



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 2, 2019 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to review and approve or disapprove the April 18, 2019 Planning and Zoning Minutes. | Lorraine Nevarez
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 2. | District 2 | Consideration and action regarding a Conditional Use Permit for Grand Village Plaza Self-Storage facility, generally located on the northern corner of Mountain View Boulevard and Parkview Place at 14505 West Grand Avenue within the Park Place Planned Area Development ("PAD"), Case FS19-118. | Hobart Wingard
Community
Development |
| 3. | District 1 | Consideration and action on a Preliminary Plat for Heritage Asante Parcel 1 generally located west of 163rd Avenue and north of Grand Avenue. | Sergio Angulo
Community
Development |
| 4. | District 1 | Consideration and action on a Preliminary Plat for Heritage Asante Parcel 2 generally located west of 163rd Avenue and north of Grand Avenue. | Sergio Angulo
Community
Development |
| 5. | District 1 | Consideration and action on a Preliminary Plat for Heritage Asante Parcel 5 generally located west of 163rd Avenue and north of Grand Avenue. | Sergio Angulo
Community
Development |
| 6. | District 1 | Consideration and action regarding a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch. | Robert Kuhfuss
Community
Development |

- | | | | |
|----|------------|---|--|
| 7. | District 1 | Consideration and action regarding a Major PAD Amendment (Zone Change) from PAD-OS, PAD-RM, PAD-RL, PAD-CN, PAD-PF to PAD-OS, PAD-RM, PAD-RL, PAD-MU, and PAD-PF for Marisol Ranch. | Robert Kuhfuss
Community
Development |
|----|------------|---|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|------------|---|---|
| 8. | District 1 | Consideration and action on a Site Plan for the Community Amenity Center in Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue. | Sergio Angulo
Community
Development |
| 9. | District 4 | Consideration and action on a Site Plan for Dental Depot generally located east of Litchfield Rd and north of Greenway Rd. | Sergio Angulo
Community
Development |
| 10. | Citywide | Presentation and discussion regarding Chapters 103-105 of the Land Development Ordinances code update. | Joshua Mike
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: April 26, 2019 at 1:40 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal

Staff Recommendations:

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

Consideration and action to review and approve or disapprove the April 18, 2019 Planning and Zoning Minutes.

Motion:

I move to approve the April 18, 2019 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 4-18-19 PZ MIN-DRAFT
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 18, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on April 18, 2019.

A. ROLL CALL

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

STAFF PRESENT:

Assistant Community Development Director Lloyd Abrams, Chief Deputy City Attorney Ellen Van Riper, Planner Joshua Mike, Current Planning Supervisor Robert Kuhfuss and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

Council Member David Sanders

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Mr. Abrams invited the Commission to the Veterans Bridge Naming Celebration on April 26 at 1PM.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the April 4, 2019 Planning and Zoning Commission Minutes.

Vice Chair Bash made a motion to approve the April 4, 2019 Planning and Zoning Commission Minutes as presented. Commissioner Chapman seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – A rehearing to consider and action regarding a Zone Change from Residential Ranch (RR) to approx. 18.9 acres of Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay; approx. 22.0 acres of Medium Density Residential (RM-9) with a Planned Unit Development (PUD) Overlay; an approx. 23.0 acres of Residential High (RH-15) with a Planned Unit Development (PUD) Overlay for Rancho TruGold.

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

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

Chair Keating opened the call to the public.

Dragos Neagu, resident shared his concern about a park being possibly enclosed that is adjacent to this project.

Mr. Kuhfuss pointed out the access points to that park.

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

The Commission had no comments.

Commissioner Rosenbaum made a motion to recommend approval of Ordinance 2019-06 to the Mayor and City Council subject to stipulations “a” and “b” as stated in the staff report. Commissioner Chapman seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – Citywide – Presentation and discussion regarding Chapters 101 and 102 of the Land Development Ordinances code update.

Joshua Mike, planner, presented item 3 to the Commission.

The Commission discussed the following:

- Chapter 101 terms
- Chapter 102 – decision-making authority regarding CUP

OTHER BUSINESS:

Item 4– INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating made for a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Smith seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:58 p.m.

Lloyd Abrams
Asst. Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

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

ATTEST BY:

Lorraine Nevarez, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 2

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action regarding a Conditional Use Permit for Grand Village Plaza Self-Storage facility, generally located on the northern corner of Mountain View Boulevard and Parkview Place at 14505 West Grand Avenue within the Park Place Planned Area Development ("PAD"), Case FS19-118.

Motion:

Move to approval the Conditional Use Permit for Grand Village Plaza Self-Storage facility.

Background:

The subject request involves a Use Only CUP for a self-storage facility in a space formerly occupied by Safeway Grocery in the Grand Village Commercial Center. The project will provide a climate-controlled, indoor self-storage facility in the anchor tenant space of an existing commercial retail center that was previously occupied by Safeway Grocery. The existing space is comprised of approximately 55,255 square feet located at 14505 West Grand Avenue in the Grand Village Plaza Commercial Center. The Commercial Center is located within the Park Place PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS19-118 - Grand Village Plaza Self Storage - PZ Staff Report - 050219

2. 01 - FS19-118 - Grand Village Plaza Self Storage - Vicinity Maps - 050219
 3. 02 - FS19-118 - Grand Village Plaza Self Storage - Master Site Plan - 050219
 4. 03 - FS19-118 - Grand Village Plaza Self Storage - Site Plan - 050219
 5. 04 - FS19-118 - Grand Village Plaza Self Storage - Public Engagement - 050219
 6. 06 - FS19-118 - Grand Village Plaza Self Storage - PZ PowerPoint - 050219
-

EXISTING ZONING:

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



Park Place PAD Community Commercial (CC-PAD)	Park Place PAD Community Commercial (CC-PAD)	Maricopa County Sun City West PAD
Park Place PAD Community Commercial (CC-PAD)	Park Place CC-PAD Vacant Shell Building	Park Place PAD Community Commercial (CC-PAD)
Park Place PAD High Density Residential (RH-PAD)	Park Place PAD High Density Residential (RH-PAD)	Park Place PAD Community Commercial (CC-PAD)

BACKGROUND:

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

November 14, 1991: The Park Place PAD was approved by the Mayor and City Council under Case PAD91-001.

May 20, 1997: The Site Plan for Safeway Grocery was approved by the Planning and Zoning Commission under Case SP97-023.

July 24, 2003: The Mayor and City Council approved a Final Plat for the Safeway Commercial Center under Resolution 03-123.

February 19, 2019: The applicant submitted for a Use Only CUP under FS19-118, the subject case.

April 12, 2019: The applicant held a Citizen Review Meeting for the subject project at the subject site. A Citizen Review Participation Report is attached.

CITIZEN REVIEW:

The applicant held a Citizen Review meeting on April 12, 2019 at the subject site located at 14505 West Grand Avenue. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The applicant is proposing to reutilize the former Safeway Grocery on Grand Avenue as a self-storage facility. A CUP will be processed prior to a site plan amendment to provide for elevation and site modifications. Section 122-114 of the Surprise Municipal Code ("SMC") provides that certain uses may be appropriate in specific zone districts but have characteristics that, depending upon the location, design, building or traffic characteristics and standards of operation, may have a greater impact than permitted uses on adjoining properties, businesses, or residences within the city. Instead a more comprehensive review including the ability of the city to establish specific conditions for the particular project to mitigate any potential impacts is required.

The SMC provides that the development of a CUP use must consider the following items:

Zoning Use Matrix - The project site is zoned PAD with the underlying zoning of Regional Commercial (CR-PAD). The site was developed as a commercial retail center in 1997. According to the zoning use matrix set forth in Article VI, Division 1, Section 122-43, the CR zone allows self-storage (i.e. Warehousing – Mini) uses with approval of a CUP.

Surrounding Area - The proposed self-storage use would be located within an existing retail space in the Grand Village Plaza, a retail shopping center located along W. Grand Avenue and between similar retail centers directly to its west and its east. The location and use would be in harmony with the surrounding area.

Community Character and Effect on City - There are eight (8) small retail businesses currently under lease within the Grand Village Plaza, and all are expected to remain. The indoor self-storage use would occupy the anchor tenant space, which has been unoccupied since 2017, and would bring renewed life and activity to the shopping center. Further, the proposed self-storage use would be completely contained within the existing building space; no outdoor storage is proposed. Accordingly, there would be virtually no physical change to the outside of the shopping center and the use would not be detrimental to the public health, safety or general welfare of the City.

Goals and Policies of the General Plan - The project site is under private ownership as part of the Park Place PAD and has a land use designation of Commerce & Office Character Area. Based on its existing development, the project site is best characterized as Regional Commercial. The proposed storage facility would be located within an existing building so that no changes would occur that would affect the General

Plan's goals for compatibility, transition, aesthetics, and built form. The storage use also meets the General Plan's goal that at least 75 percent of the shopping center's overall square footage be used for commercial purposes.

Conformance with Development Standards - The proposed use would occupy an existing, vacant retail space and only physical changes to the building's interior would occur. Physical changes to the interior would occur in the form of tenant improvements which would include two stories of storage units. No change, other than cosmetics, to the site and building design, existing natural features, connectivity, landscaping, exterior lighting, storm water retention and drainage, or impacts arising from noise, smoke, odor, dust, vibration, or illumination is proposed. Due to the lower traffic generation associated with self-storage uses as compared to grocery store uses, a smaller traffic volume is expected for the site, thereby creating an excess of existing parking spaces than would be required with the proposed use. Based on a total of 800 proposed storage units, a total of 80 parking spaces are required, which is significantly less than the 375 existing parking spaces associated with the prior grocery store use.

Ingress, Egress, Circulation, and Emergency Access - As shown on the Site Plan, access into the Grand Village Plaza is currently provided through:

- A shared access easement along the project site's western boundary off West Grand Avenue;
- An easement across the property to the west, from Reems Road to an access point along the site's western boundary;
- An access point from Parkview Place; and
- A right turn only access point off West Grand Avenue.

Additionally, service entries onto the site are located off Parkview Place and Mountain View Road, as well as from the adjacent property to the west. A pedestrian walkway runs along the outside of the northern side of the retail buildings. The five (5) access points onto the project site from the surrounding roadways, as well as the access easement connecting the project site to Reems Avenue, provides the emergency service access. No changes to the existing, approved access entries or circulation patterns are proposed.

Utilities, Access Roads, and Drainage - The proposed self-storage use would be located within an existing building at the project site which has been developed in conformance with city-approved plans. As discussed above, access roads surrounding the project site include Grand Avenue, Parkview Place, and Reems Road. Additionally, access to the back of the property can be gained off Mountain View Road. The site's existing drainage system will continue to serve the project site, including the proposed self-storage use. No changes are proposed.

Municipal Services - No change to municipal services at the project site is proposed. The proposed self-storage use would be served by the existing utilities and municipal services serving the project site.

Applicable SUDC Code Requirements:

As discussed above, the proposed CUP would simply allow self-storage uses at the project site. No other change, other than cosmetics, to the existing Grand Village Plaza's built environment is proposed. Accordingly, it is understood that the project site satisfied the City's Code requirements when the site plan for Grand Village Plaza was approved including the minimum lot size, contiguous to an arterial or collector road, buildings with architectural enhancements, minimum of two (2) exits, driveways, parking, loading, and circulation areas paved with concrete or asphalt, surrounding masonry wall, and landscaped areas along street frontages and within the site. The proposed change to allow self-storage use, further meets the Code requirements as follows:

Parking - At least one (1) parking space for each ten (10) storage areas shall be equally distributed throughout the site. A total of 800 storage spaces would be housed within the existing 55,255 square foot building, requiring a minimum of 80 parking spaces. There are currently 375 parking spaces that serve that building space, as was required for the building's previous retail grocery use. The existing parking exceeds the minimum required parking for the proposed self-storage use.

No Hazardous or Flammable Materials - The Applicant understands that no hazardous or flammable materials may be stored in a mini-warehouse development. This prohibition will be made clear to those using the self-storage facilities.

No Auctions, Commercial Sales/Rentals, Garage Sales - The Applicant understands that auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use may not be conducted on the premises, and will prohibit those activities from occurring at the self-storage facilities.

Facilities shall be comprised of a single structure, multi-floored, climate controlled building - The proposed climate-controlled self-storage units would be located entirely within a single existing 55,255 square foot building. Two (2) stories of storage units are proposed; a second story would be added within the existing building as part of the tenant improvement permit.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

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

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject CUP was also routed to the standard external reviewing agencies, who offered no comments.

SUMMARY:

The applicant seeks a CUP to allow for a self-storage facility in an existing structure in the Grand Village Plaza Commercial Center. The proposed commercial development is compatible with the neighboring land uses and will provide off site storage opportunities for the neighborhood residents.

FINDINGS:

- The proposed zone change is consistent with the Surprise General Plan 2035.
- The proposed zone change is consistent with the Park Place PAD.
- There are no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to **approve** the subject Use Only CUP.

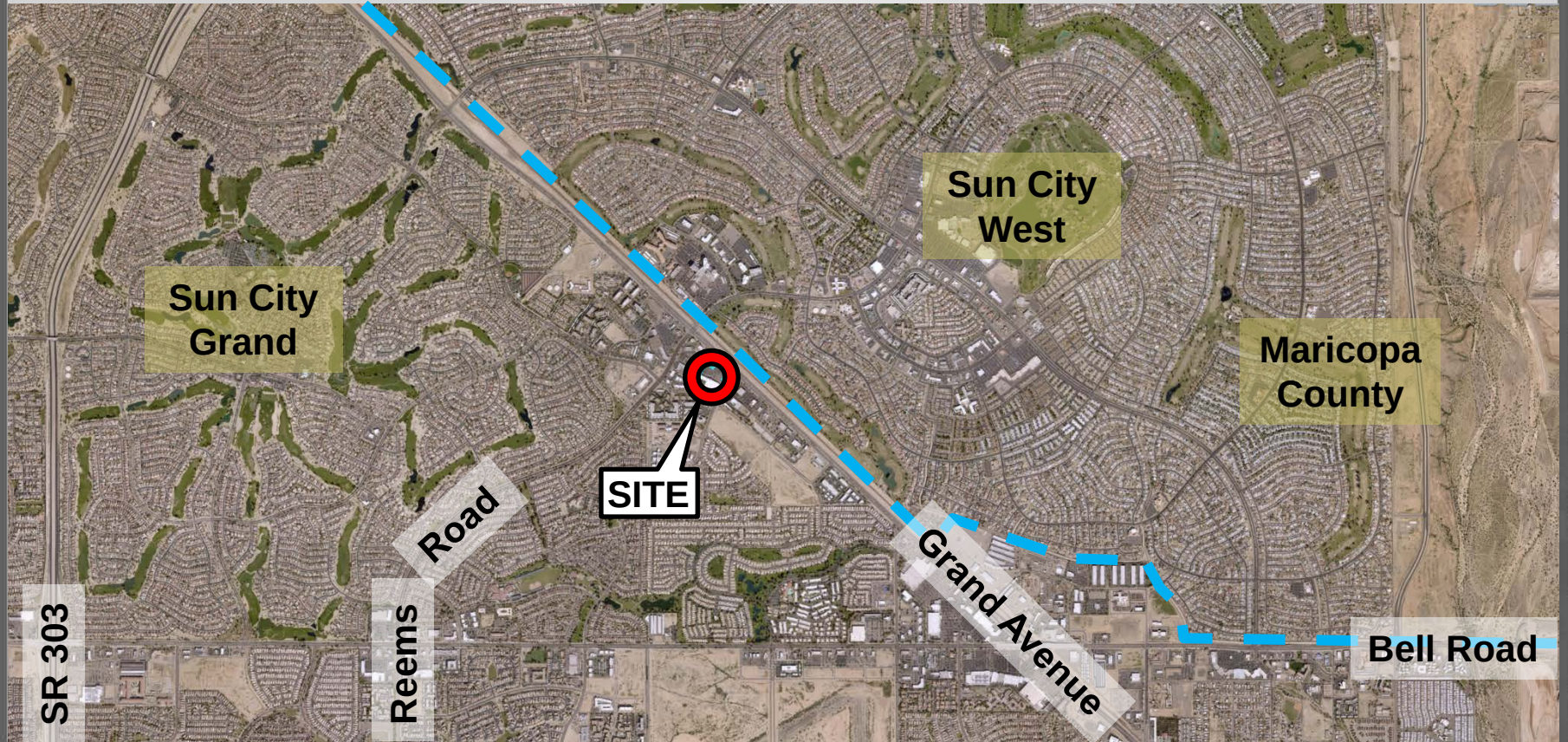
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Master Site Plan
- 03 - Site Plan
- 04 - PowerPoint

VICINITY MAP

FS19-118



VICINITY MAP

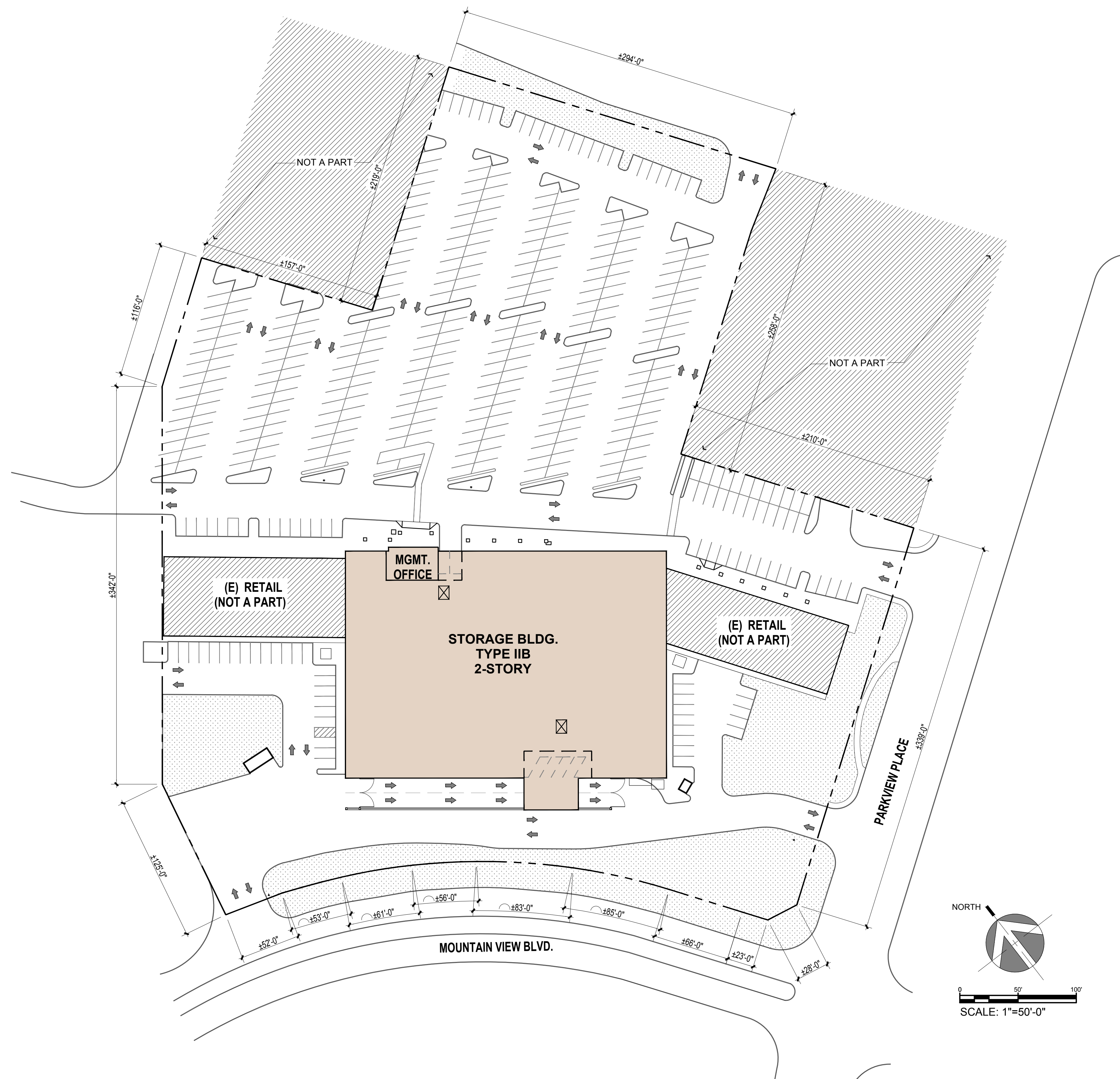
FS19-118



ZONING MAP

FS19-118





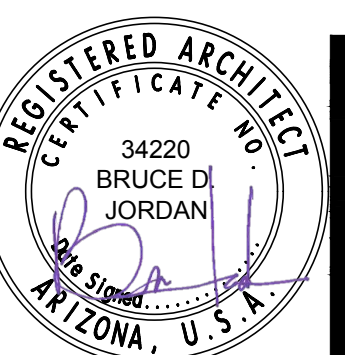
GRAND VILLAGE SELF STORAGE

14505 WEST GRAND AVE, SURPRISE, AZ 85734

MASTER SITE PLAN

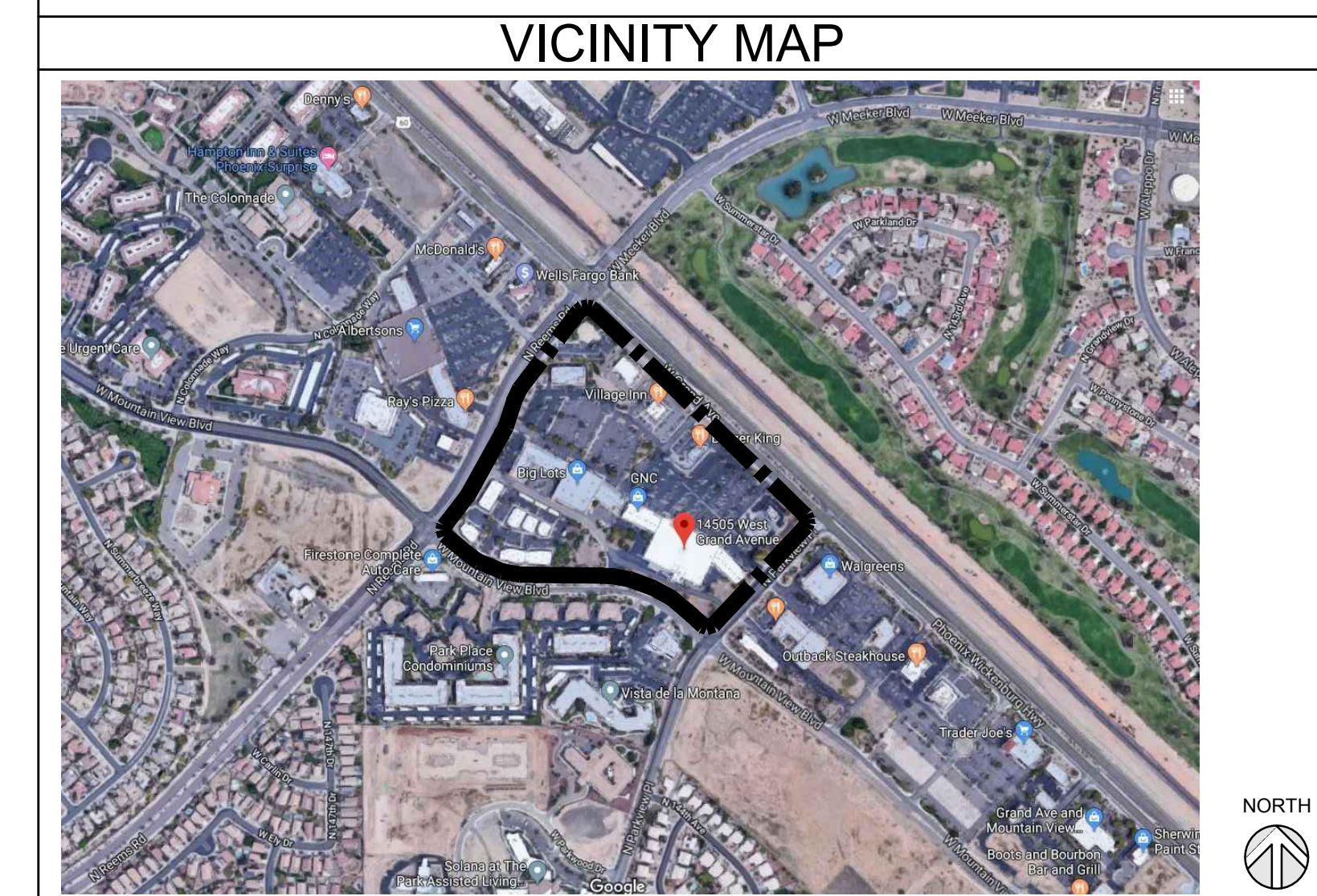
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JOB NUMBER: 18-1205
AS NOTED
DATE: 01/11/2019



A.1

jordan
ARCHITECTS, INC.
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE,
CA 92672-7541
Telephone 949.338-8090
Facsimile 949.338-8290



PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Grand Village Self Storage SUP

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 04/12/19

Future Council Work Session/Meetings target dates Planning and Zoning 05/02/19

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☐ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



Grand Village Plaza Self Storage

FS19-118

Use Only Conditional Use Permit

Planning & Zoning Commission - May 2, 2019

VICINITY MAP

FS19-118



VICINITY MAP

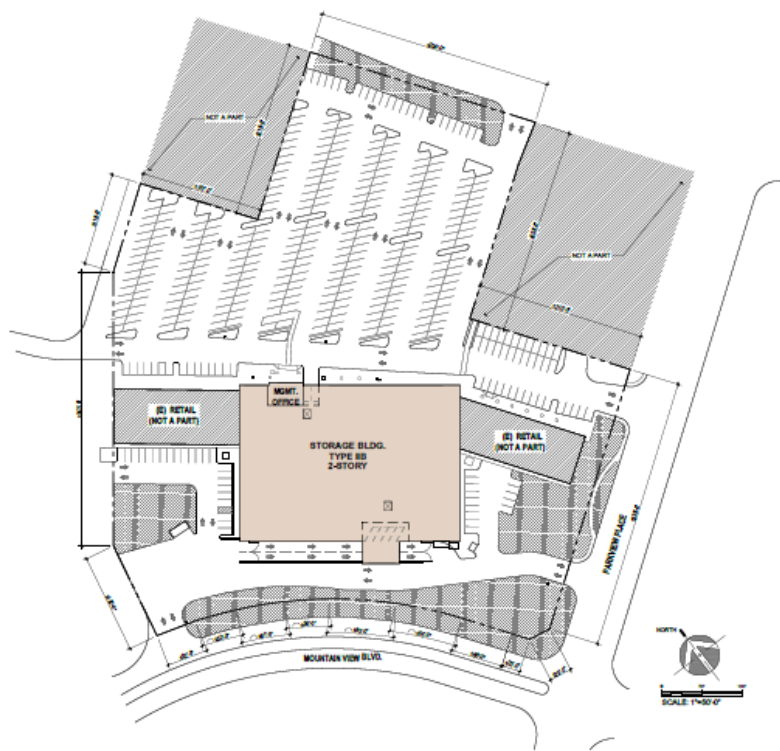
FS19-118



ZONING MAP

FS19-118





GRAND VILLAGE SELF STORAGE 14505 WEST GRAND AVE, SURPRISE, AZ 85734

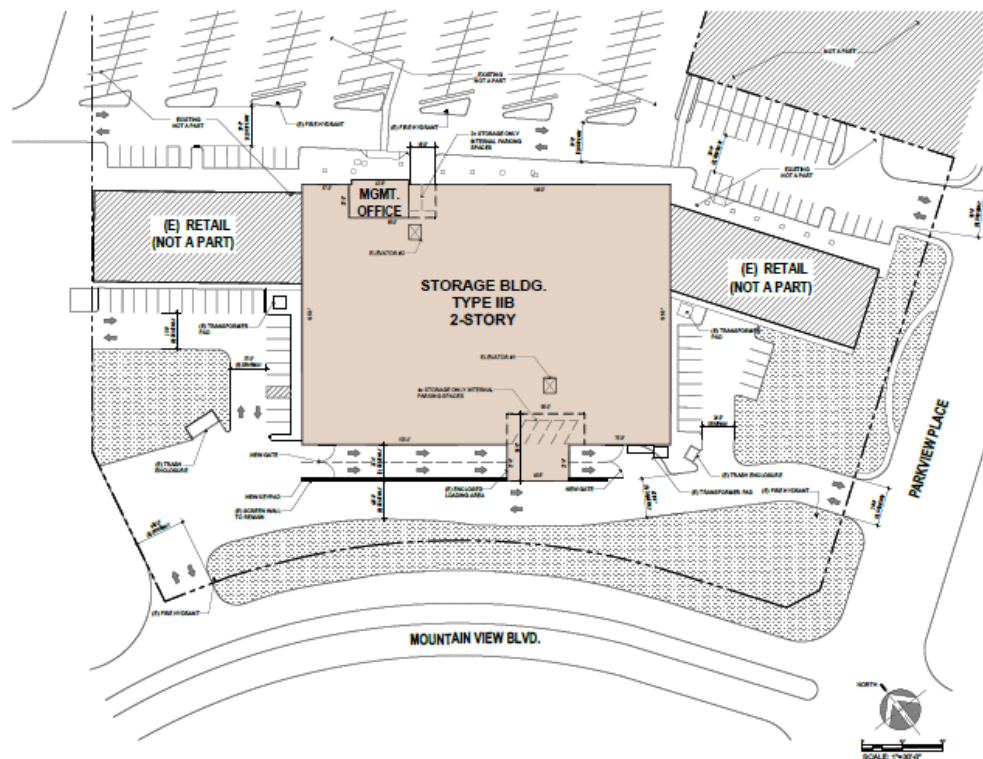
MASTER SITE PLAN

DESIGNED BY: J. L. LEE
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 DATE: 01/10/19

JOB NUMBER: 18-1205
 ASH/CTSD

A.1





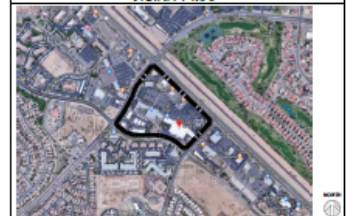
BASIS OF DESIGN		
EXISTING	PROPOSED	
ZONE	CC - COMMUNITY COMMERCIAL	CC - COMMUNITY COMMERCIAL
GENERAL PLAN DESIGNATION	COMMERCIAL & OFFICE	
OVERLAY	TRANSIT ORIENTED DEVELOPMENT	
STREETS:		
	REQUIRED	PROVIDED
FRONT	25 FT.	0 FT.
REAR	0 FT.	0 FT.
BUILDING HEIGHT	45 FT. MAX.	45 FT. MAX.
PARKING	375 EXISTING PARKING SPACES ALLOCATED TO GROCERY STORE BUILDING	(1 PER 10 STORAGE UNITS) ESTIMATED 400 UNITS = 40 SPACES

SITE DATA		
LOT AREA	328,138 SQ. FT.	
	7.48 ACRES	
TOTAL EXISTING BUILDING FOOTPRINT	55,173 SQ. FT.	
LOT COVERAGE	55,173 SQ. FT.	

PROPOSED STORAGE TABULATIONS (Square Feet)		
	EXISTING BUILDING	TOTAL
1ST FLOOR (INCLUDING OFFICE)	22,544	22,544
2ND FLOOR (INCLUDING OFFICE)	55,173	55,173
TOTAL STORAGE AREA	77,717	77,717

EXISTING STORAGE AREA: 80,000

OWNER	
GRAND VILLAGE SELF STORAGE	
14505 WEST GRAND AVE, SUITE 100	
SURPRISE, AZ 85374	
TELEPHONE: 602-912-1111	
CONTACT: JAMES HARRIS	
EMAIL: james.harris@grandvillage.com	
ARCHITECT	
BRUCE TORIAN ARCHITECT	
1000 N. CENTRAL AVE., SUITE 100	
PHOENIX, AZ 85004	
TELEPHONE: 602-912-1111	
CONTACT: JAMES HARRIS	
EMAIL: james.harris@bruceorian.com	



GRAND VILLAGE SELF STORAGE 14505 WEST GRAND AVE, SURPRISE, AZ 85374

SITE PLAN

PROJECT NUMBER: 14-1001
DATE: 01/12/19

A.2



Conditional Use Permit Approval Criteria

When considering an application for a conditional use permit, the following shall be considered:

- (1) The proposed use is listed as a conditional use in the use matrix set forth in article V and meets any special requirements set forth for that particular use;**
- (2) Location and character of the use shall be in harmony with the surrounding area;**
- (3) The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;**
- (4) The proposed use shall conform to the goals and policies of the General Plan;**
- (5) The proposed use shall conform to the goals and policies of any specific district or plans for the area;**

Conditional Use Permit Evaluative Criteria

- (6) The proposed use shall conform to the development standards and shall take into account the following factors:**
- a. Site and building design;**
 - b. Sensitivity to existing natural features;**
 - c. Volume or character of traffic;**
 - d. Circulation patterns;**
 - e. Connectivity;**
 - f. Parking and loading;**
 - g. Screening and buffering of uses;**
 - h. Landscaping;**
 - i. Exterior lighting;**
 - j. Signage;**
 - k. Storm water retention and drainage;**
 - l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;**
 - m. A demonstrated need for such use.**

Conditional Use Permit Evaluative Criteria

- (7) The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;**
- (8) Adequate utilities, access roads, drainage sanitation; and/or**
- (9) Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services.**

Conditional Use Permit

Citizen Review

April 12, 2019 at 6 pm

Recommendation

Approve



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Preliminary Plat for Heritage Asante Parcel 1 generally located west of 163rd Avenue and north of Grand Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 1 generally located west of 163rd Avenue and north of Grand Avenue.

Background:

On September 26, 2018 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for Heritage Asante Parcel 1 generally located west of 163rd Avenue and north of Grand Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-648 - Heritage Parcel 1 - Staff Report
2. 01 - FS18-648 - Heritage Parcel 1 - Vicinity Map
3. 02 - FS18-648 - Heritage Parcel 1 - Phase 1 Site Plan
4. 03 - FS18-648 - Heritage Parcel 1 - Preliminary Plat
5. 04 - FS18-648 - Heritage Parcel 1 - Landscape Plans

Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-648

Project Name: Heritage Asante Parcel 1

Council District: 1 – ACACIA

Meeting Date: May 2, 2019

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Zach Hilgart with Hilgart Wilson, LLC.

Request: Preliminary Plat for 168 Lots.

Site Location: Generally west of 163rd Avenue and north of Grand Avenue

Site Size: 27.26 Acres

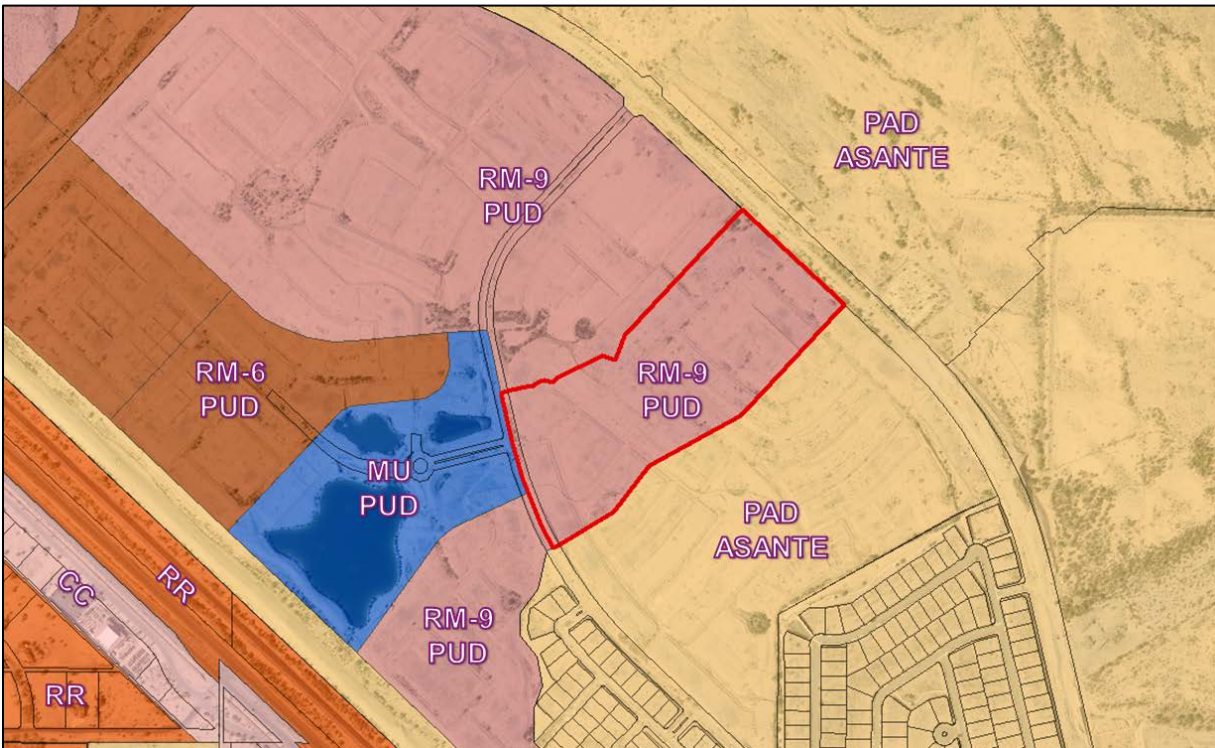
Density: 6.2 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-648.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-648.

32 **Existing Land Zoning:**



RM-9 PUD	Mixed Use PUD	RM-9 PUD
Mixed Use PUD / RM-9 PUD	RM-9 PUD	PAD Asante (LDR)
RM-9 PUD	RM-9 PUD / PAD Asante (OS)	PAD Asante (LDR)

33 **Background:**

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

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

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

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

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

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

46 **February 15, 2018:** A Concept Review meeting was held for the current proposal under
 47 case CR18-047.

September 26, 2018: The applicant filed a related request for a Preliminary Plat under case FS18-648, the subject case.

January 22, 2019: The Community Development Director approved a Minor Zoning Amendment to the Paradiso Asante PUD to modify certain development standards for the subject site.

April 2, 2019: The Mayor and City Council approved the Master Plat for Heritage Asante Phase 1.

Project Description:

Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 27 acres in parcel 1 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue. The applicant proposes 168 residential lots and landscape tracts for open space and retention.

The subject property is zoned RM-9 with a PUD Overlay. This development proposes 168 single-family attached homes (duplexes) and a total density of 6.2 dwelling units per acre which is consistent with the approved PUD Overlay. The typical lot size proposed in this subdivision is 40' x 85'. This development dedicates approximately 4.89 acres (19.20%) for open space which includes a shaded seating area in Tracts B and N. The multi-use amenity parcel (Parcel 4) is located directly west of the subject parcel. Additional landscape and retention basins also contribute to the total open space.

The proposed subdivision shows two (2) access points into the site; one (1) located on the west side from Asante Boulevard and the other located on the northwest side from Fallen Leaf Lane. Access into this community will be restricted with gates at the entrance on Asante Boulevard north of 173rd Avenue. The project proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Asante Boulevard, and to the future development to the northeast (Heritage Asante Parcel 2).

This Preliminary application is in conjunction with a related Final Plat application which will be presented to the Mayor and City Council for action on June 4, 2019.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case. These agencies also indicate no objections.

87 **Summary:**

88
89 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the
90 Surprise Municipal Code, and the General Plan.

91
92 **Findings:**

- 93
94 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
95 • The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as
96 amended under case FS18-422.
97 • The reviewing agencies have indicated no objections to the request
98

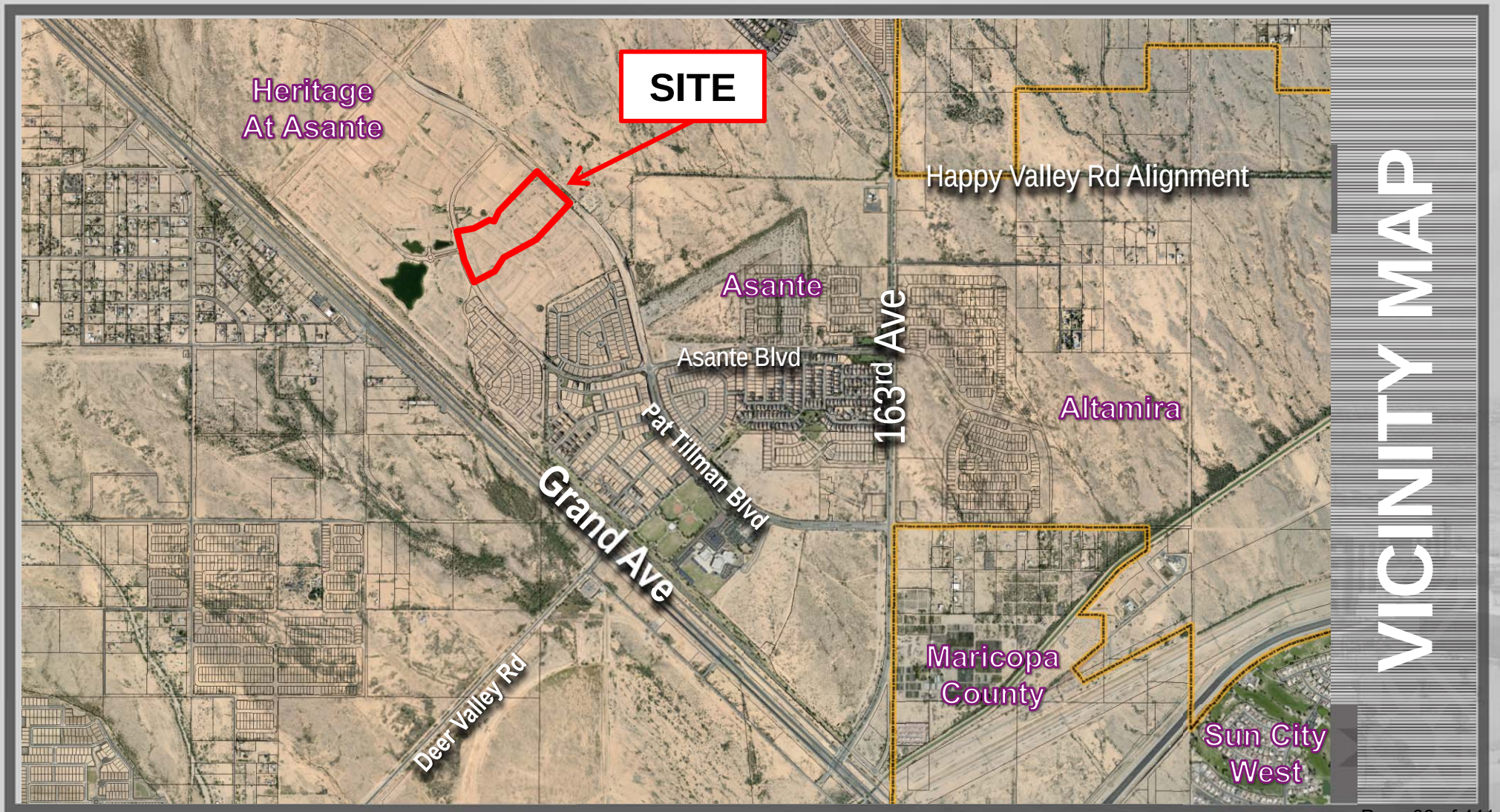
99 **Recommendation:**

100
101 Based on the findings noted above, staff recommends the Commission move to
102 recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-
103 648.

104
105 However, should the Commission wish to recommend **denial** of the request, the
106 Commission should make its own findings and base its decision on those alternative
107 findings.

108
109 **Attachments:**

- 110
111 01 Vicinity Map
112 02 Phase 1 Site Plan
113 03 Preliminary Plat
114 04 Landscape Plans



VICINITY MAP

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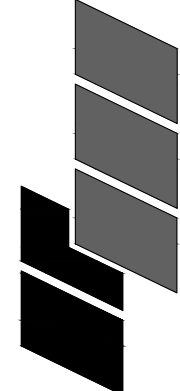


HILGARTWILSON	
PROJ NO.:	1909
DATE:	MARCH 2019
SCALE:	1"=180'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH
DWG. NO.	
1	
SHT.	1 OF 1

HERITAGE ASANTE

CITY OF SURPRISE, ARIZONA

SITE PLAN



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

REV:

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LEGAL DESCRIPTION

A PORTION OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 11 THEREOF BEARS SOUTH 00°43'44" WEST, 2,644.11 FEET;

THENCE NORTH 00°42'32" EAST, 1729.53 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE POINT OF BEGINNING;

THENCE SOUTH 43°31'21" WEST, 177.18 FEET;

THENCE SOUTH 61°33'28" WEST, 518.15 FEET;

THENCE SOUTH 38°03'56" WEST, 191.80 FEET;

THENCE SOUTH 39°06'51" WEST, 62.76 FEET;

THENCE SOUTH 50°38'45" WEST, 61.11 FEET;

THENCE SOUTH 57°16'35" WEST, 69.04 FEET;

THENCE SOUTH 60°51'30" WEST, 171.76 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2042.00 FEET, THE CENTER OF WHICH BEARS NORTH 61°39'40" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°12'47", AN ARC LENGTH OF 7.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 163.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'04", AN ARC LENGTH OF 59.84 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 137.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°14'10", AN ARC LENGTH OF 57.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WEST ASANTE BOULEVARD AS SHOWN ON THE MAP OF DEDICATION OF ASANTE PHASE TWO FILED AS BOOK 885, PAGE 46, MARICOPA COUNTY RECORDERS, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2065.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'39", AN ARC LENGTH OF 300.13 FEET TO A NON-TANGENT LINE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 29°18'05" EAST, 27.98 FEET;

THENCE NORTH 15°04'13" WEST, 70.00 FEET;

THENCE NORTH 59°26'41" WEST, 27.98 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, THE CENTER OF WHICH BEARS NORTH 76°27'21" EAST;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'48", AN ARC LENGTH OF 42.53 FEET TO A TANGENT LINE;

THENCE NORTH 12°21'51" WEST, 214.64 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 77°46'15" EAST, 116.18 FEET;

THENCE SOUTH 56°13'12" EAST, 12.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.50 FEET, THE CENTER OF WHICH BEARS SOUTH 56°13'12" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°55'43", AN ARC LENGTH OF 110.65 FEET TO A NON-TANGENT LINE;

THENCE NORTH 33°42'31" EAST, 23.02 FEET;

THENCE NORTH 63°38'38" EAST, 250.00 FEET;

THENCE SOUTH 71°57'32" EAST, 69.57 FEET;

THENCE NORTH 18°02'28" EAST, 36.48 FEET;

THENCE NORTH 24°43'10" EAST, 96.86 FEET;

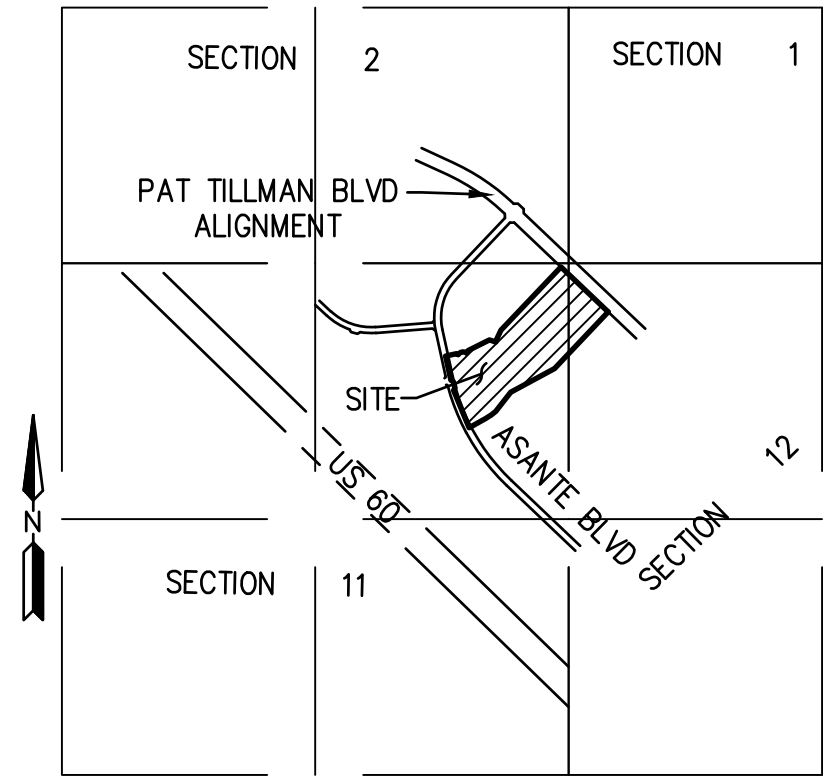
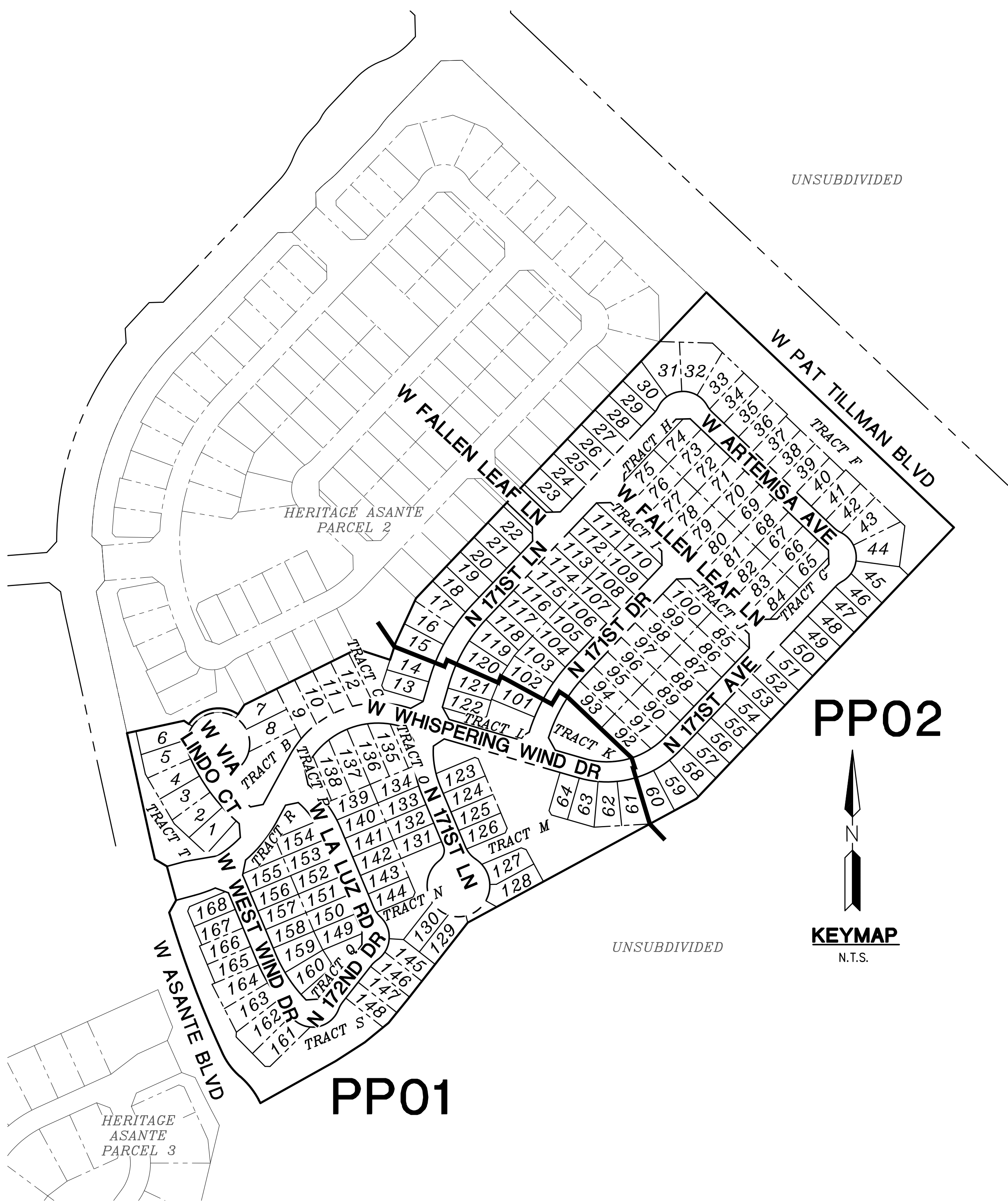
THENCE NORTH 43°31'21" EAST, 840.19 FEET;

THENCE SOUTH 46°28'39" EAST, 680.00 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PAT TILLMAN BOULEVARD AS SHOWN ON SAID MAP OF DEDICATION OF ASANTE PHASE TWO;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 43°31'21" WEST, 567.83 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR HERITAGE ASANTE - PARCEL 1 SURPRISE, ARIZONA

A PORTION OF THE NORTH EAST QUARTER OF SECTION 11, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 12 OF TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP NOT TO SCALE

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 777-4625
CONTACT: TODD SKORO

BASIS OF BEARING

S00°43'44"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR ASANTE PHASE ONE, UNIT FIVE, RECORDED IN BOOK 888, PAGE 20 OF MARICOPA COUNTY RECORDS.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9-11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

SHEET INDEX

CV01 COVER SHEET
CV02 NOTES & DETAILS
PP01-PP02 PRELIMINARY PLAT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1210L, PANEL NUMBER 1210 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

WATER CITY OF SURPRISE
SEWER CITY OF SURPRISE
ELEC. APS
GAS SOUTHWEST GAS
TELEPHONE CENTURY LINK
CABLE TV COX
POLICE CITY OF SURPRISE
FIRE CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT DYSART UNIFIED SCHOOL DISTRICT

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

REV:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016
www.hilgartwilson.com



HERITAGE ASANTE - PARCEL 1

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909

DATE: MAR 2019

SCALE: N.T.S.

DRAWN: HW

DESIGNED: HW

APPROVED: ZH

DWG. NO.

