



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, October 6, 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 15, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Tierney Farago
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 2 | Consideration and action pertaining to a zone change of approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3) for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS22-0588. | Leslie Carnie
Community
Development |
| 3. | District 4 | Consideration and action regarding the PAD Amendment for Crossroads at Surprise PAD (PADA 07-132), FS22-1014. | Chris Sexton
Community
Development |
| 4. | District 1 | Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020. | Chris Sexton
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 5. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1B" dated June 24, 2022, a property generally located south of Deer Valley Road and west of 235 th Avenue. Case FS21-729. | Trevor Fleetham
Community
Development |
|----|------------|--|---|

6. District 1 Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Heritage Asante – Parcel 7" received July 22, 2022, a property generally located north of Grand Avenue and west of 163rd Avenue. Case FS22-0717. Chris Sexton
Community
Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: September 29, 2022 at 1 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: October 6, 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 15, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the September 15, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. September 15, 2022 Planning and Zoning Minutes

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 15, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, 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 15, 2022.

A. ROLL CALL

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

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; Jessica Brinton, Current Planner; Tierney Farago, Planning and Zoning Secretary, Christina Enterkine, Administrative Specialist, and Alyssa Carpenter Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd had introductions for new members in Community Development, Alyssa Carpenter, Jessica Brinton, and Tanner Wessel. Mr. Boyd also provided a recap on scheduling the year in review and water resource presentations.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

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

Commissioner Smith made a motion to approve the September 1, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Holland abstained. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 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, 227th Avenue to the east, Deer Valley Road to the south, and 231st Avenue to the west. Case FS22-0344

Trever Fleetham presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- Additional clarification was requested on why the zoning section is not R-3 west of Deer Valley as well as future plans for connecting roadways and preventing congestion.
- Two separate multifamily lots versus three.

Commissioner Rosenbaum made motion to approve the proposed Zone Change to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – District 5 – Consideration and action regarding the Conditional Use Permit and Site Plan for Greenway Dutch Bros MultiTenant Building. Case FS22-0093

Tanner Wessel presented item 3 to the Commission.

The Commission discussed the following:

- Complimented the clever design of the setup of drive-thru lanes being separated from the multi-tenant building.

Commissioner Bash made a motion to approve the Conditional Use permit for Dutch Bros subject to stipulations "a" through "e." Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

Item 4 – District 4 – 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 presented item 4 to the Commission.

The Commission discussed the following:

- Complimented the abundance of space for queuing and additional pick up only express lane in the drive-thru.
- Protection and safety for pedestrians for cross walks, stop signs, yielding.

Commissioner Keating made a motion to approve the Conditional Use Permit and Site Plan for Salad & Go subject to stipulations “a” through “e”. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 5 – Internal – 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 presented item 5 to the Commission.

Vice Chair Holland made a motion to approval of the rezone 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. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 6 – Internal – Consideration and action pertaining to a PAD Amendment for Vistas Montanas; FS22-0180.

Chris Sexton presented item 6 to the Commission.

The Commission discussed the following:

- Smaller lot sizes in exchange for higher open spaces
- Green spaces utilizing natural washes, useable space, no pool
- Buffering to the surrounding rural and county land, future water resources
- Minimum lot size 4950sq ft. versus 5400sq ft.

Commissioner Keating made a motion to approve the PAD Amendment for the Vistas Montanas PAD subject to stipulations “a” through “f” as outlined in the staff report. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Item 7 – Internal – 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

Jessica Brinton presented item 7 to the Commission.

Commissioner Bash made a 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. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

Item 8 – 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 presented item 8 to the Commission.

Vice Chair Holland made a 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. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 9 – 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 presented item 9 to the Commission.

The Commission discussed the following:

- Road improvements for surrounding rural roads
- Road access points for 158th Avenue

Commissioner Keating made a 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. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

OTHER BUSINESS:

Item 3 – Other Business and Future Agenda Items.

Chair Sartor requested further information in regards to future water conversation as well as an overview of connecting roads to US 60.

Commissioner Keating is requesting information on BNSF land that was purchased.

Mr. Boyd discussed the upcoming agenda items in list of importance, US 60/BNSF being top priority followed by the year in review and lastly the water conversation presentation.

ADJOURNMENT:

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

Meeting adjourned at 7:13 p.m.

Kevin Sartor
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: October 6, 2022 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 2
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a zone change of approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3) for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS22-0588.

Motion:

Motion to recommend approval of the zone change for approximately 12.82 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report.

Background:

Carolyn Oberholtzer with Bergin, Frakes, Smalley, & Oberholtzer proposes to rezone approximately 12.82 acres to R-3 for a multi-family residential development on the southwest corner of Mountain View Blvd. and White Horse Trail.

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 – FS22-0588 Prose Apartments – Staff Report
2. 01-FS22-0588 Prose Apartments - Vicinity Map

3. 02-FS22-0588 Prose Apartments - Existing Zoning
 4. 03-FS22-0588 Prose Apartments - Proposed Zoning
 5. 04 – F22-0588 Prose Apartments – Zoning Document
 6. 05-FS22-0588 Prose Apartments - Site Plan
 7. 06– FS22-0588 Prose Apartments – Luke AFB Letter
 8. 07 – FS22-0588 Prose Apartments – Affidavit of Site Posting
 9. 08 – FS22-0588 Prose Apartments – Citizen Outreach Report_Redacted
 10. FS22-0588 Prose Apartments - Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0588

Project Name: Prose Apartments

Council District: 5 - Palm

Meeting Date: October 6, 2022

Planner: Leslie Carnie

Owner: Who Dey II, LLC

Applicant: Carolyn Oberholtzer with Bergin, Frakes, Smalley, & Oberholtzer PLLC (BFSO)

Request: Zone Change from Community Commercial (C-2) to High Density Residential (R-3) to allow the development of a Multi-Family Residential

Site Location: Generally located on the southwest corner of Mountain View Blvd. and White Horse Trail.

Site Size: 12.82 Net acres (approx.)

Density: 23.34 DU/Ac

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

Support/Opposition: A Citizen Participation Meeting was held August 11, 2022. There were questions and opposition as specified in the Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Zone Change, subject to stipulations 'a' and 'b'.

44 **Project Description:**

45 Carolyn Oberholtzer with BFSO, on behalf of, Who Dey II, LLC requests a zone change
46 of approximately 12.82 acres from Community Commercial (C-2) to Residential High
47 Density (R-3) for the development of a multi-family residential project. The site is generally
48 located on the southwest corner of Mountain View Blvd. and White Horse Trail.
49

50 **Background**

51
52 **November 9, 1978:** The subject parcels were annexed into the City under Ordinance 78-
53 36.
54

55 **January 13, 2022:** A Concept Review meeting was held under case CR21-756.
56
57

58 **April 21, 2022:** The applicant filed a request for a Major Zoning Amendment, Site Plan and
59 Final Plat under case FS21-0588.
60

61 **August 11, 2022:** The applicant held a Citizen Outreach Meeting to discuss the project.
62
63

64 **Analysis and Discussion:**

65 The applicant requests a rezone of approximately 12.82 acres from Community
66 Commercial (C-2) to Residential High Density (R-3) to accommodate a multi-family
67 residential project. The proposed, for lease, apartment complex will have 274 units and a
68 net density of 23.34 DU/Ac. The project is composed of both 2 and 3 story buildings. The
69 two story buildings and increased setbacks are provided to buffer the adjacent single
70 family residential homes from the 3 story buildings. Access to the site is provided off of
71 Mountain View Blvd. via a gated full movement main entrance. A secondary gated
72 driveway will be provided off of White Horse Trail for emergency vehicles only. A Site
73 Plan and Final Plat are being reviewed concurrently under the same case number (FS22-
74 0588).
75
76



Existing Zoning



Proposed Zoning

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). The table below reflects the current LDO requirements for the R-3 Zoning District.

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

Utility and Services Table:

Electric:	APS
Water:	EPCOR
School District	DYSART UNIFIED

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area (CO) and is within the Transit Oriented Development District (TODD), which supports the development of high density residential projects. The CO Character Area permits both medium and high density residential projects with no limit on density. The proposed 23.34 DU/Ac is in conformance with the higher density housing that is encouraged in the CO Character Area and the TODD. The proposed Zone Change will allow for a high density residential development in close proximity to existing and future commercial development creating the desired large scale horizontal mixture of uses in the General Plan CO Character Area.

99
100
101
102 **Reviewing Agencies:**

103 In addition to the standard city internal reviewing departments and Luke Air Force Base,
104 the Maricopa Water District, and ADOT were included in the routing of this request. None
105 of the reviewing agencies indicated any concerns over the request.
106

107 **Citizen Outreach:**
108

109 On August 11, 2022, the applicant held a Neighborhood Meeting at “The Colonnade at
110 Sun Health”. The meeting was properly advertised per the requirements of the LDO.
111 During this meeting, there were approximately 55 in-person attendees and 26 virtual
112 attendees. In general, the residents brought forth concerns pertaining to traffic, building
113 height, crime, and the type of residents the project would bring to the community. The
114 developer addressed all concerns and questions and provided participants with the
115 project website (www.alliancemountainview.com) where they were able to view more
116 detailed information.
117

118 **Summary:**
119

120 Staff believes the proposed Zone Change is consistent with the manner and intent of the
121 Surprise Municipal Code. If approved, the site will be allowed to be developed in accordance
122 with the requirements of the City of Surprise.
123
124

125 **Findings:**
126

- 127 • The proposed Zone Change is consistent with the Surprise General Plan 2035.
128 • The proposed Zone Change demonstrates compliance with the criteria set forth in
129 the Surprise Municipal Code
130 • The reviewing agencies have indicated no objections to the request.
131
132

133 **Staff’s Recommendation:**
134

135 Based on the findings noted above, staff recommends the Commission move to recommend
136 approval of case FS22-0588 to the City Council subject to stipulations ‘a’ and ‘b’ as follows:
137

- 138 a. Development and use of the site shall be consistent with the narrative entitled
139 “Prose Mountain View” dated August 18, 2022.
140

- 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.

Attachments:

01 Vicinity Map
02 Existing Zoning Map
03 Proposed Zoning Map
04 Zoning Document
05 Conceptual Site Plan
06 Luke AFB comments
07 Affidavit of Site Posting
08 Citizen Outreach Report – REDACTED
09 Support/Opposition
PPT



VICINITY MAP



EXISTING ZONING



PROPOSED ZONING

PROSE MOUNTAIN VIEW

SURPRISE

Rezone

Case File: FS22-0588

Community Commercial (C-2) to Residential High Density (R-3)

12.82 Gross Acres

Southwest corner of W. Mountain View Boulevard and N. White Horse Trail

Surprise, Arizona

Prepare by: BFSO

Submitted to: City of Surprise, Arizona

1st Submittal: April 20, 2022

2nd Submittal: July 25, 2022

3rd Submittal: August 18, 2022

Prose Mountain View Team



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BERGIN, FRAKES, SMALLEY & OBERHOLTZER

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2. Vicinity Map
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4. Conformance with the adopted Surprise General Plan 2035
5. Transportation/Access/Utilities
6. Results of the Rezone
7. *Exhibits*
 - a. *Aerial Maps of Project Site related to the Surrounding Area*
 - b. *Existing Zoning Map and Proposed Zoning Map*
 - c. *General Plan 2035 Land Use Map*
 - d. *Legal Description*

Introduction and Location

Alliance Residential Company is one of the largest and most active rental residential real estate developers in the United States. Headquartered in Scottsdale, with 19 regional offices, Alliance is focused on the development, construction and management of residential communities across 17 states and 33 metropolitan markets. Alliance develops high-end multifamily housing communities and is known for creating some of the most popular communities to live in in Arizona and beyond.

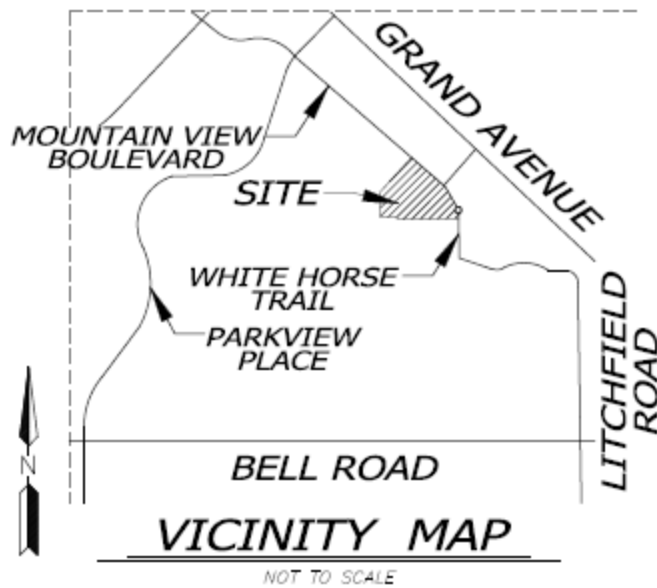
The planned Prose Mountain View Project ("Project") in Surprise seeks to bring a high-end apartment housing community to the Grand Avenue corridor that will provide multi-family options for residents in line with the vision of the Surprise General Plan.

The Vicinity Map identifies the Project generally located at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail within the city of Surprise, Arizona (the "City") which encompasses the Maricopa County Parcel Numbers 503-98-917, 503-98-923, 503-59-031K, 503-59-031B (collectively, the "Property"). The Property is approximately 12.82 gross acres. An aerial map is provided in Exhibit A.

The Property is effectively an infill development and this long-vacant property is ripe for residential to support the commercial uses in the area, which includes a grocery, drug store, multiple restaurants, retail stores, and an array of medical uses. The table below shows the surrounding current zoning and land uses.

Surrounding Land Use Table		
Direction	Current Zoning	Current Land Use
Project Site	C-2	Vacant Land
Northwest	R-3 with PUD Overlay	Detached Single-story Apartments: Christopher Todd Communities
North	C-2	Commercial
East	C-2	Commercial / Business Park
South & West Corner	C-2	Vacant Land (Owned by Maricopa County Water)
South	PAD	Single Family Residential
West	PAD	Single Family Residential

Vicinity Map:



Description of Request

The applicant is requesting a zone change of 12.82 gross acres from Community Commercial (C-2) to High Density Residential (R-3). See Exhibit B for Existing and Proposed Zoning Maps. The Project will comply with the development standards of the Land Development Ordinance (LDO) as shown in the Conceptual Site Plan, will exceed many of the applicable setbacks to ensure compatibility of land uses.

The proposed community consists of 274 residential units in a combination of 2 and 3 story buildings, including a mixture of carriage units and single-story garages. The community is built around a central amenity area that includes a clubhouse with fitness room, pool, play area, and dog park.

The Project will be accessed via a gated full movement main entry from W. Mountain View Ave. – utilizing the existing median break. A secondary gated driveway will be provided on N. White Horse Trail on the eastern edge of the property and be limited to emergency vehicles only. The configuration of this circulation will limit traffic into the neighboring community in a manner that is significantly less than what otherwise might occur under the C-2 zoning.

Development Standards

Table 106-2e below identifies the required development standards for the Residential High Density (R-3) zoning district.

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

All projects shall provide one hundred and fifty square feet (150 sf) of onsite *open space* per *dwelling unit*, which shall include surfacing and safety features such as lighting, and *amenities* that enable residents to use the *open space*. Acceptable types of *open space* are listed below.

Common open space (excluding *setbacks*) with a minimum dimension of fifteen feet (15') in any direction that is accessible to all *dwelling units* by sidewalks or local paths. The space shall be oriented maximize afternoon shade, unless site conditions such as topography warrant waiving this requirement by the Community Development Director or Designee.

Individual balconies or patios (excluding front stoops) may be used for up to twenty-five percent (25%) of the required *open space*. To qualify as *open space*, balconies or patios must be at least forty square feet (40 sf) with no dimension less than five feet (5').

Rooftop decks and terraces may be used to meet up to fifty percent (50%) of the required *open space*, provided the space provides *amenities* such as seating areas, barbeques, fireplaces, recreational spaces, shade, and landscaping.

On-site indoor recreation areas may be used to meet up to twenty-five percent (25%) of the required *open space* provided the space is designed for communal use by all residents and provides space for entertaining, gathering, or exercise equipment and fitness activities.

Environmentally sensitive areas may count toward *open space* requirements if integrated into the site design to be visible and usable by residents with features such as trails and benches. Sensitive or critical areas meeting these requirements may count for up to fifty percent (50%) of the required *open space*." LDO §106-2.5.

Conformance with the adopted Surprise General Plan 2035

The 2035 Surprise General Plan ("General Plan") includes the Property in the "Commerce and Office Character Area" ("CO") and it is within the Transit Oriented Development District ("TODD"). See Exhibit

C. The TODD includes sub-areas of the General Plan to “promote a higher intensification of residential and non-residential uses near existing and planned transit stops.” General Plan, page 63. Throughout the CO Character Area “stand alone multi-family residential development” and “higher density housing” are permitted and “multi-family residential uses – such as condominiums and apartments” are typical. The CO Character Area allows the greatest diversity and intensity of land uses.” General Plan, pages 44-47. The intended use of the Property should qualify as a “Mixed Use-Residential” ¹ development within the General Plan CO Character Area because the Property is adjacent to commercial and as a result, will include a “horizontal mixture of residential and non-residential land uses.” General Plan, page 46.

The following describes the Project’s conformance with the general Goals and policies of the Land Use Element and other elements of the plan.

Housing Element:

Goal 1: Housing Stock

***Policy 8:** Promote and facilitate the build out of vacant and underutilized land through infill, reuse, revitalization and redevelopment activities for appropriate rural, suburban or urban housing development.*

Growth Element:

Goal 1: Sustainable Growth

***Policy 5:** Promote and provide incentives for infill development, redevelopment and growth in existing urbanized areas*

The Project will be constructed on a vacant parcel – currently underutilized in an area ripe for development. The Project will bring high quality construction and amenitized residences to a very connected area of the city. As an infill project, the density of the residences will provide a unique opportunity for residences to be adjacent to commerce and assist in a growth pattern consistent with the General Plan’s goal of improving underutilized land within the city boundaries.

Land Use Element:

Goal 1: Unique Community

***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 Project bring multi-family housing to an area in Surprise that will support housing diversity and living options for various lifestyles. In addition, the Project will include an array of amenities including a clubhouse with fitness room, pool, play area, and dog park that will provide opportunities for residents to interact and socialize within the community. In addition, the

¹ “Mixed Use – Residential Includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage (vertical mixed use) or acreage (horizontal mixed use). The remaining 25% of the square footage or acreage would constitute commercial retail, office, education, medical, entertainment or civic related uses.” General Plan, page 46.

adjacency of the Project to myriad commercial uses within the freeway corridor will allow for a horizontal integration of the residents into the larger community. The Project is located within walking distance of numerous grocery store, retailer, restaurant, and entertainment uses with the Grand Village Center.

Goal 4: Luke Air Force Base

Policy 1: *The City shall comply with all applicable statutes of the State of Arizona, applicable to territory within the vicinity of a military airport or ancillary military facility and land within the high noise and accident potential zones of Luke AFB or any ancillary military facility.*

Luke Air Force Base (“LAFB”) has confirmed that the Project’s proposed density is consistent with the LAFB graduated density standards.

Goal 6: Variety of Housing

Policy 1: *The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.*

The multi-family design of the Project will help broaden the housing choices within Surprise. The housing options within the project will be attractive to people who are looking for this type of housing which is not currently available within the area. The nature of the Project’s design will be attractive to young professionals, people looking to transition into the area, and others who are looking for affordable, but highly amenitized apartment living.

Policy 2: *The City shall promote various residential options that provide amenities and conveniences within the residence and surrounding community that is above the median housing mix.*

The Project will offer significant amenities and conveniences that will assist in elevating this community above the median housing mix of Surprise. The list of amenities includes a community clubhouse with a fitness room, a pool, a play area, and a dog park for the residents. These amenities will work cohesively to exceed the expectations of multi-family development within Surprise.

Policy 3. *The city shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city.*

The Project will help diversify the housing mix available within the City. The surrounding area is largely developed with detached single-family housing. The Prose apartments will provide options to surprise residents that are interested in a community that offers a smaller and more intimate setting, while still offering high level amenities expected in larger communities.

Character Area Approach:

The Project is located within the Commerce and Office Character Area (CO) of the General Plan. The General Plan acknowledges the broad development potential of these areas and created this character area designation to encourage flexible land use. Higher density housing is noted specifically as an opportune use within these areas, and multi-family residential uses such as apartments and

condominiums are typical. At 23.24 units/acre, the Project is explicitly compatible with the vision of the general plan as it applies to this location within the city of Surprise.

Compatibility and Transition Measures:

The Project will consider compatibility and transition measures as laid out in the General Plan. On the southern edge of the Project, two 2 story units will transition from the single-family homes to the south – providing a longer setback to the 3 story units in the interior. A 30-foot-wide Maricopa County Water easement is present on the Southwest corner of the parcel and will help provide a transition buffer between two of the residential communities that abut the Project. A dog park is planned just west of a retention area on the Mountain View and White Horse Trail which combined will provide additional transition space between the higher density residential and neighboring commercial parcel. Furthermore, landscaped perimeter sidewalks will create a sense of transition between the neighboring land uses.

The Project will exceed the required R-3 building setback standards from streets, residential zoning and non-residential zoning (see table below).

Building Setbacks		
	Required	Provided
Street (Collector or Local)	15'-0"	25'-10"
To Residential Zoning	20'-0"	22'-5"
To Non-Residential Zoning	20'-0"	24'-4"
3-Story to Single Family **	29'-0"	41'-5"

** 20' + 1' for every 1' of building height

The Project will incorporate the following transition guidelines from the General Plan.

To help limit the impact on adjacent existing or potential uses and promote overall land use compatibility, new development should utilize the following transition measures at the neighborhood edge:

1. *Respect the context of adjacent building form and architectural style;*
 - The Prose buildings incorporate design elements reminiscent of the modern farmhouse style, such as prominent gable roofs with exposed beam ends, centered windows, and metal window shade awnings. The pitched roofs feature flat asphalt shingles with gable ends that accentuate vertical massing elements and provide varied roof lines.
2. *Adjust densities to provide a gradual transition to surrounding uses;*
3. *Step buildings (via building massing, footprint size, and height) to reduce the visual impact to surrounding uses;*
 - The two-story buildings along the southern property line (garages with carriage units above) incorporate similar architectural elements to the other Prose buildings, but at a more residential scale to create a transition to the single-family community to the south.
4. *Provide similar streetscape and landscape design to surrounding uses;*

- The included Landscape plans will include perimeter planting Cathedral Oaks and Elms that will create a cohesive landscape with the surrounding development.
- 5. *Utilize appropriate setbacks to blend and transition between surrounding uses; and/or*
 - As noted above, the provided building setbacks will exceed the R-3 standards in each category.
- 6. *Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding uses.*
 - For the 3-story buildings, the pedestrian scale is enhanced by elements such as recessed patios with low walls, textured stone veneer, and window awnings. Mechanical equipment will be roof mounted and fully screened from view, allowing for patios and landscaping around the building.

Additionally, the building architecture and design will incorporate a variety of exterior materials including stone veneer, standing seam metal awnings and wrought iron balcony rails complement the warm earth tone stucco. The design choices combined with the stepped densities and building height provide compatibility with the current surrounding uses, while providing transitional measures in line with the tenets of the General Plan.

Transportation/Access/Utilities

A traffic impact study is submitted with the rezone application. The study has largely determined that the development of the project under the R-3 zoning standards will cause less trips than if developed as a commercial space as an office building or shopping center – both of which would be compatible uses under the property's General Plan designation and current zoning.

Primary access to the Project will be via a gated full movement main entry from W. Mountain View Ave. - utilizing the existing median break. A secondary gated driveway will be provided on N. White Horse Trail on the eastern edge of the property and be limited to emergency vehicles only.

The site will be serviced by two private water systems. One will be for domestic water and the other will be for fire hydrants and sprinkler feeds. The two systems will be run parallel through the site looping the site and connecting into the public water line in Mountain View Boulevard at two locations. The fire line will be an 8-inch main that connects to the system once at the main entrance to the site and a second time at the fire truck exit on White Horse Trail. The domestic system will also connect once to an existing 4-inch water stub from Mountain View and once from an 8-inch stub from White Horse Trail.

The site is serviced with 2 private sewer lines. One connects to the sewer main in Mountain View Boulevard at the North corner of the site. The second connects into White Horse Trail near the emergency entrance to the site. The 8-inch sewer mains run at a minimum slope of 0.55%. The 6-inch sewer services run at a minimum of 1% and the 4-inch services at a minimum of 2%.

The project site provides retention for the anticipated runoff from the 100-year 2-hour storm event for the site and the adjacent half street. Retention is provided in a combination of surface basins and underground retention vaults. Storm water is conveyed to the retention basins via surface flow and through a storm drain system around the site. The storm drain system will be sized for the peak runoff from the 100-year storm event. The storm water in the retention system will be dissipated using drywells.

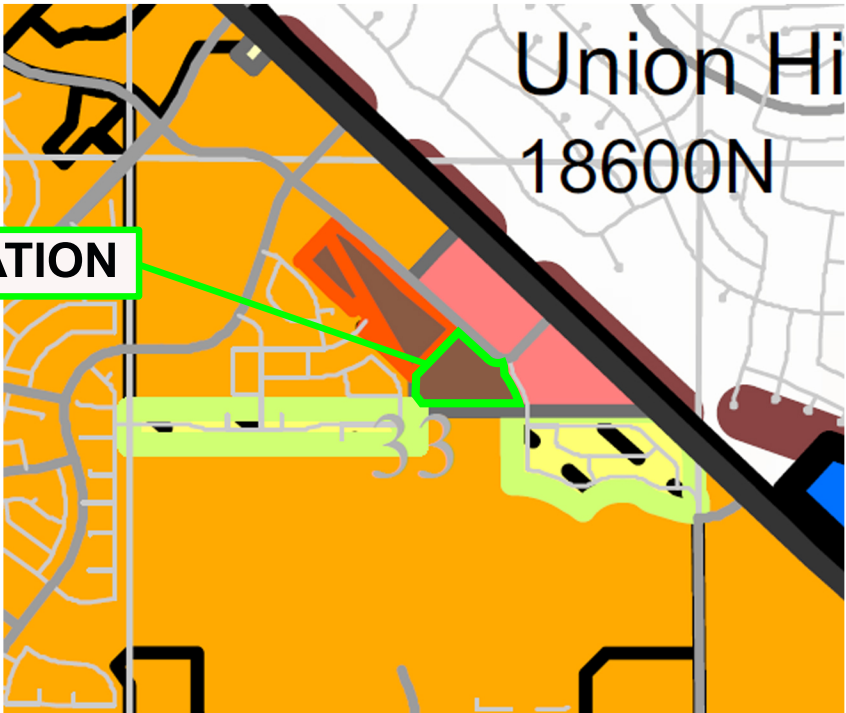
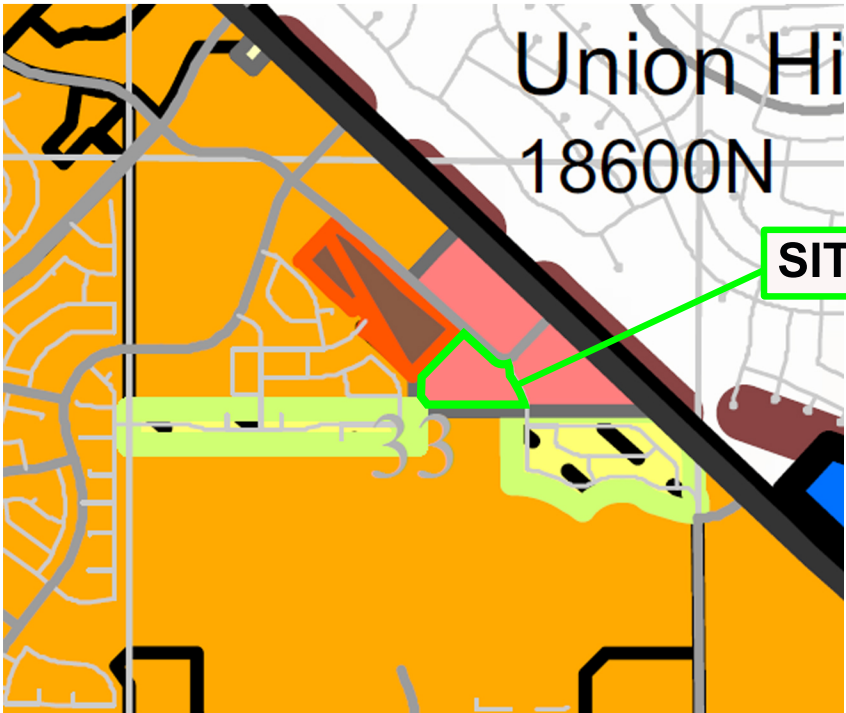
Results of the Rezone

The Prose Mountain View Rezone will allow for an infill development on vacant land. This project will be in conformance with the Surprise General Plan and expand housing diversity within the community. The design standards and architectural plans of the Project will ensure cohesion with current adjacent land uses while providing high quality and amenitized housing opportunity within the City of Surprise.

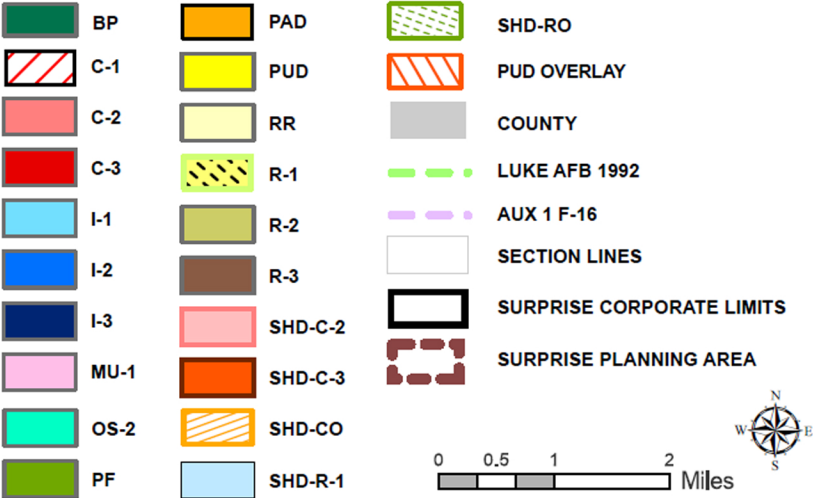


Existing Zoning

Proposed Zoning



Zoning Districts



Zoning Districts

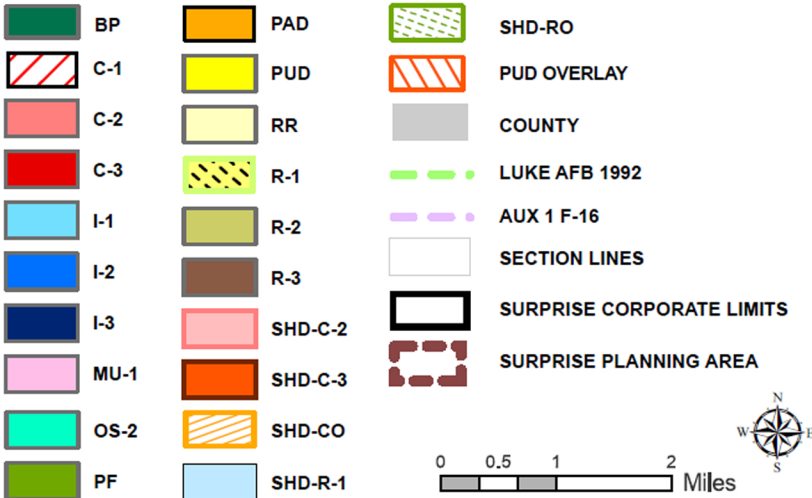
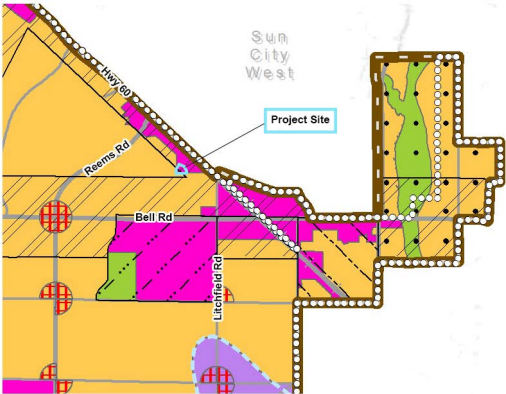


Exhibit C



Character Areas

- Neighborhood**
 - Rural
 - Suburban
 - Urban
- Commerce & Office**
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office
- Employment**
 - Business Park
 - Industrial
- Open Space**
(As described on page 53)

Sub Areas

- Luke Compatibility District
- Scenic Lands Development
- Surprise Center District
- Surprise Heritage District
- Transit Oriented Development District
- Aggregate Resource Areas

Features

- Planning Area
- Aux 1 Noise Contours
- Luke AFB Noise Contours
- Canals
- Military
- Existing Community Commercial
- Public Facility
- Mining

Circulation

- Freeway
 - Parkway
 - Major Arterial
 - Minor Arterial
 - BNSF Rail
- N
- 0 1 2 Miles

Parcel 1

LOT 3 AND TRACT C, OF GRAND AVENUE PROFESSIONAL PLAZA AMENDED, ACCORDING TO BOOK 652 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

Parcel 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE CENTER OF SECTION 33;

THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS WEST, A DISTANCE OF 345.00 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS WEST, A DISTANCE OF 200 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 57 MINUTES 40 SECONDS EAST, A DISTANCE OF 283.88 FEET TO A POINT;

THENCE NORTH 89 DEGREES 45 MINUTES WEST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

Parcel 3

THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 33; THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS WEST (RECORDED) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST (MEASURED) 345.00 FEET;

THENCE SOUTH 89 DEGREES 45 MINUTES EAST (RECORDED) SOUTH 89 DEGREES 24 MINUTES 36 SECONDS EAST (MEASURED) A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS WEST A DISTANCE OF 318.08 FEET (RECORDED) 336.03 FEET (MEASURED);

THENCE NORTH 43 DEGREES 29 MINUTES EAST, A DISTANCE OF 1202.96 FEET (RECORDED) NORTH 43 DEGREES 46 MINUTES 43 SECONDS EAST, A DISTANCE OF 1190.35 FEET (MEASURED) TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GRAND AVENUE;

THENCE SOUTH 46 DEGREES 31 MINUTES EAST (RECORDED) SOUTH 46 DEGREES 14 MINUTES 00 SECONDS EAST (MEASURED) ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 531.71 FEET (RECORDED) 547.70 FEET (MEASURED);

THENCE SOUTH 43 DEGREES 29 MINUTES WEST, A DISTANCE OF 1139.33 FEET (RECORDED) SOUTH 43 DEGREES 49

KEYED NOTES

- 1A TYP. PARKING SPACE ADJACENT TO CURB OR SIDEWALK; 9'-0"x18'-0". SEE DET. 5/A-011
1C TYP. ACCESSIBLE PARKING SPACE; 11'-0"x18'-0" WITH 5' WIDE ACCESS AISLE. SEE DETAIL 3/A-011.
1D STRIPED CROSSWALK, 5' WIDE MIN., TYP.
1E 'C' DESIGNATES COMPACT PARKING SPACE; 8'-0"x18'-0"
2A 6' TALL WROUGHT IRON VIEW FENCE. SEE LANDSCAPE WALL PLAN.
2B 6' TALL PARTIAL VIEW FENCE AS PARKING SCREEN WALL. 3' TALL WROUGHT IRON VIEW FENCE OVER 3' TALL SOLID MASONRY WALL. SEE LANDSCAPE WALL PLAN.
2C 6' TALL SOLID MASONRY SITE WALL. SEE LANDSCAPE WALL PLAN.
2D SIGHT VISIBILITY TRIANGLE PER CITY OF SURPRISE EDS DETAIL 4-01 AT DRIVEWAY ENTRANCES AND ROAD INTERSECTIONS. ALL STRUCTURES AND LANDSCAPING WITHIN TRIANGLE TO BE MAINTAINED AT MAX. 2'-6" TALL.
2E CARPORT LOCATION. SEE DETAIL 9/A-011.
2G 30' x 30' SIGHT VISIBILITY TRIANGLE. ALL STRUCTURES AND LANDSCAPING WITHIN TRIANGLE TO BE MAINTAINED AT MAX. 2'-6" TALL.
2K 6' TALL EXISTING MASONRY SITE WALL. PATCH AND REPAIR AS NEEDED.
3A POOL AMENITY. SEE LANDSCAPE PLANS.
3B 6' TALL MASONRY POOL EQUIPMENT ENCLOSURE.
3C COVERED RAMADA.
3E NEW CONCRETE APRON AT GARAGE ENTRIES, TYP.
4A VEHICULAR GATE. SEPARATE FIRE DEPT SUBMITTAL & PERMIT REQUIRED. AUTOMATIC GATES REQUIRE TRAFFIC PRE-EMPTION DEVICE (OPTICOM) & KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO IT CAN "SEE" THE APPROACHING FIRE APPARATUS & SIGNAL THE GATE TO OPEN. THE KNOX KEY SWITCH IS TO BE MOUNTED ON A PEDESTAL, APPROX 66 INCHES ABOVE GRADE, A MIN. OF 10 FEET FROM THE GATE, & ON THE DRIVERS' SIDE IN ORDER FOR THE DRIVER TO OPERATE THE SWITCH WITHOUT DISMOUNTING THE FIRE APPARATUS.
4F SITE ADDRESS DIRECTORY SIGN.
4H NEW "EXIT ONLY" SIGN AT THIS GATE.
4K PAINTED STOP BAR AND CROSSWALK.
5A EXISTING STREET LIGHT TO REMAIN.
5G EXISTING 6' WIDE PUBLIC SIDEWALK TO REMAIN.
6A MASONRY REFUSE ENCLOSURE PER CITY STANDARD DETAIL 2-01A. SEE DETAILS 13 & 17/A-011
6B 45' LONG UNOBSTRUCTED APPROACH TO REFUSE ENCLOSURE.
7A BICYCLE PARKING RACK.
8A EXISTING FIRE HYDRANT TO REMAIN.
8B NEW FIRE HYDRANT. SEE CIVIL PLANS.
8C EXISTING FIRE HYDRANT TO BE RELOCATED. SEE CIVIL PLANS.
8D 26" WIDE FIRE APPARATUS ACCESS ROAD, TYP.

KEYED NOTES

- 9A NEW 6" C.I.P. CONCRETE CURB, TYP.
9B NEW ASPHALT PAVING, TYP. U.N.O.
9D KNOX BOX FOR FIRE DEPT ACCESS. PROVIDE AT CLUBHOUSE, POOL GATES, VEHICULAR GATES AND FIRE RISER ROOMS.
12 FIRE TRUCK TURNING RADIUS PER CITY OF SURPRISE STANDARDS & 2018 AASHTO SU-40; 36.4 FT INSIDE RADIUS, 52.8 FT OUTSIDE RADIUS.
14 PLAY AREA WITH SHADE RAMADA.
15 DASHED GREY LINE INDICATES ACCESSIBLE ROUTE FROM PUBLIC WAY INTO DEVELOPMENT.
16 FDC LOCATION. GC TO PROVIDE WORKING CLEARANCE IN COMPLIANCE WITH IFC 912.3.2.
18 MAILBOX AREA AS PART OF CLUBHOUSE.
25 FIRE RISER ROOM WITH EXTERIOR MAN DOOR, FDC AND KNOX BOX. SEE CIVIL AND FIRE PROTECTION DRAWINGS.
31 MONUMENT SIGNAGE BY OTHERS. SEE LANDSCAPE PLANS FOR DESIGN CONCEPT. ALL FINAL SIGNAGE BY OTHERS AND SHALL BE DESIGNED, SUBMITTED AND PERMITTED BY THE CITY SEPARATELY.
32 DOG PARK WITH SHADE RAMADA.

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 3 AND TRACT C, OF GRAND AVENUE PROFESSIONAL PLAZA AMENDED, ACCORDING TO BOOK 652 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

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THENCE SOUTH 43 DEGREES 29 MINUTES WEST, A DISTANCE OF 1139.33 FEET (RECORDED) SOUTH 43 DEGREES 49

GENERAL SITE NOTES

NOTE: MECHANICAL EQUIPMENT AND DOWNSPOUTS MUST BE SCREENED FROM VIEW.

GOVERNING CODES:

- 2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2009 ICC A117.1 ACCESSIBLE & USABLE BLDGS & FACILITIES
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
1998 FAIR HOUSING ACT DESIGN MANUAL
ORDINANCE 2019-031 LOCAL CODE AMENDMENTS

PROJECT DATA

SITE INFORMATION:

PROJECT: PROSE APARTMENTS SURPRISE
MOUNTAINVIEW BLVD & WHITE HORSE TRAIL
SURPRISE, AZ

PROJECT OWNER / DEVELOPER: ALLIANCE RESIDENTIAL COMPANY
2525 E. CAMELBACK RD, SUITE 500
PHOENIX, AZ 85016
CONTACT: IAN SWIERGOL
ISWIERGOL@ALLRES.CO.COM
602-778-2807

PROJECT ARCHITECT: triARC ARCHITECTURE & DESIGN
1934 E. CAMELBACK RD, SUITE 200
PHOENIX, AZ 85016
CONTACT: JON HANNA
JHON@TRIARCDESIGN.COM
602-229-1100

PROJECT NARRATIVE: NEW MULTIFAMILY PROJECT. 3 STORY BUILDINGS WITH AMENITIES INCLUDING CLUBHOUSE WITH FITNESS ROOM, POOL, TOT LOT, DOG PARK

ZONING: EXISTING: CC
PROPOSED: R-3

APN: 503-98-917, 503-98-923, 503-59-031K, 503-59-031B

SITE AREA: NET: 11.74 AC (+/- 511,549 SF)
GROSS: 12.82 AC (+/- 558,565 SF)

DENSITY: 23.34 DU/AC PROPOSED (274 UNITS / 11.74 NET AC)

GROSS BLDG FOOTPRINT: 108,727 SF

MAX. LOT COVERAGE: 65% OF NET SITE ALLOWED
108,727 / 511,549 SF = 21% OF NET SITE PROVIDED

OPEN SPACE: REQUIRED: 150 SF x 274 UNITS = 41,100 SF
PROVIDED: 6,600 SF PRIVATE PATIOS
3,600 SF INDOOR CLUBHOUSE/FITNESS
31,000 SF OUTDOOR OPEN SPACE
42,000 SF TOTAL OPEN SPACE

BUILDING INFORMATION:

BUILDING HEIGHT:
ALLOWED: 60'-0"
PROVIDED: 38' 3-STORY, 26' 2-STORY, 1-STORY CH 22'-8"

OCCUPANCY: BUILDING TYPE 1 = R-2
BUILDING TYPE 2 = R-2 OVER U PRIVATE GAR.
CLUBHOUSE = B

CONSTRUCTION TYPE: TYPE V-B, WOOD FRAME

FIRE SPRINKLERS: APARTMENTS: NFPA 13-R
CLUBHOUSE: NFPA 13

DWELLING UNIT MIX:

1 BEDROOM = 175 (64%)
2 BEDROOM = 99 (36%)
TOTAL UNITS = 274

BUILDING MIX:

(11) BUILDING TYPE 1 (3 STORIES X 8 UNITS PER STORY)
1 BED = 15 UNITS
2 BED = 9 UNITS
TOTAL = 24 UNITS PER BLDG

(5) BUILDING TYPE 2 (2 STORIES X 2 UNITS AT SECOND STORY)
1 BED = 2 UNITS
TOTAL = 2 UNITS PER BLDG

BUILDING FOOTPRINT:

(11) BUILDING TYPE 1 X 8,605 SF = 94,655 SF
(5) BUILDING TYPE 2 X 1,806 SF = 9,030 SF
(1) CLUBHOUSE X 5,042 SF = 5,042 SF
TOTAL FOOTPRINT = 108,727 SF

BUILDING AREAS, TOTAL:

(11) BUILDING TYPE 1 X 26,418 SF = 290,598 SF
(5) BUILDING TYPE 2 X 3,612 SF = 18,060 SF
(1) CLUBHOUSE X 5,042 SF = 5,042 SF
TOTAL AREA = 313,700 SF

VEHICLE PARKING REQUIRED:

1 BEDROOM: 175 UNITS x 1.0 PS = 175 SPACES
2 BEDROOM: 99 UNITS x 2.0 PS = 198 SPACES
GUEST: 274 UNITS x 0.2 = 55 SPACES
OFFICE: 5,042 SF / 250 = 21 SPACES
TOTAL REQUIRED = 449 SPACES
ACCESSIBLE: 2% OF TOTAL = 9 (INCLUDED IN TOTAL)

PARKING PROVIDED:

SURFACE OPEN = 178 SPACES
SURFACE OPEN ACCESSIBLE = 4 SPACES
SURFACE COVERED = 226 SPACES
SURFACE COVERED ACCESSIBLE = 8 SPACES
GARAGE = 1 SPACES
GARAGE ACCESSIBLE = 39 SPACES
TOTAL = 456 SPACES (1.66 PS/UNIT)

BICYCLE PARKING REQUIRED:

1 PER 20 VEHICLE PARKING SPACES

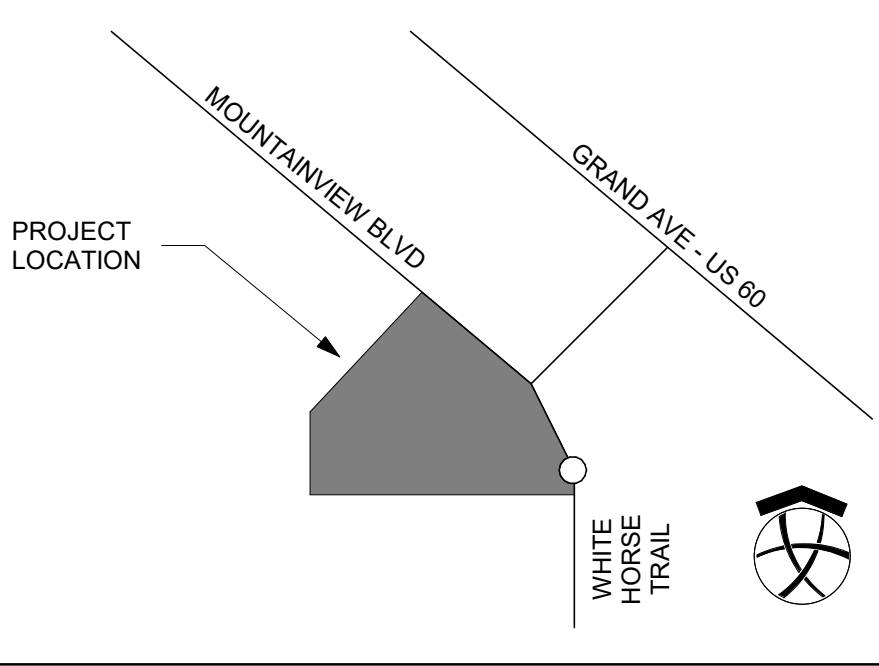
BICYCLE PARKING COUNT: 23 SPACES REQUIRED (24 PROVIDED)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
STREET (COLLECTOR OR LOCAL)	15'-0"	25'-10"
TO RESIDENTIAL ZONING	20'-0"	22'-5"
TO NON-RESIDENTIAL ZONING	20'-0"	24'-4"
3-STORY TO SINGLE FAMILY **	32'-0" **	41'-5"

** 20' + 1' FOR EVERY 1' OF BLDG HEIGHT OVER 30'

PROJECT LOCATION



1934 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100

NOT FOR CONSTRUCTION

N.F.C.

NOT FOR CONSTRUCTION

PRELIM SITE PLAN

PROSE SURPRISE
ALLIANCE RESIDENTIAL
SURPRISE, AZ

REV | DATE | DESCRIPTION

PROJECT NUMBER

21-091

ISSUE DATE

07/15/2022

SHEET TITLE

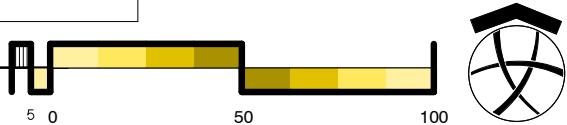
SITE PLAN

SHEET NUMBER

A-010

CASE NUMBER:
FS22-0588

1 SITE PLAN
1" = 50'-0"





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

10 May 2022

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

Ms. Nichole Flores
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0588; Prose Apartments (APNs: 503-98-917 and 503-98-923)

Dear Ms. Flores

Thank you for allowing Luke AFB to make comments on the Prose Apartments Concept Review application. This concept review application proposes a 240-unit multi-family residential development on approximately 11.13 gross acres located at the intersection of Mountain View Boulevard and White Horse Trail within the City of Surprise. It is 2 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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. This project with a density of 21.5 du/ac does not fall within these guidelines however, when taking into consideration the entire Grand Avenue Professional Plaza approved site plan acreage of 47.9 acres, we find that the overall density will be below 6 du/ac and therefore 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 residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-6175.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2022.05.10 14:32:56 -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

AFFIDAVIT OF POSTING

Application No: FS22-0588

Applicant Name: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Location: SEC Mountain View Blvd & White Horse Trl

Date Site Posted: 09/02/22

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).

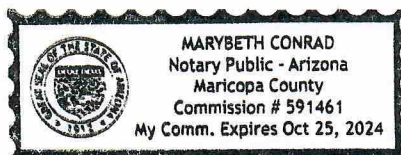
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 9/2/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 09/02/22, 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: August 11, 2022

Time: 6:00 P.M.

Location: The Colonnade at Sun Health Communities
The Sorrento Room
19116 N. Colonnade Way Surprise, AZ 85374
& via Zoom Meeting:
Join Zoom Meeting
<https://us02web.zoom.us/j/87913499831>
Meeting ID: 879 1349 9831 Join by phone: +1 346 248 7799

Planning & Zoning

Date: October 6, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 15, 2022

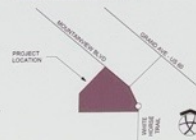
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number FS22-0588. Alliance Residential Company is seeking a rezone from Community Commercial (C-2) to High Density Residential (R-3) for approximately 12.82 acres at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail to accommodate the development of a high-end apartment housing community. The proposed community consists of 274 residential units in a combination of 2 and 3 story buildings built around a central amenity area that includes a clubhouse with fitness room, pool, play area and dog park.

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

PROJECT LOCATION



Sep 02, 2022 11:29AM
17896 N White Horse Trail
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 11, 2022

Time: 6:00 P.M.

Location: The Colonnade at Sun Health Communities

The Sorrento Room

19116 N. Colonnade Way Surprise, AZ 85374

& via Zoom Meeting:

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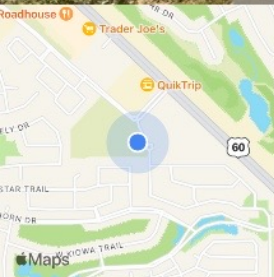
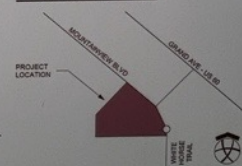
Location: 16000 N Civic Center Plaza

Surprise, AZ 85374

Case number FS22-0588. Alliance Residential Company is seeking a rezone from Community Commercial (C-2) to High Density Residential (R-3) for approximately 12.82 acres at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail to accommodate the development of a high-end apartment housing community. The proposed community consists of 274 residential units in a combination of 2 and 3 story buildings built around a central amenity area that includes a clubhouse with fitness room, pool, play area and dog park.

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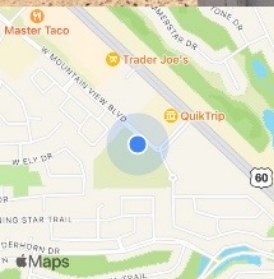
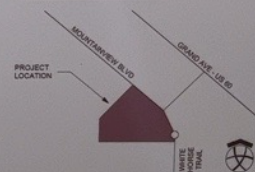
Time: 6:00 P.M.

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Case number FS22-0588. Alliance Residential Company is seeking a rezone from Community Commercial (C-2) to High Density Residential (R-3) for approximately 12.82 acres at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail to accommodate the development of a high-end apartment housing community. The proposed community consists of 274 residential units in a combination of 2 and 3 story buildings built around a central amenity area that includes a clubhouse with fitness room, pool, play area and dog park.

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

PROJECT LOCATION



Sep 02, 2022 11:23AM
14000-14038 W Mountain View Blvd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 11, 2022

Time: 6:00 P.M.

Location: The Colonnade at Sun Health Communities
The Sorrento Room
19116 N. Colonnade Way Surprise, AZ 85374
& via Zoom Meeting:
Join Zoom Meeting
<https://us02web.zoom.us/j/87913499831>
Meeting ID: 879 1349 9831 Join by phone: +1 346 248 7799

Planning & Zoning

Date: October 6, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 15, 2022

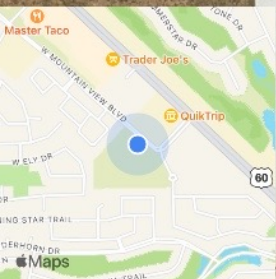
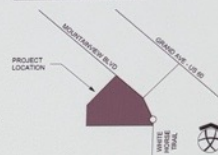
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number FS22-0588. Alliance Residential Company is seeking a rezone from Community Commercial (C-2) to High Density Residential (R-3) for approximately 12.82 acres at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail to accommodate the development of a high-end apartment housing community. The proposed community consists of 274 residential units in a combination of 2 and 3 story buildings built around a central amenity area that includes a clubhouse with fitness room, pool, play area and dog park.

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

PROJECT LOCATION



Sep 02, 2022 11:24AM

14000-14038 W Mountain View Blvd
Maricopa County

Prose Mountain View



Citizen Participation Report

Case Number: FS22-0588

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

623 222-1000

Citizen Participation Report Submittal: September 2, 2022

Citizen Participation Report

Prose Mountain View

Case # FS22-0588

Introduction

Alliance Residential (“Applicant”) is seeking a rezone from Community Commercial (C-2) to Residential High Density (R-3) for 12.82 acres on the southwest corner of W. Mountain View Boulevard and N. White Horse Trail in Surprise, AZ in order to develop a multi-family apartment project to be known as Prose Mountain View (“Project”). The Project encompasses the Maricopa County Parcel Numbers 503-98-917, 503-98-923, 503-59-031K, 503-59-031B (collectively, the “Property”). This report describes the public outreach completed by the Applicant for this Project.

Techniques Used to Involve the Public:

Website:

A website was created for the project – alliancemountainview.com. The project website had links to the rezoning application as well as a timeline of upcoming meetings and hearings for the project. A screenshot of the website is included as **Exhibit A**.

Correspondence:

Prior to this meeting, the Applicant received and responded to 19 emails from citizens voicing various concerns regarding the project. Some of these emails were received directly by the Applicant, and some were received by city staff and forwarded to the Applicant. After the meeting, the Applicant received two emails from residents in opposition to the project. In each case, the Applicant directed the citizens to the project website for more information.

Meetings:

A neighborhood meeting was held at “The Colonnade at Sun Health” at 19116 N. Colonnade Way, Surprise, AZ 85374 on Thursday, August 11, 2022, at 6:00 pm. The meeting was also hosted online via Zoom for those unable to attend in-person. A summary of the presentation given to attendees as well as the questions and concerns of the citizens is documented in **Exhibit B**. Included in this report is a redacted list of in-person and remote attendees (81 in total).

Notifications:

Notification letters and legal advertisements were arranged by the City of Surprise. The Applicant posted the site on July 26, 2022, with information about the neighborhood meeting. An affidavit of the site posting, and photos of the signs are included as **Exhibit C**. The site postings were updated on September 2, 2022, to add the upcoming dates for the Planning and Zoning Commission and City Council hearings. An affidavit of the site posting, and photos of the signs are included as **Exhibit D**.

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

Through the public participation process, the Applicant has communicated with the vocal community regarding their concerns and has addressed their problems. The Applicant is currently continuing to

work with the neighboring residents to provide visual exhibits to demonstrate the views of the project from their backyards.

Exhibits

- A. Website Screen Shot
- B. Neighborhood Meeting Summary – with redacted sign-in sheets
- C. Affidavit of Posting for Neighborhood Meeting – with photos
- D. Affidavit of Posting for Public Hearings – with photos

PROSE MOUNTAIN VIEW

Surprise, AZ



Application

Exhibit B

Neighborhood Meeting Summary for

Prose Mountain View

FS22-0588

August 11, 2022, at 6:00 p.m.

The neighborhood meeting for a rezoning request for 12.82 acres located at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail in Surprise, AZ was held at 6:00pm on Thursday, August 11, 2022. The meeting was held at “The Colonnade at Sun Health” located at 19116 N. Colonnade Way, Surprise, AZ 85374. Fifty-five (55) citizens attended the meeting in person and 26 attended the meeting remotely through a concurrently hosted Zoom meeting. A copy of the sign in sheet is included as Attachment A, and a copy of the Zoom attendee list is included as Attachment B.

Members of the development team present included:

Carolyn Oberholtzer – Bergin, Frakes, Smalley & Oberholtzer

Caleb Weeks – Bergin, Frakes, Smalley & Oberholtzer

Lauren Trobaugh – Bergin, Frakes, Smalley & Oberholtzer

Adam Pruett – Bergin, Frakes, Smalley & Oberholtzer

Jon Hanna – Tri Arc

Jon Garshick – Alliance

Zach McCarthy – Alliance

City Officials and Staff present:

Jack Hastings – Council Member

Lloyd Abrams – Assistant Director, Community Development

Trever Fleetham - Planner

Ms. Oberholtzer began the meeting at 6:00 pm. She introduced the project of Prose Mountain View as a rezone from C-2 (Community Commercial) to R-3 (High Density Residential). Ms. Oberholtzer proceeded to give a PowerPoint presentation to the attendees. A copy of this presentation is included as Attachment C.

Ms. Oberholtzer gave an overview of the applicant “Alliance Residential,” explaining that they are one of the largest rental residential real estate developers in the US. She further explained their deep connection to the valley, with their office headquartered in Scottsdale. She explained that Alliance would not just be doing the rezoning, but would be overseeing the development, construction, and management of the rental units. Ms. Oberholtzer explained the context of the site along with the

current general plan designation, current zoning, and development plan for the site. She further explained the conceptual site plan, noting the full entry on W. Mountain View Blvd. and emergency access on N. White Horse Trail. She discussed the amenities that would be present on the property as well as the screening, setbacks and landscape plans – including the tree species that would be planted on the perimeter of the site to provide a buffer to the existing adjacent residential uses. Ms. Oberholtzer spent time discussing specific building setbacks that were proffered for the site – of note was their comparison to the R-3 requirements, and the C-2 setbacks that would apply if the property was developed under its current zoning designation. She also addressed questions regarding the building heights and the orientation of the apartment buildings – noting the applicant’s plan to place all significant windows and balconies inward facing to the project and away from the adjacent residential land uses.

Ms. Oberholtzer further detailed the various building types that were planned for the site, and the proposed mix of 1 bedroom and 2 bedroom units. She explained that the mixture of unit types was proposed by Alliance Residential to cater specifically to couples and singles making between \$65k-90k per year. She noted that the tenants would undergo a criminal and financial background check. It was also noted that the apartments were Market Rate Class A Residential units and would not be subsidized housing. She noted that the homes were expected to appeal to healthcare, military and educational workers in Surprise – specifically pointing out the many health care employers within a one-mile radius of the site. Ms. Additionally discussed the traffic study that was part of the application, with an emphasis that the study showed very little traffic going south on White Horse Trail.

Ms. Oberholzer’s presentation ended at 6:25 pm at which time she began taking questions from both the in-person and virtual attendees. A summary of the question-and-answer session follows:

A citizen asked where they could get more information on the traffic study that accompanied the application. Several citizens were concerned about traffic that would be generated from the project. Specifically, certain citizens were concerned about speeding and traffic volume south of the project on White Horse Trail. A citizen suggested that residents should not be allowed to drive on the streets south of the site.

Ms. Oberholtzer explained that there was a project website (www.alliancemountainview.com) where the traffic study was available for viewing. She explained that traffic study showed that only 1% of trips were expected to be South on White Horse Trail. She further explained that the expected trips generated from this residential use were significantly smaller than potential development of the site under its current C-2 zoning. Retail and General Office uses on the site were expected to generate significantly more trips when compared to the proposed high density residential use. **Due to a number of residents expressing disbelief that only 1% of trips would be south from the site**, she explained the traffic studies are completed by licensed engineers and recommended that attendees review the traffic study and call or email her with further questions. In addition, she explained that public roads could not be exclusionary to residents of the development.

Several residents expressed concern about the space between the homes to the south of the site and the Project’s boundaries. They were worried that a “no-mans-land” could become a place for trash to accumulate and homeless people to congregate.

Ms. Oberholtzer explained that while the MWD easement that created the no-mans-land was on the residential property owner's property and thus was their responsibility to maintain, it would be in both Alliance and the homeowner's interest to keep the area secure and clean. She discussed that there would be coordination between Sun Village and Alliance to keep the area maintained. She further discussed that this area would be closed off and inaccessible to the public with gating. This would provide additional security to the Sun Village residents who stated that they have had vandals graffiti their block walls and intruders scale their block walls from the vacant lot.

An attendee questioned if children would be allowed to live in the development. A further attendee asked for a breakdown of singles, couples, and families that would live in the community.

Ms. Oberholtzer explained that while children could not be restricted from the development, families were not the target demographic reflected in the 1 and 2 bedroom unit design.

An attendee asked where Ms. Oberholtzer lived. Several attendees were inquisitive towards what types of developments were around her home and whether she would support such a project if she was in their shoes. A resident asked if she would feel more comfortable with her safety if she was adjacent to a multi-family development or a commercial area.

Ms. Oberholtzer responded candidly to the resident explaining her living conditions, and refocused the meeting on the project at hand. She said that while she could not speak to specifics regarding what type of development may lead to higher crime rates, she expected a gated residential apartment community to provide more security to the neighbors than the myriad of uses that could be allowed under the current commercial zoning of the site.

An attendee asked if the City of Surprise had given final approval for the project.

Ms. Oberholtzer informed the attendee that the project would go through a public hearing process with Planning Commission before it would be heard by City Council for approval or denial. She explained that these meetings were not yet scheduled. She additionally explained that the rezone was being processed concurrently with a site plan. She explained that construction could begin as early as the end of 2023, and that construction could take 2 years.

An attendee raised questions about the parking stalls within the development and questioned whether it would be enough to accommodate the residents of the apartments. They expressed concerns that if there wasn't enough parking that the residents would park on public streets.

Ms. Oberholtzer explained that the parking stalls exceeded the city standards at 456 spaces. She explained that the gated community would not generate additional street parking as the residents would be parking within the community.

One attendee asked if the tenant profile could change if there was a recession.

Ms. Oberholtzer explained that the client was intimately aware of the current economic realities affecting the national, regional, and local housing markets. She explained that they remained confident in this project and market and saw the site location as viable and not a risky proposition. She explained the growth of Surprise and many new employers coming into Surprise and the greater Phoenix metro area provided a need for more housing. Ms. Oberholtzer explained that even in a market downturn, the growth in Surprise necessitates more housing options – especially rental by design.

An attendee expressed concern about out of country residents not being in attendance. One member asked if the timing of the meeting was done on purpose to reduce attendance.

Ms. Oberholtzer explained that the application and timing of the meeting was in no way meant to exclude the public from the process. She affirmed that she would be available to meet with anyone not in attendance in an individual or group setting to explain the Prose Mountain View application and hear any concerns that they may have.

There were a number of concerns voiced about storm retention on site. Additionally, there were concerns about the grading of the site and the finished floor level of the parcels.

As the project engineer was not at the meeting, the applicant didn't have specific answers for the attendees, but confirmed that the drainage plans were an aspect of the site plan application and would be reviewed by city staff. Ms. Oberholtzer explained that the project largely was using underground retention for the Project. She encouraged the questioners to reach out to her after the meeting so that she could follow up with specific answers to their questions after consulting with the project engineer.

An attendee asked if the apartment unit count could increase or decrease based on citizen input.

Ms. Oberholtzer explained that it was unlikely at this point in the project that the density would change, considering how far along the project is within the design process.

An attendee asked what rent would cost for the units.

Ms. Oberholtzer explained, that since the Project's completion was years out, it was hard to know what market forces could influence, but at this time the expected rental range would be between \$1,600 and \$2,400 depending on the unit type.

There was a question raised about the tree planting on the south side of the Project. There were some concerns about trees being close to the existing residences walls.

Ms. Oberholtzer confirmed that all the site landscaping would be within the property line of the Project site - which was separated by the Projects wall plan, and the existing southern MWD easement.

A citizen asked how large trees would be when they were planted.

Ms. Oberholtzer referred to the landscaping plan and specifically discussed the planned tree species that was designated for the southern boundary to provide screening between Prose Mountain View and the adjacent residential uses.

An attendee asked questions about the mixed-use designation of the General Plan designation. She was concerned about the transition elements of the General Plan not being acknowledged in the transition from the single-family homes to the south of the project to the building heights within Prose Mountain View.

Ms. Oberholtzer explained that currently the parcel was zoned for commercial that allows 40' tall buildings. She explained that the project was using transition measures such as landscape buffers and stepped building heights to assist in the visual transitions on-site.

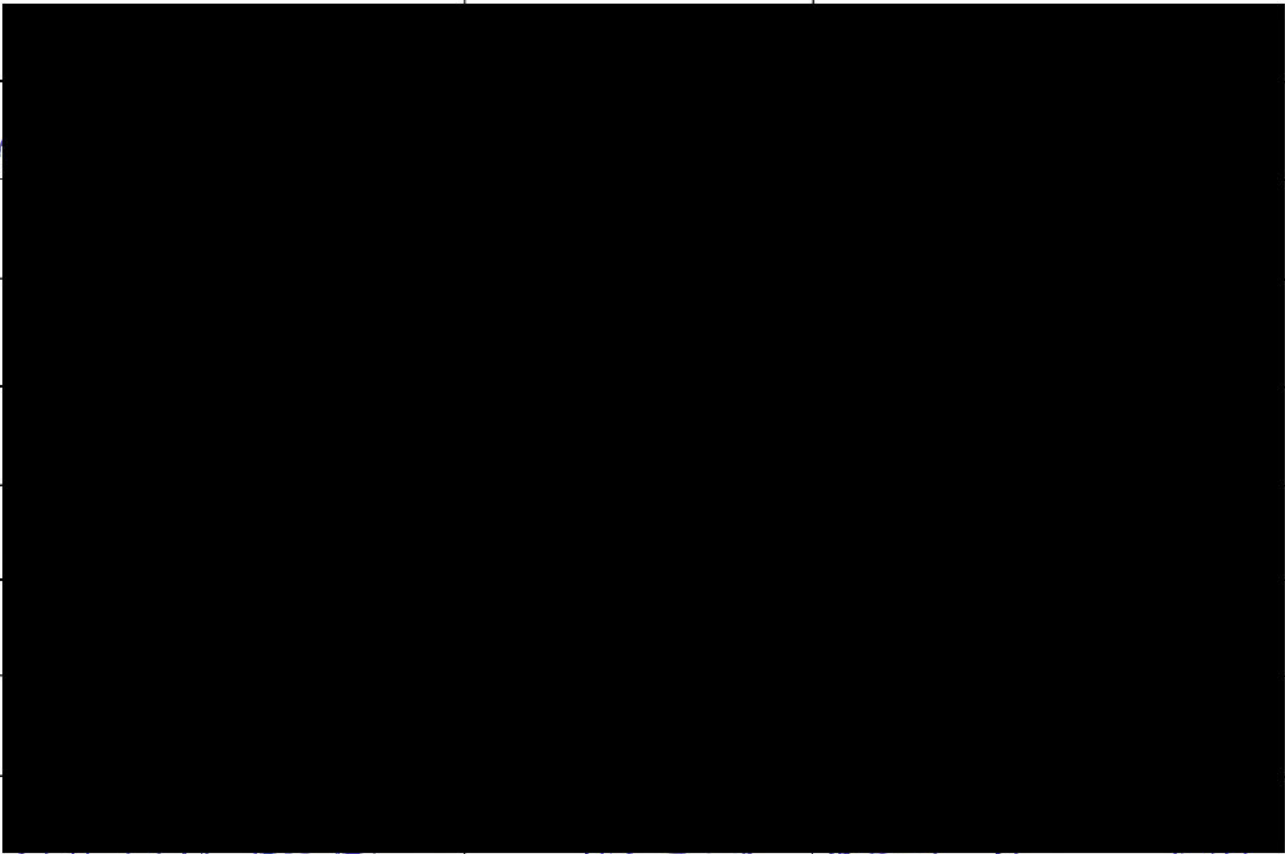
An attendee asked if there would be ADA access and considerations to the site.

Ms. Oberholtzer and Mr. Garshick explained that yes – per the Americans with Disabilities Act, there would ADA considerations provided on-site.

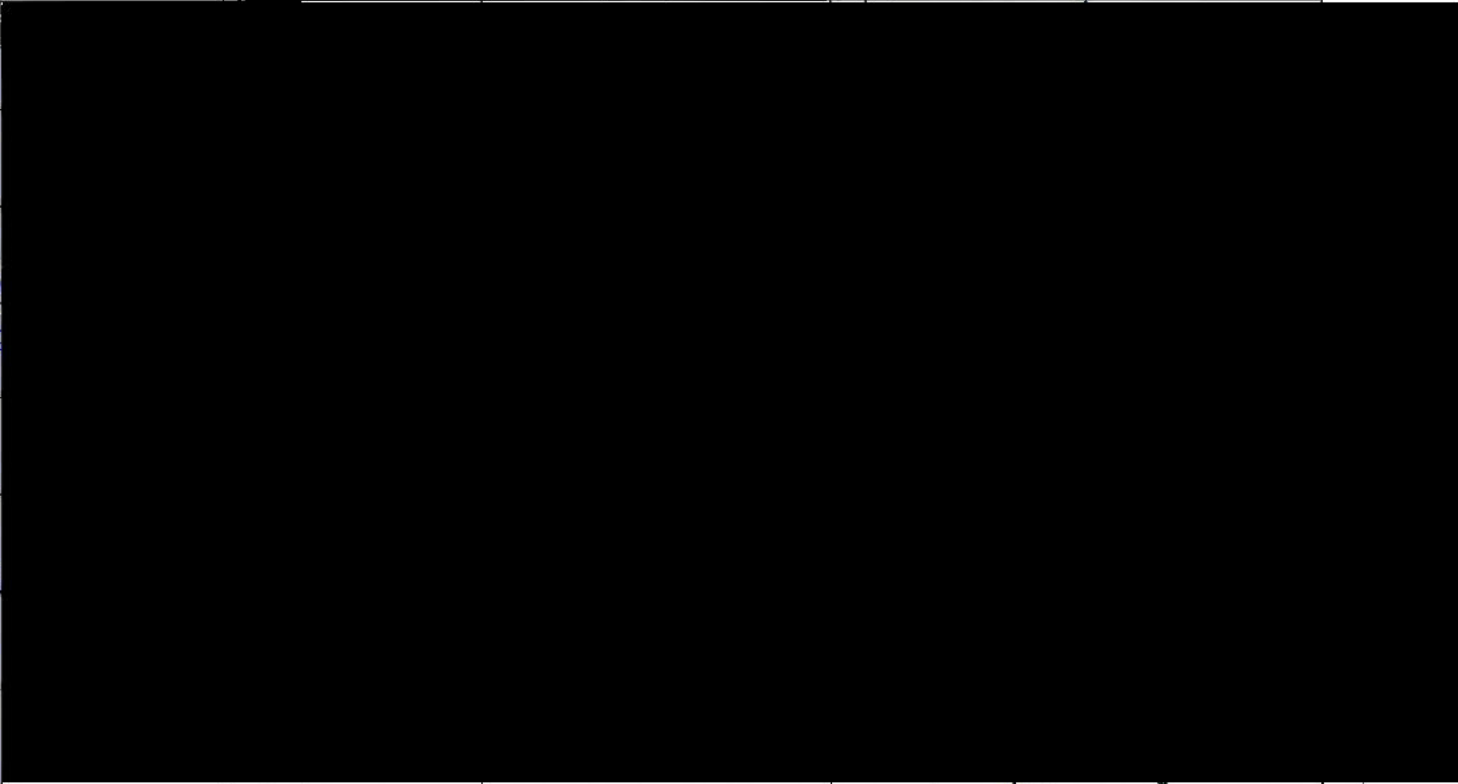
The meeting concluded at 7:10 p.m.

