPE)
64616
JAMES
ROGERS
Date: 07/12/22

Job No.

16-339

CS02

Sheet No.

2
of 8

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2350 | F: 480.503.2358
www.epsgroupinc.com

EPS
GROUP

EPS-01

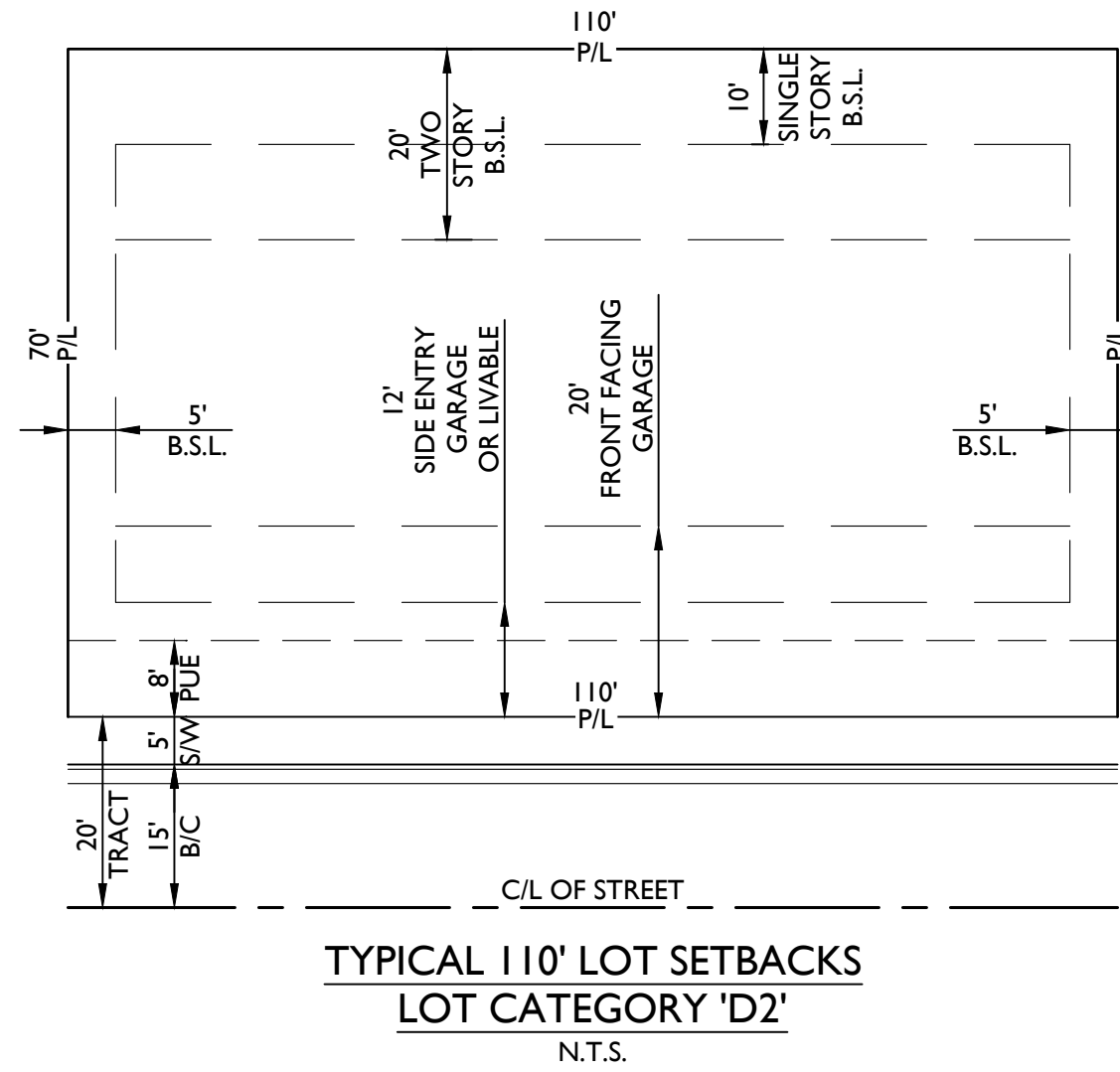
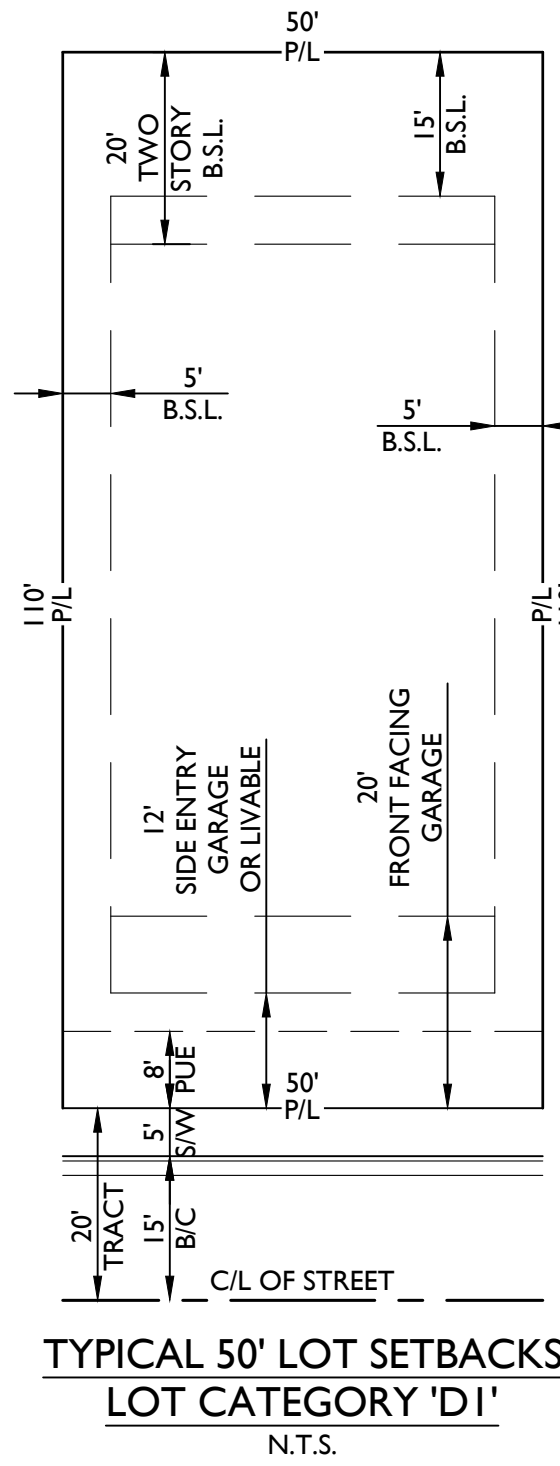
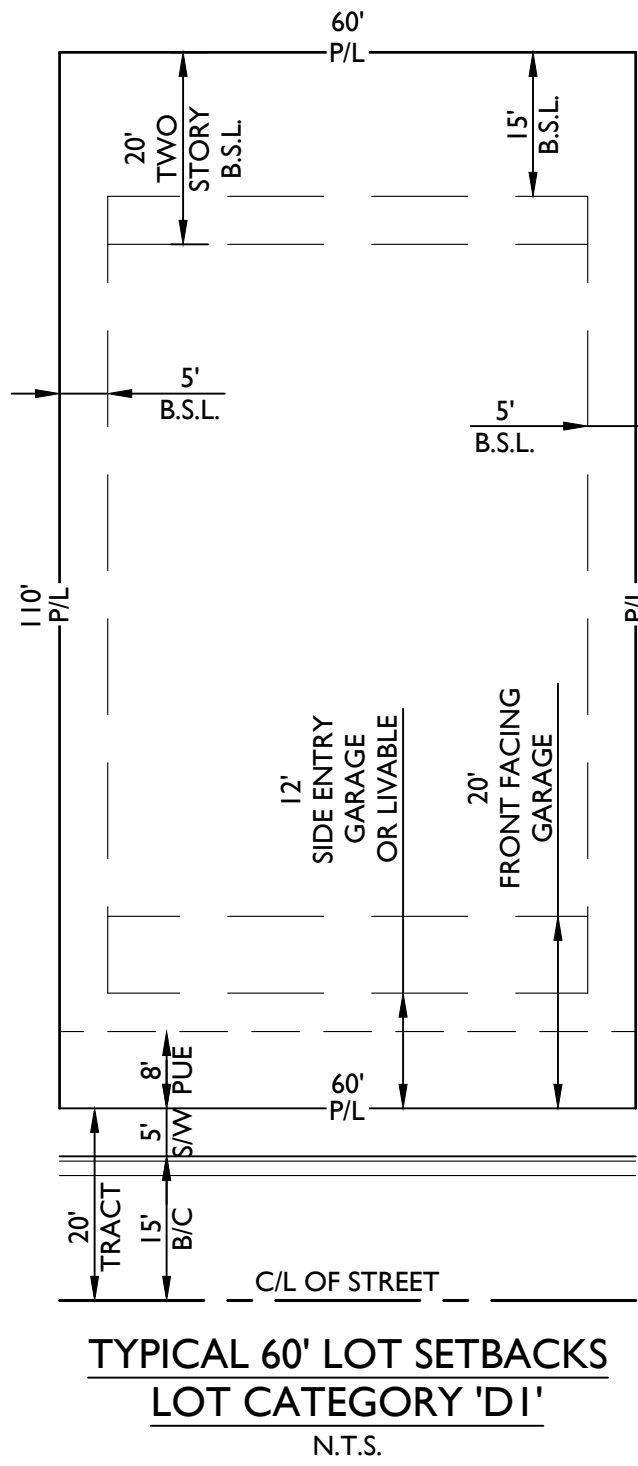
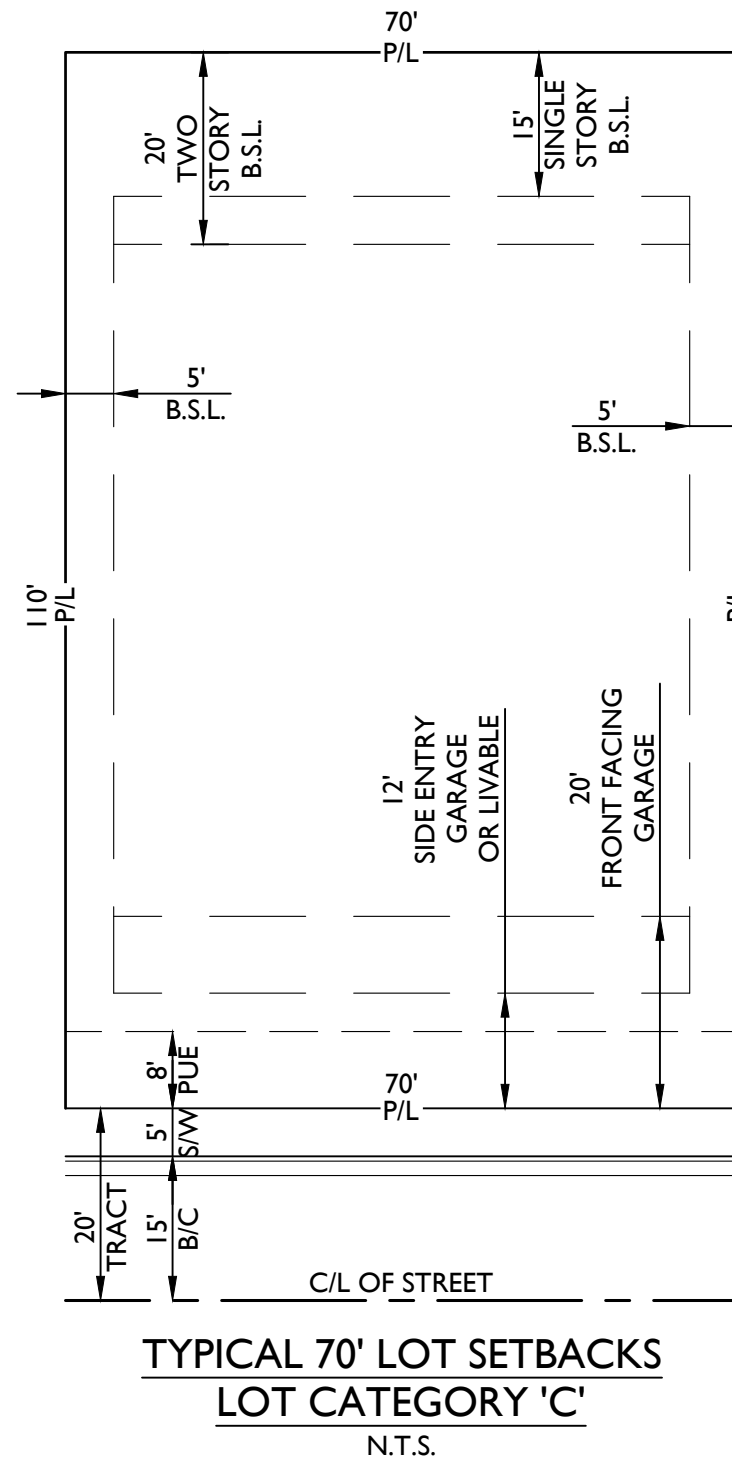
FS22-0594

I6-339 - Unit N Phase 2 - PRELIMINARY PLAT

Development Standard C - FS16-400		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front ⁽⁴⁾		
Front facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾ 12 Feet		
Side ⁽³⁾⁽⁴⁾ 5 Feet / 5 Feet		
Rear ⁽⁴⁾⁽⁶⁾ 20 Feet (2 Story) 15 Feet (1 Story)		
Maximum Building Height: ⁽⁷⁾ 35 Feet		
Notes		
1.	Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.	
2.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
3.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
4.	Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
5.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.	
6.	Covered patios may encroach up to 5 feet into the rear setback.	
7.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

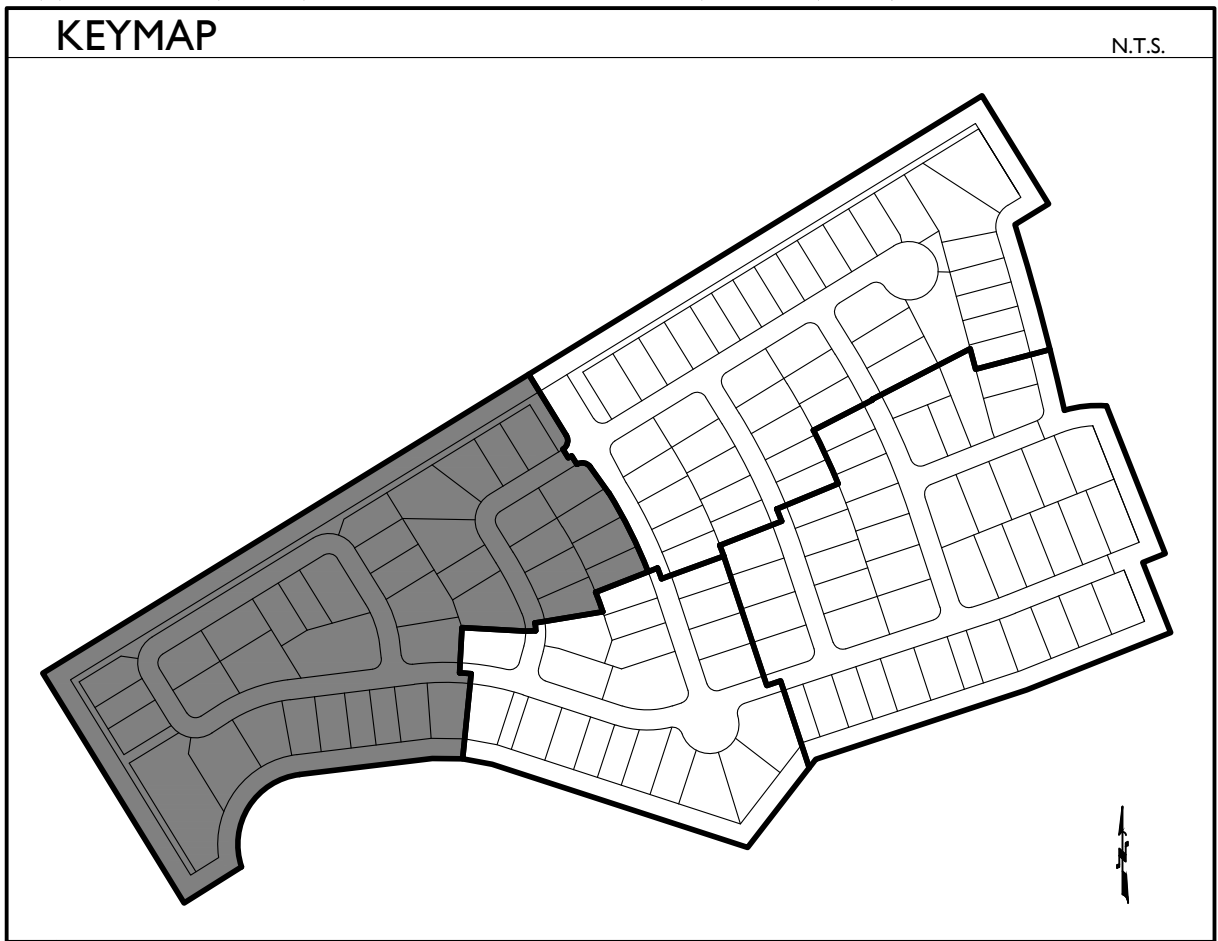
Development Standard D1 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet⁽¹⁾	
Minimum Building Setbacks: ⁽²⁾		
Front⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space⁽⁵⁾	12 Feet	
Side⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear⁽⁵⁾⁽⁷⁾	20 Feet (2 Story)	
	15 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾		
35 Feet		
Notes		
1.	Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.	
5.	Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.	

Development Standard D2 - FS17-587		
Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet ⁽¹⁾	
Minimum Building Setbacks: ⁽³⁾		
Front ⁽²⁾⁽⁵⁾		
Front & side facing garage (measured from back of sidewalk to face of garage door) 20 Feet		
Side entry garage, porch or livable space ⁽⁵⁾	12 Feet	
Side ⁽⁴⁾⁽⁵⁾	5 Feet / 5 Feet	
Rear ⁽³⁾⁽⁷⁾	20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height: ⁽⁷⁾	35 Feet	
Notes		
1.	Typical configured lot widths may range from 45 feet to 110 feet, with lot areas from 5,000 square feet.	
2.	A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.	
3.	Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.	
4.	The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owners Association.	
5.	Architectural features such as, but not limited to, covered patios and porches, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.	
6.	Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.	
7.	Covered patios may encroach up to 5 feet into the rear setback.	
8.	Building height is measured from the finished floor to the top of the parapet or highest part of the roofline.	



16-339 - Unit N Phase 2 - PRELIMINARY PLAT

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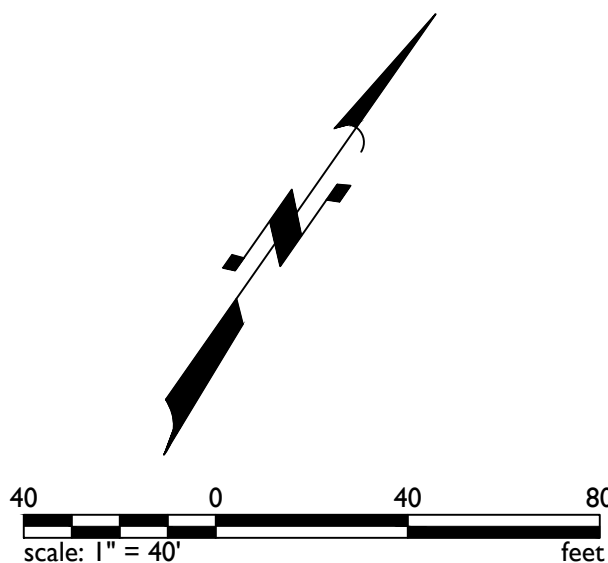
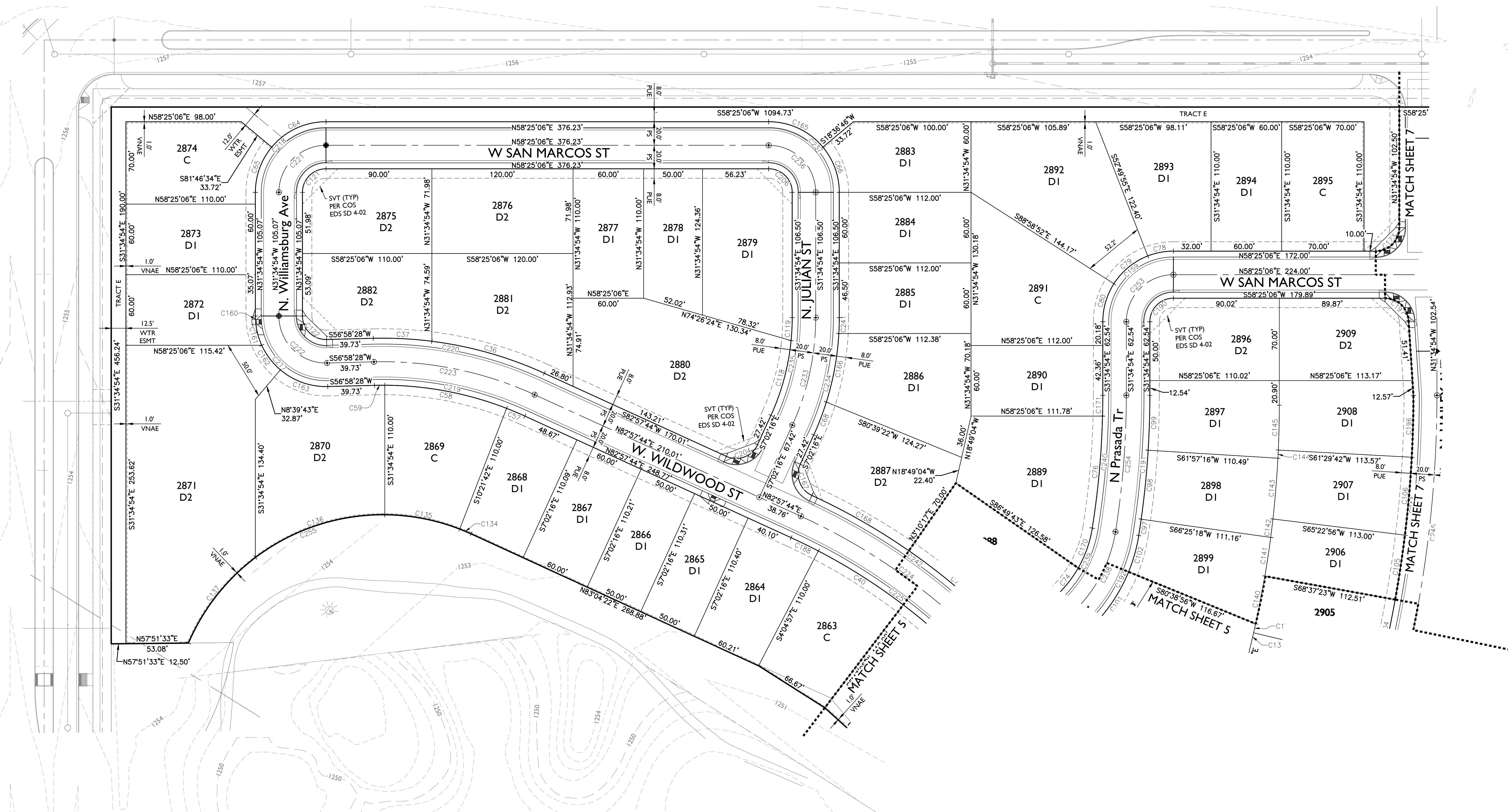
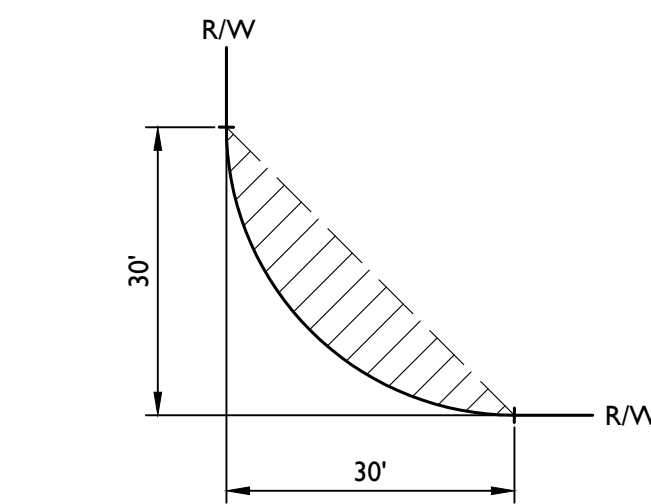


ABBREVIATIONS

FT	FEE TITLE
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
PUE	PUBLIC UTILITY EASEMENT
F/C	FACE OF CURB

LINETYPE LEGEND

-----	MATCH LINE
-----	BOUNDARY LINE
-----	RIGHT OF WAY LINE
-----	GOLF TRACT BOUNDARY LINE

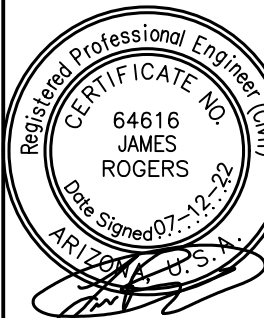


Project:

Revisions:



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Drawn by: EPS



Job No.

16-339

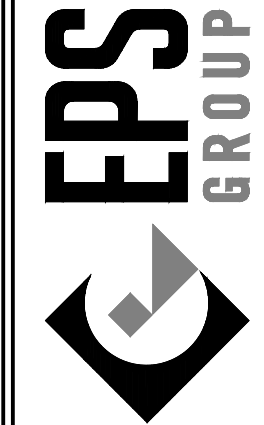
PP01

Sheet No.