CV01

SHT. 1 OF 4



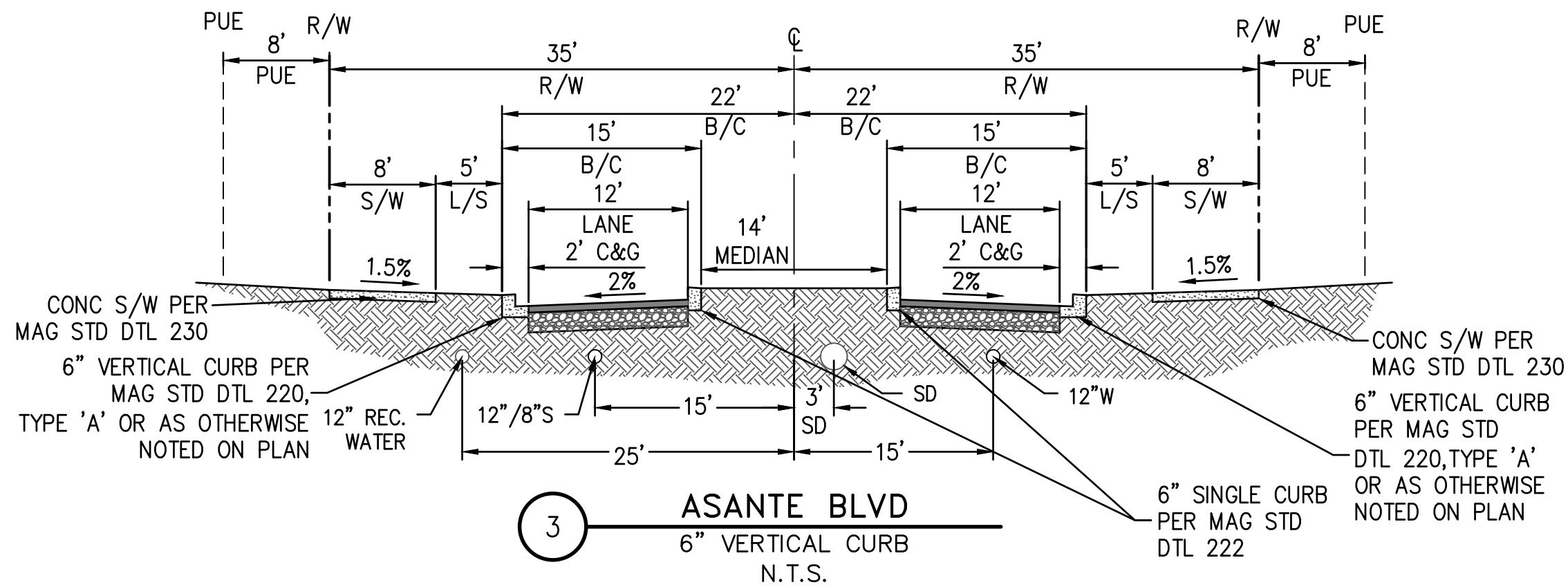
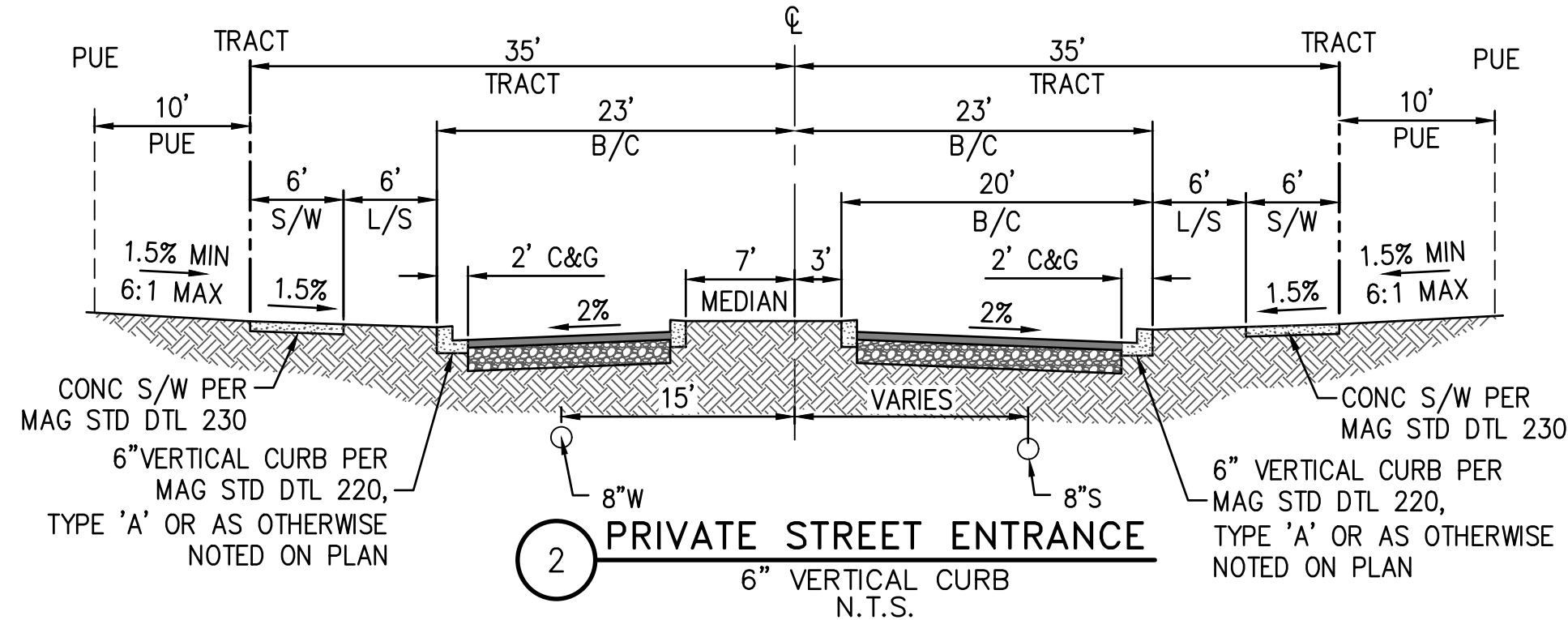
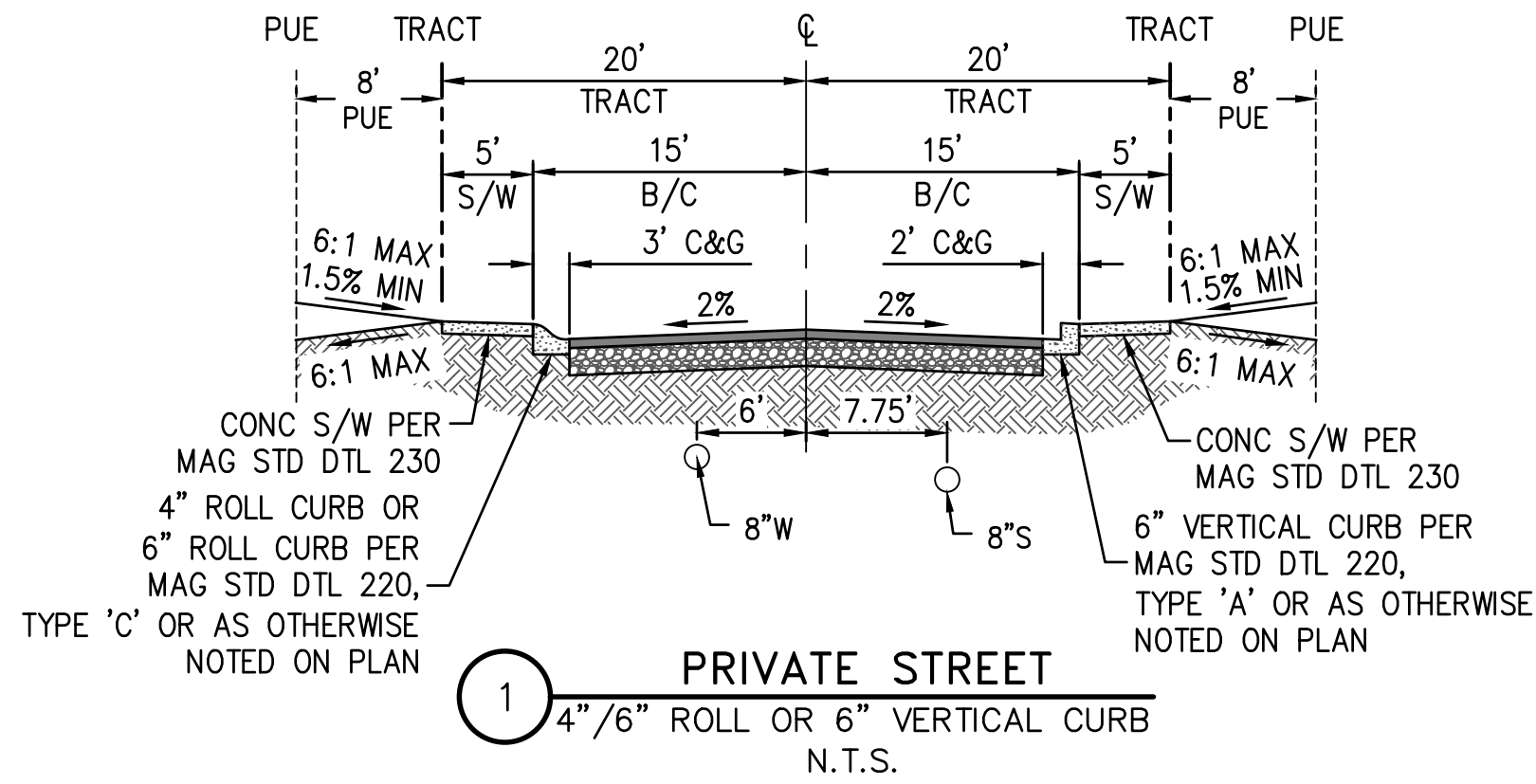
LOT TABLE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
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2	4025	0.09	26	3600	0.08	50	3600	0.08	74	3750	0.09	98	3821	0.09	122	3570	0.08	146	3842	0.09
3	4011	0.09	27	3600	0.08	51	3600	0.08	75	3750	0.09	99	3821	0.09	123	3790	0.09	147	3936	0.09
4	4014	0.09	28	3600	0.08	52	3600	0.08	76	3800	0.09	100	3821	0.09	124	3638	0.08	148	3888	0.09
5	4076	0.09	29	3600	0.08	53	3600	0.08	77	3800	0.09	101	4141	0.10	125	3638	0.08	149	3640	0.08
6	4428	0.10	30	3941	0.09	54	3600	0.08	78	3800	0.09	102	4184	0.10	126	3613	0.08	150	3540	0.08
7	4100	0.09	31	5894	0.14	55	3600	0.08	79	3800	0.09	103	4245	0.10	127	4015	0.09	151	3540	0.08
8	4028	0.09	32	6183	0.14	56	3600	0.08	80	3800	0.09	104	3602	0.08	128	4462	0.10	152	3540	0.08
9	4147	0.10	33	4639	0.11	57	3600	0.08	81	3800	0.09	105	3600	0.08	129	4154	0.10	153	3540	0.08
10	3820	0.09	34	3998	0.09	58	4035	0.09	82	3800	0.09	106	3600	0.08	130	3643	0.08	154	3488	0.08
11	3822	0.09	35	4000	0.09	59	4254	0.10	83	3800	0.09	107	3600	0.08	131	3505	0.08	155	3501	0.08
12	4155	0.10	36	4000	0.09	60	4326	0.10	84	3750	0.09	108	3600	0.08	132	3505	0.08	156	3500	0.08
13	3480	0.08	37	3800	0.09	61	4277	0.10	85	4179	0.10	109	3600	0.08	133	3509	0.08	157	3500	0.08
14	3829	0.09	38	3800	0.09	62	4139	0.10	86	4179	0.10	110	3600	0.08	134	3645	0.08	158	3500	0.08
15	3946	0.09	39	3800	0.09	63	4072	0.09	87	4179	0.10	111	3600	0.08	135	4389	0.10	159	4210	0.10
16	4092	0.09	40	3800	0.09	64	3429	0.08	88	4179	0.10	112	3600	0.08	136	4890	0.11	160	3987	0.09
17	4205	0.10	41	4000	0.09	65	3750	0.09	89	4179	0.10	113	3600	0.08	137	4890	0.11	161	4688	0.11
18	3604	0.08	42	3984	0.09	66	3800	0.09	90	4179	0.10	114	3600	0.08	138	4389	0.10	162	5167	0.12
19	3600	0.08	43	5077	0.12	67	3800	0.09	91	4128	0.09	115	3600	0.08	139	3645	0.08	163	4774	0.11
20	3600	0.08	44	5826	0.13	68	3800	0.09	92	3746	0.09	116	3600	0.08	140	3509	0.08	164	4710	0.11
21	3600	0.08	45	5308	0.12	69	3800	0.09	93	3732	0.09	117	3600	0.08	141	3505	0.08	165	3760	0.09
22	4000	0.09	46	3536	0.08	70	3800	0.09	94	3819	0.09	118	3600	0.08	142	3505	0.08	166	3760	0.09
23	4000	0.09	47	3600	0.08	71	3800	0.09	95	3821	0.09	119	4173	0.10	143	3505	0.08	167	3560	0.08
24	3600	0.08	48	3600	0.08	72	3800	0.09	96	3821	0.09	120	4164	0.10	144	3476	0.08	168	3525	0.08

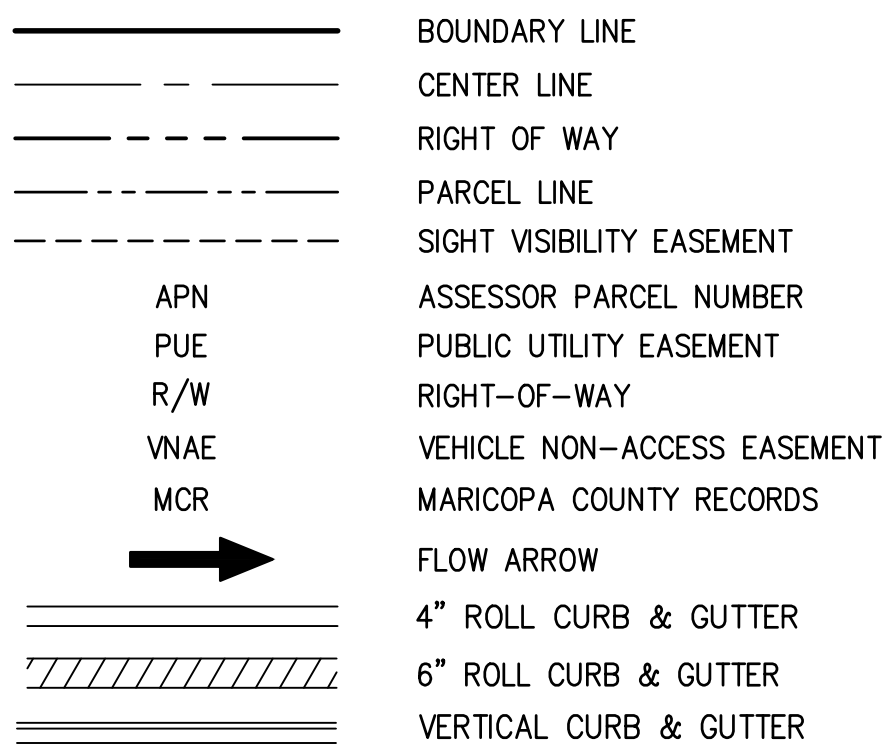
TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	5.56	PRIVATE ACCESSWAY
TRACT B	0.24	COMMON AREA & DRAINAGE
TRACT C	0.14	COMMON AREA & DRAINAGE
TRACT D	0.02	COMMON AREA
TRACT E	0.02	COMMON AREA
TRACT F	1.17	COMMON AREA & DRAINAGE
TRACT G	0.04	COMMON AREA
TRACT H	0.04	COMMON AREA
TRACT I	0.07	COMMON AREA
TRACT J	0.08	COMMON AREA
TRACT K	0.25	COMMON AREA & DRAINAGE
TRACT L	0.15	COMMON AREA & DRAINAGE
TRACT M	0.91	COMMON AREA & DRAINAGE
TRACT N	0.23	COMMON AREA & DRAINAGE
TRACT O	0.05	COMMON AREA
TRACT P	0.05	COMMON AREA
TRACT Q	0.12	COMMON AREA
TRACT R	0.14	COMMON AREA
TRACT S	0.83	COMMON AREA & DRAINAGE
TRACT T	0.31	COMMON AREA & DRAINAGE
TRACT U	0.02	COMMON AREA
TRACT V	0.02	COMMON AREA

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.



LEGEND



DEVELOPMENT STANDARDS TABLE – PER PARADISO ASANTE PUD, FS–17–010, OR SUBSEQUENT AMENDMENTS	
MINIMUM SUBDIVISION SIZE	N/A
MIN. AREA	2,730 SF
MIN. WIDTH – INTERIOR LOT	35'
MIN. DEPTH	70'
MAX BLDG. HEIGHT	30'
FRONT SETBACK – PRIVATE STREET	8'
FRONT/REAR SETBACK TO FACE OF GARAGE – PRIVATE STREET	N/A
REAR (3)(5)	5'
SIDES (4)	0'/5'
SIDE – AGGREGATE	10'
MIN. DISTANCE BETWEEN BUILDINGS	10'
COLLECTOR STREET	10'
ARTERIAL STREET	20'

NOTES (ONLY APPLICABLE NOTES FROM ZONING SHOWN):

- (3) PATIO COVERS MAY ENCROACH TO WITHIN 5' OF THE REAR PROPERTY LINE.
- (4) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH NO MORE THAN 3" INTO SIDE SETBACKS.
- (5) WHERE A REAR YARD SETBACK IS PROVIDED, IT MUST BE A MINIMUM OF 5'.

SITE SUMMARY TABLE	
	PARCEL 1
OVERALL GROSS AREA (ACRES)	27.26
OVERALL NET (*) AREA (ACRES)	25.50
TOTAL NUMBER OF LOTS: SINGLE FAMILY	168
TOTAL OPEN SPACE (ACRES)	4.89
TOTAL PERCENTAGE OF OPEN SPACE (%)	19.20%
MINIMUM LOT SIZE (SF)	3,429
AVERAGE LOT SIZE (SF)	3,901
MAXIMUM LOT SIZE (SF)	6,183
MINIMUM LOT WIDTH (FT)	40'
MINIMUM LOT DEPTH (FT)	88'
DENSITY (DU/AC): PER GROSS AREA	6.2
TAX ASSESSORS PARCEL NUMBER	503-73-770
*NET EXCLUDES W. ASANTE BLVD & W. PAT TILLMAN BLVD	



HERITAGE ASANTE - PARCEL 1

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

PROJ NO.:	1909
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DATE: MAR 2019
SCALE: N.T.S.

DRAWN: HW

DWG. NO

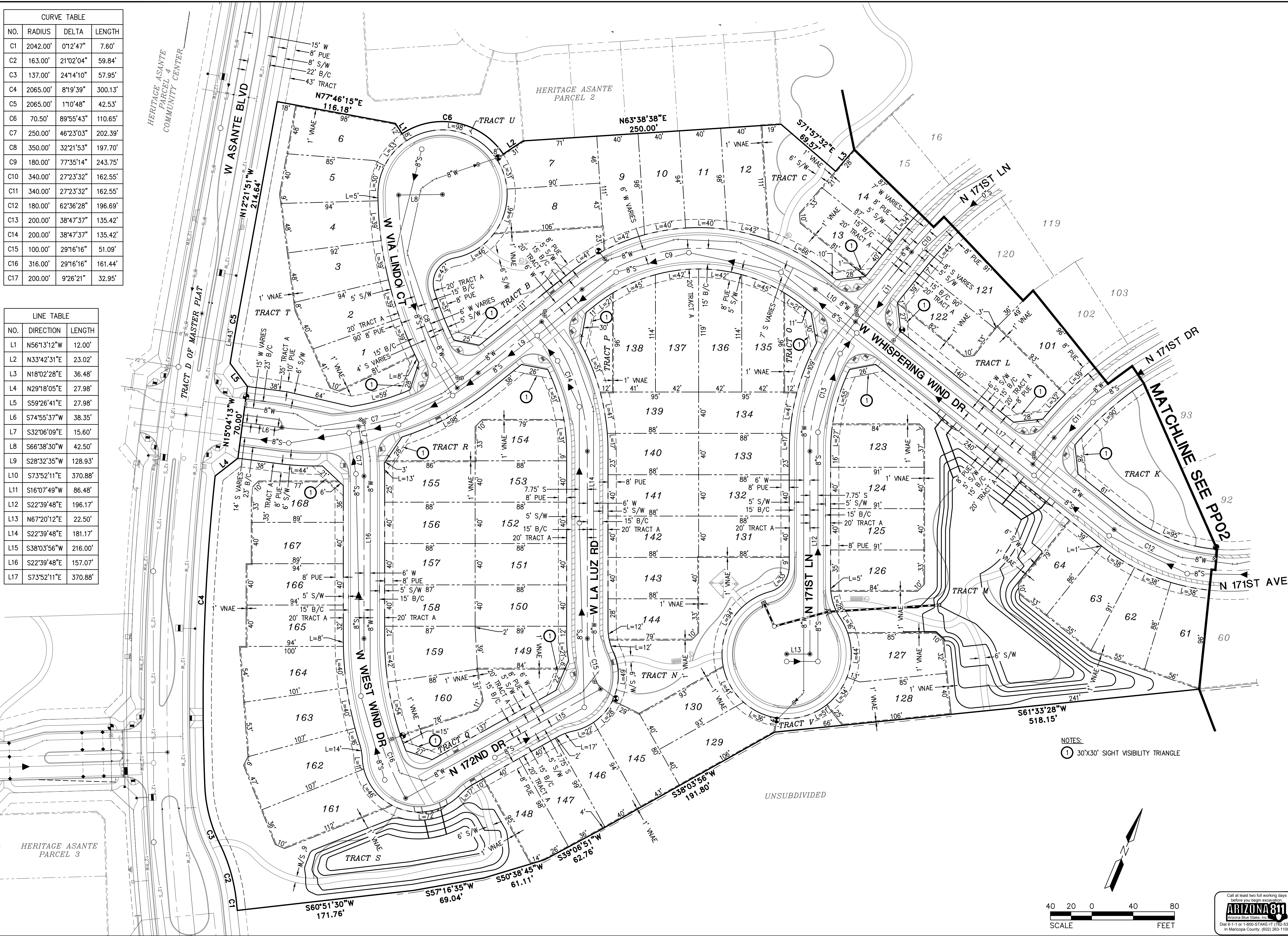
CV02

SHT. 2 OF 4

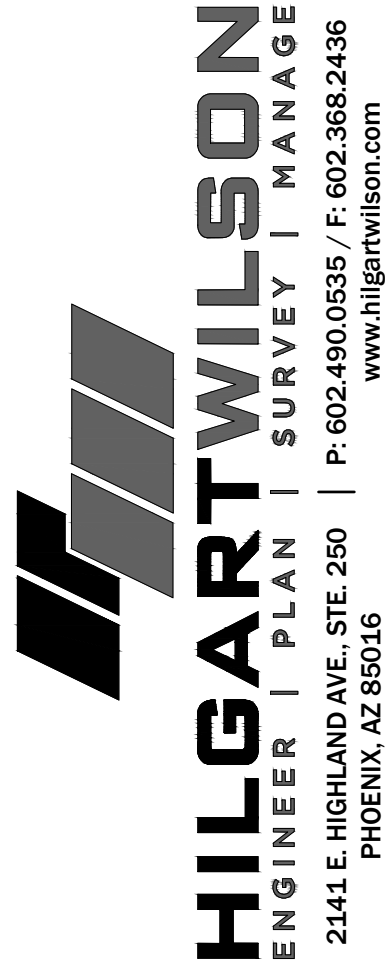
FS18-648

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	2042.00'	01°2'47"	7.60'
C2	163.00'	21°02'04"	59.84'
C3	137.00'	24°14'10"	57.95'
C4	2065.00'	8°19'39"	300.13'
C5	2065.00'	11°0'48"	42.53'
C6	70.50'	89°55'43"	110.65'
C7	250.00'	46°23'03"	202.39'
C8	350.00'	32°21'53"	197.70'
C9	180.00'	77°35'14"	243.75'
C10	340.00'	27°23'32"	162.55'
C11	340.00'	27°23'32"	162.55'
C12	180.00'	62°36'28"	196.69'
C13	200.00'	38°47'37"	135.42'
C14	200.00'	38°47'37"	135.42'
C15	100.00'	29°16'16"	51.09'
C16	316.00'	29°16'16"	161.44'
C17	200.00'	9°26'21"	32.95'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N56°13'12"W	12.00'
L2	N33°42'31"E	23.02'
L3	N18°02'28"E	36.48'
L4	N29°18'05"E	27.98'
L5	S59°26'41"E	27.98'
L6	S74°55'37"W	38.35'
L7	S32°06'09"E	15.60'
L8	S66°38'30"W	42.50'
L9	S28°32'35"W	128.93'
L10	S73°52'11"E	370.88'
L11	S16°07'49"W	86.48'
L12	S22°39'48"E	96.17'
L13	N67°20'12"E	22.50'
L14	S22°39'48"E	181.17'
L15	S38°03'56"W	216.00'
L16	S22°39'48"E	157.07'
L17	S73°52'11"E	370.88'



REV.:



HERITAGE ASANTE - PARCEL 1

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

[illegible]

PROJ NO.:	1909
-----------	------

DATE: MAR 2019

SCALE: 1" = 40'

DRAWN: HW	DESIGNED: LIW
-----------	---------------

DESIGNED: JTW
APPROVED: 7H

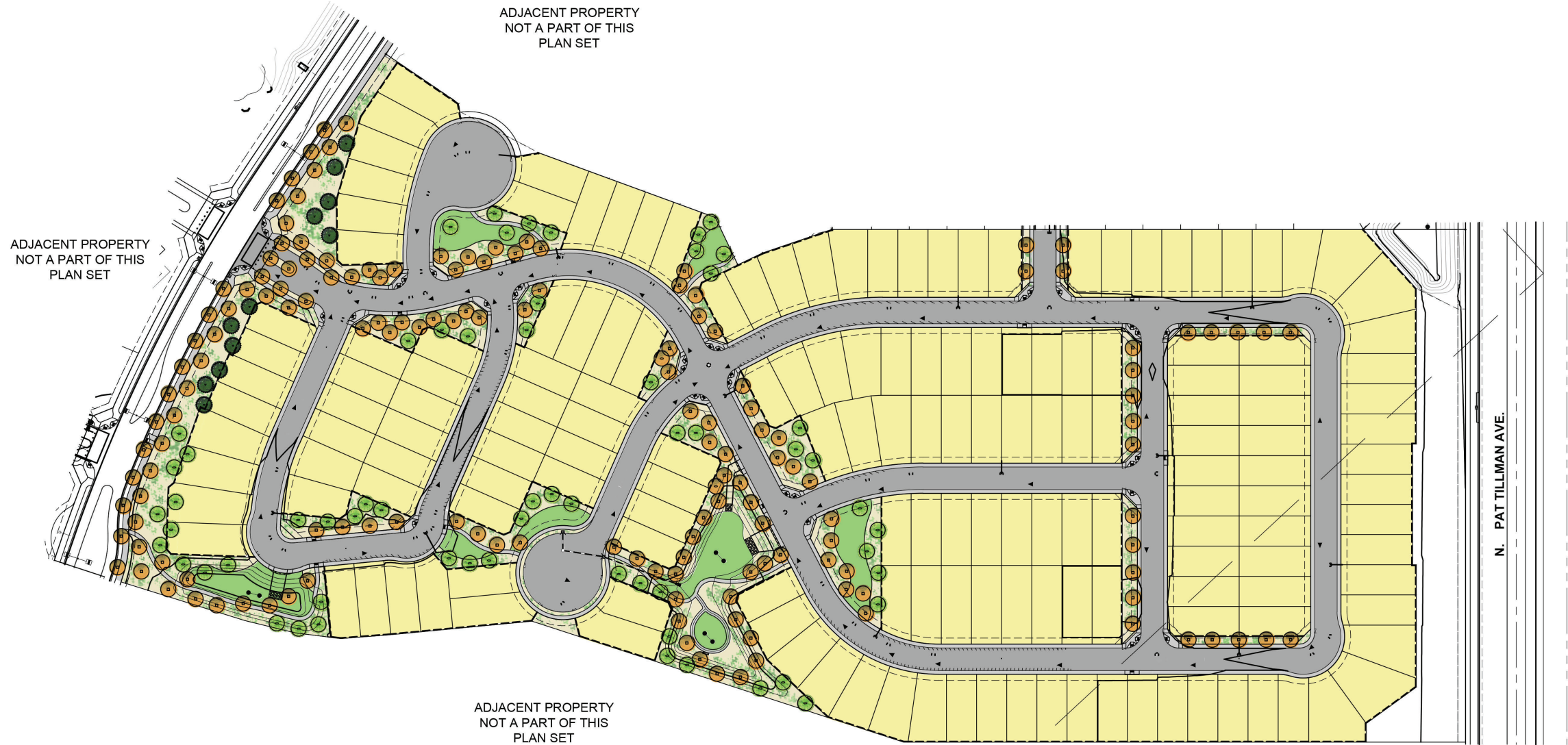
WG. NO.

PP01

SHT. 3 OF 4

FS18-648

U:\1900\1909\ENGR\PARADISO ASANTE\PARCEL 1\PLANS\PRE-PLAT\1909-PP01.dwg 3/21/2019 9:19 AM



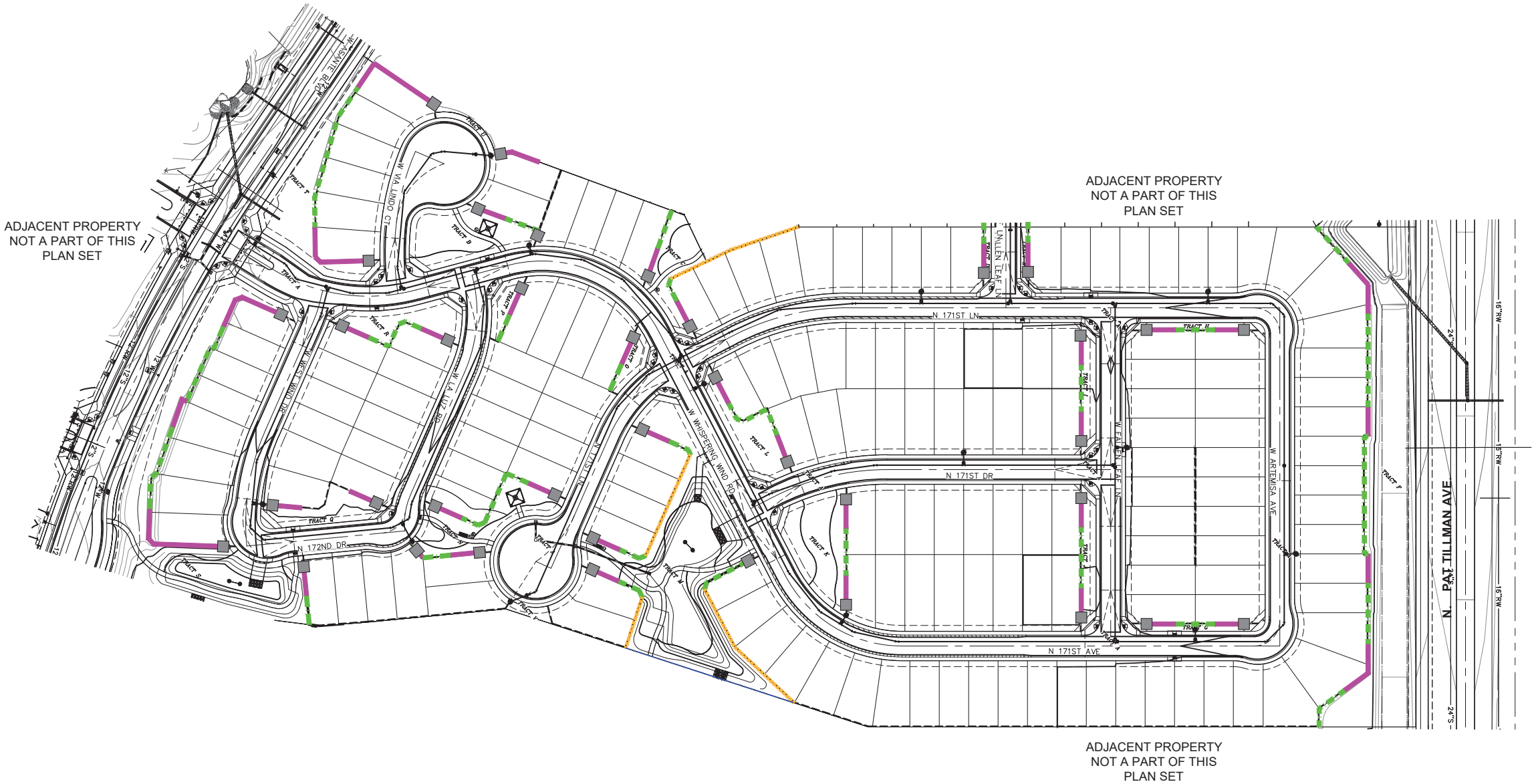
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	
	<i>Prosopis grandulosa</i> HONEY MESQUITE	24" BOX STANDARD	-	
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX NATURAL	-	
	<i>Quercus virginiana</i> SOUTHERN LIVE OAK	24" BOX NATURAL	-	

SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.	-
	CALAMAGROTIS 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	5 GAL.	6'-0" O.C.	-
	DODONAEA VIS. 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL.	5'-0" O.C.	-
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.	-
	LEUCOPHYLLUM LANGIAMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.	-
	MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	5 GAL.	5'-0" O.C.	-
	MUHLENBERGIA C. 'REGAL MIST' PINK MUHLY	5 GAL.	3'-0" O.C.	-
	MUHLENBERGIA E. 'EL TORO' BULL GRASS	5 GAL.	4'-0" O.C.	-
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL.	5'-0" O.C.	-

	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED
	TURF	MIDIRON SOD

WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- VIEW FENCE
- SOUND WALL
- NOT SHOWN
- BUILDER WALL
- THEME PILASTER
- PILASTER
- VEHICULAR EXIT GATES
- PEDESTRIAN GATE

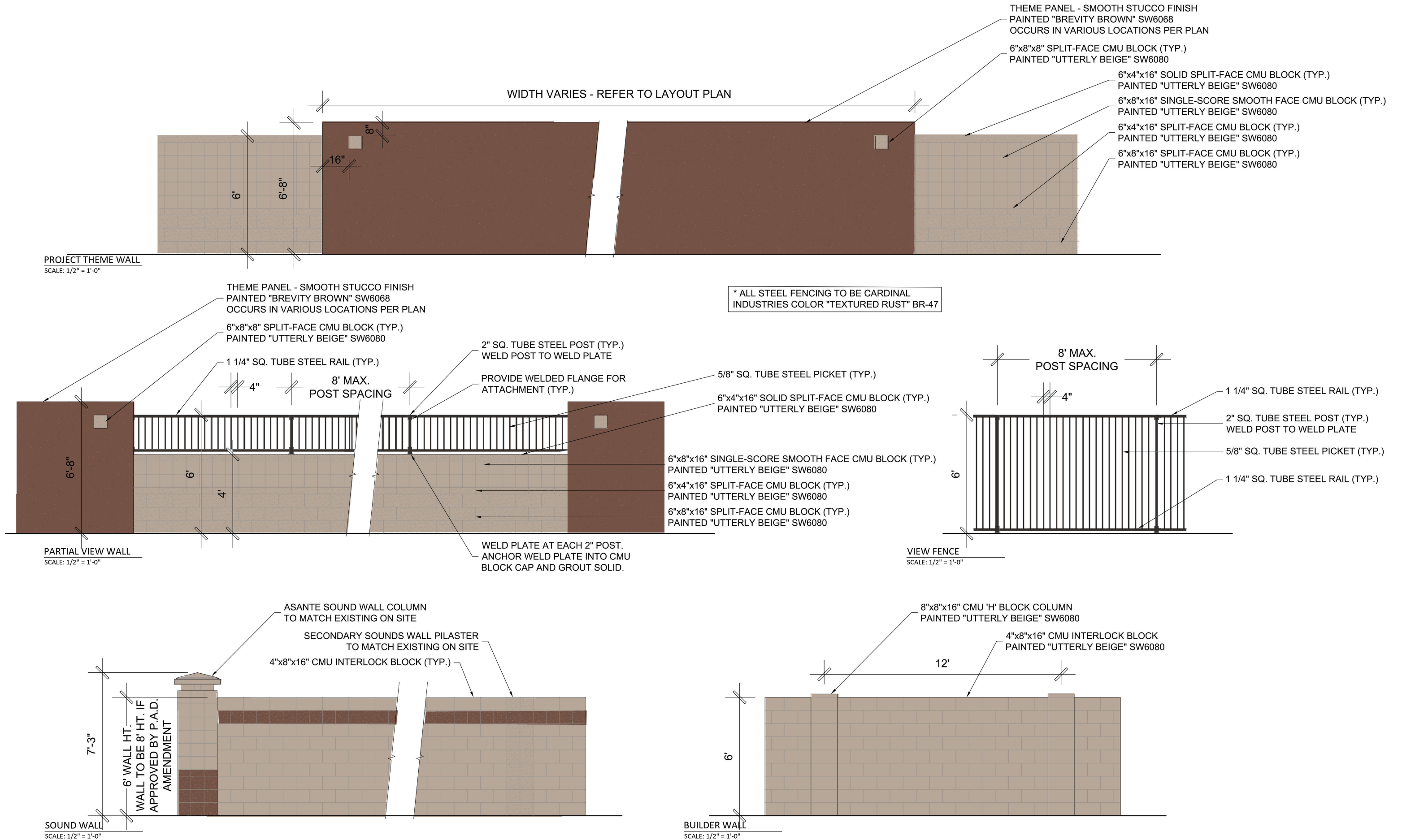


PARADISO ASANTE - Parcel 1

Lennar Homes | Surprise, AZ | November 19, 2018

Preliminary Wall Plan



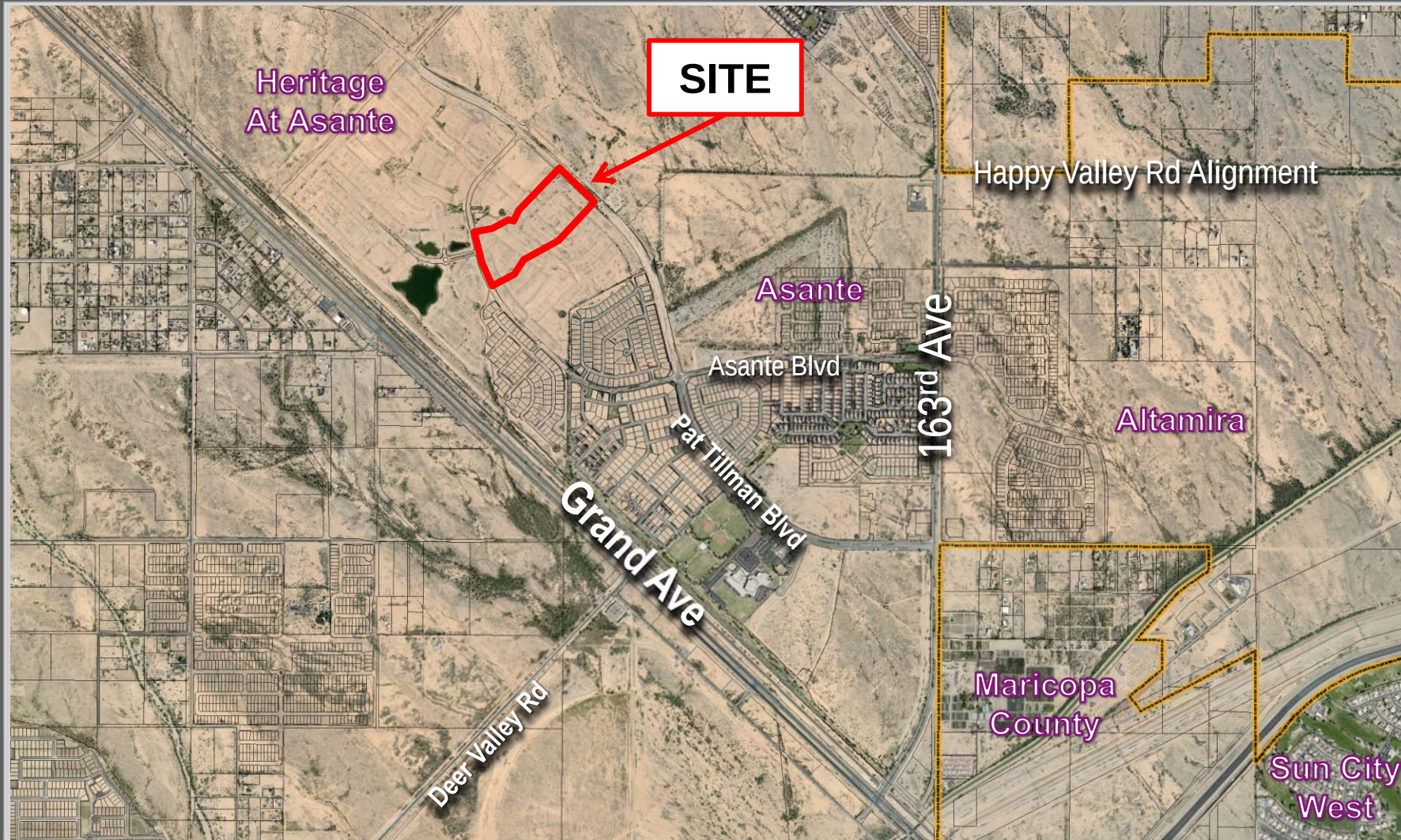




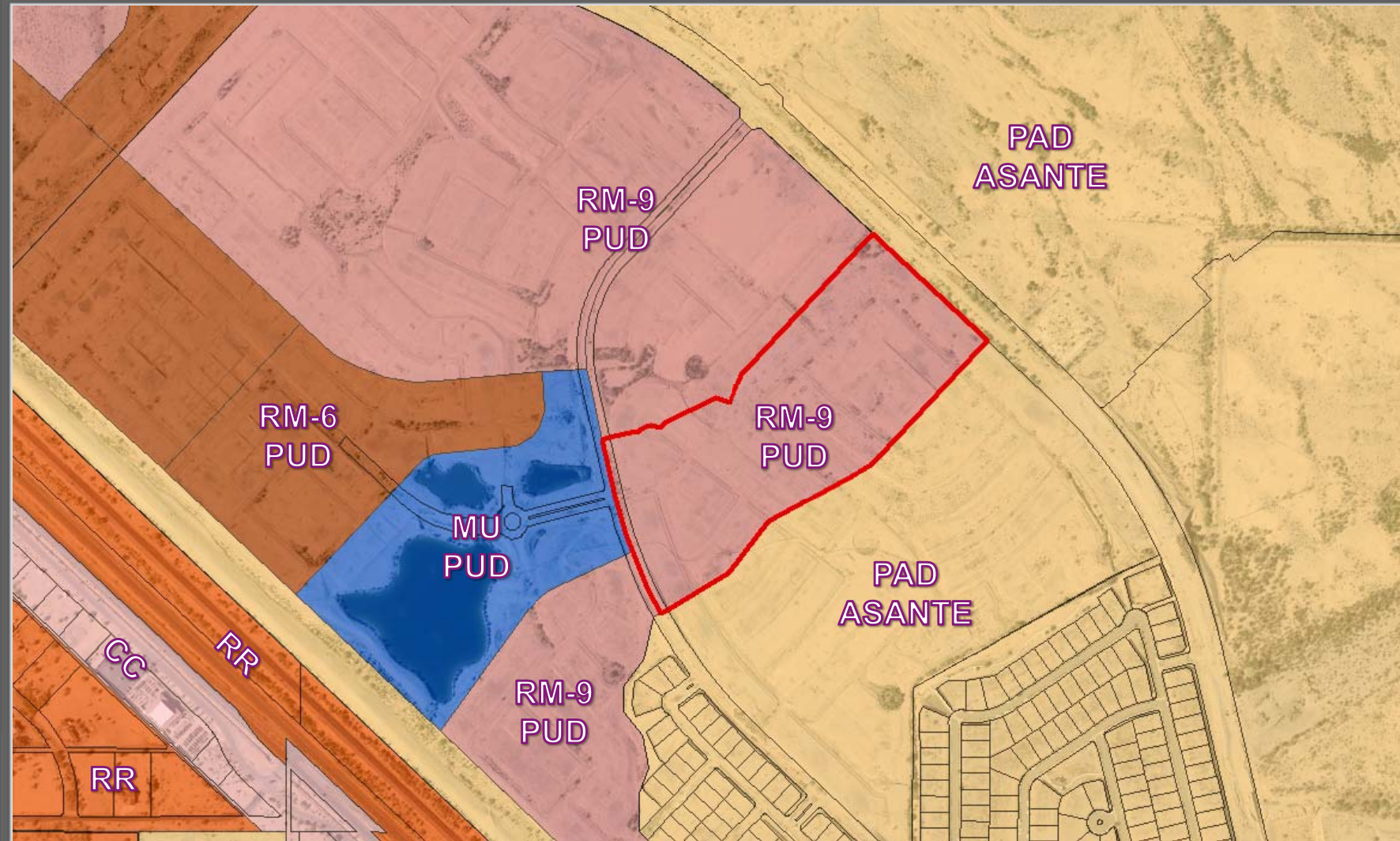
Heritage Asante Parcel 1 Preliminary Plat

Planning & Zoning Commission

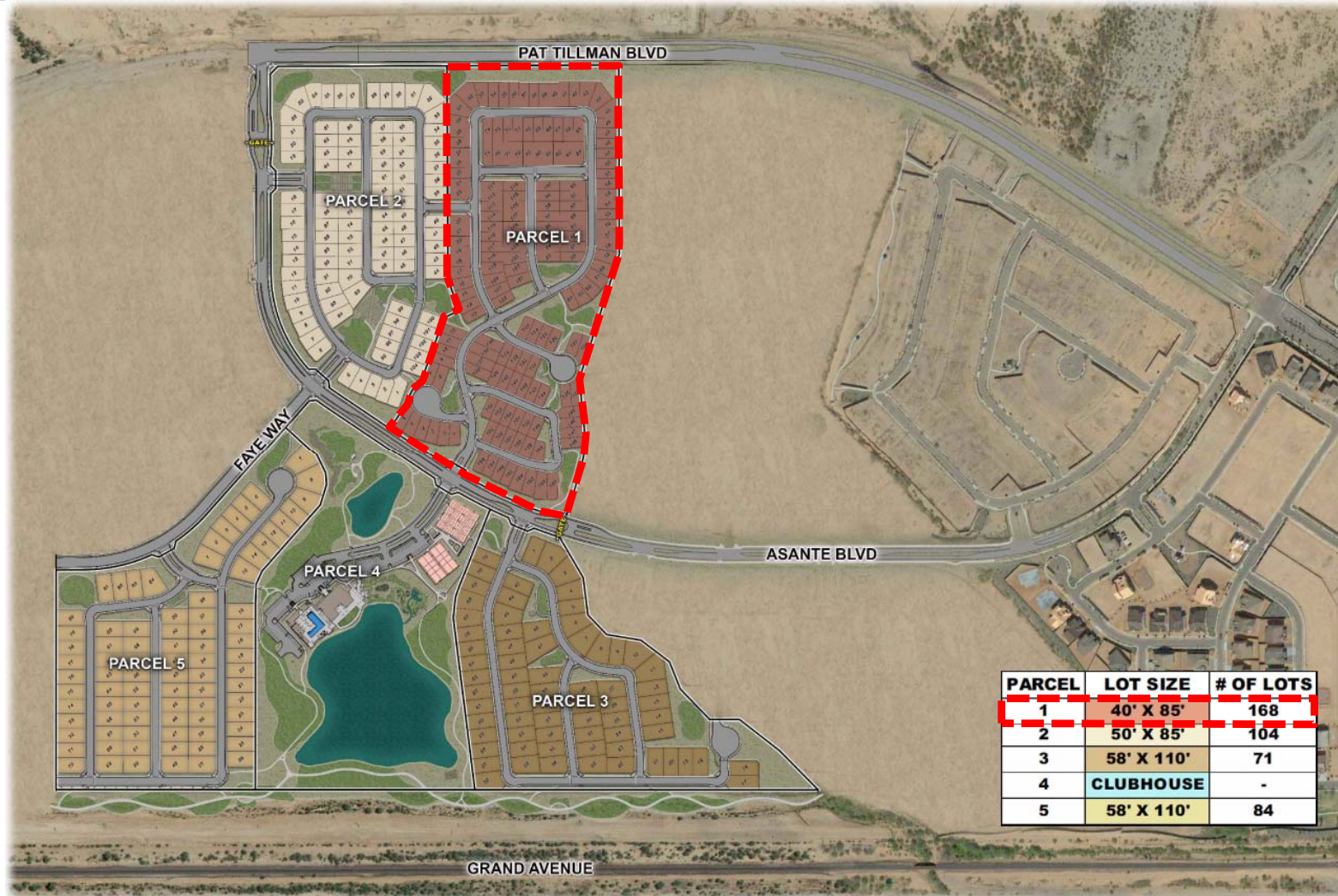
May 2, 2019



VICINITY MAP



ZONING



PARCEL	LOT SIZE	# OF LOTS
1	40' X 85'	168
2	50' X 85'	104
3	58' X 110'	71
4	CLUBHOUSE	-
5	58' X 110'	84

HERITAGE ASANTE PHASE 1

Page 51 of 441

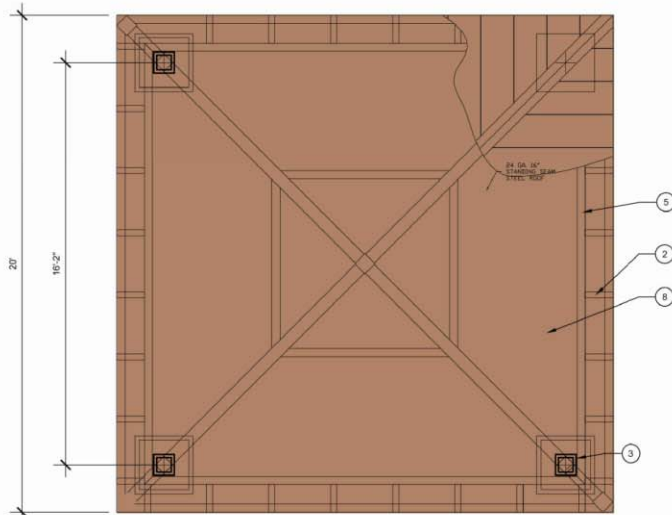




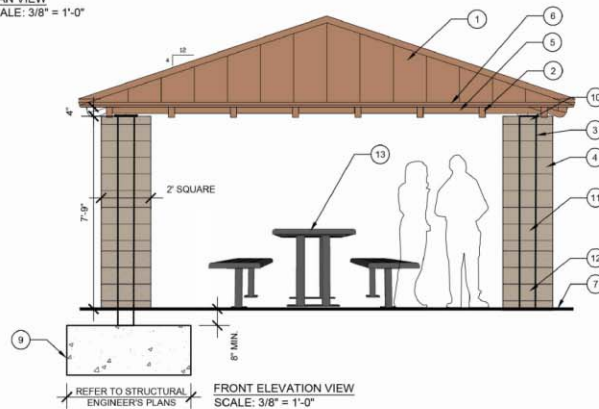
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	<i>Prosopis grandifolia</i> HONEY MESQUITE	24" BOX	STANDARD	-
	<i>Pinus elliottii</i> MONZEL PINE	24" BOX	NATURAL	-
	<i>Quercus virginiana</i> SOUTHERN LIVE OAK	24" BOX	NATURAL	-
SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.	-
	CALAMAGROSTIS 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	5 GAL.	6'-0" O.C.	-
	WULURUBA 'PURPLE HOPS' PURPLE HOPS-SEED BUSH	2 GAL.	3'-0" O.C.	-
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.	-
	LEUCOPHYLLUM 'LANGHAMIA' 'RIO BRAVO' SAGE	5 GAL.	5'-0" O.C.	-
	MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	5 GAL.	5'-0" O.C.	-
	MUHLENBERGIA 'REGAL MIST' PINK MUHLY	5 GAL.	3'-0" O.C.	-
	MUHLENBERGIA 'EL TORO' BULL GRASS	5 GAL.	4'-0" O.C.	-
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL.	5'-0" O.C.	-
	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED		
	TURF	MIDIRON 500		



LANDSCAPE PLAN



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



FRONT ELEVATION VIEW
SCALE: 3/8" = 1'-0"

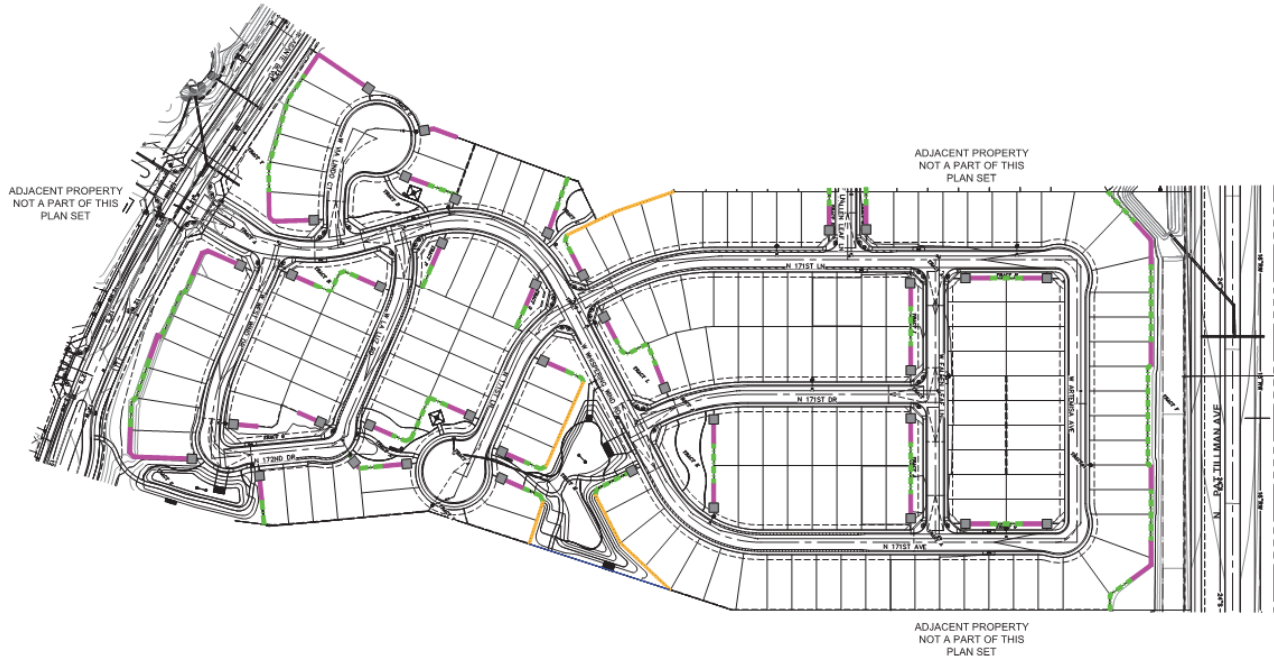
LEGEND

1. 20'X20" "MESA" MODEL RAMADA, AVAIL. FROM CLASSIC RECREATION (www.classicrecreation.com)
2. RAFTER TAIL
3. 8"X8" STUB COLUMN ON TOP TRANSITION PLATE & ROTATED 8X8" COLUMN
4. COLUMN SURROUND (TO MATCH SECONDARY THEME COLUMNS - REFER TO WALL DETAILS)
5. PERIMETER BEAM
6. 2"X1" ROOF SUPPORT
7. FINISH SURFACE / FINISH GRADE
8. 24" GA. 16" STANDING SEAM STEEL ROOF
COLOR: PATRICIAN BRONZE
9. REINFORCED CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEER'S PLANS, TYP.
10. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
11. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
12. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
13. PICNIC TABLE - TABLE 298-60-2HS W/ STEEL SEATS, AVAILABLE FROM DUMOR (www.dumor.com)
COLOR: BRONZE

NOTES:

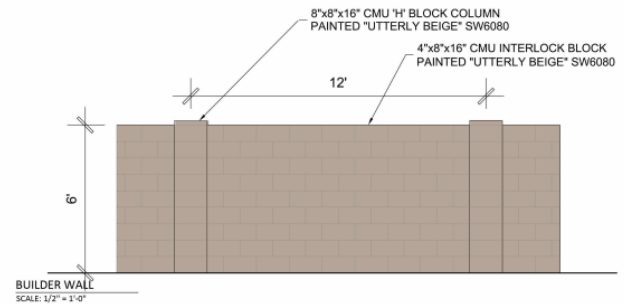
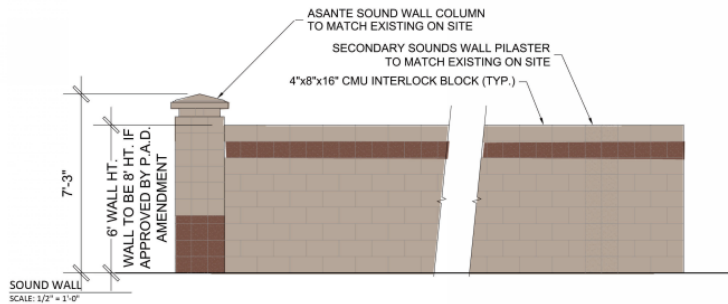
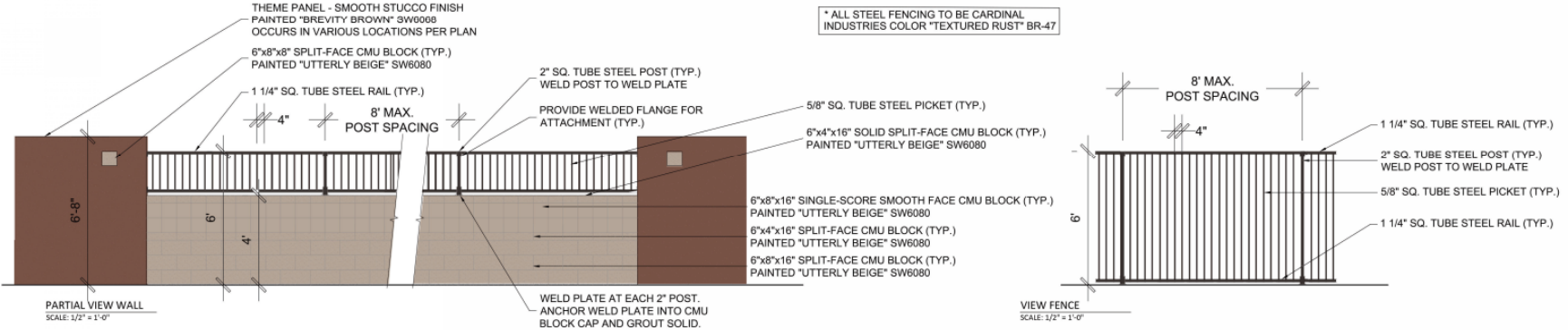
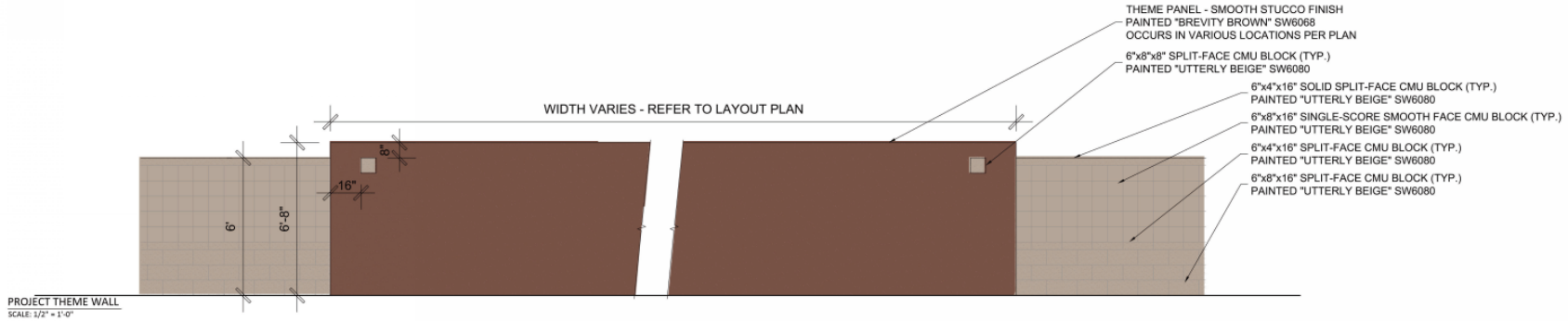
- REFER TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS FOR ALL CONNECTIONS, REINFORCING AND FOOTING INFORMATION.
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
- ALL METAL WORK SHALL RECEIVE TWO (2) COATS OF MOISTURE-PROOF PRIMER AND TWO (2) FINISH COATS OF PAINT - REFER TO FINISH SCHEDULE FOR COLOR.