Neighborhood Meeting Sign-In Sheet

Prose Mountain View – Alliance Surprise
Case No. FS22-0588
Neighborhood Meeting – Thursday, August 11, 2022
City of Surprise
19116 N. Colonnade Way
Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
FRED WINTERS			
JANICE DUELL			
Mangy Waddell			
Pat Waddell			
Queen B.			
Candace Villanar			
Michael Villanar			
ALAN PRICE			
Dorothy L. Lazenby			

Name	Address	City & Zip Code	Phone/E-Mail
Connie Eggleston			
Erny Antzog			
Jack Modesto			
M. Cullen			
Kit Post			
D. Mc Liff			
D. Mc Liff			
Brandy Dean			
Diane Vennick			
Renec M Soukup			
Zak Soukup			

Name	Address	City & Zip Code	Phone/E-Mail
Karen Coggins			
Bill Coggins			
Rick & Chris Cornum			
DOUG E SANDRA WEERS			
Cheryl Collins			
SANDRA ERICKSON			
QJ Simpson			
			✓

Neighborhood Meeting Sign-In Sheet

Prose Mountain View – Alliance Surprise

Case No. FS22-0588

Neighborhood Meeting – Thursday, August 11, 2022

City of Surprise

19116 N. Colonnade Way

Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
June Fine			
Vicki Warmoth			
Sandra Warmoth			
Nikki Migliorino			
Ron and Nancy Bennett			
Lenora Siskatz			
Kim Drayden			
DEANNE COOPER			

Name	Address	City & Zip Code	Phone/E-Mail
BILL HORTON			
SYLVIA HORTON			
Jeannie Endas			

Neighborhood Meeting Sign-In Sheet

Prose Mountain View – Alliance Surprise

Case No. FS22-0588

Neighborhood Meeting – Thursday, August 11, 2022

City of Surprise

19116 N. Colonnade Way

Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Jane Burrows			
Rob Boyer			
Sheri Barth			
Tim Barth			
Marilyn Mill			
Leo Murphy			
Carole Hahn			
Pamela Heil			
Claudia O'Fallon			

Name	Address	City & Zip Code	Phone/E-Mail
Gary + Linda Westmoreland			
Clarice Reed			
Carol + Chuck Wa			

Attachment B - Zoom Participant List

Meeting ID	Topic	Start Time	End Time
87913499831	Alliance Prose Mountain View Neighborhood Meeting	8/11/2022 17:18	8/11/2022 19:21
Name (Original Name)	User Email	Total Duration (Minutes)	Guest
Carolyn Oberholtzer	coberholtzer@bfsolaw.com	125	No
cindy		104	Yes
Havrilla Stephens		88	Yes
1303 [REDACTED]		10	Yes
1602 [REDACTED]		82	Yes
Jennifer Hacker# Sun Village AGM		84	Yes
1719 [REDACTED]		85	Yes
Kathy Fry-Martin		69	Yes
1623 [REDACTED]		22	Yes
1602 [REDACTED]		7	Yes
1623 [REDACTED]		67	Yes
Shelby		148	Yes
1925 [REDACTED]		62	Yes
k_kel		79	Yes
1260 [REDACTED]		77	Yes
T.W. Miller# PE		3	Yes
Chuck Bills		50	Yes
1206 [REDACTED]		24	Yes
Thomas W. Miller# PE		70	Yes
Karen Weiser		64	Yes
1260 [REDACTED]		63	Yes
dave's iPad		5	Yes
iPhonebriam		61	Yes
1480 [REDACTED]		40	Yes
1253 [REDACTED]		45	Yes
guest		14	Yes
1480 [REDACTED]		4	Yes

Prose Mountain View Apartments

Case Number: FS22-0588

Rezone from C-2 (Community Commercial)
to R-3 (High Density Residential)

Neighborhood Meeting

August 11, 2022



Alliance Residential

Alliance Residential Company is one of the largest and most active rental residential real estate developers in the United States. Headquartered in Scottsdale, with 19 regional offices, **Alliance is focused on the development, construction and management** of residential communities across 17 states and 33 metropolitan markets. Alliance **develops high-end multifamily housing communities** and is known for creating some of the most popular communities to live in in Arizona and beyond.



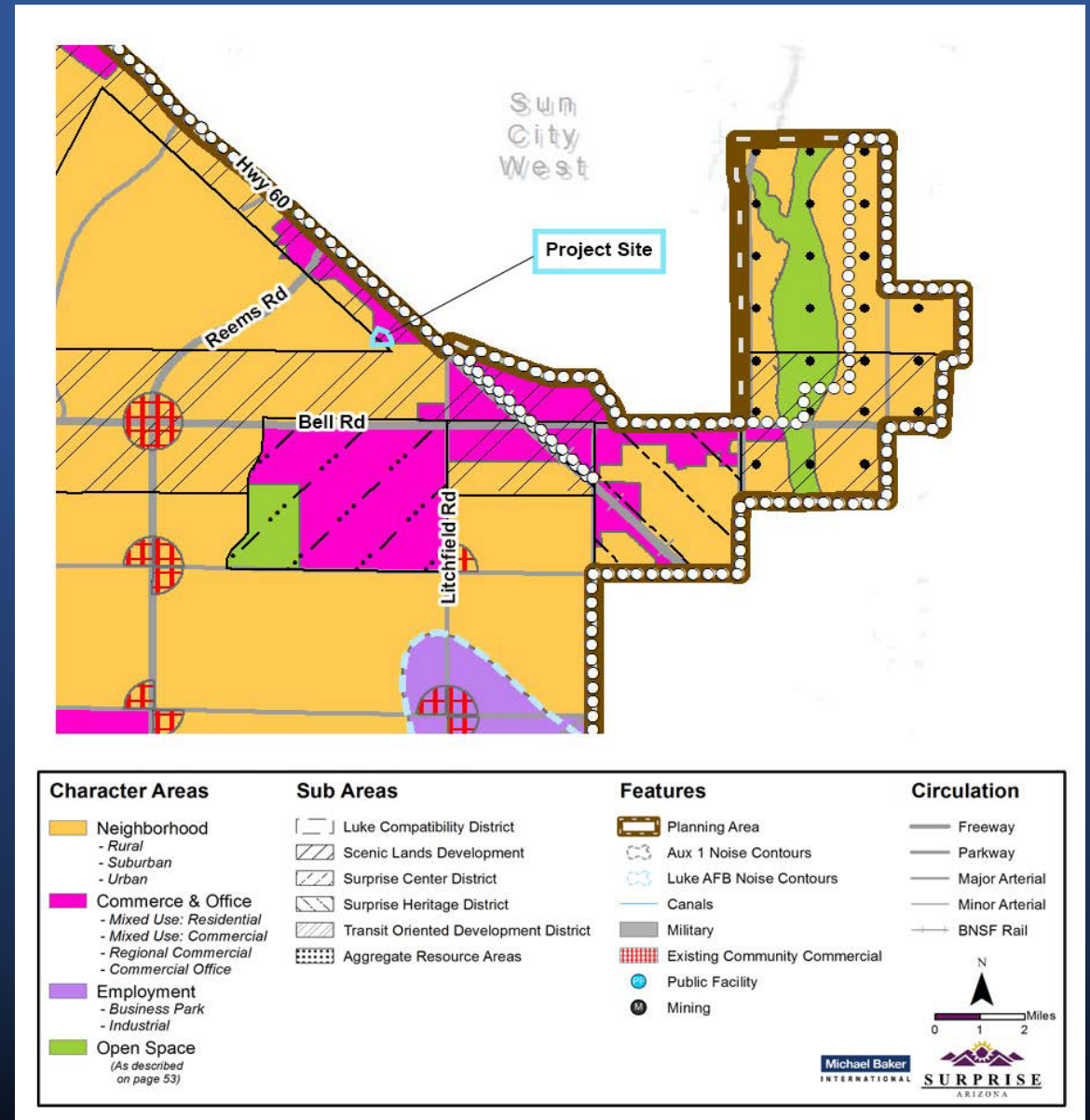


Project Location

- 274 Dwelling Units
- 12.82 Gross Acres

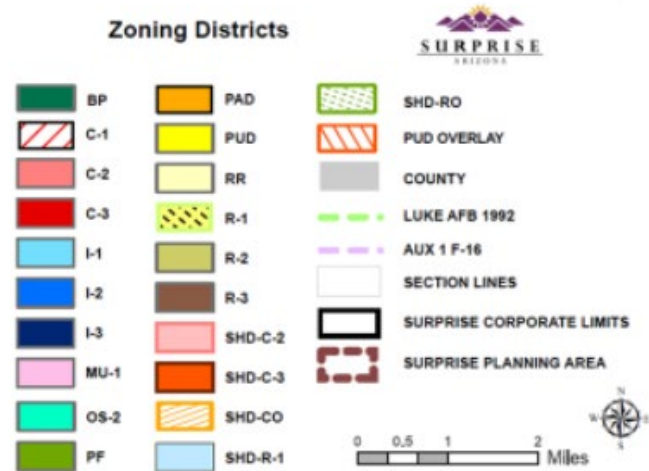
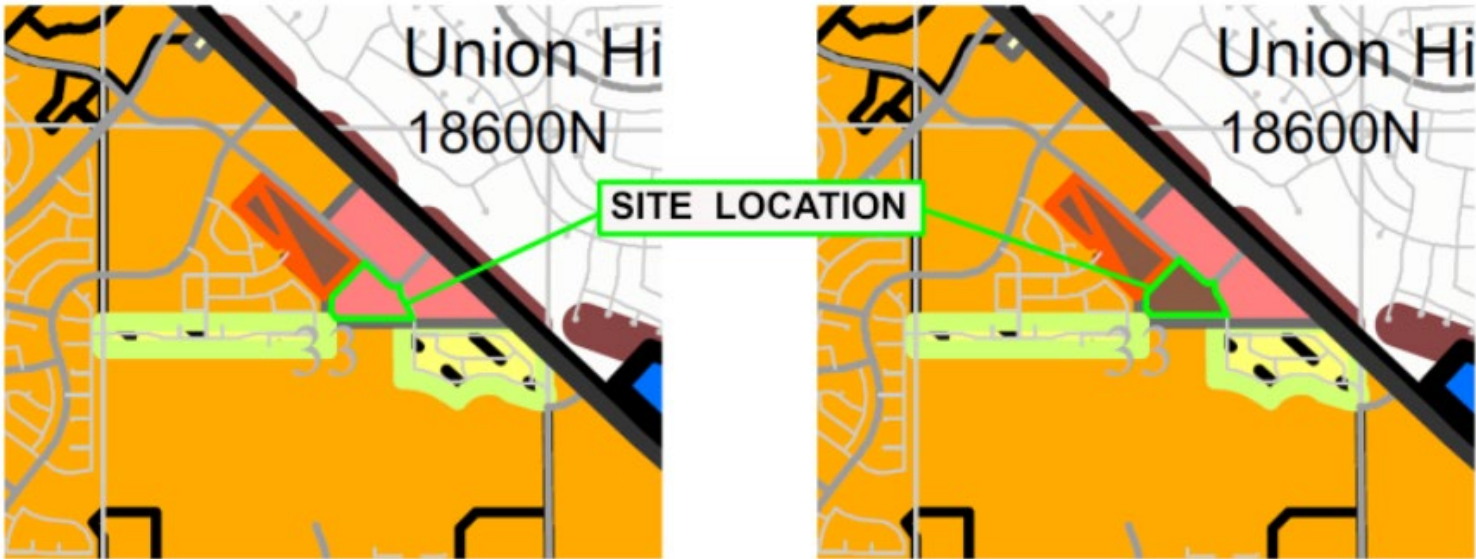
General Plan Designation

- Commerce & Office – allows for:
 - Mixed Use: Residential
 - Mixed Use: Commercial
 - Regional Commercial
 - Commercial Office



Current and Proposed Zoning

- Currently Zoned C-2 (Community Commercial)
- Zoning change to R-3 (High Density Residential)



Conceptual Site Plan

Full Entry



Conceptual Site Plan



BUILDING SETBACKS:

	REQUIRED	PROVIDED
STREET (COLLECTOR OR LOCAL)	15'-0"	25'-10"
TO RESIDENTIAL ZONING	20'-0"	22'-5"
TO NON-RESIDENTIAL ZONING	20'-0"	24'-4"
3-STORY TO SINGLE FAMILY **	29'-0" **	41'-5"

** 20' + 1' FOR EVERY 1' OF BLDG HEIGHT OVER 30'

Building Types

(11) Type 1 Buildings

(5) Type 2 Buildings

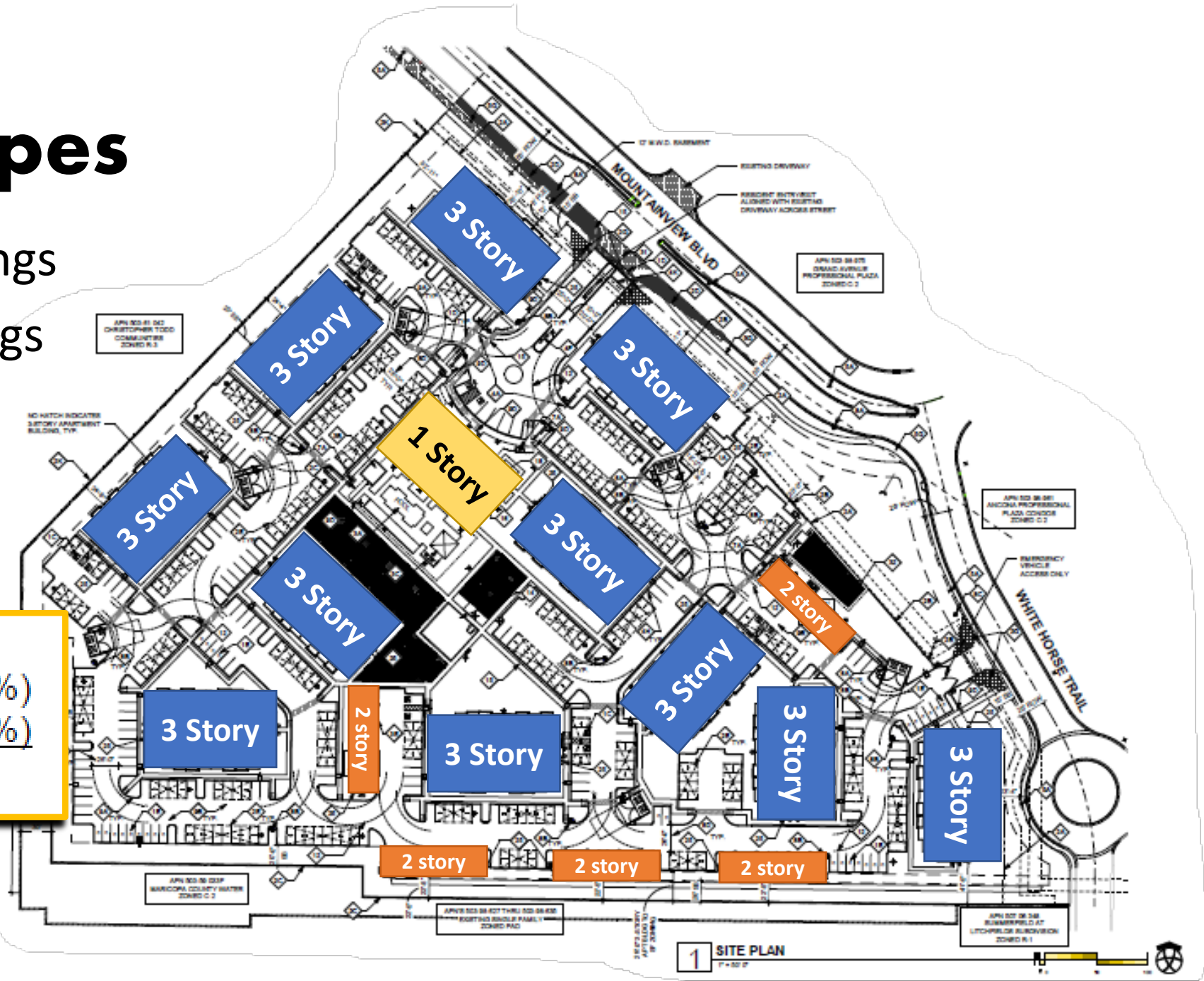
(1) Clubhouse

DWELLING UNIT MIX:

1 BEDROOM = 175 (64%)

2 BEDROOM = 99 (36%)

TOTAL UNITS = 274



Building Elevations



1 ELEVATION CLUBHOUSE FRONT.
1/8" = 1'-0"



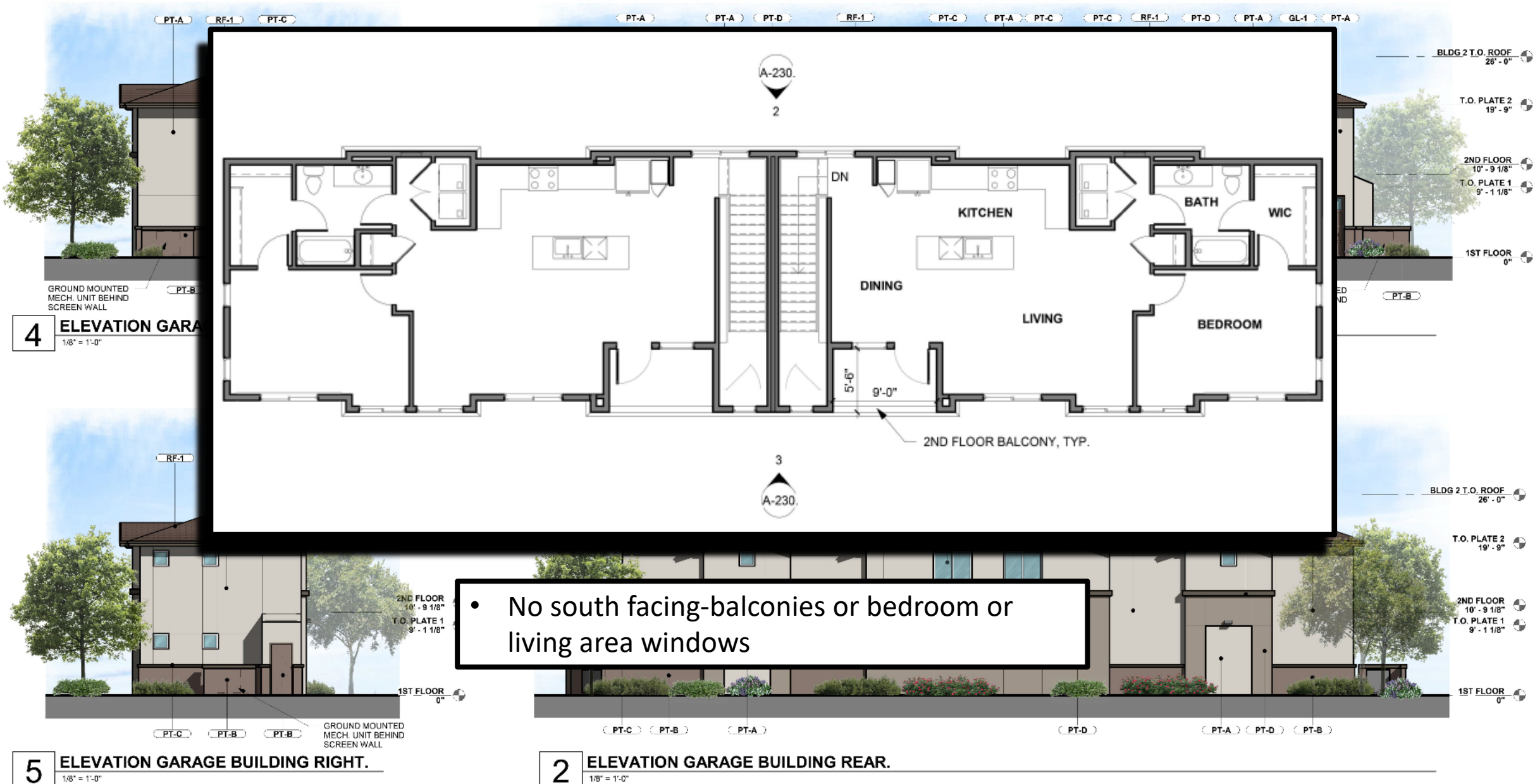
2 ELEVATION CLUBHOUSE RIGHT SIDE.
1/8" = 1'-0"



3 ELEVATION CLUBHOUSE REAR.
1/8" = 1'-0"



4 ELEVATION CLUBHOUSE LEFT SIDE.
1/8" = 1'-0"



EXTERIOR FINISH LEGEND

- PTA** STUCCO
DARK EDWARDS
DECTER "MARBLE DUST"
- PTB** STUCCO
DARK EDWARDS
DECTER "SANDWOOD DRIFT"
- PTC** STUCCO
DARK EDWARDS
DECTER "STARK RAILING"
DARK EDWARDS
DECTER "TOWNSHIP TO EARTH"
- GL** WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- RF** ROOF: ASPHALT SHINGLE, FLAT
DRAINAGE: CHAINPIPE, "DRYFLOW"
- MSL** ADVANCE
STANDING SEAM "SILVER"
- MAS** BRICK: VENEER
CONCRETE: STONE "OLD WORLD LEDGER"
COLOR: PURPON



1 ELEVATION BLDG 1 - STREET FACING.
1/8" = 1'-0"



2 ELEVATION BLDG 1 - NON-STREET FACING.
1/8" = 1'-0"



4 ELEVATION BLDG 1 SIDE - NON-STREET FACING.
1/8" = 1'-0"



3 ELEVATION BLDG 1 SIDE - STREET FACING.
1/8" = 1'-0"

Tenant Profile

- Couples and singles, making between \$65-90K/year
- Pass a criminal and financial background check
- Typically work in the area; healthcare, military, education
- Retirees; turn-key seasonal residents
- Market Rate **Class A** Residential



Health Care Employers in one mile radius from site

- Banner Health (Del E Webb Hospital)
- Sun Health Foundation
- Sonora Quest Laboratories
- Arizona Center for Hematology
- Sante of Surprise
- Sunrise Medical Center



Next Steps

- Planning & Zoning Commission Hearing - TBD
- City Council Hearing - TBD



prose

An architectural rendering of a modern, single-story house with a dark roof and light-colored walls. The house has a prominent stone fireplace on the left side. Several palm trees are planted around the property. In the foreground, there is a paved driveway with a white pickup truck, a blue sedan, and a white SUV parked. A dark-colored sedan is parked in the foreground. A person is walking on a path to the right, and another person is standing near the house. The sky is blue with some clouds.

THANK YOU

Project Website:

www.AllianceMountainView.com

coberholtzer@bfsolaw.com

602-888-7860

Traffic Analysis

Table 4 – Trip Generation

Land Use	ITE Code	ITE Land Use Name	Quantity	Units*	AM Distribution		PM Distribution			
					In	Out	In	Out		
Existing Zoning										
Retail	820	Shopping Center	94.087 KSF	62%	38%	48%	52%			
General Office	710	General Office Building	188.174 KSF	88%	12%	17%	83%			
Proposed										
Apartments	220	Multifamily Housing (Low-Rise)	274 DUs	24%	76%	63%	37%			
Land Use	ADT		AM Peak Hour				PM Peak Hour			
	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
Existing Zoning										
Retail	37.01	3,482	0.84	49	30	79	3.40	154	166	320
Total		3,482		49	30	79		154	166	320
General Office	10.69	2,012	1.53	253	35	288	1.49	48	233	281
Total		2,012		253	35	288		48	233	281
Proposed										
Apartments	6.68	1,832	0.39	26	82	108	0.51	87	51	138
Totals Trips		1,832		26	82	108		87	51	138
Difference from Retail (Reduction)		(-1,650)		(-23)	52	29		(-67)	(-115)	(-182)
Difference from Offices (Reduction)		(-180)		(-227)	47	(-180)		39	(-182)	(-143)

Notes: *All average rates were calculated by dividing total trips generated using regression equation by the number of dwelling units. (See below.)
 † DUs = Dwelling Units

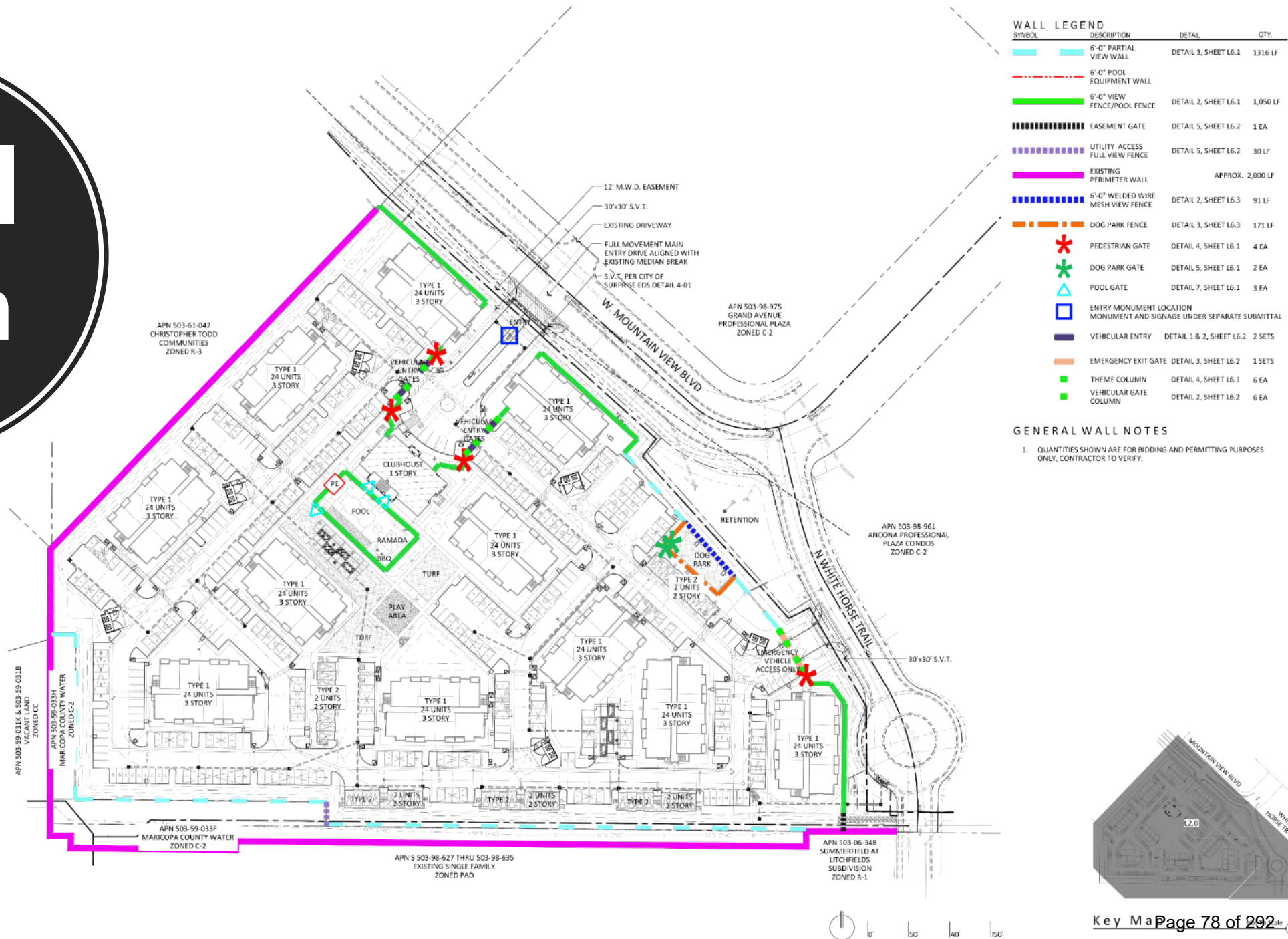
Table 5 – Site Trip Distribution

Direction (To/From)	Percentage
Northwest on US-60 (northwest of Mountain View Boulevard)	32%
Southeast on Us-60 (southeast of Mountain View Boulevard)	57%
Northwest on Mountain View Boulevard (northwest of Apartments Driveway)	10%
South on White Horse Trail (south of Roundabout)	1%
Total	100%





Wall Plan



AFFIDAVIT OF POSTING

Application No: FS22-0588

Applicant Name: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Location: SEC Mountain View Blvd & White Horse Trl

Date Site Posted: 07/26/22

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 7/26/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 07/26/22, 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

Neighborhood Meeting

Date: August 11, 2022

Time: 6:00 P.M.

Location: The Colonnade at Sun Health Communities
The Sorrento Room
19116 N. Colonnade Way Surprise, AZ 85374
& via Zoom Meeting:
Join Zoom Meeting
<https://us02web.zoom.us/j/87913499831>
Meeting ID: 879 1349 9831 Join by phone: +1 346 248 7799

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

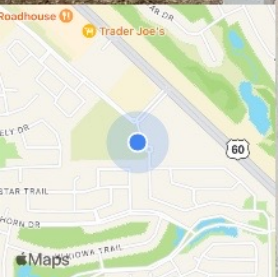
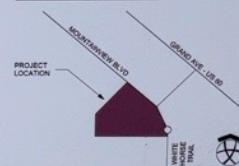
Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Case number FS22-0588. Alliance Residential Company is seeking a rezone from Community Commercial (C-2) to High Density Residential (R-3) for approximately 12.82 acres at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail to accommodate the development of a high-end apartment housing community. The proposed community consists of 274 residential units in a combination of 2 and 3 story buildings built around a central amenity area that includes a clubhouse with fitness room, pool, play area and dog park.

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

PROJECT LOCATION



Jul 26, 2022 09:58AM
17896 N White Horse Trail
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 11, 2022

Time: 6:00 P.M.

Location: The Colonnade at Sun Health Communities
The Sorrento Room
19116 N. Colonnade Way Surprise, AZ 85374
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Surprise, AZ 85374

City Council

Date: TBD

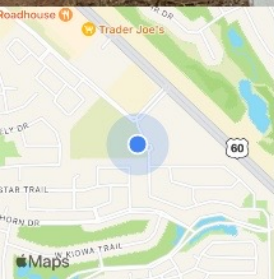
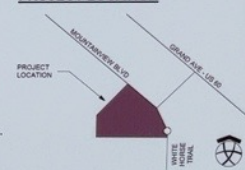
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



Jul 26, 2022 09:57AM
17896 N White Horse Trail
Maricopa County

Notice of Public Hearing City of Surprise

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Location: The Colonnade at Sun Health Communities
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City Council

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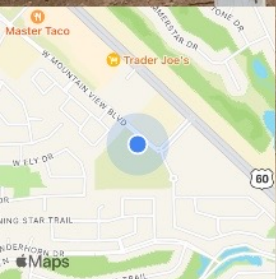
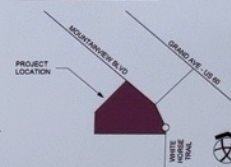
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PROJECT LOCATION



Jul 26, 2022 09:29AM
14000-14038 W Mountain View Blvd
Maricopa County

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: August 11, 2022

Time: 6:00 P.M.

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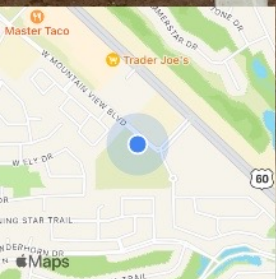
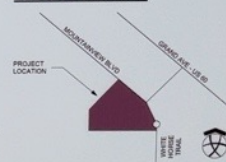
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



Jul 26, 2022 09:28AM
14000-14038 W Mountain View Blvd
Maricopa County

AFFIDAVIT OF POSTING

Application No:

FS22-0588

Applicant Name:

Bergin, Frakes, Smailey & Oberholtzer, PLLC

Location:

SEC Mountain View Blvd & White Horse Trl

Date Site Posted:

09/02/22

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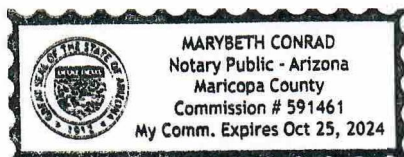
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Applicant/Representative Signature

Date

This instrument was acknowledged before me on 09/02/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Notary Public

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).

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& via Zoom Meeting:
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<https://us02web.zoom.us/j/87913499831>
Meeting ID: 879 1349 9831 Join by phone: +1 346 248 7799

Planning & Zoning

Date: October 6, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: November 15, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

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PROJECT LOCATION



Sep 02, 2022 11:29AM
17896 N White Horse Trail
Maricopa County

Notice of Public Hearing City of Surprise

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Date: August 11, 2022

Time: 6:00 P.M.

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The Sorrento Room

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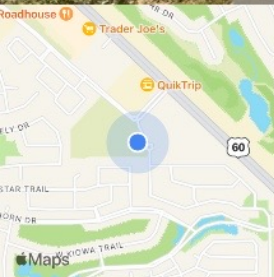
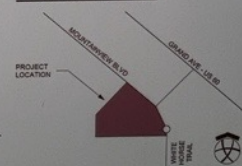
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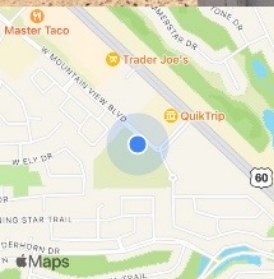
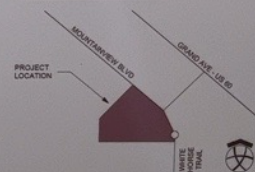
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PROJECT LOCATION



Sep 02, 2022 11:23AM
14000-14038 W Mountain View Blvd
Maricopa County

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City Council

Date: November 15, 2022

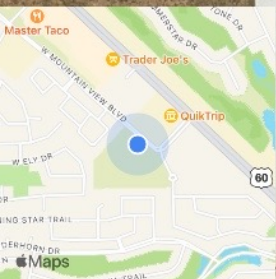
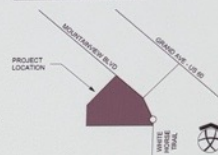
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov

PROJECT LOCATION



Sep 02, 2022 11:24AM

14000-14038 W Mountain View Blvd

Maricopa County



FS22-0588

Prose Apartments

Rezone

Planning & Zoning Commission

October 06, 2022



VICINITY MAP



EXISTING ZONING



PROPOSED ZONING

Table 106-2e—Residential High Density (R-3) Zoning District

Net Density (du/ac)	8-11.9	12-14.9	15+
Min. setback to arterial ROW (ft) ²	20	20	20
Min. setback to collector and local ROW (ft) ²	15	15	15
Min. setback adjacent to residential zoning (ft)	10	15	20
Min. setback adjacent to non-residential zoning (ft)	20	20	20
Max. bldg. height ¹ (ft)	45	50	60
Open space (sf/du)	150	150	150

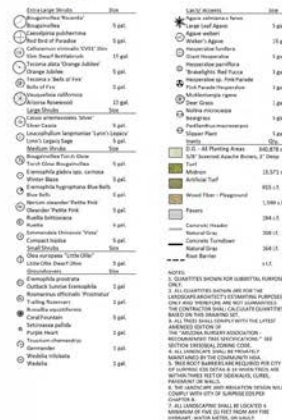
Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed 30 feet in *height* measured at the *setback* line when *adjacent* to *single-family, two-family, three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal as measured relative to the property line to a maximum *height* equal to the *zoning*.
2. *Setback* may be reduced to ten feet along collector or local *right-of-way* for units that open to the *street* and exclude a perimeter wall.

- **PTA**
BUNGE
DUNK EICHEN
DEUTER VENER'S DUST
- **PTB**
BUNGE
DUNK EICHEN
DETROIT "BARNWOOD GRAY"
- **PTC**
BUNGE
"PAVED ACCENT" STAIR RAILING
DUNK EICHEN
DETROIT "TORNADO TO EARTH"
- **SL**
WINDOWS VINYL, DUAL FRAME, LOW E
FRAME COLOR WHITE
- **RF E**
ROOF ASPHALT SHINGLE, FLAT
SHINGLES CORNING, SHINGLES "CRAYFISHWOOD"
- **WTE E**
AWNINGS
STAINCOAT SEAL "SILVER"
- **WAE E**
BACK VENER
STAINCOAT STONE "OLD WORLD LEADER"
COLOR HURON



 triARC architecture + design 1034 East Camelback Rd. Suite 200 Phoenix, AZ 85016 P: 602.998.1100 F: 602.998.1101 www.triarcstudio.com	
N.F.C.	
NOT FOR CONSTRUCTION	
PRELIM SITE PLAN	
PROSE SURPRISE ALLIANCE RESIDENTIAL SURPRISE, AZ	
REV.	DATE DESCRIPTION
PROJECT NUMBER 21-0911	
ISSUE DATE 07/15/2022	
SHEET TITLE	
BUILDING 2 PLANS, ELEVATIONS	
SHEET NUMBER	
A-230.	





OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meeting 8/11/2022
 - 81 attendees
 - Questions and Opposition



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: October 6, 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 regarding the PAD Amendment for Crossroads at Surprise PAD (PADA 07-132), FS22-1014.

Motion:

Motion to recommend approval of the PAD Amendment for Crossroads at Surprise PAD subject to stipulations “a” and “b” as outlined in the staff report.

Background:

Josh Hannon with EPS Group, Inc. on behalf of Brett Payne with Dysart Bell Property Investors LLC requests approval of a Major PAD Amendment to the Crossroads at Surprise Planned Area Development (PADA 07-132). This request is to allow light industrial uses plus modify two development standards for warehouse/distribution parking, and parking lot interior and rear setbacks.

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 - FS22-1014 Crossroads at Surprise PAD Amendment - Staff Report
2. 01 - FS22-1014 Crossroads at Surprise PAD amendment - Vicinity Map
3. 02 - FS22-1014 Crossroads at Surprise PAD amendment - Zoning Map

4. 03 - FS22-1014 Crossroads at Surprise - Zoning Document
 5. 04 - FS22-1014 Crossroads at Surprise - Conceptual Site Plan
 6. 05 - FS22-1014 Crossroads at Surprise PAD Amendment - Affidavit of Posting
 7. 06 - FS22-1014 Crossroads at Surprise - Citizen Participation Report
 8. FS22-1014 Crossroads at Surprise PAD amendment - Presentation
-

ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-1014

Project Name: Crossroads at Surprise PAD

Council District: 4 - Mulberry

Meeting Date: October 6, 2022

Planner: Chris Sexton, Planner II

Owner: Brett Payne with Dysart Bell Property Investors LLC

Applicant: Josh Hannon with EPS Group Inc.

Request: A PAD Amendment to the Crossroads at Surprise PAD (PADA07-132) to allow light industrial uses plus modify two development standards for warehouse/distribution parking and parking lot interior setbacks and rear setbacks.

Site Location: Generally located at the northeast corner of 134th Avenue and Bell Road

Site Size: 7.25 acres

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2020.

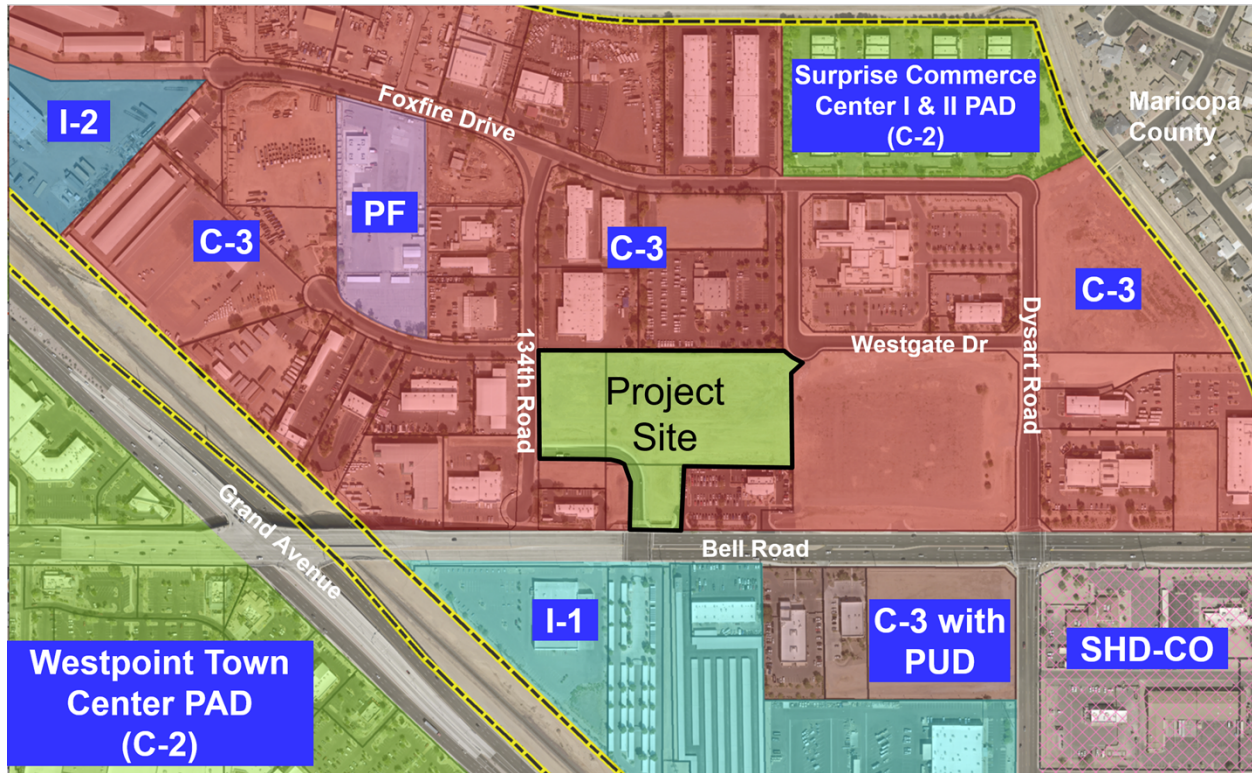
Support/Opposition: One (1) outreach meeting was scheduled and held with the appropriate noticing and site posting on September 8, 2022.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council, case FS22-1014, subject to stipulations 'a' and 'b'.

Project Description:

Josh Hannon with EPS Group, Inc. on behalf of Brett Payne with Dysart Bell Property Investors LLC requests approval of a Major PAD Amendment to the Crossroads at Surprise Planned Area Development (PAD). This request is to allow light industrial uses plus modify two development standards for warehouse/distribution parking and parking lot interior and rear setbacks.

Surrounding Land Zoning:



Regional Commercial (C-3)	Regional Commercial (C-3)	Surprise Commerce Center I & II PAD (C-2)
Regional Commercial (C-3)	Crossroads At Surprise PAD	Regional Commercial (C-3)
Westpoint Town Center PAD (C-2)	Light Industrial (I-1)	Regional Commercial (C-3) with PUD

Background:

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

December 4, 2007: The Planning & Zoning Commission approved a Planned Area Development for Crossroads at Surprise, under Case PAD 07-182. However, the PAD was never formally approved by the City Council.

July 25, 2022: A formal submittal to amend the Crossroads at Surprise PAD was submitted under case FS22-1014.

August 29, 2022: The applicant held a Neighborhood Meeting to discuss the project.

Neighborhood Outreach:

On September 8, 2022, the applicant held a Neighborhood Meeting at the Countryside Recreation Center.

Analysis and Discussion:

The applicant has submitted the PAD Amendment Document in support of a request for a Major PAD Amendment for the Crossroads at Surprise Planned Area Development. This request is for the following: 1) allow light industrial uses; 2) allow the warehouse/distribution parking standards from the Land Development Ordinance; and, 3) modify parking lot interior setbacks and rear setbacks.

On December 4, 2007, the PAD was approved by the Planning and Zoning Commission (PADA 07-132) and was scheduled for a City Council hearing date on January 10, 2008, however the project was never heard by City Council. In 2007, city staff, at the time, made the interpretation that it was not necessary to obtain City Council approval for the PAD, because it was a land addition to the Surprise Commerce Center I & II (PAD05-164 approved on October 25, 2005, by Ordinance 05-51). Development has occurred within PAD05-164 subsequent to the addition of the property encompassed by PADA 07-132.

Recently, upon city staff's further research of the PADA, it has been determined that PADA 07-132 should have obtained City Council's approval. Therefore, staff deemed it necessary to have the City Council formally ratify the Planning Commission's approval of the PADA before the commencement of any development on the subject site within PADA 07-132.

PADA 07-132 was approved by the Planning and Zoning Commission in 2007 when Title 17 was in effect. The subject Major Amendment to PADA 07-132 would also allow the following uses per the respective code sections from Title 17:

- All uses as defined per 17.28.090(A)(B)(C)(D), General Commercial Zone (C-3)
- All principally permitted uses per 17.24.020(A), General Commercial Zone (C-3)
- All administrative permitted uses per 17.24.020(B), General Commercial Zone (C-3)
- All conditionally Permitted uses per Section 17.24.020(C), General Commercial Zone (C-3)
- All principally permitted uses per 17.28.080(B), Community Commercial (C-2)

In addition to the permitted and conditionally permitted code sections listed above, the subject Major Amendment to PADA 07-132 provides a list of permitted uses that ranges from automobile repair, retailing, rental and leasing to manufacturing along with a list of prohibited uses.

The second modification is to the parking standards. The request is to utilize the Land Development Ordinance parking standards for warehouse/distribution for less restrictive parking requirements.

Title 17	
Warehouse 1/1,000 sf GFA	102 spaces
Office 1/250 sf GFA	48 spaces
Total	150 spaces
LDO	
Warehouse 1/1,000 sf GFA (for 1 st 10,000 sf) Plus 1/5,000 sf GFA (remaining sf)	31 stalls
Office 1/250 sf GFA	48 stalls
Total	79 stalls

The last request is to modify the setback requirement for interior and rear setbacks for parking lots from 3 feet to 0 feet for common drive aisles at future property lines pursuant to Title 17.

Setbacks	Feet (Ordinance)	Feet (Modified by this P.A.D.)
a. Building Setbacks		
i. Front	35	No change complies with ordinance
ii. Interior Side and Rear	15	No change complies with ordinance
iii. Corner Side	25	Not Applicable
iv. Residential Zone Boundary	45	Not Applicable
b. Parking Lots		
i. Front	4	No change complies with ordinance
ii. Interior Side and Rear	3	Reduced to 0 Feet - Provides for Common Drive Aisles at Future Property Lines
iii. Corner Side	4	Not Applicable
iv. Residential Zone Boundary	3	Not Applicable

Conceptual Site Plan

[illegible]

The Surprise General Plan 2020 shows the subject property as lying within the Employment designation.

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

Staff believes the proposed PAD Amendment is consistent with the manner and intent of the Crossings at Surprise PAD as originally approved by the Planning and Zoning Commission on December 4, 2007 and the Surprise Municipal Code, in which it occupies. If approved, by the Planning and Zoning Commission, and subsequently the City Council, the site will be allowed to be developed in accordance with the requirements of the City of Surprise, and approval would memorialize the approval of the Crossings at Surprise PAD as originally intended in 2007.

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132
133
134
135
136 **Findings:**
137

- 138 • The proposed PAD Amendment is consistent with the Surprise General Plan 2020.
- 139 • The proposed PAD Amendment demonstrates compliance with the criteria set forth in the
- 140 Crossroads at Surprise PAD.
- 141 • The proposed PAD Amendment demonstrates compliance with the criteria set forth in the
- 142 Surprise Municipal Code.
- 143 • The reviewing agencies have indicated no objections to the request.

144 **Recommendation:**
145

146 Based on the findings noted above, staff recommends the Commission move to recommend
147 **approval** of the subject PAD Amendment also memorializing the Crossings at Surprise PAD as
148 originally intended, subject to stipulations 'a' and 'b' as outlined below:
149

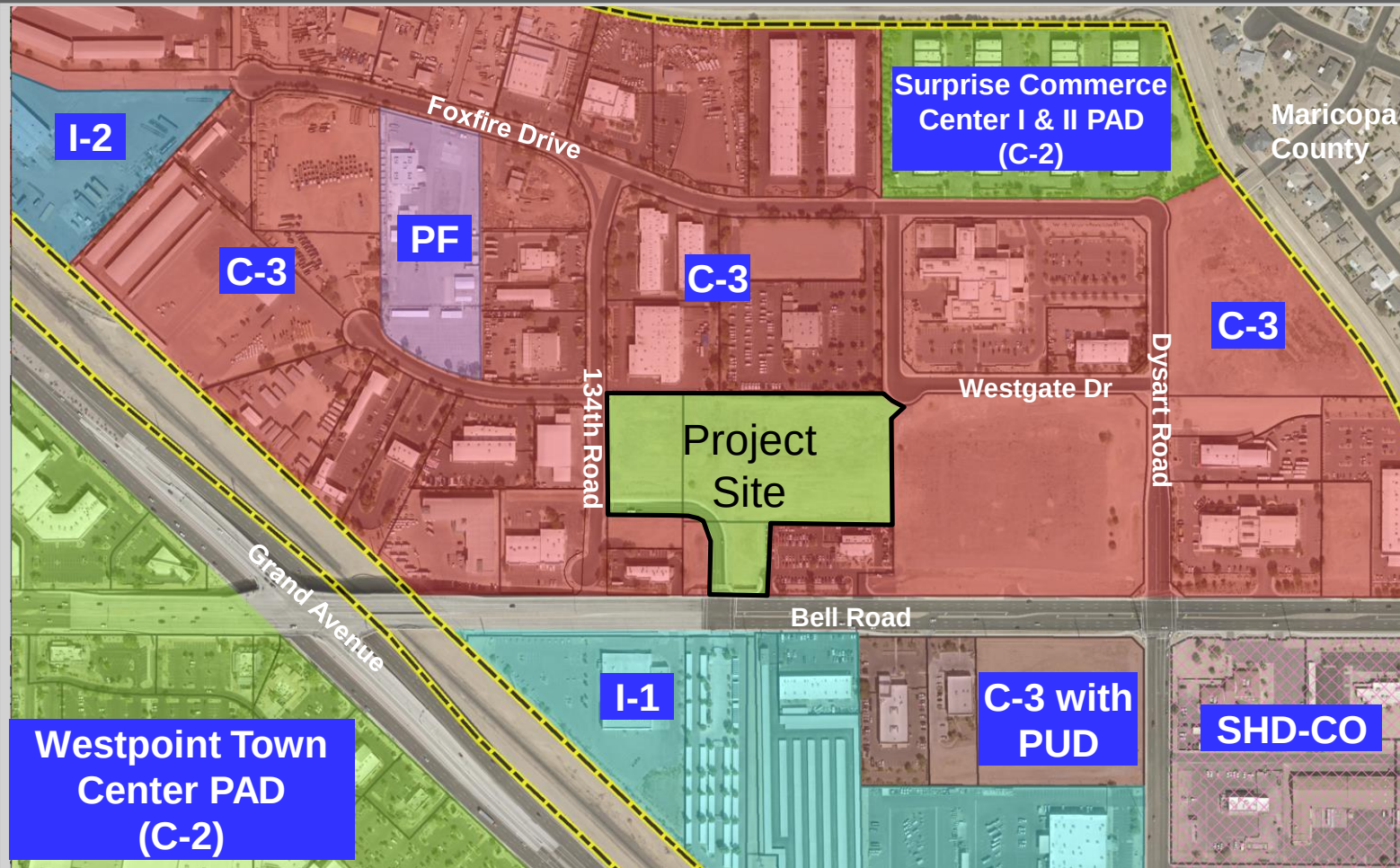
- 150 a. Development and use of the site shall be consistent with the narrative entitled
- 151 "Crossroads at Surprise" dated July 22, 2020.
- 152
- 153 b. Non-compliance with the stipulations of approval of this case will be treated as a violation
- 154 in accordance with the applicable provisions of the Surprise Municipal Code.
- 155

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

158
159 **Attachments:**

160 01 Vicinity Map
161 02 Zoning Map
162 03 Zoning Document
163 04 Conceptual Site Plan
164 05 Affidavit of Posting
165 06 Citizen Participation Report – REDACTED
166 PowerPoint Presentation





A Planned Area Development Overlay Amendment for:

Crossroads at Surprise
N.E.C. of Bell Road and 134th Drive
Surprise, Arizona

Case Numbers:
FS22-1014

Lot 5 of the Bell & Dysart Commerce Park

Owner

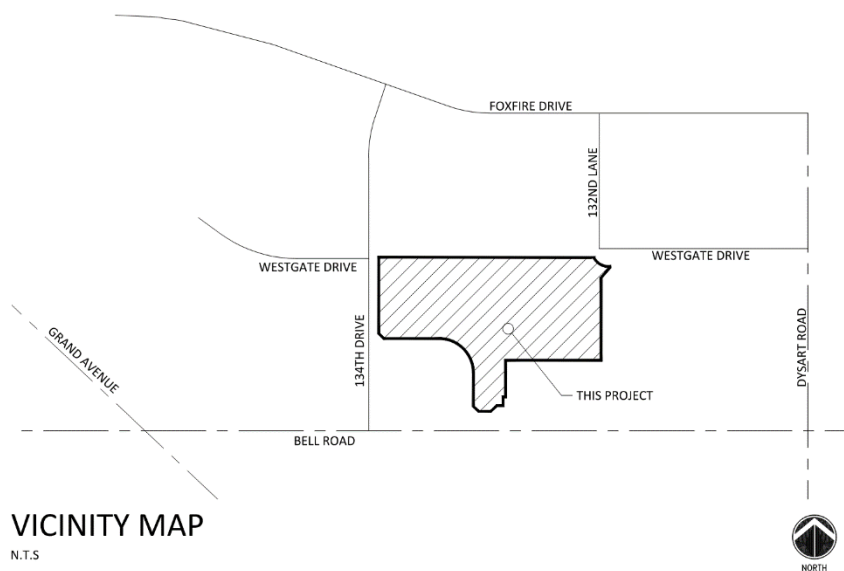
Dysart Bell Property Investors, LLC
A. Brent Payne
670 East Encinas Avenue
Gilbert, Arizona 85234
(480) 633-6800 Phone
(602) 296-0114 Fax

Developer

The Widewaters Group, Inc.
Edward Shagen
5845 Widewaters Parkway, #100
Syracuse, NY 13057
(301) 3051299 Phone

Architect

Ware Malcomb
Braden Blake
2777 E Camelback Road, #325
Phoenix, Arizona 85016
(480) 767-1001 Phone
(480) 907-2288 Fax



Prepared for the City of Surprise – Planning & Zoning Commission & City Council
July 22, 2022 / Revised August 11, 2022

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A. PURPOSE OF REQUEST

Crossroads at Surprise is a commercial/industrial development located at the northeast corner of 134th Avenue and Bell Road in Surprise, Arizona. This application by The Widewaters Group, Inc. on behalf of the Crossroads at Surprise development proposes a community commercial development and light industrial development under the Planned Area Development (P.A.D.) overlay process to support the existing C-3 Zoning Uses with additional uses as defined in this report.

This P.A.D. Overlay will provide for the uses consistent per the 'Employment' designation of the City of Surprise General Plan 2020 by offering land uses to generate a solid base of employment and services to the City of Surprise and its residents.

This development guide is intended to establish the development standards for the property and to provide the City of Surprise with the information necessary to review and approve the requested P.A.D. Overlay designation for this property.

1. Site Ownership / Control

This site is owned and under the control of Dysart Bell Property Investors, LLC, 670 East Encinas Avenue, Gilbert, Arizona 85234.

2. Site Data

This site consists of +/- 7.25 Acres (+/-315,683 S.F.) and is one continuous property.

3. Legal Description

This property is legally described as Lot 5 of the Bell Dysart Commerce Park as recorded with the Maricopa County Recorder.

4. Applicant's Interest

The Applicant's interest is to provide this project with just and equal uses as typified within the C-3 Zoning provisions and the inclusion of additional uses by this P.A.D. Overlay. The Applicant believes this P.A.D. Overlay will offer residents, companies and individuals in Surprise a strong and successful commercial development that benefits the City and residents through sustainable, logical commercial and industrial uses.

5. Existing Site Conditions

Historically, this site is in an undisturbed natural state, with no visible signs of structures on the property. There is currently a 8'-0" wide electrical easement that enters the site from Bell Road and heads north to a point and then runs east. It is noted on the Final Plat to be abandoned under separate instrument.

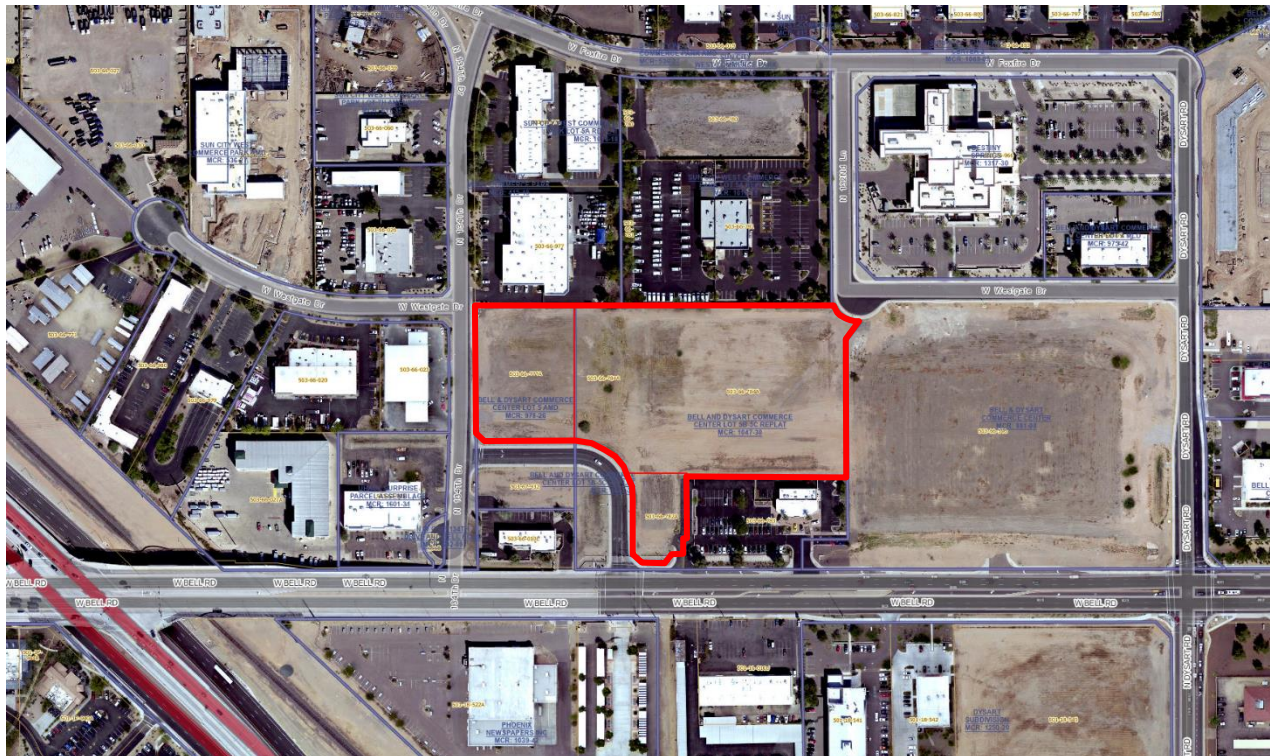
134th Ave runs along the site's southwest boundary and provides the site with a southern connection to Bell Road and western connection to 134th Drive. The southwest corner of the site also abuts a 'Pawn 1st Loans & Jewelry' store which currently has drive access from Bell Road and 134th Drive. The southeast corner abuts a 'Cactus Jack's' auto car dealer, which has two access points from Bell Road. The properties to the north and west have historically been and currently are utilized for Industrial Storage / Warehouse.

B. DEVELOPMENT GOALS

The development goals for this project are designed to offer a thorough and consistent Land Use Plan for Lot 5 of the Bell & Dysart Commerce Park. With the implementation of these uses by this P.A.D. Overlay this development will offer 'Employment' and 'Economic' benefit to the community by the inclusion of the uses denoted in Section E of this report.

C. GENERALIZED LOCATION MAP

1. General Aerial Overview



D. LAND USE PLAN

1. Land Use Plan

Crossroads at Surprise is located in the 'Employment' land use designation as listed in the City of Surprise General Plan 2020.

2. Acres and Development Densities

This site consists of +/- 7.25 Acres (+/-315,683 S.F.) and is one continuous parcel. This site maintains an approximate 36% lot coverage with a total of 18% landscape lot coverage.

3. Arterial and Collector Street Information

This property is bounded on the south and the southwest by two streets, Bell Road (major arterial) across the south frontage and 134th Ave (minor collector). 134th Drive runs along the west frontage.

All public streets are fully improved with no additional work being proposed by this project, except for a new drive entry on 134th Drive, two entry connections to 134th Ave, a connection to Westgate Drive at the northeast corner of the project and a shared connection to the Cactus Jack's commercial site. Pedestrian connections will occur on Bell Road, 134th Drive, and 134th Ave.

4. Pedestrian and Bicycle Circulation

A complete pedestrian and bicycle circulation route is provided with this development. Crossroads at Surprise provides two new connections to both Bell Road and 134th Drive. An additional connection is provided to the currently undeveloped C-3 parcel to the east. Bicycle parking has been provided at convenient locations throughout the project.

5. Open Space

This project provides open space areas as defined by the City of Surprise Ordinance and Design Guidelines in relation to the Landscape and Building Setbacks and throughout the site and along all perimeter property lines.

Surrounding Land Use Table

Surrounding Parcels	Zoning	Designation and Use
North	C-3	2 Parcels, Developed Industrial Sites
East	C-3	1 Parcel, Currently Undeveloped
South*	I-1 / PUD	2 Developed Commercial Sites, 1 Undeveloped Site
West*	C-3	Existing Developed Commercial Sites
*South & West property lines front directly on Bell Road, 134 th Drive, and 134 th Ave. Subject sites are located across each respective Street.		

E. DEVELOPMENT STANDARDS – C-3 ZONING WITH P.A.D. OVERLAY USES

Crossroads at Surprise will offer commercial retail/showroom/office/industrial development for multi-tenant/use projects that are inclusive of all C-3 Zoning uses as permitted by the Zoning Use Matrix (17.24.020) for Principally Permitted Uses and including said uses which fall under the Administrative Permitted Uses (17.24.020 B.) and Conditionally Permitted Uses (17.24.020 C.) pursuant to approval by the City of Surprise code and approval process.

Note: No use shall emit or produce sound/smell in levels or amplification greater than the surrounding area and uses, either mechanically or physically. Sound attenuation may be required for certain uses listed below. All uses shall occur either completely indoors and for outside storage, no item may extend higher than the height of the yard screen wall and within a fully screened yard.

1. Permitted Uses

1. All uses as defined per 17.28.090(A)(B)(C)(D), General Commercial Zone (C-3)
2. All Principally Permitted Uses per 17.24.020 A, General Commercial Zone (C-3)
3. All Administrative Permitted Uses per 17.24.020 B, General Commercial Zone (C-3)
4. All Conditionally Permitted Uses 17.24.020 C, General Commercial Zone (C-3)
5. Those accessory uses permitted under Section 17.28.070(D)
6. All Principally Permitted Uses per 17,.28.080, Community Commercial (C-2)

The following uses are permitted by and included in this P.A.D. overlay.

7. Automobile and motor sports wholesaling, retailing, rental and leasing
8. Sale and distribution of pre-packaged petroleum products
9. Sales, storage and distribution of stone and related building materials
10. House movers, moving and storage
11. Business, technical and vocational schools.
12. Indoor recreational facilities
13. Electronic instruments and devices, assembling and manufacturing
14. Exterminator shops.
15. Temporary construction offices incidental to construction projects only for duration of project.
16. Farming, landscaping and agricultural supplies and equipment, wholesaling and storage, fully enclosed within building or equal or less than height of yard screen wall.
17. Industrial, scientific or business research, development and testing laboratories and offices
18. Light Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-precious metals or stones, shell, straw, textiles, tobacco, wood, wool and yarn.
19. Light Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods
20. Light Manufacturing, fabrication or assembly, including contractor's facilities, of building materials and construction equipment; acoustical materials, air conditioners, heating and ventilating equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; or other similar items
21. Manufacturing of clay, concrete, synthetic, cast stone, plastic and pumice stone products
22. Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances
23. Motion picture studios

24. Spraying supplies equipment wholesaling, retailing and storage
25. Motor vehicle assembling and repairing, including body shops
26. Boxes or cabinets, manufacturing
27. Custom millwork, woodworking/manufacturing.
28. Warehousing and distribution

2. Prohibited Uses

1. Adult Bookstores, adult live entertainment, adult theaters.
2. Auto Salvage and Wrecking Yards
3. Cement and Paving Material Mixing Plant
4. Cesspool or Septic Tank Servicing and Equipment Yard
5. Extraction of Sand, Gravel, Oil, Gas and other Mining Operations
6. Foundry, Refining, Smelting or Alloying
7. Metals Crushing, Recycling or Collection Facility
8. Sewage Disposal or Treatment Plant.
9. Tanneries, Meat Packing, Smoking Plants, Slaughter Houses
10. Daycare Centers
11. Charter Schools
12. Convenience Food Stores
13. Tattoo parlors and body piercing salons
14. Hotel or motel
15. Laundromat, self service
16. Liquor Store
17. Park & Ride lot
18. Private club, fraternity or lodge

3. Maximum Building Height

Maximum Building Height shall be 35'-0" as defined by the City of Surprise Zoning Ordinance Chapter 17, Section 17.28.090.

4. Minimum Yard Requirements.

Minimum Yard Requirements shall be as defined by the City of Surprise Zoning Ordinance Chapter 17, Section 17.28.090 as listed below as annotated.

Setbacks	Feet (Ordinance)	Feet (Modified by this P.A.D.)
a. Building Setbacks		
i. Front	35	No change complies with ordinance
ii. Interior Side and Rear	15	No change complies with ordinance
iii. Corner Side	25	Not Applicable
iv. Residential Zone Boundary	45	Not Applicable
b. Parking Lots		
i. Front	4	No change complies with ordinance
ii. Interior Side and Rear	3	Reduced to 0 Feet - Provides for Common Drive Aisles at Future Property Lines
iii. Corner Side	4	Not Applicable
iv. Residential Zone Boundary	3	Not Applicable

5. Outdoor Storage of Materials

Outdoor Storage is limited to only fully enclosed yards where material is limited by the height of the yard walls and full screening from public view. Outdoor Storage may only include materials incidental to the primary business activity.

F. DESIGN CRITERIA

1. Architecture

The design character of the proposed building is essential to the success of the project. The design approach will feature enhanced building aesthetics along the frontages / R.O.W. side of the property. The goal is to provide both building design features & elements which fit in to the local design criteria along with a layout which suits this very unique site.

The primary visible side of the site features will utilize varying site screen walls, landscape masses, entries, and natural planting locations. Any truck courts or yards will be located on less immediately visible frontages and fully screened behind offices located on the corners, as well as textured block walls and fully opaque decorative metal gates. Mature landscaping will be utilized at the base of long building walls to break up facades. Site signage will feature landscape monument plinth masses and a consistent custom themed signage package will provide on-site wayfinding and themed labeling of all non-code dictated sign opportunities.

Building masses will include variation in roofline or parapet, varied or stepped wall plan every fifty feet and utilization of high texture, high-quality materials providing visual enhancement to the public way and primary visible areas of the building. The building design will differentiate all four sides of the building and remain consistent in composition and appropriate to scale. Building features of color, mass and texture will be enhanced with utilizing windows and shade elements in rhythm and depth of recess to create shadow and movement over larger masses. Pedestrian reception, features and amenities will extend into the outdoors providing outdoor employee areas and connection to the street. Quality materials will consist of site-cast concrete panels, earth tone colors, texture panel patterns for shadows and reveals, accent metals, shade

canopies, glass entry elements, stone masses, and decorative metal elements. This building design will enhance the aesthetic character of the area and provide a standard of design expectation for the future adjacent land uses.

2. Parking Criteria

Parking stalls and dimensions comply with City requirements. Accessible parking stalls have been provided and located to allow ease of access to any point of public entry into each building. Drive aisles are maintained per Code with obvious flow routes and access to the site. Screening and landscaping are provided as required per Ordinance.

Warehouse/Distribution parking will be provided at a rate of:

- 1 per 1,000 sf GFA (for first 10,000 sf) plus
- 1 per 5,000 sf GFA (remaining sf) plus
- 1 per 250 sf GFA for Office area
- (shell buildings to be calculated at 15%)

3. Circulation

Crossroads at Surprise provides adequate on-site circulation of vehicle, pedestrians and bicyclists throughout, and to public ways. This development utilizes shared drive access to both adjacent roadways to minimize the overall number of driveways. Refuse enclosures have been located to provide a 'one pass' pick up for refuse vehicles with minimum backing movements required.

4. Screening, Lighting and Landscaping

This P.A.D. complies with the requirements of Chapter 6, per the attached Landscape Plan. The site incorporates all buffering and screening standards based on the Design Guidelines for Commercial Developments. 17% of the site is landscaped. All screening and buffering is accomplished with 3'-0" high CMU screen walls and landscaping consistent with the site and area. Lighting is designed for attractive yet efficient security site lighting. Lighting will not trespass beyond the property lines. All pole lights will be limited to 16'-0" in height. The final lighting design will provide for safe and adequate light levels for pedestrian and vehicle movement, while accenting the site and buildings.

5. Square Footage of Buildings

Crossroads at Surprise will consist of a single 113,870 SF industrial building.

G. PHASING

This project is planned to be constructed under one phase. Construction is projected to begin spring of 2023 with completion by the Fall of 2023

H. PROJECT TEAM / CONTACT LIST

PROJECT NAME: CROSSROADS AT SURPRISE

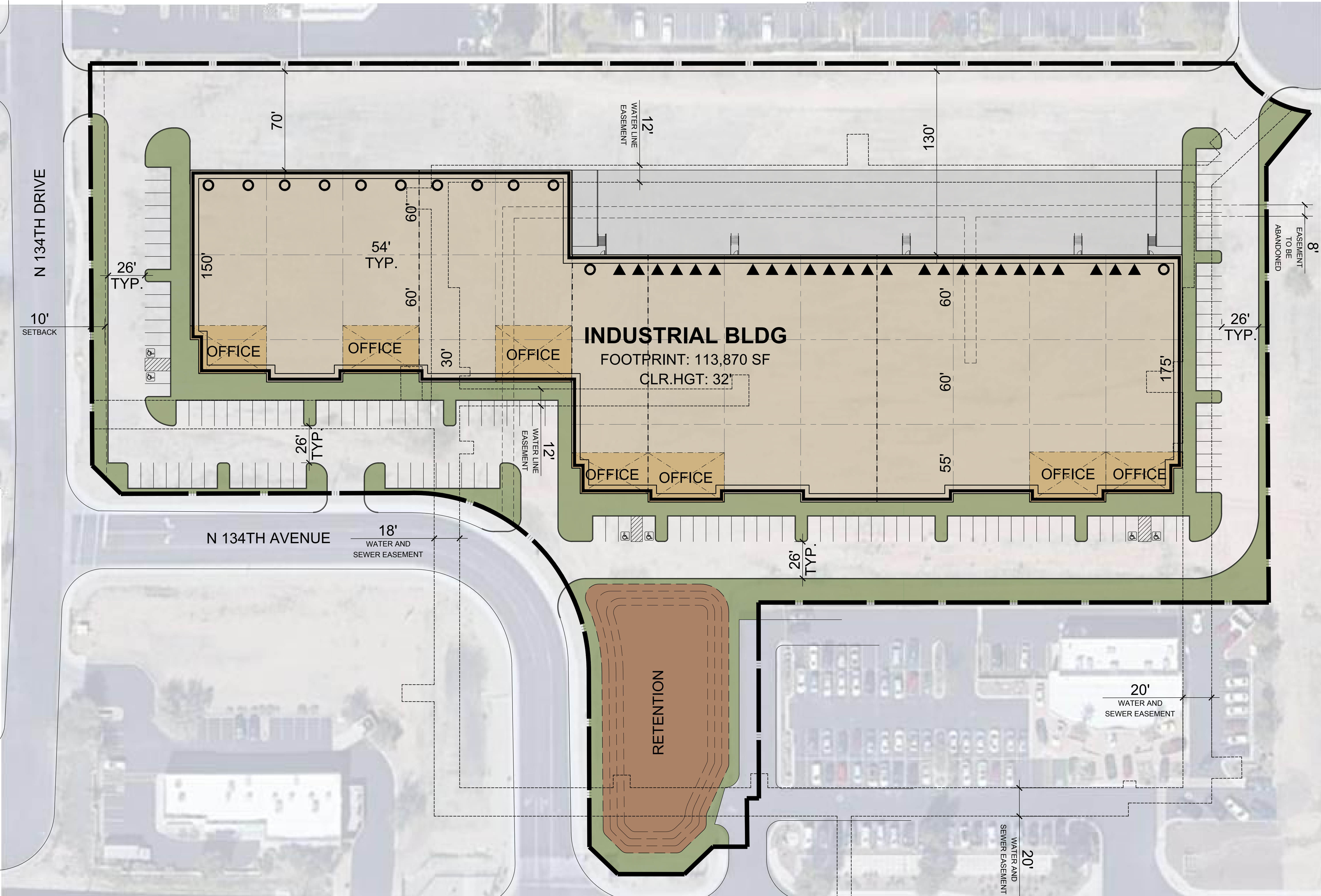
PROPERTY OWNER: DYSART BELL PROPERTY INVESTORS, LLC
670 E. ENCINAS AVENUE
GILBERT, AZ 85234
ATTN: A. BRENT PAYNE
(480) 633-6800 PHONE
(602) 296-0114 FAX
brentpayne@cox.net

DEVELOPER/APPLICANT: THE WIDEWATERS GROUP, INC.
EDWARD SHAGEN
5845 WIDEWATERS PARKWAY, #100
SYRACUSE, NY 13057
(301) 3051299 PHONE
eshagen@widewaters.com

APPLICANT'S REP.: HUELLMANTEL & ASSOCIATES
605 S ASH AVE
TEMPE, AZ 85281
ATTN: LAUREN PROPER POTTER
(480) 921-2800 PHONE
lauren.proper@huellmantel.com

ARCHITECT: WARE MALCOMB
BRADEN BLAKE
2777 E CAMELBACK ROAD, #325
PHOENIX, ARIZONA 85016
(480) 767-1001 PHONE
(480) 907-2288 FAX
bblake@waremalcomb.com

CONSULTANT.: EPS GROUP, INC.
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MESA, AZ 85201
ATTN: JOSH HANNON
(480) 503-2250 PHONE
(480) 503-2258 FAX
Josh.hannon@epsgroupinc.com



PROJECT DATA:			
SITE AREA:			
GROSS:	7.25 AC		
	315,683 SF		
BUILDING FOOTPRINT:			
	113,870 SF		
BUILDING USE:			
WAREHOUSE	101,959 SF		
OFFICE	@ 10.46%	11,911 SF	
COVERAGE:			
GROSS:	36%		
NET:	36%		
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF	102 STALLS	
OFFICE	1/250 SF	48 STALLS	
TOTAL		150 STALLS	
PARKING PROVIDED:			
AUTO:	132 STALLS		
	@ 1.16/1000 SF		
	5 STALLS		
REQ. ACCESSIBLE			
TRUCK DOCKS:			
DOCK-HIGH DOORS	25		
GRADE-LEVEL DOORS	12		

DEVELOPMENT STANDARDS:	
ZONING:	PAD
MAX. F.A.R.:	TBD ²
MAX. COVERAGE:	TBD ²
MAX. BLDG. HT.:	35 FT
BUILDING SETBACKS:	
FRONT:	35 FT
SIDE:	15 FT
REAR:	15 FT
LANDSCAPE SETBACKS:	
FRONT:	4 FT
SIDE:	3 FT
REAR:	3 FT
LANDSCAPE REQ.:	20%
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	8X16
COMPACT %:	30%
DRIVE AISLE:	25 FT
FIRE LANE:	TBD ²
OVERHANG:	2 FT
TREE WELL:	TBD ²
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/600 SF
MANUF.:	1/1500 SF
OFFICE:	1/250 SF

NOTES:

¹ 100 foot landscape area is required along the perimeter of a BP zoning district.