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of 8

TOLL AT PRASADA
Unit N Ph2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

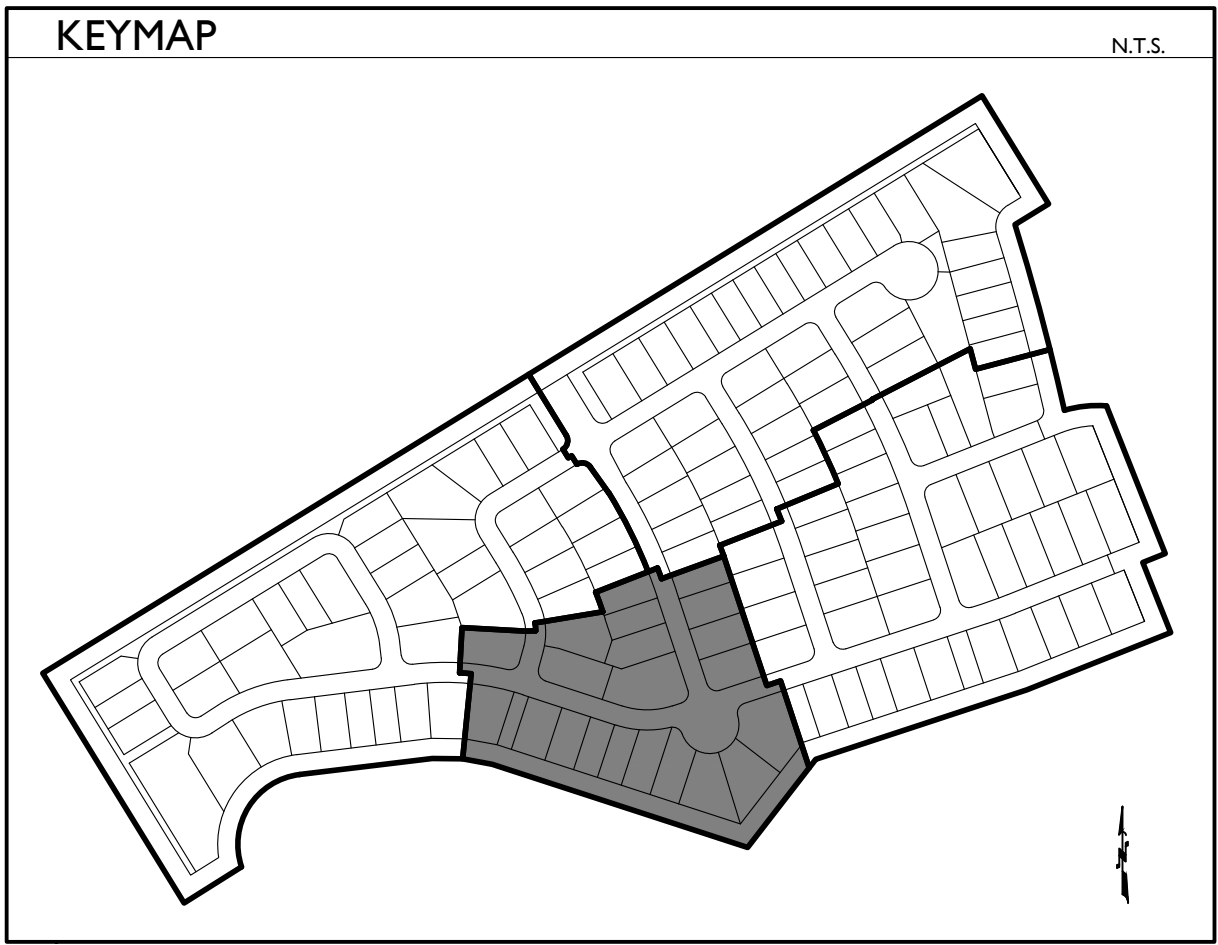


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I6-339 - Unit N Phase 2 - PRELIMINARY PLAT

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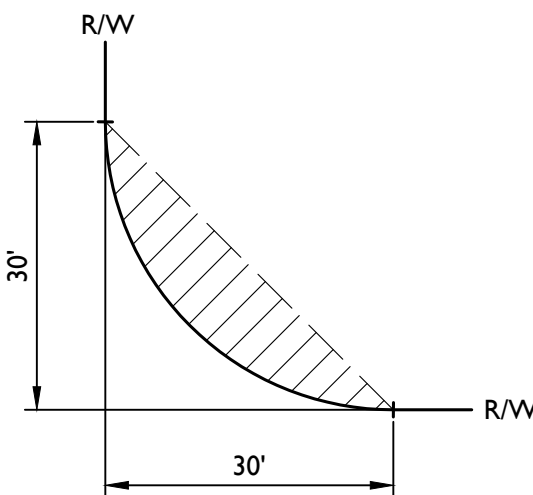


ABBREVIATIONS

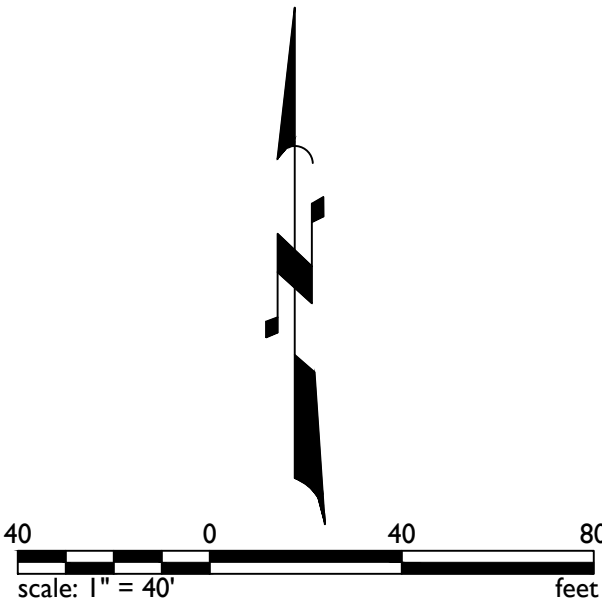
FT FEE TITLE
CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
PUE PUBLIC UTILITY EASEMENT
F/C FACE OF CURB

LINETYPE LEGEND

----- MATCH LINE
----- BOUNDARY LINE
----- RIGHT OF WAY LINE
----- GOLF TRACT BOUNDARY LINE



TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4-02



Project:

TOLL AT PRASADA
Unit N Ph2 - PRELIMINARY PLAT

Surprise, Arizona
Preliminary Plat

Revisions:

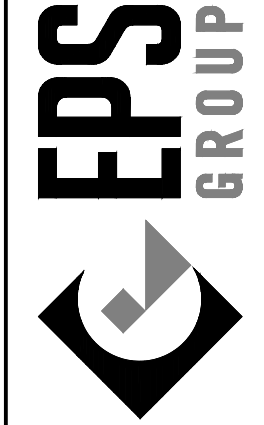


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PP02
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of 8

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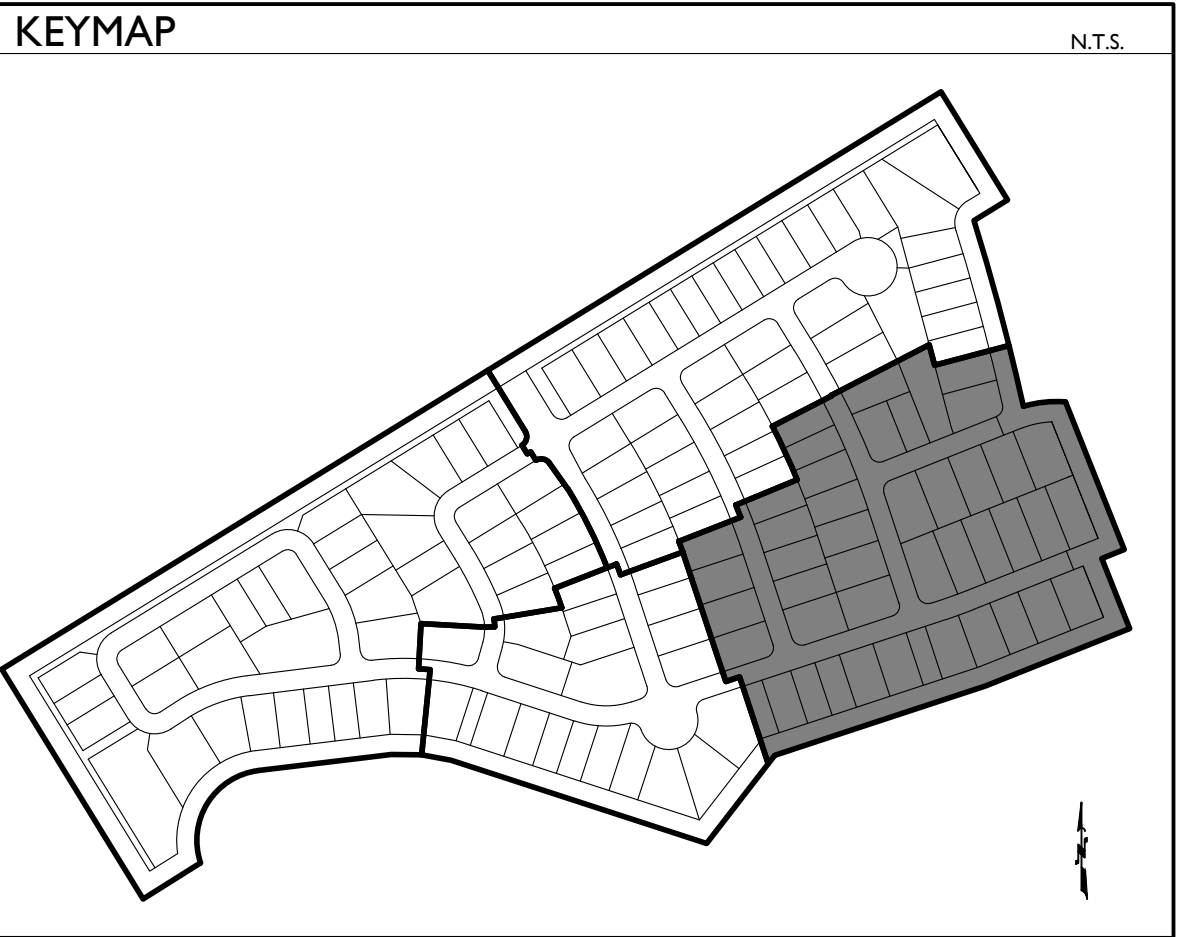


FS22-0594

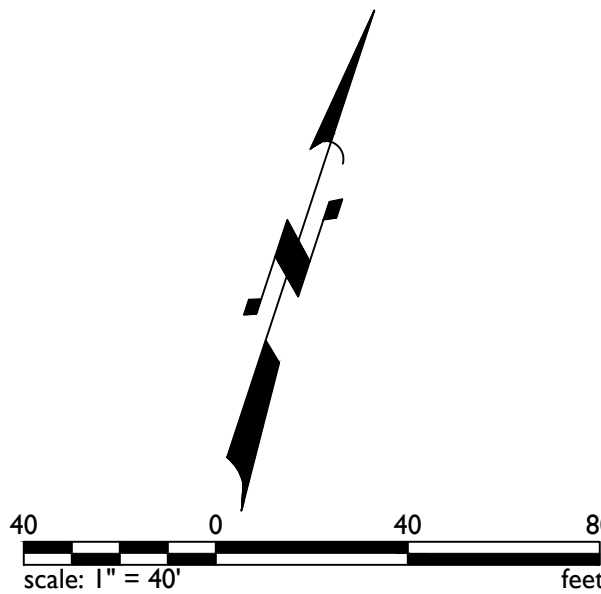
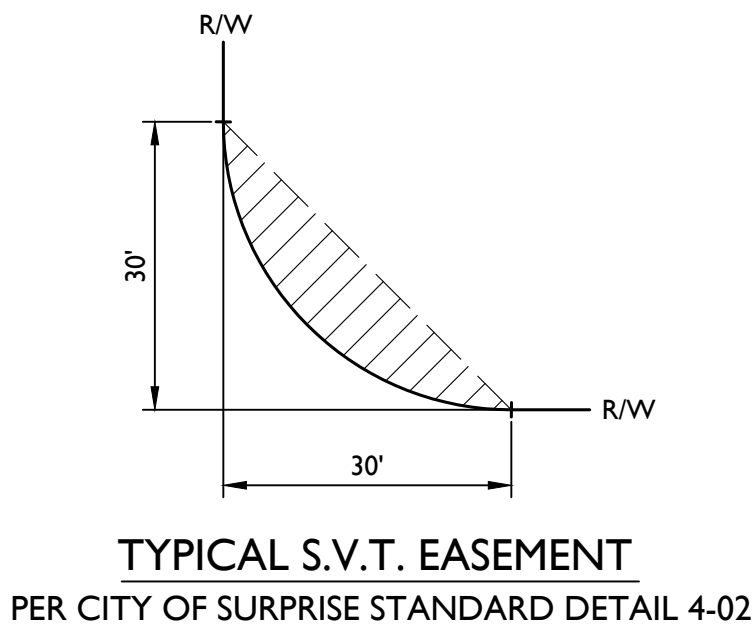
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I6-339 - Unit N Phase 2 - PRELIMINARY PLAT

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- ABBREVIATIONS**
- | | |
|-----|-------------------------|
| FT | FEE TITLE |
| CE | COMMON ELEMENT |
| LCE | LIMITED COMMON ELEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| F/C | FACE OF CURB |
- LINETYPE LEGEND**
- | | |
|-------|--------------------------|
| ----- | MATCH LINE |
| ----- | BOUNDARY LINE |
| ----- | RIGHT OF WAY LINE |
| ----- | GOLF TRACT BOUNDARY LINE |



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TOLL AT PRASADA
Unit N Ph2 - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Project:

Revisions:

Call at least two full working days
before you begin excavation.
ARIZONA
State of Arizona
In Maricopa County: (602)263-1100

Designer: JMR
Drawn by: EPS

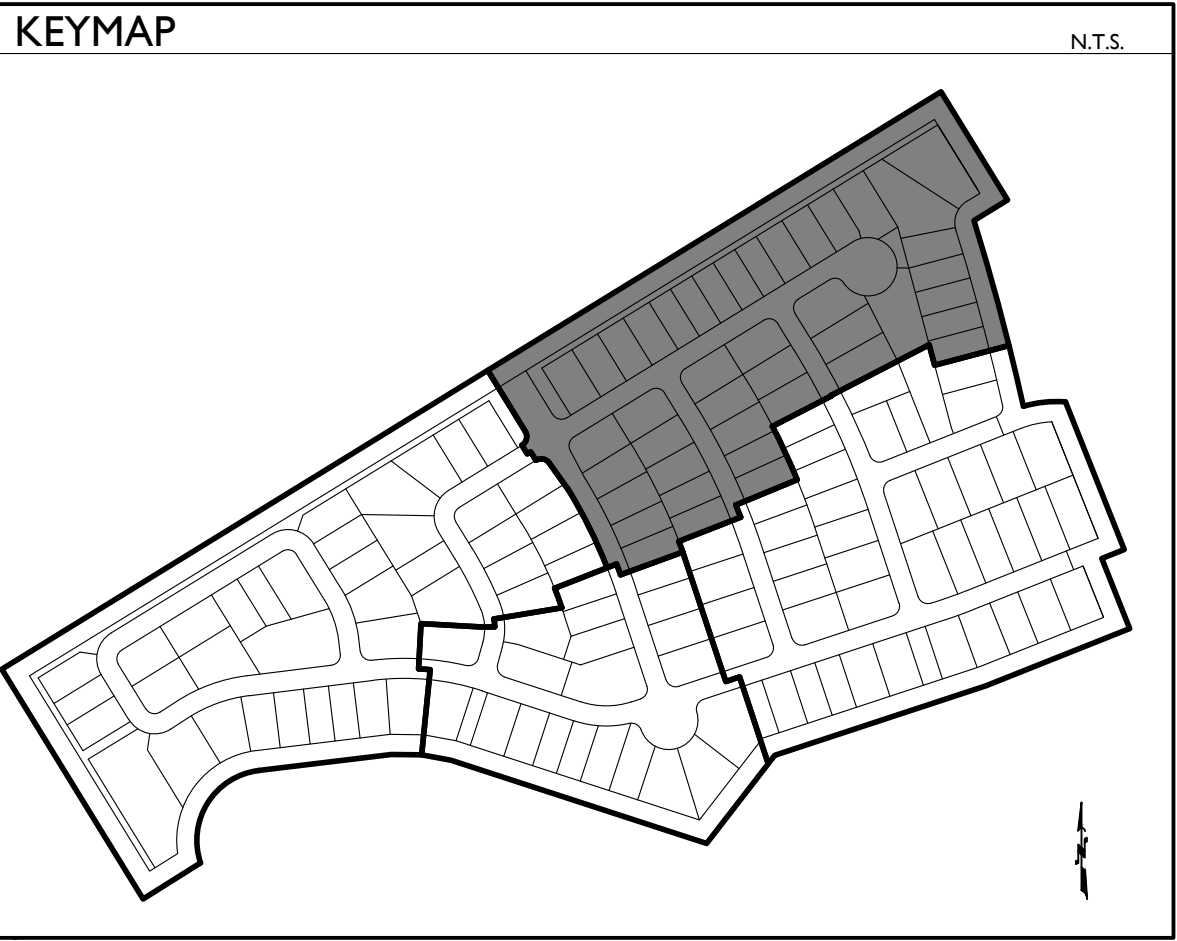
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I6-339 - Unit N Phase 2 - PRELIMINARY PLAT

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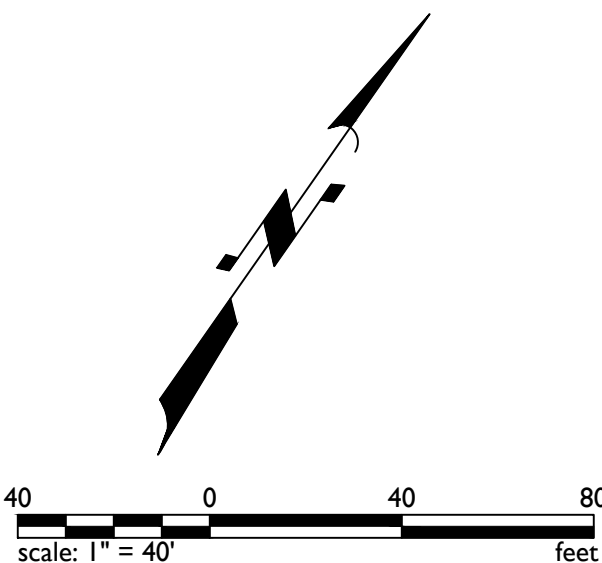
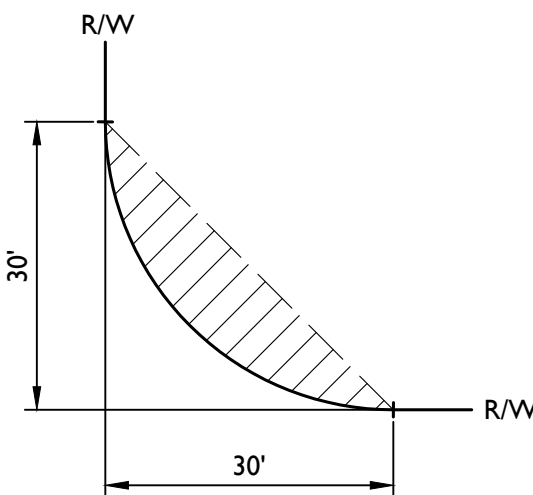


ABBREVIATIONS

FT FEE TITLE
CE COMMON ELEMENT
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F/C FACE OF CURB

LINETYPE LEGEND

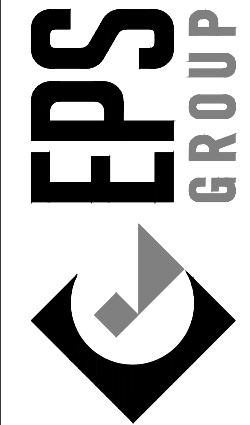
----- MATCH LINE
----- BOUNDARY LINE
----- RIGHT OF WAY LINE
----- GOLF TRACT BOUNDARY LINE



TOLL AT PRASADA
Unit N Ph2 - PRELIMINARY PLAT

Preliminary Plat

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PP04

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I6-339 - Unit N Phase 2 - PRELIMINARY PLAT

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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	31.42'	20.00'	28.28'	090°00'00"
C2	101.36'	160.00'	99.68'	036°17'51"
C3	35.90'	1200.00'	35.89'	001°42'50"
C4	22.76'	1200.00'	22.76'	001°05'13"
C5	32.05'	1200.00'	32.04'	001°31'48"
C6	17.28'	1200.00'	17.28'	000°49'30"
C7	37.54'	1200.00'	37.54'	001°47'33"
C8	11.80'	1200.00'	11.80'	000°33'47"
C9	54.00'	1200.00'	54.00'	002°34'42"
C10	5.22'	1200.00'	5.22'	000°14'56"
C11	59.42'	1200.00'	59.42'	002°50'14"
C12	3.78'	1200.00'	3.78'	000°10'50"
C13	32.91'	1020.00'	32.91'	001°50'55"
C14	49.38'	1020.00'	49.38'	002°46'26"
C15	49.38'	1020.00'	49.38'	002°46'26"
C16	59.24'	1020.00'	59.23'	003°19'39"
C17	46.87'	1020.00'	46.87'	002°37'59"
C18	1.63'	1396.00'	1.63'	000°04'01"
C19	46.63'	1396.00'	46.62'	001°54'49"
C20	12.70'	1396.00'	12.70'	000°31'17"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C88	30.90'	20.00'	27.92'	088°31'51"
C89	31.42'	20.00'	28.28'	090°00'00"
C90	90.17'	1548.00'	90.15'	003°20'14"
C91	52.65'	1548.00'	52.65'	001°56'55"
C92	59.51'	1548.00'	59.51'	002°12'09"
C93	56.99'	1548.00'	56.99'	002°06'34"
C94	31.31'	20.00'	28.21'	089°42'38"
C95	30.12'	20.00'	27.35'	086°16'44"
C96	31.42'	20.00'	28.28'	090°00'00"
C97	14.03'	756.00'	14.03'	001°03'49"
C98	58.94'	756.00'	58.93'	004°28'02"
C99	46.66'	756.00'	46.65'	003°32'10"
C100	11.47'	140.00'	11.47'	004°41'46"
C101	48.76'	140.00'	48.51'	019°57'20"
C102	32.16'	140.00'	32.09'	013°09'49"
C103	30.45'	20.00'	27.59'	087°13'40"
C104	53.91'	980.00'	53.90'	003°09'07"
C105	55.43'	980.00'	55.43'	003°14'27"
C106	66.49'	980.00'	66.48'	003°53'14"
C107	52.62'	980.00'	52.62'	003°04'36"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C170	36.16'	100.00'	35.96'	020°42'58"
C171	17.64'	716.00'	17.64'	001°24'42"
C173	31.42'	20.00'	28.28'	090°00'00"
C174	31.42'	20.00'	28.28'	090°00'00"
C176	30.90'	20.00'	27.92'	088°31'51"
C177	31.42'	20.00'	28.28'	090°00'00"
C179	31.31'	20.00'	28.21'	089°42'38"
C180	30.20'	20.00'	27.42'	086°31'51"
C181	31.04'	20.00'	28.01'	088°54'51"
C184	30.90'	20.00'	27.92'	088°31'51"
C188	25.79'	500.00'	25.79'	002°57'19"
C190	31.42'	20.00'	28.28'	090°00'00"
C191	58.94'	756.00'	58.93'	004°28'02"
C192	48.76'	140.00'	48.51'	019°57'20"
C193	30.45'	20.00'	27.59'	087°13'40"
C194	101.36'	160.00'	99.68'	036°17'51"
C195	31.42'	20.00'	28.28'	090°00'00"
C196	52.62'	980.00'	52.62'	003°04'36"
C197	30.12'	20.00'	27.35'	086°16'44"
C198	51.44'	1244.00'	51.44'	002°22'10"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C21	41.13'	1396.00'	41.13'	001°41'17"
C22	18.20'	1396.00'	18.20'	000°44'49"
C23	35.64'	1396.00'	35.63'	001°27'45"
C24	13.80'	1396.00'	13.80'	000°33'59"
C25	40.03'	1396.00'	40.03'	001°38'35"
C26	9.42'	1396.00'	9.42'	000°23'12"
C27	55.17'	1396.00'	55.16'	002°15'51"
C28	4.16'	1396.00'	4.16'	000°10'15"
C29	46.94'	1396.00'	46.93'	001°55'35"
C30	44.39'	1284.00'	44.38'	001°58'50"
C31	49.51'	1284.00'	49.51'	002°12'34"
C32	49.51'	1284.00'	49.51'	002°12'34"
C33	49.51'	1284.00'	49.51'	002°12'34"
C34	59.40'	1284.00'	59.40'	002°39'02"
C35	47.00'	1284.00'	47.00'	002°05'50"
C36	99.79'	330.00'	99.41'	017°19'35"
C37	49.89'	330.00'	49.84'	008°39'41"
C38	18.58'	500.00'	18.58'	002°07'44"
C39	89.19'	500.00'	89.07'	010°13'12"
C40	85.57'	500.00'	85.47'	009°48'22"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C108	31.42'	20.00'	28.28'	090°00'00"
C109	65.15'	1244.00'	65.15'	003°00'03"
C110	54.19'	1244.00'	54.19'	002°29'46"
C111	54.19'	1244.00'	54.19'	002°29'46"
C112	65.01'	1244.00'	65.01'	002°59'40"
C113	51.44'	1244.00'	51.44'	002°22'10"
C114	31.42'	20.00'	28.28'	090°00'00"
C115	30.12'	20.00'	27.35'	086°16'44"
C116	31.42'	20.00'	28.28'	090°00'00"
C117	31.42'	20.00'	28.28'	090°00'00"
C118	66.16'	200.00'	65.86'	018°57'17"
C119	19.51'	200.00'	19.50'	005°35'21"
C120	31.42'	20.00'	28.28'	090°00'00"
C121	31.42'	20.00'	28.28'	090°00'00"
C122	31.92'	20.00'	28.64'	091°26'34"
C123	1.76'	1508.00'	1.76'	000°04'01"
C124	64.09'	1508.00'	64.08'	002°26'06"
C125	64.09'	1508.00'	64.08'	002°26'06"
C126	53.40'	1508.00'	53.40'	002°01'45"
C127	53.41'	1508.00'	53.41'	002°01'46"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C199	31.42'	20.00'	28.28'	090°00'00"
C200	30.12'	20.00'	27.35'	086°16'44"
C201	46.87'	1020.00'	46.87'	002°37'59"
C202	31.42'	20.00'	28.28'	090°00'00"
C203	31.42'	20.00'	28.28'	090°00'00"
C204	31.42'	20.00'	28.28'	090°00'00"
C206	31.42'	20.00'	28.28'	090°00'00"
C210	50.70'	1508.00'	50.70'	001°55'35"
C211	31.42'	20.00'	28.28'	090°00'00"
C212	31.42'	20.00'	28.28'	090°00'00"
C214	31.42'	20.00'	28.28'	090°00'00"
C215	31.42'	20.00'	28.28'	090°00'00"
C217	95.76'	60.00'	85.92'	091°26'39"
C218	94.25'	60.00'	84.85'	090°00'00"
C219	131.54'	290.00'	130.41'	025°59'16"
C220	149.68'	330.00'	148.40'	025°59'16"
C221	62.83'	40.00'	56.57'	090°00'00"
C222	63.84'	40.00'	57.28'	091°26'39"
C223	140.61'	310.00'	139.41'	025°59'16"
C224	227.90'	520.00'	226.08'	025°06'38"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C41	25.79'	500.00'	25.79'	002°57'19"
C42	47.72'	200.00'	47.61'	013°40'15"
C43	62.00'	200.00'	61.75'	017°45'39"
C44	26.08'	20.00'	24.27'	074°42'27"
C45	3.33'	20.00'	3.33'	009°32'24"
C46	43.82'	58.00'	42.79'	043°17'21"
C47	45.30'	58.00'	44.15'	044°44'49"
C48	45.29'	58.00'	44.14'	044°44'07"
C49	45.42'	58.00'	44.27'	044°52'22"
C50	30.20'	20.00'	27.42'	086°31'51"
C51	31.04'	20.00'	28.01'	088°54'51"
C52	57.09'	960.00'	57.08'	003°24'26"
C53	19.23'	960.00'	19.23'	001°08'52"
C54	26.86'	1000.00'	26.86'	001°32'19"
C55	33.69'	1000.00'	33.69'	001°55'50"
C56	30.90'	20.00'	27.92'	088°31'51"
C57	16.82'	290.00'	16.82'	003°19'26"
C58	105.94'	290.00'	105.36'	020°55'54"
C59	89.77'	290.00'	8.77'	001°43'56"
C64	52.56'	60.00'	50.90'	050°11'40"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C128	64.09'	1508.00'	64.08'	002°26'06"
C129	50.70'	1508.00'	50.70'	001°55'35"
C130	31.42'	20.00'	28.28'	090°00'00"
C131	31.42'	20.00'	28.28'	090°00'00"
C132	31.42'	20.00'	28.28'	090°00'00"
C133	31.42'	20.00'	28.28'	090°00'00"
C134	10.44'	180.00'	10.44'	003°19'26"
C135	65.21'	180.00'	64.85'	020°45'20"
C136	117.97'	180.00'	115.87'	037°33'00"
C137	93.41'	180.00'	92.36'	029°43'57"
C138	7.22'	868.00'	7.22'	000°28'35"
C139	7.86'	868.00'	7.86'	000°31'07"
C140	41.25'	868.00'	41.25'	002°43'23"
C141	33.33'	868.00'	33.32'	002°11'59"
C142	15.73'	868.00'	15.73'	001°02'18"
C143	51.86'	868.00'	51.85'	003°25'22"
C144	6.95'	868.00'	6.95'	000°27'32"
C145	38.15'	868.00'	38.15'	002°31'07"
C146	63.08'	190.00'	62.79'	019°01'17"
C148	22.25'	50.00'	22.06'	025°29'28"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C225	219.13'	500.00'	217.38'	025°06'38"
C226	114.03'	180.00'	112.14'	036°17'51"
C227	109.72'	200.00'	108.35'	031°25'54"
C228	122.47'	39.50'	78.98'	177°38'38"
C229	179.83'	58.00'	115.98'	177°38'38"
C230	59.34'	980.00'	59.33'	003°28'09"
C231	60.55'	1000.00'	60.54'	003°28'09"
C232	76.32'	960.00'	76.30'	004°33'19"
C233	94.24'	220.00'	93.52'	024°32'38"
C234	102.81'	240.00'	102.02'	024°32'38"
C235	85.67'	200.00'	85.02'	024°32'38"
C236	62.83'	40.00'	56.57'	090°00'00"
C237	94.25'	60.00'	84.85'	090°00'00"
C238	79.20'	120.00'	77.77'	037°48'54"
C239	66.00'	100.00'	64.81'	037°48'54"
C240	113.30'	716.00'	113.19'	009°04'01"
C241	13.51'	240.00'	13.51'	003°13'32"
C242	190.05'	540.00'	189.07'	020°09'53"
C243	228.46'	980.00'	227.94'	013°21'24"
C244	237.78'	1020.00'	237.24'	013°21'24"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C65	41.68'	60.00'	40.85'	039°48'20"
C66	41.68'	60.00'	40.85'	039°48'20"
C68	29.93'	240.00'	29.91'	007°08'46"
C70	31.37'	20.00'	28.25'	089°52'24"
C71	95.02'	540.00'	94.90'	010°04'56"
C73	30.70'	20.00'	27.77'	087°57'12"
C74	29.84'	100.00'	29.73'	017°05'57"
C75	36.16'	100.00'	35.96'	020°42'58"
C76	95.66'	716.00'	95.59'	007°39'19"
C77	17.64'	716.00'	17.64'	001°24'42"
C78	22.25'	60.00'	22.13'	021°15'02"
C79	37.86'	60.00'	37.23'	036°08'57"
C80	34.14'	60.00'	33.68'	032°36'01"
C81	31.42'	20.00'	28.28'	090°00'00"
C82	31.42'	20.00'	28.28'	090°

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

- CONTRACTOR SHALL GRADE TO MAINTAIN PROPOSED AREA FROM ALL STRUCTURES, REMOVE ENGINEERS PLAN FOR DRAINAGE.
1. PREPARE GRADING PLAN FOR THE ENTIRE LANDSCAPE ARCHITECT.
2. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - A. ALL PLANTING AREAS SHALL BE 1" MINUS TOPSOIL TO PROVIDE SLOPE, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - B. ALL PLANTING TO BE 1" MINUS TOPSOIL TO PROVIDE SLOPE IN THE FOLLOWING AREAS:
 - 1. PLANT BACKSILL (CAN BE SCREENED ON SITE SOIL).
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CAULCHIE ENCOUNTERED ON SITE AND RELOCATING TO THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL COORDINATE A SURFACE LOCATION ON SITE TO DISPOSE OF THE CAULCHIE MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSAL OF THE CAULCHIE. THE GRADE OF ALL PLANTING AREAS TO BE 1.5 IN BELOW ADJACENT PAVING UNLESS OTHERWISE NOTED.
4. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADINGS AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDEULATING GROUND PLANE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDEULATING GROUND PLANE.

1. ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

[illegible]

FOOTINGS, WALLS AND FINISHES SHALL BE PLACED OUTSIDE OF THE POWER-GR-04.

REFER TO CIVIL PLAN PREPARED BY GOODEN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND, IF NECESSARY, PREPARED BY A STRUCTURAL ENGINEER. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN DRAWN BY GOODEN ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHALL BE REQUIRED.

THE CONTRACTOR SHALL HAVE ALL SURVEYED AND STAKED FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALLATION.

IN ORDER TO SUBMITTING MATERIALS FOR APPROVAL, THE CONTRACTOR SHALL PREPARE A 4" X 8" SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION (E. A.) CONCRETE PAVING, B. UNPAVED ASPHALTIC PAVING, C. UNPAVED ASPHALTIC DRIVEWAYS, ETC., FOR APPROVAL BY THE ARCHITECT AND OWNERS. THE CONTRACTOR SHALL SUBMIT THE SAMPLE PANELS TO THE ARCHITECT UNLESS REDLINED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED OTHERWISE. REDLINES SHALL BE SUBMITTED TO THE ARCHITECT ON CONTACT BASIS WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND CONSTRUCTION JOINTS AT 1'-0" ON CENTER. THE CONTRACTOR SHALL NAIL A MEDIUM GRAIN NON-HARD FINISH WITH 1/2" RADII TO EDGE. RADIUS AT SIDEWALK INVERSIONS SHALL BE 5'-0" (TYPICAL). UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HANDICAPCARE REMAINS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OWNERS' SATISFACTION WITH THE LAYOUT. ANY DISCREPANCIES SHALL BE CORRECTED IMMEDIATELY.

STERLING GROVE

PARCEL N PHASE 2

PRELIMINARY PLAT LANDSCAPE PLANS

SURPRISE, ARIZONA

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

PROJECT
TOLZ
SCALA

ISSUED FOR
REVIEW

DRAWN BY
DATE

DATE
04.12.2018

DRAWN
COVER SHEET

REVISION

SHEET

PAGE

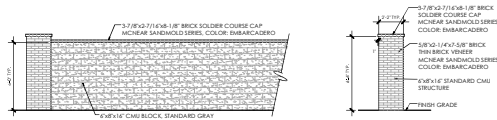
OF 11

DS12-0094

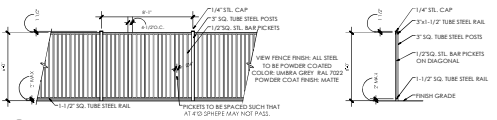
GREEN PICKETT

landscape architecture | community design

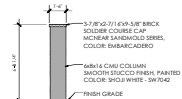
7701 N. GREEN HILL SUITE 200
SCOTTSDALE, ARIZONA 85251
P: 480.409.0009 F: 480.409.0048



FW Feature Wall Details
Scale: 1/4" = 1'-0"



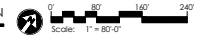
VF View Fence Details
Scale: 1/4" = 1'-0"



DFC Dually Wall Feature Column
Scale: 1/4" = 1'-0"



PARCEL N PH2 WALL PLAN



GREY PICKETT
landscape architecture | community design
1144 E. Wilson Drive, Suite 200
Tucson, Arizona 85711
P: 520.551.1001 F: 520.551.0048

STERLING GROVE
PARCEL N PHASE 2
PRELIMINARY PLAT LANDSCAPE PLANS
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDERS

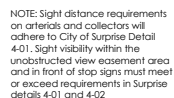
REVISIONS:

NO.	DATE	DESCRIPTION
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2	04.19.2022	DATE: 04.19.2022
3	04.19.2022	DRAWN BY: TEAM
4	04.19.2022	DRAWING: WALL PLAN
5	04.19.2022	SHEET:

PROJECT #: 101221
SCALE: 1"=80'-0"
ISSUED FOR: REVIEW
DATE: 04.19.2022
DRAWN BY: TEAM
DRAWING: WALL PLAN
SHEET:

L1.0
02 OF 11
FS22-0594

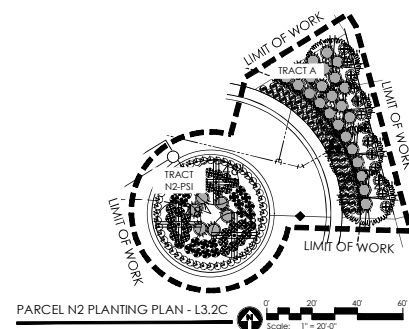
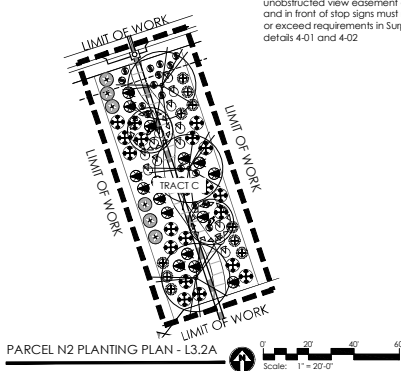
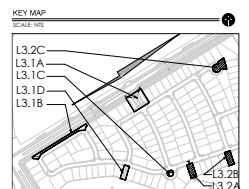
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KEY MAP
SCALE: 1:500

L3.2C
L3.1A
L3.1C
L3.1D
L3.1B
L3.2A

PAGE
03 OF 11
FS22-0594

[illegible]

STERLING GROVE
PARCEL N PHASE 2
 PREMINARY PLAT LANDSCAPE PLANS
 SURPRISE, ARIZONA

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER

PROJECT NO. **TXC22**
 SCALE: **1"=20'-0"**
 ISSUED FOR REVIEW
 DRAWN BY: **TEA**
 DATE: **04.19.2024**
 PLANTING PLAN

SHEET **L3.2**
 OF 11
 FS22-0594

REVISIONS

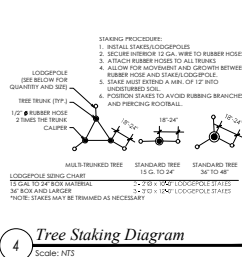
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PROJECT NO. **TXC22**
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 PLANTING PLAN

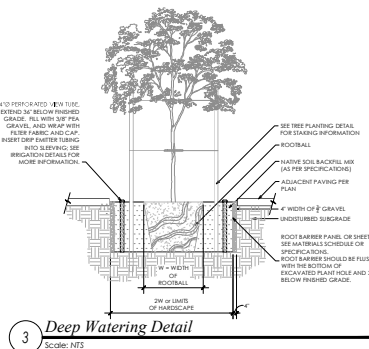
SHEET **L3.2**
 OF 11
 FS22-0594

REVISIONS

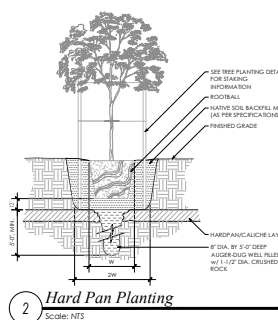
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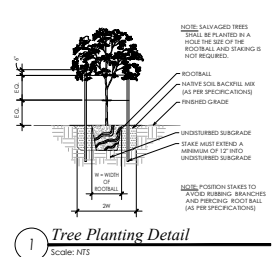
4 Tree Staking Diagram
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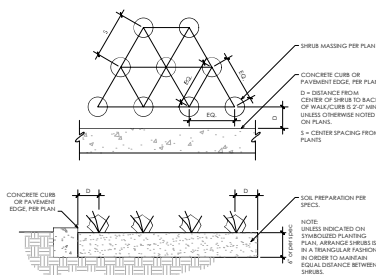
3 Deep Watering Detail
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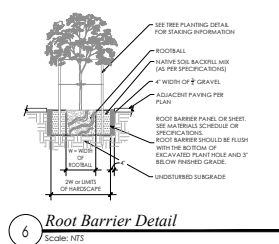
2 Hard Pan Planting
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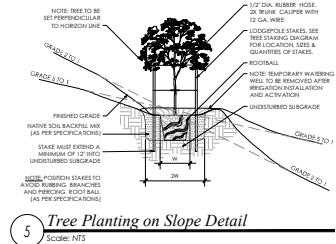
1 Tree Planting Detail
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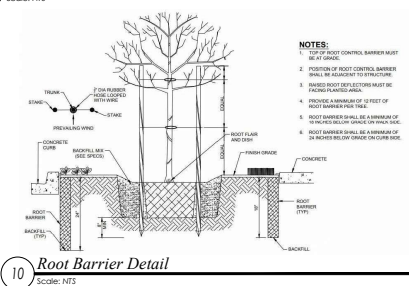
7 Plant Spacing Detail
Scale: NTS



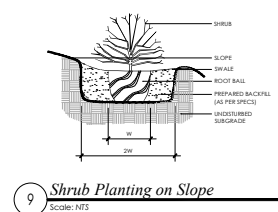
6 Root Barrier Detail
Scale: NTS



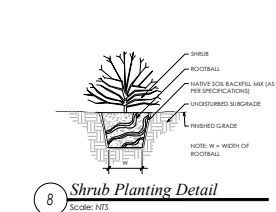
5 Tree Planting on Slope Detail
Scale: NTS



10 Root Barrier Detail
Scale: NTS



9 Shrub Planting on Slope
Scale: NTS



8 Shrub Planting Detail
Scale: NTS



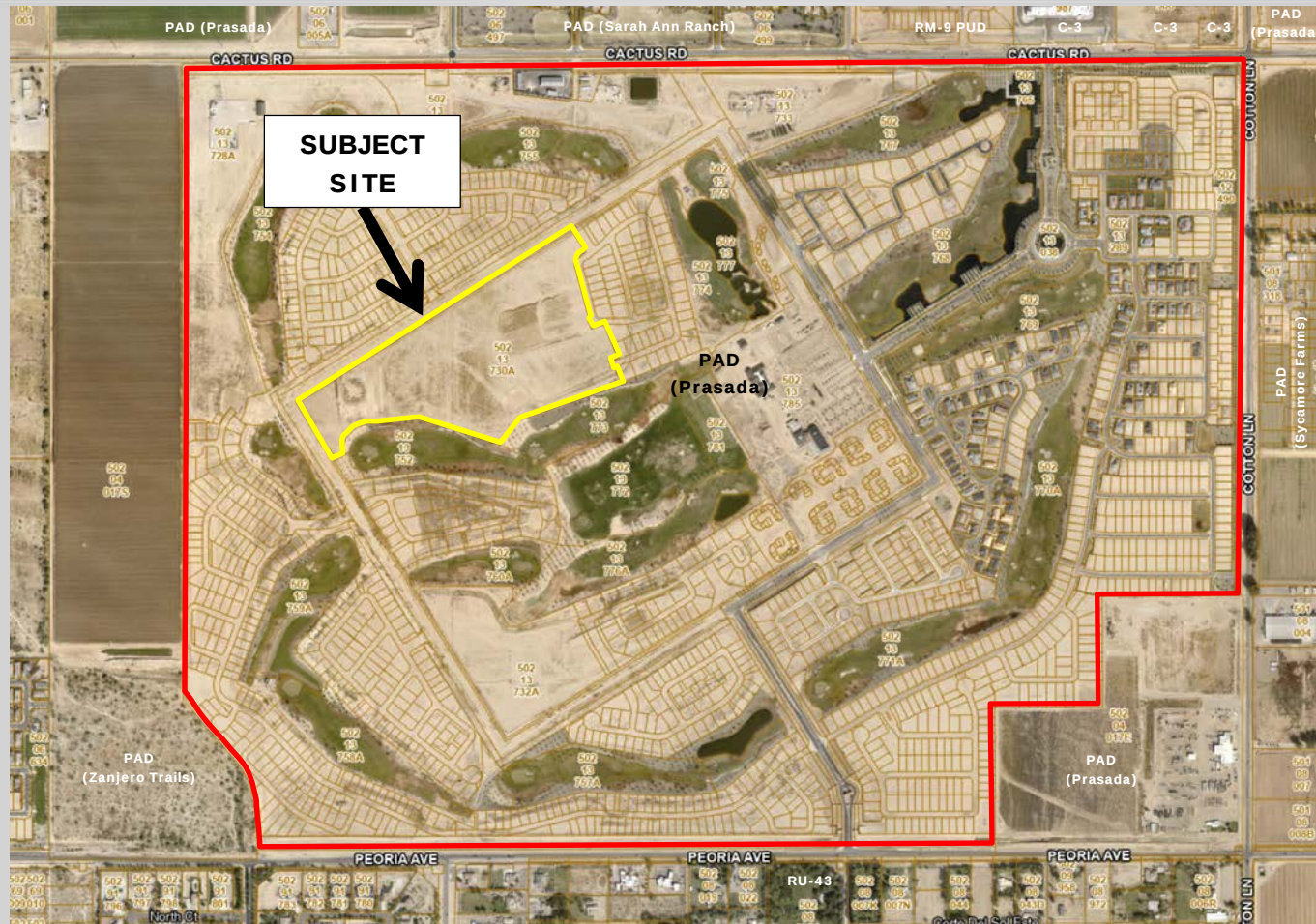
S U R P R I S E
A R I Z O N A

Planning and Zoning Commission
September 15, 2022

Toll at Prasada
Unit N Phase 2 Preliminary Plat
FS22-0594



FS22-0594 Vicinity Map



FS22-0594 Case Map

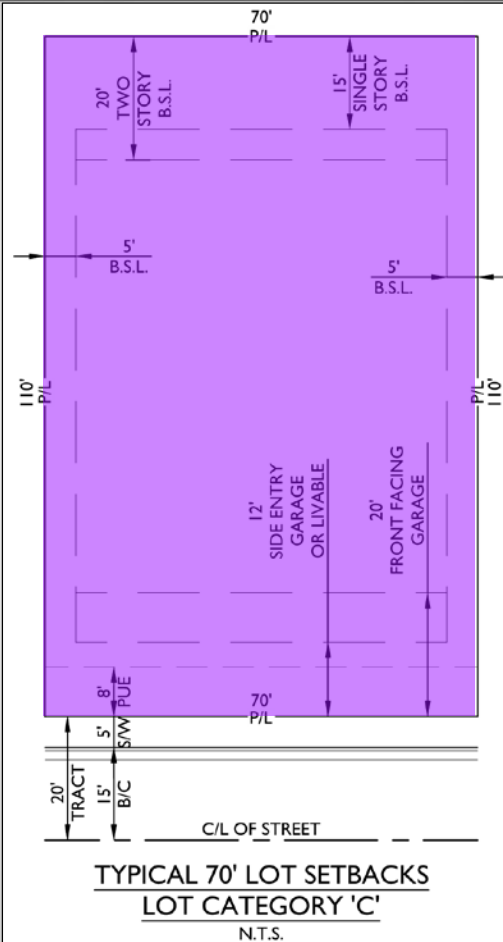
Sterling Grove Master Plan



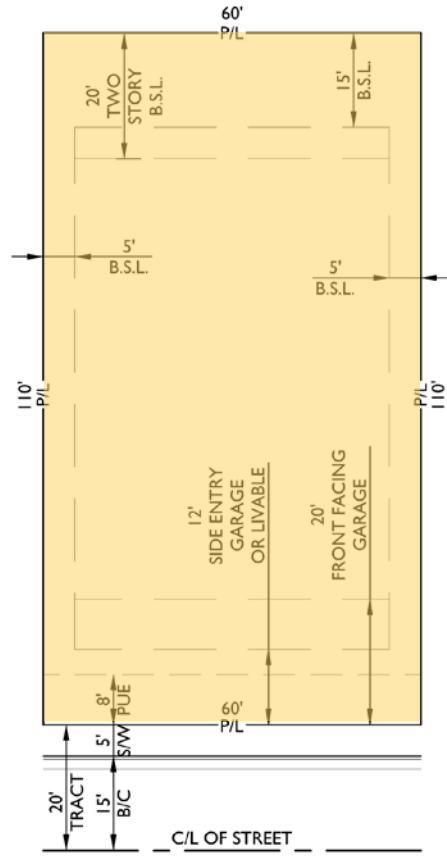
Toll Brothers
America's Luxury Home Builder®

sterling
GROVE

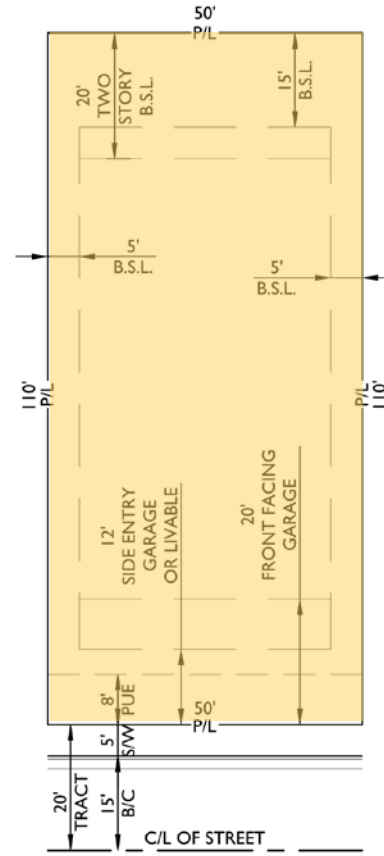
SCALE: 1" = 500'
GREENPICKETT



FS22-0594 Unit N Phase 2 Lot Categories

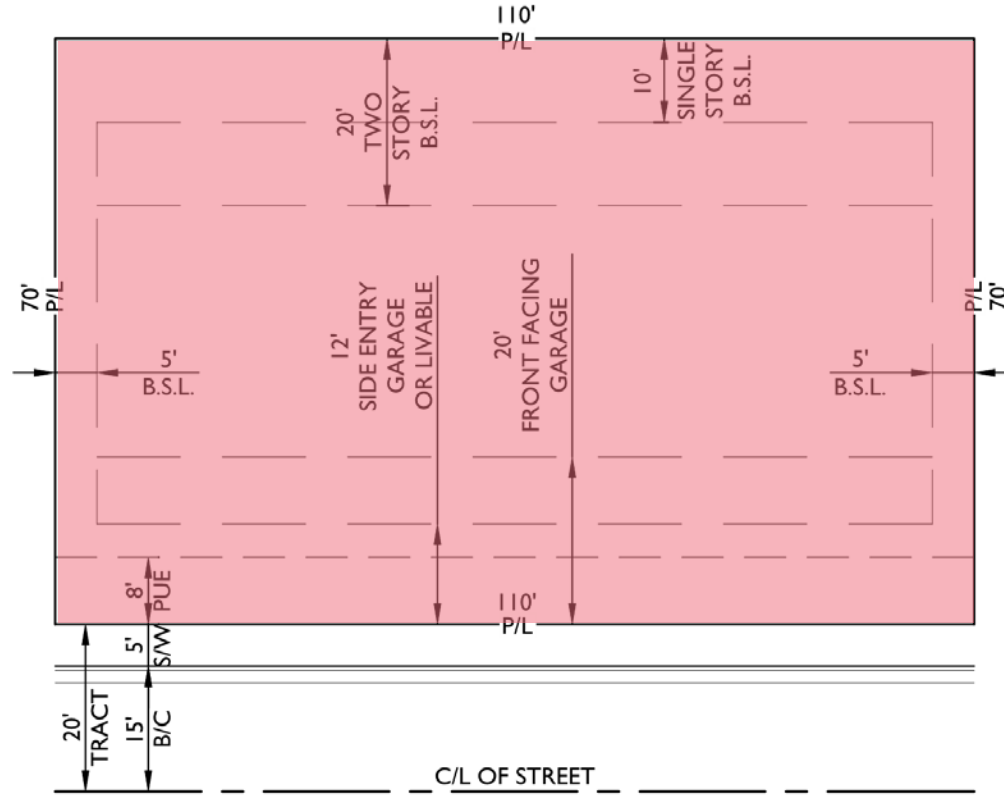


TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
 N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'D1'
 N.T.S.

FS22-0594 Unit N Phase 2 Lot Categories

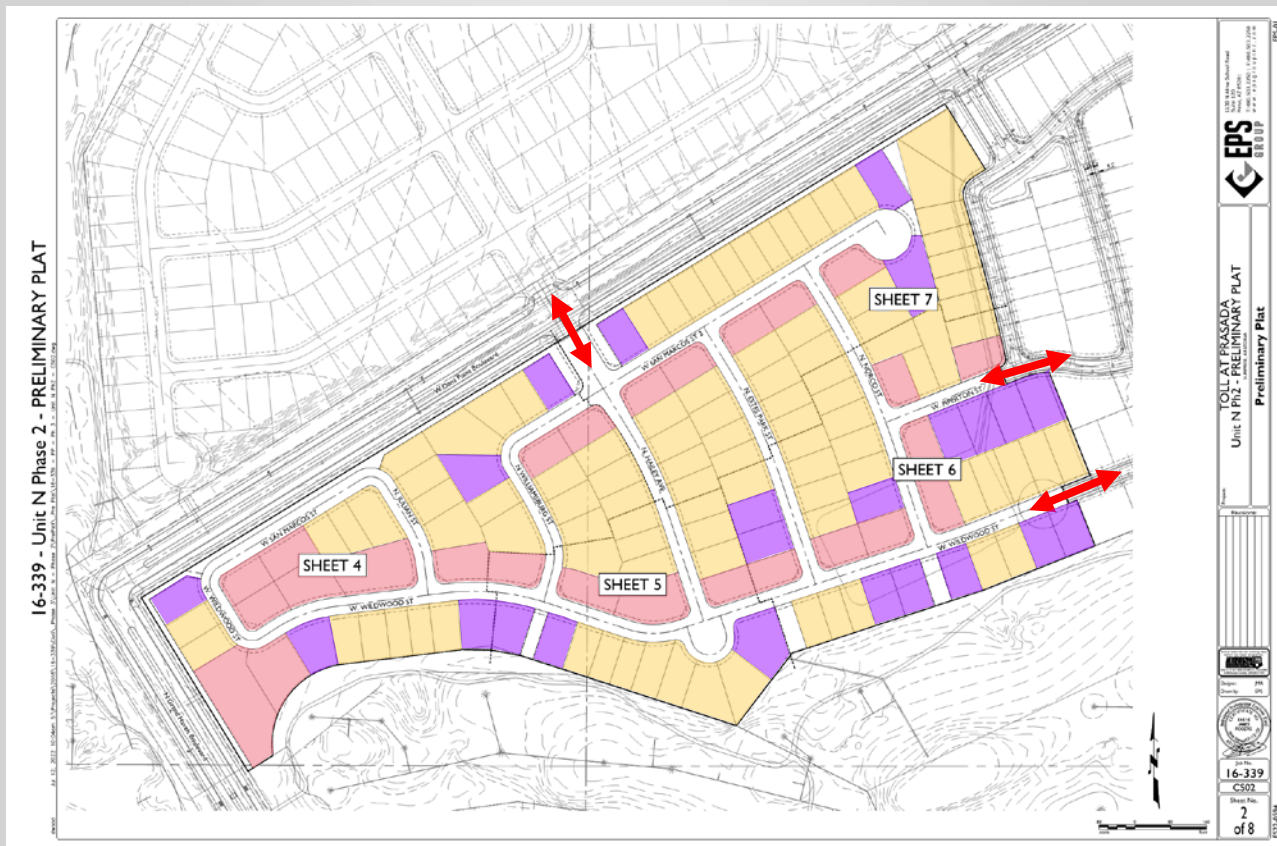


TYPICAL 110' LOT SETBACKS
LOT CATEGORY 'D2'

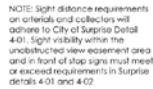
N.T.S.

FS22-0594 Unit N Phase 2 Lot Categories

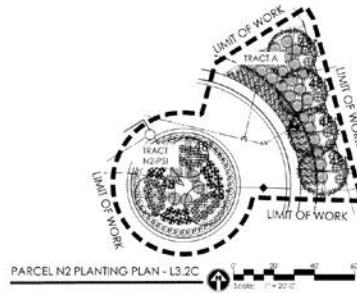
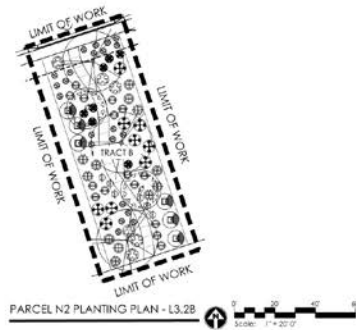
FS22-0594 Unit N Phase 2 Preliminary Plat



Page 314 of 377



FS22-0594 Unit N Phase 2 Landscape Plans



NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02.