	PERIMETER THEME WALL
	THEME WALL PANEL
	PARTIAL VIEW WALL
	VIEW FENCE
	SOUND WALL
NOT SHOWN	BUILDER WALL
	THEME PILASTER
	PILASTER
	VEHICULAR EXIT GATES
	PEDESTRIAN GATE



WALL PLAN

WALL PLAN





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Preliminary Plat for Heritage Asante Parcel 2 generally located west of 163rd Avenue and north of Grand Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 2 generally located west of 163rd Avenue and north of Grand Avenue.

Background:

On September 26, 2018 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for Heritage Asante Parcel 2 generally located west of 163rd Avenue and north of Grand Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-647 - Heritage Parcel 2 - Staff Report
2. 01 - FS18-647 - Heritage Parcel 2 - Vicinity Map
3. 02 - FS18-647 - Heritage Parcel 2 - Phase 1 Site Plan
4. 03 - FS18-647 - Heritage Parcel 2 - Preliminary Plat
5. 04 - FS18-647 - Heritage Parcel 2 - Landscape Plans

Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-647

Project Name: Heritage Asante Parcel 2

Council District: 1 – ACACIA

Meeting Date: May 2, 2019

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Zach Hilgart with Hilgart Wilson, LLC.

Request: Preliminary Plat for 104 Lots.

Site Location: Generally west of 163rd Avenue and north of Grand Avenue

Site Size: 22.48 Acres

Density: 4.6 Dwelling Units per Acre

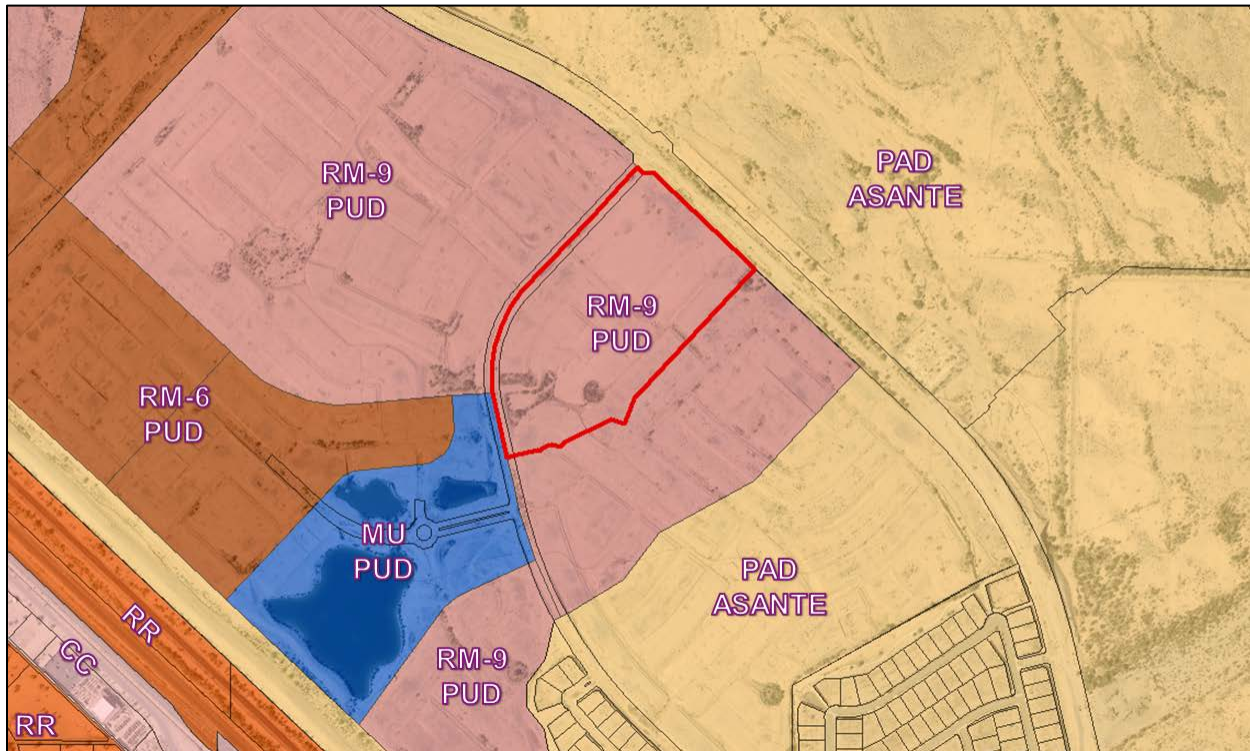
General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-647.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-647.

32 **Existing Land Zoning:**



RM-9 PUD / PAD Asante (M/HDR)	PAD Asante (M/HDR)	PAD Asante (M/HDR)
Mixed Use PUD / RM-9 PUD	RM-9 PUD	RM-9 PUD
Mixed Use PUD	RM-9 PUD / Mixed Use PUD	RM-9 PUD

33 **Background:**

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

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

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

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

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

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

February 15, 2018: A Concept Review meeting was held for the current proposal under case CR18-047.

September 26, 2018: The applicant filed a related request for a Preliminary Plat under case FS18-647, the subject case.

January 22, 2019: The Community Development Director approved a Minor Zoning Amendment to the Paradiso Asante PUD to modify certain development standards for the subject site.

April 2, 2019: The Mayor and City Council approved the Master Plat for Heritage Asante Phase 1.

Project Description:

Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 22 acres in parcel 2 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue. The applicant proposes 104 residential lots and landscape tracts for open space and retention.

The subject property is zoned RM-9 with a PUD Overlay. This development proposes 104 single-family detached homes and a total density of 4.6 dwelling units per acre which is consistent with the approved PUD Overlay. The typical lot size proposed in this subdivision is 50' x 85'. This development dedicates approximately 4.83 acres (24.25%) for open space which includes shaded seating area in Tract C. The multi-use amenity parcel (Parcel 4) is located directly southwest of the subject parcel. Additional landscape and retention basins also contribute to the total open space.

The proposed subdivision shows three (3) access points into the site; two (2) located on the west side from Asante Boulevard and the other located on the east side from Fallen Leaf Lane. Access into this community will be restricted with gates at the entrance on Asante Boulevard north of 173rd Avenue. The project proposes good pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along Asante Boulevard and Pat Tillman Boulevard, and to the future development to the southeast (Heritage Asante Parcel 1).

This Preliminary application is in conjunction with a related Final Plat application which will be presented to the Mayor and City Council for action on June 4, 2019.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case. These agencies also indicate no objections.

87 **Summary:**

88
89 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the
90 Surprise Municipal Code, and the General Plan.

91
92 **Findings:**

- 93
94 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
95 • The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as
96 amended under case FS18-422.
97 • The reviewing agencies have indicated no objections to the request
98

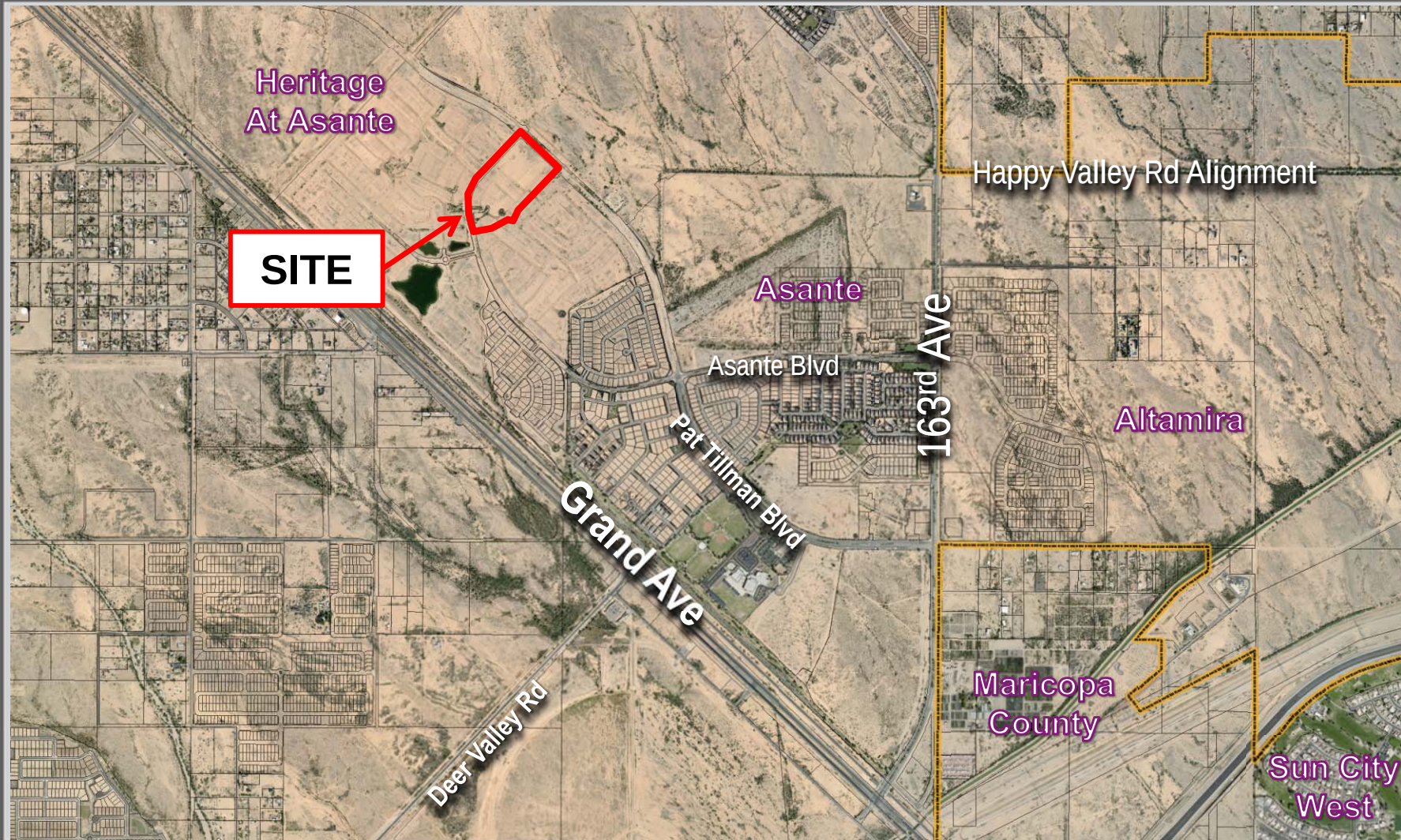
99 **Recommendation:**

100
101 Based on the findings noted above, staff recommends the Commission move to
102 recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-
103 647.

104
105 However, should the Commission wish to recommend **denial** of the request, the
106 Commission should make its own findings and base its decision on those alternative
107 findings.

108
109 **Attachments:**

- 110
111 01 Vicinity Map
112 02 Phase 1 Site Plan
113 03 Preliminary Plat
114 04 Landscape Plans



VICINITY MAP

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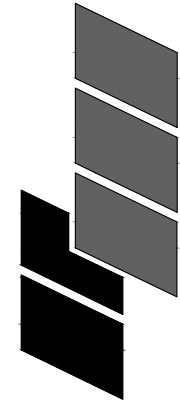


 HILGARTWILSON	PROJ NO.: 1909
	DATE: MARCH 2019
	SCALE: 1"=180'
	DRAWN: HW
	DESIGNED: HW
DWG. NO.	
1	
SHT.	1 OF 1

HERITAGE ASANTE

CITY OF SURPRISE, ARIZONA

S I T E P L A N



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

REV:

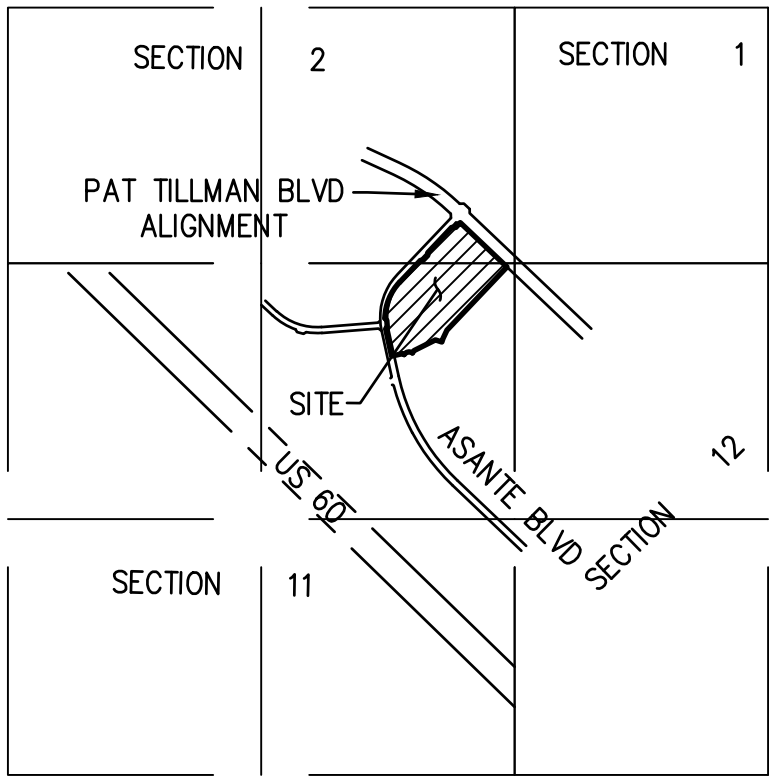
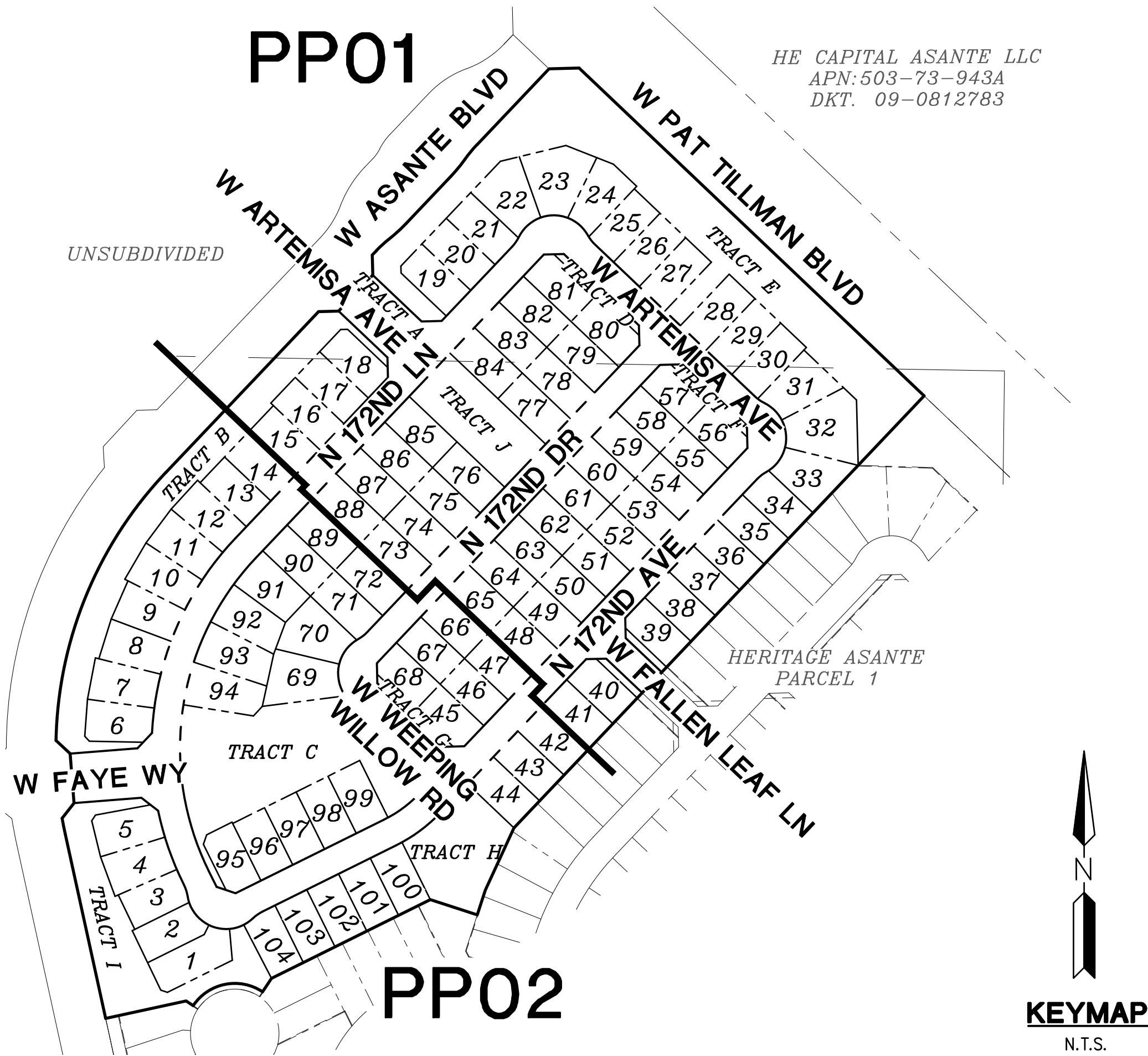
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LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND BEING DESCRIBED AS PARCEL 4 IN THAT CERTAIN DOCUMENT ENTITLED 'SPECIAL WARRANTY DEED' AS FILED IN DOCUMENT NO. 2009-0486171 RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 12 FROM WHICH A FOUND ALUMINUM CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 12 THEREOF BEARS NORTH 00°44'56" EAST, 2634.27 FEET;
THENCE NORTH 89°01'45" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, 567.79 FEET TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF TRACT C, AS SHOWN ON THE SUBDIVISION PLAT OF ASANTE PHASE ONE AS FILED IN BOOK 938 OF MAPS, PAGE 32 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 00°58'15" EAST ALONG SAID PROJECTED WEST LINE, 55.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ASANTE BOULEVARD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT C, BEING THE **POINT OF BEGINNING**;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH LINE;
THENCE NORTH 89°01'45" WEST, 199.71 FEET;
THENCE SOUTH 88°06'38" WEST, 400.78 FEET;
THENCE NORTH 89°01'45" WEST, 1053.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2035.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°41'49", AN ARC LENGTH OF 95.79 FEET TO A TANGENT LINE BEING THE WEST LINE OF SAID PARCEL 4 OF THE AFORESAID SPECIAL WARRANTY DEED;
THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID WEST LINE;
THENCE NORTH 44°28'14" EAST, 42.99 FEET;
THENCE NORTH 00°14'41" EAST, 551.26 FEET;
THENCE NORTH 01°23'31" WEST, 70.03 FEET;
THENCE NORTH 00°14'41" EAST, 113.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'42", AN ARC LENGTH OF 27.35 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'42", AN ARC LENGTH OF 2.67 FEET TO A TANGENT LINE;
THENCE NORTH 00°14'41" EAST, 382.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1040.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°02'37", AN ARC LENGTH OF 55.25 FEET TO A TANGENT LINE BEING THE NORTH LINE OF SAID PARCEL 4 OF AFORESAID SPECIAL WARRANTY DEED;
THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE;
THENCE LEAVING SAID WEST LINE SOUTH 86°42'42" EAST, 80.00 FEET;
THENCE SOUTH 89°45'19" EAST, 1030.89 FEET;
THENCE SOUTH 85°30'56" EAST, 209.78 FEET;
THENCE LEAVING SAID NORTH LINE, THROUGH SAID PARCEL 4 OF AFORESAID SPECIAL WARRANTY DEED, SOUTH 63°06'02" WEST, 68.38 FEET;
THENCE SOUTH 43°04'35" WEST, 89.23 FEET;
THENCE SOUTH 23°03'07" WEST, 38.69 FEET;
THENCE SOUTH 00°14'41" WEST, 126.32 FEET;
THENCE NORTH 89°45'19" WEST, 142.94 FEET;
THENCE SOUTH 00°14'41" WEST, 50.00 FEET;
THENCE SOUTH 89°45'19" EAST, 157.94 FEET;
THENCE SOUTH 00°14'41" WEST, 10.00 FEET;
THENCE SOUTH 45°14'41" WEST, 14.14 FEET;
THENCE SOUTH 00°14'41" WEST, 230.00 FEET;
THENCE SOUTH 89°45'19" EAST, 115.00 FEET;
THENCE SOUTH 00°14'41" WEST, 262.86 FEET;
THENCE SOUTH 45°14'41" WEST, 28.28 FEET;
THENCE NORTH 89°45'19" WEST, 100.00 FEET;
THENCE SOUTH 00°14'41" WEST, 65.00 FEET;
THENCE SOUTH 45°14'41" WEST, 7.07 FEET;
THENCE SOUTH 00°14'41" WEST, 124.99 FEET;
THENCE SOUTH 29°48'51" EAST, 86.87 FEET;
THENCE SOUTH 55°29'29" EAST, 79.77 FEET;
THENCE SOUTH 81°10'07" EAST, 53.02 FEET;
THENCE SOUTH 89°45'19" EAST, 192.09 FEET;
THENCE SOUTH 89°01'45" EAST, 186.58 FEET TO A POINT ON AFORESAID WEST LINE OF TRACT C;
THENCE SOUTH 00°58'15" WEST ALONG SAID WEST LINE, 46.28 FEET TO THE **POINT OF BEGINNING**.

PRELIMINARY PLAT FOR
HERITAGE ASANTE - PARCEL 2
SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 777-4625
CONTACT: TODD SKORO

BASIS OF BEARING

S00°43'44"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR ASANTE PHASE ONE, UNIT FIVE, RECORDED IN BOOK 888, PAGE 20 OF MARICOPA COUNTY RECORDS.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9-11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

SHEET INDEX

CV01 COVER SHEET
CV02 NOTES & DETAILS
PP01-PP02 PRELIMINARY PLAT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1210L, PANEL NUMBER 1210 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

UTILITIES

WATER CITY OF SURPRISE
SEWER CITY OF SURPRISE
ELEC. APS
GAS SOUTHWEST GAS
TELEPHONE CENTURY LINK
CABLE TV COX
POLICE CITY OF SURPRISE
FIRE CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT DYSART UNIFIED SCHOOL DISTRICT

HERITAGE ASANTE - PARCEL 2

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909
DATE: FEB 2019
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.

CV01

SHT. 1 OF 4



LOT TABLE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	5909	0.14	22	6007	0.14	43	4500	0.10	64	4255	0.10	85	4650	0.11
2	4636	0.11	23	7108	0.16	44	4738	0.11	65	4255	0.10	86	4650	0.11
3	4592	0.11	24	5298	0.12	45	4279	0.10	66	4255	0.10	87	4650	0.11
4	5095	0.12	25	4742	0.11	46	4255	0.10	67	4255	0.10	88	4650	0.11
5	5023	0.12	26	4750	0.11	47	4255	0.10	68	4279	0.10	89	4650	0.11
6	4990	0.11	27	4750	0.11	48	4255	0.10	69	6411	0.15	90	4650	0.11
7	5094	0.12	28	5000	0.11	49	4255	0.10	70	6020	0.14	91	5262	0.12
8	4800	0.11	29	5000	0.11	50	4255	0.10	71	4630	0.11	92	5211	0.12
9	4800	0.11	30	5000	0.11	51	4255	0.10	72	4650	0.11	93	5618	0.13
10	5094	0.12	31	5619	0.13	52	4255	0.10	73	4650	0.11	94	5757	0.13
11	5094	0.12	32	7903	0.18	53	4255	0.10	74	4650	0.11	95	4500	0.10
12	4951	0.11	33	5878	0.13	54	4255	0.10	75	4650	0.11	96	4500	0.10
13	4500	0.10	34	4475	0.10	55	4255	0.10	76	4650	0.11	97	4500	0.10
14	4500	0.10	35	4500	0.10	56	4279	0.10	77	4650	0.11	98	4500	0.10
15	4500	0.10	36	4500	0.10	57	4279	0.10	78	4650	0.11	99	4500	0.10
16	4750	0.11	37	4500	0.10	58	4255	0.10	79	4650	0.11	100	4501	0.10
17	4750	0.11	38	4500	0.10	59	4255	0.10	80	4786	0.11	101	4500	0.10
18	4675	0.11	39	4450	0.10	60	4255	0.10	81	4786	0.11	102	4500	0.10
19	4725	0.11	40	4450	0.10	61	4255	0.10	82	4650	0.11	103	4500	0.10
20	4750	0.11	41	4500	0.10	62	4255	0.10	83	4650	0.11	104	4500	0.10
21	4739	0.11	42	4500	0.10	63	4255	0.10	84	4650	0.11			

SITE SUMMARY TABLE

	PARCEL 2
OVERALL GROSS AREA (ACRES)	22.48
OVERALL NET (*) AREA (ACRES)	19.92
TOTAL NUMBER OF LOTS: SINGLE FAMILY	104
TOTAL OPEN SPACE (ACRES)	4.83
TOTAL PERCENTAGE OF OPEN SPACE (%)	24.25
MINIMUM LOT SIZE (SF)	4,255
AVERAGE LOT SIZE (SF)	4,744
MAXIMUM LOT SIZE (SF)	7,903
MINIMUM LOT WIDTH (FT)	50'
MINIMUM LOT DEPTH (FT)	85'
DENSITY (DU/AC): PER GROSS AREA	4.6
TAX ASSESSORS PARCEL NUMBER	503-73-770
*NET EXCLUDES W. ASANTE BLVD & N. PAT TILLMAN BLVD	

DEVELOPMENT STANDARDS TABLE – PER PARADISO ASANTE PUD, FS-17-010, OR SUBSEQUENT AMENDMENTS

ZONING	RM-9 PUD
TYPICAL LOT	50' X 85'
MIN. AREA	4,250 SF
MIN. WIDTH	50'
MIN. DEPTH	85'
BUILDING SETBACKS (2)	
FRONT	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/8'
STREET SIDE (2)(3)	13'
REAR (2)	10'
REAR ADJ. TO ARTERIAL (2)(7)(8)	15'
MIN. DISTANCE BETWEEN HOUSES	10'
BLDG. HEIGHT	30'
LOT COVERAGE	70%
(2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH 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 & Z LOT HOMES.	
(3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).	
(4) TWO ADJACENT MULTI-STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 13 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 SIDEWALK.	
(7) IF THE PORTION OF A MULTI-STORY HOUSE OR STRUCTURE WHICH ABUTS ON AN ARTERIAL 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 ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR 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 (20') FOR ONE AND 25 FEET (25') FOR THE OTHER; OR (B) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 25- FEET (25') FOR ONE AND 30- FEET (30') FOR THE OTHER; OR (C) IF A MULTI-STORY HOUSE IS ADJACENT TO A SINGLE-STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN SUBSECTIONS 1 AND 2 SHALL APPLY; AND (D) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL 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 DIMENSIONS IS CONSTRUCTED BETWEEN THE REAR PROPERTY LINES OF ADJACENT LOTS WHICH ABUT AN ARTERIAL STREET IN THE REAR, AND THE RIGHT-OF-WAY OF THE ARTERIAL STREET, THEN THE REAR SETBACKS ESTABLISHED IN SUBSECTION 8. (D) OF THIS SECTION SHALL APPLY. THE AVERAGE WIDTH OF SUCH LANDSCAPE TRACT SHALL NOT BE LESS THAN 15- FEET (15'). THE NARROWEST PART OF THE TRACT MUST BE 10- FEET (10') 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, MUST BE 15- FEET (15') IN WIDTH OR GREATER.	
(10) IF A HOUSE OR OTHER STRUCTURE ABUTS AN ARTERIAL STREET ON THE SIDE, THEN THE WIDER OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE ON THE SIDE WHICH ABUTS THE ARTERIAL STREET AND SHALL BE INCREASED BY 5 ADDITIONAL FEET (5'). FOR EXAMPLE, IF THE SIDE SETBACKS OF A HOUSE OR STRUCTURE WHICH ABUTS AN ARTERIAL STREET ON THE SIDE WOULD ORDINARILY BE 8- FEET (8') AND 5- FEET (5'), THEN THE 8- FEET (8') SETBACK SHALL BE INCREASED TO 13- FEET (13') AND SHALL APPLY TO THE SIDE OF THE HOUSE OR STRUCTURE WHICH ABUTS THE ARTERIAL STREET, AND THE OTHER SIDE SETBACK SHALL REMAIN 5- FEET (5').	

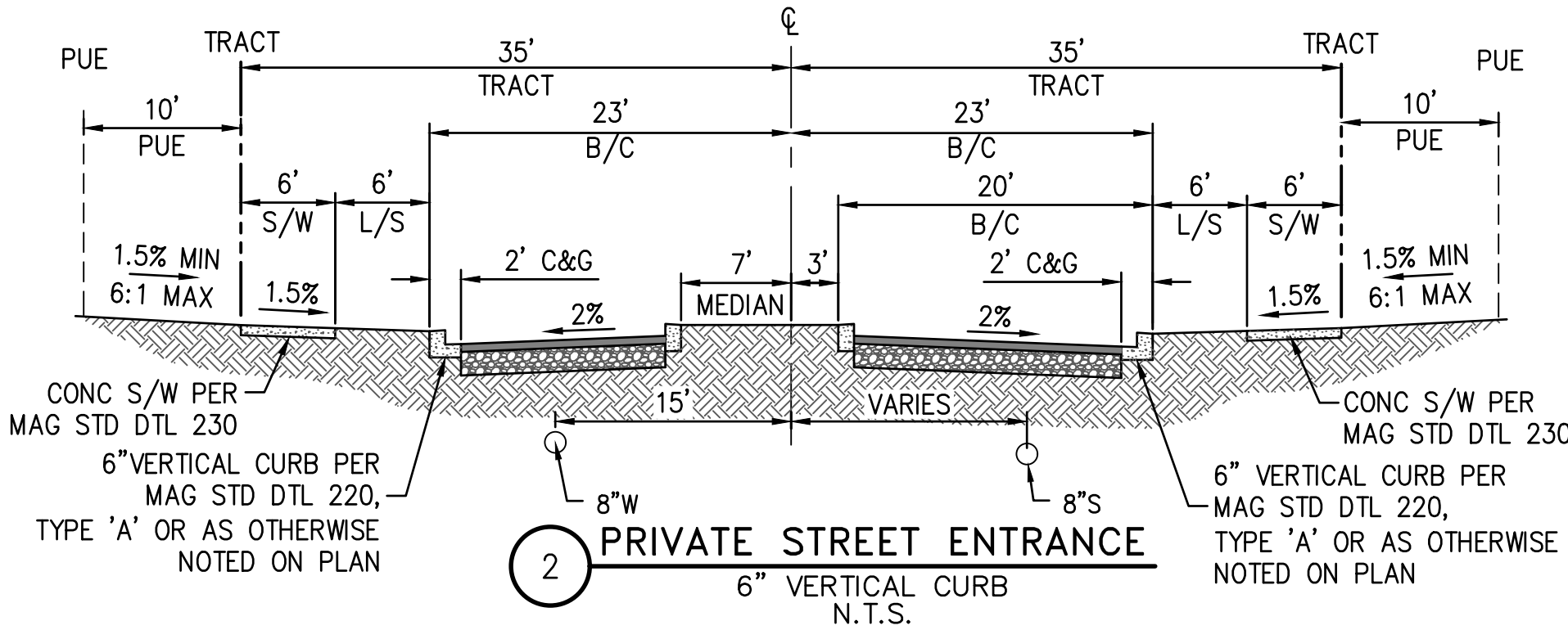
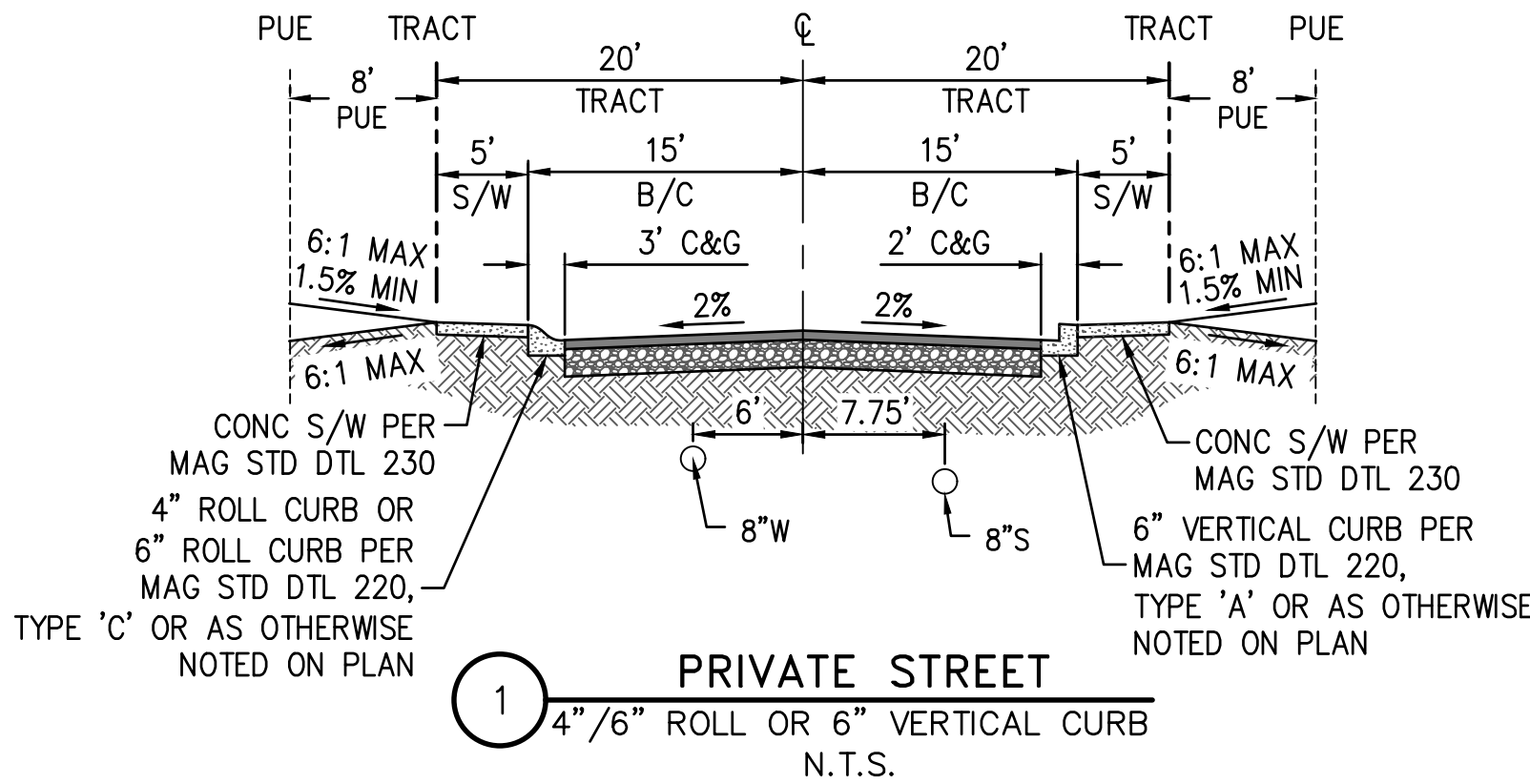
TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.75	COMMON AREA, DRAINAGE & PRIVATE ACCESSWAY
TRACT B	0.76	COMMON AREA
TRACT C	0.99	COMMON AREA & DRAINAGE
TRACT D	0.11	COMMON AREA
TRACT E	1.65	COMMON AREA & DRAINAGE
TRACT F	0.03	COMMON AREA
TRACT G	0.03	COMMON AREA
TRACT H	0.38	COMMON AREA & DRAINAGE
TRACT I	0.57	COMMON AREA
TRACT J	0.36	COMMON AREA & DRAINAGE
TRACT K	0.02	COMMON AREA
TRACT L	0.02	COMMON AREA

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.

LEGEND

---	BOUNDARY LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	SIGHT VISIBILITY EASEMENT
---	ASSESSOR PARCEL NUMBER
---	PUBLIC UTILITY EASEMENT
---	RIGHT-OF-WAY
---	VEHICLE NON-ACCESS EASEMENT
---	MARICOPA COUNTY RECORDS
---	FLOW ARROW
---	4" ROLL CURB & GUTTER
---	6" ROLL CURB & GUTTER
---	VERTICAL CURB & GUTTER



HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com



HERITAGE ASANTE - PARCEL 2

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909

DATE: FEB 2019

SCALE: N.T.S.

DRAWN: HW

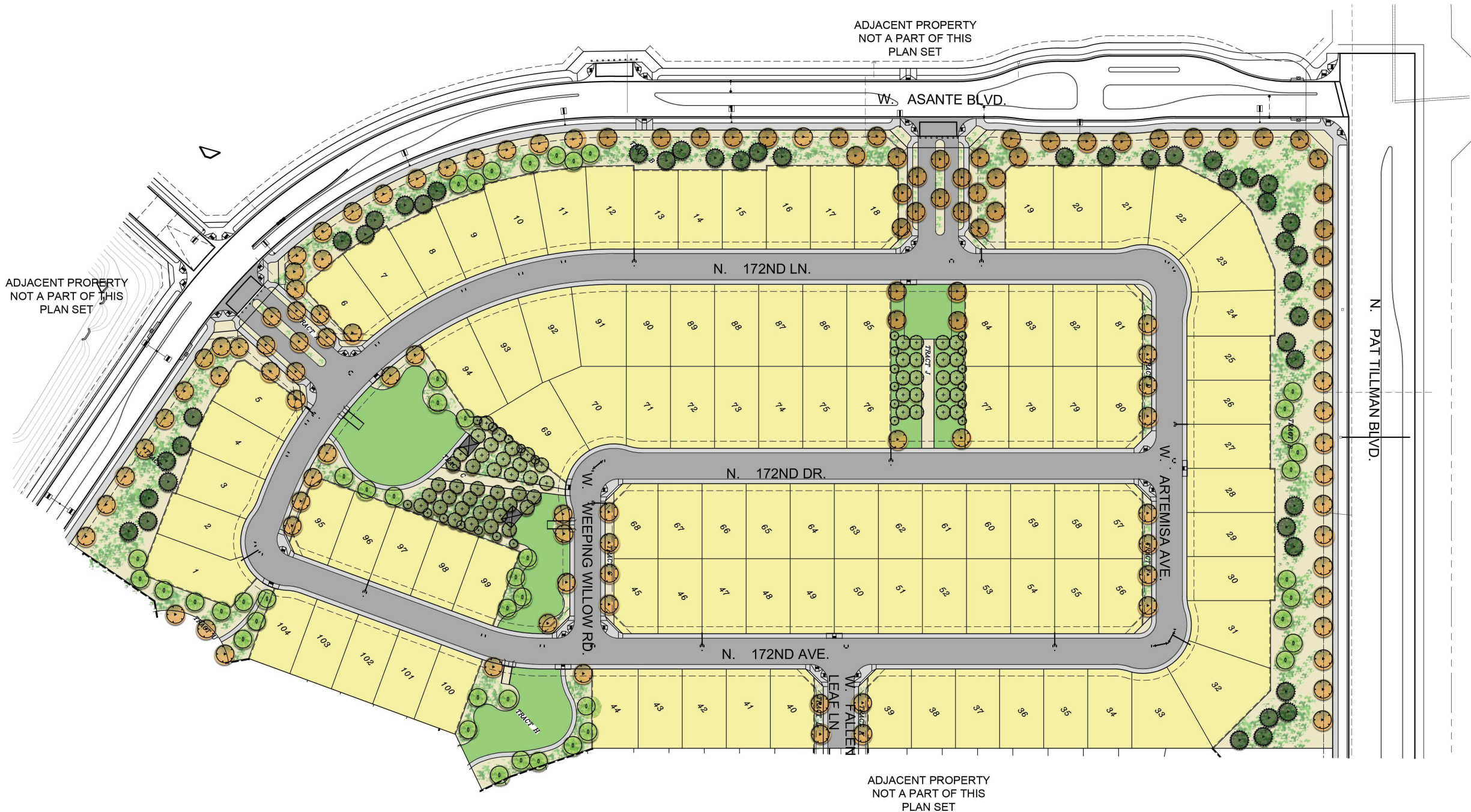
DESIGNED: HW

APPROVED: ZH

DWG. NO.
CV02

SHT. 1 OF 4





TREE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	
	<i>Fraxinus velutina</i> ARIZONA ASH	24" BOX STANDARD	-	
	<i>Olea europaea</i> 'Swan Hill' SWAN HILL OLIVE	24" BOX STANDARD	-	
	<i>Olea europaea</i> 'Swan Hill' SWAN HILL OLIVE	18" BOX STANDARD	-	
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD	-	
	<i>Quercus virginiana</i> SOUTHERN LIVE OAK	24" BOX STANDARD	-	

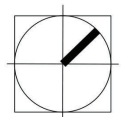
SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	<i>BOUTELOUA GRACILIS</i> 'BLONDE AMBITION' BLONDE AMBITION	1 GAL.	30" O.C.	-
	<i>BOUGAINVILLEA</i> 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.	-
	<i>CAESALPINIA PULCHERRIMA</i> MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.	-
	<i>DODONAEA VISCOSA</i> 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL.	5'-0" O.C.	-
	<i>EREMOPHILA</i> 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.	-
	<i>LEUCOPHYLLUM F.</i> 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	5'-0" O.C.	-
	<i>LEUCOPHYLLUM LANGIAMANAE</i> 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.	-
	<i>MUHLENBERGIA C.</i> 'REGAL MIST' PINK MUHLY	5 GAL.	3'-0" O.C.	-
	<i>MUHLENBERGIA E.</i> 'EL TORO' BULL GRASS	5 GAL.	4'-0" O.C.	-
	<i>MUHLENBERGIA RIGENS</i> DEER GRASS	5 GAL.	4'-0" O.C.	-
	<i>SENNA ARTEMISIOIDES</i> FEATHERY SENNA	5 GAL.	5'-0" O.C.	-
	<i>TEUCRIUM CHAMAEDRYS</i> GERMANDER	1 GAL.	24" O.C.	-
	<i>TEUCRIUM FRUTICANS</i> 'COMPACTA' GERMANDER	1 GAL.	24" O.C.	-
	<i>OLEA EUROPAEA</i> 'MONTRA' LITTLE OLIVE	5 GAL.	5'-0" O.C.	-

GROUNDCOVER PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	<i>LANTANA</i> 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	6'-0" O.C.	-
	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED		
	TURF	MIDIRON SOD		

PARADISO ASANTE - Parcel 2

Preliminary Landscape Plan

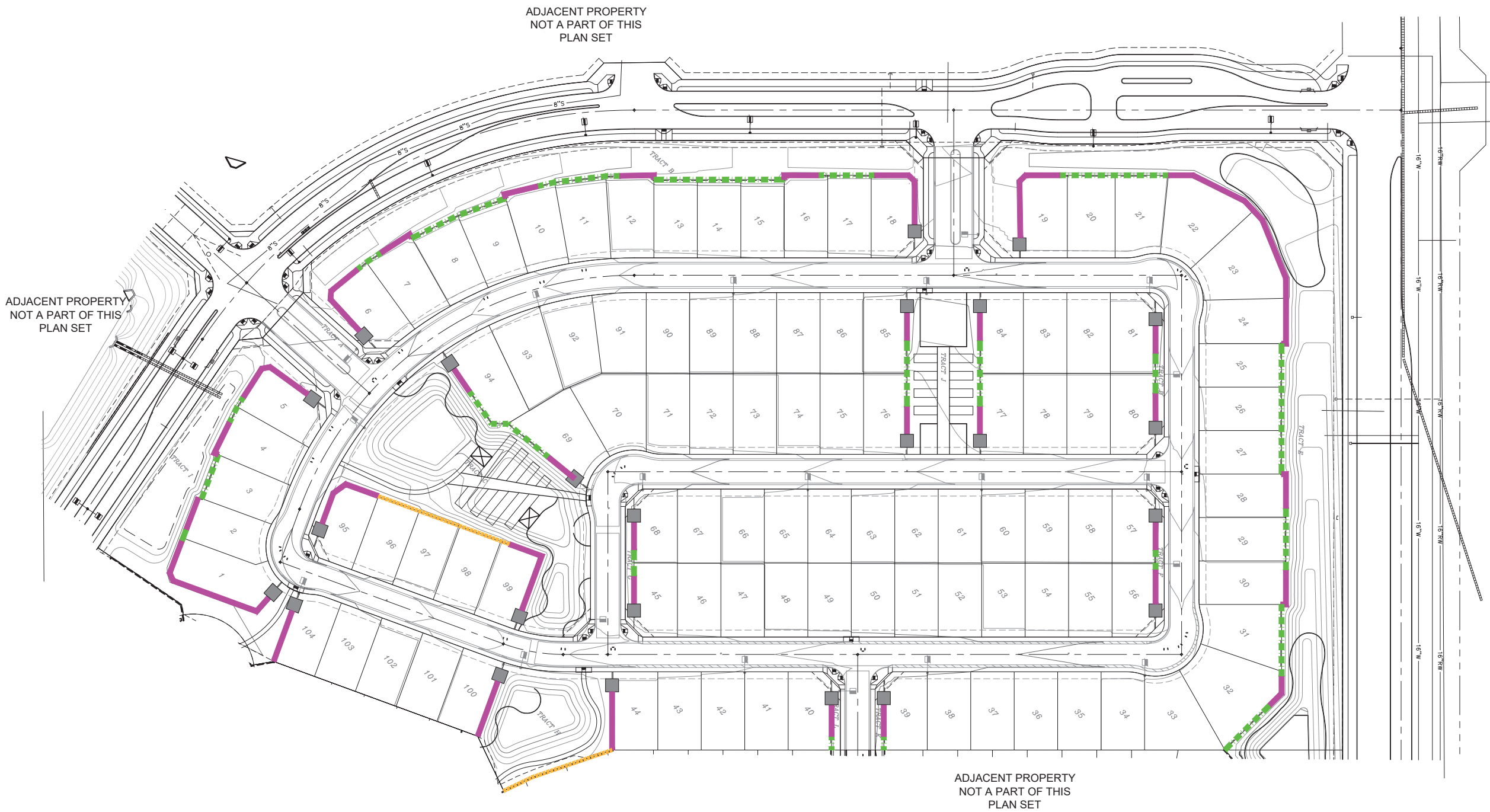
Lennar Homes | Surprise, AZ | October 24, 2018



NORTH
SCALE: 1"=60'-0"

WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- NOT SHOWN BUILDER WALL
- THEME PILASTER

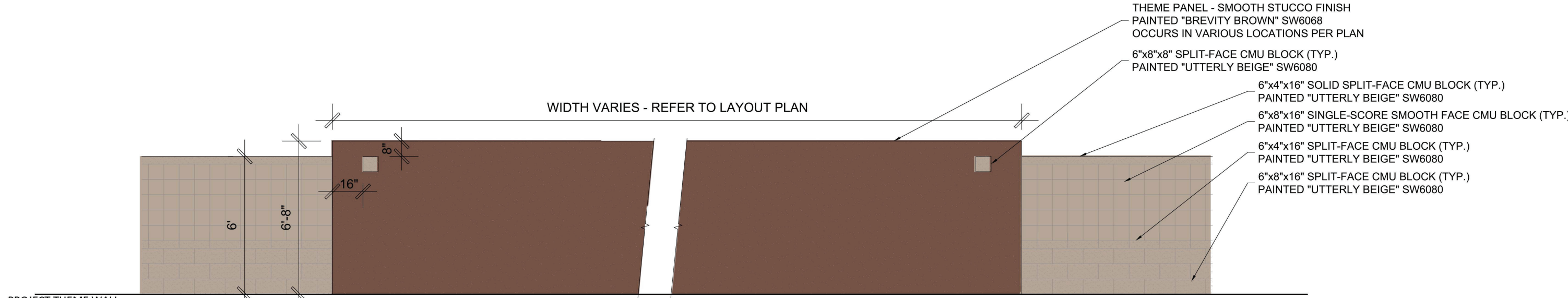


PARADISO ASANTE - Parcel 2

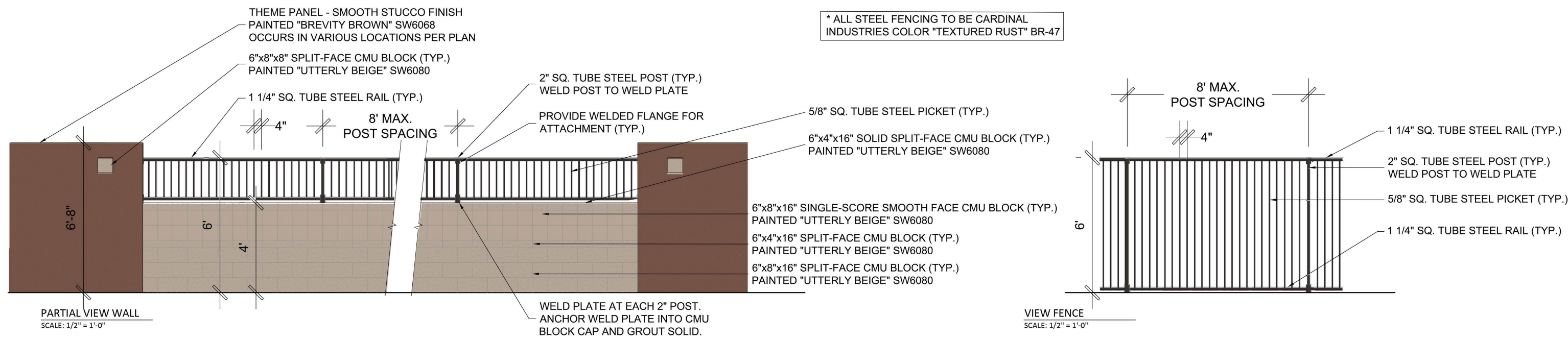
Lennar Homes | Surprise, AZ | November 19, 2018

Preliminary Wall Plan



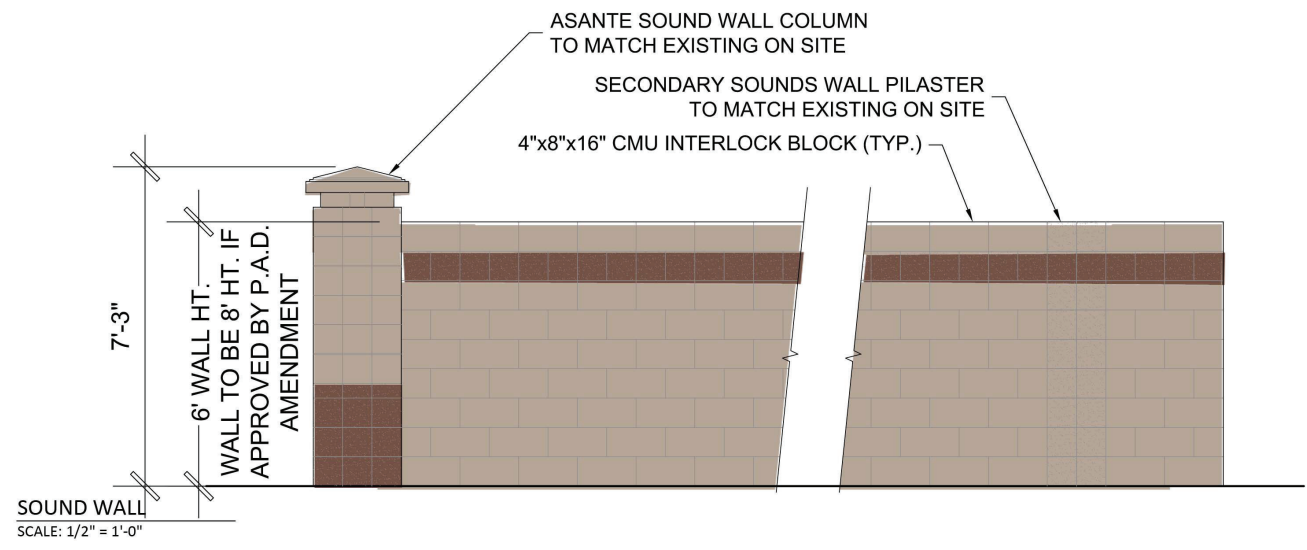


PROJECT THEME WALL
SCALE: 1/2" = 1'-0"

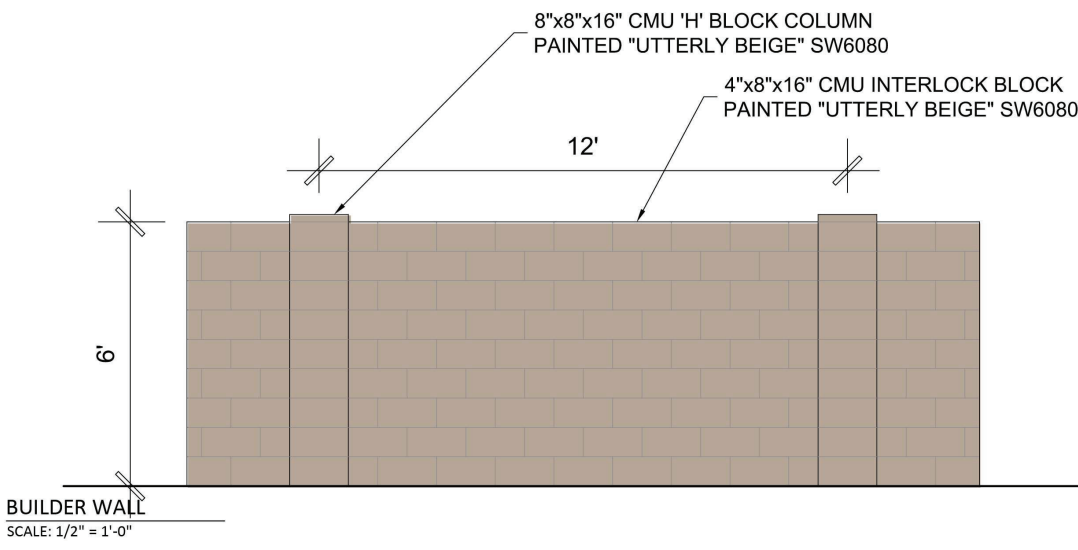


PARTIAL VIEW WALL
SCALE: 1/2" = 1'-0"