² To be confirmed by city.



scheme: 05

Conceptual Site Plan

CROSSROADS @ SURPRISE
N 134th Dr. Surprise, AZ 85378

WARE MALCOMB

PHX22-0121-00
07.21.2022

SHEET
1

Stormwater Management Design:
ASSUMED OFF-SITE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
PDF ALTA SURVEY



AFFIDAVIT OF POSTING

Application No:

FS22-1014 Crossroads at Surprised

Applicant Name:

Huellmantel & Affiliates

Location:

NEC Bell rd & 134th Dr

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.

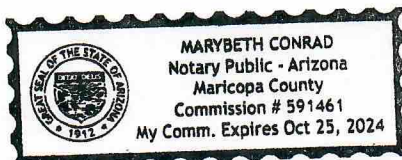
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

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.



Notary Public

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: September 8, 2022

Time: 6:00 P.M.

Location: In Person: Countryside
Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Planning & Zoning

Date: October 6, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: October 18, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

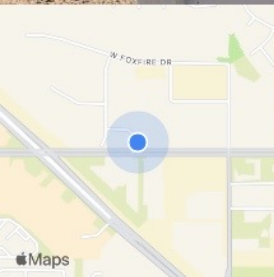
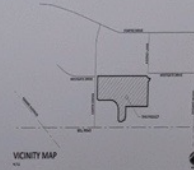
Virtual:

<https://attendee.gotowebinar.com/register/7293435985680955405>

Case number: FS22-1014

Request: Major Amendment to the Crossroads at Surprise Planned Area Development (PAD). The request is to propose a community commercial development and light industrial development to support the existing C-3 zoning uses and additional uses listed in the PAD and to change development standards for parking lot setbacks.

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



Aug 22, 2022 10:35AM
N 134th Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Date: September 8, 2022

Time: 6:00 P.M.

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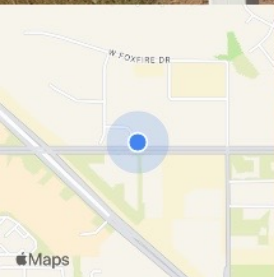
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Aug 22, 2022 10:35AM
13310-13318 W Bell Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

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Time: 6:00 P.M.

Location: In Person: Countryside
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15038 N Parkview Place,
Surprise, AZ 85379

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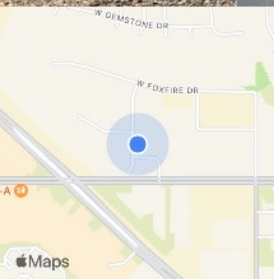
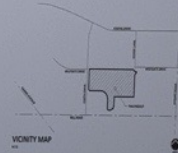
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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Aug 22, 2022 10:44AM
17079-17087 N 134th Dr
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

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Surprise, AZ 85379

Planning & Zoning

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City Council

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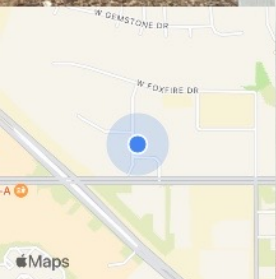
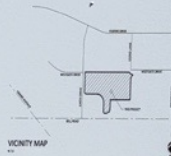
Virtual:

<https://attendee.gotowebinar.com/register/7293435985680955405>

Case number: FS22-1014

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



Aug 22, 2022 10:44AM
17079-17087 N 134th Dr
Maricopa County

NEIGHBORHOOD OUTREACH REPORT

FS22-1014

CROSSROADS AT SURPRISE

BELL ROAD & 134TH DRIVE

REPRESENTATIVE:

HUELLMANTEL
AFFILIATES

Lauren Proper Potter
Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
lauren.proper@huellmantel.com

APPLICANT:

 **WIDEWATERS**

Ed Shagen
The Widewaters Group, Inc.
5845 Widewaters Parkway, #100
Syracuse, New York 13057

SUMMARY

Widewaters is requesting a Planned Area Development Overlay to allow for construction of a new flexible commercial space consisting of a combination of office and warehouse space at Bell Road and 134th Drive in the C-3 zoning district on approximately 7.25 acres of vacant land.

The site was initially posted with two signs on August 12th for a neighborhood meeting to be held simultaneously virtually and in-person on August 29th, 2022. An error in the case number was discovered by the sign posting company on August 17th and immediately corrected; however, staff requested that an additional neighborhood meeting be held.

We hosted the first hybrid virtual/in-person meeting as advertised on August 29th at 6:00 p.m. at the Countryside Recreation Center located at 15038 N. Parkview Place in Surprise, AZ 85379 with the virtual meeting conducted via the GoToWebinar platform.

One resident – [REDACTED] – attended the meeting on August 29th after seeing it advertised on the City's website. [REDACTED] attended for informational purposes and asked questions regarding the nature of the project and size of the building. [REDACTED] contacted a nearby property owner during the meeting and provided his contact information and requested that information presented at the meeting be sent to both [REDACTED] and the nearby property owner. The meeting concluded at approximately 6:45 p.m. with no additional attendees virtually or in person.

Ms. Proper Potter contacted both [REDACTED] and the nearby property owner on August 31st and provided this information but has not received any additional feedback.

Due to the determination by staff that the official neighborhood meeting would be conducted on September 8th, the site was updated with new dates by the sign posting company on August 22nd.

A second (official) hybrid neighborhood meeting was held on September 8th at 6:00 p.m. at the Countryside Recreation Center located at 15038 N. Parkview Place in Surprise, AZ 85379 with the virtual meeting conducted via the GoToWebinar platform. Planner Chris Sexton and Planning Manager Jason Moquin attended from the City. No members of the public attended and the meeting ended at approximately 6:15 p.m.



FS22-1014

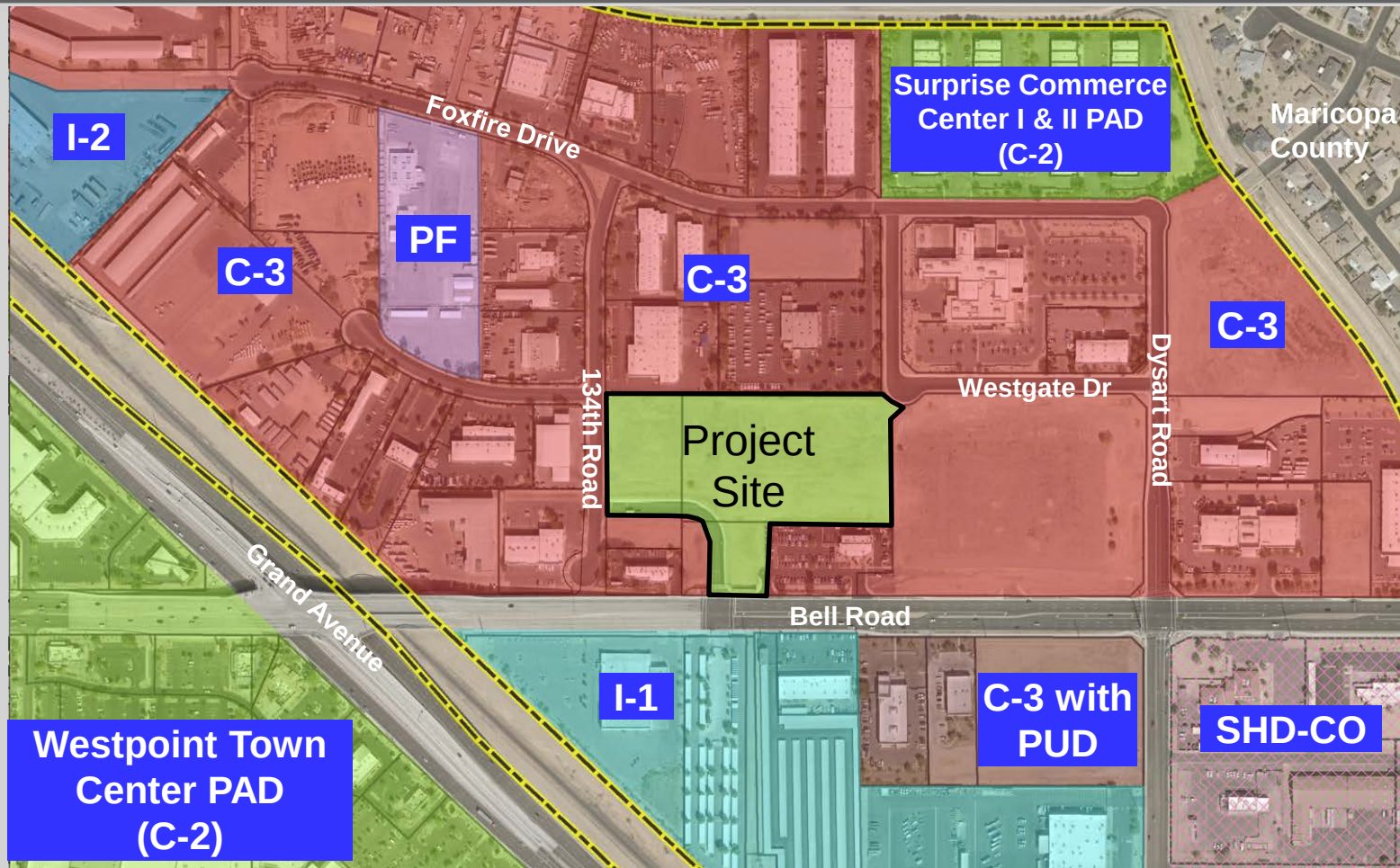
Crossroads At Surprise PAD

Amendment

Planning & Zoning Commission

October 6, 2022







BACKGROUND

- PAD Approved by Planning and Zoning Commission on December 4, 2007
- City Council Meeting scheduled to hear PAD on January 10, 2008 but staff interpreted City Council approval was not required
- Recently, upon further review of the PAD, city staff felt it is necessary to obtain City Council approval before any development occurs on the site



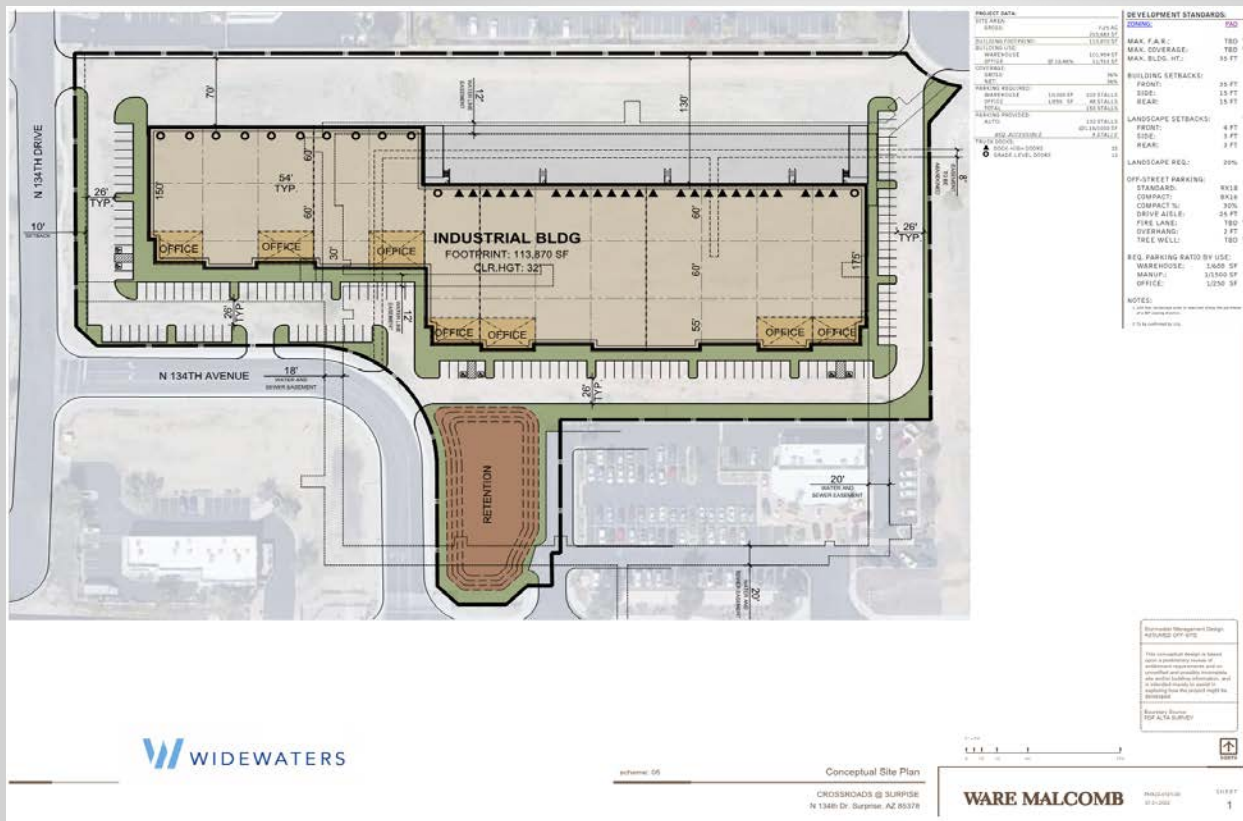
PERMITTED USES

- Permitted uses per Title 17.28.090 – General Commercial Zone (C-3)
- Permitted uses per 17.28.080 – Community Commercial (C-2)
- Additional uses listed in the PAD: automobile sales, light manufacturing, warehouse/distribution facilities

DEVELOPMENT STANDARDS

Setbacks	Feet (Ordinance)	Feet (Modified by this P.A.D.)
a. Building Setbacks		
i. Front	35	No change complies with ordinance
ii. Interior Side and Rear	15	No change complies with ordinance
iii. Corner Side	25	Not Applicable
iv. Residential Zone Boundary	45	Not Applicable
b. Parking Lots		
i. Front	4	No change complies with ordinance
ii. Interior Side and Rear	3	Reduced to 0 Feet - Provides for Common Drive Aisles at Future Property Lines
iii. Corner Side	4	Not Applicable
iv. Residential Zone Boundary	3	Not Applicable

CONCEPTUAL SITE PLAN



Title 17
Warehouse 102 stalls
Office 48 stalls

Total 150 stalls

LDO	
Warehouse	31 stalls
Office	48 stalls

Total 79 stalls



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings
- Citizen Participation Meeting
September 8, 2022



RECOMMENDATION

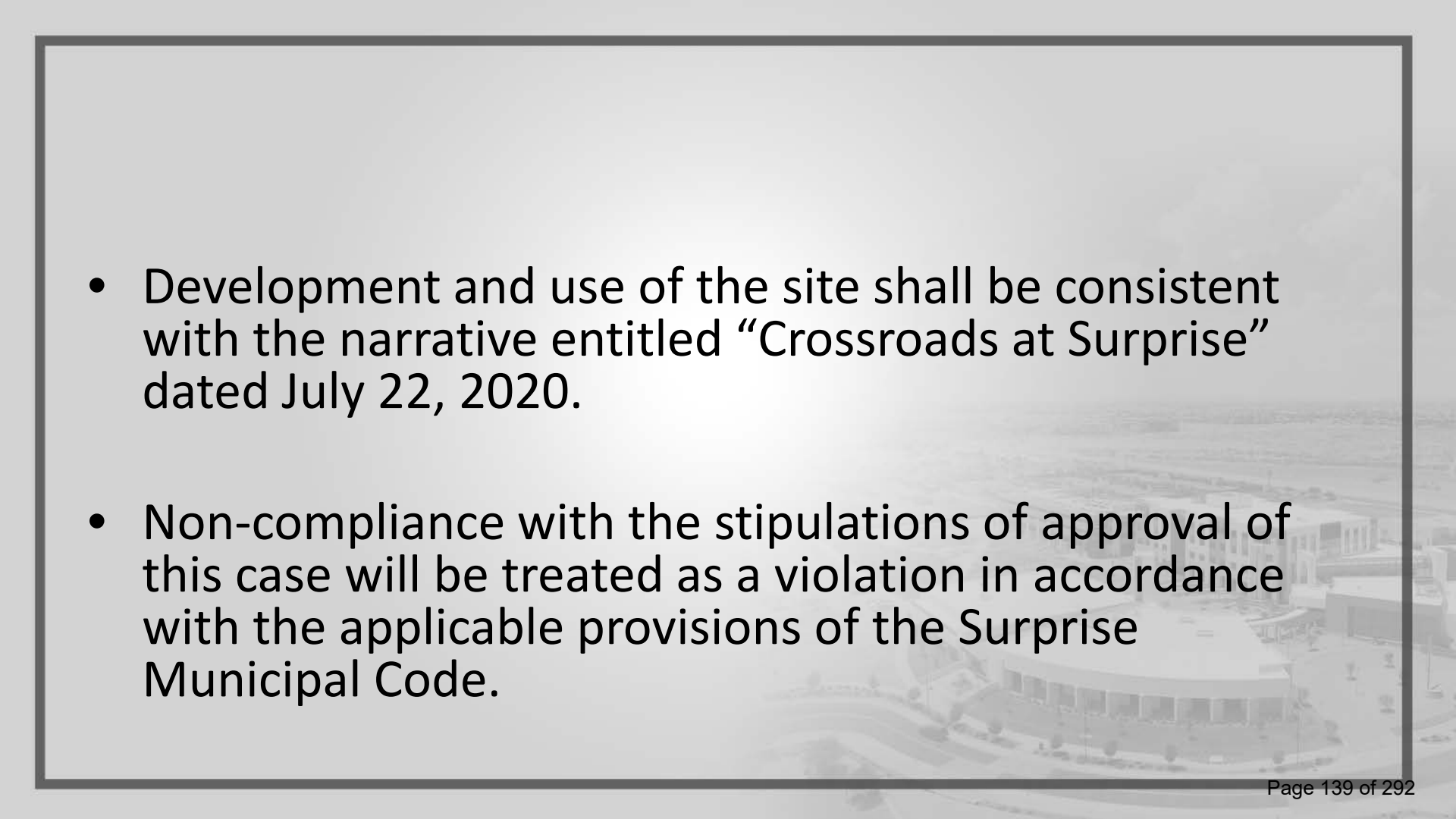
Staff recommends the P&Z Commission Recommends Approval to the Mayor and City Council, subject to stipulations 'a' and 'b'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- Development and use of the site shall be consistent with the narrative entitled “Crossroads at Surprise” dated July 22, 2020.
 - 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: October 6, 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 regarding a proposed Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020.

Motion:

I move to approve the Conditional Use Permit with Site Plan for Towne Self-Storage, case FS22-0020, subject to stipulations “a” through “e” as listed in the staff report.

Background:

Kelly Ferguson with Robert Brown Architects seeks approval of a Conditional Use Permit with Site Plan to allow the construction of an 117,862 square foot 3-level climate controlled storage facility, with a basement level, on a vacant 1.97 parcel of land generally located north of Waddell Road and west of Reems Road in the Waddell Square center

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 - FS22-0020 Town Self Storage CUP - Staff Report
2. 01 - FS22-0020 Towne Self Storage - CUP with Site Plan - Vicinity Map
3. 02 - FS22-0020 Towne Self Storage - CUP with Site Plan - Zoning Map

4. 03 - FS22-0020 Towne Self Storage - CUP with Site Plan - Site Plan
 5. 04 - FS22-0020 Towne Self Storage - CUP with Site Plan - Landscape Plan
 6. 05 - FS22-0020 Towne Self-Storage - CUP with Site Plan - Elevations
 7. 06 - FS22-0020 Towne Self Storage - CUP with Site Plan - Citizen Outreach Report
 8. 07 - FS22-0020 Towne Self Storage - CUP with Site Plan - Affidavit of Posting
 9. FS22-0020 - Towne Self Storage CUP with Site Plan - Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS22-0020

Project Name: Towne Self Storage

Council District: 1 - Acacia

Meeting Date: October 6, 2022

Planner: Chris Sexton

Owner: Storage Holdings Surprise LLC

Applicant: Robert Brown Architects

Request: Conditional Use Permit with Site Plan to allow a Self-Storage Facility in the C-2 zoning district

Site Location: Generally located north of Waddell Road and west of Reems Road in the Waddell Square center

Area: 1.97 acres (approx.)

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

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission **approve** the proposed Conditional Use Permit with Site Plan for Towne Self Storage subject to stipulations 'a' through 'e'.

FINDINGS:

- The proposed CUP with Site Plan is consistent with the Community Commercial (C-2) zoning district
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations
- The reviewing agencies have indicated no objections

PROJECT DESCRIPTION:

Kelly Ferguson with Robert Brown Architects on behalf of Storage Holdings Surprise, LLC seek approval of a Conditional Use Permit with Site Plan to allow a self-storage facility in the C-2 zoning district. The facility will be located north of Waddell Road and west of Reems Road in the Waddell Square center.

EXISTING ZONING:

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



Residential Low Density (R-1)	Residential Low Density (R-1)	Countryside PAD (LDR)
Residential Low Density (R-1)	Community Commercial (C-2)	Cotton Gin PAD (Commercial/Multi-Family)
Prasada PAD (Urban Village)	Prasada PAD (Urban Village)	Marley Park PAD (Commercial)

BACKGROUND:

September 10, 1998: The City Council approved the annexation of the subject property under Ordinance 98-06.

June 24, 2021: Staff met with the applicant to discuss the subject request during a regularly scheduled Concept Review meeting under CR21-303.

January 4, 2022: The applicant filed the subject request under case FS22-0020.

May 10, 2022: The applicant held a Citizen Outreach meeting for this project.

CITIZEN OUTREACH:

The applicant held their Citizen Outreach meeting in-person and virtual format on May 10, 2022. One (1) member of the general public was present during the meeting. The proposed development was discussed and the only concern that arose was access to the site which was answered by the applicant. Staff has not received any items of opposition or support. The Outreach meeting, along with the Planning and Zoning Commission hearing, were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

General

The proposal includes the construction of one (1) climate controlled self-storage facility that will be three (3) levels, one level includes a basement level, on a vacant 1.97 acre site.

Parking

Parking requirements are based on a ratio of 1 space per 50 storage units, plus 1 space for every 300 square feet of gross retail floor area, which is summarized in the following table. Two (2) large (12'x50') loading spaces are required and provided.

		Ratio	Required
Multi-Story, Climate Controlled	650 units	1 space per 50 units	13 spaces
Office/Retail	1,200 SF	1 space per 300 SF	4 spaces
Total Required			17 spaces
Total Provided			21 spaces

Access

Access to the site will be from two access points via a shared driveway that is adjacent to Waddell Road and Reems Road.

Landscaping

Landscaping will consist of a variety of drought tolerant trees and shrubs that will provide additional screening of the site. The site meets the City of Surprise requirements for landscaping.

Screening

Currently, there is an existing 6-foot block CMU wall that screens the residentially zoned district from the existing vacant commercial parcel. The 6-foot wall will be demolished and replaced with the same CMU wall design having a height of 8 feet.

Architecture

The building elevations will consist of smooth concrete masonry unit (CMU) block which will be painted in a variety of colors and textures that will provide visual interest. The proposed building will be complementary to the existing, surrounding development by incorporating an arcade with a tile roof and partial stone wrapped columns. A block 4-foot wainscot will wrap around some of the elevations. Architecture adornments that are similar to surrounding buildings will be located along the west elevation.

Evaluative Criteria

The granting of a Conditional Use Permit requires compliance with the regulations and evaluative criteria as specified in the LDO. Section 106-10.40 of the LDO sets forth the requirements for self-storage facilities. The requirements for a self-storage facility as stated in the LDO are as follows, with the analysis of the project's compliance follows each section as appropriate:

106-10.40 Self-storage Facilities.

- A. *Self-storage facilities may be appropriate in the Neighborhood, Commerce and Office, and Employment Character Areas of the General Plan, except may be considered incompatible in areas within the Transit-Oriented Development (TOD) Strategic Plan and Scenic Lands Sub Area.*

Analysis: As discussed in the Conformance with Adopted Plans section of this report, the subject property lies in the Neighborhood Character Area and is consistent with the manner and intent of the Neighborhood character area which it occupies.

- B. *There are four different "types" of self-storage facilities; each with different land use needs and varying degrees of regulations.*

1. *"Garage style" with single story buildings that allow customers to drive directly up to the front of each individual roll-up door storage unit/bay.*

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2. *“Multi-story/climate controlled” in a single building providing access to the individual units from an interior hallway within the building.*
3. *“Parking style” allows outdoor storage of vehicles, boats, RV’s, and trailers. This type can be a standalone facility or combined with either the garage style or multi-story climate controlled facility.*
4. *“Portable container” is the remote facility where small roll-off containers are stored after they have been delivered to and picked up from the customer’s location; with no public or customer access to the storage facility.*

158 **Analysis:** The proposed CUP will be a “multi-story climate controlled” facility.
159 The proposal is a single building providing access to individual units from an
160 interior hallway within the building.

- 161
- 162 C. *Self-storage facilities are for storage purposes only. No on-site retail sales*
163 *are permitted from a rented storage unit.*

164

165 **Analysis:** No retail sales are proposed for individual units.

- 166
- 167 D. *Regardless of the “type” the minimum size of any storage facility site shall be*
168 *one acre (1 ac). The site should be limited to a maximum of two acres (2 ac)*
169 *when adjacent to a residential zoning district or a residential use.*

170

171 **Analysis:** The site is 1.97 acres and is adjacent to a residentially zoned use.
172 The site is not directly adjacent to single-family homes but adjacent to a
173 pocket park that serves that residential community.

- 174
- 175 E. *The site shall be contiguous to an arterial or collector road, although access*
176 *may or may not be directly onto such arterial or collector, as determined*
177 *through the review process.*

178

179 **Analysis:** The site is not directly adjacent to Waddell Road or Reems Road
180 (arterial roads) although the subject parcel has two (2) points of access via
181 shared access driveways from Waddell Road and Reems Road.

- 182
- 183 F. *All buildings that are visible from a public street shall exhibit architectural*
184 *enhancements, including variation of rooflines, uses of multiple material*
185 *types, and color variations compatible with surrounding uses as set forth in*
186 *the PEDS (see Chapter 107) herein. Architectural plans, including material*
187 *and color samples, shall be submitted for review at the time of application.*

Analysis: Although the entire project will not be seen as it is not located adjacent to a roadway, the proposed building elevations depict a variety of materials and colors, which demonstrate compliance with the requirement. Additionally, the project uses materials, colors and a design that is complimentary to the existing, surrounding developments.

- G. *A minimum eight-foot (8') high masonry wall with architectural enhancements shall be provided around the perimeter of the property or storage area. When adjacent to a right-of way or public area, the perimeter wall or building wall will be designed in accordance with item F of this section.*

Analysis: An existing 6-foot color block wall that runs the entire length of the commercial property will be removed and replaced with an 8' high wall that will have the same design for consistency.

- H. *Outdoor storage shall be limited to boats, trailers, or recreational vehicles. The storage of these vehicles in conjunction with either the garage style or the "multi-story/climate controlled" storage facility shall be limited to a maximum fifteen percent (15%) of the net site area. All outdoor vehicle storage shall be located in the interior of the site and shall be screened from view from surrounding properties. Parking style and garage style storage facilities shall provide an eight foot (8') decorative view-obscuring wall to screen the entire storage area. There shall be no storage of abandon, damaged, or junked boats, trailers or recreational vehicles in any storage facility.*

Analysis: No outdoor storage is proposed.

- I. *Site Design for Garage style facilities:*

Analysis: Garage style is not being proposed.

- J. *The maximum building height adjacent to a residential zoning district or within fifty feet (50') of a residential dwelling shall be fourteen feet (14') in height. Building height may be increased one foot in height for every two feet of additional setback (1':2') to a maximum twenty-four feet (24') in height from finished grade. The maximum building height adjacent to a non-residential zoning district shall be a maximum of thirty-five feet (35') in height from finished grade.*

Analysis: The self-storage facility's westerly elevation, located adjacent to a residentially zoned district does not exceed 14 feet in height with a 50-foot setback. The rest of the building will be 24 feet tall as measured to the highest part of the building. In addition the building meets the ratio to increase the building height for every one foot increased in height for every two feet of additional setback (1':2') to a maximum of twenty-four feet (24') in height from finished grade. The building will not exceed 24 feet at the 70-foot setback.

- K. *The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter fences/walls.*

Analysis: Although this project is not adjacent to any street frontages, the project meets the landscaping requirements of the LDO in that the perimeter areas will provide the required landscaping within the setback and parking areas.

- L. *No hazardous or flammable materials shall be stored in a mini-storage development.*

Analysis: No storage of hazardous or flammable materials is proposed.

- M. *No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.*

Analysis: Auctions, commercial sales, rentals, garage sales, or other activities are not proposed.

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	City of Surprise
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property lying within the Neighborhood Character Area, which supports personal commercial uses such as that proposed.

REVIEWING AGENCIES:

The subject request was routed to the standard internal and external reviewing agencies, who indicated no objections to the request.

271
272 **SUMMARY:**
273

274 The subject request involves a CUP with Site Plan to allow a multi-story climate controlled
275 self-storage facility in the C-2 zoning district. The proposal was evaluated against the
276 applicable provisions of the Surprise Land Development Ordinance (LDO) and found to be
277 in compliance. All city reviewing departments have reviewed both requests and have
278 expressed no concerns that are not addressed in the recommended stipulations of approval.
279

280 **FINDINGS:**
281

- 282 • The proposed CUP with Site Plan is allowed in the underlying C-2 zoning district
- 283 • The proposed CUP with Site Plan is consistent with the applicable provisions of the
284 Surprise
- 285 • The reviewing agencies have indicated no objections
286

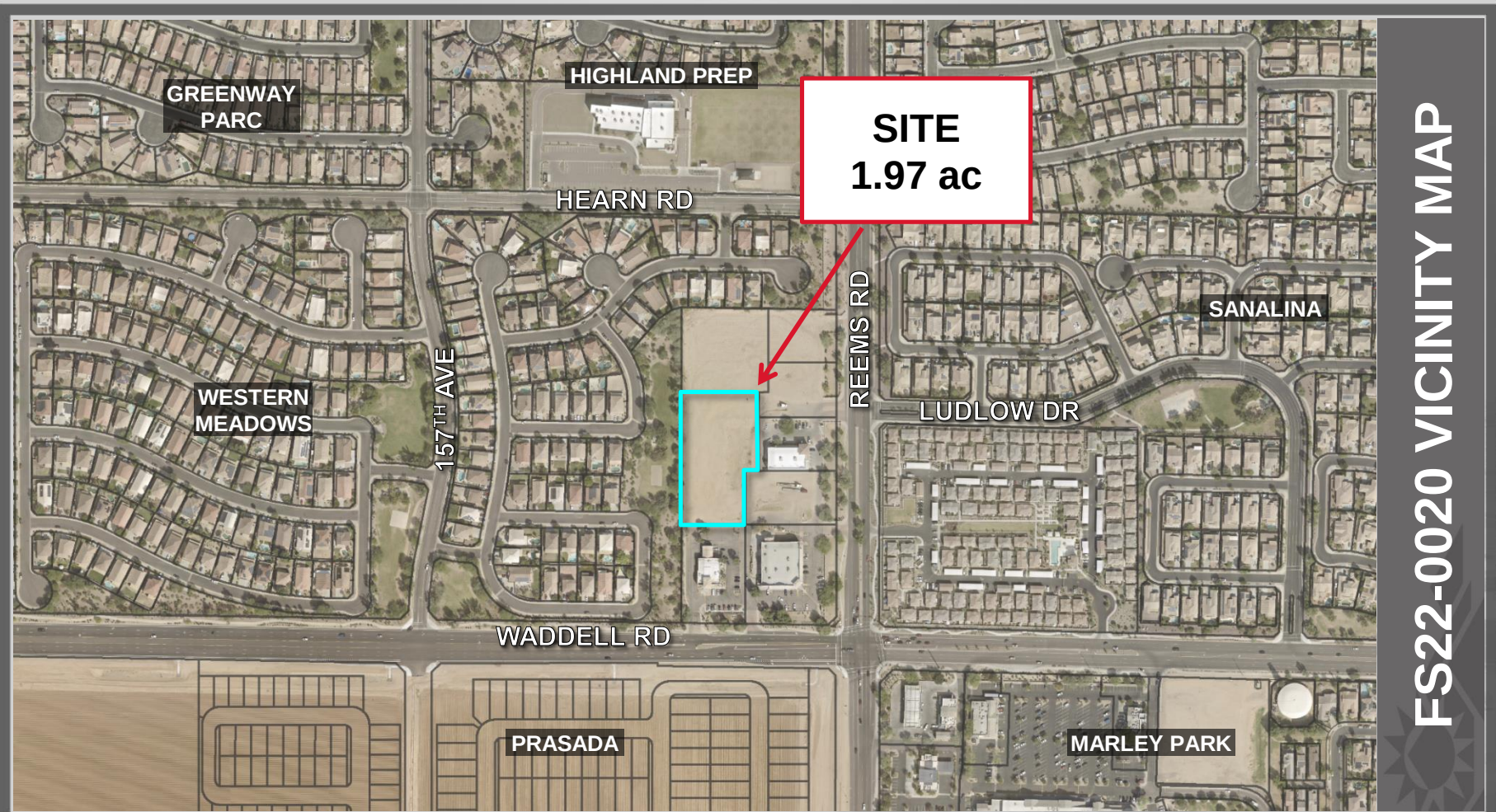
287 **Recommendation:**
288

289 Based on the findings noted above, staff recommends the Commission **approve** the subject
290 CUP with Site Plan, subject to stipulations 'a' through 'e' as outlined below:
291

- 292 a. Development and use of the site shall be consistent with the Site Plan titled
293 "Towne Storage", prepared by Robert Brown Architects and stamped received
294 August 5, 2022.
295
- 296 b. Landscaping of the site shall be consistent with the Landscape Plan titled
297 "Preliminary Landscape Plan for Towne Storage", prepared by Young Design
298 Group and stamped received May 20, 2022.
299
- 300 c. Elevations shall be consistent with the Elevations titled "Towne Storage",
301 prepared by Robert Brown Architects and stamped received August 5, 2022.
302
- 303 d. This Site Plan is valid for one (1) year after approval by the Planning and
304 Zoning Commission. This Site Plan shall expire on the one (1) year
305 anniversary of approval, unless construction commences prior to that date.
306
- 307 e. Non-compliance with the stipulations of approval of this case will be treated as
308 a violation in accordance with the applicable provisions of the Surprise
309 Municipal Code.
310

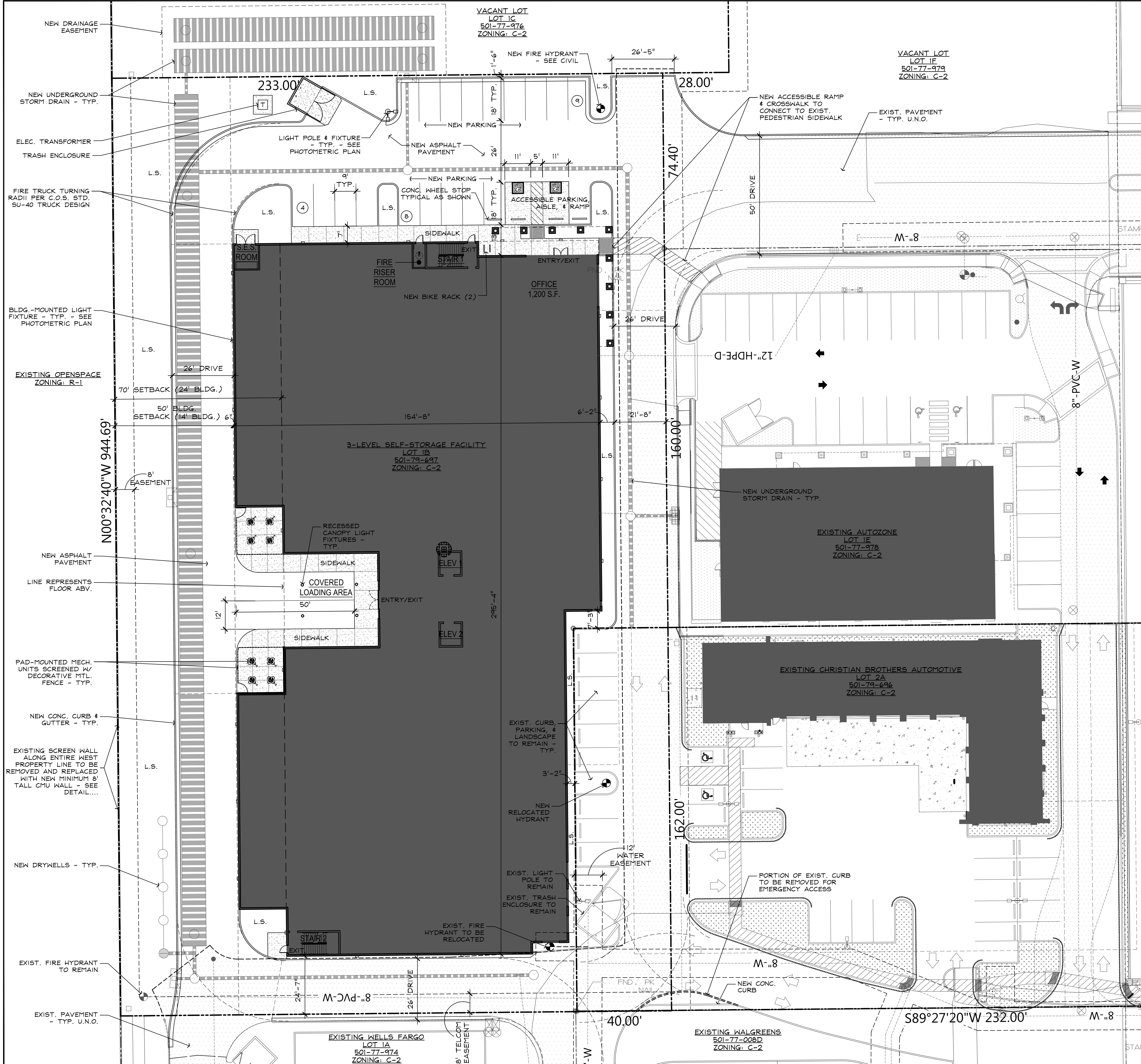
311 However, should the Commission wish to deny the request, the Commission should make
312 its own findings and base its decision on those alternative findings.
313
314
315
316

317	<u>Attachments:</u>
318	
319	01 Vicinity Map
320	02 Zoning Map
321	03 Site Plan
322	04 Landscape Plan
323	05 Elevations
324	06 Citizen Outreach Report
325	07 Affidavit of Posting





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PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF DEVELOPING APPROXIMATELY 1.97 ACRES OF AN UNDEVELOPED LOT TO FACILITATE A NEW, 3-LEVEL, CLIMATE CONTROLLED STORAGE FACILITY IN SURPRISE. THE PROPOSED STORAGE FACILITY WILL BE 3 LEVELS WITH A BASEMENT LEVEL, AND WILL CONSIST OF A RENTAL OFFICE AT THE MAIN LEVEL, AND CLIMATE-CONTROLLED INTERIOR UNITS AT ALL LEVELS. PROJECT WILL HAVE AN ACCESS DRIVE AROUND THE REAR (WEST SIDE) OF THE BUILDING FOR ACCESS TO A COVERED LOADING AREA, AND PROVIDE ACCESS FOR EMERGENCY VEHICLES. ALL REQUIRED PARKING & MANEUVERING WILL BE ONSITE, WITH CONNECTION POINTS TO EXISTING DRIVES WITHIN THE DEVELOPMENT. A NEW CRASH ENCLOSURE WILL BE ACCESSIBLE FROM THE NORTH DRIVE AISLE WITHIN THE SITE. OTHER SITE IMPROVEMENTS WILL CONSIST OF TREES PLANTING, LANDSCAPING, AND ACCESSIBLE ROUTE CONNECTING TO EXISTING DEVELOPMENT SIDEWALKS TO RUIB CANY.

DESIGN TEAM

OWNER	ARCHITECT
TOWNE STORAGE 527 E. PIONEER RD., SUITE 240 DRAPER, UTAH 84020 PHONE: (385) 308-2011 CONTACT: BURKE BRADSHAW E-MAIL: burkeb@townestorage.com	ROBERT BROWN ARCHITECTS 88 S. SAN CARLOS PL. CHANDLER, ARIZONA 85225 PHONE: (480) 377-2222 CONTACT: KELLY FERGUSON E-MAIL: kelly@brownarch.com

SITE DATA

PROJECT ADDRESS: 13974 NORTH REEMS ROAD
SURPRISE, ARIZONA 85370
LOT 1B

ASSESSORS PARCEL NO.: 501-79-697
ZONING DISTRICT: C-2

ADJACENT ZONING:
NORTH: C

EAST: C
SOUTH: C

WEST: R
BUILDING GETBACK

NORTH: 3

EAST: 15
SOUTH: 15

WEST: 3

SITE AREA:
GROSS: 85,858

LANDSCAPE AREA PROVIDED: 13.878 S.F. (16%)

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

BUILDING USE: S-1 - INTERNALIZED STORAGE
B - RENTAL OFFICE
BUILDING CONSTRUCTION TYPE: II-B (SPRINKLERED)

BUILDING AREA:

BASEMENT FLOOR:	40,537 SQ. FT.
FIRST FLOOR:	40,537 SQ. FT. (FOOTPRINT)
SECOND FLOOR:	36,788 SQ. FT.
TOTAL:	117,862 SQ. FT.

BUILDING HEIGHT:
 ALLOWED: 14' FT. @ SETBACK , 24' FT. MAX.
 PROVIDED: 14' FT. @ SETBACK , 24' FT. MAX.
 LOT COVERAGE: 40,537 SQ. FT. / 85,858 SQ. FT. = 47.21%

PARKING ANALYSIS:

REQUIRED:	RENTAL OFFICE: 1,200 SQ. FT. / 250 = 5 SPACES
	650 UNITS / 50 = 13 SPACES
	TOTAL REQUIRED = 18 SPACES
PROVIDED:	21 SPACES (INCLUDES 2 ACCESSIBLE SPACE)

LOADING SPACES:
REQUIRED: 2 LARGE SPACES (12'x50')
PROVIDED: 2 LARGE SPACES

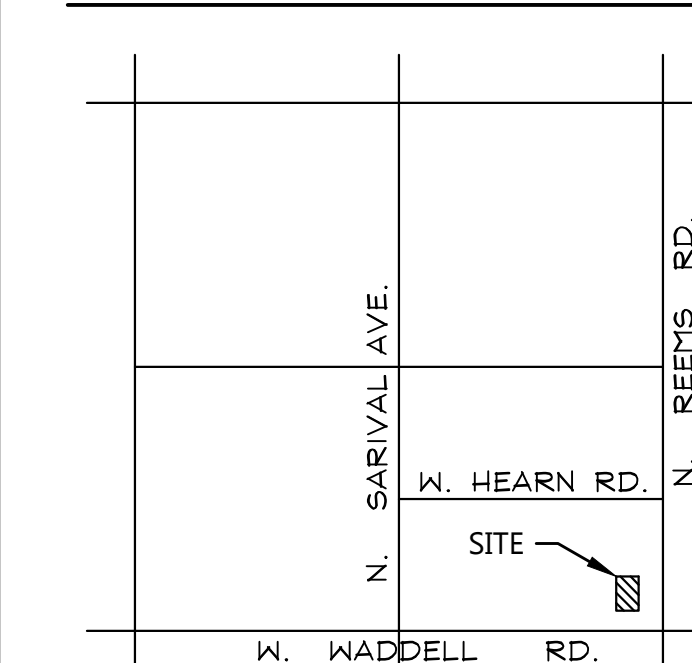
BICYCLE PARKING:
REQUIRED: 21 / 20 = 2 BIKE SPACES
PROVIDED: 2 SPACES (1 RACK)

LEGAL DESCRIPTION

LOT 1B, WADDELL SQUARE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 877 OF MAPS, PAGE 39, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION; THAT PORTION OF LOT 1B, WADDELL SQUARE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 87 OF MAPS, PAGE 39, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1B; THENCE SOUTH 89 DEGREES 27 MINUTES AND 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1B A DISTANCE OF 40.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES, 32 MINUTES 40 SECONDS WEST, A DISTANCE OF 162.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1B; THENCE NORTHWEST ALONG THE WEST LINE OF SAID LOT 1B, ACCORDING TO SAID PLAT FOR WADDELL SQUARE, THENCE SOUTH 00 DEGREES 32 MINUTES 40 SECONDS EAST, ALONG SAID EAST LINE OF LOT 1B, A DISTANCE OF 162.00 FEET TO THE TRUE POINT OF BEGINNING.

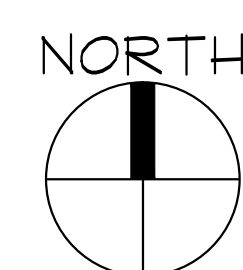
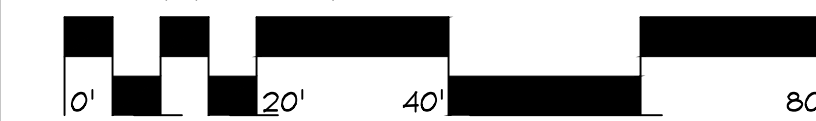
VICINITY MAP



ERRC NOTE:
UPON COMPLETION OF CONSTRUCTION, AN EMERGENCY RESPONSE SIGNAL STRENGTH TEST SHALL BE COMPLETED WITHIN ALL OCCUPIED AREAS OF THE BUILDING. ANY AREA THAT FAILS TO MEET MINIMUM SIGNAL STRENGTH REQUIREMENTS SHALL BE ENHANCED WITH A SIGNAL BOOSTER.

SITE PLAN

SCALE: 1"=20'-0"



SEAL

REGISTERED ARCHITECT
STATE OF ARIZONA
54220
KELLY
FERGUSON
Date Signed _____
ARIZONA USA

DATE: 08/5/22



A NEW SELF-STORAGE FACILITY FOR:

TOWNE STORAGE

13974 NORTH REEMS ROAD
SURPRISE, ARIZONA 85379

[illegible]

CITY OF SURPRISE CASE: FS22-0020

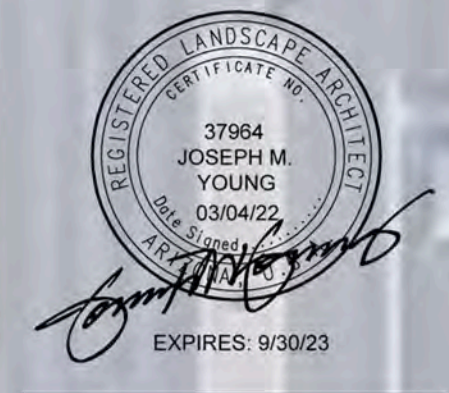


PLANT SCHEDULE			
EXISTING VEGETATION	SIZE / REMARKS	QTY	
EXISTING TREE	TO REMAIN	PER	PLAN
TREES	SIZE / REMARKS	QTY	H x W
CAESALPINIA 'SIERRA SUN' SIERRA SUN CAESALPINIA	1.5" CALIPER (MULTI-TRUNK / MATCHED)	2	5' x 4'
QUERCUS VIRGINIANA LIVE OAK	2" CALIPER (OVAL CROWN / MATCHED)	5	10' x 7'
ULMUS PARVIFLORA 'TRUE GREEN' TRUE GREEN ELM	2" CALIPER (OVAL CROWN / MATCHED)	20	11' x 7'
ACCENTS	SIZE / REMARKS	QTY	
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	25	
SHRUBS	SIZE / REMARKS	QTY	
DODONEA VISCOSA HOPSEED BUSH	5 GAL	21	
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL	35	
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	85	
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE OLIVE	1 GAL	32	
GROUND COVER	SIZE / REMARKS	QTY	
EREMOPHILA GLABRA 'M. GOLD' SUNRISE EMU	1 GAL	24	
LANTANA MONTEVIDENSIS 'GOLD MOUND' LANTANA	1 GAL	16	
INERT MATERIALS	SIZE / REMARKS	QTY	
D.G. DECOMPOSED GRANITE MADISON GOLD	1/2" SCREENED 2" DEPTH	ALL L/S AREAS	



CASE # FS22-0020

young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312



TOWNE STORAGE
13974 NORTH REEMS ROAD, LOT 2B
SURPRISE | AZ | 85379

DATE:	03/04/22
JOB NO.:	2131
DRAWN BY:	YDG / CLF
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	02/14/22

SUBMITTED FOR:
USE PERMIT /
SITE PLAN REVIEW

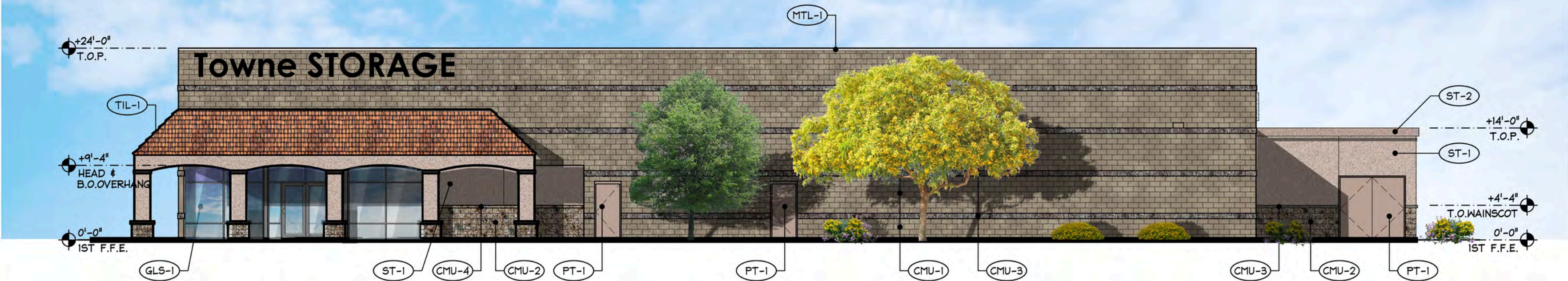
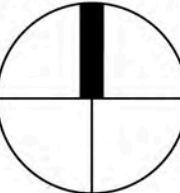
SHEET NO.
L1.1
2 OF 2

TRACKING NUMBERS:

SURPRISE

SURPRISE, ARIZONA
PROJECT NUMBER: 21007.00
DATE: 08.04.22

NORTH



NORTH ELEVATION

SCALE: 3/32"=1'-0"



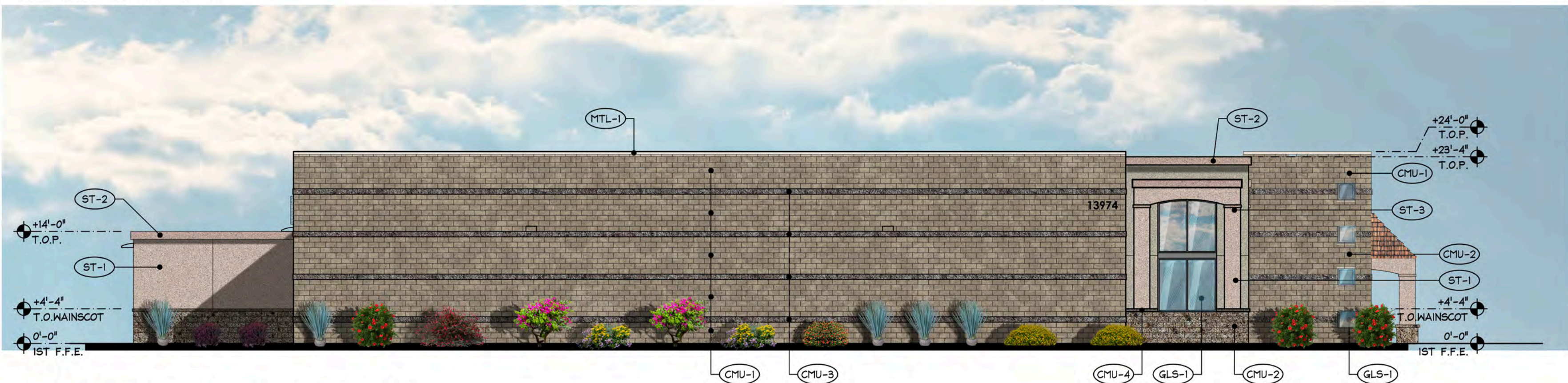
EAST ELEVATION

SCALE: 3/32"=1'-0"



WEST ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"

EXTERIOR COLORS		
MARK	FINISH / COLOR	
CMU-1	8"x8"x16" PRECISION INTEGRALLY COLORED (SMOOTH) CMU BLOCK MFR.: SUPERLITE - COLOR: "BONE"	
CMU-2	8"x8"x16" SPLIT-FACE INTEGRALLY COLORED CMU BLOCK MFR.: SUPERLITE - COLOR: "BONE"	
CMU-3	4"x8"x16" SPLIT-FACE INTEGRALLY COLORED CMU BLOCK MFR.: SUPERLITE - COLOR: "COCOA BROWN-MOJAVE BROWN"	
CMU-4	4"x12"x16" SPLIT-FACE INTEGRALLY COLORED CMU CAP BLOCK MFR.: SUPERLITE - COLOR: "COCOA BROWN-MOJAVE BROWN"	
GLS-1	SOLARBAN 67 (2) SOLEXIA + CLEAR 1" INSULATED TINTED GLAZING IN CLEAR ANOD. ALUM. FRAMES U-VALUE: .29 SHGC: .23	
MTL-1	PAINTED METAL CAP MFR.: SHERWIN WILLIAMS - COLOR: "NICE WHITE" SW 6063	
PT-1	PAINTED METAL & DOORS MFR.: SHERWIN WILLIAMS COLOR: "EMERGING TAUPE" SW 6045	
ST-1	PAINTED STUCCO - PRIMARY FIELD MFR.: SHERWIN WILLIAMS - COLOR: "DOESKIN" SW6044	
ST-2	PAINTED STUCCO - ACCENT FIELD MFR.: SHERWIN WILLIAMS - COLOR: "EMERGING TAUPE" 6045	
ST-3	PAINTED STUCCO - SECONDARY FIELD & ACCENT MFR.: SHERWIN WILLIAMS - COLOR: "CHATROOM" SW 6171	
TIL-1	SPANISH TILE MFR.: EAGLE ROOFING TYPE: CAPISTRANO COLOR: MOJAVE SHADOWS	



88 south san marcos place
chandler - arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com

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REEMS TOWNE STORAGE

CITIZEN PARTICIPATION REPORT

13974 N. Reems Road
Conditional Use Permit w/ Site Plan - Case #FS22-0020

I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to date regarding this conditional use permit application for the development of a new, self-storage facility. The Property is currently zoned Community Commercial (C-2).

II. Notification Technique / Notice of Meetings

On April 21, 2022, the site was posted with two (2), double-sided signs; one (1) one along Reems Road and one (1) along the southern boundary of the Property facing Waddell Road. The signs provided information on the project, information regarding the planned neighborhood meeting (virtual and in-person options) and provided contact information for the City. See affidavit of posting attached at **TAB A**. Around the same time, the City sent out notification letters to all real property owners within a specified radius, with similar information.

On May 10, 2022, a neighborhood meeting was held at the Holiday Inn Express & Suites at 16540 N. Bullard Avenue. Along with the in-person meeting, interested parties were also offered the ability to log into the meeting virtually through Zoom. Project exhibits, including aerial, General Plan and zoning map, site plan and elevations were on display both physically and virtually. A sign in sheet was also provided. No members of the public utilized the in-person option. 1 person attended the meeting virtually. The attendee noted their ownership of the

adjacent commercial parcel. They had general questions regarding the use, access and timing for project completion. Answers were provided and the attendee noted their support for the project. A copy of the presentation and sign-in sheet are attached at **TAB B**.

III. Inquiries

To date, the Applicant has only received one call regarding the project. The caller had general questions regarding location of the new building within the larger commercial site and timing for the development. The caller did not express any concerns. The Applicant has been in continuous contact with the City, which has not notified the Applicant of any public inquiries.

IV. Summary of Outreach

To date, no concerns or issues have been expressed regarding the application. The Applicant will continue be available to discuss the project with any interested parties.

Tab A

AFFIDAVIT OF POSTING

Application No: FS22-0020
Applicant Name: Withey Morris
Location: NWC Waddell Rd and Reems Rd
Date Site Posted: 04/21/22

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).

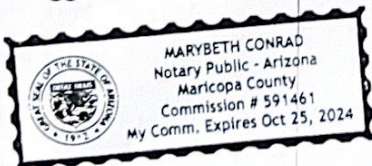
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 4/21/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 04/21/22, 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

In-Person and Virtual
Neighborhood Meeting

City of Surprise

Planning & Zoning

City Council

Date: May 10, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites,
Desert Cactus Room
16540 N. Bullard Avenue, Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: Zoom

Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bnVwRE5iUGVQNCtNQXdETWRMTUFaUT09>

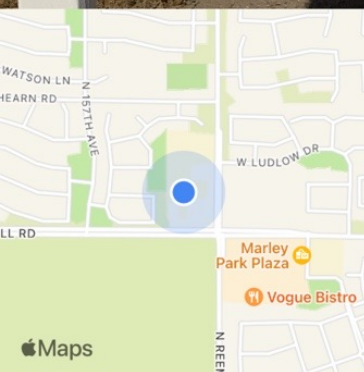
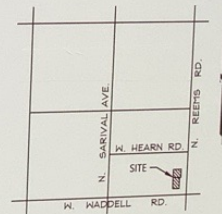
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, single story, climate controlled self-storage facility on 3.5 acres.

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



15514 W Waddell Rd

Surprise AZ 85379

+33.610721,-112.394965

Thursday, April 21, 2022 at 7:43:37 AM

Notice of Public Hearing

In-Person and Virtual
Neighborhood Meeting

City of Surprise

Planning & Zoning

City Council

Date: May 10, 2022

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites,
Desert Cactus Room

16540 N. Bullard Avenue, 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
Surprise, AZ 85374

Location: Zoom

Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bmVwRE5iUGVQNCtNQXdETWRMTUFaUT09>

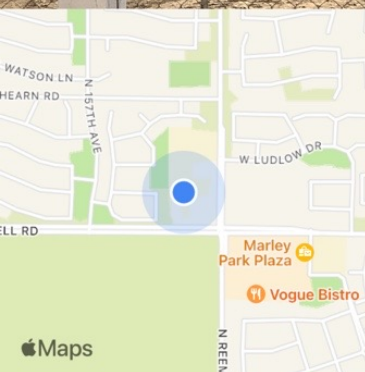
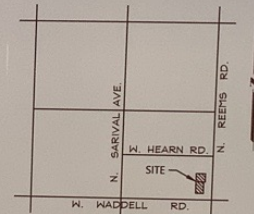
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, single story,
climate controlled self-storage facility on 3.5 acres.

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



15564 W Waddell Rd

Surprise AZ 85379

+33.610650, -112.395053

Thursday, April 21, 2022 at 7:44:23 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual
Neighborhood Meeting

Planning & Zoning

City Council

Date: May 10, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites,
Desert Cactus Room

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: Zoom

Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bnVwRE5lUGVQNCtNQXcETWRMTUfaUT09>

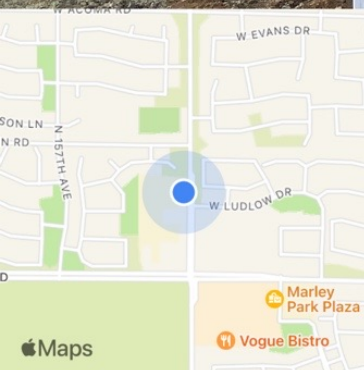
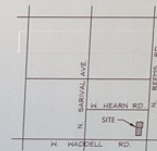
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, single story,
climate controlled self-storage facility on 3.5 acres.

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



14100-14128 N Reems Rd

Surprise AZ 85379

+33.611911,-112.394069

Thursday, April 21, 2022 at 6:42:57 AM

Notice of Public Hearing

City of Surprise

In-Person and Virtual
Neighborhood Meeting

Planning & Zoning

City Council

Date: May 10, 2022

Date: TBD

Date: TBD

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites,
Desert Cactus Room
16540 N. Bullard Avenue, Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: Zoom

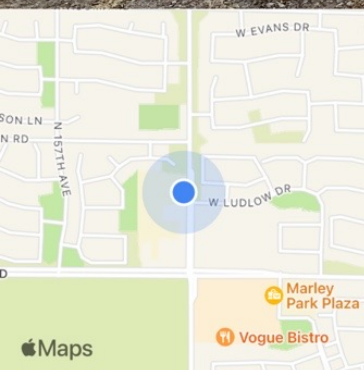
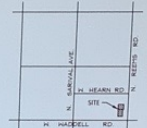
Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bnVwRE5lUGVQNCInQXcETWRMTUFaUT09>

Meeting ID: 878 1042 4606 Passcode: 138603
+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, single story,
climate controlled self-storage facility on 3.5 acres.

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



13968 N Reems Rd
Surprise AZ 85379

+33.611817, -112.394048

Thursday, April 21, 2022 at 6:43:24 AM

Tab B

SIGN-IN

**TOWNE STORAGE MANAGEMENT CO.
NORTHWEST CORNER OF REEMS ROAD AND WADDEL ROAD
NEIGHBORHOOD OPEN HOUSE MEETING**

MAY 10, 2022 – HOLIDAY INN EXPRESS – 16540 NORTH BULLARD AVENUE - 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

SIGN-IN

**TOWNE STORAGE MANAGEMENT CO.
NORTHWEST CORNER OF REEMS ROAD AND WADDEL ROAD
NEIGHBORHOOD OPEN HOUSE MEETING**

MAY 10, 2022 – HOLIDAY INN EXPRESS – 16540 NORTH BULLARD AVENUE - 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

Waddell & Reems

FS22-0020 – A Conditional Use Permit for Self-Storage in a C-2 District

Towne STORAGE

Open House Meeting

May 10, 2022

George Pasquel – Withey Morris, PLC

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

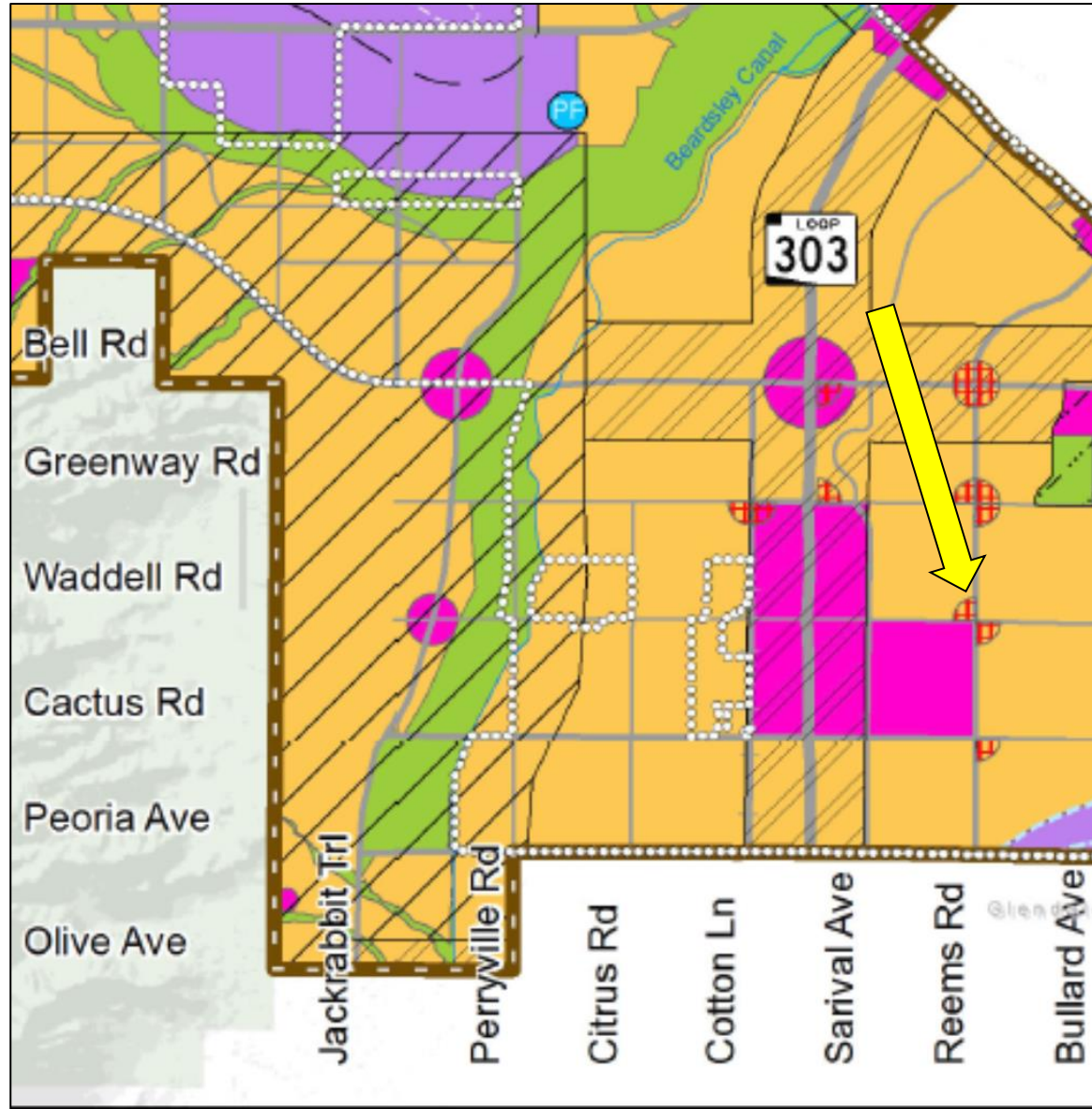






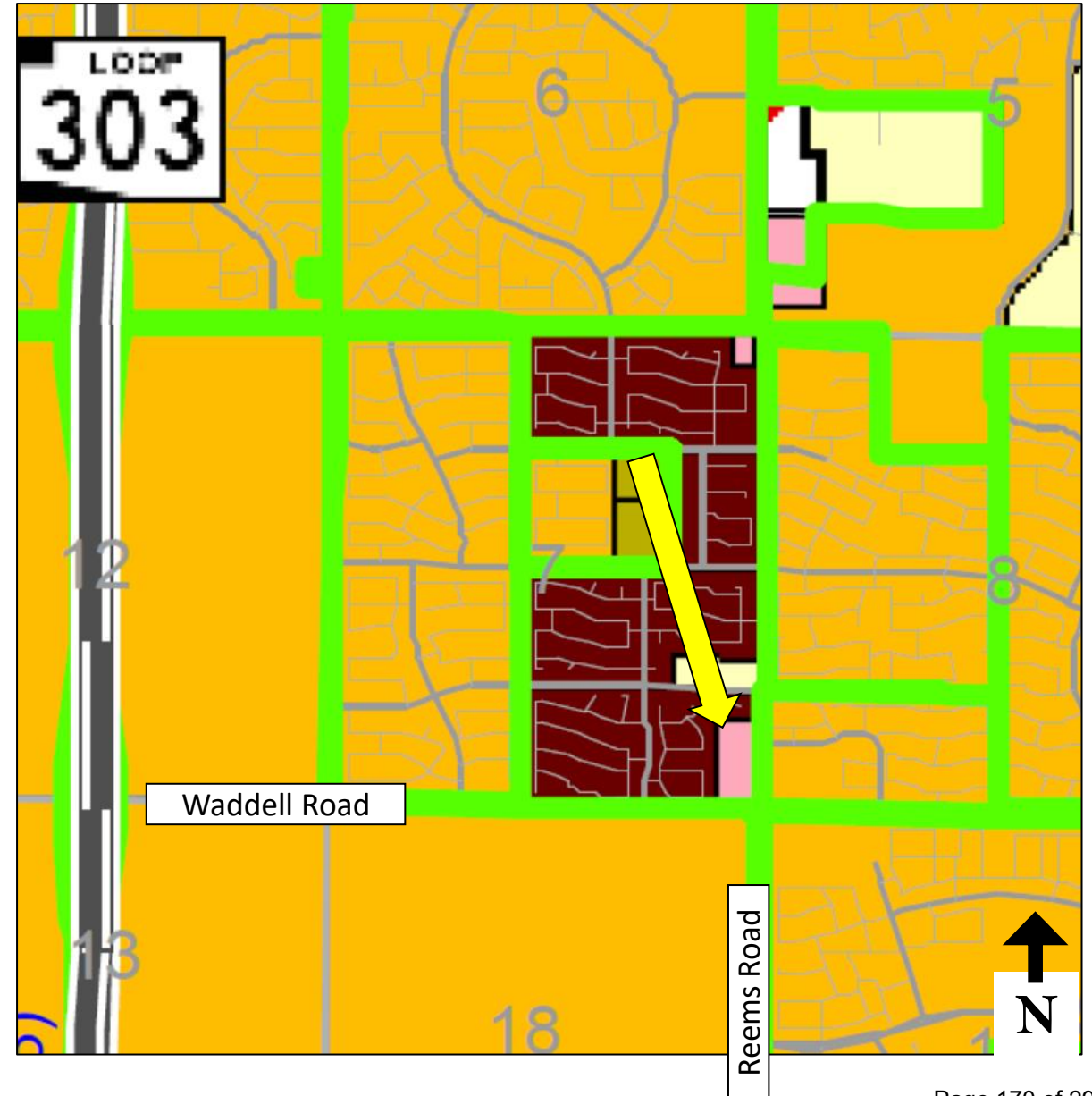
General Plan Map

Existing Community Commercial



Zoning Map

Community Commercial (C-2)



Waddell & Reems - Surprise



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\\rba-prod-cv33-01-projects\2007 Towne Storage Surprise\Drawings\21007 A2.01 Ext. Elevations.dwg
02/12/2021 8:54am
Printed by: h20k



NORTH ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

MATERIAL LEGEND

- PAINTED STUCCO - PRIMARY FIELD
DUNN EDWARDS "RINCON COVE" DEC757
- PAINTED STUCCO & METAL PARAPET CAP - ACCENT
DUNN EDWARDS "CELTIC LINEN" DEC744
- PAINTED STUCCO - SECONDARY FIELD & ACCENT
DUNN EDWARDS "FLINSTONE" DEC221
- SMOOTH FACE INTEGRALLY COLORED CMU BLOCK
BY: SUPERLITE BLOCK
COLOR: 'UMBER'
- SPLIT FACE INTEGRALLY COLORED CMU BLOCK & CAP
BY: SUPERLITE BLOCK
COLOR: 'MALIBU SAND'



A NEW SELF-STORAGE FACILITY FOR:
TOWNE STORAGE
13974 NORTH REEMS ROAD
SURPRISE, ARIZONA 85379

DATE	REVISION DESCRIPTION

PROJECT NUMBER 21007.00	
DRAWN BY PLJ	CHECKED BY KF
DATE 12.14.21	
SHEET NAME PRELIMINARY COLORED ELEVATIONS	

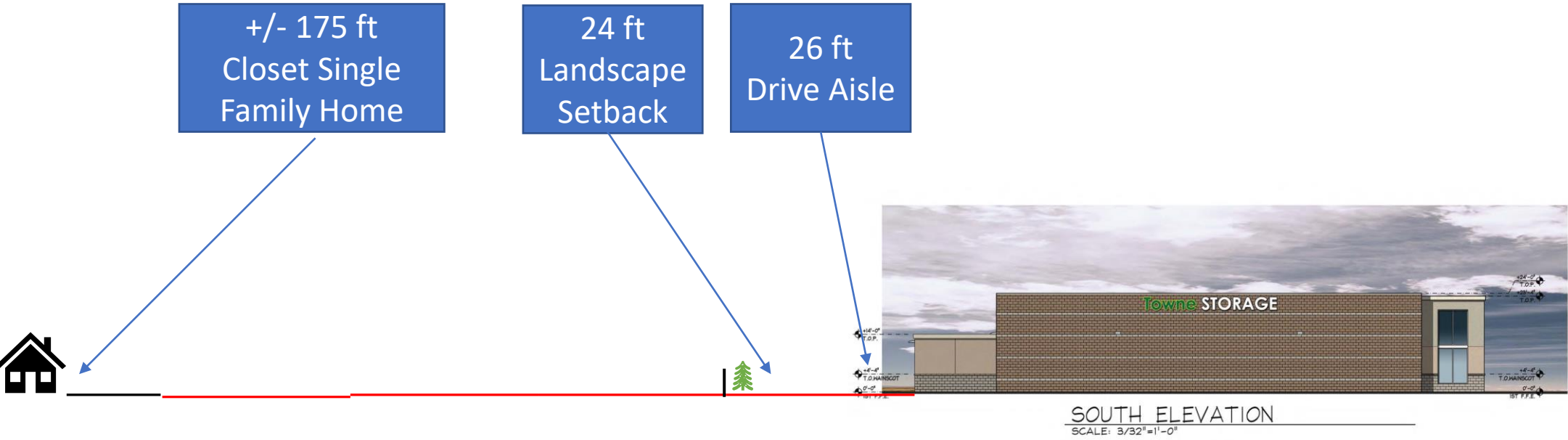
SHEET NUMBER
A2.02



EAST ELEVATION
SCALE: 3/32"=1'-0"

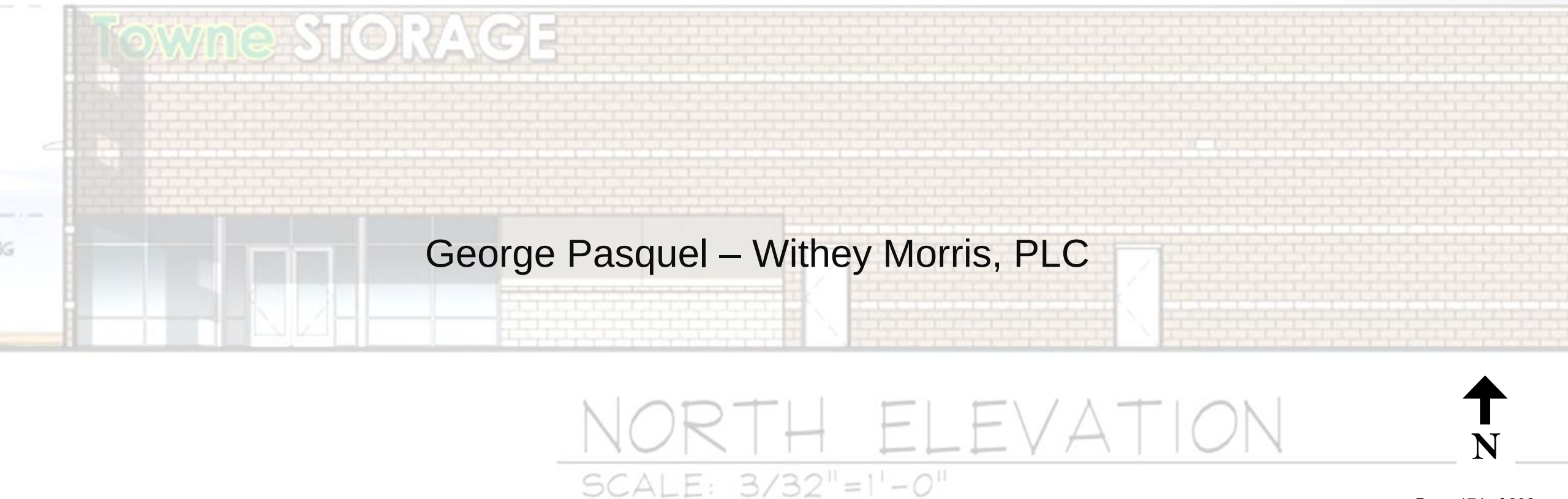


WEST ELEVATION
SCALE: 3/32"=1'-0"



Questions?