[illegible]

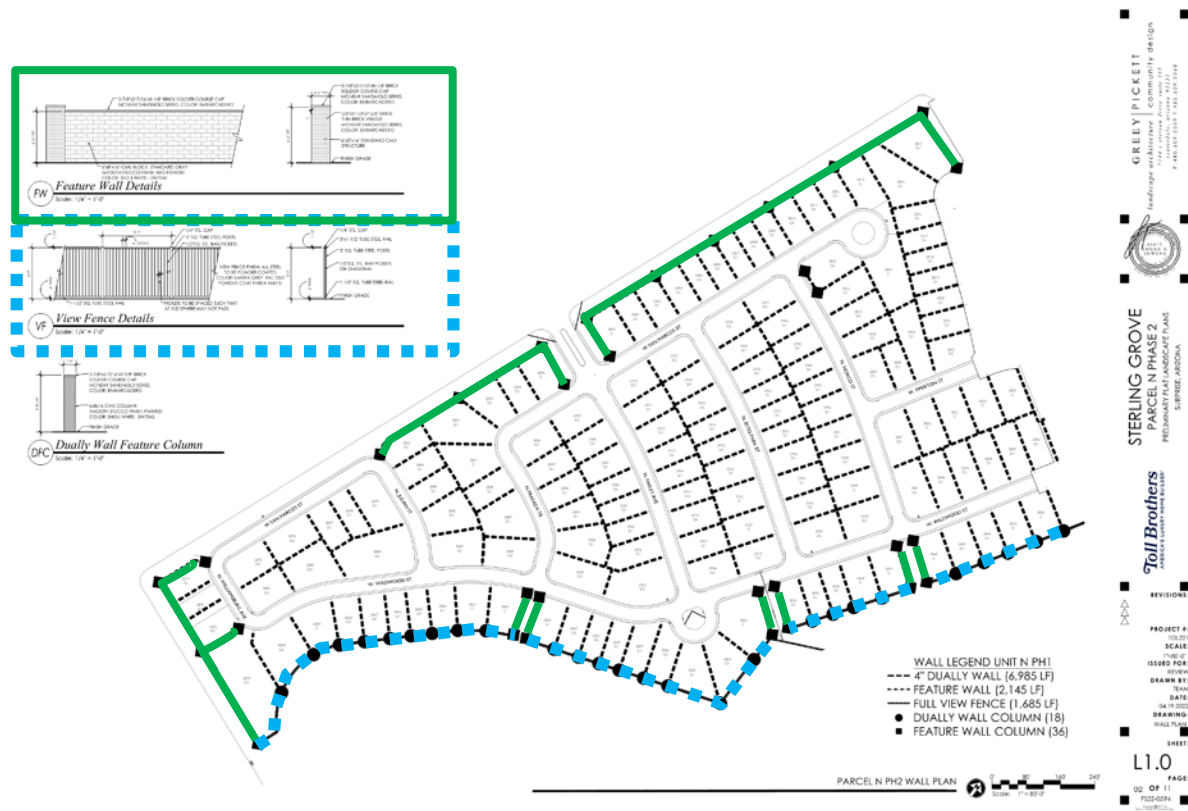
STERLING GROVE
PARCEL PHASE 2
 PRELIMINARY PLAT / LANDSCAPE PLANS
 SURREY, ARIZONA

GREY PICKETT
landscape architecture / community design
 1744 E. UNIVERSITY DRIVE, SUITE 100
 TUCSON, ARIZONA 85712
 P: 520 426 2600 F: 520 426 0508

REVISIONS:

NO.	DATE	DESCRIPTION
1	10-20-21	ISSUED FOR PERMIT
2	11-20-21	ISSUED FOR PERMIT
3	12-10-21	ISSUED FOR PERMIT
4	01-10-22	ISSUED FOR PERMIT
5	02-10-22	ISSUED FOR PERMIT
6	03-10-22	ISSUED FOR PERMIT
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8	05-10-22	ISSUED FOR PERMIT
9	06-10-22	ISSUED FOR PERMIT
10	07-10-22	ISSUED FOR PERMIT
11	08-10-22	ISSUED FOR PERMIT
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91	04-10-29	ISSUED FOR PERMIT
92	05-10-29	ISSUED FOR PERMIT
93	06-10-29	ISSUED FOR PERMIT
9		

FS22-0594 Unit N Phase 2 Wall Plan



Staff Recommendation:

Approve subject to stipulations 'a' through 'c'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of the Preliminary Plat entitled “Preliminary Plat for Enclave 4 at Paloma Creek”, dated July 21, 2022, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS22-0667

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat for Enclave 4 at Paloma Creek”, dated July 21, 2022, subject to stipulations ‘a’ through ‘g’ as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Enclave IV at Paloma Creek. The proposed Preliminary Plat contemplates 30 standard lots consisting of two (2) lot categories. The property is zoned RM-9 PUD, per the Enclave IV at Paloma Creek PUD rezone, case FS20-738.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0667 Enclave IV at Paloma Creek Preliminary Plat - Staff Report - 091522 PZ
2. 01 - FS22-0667 Enclave IV at Paloma Creek Preliminary Plat - Vicinity Map

3. 02 - FS22-0667 Enclave IV at Paloma Creek Preliminary Plat - Zoning Map
 4. 03 - FS22-0667 Enclave IV at Paloma Creek Preliminary Plat - Pre Plat
 5. 04 - FS22-0667 Enclave IV at Paloma Creek Preliminary Plat - Landscape Plans
 6. FS22-0667 Enclave IV at Paloma Creek Preliminary Plat 091522 PZ
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

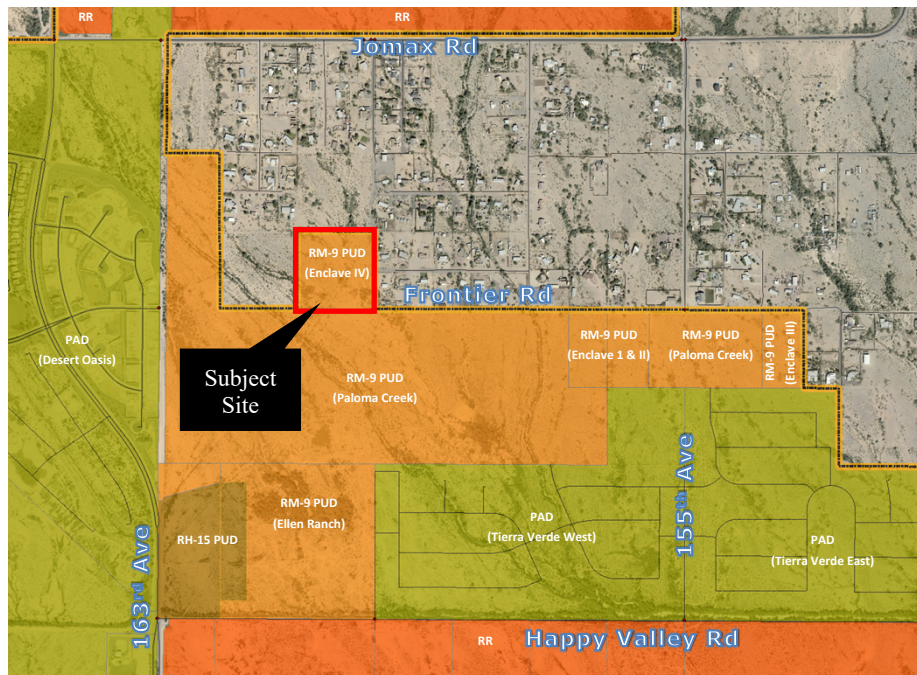
1 **Case:** **FS22-0667**
2
3 **Project Name:** Enclave IV at Paloma Creek – Preliminary Plat
4
5 **Council District:** 1 - Acacia
6
7 **Planning and Zoning Date:** **September 15, 2022**
8
9 **Planner:** Trever Fleetham, AICP
10
11 **Owner:** Meritage Homes of Arizona, Inc.
12
13 **Applicant:** EPS Group
14
15 **Request:** Preliminary Plat for a 30-lot single-family residential subdivision in the
16 RM-9 PUD (Enclave IV) zoning district
17
18 **Site Location:** Generally located north of Happy Valley Road and east of 163rd
19 Avenue
20
21 **Site Size:** 9.96 acres (approx.)
22
23 **Gross Density:** 3.01 DU/Ac.
24
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
26
27 **Support/Opposition:** None known
28
29 **Staff Recommendation:** **Approve**, subject to stipulations ‘a’ through ‘g.’
30
31
32
33
34
35
36
37
38
39
40

41 **PROJECT DESCRIPTION:**

42
43 David Hughes of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a
44 Preliminary Plat for the property known as Enclave IV at Paloma Creek. The applicant seeks to
45 subdivide the subject property into 30 lots over approximately 9.96 acres, for a gross density of 3.01
46 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

47
48 **SURROUNDING LAND ZONING:**

49
50 The following map depicts the existing zoning of the subject site and its surrounds:



51
52
53 **BACKGROUND:**

54
55 **June 15, 2021:** The City Council approved the annexation of the subject property under case FS20-
56 739, Ordinance # 2021-09.

57
58 **June 15, 2021:** The City Council approved a rezoning of the subject property under case FS20-738,
59 Ordinance # 2021-11, to RM-9 PUD.

60
61 **January 27, 2021:** The applicant discussed the proposed development with staff during a regularly
62 scheduled Concept Review meeting under CR21-834.

63
64 **May 5, 2022:** The applicant filed a request for Preliminary Plat approval for Enclave IV at Paloma
65 Creek under case FS22-0667, the subject case.

ANALYSIS AND DISCUSSION:

The subject site is zoned RM-9 PUD per the Enclave IV PUD, which was approved by the City Council in June 2021. The proposed plat includes 30 single-family residential lots located within 9.96 acres. This equates to a density of 3.01 DU/Acre, which meets the PUD Overlay-approved density of 3.11 DU/Acre. The minimum lot size is 6,000 square feet, with minimum dimensions of 60' x 115'. The lots within this plat will be subject to the development standards of the approved PUD, shown below.

Enclave IV at Paloma Creek RM-9 PUD Development Standards per FS20-738	
Maximum Density	3.11 DU/Ac.
Minimum Lot Area	6,000 Sq. Ft.
Minimum Lot Width	60'
Minimum Lot Depth	115'
Minimum Front Yard Setback (Livable / Front-facing Garage)	12' / 20' ^{1,2}
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20' ³
Minimum Street Side/Corner Lot Setback	5'
Maximum Building Height	35' ⁴
Driveway Width Percentage	40%
Driveway Area Percentage	40%
Minimum Open Space (% of N.R.A.)	26.29%

(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 20-FOOT FRONT YARD SETBACK MEASURED FROM THE FRONT LOT LINE.

(2) 12-FOOT FRONT SETBACK IS MEASURED FROM THE FRONT LOT LINE.

(3) PORCHES / PATIOS MAY ENCROACH 2.5' INTO THE REAR YARD SETBACK.

(4) THE HOMES ALONG THE NORTHRN AND EASTERN EDGES WILL BE LIMITED TO SINGLE STORY.

Open Space

The proposed plat includes 2.27 acres of open space area, which equates to 29.9% of the net residential acreage and exceeds the required minimum of 20% of open space as a percentage of net residential acreage. The provided open space includes landscaping and pedestrian paths, which connect this subdivision to the overall Paloma Creek development. Enclave IV will become part of the larger Paloma Creek HOA and will have access to those amenities. The subject site is proposed to be well landscaped in a manner consistent with the surrounding phases of Paloma Creek.

Walls

The wall plan for this development includes a primary theme wall and a partial view fence. The materials and colors of these walls will match the overall Paloma Creek development to be consistent and well integrated.

Access

Primary access to the subject site will be via 159th Avenue on the east side of the subject site. A secondary emergency access easement is provided on the west side to Paloma Creek Phase 2B.

93
94 **Conformance with Adopted Plans:**
95

96 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
97 Character Area, which supports residential development of up to 8 DU/Ac or more.
98

99 **Reviewing Agencies:**
100

101 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
102 Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation
103 (MCDOT) were included in the routing of this case. These agencies also indicate no objections.
104

105 **Summary:**
106

107 The applicant seeks a Preliminary Plat across the subject property. The proposed development is
108 compatible with the neighboring land uses. The development will become part of the Paloma Creek
109 HOA and will have access to those recreational amenities.
110

111 **Findings:**
112

- 113 • The proposed Preliminary Plat is consistent with the RM-9 PUD (Enclave IV) zoning district.
- 114 • The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- 115 • The reviewing agencies have indicated no objections to the request.
116

117 **Recommendation:**
118

119 Based on the findings noted above, staff recommends the Commission **approve** the subject
120 Preliminary Plat, subject to stipulations 'a' through 'g' as outlined below:
121

- 122 a. Development and use of the site shall be consistent with the Preliminary Plat
123 entitled "Preliminary Plat for Enclave 4 at Paloma Creek", prepared by EPS Group,
124 and received 07/21/2022.
125
- 126 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Paloma
127 Creek – Enclave 4 Preliminary Landscape Design Package", prepared by EPS Group,
128 and received 07/21/2022.
129
- 130 c. Prior to the City recording a final plat or approving a site plan or building permit
131 within the property, the applicant shall provide the City with a Notice of Payment
132 from William Lyon Homes, Inc., that the Happy Valley East ("HVE") Buy-in Fee, the
133 Happy Valley West Buy-in Fee ("HVW"), the Water Buy-in Fee, and the Sewer Buy-in
134 Fee, as applicable, all as described in the Rancho Mercado Supplemental

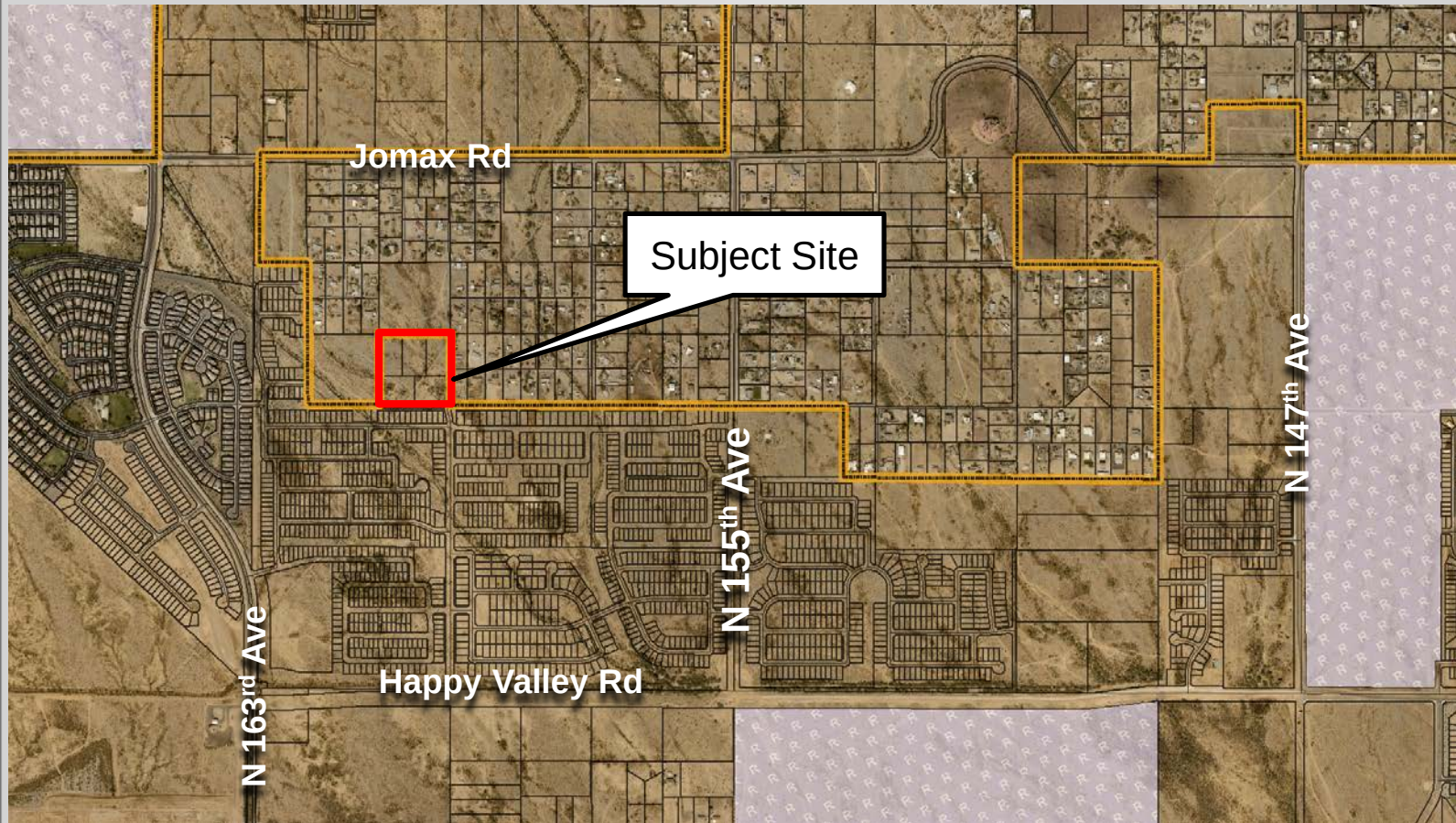
Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

- d. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC, that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement), has been paid.
- e. Applicant must submit proof of payment for the SPA 2 Sewer Interceptor Agreement buy-in fee (MCR# 20090350621) prior to City approval of Final Plat.
- f. Applicant must submit proof of payment for SPA 2 Regional WRF Agreement buy-in fee (MCR# 20150354865) prior to City approval of Final Plat.
- g. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

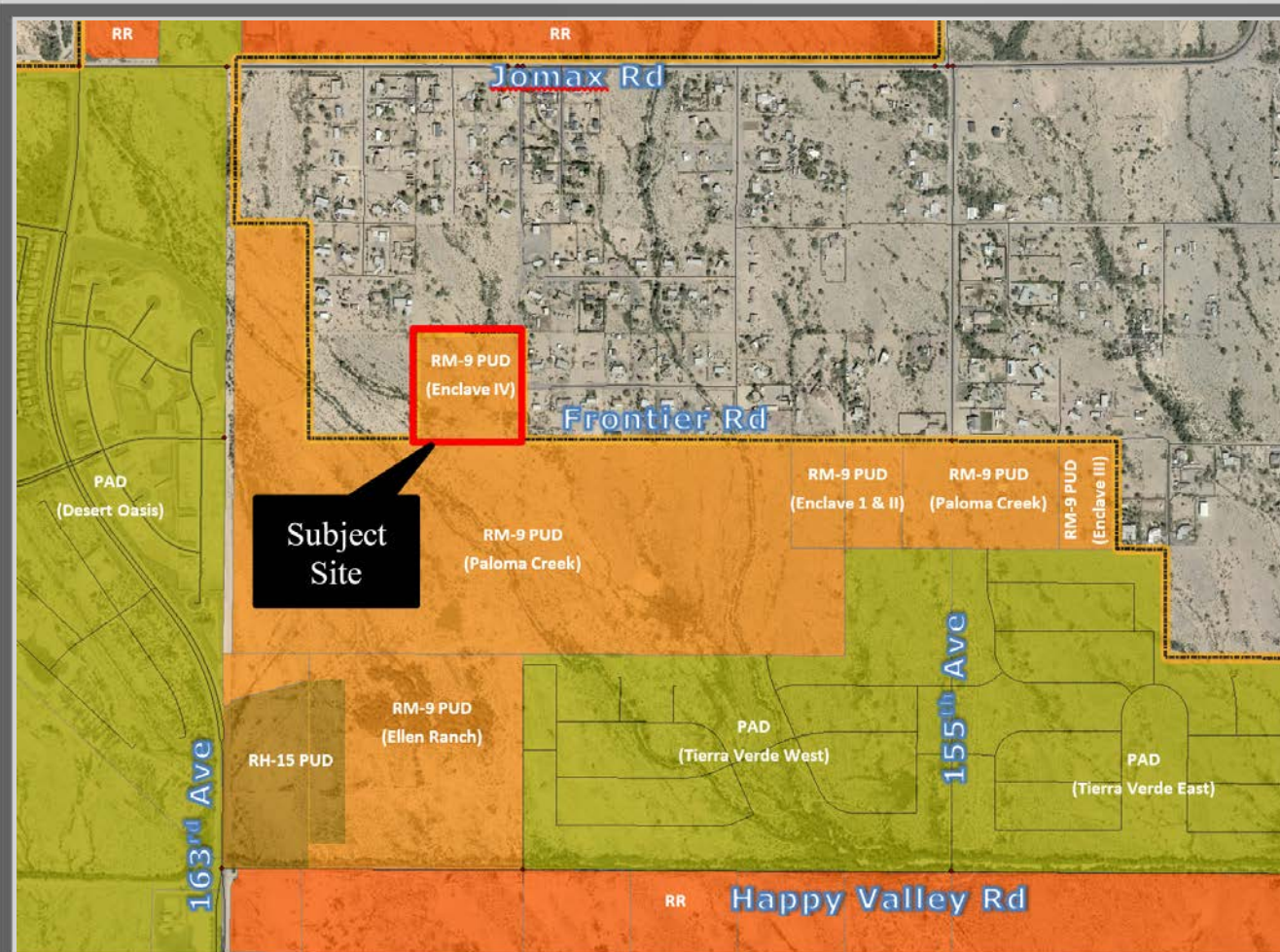
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

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



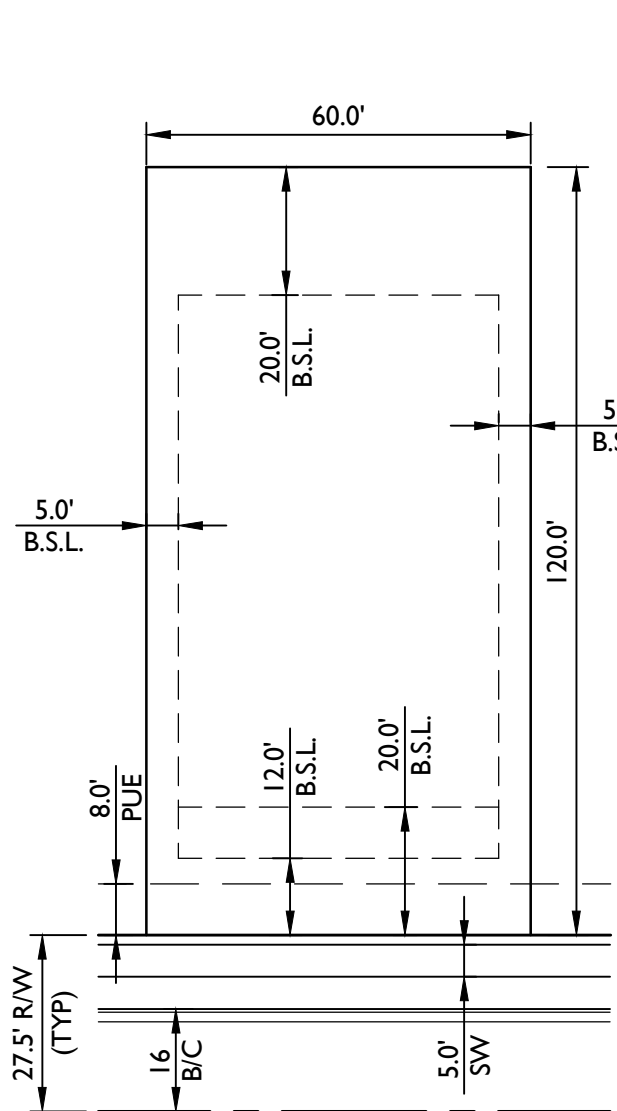
VICINITY MAP



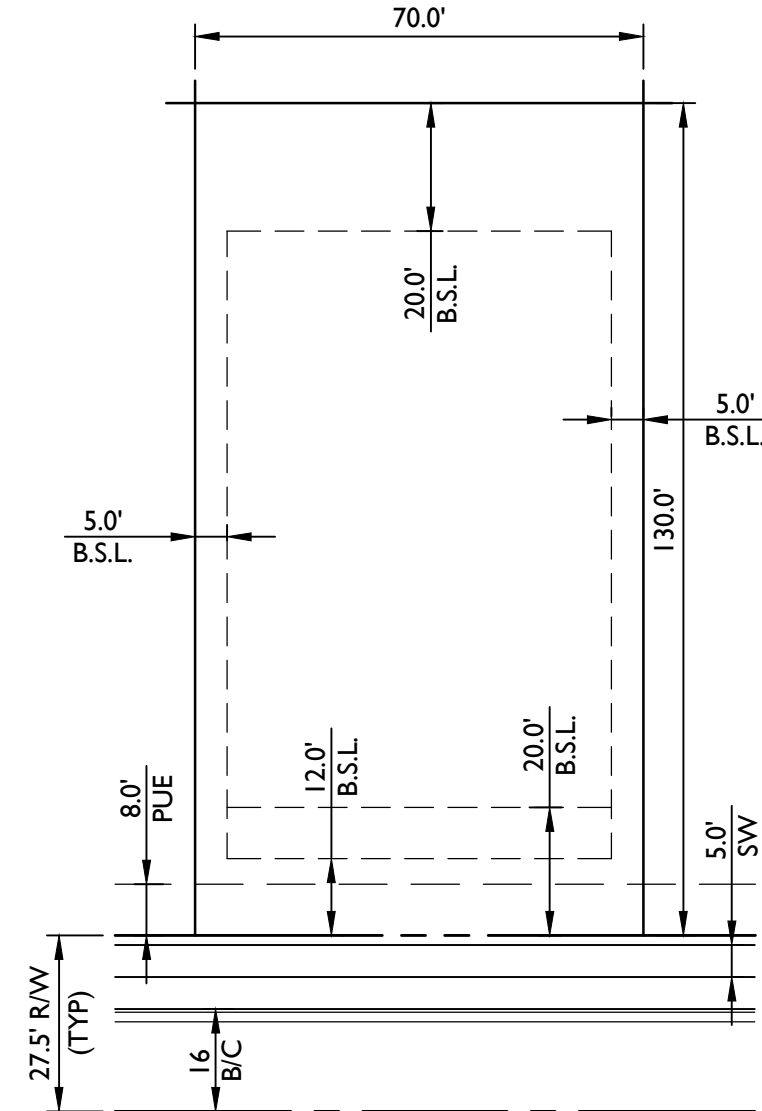
ZONING MAP

Lot Table		Lot Table	
Lot #	Area	Lot #	Area
1	9100.00	17	7200.00
2	9100.00	18	7200.00
3	9100.00	19	7200.00
4	9100.00	20	7200.00
5	9100.00	21	7200.00
6	9100.00	22	7187.50
7	9100.00	23	7310.48
8	9208.13	24	7218.91
9	7187.50	25	7231.51
10	7200.00	26	7244.12
11	7200.00	27	7256.73
12	7200.00	28	7269.33
13	7200.00	29	7281.94
14	7200.00	30	7294.54
15	7200.00	TOTAL: 231,790.69	
16	7200.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / RETENTION	11,250	0.258
TRACT B	LANDSCAPE / OPEN SPACE / RETENTION	25,791	0.592
TRACT C	LANDSCAPE / OPEN SPACE	2,200	0.051
TRACT D	LANDSCAPE / OPEN SPACE / RETENTION / EMERGENCY ACCESS EASEMENT	48,750	1.119
TRACT E	FUTURE 159TH AVENUE R/W / LANDSCAPE / OPEN SPACE / RETENTION	10,906	0.250
TOTAL TRACT AREA		98,897	2.270