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



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



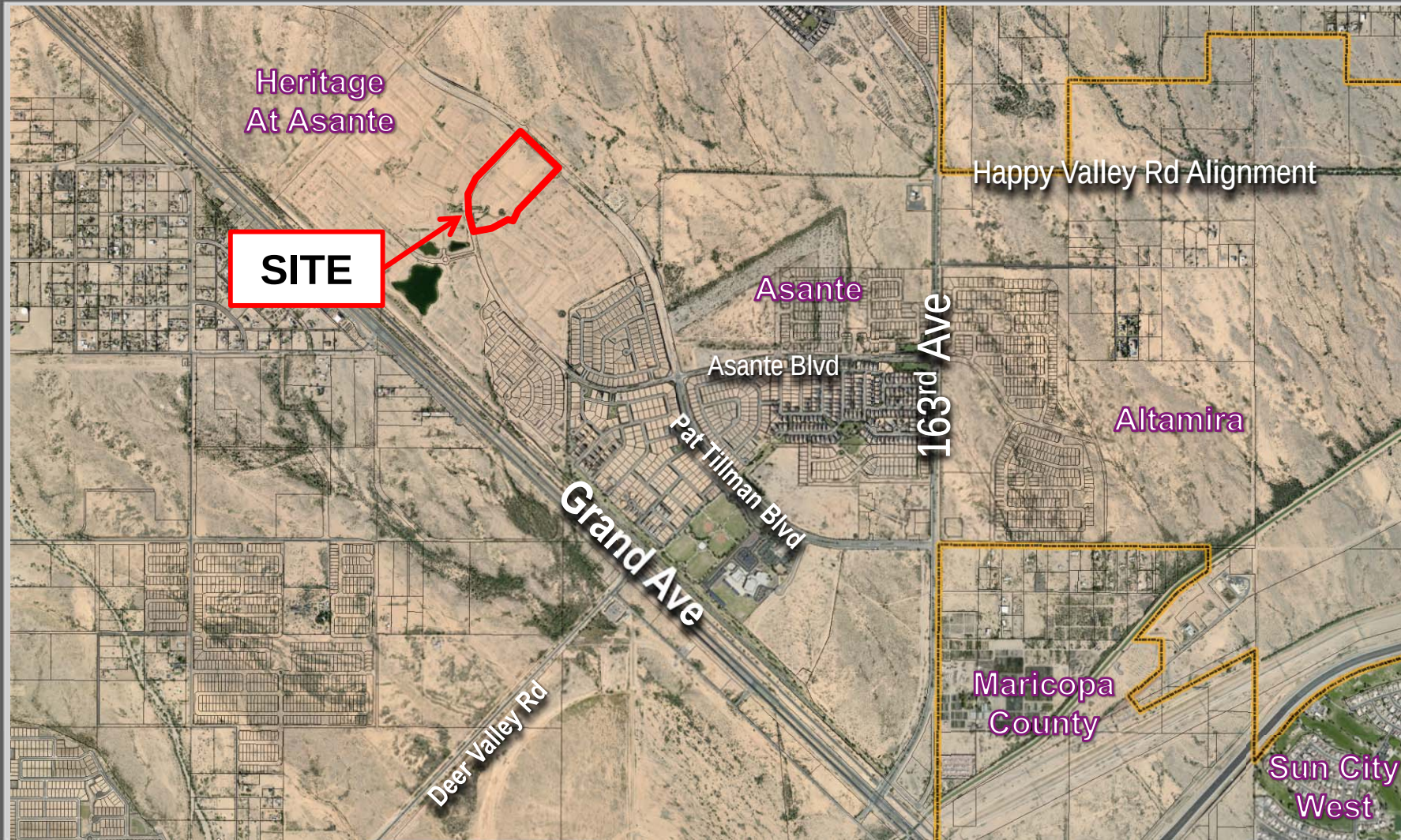
BUILDER WALL
SCALE: 1/2" = 1'-0"



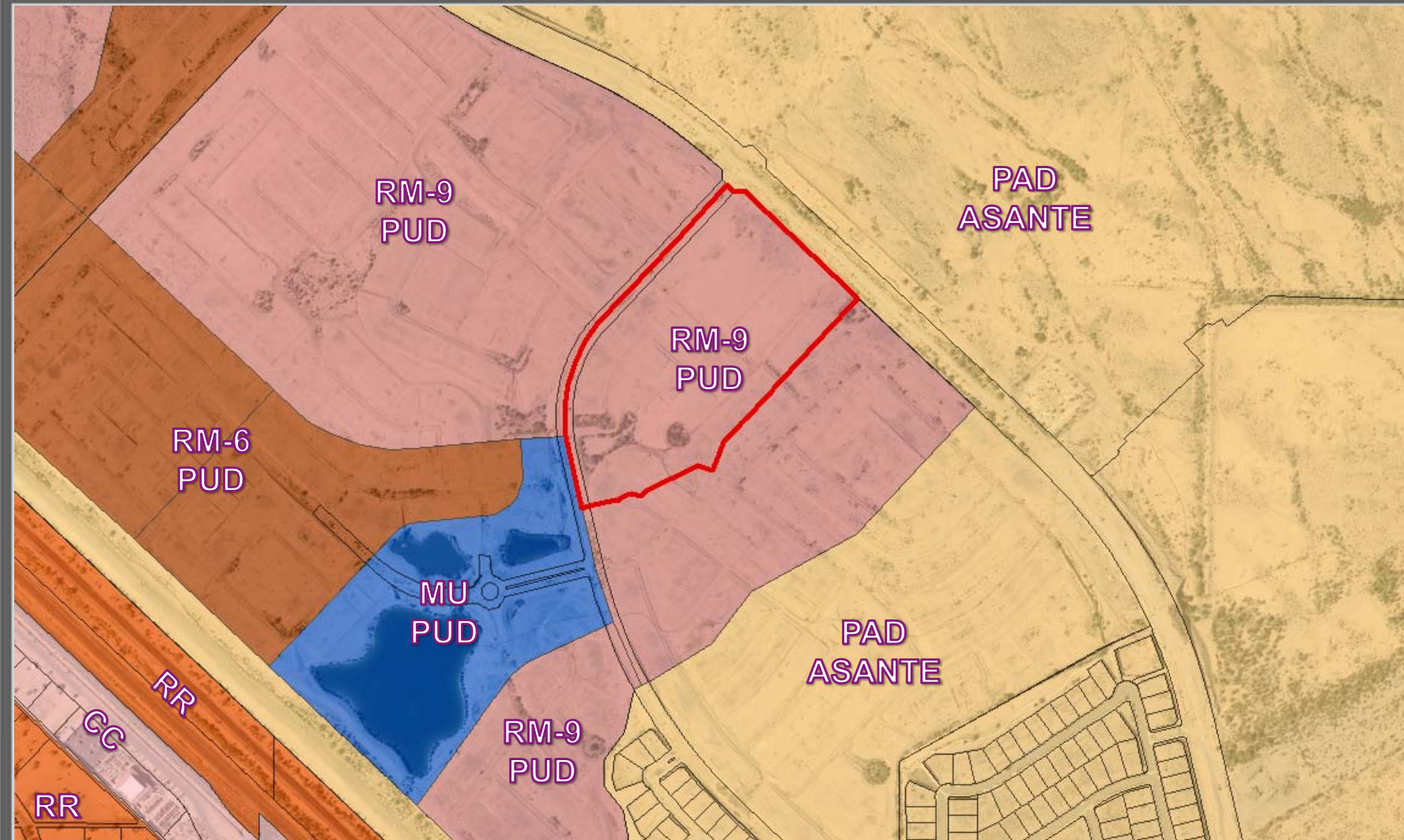
Heritage Asante Parcel 2 Preliminary Plat

Planning & Zoning Commission

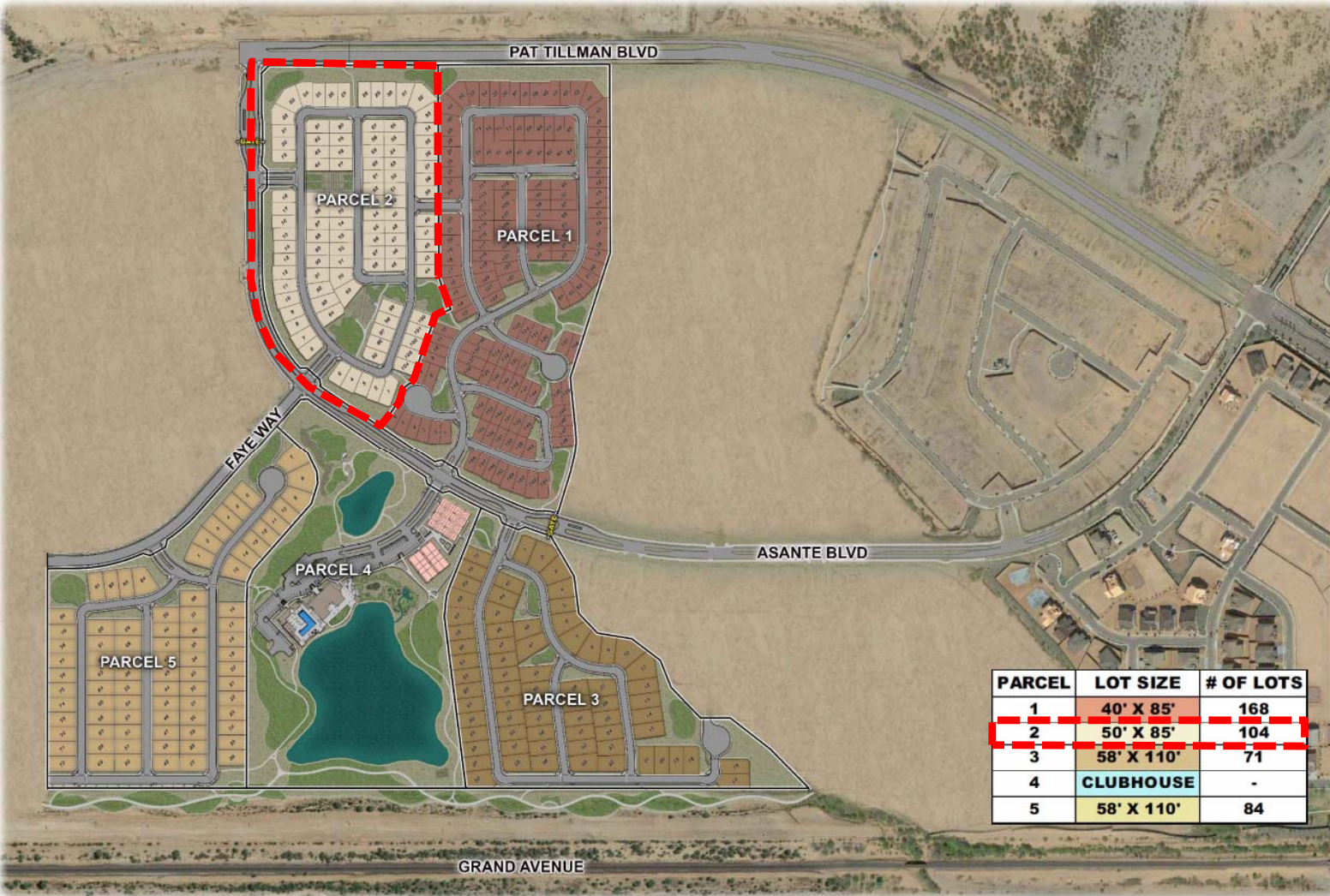
May 2, 2019



VICINITY MAP



ZONING



PARCEL	LOT SIZE	# OF LOTS
1	40' X 85'	168
2	50' X 85'	104
3	58' X 110'	71
4	CLUBHOUSE	-
5	58' X 110'	84

HERITAGE ASANTE PHASE 1

HE CAPITAL ASANTE LLC
APN: 503-73-943A
DKT. 09-0812783



KEYMAP
N.T.S.

PRELIMINARY PLAT



TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	<i>Fraxinus velutina</i> ARIZONA ASH	24" BOX STANDARD	-
	<i>Olea europaea</i> 'Swan Hill' SWAN HILL OLIVE	24" BOX STANDARD	-
	<i>Olea europaea</i> 'Swan Hill' SWAN HILL OLIVE	18" BOX STANDARD	-
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD	-
	<i>Quercus virginiana</i> SOUTHERN LIVE OAK	24" BOX STANDARD	-

SHRUB PLANTING LEGEND

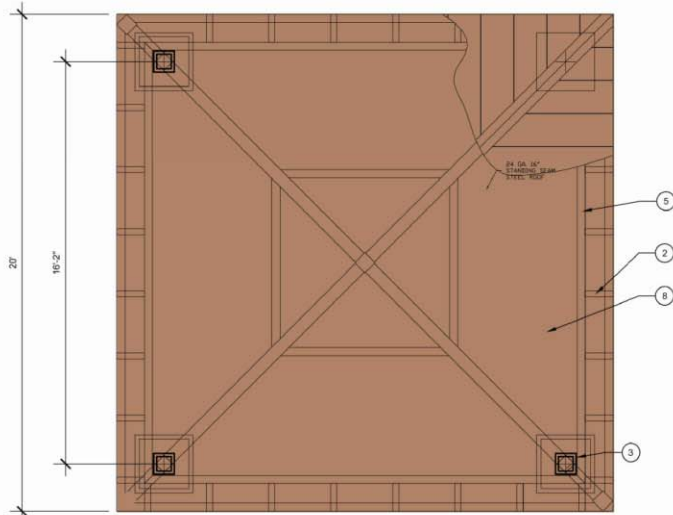
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	QTY
	<i>BOUTELOUA GRACILIS</i> BLONDE AMBITION	1 GAL.	30" O.C.	-
	<i>BOUGAINVILLEA TORCH GLOW</i> TORCH GLOW BOUGAINVILLEA	5 GAL.	1'-0" O.C.	-
	<i>CAESALPINIA PULCHERRIMA</i> MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.	-
	<i>DODONAEA VISCOSA</i> "PURPUREA" PURPLE HORSESHOE BUSH	5 GAL.	5'-0" O.C.	-
	<i>EREMOPHILA</i> "VALENTINE" VALENTINE DAW BUSH	5 GAL.	5'-0" O.C.	-
	<i>LEUCOPHYLLUM</i> "GREEN CLOUD" GREEN CLOUD SAGE	5 GAL.	5'-0" O.C.	-
	<i>LEUCOPHYLLUM LARGIFLORUM</i> BIG LEAF SAGE	5 GAL.	5'-0" O.C.	-
	<i>MUHLBERGIA C. REGAL MIST</i> PINK MIST	5 GAL.	3'-0" O.C.	-
	<i>MUHLBERGIA E. EL TORO</i> BULL GRASS	5 GAL.	4'-0" O.C.	-
	<i>MUHLBERGIA ROSEUS</i> DEER GRASS	5 GAL.	4'-0" O.C.	-
	<i>BENNA ARTEMISODIES</i> FEATHERY BENNA	5 GAL.	5'-0" O.C.	-
	<i>TEUCORIUM Q. MARACORIS</i> GERMANDER	1 GAL.	34" O.C.	-
	<i>TEUCORIUM FRUTICANS</i> COMPACT GERMANDER	1 GAL.	34" O.C.	-
	<i>OLEA EUROPAEA</i> "MONTANA" LITTLE OLIVE	5 GAL.	5'-0" O.C.	-

GROUND COVER PLANTING LEGEND

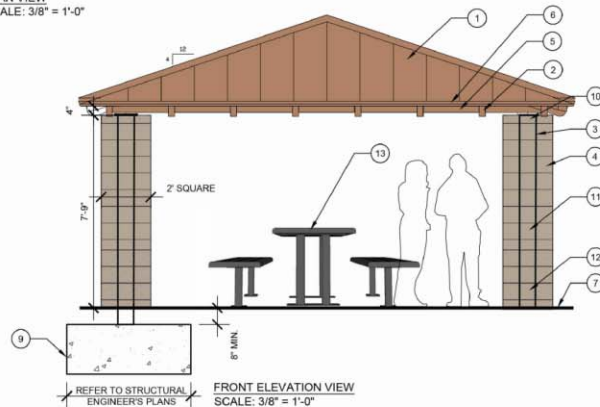
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	QTY
	<i>LANTANA</i> "NEW GOLD" NEW GOLD LANTANA	5 GAL.	6'-0" O.C.	-
	DECOMPOSED GRANITE	1" SCREENED		
	TURF	MEDIUM BOD		



LANDSCAPE PLAN



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



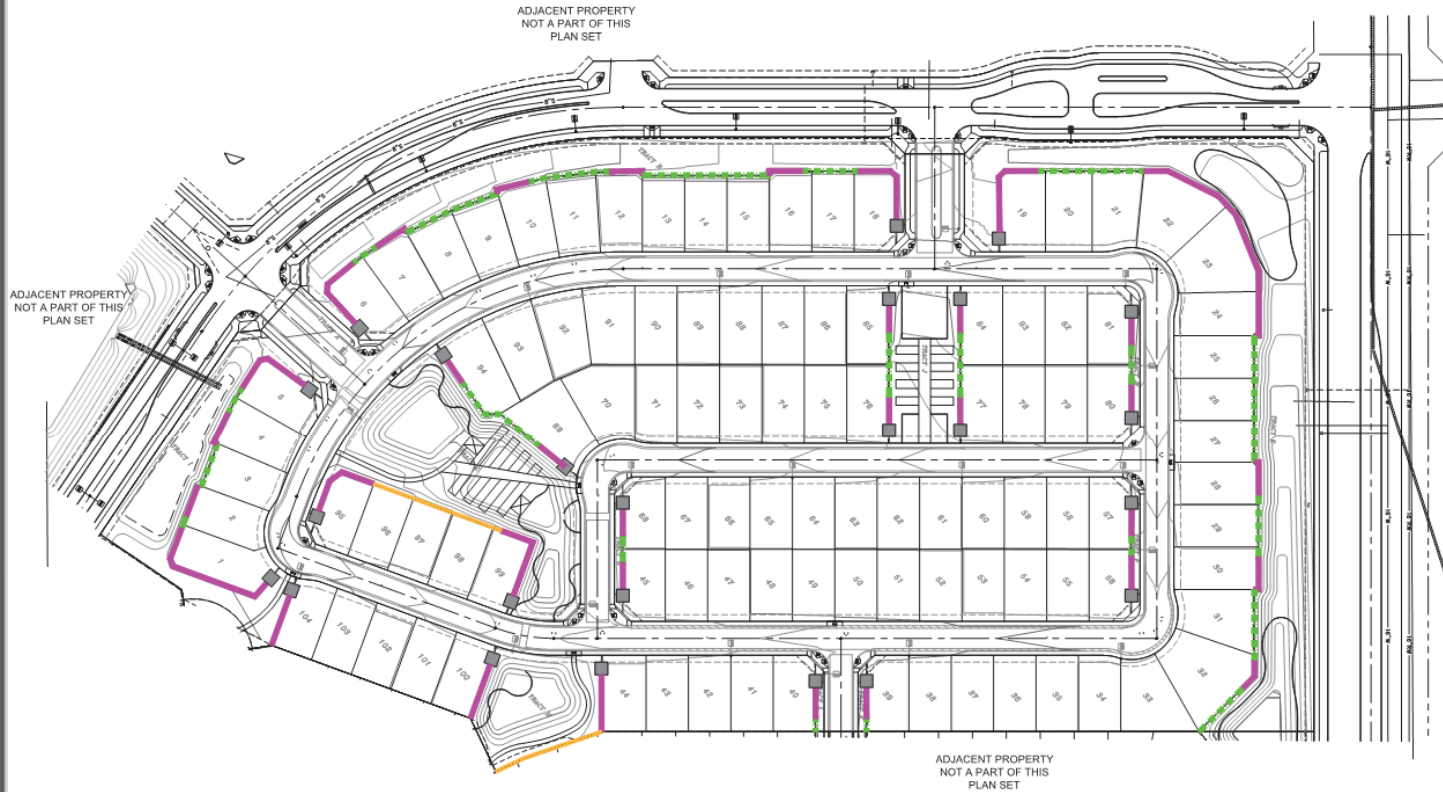
FRONT ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. 20'X20' "MESA" MODEL RAMADA, AVAIL. FROM CLASSIC RECREATION (www.classicrecreation.com)
2. RAFTER TAIL
3. 8"X8" STUB COLUMN ON TOP TRANSITION PLATE & ROTATED 8X8" COLUMN
4. COLUMN SURROUND (TO MATCH SECONDARY THEME COLUMNS - REFER TO WALL DETAILS)
5. PERIMETER BEAM
6. 2"X1" ROOF SUPPORT
7. FINISH SURFACE / FINISH GRADE
8. 24" GA. 16" STANDING SEAM STEEL ROOF
COLOR: PATRICIAN BRONZE
9. REINFORCED CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEER'S PLANS, TYP.
10. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
11. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
12. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
13. PICNIC TABLE - TABLE 298-60-2HS W/ STEEL SEATS, AVAILABLE FROM DUMOR (www.dumor.com)
COLOR: BRONZE

NOTES:

- REFER TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS FOR ALL CONNECTIONS, REINFORCING AND FOOTING INFORMATION.
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
- ALL METAL WORK SHALL RECEIVE TWO (2) COATS OF MOISTURE-PROOF PRIMER AND TWO (2) FINISH COATS OF PAINT - REFER TO FINISH SCHEDULE FOR COLOR.



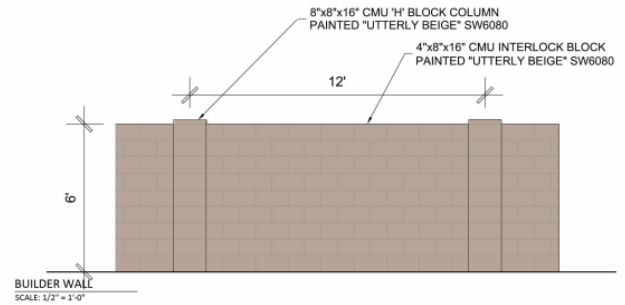
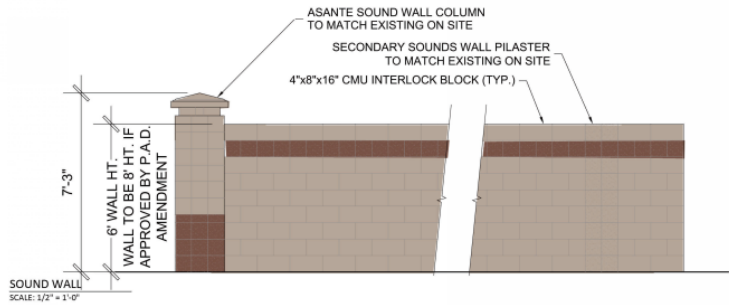
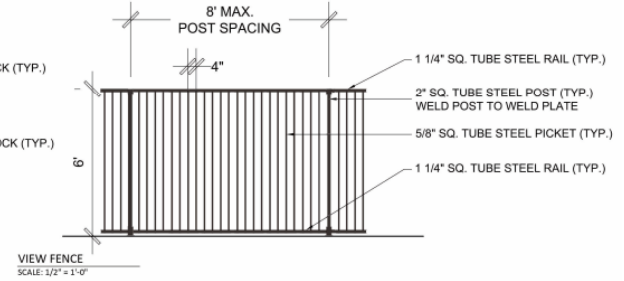
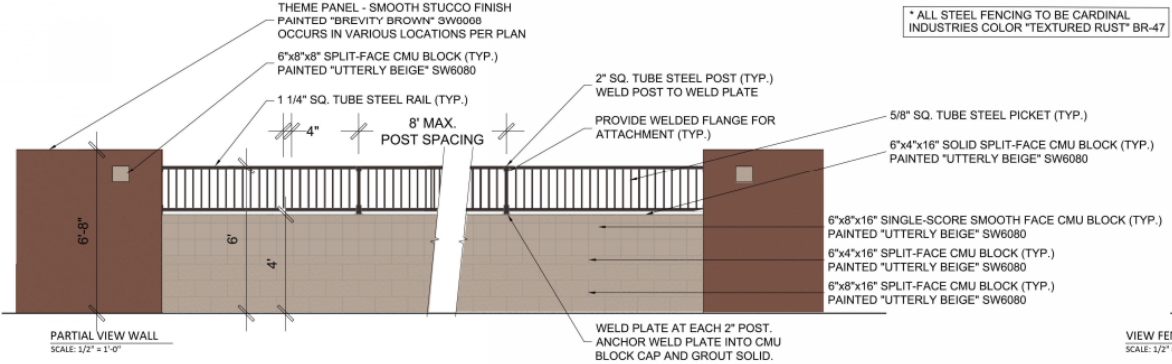
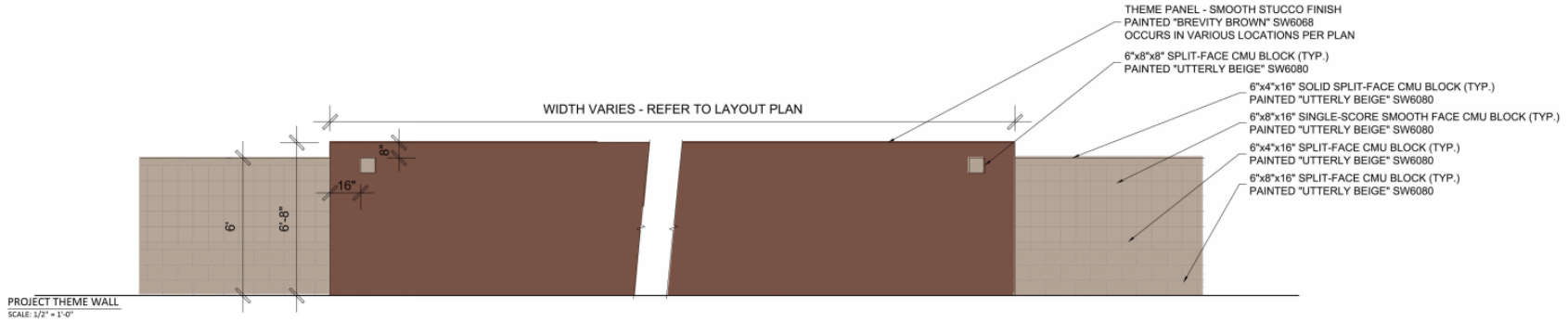
WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- NOT SHOWN
- BUILDER WALL
- THEME PILASTER

WALL PLAN



WALL PLAN





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Preliminary Plat for Heritage Asante Parcel 5 generally located west of 163rd Avenue and north of Grand Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 5 generally located west of 163rd Avenue and north of Grand Avenue.

Background:

On September 26, 2018 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for Heritage Asante Parcel 5 generally located west of 163rd Avenue and north of Grand Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-646 - Heritage Parcel 5 - Staff Report
2. 01- FS18-646 - Heritage Parcel 5 - Vicinity Map
3. 02 - FS18-647 - Heritage Parcel 2 - Phase 1 Site Plan
4. 03 - FS18-646 - Heritage Parcel 5 - Preliminary Plat
5. 04 - FS18-646 - Heritage Parcel 5 - Landscape Plans

Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-646

Project Name: Heritage Asante Parcel 5

Council District: 1 – ACACIA

Meeting Date: May 2, 2019

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Zach Hilgart with Hilgart Wilson, LLC.

Request: Preliminary Plat for 84 Lots.

Site Location: Generally west of 163rd Avenue and north of Grand Avenue

Site Size: 21.14 Acres

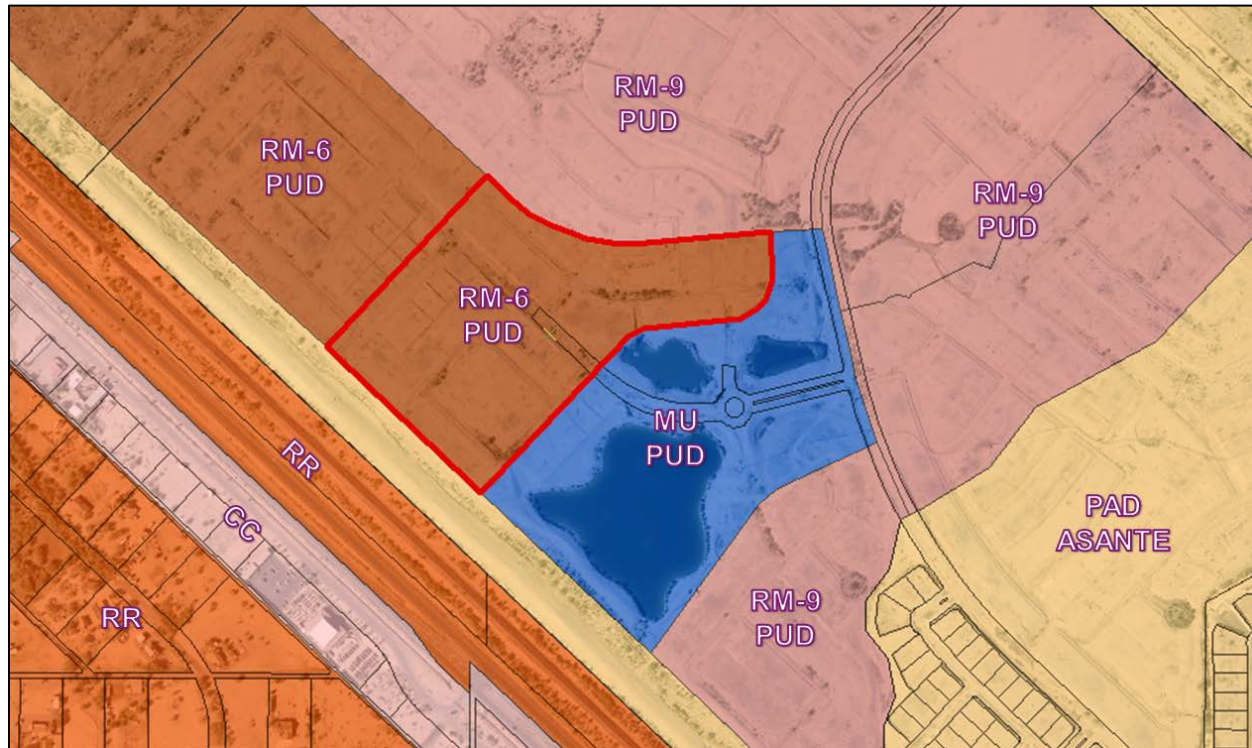
Density: 4 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-646.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-646.

32 **Existing Land Zoning:**



RM-9 PUD	RM-9 PUD	RM-9 PUD
RM-6 PUD	RM-6 PUD	Mixed Use PUD
PAD Asante (OS)	PAD Asante (OS)	PAD Asante (OS)

33 **Background:**

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

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

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

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

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

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

46 **February 15, 2018:** A Concept Review meeting was held for the current proposal under
 47 case CR18-047.

48 **September 26, 2018:** The applicant filed a related request for a Preliminary Plat under
49 case FS18-646, the subject case.

50 **January 22, 2019:** The Community Development Director approved a Minor Zoning
51 Amendment to the Paradiso Asante PUD to modify certain development standards for the
52 subject site.

53 **April 2, 2019:** The Mayor and City Council approved the Master Plat for Heritage Asante
54 Phase 1.

55 **Project Description:**

56
57 Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat
58 to allow for the development of a single-family residential subdivision on approximately
59 21.14 acres in parcel 5 of Heritage Asante, an active adult community generally located
60 west of 163rd Avenue and north of Grand Avenue. The applicant proposes 84 residential
61 lots and landscape tracts for open space and retention.

62
63 The subject property is zoned RM-9 with a PUD Overlay. This development proposes 84
64 single-family detached homes and a total density of 4 dwelling units per acre which is
65 consistent with the approved PUD Overlay. The typical lot size proposed in this subdivision
66 is 58' x 110'. This development dedicates approximately 3.03 acres (14.9%) for open space
67 which includes shaded seating area in Tract C. The multi-use amenity parcel (Parcel 4) is
68 located directly east of the subject parcel. Additional landscape and retention basins also
69 contribute to the total open space.

70
71 The proposed subdivision shows an access points into the site located on the north side
72 from Faye Way. In addition to this access point, the site shows an emergency only access
73 through Tract J on the north side of the project. Access into this community will be restricted
74 with gates at the entrance on Asante Boulevard north of 173rd Avenue. The project
75 proposes good pedestrian connectivity from the residential lots to the open space tracts, to
76 the proposed sidewalks along Faye Way, to the linear park along Grand Avenue and to the
77 multi-use amenity parcel (Parcel 4) to the south.

78
79 This Preliminary application is in conjunction with a related Final Plat application which will
80 be presented to the Mayor and City Council for action on June 4, 2019.

81
82 **Reviewing Agencies:**

83
84 In addition to the standard city reviewing agencies, who indicate no objections to the
85 requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the
86 routing of this case. These agencies also indicate no objections.

87 **Summary:**

88
89 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the
90 Surprise Municipal Code, and the General Plan.

91
92 **Findings:**

- 93
94 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
95 • The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as
96 amended under case FS18-422.
97 • The reviewing agencies have indicated no objections to the request
98

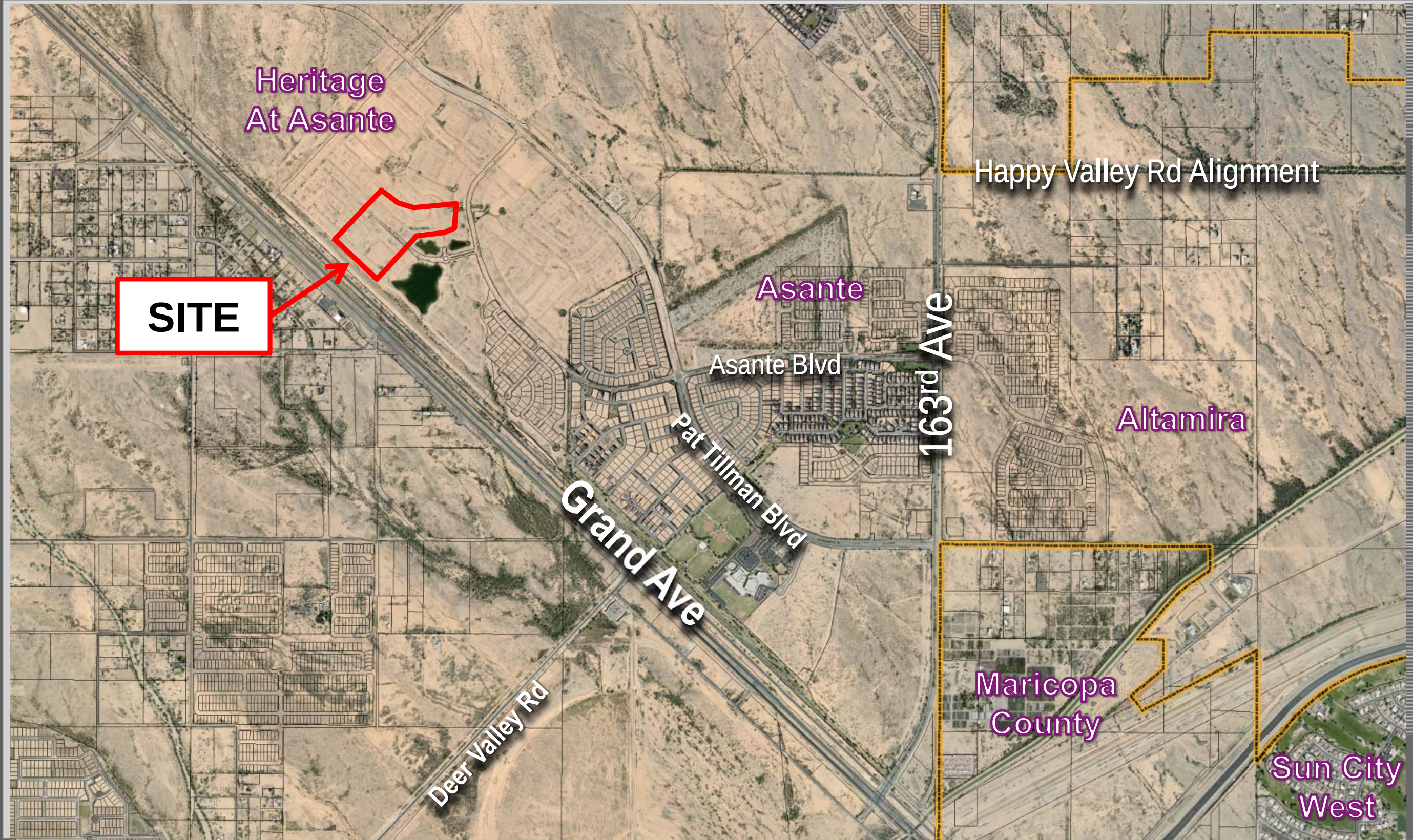
99 **Recommendation:**

100
101 Based on the findings noted above, staff recommends the Commission move to
102 recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-
103 646.

104
105 However, should the Commission wish to recommend **denial** of the request, the
106 Commission should make its own findings and base its decision on those alternative
107 findings.

108
109 **Attachments:**

- 110
111 01 Vicinity Map
112 02 Phase 1 Site Plan
113 03 Preliminary Plat
114 04 Landscape Plans



VICINITY MAP

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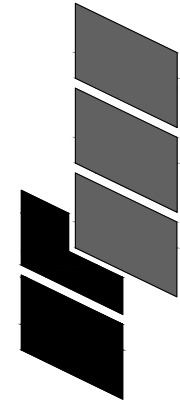


 HILGARTWILSON	PROJ NO.:	1909
	DATE:	MARCH 2019
	SCALE:	1"=180'
	DRAWN:	HW
	DESIGNED:	HW
DWG. NO.		1
SHT.	1 OF 1	

HERITAGE ASANTE

CITY OF SURPRISE, ARIZONA

SITE PLAN



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

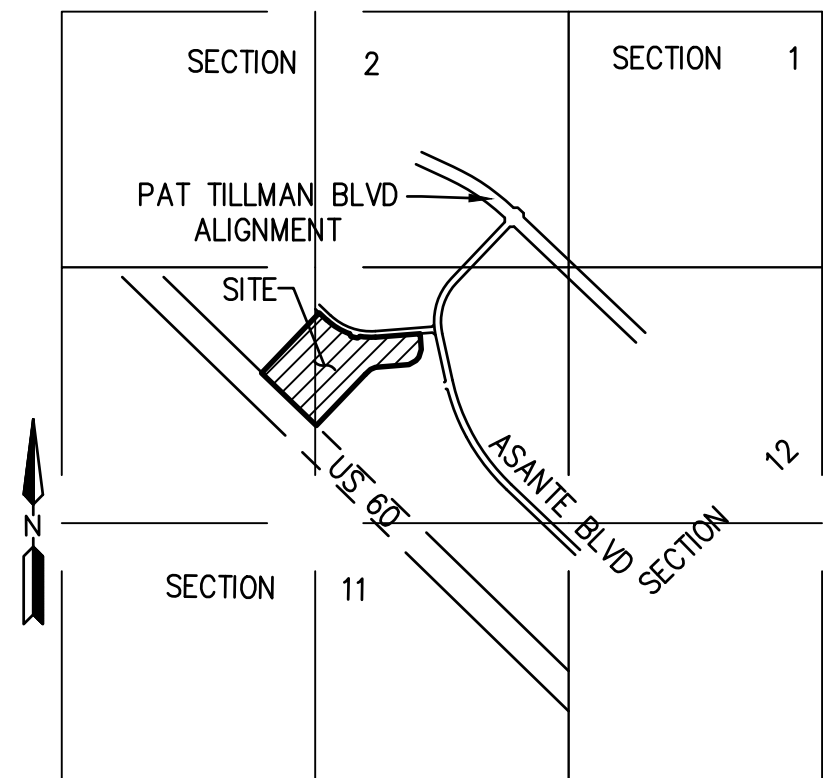
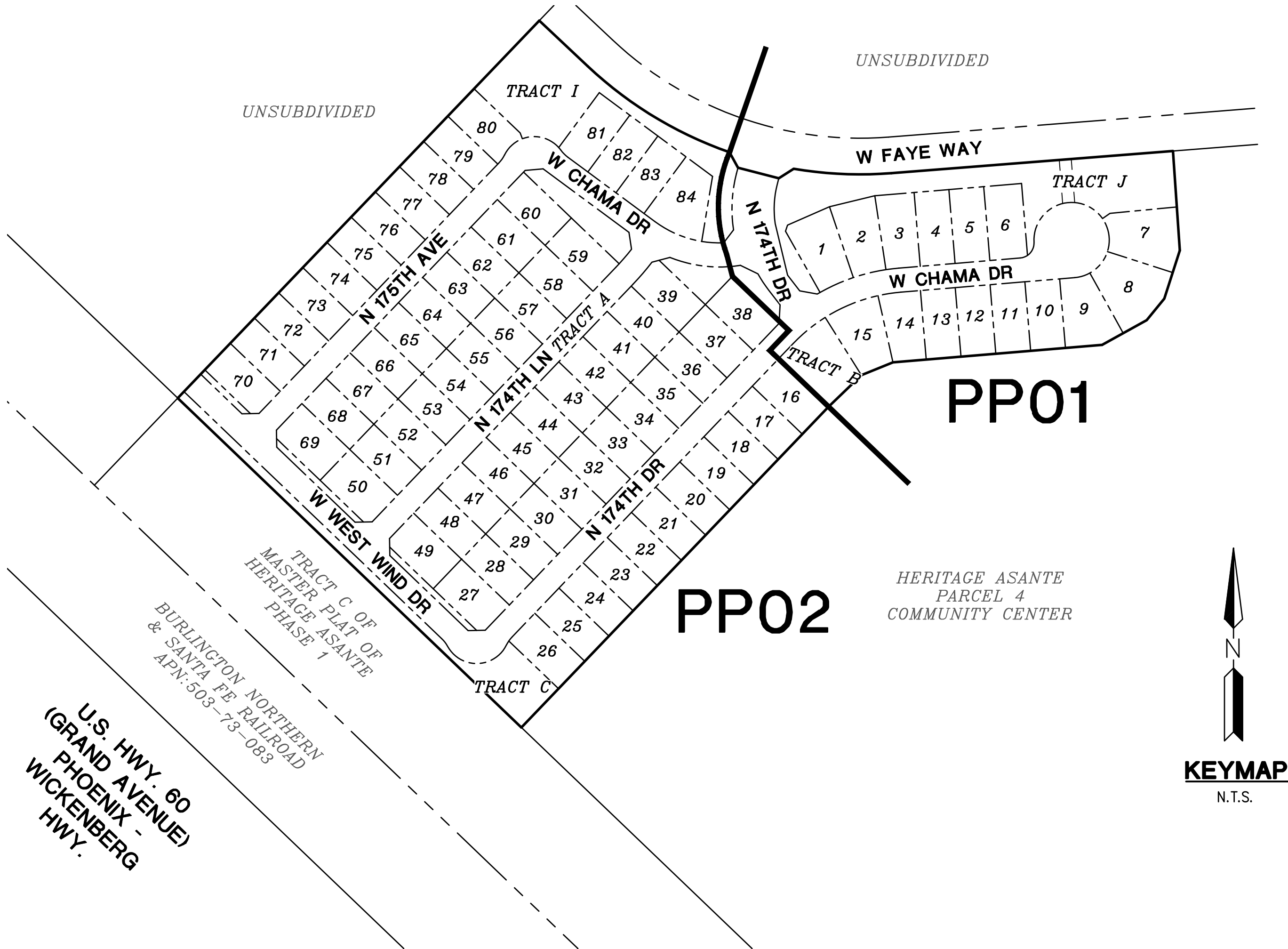
REV.:

PRELIMINARY PLAT FOR
HERITAGE ASANTE - PARCEL 5
SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF SECTION 11, TOWNSHIP 4 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE EAST QUARTER
CORNER OF SAID SECTION 11 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED
AS THE SOUTHEAST CORNER OF SAID SECTION 11 THEREOF BEARS
SOUTH 00°43'44" WEST, 2,644.11 FEET;
THENCE NORTH 00°42'32" EAST, 2001.35 FEET ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 11;
THENCE LEAVING SAID EAST LINE, NORTH 89°17'28" WEST, 1,555.43 FEET TO THE POINT OF
BEGINNING;
THENCE SOUTH 03°54'40" EAST, 165.44 FEET;
THENCE SOUTH 17°47'28" WEST, 83.96 FEET;
THENCE SOUTH 39°23'13" WEST, 46.24 FEET;
THENCE SOUTH 60°58'59" WEST, 84.50 FEET;
THENCE SOUTH 85°13'12" WEST, 348.52 FEET;
THENCE SOUTH 67°59'45" WEST, 56.49 FEET;
THENCE SOUTH 46°06'28" WEST, 75.58 FEET;
THENCE SOUTH 43°46'26" WEST, 737.20 FEET TO A LINE BEING 200.00 FEET NORTHEAST OF AND
PARALLEL WITH THE NORTH LINE OF THE BURLINGTON NORTHERN AND SANTE FE RAILROAD
CORRIDOR;
THENCE NORTH 46°13'34" WEST, 790.00 FEET ALONG SAID PARALLEL LINE;
THENCE LEAVING SAID PARALLEL LINE, NORTH 43°46'26" EAST, 867.64 FEET;
THENCE SOUTH 46°42'56" EAST, 110.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
NORTHEASTERLY, HAVING A RADIUS OF 660.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°05'04", AN ARC
LENGTH OF 277.43 FEET TO A NON-TANGENT LINE;
THENCE SOUTH 28°39'03" EAST, 29.29 FEET;
THENCE SOUTH 75°34'48" EAST, 70.00 FEET;
THENCE NORTH 57°29'27" EAST, 29.29 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY,
HAVING A RADIUS OF 660.00 FEET, THE CENTER OF WHICH BEARS NORTH 09°38'23" EAST;
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'08", AN ARC
LENGTH OF 162.83 FEET TO A TANGENT LINE;
THENCE NORTH 85°30'15" EAST, 468.86 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 777-4625
CONTACT: TODD SKORO

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°43'44" WEST ALONG THE EAST LINE OF THE
SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE
RECORD OF SURVEY, RECORDED IN BOOK 1390, PAGE 02, MARICOPA COUNTY
RECORDERS.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB
RETURN ON PAT TILLMAN BOULEVARD, 500± WEST
OF 163RD AVENUE STAMPED "CITY OF SURPRISE
PT40 9-11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

SHEET INDEX

CV01 COVER SHEET
CV02 NOTES & DETAILS
PP01-PP02 PRELIMINARY PLAT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS
OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION
DETERMINED BY FEMA FLOOD ZONE MAP 04013C1210L, PANEL NUMBER 1210 OF 4425,
EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

WATER CITY OF SURPRISE
SEWER CITY OF SURPRISE
ELEC. APS
GAS SOUTHWEST GAS
TELEPHONE CENTURY LINK
CABLE TV COX
POLICE CITY OF SURPRISE
FIRE CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT DYSART UNIFIED SCHOOL DISTRICT

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA
AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY
FROM THE DEPARTMENT OF WATER RESOURCES.

HILGARTWILSON logo and contact information: 2141 E. HIGHLAND AVE., STE. 250, PHOENIX, AZ 85016. P: 602.490.0535 / F: 602.368.2436. www.hilgartwilson.com



HERITAGE ASANTE - PARCEL 5

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909

DATE: FEB 2019

SCALE: N.T.S.

DRAWN: HW

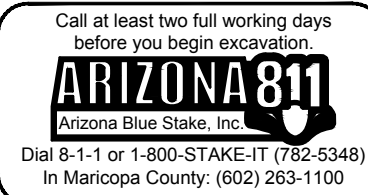
DESIGNED: HW

APPROVED: ZH

DWG. NO.

CV01

SHT. 1 OF 4



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TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.96	PRIVATE ACCESSWAY
TRACT B	0.24	COMMON AREA
TRACT C	0.47	COMMON AREA
TRACT D	0.04	COMMON AREA
TRACT E	0.16	COMMON AREA
TRACT F	0.18	COMMON AREA
TRACT G	0.04	COMMON AREA
TRACT H	0.02	COMMON AREA
TRACT I	0.84	COMMON AREA & DRAINAGE
TRACT J	1.03	COMMON AREA & DRAINAGE

*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.

LOT TABLE	
LOT NO.	AREA (SQ.FT)
1	8855
2	8175
3	7550
4	7134
5	7134
6	7736
7	10159
8	10641
9	8791
10	6670
11	6670
12	6670
13	6670
14	7249
15	8702
16	7245
17	6670

LOT TABLE	
LOT NO.	AREA (SQ.FT)
18	6670
19	6670
20	6670
21	6670
22	6670
23	6670
24	6670
25	6670
26	7243
27	7430
28	6380
29	6380
30	6380
31	6380
32	6380
33	6380
34	6380

LOT TABLE	
LOT NO.	AREA (SQ.FT)
35	6380
36	6380
37	6930
38	7147
39	6968
40	6380
41	6380
42	6380
43	6380
44	6380
45	6380
46	6380
47	6380
48	6380
49	7430
50	7760
51	6380

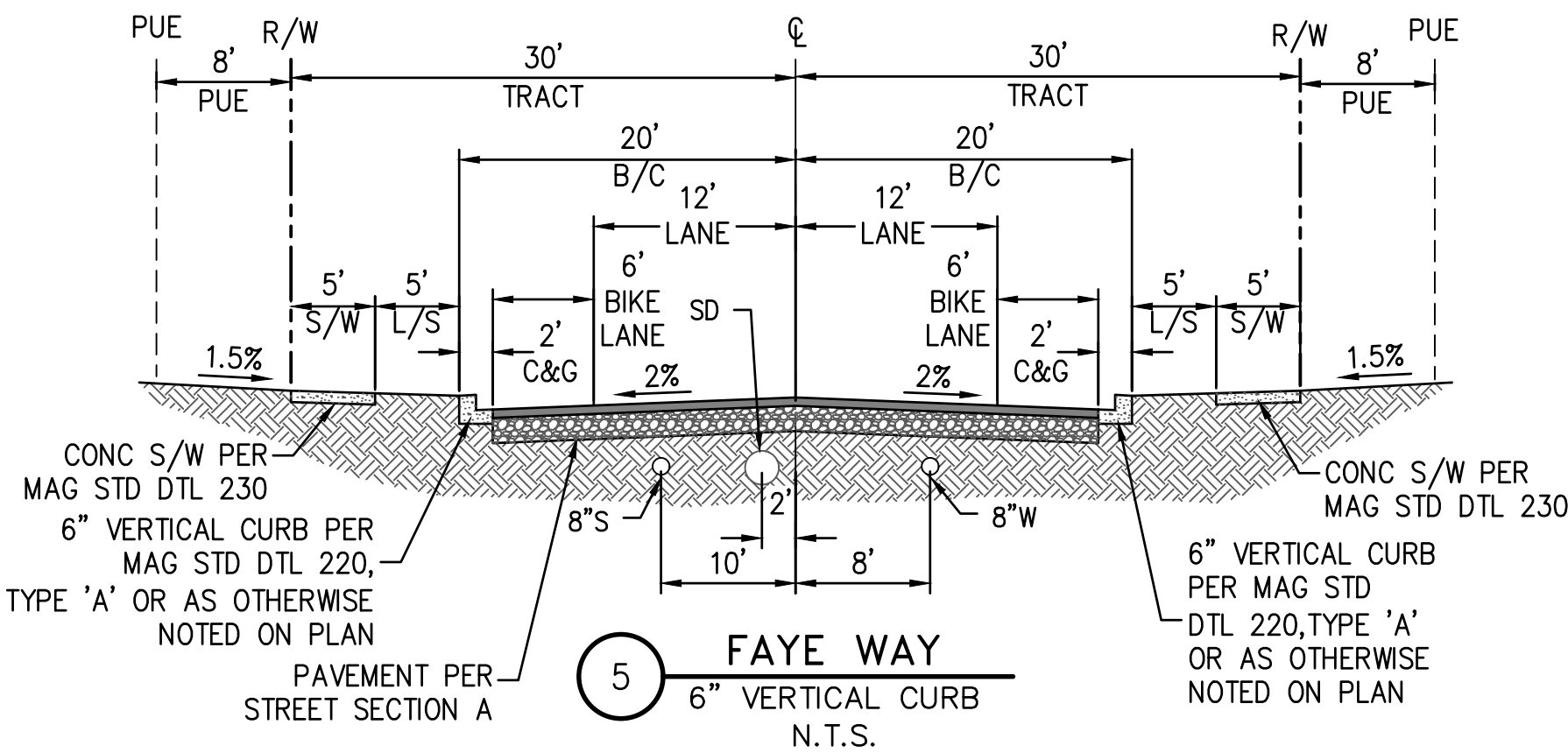
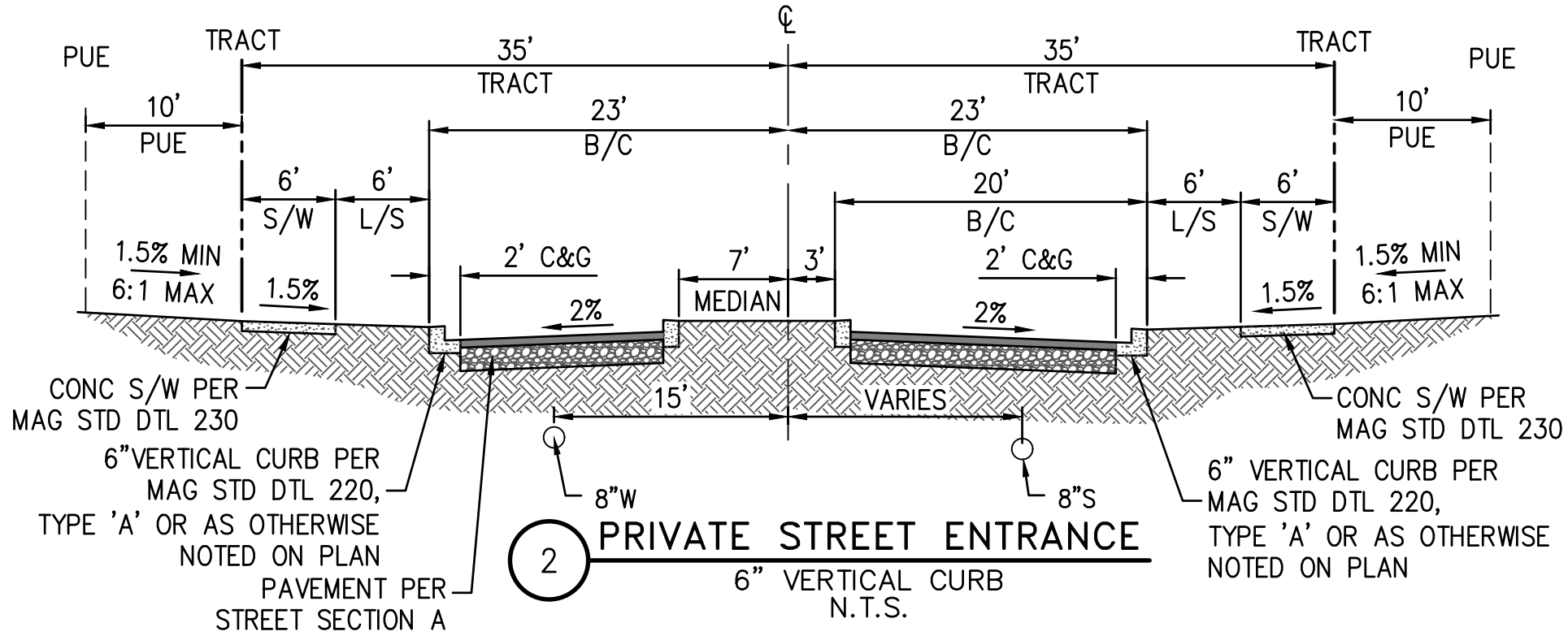
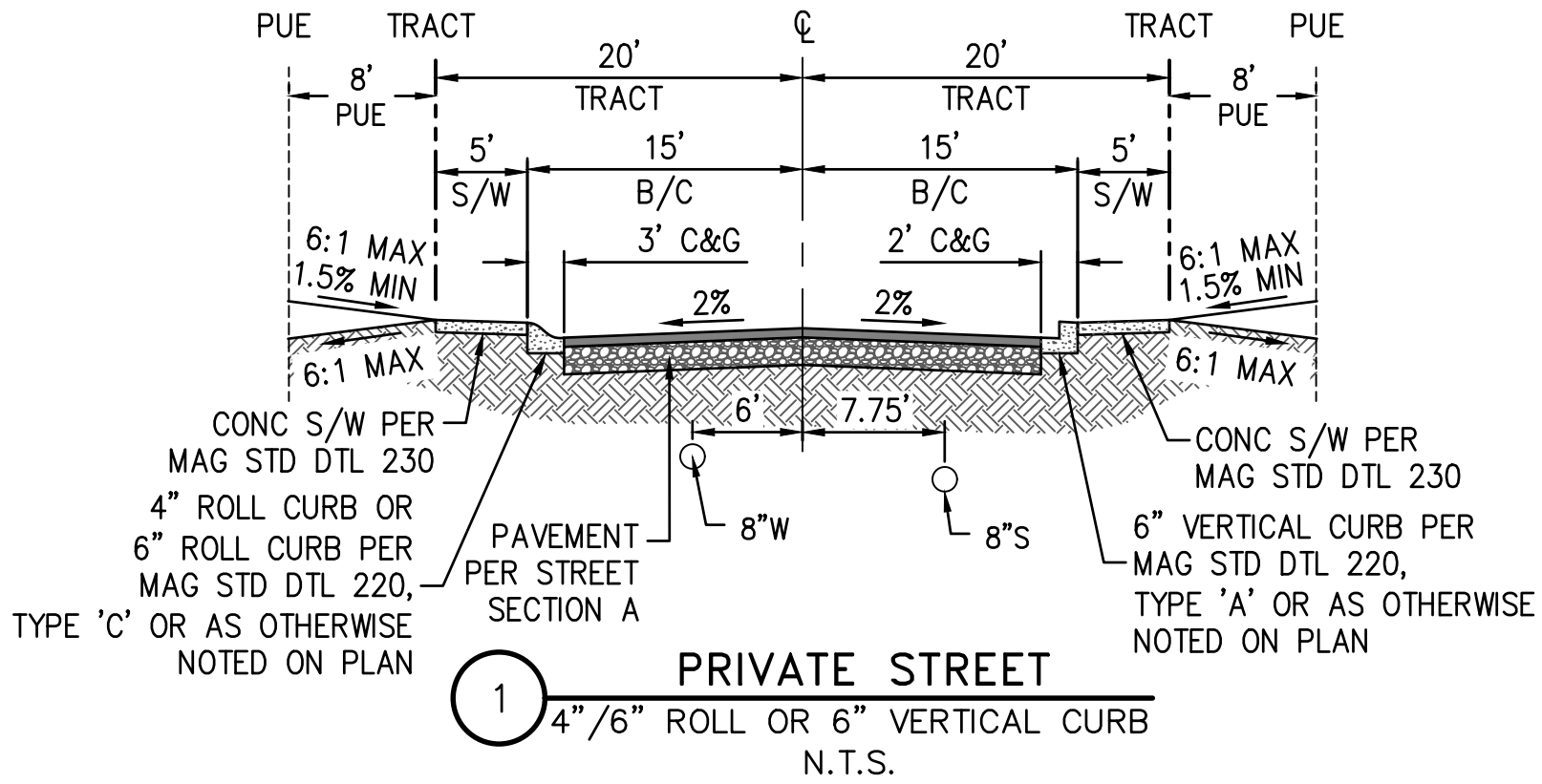
LOT TABLE	
LOT NO.	AREA (SQ.FT)
52	6380
53	6380
54	6380
55	6380
56	6380
57	6380
58	6930
59	6930
60	6930
61	6930
62	6380
63	6380
64	6380
65	6380
66	6380
67	6380
68	6380

LOT TABLE	
LOT NO.	AREA (SQ.FT)
69	7760
70	6965
71	6670
72	6670
73	6670
74	6670
75	6670
76	6670
77	6670
78	6670
79	6670
80	7067
81	7347
82	6793
83	6793
84	9289

SITE SUMMARY TABLE	
	PARCEL 5
OVERALL GROSS AREA (ACRES)	21.14
OVERALL NET (*) AREA (ACRES)	20.33
TOTAL NUMBER OF LOTS: SINGLE FAMILY	84
TOTAL OPEN SPACE (ACRES)	3.03
TOTAL PERCENTAGE OF OPEN SPACE (%)	14.90%
MINIMUM LOT SIZE (SF)	6,380
AVERAGE LOT SIZE (SF)	6,916
MAXIMUM LOT SIZE (SF)	10,641
MINIMUM LOT WIDTH (FT)	58'
MINIMUM LOT DEPTH (FT)	110'
DENSITY (DU/AC): PER GROSS AREA	4.0
TAX ASSESSORS PARCEL NUMBER	503-73-771
* NET AREA EXCLUDES FAYE WAY	

DEVELOPMENT STANDARDS TABLE - PER APPROVED ORDINANCE 2012-07, OR SUBSEQUENT AMENDMENTS	
ZONING	RM-6 PUD
TYPICAL LOT	58' X 110'
MIN. AREA	6,380 SF
MIN. WIDTH	58'
MIN. DEPTH	110'
BUILDING SETBACKS (2)	
FRONT	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/8'
STREET SIDE (2)(3)	13'
REAR (2)	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	20'
MIN. DISTANCE BETWEEN HOUSES	10'
BLDG. HEIGHT	30'
LOT COVERAGE	50%

- (2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH 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 & Z LOT HOMES.
- (3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).
- (4) TWO ADJACENT MULTI-STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 13 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 SIDEWALK.
- (7) IF THE PORTION OF A MULTI-STORY HOUSE OR STRUCTURE WHICH ABUTS ON AN ARTERIAL 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 ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR 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 (20') FOR ONE AND 25 FEET (25') FOR THE OTHER; OR
- (B) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 25- FEET (25') FOR ONE AND 30- FEET (30') FOR THE OTHER; OR
- (C) IF A MULTI-STORY HOUSE IS ADJACENT TO A SINGLE-STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN SUBSECTIONS 1 AND 2 SHALL APPLY; AND
- (D) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL 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 DIMENSIONS IS CONSTRUCTED BETWEEN THE REAR PROPERTY LINES OF ADJACENT LOTS WHICH ABUT AN ARTERIAL STREET IN THE REAR, AND THE RIGHT-OF-WAY OF THE ARTERIAL STREET, THEN THE REAR SETBACKS ESTABLISHED IN SUBSECTION 8. (D) OF THIS SECTION SHALL APPLY. THE AVERAGE WIDTH OF SUCH LANDSCAPE TRACT SHALL NOT BE LESS THAN 15- FEET (15'). THE NARROWEST PART OF THE TRACT MUST BE 10- FEET (10') 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, MUST BE 15- FEET (15') IN WIDTH OR GREATER.
- (10) IF A HOUSE OR OTHER STRUCTURE ABUTS AN ARTERIAL STREET ON THE SIDE, THEN THE WIDER OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE ON THE SIDE WHICH ABUTS THE ARTERIAL STREET AND SHALL BE INCREASED BY 5 ADDITIONAL FEET (5'). FOR EXAMPLE, IF THE SIDE SETBACKS OF A HOUSE OR STRUCTURE WHICH ABUTS AN ARTERIAL STREET ON THE SIDE WOULD ORDINARILY BE 8- FEET (8') AND 5- FEET (5'), THEN THE 8- FEET (8') SETBACK SHALL BE INCREASED TO 13- FEET (13') AND SHALL APPLY TO THE SIDE OF THE HOUSE OR STRUCTURE WHICH ABUTS THE ARTERIAL STREET, AND THE OTHER SIDE SETBACK SHALL REMAIN 5- FEET (5').