FS22-0020 – A Conditional Use Permit for Self-Storage in a C-2 District



AFFIDAVIT OF POSTING

Application No: FS22-0020

Applicant Name: Withey Morris

Location: NWC Waddell Rd and Reems Rd

Date Site Posted: 09/16/22

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 9/16/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 09/16/22, 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 10, 2022

Date: October 6, 2022

Date: N/A

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: N/A

Location: Holiday Inn Express & Suites,
Desert Cactus Room
16540 N. Bullard Avenue, Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: N/A

Location: Zoom

Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bnVwRE5iUGVQNCINQXdeETWRMTUFaUT09>

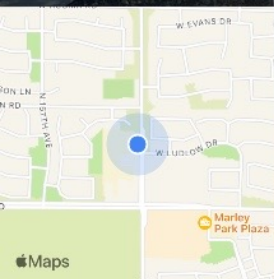
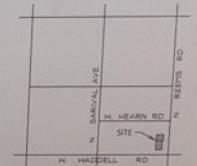
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, two story
climate controlled self-storage facility on 3.5 acres.

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



Sep 16, 2022 02:09PM
14100-14128 N Reems Rd
Maricopa County

Notice of Public Hearing

In-Person and Virtual
Neighborhood Meeting

City of Surprise

Planning & Zoning

City Council

Date: May 10, 2022

Date: October 6, 2022

Date: N/A

Time: 6:00 P.M.

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Location: Holiday Inn Express & Suites,

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Location: 16000 N Civic Center Plaza

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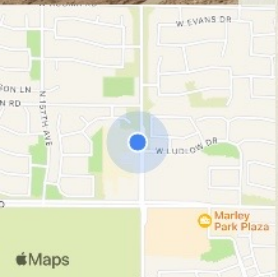
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

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



Sep 16, 2022 02:09PM
14100-14128 N Reems Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual
Neighborhood Meeting

Planning & Zoning

City Council

Date: May 10, 2022

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites,
Desert Cactus Room
16540 N. Bullard Avenue, Surprise, AZ 85374

Date: October 6, 2022

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Date: N/A

Time: N/A

Location: N/A

Location: Zoom

Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bmVwRE5iUGVQNCtNQXdETWRMTUFaUT09>

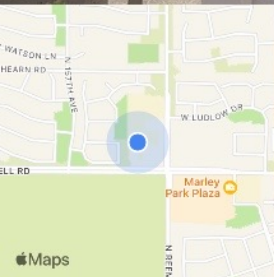
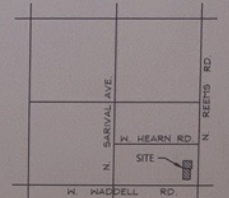
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, two story
climate controlled self-storage facility on 3.5 acres.

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



Sep 16, 2022 02:04PM
15564 W Waddell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual
Neighborhood Meeting

Planning & Zoning

City Council

Date: May 10, 2022

Date: October 6, 2022

Date: N/A

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: N/A

Location: Holiday Inn Express & Suites,
Desert Cactus Room

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: N/A

16540 N. Bullard Avenue, Surprise, AZ 85374

Location: Zoom

Mtg: <https://us02web.zoom.us/j/87810424606?pwd=bmVwRE5iUGVQNcNlNkQXc0ETWRMTUfaUT09>

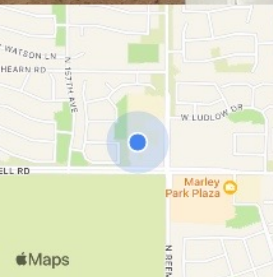
Meeting ID: 878 1042 4606 Passcode: 138603

+1-669-900-9128

Case number: FS22-0020

Request: A Conditional Use Permit with Site Plan to allow for a new, two story
climate controlled self-storage facility on 3.5 acres.

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



Sep 16, 2022 02:03PM
15564 W Waddell Rd
Maricopa County

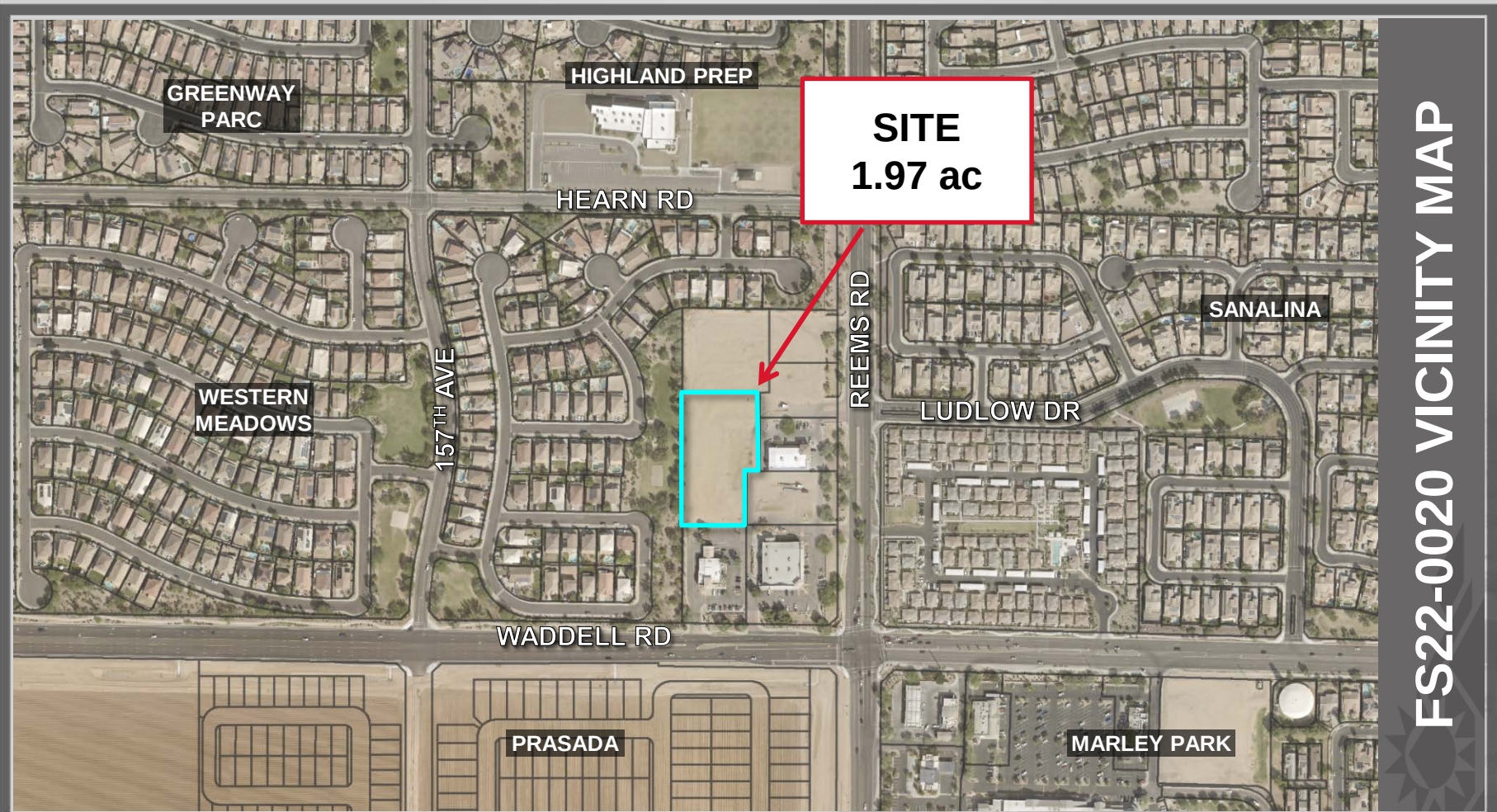


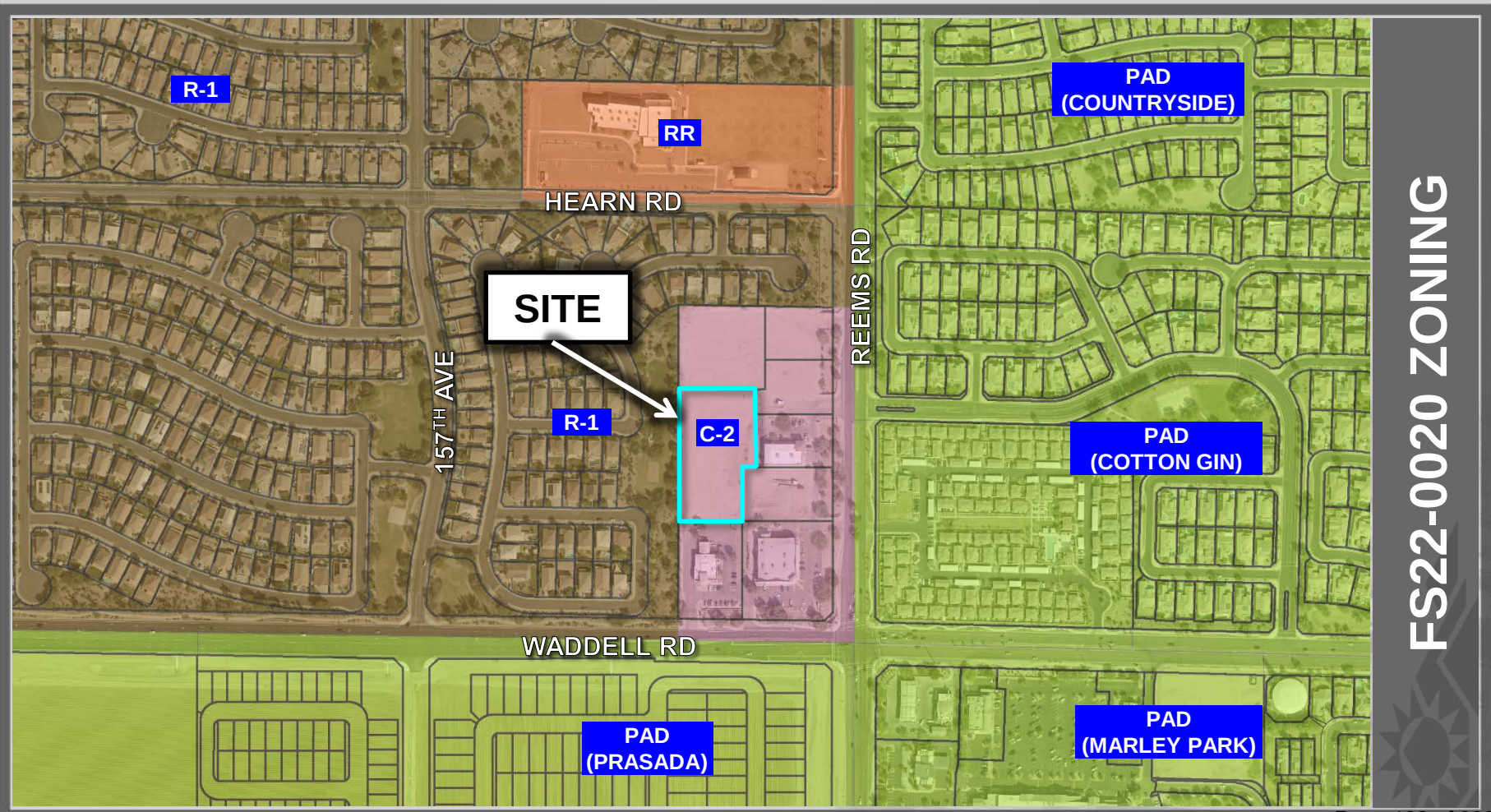
FS22-0020 Towne Self-Storage Facility

Conditional Use Permit

Planning & Zoning Commission

October 6, 2022





FS22-0020 ZONING

LDO Section 106-10.40

- ✓ Consistency with the General Plan
- ✓ Self-Storage type allowed
- ✓ No retail sales from individual units
- ✓ Size greater than 1 acre
- ✓ Adjacent to arterial or collector road
- ✓ 8' perimeter wall with architectural enhancements
- ✓ Outdoor storage limitations
- ✓ Site design criteria
- ✓ Building heights
- ✓ Landscaping
- ✓ No hazardous or flammable materials
- ✓ No auctions or commercial sales from individual units



PLANT SCHEDULE

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE	TO REMAIN	PER PLAN
TREES	SIZE / REMARKS	QTY H x W
CAESALPINA SIERRA SUN	1.5\" CALIPR (MULTI TRUNK / MATCHED)	2 5' x 4'
SIERRA SUN CAESALPINA	2\" CALIPR (OVAL CROWN / MATCHED)	5 10' x 7'
QUERCUS VIRGINIANA LIVE OAK	2\" CALIPR (OVAL CROWN / MATCHED)	20 11' x 7'
JALMUS PARVIFLORA TRUE GREEN TRUE GREEN ELK	2\" CALIPR (OVAL CROWN / MATCHED)	
ACCENTS	SIZE / REMARKS	QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	25
SHRUBS		
DICODNEA VISCOSA HOPISEED BUSH	5 GAL	21
LEUCOPHYLLUM LANGMANIAE RO BRAY'S SHOE	5 GAL	35
NERIUM OLEANDER P. PINK PETITE PINK OLEANDER	5 GAL	85
OLEA EUROPAEA LITTLE OLIVE LITTLE OLIVE OLIVE	1 GAL	32
GROUNDCOVER		
EREXOPHILA GLABRA 'M. GOLD' SHRUB (M)	1 GAL	24
LANTANA MONTEVIDEENSIS 'GOLD MOUND' LANTANA	1 GAL	16
INERT MATERIALS	SIZE / REMARKS	
D.G. DECOMPOSED GRANITE MADISON GOLD	1/2\" SCREENED 2\" DEPTH	ALL LUS AREAS

YOUNG | DESIGN | GROUP
LANDSCAPE ARCHITECTURE
4100 PHOENIX
7234 east IRVING AVE
SCOTTSDALE, ARIZONA 85251
TEL: 480.357.3312



TOWNE STORAGE
13974 NORTH REEFS ROAD, LOT 28
SURPRISE | AZ | 85379

DATE: 03/04/22
DRAWN: 2131
CHECKED: YDG / CLP
DESIGNED: JMY
SCALE: AS SHOWN
CITY: 02/14/22

UNAPPROVED

USE PERMIT / SITE PLAN REVIEW

SHEET NO.

L1.1
2 OF 2

TRACKING NUMBERS

CASE # FS22-0020

FS22-0020
LANDSCAPE PLAN



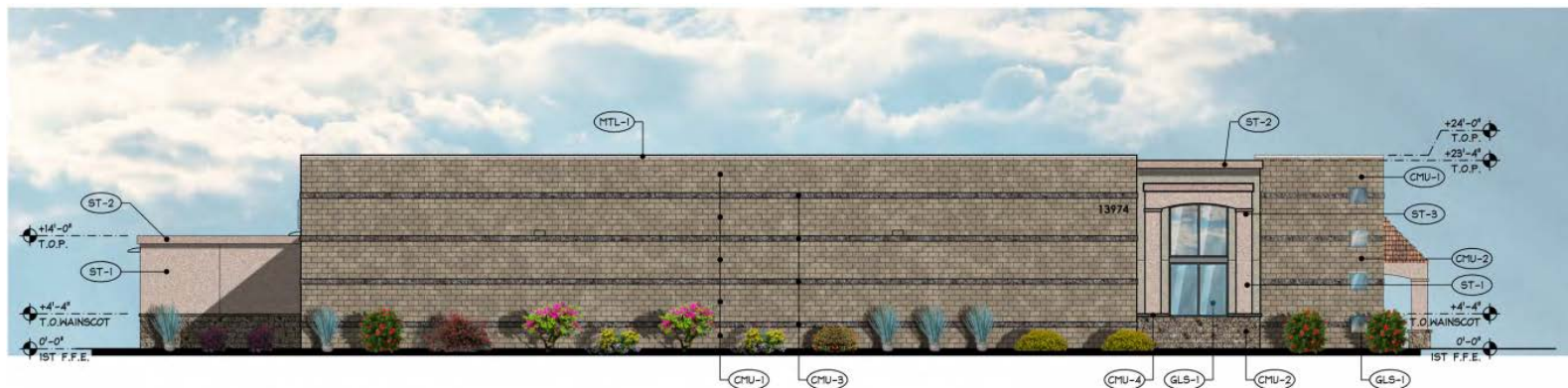
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



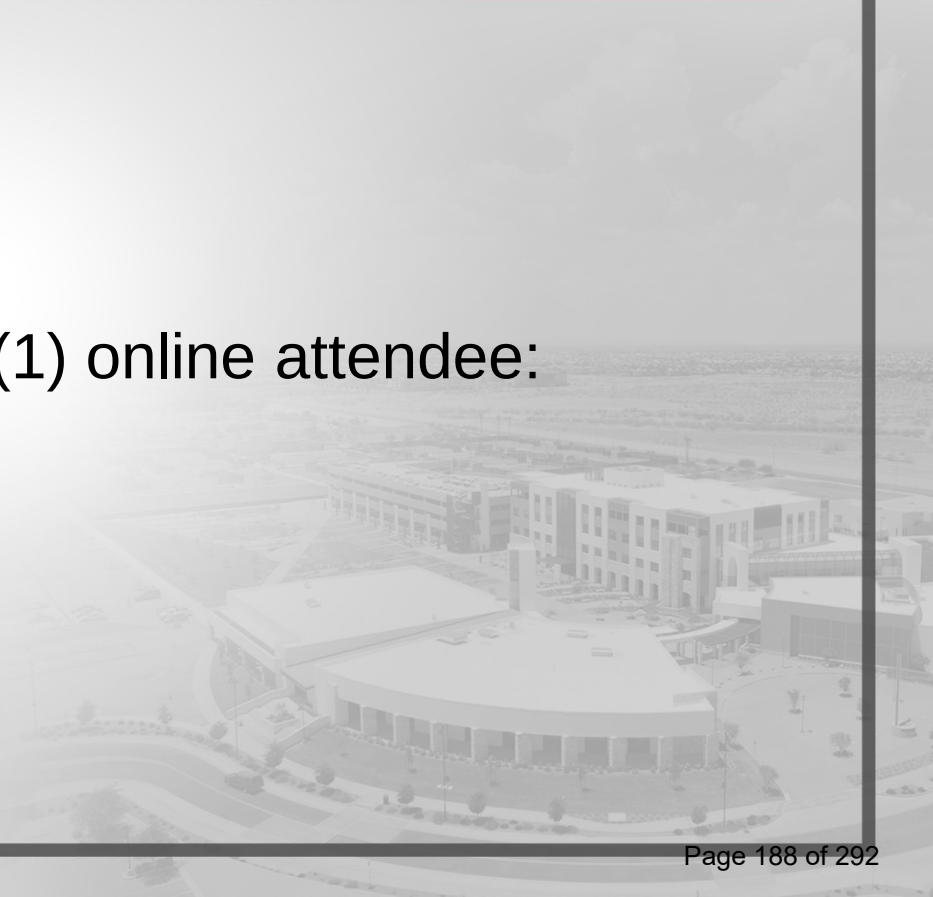
SOUTH ELEVATION



Outreach

Neighborhood Meeting

- May 10, 2022
- Main Concern from one (1) online attendee:
 - Access to the site





RECOMMENDATION

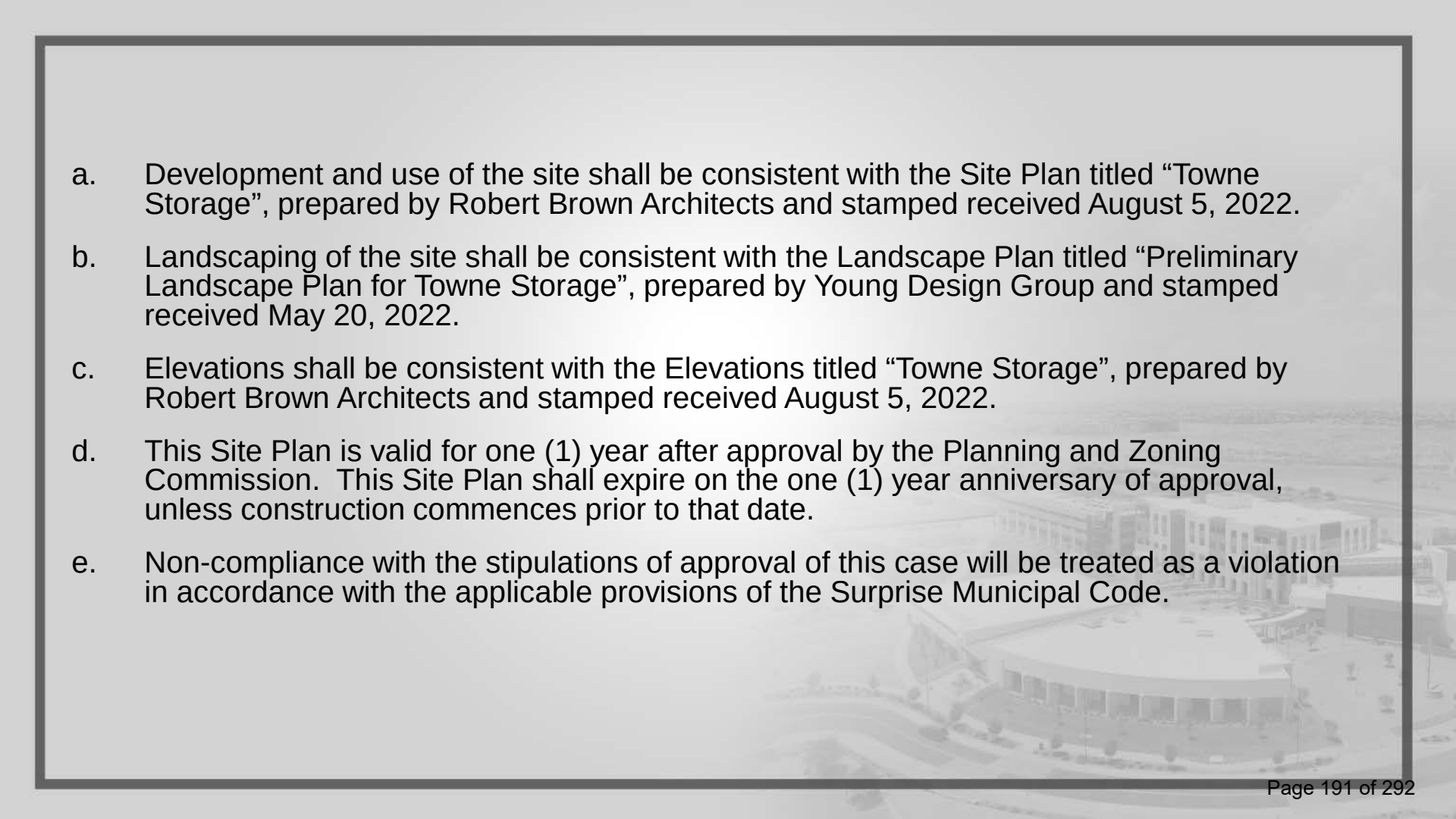
Staff recommends the P&Z Commission to Approve
FS20-609 subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan titled “Towne Storage”, prepared by Robert Brown Architects and stamped received August 5, 2022.
 - b. Landscaping of the site shall be consistent with the Landscape Plan titled “Preliminary Landscape Plan for Towne Storage”, prepared by Young Design Group and stamped received May 20, 2022.
 - c. Elevations shall be consistent with the Elevations titled “Towne Storage”, prepared by Robert Brown Architects and stamped received August 5, 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 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: October 6, 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 Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1B" dated June 24, 2022, a property generally located south of Deer Valley Road and west of 235th Avenue. Case FS21-729.

Motion:

Motion to approve the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1B" subject to stipulations "a" through "e" as outlined in the staff report.

Background:

Frank Koo of Wood Patel and Associates seeks approval of a Preliminary Plat for Surprise Foothills Phase 1B. The applicant seeks to subdivide the subject property into 272 single-family residential lots over approximately 171.89 gross acres, for a gross density of 1.8 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-729 Surprise Foothills Phase 1B Pre Plat - Staff Report 100622 PZ
2. 01 - FS21-729 Surprise Foothills Phase 1B Pre Plat - Vicinity Map

3. 02 - FS21-729 Surprise Foothills Phase 1B Pre Plat - Zoning Map
 4. 03 - FS21-729 Surprise Foothills Phase 1B Pre Plat - Preliminary Plat
 5. 04 - FS21-729 Surprise Foothills Phase 1B Pre Plat - Landscape Plans
 6. 05 - FS21-729 Surprise Foothills Phase 1B Pre Plat - Luke Letter
 7. FS21-729 Surprise Foothills Phase 1B Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

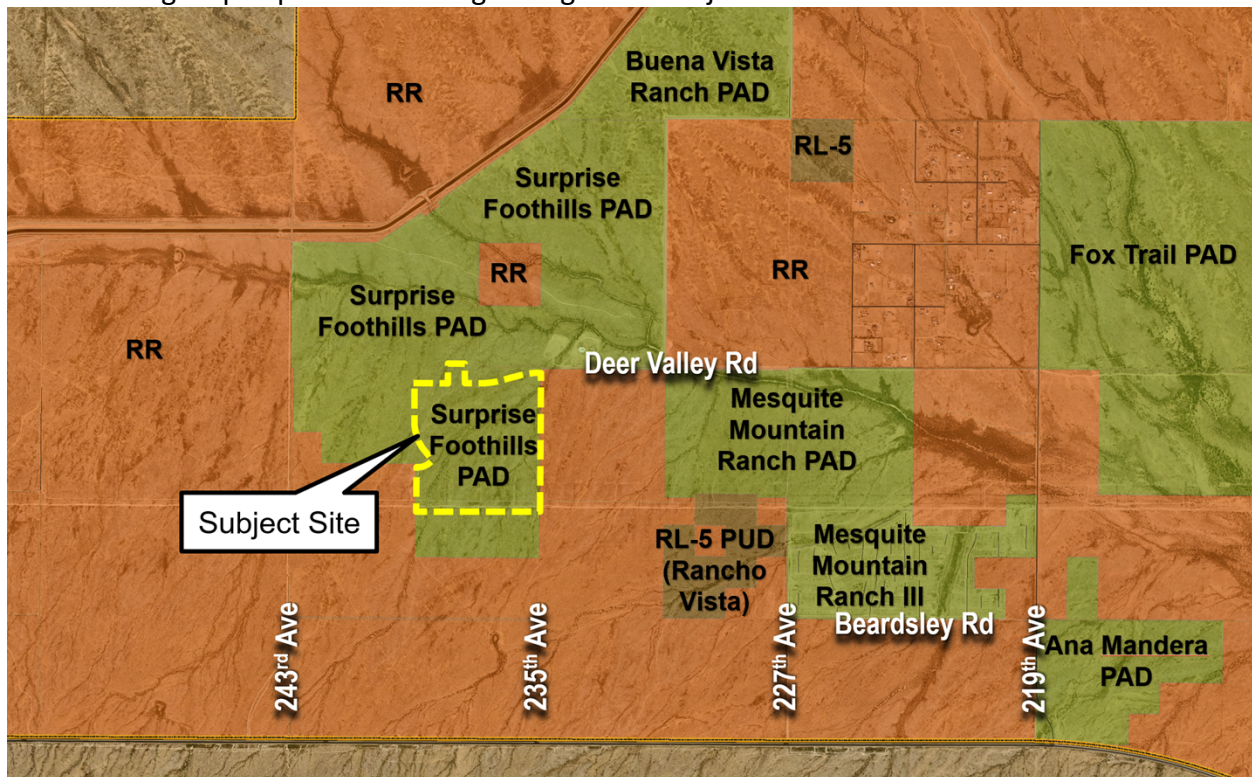
1	Case:	FS21-729
2		
3	Project Name:	Surprise Foothills Phase 1B Preliminary Plat
4		
5	Council District:	1 – Acacia
6		
7	Planning and Zoning Date:	October 6, 2022
8		
9	Planner:	Trever Fleetham, AICP
10		
11	Owner:	Surprise Foothills Development Company
12		
13	Applicant:	Wood Patel & Associates
14		
15	Request:	Preliminary Plat for a 272 lot single-family residential subdivision
16		
17	Site Location:	Generally located south of Deer Valley Road and west of 235 th Avenue
18		
19	Site Size:	171.89 gross acres (approximately and includes future school and fire station sites)
20		
21		
22	Gross Density:	1.8 DU/Ac. (based on 150.99 acres, excluding the future school and fire station sites)
23		
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:	Staff recommends approval of case FS21-729, subject to stipulations 'a' through 'e'.
30		

PROJECT DESCRIPTION:

Frank Koo of Wood Patel and Associates seeks approval of a Preliminary Plat for Surprise Foothills Phase 1B. The applicant seeks to subdivide the subject property into 272 single-family residential lots over approximately 171.89 gross acres, for a gross density of 1.8 DU/Ac.

SURROUNDING LAND ZONING:

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



BACKGROUND:

June 8, 1989: The City Council approved the annexation (Ordinance 89-05) of the subject property.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development under case PAD05-281.

September 26, 2006: A minor amendment to the PAD was approved administratively under case PADA06-246 to amend the commercial development standards.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

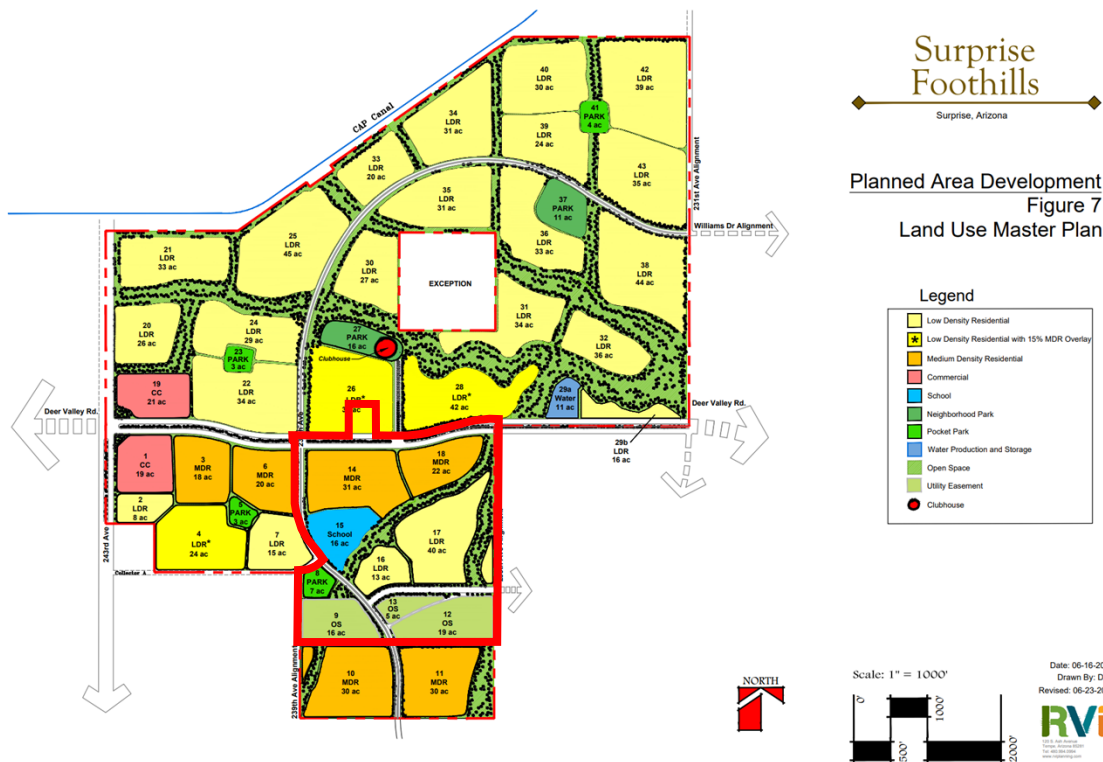
September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels.

May 27, 2021: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR21-302.

September 16, 2021: The applicant submitted for a Preliminary Plat under case FS21-729, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a preliminary plat for Phase 1B of the Surprise Foothills development. Surprise Foothills is a master planned community, generally located near 235th Avenue and Deer Valley Road, that is zoned Planned Area Development (PAD) and includes both commercial land use designations as well as various densities of residential. The proposed plat includes 272 single-family residential lots over approximately 171.89 gross acres. Land use designations within the subject area, as depicted below, include 53.47 acres of Low Density Residential (LDR), 51.06 acres of Medium Density Residential (MDR), 38.77 acres of Open Space (OS), a 17.44 acre school site, a 3.46 acre fire station site, and a 7.7 acre park site.



The Surprise Foothills PAD allows for 4,000 square foot lots with a minimum lot width of 40 feet within the MDR parcels, and various lot configurations within the LDR parcels. The subject plat proposes 48 and 53-foot wide lots within the MDR parcels, and utilizes the allowed 63'x120' lots within the LDR parcels. Overall, this plat will include a fairly even distribution of these three lot sizes with 65 lots being 48'x120' (23.9%), 107 lots being 53'x120' (39.34%), and 100 lots being 63'x120' (36.76%). These lots will be subject to the development standards within the approved PAD, as shown below.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	AGGREGATE SIDE	CORNER SIDE	REAR
MDR*	4,000 SQ. F.T.	40'	18'	12'	5'	10'	10'	10'
LDR (63'x120')*	7,500 SQ. F.T.	63.00	18'	12'	5'/8'	13'	10'	15'

*Per the original Surprise Foothills case number PAD05-281 and the newly amended case number FS21-310

Density

As prescribed by the PAD, and consistent with the Neighborhood Character Area of the General Plan, the overall gross project density for Surprise Foothills is 2.88 DU/Acre. While the subject plat encompasses 171.89 gross acres, 20.9 acres of that are set aside for a future school and fire station. As such, this area should not be included when calculating density. With 272 total lots over the remaining gross acreage, 150.99 acres, the gross density calculates out to 1.8 DU/Acre. After further subtracting the right-of-way (ROW) areas, the net acreage of the site is 123.46, which results in a net density of 2.2 DU/Acre.

Open Space & Landscaping

There is a total of 80.33 acres of open space included within the subject preliminary plat. Much of that (38.77 acres), is encompassed in Parcels 7 and 10, which were designated as Open Space (OS) by the PAD due to overhead power lines traversing the site. An additional 7.7 acres of the overall open space is Parcel 6, which was identified by the PAD as a site for a neighborhood park. At this time, the proposed plat identifies the site as Tract T, but the design of the park will occur at a later date under a separate case.

The remaining 33.86 acres of open space are dispersed throughout the residential areas of the subject site. These areas include landscaped retention areas, natural washes, landscaped tracts, turf areas for recreation, and a main amenity site. This amenity site is planned to include a play structures, a ramada, turf area, and other ancillary facilities. Also included within the open space areas is a network of 5' and 6' wide sidewalks and trails to facilitate multi-modal interconnectivity, with seating nodes placed throughout. Landscaping proposed within the subject plat includes a variety of native and low-water use plants allowed by the approved PAD.

Overall, 46.7% of the overall subject site is dedicated to open space. The approved PAD requires a minimum 10% open space for residential development. Tracts designated as Active Open Space total 52.29 acres, and tracts designated as Passive Open Space total 28.04 acres. Within these tracts are also areas of Natural Open Space, which totals 11.14 acres.

116
117 ***Walls***

118 Primary Theme Walls will consist of CMU panels, punctuated by CMU wall caps and columns. Partial
119 and full view fencing will feature the same CMU block design for columns with steel tube fencing in
120 between. Also included within the development will be matching CMU mailbox clusters.

121
122 ***Access***

123 Deer Valley Road along the northern boundary of the site will provide access from the east, and
124 Foothills Parkway along the western boundary will provide access from the south via Sun Valley Pkwy.
125 Construction of the minimum required improvements to these roadways to the subject site will be
126 done as part of this development. Additionally, a stipulation has been proposed for the subject
127 preliminary plat that requires the developer to contribute to the future signal at 235th Ave and Sun
128 Valley Parkway.

129
130 **Conformance with Adopted Plans:**

131 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
132 Character Area, which supports residential development of up to 8 DU/Ac or more. At a gross density
133 of 1.8 du/acre, this development is consistent with the General Plan in this regard.

134
135 **Reviewing Agencies:**

136 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
137 Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation
138 (MCDOT) were included in the routing of this case. These agencies also indicate no objections.

139
140 **Summary:**

141 The subject Preliminary Plat meets the requirements of the Surprise Foothills PAD, in addition to
142 other applicable requirements. All city reviewing departments have reviewed the request and
143 expressed no concerns.

144
145 **Findings:**

- 146
- 147 • The proposed Preliminary Plat is consistent with the Surprise Foothills PAD.
 - 148 • The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - 149 • The reviewing agencies have indicated no objections to the request.

150 **Recommendation:**

151 Based on the findings noted above, staff recommends the Commission **approve** the subject
152 Preliminary Plat, subject to stipulations ‘a’ through ‘e’ as outlined below:

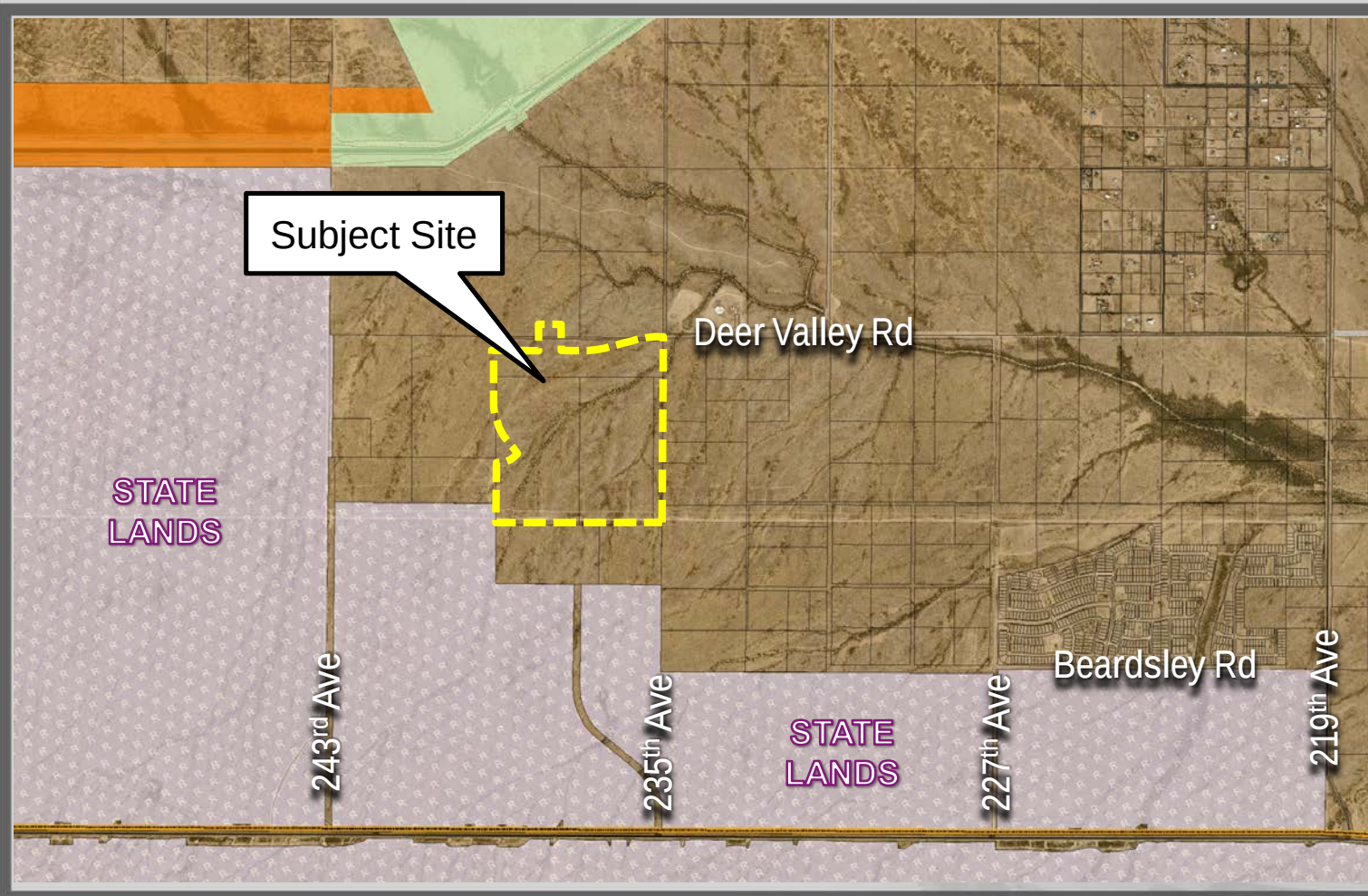
- 153
- 154 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
155 “Preliminary Plat for Surprise Foothills Phase 1B”, prepared by Wood Patel, and received
156 06/24/2022.
- 157

- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Surprise Foothills Phase 1B Preliminary Landscape Submittal", prepared by RVi, and received 06/24/2022.
- c. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until the water system to serve this area has been fully permitted and approved by the applicable regulatory agencies and accepted by the City.
- d. The developer will be required to contribute its proportionate share of the cost of installing a new traffic signal at Sun Valley Parkway & 235th Avenue by either (i) installing the signal if it is the first developer requiring this intersection to move forward, or (ii) paying its proportionate share of the overall cost if the signal is installed by another developer. In the event developer installs the traffic signal, any reimbursement of the traffic signal installation costs 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.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

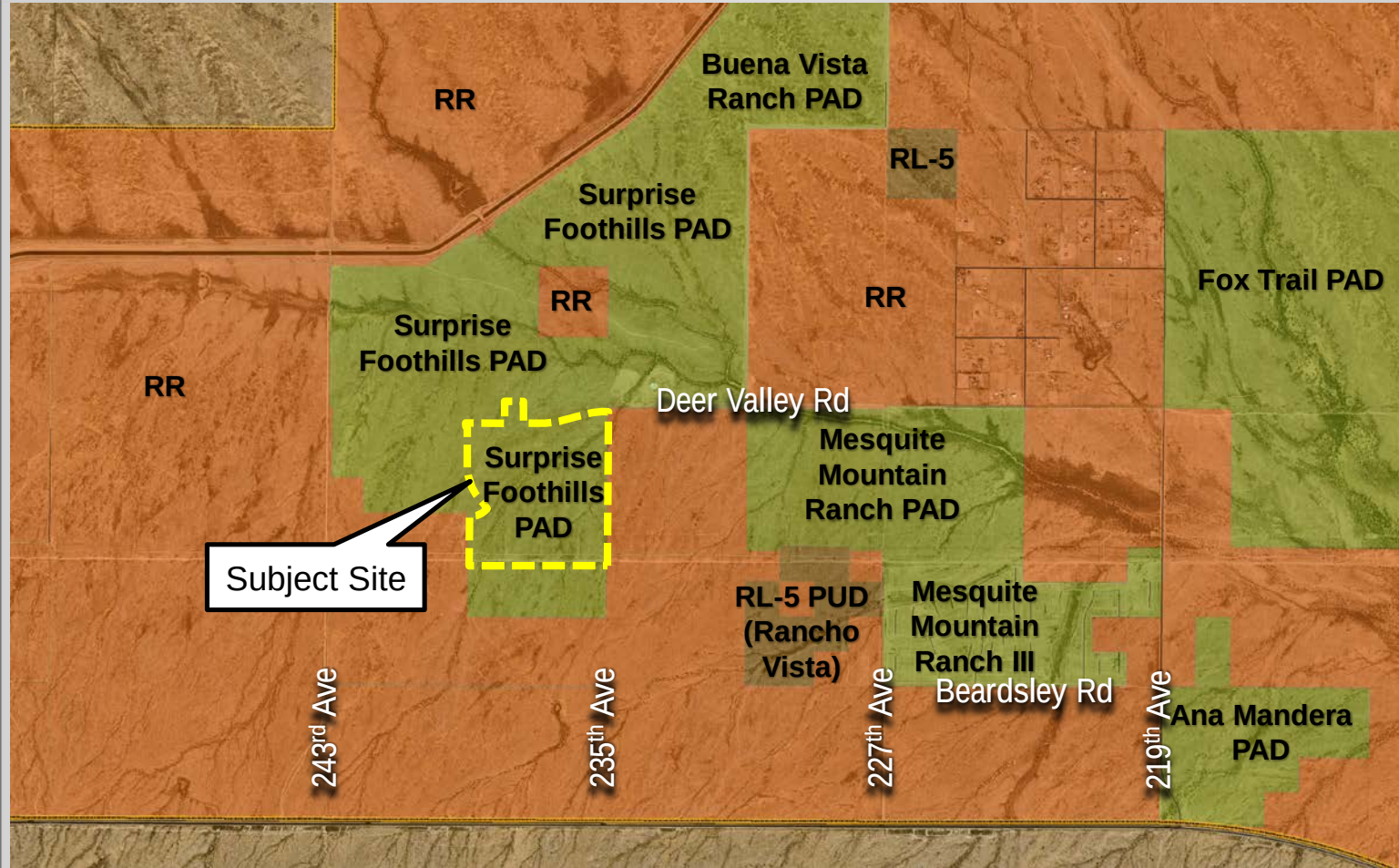
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

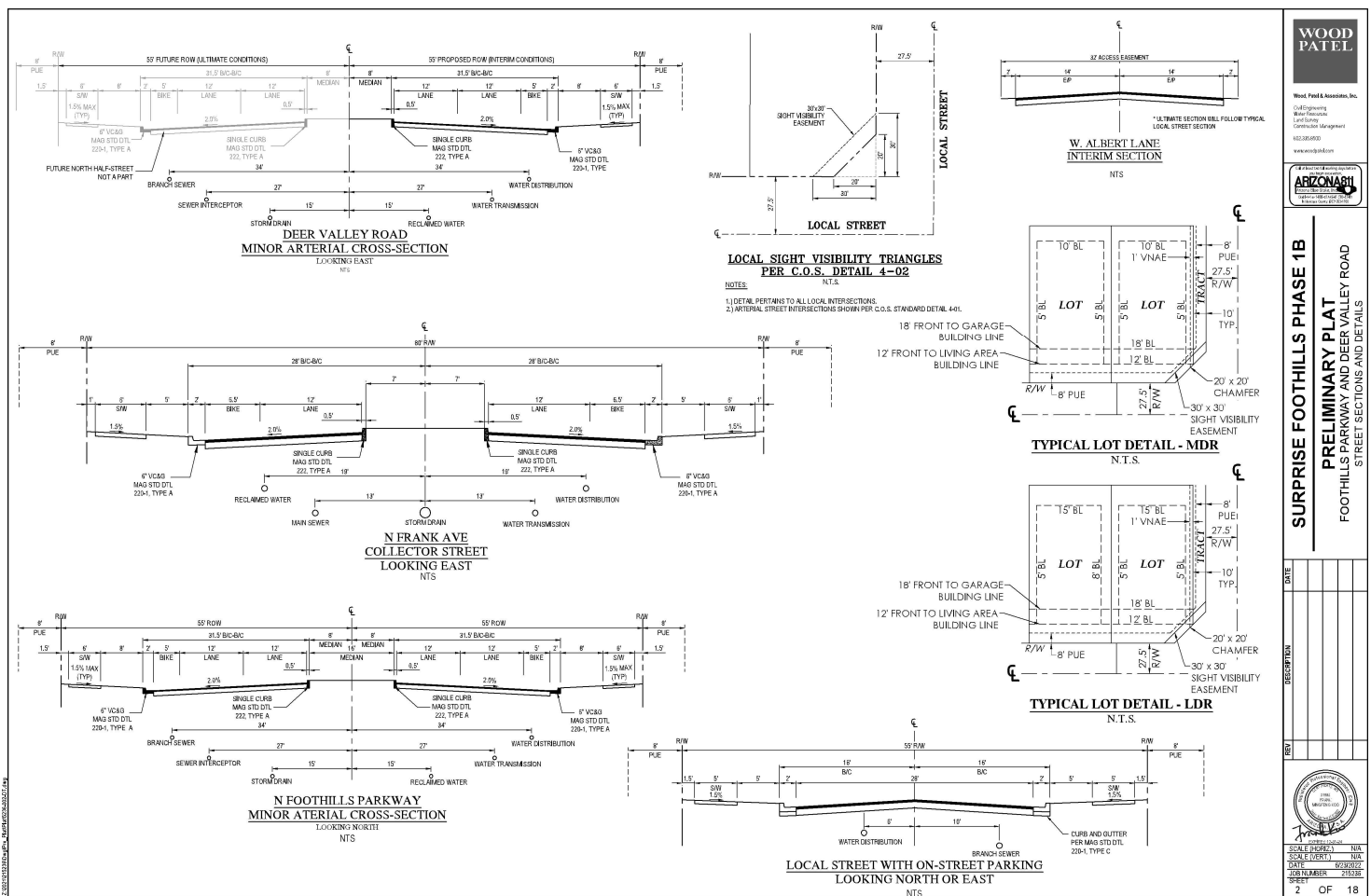
- 00 Staff Report
- 01 Vicinity Map
- 02 Zoning Map
- 03 Preliminary Plat
- 04 Preliminary Landscape Plan
- 05 Luke AFB Comments



FS21-729 VICINITY MAP



FS21-729 ZONING MAP



WOOD PATEL

Wood Patel & Associates, Inc.

10400 W. Camelback Road
Suite 100
Phoenix, AZ 85040
602.998.0000
www.woodpatel.com

SURPRISE FOOTHILLS PHASE 1B

PRELIMINARY PLAT

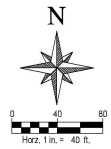
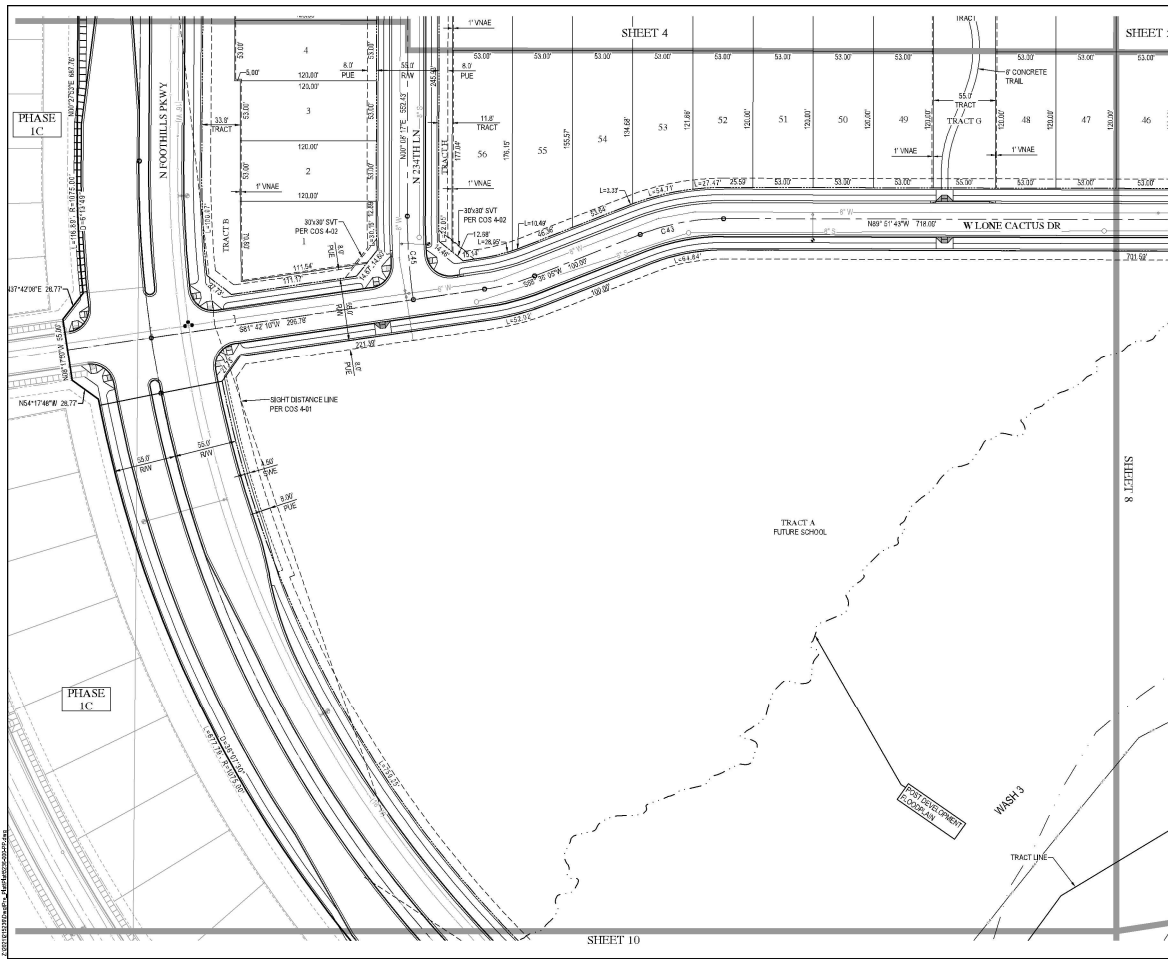
FOOTHILLS PARKWAY AND DEER VALLEY ROAD

STREET SECTIONS AND DETAILS

DATE	DESCRIPTION	BY	CHKD

SCALE: (SEE PLAN) N/A
 SHEET: 2 OF 18
 DATE: 01/26/2017
 JOB NUMBER: 215338
 PROJECT: 2 OF 18

DESIGNED BY: PK, CHECKED BY: MD, DRAFTED BY: PK

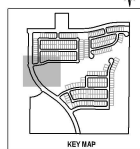


WOOD PATEL
 Wood Patel & Associates, Inc.
 Civil Engineering
 Surveying
 Land Survey
 Construction Management
 850.221.0885
 www.woodpatel.com



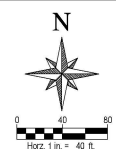
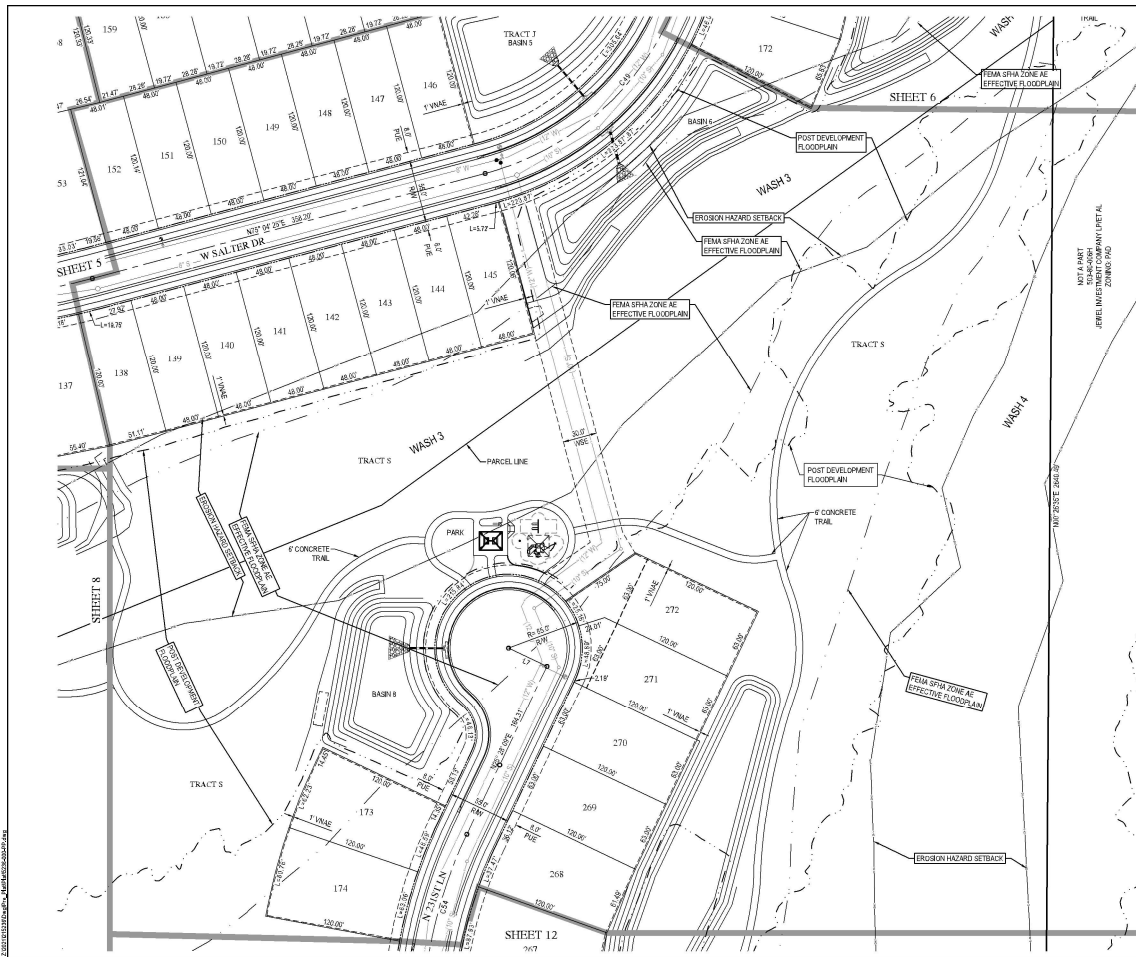
SURPRISE FOOTHILLS PHASE 1B
PRELIMINARY PLAT
 FOOTHILLS PARKWAY AND DEER VALLEY ROAD

REV	DESCRIPTION	DATE



SCALE: HORIZONTAL 1" = 40'	SCALE: VERTICAL 1" = 20'
DATE: 01/20/2024	BY: [Signature]
SHEET NUMBER: 7	OF 18

CHECKED BY: [Signature] DESIGNED BY: [Signature] DRAWN BY: [Signature]

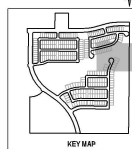


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ARIZONA
 PROFESSIONAL ENGINEER
 No. 12345

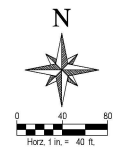
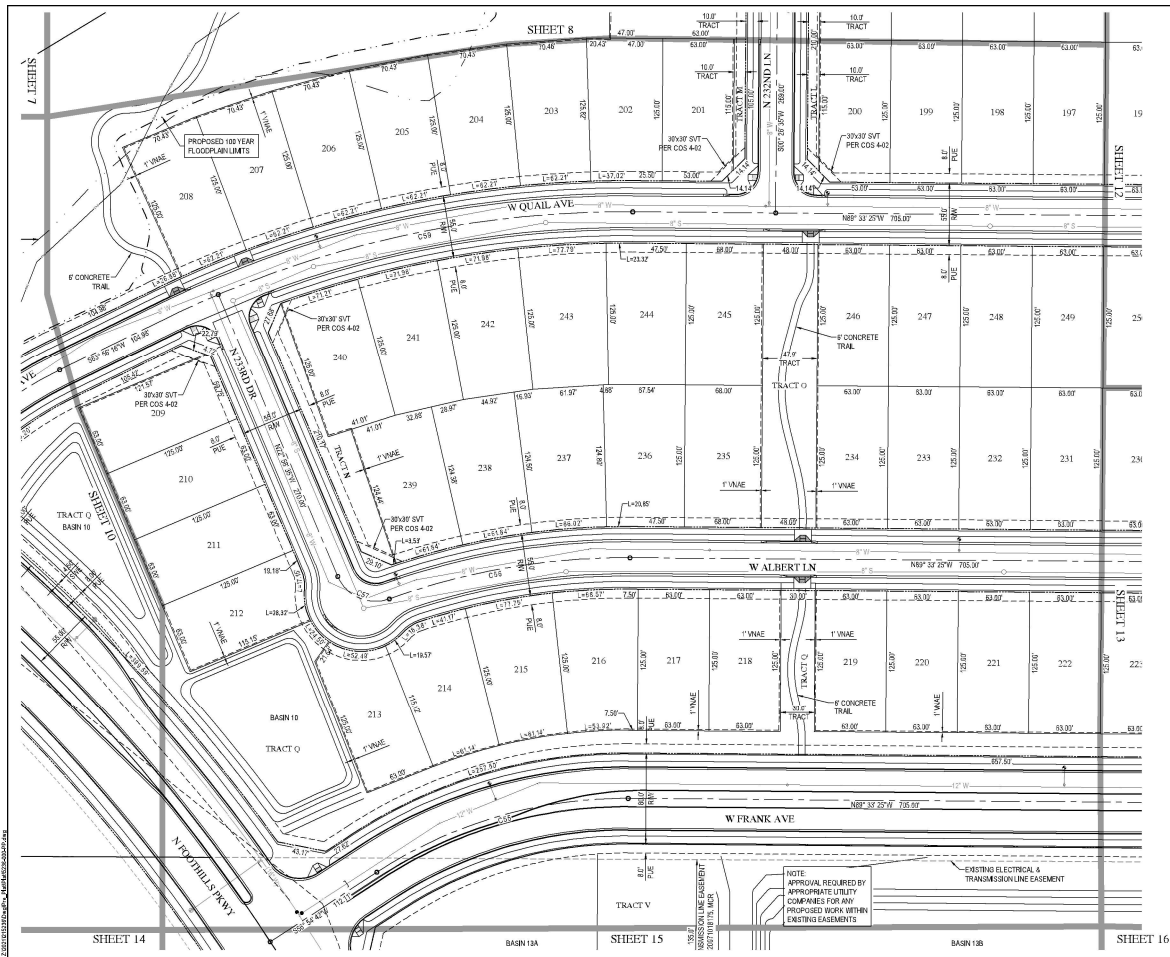
SURPRISE FOOTHILLS PHASE 1B
PRELIMINARY PLAT
 FOOTHILLS PARKWAY AND DEER VALLEY ROAD

DATE	DESCRIPTION



SCALE: HORIZONTAL 1" = 40'
SCALE: VERTICAL 1" = 20'
DATE: 03/20/2017
JOB NUMBER: 210326
SHEET: 9 OF 18

CHECKED BY: PK, DESIGNED BY: SD, DRAWN BY: PK



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 CIVIL ENGINEER
 NO. 12345

SURPRISE FOOTHILLS PHASE 1B
PRELIMINARY PLAT
 FOOTHILLS PARKWAY AND DEER VALLEY ROAD

DATE	DESCRIPTION

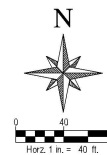
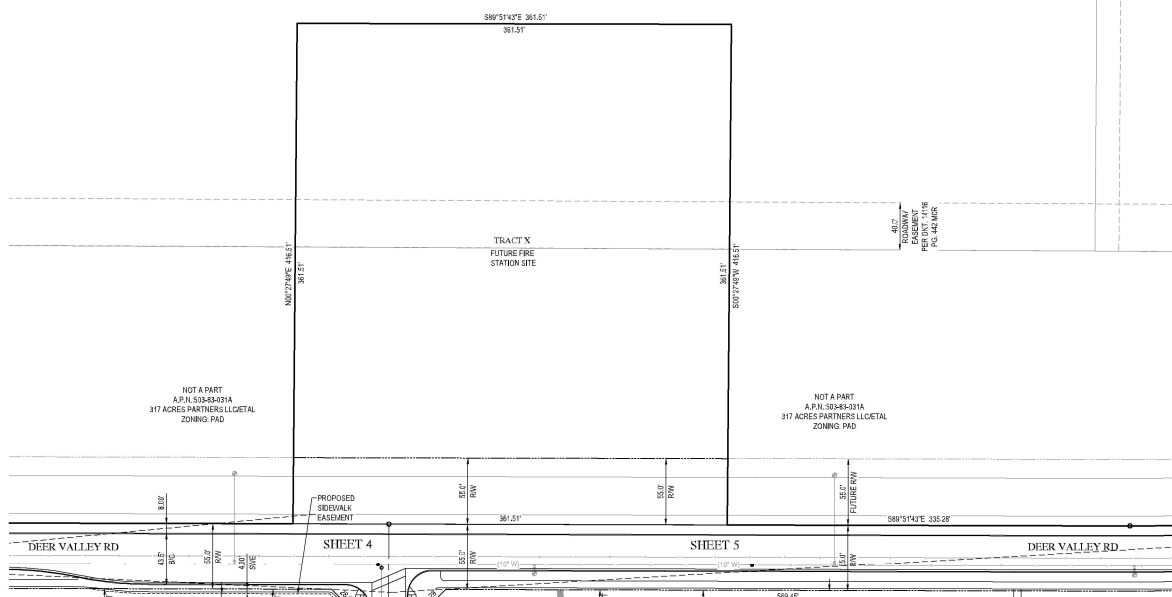


NOTE:
 APPROVAL REQUIRED BY
 APPROPRIATE UTILITY
 COMPANIES FOR ANY
 PROPOSED WORK WITHIN
 EXISTING EASEMENTS

EXISTING ELECTRICAL &
 TRANSMISSION LINE EASEMENT

TRANSFERRING EASEMENT
 TO THE CITY OF SURPRISE

SCALE: 1/2" = 40'
 DATE: 10/20/2017
 JOB NUMBER: 210220
 SHEET: 11 OF 18
 DESIGNED BY: PK
 CHECKED BY: PK



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SURPRISE FOOTHILLS PHASE 1B
PRELIMINARY PLAT
FOOTHILLS PARKWAY AND DEER VALLEY ROAD

PRELIMINARY PLAT

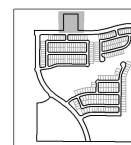
PRELIMINARY PLAN
FOOTHILLS PARKWAY AND DEER VALLEY ROAD

	REV	DESCRIPTION	DATE

JONG PHENG
LIM
NO. 8609
STATE OF NEW YORK

SHEET NO.