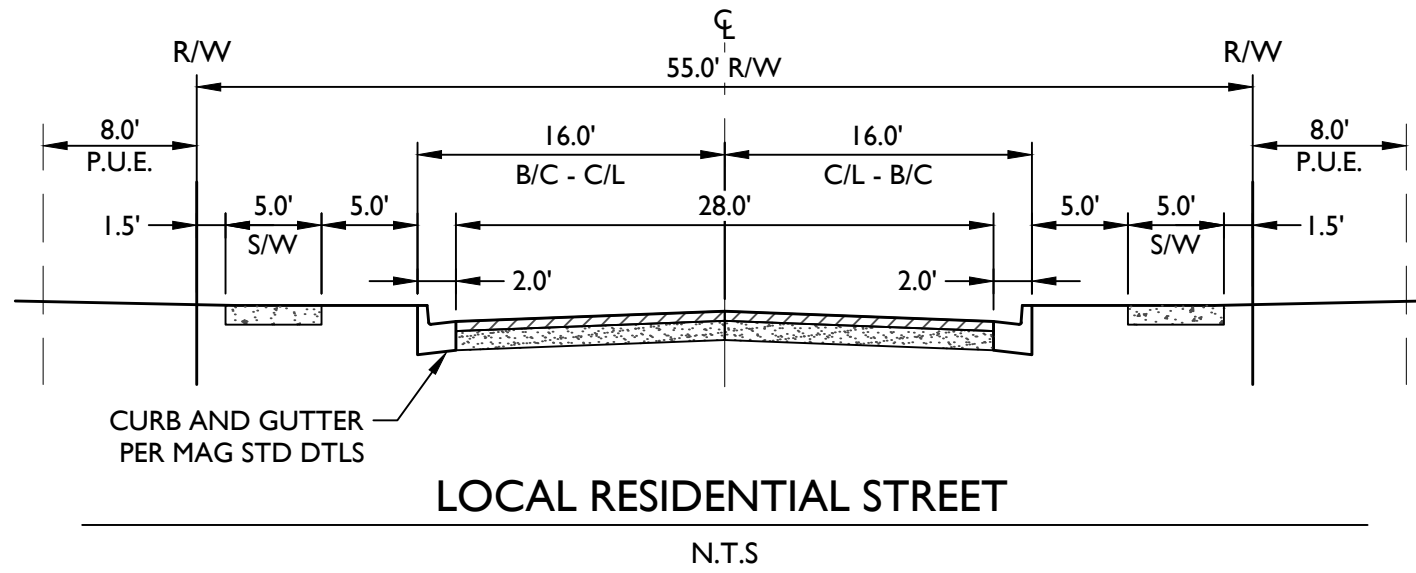
Typical Lot Setbacks
Category A
45' x 115'



Typical Lot Setbacks
Category B
70' x 130'

PRELIMINARY PLAT FOR ENCLAVE 4 at Paloma Creek

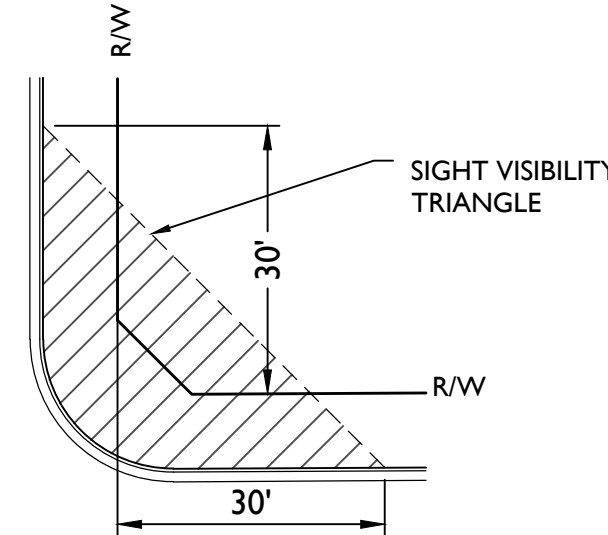
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION
6, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



Enclave IV at Paloma Creek RM-9 PUD Development Standards per FS20-738	
Maximum Density	3.11 DU/AC.
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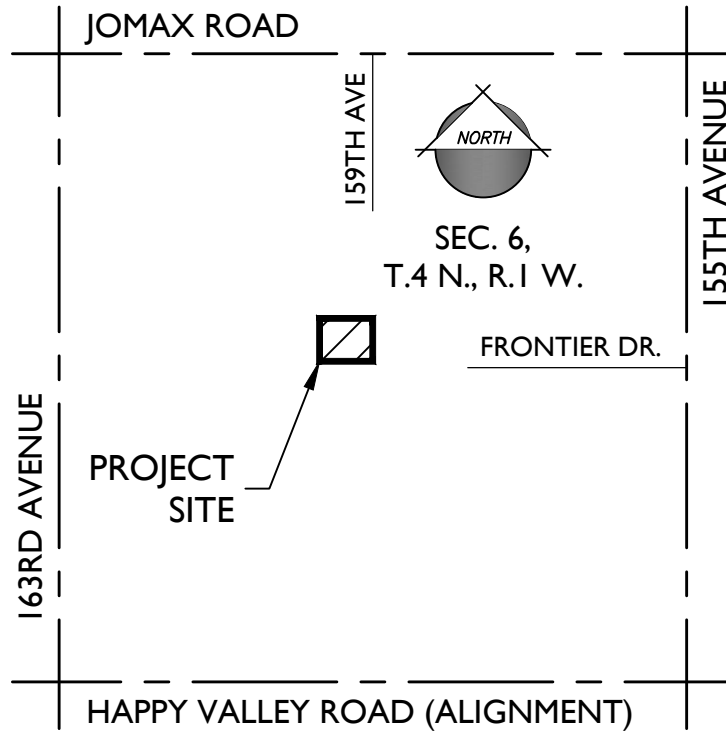
LAND MASS AREA TABLE	
GROSS AREA	9.96 AC.
DEDICATED RIGHTS-OF-WAY	2.37 AC.
OPEN SPACE AREA	2.27 AC.
CUMULATIVE LOT AREA	5.32 AC.
NET RESIDENTIAL AREA	7.59 AC.
OPEN SPACE % NET RESIDENTIAL AREA	29.9%



TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING
DESIGN STANDARDS DETAIL 4-02)

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER MERITAGE HOMES 8800 EAST RAINTREE DRIVE, SUITE 300 SCOTTSDALE, AZ 852605 TEL: (480) 515-8164 CONTACT: TROY HILL	CONSULTANT: EPS GROUP, INC. 1130 N ALMA SCHOOL RD SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: JOSH HANNON josh.hannon@epsgroupinc.com
--	---

LANDSCAPE ARCHITECT:
EPS GROUP INC.
1130 N ALMA SCHOOL RD SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ALIZA SABIN, R.L.A.
aliza.sabin@epsgroupinc.com

PROJECT DATA

A.P.N. CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING:	503-55-010R, 010S, 010T, 010U, 010V UNDEVELOPED NEIGHBORHOOD RM-9 PUD
---	--

GROSS AREA: NET RESIDENTIAL AREA:	9.96 ACRES 7.59 ACRES (LOTS & OPEN SPACE AREA)
--------------------------------------	---

LOT SIZES 60' x 120' (A) 70' x 130' (B) TOTAL	22 8 30
--	---------------

GROSS DENSITY: 3.01 DU/AC

OPEN SPACE: OPEN SPACE (%):	2.27 ACRES 29.9% OF NET RESIDENTIAL AREA
--------------------------------	---

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
3. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS, AS MODIFIED HEREIN.
4. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
7. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
8. FINAL PLAT SHALL NOT BE APPROVED UNTIL BUY-INS ARE PAID.
9. THIS DEVELOPMENT SHALL JOIN THE PALOMA CREEK HOMEOWNER'S ASSOCIATION AND SHALL HAVE ACCESS TO THE PALOMA CREEK AMENITIES.
10. ANY EXISTING WELLS ON THE SUBJECT PROPERTY SHALL BE ABANDONED PER ADWR/ADEQ REQUIREMENTS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS MEASURED AND RECORDED IN BOOK 1317, PAGE 31 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST

BENCHMARK

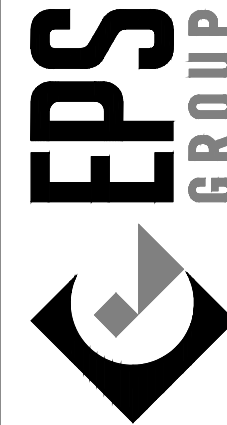
PRIMARY PROJECT BENCHMARK:
NGS POINT 4IC1 (PID AJ3867) ELEV: 1423.80 (NAVD88)

SECONDARY PROJECT BENCHMARK:
NGS POINT Q366 (PID DV0080) ELEV: 1392.53 (NAVD88)

UTILITIES

WATER SEWER GAS ELECTRIC TELEPHONE CABLE TV FIRE POLICE	CITY OF SURPRISE CITY OF SURPRISE SOUTHWEST GAS ARIZONA PUBLIC SERVICE CENTURY LINK / COX CENTURY LINK / COX CITY OF SURPRISE CITY OF SURPRISE
--	---

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Enclave IV at Paloma Creek
Surprise, AZ

Cover Sheet

Project:

Revisions:

MAY 2, 2022 - 1ST PRELIMINARY PLAT SUB.
JULY 21, 2022 - 2ND PRELIMINARY PLAT SUB.

Call at least two full working days
before you begin excavation.
ARIZONA 801
State of Arizona
Professional Engineer
No. 144325
CHANDRA R. McCARTY
Exp. 07-24-2026
in Maricopa County (002263-1100)

Designer: DH
Drawn by: PEM

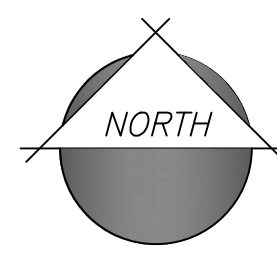


Job No.
16-400.12

CS01

Sheet No.
1
of 2

dhughes Jul 21, 2022 1:06pm Q:\Projects\2016\16-400\Planning\Drawings\Preliminary Plat\Enclave 4\16-400.12 - PP02.dwg



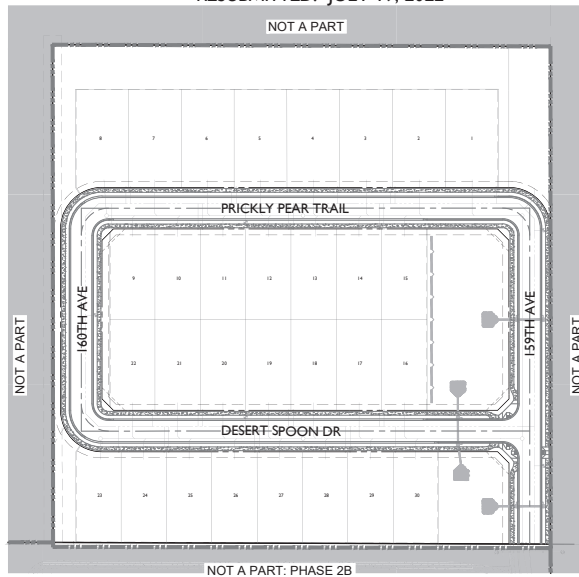
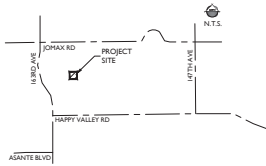
S22-0667

PALOMA CREEK - ENCLAVE 4

PRELIMINARY LANDSCAPE DESIGN PACKAGE

SUBMITTED: APRIL 18, 2022
RESUBMITTED: JULY 19, 2022

VICINITY MAP



PROJECT TEAM

DEVELOPER:
MERITAGE HOMES
8880 E. Raintree Dr, Suite 300
Scottsdale, AZ 85260
(480) 515-8100
Contact: Troy Hill
Troy.Hill@meritagehomes.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA, LEED AP
Aliza.Sabin@epsgruoinc.com

PLANNER:
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1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgruoinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Chandra McCarty, PE
Chandra.McCarty@epsgruoinc.com



1130 N. Alma School, Suite 120
Mesa, AZ 85201
(480) 503-2250
www.epsgruoinc.com

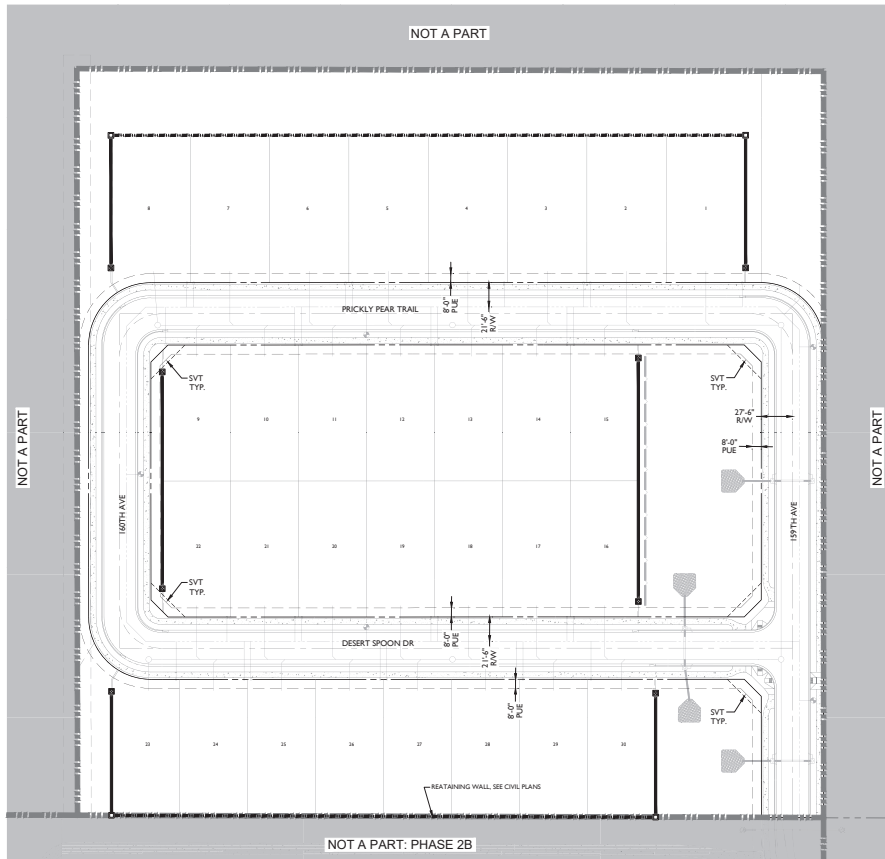
EPS GROUP

Paloma Creek
Enclave 4
City of Mesa, Arizona

Cover Sheet

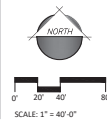
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Revision: 1
Date: 7/19/2022
Drawn by: JAD
Checked by: JAD
Scale: AS SHOWN
Title: PRELIMINARY LANDSCAPE DESIGN PACKAGE
Sheet No. 1 of 6
L-CS

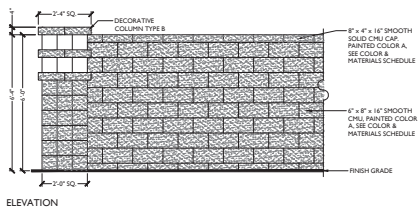
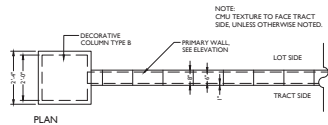
FS22-0667



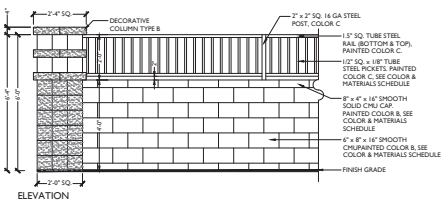
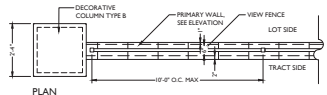
WALLS LEGEND

SYMBOL	ITEM
	PRIMARY THEME COLUMN
	SECONDARY THEME COLUMN
	THEME WALL
	PARTIAL VIEW FENCE





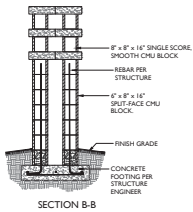
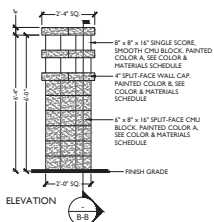
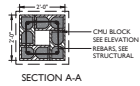
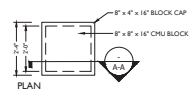
I PRIMARY THEME WALL
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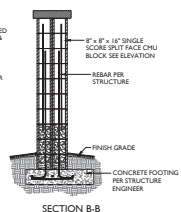
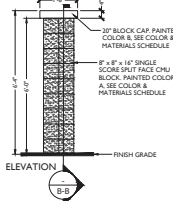
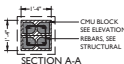
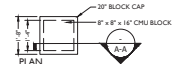
2 PARTIAL VIEW FENCE
Scale: 1/2"=1'-0"

COLOR & MATERIALS SCHEDULE	
ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	SWP547 'VESSEL' BY SHERWIN WILLIAMS, OAE
COLOR B (CMU)	SW7026 'GRIFFIN' BY SHERWIN WILLIAMS, OAE
COLOR C (STEEL)	POWDER COATED TO MATCH COLOR: RAL 7043 TRAFFIC GREY B, OAE
COLOR D (CONCRETE CAP)	PRECAST CONCRETE CAP: COLOR #18 WHITE, BY MESA PRECAST

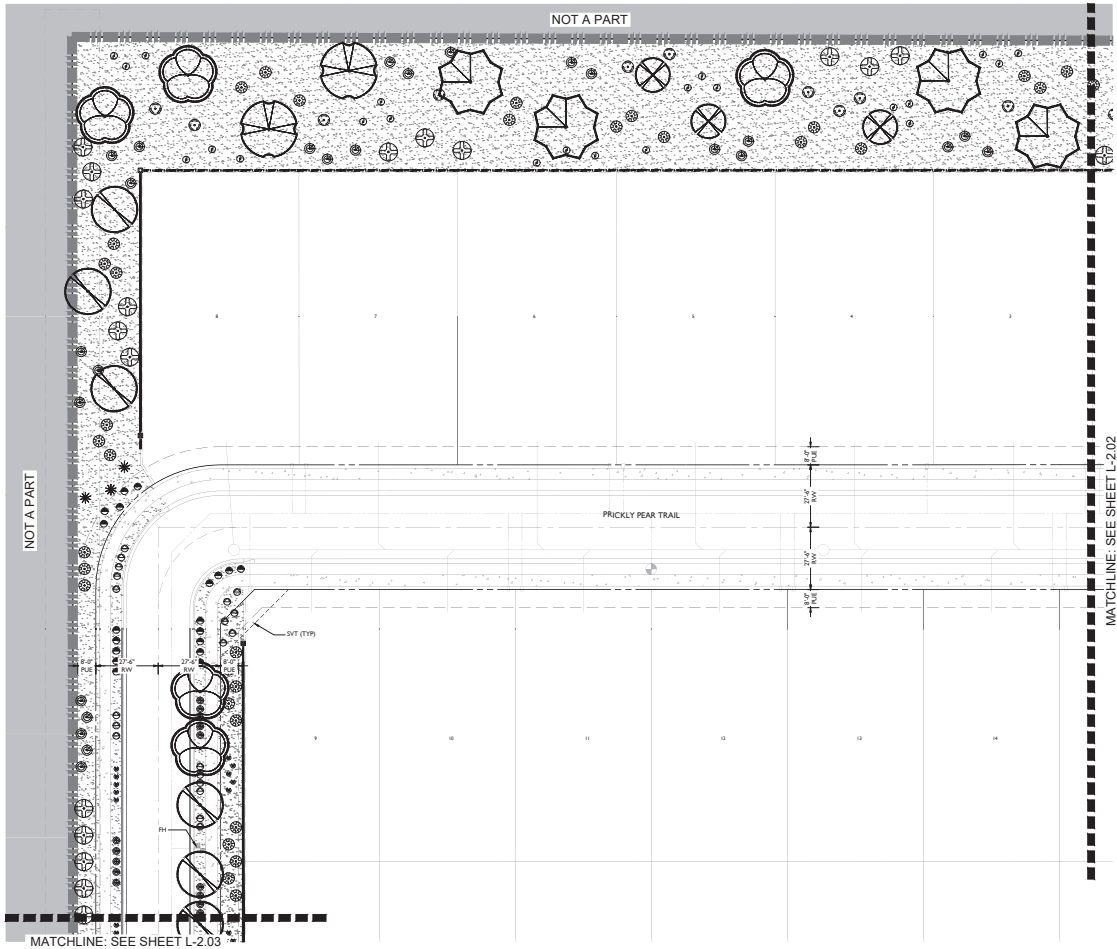
GENERAL NOTES:
I. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.



3 PRIMARY THEME COLUMN
Scale: 1/2"=1'-0"



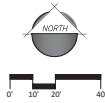
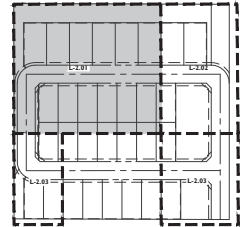
4 SECONDARY THEME COLUMN
Scale: 1/2"=1'-0"



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia senaria</i>	Hedge	24" Box
	<i>Acacia saligna</i>	Willow acacia	24" Box
	<i>Salix lasiolepis</i>	Desert Willow	24" Box
	<i>Artemisia x 'Desert Plume'</i>	Desert Museum Palo Verde	36" Box
	<i>Prosopis juliflora</i>	Thornless Mesquite	24" Box
SHRUBS/ACCENTS			
	<i>Bougainvillea 'La Jolla'</i>	La Jolla Bougainvillea	5 Gal
	<i>Calliandra acalypha</i>	Pink Fairy Duster	5 Gal
	<i>Daphne genkwa</i>	Desert Sazon	5 Gal
	<i>Dodonaea viscosa</i>	Hop Bush	5 Gal
	<i>Encelia farinosa</i>	Bristlebush	5 Gal
	<i>Eremophila hyemalis 'Blue Bell'</i>	Blue Bell	5 Gal
	<i>Eremophila maculata 'Valentine'</i>	Valentine Bush	5 Gal
	<i>Hesperaloe parviflora 'Brilliant'</i>	Brilliant Red Yucca	5 Gal
	<i>Leucophyllum frutescens</i>	Chihuahuan Sage	5 Gal
	<i>Malacotheca coccinea 'Ragdoll'</i>	Ragdoll Malva	5 Gal
GROUNDCOVERS			
	<i>Acacia reticulata 'Desert Carpet'</i>	Prostrate Acacia	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Trailing Rosemary	1 Gal

KEY MAP



16-400

Jul 19, 2022 1:31pm O:\Projects\2016\16-400\Landscaping\Drawings\preliminary\plant\enclose 4 - L-4-001.dwg

dlw/mt

Ploma Creek
Enclose 4
City of Ploma, Arizona

Preliminary Planting Plan

Project: 16-400

Regulator: AS

Design: JAD

Scale: 1" = 20'-0"

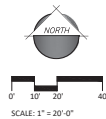
City of Ploma, Arizona

16-400

Sheet No. L-4.01

4 of 6

FS22-0667

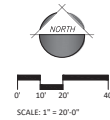
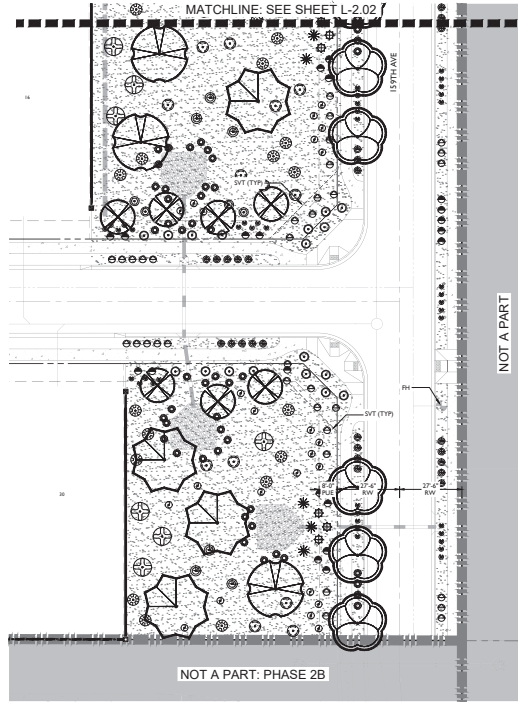
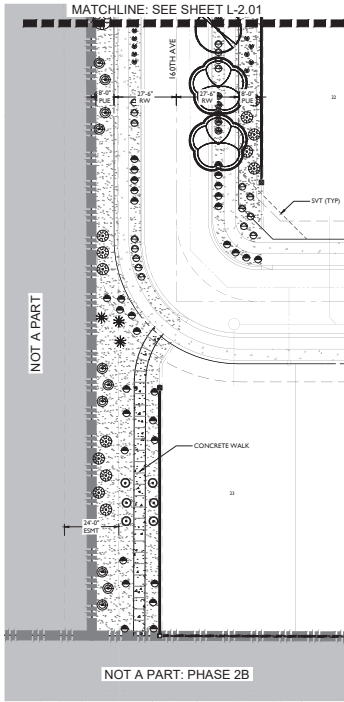


KEY MAP



The key map shows a rectangular site divided into four quadrants by a central horizontal and vertical road. The buildings are labeled as follows:

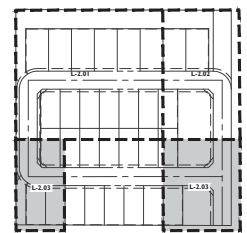
- L-2.01: Top-left quadrant, a large rectangular building.
- L-2.02: Top-right quadrant, a smaller rectangular building, shaded in grey.
- L-2.03: Bottom-left quadrant, a large rectangular building.
- L-2.04: Bottom-right quadrant, a smaller rectangular building.