LEGEND

---	BOUNDARY LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	SIGHT VISIBILITY EASEMENT
---	ASSESSOR PARCEL NUMBER
---	PUBLIC UTILITY EASEMENT
---	RIGHT-OF-WAY
---	VEHICLE NON-ACCESS EASEMENT
---	MARICOPA COUNTY RECORDS
---	FLOW ARROW
---	4\" ROLL CURB & GUTTER
---	6\" ROLL CURB & GUTTER
---	VERTICAL CURB & GUTTER

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016

53637
ZACH
HILGART
2/18/2019



HERITAGE ASANTE - PARCEL 5

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909

DATE: FEB 2019

SCALE: N.T.S.

DRAWN: HW

DESIGNED: HW

APPROVED: ZH

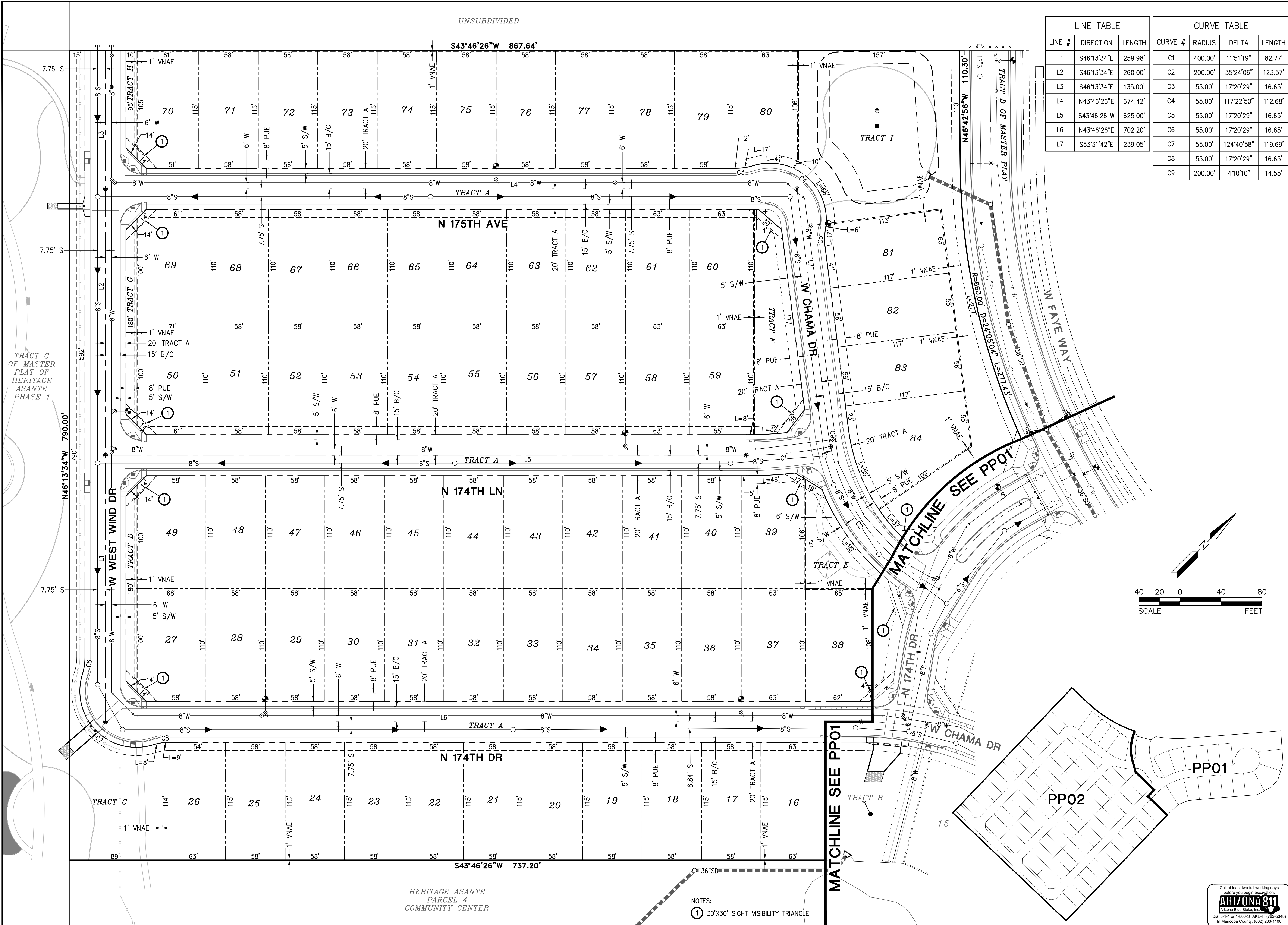
DWG. NO.

CV02

SHT. 2 OF 4

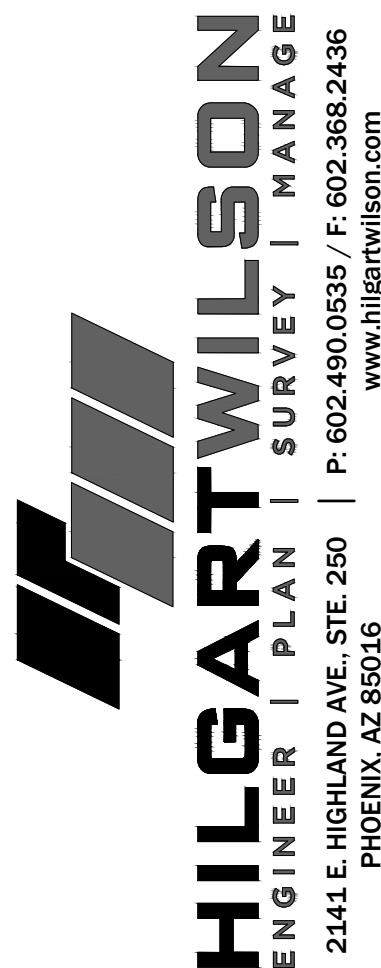
FS18-646





LINE TABLE			CURVE TABLE			
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
L1	S46°13'34"E	259.98'	C1	400.00'	11°51'19"	82.77'
L2	S46°13'34"E	260.00'	C2	200.00'	35°24'06"	123.57'
L3	S46°13'34"E	135.00'	C3	55.00'	17°20'29"	16.65'
L4	N43°46'26"E	674.42'	C4	55.00'	117°22'50"	112.68'
L5	S43°46'26"W	625.00'	C5	55.00'	17°20'29"	16.65'
L6	N43°46'26"E	702.20'	C6	55.00'	17°20'29"	16.65'
L7	S53°31'42"E	239.05'	C7	55.00'	124°40'58"	119.69'
			C8	55.00'	17°20'29"	16.65'
			C9	200.00'	4°10'10"	14.55'

REV.:



HERITAGE ASANTE - PARCEL 5

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE ARIZONA

PRELIMINARY PLAT

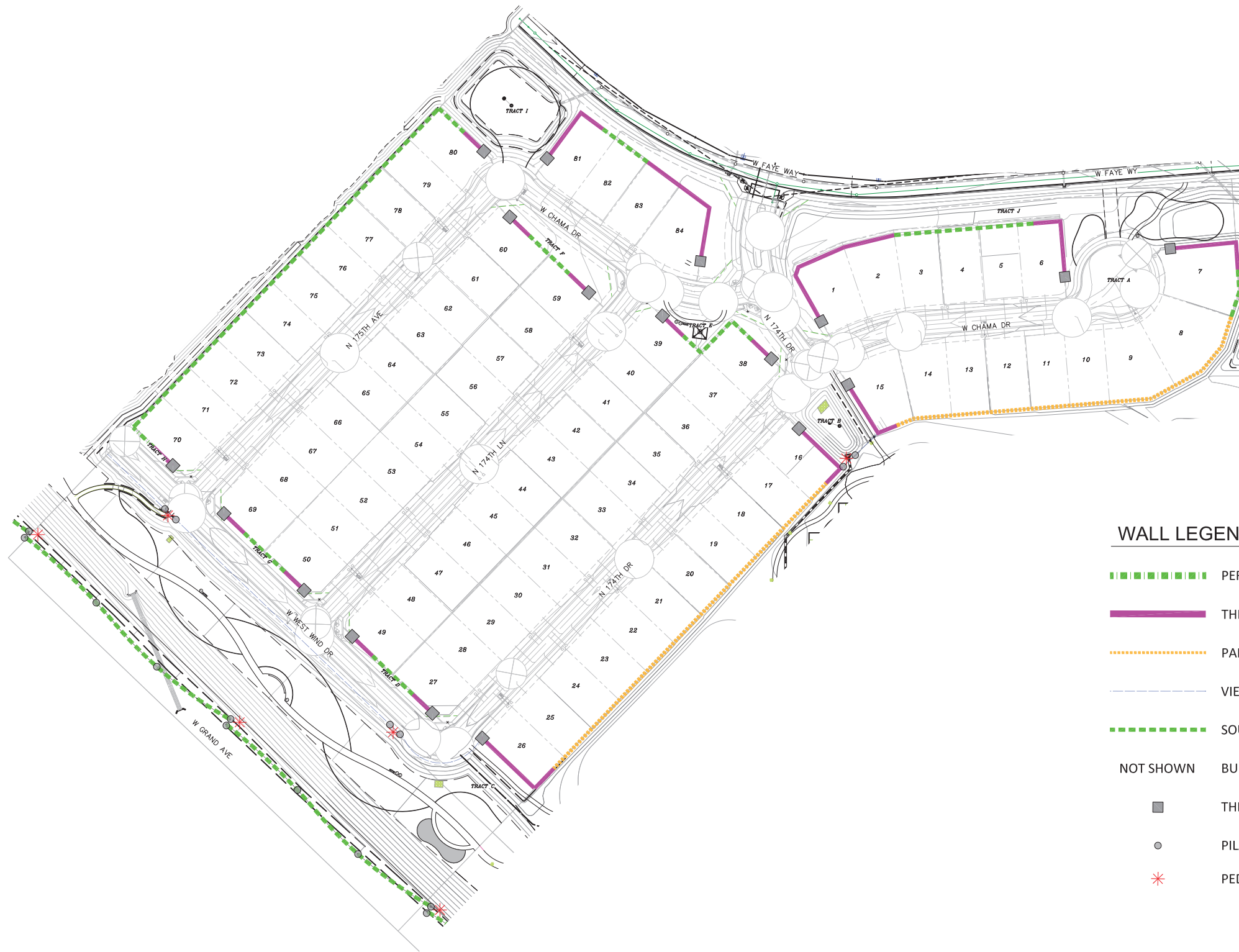
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	DATE:	FEB 2019
	SCALE:	1" = 40'
	DRAWN:	HW
	DESIGNED:	HW
	APPROVED:	ZH

FS18-646



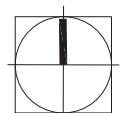
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	
	<i>Fraxinus velutina</i> ARIZONA ASH	24" BOX STANDARD	15	
	<i>Parkinsonia</i> 'Desert Museum' DESERT MUSEUM	24" BOX MULTI	34	
	<i>Prosopis</i> 'Phoenix' PHOENIX MESQUITE	24" BOX MULTI	43	
	<i>Quercus virginiana</i> SOUTHERN LIVE OAK	36" BOX STANDARD	120	
	<i>Pinus edularica</i> MONDEL PINE	24" BOX STANDARD	142	
	<i>Ulmus parvifolia</i> 'Drake' Drake Evergreen Elm	24" BOX STANDARD	6	
SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	<i>BOUTELOUA GRACILIS</i> 'BLONDE AMBITION' BLONDE AMBITION	1 GAL.	30" O.C.	
	<i>LEUCOPHYLLUM LANGIAMANAE</i> 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.	
	<i>MUHLENBERGIA C. 'REGAL MIST'</i> PINK MUHLY	5 GAL.	3'-0" O.C.	
	<i>MUHLENBERGIA RIGENS</i> DEER GRASS	5 GAL.	4'-0" O.C.	
	<i>TEUCRIMUM CHAMAEDRYS</i> GERMANDER	1 GAL.	24" O.C.	
	<i>TEUCRIMUM FRUTICANS</i> 'COMPACTA' GERMANDER	1 GAL.	24" O.C.	
	<i>OLEA EUROPAEA 'MONTRA'</i> LITTLE OLIVE	5 GAL.	5'-0" O.C.	
	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED		
	TURF	MIDIRON SOD		

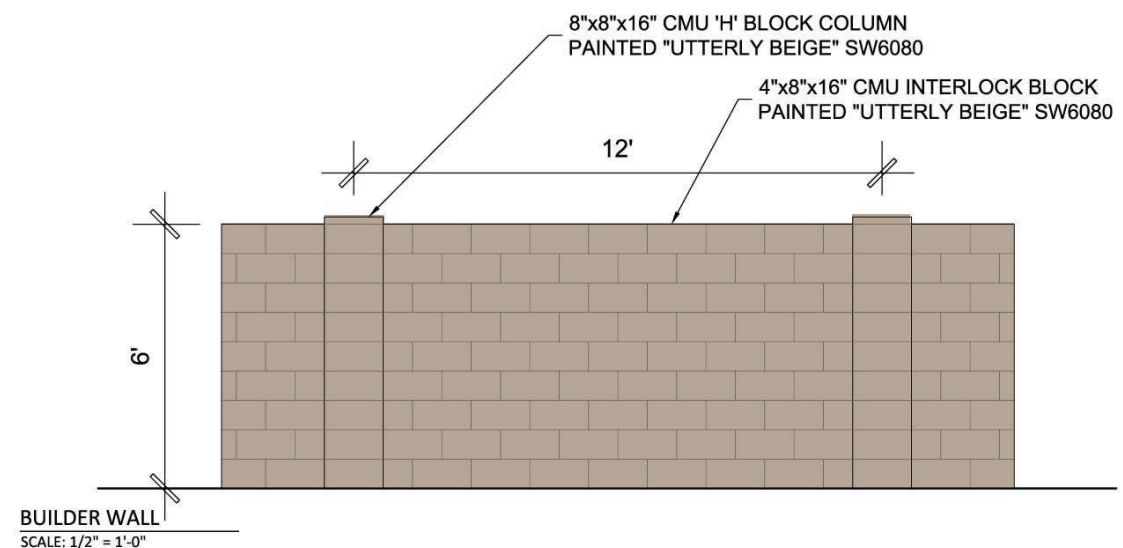
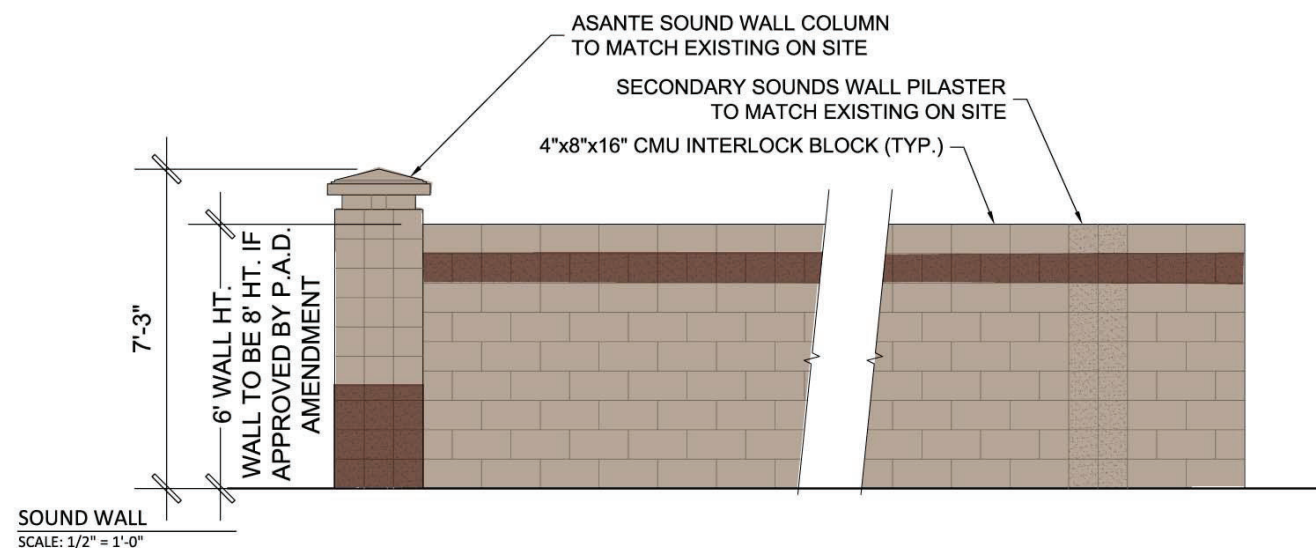
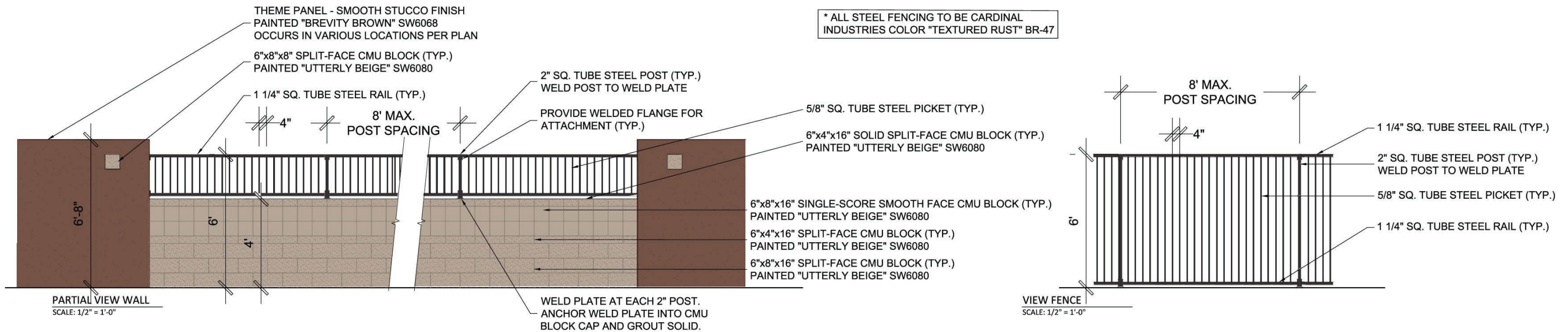
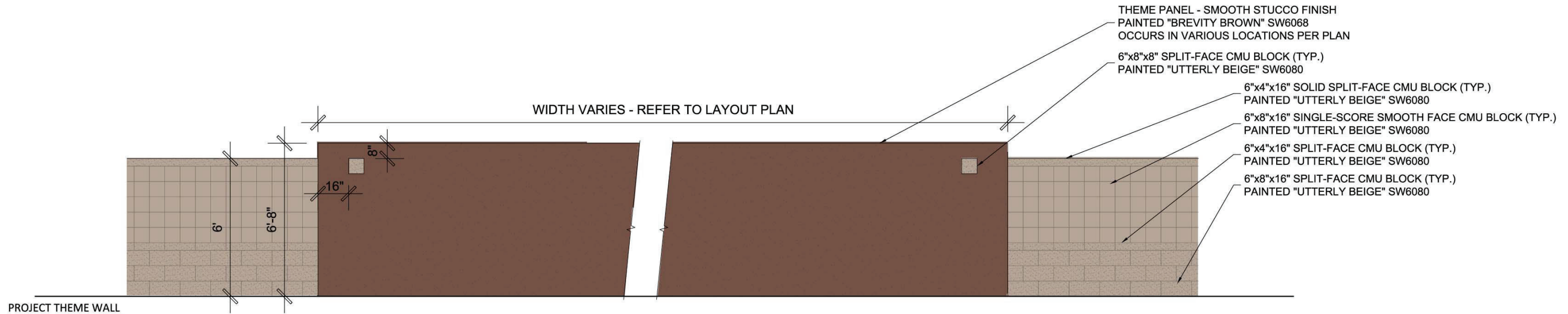




WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- VIEW FENCE
- SOUND WALL
- NOT SHOWN BUILDER WALL
- THEME PILASTER
- PILASTER
- PEDESTRIAN GATE



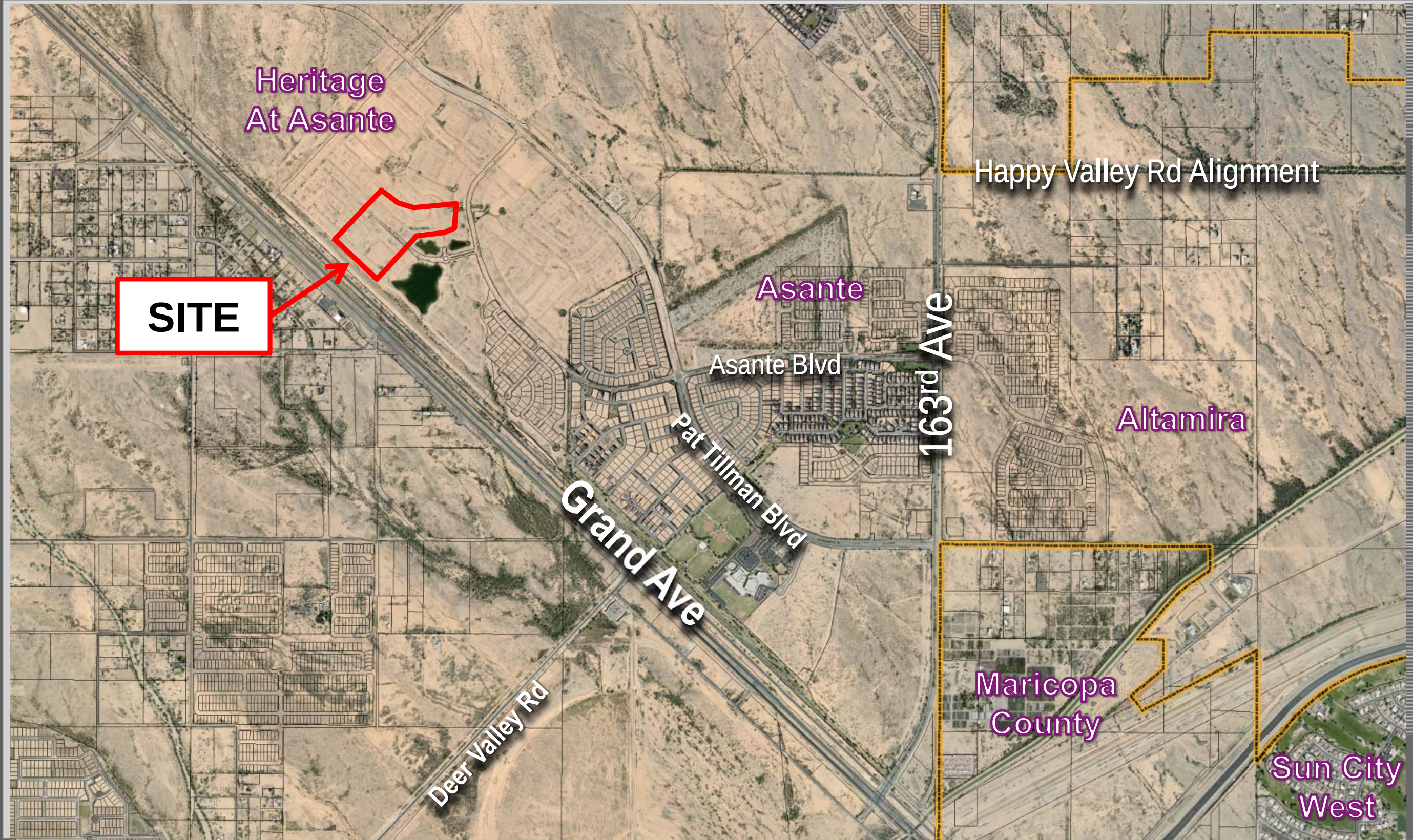




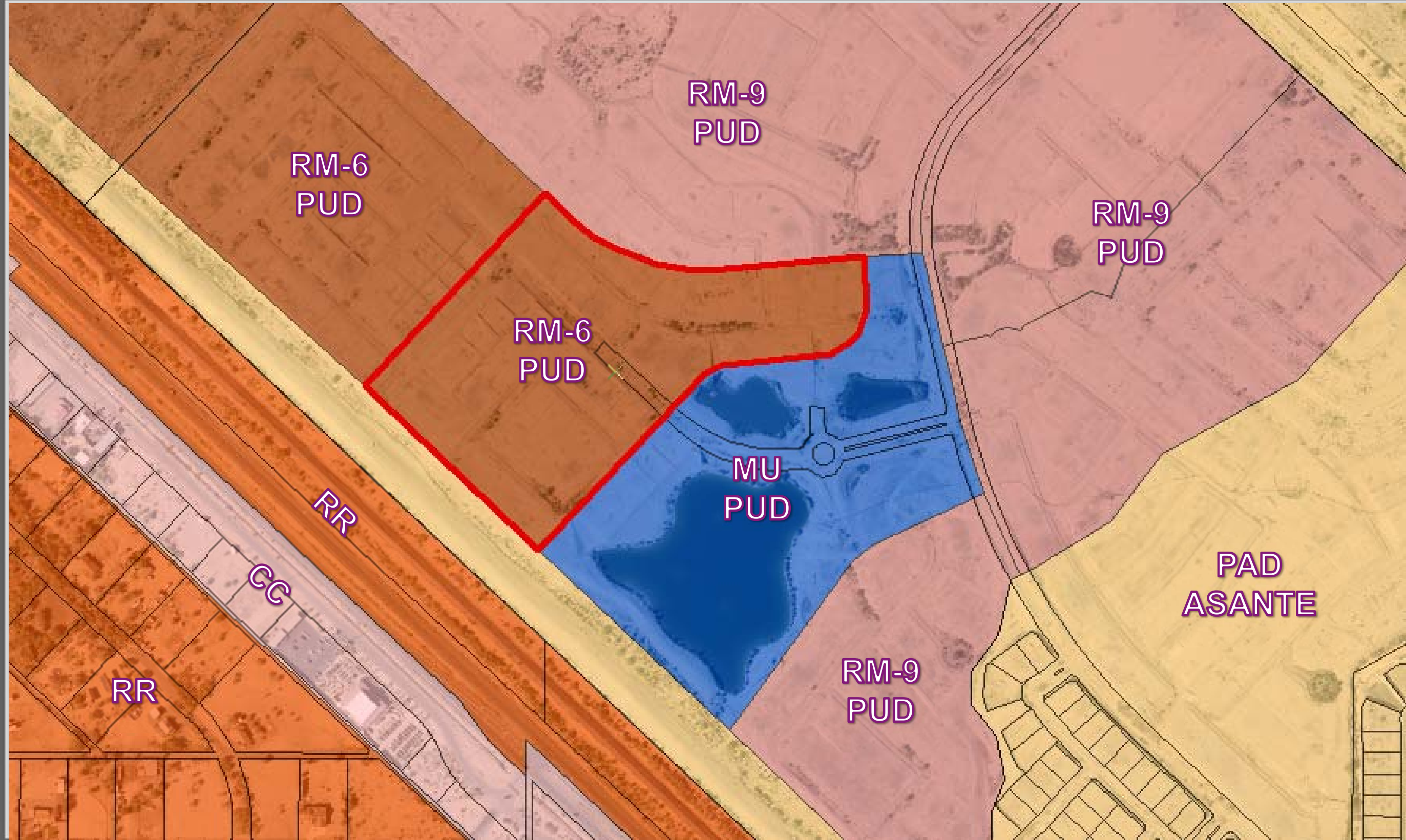
Heritage Asante Parcel 5 Preliminary Plat

Planning & Zoning Commission

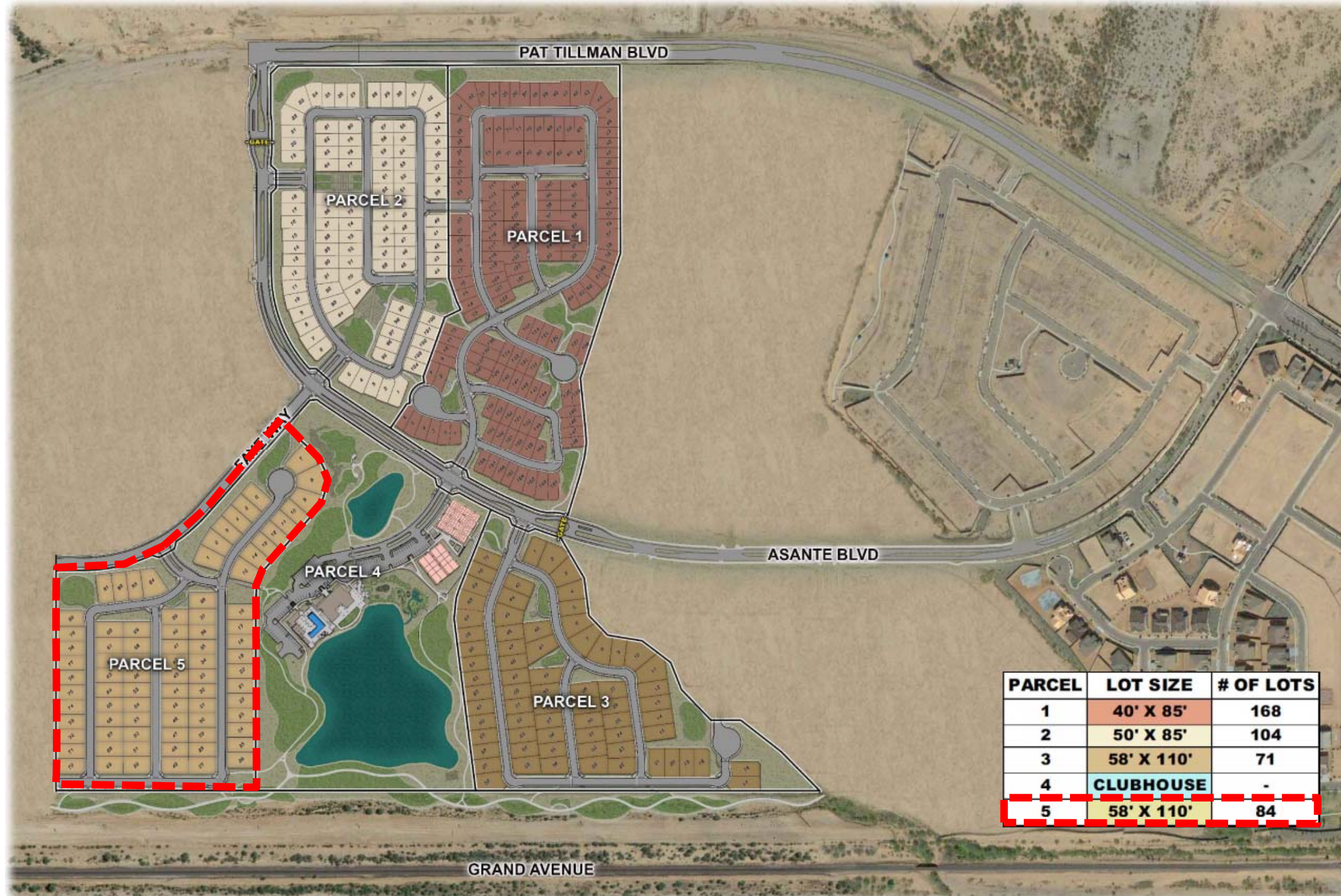
May 2, 2019



VICINITY MAP

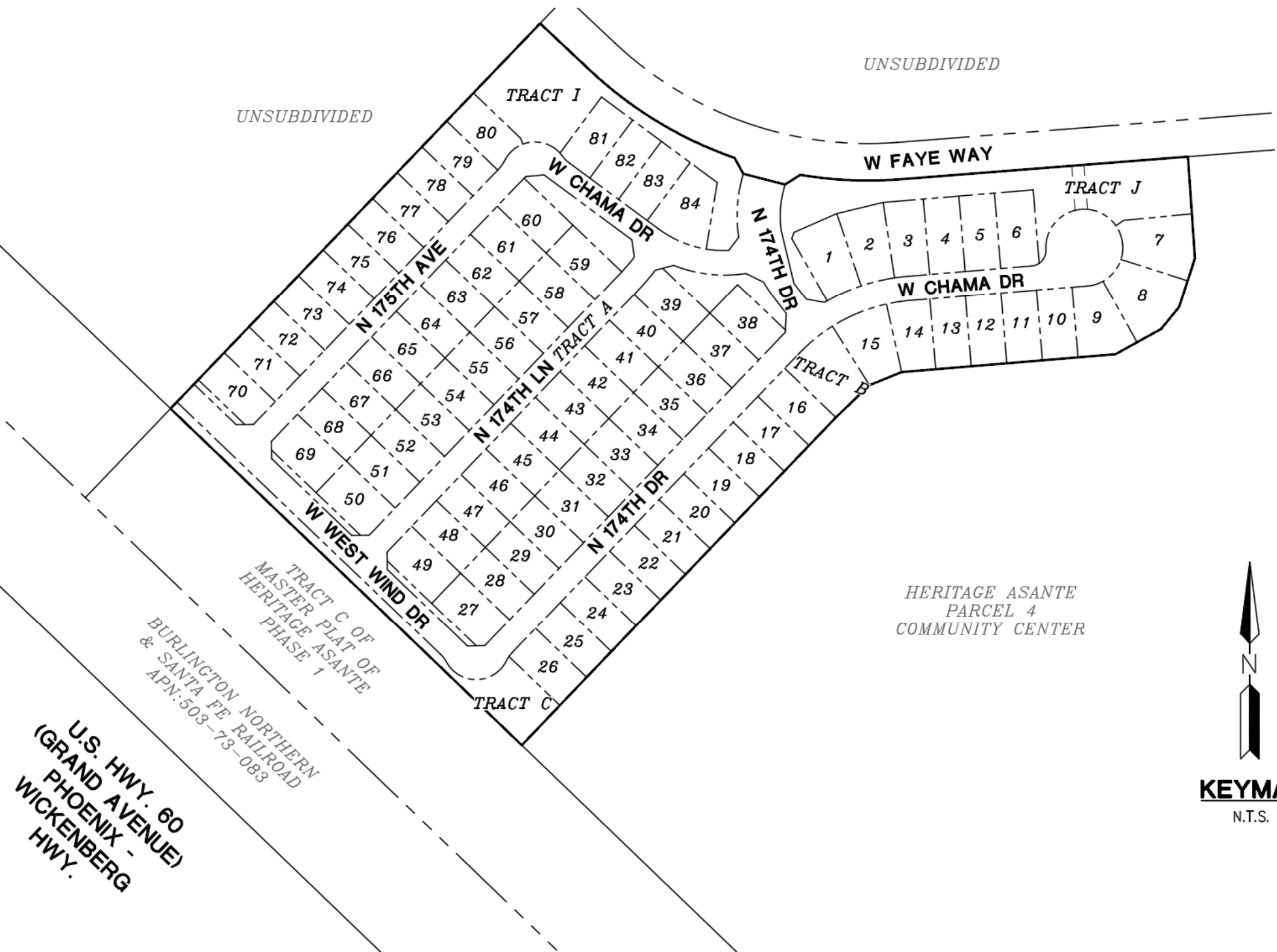


ZONING



PARCEL	LOT SIZE	# OF LOTS
1	40' X 85'	168
2	50' X 85'	104
3	58' X 110'	71
4	CLUBHOUSE	-
5	58' X 110'	84

HERITAGE ASANTE PHASE 1



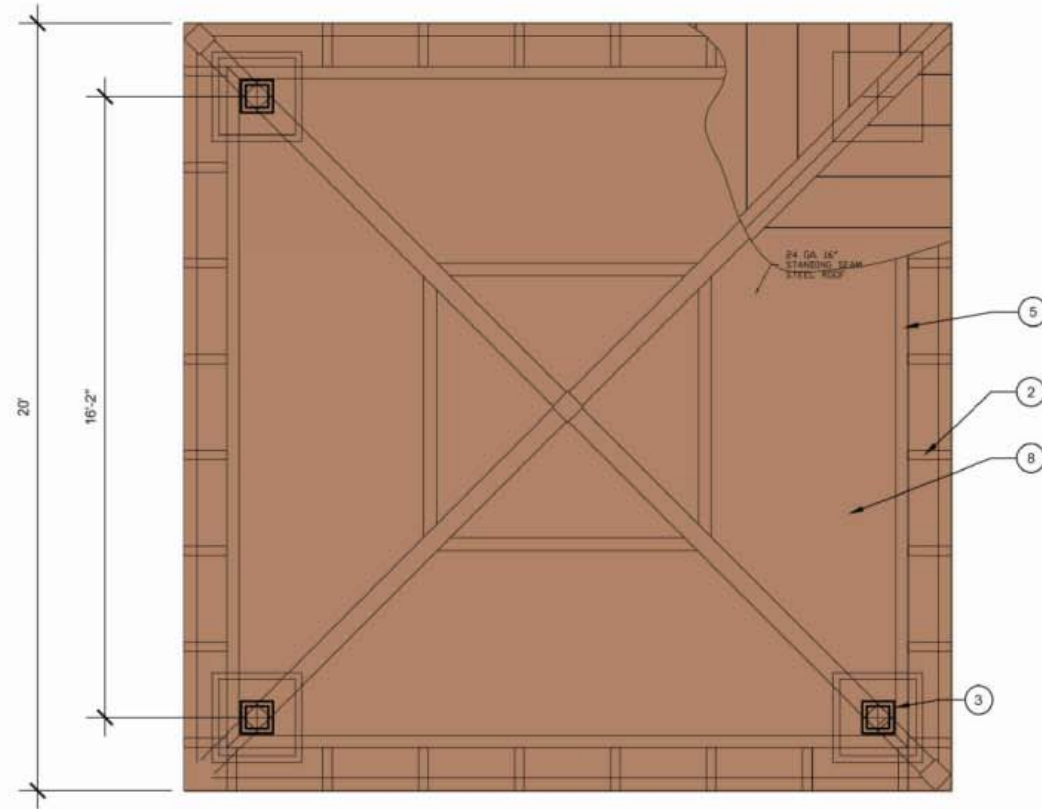
PRELIMINARY PLAT



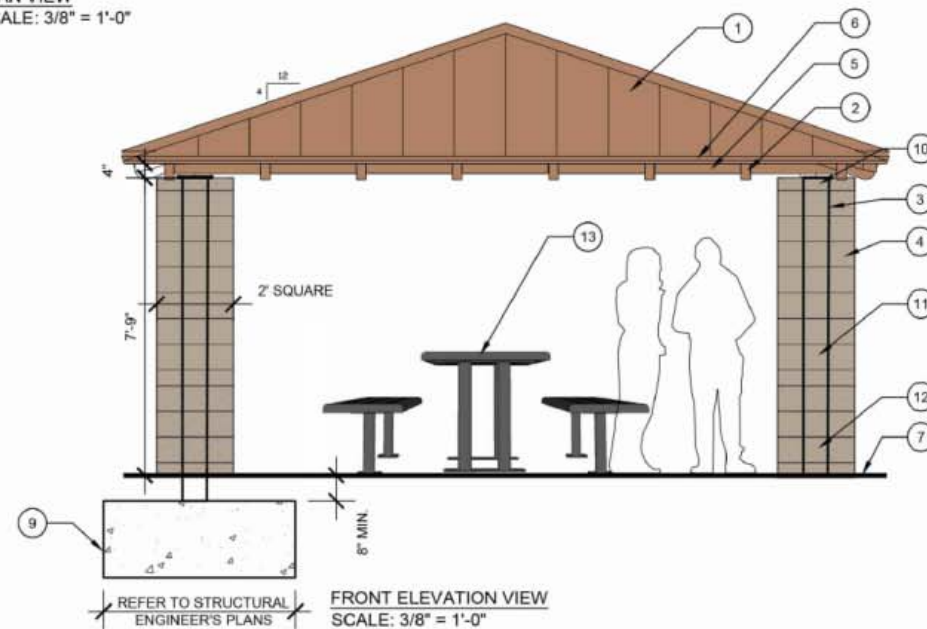
TREE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	
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	<i>Prosopis</i> 'Phoenix' PHOENIX MESQUITE	24" BOX MULTI	43	
	<i>Quercus virginiana</i> SOUTHERN LIVE OAK	36" BOX STANDARD	120	
	<i>Pinus edulis</i> MONDEL PINE	24" BOX STANDARD	142	
	<i>Ulmus parvifolia</i> 'Drake' Drake Evergreen Elm	24" BOX STANDARD	6	
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	<i>MUHLENBERGIA RIGENS</i> DEER GRASS	5 GAL.	4'-0" O.C.	
	<i>TEUCRIMUM CHAMAEDRYS</i> GERMANDER	1 GAL.	24" O.C.	
	<i>TEUCRIMUM FRUTICANS</i> 'COMPACTA' GERMANDER	1 GAL.	24" O.C.	
	<i>OLEA EUROPAEA 'MONTRA'</i> LITTLE OLIVE	5 GAL.	5'-0" O.C.	
	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED		
	TURF	MIDIRON SOO		



LANDSCAPE PLAN



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



FRONT ELEVATION VIEW
SCALE: 3/8" = 1'-0"

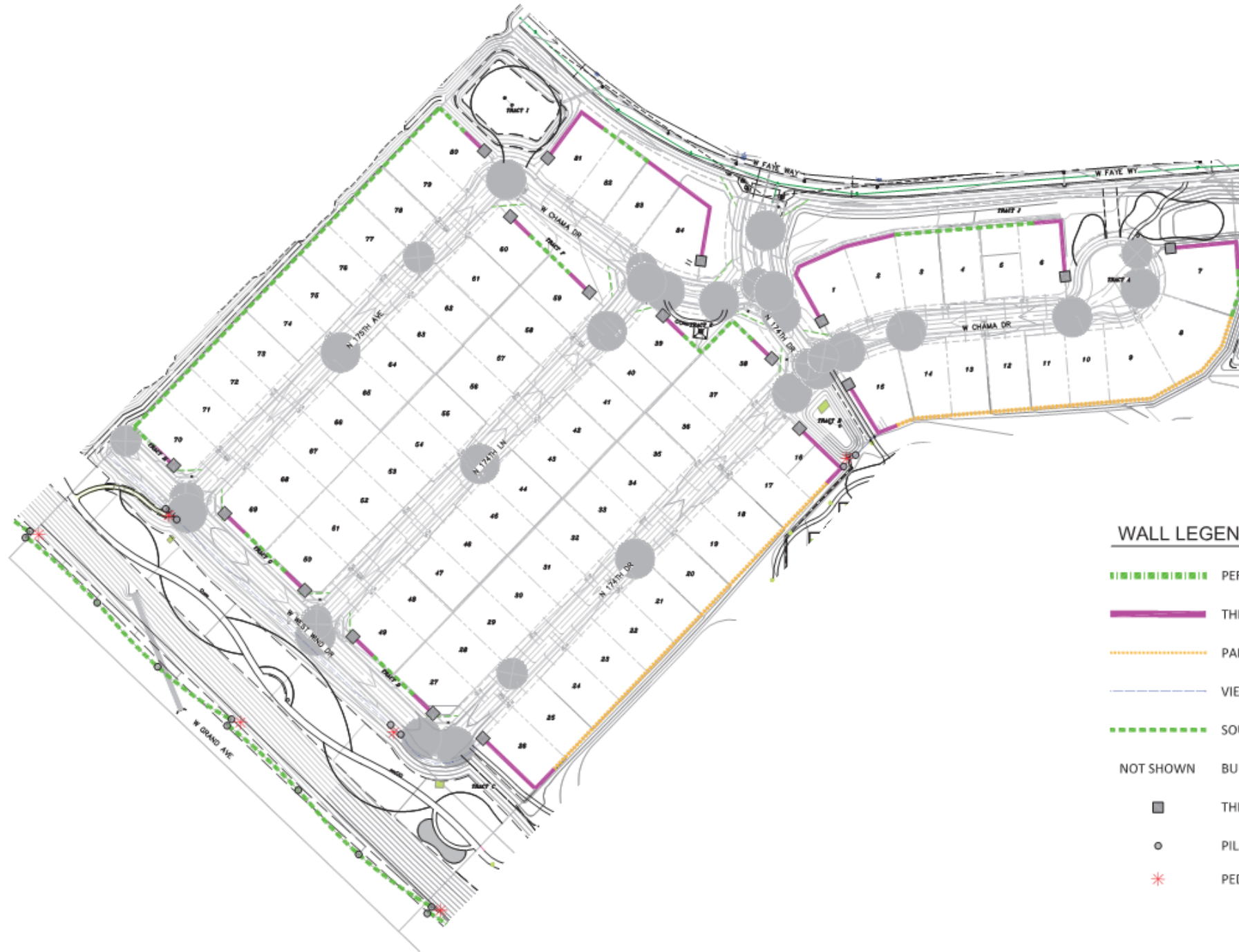
LEGEND

1. 20'X20' "MESA" MODEL RAMADA, AVAIL. FROM CLASSIC RECREATION (www.classicrecreation.com)
2. RAFTER TAIL
3. 8"X8" STUB COLUMN ON TOP TRANSITION PLATE & ROTATED 8X8" COLUMN
4. COLUMN SURROUND (TO MATCH SECONDARY THEME COLUMNS - REFER TO WALL DETAILS)
5. PERIMETER BEAM
6. 2"X1" ROOF SUPPORT
7. FINISH SURFACE / FINISH GRADE
8. 24" GA. 16" STANDING SEAM STEEL ROOF
COLOR: PATRICIAN BRONZE
9. REINFORCED CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEER'S PLANS, TYP.
10. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
11. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
12. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
13. PICNIC TABLE - TABLE 298-60-2HS W/ STEEL SEATS, AVAILABLE FROM DUMOR (www.dumor.com)
COLOR: BRONZE

NOTES:

- REFER TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS FOR ALL CONNECTIONS, REINFORCING AND FOOTING INFORMATION.
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
- ALL METAL WORK SHALL RECEIVE TWO (2) COATS OF MOISTURE-PROOF PRIMER AND TWO (2) FINISH COATS OF PAINT - REFER TO FINISH SCHEDULE FOR COLOR.