SCALE (HORIZ.)	"1" = 40'
SCALE (VERT.)	N/A
DATE	02/23/2023
DWG NUMBER	275230

[illegible]

SCALE (HORIZ.) 1" =
SCALE (VERT.)
DATE 5/23/24
JOB NUMBER 215
SHEET

SCALE (HORIZ.)	1" =
SCALE (VERT.)	
DATE	6/23/2
JOB NUMBER	215
SHEET	

SCALE (HORIZ.)	1" =
SCALE (VERT.)	
DATE	6/23/2
JOB NUMBER	215
SHEET	

SCALE (HORIZ.)	1" =
SCALE (VERT.)	
DATE	6/23/2
JOB NUMBER	215
SHEET	

SCALE (HORIZ.)	1" =
SCALE (VERT.)	
DATE	6/23/2
JOB NUMBER	215
SHEET	

MAP 17 OF 18

LOT	SQUARE FEET	ACRES	ACTUAL LOT WIDTH AT FRONT BUILDING LINE	LOT	SQUARE FEET	ACRES	ACTUAL LOT WIDTH AT FRONT BUILDING LINE	LOT	SQUARE FEET	ACRES	ACTUAL LOT WIDTH AT FRONT BUILDING LINE	LOT	SQUARE FEET	ACRES	ACTUAL LOT WIDTH AT FRONT BUILDING LINE	LOT	SQUARE FEET	ACRES	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
LOT-1	7,275	0.169	53'	LOT-51	6,360	0.146	53'	LOT-101	6,360	0.146	53'	LOT-151	5,782	0.132	48'	LOT-201	7,825	0.180	63'
LOT-2	6,360	0.146	53'	LOT-52	6,375	0.146	53'	LOT-102	6,360	0.146	53'	LOT-152	5,781	0.133	48'	LOT-202	8,132	0.187	63'
LOT-3	6,360	0.146	53'	LOT-53	6,733	0.155	53'	LOT-103	6,360	0.146	53'	LOT-153	6,252	0.144	48'	LOT-203	8,252	0.190	63'
LOT-4	6,625	0.152	53'	LOT-54	7,691	0.177	53'	LOT-104	6,360	0.146	53'	LOT-154	6,543	0.150	48'	LOT-204	8,263	0.190	63'
LOT-5	6,625	0.152	53'	LOT-55	8,729	0.202	53'	LOT-105	6,363	0.146	53'	LOT-155	6,636	0.152	48'	LOT-205	8,263	0.190	63'
LOT-6	6,360	0.146	53'	LOT-56	9,605	0.220	53'	LOT-106	6,460	0.148	53'	LOT-156	6,669	0.158	48'	LOT-206	8,263	0.190	63'
LOT-7	6,360	0.146	53'	LOT-57	6,326	0.145	53'	LOT-107	6,769	0.155	53'	LOT-157	6,601	0.138	48'	LOT-207	8,263	0.190	63'
LOT-8	6,360	0.146	53'	LOT-58	6,360	0.146	53'	LOT-108	5,760	0.132	48'	LOT-158	5,849	0.137	48'	LOT-208	8,263	0.190	63'
LOT-9	6,890	0.158	53'	LOT-59	6,360	0.146	53'	LOT-109	5,802	0.133	48'	LOT-159	5,854	0.134	48'	LOT-209	7,869	0.181	63'
LOT-10	6,890	0.158	53'	LOT-60	6,360	0.146	53'	LOT-110	6,213	0.143	48'	LOT-160	5,760	0.132	48'	LOT-210	7,875	0.181	63'
LOT-11	6,888	0.158	53'	LOT-61	6,360	0.146	53'	LOT-111	6,251	0.144	48'	LOT-161	5,760	0.132	48'	LOT-211	7,875	0.181	63'
LOT-12	6,507	0.149	53'	LOT-62	6,360	0.146	53'	LOT-112	6,251	0.144	48'	LOT-162	5,760	0.132	48'	LOT-212	7,875	0.181	63'
LOT-13	6,878	0.158	53'	LOT-63	6,360	0.146	53'	LOT-113	6,251	0.144	48'	LOT-163	5,760	0.132	48'	LOT-213	7,865	0.179	63'
LOT-14	6,880	0.158	53'	LOT-64	6,360	0.146	53'	LOT-114	6,029	0.138	48'	LOT-164	5,760	0.132	48'	LOT-214	8,507	0.195	63'
LOT-15	6,360	0.146	53'	LOT-65	6,360	0.146	53'	LOT-115	6,037	0.139	48'	LOT-165	5,760	0.132	48'	LOT-215	8,481	0.199	63'
LOT-16	6,360	0.146	53'	LOT-66	6,360	0.146	53'	LOT-116	6,816	0.134	48'	LOT-166	6,006	0.138	48'	LOT-216	8,593	0.197	63'
LOT-17	6,360	0.146	53'	LOT-67	6,360	0.146	53'	LOT-117	5,710	0.131	48'	LOT-167	6,138	0.141	48'	LOT-217	7,875	0.181	63'
LOT-18	6,625	0.152	53'	LOT-68	6,360	0.146	53'	LOT-118	5,760	0.132	48'	LOT-168	6,085	0.140	48'	LOT-218	7,875	0.181	63'
LOT-19	6,625	0.152	53'	LOT-69	6,360	0.146	53'	LOT-119	5,760	0.132	48'	LOT-169	5,829	0.134	48'	LOT-219	7,875	0.181	63'
LOT-20	6,575	0.151	53'	LOT-70	6,360	0.146	53'	LOT-120	5,760	0.132	48'	LOT-170	6,655	0.153	48'	LOT-220	7,875	0.181	63'
LOT-21	6,575	0.151	53'	LOT-71	6,360	0.146	53'	LOT-121	6,786	0.156	48'	LOT-171	6,655	0.153	48'	LOT-221	7,875	0.181	63'
LOT-22	6,625	0.152	53'	LOT-72	6,360	0.146	53'	LOT-122	6,423	0.147	48'	LOT-172	6,655	0.153	48'	LOT-222	7,875	0.181	63'
LOT-23	6,625	0.152	53'	LOT-73	6,310	0.145	53'	LOT-123	6,362	0.146	48'	LOT-173	6,362	0.146	48'	LOT-223	7,875	0.181	63'
LOT-24	6,360	0.146	53'	LOT-74	6,310	0.145	53'	LOT-124	5,813	0.133	48'	LOT-174	6,629	0.158	63'	LOT-224	7,875	0.181	63'
LOT-25	6,360	0.146	53'	LOT-75	6,360	0.146	53'	LOT-125	5,644	0.130	48'	LOT-175	5,644	0.130	48'	LOT-225	7,875	0.181	63'
LOT-26	6,360	0.146	53'	LOT-76	6,360	0.146	53'	LOT-126	5,736	0.132	48'	LOT-176	5,560	0.124	63'	LOT-226	7,865	0.179	63'
LOT-27	6,875	0.158	53'	LOT-77	6,360	0.146	53'	LOT-127	5,760	0.132	48'	LOT-177	5,560	0.124	63'	LOT-227	7,825	0.180	63'
LOT-28	6,677	0.153	53'	LOT-78	6,360	0.146	53'	LOT-128	5,760	0.132	48'	LOT-178	5,560	0.124	63'	LOT-228	7,875	0.181	63'
LOT-29	6,518	0.150	53'	LOT-79	6,360	0.146	53'	LOT-129	5,760	0.132	48'	LOT-179	5,560	0.124	63'	LOT-229	7,875	0.181	63'
LOT-30	6,310	0.145	53'	LOT-80	6,360	0.146	53'	LOT-130	5,760	0.132	48'	LOT-180	5,560	0.124	63'	LOT-230	7,875	0.181	63'
LOT-31	6,360	0.146	53'	LOT-81	6,360	0.146	53'	LOT-131	5,760	0.132	48'	LOT-181	5,560	0.124	63'	LOT-231	7,875	0.181	63'
LOT-32	6,360	0.146	53'	LOT-82	6,360	0.146	53'	LOT-132	5,760	0.132	48'	LOT-182	5,486	0.122	63'	LOT-232	7,875	0.181	63'
LOT-33	6,360	0.146	53'	LOT-83	6,360	0.146	53'	LOT-133	5,760	0.132	48'	LOT-183	5,478	0.122	63'	LOT-233	7,875	0.181	63'
LOT-34	6,360	0.146	53'	LOT-84	6,360	0.146	53'	LOT-134	5,761	0.132	48'	LOT-184	5,560	0.124	63'	LOT-234	7,875	0.181	63'
LOT-35	6,360	0.146	53'	LOT-85	6,360	0.146	53'	LOT-135	6,440	0.141	48'	LOT-185	5,425	0.120	63'	LOT-235	8,500	0.195	63'
LOT-36	6,360	0.146	53'	LOT-86	6,360	0.146	53'	LOT-136	6,138	0.141	48'	LOT-186	5,475	0.121	63'	LOT-236	8,790	0.202	63'
LOT-37	6,360	0.146	53'	LOT-87	6,360	0.146	53'	LOT-137	6,138	0.141	48'	LOT-187	5,475	0.121	63'	LOT-237	9,022	0.207	63'
LOT-38	6,360	0.146	53'	LOT-88	6,360	0.146	53'	LOT-138	5,521	0.126	48'	LOT-188	5,475	0.121	63'	LOT-238	8,452	0.194	63'
LOT-39	6,251	0.146	53'	LOT-89	6,360	0.146	53'	LOT-139	5,760	0.132	48'	LOT-189	5,475	0.121	63'	LOT-239	8,452	0.194	63'
LOT-40	6,310	0.145	53'	LOT-90	6,326	0.145	53'	LOT-140	5,760	0.132	48'	LOT-190	5,475	0.121	63'	LOT-240	8,353	0.192	63'
LOT-41	6,360	0.146	53'	LOT-91	6,326	0.145	53'	LOT-141	5,760	0.132	48'	LOT-191	5,475	0.121	63'	LOT-241	8,393	0.193	63'
LOT-42	6,360	0.146	53'	LOT-92	6,360	0.146	53'	LOT-142	5,760	0.132	48'	LOT-192	5,425	0.120	63'	LOT-242	8,393	0.193	63'
LOT-43	6,360	0.146	53'	LOT-93	6,360	0.146	53'	LOT-143	5,760	0.132	48'	LOT-193	5,425	0.120	63'	LOT-243	9,074	0.208	63'
LOT-44	6,360	0.146	53'	LOT-94	6,360	0.146	53'	LOT-144	5,760	0.132	48'	LOT-194	5,475	0.121	63'	LOT-244	8,655	0.199	63'
LOT-45	6,360	0.146	53'	LOT-95	6,360	0.146	53'	LOT-145	5,760	0.132	48'	LOT-195	5,475	0.121	63'	LOT-245	8,500	0.195	63'
LOT-46	6,360	0.146	53'	LOT-96	6,360	0.146	53'	LOT-146	5,760	0.132	48'	LOT-196	5,475	0.121	63'	LOT-246	8,475	0.181	63'
LOT-47	6,360	0.146	53'	LOT-97	6,360	0.146	53'	LOT-147	5,760	0.132	48'	LOT-197	5,475	0.121	63'	LOT-247	8,475	0.181	63'
LOT-48	6,360	0.146	53'	LOT-98	6,360	0.146	53'	LOT-148	5,760	0.132	48'	LOT-198	5,475	0.121	63'	LOT-248	7,875	0.181	63'
LOT-49	6,360	0.146	53'	LOT-99	6,360	0.146	53'	LOT-149	5,760	0.132	48'	LOT-199	5,475	0.121	63'	LOT-249	7,875	0.181	63'
LOT-50	6,360	0.146	53'	LOT-100	6,360	0.146	53'	LOT-150	5,760	0.132	48'	LOT-200	7,825	0.180	63'	LOT-250	7,875	0.181	63'

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	NET ACRES	USAGE CATEGORY
TRACT A	67,833	1.55	SCHOOL
TRACT B	66,408	1.53	ACTIVE: RETENTION LANDSCAPING
TRACT C	2,494	0.08	PASSIVE: OPEN SPACE LANDSCAPING
TRACT D	13,200	0.30	ACTIVE: NEIGHBORHOOD TRAIL
TRACT E	2,236	0.05	PASSIVE: OPEN SPACE LANDSCAPING
TRACT F	2,100	0.05	PASSIVE: OPEN SPACE LANDSCAPING
TRACT G	13,300	0.30	ACTIVE: PUBLIC TRAIL
TRACT H	8,273	0.08	PASSIVE: OPEN SPACE LANDSCAPING
TRACT I	2,103	0.05	PASSIVE: OPEN SPACE LANDSCAPING
TRACT J	20,688	0.48	PASSIVE: RETENTION LANDSCAPING
TRACT K	2,000	0.05	PASSIVE: OPEN SPACE LANDSCAPING
TRACT L	2,200	0.05	PASSIVE: OPEN SPACE LANDSCAPING
TRACT M	1,190	0.03	PASSIVE: OPEN SPACE LANDSCAPING
TRACT N	5,202	0.12	PASSIVE: OPEN SPACE LANDSCAPING
TRACT O	12,200	0.28	ACTIVE: OPEN SPACE LANDSCAPING
TRACT P	2,200	0.05	PASSIVE: OPEN SPACE LANDSCAPING
TRACT Q	66,774	1.53	ACTIVE: RETENTION LANDSCAPING
TRACT R	41,904	0.96	PASSIVE: OPEN SPACE LANDSCAPING
TRACT S	1,267,908	29.11	ACTIVE: PUBLIC TRAIL, AMENITY AND WASH
TRACT T	288,170	6.64	ACTIVE: PARK
TRACT U	720,288	16.53	PASSIVE: RETENTION LANDSCAPING
TRACT V	806,389	18.60	PASSIVE: RETENTION LANDSCAPING
TRACT W	43,857	1.01	ACTIVE: RETENTION LANDSCAPING
TRACT X	138,684	3.16	FIRE STATION SITE
TOTAL	4,593,858	106.67	

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE*	52.29	53.00%
PASSIVE*	28.04	28.42%
SUB TOTAL	80.33	81.42%
SCHOOL & FIRE TRACTS	18.33	15.58%
TOTAL	98.67	100.00%

*Active and Passive Tracts contain 11.14 acres of natural open space

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	272
TOTAL NUMBER OF TRACTS	24
GROSS RESIDENTIAL DENSITY WITHOUT SCHOOL & FIRE	$(171.89 - 18.33) / 272 = 1.77 \text{ DU/GROSS AC}$
NET RESIDENTIAL DENSITY WITHOUT SCHOOL & FIRE	$(45.13 - 80.33) / 272 = 2.20 \text{ DU/NET AC}$
SMALLEST LOT SIZE	5,287 SQ. FT.
LARGEST LOT SIZE	9,605 SQ. FT.
AVERAGE LOT SIZE	6,901 SQ. FT.

STREET, LOT, AND TRACT AREAS		
AREA	ACRES	SQUARE FEET
TOTAL RIGHT OF WAY AREA OF LOCAL STREET	16.20	705,547
TOTAL RIGHT OF WAY AREA OF ARTERIAL AND COLLECTOR STREETS	13.90	605,382
TOTAL AREA OF LOTS	43.13	1,878,682
TRACTS EXCEPT SCHOOL AND FIRE	80.23	3,499,198
SCHOOL AND FIRE TRACTS	18.33	798,618
TOTAL GROSS AREAS	171.89	7,487,527
TOTAL GROSS AREAS WITHOUT SCHOOL & FIRE	153.56	6,688,909

CENTRILINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	21°32'12"	298.00'	75.16'	38.84	74.74
C2	80°30'00"	36.00'	56.53'	36.00	56.91
C3	8°38'30"	506.00'	73.61'	36.87	73.55
C4	80°30'00"	36.00'	56.53'	36.00	56.91
C5	15°18'25"	660.00'	173.53'	87.27	173.63
C7	78°42'17"	250.00'	342.41'	285.00	317.04
C8	15°18'25"	1123.50'	298.95'	159.06	297.47
C12	25°01'34"	403.00'	174.72'	88.77	178.83
C14	20°14'13"	413.50'	216.84'	108.31	215.21
C16	80°30'00"	36.00'	56.53'	36.00	56.91
C17	20°18'18"	817.50'	244.64'	216.09	438.46
C18	80°30'00"	36.00'	56.53'	36.00	56.91
C19	15°18'25"	1165.00'	303.63'	165.28	302.71
C20	15°18'25"	1250.00'	318.65'	165.28	327.71
C21	10°44'01"	500.00'	33.67'	48.97	93.53
C22	10°44'01"	500.00'	33.67'	48.97	93.53
C23	10°44'01"	500.00'	33.67'	48.97	93.53

SURPRISE FOOTHILLS PHASE 1B

PRELIMINARY LANDSCAPE SUBMITTAL

SURPRISE, AZ

CONTACT INFO

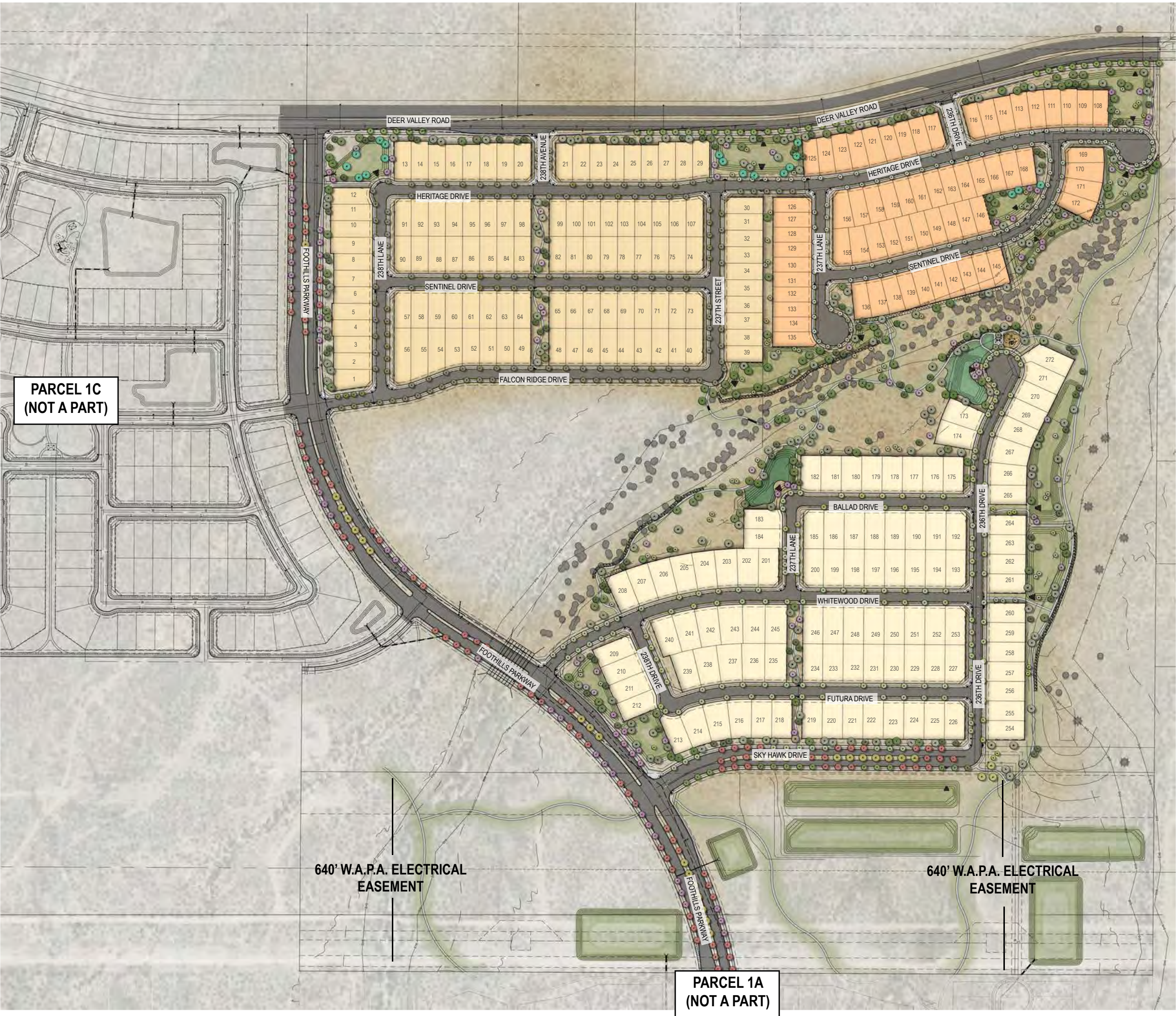
OWNER
ELLIOT D. POLLACK & COMPANY
RICK MERRITT
7505 E. 6TH STREET, SUITE 300
SCOTTSDALE, ARIZONA 85251

LANDSCAPE ARCHITECT
RVi PLANNING + LANDSCAPE ARCHITECTURE
MICHAEL DEW, P.L.A.
120 S ASH AVENUE
TEMPE, ARIZONA 85281

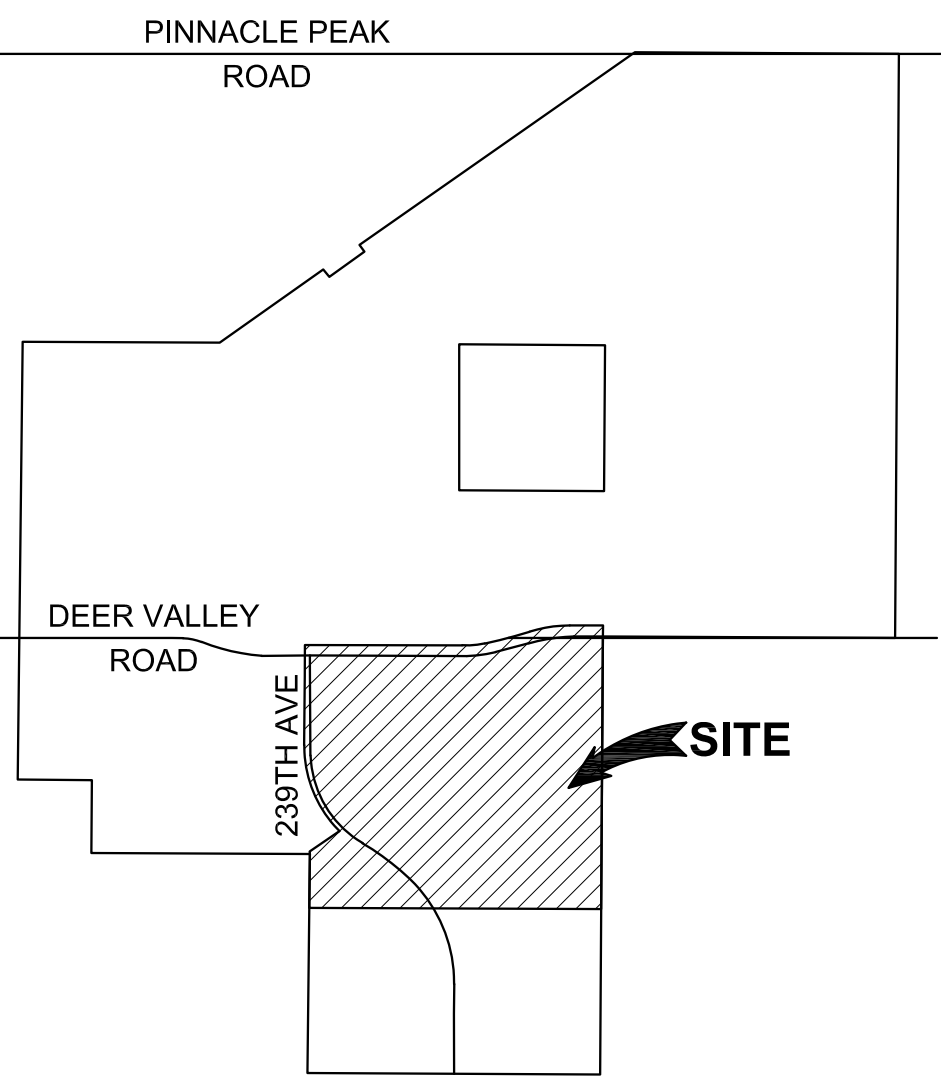
CIVIL ENGINEER
WOOD PATEL
FRANK KOO, P.E.
2051 W. NORTHERN AVE., SUITE 100
PHOENIX, ARIZONA 85021

SUBMITTAL HISTORY

FIRST SUBMITTAL	09/01/2021
SECOND SUBMITTAL	04/04/2022
THIRD SUBMITTA	05/20/2022
FOURTH SUBMITTAL	06/21/2022



VICINITY MAP



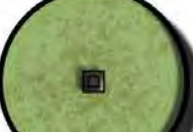
SITE DATA

PROJECT SIZE: 171.89 ac. (7,487,528 sq ft)
PROPOSED LOTS: 272 total lots
PROPOSED DENSITY: 1.58 du/ac
PROPOSED OPEN SPACE: 80.33ac (3,499,179 sq. ft.)
PERCENT OPEN SPACE: 81.42%
PROPOSED TURF AREA: 0.76 ac (33,231 sq ft)
PROPOSED PERCENT TURF : 0.9% of proposed open space
AREA OF NON-TURF LANDSCAPE: 36.54 ac (1,591,683 sq ft)
TURF PEAK SEASON DEMAND (GPD): 6,080 GPD
NON-TURF PEAK SEASON DEMAND (GPD): 95,003 GPD
ANNUAL TOTAL DEMAND: 18,447,830 (GAL.)



CASE # FS21-729

LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
 <i>Acacia aneura</i> MULGA		24" BOX 1" CALIPER
 <i>Acacia greggii</i> CATCLAW ACACIA		24" BOX 1" CALIPER
 <i>Acacia salicina</i> WILLOW ACACIA		24" BOX 1" CALIPER
 <i>Acacia willardiana</i> PALO BLANCO		24" BOX 1" CALIPER
 <i>Caesalpinia cacalaco</i> 'Smoothie'™ THORNLESS CASCALOTE		24" BOX 1" CALIPER
 <i>Chilopsis linearis</i> DESERT WILLOW		24" BOX 1" CALIPER
 <i>Fraxinus velutina</i> 'Rio Grande' RIO GRANDE VELVET ASH		36" BOX 5" CALIPER
 <i>Olneya tesota</i> IRONWOOD		36" BOX 5" CALIPER
 <i>Parkinsonia x florida</i> BLUE PALO VERDE		48" BOX 3" CALIPER
 <i>Parkinsonia microphylla</i> FOOTHILLS PALO VERDE		24" BOX 1" CALIPER
 <i>Parkinsonia praecox</i> PALO BREA		24" BOX 1" CALIPER
 <i>Prosopis thornless hybrid</i> 'AZT' AZT THORNLESS HYBRID MESQUITE		24" BOX 1.5" - 2.5" CALIPER
 <i>Vitex agnus - castus</i> CHASTE TREE		24" BOX 1.5" - 2.5" CALIPER
 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A N/A

GROUNDCOVERS		
ITEM		SIZE
<i>Acacia ssp.</i> ACACIA SPECIES		1 GAL.
<i>Ambrosia deltoidea</i> BURSAGE		1 GAL.
<i>Baccharis x 'Stam Dwarf'</i> COYOTE BUSH		1 GAL.
<i>Baileya multiradiata</i> DESERT MARIGOLD		1 GAL.
<i>Dalea ssp.</i> Dalea species		1 GAL.
<i>Eriogonum fasciculatum</i> FLATTOP BUCKWHEAT		1 GAL.
<i>Verbena rigida</i> SANDPAPER VERBENA		1 GAL.
<i>Lantana ssp.</i> LANTANA SPECIES		1 GAL.
<i>Melampodium leucanthum</i> BLACKFOOT DAISY		1 GAL.
<i>Penstemon ssp.</i> PENSTEMON SPECIES		1 GAL.

SHRUBS & ACCENTS		
ITEM		SIZE
<i>Agave ssp.</i> AGAVE SPECIES		5 GAL.
<i>Asclepias subulata</i> DESERT MILKWEED		5 GAL.
<i>Bouteloua curtipendula</i> SIDEOATS GRAMA		1 GAL.
<i>Buddleia marrubifolia</i> BUTTERFLY BUSH		5 GAL.
<i>Calliandra ssp.</i> CALLIANDRA SPECIES		5 GAL.
<i>Celtis pallida</i> DESERT HACKBERRY		5 GAL.
<i>Dasyllirion ssp.</i> DASYLIRION SSP.		5 GAL.
<i>Echinocactus grusonii</i> GOLDEN BARREL		5 GAL.
<i>Encelia farinosa</i> BRITTLEBUSH		5 GAL.
<i>Eremophila ssp.</i> EMU BUSH SPECIES		5 GAL.
<i>Ericameria larcifolia</i> TURPENTINE BUSH		5 GAL.
<i>Euphorbia antispyhilitica</i> CANDELILLA		5 GAL.
<i>Ferocacus ssp.</i> BARREL CACTUS SPECIES		5 GAL.
<i>Fouquieria splendens</i> OCOTILLO		5 GAL.
<i>Hesperaloe ssp.</i> HESPERALOE SPECIES		5 GAL.
<i>Justicia californica</i> CHUPAROSA		5 GAL.
<i>Larrea tridentata</i> CREOSOTE		5 GAL.
<i>Leucophyllum ssp.</i> SAGE SPECIES		5 GAL.
<i>Muhlenbergia ssp.</i> MUHLY SPECIES		5 GAL.
<i>Opuntia engelmannii</i> ENGELMANN'S PRICKLY PEAR		5 GAL.
<i>Simmondsia chinensis</i> JOJOBA		5 GAL.
<i>Sphaeralcae ambigua</i> DESERT GLOBEMALLOW		5 GAL.
<i>Viguiera deltoidea</i> GOLDENEYE		5 GAL.
<i>Yucca ssp.</i> YUCCA SPECIES		5 GAL.



Acacia aneura - Mulga



Acacia greggii - Catclaw Acacia



Acacia salicina - Willow Acacia



Acacia willardiana - Palo Blanco



Caesalpinia cacalaco - Thornless Cascalote



Chilopsis linearis - Desert Willow



Fraxinus velutina - Velvet Ash



Parkinsonia florida - Blue Palo Verde



Parkinsonia microphylla - Foothills Palo Verde



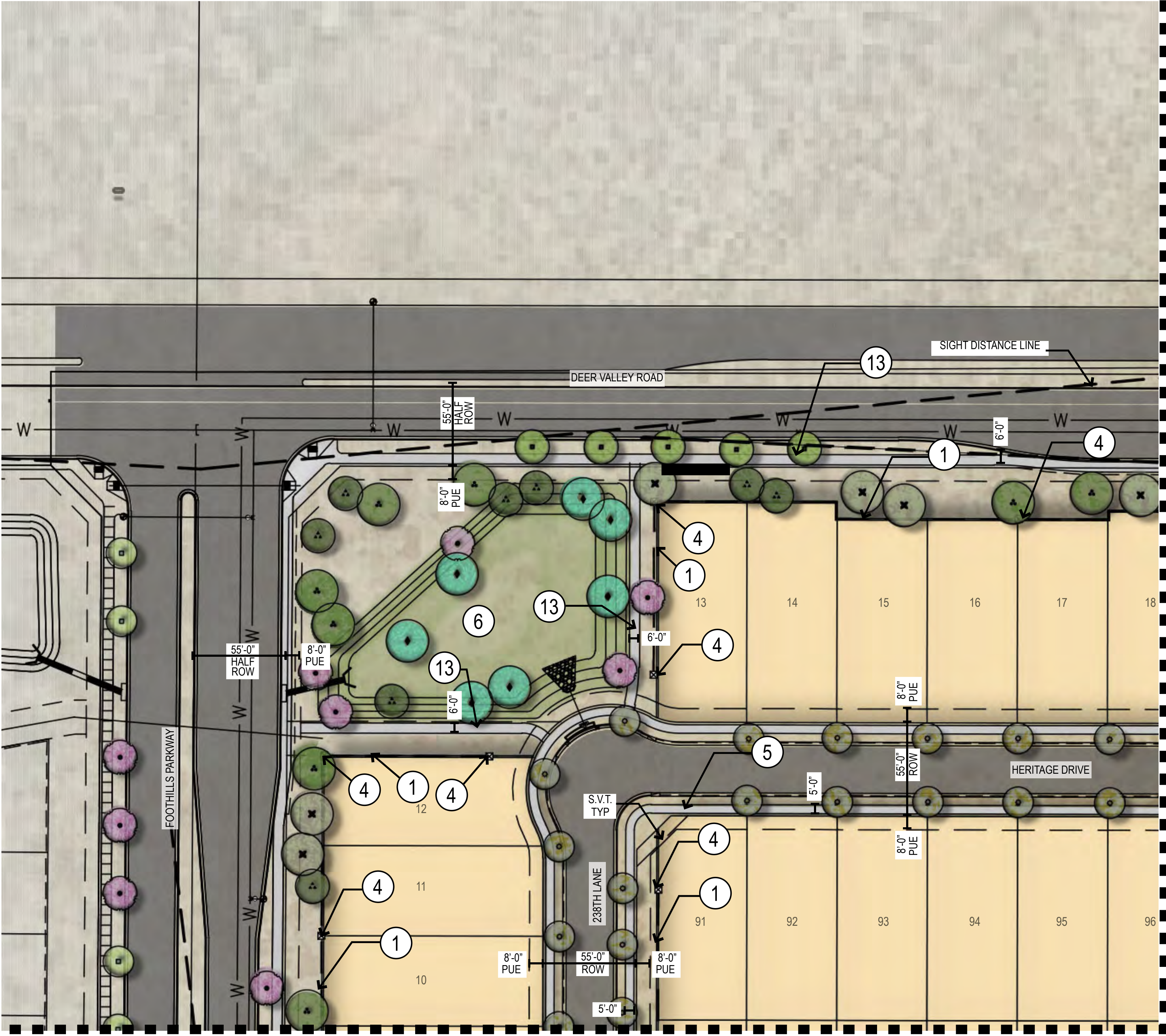
Parkinsonia praecox - Palo Brea



Prosopis hybrid 'AZT'- Thornless Mesquite



Vitex agnus-castus - Chaste Tree



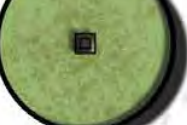
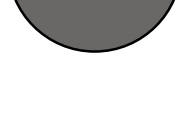
MATCHLINE 'A' SEE PAGE 11

MATCHLINE 'B' SEE PAGE 5

LANDSCAPE KEYNOTES

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- ② PARTIAL VIEW WALL
- ③ FULL VIEW WALL
- ④ DECORATIVE COLUMN
- ⑤ 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS
- ⑥ RETENTION AREA
- ⑦ 6' CONCRETE TRAIL
- ⑧ TURF
- ⑨ LANDSCAPE MEDIAN
- ⑩ WASH CROSSING
- ⑪ EROSION PROTECTION; REFER TO CIVIL PLANS
- ⑫ STORM STRUCTURE; REFER TO CIVIL PLAN
- ⑬ 6' CONCRETE SIDEWALK

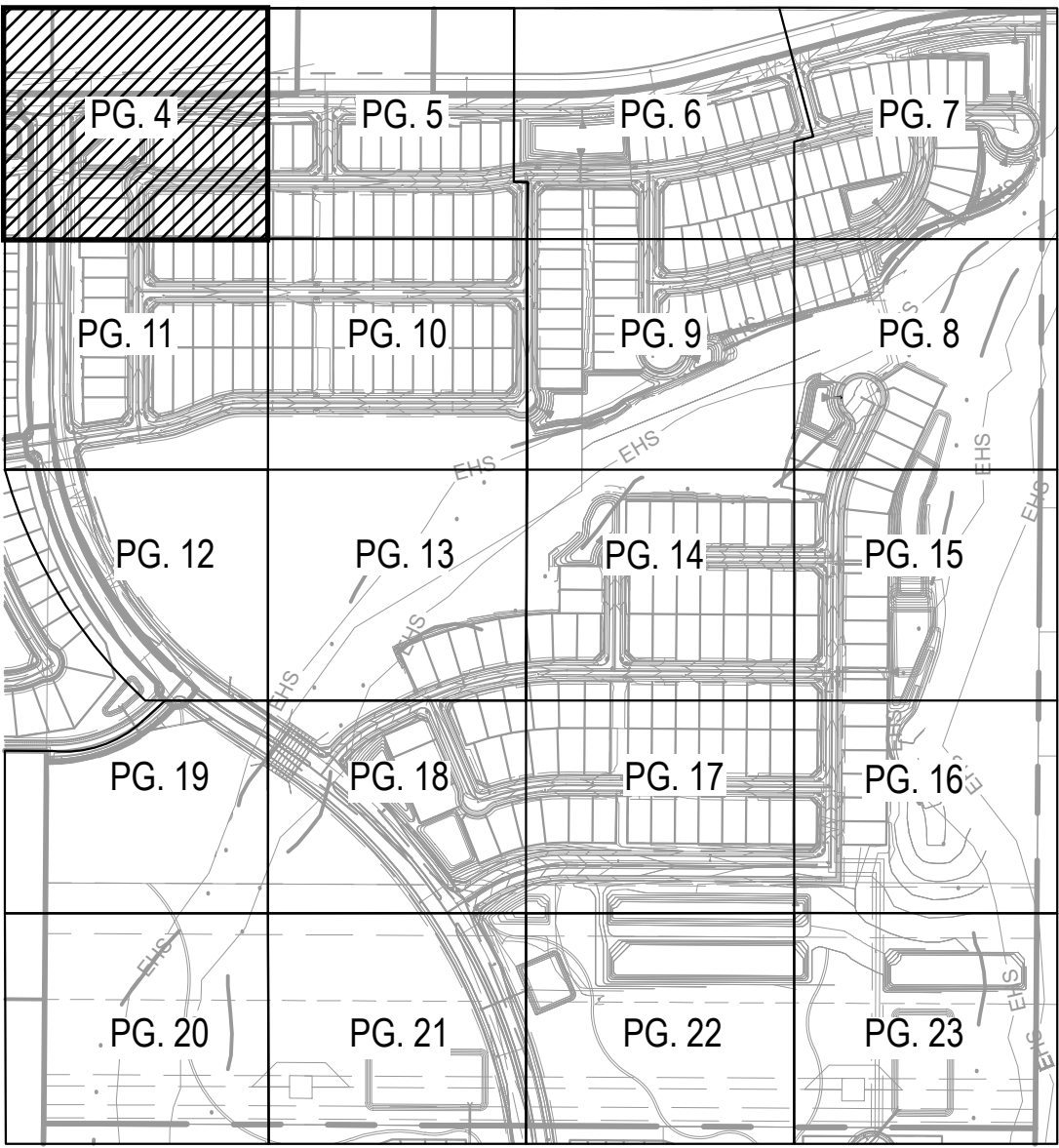
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
 <i>Acacia aneura</i> MULGA		24" BOX 1" CALIPER
 <i>Acacia greggii</i> CATCLAW ACACIA		24" BOX 1" CALIPER
 <i>Acacia salicina</i> WILLOW ACACIA		24" BOX 1" CALIPER
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 <i>Chilopsis linearis</i> DESERT WILLOW		24" BOX 1" CALIPER
 <i>Fraxinus velutina</i> 'Rio Grande' RIO GRANDE VELVET ASH		36" BOX 5" CALIPER
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 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A

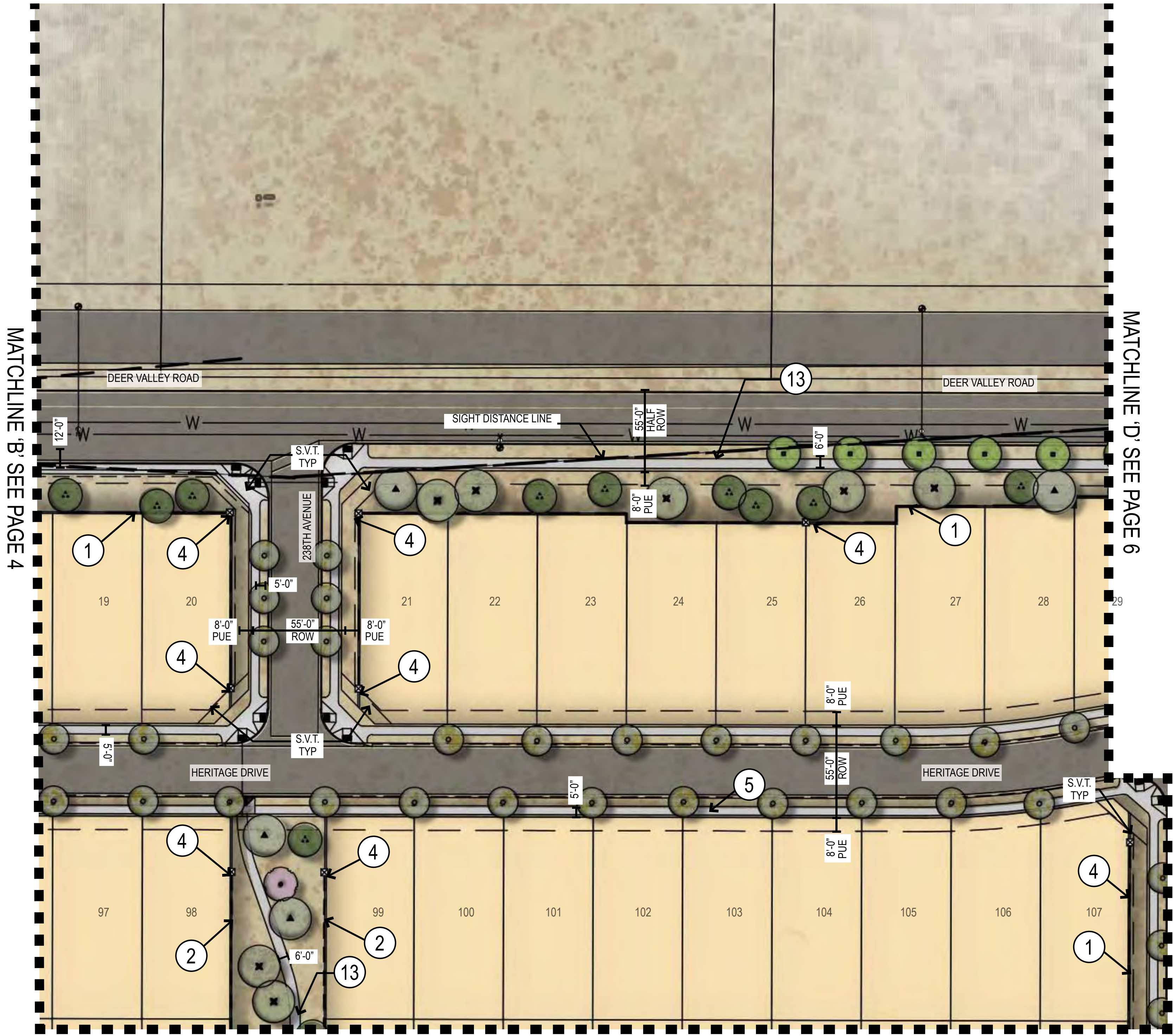
LANDSCAPE NOTES

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5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
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7. FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.

KEY MAP



Copyright RVI



LANDSCAPE KEYNOTES

- 1 COMMUNITY THEME WALL
- 2 PARTIAL VIEW WALL
- 3 FULL VIEW WALL
- 4 DECORATIVE COLUMN
- 5 5' CONCRETE SIDEWALK
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- 11 EROSION PROTECTION; REFER TO CIVIL PLANS
- 12 STORM STRUCTURE; REFER TO CIVIL PLAN
- 13 6' CONCRETE SIDEWALK

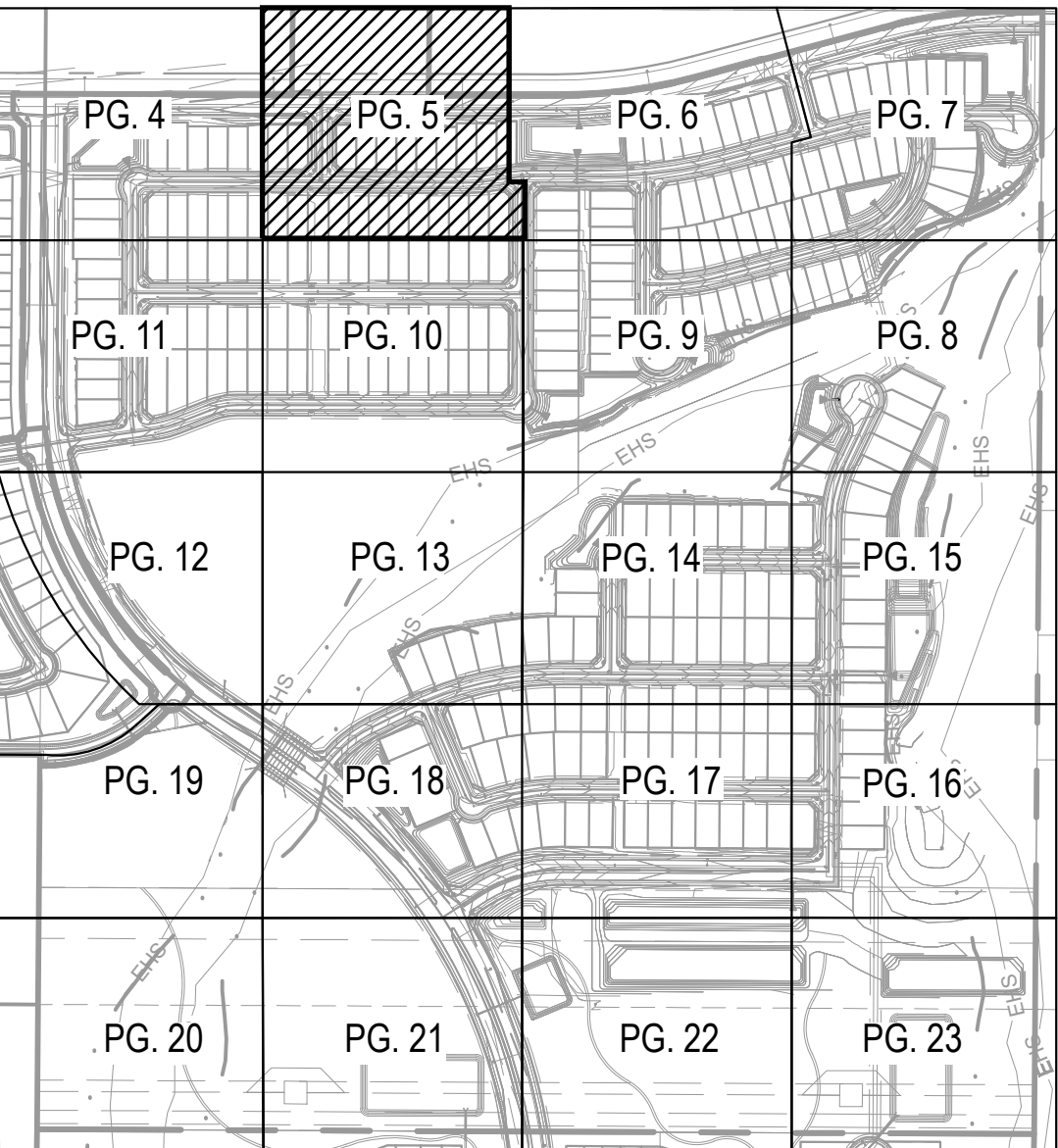
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
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<i>Vitex agnus - castus</i>	CHASTE TREE	24" BOX 1.5" - 2.5" CALIPER
<i>Cactus</i>	SALVAGE/REMAIN IN PLACE	N/A
<i>Tree</i>	SALVAGE/REMAIN IN PLACE	N/A

LANDSCAPE NOTES

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KEY MAP



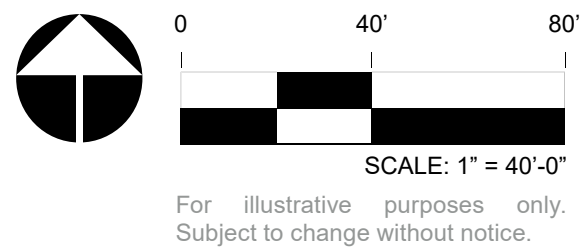
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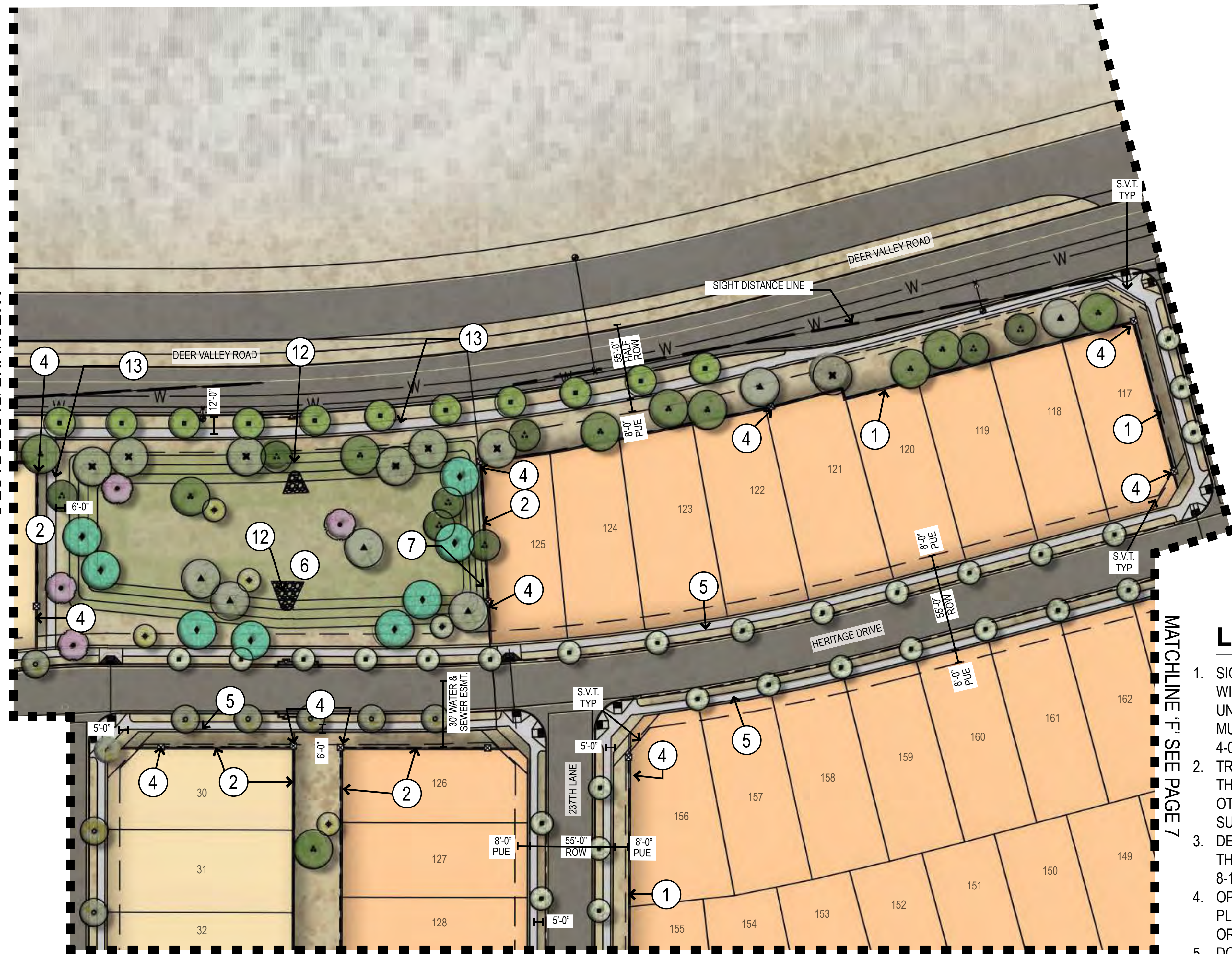
SURPRISE FOOTHILLS PHASE 1B • LANDSCAPE ENLARGEMENT

SURPRISE, AZ
 JUNE 21, 2022
 21000086
 ELLIOT POLLACK

CASE # FS21-729



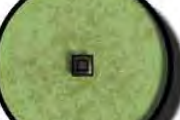
MATCHLINE 'D' SEE PAGE 5



LANDSCAPE KEYNOTES

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- ⑩ WASH CROSSING
- ⑪ EROSION PROTECTION; REFER TO CIVIL PLANS
- ⑫ STORM STRUCTURE; REFER TO CIVIL PLAN
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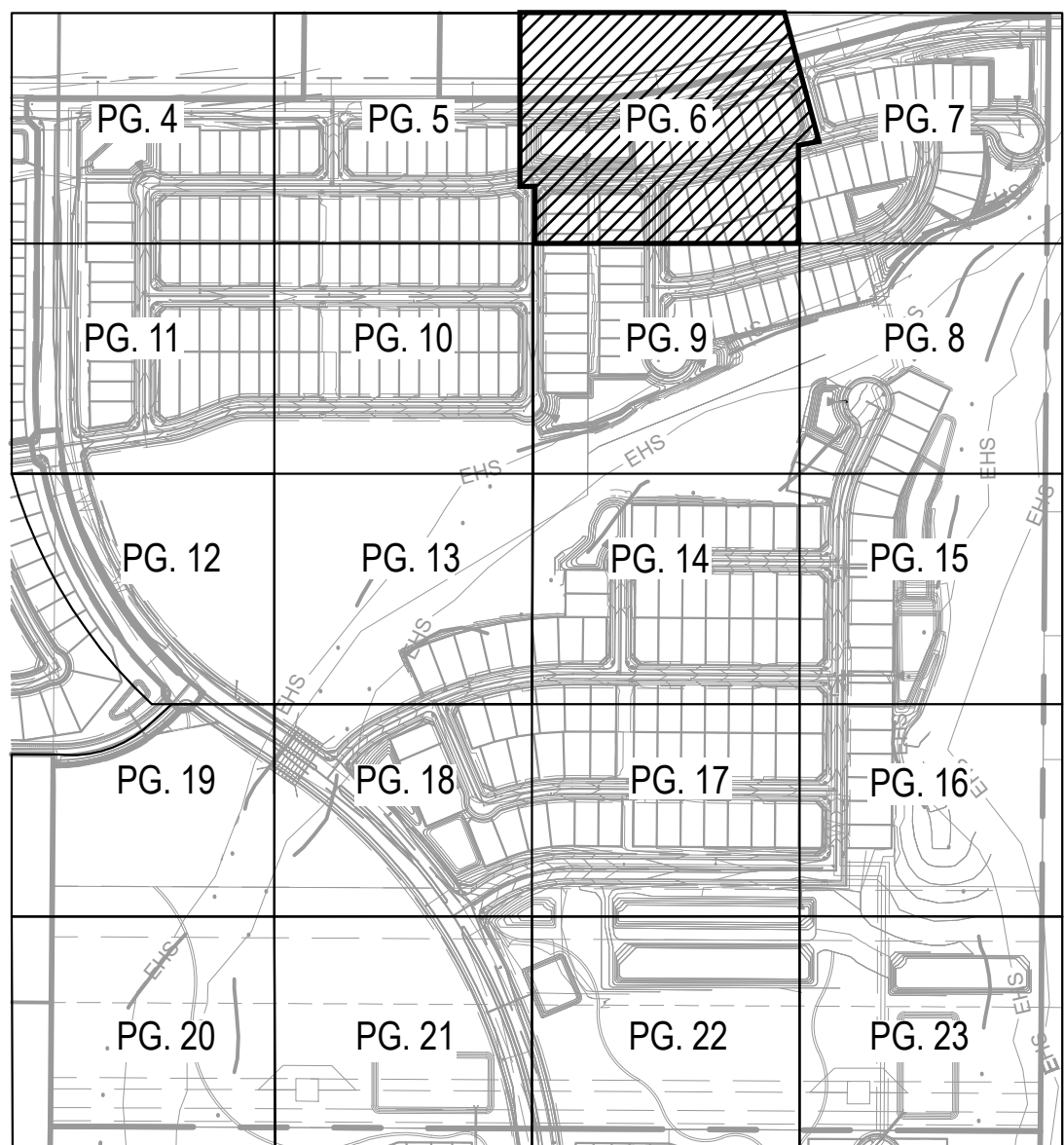
LANDSCAPE MATERIAL SCHEDULE

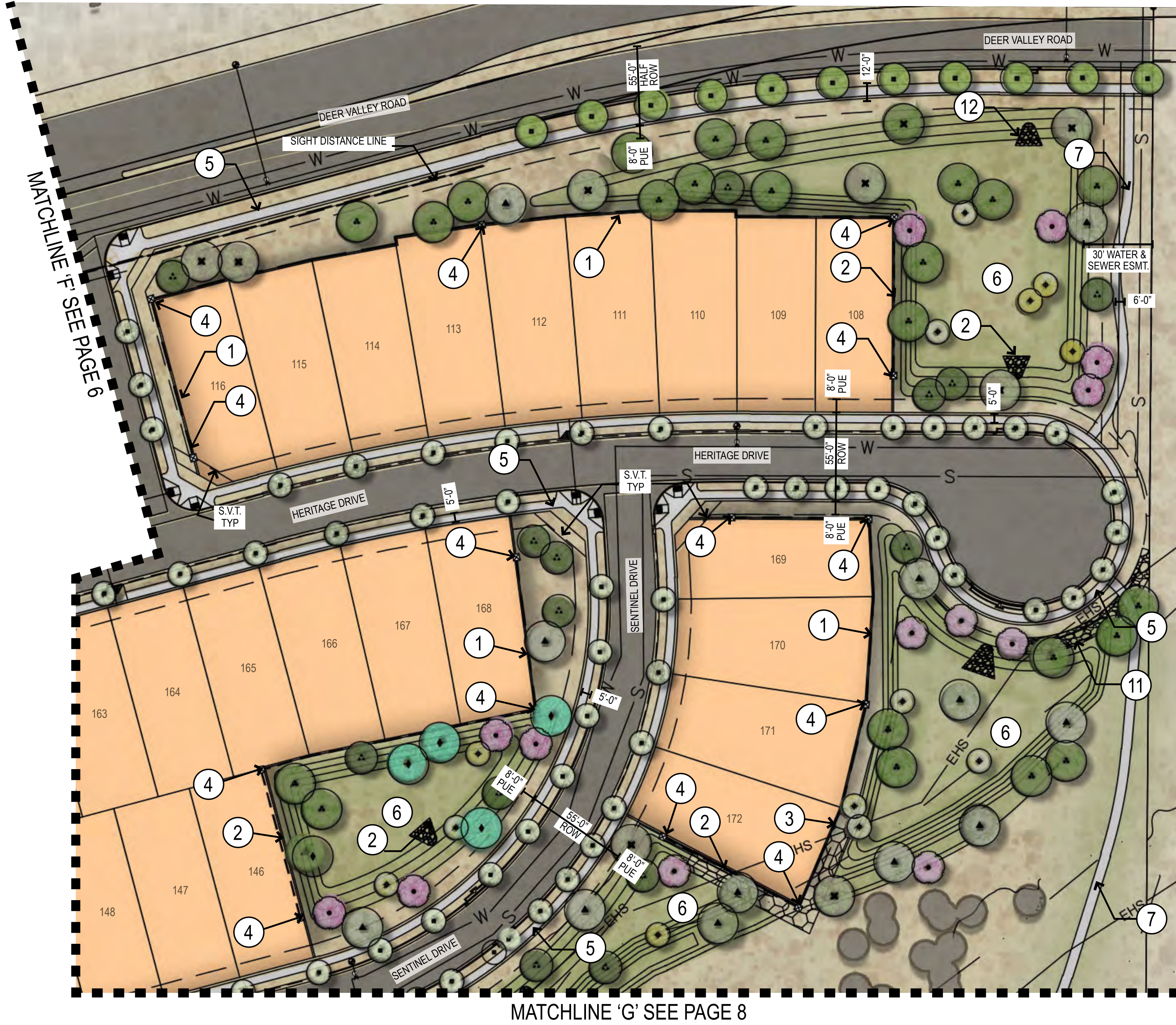
TREES		SIZE
ITEM		
 <i>Acacia aneura</i> MULGA		24" BOX 1" CALIPER
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 <i>Acacia salicina</i> WILLOW ACACIA		24" BOX 1" CALIPER
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 <i>Caesalpinia cacalaco</i> 'Smoothie'™ THORNLESS CASCALOTE		24" BOX 1" CALIPER
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 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A

LANDSCAPE NOTES

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KEY MAP





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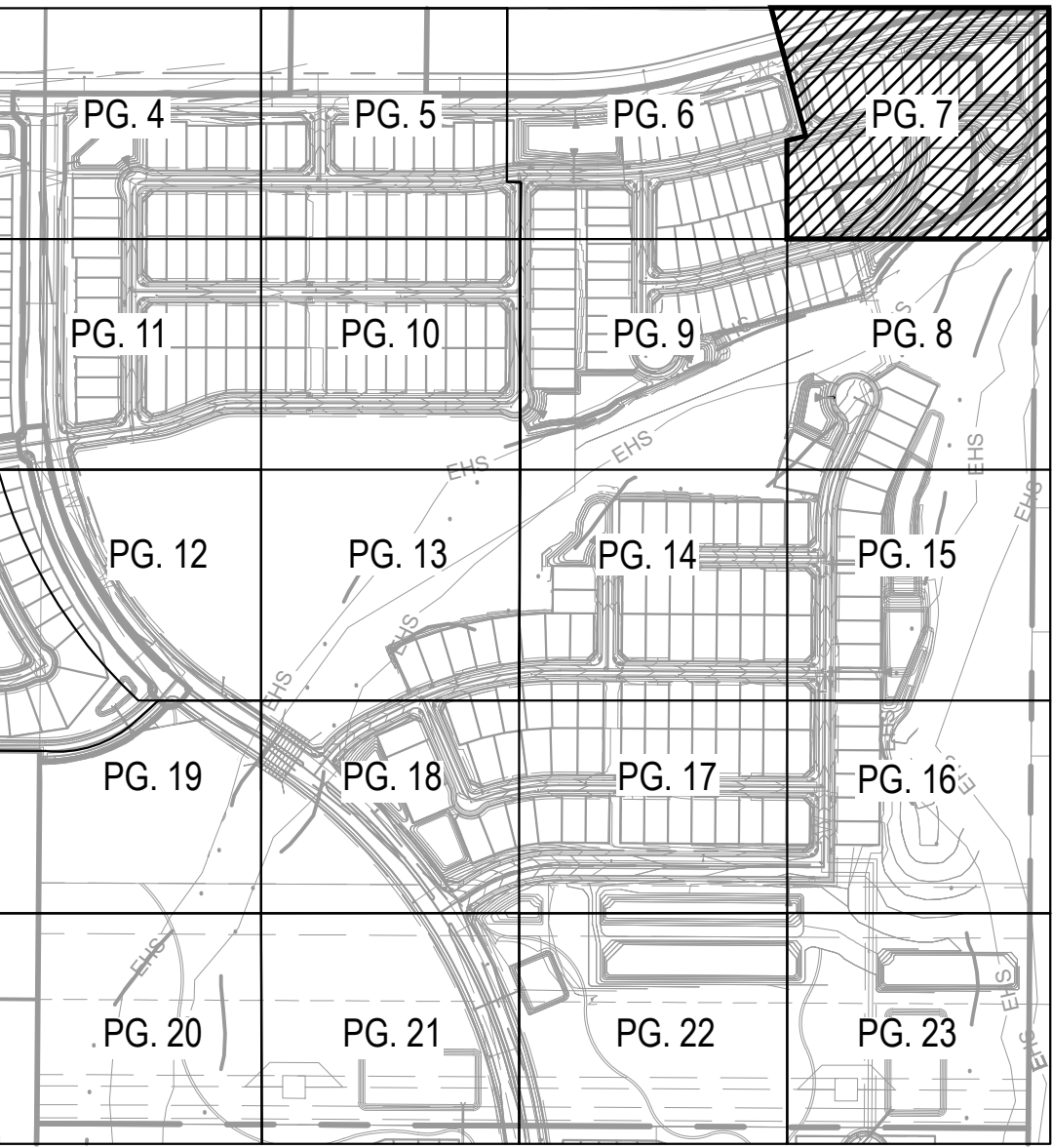
LANDSCAPE MATERIAL SCHEDULE

TREES		SIZE
ITEM		
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Acacia salicina	WILLOW ACACIA	24" BOX 1" CALIPER
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Cactus	SALVAGE/REMAIN IN PLACE	N/A
Tree	SALVAGE/REMAIN IN PLACE	N/A

LANDSCAPE NOTES

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KEY MAP



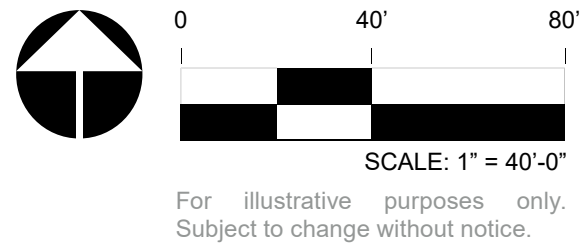
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SURPRISE FOOTHILLS PHASE 1B • LANDSCAPE ENLARGEMENT

SURPRISE, AZ
JUNE 21, 2022
21000086
ELLIOT POLLACK

CASE # FS21-729





LANDSCAPE KEYNOTES

- ① COMMUNITY THEME WALL

② PARTIAL VIEW WALL

③ FULL VIEW WALL

④ DECORATIVE COLUMN
- ⑤ 5' CONCRETE SIDEWALK,

REFER TO CIVIL PLANS

⑥ RETENTION AREA

⑦ 6' CONCRETE TRAIL

⑧ TURF
- ⑨ LANDSCAPE MEDIAN

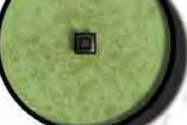
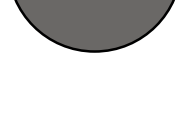
⑩ WASH CROSSING

⑪ EROSION PROTECTION; REFER TO CIVIL PLANS

⑫ STORM STRUCTURE; REFER TO CIVIL PLAN

⑬ 6' CONCRETE SIDEWALK

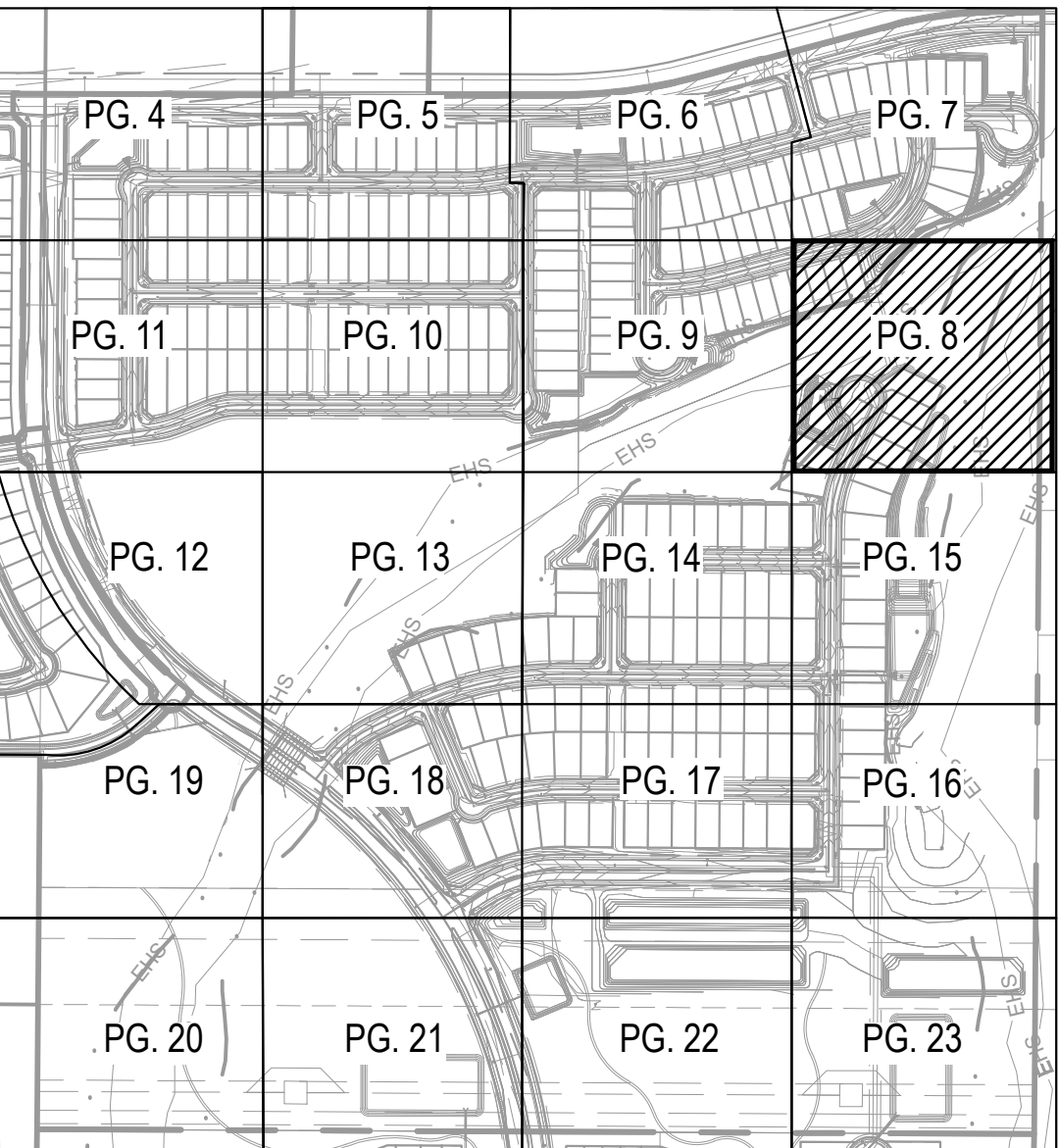
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
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 <i>Acacia salicina</i>	WILLOW ACACIA	24" BOX 1" CALIPER
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LANDSCAPE NOTES

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5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
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KEY MAP



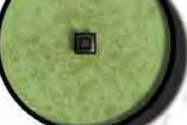
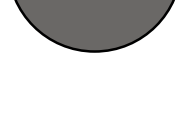
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LANDSCAPE KEYNOTES

- | | | |
|------------------------|--|--|
| ① COMMUNITY THEME WALL | ⑤ 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | ⑨ LANDSCAPE MEDIAN |
| ② PARTIAL VIEW WALL | ⑥ RETENTION AREA | ⑩ WASH CROSSING |
| ③ FULL VIEW WALL | ⑦ 6' CONCRETE TRAIL | ⑪ EROSION PROTECTION; REFER TO CIVIL PLANS |
| ④ DECORATIVE COLUMN | ⑧ TURF | ⑫ STORM STRUCTURE; REFER TO CIVIL PLAN |
| | | ⑬ 6' CONCRETE SIDEWALK |

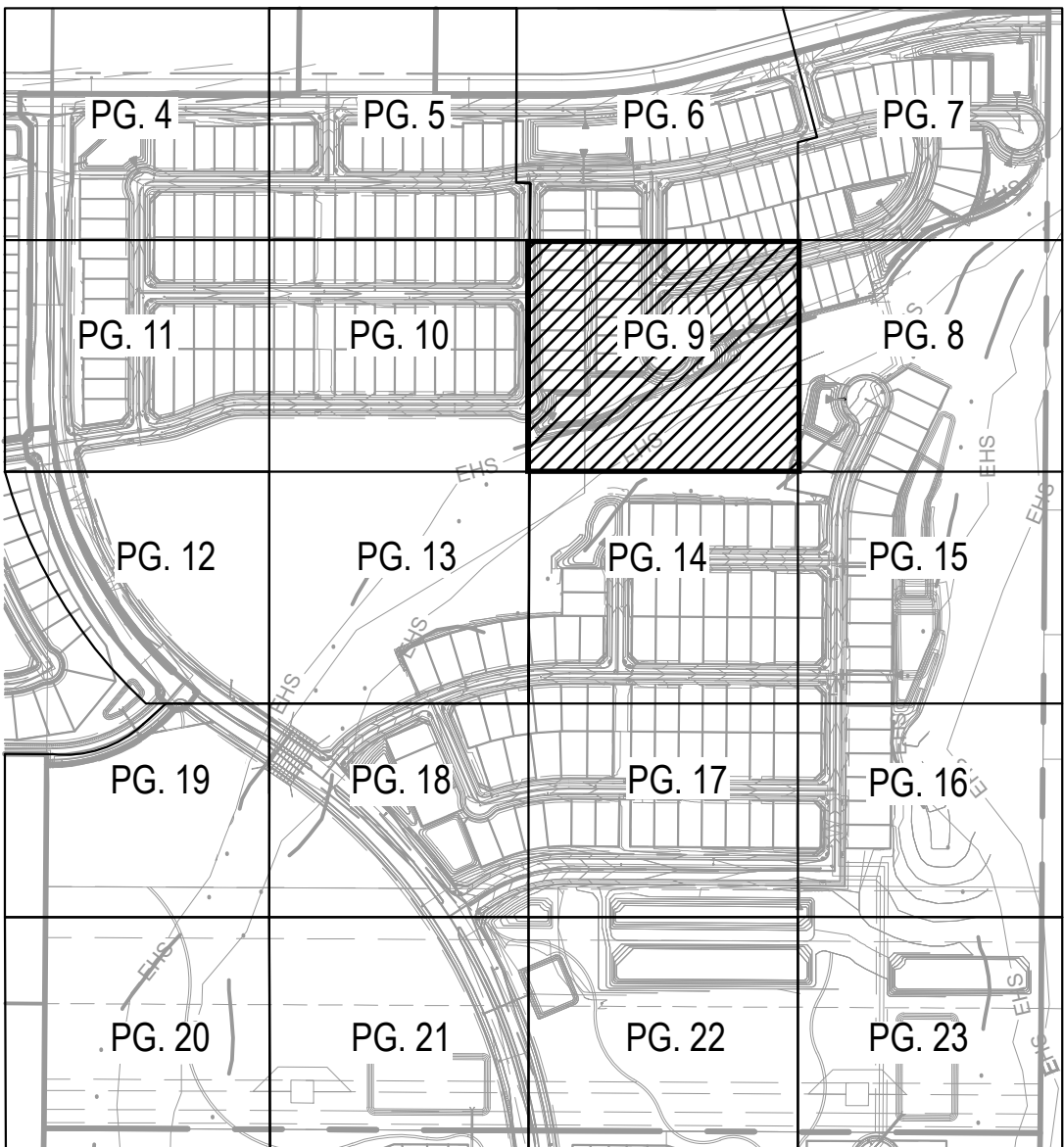
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
 <i>Acacia aneura</i> MULGA		24" BOX 1" CALIPER
 <i>Acacia greggii</i> CATCLAW ACACIA		24" BOX 1" CALIPER
 <i>Acacia salicina</i> WILLOW ACACIA		24" BOX 1" CALIPER
 <i>Acacia willardiana</i> PALO BLANCO		24" BOX 1" CALIPER
 <i>Caesalpinia cacalaco</i> 'Smoothie' TM THORNLESS CASCALOTE		24" BOX 1" CALIPER
 <i>Chilopsis linearis</i> DESERT WILLOW		24" BOX 1" CALIPER
 <i>Fraxinus velutina</i> 'Rio Grande' RIO GRANDE VELVET ASH		36" BOX 5" CALIPER
 <i>Olneya tesota</i> IRONWOOD		36" BOX 5" CALIPER
 <i>Parkinsonia x florida</i> BLUE PALO VERDE		48" BOX 3" CALIPER
 <i>Parkinsonia microphylla</i> FOOTHILLS PALO VERDE		24" BOX 1" CALIPER
 <i>Parkinsonia praecox</i> PALO BREA		24" BOX 1" CALIPER
 <i>Prosopis thornless hybrid</i> 'AZT' AZT THORNLESS HYBRID MESQUITE		24" BOX 1.5" - 2.5" CALIPER
 <i>Vitex agnus - castus</i> CHASTE TREE		24" BOX 1.5" - 2.5" CALIPER
 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A