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia saligna</i>	Helpo	36" Box
	<i>Acacia saligna</i>	Willow acacia	24" Box
	<i>Chilopsis linearis</i>	Desert Willow	24" Box
	<i>Persea indica</i> x 'Desert Phoenix'	Desert Museum Palo Verde	36" Box
	<i>Prosopis juliflora</i>	Thornless Mesquite	24" Box
SHRUBS/ACCENTS			
	<i>Bougainvillea</i> 'La Jolla'	La Jolla Bougainvillea	5 Gal
	<i>Calliandra acuminata</i>	Pink Fairy Duster	5 Gal
	<i>Dioscorea wheeleri</i>	Desert Scaevola	5 Gal
	<i>Dioscorea wheeleri</i>	Hip Bush	5 Gal
	<i>Eucalyptus tereticornis</i>	Bottlebrush	5 Gal
	<i>Eremophila hydnophora</i> 'Blue Bell'	Blue Bell	5 Gal
	<i>Eremophila maculata</i> 'Valentine'	Valentine Bush	5 Gal
	<i>Hebe pinnatifida</i> 'Bratwurst'	Bratwurst Red Tasse	5 Gal
	<i>Leucosiphum longum</i>	Chihuahuan Sage	5 Gal
	<i>Philadelphus confertus</i> 'Regal Hat'	Regal Hat Holly	5 Gal
GROUNDCOVERS			
	<i>Acacia saligna</i> 'Desert Carpet'	Prostrate Acacia	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Rosemarinus officinalis</i> 'Huntington Carpet'	Trailing Rosemary	1 Gal

KEY MAP



16-400

Jul 19, 2022 1:31pm O:\Projects\2016\16-400\landscape\20m\preliminary_planting.dwg - Enclave 4 - L-4.03 - Prelim - Phase 2B

Client:

Ploma Creek
Enclave 4
City of Corona, CA

Preliminary Planting Plan

Project: _____
Revised: _____
Date: _____
By: _____
Check: _____
Scale: _____
Sheet No.: _____
Total Sheets: _____

16-400

L-4.03

8 of 8

FS22-0667



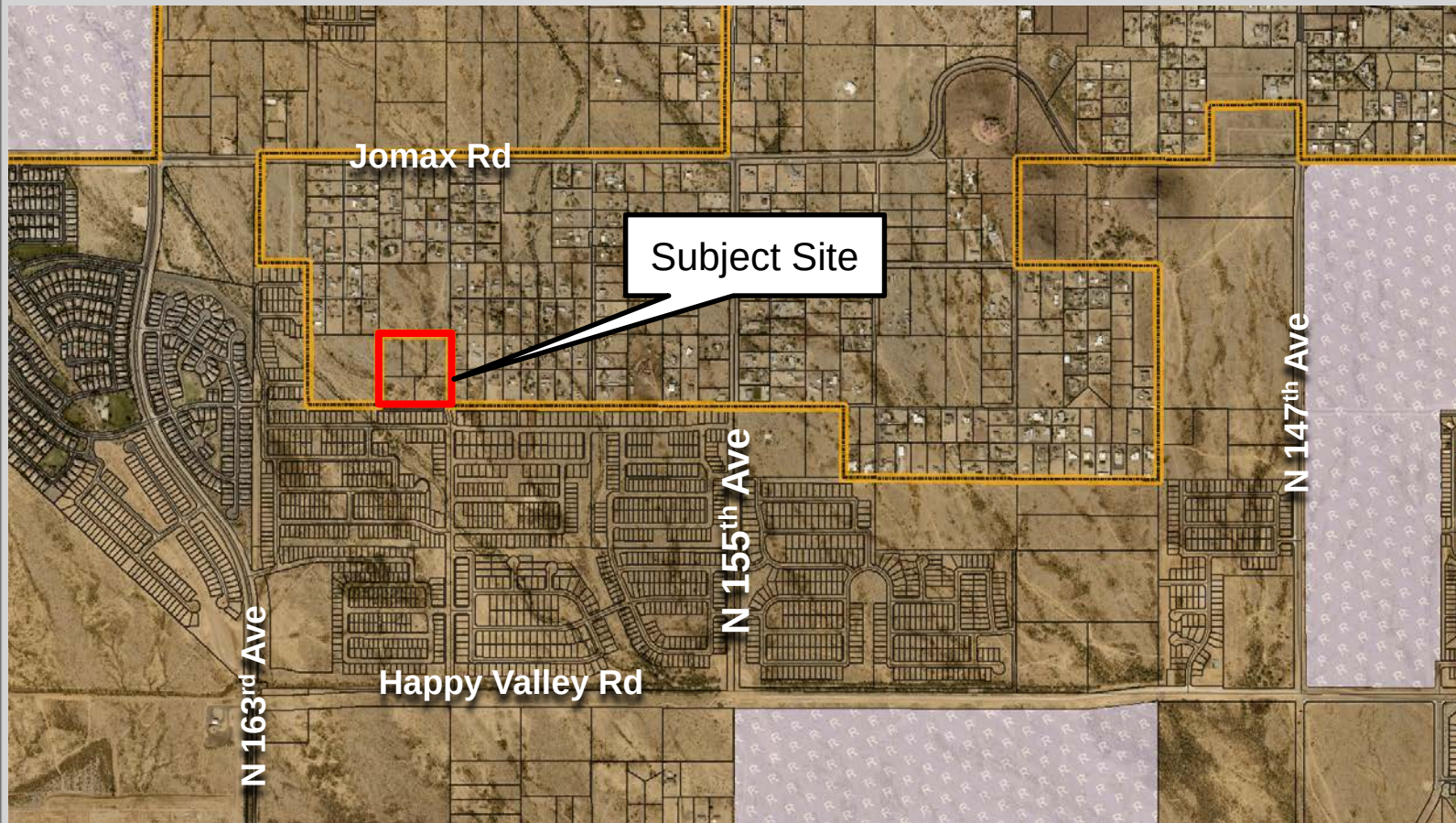
S U R P R I S E
A R I Z O N A

FS22-0667

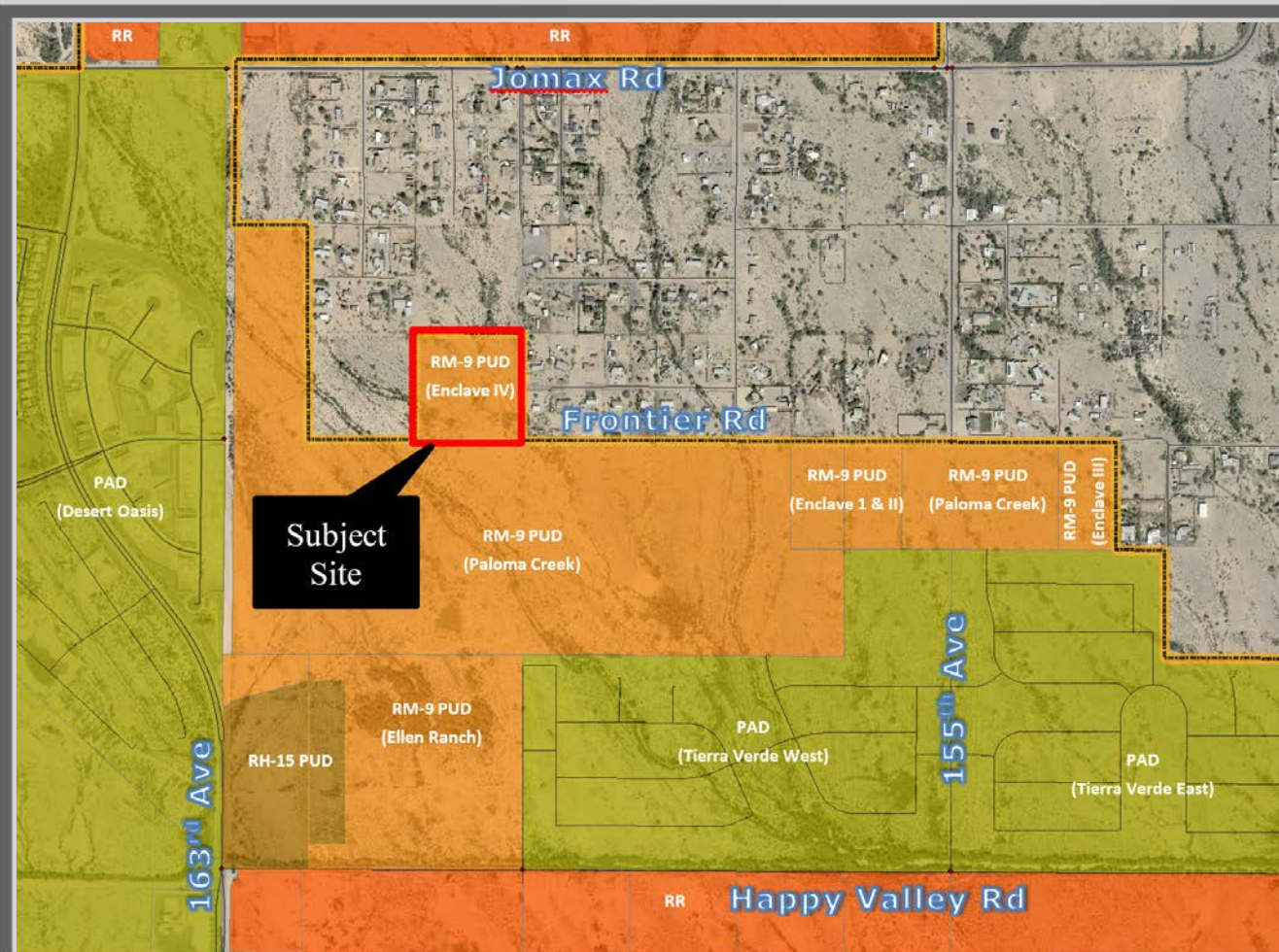
Enclave IV at Paloma Creek Preliminary Plat

Planning and Zoning Commission

September 15, 2022



VICINITY MAP



ZONING MAP

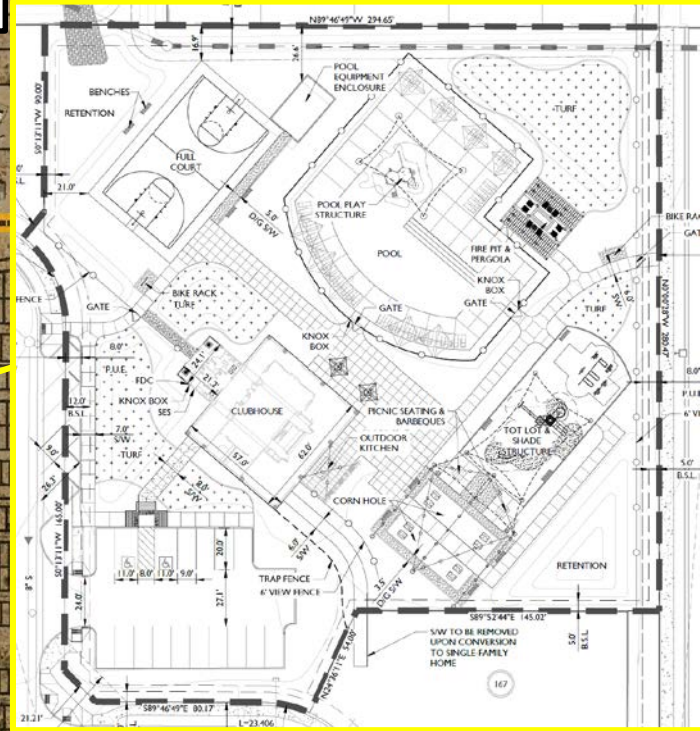


Provided Open Space: 29.9%
(2.27 Acres) - Passive

PRELIMINARY PLAT

Subject Site

Amenity
Sites



AMENITIES

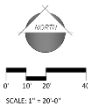
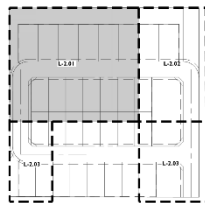


NOT A PART

PRICKLY PEAR TRAIL

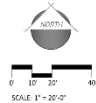
MATCHLINE: SEE SHEET L-2.02

KEY MAP



Preliminary Planting Plan

LANDSCAPE PLAN

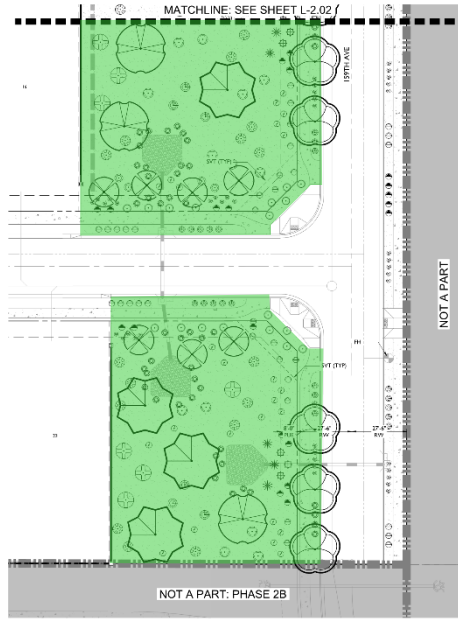


KEY MAP

The key map shows a larger site layout with a dashed rectangular box indicating the area shown in detail in the main map. The dashed box is divided into four quadrants, with the top-right quadrant shaded grey. The quadrants are labeled L-2.01, L-2.02, L-2.03, and L-2.04. The main map is located in the top-right quadrant, L-2.02.

[illegible]

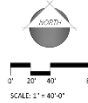
LANDSCAPE PLAN



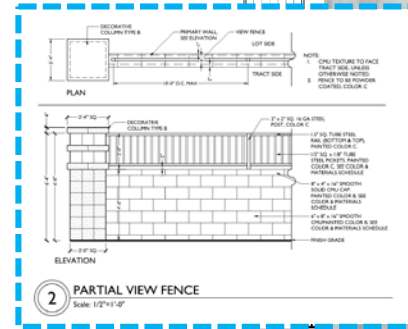
KEY MAP

The key map shows the overall layout of the site, with the four study areas highlighted in grey and labeled L-2.01, L-2.02, L-2.03, and L-2.04. The areas are arranged in a 2x2 grid, separated by dashed lines representing roads or boundaries.

[illegible]



EPS GROUP
1130 N. Alamo Street, Suite 100
Hess, AZ 85521
T: 602.503.2252 F: 602.503.7228
WWW.EPSGROUP.COM





RECOMMENDATION

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



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: September 15, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the approval of the Preliminary Plat entitled “Preliminary Plat for San Ysidro Enclave”, dated July 1, 2022, a property generally located south of Happy Valley Road and east of 163rd Avenue. Case FS22-0266.

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat for San Ysidro Enclave”, dated July 1, 2022, subject to stipulations ‘a’ through ‘g’ as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for San Ysidro Enclave. The proposed Preliminary Plat contemplates 70 standard lots. The property is zoned RM-6 PUD, per the San Ysidro Enclave PUD rezone, case FS21-036.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0266 San Ysidro Enclave Preliminary Plat - Staff Report - 091522 PZ
2. 01 - FS22-0266 San Ysidro Enclave Preliminary Plat - Vicinity Map

3. 02 - FS22-0266 San Ysidro Enclave Preliminary Plat - Zoning Map
 4. 03 - FS22-0266 San Ysidro Enclave Preliminary Plat - Pre Plat
 5. 04 - FS22-0266 San Ysidro Enclave Preliminary Plat - Landscape Plan
 6. 05 - FS22-0266 San Ysidro Enclave Preliminary Plat - Luke Letter
 7. FS22-0266 San Ysidro Enclave Preliminary Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

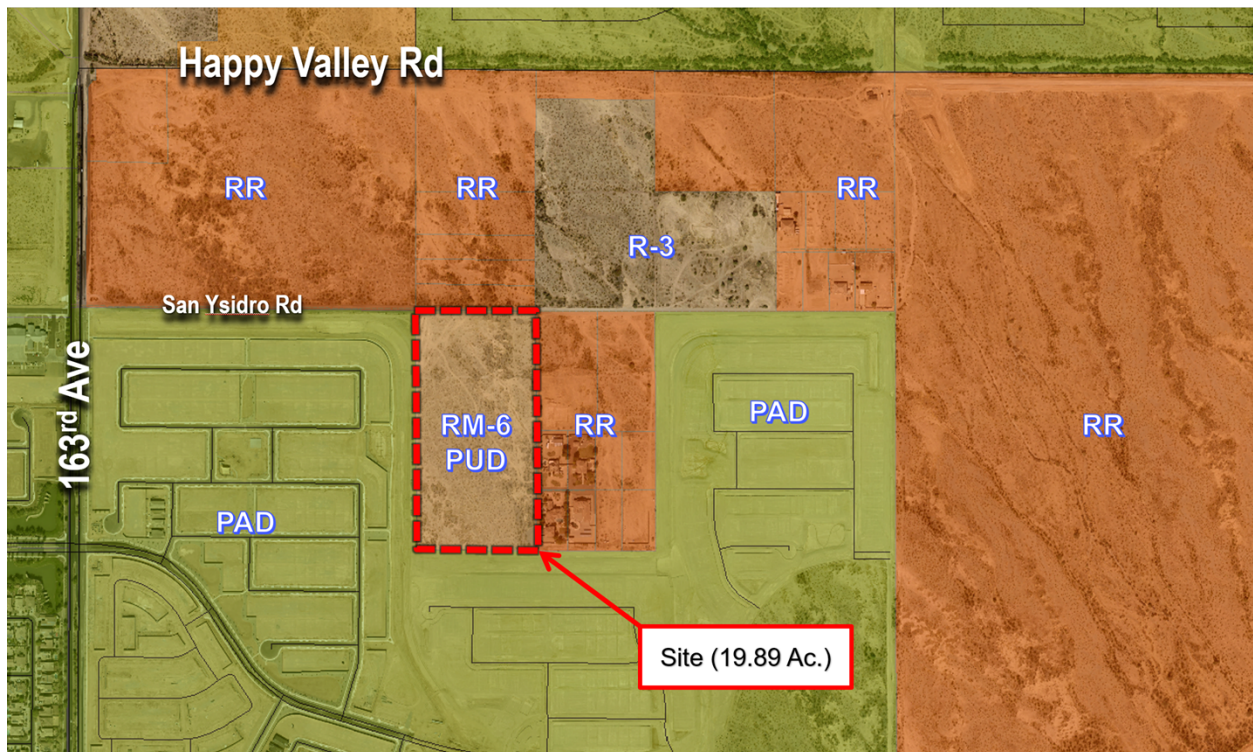
1 **Case:** **FS22-0266**
2
3 **Project Name:** San Ysidro Enclave
4
5 **Council District:** 1 - Acacia
6
7 **Planning and Zoning Date:** **September 15, 2022**
8
9 **Planner:** Trever Fleetham, AICP
10
11 **Owners:** KAX Group, LLC; Paloma Creek Land, LLC; Moshi Family Living Trust
12
13 **Applicant:** David Hughes with EPS Group
14
15 **Request:** Preliminary Plat for 70 single-family residential lots
16
17 **Site Location:** Generally located south of Happy Valley Road and east of 163rd
18 Avenue.
19
20 **Site Size:** 19.89 gross acres
21
22 **Gross Density:** 3.5 DU/Ac.
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** None known
27
28 **Staff Recommendation:** **Approve**, subject to stipulations 'a' through 'g'.
29
30
31
32
33
34
35
36
37
38
39
40

41 **PROJECT DESCRIPTION:**

42
43 David Hughes with EPS Group, Inc., on behalf of the collective owners, requests approval of a
44 Preliminary Plat to allow for the development of a single-family residential subdivision known as San
45 Ysidro Enclave. The proposed Preliminary Plat includes 70 single-family residential lots across 19.89
46 gross acres, for a gross density of 3.5 DU/Acre.

47
48 **SURROUNDING LAND ZONING:**

49
50 The following map depicts the existing zoning of the subject site and its surrounds:
51



52
53
54 **BACKGROUND:**

55
56 **January 12, 2006:** The City Council approved the annexation (Ordinance #05-60) of the subject
57 property.

58
59 **October 19, 2021:** The City Council approved Ordinance #2021-21 for a Zone Change of the subject
60 property from RR to RM-6 PUD under case FS21-036.

61
62 **December 16, 2021:** Staff met with the applicant to discuss the project during a regularly scheduled
63 Concept Review meeting under CR21-675.
64

February 16, 2022: The applicant filed a request for Preliminary Plat approval under case FS22-0266, the subject case.

ANALYSIS AND DISCUSSION:

The subject site is zoned RM-6 PUD per the San Ysidro Enclave PUD, which was approved by the City Council in October 2021. The proposed plat includes 70 single-family residential lots located within 19.89 gross acres. This equates to a density of 3.5 DU/Acre, which meets the PUD Overlay-approved density of 3.2 DU/Acre. The minimum lot size is 5,750 square feet, with minimum dimensions of 50' x 115'. The lots within this plat will be subject to the development standards of the approved PUD, shown below.

SAN YSIDRO ENCLAVE DEVELOPMENT STANDARDS PER FS21-036	
MINIMUM STANDARD	RM-6 PUD STANDARDS
MAXIMUM DENSITY	3.52 DU/AC.
MINIMUM LOT AREA	5,750 SQ. FT.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	115'
FRONT SETBACK (LIVEABLE)	12' ⁽²⁾
FRONT SETBACK (FRONT-FACING GARAGE)	20' ⁽¹⁾
SIDE SETBACK	5' & 8'
REAR SETBACK	20' ⁽⁴⁾
STREET SIDE/CORNER LOT	10'
MAXIMUM BUILDING HEIGHT	35'

- (1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 20-FOOT FRONT YARD SETBACK MEASURED FROM THE BACK OF SIDEWALK.
(2) 12-FOOT FRONT SETBACK IS MEASURED FROM THE FRONT LOT LINE.
(3) PORCHES / PATIOS MAY ENCROACH 2.5' INTO THE REAR YARD SETBACK.

Open Space & Amenities

The proposed plat includes 5.83 acres of open space area, which equates to 37.4% of the net residential acreage and exceeds the required minimum of 20% of open space as a percentage of net residential acreage. This open space includes 1.57 acres of active open space (27%) and 4.26 acres of passive open space (73%). The amenity site includes play structures, ramada, and barbeques as well as a large turf area.

Walls

The wall plan for this development includes a primary and secondary theme wall, constructed of CMU blocks colored earth tones. The primary theme wall includes a decorative cap and stone veneer columns that are consistent with the surrounding developments. The group mail boxes are also planned to be constructed within an enclosure utilizing similar construction and materials as the walls so as to be architecturally integrated.

92
93 **Access**

94 Primary access to the subdivision is via San Ysidro Road on the north side. A secondary emergency
95 access easement is provided in the southeast corner of the development to 158th Drive.
96

97 **Conformance with Adopted Plans:**
98

99 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
100 Character Area, which supports residential development of up to 8 DU/Ac or more.
101

102 **Reviewing Agencies:**
103

104 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
105 Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation
106 (MCDOT) were included in the routing of this case. These agencies also indicate no objections.
107

108 **Summary:**
109

110 The proposed Preliminary Plat meets the requirements of the San Ysidro Enclave PUD, the Surprise
111 Municipal Code, and the General Plan.
112

113 **Findings:**
114

- 115 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
116 • The proposed Preliminary Plat is consistent with the San Ysidro Enclave PUD
117 • The reviewing agencies have indicated no objections to the request
118

119 **Recommendation:**
120

121 Based on the findings noted above, staff recommends the Commission **approve** the subject
122 Preliminary Plat, subject to stipulations 'a' through 'g' as outlined below:
123

- 124 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
125 "Preliminary Plat for San Ysidro Enclave", prepared by EPS Group, and received
126 07/01/2022.
127
128 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "San Ysidro
129 Enclave Preliminary Landscape Design Package", prepared by EPS Group, and received
130 07/01/2022.
131
132 c. Prior to the City recording a Final Plat or approving a Site Plan or building permit within
133 the property, the applicant shall provide the City with a Notice of Payment from William

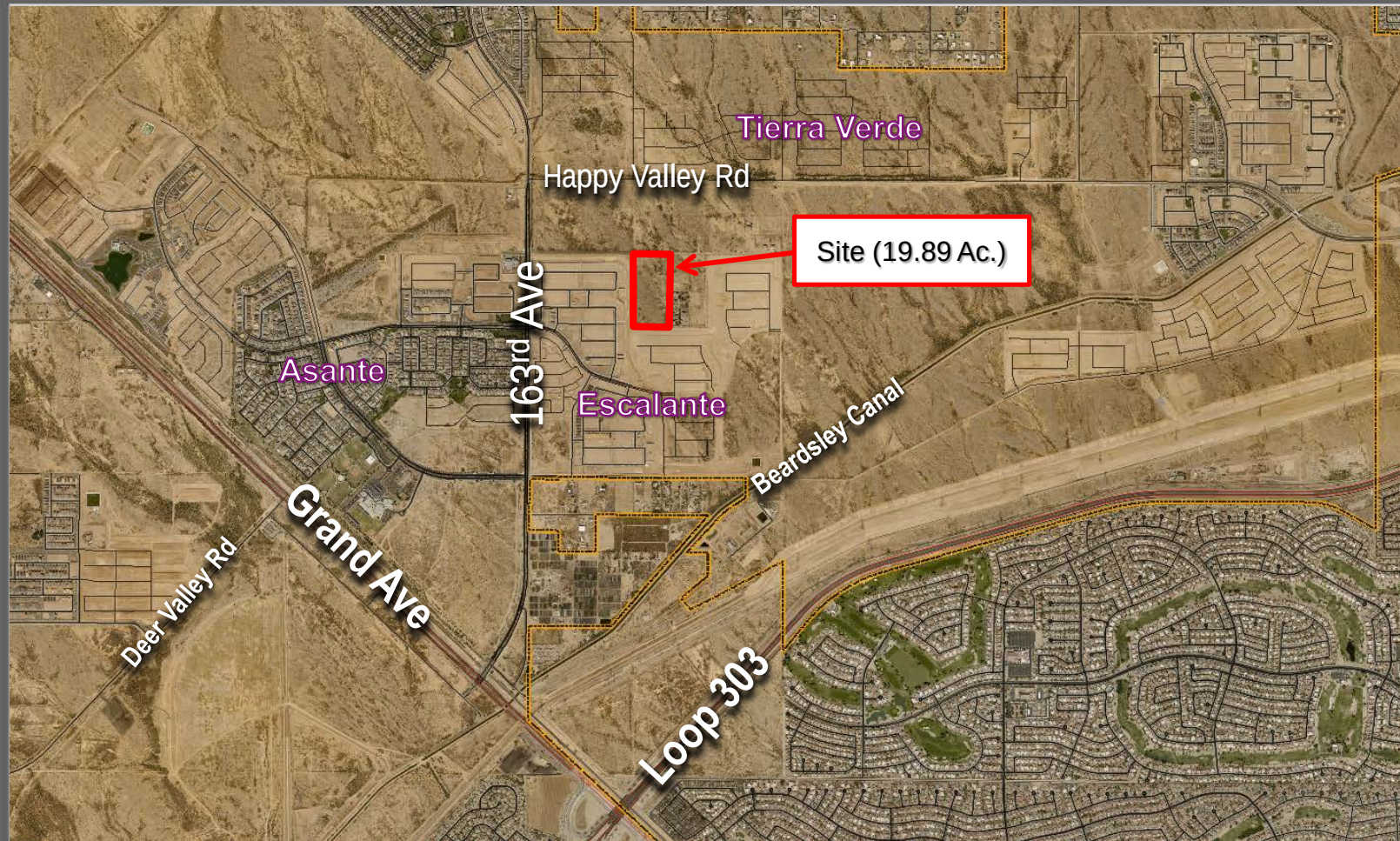
Lyon Homes, Inc. ("WLH") that the Happy Valley Road East ("HVE") Buy-in Fee, the Happy Valley Road West ("HVW") Buy-in Fee, the Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), have been paid.