WALL PLAN

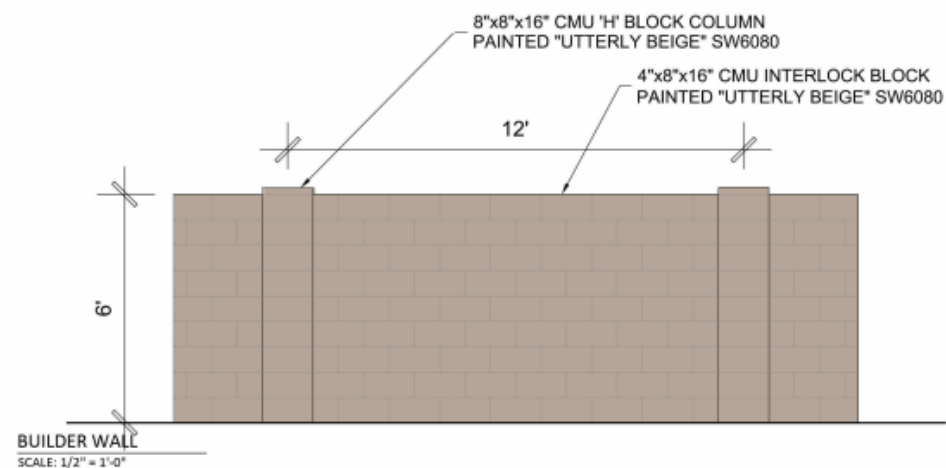
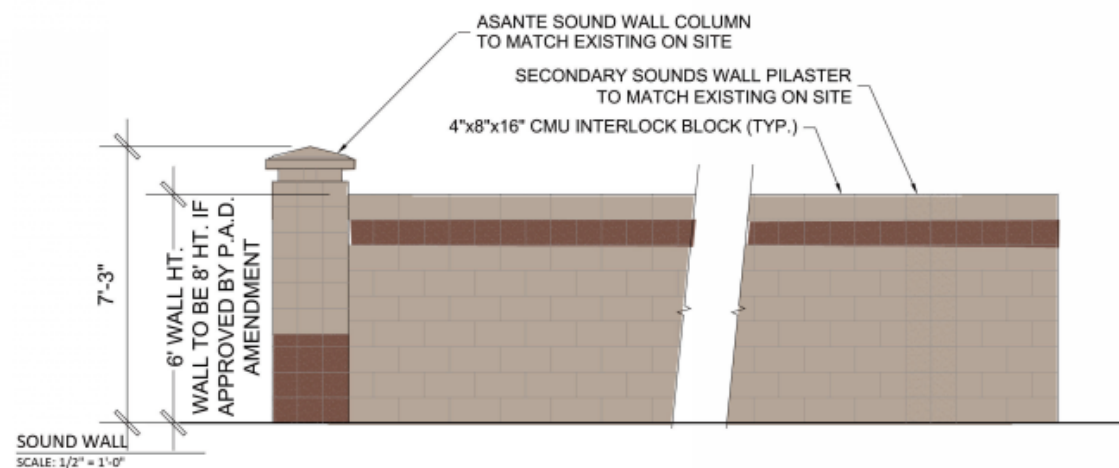
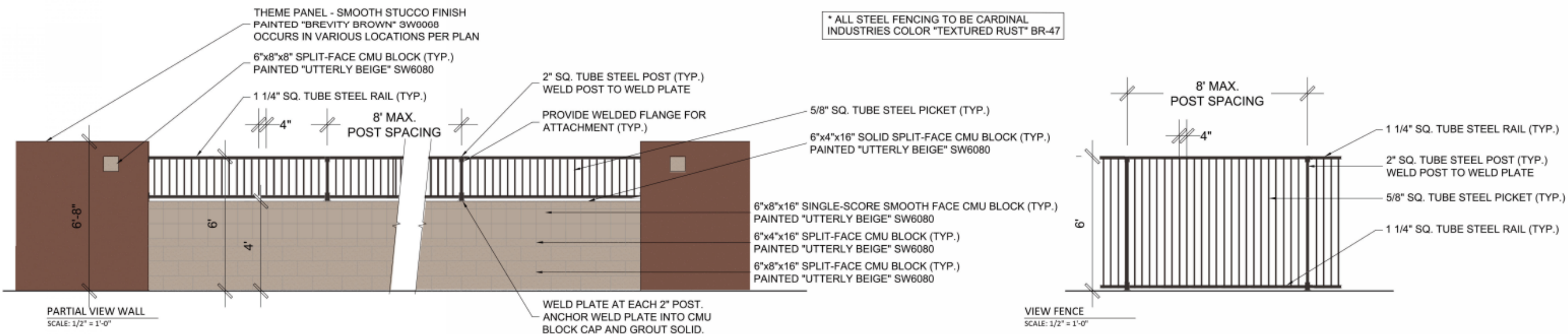
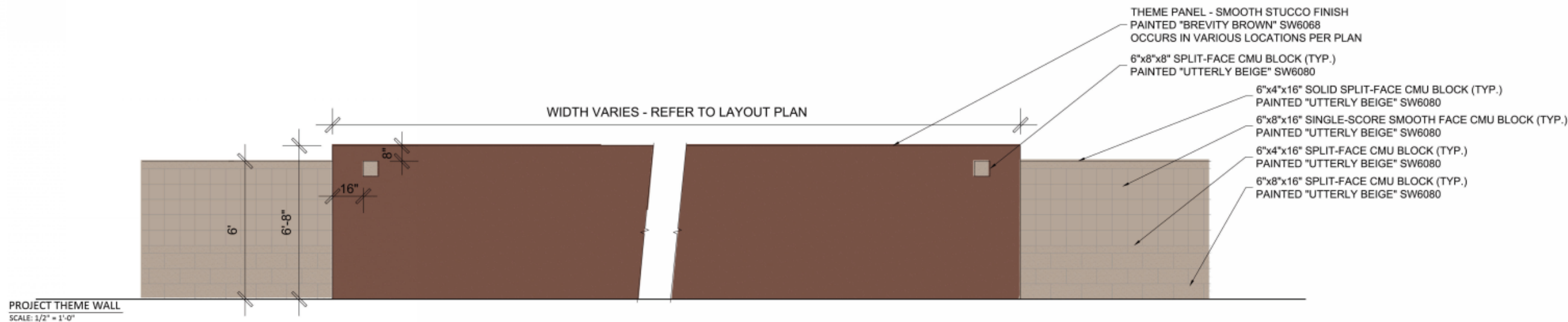


WALL LEGEND

- PERIMETER THEME WALL
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- PARTIAL VIEW WALL
- VIEW FENCE
- SOUND WALL
- NOT SHOWN
- BUILDER WALL
- THEME PILASTER
- PILASTER
- PEDESTRIAN GATE



WALL PLAN





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Consideration and action regarding a Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch.

Motion:

Move to recommend approval of the proposed Zone Change to the City Council subject to stipulations “a” and “b”.

Background:

The subject property consists of two (2) parcels totaling approximately 361 acres that are held in trust and managed by the Arizona State Land Department, and one (1) parcel approximately 125 acres in area owned by the U.S. Bureau of Reclamation (BOR), for a total of approximately 486 acres. The subject request seeks to change the zoning of the property from Surprise RR to PAD to accommodate 1,860 dwelling units over 486 acres for an overall gross density of 3.8 DU/Ac.

The zoning of the property will be PAD, with the land uses associated with each development parcel tied to the City’s “hard” zoning districts as they evolve over time. The development standards, however, are included with this Zone Change and will run with the land unless subsequently amended. The project will have an abundance of open space, and while there will be a pocket of relatively high density residential (Parcel 1), the overall density for the Lone Mountain Project will remain at 3.8 DU/Ac. The proposed development includes buffering adjacent to existing rural development consistent with the goals of the General Plan. Further, the development will preserve wash corridors that bisect the site thereby providing wildlife connectivity and recreational opportunities, also in support of the General Plan.

This case is running concurrently with a 634-acre Zone Change involving a neighboring project known as Marisol Ranch, which is being processed under FS18-557 and is discussed under separate cover. Both Lone Mountain Ranch and Marisol Ranch are included in a 1,194-acre Annexation request being processed under case FS18-417. In addition, two (2) Pre-Annexation Development Agreements, one (1) for Lone Mountain Ranch and one (1) for Marisol Ranch, are being scheduled for review by the City Council on an upcoming agenda. The Planning and Zoning Commission will hear the two (2) above-referenced Zone Change requests on May 2, 2019 and will make a recommendation to the City Council. The City Council will take action on the annexation request and the two (2) Zone Change

requests on a date to be determined.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-459 Lone Mountain Ranch Rezone 05-02-19 P&Z Staff Report
 2. 01 FS18-459 & FS18-557 Lone Mountain Ranch and Marisol Ranch Vicinity Map
 3. 02 FS18-459 Lone Mountain Ranch Zoning Narrative 15-APRIL-2019
 4. 03 FS18-459 Lone Mountain Ranch Outreach Report_Redacted
 5. 05 FS18-459 & FS18-557 Lone Mountain Ranch and Marisol Ranch 05-02-19 P&Z Presentation
 6. Public Engagement Form for Lone Mountain Ranch Rezone
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-459

Project Name: Lone Mountain Ranch Rezone

Council District: 1 – Acacia

Meeting Date: May 2, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Arizona State Land Department, et. al.

Applicant: Michelle Green, on behalf of the Arizona State Land Department

Request: Zone Change from Residential Ranch (RR) to Planned Area Development (PAD)

Site Location: Generally located east of 163rd Avenue between Dixileta Road and Lone Mountain Road

Area: 486 acres (approx.)

Density: 3.8 DU/Ac.

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

Support/Opposition: This request has generated several items of opposition

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

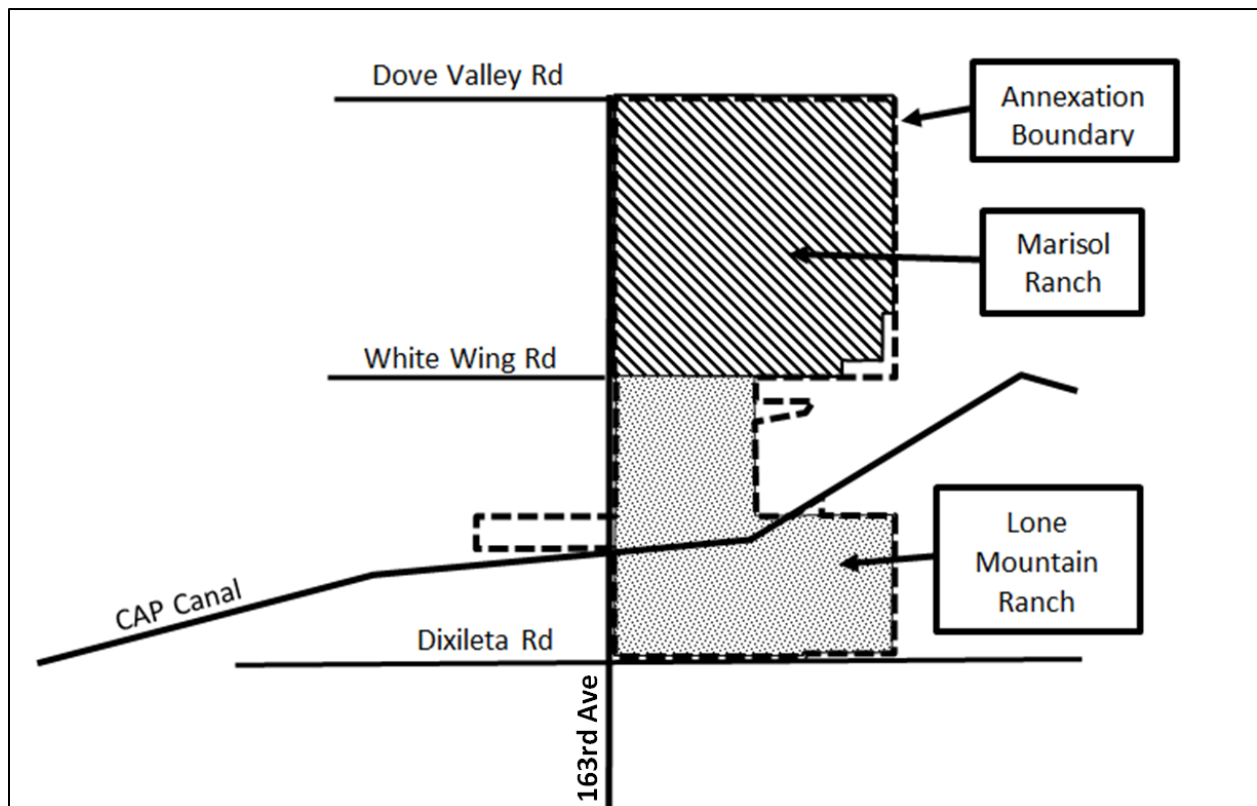
INTRODUCTION:

The subject property consists of two (2) parcels totaling approximately 361 acres that are held in trust and managed by the Arizona State Land Department, and one (1) parcel approximately 125 acres in area owned by the U.S. Bureau of Reclamation (BOR), for a total of approximately 486 acres. The subject request involves the rezoning of said 486 acres from Residential Ranch (RR) to Planned Area Development (PAD).

This case is running concurrently with a 634-acre Zone Change involving a neighboring project known as Marisol Ranch, which is being processed under FS18-557 and is discussed under separate cover. Both Lone Mountain Ranch and Marisol Ranch are included in a 1,194-acre Annexation request being processed under case FS18-417. In addition, two (2) Pre-Annexation Development Agreements, one (1) for Lone Mountain Ranch and one (1) for Marisol Ranch, are being scheduled for review by the City Council on an upcoming agenda.

The Planning and Zoning Commission will hear the two (2) above-referenced Zone Change requests on May 2, 2019 and will make a recommendation to the City Council. The City Council will take action on the annexation request and the two (2) Zone Change requests on a date to be determined.

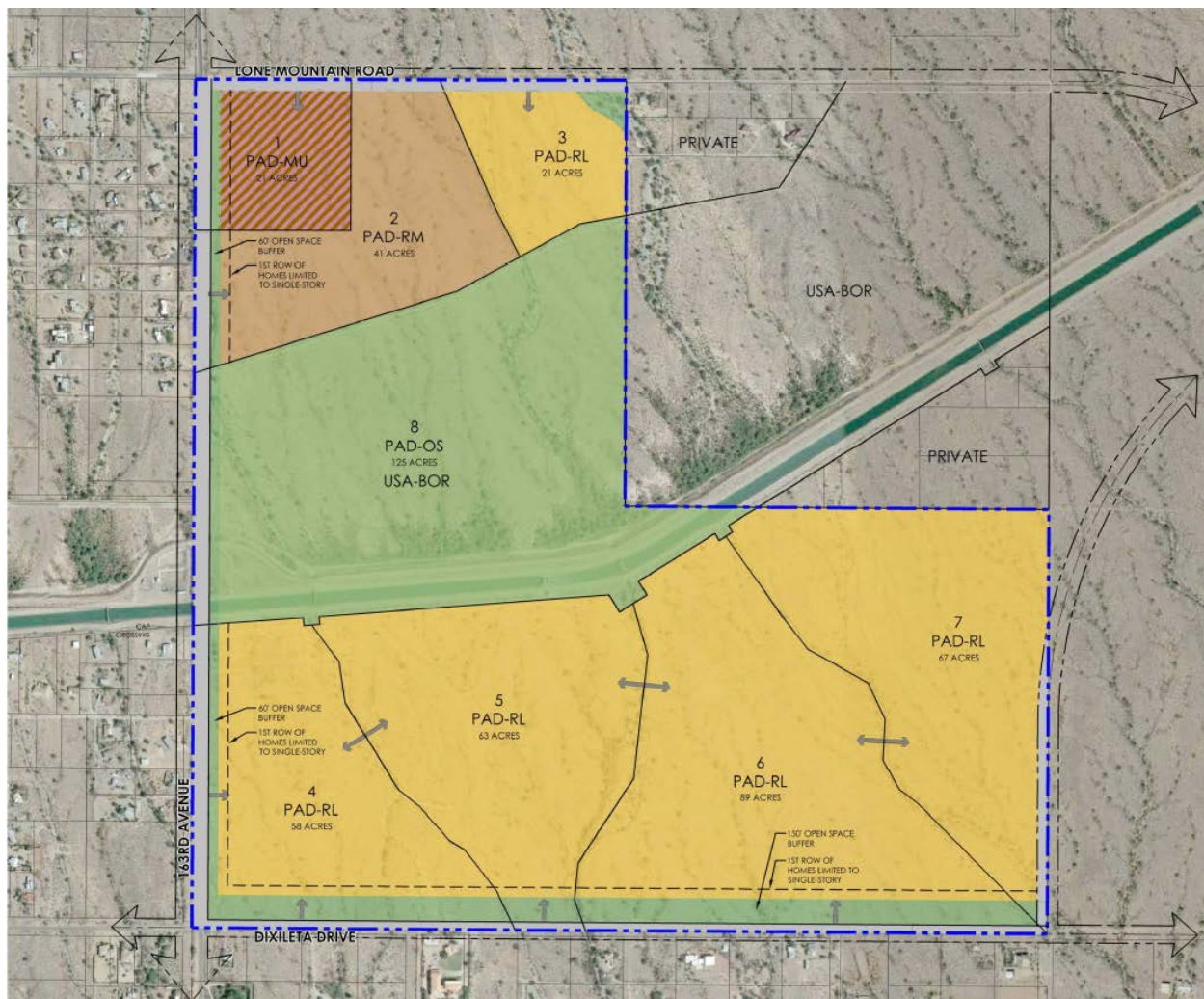
To place these three (3) cases in context, the following map illustrates the land mass involved with the two (2) aforementioned Zone Change requests and the related Annexation request.



PROJECT DESCRIPTION:

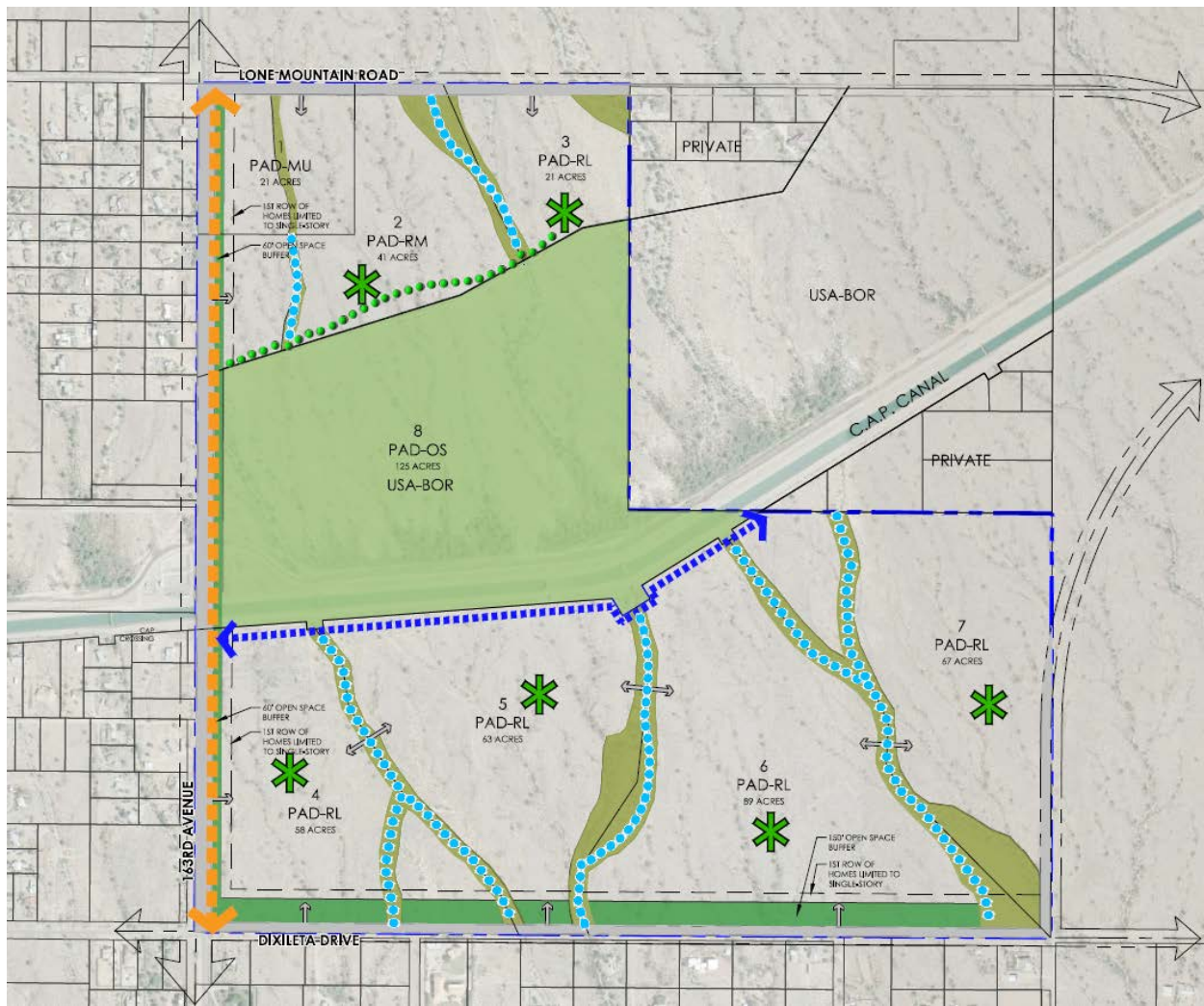
As of the writing of this report, the subject property is located within the unincorporated portion of Maricopa County and is zoned County Rural-43 (RU-43). Upon successful annexation, the property will assume like-zoning of Surprise Residential Ranch (RR). The subject request seeks to change the zoning of the property from Surprise RR to PAD to accommodate 1,860 dwelling units over 486 acres for an overall gross density of 3.8 DU/Ac.

The Lone Mountain Ranch PAD includes, five (5) low density (RL) residential parcels, each having a gross density of 4.0 DU/Ac, and one (1) medium density (RM) parcel having a gross density of 7.9 DU/Ac. In addition a 21-acre mixed use (MU) parcel is planned for the northwest corner of the project at the intersection of Lone Mountain Road and 163rd Avenue. This MU parcel anticipates both commercial and residential development at a density of 16 DU/Ac. The following image, taken from Figure 5 of the Lone Mountain Ranch Zone Change Narrative, depicts the various development parcels associated with the project.



The project is also bisected by a 125-acre strip of BOR land and is shown as open space in the land use plan, which dilutes the overall density of the project to 3.8 DU/Ac. In addition, there will be approximately 40 acres of internal wash corridors within the site that will be preserved in their natural state. The project will also have a variety of public-access trails together with a number of private trails and amenities to serve the residents of the Lone Mountain Ranch development.

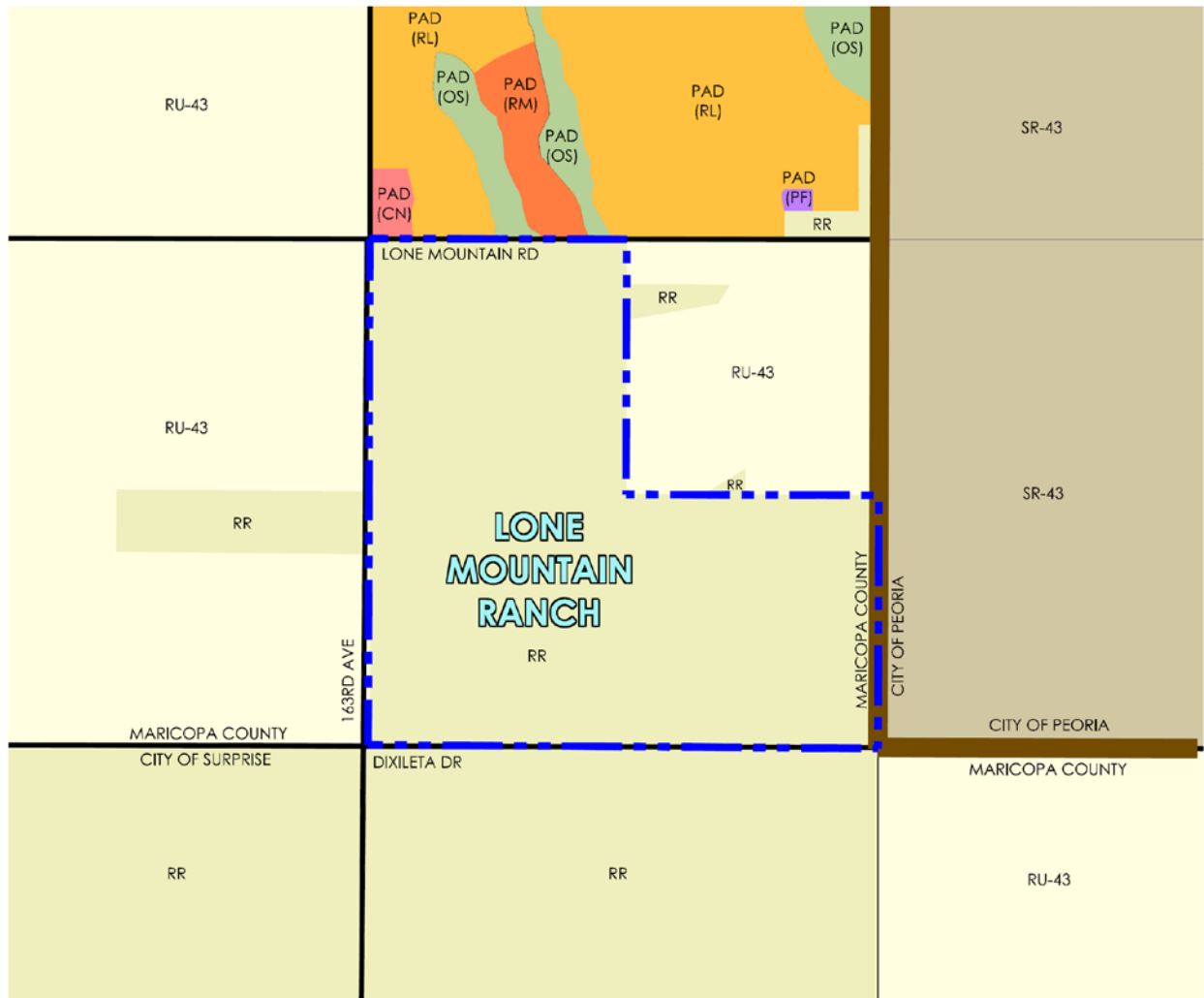
A 60' wide ribbon of open space will be located adjacent to 163rd Avenue to provide buffering against the adjacent rural development to the west, while a 150' wide ribbon of open space will buffer the existing rural development to the south. The first row of houses located adjacent to these opens space buffers will be limited to single story. The following image, taken from Figure 6 of the Lone Mountain Ranch Zone Change Narrative, depicts the open space and trail system associated with the project.



[Continued on following page.]

EXISTING ZONING:

The following map, taken from Figure 2 of the subject Zone Change Narrative, depicts what will be the existing zoning of the subject site and its surrounds upon successful annexation.



BACKGROUND:

c. 2002: The Maricopa County Board of Supervisors approved the zoning of the Marisol Ranch property under county case Z2000-095.

c. 2014: The Maricopa County Board of Supervisors approved a Major Amendment to the zoning of the Marisol Ranch property under county case Z2014-099.

November 2, 2017: Staff met with Zach Hilgart of Hilgart Wilson, LLC and others to discuss the potential annexation and rezoning of the Marisol Ranch property under case CR17-558.

July 19, 2018: Staff met with Mark Reddie of LVi Planning + Landscape Architecture and other to discuss the potential annexation and rezoning of the Lone Mountain Ranch property under case CR18-334.

August 24, 2018: Mark Reddie of LVi Planning + Landscape Architecture filed a request for Annexation of approximately 1,194 acres, which included the Lone Mountain Ranch and Marisol Ranch properties, under case FS18-417.

September 12, 2018: Mark Reddie of LVi Planning + Landscape Architecture filed a request for a Zone Change for Lone Mountain Ranch under case FS18-459, the subject case.

October 17, 2018: Mark Reddie of LVi Planning + Landscape Architecture filed a request for a Major PAD Amendment for Marisol Ranch under case FS18-557.

November 13, 2018: Mark Reddie of LVi Planning + Landscape Architecture held a Citizen Outreach meeting to discuss both the Marisol Ranch and Lone Mountain Ranch projects.

CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on November 13, 2018, which was well attended. Numerous individuals voiced their concerns over the project ranging from impacts to local wells, traffic, view shed, light pollution, property tax increase, loss of recreational opportunities on state land, and flooding. The results of that meeting are summarized in the attached Public Participation Report. The site was also posted and advertised in accordance with State and local requirements.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	N/A
Schools:	Nadaburg

[Continued on following page.]

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. While Parcel 1, is shown as Mixed Use at a density of 16 DU/Ac, the overall density of the project is 3.8 DU/Ac, which is well below 8 DU/Ac.

The proposed development also incorporates buffering between the existing rural development, both within and outside of the city. This buffering is in the form of an open space strip ranging in width from 60' along 163rd Avenue to 150' along Dixileta Drive, which when coupled with the adjacent right-of-way, will provide buffering consistent with the goals of the General Plan. The development also seeks to preserve existing wash corridors thereby providing wildlife connectivity and recreational opportunities.

ANALYSIS AND DISCUSSION:

The purpose of PAD zoning, as opposed to “hard zoning”, is to allow flexibility in the development parcel boundary configuration as the project moves forward through the entitlement process, and to allow certain deviations in the development standards associated with each development parcel. While the subject property will be zoned PAD, the individual development parcels within the PAD will assume a land use designation that is tied to the current zoning district nomenclature associated with the Surprise Municipal Code as may be amended from time to time. This is expressed in Table 2 of the Narrative as follows:

<i>Table 2: PAD Compatible Zoning Designations</i>	
PAD Zoning Districts	City of Surprise Compatible Districts
PAD-MU	MU
PAD-RM	RM
PAD-RL	RL
PAD-OS	OS

The subject request includes one (1) 21-acre Mixed Use development parcel, with a maximum dwelling unit count of 335 units for a maximum residential density of 16.0 DU/Ac. In addition, there will be one (1) 42-acre Medium Density Residential parcel with 330 lots for a residential density of 7.9 DU/Ac. The project also anticipates five (5) Low Density Residential parcels with a cumulative lot yield of 1,195 lots over 237 acres for a gross density of 4.0 DU/Ac. The site is also bisected by 125 acres of BOR land that includes the Central Arizona Project (CAP) Canal. The BOR property will remain as open space*, which will have the effect of diluting the overall density of the project to 3.8 DU/Ac. Table 1 and Figure 5 of the zoning narrative depict this parcel mix.

[Continued on following page.]

196 [* Staff notes that BOR land is owned and managed by the Federal Government which has supremacy over local zoning.
 197 This supremacy allows the Federal Government to manage and use said land in the manner of their choosing. Should
 198 the BOR land contained within this application ever be disposed of, however, local zoning applies and the land use
 199 designation of PAD-OS remains, unless rezoned in accordance with state and local law.]
 200

Table 1: Parcel Site Data					
Parcel	Gross Acres	Proposed Zoning	Proposed Land Use	Projected # of Units	Gross Density
1	21	PAD-MU	Mixed Use	335	16.0
2	42	PAD-RM	Medium Density Residential	330	7.9
3	21	PAD-RL	Low Density Residential	85	4.1 4.0
4	58	PAD-RL	Low Density Residential	230	4.0
5	63	PAD-RL	Low Density Residential	250	4.0
6	89	PAD-RL	Low Density Residential	360	4.0
7	67	PAD-RL	Low Density Residential	270	4.0
Subtotal	361			1,860	5.2
Bureau of Reclamation Property					
8	125	PAD-OS	Open Space	0	0.0
Total	486			1,860	3.8

201
 202
 203 The proposed PAD also includes a provision to allow Density Transfers from one PAD-RL parcel to
 204 another within the project area, provided the overall unit count does not exceed 1,860 units, and
 205 the open space and development standards of both the sending and receiving parcels is
 206 maintained. There is also a provision where lots may be transferred from a PAD-RL parcel to the
 207 PAD-MU parcel subject to the same parameters with the additional caveat that the total lot yield in
 208 the PAD-MU parcel does not exceed 378 units. This feature will require a tracking mechanism be
 209 implemented during the platting stage to ensure the overall lot yield is not exceeded.
 210

211 As noted above, the uses associated with each development parcel will be tied to the “hard-zoning”
 212 districts as stated in the Surprise Municipal Code (SMC) as may be amended from time to time. This
 213 will allow the SMC to evolve as is typically the case within a particular jurisdiction without creating
 214 additional “legacy” zoning. While the uses will be associated with the SMC as amended from time
 215 to time, the development standards associated with each development parcel will be per the
 216 Development Standards Tables as shown in Table 3 (residential) and Table 4 (commercial) of the
 217 Narrative. The rationale for this provision is that the current Surprise Unified Development Code
 218 (SUDC) is difficult to reconcile with contemporary development practices.
 219
 220
 221
 222
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 226

[Continued on following page.]

Table 3: Residential Development Standards

Zoning District	PAD-OS ⁽¹⁾	PAD-MU ⁽²⁾ (3)	PAD-RM ⁽²⁾	PAD-RL	PAD-RL	PAD-RL	PAD-RL
Parcel	8	1	2	3, 4, 5, 6, 7 ⁽⁵⁾			
Res. Lot Categories	~	~	~	A	B	C	D
Min. Lot Area	~	2,400	3,200	4,500	6,000	7,000	8,000
Min. Lot Width	~	None	None	45'	50'	60'	70'
Min. Front Setback ⁽⁴⁾	~	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
Min. Rear Setback	~	15'	10'	15'	15'	15'	20'
Min. Side Setback	~	10'	5' (8)	5'/5' or 0'/10'	5'/5'	5'/5'	5'/8'
Building Separation	~	10'	10'	10'	10'	10'	10'
Maximum Height (7)	~	35'/45' (6)	35'	30'	30'	30'	30'

⁽¹⁾ The Open Space standards as defined in the Surprise Municipal Code shall apply.

⁽²⁾ For the PAD-MU development parcel and attached or cluster residential product within the PAD (RM) parcel, setbacks shall apply to the perimeter of the district only.

⁽³⁾ Development standards for Parcel 1 within this table apply to residential uses only. For non-residential uses, see Table 4, Commercial Development Standards for PAD-MU district.

⁽⁴⁾ 10' to livable area, side entry garage or front porch / 20' from the front lot line to front facing garage door.

⁽⁵⁾ For the PAD-RL parcels (Parcels 3-7), a minimum of three lot sizes/development standard categories must be provided within the overall project, to be determined on a phased basis at the time of preliminary platting.

⁽⁶⁾ Maximum building height is 35' within the first 300' of the north and west perimeter of the property, then increases by 1' in height for each additional 10' in distance up to 45' in height.

⁽⁷⁾ Residential homes limited to single-story where adjacent to the perimeter buffer along 163rd Avenue and Dixileta Drive.

⁽⁸⁾ Side yard setbacks shall apply to detached units only, or the end units of attached units.

Table 4: Commercial Development Standards for PAD-MU

Minimum Lot Area	None
Minimum Lot Width	None
Distance Between Buildings	Per Building Code
Minimum Front or Street Building Setback	20 feet
Minimum Side Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Minimum Rear Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Maximum Building Height (1)	35 feet / 45 feet
Minimum Street Landscape Setback	20 feet
(1) Maximum building height is 35' within the first 300' of the north and west perimeter of the property, then increased by 1' in height for each additional 10' in distance up to 45' in height.	

[Continued on following page.]

The General Plan seeks a transition from less dense residential zoning to more dense residential zoning. While there is no codified methodology for determining the extent or character of said transitions, the proposed PAD includes a provision whereby the edges located adjacent to rural development will be buffered by a strip of open space. That open space buffer will be 60' wide along 163rd Avenue and 150' wide along Dixileta Drive. In addition, along both of these edges, homes will be limited to single-story.

The site is located within the Nadaburg School District. While a school site is not slated for the Lone Mountain Ranch project, a school site is proposed with the neighboring Marisol Ranch project to the north.

RIGHTS-OF-WAY AND IMPROVEMENTS:

163RD Avenue – The developer will be responsible for the dedication and construction of the half-width ROW improvements within the 163rd Avenue right-of-way adjacent to the site. Said dedication and improvements will be consistent with the **Parkway** standards as illustrated in the Surprise Engineering Design Standards in effect at the time of site development. The exact timing of these improvements will be determined during the Preliminary Plat phase.

Lone Mountain Road – The developer will be responsible for the dedication and construction of the half-width ROW improvements within the Lone Mountain Road right-of-way adjacent to the site. Said dedication and improvements will be consistent with the **Major Arterial** standards as illustrated in the Surprise Engineering Design Standards in effect at the time of site development. The exact timing of these improvements will be determined during the Preliminary Plat phase.

Dixileta Drive and 155th Avenue – The developer will be responsible for the dedication and construction of the half-width ROW improvements within the Dixileta Drive and 155th Avenue rights-of-way adjacent to the site. Said dedication and improvements will be consistent with the **Minor Arterial** standards as illustrated in the Surprise Engineering Design Standards in effect at the time of site development. The exact timing of these improvements will be determined during the Preliminary Plat phase.

REVIEWING AGENCIES:

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

Maricopa Water District (MWD): MWD states the subject property lies outside of their service area and does not impact MWD.

Arizona Department of Transportation Right-of-Way (ADOT-ROW): ADOT states the project is located more than ¼ mile from any existing or proposed ADOT facility and therefore has no comment.

SUMMARY:

The applicant seeks a Zone Change over the subject property for the purpose of creating a Master Planned Community. The zoning of the property will be PAD, with the land uses associated with each development parcel tied to the City's "hard" zoning districts as they evolve over time. The development standards, however, are included with this Zone Change and will run with the land unless subsequently amended. The project will have an abundance of open space, and while there will be a pocket of relatively high density (Parcel 1), the overall density will remain at 3.8 DU/Ac. The proposed development includes buffering adjacent to existing rural development consistent with the goals of the General Plan. Further, the development will preserve wash corridors that bisect the site thereby providing wildlife connectivity and recreational opportunities, also in support of the General Plan.

FINDINGS:

- The proposed Zone Change is consistent with the Surprise General Plan 2035.
- The land uses associated with each development parcel will follow the Surprise Municipal Code as may be amended from time to time.
- The proposed development standards will run with the land and allow the property to be reasonably developed.

RECOMMENDATION:

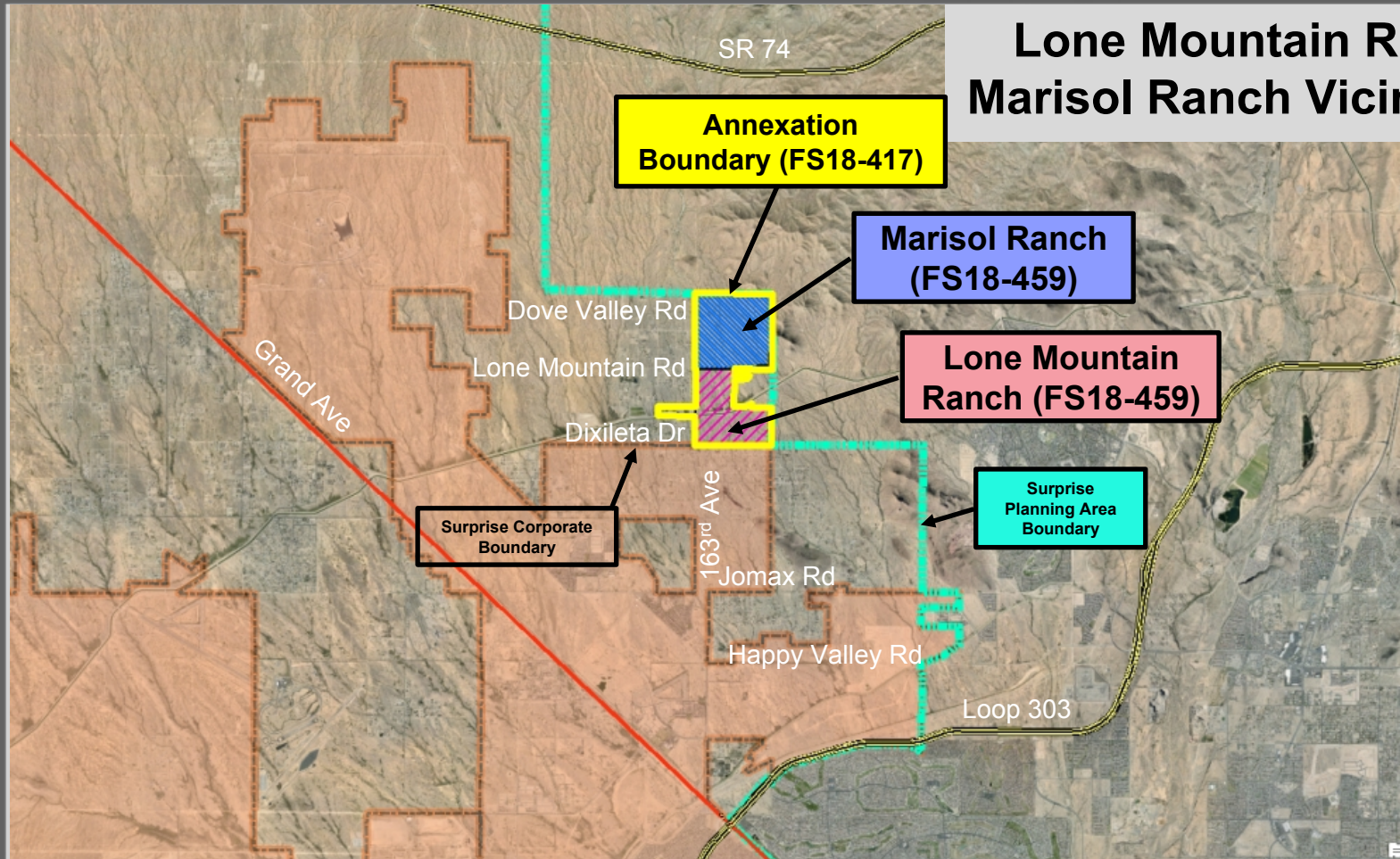
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject rezone request to the City Council, subject to stipulations 'a' and 'b' as outlined below:

- a. Development and use of the site shall be in conformance with the Zone Change Narrative entitled "Lone Mountain Ranch PAD Narrative", consisting of twenty-six (26) pages inclusive of Figures 1 through 6, prepared by RVi Planning + Landscape Architecture and stamped received April 15, 2019.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

- 324 **Attachments:**
325
326 01 Lone Mountain Ranch / Marisol Ranch Vicinity Map
327 02 Lone Mountain Ranch Zone Change Narrative
328 03 Lone Mountain Ranch Zone Change Citizen Participation Report (redacted)

Lone Mountain Ranch / Marisol Ranch Vicinity Map



Lone Mountain Ranch

PAD Narrative

April 2019

Prepared For:

Arizona State Land Department

Case # FS18-459



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Appendices

Appendix A: ALTA Survey

Appendix B: Nadaburg School District Support E-mail

Development Team

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1.0 PROJECT OVERVIEW

1.1 Introduction

Lone Mountain Ranch is an approximately 486-acre Planned Area Development (PAD) located at the southeast corner of Lone Mountain Road and 163rd Avenue in unincorporated Maricopa County, Arizona. The site consists of two parcels owned by the Arizona State Land Department (ASLD) and one parcel owned by the federal Bureau of Land Reclamation (USA-BOR). While not including the entire section of land, the property is bounded by Lone Mountain Road to the north, 163rd Avenue to the west, Dixileta Road to the south, and the 155th Avenue alignment to the east. See **Figure 1**, *Vicinity Map* for the property location and surrounding area. The subject property is currently located within unincorporated Maricopa County, but is within the City of Surprise Planning Area. It is the intent to annex the site into the City of Surprise concurrent with this PAD zoning application.

State Trust land is often misunderstood in terms of both its character and management. Trust land is not public land. Trust land is different from public land such as parks or National Forests, in that Trust lands are managed by the Arizona State Land Department to generate revenue for K-12 schools and 13 additional institutional beneficiaries. The Trust accomplishes its mission through its sale and lease of Trust lands for grazing, agriculture, municipal, residential, commercial, mining, and open space purposes.

ASLD, serving as the fiduciary for the Trust is required by the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. Given this Constitutional mandate, it is incumbent upon ASLD to make careful plans for these properties to maximize their ultimate value. Accordingly, the ASLD is in the process of re-evaluating the existing development plans for the Trust lands in this area and working with the City to develop plans that are appropriate for the area and will meet market needs.

As this property will be annexed into the City, at the time of annexation, the City of Surprise must adopt equivalent City zoning for the property. The property is currently zoned Rural 43 (RU-43) within Maricopa County. As such, the equivalent Surprise zoning upon annexation will be Residential Ranch (RR). In order to agree to annex into the City of Surprise, the ASLD requested that the City consider rezoning the property to allow for additional densities and intensities in conformance with the City's General Plan Land Use designations for the property. In discussions with the City of Surprise staff, it was determined that PAD zoning is the best approach to meet the goals of the City, the objectives of the ASLD and to facilitate a cohesive plan of development for the property. This request is to rezone the property from RR to PAD with residential and mixed-use land uses.

This PAD document is intended to provide a general development plan for the property consistent with the regulations and requirements of the Surprise Municipal Code (SMC). This

PAD establishes policies and regulatory standards for the property related to land use, density, intensity, public infrastructure, public facilities and open space. Factors not addressed by this PAD will default to the SMC as may be amended from time to time.

1.2 Project Description and Zoning Request

Lone Mountain Ranch is proposed as a 486-acre mixed use master plan with residential, mixed commercial uses and an abundance of open space. The land use plan is designed to provide a range of residential development parcels, mixed-use commercial and higher-density residential uses at the primary arterial intersection, and integration of natural and improved open space, including preservation of primary wash corridors and BLM land, as well as generous perimeter open space buffers to provide an appropriate transition of densities from the existing rural residential uses adjacent to the site along the western and southern boundaries. The plan will incorporate pocket parks, connected trails and natural open space. A mixed use parcel is included which could provide local retail, dining and service needs for area residents as well as higher density residential uses. Rezoning the property from RR to PAD zoning with a mix of uses will result in the establishment of a balanced community with customized development standards, cohesive design features and the preservation of sensitive open spaces and buffer corridors.

The primary factor used to determine the land use plan for Lone Mountain Ranch was the goal of providing a flexible range of land use opportunities for the property. Parcel boundaries are largely defined by existing washes, providing for connected open space and the protection of significant natural site features. The resulting land use plan will provide for a series of connected natural open space corridors weaving throughout the community and defining the various residential neighborhoods. This design approach maximizes access and visual corridors into open space areas from each residential development parcel, while creating premium lots, openness and connectivity to future trail corridors and recreational opportunities. These features are intended to create a pleasurable and active living experience in a master planned community that celebrates the surrounding natural environment.

The following sections of this PAD document provide details regarding the existing conditions of the property and surrounding area, the community master plan elements, and development standards that will apply to Lone Mountain Ranch. This PAD also includes various graphic exhibits to visually demonstrate the master planning elements of the Lone Mountain Ranch development.

2.0 EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

Location

Lone Mountain Ranch is a 486-acre property located at the northeast corner of Dixileta Drive and 163rd Avenue within the northwest portion of the City of Surprise Planning Area. The property is made up of three assessor parcels, including two owned by the Arizona State Land Department and one owned by the Federal Bureau of Land Management. Vehicular access to the site is currently provided via 163rd Avenue from the south.

Ownership Control

Parcels APN# 503-52-004C, and 503-52-004A are owned by the Arizona State Land Department and APN#503-52-004B is owned by the BLM. (see **Appendix A, ALTA Survey**).

Municipal Boundaries

Lone Mountain Ranch is located within an unincorporated portion of Maricopa County. The site is included within the planning area of the Surprise General Plan, although the jurisdictional boundary is located immediately south of the site. The jurisdictional boundary of the City of Peoria runs adjacent to the east side of the property.

Surrounding Property Ownership

The site is bordered by private property to the north (this land includes the proposed Marisol Ranch PAD), large lot residential property owners to the south and west and State Land to the east.

2.2 Existing Land Use, General Plan Designation and Zoning

Existing Land Use

Lone Mountain Ranch currently consists of undeveloped, vacant desert land. Small amounts of desert vegetation exist along various wash corridors where stormwater drainage is directed. Overall, the site remains largely in its natural, undisturbed condition.

Existing Zoning

The property is currently zoned RU-43 within Maricopa County. Upon annexation, the site will receive equivalent Surprise Zoning of Residential Ranch (RR). As shown on **Figure 2, Existing Zoning Map**, the surrounding zoning classifications include a mix of various residential and commercial zoning districts as part of the Marisol Ranch community (currently proposed as PAD upon Annexation to the City of Surprise) to the north, RR (City of Surprise) to the south, SR-43 (City of Peoria) to the east and RU-43 (Maricopa County) to the west.

Existing General Plan

Figure 3, Existing General Plan Land Use Map for Lone Mountain Ranch identifies two land use character area designations within the City of Surprise 2035 General Plan, including “Neighborhood” and “Open Space”. The open space designation represents linear trail corridors that run north/south through the primary wash corridors within the property. The blue color represents the Central Arizona Project (CAP) canal but does not have a specific designation

within the General Plan. Most of the site falls within the “Neighborhood” land use character area designation. The Neighborhood designation is intended to be primarily residential in nature, but also supports limited commercial and public facility uses to serve the local residents. Densities in the Neighborhood designation can range from 1-8 dwelling units per acre. With an overall density of 3.8 du/ac, the development plan within this PAD is consistent with the “Neighborhood” development pattern as outlined in the City of Surprise 2035 General Plan.

2.3 Regional Facilities and Services

Transportation/Roadways

The property is currently accessed from 163rd Avenue via the Loop 303 Freeway and Grand Avenue from the south. 163rd Avenue is currently a 2-lane paved roadway adjacent to the site. Existing dirt roads are also provided along the Lone Mountain Road (W. White Wing Road) alignment immediately south of the property to access several large lot residential properties in the area, and Dixileta Road immediately south of the property, also accessing various rural residential properties.

School District

The site is located within the boundaries of the Nadaburg Unified School District (NUSD). The NUSD presently has two elementary schools, including Nadaburg Elementary School located approximately 16 miles from the site at the southeast corner of Center Street and Dove Valley Road in the Whitman area, and Desert Oasis Elementary School located approximately 5 miles from the site at the southwest corner of 171st Avenue and Bajada Road. A future additional elementary school is planned within the Marisol Ranch community to the north of the site. Discussions have been ongoing with the NUSD (Rick Stephen, Superintendent) and they are supportive of the school site and its location within Marisol Ranch to serve the future residents in the area, and the indicated they will coordinate with the ASLD at the appropriate time for any potential additional school district needs.

Because the NUSD does not currently have its own high school, students living in Lone Mountain Ranch would be able to attend the high schools in neighboring districts. Many Nadaburg students attend Sunrise Mountain High School in Peoria and Wickenburg High School. The NUSD is in talks to build its own high school within the next 3-5 years and a site location is still to be determined.

Law Enforcement, Fire and Refuse Service

Upon annexation, fire & emergency services, law enforcement services, and refuse collection will be provided by the City of Surprise. The nearest fire station, Surprise Fire-Medical Station #304, is located three miles south of site on 163rd Avenue. The nearest Police Station is at Surprise City Hall, approximately ten miles south of the site.

3.0 DESCRIPTION OF REQUEST

3.1 PAD Land Use Master Plan & Regulatory Development Standards

Purpose and Intent

This PAD zoning document (Case# FS18-459) amends the equivalent zoning adopted upon annexation to meet future market conditions for the development of a residential master planned community in conformance with the Surprise General Plan Land Use designations for the site. The primary changes from the equivalent zoning requested to this PAD include the following:

- Designate single-family residential zoning on the southern portion of the property;
- Designate a mix of commercial/mixed use, medium density residential and single-family residential on the northern portion of the property;
- Designate open space zoning within the central portion of the property to include the BOR land;
- Provide a transition buffer along the southern and western edges of the property to provide for an appropriate transition between the adjacent rural residential uses and the proposed uses within the development.

This PAD document establishes a framework for zoning districts and development standards that will be adopted Lone Mountain Ranch using the PAD zoning district within the City of Surprise Unified Development Code (Section 122-38). **Figure 4, *Proposed Zoning Map*** shows the proposed PAD zoning for this site and existing zoning for the surrounding areas.

Development Plan Concept

The Lone Mountain Ranch land use master plan was designed based on the opportunities and constraints affiliated with the natural topography and features of the site, maintaining flexibility regarding land use, and ensuring appropriate buffers to adjacent rural residential land uses along the western and southern perimeter of the development. The more intensive uses are proposed along the northern portion of the site where adjacent to the Marisol Ranch development, and at the primary intersection of two regional roadways, 163rd Avenue and Lone Mountain Road, and include a mix of mixed use development, medium density residential, and single-family residential along the eastern edge. There is a major wash corridor along the northeast edge of the development, providing a natural open space buffer between Lone Mountain Ranch and the rural residential development to the east. The central portion of the property will be maintained as open space, while the southern portion will include single-family residential uses.

This project is composed of eight development parcels which are designated within four different zoning districts. The project anticipates development of up to 1,860 residential units, commercial land use opportunities, a series of pocket parks, an abundance of natural open space

within the BOR land and along the primary wash corridors, connected trails and a perimeter buffer where adjacent to existing rural residential uses. **Table 1, *Parcel Site Data*** provides an overview of each individual parcel and its designated zoning district.

Table 1: <i>Parcel Site Data</i>					
Parcel	Gross Acres	Proposed Zoning	Proposed Land Use	Projected # of Units	Gross Density
1	21	PAD-MU	Mixed Use	335	16.0
2	42	PAD-RM	Medium Density Residential	330	7.9
3	21	PAD-RL	Low Density Residential	85	4.0
4	58	PAD-RL	Low Density Residential	230	4.0
5	63	PAD-RL	Low Density Residential	250	4.0
6	89	PAD-RL	Low Density Residential	360	4.0
7	67	PAD-RL	Low Density Residential	270	4.0
Subtotal	361			1,860	5.2
Bureau of Reclamation Property					
8	125	PAD-OS	Open Space	0	0.0
Total	486			1,860	3.8

Lone Mountain Ranch Zoning Districts

Lone Mountain Ranch is a primarily residential master planned community, with densities and lot sizes to provide housing opportunities that will cater to a variety of lifestyle choices for residents. The Land Use Master Plan includes eight (8) development parcels within four (4) zoning district, all of which are described in more detail below. A maximum of 1,860 residential units are planned for the project, with an overall density of 3.8 dwelling units per acre.

Residential Medium (PAD-RM): Parcel 2 is designated as PAD-RM, which allows for single-family detached and attached residential development with up to 8.0 dwelling units per acre. This district will allow traditional single family detached residential units, single family attached, cluster development, townhomes, condominiums or other medium density residential configurations. At the Surprise Community Development Director's discretion, densities within the RM parcel may exceed 8.0 du/ac on any individual sub-parcel in accordance with the allowable development standards and open space requirements, so long as the overall unit count for the development parcel as a whole does not exceed 330 dwelling units.

Residential Low (PAD-RL): The PAD-RL district allows for single-family detached residential development within four (4) development standard lot categories (A-D) with minimum lot sizes ranging from 4,500 to 8,000 square feet. The five parcels within this district, parcels 3-7, make up approximately 298-acres within the Lone Mountain Ranch community. In order to encourage a diversity of lot sizes and product types within the community, a minimum of three of the four development standard lot categories must be provided within the overall development, to be determined on a phased basis at the time of preliminary platting. In order to ensure an appropriate mix, no more that 50% of the total lots can be within any one of the lot

categories, and a minimum of 20% of the total lots must be within at least three of the lot categories. This will ensure a diversity of lot sizes and product mix within the community.

Open Space (PAD-OS): To provide for a contiguous zoning application, the Bureau of Land Management (BOR) property is also included in this application. This area makes up Parcel 8, which is encumbered by a large amount of flood plain making it difficult to develop. As such, this large development parcel is designated as open space within the plan. The City of Surprise Open Space zoning district shall apply to the property as it relates to development standards, regulations and guidelines for this parcel.

Mixed Use (PAD-MU): The PAD-MU zoning district is approximately 21-acres and is located at the northwest corner of Lone Mountain Ranch at the intersection of 163rd Avenue and Lone Mountain Road. This development parcel is identified as Parcel 1 on the Land Use Master Plan and is intended to allow for flexible development of commercial and retail uses to support the residents within Lone Mountain Ranch and the surrounding neighborhoods while also allowing for higher density residential development. This Development Parcel can provide for up to 330 residential units. This location at the major intersection of 163rd Avenue and Lone Mountain Road is ideally suited for commercial and retail services and higher density residential uses.

The intent of the PAD-MU district is to provide for the development of a vibrant neighborhood setting with land uses that compliment each other and allow for a range of commercial, retail, employment and/or housing options through a variety of uses while preserving an overall residentially-compatible character. While this district shall not require a minimum mix of uses in a vertical or horizontal setting, all uses provided shall encourage both vehicular and pedestrian connectivity through pedestrian friendly streets, sidewalks and pathways in order to ensure easy access between shops, services and housing. The architectural design and use of materials and colors shall be similar or compatible throughout the district to convey an overall unified development plan as it is built over time.

Compatible Zoning Per the City's Zoning Districts

The Lone Mountain Ranch PAD provides for zoning districts that serve to guide the development of the community as it is built over time. While this PAD addresses many standard development regulations such as setbacks, lot size, density, etc., there may be other regulations or standards that are not specifically addressed in this PAD, such as walls, landscaping, parking, etc. To ensure consistency in implementation and to ensure that any necessary development standards that are not addressed in this PAD are implemented in an appropriate manner, **Table 2, *PAD Compatible Zoning Designations*** identifies the “compatible” zoning designation per the City's Unified Development Code to the PAD zoning districts defined within this PAD. All development standards, regulations and guidelines defined within the PAD shall supersede standards within the compatible City zoning designation. If the PAD is silent on a required standard, regulation or guideline, the designated “Compatible” zoning districts per the City's Unified Development Code shall apply. Regarding the PAD-OS designation on the BOR property (Parcel 8), the City of Surprise Unified Development Code, as may be subsequently amended, shall apply in its entirety.

Table 2: <i>PAD Compatible Zoning Designations</i>	
PAD Zoning Districts	City of Surprise Compatible Districts
PAD-MU	MU
PAD-RM	RM
PAD-RL	RL
PAD-OS	OS

Permitted Uses:

The various development parcels shall conform to the Permitted and Conditional Uses as defined by the Surprise Municipal Code, Section 122-43(b), as may be amended from time to time based on the compatible zoning districts for each land use designation as defined in **Table 2, *PAD Compatible Zoning Designations***, with the following additions:

Development Standards

The Lone Mountain Ranch PAD provides its own unique regulatory development standards that will guide the overall planning and development of the residential portions of the community. These development standards include minimum lot sizes, setbacks, building height, and other regulations as defined within this PAD. Where standards and regulations are not otherwise specified within this PAD document, the City of Surprise compatible zoning districts, per **Table 2**, as specified in the Surprise Unified Development Code, including future amendments, shall regulate.

Residential Development Standards

The development standards as defined within **Table 3, *Residential Development Standards*** shall apply for all residential uses within Lone Mountain Ranch.