LANDSCAPE NOTES

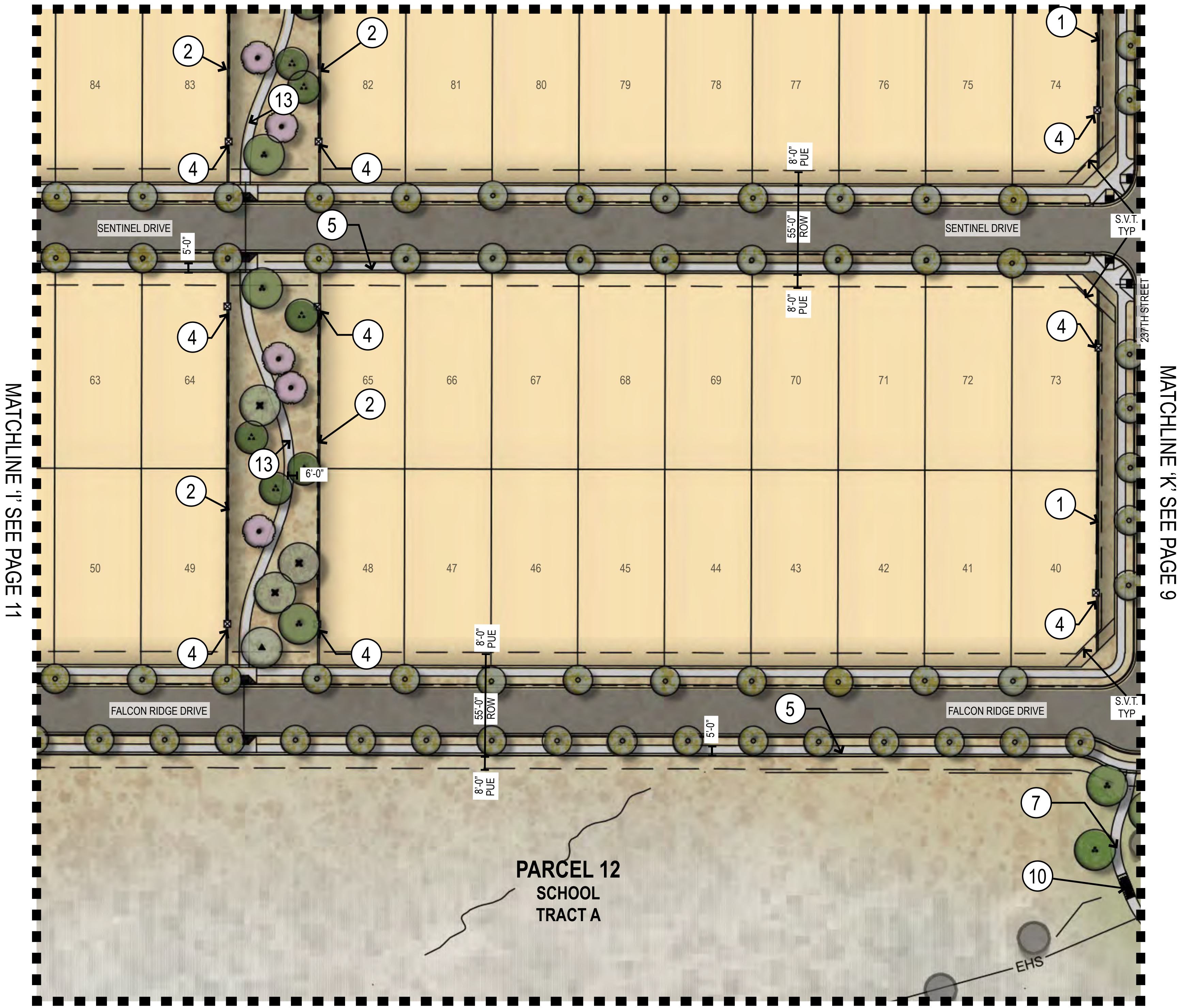
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KEY MAP



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MATCHLINE 'C' SEE PAGE 5

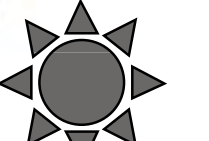


MATCHLINE 'J' SEE PAGE 13

LANDSCAPE KEYNOTES

- ① COMMUNITY THEME WALL
- ② PARTIAL VIEW WALL
- ③ FULL VIEW WALL
- ④ DECORATIVE COLUMN
- ⑤ 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS
- ⑥ RETENTION AREA
- ⑦ 6' CONCRETE TRAIL
- ⑧ TURF
- ⑨ LANDSCAPE MEDIAN
- ⑩ WASH CROSSING
- ⑪ EROSION PROTECTION; REFER TO CIVIL PLANS
- ⑫ STORM STRUCTURE; REFER TO CIVIL PLAN
- ⑬ 6' CONCRETE SIDEWALK

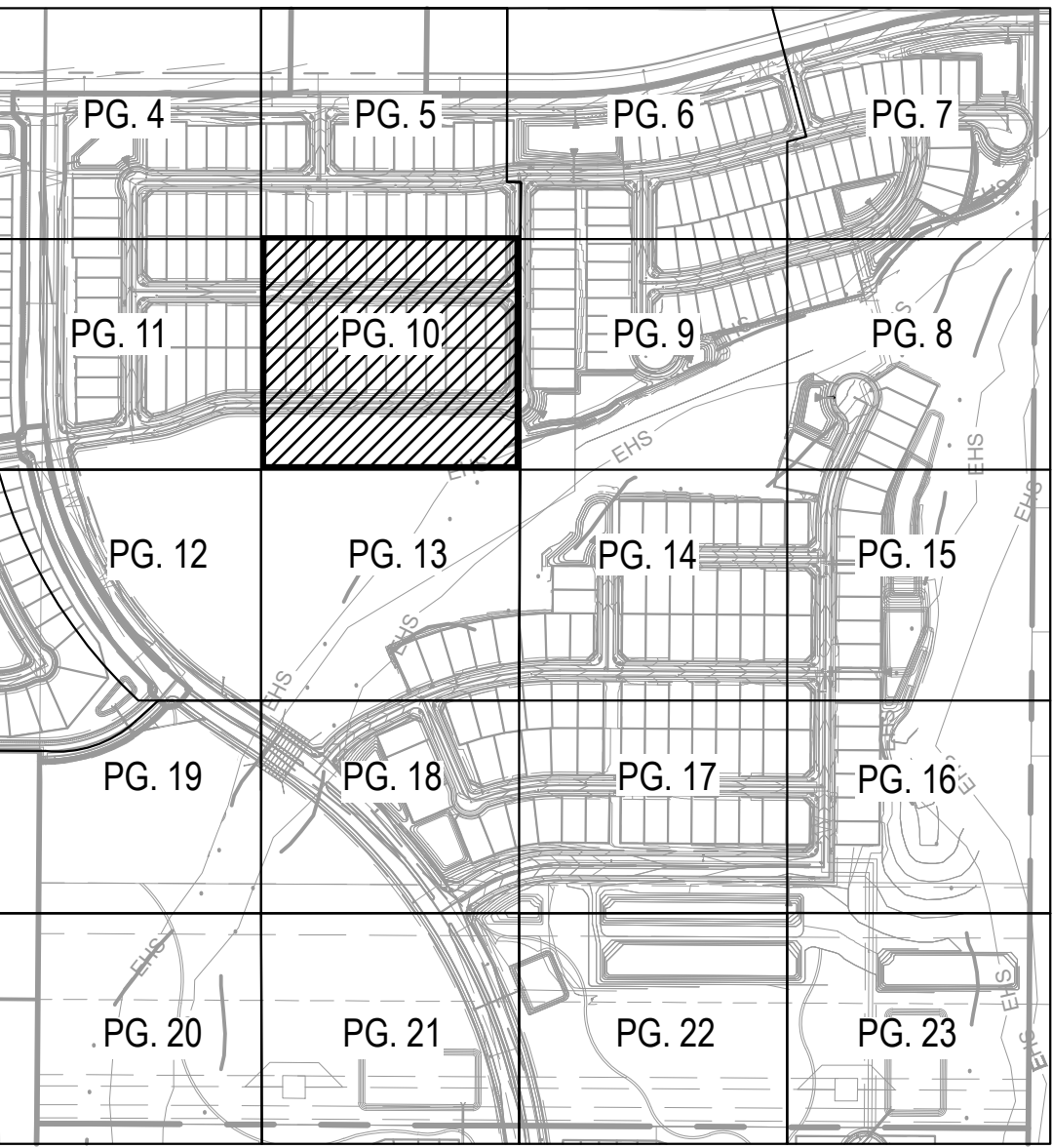
LANDSCAPE MATERIAL SCHEDULE

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ITEM		SIZE
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LANDSCAPE NOTES

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KEY MAP



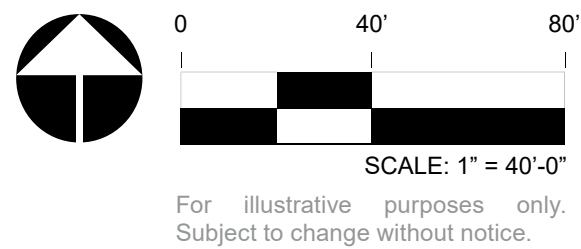
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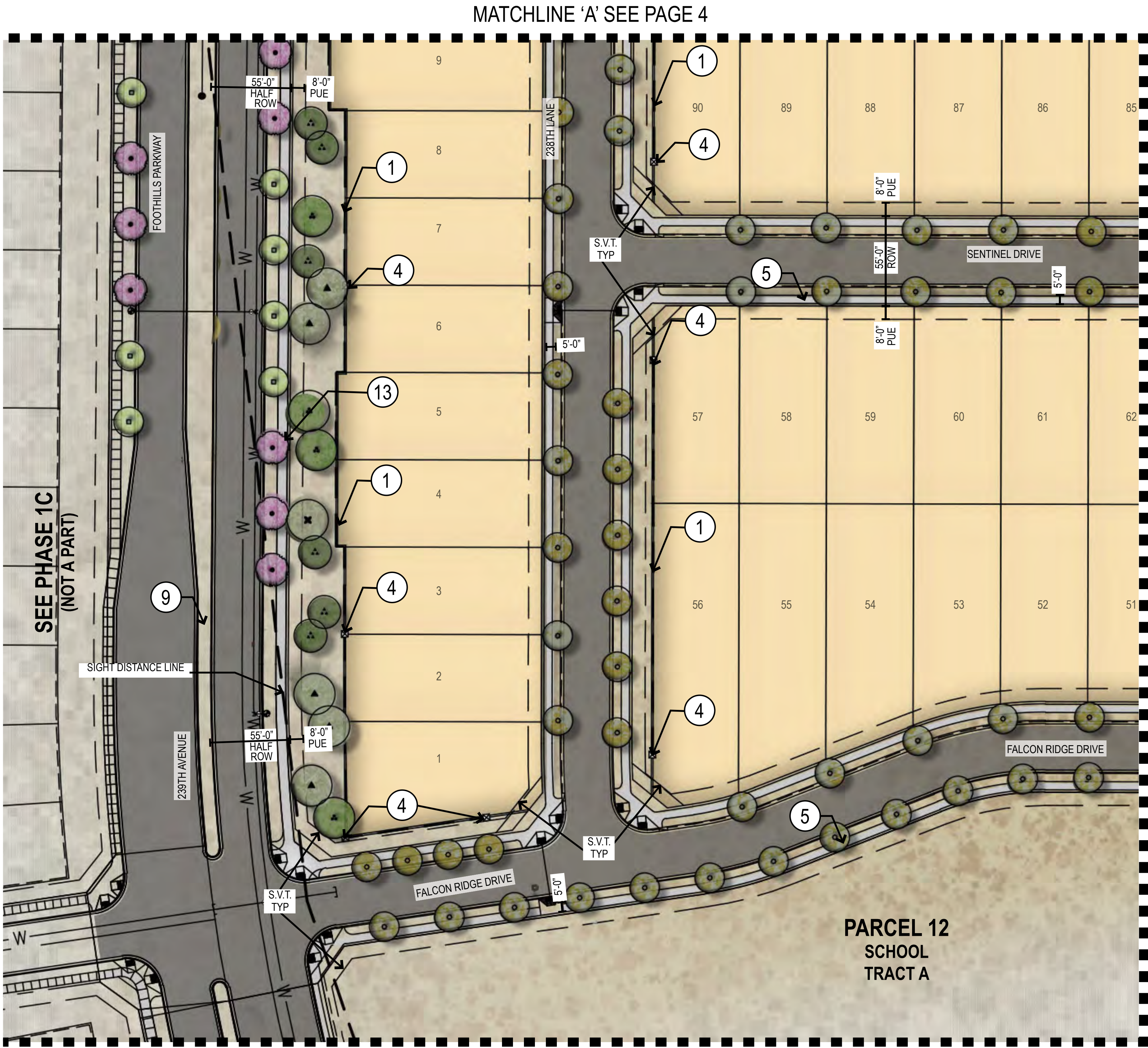


SURPRISE FOOTHILLS PHASE 1B • LANDSCAPE ENLARGEMENT

📍 SURPRISE, AZ
📅 JUNE 21, 2022
21000086
👤 ELLIOT POLLACK

CASE # FS21-729

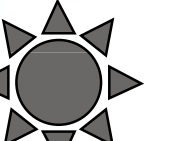




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- | | | |
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| | | ⑬ 6' CONCRETE SIDEWALK |

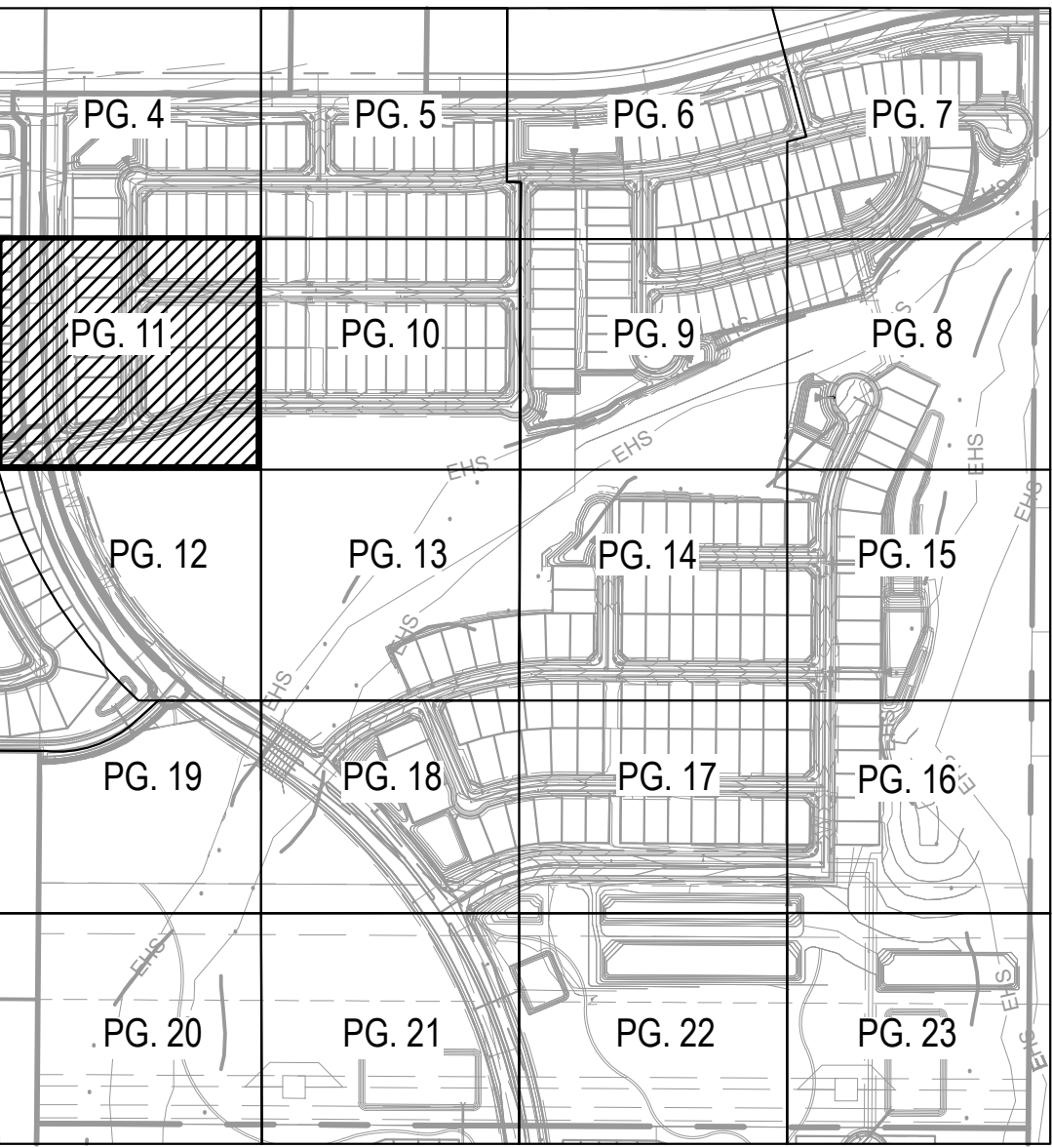
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ITEM		SIZE
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 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A

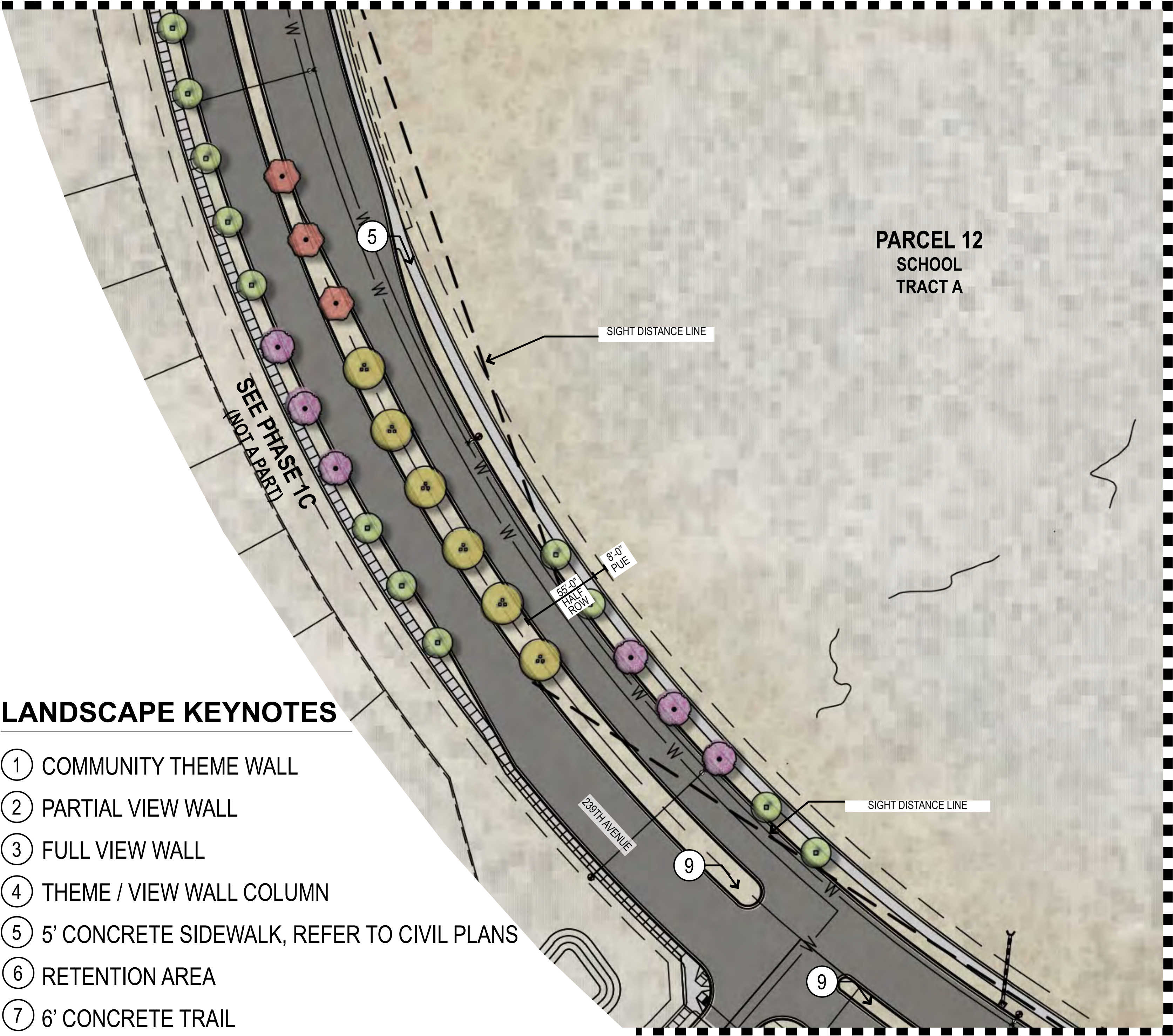
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KEY MAP



Copyright RVI



PARCEL 12
SCHOOL
TRACT A

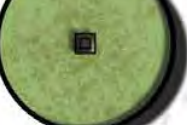
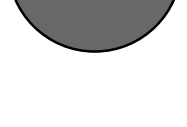
MATCHLINE 'S' SEE PAGE 13

MATCHLINE 'T' SEE PAGE 19

LANDSCAPE KEYNOTES

- 1 COMMUNITY THEME WALL
- 2 PARTIAL VIEW WALL
- 3 FULL VIEW WALL
- 4 THEME / VIEW WALL COLUMN
- 5 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS
- 6 RETENTION AREA
- 7 6' CONCRETE TRAIL
- 8 TURF
- 9 LANDSCAPE MEDIAN
- 10 WASH CROSSING
- 11 EROSION PROTECTION; REFER TO CIVIL PLANS
- 12 STORM STRUCTURE; REFER TO CIVIL PLAN
- 13 6' CONCRETE SIDEWALK

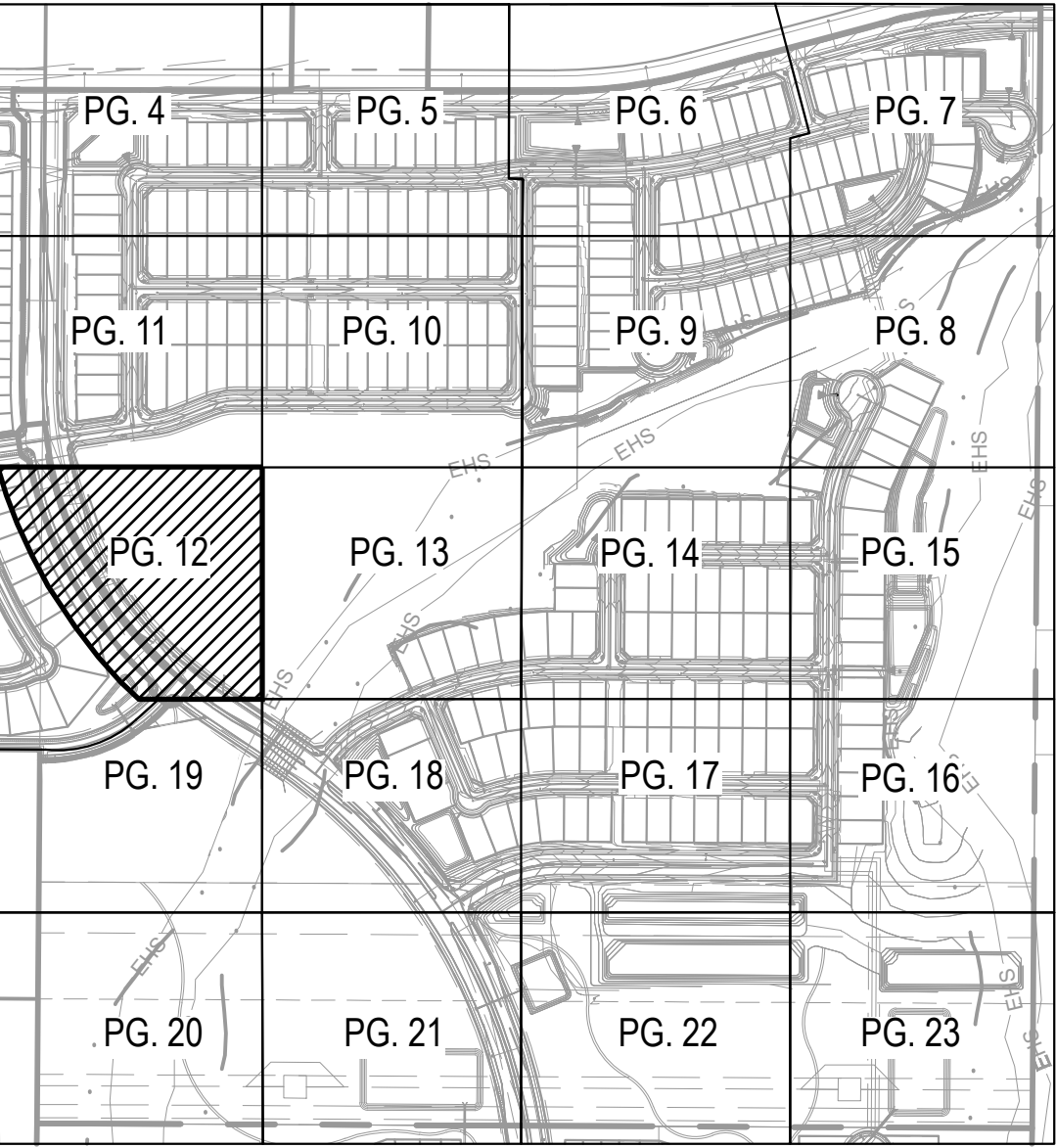
LANDSCAPE MATERIAL SCHEDULE

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 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A
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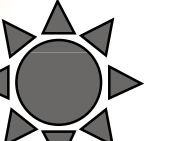




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| | ⑧ TURF | ⑬ 6' CONCRETE SIDEWALK |

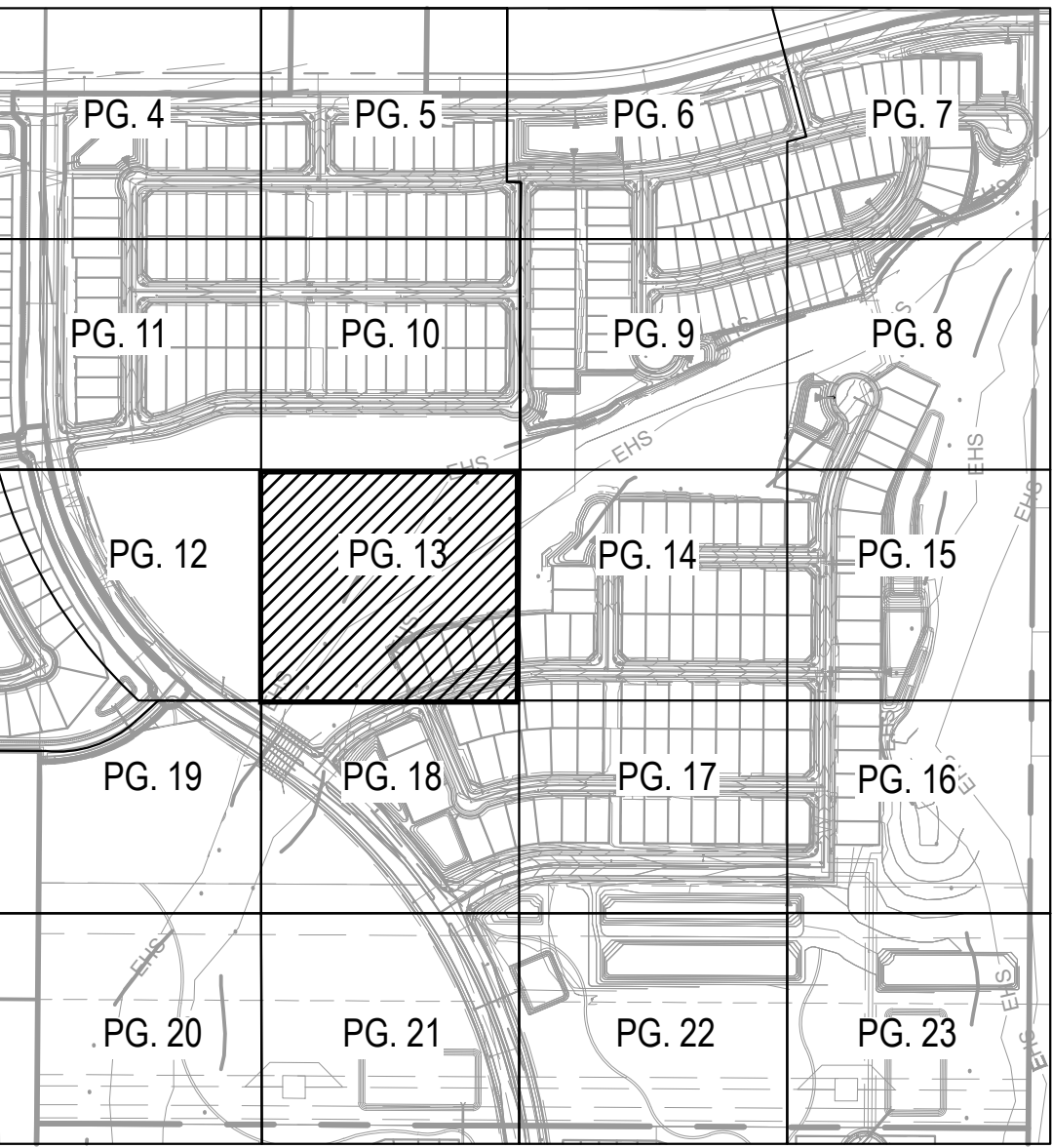
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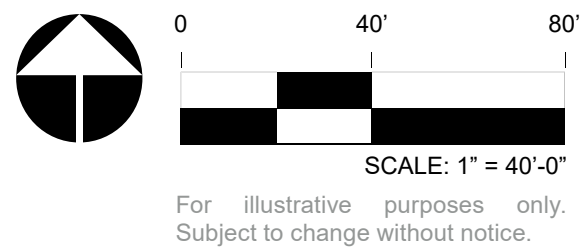


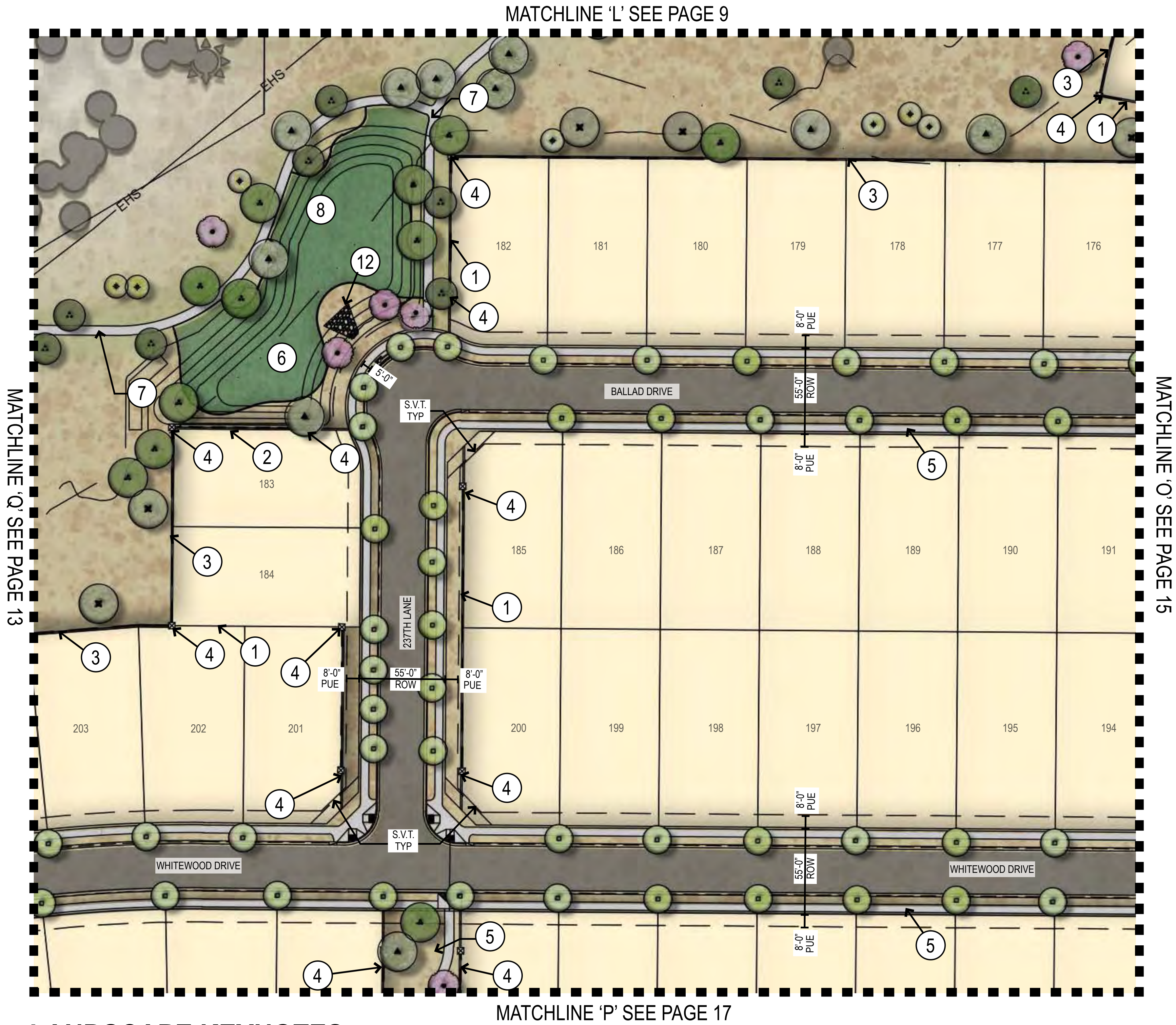
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SURPRISE FOOTHILLS PHASE 1B • LANDSCAPE ENLARGEMENT

📍 SURPRISE, AZ
📅 JUNE 21, 2022
21000086
👤 ELLIOT POLLACK

CASE # FS21-729

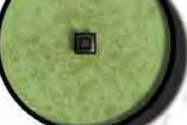
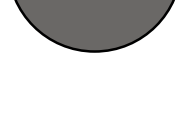




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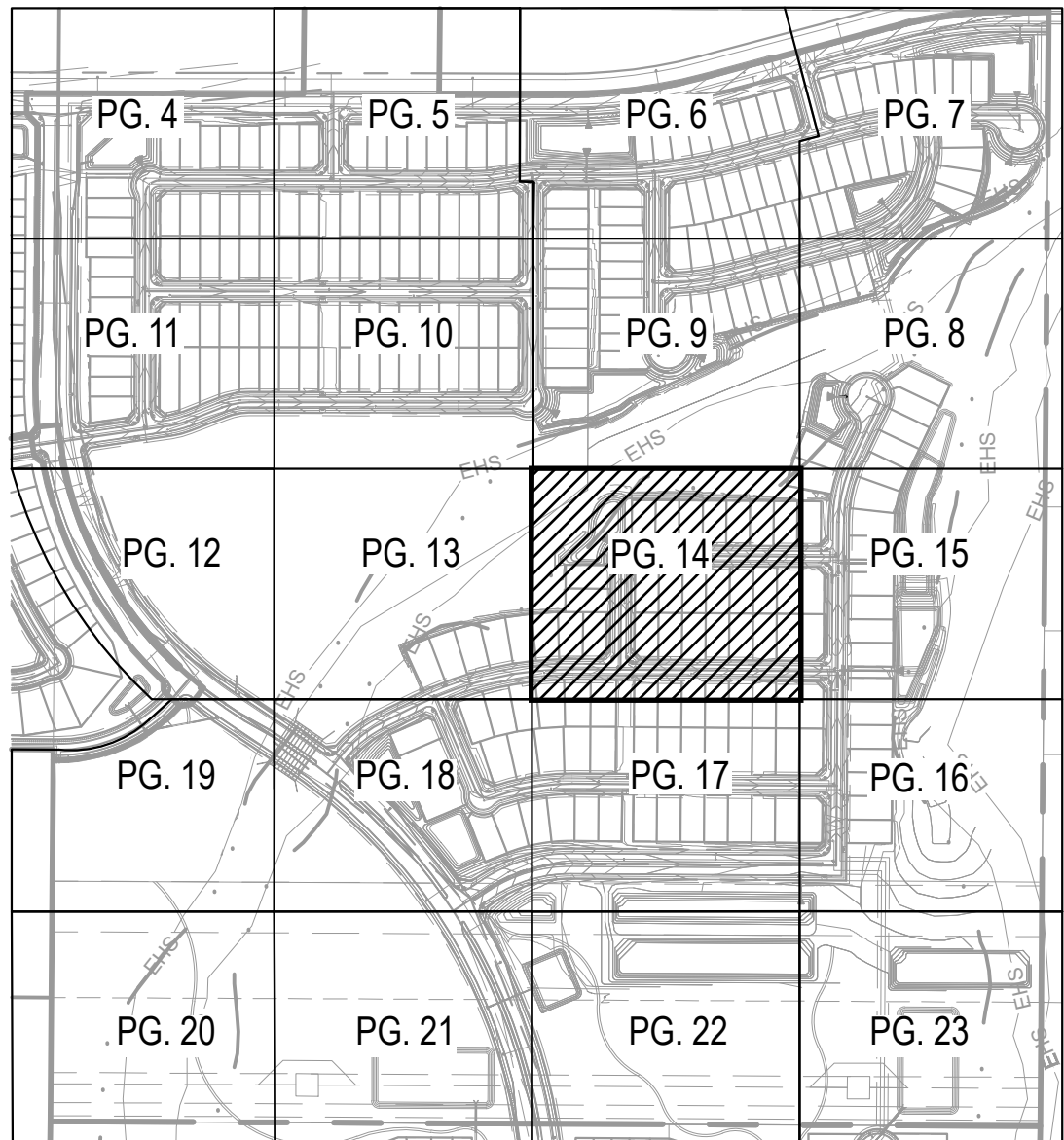
LANDSCAPE MATERIAL SCHEDULE

TREES	
ITEM	SIZE
 <i>Acacia aneura</i> MULGA	24" BOX 1" CALIPER
 <i>Acacia greggii</i> CATCLAW ACACIA	24" BOX 1" CALIPER
 <i>Acacia salicina</i> WILLOW ACACIA	24" BOX 1" CALIPER
 <i>Acacia willardiana</i> PALO BLANCO	24" BOX 1" CALIPER
 <i>Caesalpinia cacalaco</i> 'Smoothie' TM THORNLESS CASCALOTE	24" BOX 1" CALIPER
 <i>Chilopsis linearis</i> DESERT WILLOW	24" BOX 1" CALIPER
 <i>Fraxinus velutina</i> 'Rio Grande' RIO GRANDE VELVET ASH	36" BOX 5" CALIPER
 <i>Olneya tesota</i> IRONWOOD	36" BOX 5" CALIPER
 <i>Parkinsonia x florida</i> BLUE PALO VERDE	48" BOX 3" CALIPER
 <i>Parkinsonia microphylla</i> FOOTHILLS PALO VERDE	24" BOX 1" CALIPER
 <i>Parkinsonia praecox</i> PALO BREA	24" BOX 1" CALIPER
 <i>Prosopis thornless hybrid</i> 'AZT' AZT THORNLESS HYBRID MESQUITE	24" BOX 1.5" - 2.5" CALIPER
 <i>Vitex agnus - castus</i> CHASTE TREE	24" BOX 1.5" - 2.5" CALIPER
 <i>Cactus</i> SALVAGE/REMAIN IN PLACE	N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE	N/A

LANDSCAPE NOTES

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KEY MAP



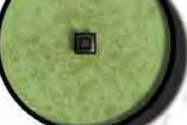
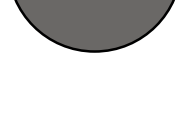
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LANDSCAPE KEYNOTES

- | | | |
|------------------------|-------------------------|--|
| ① COMMUNITY THEME WALL | ⑤ 5' CONCRETE SIDEWALK, | ⑨ LANDSCAPE MEDIAN |
| ② PARTIAL VIEW WALL | REFER TO CIVIL PLANS | ⑩ WASH CROSSING |
| ③ FULL VIEW WALL | ⑥ RETENTION AREA | ⑪ EROSION PROTECTION; REFER TO CIVIL PLANS |
| ④ DECORATIVE COLUMN | ⑦ 6' CONCRETE TRAIL | ⑫ STORM STRUCTURE; REFER TO CIVIL PLAN |
| | ⑧ TURF | ⑬ 6' CONCRETE SIDEWALK |

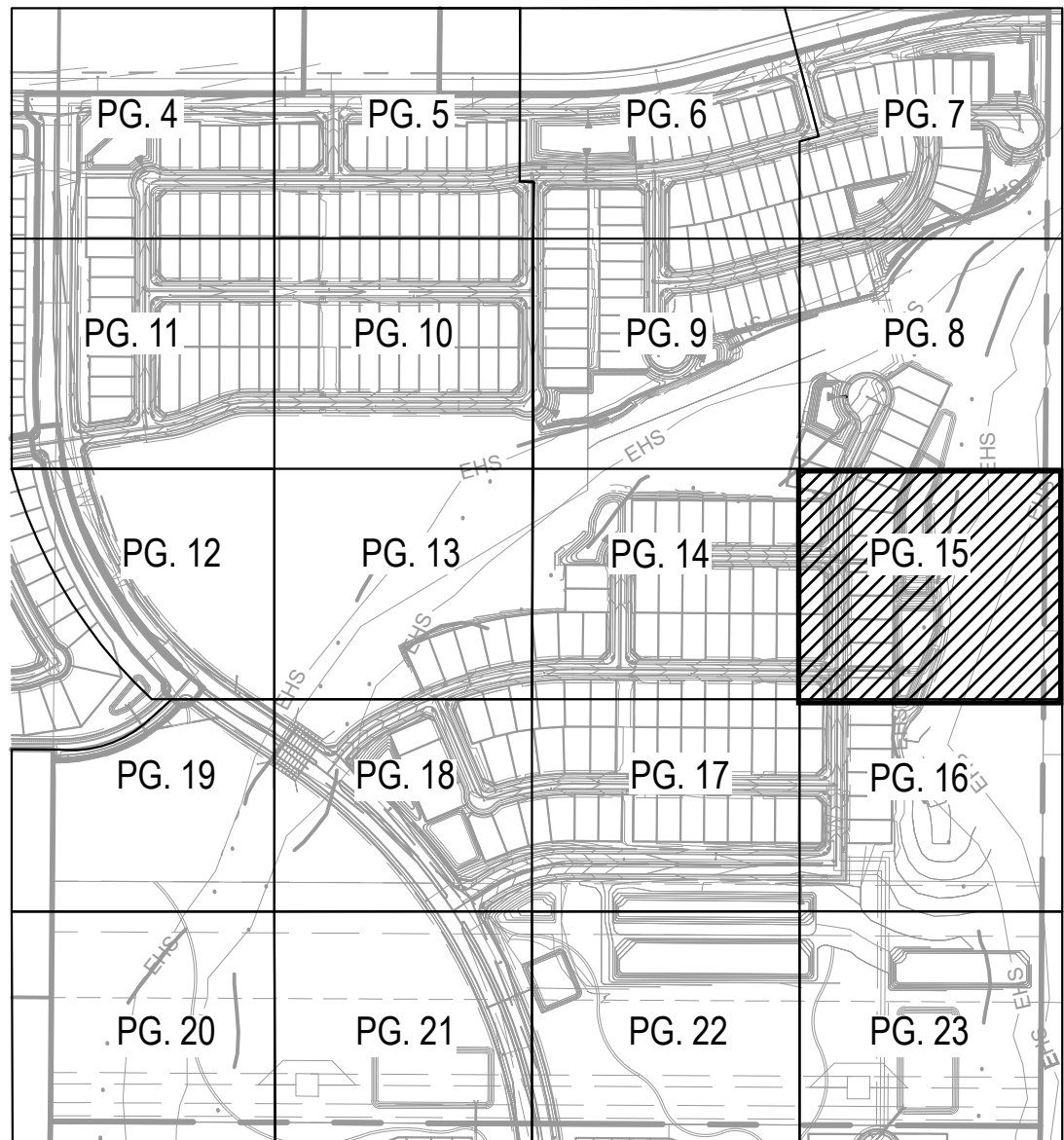
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
 <i>Acacia aneura</i>	MULGA	24" BOX 1" CALIPER
 <i>Acacia greggii</i>	CATCLAW ACACIA	24" BOX 1" CALIPER
 <i>Acacia salicina</i>	WILLOW ACACIA	24" BOX 1" CALIPER
 <i>Acacia willardiana</i>	PALO BLANCO	24" BOX 1" CALIPER
 <i>Caesalpinia cacalaco</i> 'Smoothie' TM	THORNLESS CASCALOTE	24" BOX 1" CALIPER
 <i>Chilopsis linearis</i>	DESERT WILLOW	24" BOX 1" CALIPER
 <i>Fraxinus velutina</i> 'Rio Grande'	RIO GRANDE VELVET ASH	36" BOX 5" CALIPER
 <i>Olneya tesota</i>	IRONWOOD	36" BOX 5" CALIPER
 <i>Parkinsonia x florida</i>	BLUE PALO VERDE	48" BOX 3" CALIPER
 <i>Parkinsonia microphylla</i>	FOOTHILLS PALO VERDE	24" BOX 1" CALIPER
 <i>Parkinsonia praecox</i>	PALO BREA	24" BOX 1" CALIPER
 <i>Prosopis thornless hybrid</i> 'AZT'	AZT THORNLESS HYBRID MESQUITE	24" BOX 1.5" - 2.5" CALIPER
 <i>Vitex agnus - castus</i>	CHASTE TREE	24" BOX 1.5" - 2.5" CALIPER
 <i>Cactus</i>	SALVAGE/REMAIN IN PLACE	N/A
 <i>Tree</i>	SALVAGE/REMAIN IN PLACE	N/A

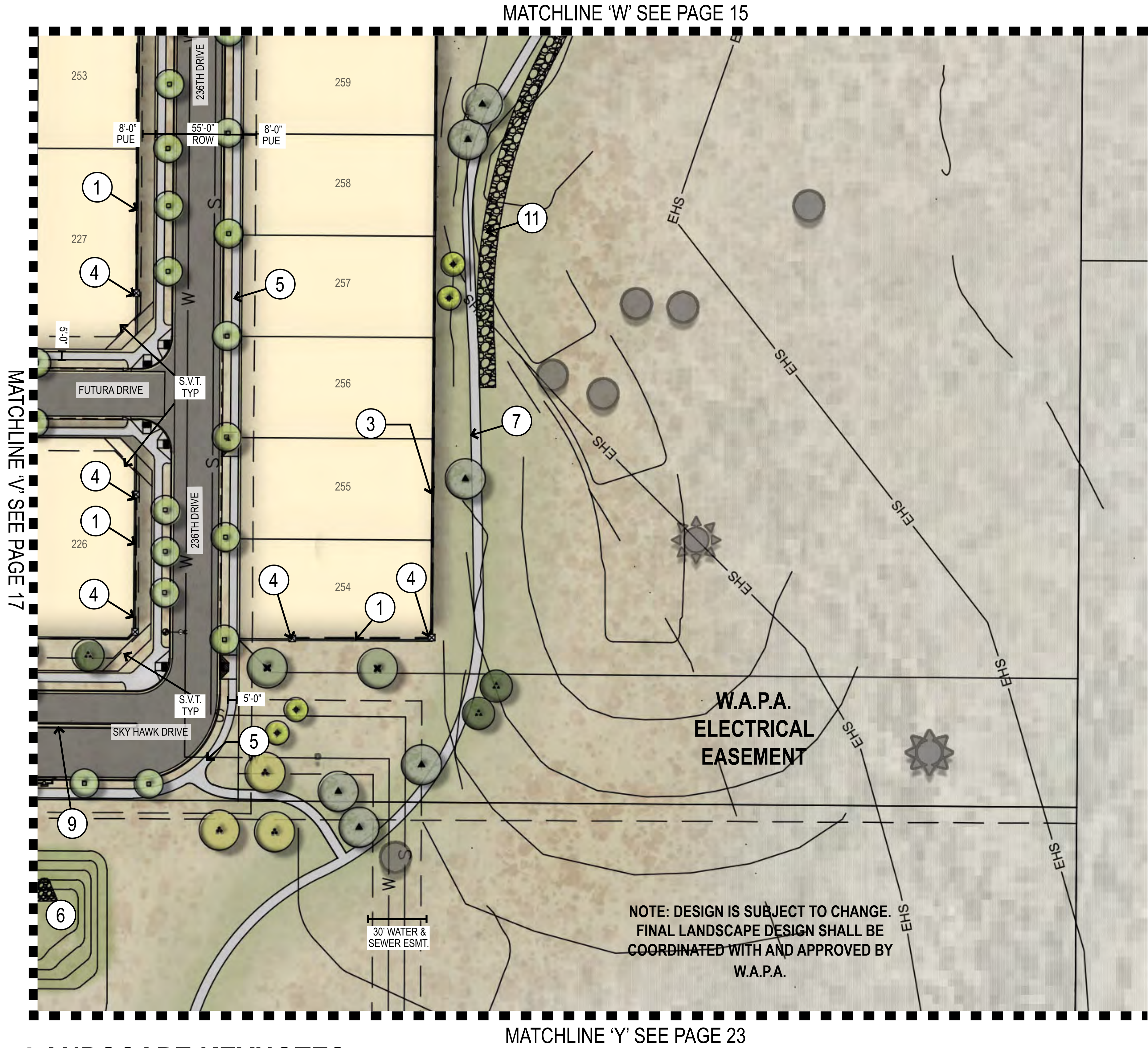
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KEY MAP



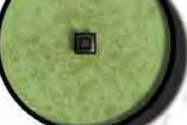
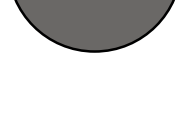
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LANDSCAPE KEYNOTES

- | | | |
|------------------------|--|--|
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| | ⑧ TURF | ⑬ 6' CONCRETE SIDEWALK |

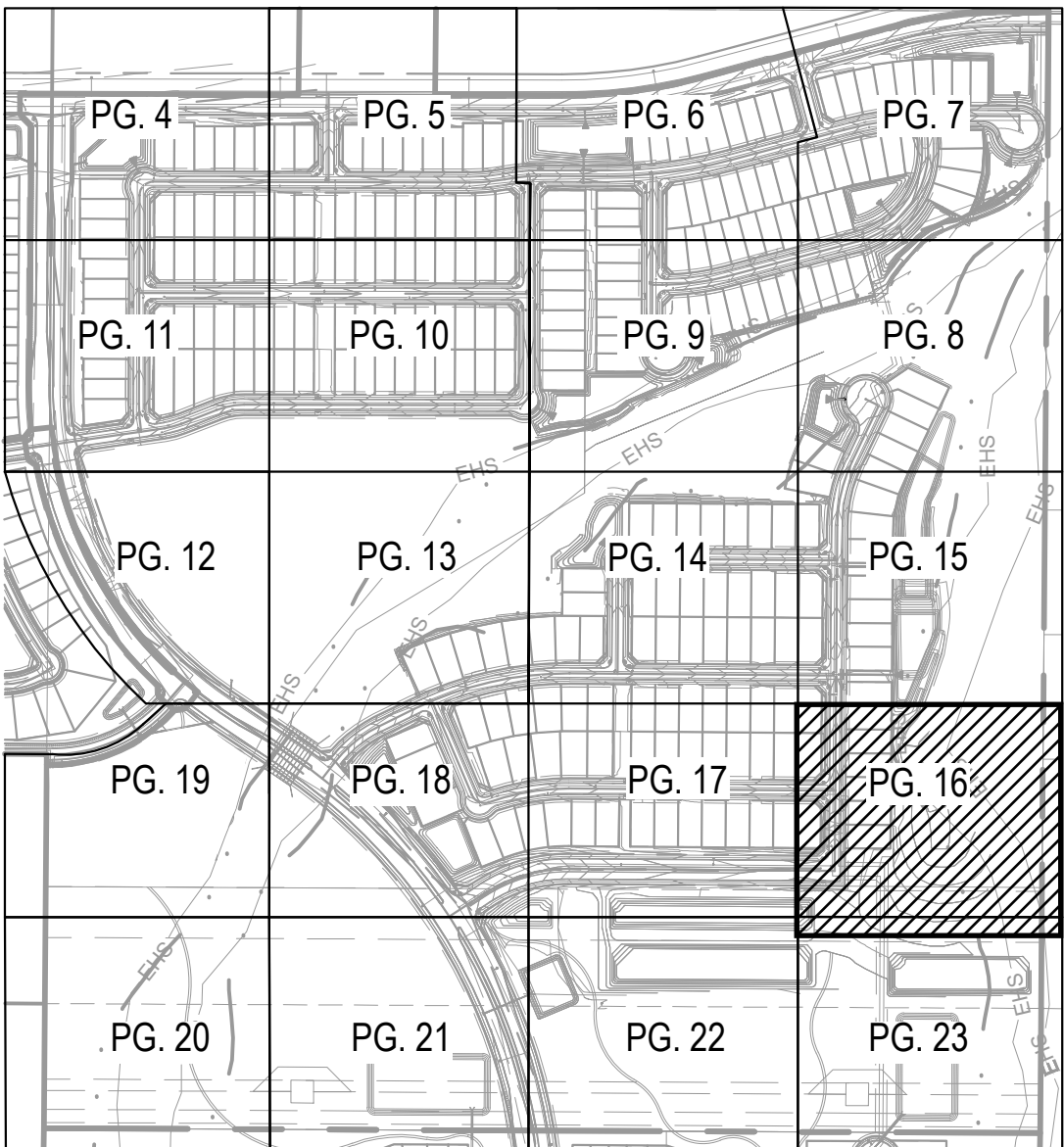
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
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 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A

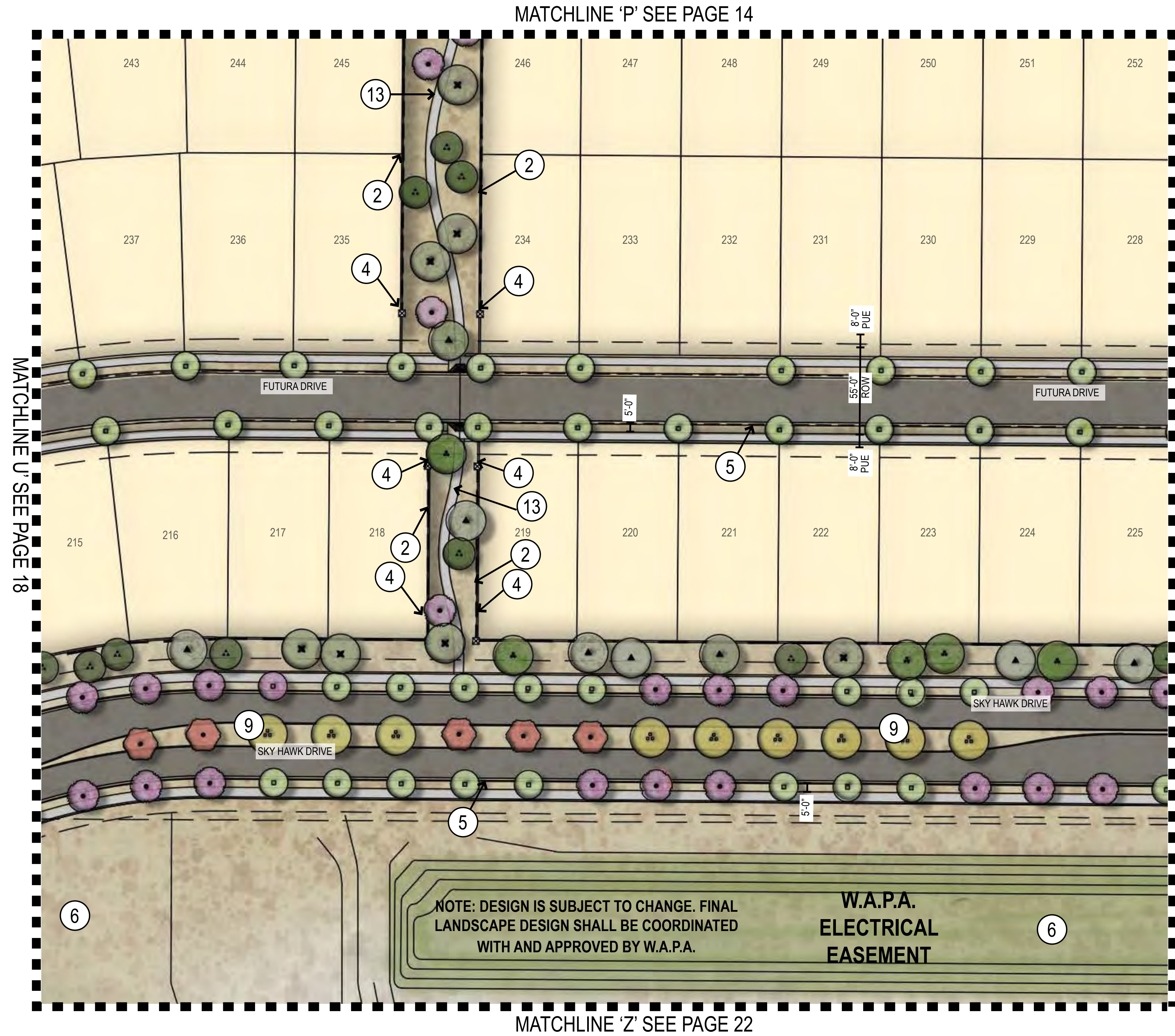
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KEY MAP



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LANDSCAPE KEYNOTES

- 1

COMMUNITY THEME WALL
- 2

PARTIAL VIEW WALL
- 3

FULL VIEW WALL
- 4

DECORATIVE COLUMN
- 5

5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS
- 6

RETENTION AREA
- 7

6' CONCRETE TRAIL
- 8

TURF
- 9

LANDSCAPE MEDIAN
- 10

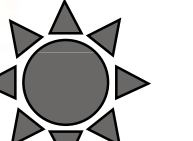
WASH CROSSING
- 11

EROSION PROTECTION; REFER TO CIVIL PLANS
- 12

STORM STRUCTURE; REFER TO CIVIL PLAN
- 13

6' CONCRETE SIDEWALK

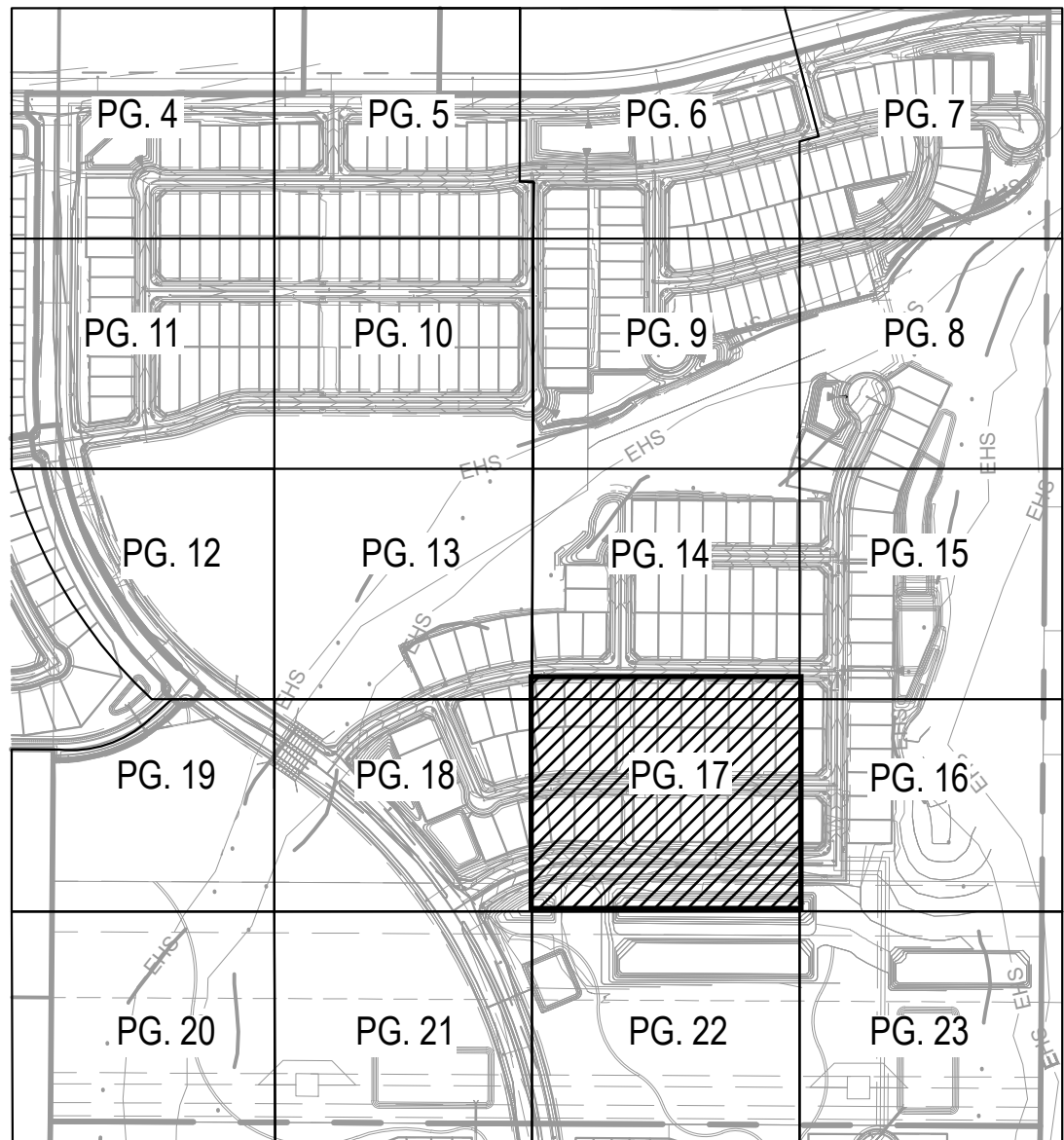
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
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 <i>Acacia greggii</i> CATCLAW ACACIA		24" BOX 1" CALIPER
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LANDSCAPE NOTES

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KEY MAP



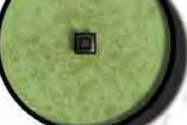
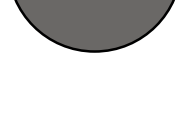
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LANDSCAPE KEYNOTES

- | | | |
|---|--|---|
| ① COMMUNITY THEME WALL | ⑥ RETENTION AREA | ⑫ STORM STRUCTURE; REFER TO CIVIL PLANS |
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| ③ FULL VIEW WALL | ⑧ TURF | |
| ④ THEME / VIEW WALL COLUMN | ⑨ LANDSCAPE MEDIAN | |
| ⑤ 5' CONCRETE SIDEWALK,
REFER TO CIVIL PLANS | ⑩ WASH CROSSING | |
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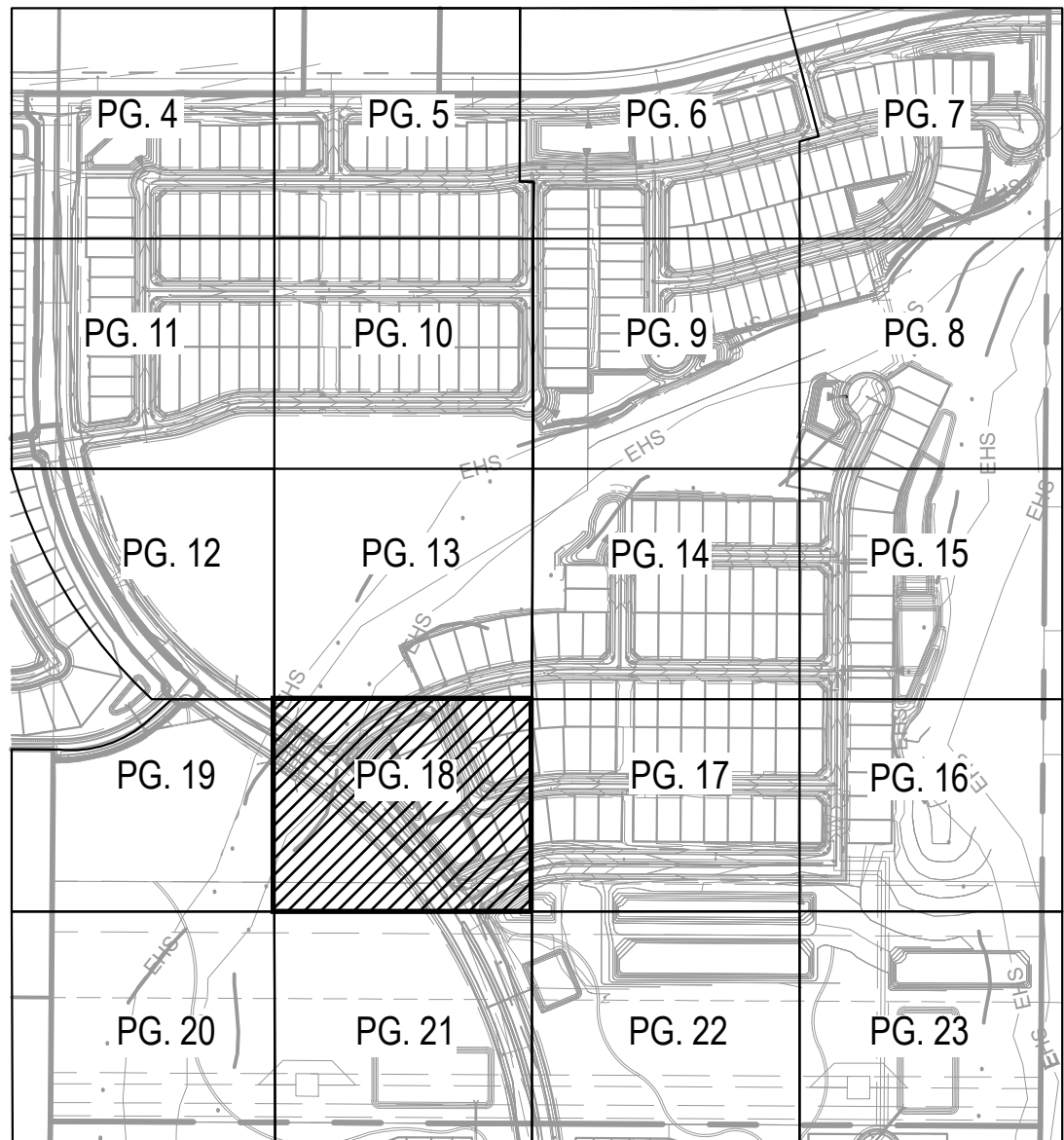
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 <i>Acacia willardiana</i> PALO BLANCO		24" BOX 1" CALIPER
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 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A N/A

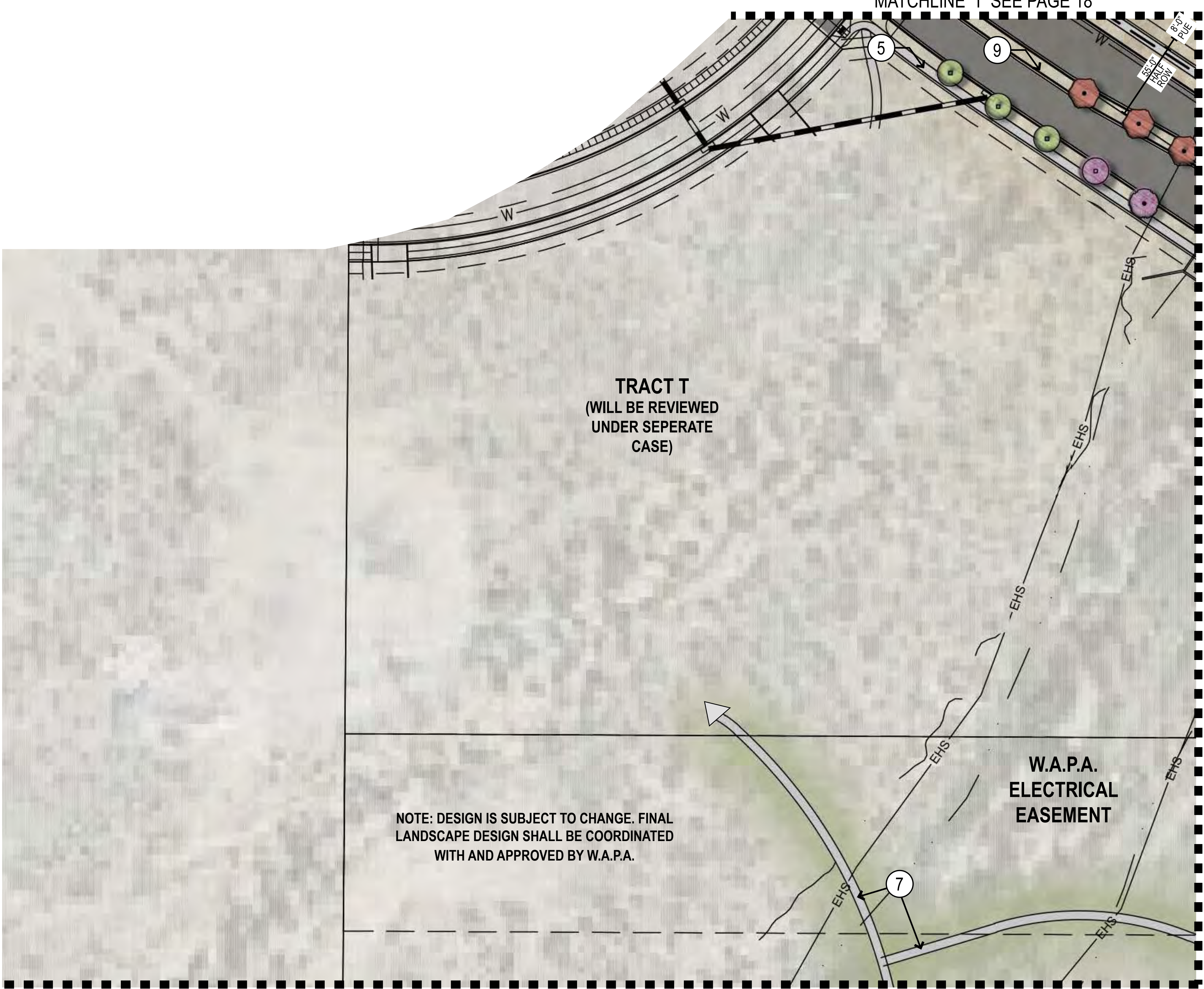
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KEY MAP



Copyright (RVI)



LANDSCAPE KEYNOTES

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- 3 FULL VIEW WALL
- 4 THEME / VIEW WALL COLUMN
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- 6 RETENTION AREA
- 7 6' CONCRETE TRAIL
- 8 TURF
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- 10 WASH CROSSING
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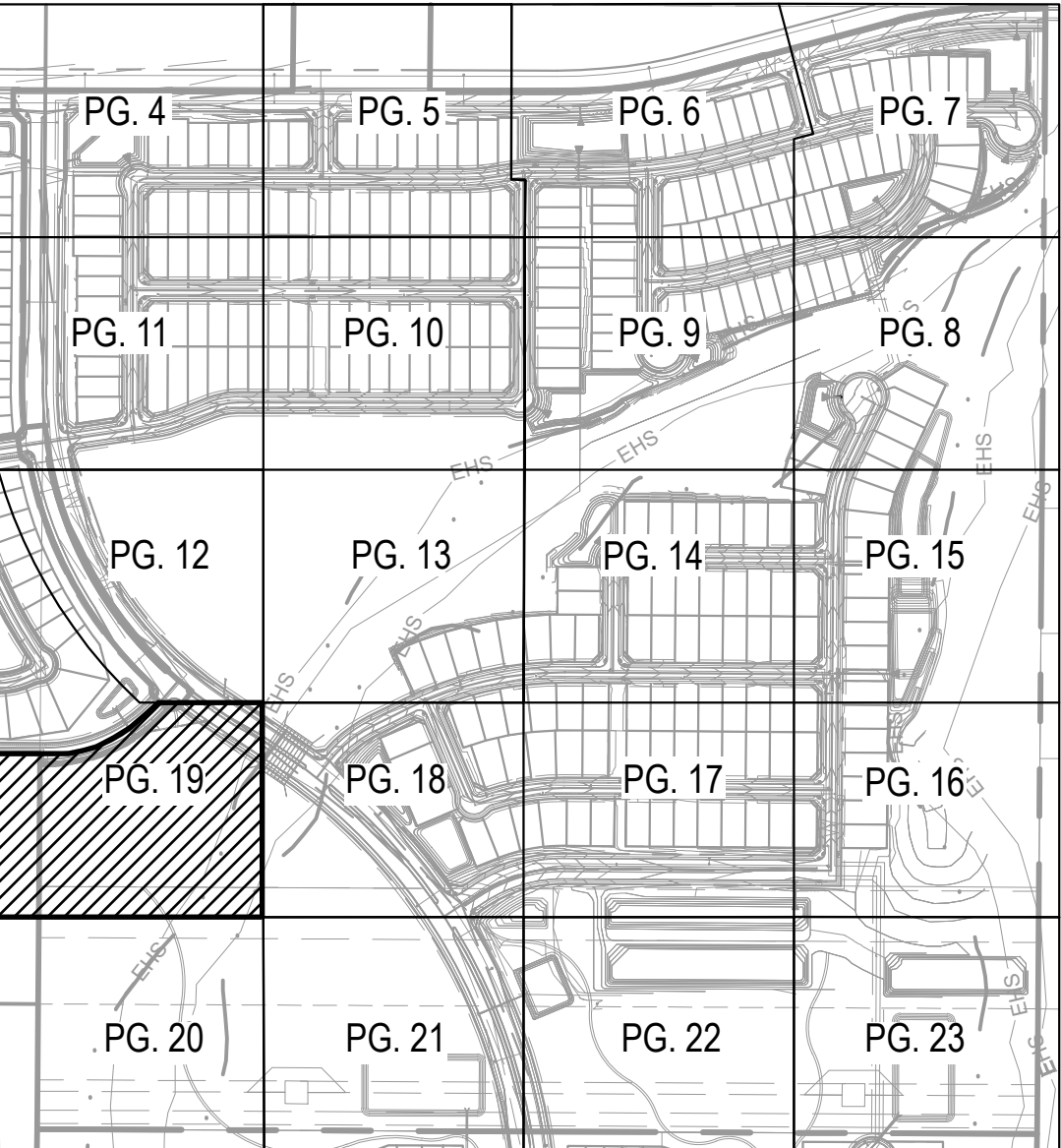
LANDSCAPE MATERIAL SCHEDULE