- d. Prior to the City recording a Final Plat or approving a Site Plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement), has been paid.
- e. Applicant must submit proof of payment for the SPA 2 Sewer Interceptor Agreement buy-in fee (MCR# 20090350621) prior to City approval of a Final Plat.
- f. Applicant must submit proof of payment for the SPA 2 Regional WRF Agreement buy-in fee (MCR# 20150354865) prior to City approval of a Final Plat.
- g. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

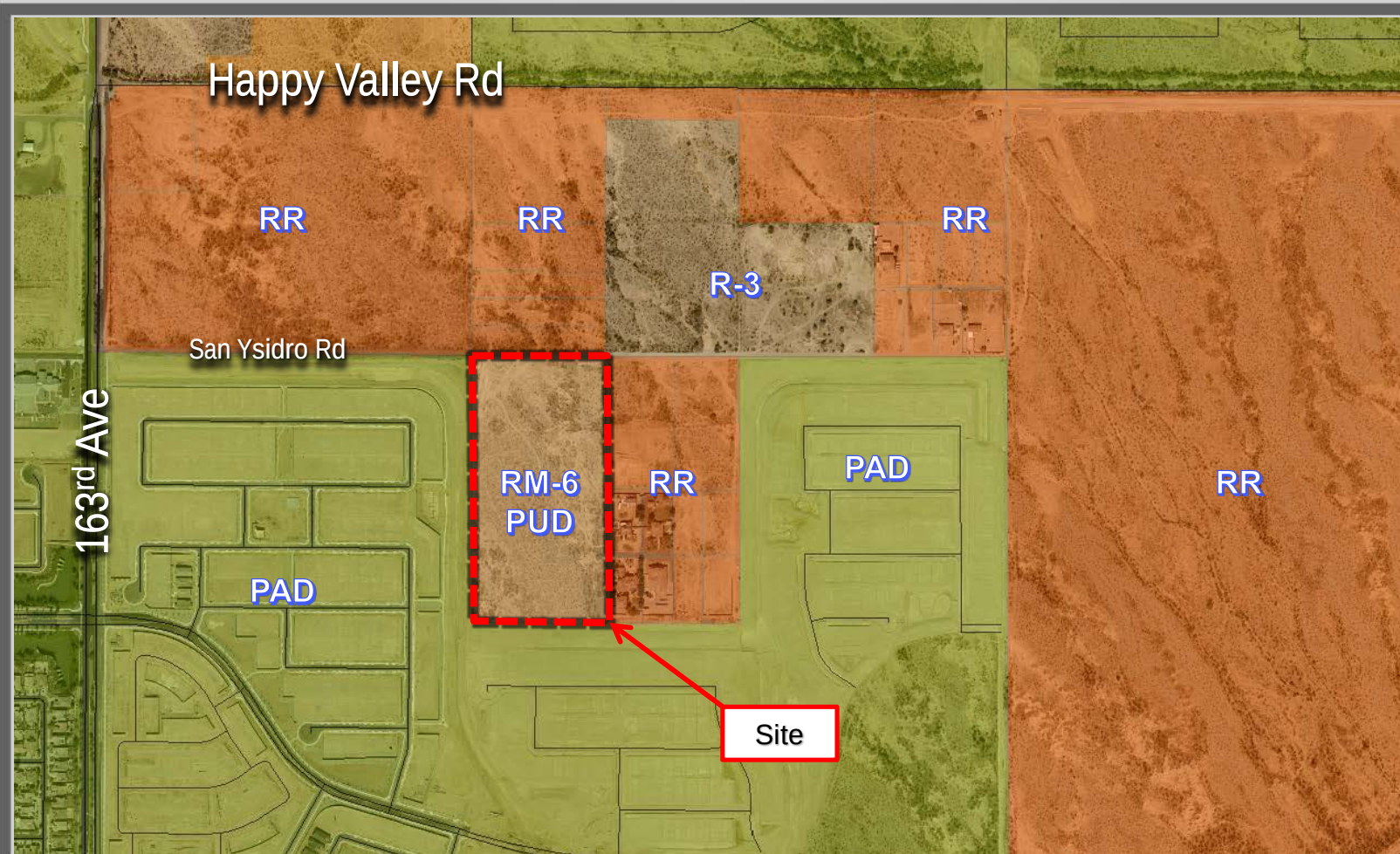
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

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



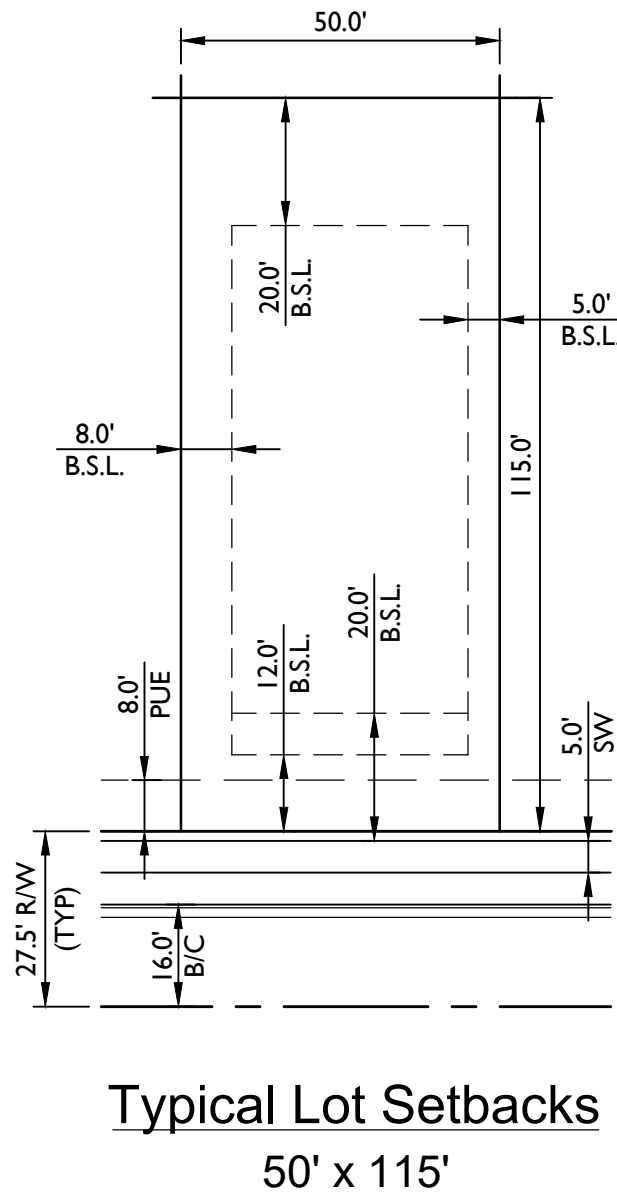
VICINITY MAP



ZONING MAP

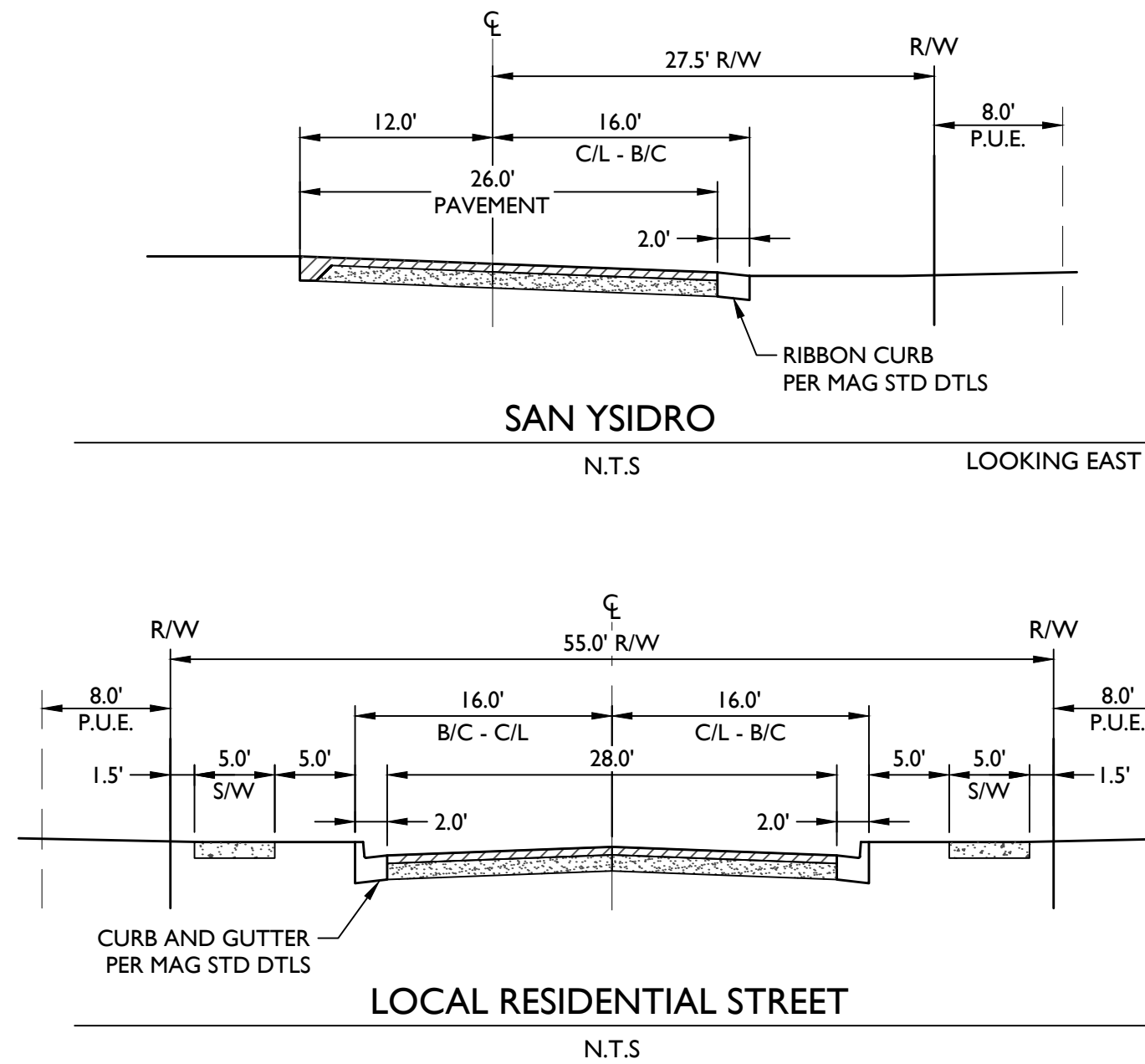
Lot Table		
Lot #	Lot Width	Area
1	50.0'	5750.00
2	50.0'	5750.00
3	50.0'	5750.00
4	50.0'	5750.00
5	50.0'	5750.00
6	50.0'	5750.00
7	50.0'	5750.00
8	50.0'	5750.00
9	50.0'	5750.00
10	50.0'	5750.00
11	50.0'	5750.00
12	50.0'	5750.00
13	50.0'	5750.00
14	50.0'	5750.00
15	50.0'	5750.00
16	50.0'	5750.00
17	50.0'	5750.00
18	50.0'	5750.00
19	50.0'	5750.00
20	50.0'	5750.00
21	50.0'	7416.12
22	50.0'	14343.97
23	50.0'	9062.59
24	50.0'	5779.39
25	50.0'	5796.76
26	50.0'	5814.12
27	50.0'	5831.49
28	50.0'	5848.85
29	50.0'	5700.00
30	50.0'	5750.00
31	50.0'	5750.00
32	50.0'	5700.00
33	50.0'	5700.00
34	50.0'	5750.00
35	50.0'	5750.00
36	50.0'	5700.00

Lot Table		
Lot #	Lot Width	Area
37	50.0'	5700.00
38	50.0'	5750.00
39	50.0'	5750.00
40	50.0'	5700.00
41	50.0'	5700.00
42	50.0'	5750.00
43	50.0'	5750.00
44	50.0'	5700.00
45	50.0'	5700.00
46	50.0'	5750.00
47	50.0'	5750.00
48	50.0'	5700.00
49	50.0'	5700.00
50	50.0'	5750.00
51	50.0'	5750.00
52	50.0'	5700.00
53	50.0'	5700.00
54	50.0'	5750.00
55	50.0'	5750.00
56	50.0'	5750.00
57	50.0'	8964.37
58	50.0'	10718.42
59	50.0'	7393.51
60	50.0'	5750.00
61	51.1'	5750.00
62	50.4'	5750.00
63	50.0'	5750.00
64	50.0'	5750.00
65	50.0'	5750.00
66	50.0'	5750.00
67	50.0'	5750.00
68	50.0'	5750.00
69	50.0'	5750.00
70	50.0'	5750.00
TOTAL LOT AREA 425,569.59 SQ. FT.		



PRELIMINARY PLAT FOR SAN YSIDRO ENCLAVE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, T.4 N., R.1 W.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



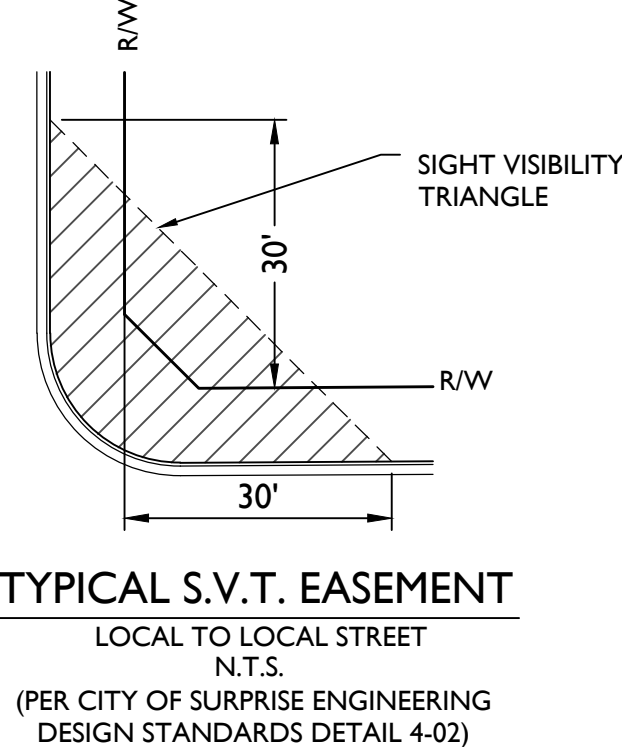
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	6963	0.160
B	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE CHANNEL / AMENITY AREA / EMERGENCY ACCESS EASEMENT / WATERLINE EASEMENT	211815	4.863
C	LANDSCAPE / OPEN SPACE	2000	0.046
D	LANDSCAPE / OPEN SPACE	2000	0.046
E	LANDSCAPE / OPEN SPACE	3450	0.079
F	LANDSCAPE / OPEN SPACE	23549	0.541
G	LANDSCAPE / OPEN SPACE	2000	0.046
H	LANDSCAPE / OPEN SPACE	2000	0.046
TOTAL TRACT AREA		253777	5.826

SAN YSIDRO ENCLAVE DEVELOPMENT STANDARDS PER FS21-036	
MINIMUM STANDARD	RM-6 PUD STANDARDS
MAXIMUM DENSITY	3.52 DU/AC.
MINIMUM LOT AREA	5,750 SQ. FT.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	115'
FRONT SETBACK (LIVEABLE)	12' ⁽²⁾
FRONT SETBACK (FRONT-FACING GARAGE)	20' ⁽¹⁾
SIDE SETBACK	5' & 8'
REAR SETBACK	20' ⁽⁴⁾
STREET SIDE/CORNER LOT	10'
MAXIMUM BUILDING HEIGHT	35'

- (1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 20-FOOT FRONT YARD SETBACK MEASURED FROM THE BACK OF SIDEWALK.
(2) 12-FOOT FRONT SETBACK IS MEASURED FROM THE FRONT LOT LINE.
(3) PORCHES / PATIOS MAY ENCRDACH 2.5' INTO THE REAR YARD SETBACK.

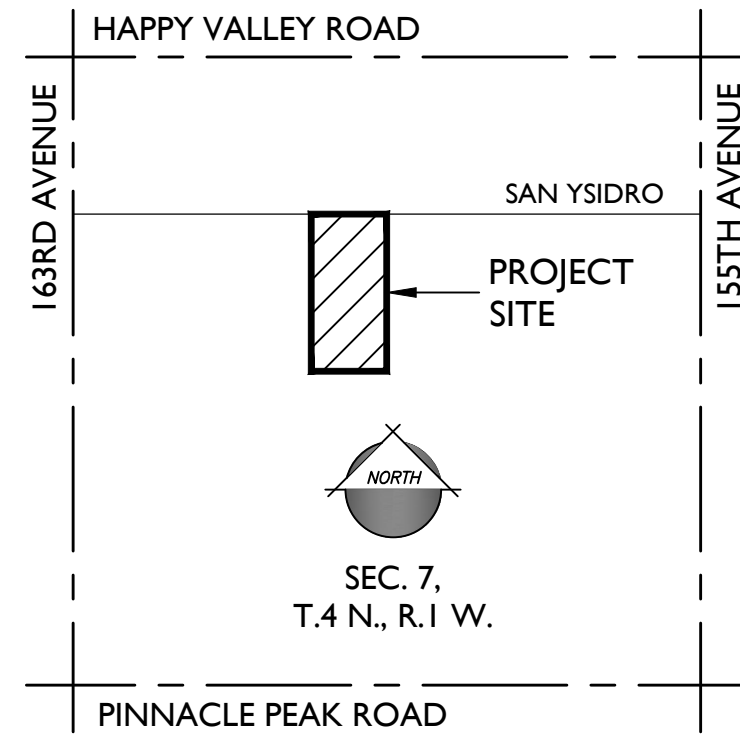
LAND MASS AREA TABLE	
GROSS AREA	19.89 AC.
DEDICATED RIGHTS-OF-WAY	4.29 AC.
OPEN SPACE AREA	5.83 AC.
CUMULATIVE LOT AREA	9.77 AC.
NET RESIDENTIAL AREA	15.60 AC.
OPEN SPACE % NET RESIDENTIAL AREA	37.4%

OPEN SPACE TABLE		
TYPE	ACREAGE	% OF TOTAL OPEN SPACE
ACTIVE	1.57 AC.	27.0%
PASSIVE	4.26 AC.	73.0%
TOTAL	5.83 AC.	100.0%
% TOTAL OPEN SPACE IN PLAT		37.4%



VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY OWNER
PALOMA CREEK LAND LLC
8601 N. SCOTTSDALE ROAD, SUITE 335
SCOTTSDALE, AZ 85253
TEL: (602)-499-9305
CONTACT: KENT XANDER

PROPERTY OWNER
MOSHI FAMILY LIVING TRUST
20629 N. 53RD AVENUE
GLENDALE, AZ 85308

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
CONTACT: JINGER DIAZ, RLA

PROJECT DATA

A.P.N.: 503-56-008; 503-56-009; 503-56-002L
CURRENT LAND USE: UNDEVELOPED
EXISTING GENERAL PLAN: NEIGHBORHOOD
EXISTING ZONING: RM-6 WITH PUD OVERLAY (PER FS21-036)

GROSS AREA: 19.89 ACRES
NET RESIDENTIAL AREA: 15.60 ACRES

MIN. LOT SIZE: 50' x 115'
NO. OF LOTS: 70

GROSS DENSITY: 3.5 DU/AC

OPEN SPACE: 5.83 ACRES
OPEN SPACE (%): 37.4% OF NET RESIDENTIAL AREA

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- FINAL PLAT SHALL NOT BE APPROVED UNTIL BUY-INS ARE PAID.
- ANY EXISTING WELLS ON THE SUBJECT PROPERTY SHALL BE ABANDONED PER ADWR/ADEQ REQUIREMENTS.

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

TOGETHER WITH:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

TOGETHER WITH:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS TAKEN FROM GDACS MAP PER BOOK 1049 OF MAPS, PAGE 26 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST

BENCHMARK

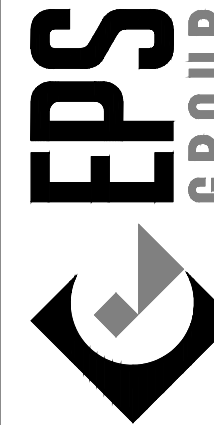
USC&GS BENCHMARK DISK. STATION IS LOCATED ALONG THE SOUTH SIDE OF THE BEARDSLEY CANAL NEXT TO THE CANAL ROAD, APPROX. 1.20 MI. NORTHEAST OF US (GRAND AVE), (V 265 - 1948)
ELEV = 1338.51 (NAVD 88)

UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

CITY OF SURPRISE
CITY OF SURPRISE
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURY LINK / COX
CENTURY LINK / COX
CITY OF SURPRISE
CITY OF SURPRISE

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



San Ysidro Enclave

Surprise, AZ

Cover Sheet

Project:

Revisions:

FEBRUARY 14, 2022 - 1ST PRELIMINARY PLAT SUB.
MAY 13, 2022 - 2ND PRELIMINARY PLAT SUB.
JUNE 30, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days
before you begin excavation.
ARIZONA
State of Arizona
In Maricopa County: (602)263-1100

Designer: DCH
Drawn by: DCH



Job No.

21-0184

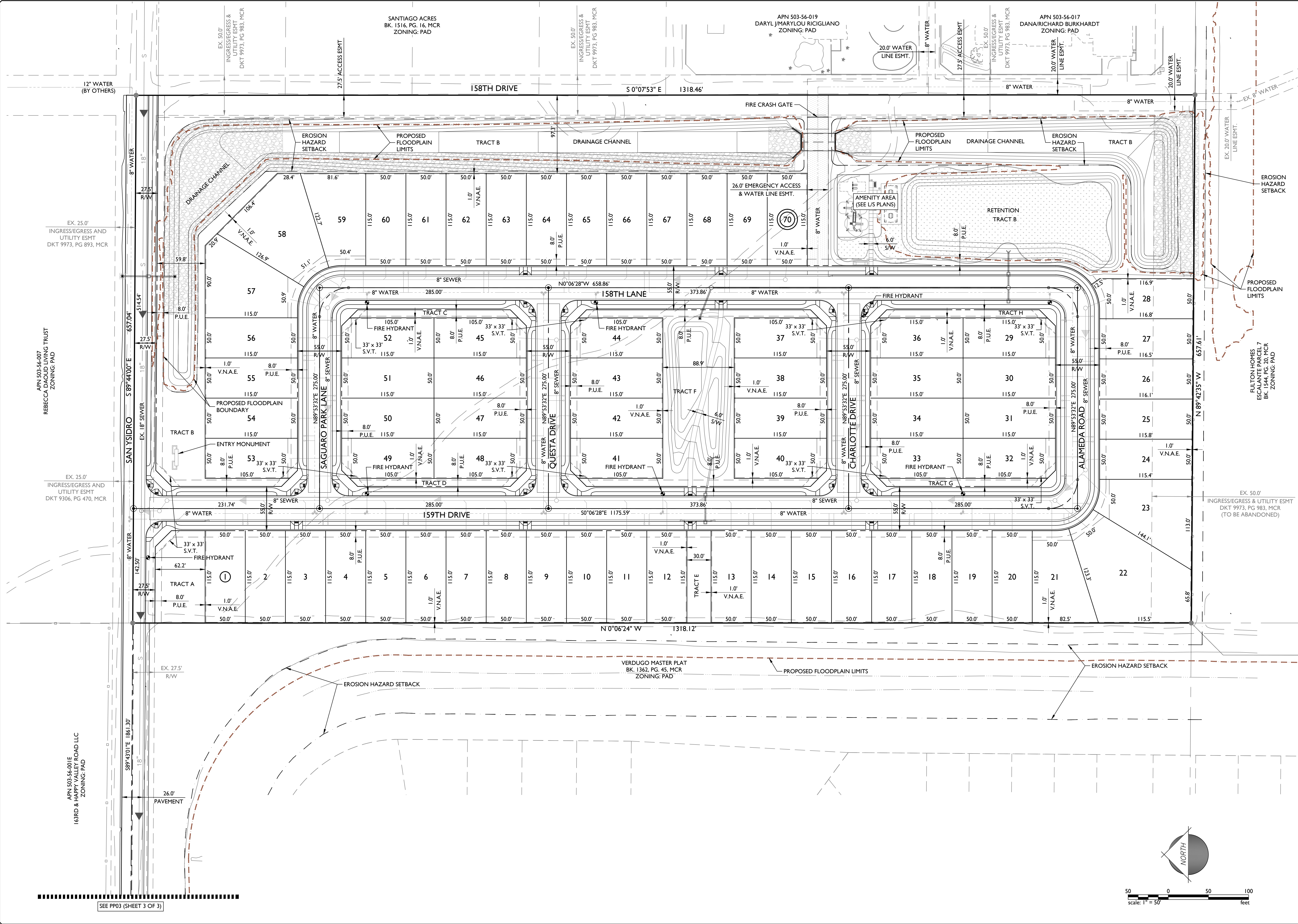
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Sheet No.

1
of 3

21-0184 - San Ysidro Enclave

Jun 30, 2022 7:03pm S:\Projects\2021\21-0184\Planning\Drawings\Preliminary Plat\21-0184 - PP02.dwg dhudhes



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2350 | F: 480.503.2358
www.epsgroupinc.com

EPS
GROUP

Project:
San Ysidro Enclave
Surprise, AZ

Preliminary Plat

FEBRUARY 14, 2022 - 1ST PRELIMINARY PLAT SUB.
MAY 13, 2022 - 2ND PRELIMINARY PLAT SUB.
JUNE 30, 2022 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA
State of Arizona
In Maricopa County: (602)263-1100

Designer: DCH
Drawn by: DCH

REGISTERED PROFESSIONAL ENGINEER
44325
CHANDRA R.
McCARTY
State of Arizona

Job No.
21-0184
PP02
Sheet No.
2
of 3

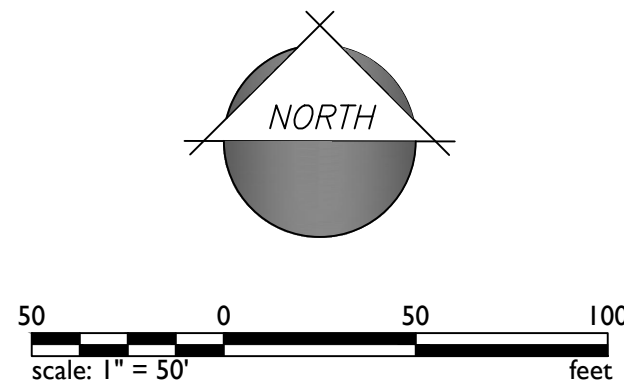
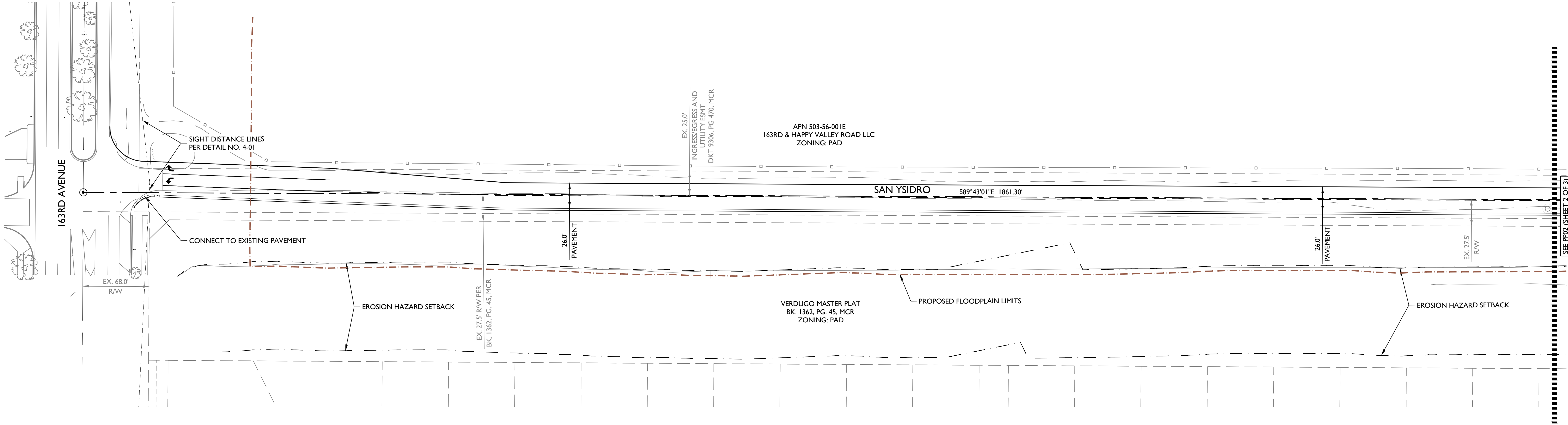
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Page 357 of 377

21-0184 - San Ysidro Enclave

Jun 30, 2022 7:03pm S:\Projects\2021\21-0184\Planning\Drawings\Preliminary Plat\21-0184 - PP03.dwg

dhughes



Project:

San Ysidro Enclave
Surprise, AZ

Revisions:

FEBRUARY 14, 2022 - 1ST PRELIMINARY PLAT SUB.
MAY 13, 2022 - 2ND PRELIMINARY PLAT SUB.
JUNE 30, 2022 - 3RD PRELIMINARY PLAT SUB.