Table 3: Residential Development Standards							
Zoning District	PAD-OS ⁽¹⁾	PAD-MU ⁽²⁾ (s)	PAD-RM ⁽²⁾	PAD-RL	PAD-RL	PAD-RL	PAD-RL
Parcel	8	1	2	3, 4, 5, 6, 7 ⁽⁵⁾			
Res. Lot Categories	-	-	-	A	B	C	D
Min. Lot Area	-	2,400	3,200	4,500	6,000	7,000	8,000
Min. Lot Width	-	None	None	45'	50'	60'	70'
Min. Front Setback ⁽⁴⁾	-	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
Min. Rear Setback	-	15'	10'	15'	15'	15'	20'
Min. Side Setback	-	10'	5' (8)	5'/5' or 0'/10'	5'/5'	5'/5'	5'/8'
Building Separation	-	10'	10'	10'	10'	10'	10'
Maximum Height (7)	-	35'/45' (6)	35'	30'	30'	30'	30'

⁽¹⁾ The Open Space standards as defined in the Surprise Municipal Code shall apply.

⁽²⁾ For the PAD-MU development parcel and attached or cluster residential product within the PAD (RM) parcel, setbacks shall apply to the perimeter of the district only.

⁽³⁾ Development standards for Parcel 1 within this table apply to residential uses only. For non-residential uses, see Table 4, Commercial Development Standards for PAD-MU district.

⁽⁴⁾ 10' to livable area, side entry garage or front porch / 20' from the front lot line to front facing garage door.

⁽⁵⁾ For the PAD-RL parcels (Parcels 3-7), a minimum of three lot sizes/development standard categories must be provided within the overall project, to be determined on a phased basis at the time of preliminary platting.

⁽⁶⁾ Maximum building height is 35' within the first 300' of the north and west perimeter of the property, then increases by 1' in height for each additional 10' in distance up to 45' in height.

⁽⁷⁾ Residential homes limited to single-story where adjacent to the perimeter buffer along 163rd Avenue and Dixileta Drive.

⁽⁸⁾ Side yard setbacks shall apply to detached units only, or the end units of attached units.

Commercial Development Standards

The standards as defined within **Table 4, Commercial Development Standards** shall apply for all non-residential uses within the PAD-MU district. The standards as defined within **Table 3, Residential Development Standards**, using the PAD-MU district shall apply for all residential uses within Parcel 1. Additional building and performance standards not defined within the applicable sections of this PAD shall conform to the MU zoning district as defined within the City of Surprise Unified Development Code.

Table 4: Commercial Development Standards for PAD-MU	
Minimum Lot Area	None
Minimum Lot Width	None
Distance Between Buildings	Per Building Code
Minimum Front or Street Building Setback	20 feet
Minimum Side Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Minimum Rear Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Maximum Building Height ⁽¹⁾	35 feet / 45 feet
Minimum Street Landscape Setback	20 feet
⁽¹⁾ Maximum building height is 35' within the first 300' of the north and west perimeter of the property, then increased by 1' in height for each additional 10' in distance up to 45' in height.	

Transfer of Residential Units:

Table 5, *Land Use Summary by Designation*, defines the overall acreage and projected unit count for each residential zoning district. Lone Mountain Ranch includes five parcels (Parcels 3 through 7), which are designated PAD-RL for a total of 1,195 residential units on 298-acres. While overall, Lone Mountain Ranch may not exceed the maximum residential unit count of 1,860 units, residential units may be transferred from parcel to parcel within the PAD-RL district. For example, Parcels 3 and 4 are both designated as RL, with 85 residential units projected for Parcel 3 and 230 residential units projected for Parcel 4 per **Table 1**. If the actual unit count of Parcel 3 is built out at 80 residential units, the unused 5 residential units may be transferred to Parcel 5, increasing the total within Parcel 5 from 230 units to 235 units. This transfer can only be done within the PAD-RL district, except that any unused residential units from any residential district can be transferred to the PAD-MU district up to a maximum of 378 total residential units within Parcel 1. The development standards and open space requirements of the receiving parcel apply.

Table 5: <i>Land Use Summary by Designation</i>				
Proposed Use:	Zoning:	Parcels:	Gross Acres:	Units:
Mixed Use	PAD-MU	1	21	335
Medium Density Residential	PAD-RM	2	42	330
Low Density Residential	PAD-RL	3, 4, 5, 6, 7	298	1,195
Open Space	PAD-OS	8	125	0
Total			486	1,860

3.2 Recreation and Open Space

Lone Mountain Ranch will include a series of parks, trail corridors and natural, undeveloped open space to preserve and/or serve the residents of the Lone Mountain Ranch community. A conceptual plan for these amenities is shown in **Figure 6, *Recreation and Open Space Plan***, and is described in more detail below. Overall, Lone Mountain Ranch will provide 20% of the net residential area as dedicated open space. Additionally, all major wash corridors within the development will be counted as additional open space, significantly increasing the total amount of open space within the development. The designed wash corridors defined within **Exhibit 6** represent approximately 40-acres of additional open space, although the precise acreage will be determined at the time of development once more detail engineering analysis is conducted on the floodplain areas. Open space amenities described in this section supersede any amenity requirements as stated in the SMC as may be amended from time to time.

Pocket Parks

Within each of the PAD-RM & PAD-RL residential development parcels, a minimum of one (1) pocket park will be developed for the use and enjoyment of the applicable subdivisions. These pocket parks, planned to be approximately ½-acre each, will relate in size and scale to the

specific residential subdivision design, and will include a combination of active and passive open space amenities. Specific amenities within pocket parks will include at least four (4) of the following: shaded play structure with ADA compliance, half or full sport court, turf play field of at least 5,000 square feet, two BBQ grills, two picnic tables, a shade ramada, two outdoor games such as ping-pong, horse shoes or cornhole. Other similar amenities may be provided in lieu of the amenities listed above if determined to be equivalent at the Community Development Director's discretion. Additionally, all pocket parks will include trails and/or trail connectivity, landscaping, and a trash receptacle. These parks may also be used to enhance entry features into the subdivision and to accommodate areas for stormwater retention. Pocket parks will be designed with the intent that no home be greater than approximately ¼ mile from a pocket park. On-street or off-street parking will be provided adjacent to each pocket park to accommodate residents that choose to drive to the parks, though the plan encourages walking through the connected pedestrian network.

Trails

Internal Trail: An internal trail network is planned along various open space corridors throughout Lone Mountain Ranch. These trails are programmed as 8' – 10' hard surface and/or natural surface trails and have been planned primarily along natural open space areas and between development parcels to provide a connected trail system throughout the community. Within wash corridors, the trails will be 10' wide. Within all other areas the trails will be 8' wide. The internal trail network provides for connections throughout the community and allows for pedestrian and bicycle access between the residential development parcels and from the residential parcels to the mixed use parcel and the CAP Canal Trail which bisects the site. The trail system will also provide recreational opportunities for walking, jogging, biking, and other forms of recreation to allow residents to enjoy the natural beauty of the property while recreating close to home. The trail system will include a combination of hard and soft surfaces where appropriate to allow for the variety of user experiences.

Multi-Use Parkway Trail: A 12' wide multi-use concrete trail is planned along the western boundary of Lone Mountain Ranch within the right-of-way for 163rd Avenue, consistent with the City of Surprise Parkway cross section standard. This trail will allow for a variety of transportation types including pedestrian and bicycle use.

Central Arizona Project Canal Trail: The Central Arizona Project (CAP) canal bisects the site in an east/west direction. While the primary purpose of this canal system is to serve as a reliable water source, the CAP alignment provides an opportunity to incorporate a regional, non-motorized multi-use recreational trail corridor adjacent to the canal. The planned 8' trail corridor is located outside and immediately south of the CAP property within the Lone Mountain Ranch property and will connect to the other planned trail corridors south of the CAP. While pedestrian crossings of the CAP will be limited, the north parcels can connect to the CAP trail at 163rd Avenue.

Natural Open Space

Natural open space areas will be provided throughout the site within drainage corridors and within the BLM land area. These natural open space areas serve as important habitats for wildlife and will promote the beautiful native desert character of the property. Trails meandering through the drainage corridors will offer future residents an escape into the natural world. The natural open space areas will serve as buffer areas and transition zones between development parcels while providing residents with native desert environments within their community. While not identified as separate parcels within this PAD, at the time of platting, natural open spaces within wash corridors will be designated as permanent open space tracts within each applicable recorded plat and will be included in the 20% required net residential open space calculations.

Buffer Open Space

In order to provide an appropriate transition from the existing rural residential uses along the perimeter of the Lone Mountain Ranch property and meet the density transition requirements within the Surprise General Plan, a landscaped open space buffer will be provided along 163rd Avenue and Dixileta Road along the entire southern and western perimeter of the property. This will include a 60' wide open space buffer along 163rd Avenue, and a 150' wide open space buffer along Dixileta Road. With the addition of the applicable roadway right-of-way per the City of Surprise standard, these buffers will both provide a 260' setback when combining the right-of-way with the adjacent open space buffer. In addition to the perimeter open space buffer, the first row of homes adjacent to these open space buffers within residential districts shall be limited to single-story in height. The location of the buffer open spaces is provided in **Figure 5** and **Figure 6**.

A large wash runs adjacent to the home located at 15841 W. White Wing Road at the northeast corner of the site. This wash will serve as an open space buffer to this home near the northeast corner of the property. The wash continues south adjacent to the Lone Mountain Ranch property line acting as a natural buffer to any future development in this area. No defined landscape buffers are proposed adjacent to parcels 503-52-003Y, 503-52-003X and 503-52-003S as these parcels are currently undeveloped.

Additional Open Space

Additional natural and improved open space areas will be provided throughout the development in the form of tracts to accommodate stormwater retention, public utility easements, perimeter setbacks, community entry features, and other needed open space areas and will be landscaped as appropriate.

Summary of Open Space Plan

Open Space will take a variety of forms within Lone Mountain Ranch. Together, the pocket parks, open space buffers, trail corridors, BLM land, natural open space and other open space areas will create a feeling of openness and sense of connection with the natural environment for future residents. Lone Mountain Ranch will provide for a total of 20% of the net residential land area plus all designated wash corridors as open space. Open space areas within Lone Mountain

Ranch will be sensitively planned to provide protection for significant natural features and to provide centrally-located recreational opportunities for future residents. Development and maintenance of all common open space areas within the community will be owned and maintained by a future Homeowners Association.

3.3 Circulation Plan

Off-Site and Perimeter Roadways

Primary roads around the perimeter of the site include 163rd Avenue, a planned Parkway corridor which will serve as a regional roadway connection from south to north adjacent to the western perimeter of the property, ultimately connecting to the US-60 to the south and SR-74 to the north. Lone Mountain Road, a planned Major Arterial, is programmed to extend along the entire northern boundary of the property, ultimately connecting to the Loop 303 in Peoria to the east and extending all the way to US-60 in Surprise to the west, providing regional connectivity through the area. Dixileta Road, a planned Minor Arterial, is programmed to extend along the south border of the site, providing localized access to the property. All public roads adjacent to and within the Lone Mountain Ranch project will be developed to meet City standards in effect at the time of development.

On-Site Roadways

The primary circulation within the community will be planned via local streets and/or collector roadways, providing localized access to various development parcels. It is anticipated that all interior local streets will be public streets; however, if any development parcel is developed as a gated subdivision, the interior local streets will be private and maintained by the applicable homeowners' association. The number and location of the roadway types and access points will be determined through the site platting and traffic impact analysis process when the property is developed.

Bicycle & Pedestrian Circulation

Lone Mountain Ranch will provide detached sidewalks on all parkways, collectors, and local streets to promote pedestrian safety and comfort while also providing for shaded tree-lined streets. On-street bicycle lanes will be provided on arterial and collector roads in conformance with City of Surprise standards and to promote the use of bicycles as a viable means of mobility throughout the community.

In addition to bicycle and pedestrian routes affiliated with the planned roadways, Lone Mountain Ranch also addresses trails and paths identified by the City of Surprise General Plan and Parks and Recreation Master Plan. These routes will provide additional circulation options for non-vehicular travel and opportunities for recreation and connectivity to various uses and amenities within Lone Mountain Ranch and beyond.

3.4 Drainage Master Plan

Existing Drainage Conditions

The project site generally slopes to the southwest at an average grade of 1 percent. The site is currently comprised of undeveloped native desert land. The two main sources of offsite runoff that impact the Project are Padelford Wash and the Central Arizona Project (CAP) Canal.

Runoff approaching the Project from Padelford Wash enters the northern portion of the site along the northern and western boundaries. The flows impacting the site are those from Split 1, Split 2, and the Main Reach. Runoff from Padelford Wash ponds upstream of the CAP Canal and discharges via culverts beneath the canal into the southern portion of the Project.

Proposed Drainage Conditions

In the proposed drainage plan, the runoff from Padelford Wash and the CAP Canal will enter via box culverts beneath the proposed Lone Mountain Road and will be conveyed southeast through existing natural washes. These washes will be utilized to convey offsite flows approaching the site to the downstream limits of the property. Erosion Hazard Limits will be designated along the onsite wash corridors per the methodology prescribed in Arizona State Standard 5-96.

Runoff generated by localized offsite drainage areas will be collected in natural and engineered channels and conveyed around the perimeter of the Project to their respective historic outfalls.

Portions of the floodplains associated with Padelford Wash and CAP Canal will be mitigated by the placement of fill to sufficiently elevate the lots above the 100-year water surface elevation and remove the affected area from the floodplain. The CLOMR/LOMR process will be completed to effectively remove these lots from the regulatory floodplains.

Onsite rainfall runoff from the Project will be routed within the streets and/or storm drain to retention basins. These basins will be designed to store the tributary runoff generated from the 100-year, 2-hour storm event.

Ultimately, the proposed drainage conditions will mimic existing drainage patterns and ultimately exit the Project at the historical outfall points.

3.5 Water & Sewer Master Plans

Water

Lone Mountain Ranch is located within the City of Surprise pressure zones PZ4A & PZ3A and Special Planning Areas 2 & 4 (SPA2 & 4). The Project is located approximately 3 miles north of the existing Desert Oasis Water Storage Facility (WSF) and is isolated from existing water infrastructure. The Project's anticipated average day, maximum day, and peak hour demands are 524,300 gpd, 1,048,600 gpd, and 1,572,900 gpd, respectively.

The *Integrated Water Master Plan: Water Infrastructure Final Report* (Malcolm Pirnie, 2009) outlines using WSF-5 as the planned near-term solution for parcels 1 – 3 of the Project, therefore

this solution is anticipated to serve these parcels of the Project after the interim solution. Since parcels 4 – 9 of the Project are in a different service area than parcels 1 – 3 of the Project they are anticipated to be served by the existing Desert Oasis WSF. A proposed interim solution to serve the Project is to use the existing water infrastructure within SPA2. Since SPA 2 lies within the lower pressure zones of PZ-2A, PZ-3A and PZ-2C, a booster pump station will be required. A near term solution is constructing an onsite water supply facility, and booster pump station on or near the Project site to serve the Project.

It is anticipated that the Project will be developed in several phases. The proposed water system infrastructure needed to serve the Project will also be constructed in phases to adequately meet the water demands for each phase. Selection of the final interim water solution will be made during the design phase.

Detailed water analysis for Lone Mountain Ranch is provided in **Appendix B, Master Water Plan**.

Sewer

Lone Mountain Ranch is within the City of Surprise wastewater service area. The Project is within the City of Surprise Special Planning Areas 2 & 4 (SPA2 & 4) wastewater treatment area. The Project is located within the City's SPA2 Water Reclamation Facility (SPA2-WRF) wastewater service area. The SPA2-WRF is located near Reems Road and Pinnacle Peak Road, south of the Beardsley Canal. Currently, there is no wastewater infrastructure adjacent to the Project site. The project will generate an estimated average daily wastewater flow of 338,850 gpd and a peak wastewater flow of 1,016,550 gpd.

As noted in the City's *Integrated Water Master Plan: Water Infrastructure Final Report* (Malcolm Pirnie, 2009), the Project's wastewater flows will ultimately be routed to the SPA2-WRF. Until the sewer trunk mains between the Project and SPA2-WRF are fully constructed, the Project may be served by a package treatment plant or a lift station and force main. If a temporary package wastewater treatment plant is used, it will be installed near the low point of the community and be constructed in phases to match the Project's development. Alternately, if a temporary lift station and force main are installed wastewater flows will be pumped from the Project site to the existing wastewater infrastructure approximately three miles south of the Project for further conveyance to the SPA2-WRF.

It is anticipated that the Project will be developed in several phases. The proposed wastewater system infrastructure will also be constructed in phases to adequately serve the wastewater flows generated by the development. Selection of the final interim wastewater solution will be made during the design phase.

3.6 Amendments

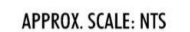
Formal amendments to the Lone Mountain Ranch PAD may become necessary from time to time for various reasons to respond to changing market or financial conditions, to update the PAD to reflect new development conditions and/or to respond to the requirements of a user or builder on the property. Unless otherwise requested in the amendment application, any proposed change will not affect development parcels, regulations or standards not included in the proposed

amendment request. Only the contents of the amendment request shall be considered and acted upon by the appropriate City staff and/or Planning Commission and City Council as defined in the City's Municipal Code, including future amendments.

Planned Area Development

Vicinity Map

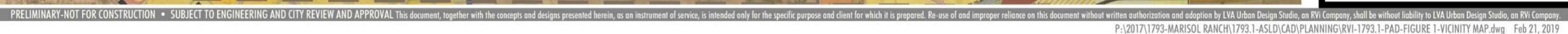
- Subject to engineering and City review and approval.

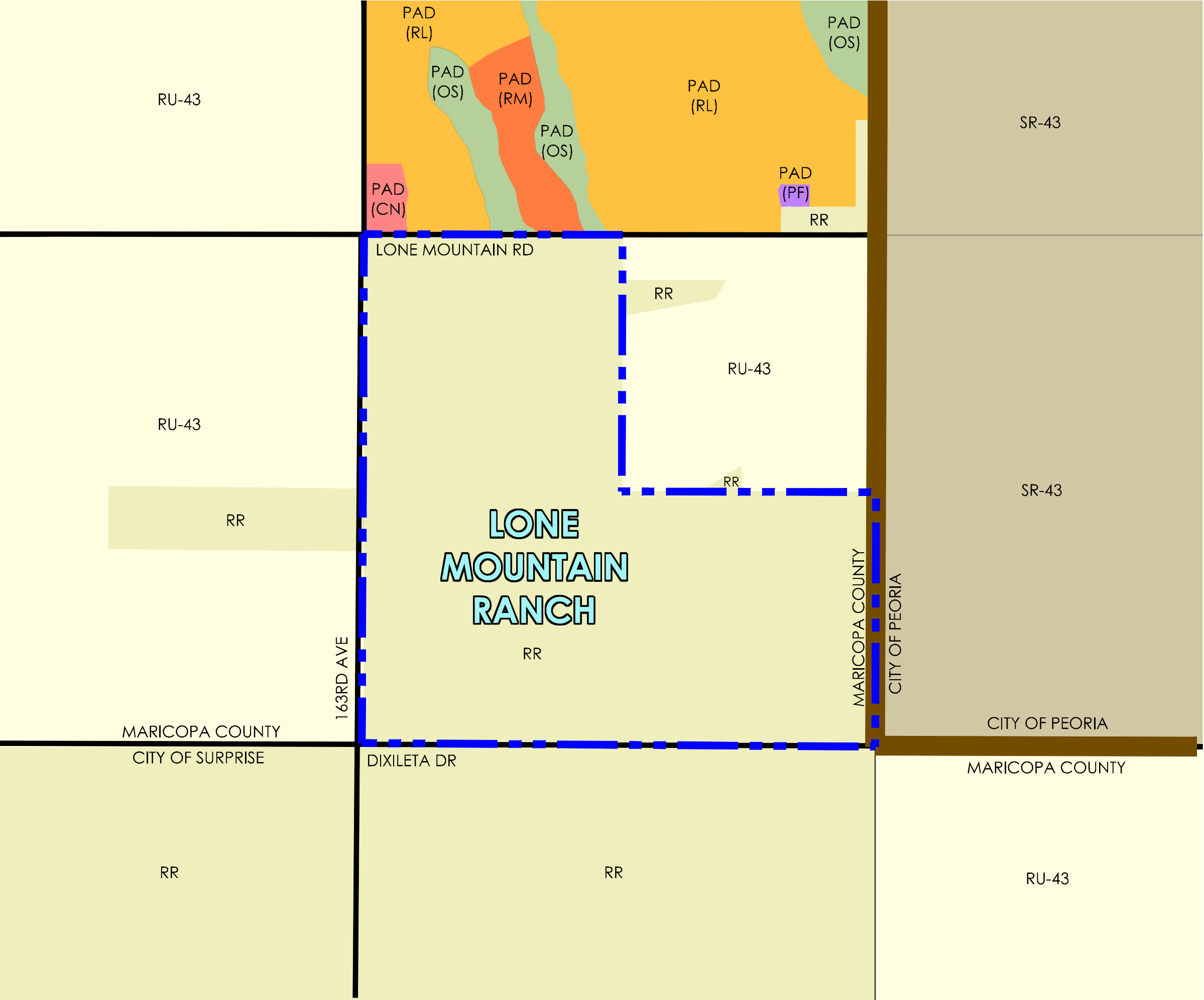


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Date. 12/14/18

Project No.	1793
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LONE
MOUNTAIN
RANCH

Planned Area Development

Figure 2

Existing Zoning Map
LEGEND

CITY OF SURPRISE

- PAD (CN)
- PAD (RM)
- PAD (RL)
- PAD (PF)
- PAD (OS)
- RR

CITY OF PEORIA

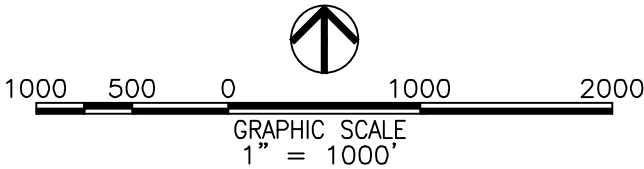
- SR-43

MARICOPA COUNTY

- RU-43

PROJECT AREA

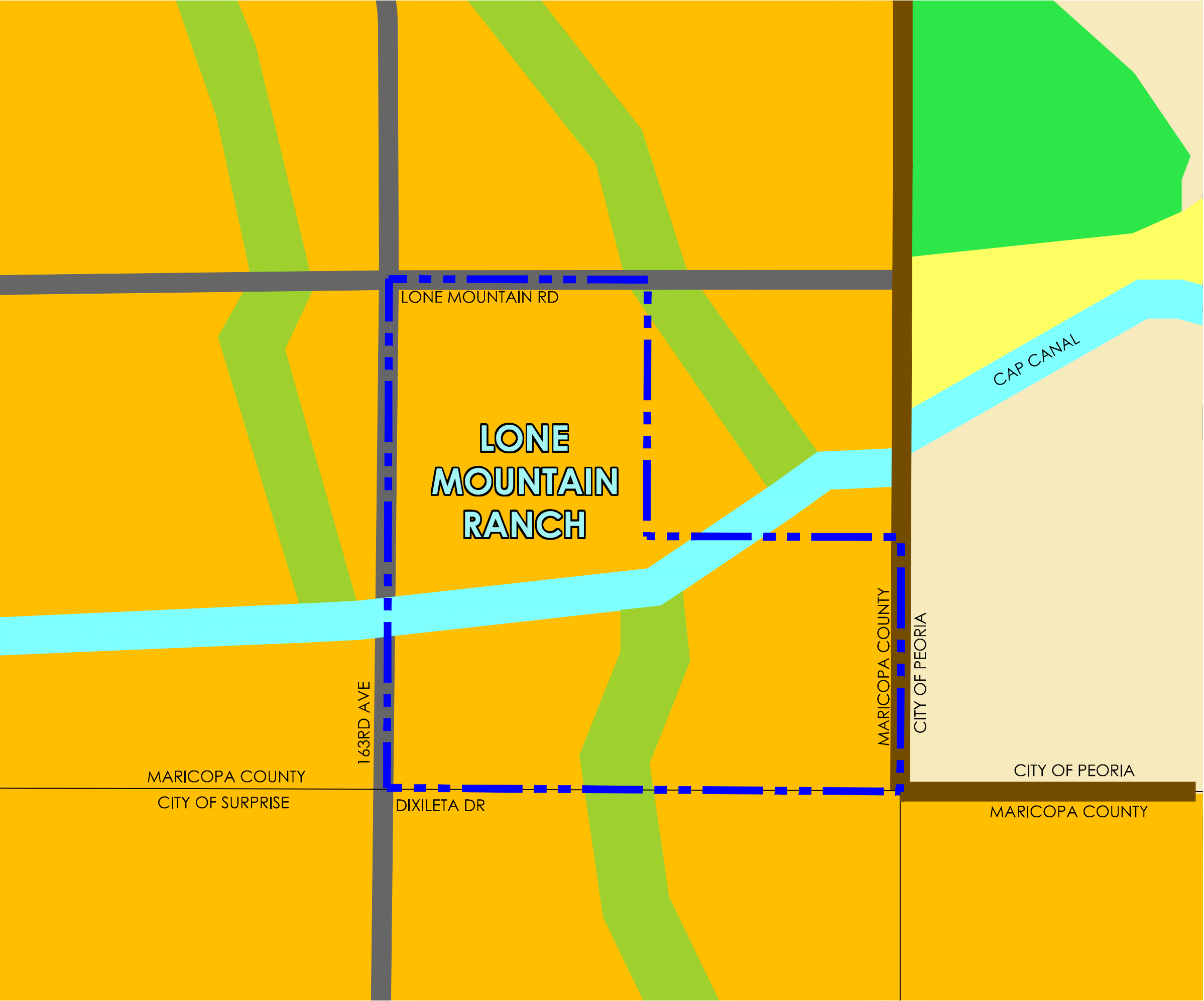
NOTE: ZONING DISTRICTS ARE POST ANNEXATION
Subject to engineering and City review and approval.



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Date. 12/14/18 Project No. 1793





LONE MOUNTAIN RANCH

Planned Area Development

Figure 3

Existing General Plan Land Use Map

LEGEND

City of Surprise Character Areas	City of Peoria Land Use
Neighborhood -Rural -Suburban -Urban	Residential/Estate
Open Space	Residential/Low
Planning Area Boundary	Residential/Medium
Major Arterial	Park / Open Space

PROJECT BOUNDARY

Subject to engineering and City review and approval.

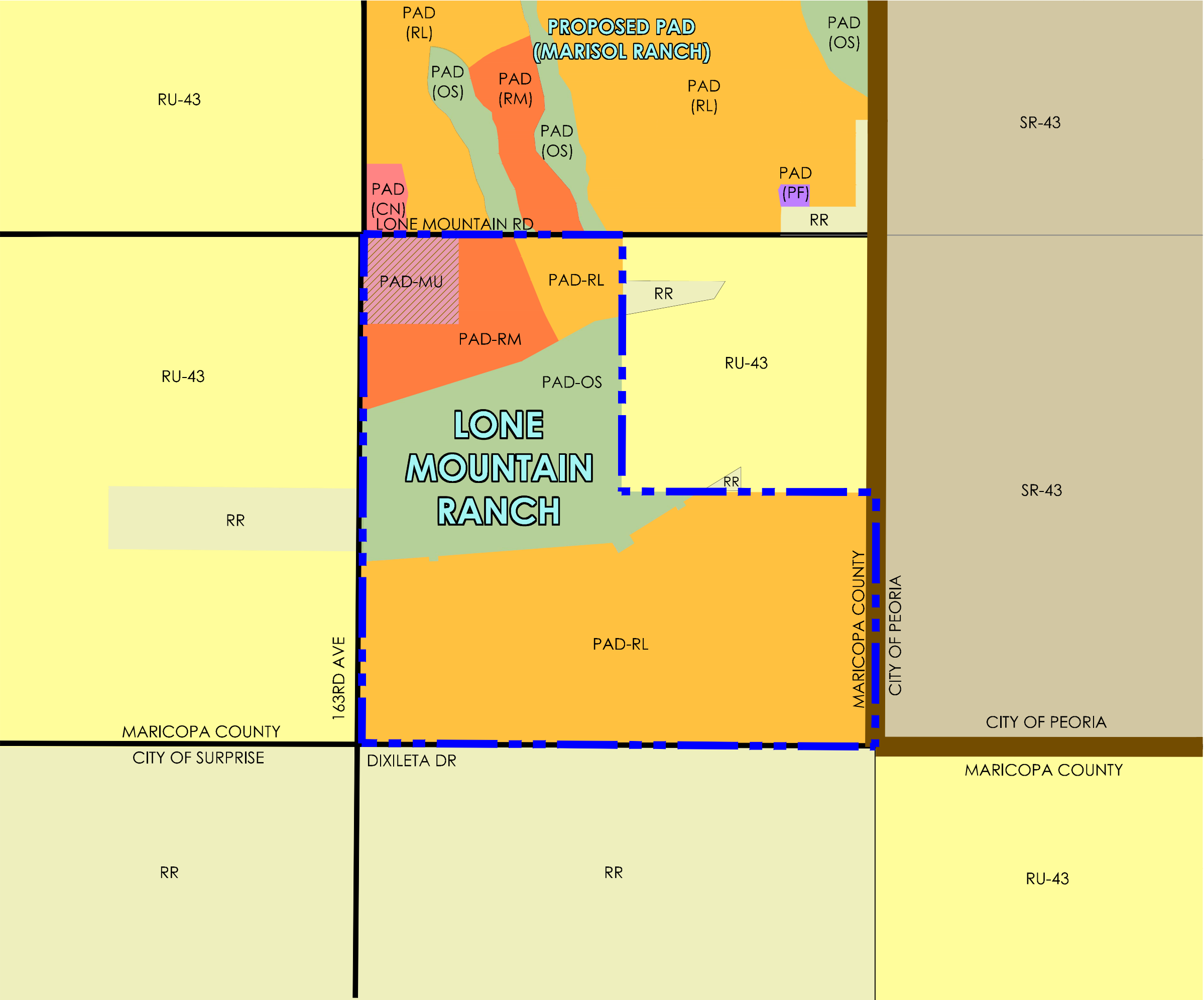
1000 500 0 1000 2000

GRAPHIC SCALE
1" = 1000'

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Date.	12/14/18	Project No.	1793.1
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LONE
MOUNTAIN
RANCH

Planned Area Development

Figure 4
Proposed Zoning Map
LEGEND

CITY OF SURPRISE

- PAD-MU
- PAD (CN)
- PAD (RM)
- PAD (RL)
- PAD (PF)
- PAD (OS)
- RR

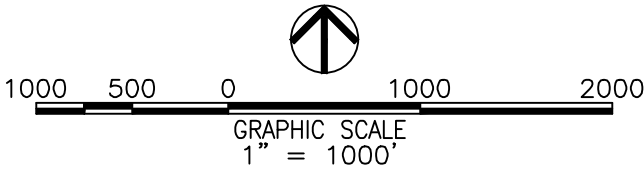
CITY OF PEORIA

- SR-43

MARICOPA COUNTY

- RU-43
- PROJECT AREA

NOTE: ZONING DISTRICTS ARE POST ANNEXATION
Subject to engineering and City review and approval.



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Date. 12/14/18 Project No. 1793



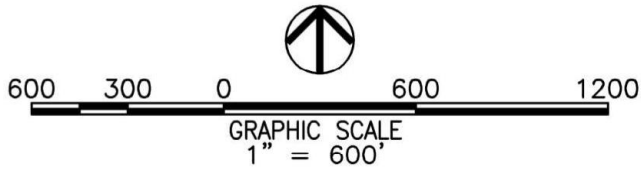
LONE
MOUNTAIN
RANCH
Planned Area Development

Figure 5
Land Use Master Plan

PARCEL	LAND USE	AREA (GROSS ACRES)	AREA (NET ACRES)	PROJECTED UNITS
1	PAD-MU	21	17	335
2	PAD-RM	42	39	330
3	PAD-RL	21	19	85
4	PAD-RL	58	51	230
5	PAD-RL	63	62	250
6	PAD-RL	89	85	360
7	PAD-RL	67	67	270
Subtotal		361	341	1,860
10	PAD-OS	125	121	0
Total		486	462	1,860

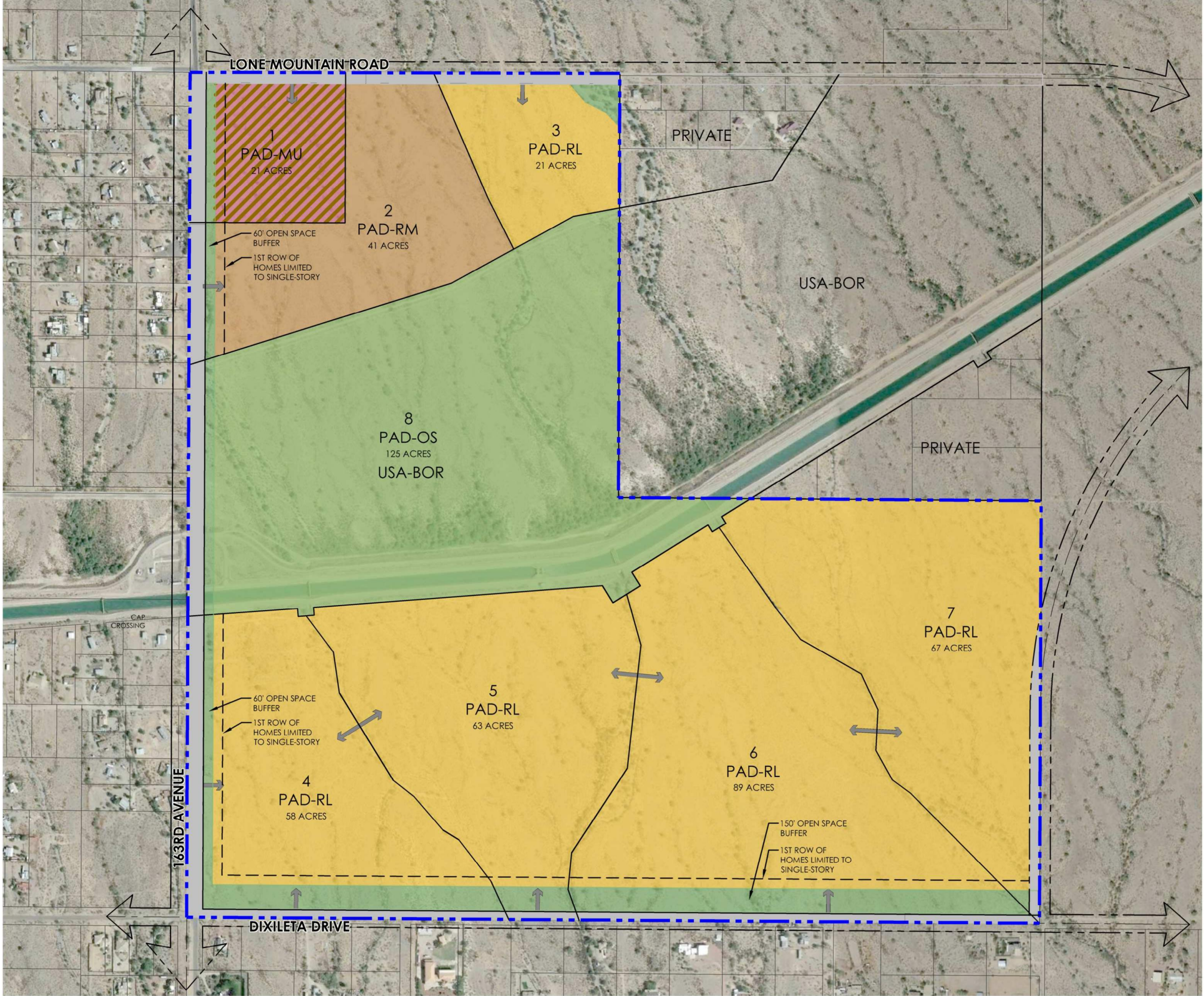
--- PROJECT BOUNDARY
↔ CONCEPTUAL ACCESS LOCATIONS

Subject to engineering and City review and approval.



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Date. 12/14/18 Project No. 1793.1



LONE MOUNTAIN RANCH

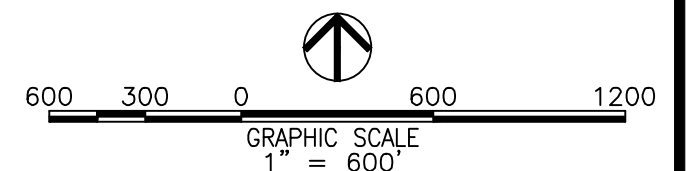
Planned Area Development

Figure 6

Recreation and Open Space Plan

-  **Pocket Park**
Developed open space to serve individual neighborhoods
-  **Internal Trail (8' Wide)**
Multi-Use Trails - Natural & Hard Surface
-  **Internal Trail (10' Wide)**
Multi-Use Trails - Natural & Hard Surface (Wash)
-  **Multi-Use Trail**
12' Wide Trail within 163rd Road R.O.W. concrete
-  **C.A.P. Canal Trail (8' Wide)**
-  **Conceptual Access Locations**
-  **Wash Corridor: Approximately 40 Acres**
Wash Corridors serve as natural open space and connectivity corridors (Actual acreage to be determined at time of development)
-  **Open Space Buffer**
Open Space Buffers serve to provide a buffer between new and existing development
-  **Bureau of Land Reclamation (BOR) OS**
The BOR parcel is being rezoned from RU-43 to OS.

Subject to engineering and City review and approval.



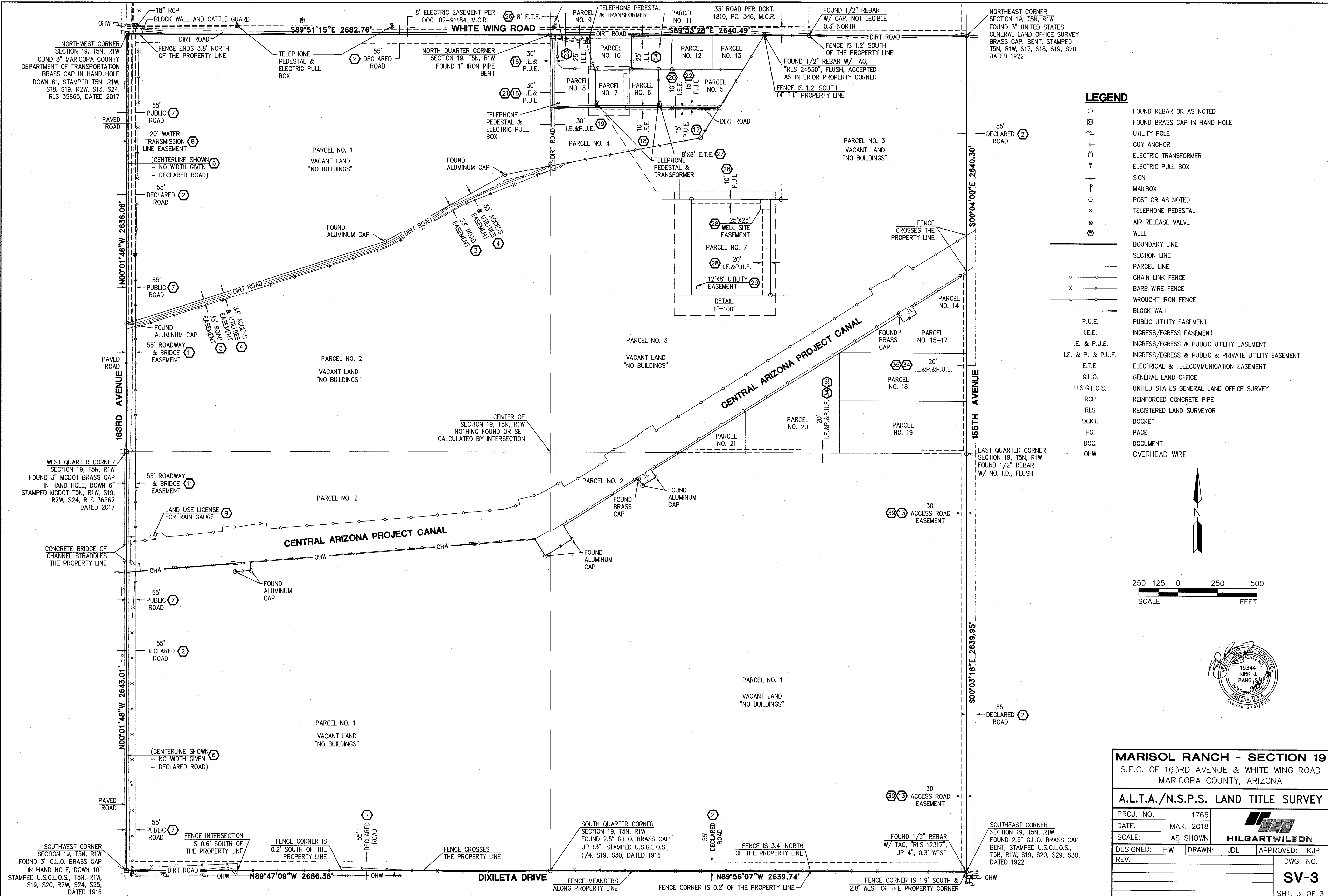
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Date. 02/26/19 Project No. 1793.1



**A PORTION OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 1 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA**

Page 151 of 441



MARISOL RANCH - SECTION 19
S.E.C. OF 163RD AVENUE & WHITE WING ROAD
MARICOPA COUNTY, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PROJ. NO.		1766		 HILGARTWILSON	
DATE:		MAR. 2018			
SCALE:		AS SHOWN			
DESIGNED:		HW	DRAWN:	JDL	APPROVED: KJP
REV.				DWG. NO. SV-3 SHT. 3 OF 3	

APPENDIX B: Nadaburg School District Support E-mail

Mark Reddie

From: Rick Stephen <rstephen@nadaburgsd.org>
Sent: Wednesday, February 27, 2019 8:32 AM
To: Mark Reddie
Subject: Marisol Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Mark,

I am writing this letter in support of the Marisol Ranch Development. As superintendent of the Nadaburg Unified School District, I have met with representatives of the developer and have fully discussed the project. I am aware of both zoning cases involving the City of Surprise and the State of Arizona. The district is in support of the elementary school site that the developer has proposed.

Please feel free to contact me if you have any questions.

Best,
Rick

Rick Stephen
Principal/Superintendent
Desert Oasis School/Nadaburg Unified School District
623-388-2121 district
623-556-5881 school
623-388-2915 fax
rstephen@nadaburgsd.org

Lone Mountain Ranch Public Participation Report

Case: FS18-459

January 2019

Overview

This Public Participation Report has been assembled supplementary to a zoning request for Lone Mountain Ranch. Lone Mountain Ranch is an approximately 486-acre Planned Area Development (PAD) located at the southeast corner of Lone Mountain Road and 163rd Avenue in unincorporated Maricopa County, Arizona. The site consists of two parcels owned by the Arizona State Land Department (ASLD) and one parcel owned by the federal Bureau of Land Reclamation (USA-BOR). While not including the entire section of land, the property is bounded by Lone Mountain Road to the north, 163rd Avenue to the west, Dixileta Road to the south, and the 155th Avenue alignment to the east. The subject property is currently located within unincorporated Maricopa County, but is within the City of Surprise Planning Area. It is the intent to annex the site into the City of Surprise concurrent with the PAD zoning application.

Summary of Outreach Efforts

A joint neighborhood meeting for the Lone Mountain Ranch zoning request and the adjacent Marisol Ranch annexation and zoning amendment requests was held to provide the public with the opportunity to learn the specifics of the proposed developments, ask questions and express concerns related to the applications. Citizens were informed of the meeting through various means, including:

- A letter was sent by the City of Surprise to 100 neighboring property owners notifying them of the upcoming public meeting (see Exhibit A: City of Surprise Meeting Notice & Mailing List).
- On October 31, 2018 an advertisement was placed in the Surprise Today newspaper by the City of Surprise to notify the community of the upcoming neighborhood meeting (see Exhibit B: Newspaper Notice).
- Both the Lone Mountain Ranch property and the Marisol Ranch property were posted on October 16, 2018 with four (4) signs informing the community of the upcoming neighborhood meeting. Due to a date change for the neighborhood meeting and neighbor feedback on the placement of the signs, the signs were updated and relocated on October 24, 2018 (See Exhibit C: Affidavit of Sign Posting).

The neighborhood meeting was held on November 12, 2018 Desert Oasis Elementary School starting at 6:00 pm. All in attendance were asked to sign in and given comment cards to submit their feedback and inquiries to the project team (See Exhibit D: Sign-In Sheets & Exhibit E: Comment Cards). Multiple team members and city staff members were present at the meeting. Mark Reddie of RVi gave a presentation explaining the proposals for both Lone Mountain Ranch and Marisol Ranch and worked to answer questions from

the community. This report documents all communication with private citizens relevant to the projects (See Exhibit F: Neighbor Correspondence).

The project team understands that allowing to residents, property owners and community stakeholders to learn about the project and express their questions or concerns is a vital part of the development process. The team is committed to facilitating an open dialogue that will shape the project as it moves forward.

Response to Community Input

The majority of neighborhood comments received fell into four general categories: 1) concerns about wells; 2) traffic; 3) density; and 4) the environment. The Development Team has worked to address these concerns to the extent reasonable and has listed those efforts below.

- 1) **Concerns about wells:** The groundwater and impact on wells for Lone Mountain Ranch has been studied by a hydrogeologist. Any new wells within Lone Mountain Ranch are regulated by the Arizona Department of Water Resources (ADWR) and Well Impact Requirements of the Phoenix Active Management Area (AMA). These specify that a new well cannot impact the water level of existing registered wells by more than 10 feet after a pumping period of 5 years. An existing well within Marisol Ranch, to the north, was tested in 2000 and again in 2016. During this time, the water level rose from 514' below ground level to 350' below ground level. Any new wells or modifications to existing wells will follow the requirements of ADWR and will also be submitted to the City of Surprise for review and approval to confirm that impacts to existing wells do not exceed the regulatory requirements.
- 2) **Concerns about traffic:** All public roads adjacent to and within the project will be developed to meet City standards in effect at the time of development. The way that the City of Surprise structures its infrastructure improvement program is that when a property develops, the developer is required to complete the adjacent half streets to City of Surprise standards as set forth in the City's Master Transportation Plan. As the project is developed on a phased basis, the developer will be responsible for constructing these offsite infrastructure improvements which will enhance the overall access and transportation system in accordance with the City's Transportation Plan and will provide a benefit to the entire community. A Traffic Impact Analysis report has been completed and will be provided to City of Surprise staff for review and approval to ensure that the required infrastructure improvements will adequately accommodate the additional vehicular trips generated by this development.
- 3) **Concerns about density:** Based on feedback the development team received from neighbors regarding the overall density proposed for these project, the development team has worked to implement strategies to buffer the proposed development from

existing neighboring development. In order to provide an appropriate transition from the existing rural residential uses along the perimeter of the Lone Mountain Ranch property and meet the density transition requirements within the Surprise General Plan, a landscaped open space buffer will be provided along 163rd Avenue and Lone Mountain Road where immediately adjacent to existing residential uses. This will include a 60' wide open space buffer along those portions of 163rd Avenue, and a 150' buffer along those portions of Dixelela Road. With the addition of the applicable roadway right-of-way per the City of Surprise standards, these buffers will both provide a 260' setback when combining the roadway right of way and adjacent open space buffer. In addition to the perimeter open space buffer, the first row of homes adjacent to these open space buffers within residential districts shall be limited to single-story in height, further reducing the impact from adjacent properties. These buffers are provided as a requirement within the proposed Development Plan and Open Space Plan.

- 4) **Concerns about the environment:** Lone Mountain Ranch has been designed to be an environmentally sensitive master planned community. Natural open space areas will be preserved throughout the property within drainage corridors. These natural open space areas will serve as important habitats for wildlife and will promote the beautiful native desert character of the property. Trails meandering through these areas will offer future residents an escape into the natural world where they will enjoy listening to the sound of birdsong and wind rustling through the desert vegetation. These natural open space areas will serve as wildlife habitats and corridors allowing space for native plants, animals and future residents to coexist. A minimum of 20% of Site's net residential area will be dedicated as permanent open space.

Additionally, rather than develop the property with a dozens of individual wells which can more greatly impact available groundwater, and individual septic tanks which have environmental impacts, the property will be connected to the City's water and wastewater system, ensuring the long-term viability of the development without a drain on the land by providing multiple well sites and septic tanks scattered throughout the property. All development will be dustproofed with paved roads, ensuring a reduction in particulates in the air caused by existing dirt roads in the area. The development will meet all local, County and State environmental regulations to ensure a sustainable, environmentally-sensitive community.

Attachments

- Exhibit A: City of Surprise Meeting Notice and Mailing List
- Exhibit B: Newspaper Notice
- Exhibit C: Affidavit of Sign Posting
- Exhibit D: Sign-In Sheets
- Exhibit E: Comment Cards
- Exhibit F: Neighbor Correspondence

Exhibit A:

City of Surprise

Meeting Notice and

Mailing List

CITY OF SURPRISE **CITIZEN REVIEW MEETING**

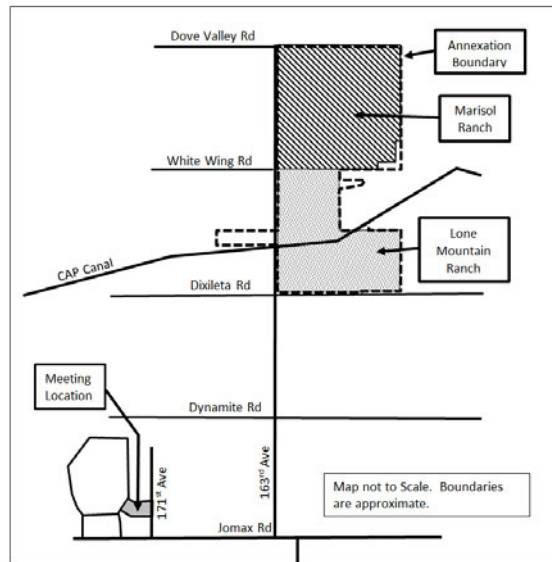
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any member of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planners:	Robert Kuhfuss	Joshua Mike
	623-222-3137	623-222-3134

CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, November 13, 2018
TIME: 6:00 PM
LOCATION: Desert Oasis Elementary School
17161 W Bajada Road
Surprise, AZ 85287

Meeting Location & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of the following:

- 1) FS18-417: Annexation of approximately 1,194 acres of unincorporated land into the City of Surprise and establish equivalent City zoning.
- 2) FS18-459: Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch (approximately 486 acres).
- 3) FS18-557: Major PAD Amendment for Marisol Ranch (approximately 634 acres).

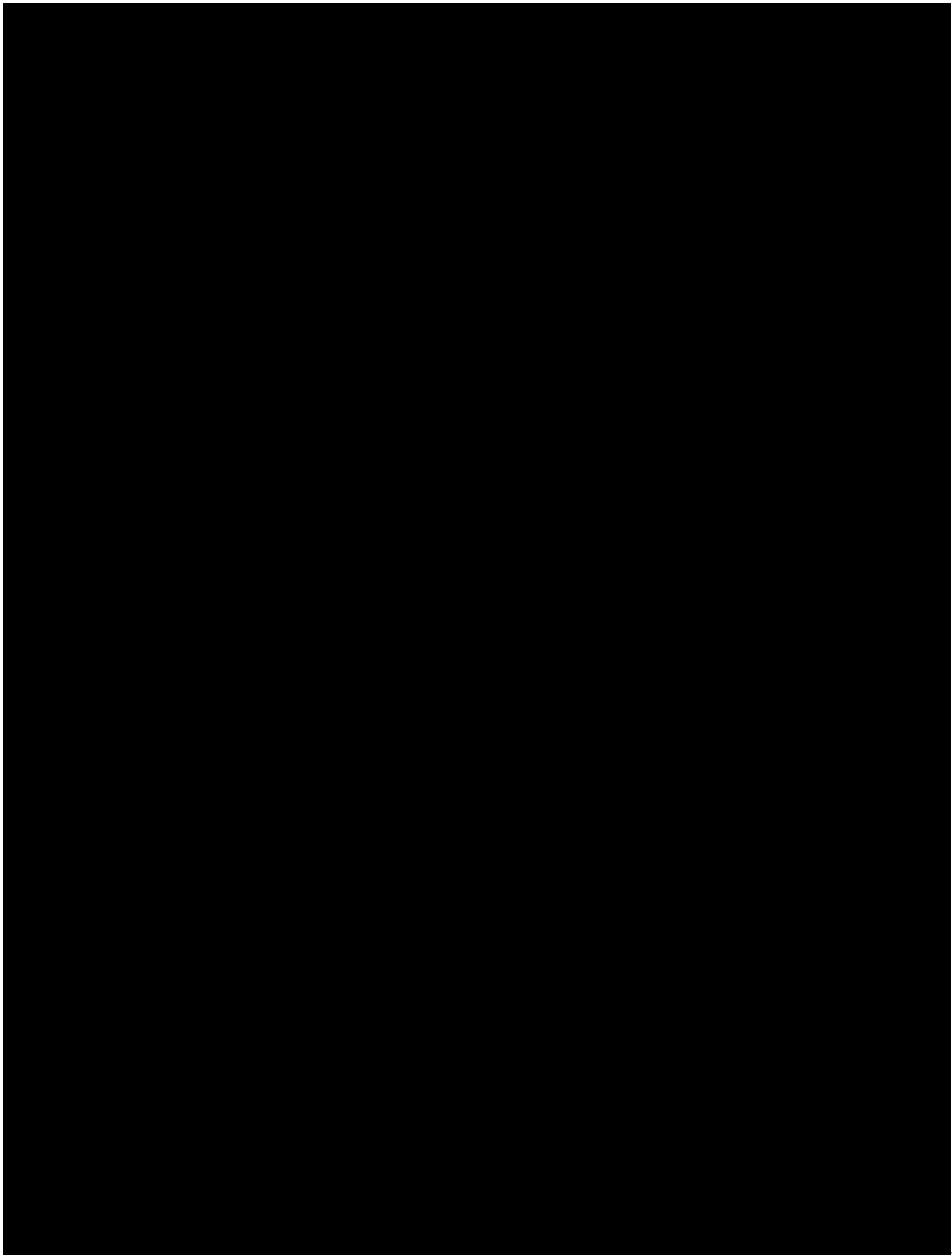
The subject site is generally located east of 163rd Avenue and south of Dove Valley Road as depicted in the project location map.