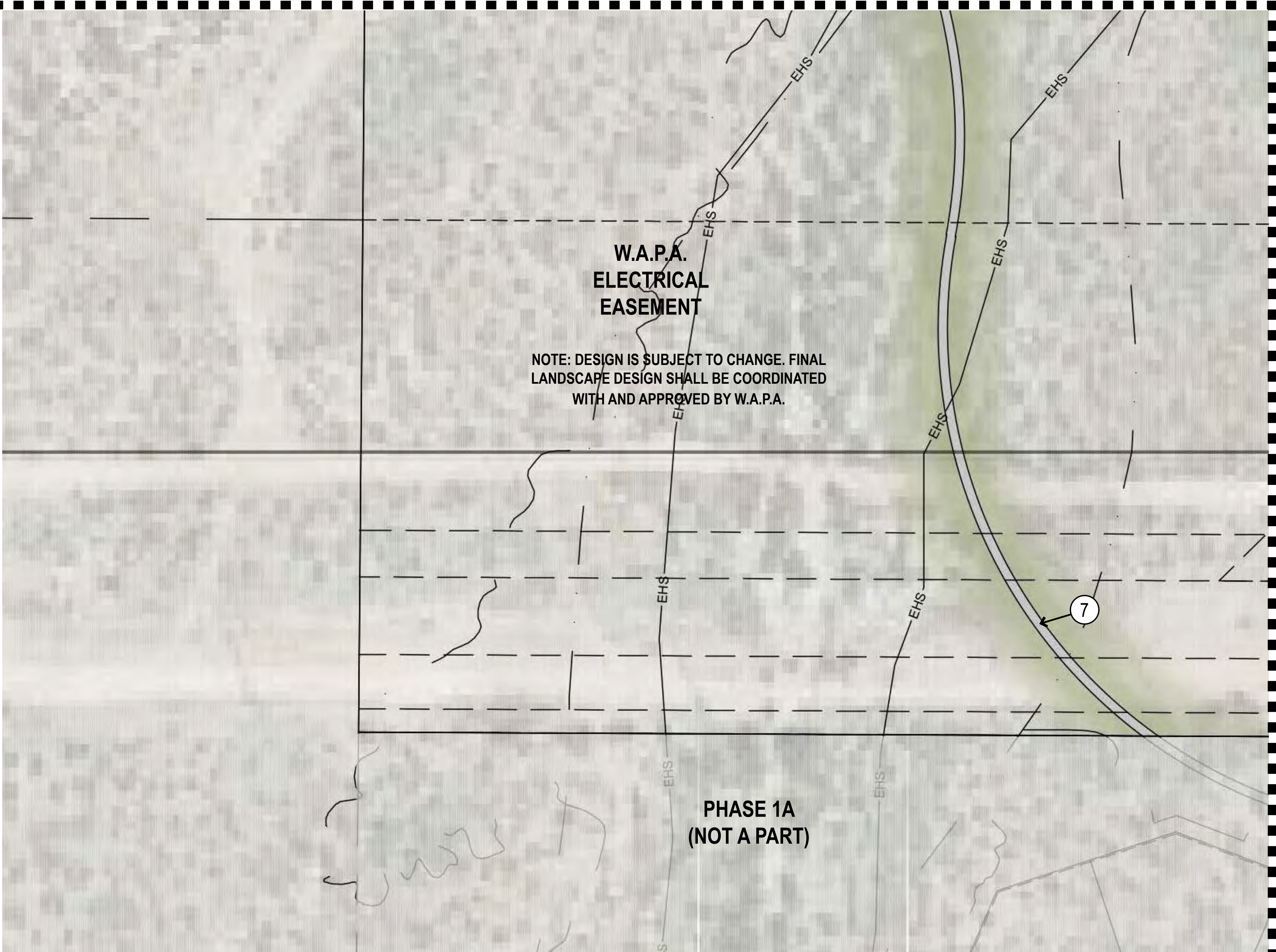
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	Tree SALVAGE/REMAIN IN PLACE	N/A N/A

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KEY MAP





MATCHLINE 'CC' SEE PAGE 21

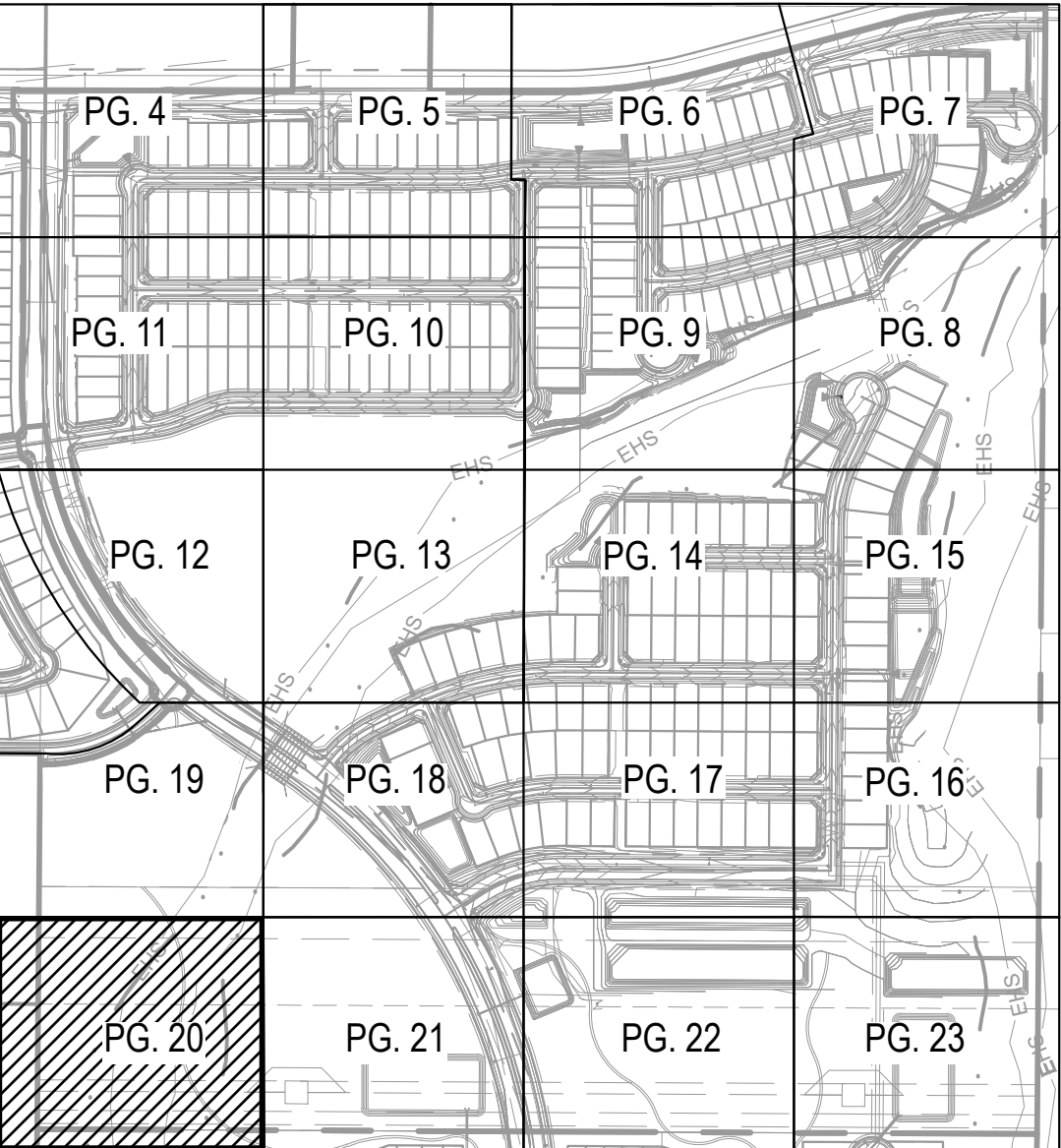
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	WILLOW ACACIA	1" CALIPER
	<i>Acacia willardiana</i>	24" BOX
	PALO BLANCO	1" CALIPER
	<i>Caesalpinia cacalaco</i> 'Smoothie' TM	24" BOX
	THORNLESS CASCALOTE	1" CALIPER
	<i>Chilopsis linearis</i>	24" BOX
	DESERT WILLOW	1" CALIPER
	<i>Fraxinus velutina</i> 'Rio Grande'	36" BOX
	RIO GRANDE VELVET ASH	5" CALIPER
	<i>Olneya tesota</i>	36" BOX
	IRONWOOD	5" CALIPER
	<i>Parkinsonia x florida</i>	48" BOX
	BLUE PALO VERDE	3" CALIPER
	<i>Parkinsonia microphylla</i>	24" BOX
	FOOTHILLS PALO VERDE	1" CALIPER
	<i>Parkinsonia praecox</i>	24" BOX
	PALO BREA	1" CALIPER
	<i>Prosopis thornless hybrid</i> 'AZT'	24" BOX
	AZT THORNLESS HYBRID MESQUITE	1.5" - 2.5" CALIPER
	<i>Vitex agnus - castus</i>	24" BOX
	CHASTE TREE	1.5" - 2.5" CALIPER
	<i>Cactus</i>	N/A
	SALVAGE/REMAIN IN PLACE	N/A
	<i>Tree</i>	N/A
	SALVAGE/REMAIN IN PLACE	N/A

LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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7. FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.

KEY MAP



LANDSCAPE KEYNOTES

- ① COMMUNITY THEME WALL

② PARTIAL VIEW WALL

③ FULL VIEW WALL

④ DECORATIVE COLUMN
- ⑤ 5' CONCRETE SIDEWALK,

REFER TO CIVIL PLANS

⑥ RETENTION AREA

⑦ 6' CONCRETE TRAIL

⑧ TURF
- ⑨ LANDSCAPE MEDIAN

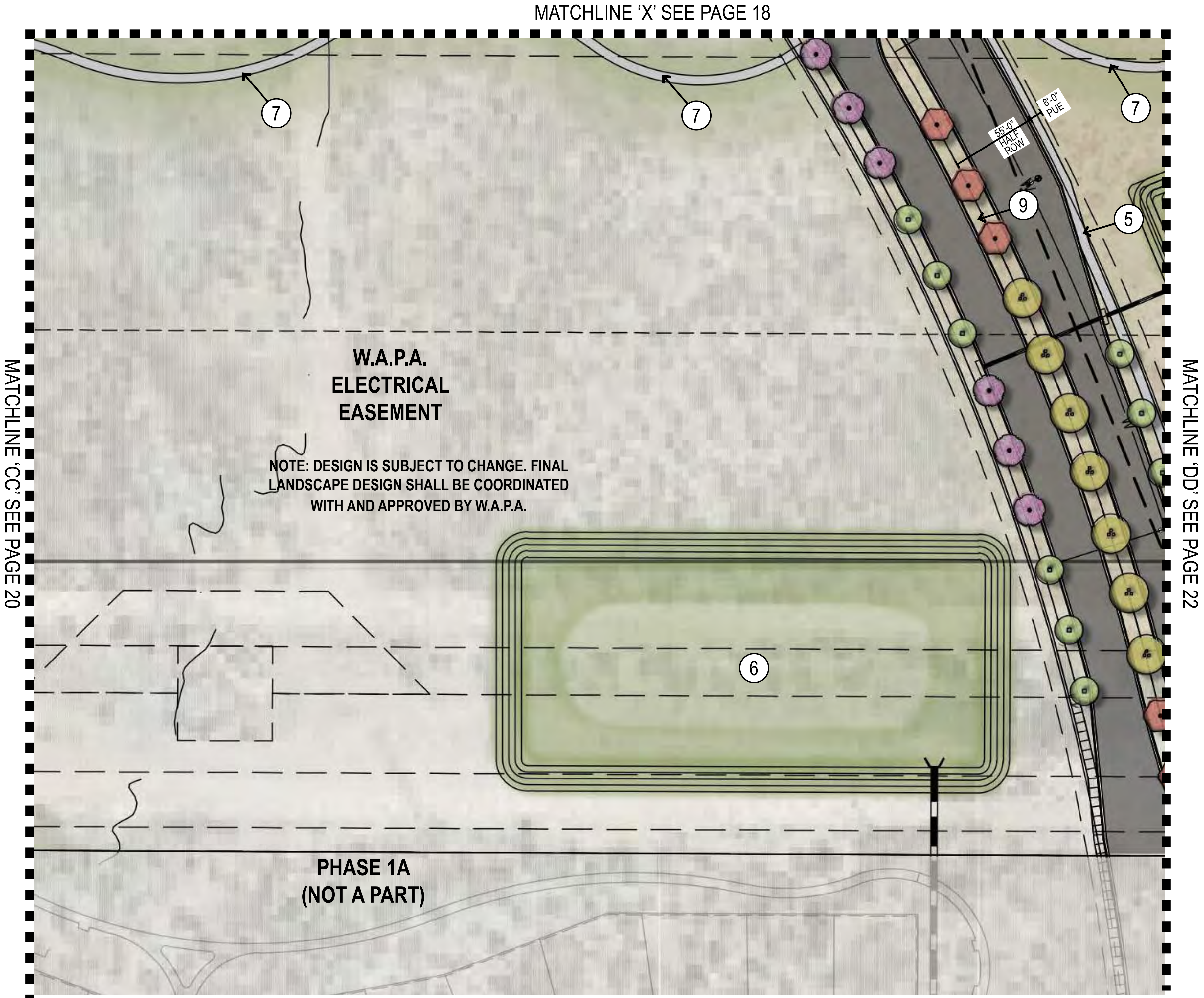
⑩ WASH CROSSING

⑪ EROSION PROTECTION; REFER TO CIVIL PLANS

⑫ STORM STRUCTURE; REFER TO CIVIL PLAN

⑬ 6' CONCRETE SIDEWALK

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LANDSCAPE KEYNOTES

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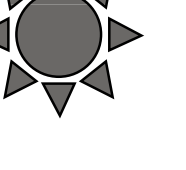
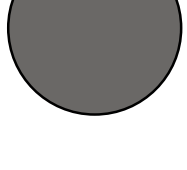
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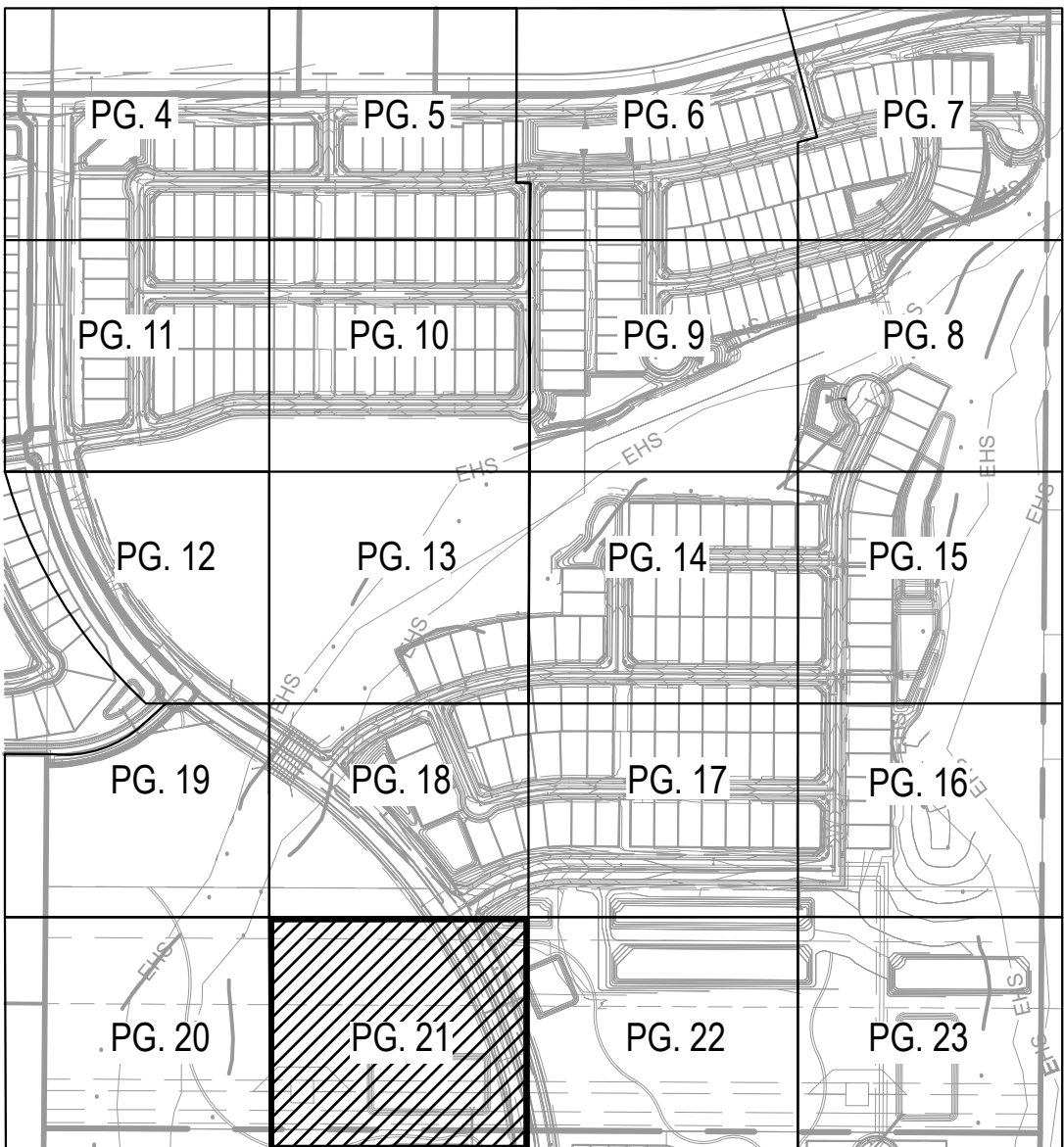
LANDSCAPE MATERIAL SCHEDULE

TREES		
ITEM		SIZE
 <i>Acacia aneura</i> MULGA		24" BOX 1" CALIPER
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 <i>Parkinsonia praecox</i> PALO BREA		24" BOX 1" CALIPER
 <i>Prosopis thornless hybrid</i> 'AZT' AZT THORNLESS HYBRID MESQUITE		24" BOX 1.5" - 2.5" CALIPER
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 <i>Cactus</i> SALVAGE/REMAIN IN PLACE		N/A
 <i>Tree</i> SALVAGE/REMAIN IN PLACE		N/A

LANDSCAPE NOTES

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KEY MAP



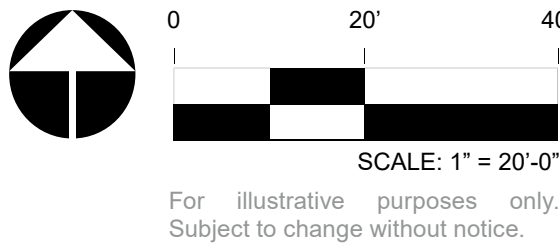
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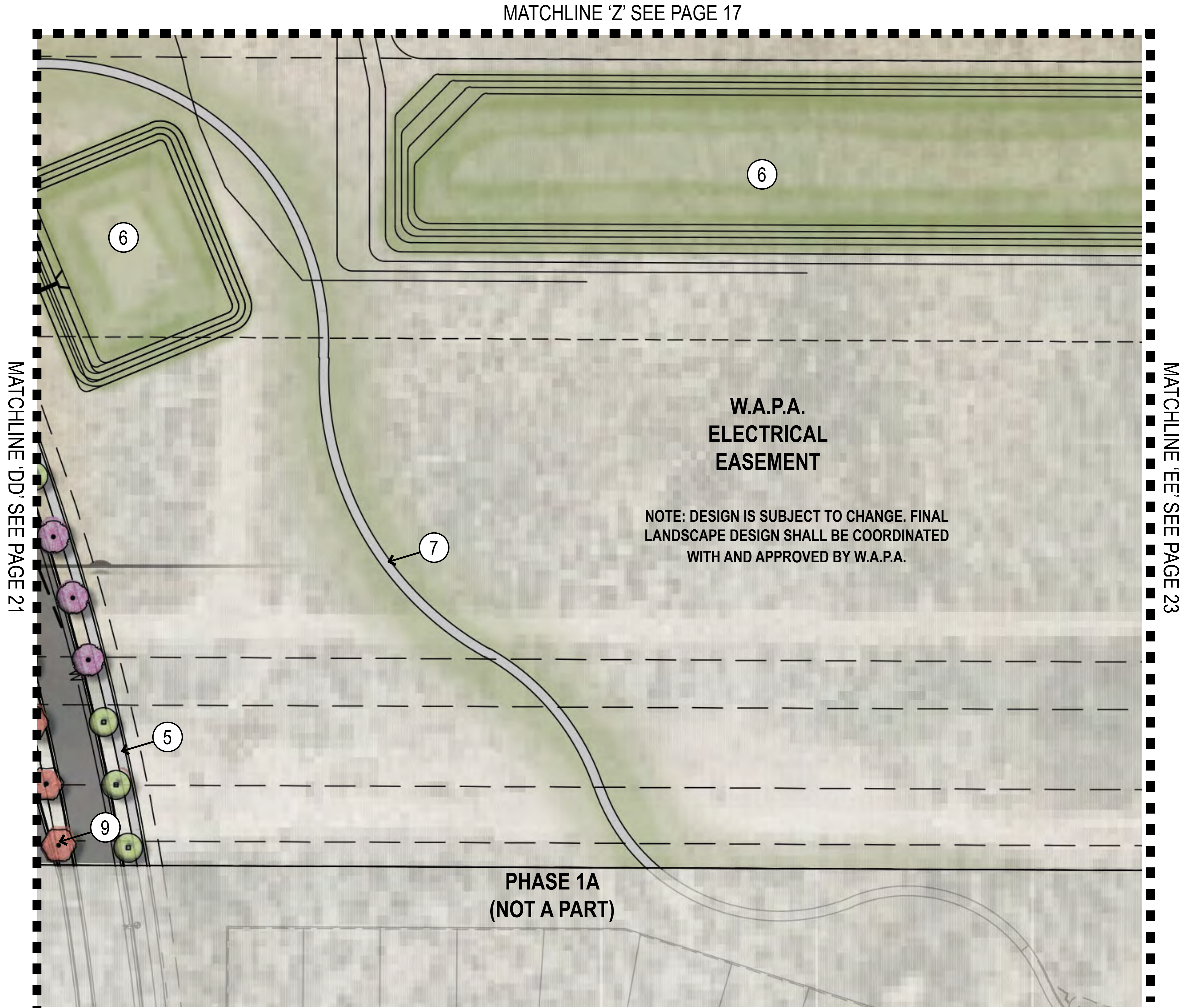
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120 S Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

SURPRISE FOOTHILLS PHASE 1B • LANDSCAPE ENLARGEMENT

 SURPRISE, AZ
 JUNE 21, 2022
 21000086
 ELLIOT POLLACK

CASE # FS21-729





LANDSCAPE KEYNOTES

- ① COMMUNITY THEME WALL

② PARTIAL VIEW WALL

③ FULL VIEW WALL

④ DECORATIVE COLUMN
- ⑤ 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS

⑥ RETENTION AREA

⑦ 6' CONCRETE TRAIL

⑧ TURF
- ⑨ LANDSCAPE MEDIAN

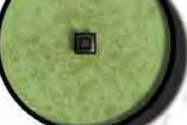
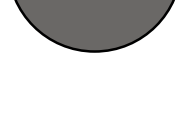
⑩ WASH CROSSING

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⑫ STORM STRUCTURE; REFER TO CIVIL PLAN

⑬ 6' CONCRETE SIDEWALK

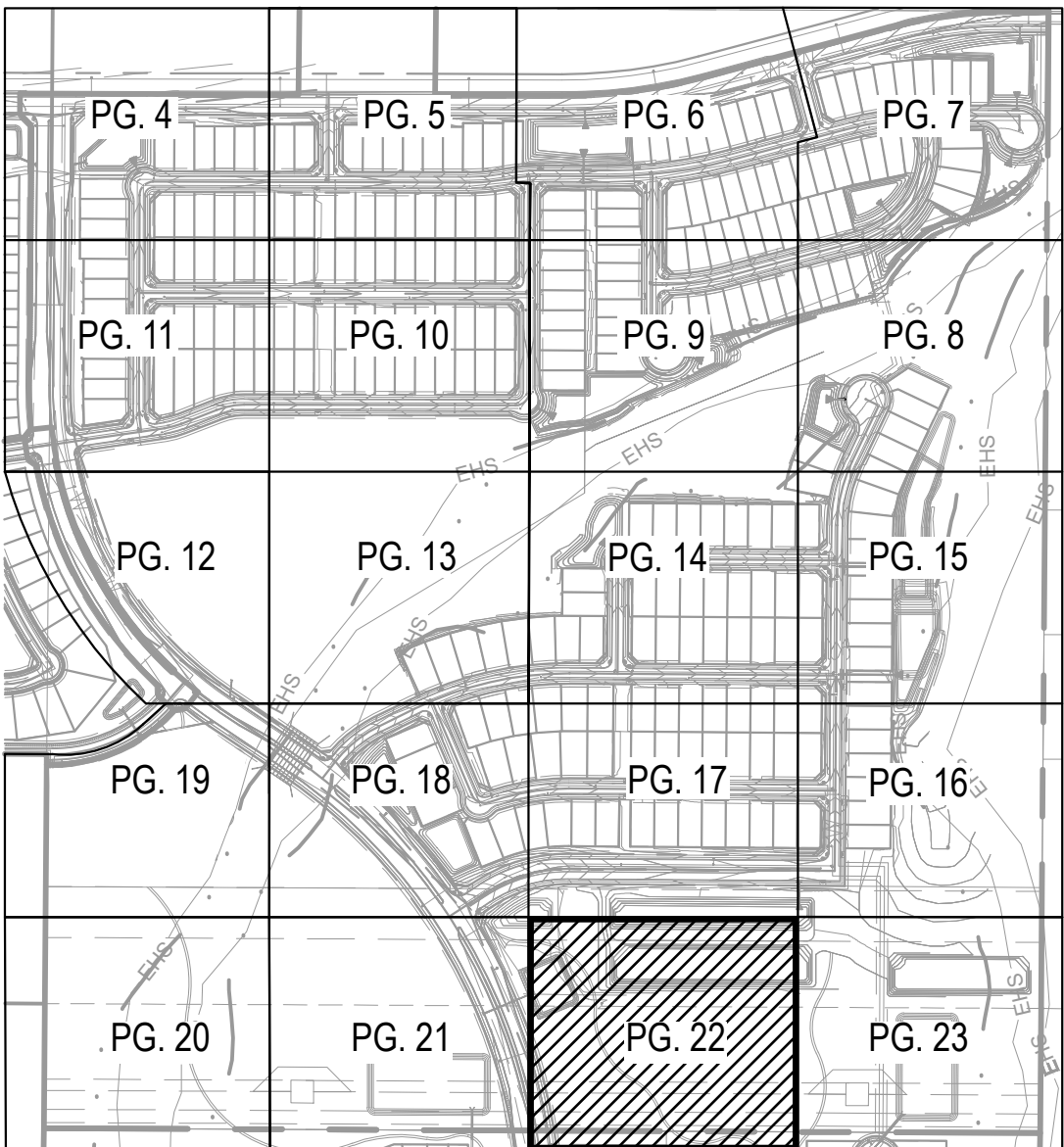
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TREES		
ITEM		SIZE
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 <i>Acacia salicina</i>	WILLOW ACACIA	24" BOX 1" CALIPER
 <i>Acacia willardiana</i>	PALO BLANCO	24" BOX 1" CALIPER
 <i>Caesalpinia cacalaco</i> 'Smoothie' TM	THORNLESS CASCALOTE	24" BOX 1" CALIPER
 <i>Chilopsis linearis</i>	DESERT WILLOW	24" BOX 1" CALIPER
 <i>Fraxinus velutina</i> 'Rio Grande'	RIO GRANDE VELVET ASH	36" BOX 5" CALIPER
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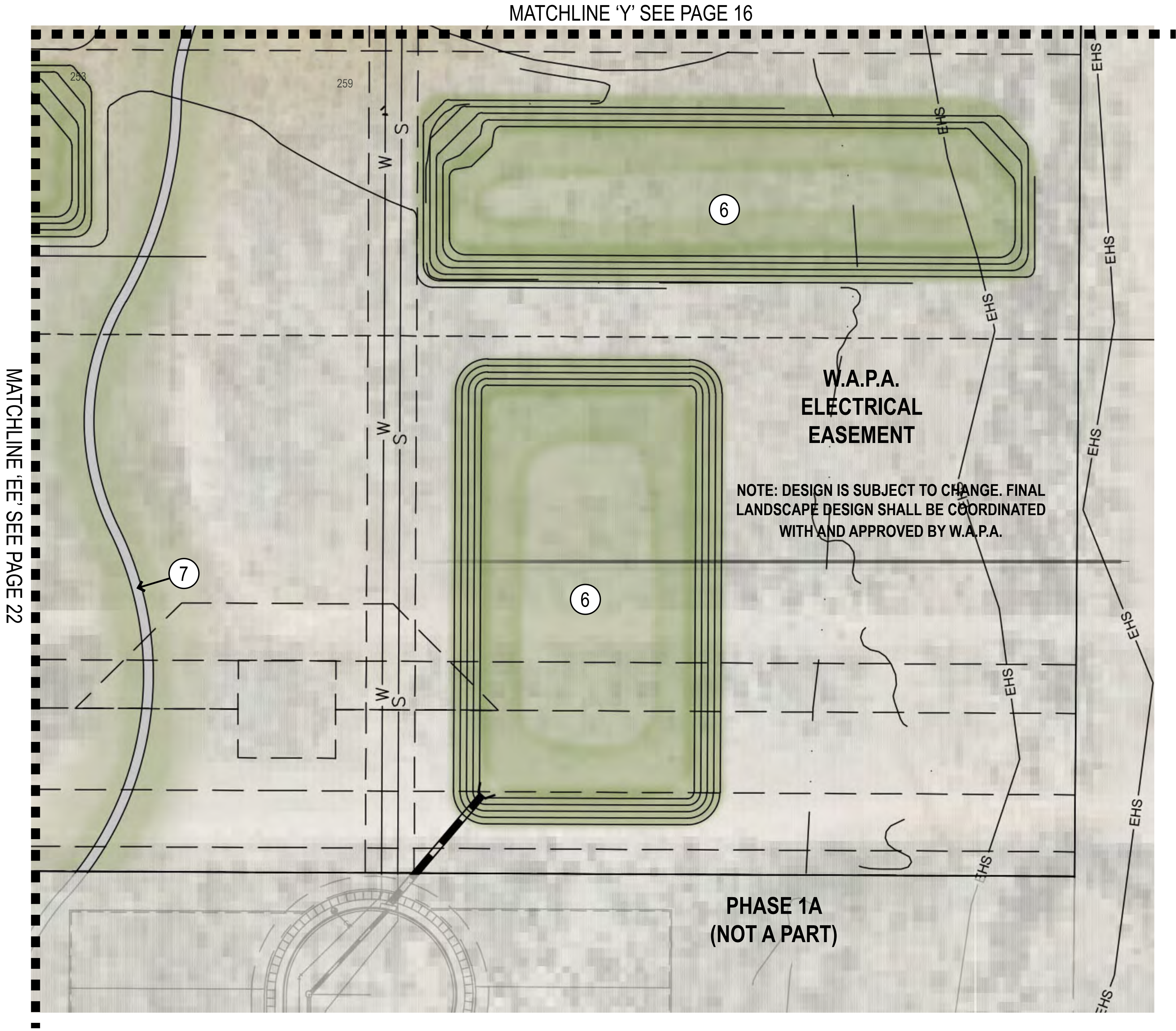
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Copyright RVI



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⑦ 6' CONCRETE TRAIL

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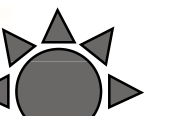
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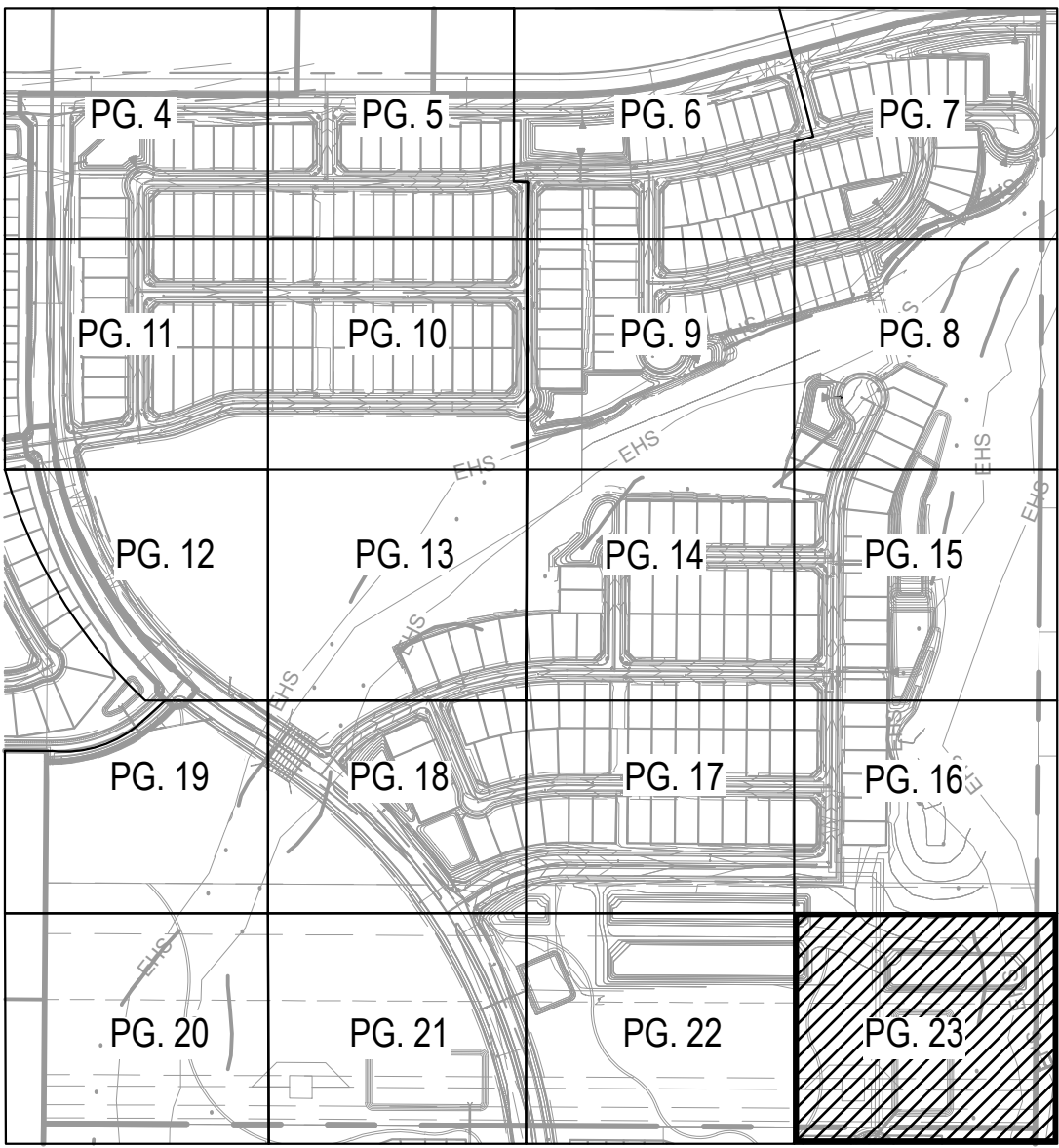
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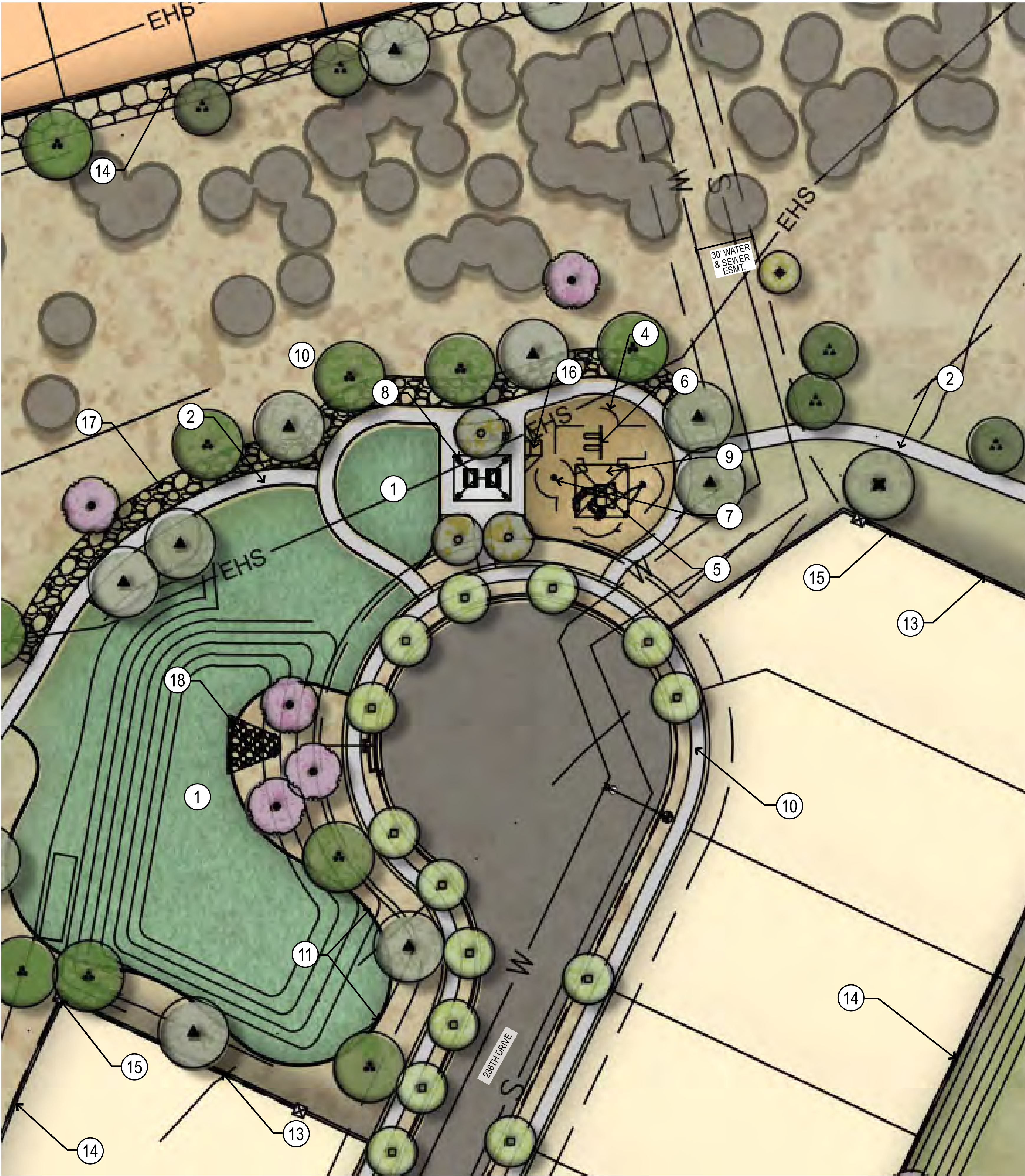
KEY MAP



Copyright RVI

LANDSCAPE KEYNOTES

- 1 TURF
- 2 6' CONCRETE TRAIL
- 3 DG PLANTER
- 4 ENGINEERED WOOD FIBER
- 5 PLAY STRUCTURE W/ SLIDE
- 6 SWINGS
- 7 SPINNER
- 8 RAMADA
- 9 SHADE CANOPY
- 10 6' CONCRETE SIDEWALK
- 11 CONCRETE HEADER
- 12 COMMUNITY THEME WALL
- 13 PARTIAL THEME WALL
- 14 FULL VIEW WALL
- 15 THEME / VIEW WALL COLUMN
- 16 ADA RAMP
- 17 EROSION CONTROL; REVER TO CIVIL PLANS
- 18 DRAINAGE STRUCTURE; REFER TO CIVIL PLANS
- 19 5' CONCRETE SIDEWALK; REFER TO CIVIL PLANS



MESA RAMADA / SHADE PAVILLION



SHADED PLAYGROUND

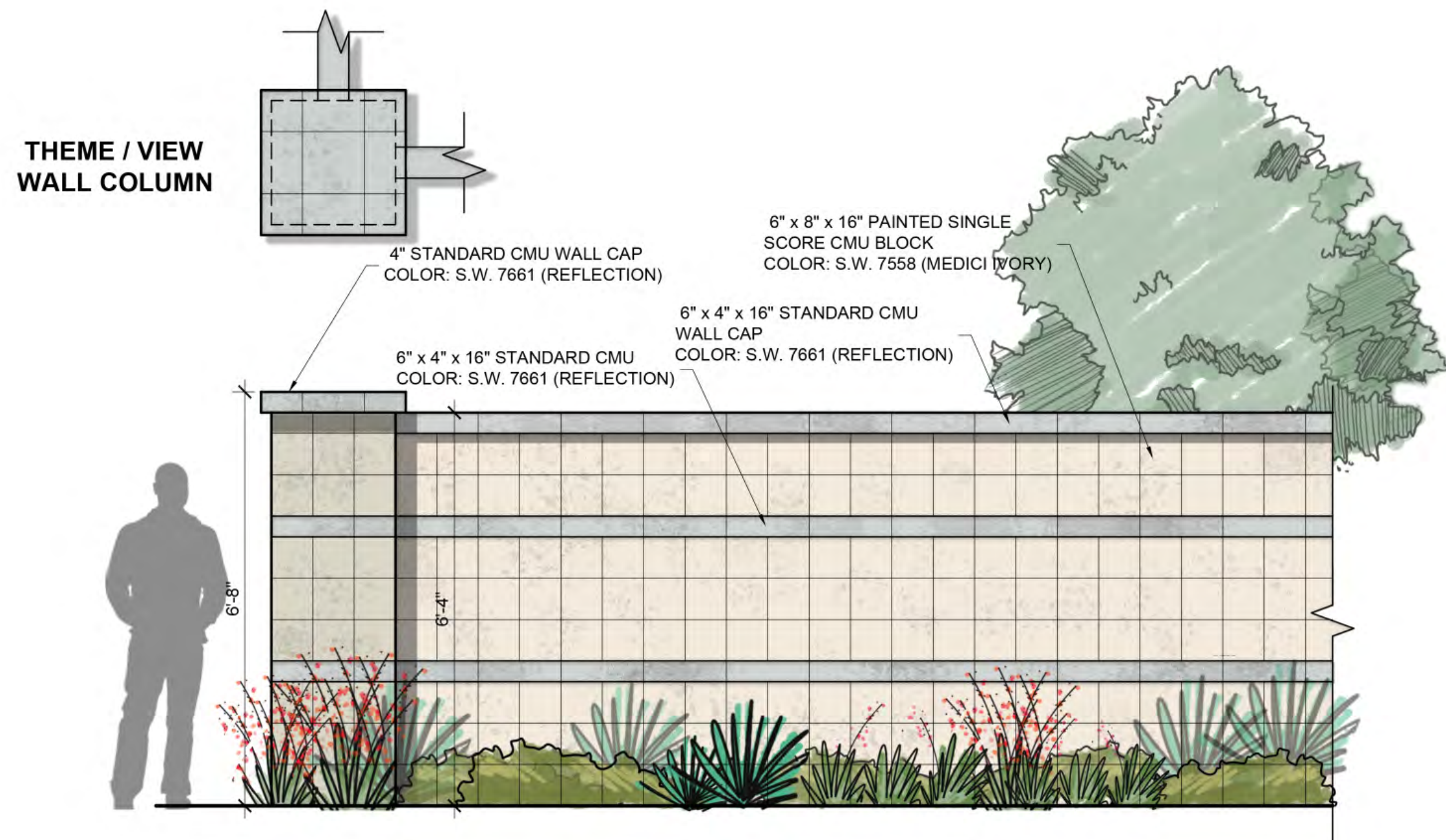


PLAY STRUCTURE

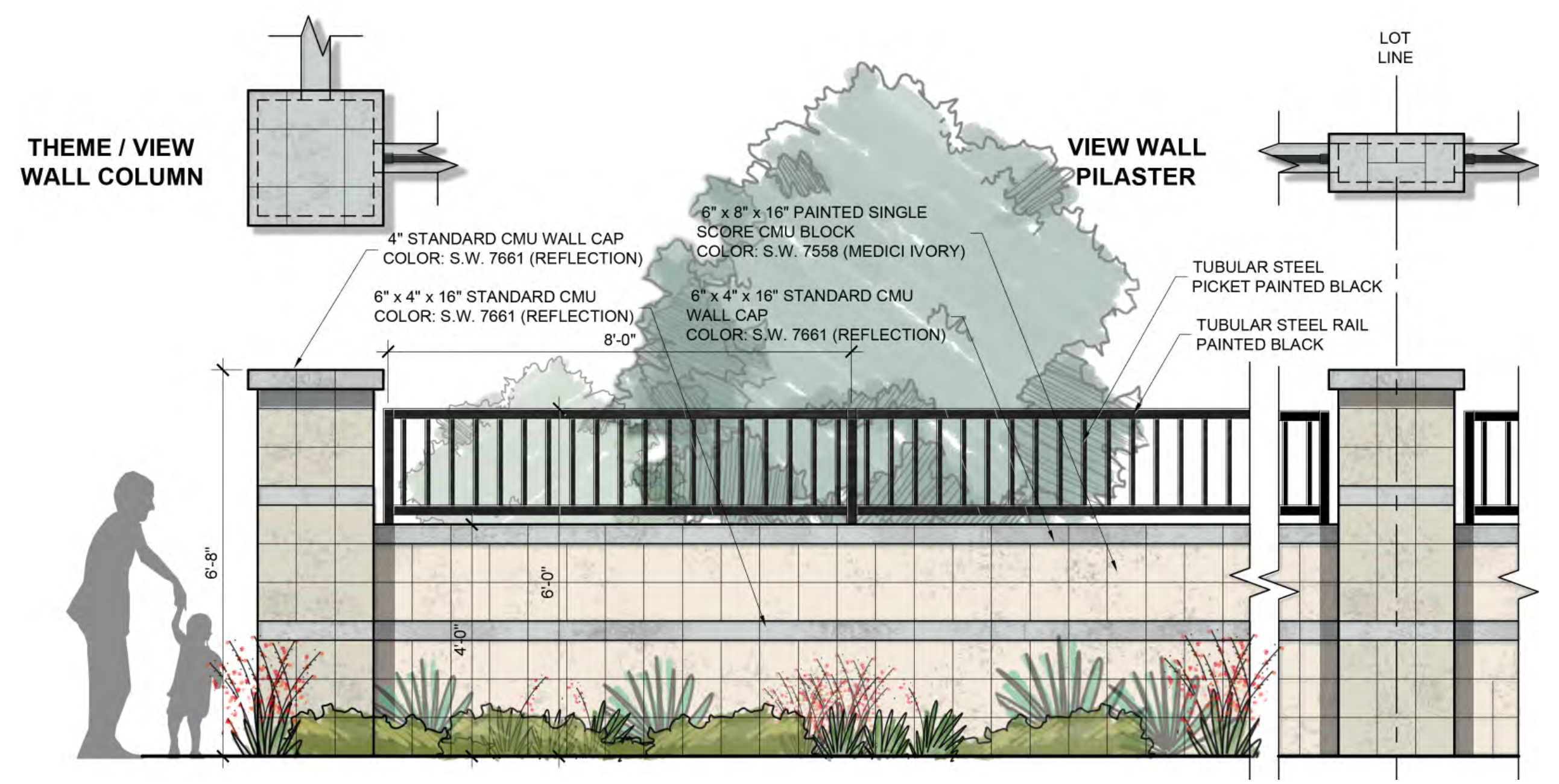
KEY MAP



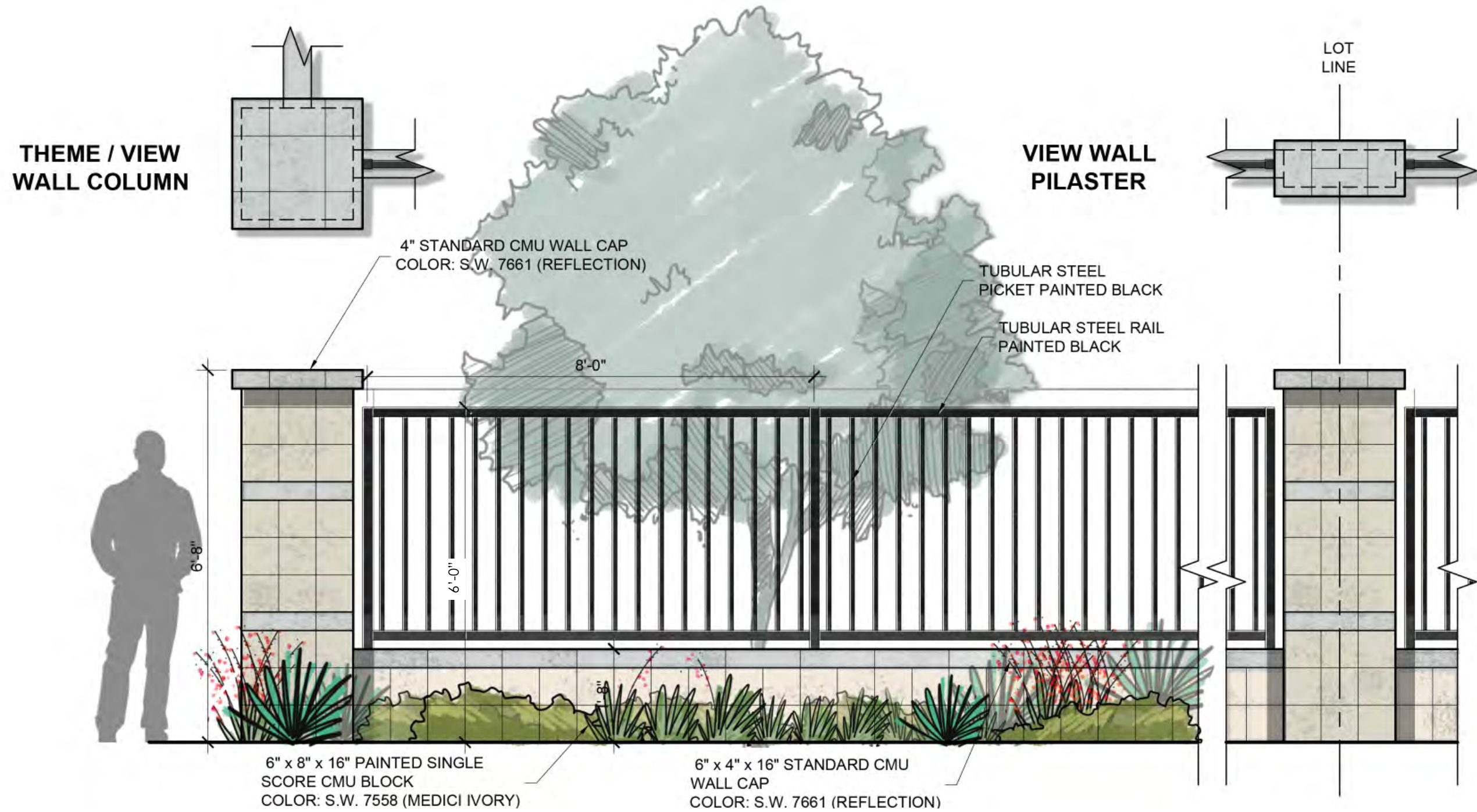
CASE # FS21-729



1 **COMMUNITY THEME WALL**
SCALE: 1/2" = 1'-0"



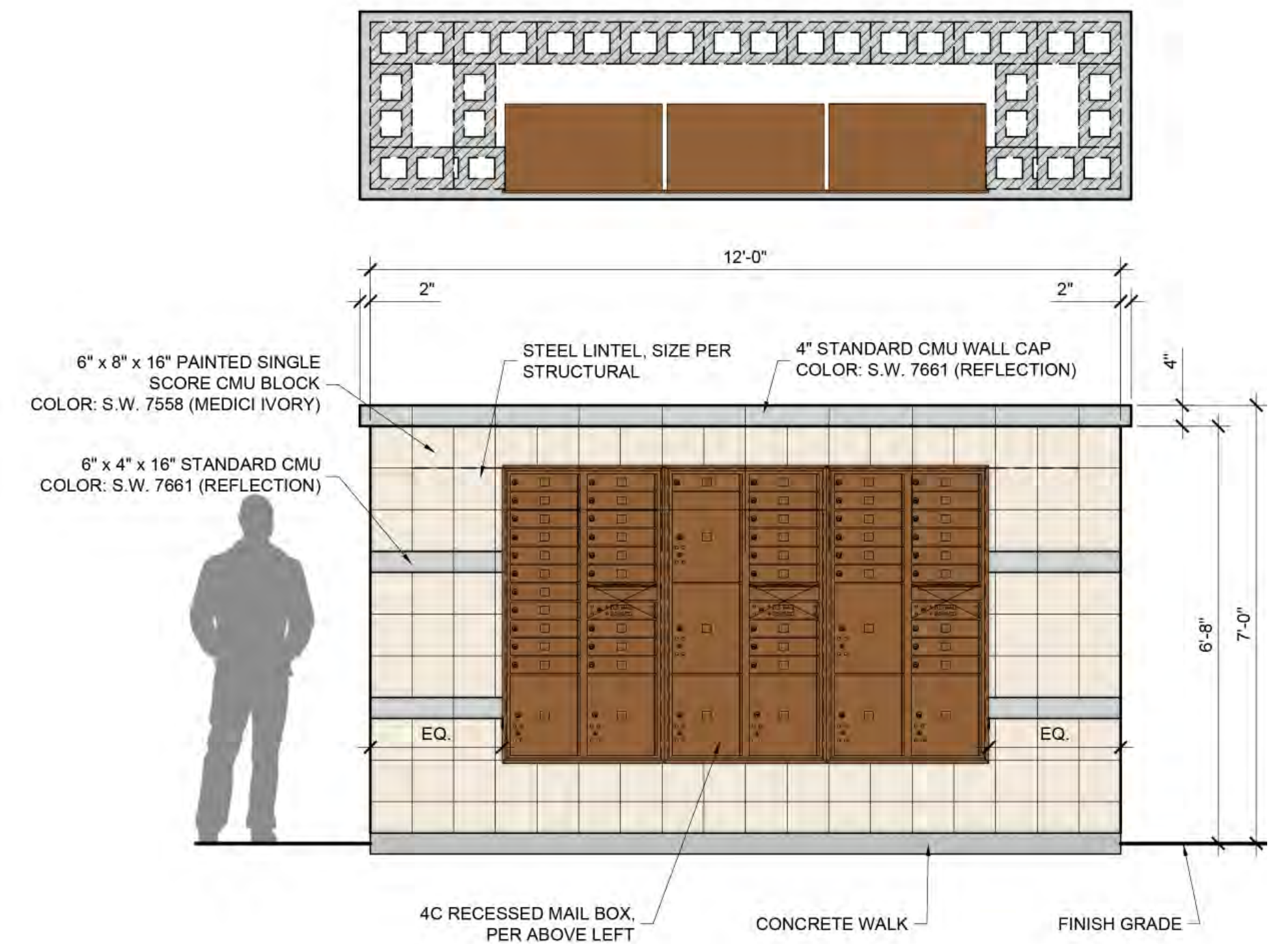
2 **PARTIAL VIEW WALL**
SCALE: 1/2" = 1'-0"



3 **FULL VIEW WALL**
SCALE: 1/2" = 1'-0"

NOTE:

- 20, 15, & 10 unit 4C recessed mailbox, models #3710D-20/15/10-ZFU in 'Bronze', available from Salisbury Industries (www.mailboxes.com, 800.624.5299).
 - Refer to plan for locations (to be approved by USPS).
 - Contractor to provide shop drawings for review / approval once the locations & configurations are approved by USPS.
- INSTALLATION REQUIREMENTS PER USPS REGULATIONS**
- The floor of the lowest patron mailbox shall be no less than 28" above finished floor (AFF).
 - The patron lock in the highest mailbox shall be no more than 67" above the finished floor.
 - The USPS Arrow lock (master door lock) opening must be a minimum of 36" and a maximum of 48" above the finished floor.
 - The floor of the lowest parcel locker shall be no less than 15" above the finished floor.
 - The master access door(s) must be allowed to open a minimum of 90 degrees with no obstruction.



4 **MAILBOX CLUSTER**
SCALE: 1/2" = 1'-0"



- LEGEND
- MAIN ACTIVE AMENITY
- 5' INTERNAL CONCRETE SIDEWALK
- 6' CONCRETE TRAIL
- SEATING NODES
- BIKE LANE

NOTE: REFER TO PRE PLAT DOCUMENT
PREPARED BY LANGVARDT FOR
CONTINUATION OF TRAIL THROUGH
PHASE 1A PARCEL 1 AND 2.

CASE # FS21-729



LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- *NATURAL OPEN SPACE
- **TOTAL OPEN SPACE 80.33 AC

* NATURAL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
** REFERENCE THE PRELIMINARY PLAT PREPARED BY CIVIL ENGINEER FOR OPEN SPACE AREAS.

Copyright F

SURPRISE FOOTHILLS PHASE 1B • OPEN SPACE

- SURPRISE, AZ
- JUNE 21, 2022
- # 21000086
- ELLIOT POLLACK



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

29 September 2021

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

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

Re: FS21-729; Surprise Foothills Phase 1B (APNs: 503-82-004Q, 503-82-004R & 503-82-004H)

Dear Ms. Flores

Thank you for the opportunity to provide comments for the Surprise Foothills Phase 1B Preliminary Plat application. The site sits on approximately 171 acres of vacant land located at 235th Ave and Deer Valley Rd in Surprise, AZ. This proposed phase is requesting 272 lots for single-family homes and is approximately 2.4 miles outside the Aux-1 2004 JLUS 65 DNL, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461.

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/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 1.59 du/ac meets these guidelines and therefore will not negatively impact Luke AFB flying operations.

Since the site is located within the “territory in the vicinity of a military airport,” it will be subjected to noise from approximately 165 flights per day, we recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant 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
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.09.29 10:40:36 -07'00'

CHRISTOPHER P. TOALE

cc:

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

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



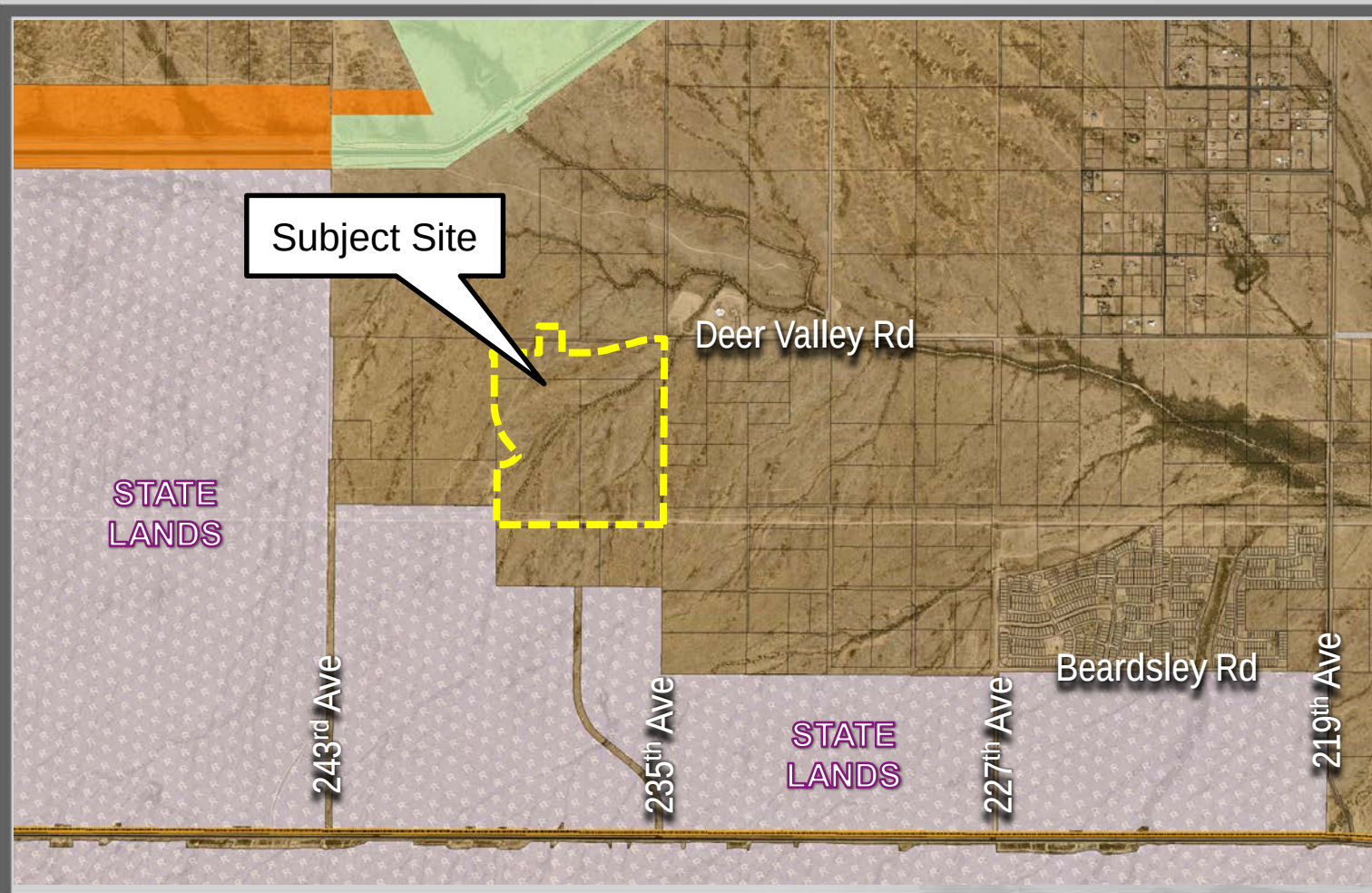
SURPRISE
ARIZONA

FS21-729

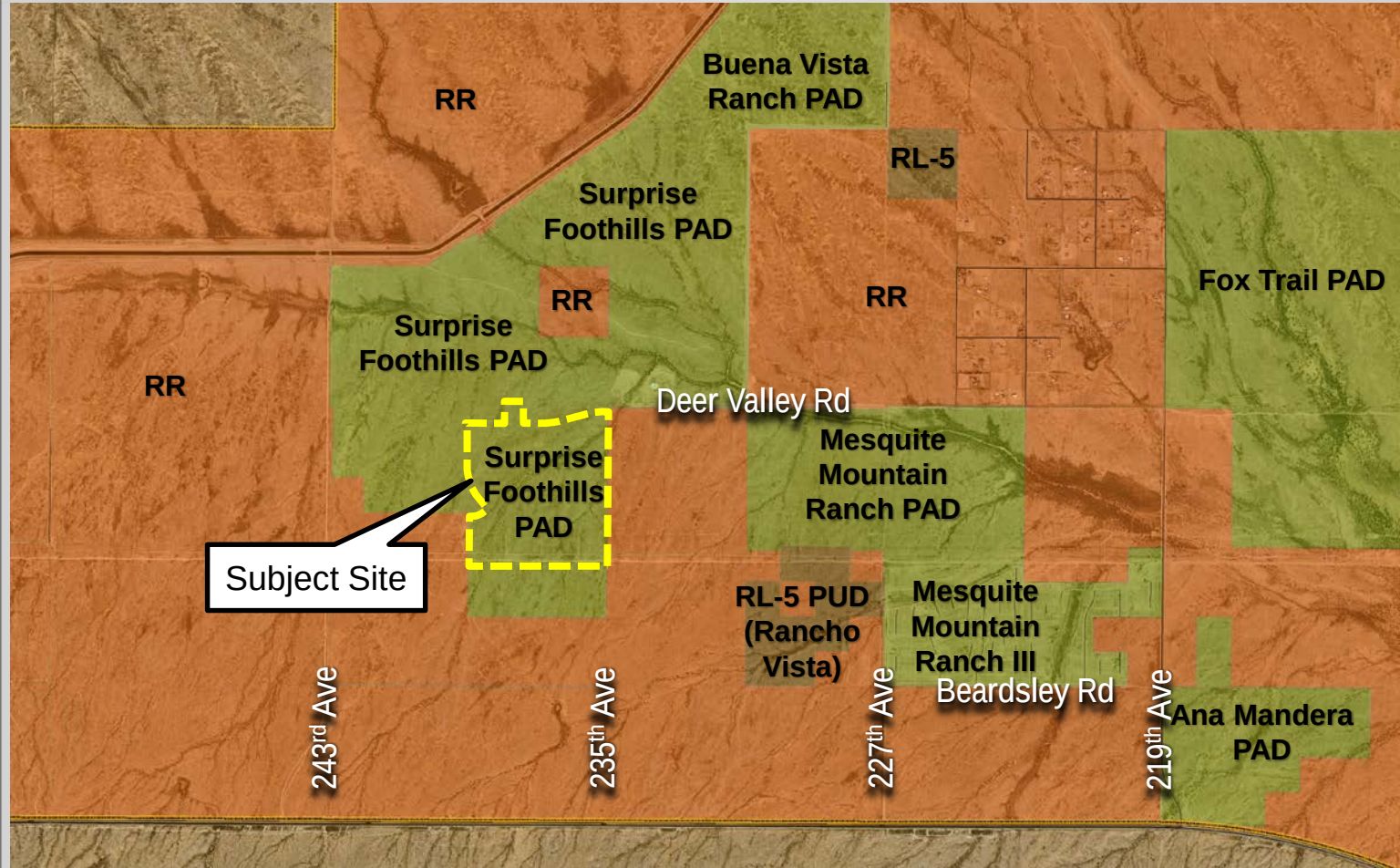
Surprise Foothills Phase 1B Preliminary Plat

Planning and Zoning Commission

October 6, 2022

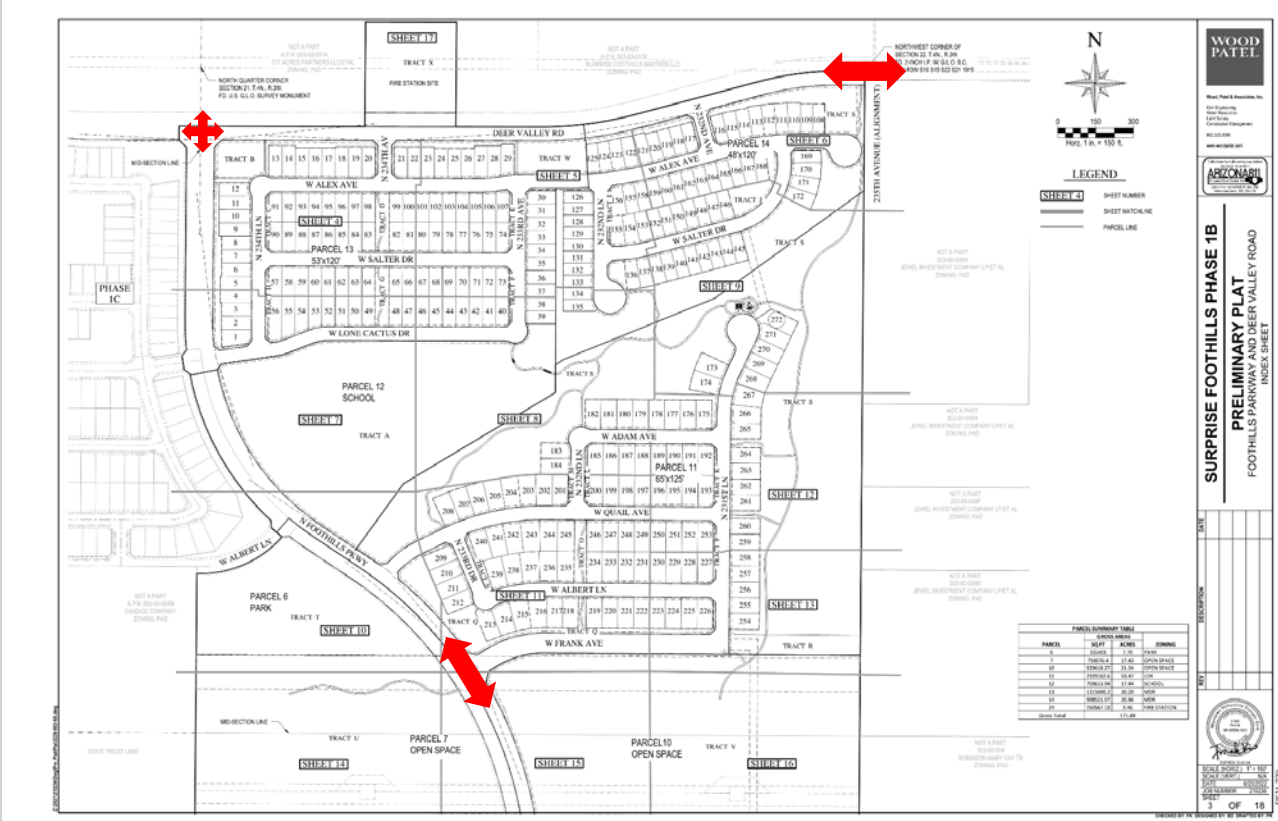


FS21-729 VICINITY MAP



FS21-729 ZONING MAP

Preliminary Plat



Gross Area: 171.89 Acres
272 Lots
Project Density: 1.8 DU/Acre
Min. Open Space: 10%
Provided Open Space: 46.7%
(80.33 Acres)

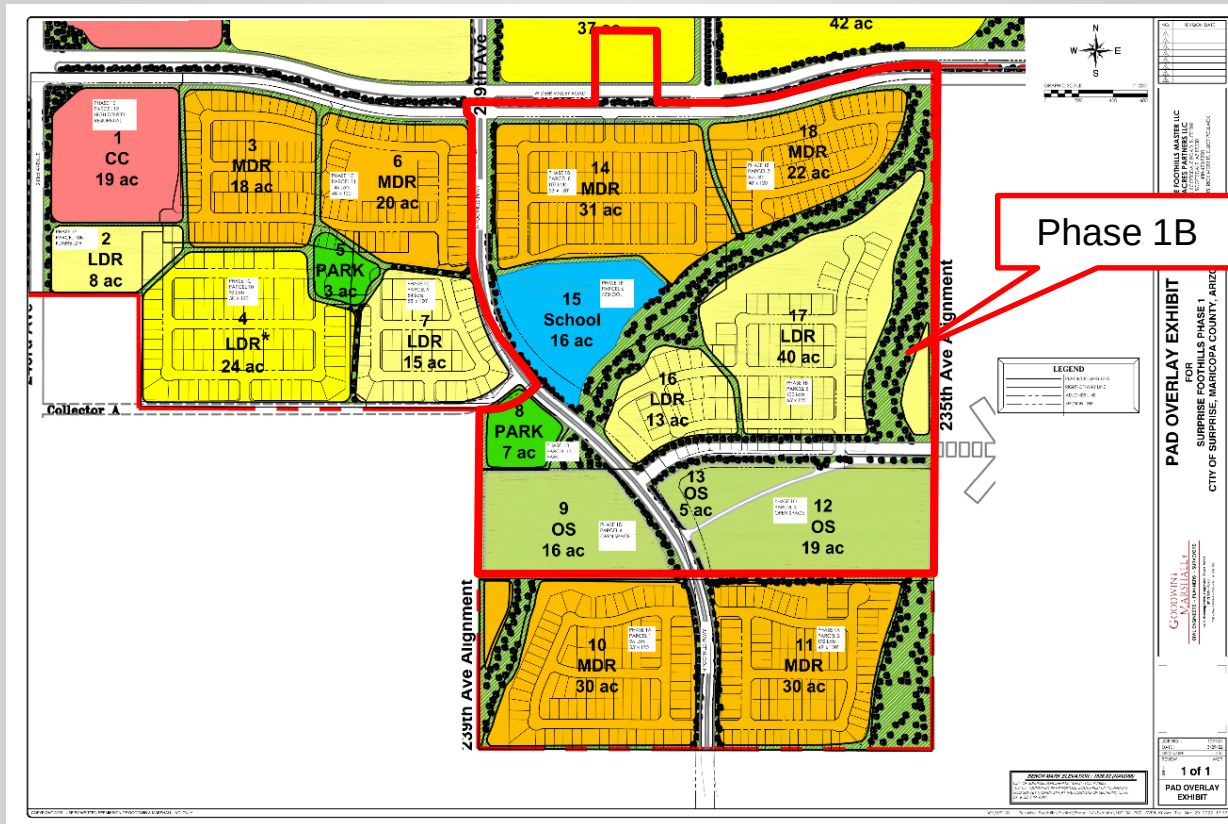
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Gross Area: 171.89 Acres
272 Lots
Project Density: 1.8 DU/Acre
Min. Open Space: 10%
Provided Open Space: 46.7%
(80.33 Acres)

Preliminary Plat



Open Space



LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- *NATURAL OPEN SPACE
- **TOTAL OPEN SPACE 80.33 AC

Total Open Space: 80.33 Acres

Active Open Space: 52.29 Acres

Passive Open Space: 20.84 Acres

Natural Open Space: 11.14 Acres

* NATURAL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
 ** REFERENCE THE PRELIMINARY PLAT PREPARED BY CIVIL ENGINEER FOR OPEN SPACE AREAS.