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

ARIZONA
REGISTERED PROFESSIONAL ENGINEER
No. 44325
CHANDRA R. McCARTY
Exp. 12/31/2024
In Maricopa County: (602)263-1100

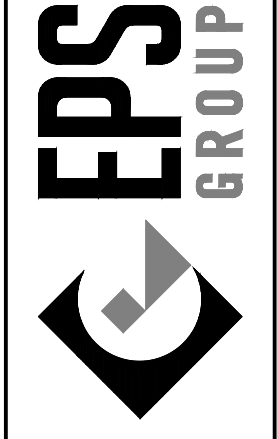
Designer: DCH
Drawn by: DCH


CHANDRA R. McCARTY, P.E.
No. 44325
Exp. 12/31/2024

Job No.
21-0184

PP03

Sheet No.
3 of 3


1130 N Alma School Road
Suite 120
Mesa, AZ 85201
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GROUP

FS22-0266

SAN YSIDRO ENCLAVE

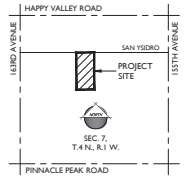
Surprise, Arizona



Preliminary Landscape Design Package

Submitted:
February 14, 2022
May 20, 2022
June 29, 2022

VICINITY MAP
NTS



DEVELOPER:
KAX GROUP, LLC.
8530 E. Via Del Sol Dr.
Scottsdale, AZ 85225
(602) 499-9305
Contact: Kent Xander
kxander@kaxgroup.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA, LEED AP
Aliza.Sabin@epsgroupinc.com

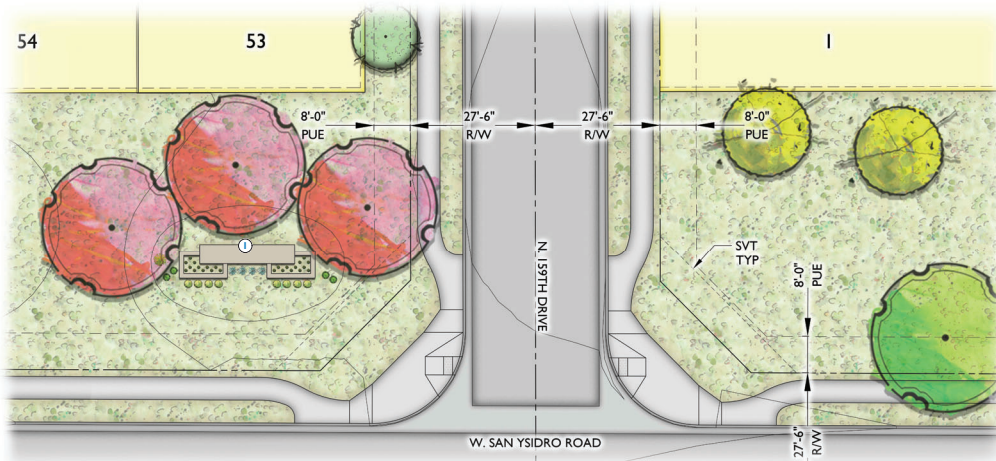
PLANNER:
EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgroupinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Chandra McCarty
Chandra.McCarty@epsgroupinc.com



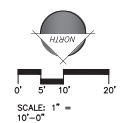
FS22-0266





KEYNOTES

- ① PRIMARY ENTRY MONUMENT



1 ENTRY ENLARGEMENT

Scale: 1" = 10'-0"



2 ENTRY ELEVATION

Scale: 3/16" = 1'-0"

21-0184

KAX Group LLC

San Ysidro Enclave

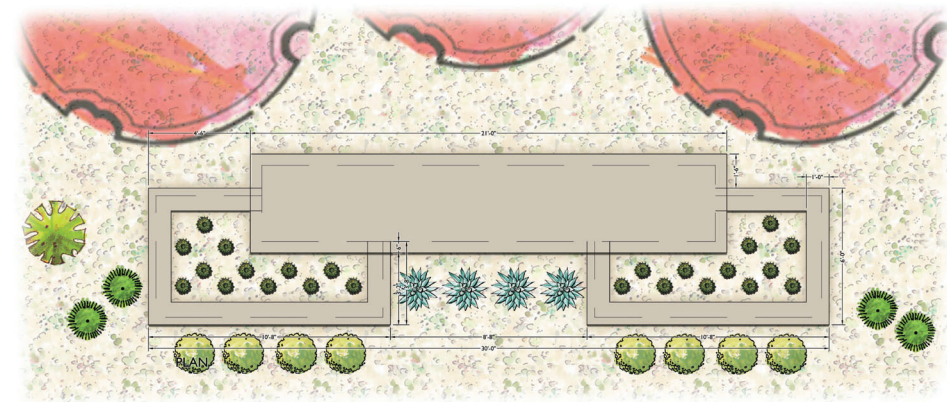
Surprise, Arizona

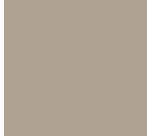
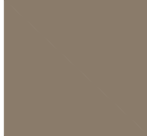
Entry Enlargement



L-0.02
06.29.2022

EPS
GROUP
FS22-0266



		
COLOR A Color: Sherwin Williams SW7038 Tony Taupe OAE	COLOR B Color: Sherwin Williams SW7039 Virtual Taupe OAE	STONE VENEER Euro Villa, Color: Timberlake by Coronado Stone OAE



1 ENTRY MONUMENT
Scale: 1/2" = 1'-0"



KEYNOTES

- 1 PLAY STRUCTURE WITH INTEGRATED SHADE
- 2 SWINGS
- 3 16' x 16' RAMADA WITH PICNIC TABLE
- 4 LANDSCAPE BENCH
- 5 TURF
- 6 SIDEWALK (6' WIDE)
- 7 TRASH CAN
- 8 BARBECUES
- 9 DRINKING FOUNTAIN
- 10 FIRE ACCESS ROAD
- 11 DRAINAGE CHANNEL
- 12 MAILBOX
- 13 CRASH GATE WITH KNOX BOX

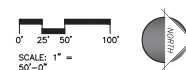
PLANT LEGEND

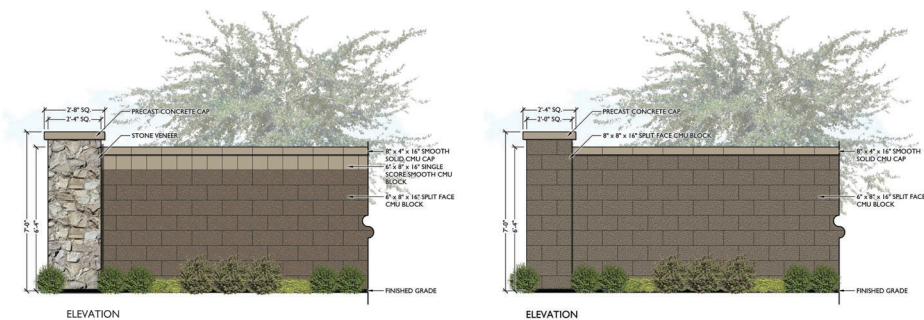
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia senaria</i>	Hedge	24" Box
	<i>Casahuate calceolaria 'Sensational'</i>	Thornless Cacao	24" Box
	<i>Chilopsis linearis</i>	Desert Willow	36" Box
	<i>Eucalyptus pauciflora</i>	Glossy Gum	24" Box
	<i>Fraxinus velutina 'Fox West'</i>	Fox West Ash	24" Box
	<i>Fraxinus greggii</i>	Ash	36" Box
	<i>Picea chihuensis</i>	Chinese Pines	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
	<i>Quercus virginiana</i>	Southern Live Oak	24" Box
	<i>Prosopis spp. Mesquite Salvaged</i>	Salvaged Mesquite	Salvaged
* All trees must be a minimum of 2" caliper			
SHRUBS/ACCENTS			
	<i>Agave americana</i>	Travel Plant	5 Gal
	<i>Albizia julibrissin</i>	Blue Bell	5 Gal
	<i>Begonia rex</i>	Red Begonia	5 Gal
	<i>Cassia linearis</i>	Desert Willow	5 Gal
	<i>Cassia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callisander venusta 'Little John'</i>	Little John	5 Gal
	<i>Cardinalis</i>	Desert Olive	5 Gal
	<i>Chilopsis linearis</i>	Desert Willow	5 Gal
	<i>Euphorbia rigida</i>	Gopher Plant	5 Gal
	<i>Eremophila alba ssp. canna 'Winter Blue'</i>	'Winter Blue'	5 Gal
	<i>Eremophila alba ssp. 'Blue Bell'</i>	Blue Bell	5 Gal
	<i>Gesneria hartwegii</i>	San Marcos Hibiscus	5 Gal
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe parviflora 'Redlight'</i>	Redlight	5 Gal
	<i>Lantana x 'Dallas Red'</i>	Dallas Red Lantana	5 Gal
	<i>Leucophyllum leucostachya 'Rio Bravo'</i>	Rio Bravo Sage	5 Gal
	<i>Leucophyllum candidum 'Thunder Cloud'</i>	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia capillaris 'Peach Pie'</i>	'Peach Pie' Muhly	5 Gal
	<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida 'Nashville'</i>	Purple Muhly	5 Gal
	<i>Myrica carolinensis 'Compacta'</i>	Desert Myrica	5 Gal
	<i>Nerium oleander 'Peach Pink'</i>	Desert Pink Oleander	5 Gal
	<i>Pachira aquatica</i>	Desert Rattle	5 Gal
	<i>Ruellia brittoniana</i>	Coral Fountain	5 Gal
	<i>Salmia greggii</i>	Autumn Sage	5 Gal
	<i>Senna nemophila</i>	Desert Canna	5 Gal
	<i>Taxodium 'Gold Star'</i>	Yellow Bell	5 Gal
	<i>Taxodium 'Sunset'</i>	Sunset Sycamore	5 Gal
GROUNDCOVERS			
	<i>Bulbine frutescens</i>	Toy Tangle	1 Gal
	<i>Cardinalis</i>	Red Flowering Glory	1 Gal
	<i>Eremophila procumbens 'Outback Sunset'</i>	'Outback Sunset'	1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
	<i>Portulaca oleraceus</i>	Desert Elephant Foot	1 Gal
	<i>Ruellia brittoniana 'Nashville Carpet'</i>	Trailing Ruellia	1 Gal
TURF			
	<i>Cynodon dactylon 'Midwest'</i>	Midwest Bermuda	Soil
	<i>26" FIRE ACCESS ROAD - ASPHALT</i>		
	<i>CHANNEL ARMORED WITH RIP RAP</i>		
NOTE: For information on salvaged Mesquite trees see Native Resource Plant Inventory			



WALL LEGEND

SYMBOL	ITEM
	COLUMN TYPE A
	COLUMN TYPE B
	PRIMARY WALL
	SECONDARY WALL

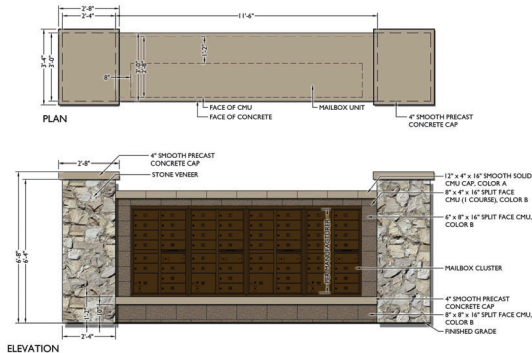




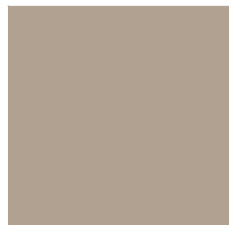
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Scale: 1/2" = 1'-0"

2 SECONDARY WALL
Scale: 1/2" = 1'-0"

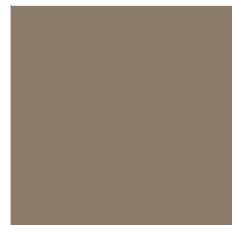
NOTE:
1. CONTRACTOR TO VERIFY EXACT MAILBOX UNIT DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
3. MAILBOX CLUSTER SHOWN FOR GRAPHIC REPRESENTATION ONLY. SEE MAILBOX LEGEND FOR SPECIFIC UNIT REQUIREMENT.



3 MAIL BOX PLAN AND ELEVATION
Scale: 1/2" = 1'-0"



COLOR A
Color: Sherwin Williams
SW7038 Tony Taupe OAE



COLOR B
Color: Sherwin Williams
SW7039 Virtual Taupe OAE



STONE VENEER
Euro Villa, Color: Timberlake
by Coronado Stone OAE

From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Nichole Flores](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS22-0266 San Ysidro Enclave Preliminary Plat - New Digital Submittal 02.16.22
Date: Monday, February 28, 2022 10:05:20 AM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)

Nichole,

Thank you for allowing Luke AFB to make comments on the San Ysidro Enclave Application. It is located 4.2 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark James

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

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, February 16, 2022 11:40 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Lynndsay O'Neill <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0266 San Ysidro Enclave Preliminary Plat - New Digital Submittal 02.16.22

Good morning,

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

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

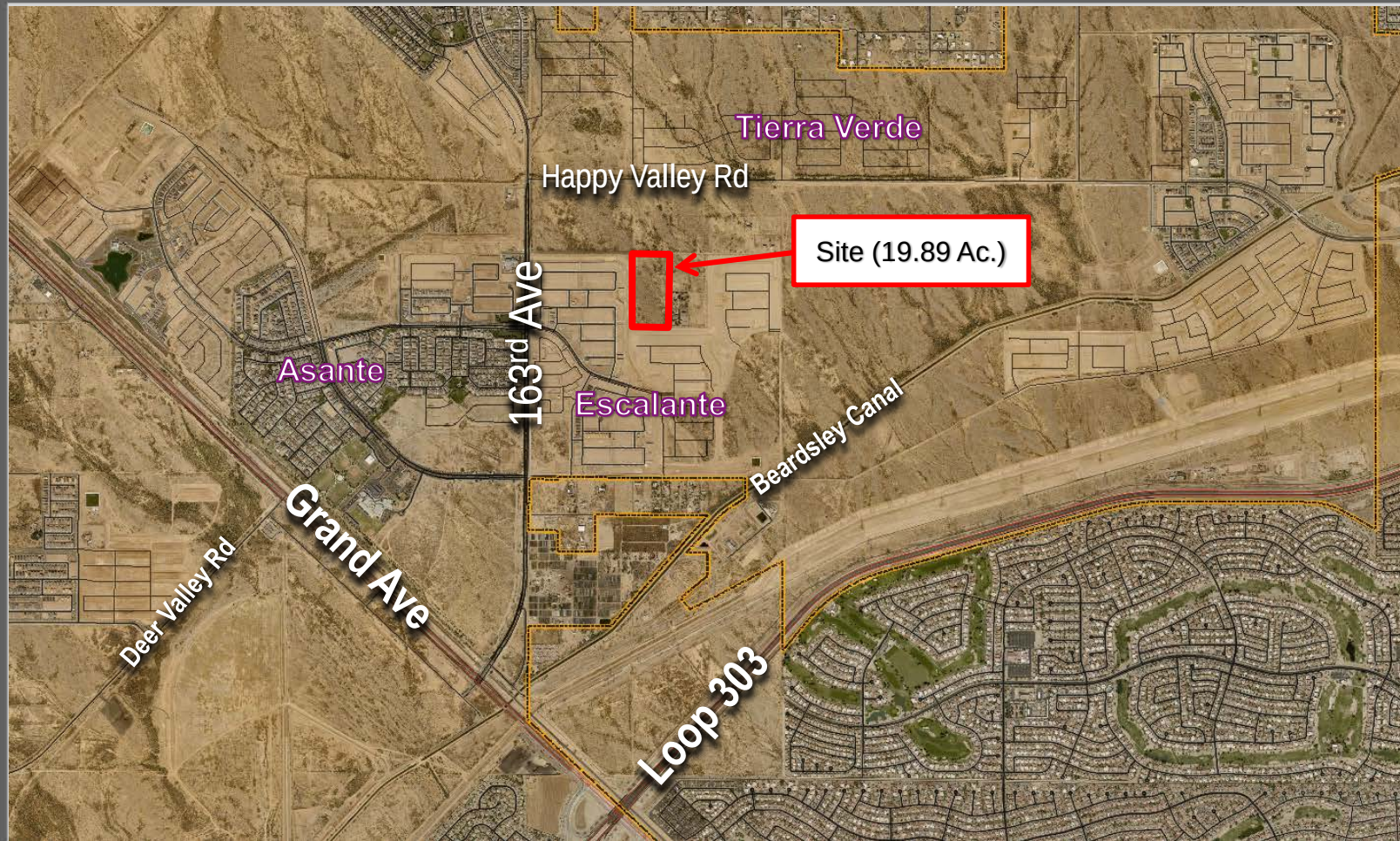
(623) 222-3244 Direct

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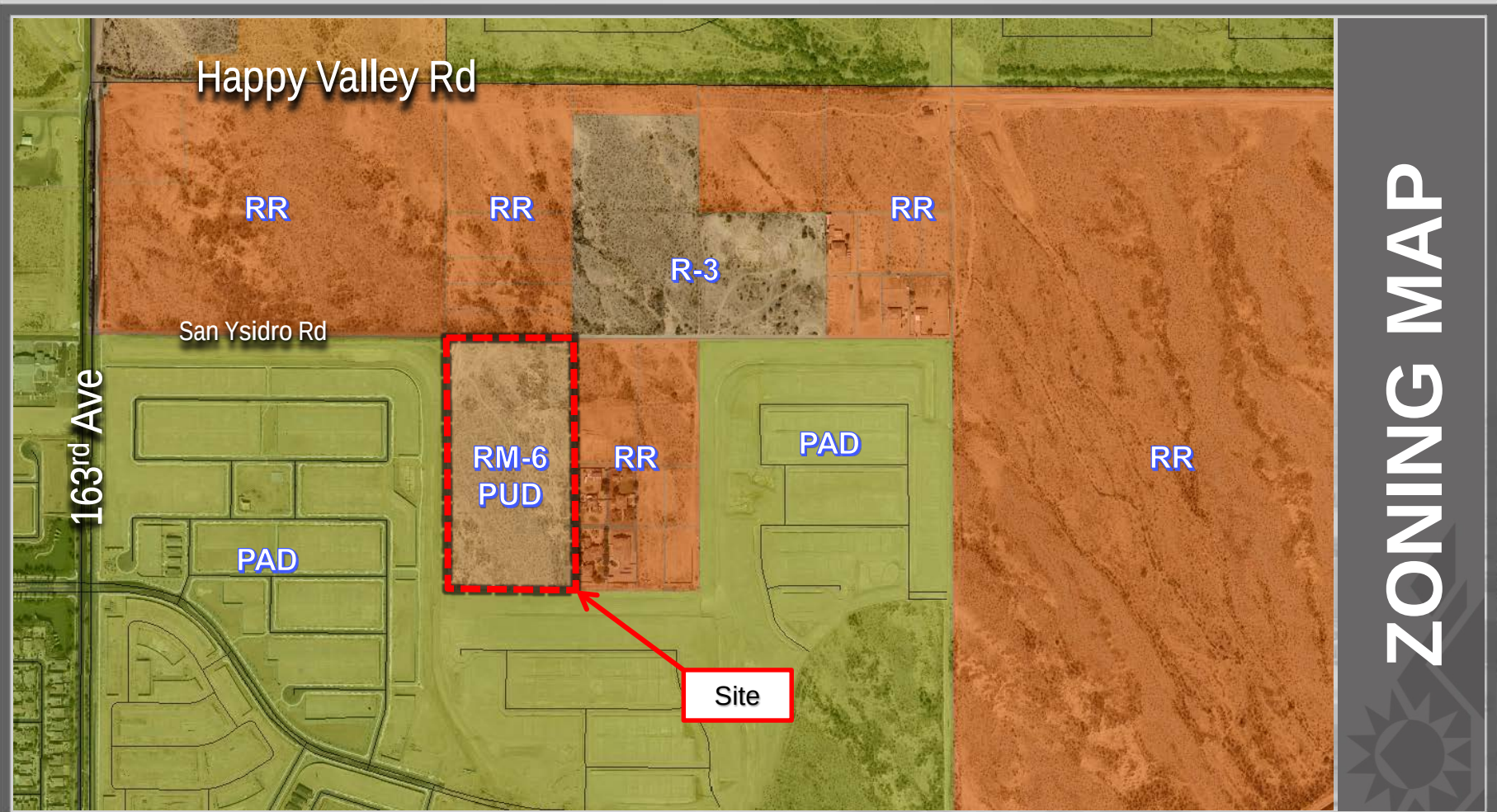


San Ysidro Enclave Preliminary Plat

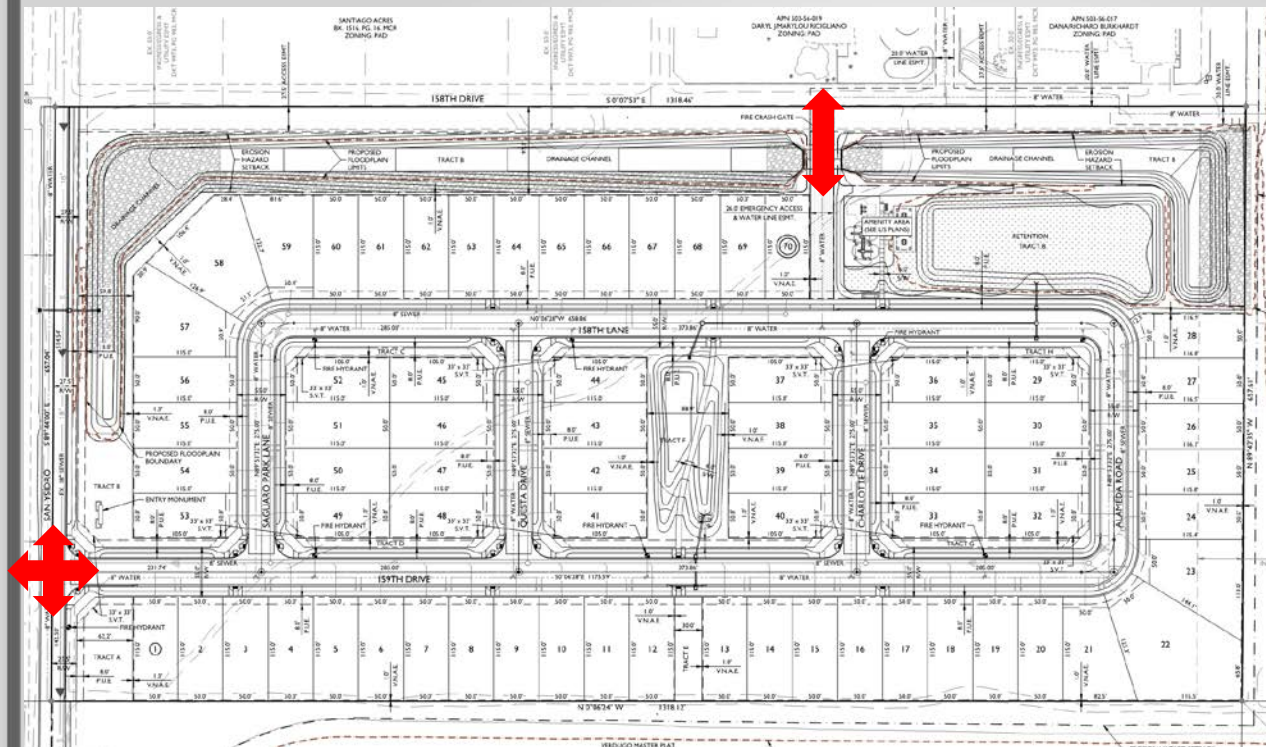
Planning & Zoning Commission
September 15, 2022



VICINITY MAP



ZONING MAP



19.89 Gross Acres

70 Lots

Max. Density: 3.52 DU/Acre

Project Density: 3.519 DU/Acre

Minimum Open Space: 20%

Provided Open Space: 37.4%
(5.83 Acres)



PRELIMINARY PLAT

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia aneura</i>	Mulga	24" Box
	<i>Casalpinia calocarpa</i> 'Smoothie'	Thornless Casahuate	24" Box
	<i>Chilopsis linearis</i>	Desert Willow	36" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Van West'	Fan West Ash	24" Box
	<i>Fraxinus greggii</i>	Ash	36" Box
	<i>Picea Chiriana</i>	Chinese Pitsache	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
	<i>Quercus virginiana</i>	Southern Live Oak	24" Box
	<i>Prosopis</i> spp. Mesquite Salvaged	Salvaged Mesquite	Salvaged
* All trees must be a minimum of 2" caliper			

- Min. Open Space: 20%
- Total Open Space: 37.4% (5.83 Acres)
- Active Open Space: 1.57 Acres (27%)
- Passive Open Space: 4.26 Acres (73%)

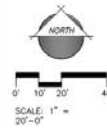


LANDSCAPE PLAN



KEYNOTES

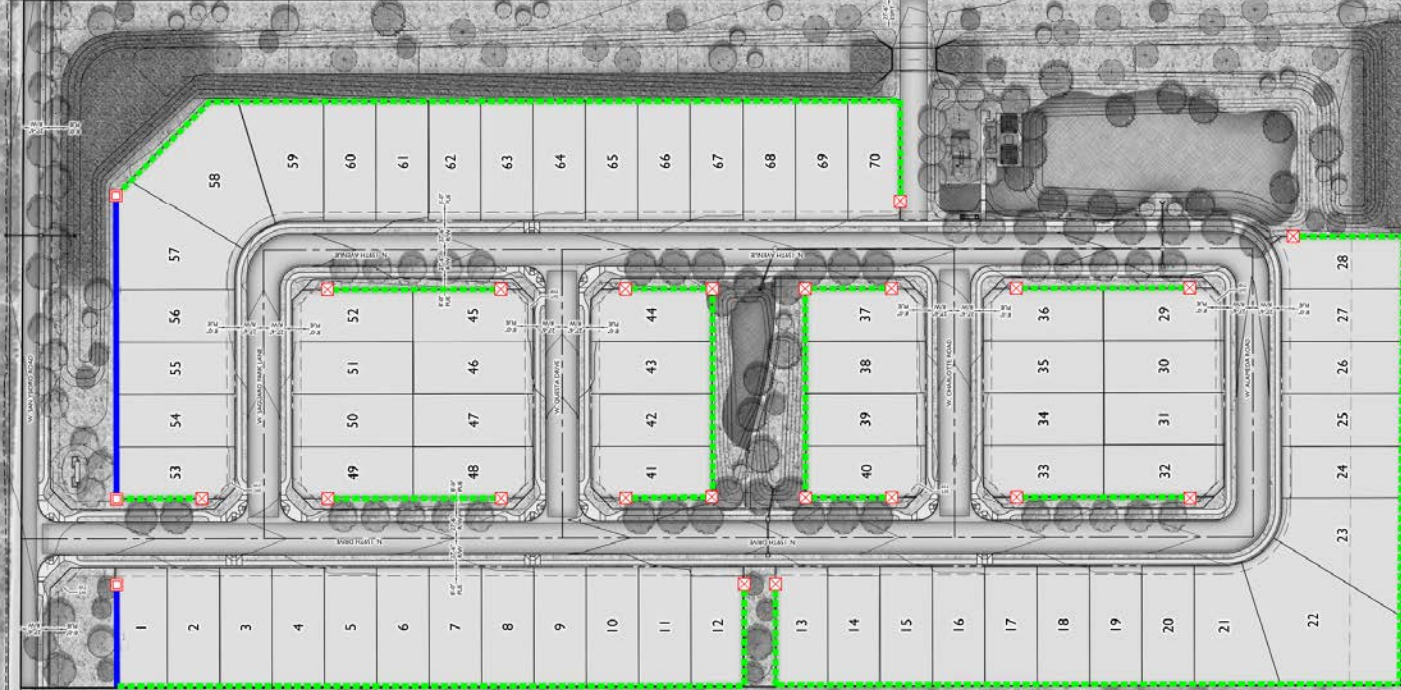
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- 2 SWINGS
- 3 16' x 16' RAMADA WITH PICNIC TABLE
- 4 LANDSCAPE BENCH
- 5 TURF
- 6 SIDEWALK (8' WIDE)
- 7 TRASH CAN
- 8 BARBECUES
- 9 DRINKING FOUNTAIN
- 10 FIRE ACCESS ROAD
- 11 DRAINAGE CHANNEL
- 12 MAILBOX
- 13 CRASH GATE WITH KNOX BOX



AMENITY SITE



WALL LEGEND	
SYMBOL	ITEM
	COLUMN TYPE A
	COLUMN TYPE B
	PRIMARY WALL
	SECONDARY WALL



WALL PLAN

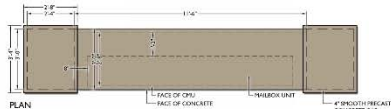


1 PRIMARY WALL
Scale: 1/2" = 1'-0"

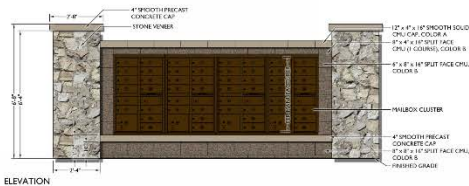
2 SECONDARY WALL
Scale: 1/2" = 1'-0"

NOTE

1. CONTRACTOR TO VERIFY EXACT MAILBOX UNIT DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER'S SUPERVISOR FOR APPROVAL PRIOR TO CONSTRUCTION.
3. MAILBOX CLUSTER SHOWN FOR GRAPHIC REPRESENTATION ONLY. SEE MAILBOX LEGEND FOR SPECIFIC UNIT REQUIREMENT.



PLAN



ELEVATION

3 MAIL BOX PLAN AND ELEVATION
Scale: 1/2" = 1'-0"



COLOR A
Color: Sherwin Williams
SW7038 Tony Taupe OAE



COLOR B
Color: Sherwin Williams
SW7039 Virtual Taupe OAE



STONE VENEER
Euro Villa, Color: Timberlake
by Coronado Stone OAE



RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You