CASE & PETERSON



PAGE 15



SURPRISE FOOTHILLS PHASE 1B • OPEN SPACE

SURPRISE, AZ
 JUNE 21, 2022
 # 21000008
 ELLIOT POLLACK

Landscape



SURPRISE FOOTHILLS PHASE 1B • MASTER PLAN

9 SURPRISE, AZ
 JUNE 21, 2022
 # 25000045
 ▲ BELLETT POLLACK



DATE # P3121228

Sheet 2

Main Amenity Site

LANDSCAPE KEYNOTES

- ① TURF
- ② 6" CONCRETE TRAIL
- ③ DIG PLANTER
- ④ ENGINEERED WOOD FIBER
- ⑤ PLAY STRUCTURE W/ SLIDE
- ⑥ SWINGS
- ⑦ SPINNER
- ⑧ RAMADA
- ⑨ SHADE CANOPY
- ⑩ 6" CONCRETE SIDEWALK
- ⑪ CONCRETE HEADER
- ⑫ COMMUNITY THEME WALL
- ⑬ PARTIAL THEME WALL
- ⑭ FULL VIEW WALL
- ⑮ THEME / VIEW WALL COLUMN
- ⑯ ADA RAMP
- ⑰ EROSION CONTROL; REFER TO CIVIL PLANS
- ⑱ DRAINAGE STRUCTURE; REFER TO CIVIL PLANS
- ⑲ 5" CONCRETE SIDEWALK; REFER TO CIVIL PLANS



MESE RAMADA / SHADE PICNIC



SHADE PLAYGROUND

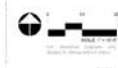


PLAY STRUCTURE

KEY MAP



CASE # 1921-229



PAGE 18



SURPRISE FOOTHILLS PHASE 1B • MAIN AMENITY ENLARGEMENT

9 SURPRISE, AZ
 ■ JUNE 21, 2022
 # 21000066
 ▲ ELLIOT POLLACK

Trails



LEGEND

-  MAIN ACTIVE AMENITY
-  5' INTERNAL CONCRETE SIDEWALK
-  6' CONCRETE TRAIL
-  SEATING NODES
-  BIKE LANE

NOTE: REFER TO THE PLAT DOCUMENT
PREPARED BY LANDOWNERS FOR
CONTINUATION OF TRAIL THROUGH
PHASE 1A PARCELS 1 AND 2.



SURPRISE FOOTHILLS PHASE 1B • TRAIL SYSTEM

- 📍 SURPRISE, AZ
- 📅 JUNE 21, 2022
- 👤 J. DUBOIS
- 👤 ELLIOTT POLLACK



CASE #F52122

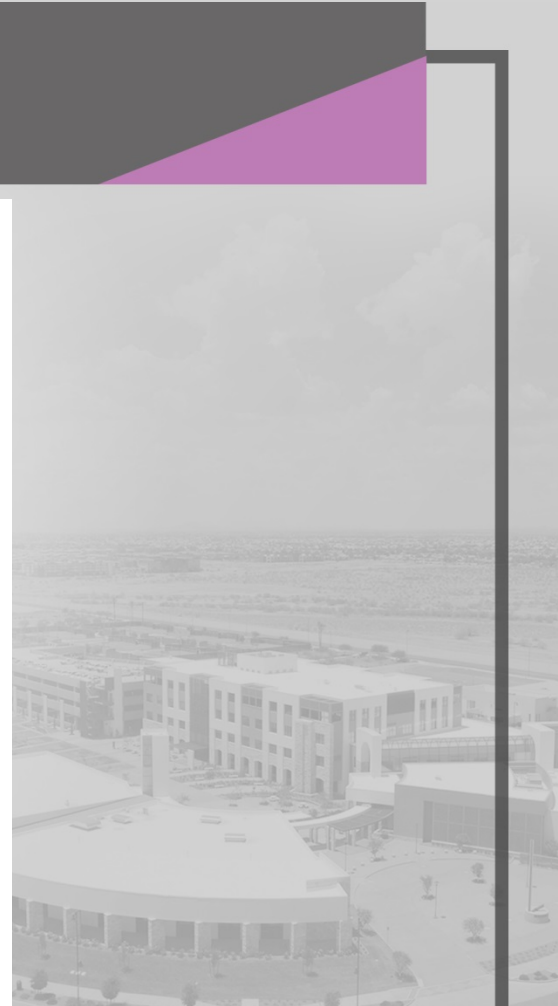
PAGE 17



 SURPRISE, AZ
 JUNE 21, 2022
 2100056
 ELLIOT POLLACK

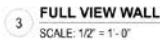
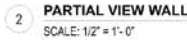
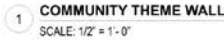
ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

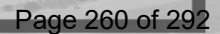




Walls



4 MAILBOX CLUSTER
SCALE: 1/2" = 1'-0"





RECOMMENDATION

Staff recommends approval
subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B”, prepared by Wood Patel, and received 06/24/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Foothills Phase 1B Preliminary Landscape Submittal”, prepared by RVi, and received 06/24/2022.
- c. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until the water system to serve this area has been fully permitted and approved by the applicable regulatory agencies and accepted by the City.
- d. The developer will be required to contribute its proportionate share of the cost of installing a new traffic signal at Sun Valley Parkway & 235th Avenue by either (i) installing the signal if it is the first developer requiring this intersection to move forward, or (ii) paying its proportionate share of the overall cost if the signal is installed by another developer. In the event developer installs the traffic signal, any reimbursement of the traffic signal installation costs 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.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: October 6, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7” received July 22, 2022, a property generally located north of Grand Avenue and west of 163rd Avenue. Case FS22-0717.

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7” subject to stipulations “a” through “c” as outlined in the staff report.

Background:

Diego Ortiz with Hilgart Wilson, Inc seeks approval of a Preliminary Plat for Heritage Asante Parcel 7. The applicant seeks to subdivide the subject property into 88 single-family lots over approximately 17.79 net acres, for a net density of 4.94 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-0717 Heritage Asante Parcel 7 Preliminary Plat - Staff Report
2. 01 - FS22-0717 Heritage Asante Parcel 7 - Preliminary Plat - Vicinity Map
3. 02 - FS22-0717 Heritage Asante Parcel 7 - Preliminary Plat - Zoning Map

4. 03 - FS22-0717 Heritage Asante Parcel 7 - Preliminary Plat - Preliminary Plat
 5. 04 - FS22-0717 Heritage Asante Parcel 7 - Preliminary Plat - Preliminary Landscape Plans
 6. 05 - FS22-0717 Heritage Asante Parcel 7 - Preliminary Plat - Preliminary Wall Plan
 7. 06 - FS22-0717 Heritage Asante Parcel 7 - Prelim Wall Details
 8. FS22-0717 - Heritage Asante Parcel 7 - Preliminary Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS22-0717

Project Name: Heritage Asante Parcel 7 – Preliminary Plat

Council District: 1 - Acacia

Planning and Zoning Date: October 06, 2022

Planner: Chris Sexton, Planner II

Owner: DRP AZ 5, LLC

Applicant: Diego Ortiz with Hilgart Wilson, LLC

Request: Preliminary Plat for 88 single-family residential lots

Site Location: Generally located west of Asante Boulevard and north of Freedom Way

Site Size: 17.79 net acres

Net Density: 4.95 Du/Ac

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

Staff Recommendation: Staff recommends the Commission **approve** the proposed Preliminary Plat for Heritage Asante Parcel 7, subject to stipulations 'a' through 'c'.

PROJECT DESCRIPTION:

HilgartWilson, LLC, on behalf of DRP AZ 5, LLC requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on Parcel 7 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue. Parcel 7 encompasses 17.79 net acres and will include 88 lots.

SURROUNDING LAND ZONING:

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



BACKGROUND:

November 3, 1988: A portion of the Asante Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

October 14, 2004: Another portion of the Asante Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development.

July 27, 2006: The Asante North Planned Area Development was annexed into the City of Surprise by the Mayor and City Council.

July 27, 2006: The Mayor and City Council approved the Asante North Planned Area Development.

September 19, 2017: The Mayor and City Council approved the Rezone of the subject property for the Asante Paradiso Active Adult Community.

April 16, 2018: The Community Development Director approved a minor zoning amendment to revise the development standards for the subject site under case FS18-078.

August 6, 2020: A Concept Review meeting was held for the current proposal under case CR20-452.

February 18, 2022: The Community Development Director approved a minor zoning amendment to revise the development standards for the subject site under case FS21-1002.

May 19, 2022: The applicant filed a request for a Preliminary Plat under case FS22-0717, the subject case

ANALYSIS AND DISCUSSION:

The subject request involves a Preliminary Plat for Parcel 7 of Heritage Asante (Paradiso Asante), a 369.2 acre active adult community. Pursuant to the PUD, the density for Parcel 7 is 4.5 dwelling units per acre and the density count is 85 lots however, there is the ability to allow density transfers within the PUD. The allowable adjustment in the PUD regarding the parcel area for density and lot yield is +/- 10% provided that the overall yield of 1,566 dwelling units in the Heritage Asante (Paradiso Asante) PUD is not exceeded. A retention area that was planned for Parcel 7 is incorporated into Parcel 8 (Tract D of Parcel 8, case FS22-0590) thereby Parcel 8 yielded 23 less dwelling units and with the +/- 10 adjustment, Parcel 7 is able to develop three (3) additional lots for a total of 88 lots.

The proposed plat includes 88 single-family residential lots located within 17.79 net acres of Parcel 7. This equates to a density of 4.95 dwelling units per acre. The average lot size in Parcel 7 is 5,104 square feet, with minimum dimensions of 43.5' x 100'. Below is the development standards table for Parcel 7.

DEVELOPMENT STANDARDS TABLE – PER HERITAGE ASANTE PUD, FS21-1002, OR SUBSEQUENT AMENDMENTS	
ZONING	RM-9 PUD
TYPICAL LOT	43.5' X 100'
MIN. AREA	4,752
MIN. WIDTH	43.5'
MIN. DEPTH	100'
BUILDING SETBACKS (2)	
FRONT (2)	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	0'/5'
STREET SIDE (2)(3)	13'
REAR (2)	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	20'
MIN. DISTANCE BETWEEN HOUSES	0'/10'
BLDG. HEIGHT	30'
LOT COVERAGE	50%

Access

Primary access to Parcel 7 will be 175th Lane via Freedom Way and will have connections to Parcel 8 and Parcel 10.

99 ***Landscape***

100 This parcel includes 3.97 acres (21.36%) of open space, which includes areas for recreation
101 and trail connections to the overall Heritage Asante development. Of that, 0.91 acres will be
102 active open space and 3.06 acres will be passive open space. Residents of this subdivision
103 also have access to the community pool and amenities in Parcel 4 of this development.
104 Additional landscape and retention basins also contribute to the total open space.

105
106 ***Walls***

107 The wall plans for Parcel 7 are consistent with the remainder of the Heritage Asante
108 Development, as are the colors and materials for the theme walls, view fencing, builder walls,
109 and columns.

110
111 **Conformance with Adopted Plans:**

112
113 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
114 Character Area, which supports residential development of up to 8 DU/AC or more.

115
116 **Reviewing Agencies:**

117
118 In addition to the standard city reviewing agencies, who indicate no objections to the
119 requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Department
120 of Transportation (MCDOT) were included in the routing of this case. These agencies also
121 indicate no objections.

122
123 **Summary:**

124
125 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the
126 Surprise Municipal Code, and the General Plan.

127
128 **Findings:**

- 129
130
 - The proposed Preliminary Plat is consistent with the Heritage Asante PUD.
 - 131 • The proposed Preliminary Plat is consistent with the applicable City of Surprise
 - 132 regulations.
 - 133 • The reviewing agencies have indicated no objections to the request.134

135 **Recommendation:**

136
137 Staff recommends the Commission **approve** the proposed CUP with Site Plan for Heritage
138 Asante Parcel 7 subject to stipulations 'a' through 'c' as outlined below:

- 139
140
 - a. Development and use of the site shall be consistent with the Preliminary Plat
 - 141 entitled "Preliminary Plat for Heritage Asante – Parcel 7", prepared by Hilgart
 - 142 Wilson, and received 07/22/2022.143

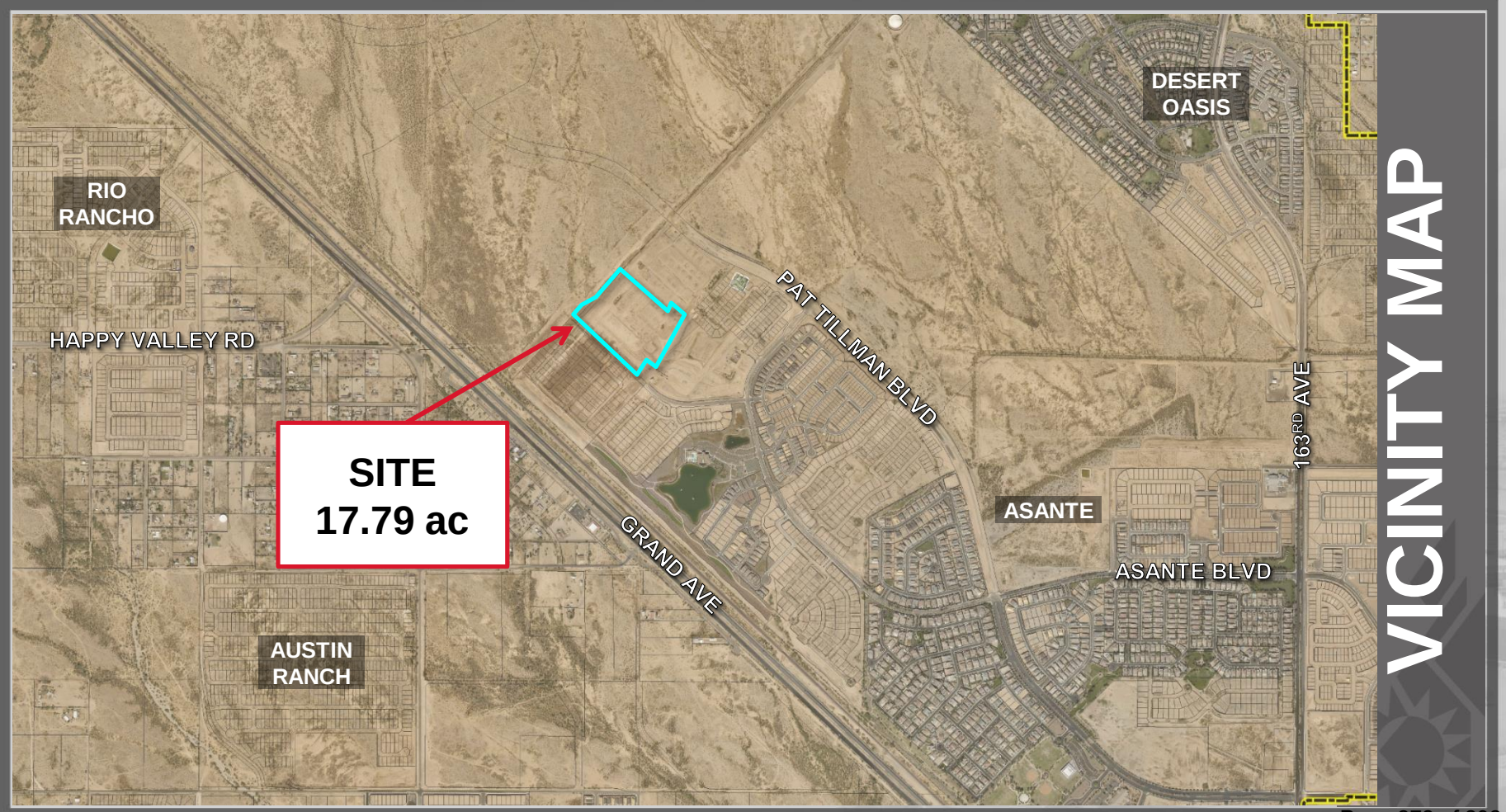
b. Landscaping of the site shall be consistent with the Landscape Plans entitled "Heritage Asante – Parcel 7 Preliminary Landscape Plan", prepared by SMP Environmental Design, and received 07/22/2022.

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 recommend **denial** of 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 Preliminary Wall Plan
- 06 Wall Details
- 07 Luke AFB Comments



SITE
17.79 ac

**RIO
RANCHO**

HAPPY VALLEY RD

**AUSTIN
RANCH**

PAT TILLMAN BLVD
GRAND AVE

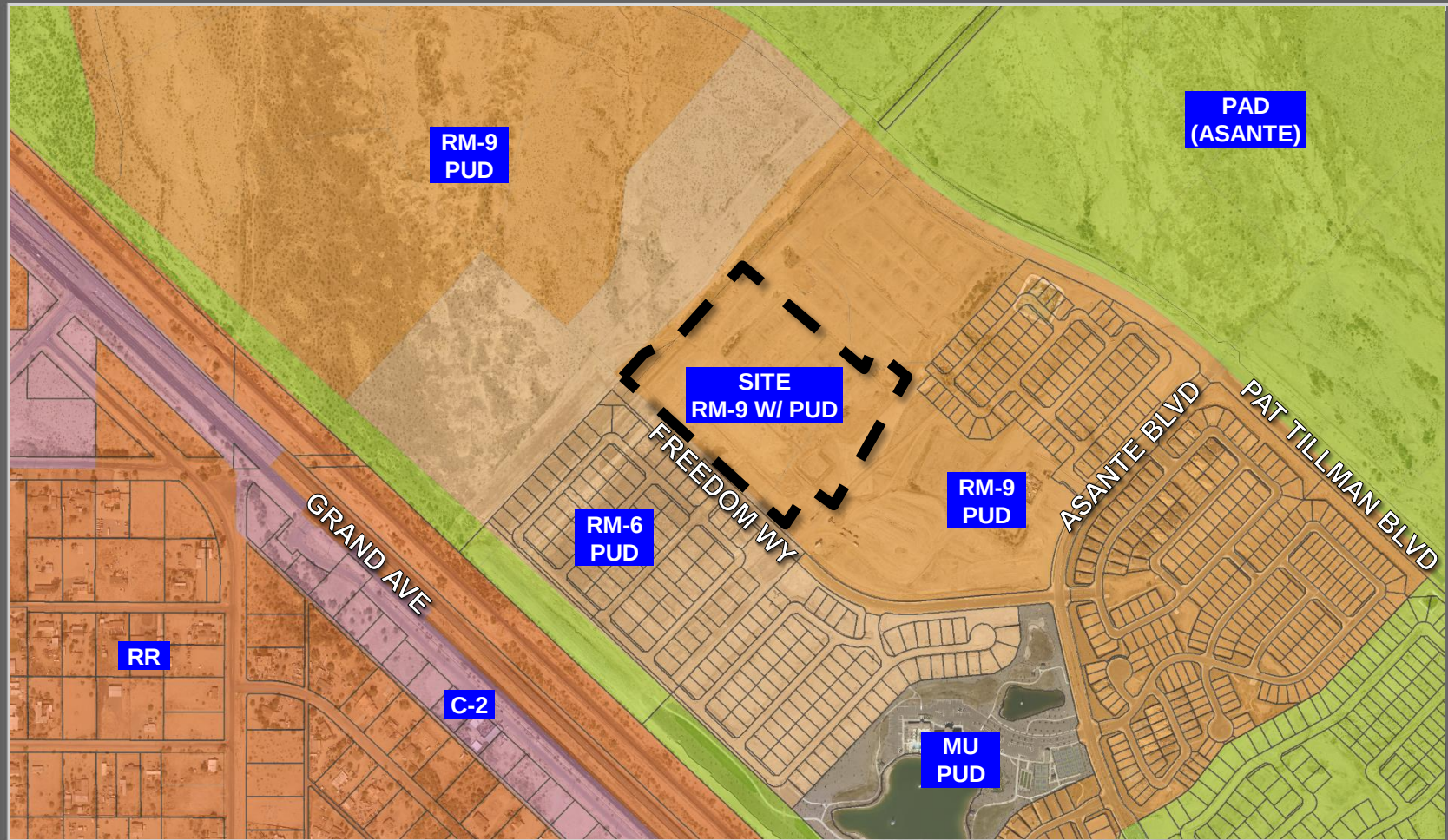
**DESERT
OASIS**

ASANTE

ASANTE BLVD

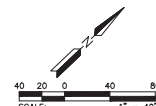
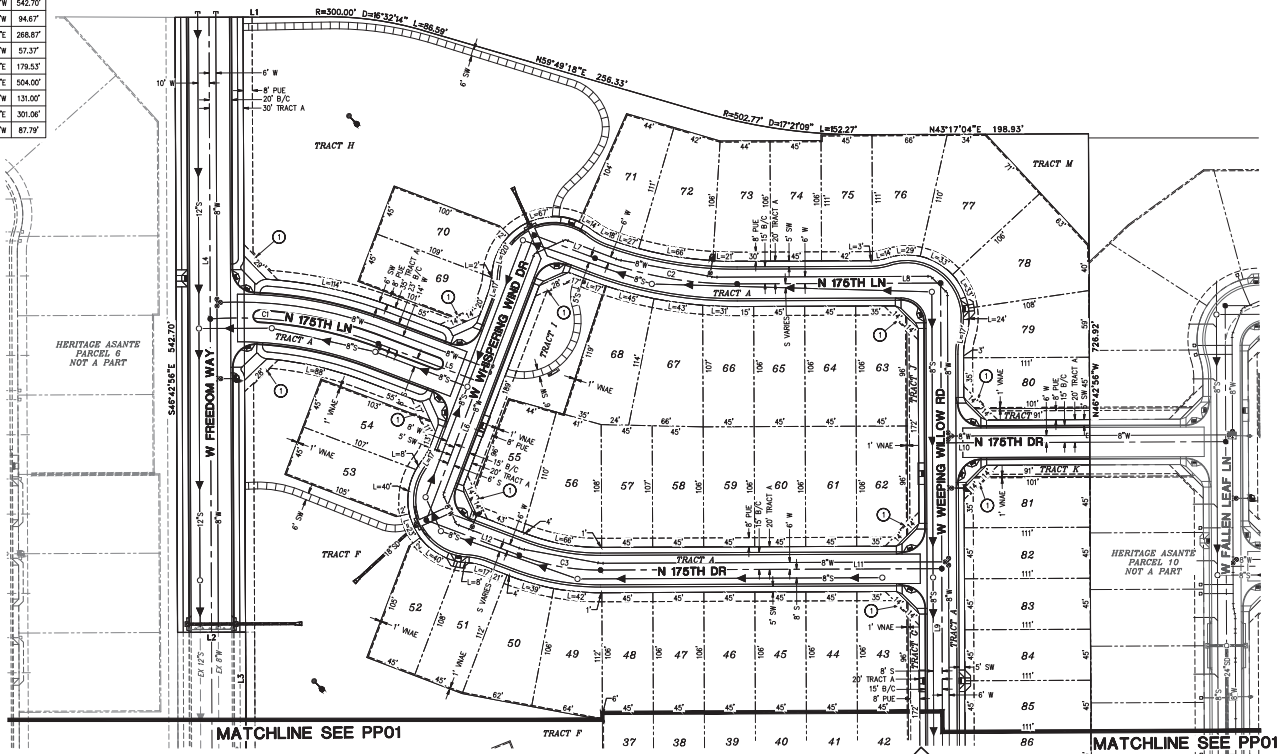
163RD AVE

VICINITY MAP



FS22-0717 ZONING MAP

LINE TABLE			CURVE TABLE			
NO.	DIRECTION	LENGTH	NO.	RADIUS	DELTA	LENGTH
L1	N43.71°E	133.15	C1	350.00'	24°44'28"	151.13'
L2	N43.71°E	60.00'	C2	350.00'	20°58'33"	128.13'
L3	S46°42'56"	530.61'	C3	200.00'	20°58'33"	73.32'
L4	N46°42'56"	542.70'				
L5	S46°43'37"	94.67'				
L6	S25°44'23"	268.83'				
L7	S64°53'37"	57.37'				
L8	N43.71°E	179.53'				
L9	S46°42'56"	504.00'				
L10	N43.71°E	131.00'				
L11	N64.71°E	301.06'				
L12	S46°53'37"	87.79'				



① 30' X 30' SIGHT VISIBILITY TRIANGLE



HILGART WILSON
ENGINEER | PLAN | SURVEY | MANAGE
2241 E. HIGHLAND AVE. STE 250 P: 602.490.0035 / F: 602.368.2416
PHOENIX, AZ 85016
www.hilgartwilson.com



HERITAGE ASANTE - PARCEL 7
ASANTE BOULEVARD & W FREEDOM WAY

PRELIMINARY PLAT

	PROJ NO.:	1909
	DATE:	AUG 2022
	SCALE:	1"=40'
	DRAWN:	HW
	DESIGNED:	HW
DWG. NO.		PP02

S22-0717



Notes:
Sight distance requirements on Avenues and Collectors will adhere to Surprise Detail 4.01. Sight visibility within the unobstructed view measurement 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 50 inches or above 84 inches, per Surprise EDS Detail 4.01.

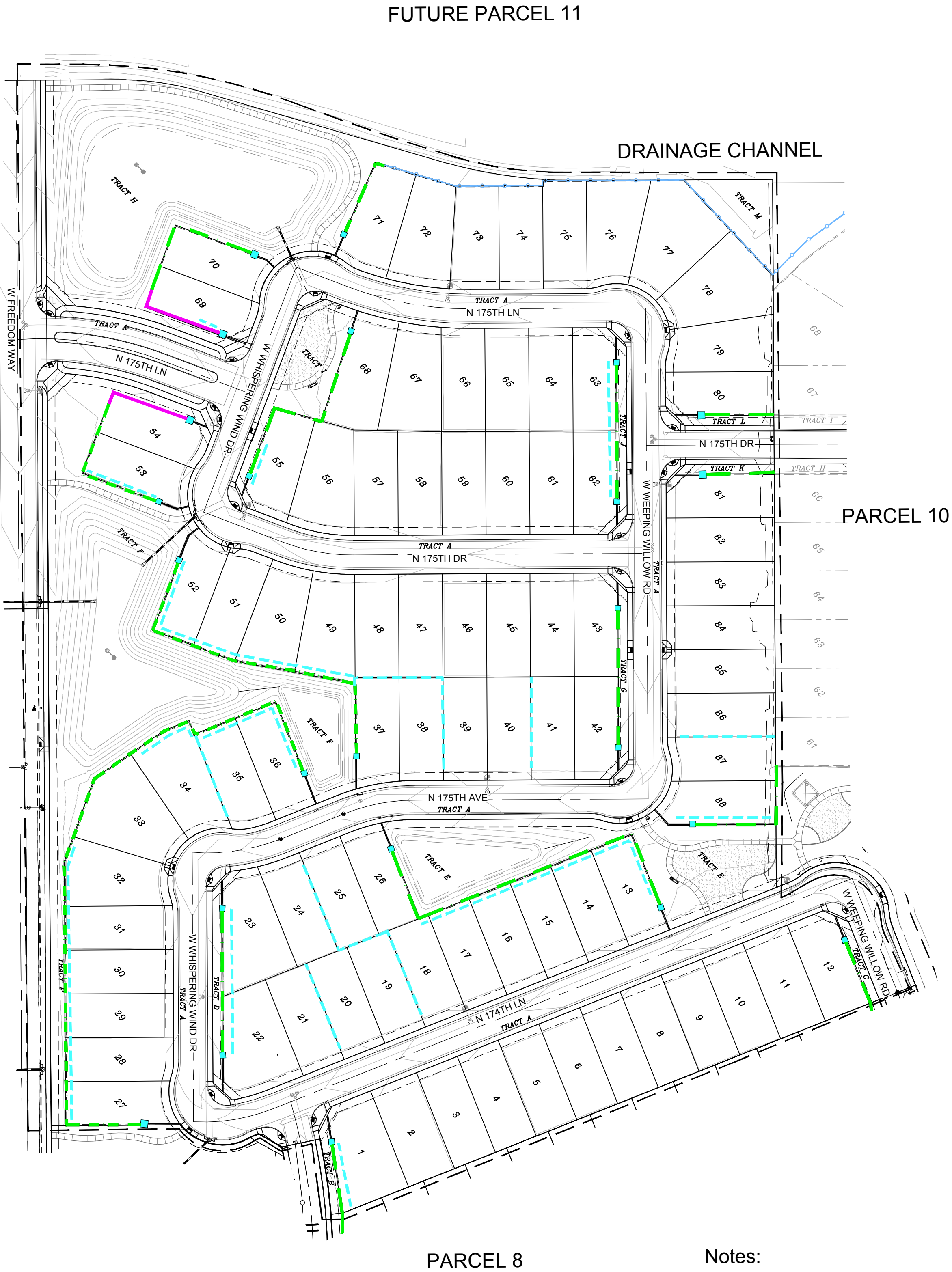
SURPRISE CASE #FS22-0717

IRRIGATION SOURCE: HERITAGE CASINTE MASTER IRRIGATION SYSTEM (RECLAIMED WATER)
 TURF PEAK SEASON DEMAND (GDP) = 5.548 gpd
 NON-TURF PEAK SEASON DEMAND (GDP) = 6.860 gpd
 TOTAL ANNUAL DEMAND = 6.88 ACF/FT OR 14,557.36 gallons
 TOTAL PROJECT AREA: 777,000 SQ FT (17.8 ACRES)
 TOTAL PLANTING AREAS: 180,700 SQ FT (4.1% OF PROJECT AREA)
 TOTAL NON-TURF PLANTING AREAS: 173,100 SQ FT
 TOTAL TURF AREA: 7,660 SQ FT (1.4% OF PLANTING AREAS)

[illegible]

HERITAGE ASANTE - PARCEL 7 Preliminary Wall Plan

DRP AZ 5, LLC | Surprise, AZ | July 15, 2022



WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 5' VIEW FENCE
- RETAINING WALL (BY CIVIL)
- CONCRETE MOWCURB

NOTE:
NO WALLS TO BE GREATER THAN 8'
INCLUDING THE HEIGHT OF THE RETAINING
WALLS.

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL
ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE
UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS
MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND
4-02

RETAINING WALL, SCREEN OR BUILDER WALL MATRIX
PA 7

Lot	Exposed Wall Height	Lot	Exposed Wall Height
1	8.0	32	8.0
13	8.0	34	7.0
14	8.0	37	8.0
15	8.0	38	8.0
16	8.0	40	7.1
17	8.0	42	7.5
18	8.0	49	8.0
19	8.0	50	8.0
20	7.0	51	8.0
22	8.0	52	8.0
23	8.0	53	8.0
24	7.1	55	7.4
27	8.0	63	8.0
28	8.0	69	7.3
29	8.0	81	7.1
30	8.0	86	7.1
31	8.0	88	8.0

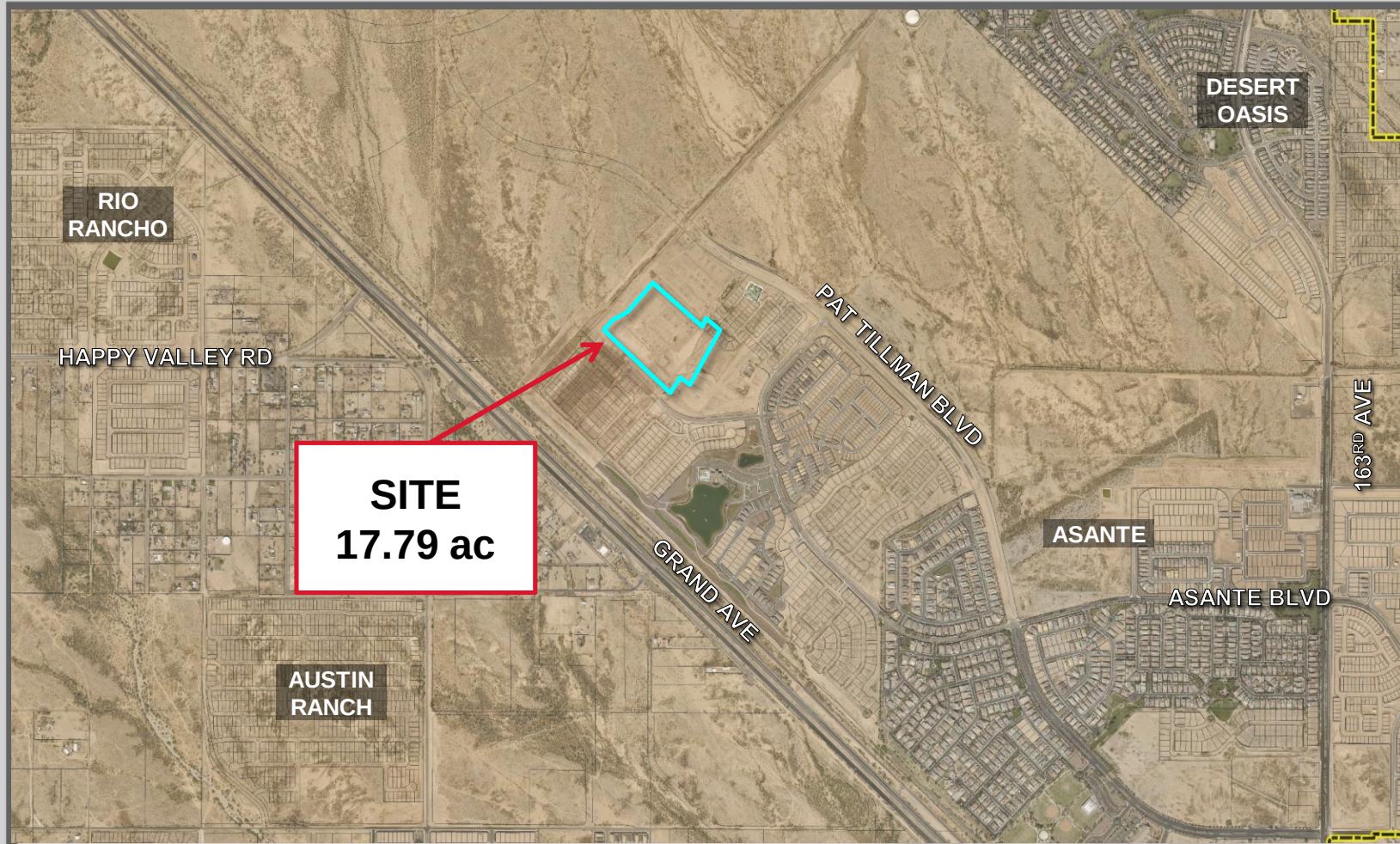
Notes:
Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01.
Sight visibility within the unobstructed view easement area and in front of stop signs must
meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other
landscaping are permitted 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.

NORTH
SCALE: 1"=80'-0"

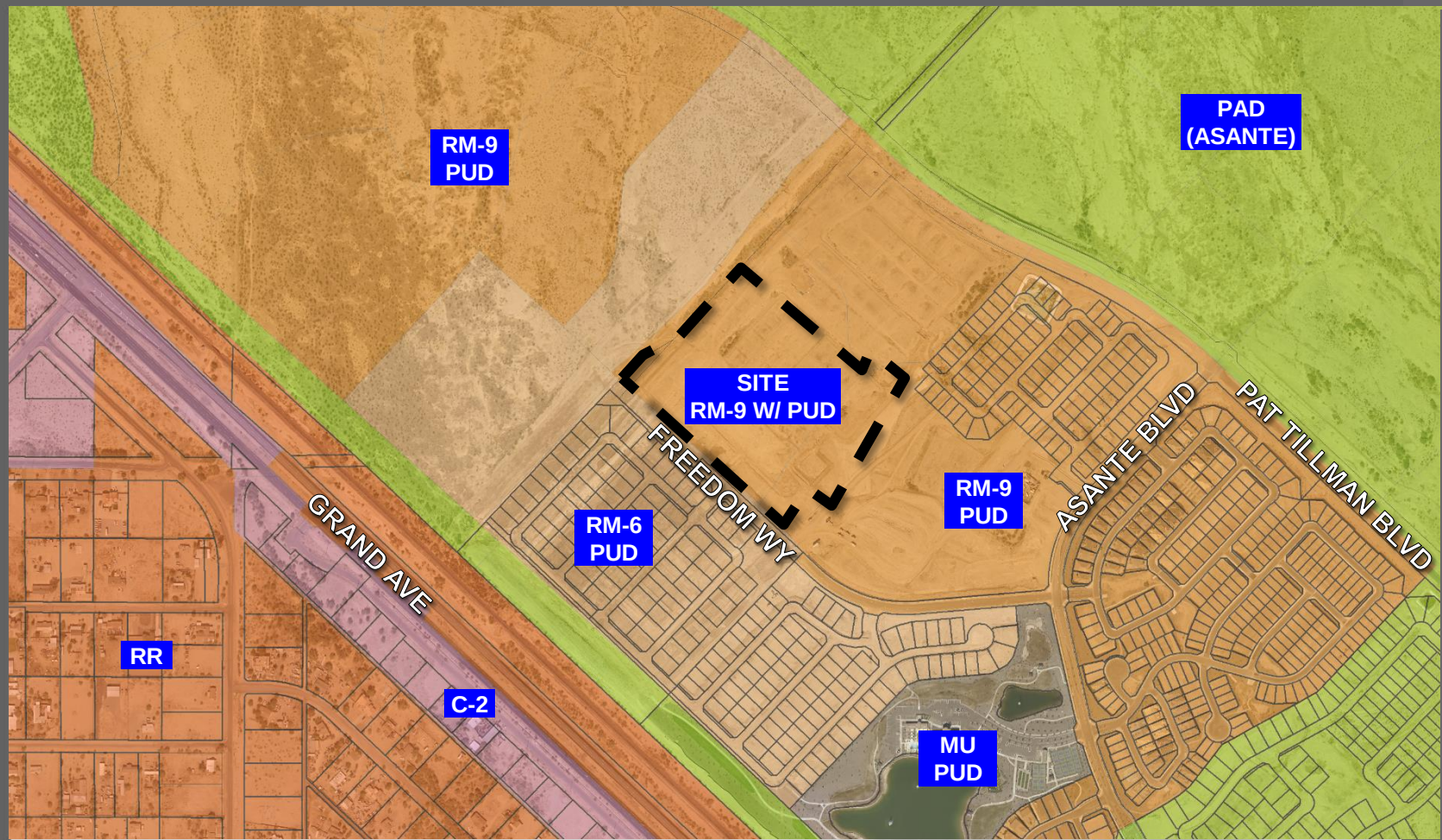


Heritage Asante Parcel 7 Preliminary Plat

Planning & Zoning Commission
October 6, 2022



FS22-0717 VICINITY MAP



FS22-0717 ZONING MAP

DEVELOPMENT STANDARDS TABLE - PER HERITAGE ASANTE PUB. FS21-1002, OR SUBSEQUENT AMENDMENTS

ZONING	PM-9 PUD
TYPICAL LOT	43.5' x 100'
MIN. AREA	4,752
MIN. WIDTH	45.5'
MIN. DEPTH	100'
BUILDING SETBACKS (2)	
FRONT (2)	30'/12' FOR UNID. AREA OF SIDE ENTRY GARAGE (6)
SIDE (2)	0'/5'
STREET SIDE (2)(3)	15'
REAR (2)	15'
REAR ADJ. TO ADJ. (2)(7)(8)	20'
MIN. DISTANCE BETWEEN HOUSES	30'
BLDG. HEIGHT	10'
LOT COVERAGE	50%

- (2) NON-STRUCTURAL ELEMENTS SUCH AS PREFABRICS, BAY WINDOWS, POP-UPS, PERGOLAS OR PATIO COVERS MAY ENDOUCH NO MORE THAN 3' INTO FRONT AND SIDE SETBACKS AND 10' INTO REAR SETBACKS PROVIDED THAT A PATIO COVER MAY NOT EXTEND TO A POINT CLOSER THAN 10' FROM THE REAR PROPERTY LINE EXCEPT FOR CLUSTER TYPE 2 & 3 LOT HOMES.
- (3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED OR WMO.
- (4) TWO ADJACENT MULTI-STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 15 FEET, AND A MULTI-STORY HOUSE AND AN ADJACENT SINGLE-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 10 FEET.
- (5) IF ANY PORTION OF MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- (6) NO DRIVEWAY SHALL BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM FACE OF GARAGE TO THE BACK OF DRIVEWAY.
- (7) IF THE PORTION OF A MULTI-STORY HOUSE OR STRUCTURE WHICH ADJUTS ON AN ADJACENT STREET IN THE REAR IS SINGLE-STORY, THEN THE REAR SETBACK SHALL NOT BE LESS THAN 20 FEET AS MEASURED FROM THE PROPERTY LINE.
- (8) IF TWO ADJACENT HOUSES OR STRUCTURES ADJUT AN ADJACENT STREET IN THE REAR, THEN THE SETBACKS SHALL BE STAGGERED AS FOLLOWS:
- (A) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 20-FEET (5') FOR ONE AND 25 FEET (5') FOR THE OTHER; OR
- (B) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 20-FEET (5') FOR ONE AND 30-FEET (5') FOR THE OTHER; OR
- (C) IF A MULTI-STORY HOUSE IS ADJACENT TO A SINGLE-STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN DIRECTIONS 1 AND 2 SHALL APPLY; AND
- (D) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ADJUT AN ADJACENT STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS PROVIDED ABOVE SO THAT NOT MORE THAN TWO ADJACENT HOUSES OR STRUCTURES MAY HAVE THE SAME REAR SETBACK.
- (9) IF A LANDSCAPE TRACT WITH THE FOLLOWING ESTABLISHED IS CONSTRUCTED BETWEEN THE REAR PROPERTY LINES OF ADJACENT LOTS WHICH ADJUT AN ADJACENT STREET IN THE REAR, AND THE RIGHT-OF-WAY OF THE ADJACENT STREET, THEN THE REAR SETBACKS ESTABLISHED IN SUBSECTIONS 8 (A) OR (B) OF THIS SECTION SHALL APPLY. THE AVERAGE WIDTH OF SUCH LANDSCAPE TRACT SHALL NOT BE LESS THAN 15-FEET (5'). THE NARROWEST PART OF THE TRACT MUST BE 10-FEET (5') OR GREATER IN WIDTH, NOT LESS THAN 50-PERCENT (50%) OF THE LANDSCAPE TRACT, AS MEASURED ALONG THE LINEAL BOUNDARY BETWEEN THE TRACT AND THE ADJACENT LOTS, NOT BE 15-FEET (5') IN WIDTH OR GREATER.
- (10) IF A HOUSE OR OTHER STRUCTURE ADJUT AN ADJACENT STREET IN THE SIDE, THEN THE WIDTH OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE THE SAME, WHICH ADJUTS THE ADJACENT STREET AND SHALL BE INCREASED BY 5' ADDITIONAL FEET (5') FOR EACH SIDE. IF THE SIDE SETBACKS OF A HOUSE OR STRUCTURE WHICH ADJUT AN ADJACENT STREET ON THE SIDE WOULD ORIGINALLY BE 15-FEET (5') AND 5-FEET (5'), THEN THE 5-FEET (5') SETBACK SHALL BE INCREASED TO 15-FEET (5') AND SHALL APPLY TO THE SIDE OF THE HOUSE OR STRUCTURE WHICH ADJUTS THE ADJACENT STREET, AND THE OTHER SIDE SETBACK SHALL REMAIN 5-FEET (5').

OPEN SPACE USAGE SUMMARY TABLE		
AREA (ACRES)	AREA (SQ. OF OPEN SPACE)	
ACTIVE OPEN SPACE AREA	0.91	23%
PASSIVE OPEN SPACE AREA	3.06	77%
NATURAL OPEN SPACE AREA	0	0%

LOT NO.	LOT AREA (ACRES)	LOT NO.	LOT AREA (ACRES)
1	6464 0.148	46	4770 0.110
2	5360 0.124	47	4770 0.110
3	4770 0.110	48	4770 0.110
4	4770 0.110	50	5661 0.135
5	4770 0.110	51	4994 0.115
6	4770 0.110	52	4916 0.113
7	4770 0.110	53	4884 0.112
8	4770 0.110	54	4923 0.113
9	4770 0.110	55	5181 0.119
10	4770 0.110	56	4196 0.142
11	5248 0.123	57	4840 0.111
12	5199 0.119	58	4796 0.110
13	4770 0.110	59	4770 0.110
14	4770 0.110	60	4770 0.110
15	4770 0.110	61	4770 0.110
16	4770 0.110	62	4720 0.108
17	4770 0.110	63	4720 0.108
18	4770 0.110	64	4770 0.110
19	4770 0.110	65	4770 0.110
20	4770 0.110	66	4783 0.110
21	4770 0.110	67	5868 0.137
22	7083 0.163	68	6057 0.139
23	6911 0.159	69	4935 0.113
24	4904 0.123	71	5632 0.127
25	4678 0.112	72	5919 0.136
26	4846 0.111	73	5036 0.116
27	4911 0.113	74	4770 0.110
28	4974 0.114	75	5003 0.115
29	5006 0.115	76	5851 0.134
30	5006 0.115	77	7522 0.173
31	5006 0.115	78	7372 0.189
32	6097 0.140	79	5542 0.127
33	7534 0.173	80	4945 0.114
34	8337 0.145	81	4945 0.114
35	4981 0.114	82	4995 0.115
36	5071 0.116	83	4955 0.115
37	4770 0.110	84	4995 0.115
38	4770 0.110	85	4995 0.115
39	4770 0.110	86	4995 0.115
40	4770 0.110	87	4995 0.115
41	4770 0.110	88	4995 0.115
42	4720 0.108	87	4850 0.112
43	4720 0.108	88	5168 0.119
44	4770 0.110		
45	4770 0.110		

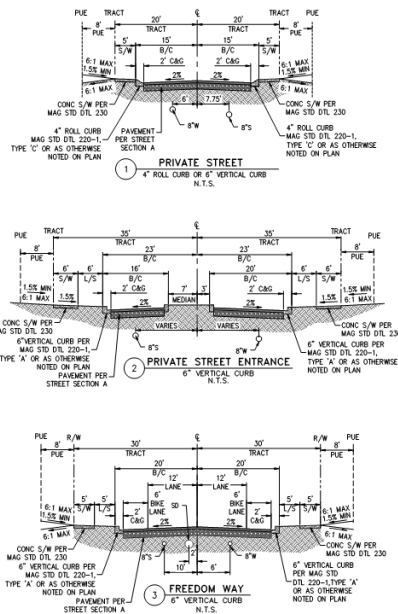
TRACT	AREA (ACRES)	USE
TRACT A	3.4436	PRIVATE ACCESSORY, WATER & SEWER EASEMENT
TRACT B	0.0228	COMMON AREA, PASSIVE
TRACT C	0.0209	COMMON AREA, PASSIVE
TRACT D	0.0472	COMMON AREA, PASSIVE
TRACT E	0.0106	COMMON AREA, ACTIVE, PASSIVE
TRACT F	1.4823	COMMON AREA, DRAINAGE, ACTIVE, PASSIVE
TRACT G	0.0418	COMMON AREA, PASSIVE
TRACT H	1.3900	COMMON AREA, DRAINAGE, ACTIVE, PASSIVE
TRACT I	0.1755	COMMON AREA, ACTIVE, PASSIVE
TRACT J	0.0418	COMMON AREA, PASSIVE
TRACT K	0.0220	COMMON AREA, PASSIVE
TRACT L	0.0220	COMMON AREA, PASSIVE
TRACT M	0.1022	COMMON AREA, PASSIVE

*COMMON AREA MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN

SITE SUMMARY TABLE	
OVERALL GROSS AREA (ACRES)	PARCEL 7
OVERALL NET AREA (ACRES)	18.58 AC
TOTAL NUMBER OF LOTS (SINGLE FAMILY)	98
TOTAL OPEN SPACE (ACRES)	3.97
TOTAL PERCENTAGE OF OPEN SPACE (%)	21.36%
MINIMUM LOT SIZE (SF)	4,752
AVERAGE LOT SIZE (SF)	4,686
MAXIMUM LOT SIZE (SF)	7,534
MINIMUM LOT WIDTH (FT)	43.5'
MINIMUM LOT DEPTH (FT)	100'
DENSITY (DU/AC) PER GROSS AREA	1.74
TAX ASSESSORS PARCEL NUMBER	903-73-771C

LEGEND

- BOUNDARY LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- SHORT MOBILITY EASEMENT
- ASSESSORS PARCEL NUMBER
- PUE
- RIGHT-OF-WAY
- WAVE
- MCR
- FLOOR ARROW
- 4" ROLL CURB & OUTLET
- 6" ROLL CURB & OUTLET
- VERTICAL CURB & OUTLET
- 5' CURB TRANSITION
- RETAINING WALL (SEE LANDSCAPE PLANS)
- PERIMETER THOSE WALL (SEE LANDSCAPE PLANS)
- THEME WALL PANEL (SEE LANDSCAPE PLANS)
- PARTIAL VIEW WALL (SEE LANDSCAPE PLANS)
- VIEW FENCE WITH 6" GATE (SEE LANDSCAPE PLANS)
- SOUND WALL (SEE LANDSCAPE PLANS)



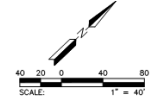
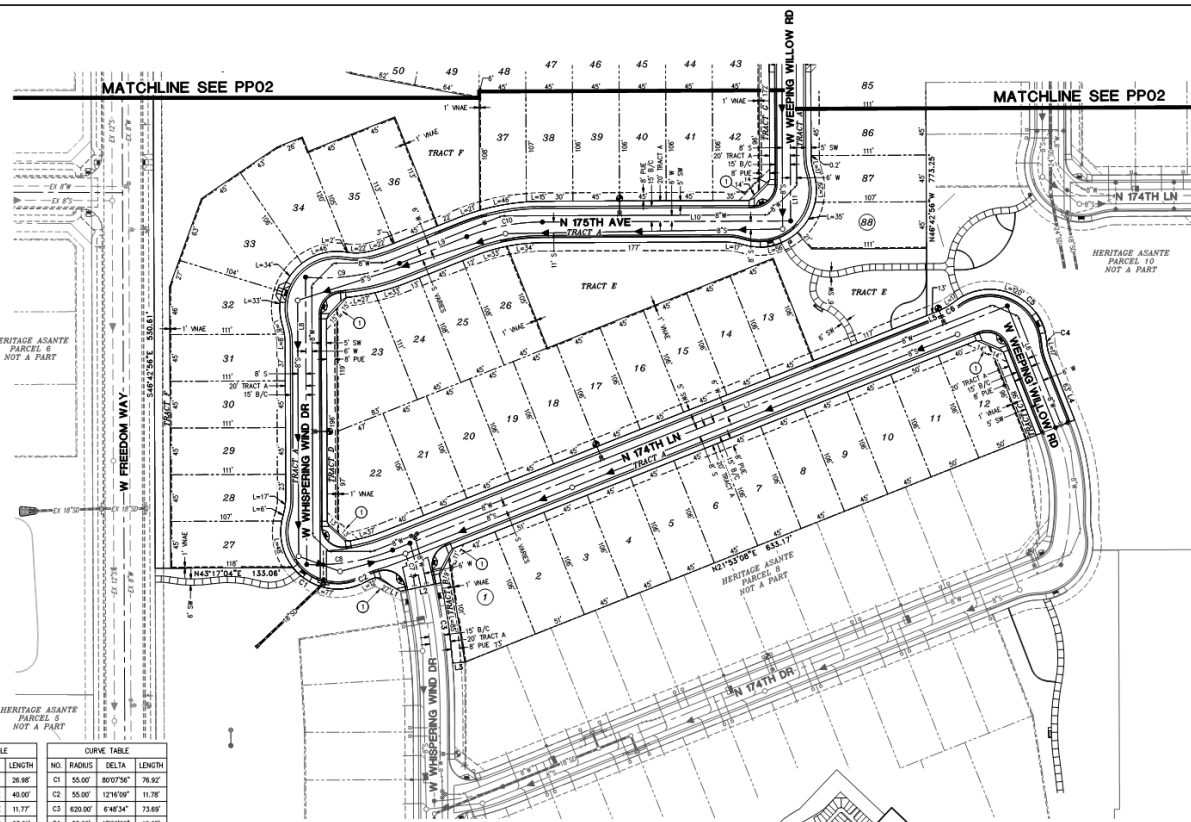
HERITAGE ASANTE - PARCEL 7
ASANTE BOULEVARD & W FREEDOM WAY
SURPRISE, ARIZONA

PROJECT NO.: 1909
DATE: 02/22/2022
SCALE: N.T.S.
DRAWN: J.W.
DESIGNED: J.W.
APPROVED: J.W.

DWG. NO.: CV02
SHEET: 2 OF 3
DATE: 02/22/2022

FS22-0717 FINAL PLAT

LINE TABLE			CURVE TABLE		
NO.	DIRECTION	LENGTH	NO.	RADIUS	DELTA
L1	N47°31'21"E	26.96'	C1	55.00'	80°07'50"
L2	N31°46'29"E	40.00'	C2	55.00'	127°10'50"
L3	N38°56'53"E	11.77'	C3	620.00'	6°48'34"
L4	S88°56'32"E	63.21'	C4	55.00'	17°20'29"
L5	N21°53'08"E	12.88'	C5	55.00'	124°40'50"
L6	S88°56'32"E	126.00'	C6	55.00'	17°20'29"
L7	N21°53'08"E	838.00'	C7	600.00'	4°24'28"
L8	N48°42'56"W	276.85'	C8	200.00'	24°15'32"
L9	N21°53'08"E	69.78'	C9	200.00'	28°30'15"
L10	N43°17'04"E	239.56'	C10	200.00'	21°23'56"
L11	S48°42'56"E	504.00'			



1" = 40'

30' x 30' SIGHT VISIBILITY TRIANGLE

UNIVERSITY OF ARIZONA
SCHOOL OF CIVIL & ENVIRONMENTAL ENGINEERING
LAND SURVEYING

HERITAGE ASANTE - PARCEL 7

ASANTE BOULEVARD & W FREEDOM WAY

SURPRIS, ARIZONA

PRELIMINARY PLAT

PP01

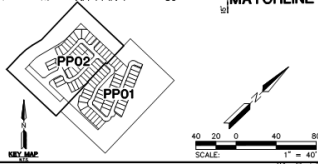
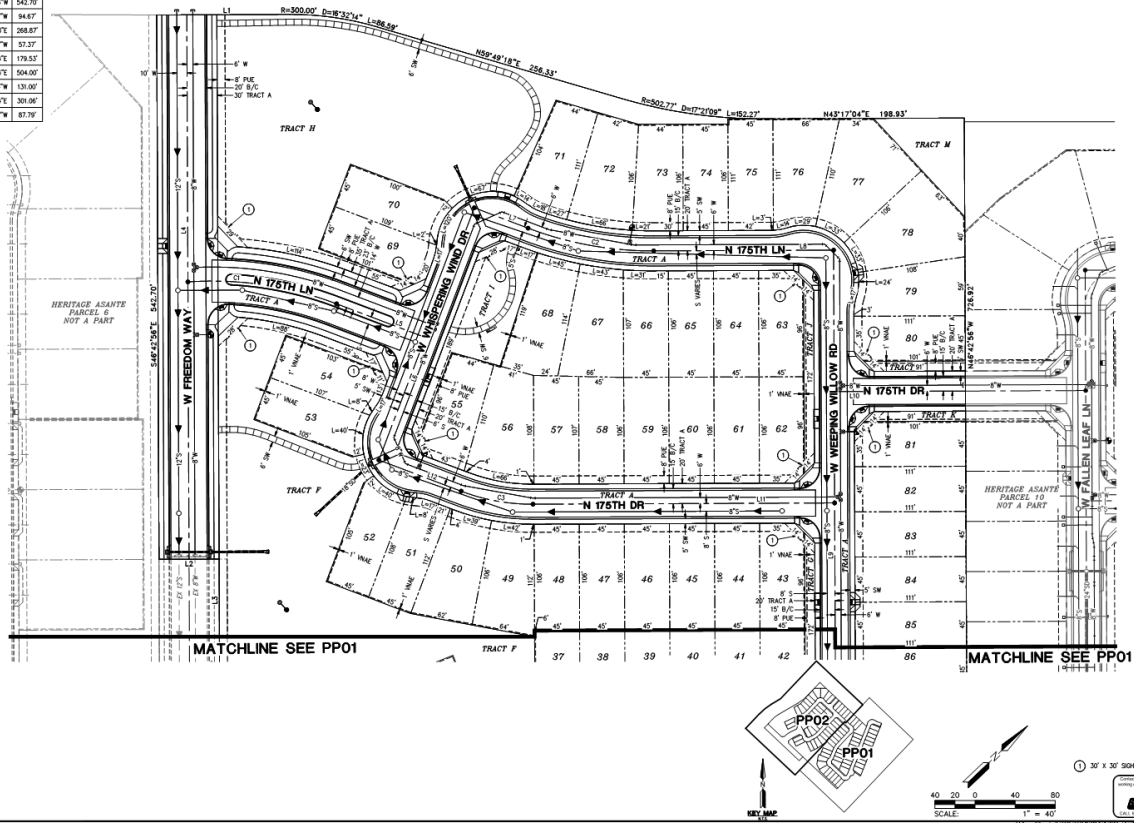
HILGART WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR

18244
DEED
DATE
7/14/23
SHEET 1 OF 1

PP01

FS22-0717 FINAL PLAT

LINE TABLE			CURVE TABLE		
NO.	DIRECTION	LENGTH	NO.	RADIUS	DELTA
L1	N43°17'04"E	133.15'	C1	350.00'	24°42'28"
L2	N43°17'04"E	60.00'	C2	350.00'	20°58'33"
L3	S46°42'56"W	530.61'	C3	200.00'	20°58'33"
L4	S46°42'56"W	543.70'			
L5	S41°03'27"W	84.67'			
L6	S22°44'23"E	268.87'			
L7	S64°10'37"W	57.37'			
L8	N43°17'04"E	176.53'			
L9	S46°42'56"E	504.00'			
L10	S43°17'04"W	131.00'			
L11	N43°17'04"E	301.96'			
L12	S64°10'37"W	87.79'			



HILGARTWILSON
SURVEY, INC.
2411 E. BROADWAY AVE., STE. 200
TULSA, OK 74106
P: 918.444.0077 | F: 918.444.0848
TULSA@HILGARTWILSON.COM

REV:

HERITAGE ASANTE - PARCEL 7
ASANTE BOULEVARD & W FREEDOM WAY
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ. NO.: 1009
SHEET NO.: 1027
SCALE: 1"=40'
DATE: 01/20/2021
DESIGNED: HW
CHECKED: HW
APPROVED: DO

PP02

752-2071

FS22-0717 FINAL PLAT

Notes:
Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01.
Sight visibility within the undeveloped 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 64 inches, per Surprise EDS Detail 4-01.



TOTAL OPEN SPACE:
180,700 SF (4.14 ACRES)
ACTIVE OPEN SPACE: 23%
42,050 SF (0.96 ACRES)
PASSIVE OPEN SPACE: 77%
138,650 SF (3.18 ACRES)

TREE PLANTING LEGEND		
SYMBOL	BOTANICAL / COMMON NAME	SIZE
	<i>Fraxinus v. 'Rito Grande'</i> ARIZONA ASH	36" BOX STANDARD
	<i>Fraxinus v. 'Rito Grande'</i> ARIZONA ASH	24" BOX STANDARD
	<i>Pinus edulis</i> MONTELEONE PINE	24" BOX STANDARD
	<i>Prosopis v. 'Maverick'</i> HORNEY MESQUITE	24" BOX STANDARD LOW BRANCH
	<i>Quercus virginiana 'Heritage'</i> HERITAGE LIVE OAK	24" BOX STANDARD

SHRUB PLANTING LEGEND		
SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING
	<i>Dasylipton 'Wheeler'</i> SPOON YUCCA	5 GAL. 5'-0" O.C.
	<i>Bougainvillea 'Torch Glow'</i> TORCH GLOW BOUGAINVILLEA	5 GAL. 5'-0" O.C.
	<i>Bouteloua v. 'Blonde Ambition'</i> GRASS GRASS	3'-0" O.C.
	<i>Caesalpinia v. 'Cherryman'</i> MEXICAN BIRD OF PARADISE	5 GAL. 5'-0" O.C.
	<i>Eremophila 'Valentine'</i> VALENTINE EMB BUSH	5 GAL. 5'-0" O.C.
	<i>Hesperaloe 'Parviflora'</i> RED YUCCA	5 GAL. 3'-0" O.C.
	<i>Leucophyllum 'Langhamiae'</i> NO BRUIT	5 GAL. 5'-0" O.C.
	<i>Muhlenbergia v. 'Regal Mist'</i> BELL GRASS	1 GAL. 3'-0" O.C.
	<i>Myrtus 'Communis'</i> MYRTLE	5 GAL. 5'-0" O.C.
	<i>Olea 'Europaea' 'Montiv'</i> LITTLE OLLIE DWY OLIVE	3 GAL. 3'-0" O.C.
	<i>Penstemon 'Hamel'</i> SNOW FOUNTAIN GRASS	1 GAL. 3'-0" O.C.
	<i>Ruellia 'Pennisularis'</i> BAJA RUELLIA	5 GAL. 5'-0" O.C.
	<i>Tillandsia 'Chamaedrys'</i> WAX GERANIUM	1 GAL. 3'-0" O.C.

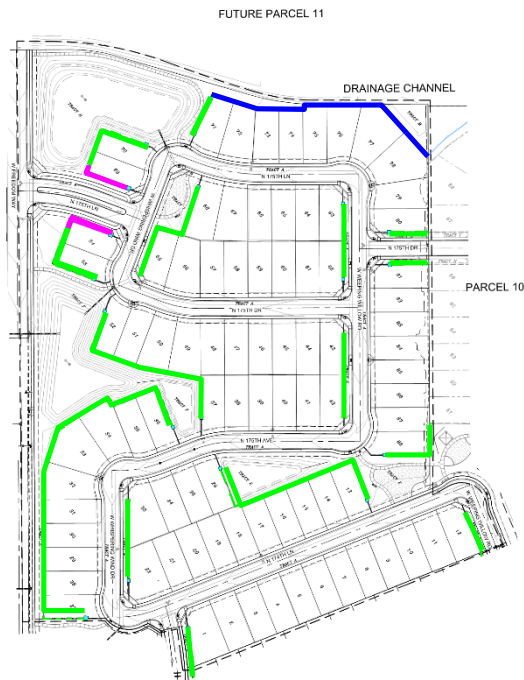
	TURF
	SCREENED
	BROWN TO MATCH ADJACENT SUBDIVISIONS

SVT - SIGHT VISIBILITY TRIANGLE

IRRIGATION WATER SOURCE: HERITAGE ASANTE MASTER IRRIGATION SYSTEM
(RECLAIMED WATER)
TURF PEAK SEASON DEMAND (GDP) = 5,548 gdp
NON-TURF PEAK SEASON DEMAND (GDP) = 8,809 gdp
TOTAL ANNUAL DEMAND = 8.88 AC-FT OR 14,357.36 gallons
TOTAL PROJECT AREA: 777,000 SQ FT (17.8 ACRES)
TOTAL PLANTING AREAS: 180,700 SQ FT (23% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 173,100 SQ FT
TOTAL TURF AREA: 7,600 SQ FT (4.2% OF PLANTING AREAS)



SURPRISE CASE #FS22-0717



WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 5' VIEW FENCE

NOTE:
NO WALLS TO BE GREATER THAN 8'
INCLUDING THE HEIGHT OF THE RETAINING
WALLS.

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL
ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE
UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS
MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND
4-02

RETAINING WALL, SCREEN OR BUILDER WALL MATRIX PA 7

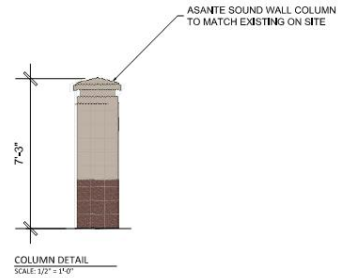
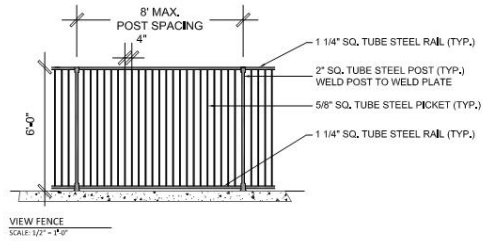
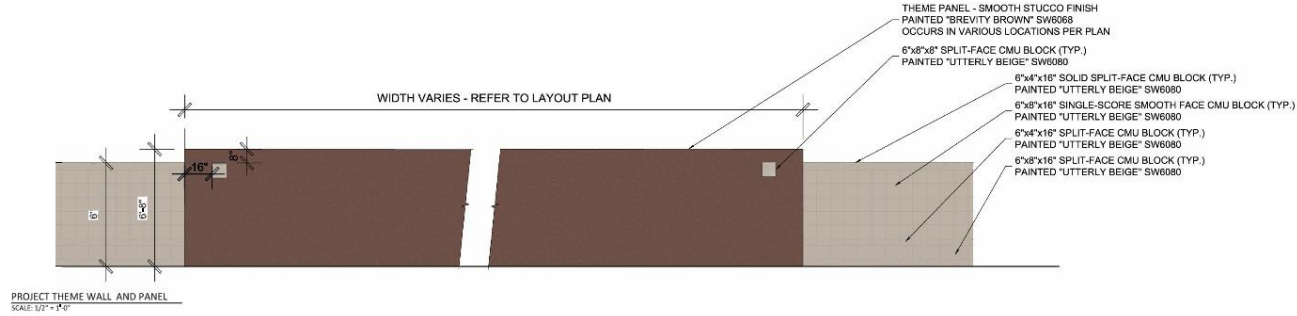
Lot	Exposed Wall Height	Lot	Exposed Wall Height
1	8.0	32	8.0
13	8.0	34	7.0
14	8.0	37	8.0
15	8.0	38	8.0
16	8.0	40	7.1
17	8.0	42	7.5
18	8.0	49	8.0
19	8.0	50	8.0
20	7.0	51	8.0
22	8.0	52	8.0
23	8.0	53	8.0
24	7.1	55	7.4
27	8.0	63	8.0
28	8.0	69	7.3
29	8.0	81	7.1
30	8.0	86	7.1
31	8.0	88	8.0

HERITAGE ASANTE - PARCEL 7 Preliminary Wall Plan

DRP AZ 5, LLC | Surprise, AZ | July 15, 2022

SURPRISE CASE #FS22-0717





NOTE:
NO WALLS TO BE GREATER THAN 8' INCLUDING THE
HEIGHT OF THE RETAINING WALLS.

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL
ADHERE TO SURPRISE DETAIL 4-01, SIGHT VISIBILITY WITHIN THE
UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS
MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-01 AND
4-02



HERITAGE ASANTE - Parcel 7 Preliminary Wall Details

DRP AZ 5, LLC | Surprise, AZ | July 15, 2022

SURPRISE CASE #FS22-0717

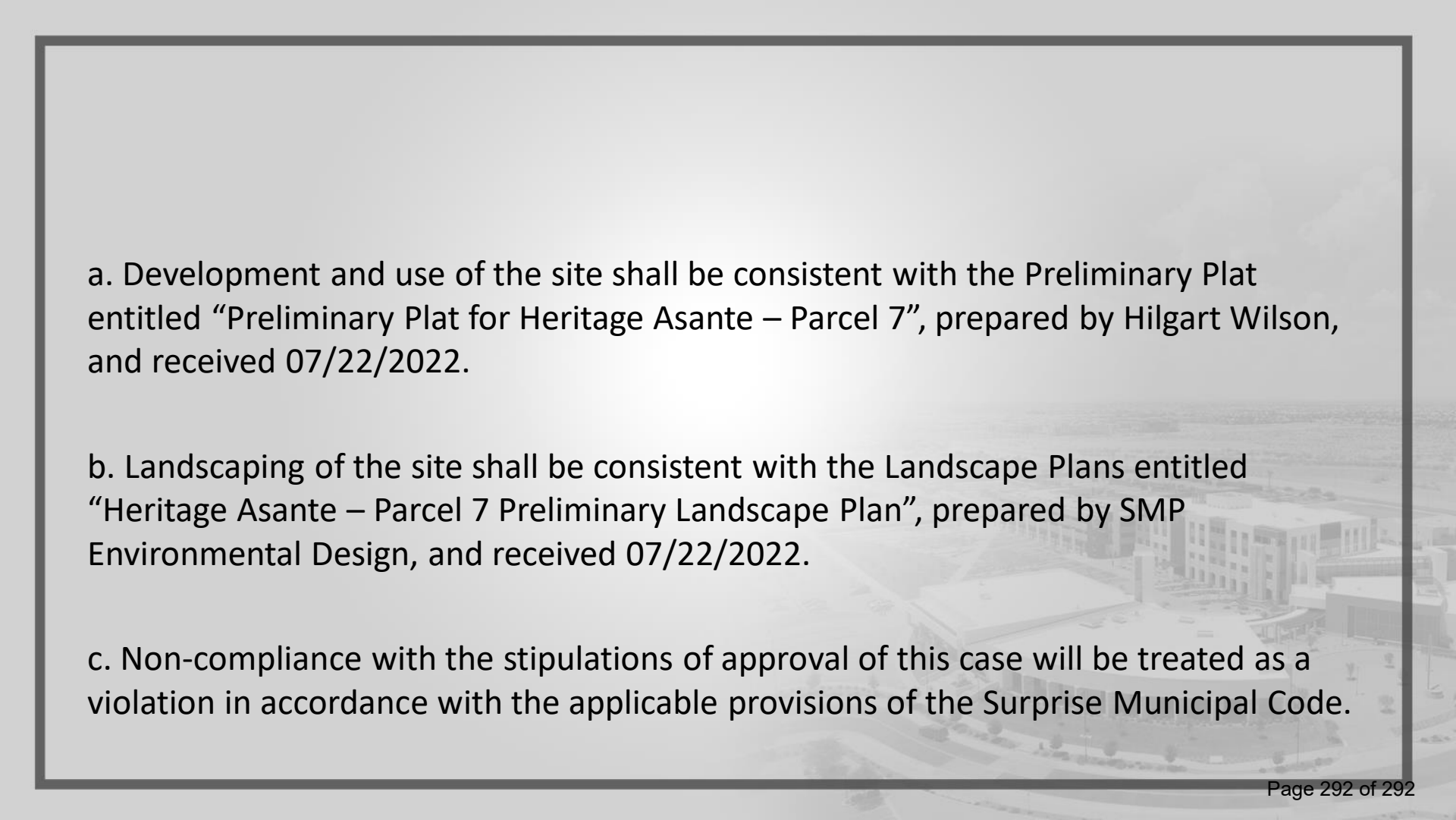
FS22-0717 WALL PLAN



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcel 7”, prepared by Hilgart Wilson, and received 07/22/2022.

b. Landscaping of the site shall be consistent with the Landscape Plans entitled “Heritage Asante – Parcel 7 Preliminary Landscape Plan”, prepared by SMP Environmental Design, and received 07/22/2022.

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.