Notification Mailing List

OWNER

ANDERSON JANET R
ARIZONA STATE LAND DEPT
AVILA MARIA ESTELLA TR/ROY
BAILEY LAWRENCE G/LINDA B
BAYNE TAMARA E
BERG ELIZABETH A
BOKS T/ROCKYVICH C/S/VERVILLE M/BOWMAN W/ETAL
BOKS THERESA A
BOTSFORD JEAN
BOTSFORD JOHN
BOTSFORD JOHN/JEAN
BRAFFORD DENNIS W
BRAM MICHAEL L
BREEDLOVE LINDA KATHERINE/TERRY
BURGESS PHILIP D/CHRISTINE L
BURGESS FAMILY REVOCABLE TRUST
BURKHART JOYCE E
CALLIES CATHERINE M TR
CAUTHEN CONRAD/HELELN M
COLE CHARLES S/KALLIE MICHAEL
COLE CHARLES S/MICHAEL COLE KALLIE
COMITZ JOHN W/SYLVIA C
CONNOR CHERYL R
D & I PROPERTIES LLC
DALY WAYNE/LAVERNE TR
DECATO BRUCE
DEHORTY JESSE E/CORKY J
DELAHAUT ANGEL J/JACQUELINE R
DOHERTY JUSTON D
ELLIS DONNA JEAN
FGR PROPERTY INVESTMENTS V LLC
FISCHETTO PAUL F/CALABRESE TAMMY A

FORCUM ANTHONY
FULK RONALD W
GARCIA MICHAEL G/RENEE
GARRETT BRIAN C
GILBERT MICHAEL D/REBECCA F
GONZALEZ HECTOR G/VAZQUEZ INES C
GRAVES NEIL D/PALAZZO-GRAVES PEGGY MARIE
HAMMER SHAWN R
HEXIMER JASON D/TASHA R
HILL ROBERT E
HOLLE ANDREW J/ANGELA V
JACKSON RONALD D/SHARON E
JANTZ DAREN W
JESSE AND CORKY DEHORTY FAMILY LIVING TRUST
JOHNSON DANIEL T/DONNA J
JOHNSON SAMUEL L/DIANA L
JORDAN JAMES R/CLARK CATHLEEN A
JOSE R AND DEBORAH A SANABRIA LIVING TRUST
KDKT FAMILY LIMITED PARTNERSHIP
KEOGH DENNIS F/CYNTHIA L
KOEHN KYRON
KRAWCHUK KENNETH H/CARMELA C TR
KUDIS WAYNE P/SANDY P
LASCARES LORENZO MATADAMAS
LEBHART RICHARD L/KIMBERLY K
LUSTER JANICE
MARISOL 163 LLC
MARTIN CRAIG/SANDRA
MATTHEISEN LAWRENCE L/DELORES I TR
MCDOWELL PEAK HOLDINGS LLC
MCPHEE THERESA
MEISNER STEVEN L
MELANO LINDA L
MEMMOTT CRAIG J/DEILAH



MERCADO GERMAN SUAREZ/SUAREZ IVANNIA
MESS NATHAN R/VAN HUYSEN DENISE
MORO DEANNA
NELSON JEFFREY J
OLAGUE PERLA M
PATTERSON CHRISTINE
PEREZ HERIBERTO/ANDREA
PITTMAN DOUG M/ADRIA D
QAQISH ZIAD/SAMIYOH TR
QASEM RASHA/AL-SAYYED ALI
RANKIN MARTIN W/FREDA L
ROBERTSON LESLIE G/MELANIE A
ROCKYVICH SANDRA
RODGER W SHAWCROFT TRUST/BAYNE LEONARD K
SCHAUER SHAUN L
SHAWCROFT RODGER W TR
SLINKARD LANA
SOUTHWORTH DALE
SPURLIN NEIL G/CATHERINE E
STATTON ERIN K/ROBERT A JR
STEWART MATTHEW A/MARCEE A
STONE JACQUE R
SUAREZ GERMAN/IVANNIA
SUER JEFFREY J/CRYSTAL L
SUROFCHEK MARK/SHELTON MITZI
UNITED STATES OF AMERICA
USA-BOR
VAN DER MAATEN DONALD J /MARYANN P
VISTANCIA NORTH LLC
WENTWORTH ROBERT D/JOETTE L
WENTZEL ALAN H/C BEA
WHEELHOUSE INVESTMENTS I LLC
WILLIAM O LEE PROPERTIES NO 1 LLC
YODER LELAND/SHARON

Exhibit B:

Newspaper Notice

Background Screening Services Arizona Board of Regents Request for Proposal

Arizona State University is requesting sealed proposals from qualified experienced firms or individuals, for **RFP-0016-19LXE, Background Screening Services**. Proposals will be accepted in the Office of Purchasing and Business Services, University Services Building, Arizona State University, PO Box 875212, 1551 S. Rural Road, Tempe, Arizona 85287-5212 until **3:00 PM, MST, 11/30/18**. Proposal package is available at: <https://cfo.asu.edu/bid-boards>

A pre-proposal conference will be held at 9:00 a.m. (AZ time) on Monday, October 29, 2018 via Zoom Video Conferencing. See RFP-0016-19LXE for more details.

Publish: Daily News-Sun, October 26, 2018/296624

To Advertise
CALL
623-972-6101

**YOU
CAN'T
AFFORD
NOT
TO**

Notice to Creditors

In the Matter of the Estate of Rutilio Frank Olivar, deceased July 4th, 2018, Case Number PB2018-091137.

Notice is hereby given by the undersigned, administrator of the estate of Rutilio Frank Olivar, deceased, to the creditors of and all persons having claims against the said deceased, to exhibit them with the necessary vouchers within 4 months after the first publication of this notice, to the said administrator (below).

Richard Olivar, Administrator of the Estate of Rutilio Frank Olivar, deceased, 21243 E. Maya Rd., Queen Creek, AZ 85142.

Publish: Daily News-Sun, October 19, 26, November 2, 2018/294454

CITY OF SURPRISE CITIZEN REVIEW MEETING

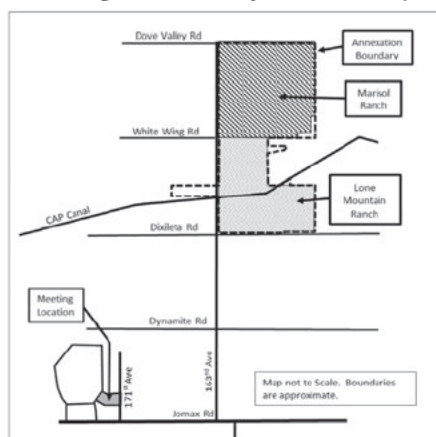
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any member of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planners: Robert Kuhfuss 623-222-3137 Joshua M ke 623-222-3134

CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, November 13, 2018
TIME: 6:00 PM
LOCATION: Desert Oasis Elementary School
17161 W Bajada Road
Surprise, AZ 85287

Meeting Location & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of the following:

- 1) FS18-417: Annexation of approximately 1,194 acres of unincorporated land into the City of Surprise and establish equivalent City zoning.
- 2) FS18-459: Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch (approximately 486 acres).
- 3) FS18-557: Major PAD Amendment for Marisol Ranch (approximately 634 acres).

The subject site is generally located east of 163rd Avenue and south of Dove Valley Road as depicted in the project location map.

Publish: Daily News-Sun, October 26, Surprise Today, October 31, 2018/295825

COPY

OCT - 3 2018



CHRIS DEROSE, CLERK
D. VANDEBERG
DEPUTY CLERK

Person Filing: Sandy L. Robbins
Address (if not protected): 3194 Fair Oaks Dr
City, State, Zip Code: Spring Valley CA 91978
Telephone: 619-670-0634
Email Address: _____
Lawyer's Bar Number: _____
Licensed Fiduciary Number: _____

Representing ☒ Self, without a Lawyer or ☐ Attorney for ☐ Petitioner OR ☐ Respondent

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

In the Matter of the Revocable Trust Agreement of Case Number: PB 2018-003511
Clarence G. Schweitzer and
Charles E. Schweitzer dated
November 20, 2000
and
WBS Financial Services Inc
Account # 1DB7480 MT Client Id 447444200

NOTICE OF HEARING REGARDING

(Check one box)

- ☐ Guardianship ☒ Misc Appearance
☐ Guardianship and Conservatorship

THIS IS A LEGAL NOTICE; Your rights may be affected.

An important court proceeding that affects your rights has been scheduled. If you do not understand this notice or the other court papers, contact an attorney for legal advice.

1. **NOTICE IS GIVEN** that the Petitioner has filed with the Court the following Petition and other court paper indicated below (Check the box to indicate whether the Petition was for a Permanent or Temporary appointment, and a second box to indicate whether for Guardian and Conservator, or just one):

Petition for ☒ Permanent ☐ Temporary Appointment of a ☐ Guardian and Conservator (or) ☐ Guardian or ☒ Trustee

Affidavit of Person to be Appointed

2. **COURT HEARING.** A court hearing has been scheduled to consider the Petition and matters in the court papers as follows:

DATE AND TIME: November 27, 2018 at 9:00 Am
PLACE: 101 W. Jefferson, Courtroom 512, Phoenix AZ 85003
JUDICIAL OFFICER: Tom Marquait

3. **RESPONSE TO PETITION.** You are not required to respond to this Petition, but if you choose to respond, you may do so by filing a written response or by appearing in-person at the hearing. If you choose to file a written response:

- File the original with the Court;
- Provide a copy to the office of the Judicial Officer named above; and
- Mail a copy to all interested parties at least five (5) business days before the hearing.

If you object to any part of the Petition or Motion that accompanies this notice, you must file with the court a written objection describing the legal basis for your objection at least three (3) days before the hearing date or you must appear in person or through an attorney at the time and place set forth in the notice of hearing. There is a FEE for filing a response. If you cannot afford the fee, you may file a Fee Deferral Application to request a payment plan from the Court.

DATED: 10/3/2018
(Month/Day/Year)

[Signature]
Petitioner's Signature

© Superior Court of Arizona in Maricopa County
ALL RIGHTS RESERVED
NOH

Page 1 of 1

PBGC18f-091812

Publish: Daily News-Sun, October 5, 12, 19, 26, 2018/291912

We make publishing your legal notices fast & easy!

Business filing, public notices, court summons, legal postings – and more – can now be published in your weekly hometown newspaper!

- All notices published in your local weekly newspaper AND the Daily News-Sun – a newspaper that complies with A.R.S. 10-140.34 and A.R.S. 39-201A & B as required by the State of Arizona for publishing legal notices.
- Includes a notarized affidavit of publication

INDEPENDENT
NEWS MEDIA

Email: legals@newszap.com
Call: **623-972-6101**

CITY OF SURPRISE CITIZEN REVIEW MEETING

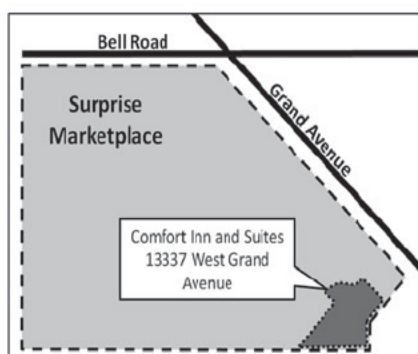
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City of Surprise Planner: Hobart Wingard
623-222-3156

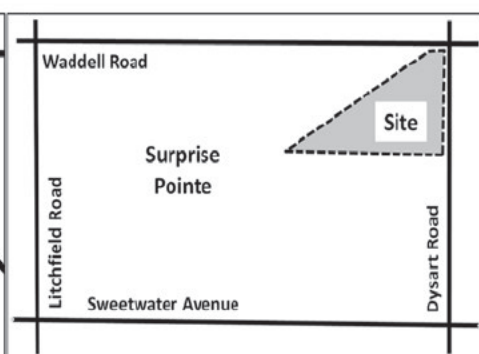
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, November 8, 2018
TIME: 5:00 PM to 6:00 PM
LOCATION: Comfort Inn and Suites
13337 West Grand Avenue
Surprise, AZ 85374

Meeting Location



Project Location



PROJECT DESCRIPTION: The applicant is requesting approval of a Rezone for 19 acres of the Surprise Pointe Planned Area Development ("PAD"). The property will be rezoned from PAD Light Industrial (PAD-I1) to allow all current PAD-I1 uses over the entire site and to allow Community Commercial (PAD-C2) and Regional Commercial (PAD-C3) over the easternmost 8.98 acres of the property under Case FS18-366.

Publish: Daily News-Sun, October 24, Surprise Today, October 31, 2018/295788

RELIGION BRIEFS

Ministry offers chance to join team

Radiant Church, 15522 W. Paradise Lane, will host Creative Arts Night 6 p.m. Thursday, Nov. 1 for pro-

spective worship or production team members.

The event is designed for a time of fun, fellowship and community as church officials discuss the vision and mission of the Radiant Worship and Creative Arts Ministry.

Child care is available. For information, call Jill

Girdner at 623-975-2662.

UNITARIAN NOW members to discuss fall election

The Unitarian Universalist Church of Surprise, » See Religion on page 34

CITY OF SURPRISE CITIZEN REVIEW MEETING

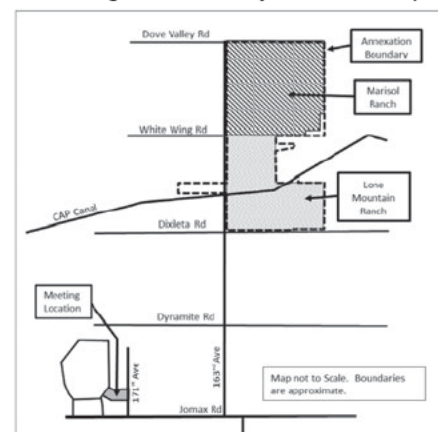
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CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, November 13, 2018
TIME: 6:00 PM
LOCATION: Desert Oasis Elementary School
17161 W Bajada Road
Surprise, AZ 85287

Meeting Location & Project Location Map



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The subject site is generally located east of 163rd Avenue and south of Dove Valley Road as depicted in the project location map.

Publish: Daily News-Sun, October 26, Surprise Today, October 31, 2018/295825



WORSHIP WITH US

Palm West
COMMUNITY CHURCH
a spiritual oasis in the desert

SUNDAY SERVICES

Running Ahead of God

Jonah 4:1-11 • Communion

9:00am & 10:30am – Worship - Pastor Bruce
12:15pm – Picnic in the Park - RH Johnson Picnic Area

Rev. Bruce Schipul
Senior Pastor

Peter Kyhn
Associate Pastor

13845 W. Stardust Blvd., Sun City West, AZ 85375
www.palmwestchurch.org • 623-546-2980

Faith
Presbyterian
Church

Please Join Us • You Are Always Welcome!
10:00 a.m. Sunday Worship • 11:00 a.m. Chat 'n Coffee



Christian Education Tuesdays at 10 am
New Testament Bible study DVD presentations

Concert & Dinner - Thurs. Nov. 8 at 6 pm

"Grand on the Piano" Lynne Haeseler

Staff pianist for Ballet Arizona & Faith Church
Program FREE - dinner tickets \$8 - cut-off Nov. 5

Mon. Nov. 12 at 1 pm - Iona Room
Lightbeams Low Vision Support Group

16000 N. Del Webb Blvd., Sun City, AZ 85351
www.scfaith.org • 623-974-3611

Desert Cove Seventh-day Adventist Church
12400 W Desert Cove, El Mirage, AZ

Saturday Worship Times

9:30 AM-Lesson Study 10:50 AM-Worship Service
Wednesday 7 p.m.-Bible Study

Pastor Steve Gibson

623-466-7202

pastorstevegibson@hotmail.com



Desert Cove

Page 34

El Mirage

Exhibit C: Affidavit of Sign Posting

AFFIDAVIT OF POSTING

Application No: CR17-558

Applicant Name: Marisol Ranch

Location: NEC 163rd Ave and Lone Mountain

Date Site Posted: October 16, 2018

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

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

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

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

Meghan Liggett
Applicant/Representative Signature

10/16/18
Date

This instrument was acknowledged before me on this 16th day of October,

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

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires





AFFIDAVIT OF POSTING

Application No: CR17-558

Applicant Name: Marisol Ranch

Location: NEC 163rd Ave and Lone Mountain

Date Site Posted: October 16, 2018

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

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Meghan Liggett
Applicant/Representative Signature

10/16/18
Date

This instrument was acknowledged before me on this 16th day of October,

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

set my hand and official seal.

Mary Beth Conrad
Notary Public

10.25.20
My commission expires





AFFIDAVIT OF POSTING

Application No: FS18-459 and FS18-417
Applicant Name: LVA an RVi Company
Location: SEC 163rd Ave and Lone Mountain
Date Site Posted: October 24 , 2018

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

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

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Meghan Liggett 10/24/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 24th day of October.

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

set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-20
My commission expires





AFFIDAVIT OF POSTING

Application No: FS18-557 and FS 18-417
Applicant Name: LVA an RVi Company
Location: NEC 163rd Ave and Lone Mountain
Date Site Posted: October 24 , 2018

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

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10-25-20
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Exhibit D: Sign-in Sheets

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
				I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
Thomas Mitchell				☒	☒
Elizabeth Mitchell				☒	☒
Ronda Robinson				☒	☒
Sharon Jackson				☒	☒
Judi Dobb				☒	☒
Julie Rossignol David Allen				☒	☒
Tom Johnston Dawn Johnston					
Craig + Sandra Martin				☒	☒

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
				I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
Linda Melano				✓	✓
Michael & Renee Garcia				✓	✓
Steve & Susan Strong					
Len & Tammy Bayne					✓
TED / DELORES ANGUS				✓	✓
ROLAND F. WINTERS JR				✓	✓
Ann Gartz				✓	✓
Kevin & Ashley Beal					✓

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
Name:	Address:	Phone:	Email:	I'm here for (please check column):	
				Marisol Ranch	Lone Mountain Ranch
D.L. Schraden					
James Gerodimos					
Brandon Toffin					
Paul Fischetto Tammy				X	X
Neil Spence				X	X
Michelle Bram					
Steve Kallie Col					
stuart whitney				X	

Mitch McGaffey

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
				I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
Richard & Margorie Standfield				☒	☒
KATHY & RICH SANDOW					
Chris Van Arsdale				☒	
R. + M. PEACE				☒	☒
Gail Sner					
Crystal Suer				☒	☒
Jeff Suer				☒	☒
Michael & Susan Bram				☒	☒

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET						
					I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch	
SAM JOHNSON					✓	
DIANA JOHNSON					✓	
WAYME WILSON				—		
JUDY WILSON						
CONRAD & HELEN CAUTHEN				✓	✓	
Chrissy Burgess				✓	✓	
Delores Angus						
Marie George						

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch

Desert Oasis Elementary School

Tuesday, November 12, 2018 - 6:00pm

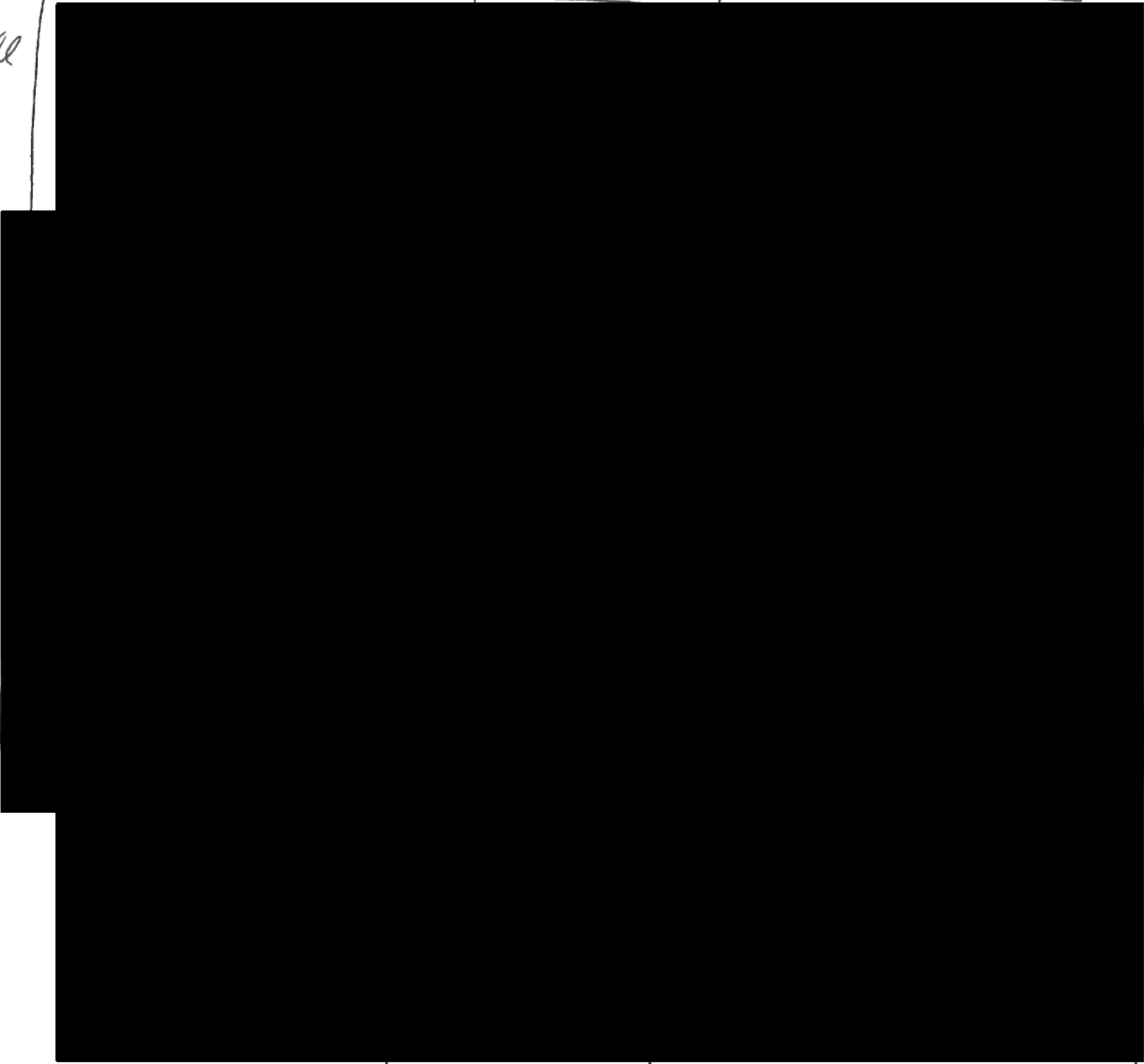
PUBLIC MEETING SIGN-IN SHEET						
					I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch	
SANDRA LESTER				X	X	
Zolene BLACA						
Kim & Rick Lebhart				X	X	
Dan & Debbie Relaford						
Tammy & Paul Frischetto				X	X	
Lana Steward				X	X	
Ray & Connie Davison						
James Jordan						

Bethany Bishop Moehr

X X

SIGN-IN SHEET

I'm here for:

Name	Address	Phone	email	Marisol Ranch	Lone Mountain Ranch
Jacqueline Rea Canoll				both	both
Robert Dittmar				both	both
Tracy Bailey					
Mark Bailey					
Robert Bailey					
Kevin Bullinger					
Seremy Brockway					
Meagan Brockway					
Tony Wilson					
Diana Wilson					
Timothy Wilson					✓
Andy Cepa					✓
June Fallon					
Mike Fallon					

SIGN-IN SHEET

Name
A. Holle

Address



phone

email

—

I'm here for:

Mariso/
Ranch

Lone Mountain
Ranch



Exhibit E: Comment Cards

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Zolub BLARHA

Name

Street Address

COMMENTS / CONCERNS:

Water level will drop !!
no private wells will have water

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

DANIEL SCHRAER

Name

COMMENTS / CONCERNS: C.O.S. CAN'T EVEN TAKE CARE OF THE ROADS/LAND THEY ALREADY HAVE. THE RESIDENTS WHO ALREADY LIVE HERE DON'T WANT INCREASED TAXES, INCREASED TRAFFIC, INCREASED CRIME, DEPLETION OF NATURAL RESOURCES, FURTHER ENCRoACHMENT OF WILDLIFE & PRISTINE DESERT. IF I WANTED PEOPLE LIVING 6' FROM ME, I WOULD'VE STAYED IN THE ARMY ON WHEELS INTO TOWN.

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Debbie Relaford

Name

COMMENTS / CONCERNS:

Having this project come - How are you going to provide water to everyone, without draining water out of my well. With all this impact, what kind of effect will this do to my well water?
- I think you are putting too many homes on a acre -
If this goes thru.

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Judy Wilson

Name

COMMENTS / CONCERNS:

poorly planned meeting! could not hear or see maps. Could not answer most questions. Very disappointed -

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Paul and
Tammy Fischetto

Name

COMMENTS / CONCERNS:

Dont want it and Block view
of Mountain's

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

RICHARD STANCHFIELD

Name

COMMENTS / CONCERNS:

MY WATER WELL?, 163 TRAFFIC, TRAIN CROSSING

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Id Angus

Name

COMMENTS / CONCERNS:

We are concerned about light pollution
in addition to water issues, traffic, and many
other issues, Loss of Habitat for wild life!

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

DIANA JOHNSON

Name

Email Address

COMMENTS / CONCERNS: LOSS OF STATE LAND FOR RIDING OUR HORSES & 4 WHEELERS
WHERE WILL THE WATER COME FROM? WHAT WILL IT DO TO OUR EXISTING
WELL WATER SUPPLY? THE ROAD IS ALREADY INADEQUATE FOR EXISTING
TRAFFIC! THERE ARE ALREADY HOUSING DEVELOPMENTS THAT ARE
NOT COMPLETED. WE MOVED IN THE COUNTY 8 YEARS AGO TO ENJOY
RURAL LIVING! PLEASE DO NOT BUILD ANY MORE HOUSING DEVELOPMENTS!!
HOW MANY HOMES ARE CURRENTLY DRAWING FROM
THESE "EXISTING" WELLS? NEXT MEETING: USE A P.A. SYSTEM PLEASE

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Sharon Jackson

Name

COMMENTS / CONCERNS:

Dont want to be annexed in, there is to many houses going up. I moved out here to get out of city. Horting all wild life. To much Traffic!

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

stuart whitney

Name

COMMENTS / CONCERNS:

It is zoned R-43 it should stay R-43. If you cannot make enough money off of 1 acre, then you should not take the desert and destroy peoples life, for your profits. EXPECT lawsuits!!!!

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Jude Dodeo

Name

COMMENTS / CONCERNS:

We moved to the country to get away from the city.
Higher taxes!
Will we receive surprise police/fire, etc, or continue to receive services from Sun City West fire? Law enforcement?
Will water/sewage change. IF this incorporates annexation?
Will there be more housing communities be approved resulting in MORE crowding.
Please place this card in the box.
Thank you!
Why can't we citizens VOTE for or against this????
That is UN-AMERICAN

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Tammy Bayne

Name

COMMENTS / CONCERNS:

Copy of all maps

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Craig Martin

Name

COMMENTS / CONCERNS:

1. Presently all the area around the Lone Mountain Ranch is Rural Residential. Why would Lone Mountain Ranch be zoned R-1 and not RR?
2. The planning maps show access to Lone Mountain Ranch from roads from Saguaro View Subdivisions. Will the developer be required to improve the roads in Saguaro View because of increased traffic.

Please place this card in the box.
Thank you!

OVER →

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

ANN GANTZ

Name

Email Address

COMMENTS / CONCERNS:

Traffic Roads, Wells Drying up
Due to using ground water, water
should be supplied from Elsewhere
losing open land - Not our ground
State trust land water

Please place this card in the box.
Thank you!

3. If Saguaro View wells run dry, what are our options?

4. There are presently multiple Arroyos that flow from the Lone Mountain Ranch south across Saguaro View Subdivision. It appears that only the large arroyos are being looked at as far as flow. How are these smaller arroyos being considered?

Increase taxes,
Losing Property to
Easements for
these Developments

Roads going thru
from 303 to
Grand - Will this
mean buying out
People's homes
that are on land
average

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Name Julie Rossignol

Name

COMMENTS / CONCERNS:

We already feel the effects of the developments in the area including, but not limited to: flooding to dangerous levels that trap us in or out of our street; crime has increased + graffiti on the beautiful mountainsides; traffic issues because there's no way in/out except 2 routes; noise is crazy loud from traffic. STOP the developments! We are on wells + depend on our water, this affects us that are already here!!! OVER →

The gentleman holding the meeting had no answers to our questions.

I learned that essentially 8,000 people (4,000 households) will be needing access to Marisol Ranch + a state land piece with only 163rd Ave + Jomax (possibly Lone Mtn at later date) as access. This needs to be stopped!!! We moved to the country to get away from the city!!! Please STOP!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Name Neil Spurlin

Name

COMMENTS / CONCERNS:

LACK OF COMMERCIAL DEVELOPMENT AS PROMISED

- SUB-PAR ROADS - 163RD HAS BEEN CHIPSEALED 3X ALREADY THIS YEAR & STILL CRAPPY
- LACK OF PROPER DRAINAGE ON DEVELOPMENTS ALL READY IN PLACE

Please place this card in the box.
Thank you!

• ADDED TRAFFIC TO BAD ROADS — OVER —

- CAN'T SELL LOTS IN ASANTE OR DESERT OASIS
- NOT ENOUGH WATER IN THE AREA, WOULD CAUSE HARDSHIP ON THOSE NOT IN THE CITY.
- NOT ENOUGH ROADS TO HANDLE ADDED TRAFFIC

Exhibit F: Neighbor Correspondence

From: [Joshua Mike](#)
To: [REDACTED]
Cc: [Mark Reddie](#); [Robert Kuhfuss](#); [Annie Vos](#)
Subject: RE: Proposed development at Dixileta and 163rd Ave to 155th Ave., Surprise, AZ
Date: Friday, November 30, 2018 5:04:45 PM

Good Afternoon Helen and Conrad,

Your input is appreciated and we noted your opinion. It will be included in the file as the project continues to be reviewed.

I have included the applicant's email address (Mark Reddie with RVI Planning) if you need that information to communicate with him directly. As part of the community outreach requirements they compile all comments, concerns, and questions into a report and submit it to staff and will be included in the Public Hearings going before the Planning and Zoning Commission and City Council.

Thanks
Joshua J Mike
Planner II

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374
623.222.3134 t
623.222.3001 f

From: Danielle Osborne
Sent: Friday, November 30, 2018 10:36 AM
To: Joshua Mike
Cc: Robert Kuhfuss
Subject: FW: Proposed development at Dixileta and 163rd Ave to 155th Ave., Surprise, AZ

Here you go!

From: Helen Cauthen <>
Sent: Monday, November 12, 2018 1:52 PM
To: Robert Kuhfuss [REDACTED]
[REDACTED] Mayor [REDACTED]; Todd Tande
[REDACTED]; Roland Winters [REDACTED]; Nancy Hayden
[REDACTED]; Patrick Duffy [REDACTED]; Ken Remley
[REDACTED] Skip Hall [REDACTED]; Jodi Tas
[REDACTED]
Subject: Proposed development at Dixileta and 163rd Ave to 155th Ave., Surprise, AZ

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

Dear Sirs –

Our family moved to this area 7 years ago, and specifically chose our location (155th & Dixileta), because we were told that the area just north of us, was BLM and state trust land, and it would not be built on.

The news that it is being considered for a multi-home development, is extremely distressing. Not only will that create unwanted traffic, damage to our desert vegetation and wildlife, but so much congestion and possible future flooding, in areas that are already compromised.

We do not want this development to build here – it will permanently change our way of life.

Sincerely,
Helen & Conrad Cauthen

[REDACTED]
[REDACTED]
[REDACTED]

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

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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01 Dec 2018 00:04:36 -0000

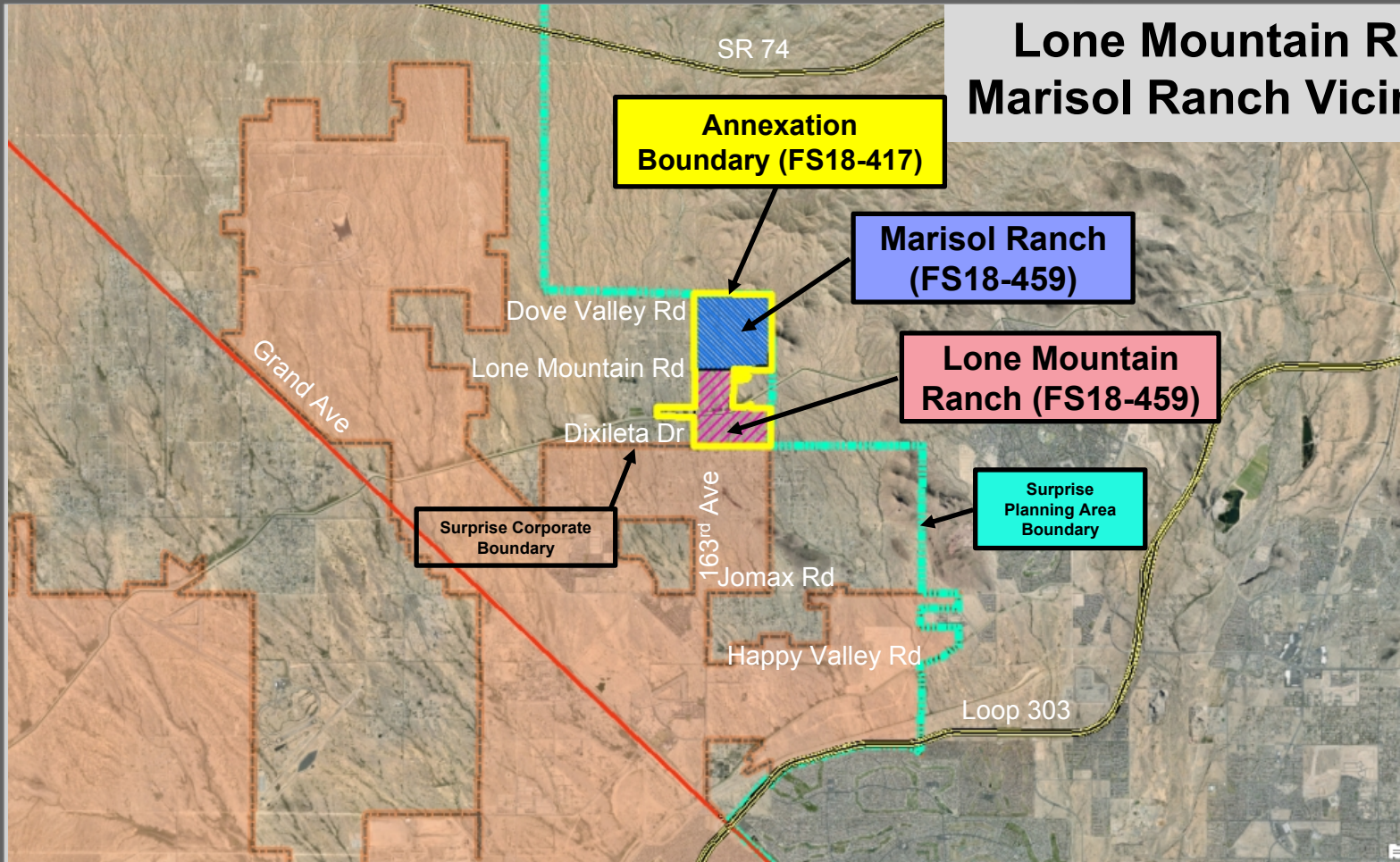


Planning & Zoning Commission
May 2, 2019

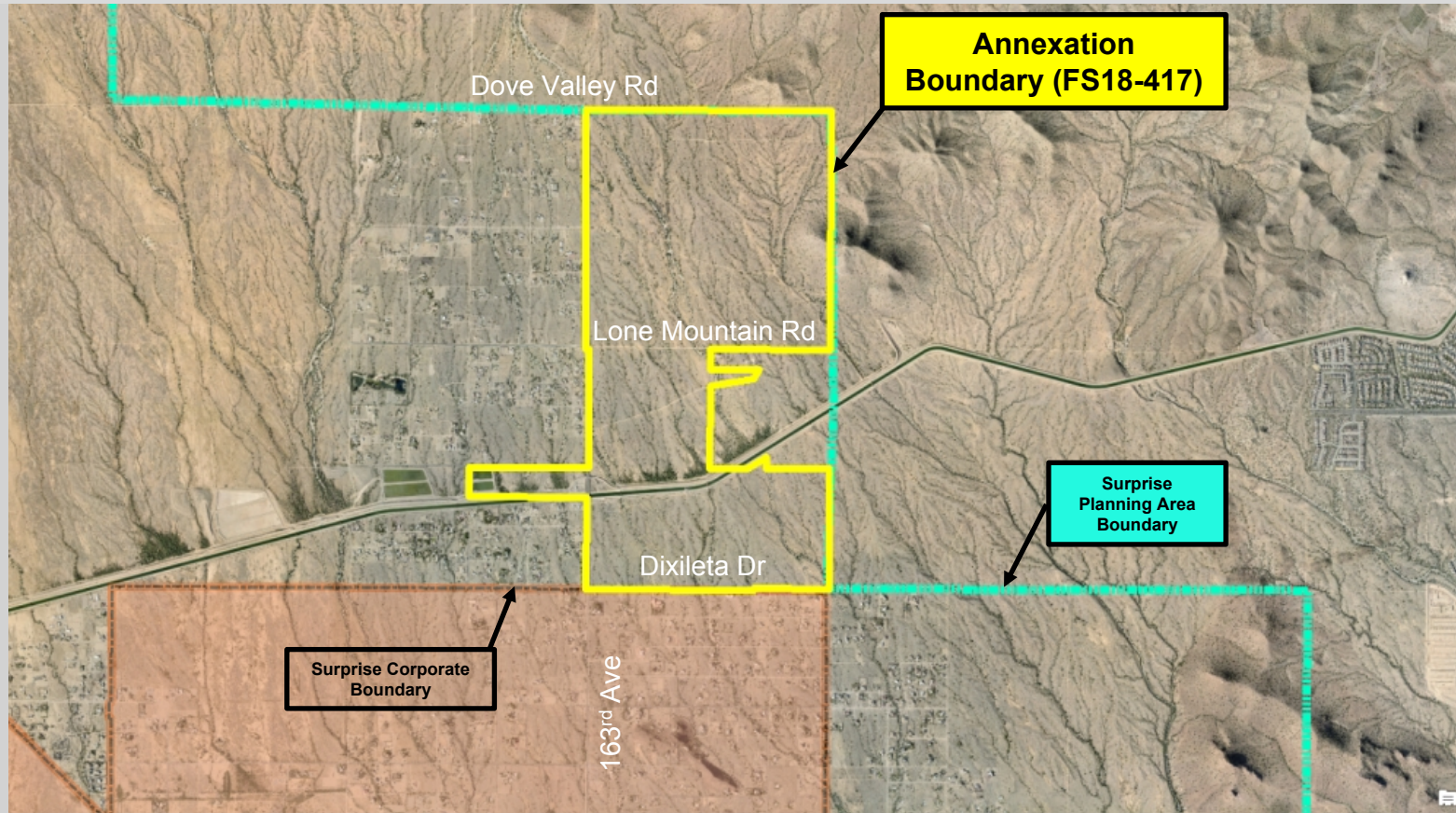
FS18-459 Lone Mountain Ranch Zone Change

FS18-557 Marisol Ranch Major PAD Amendment

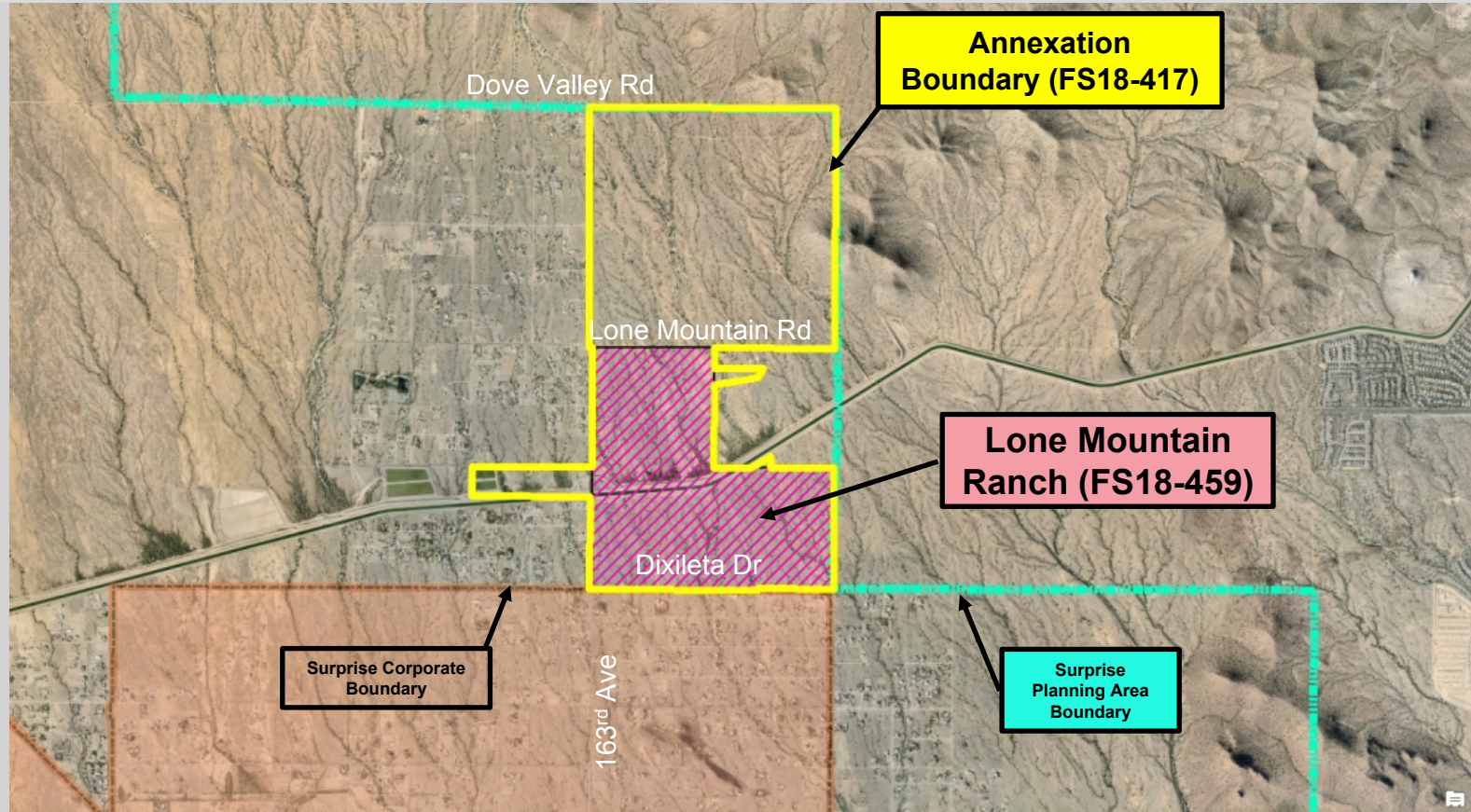
Lone Mountain Ranch / Marisol Ranch Vicinity Map



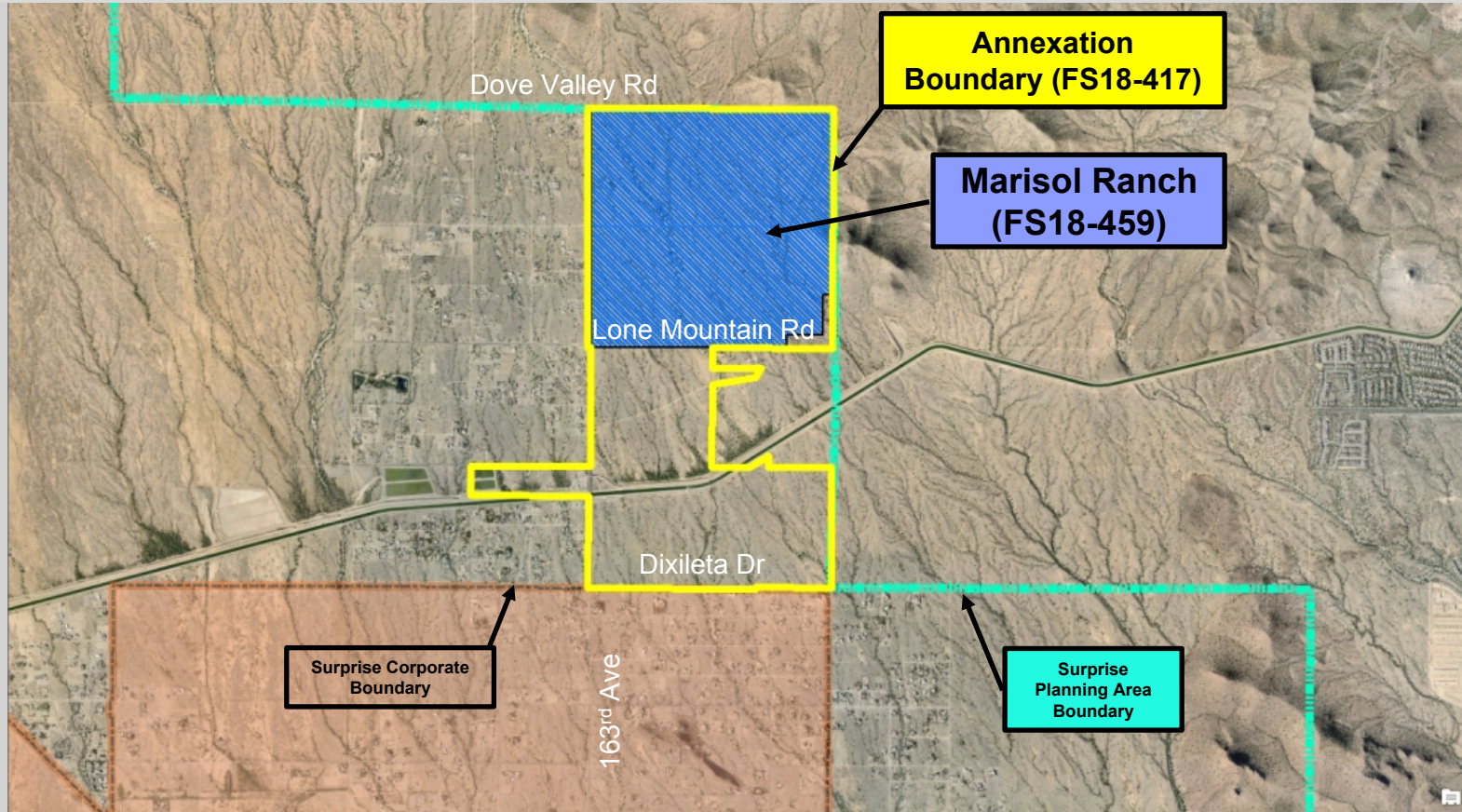
Annexation Area Map



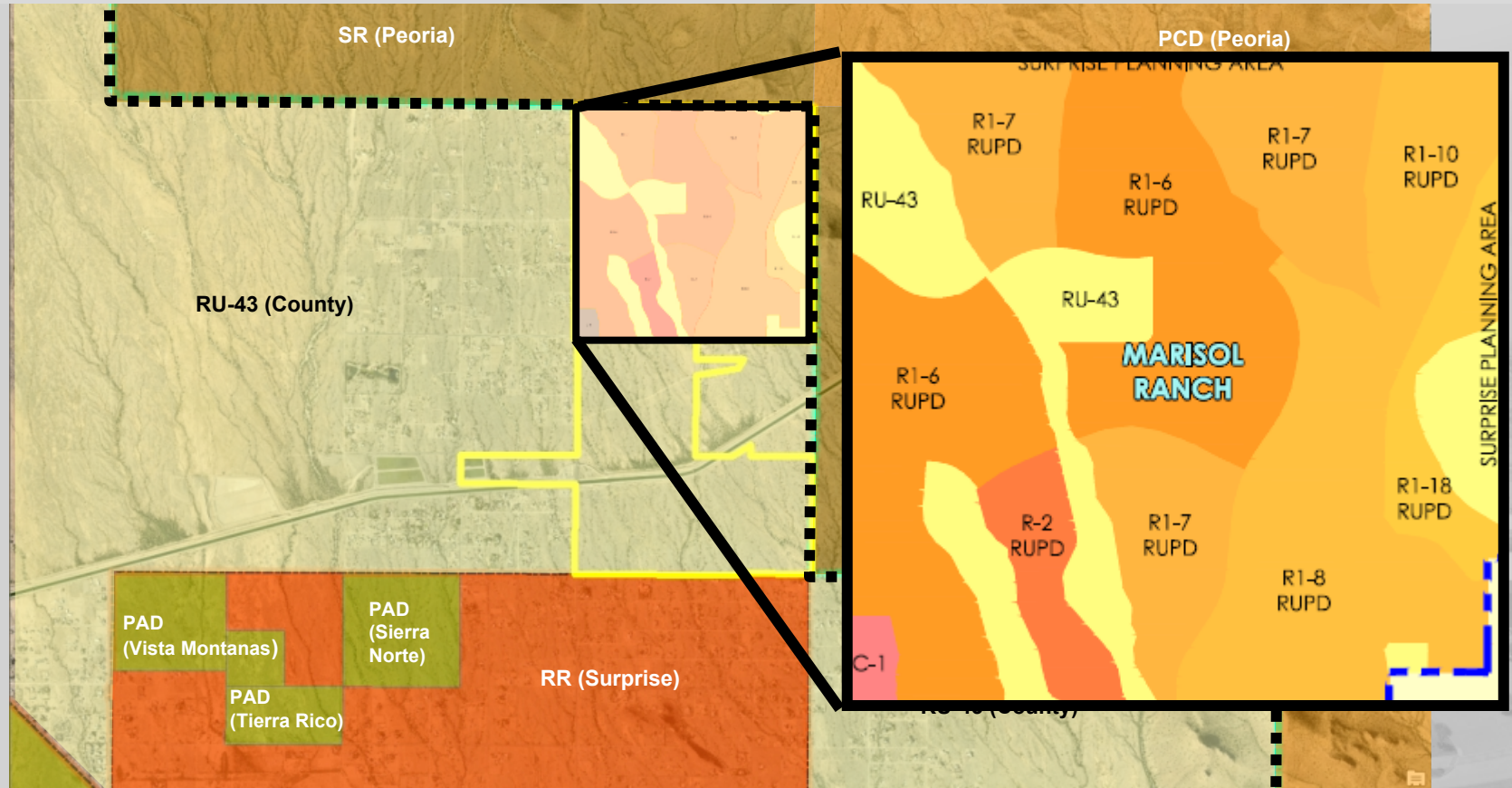
Lone Mountain Ranch Project Area Map



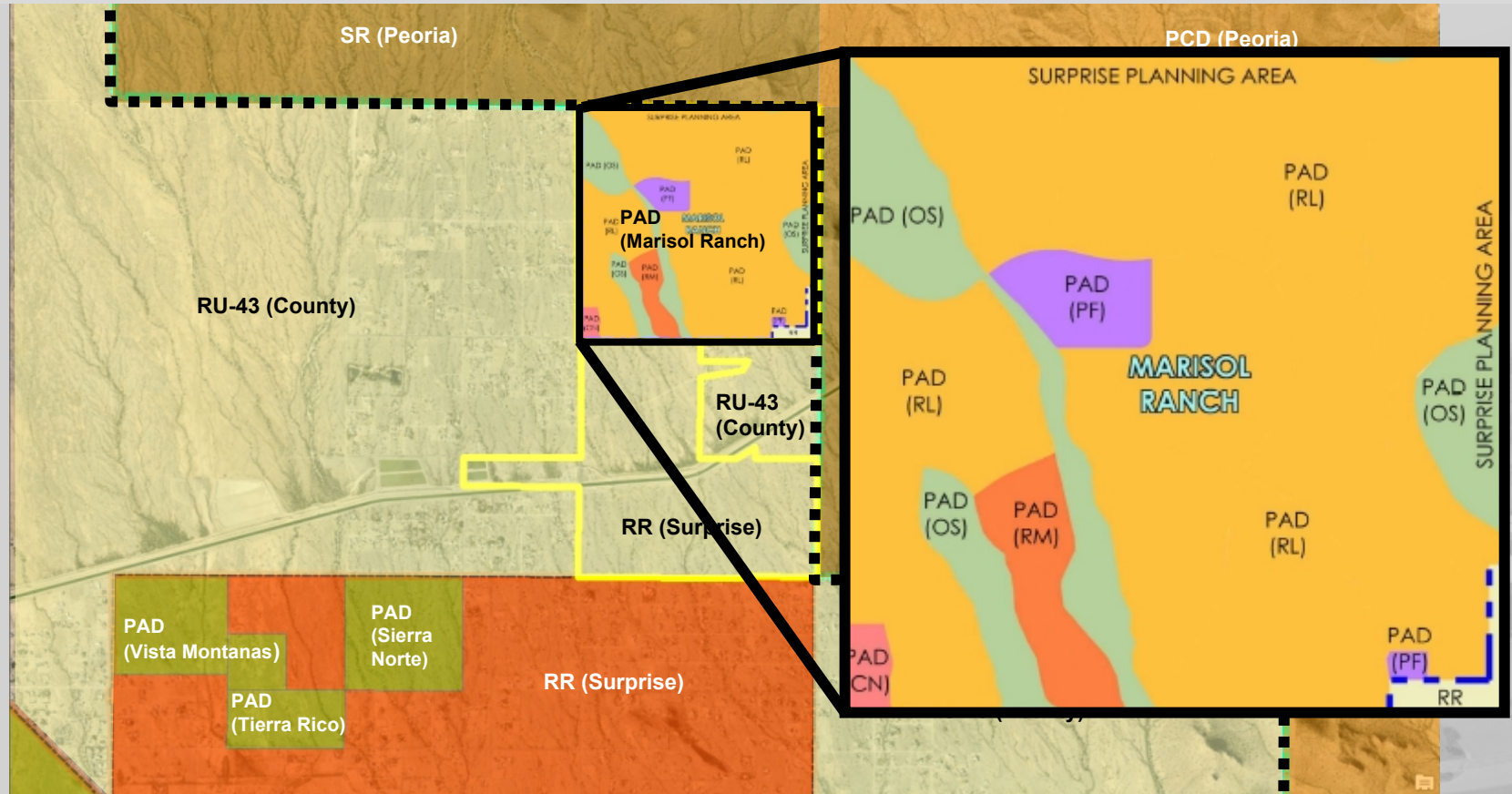
Marisol Ranch Project Area Map



Pre-annexation Zoning Map

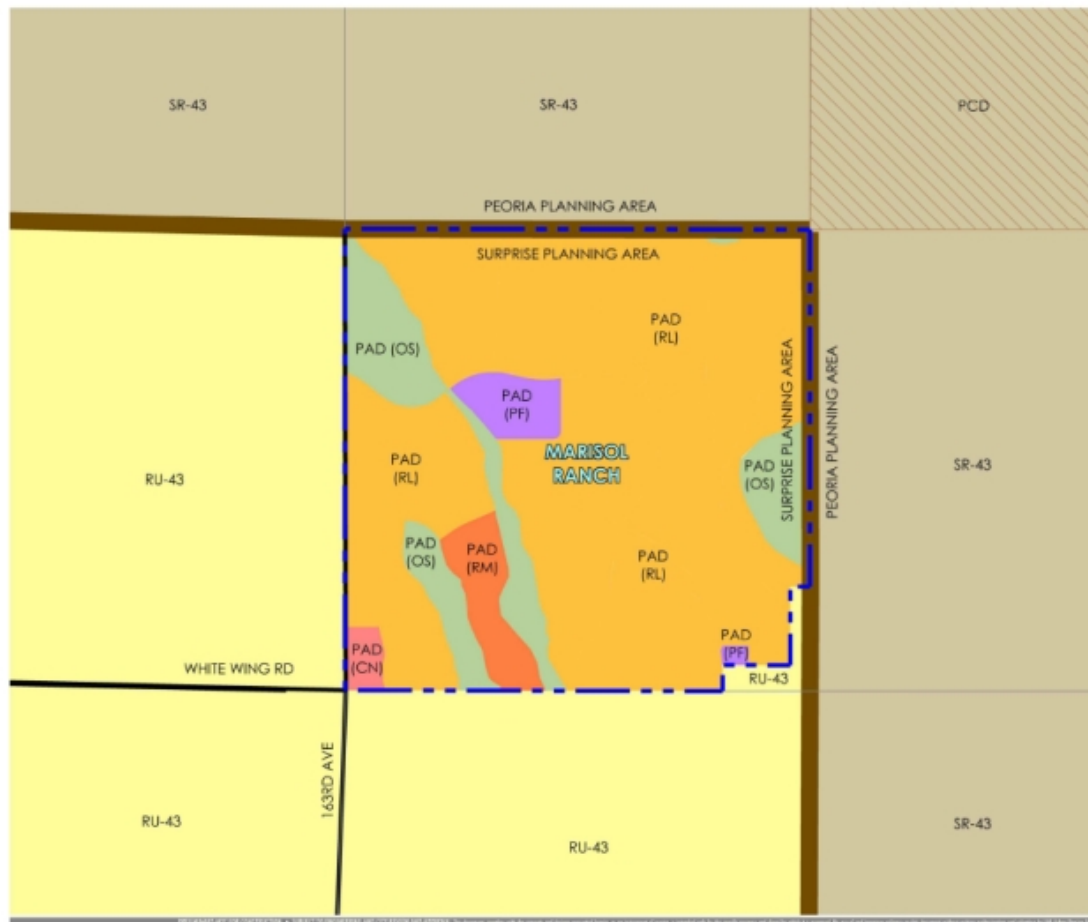


Post-Annexation Zoning Map



**Marisol Ranch
Major PAD Amendment
FS18-557**





MARISOL RANCH

Planned Area Development

Figure 2

Existing Zoning Map

LEGEND

CITY OF SURPRISE

- PAD (OS)
- PAD (RM)
- PAD (RL)
- PAD (CN)
- PAD (PF)

CITY OF PEORIA

- PCD
- SR-43

MARICOPA COUNTY

- RU-43
- PROJECT AREA
- PLANNING AREA
- MAJOR ARTERIAL

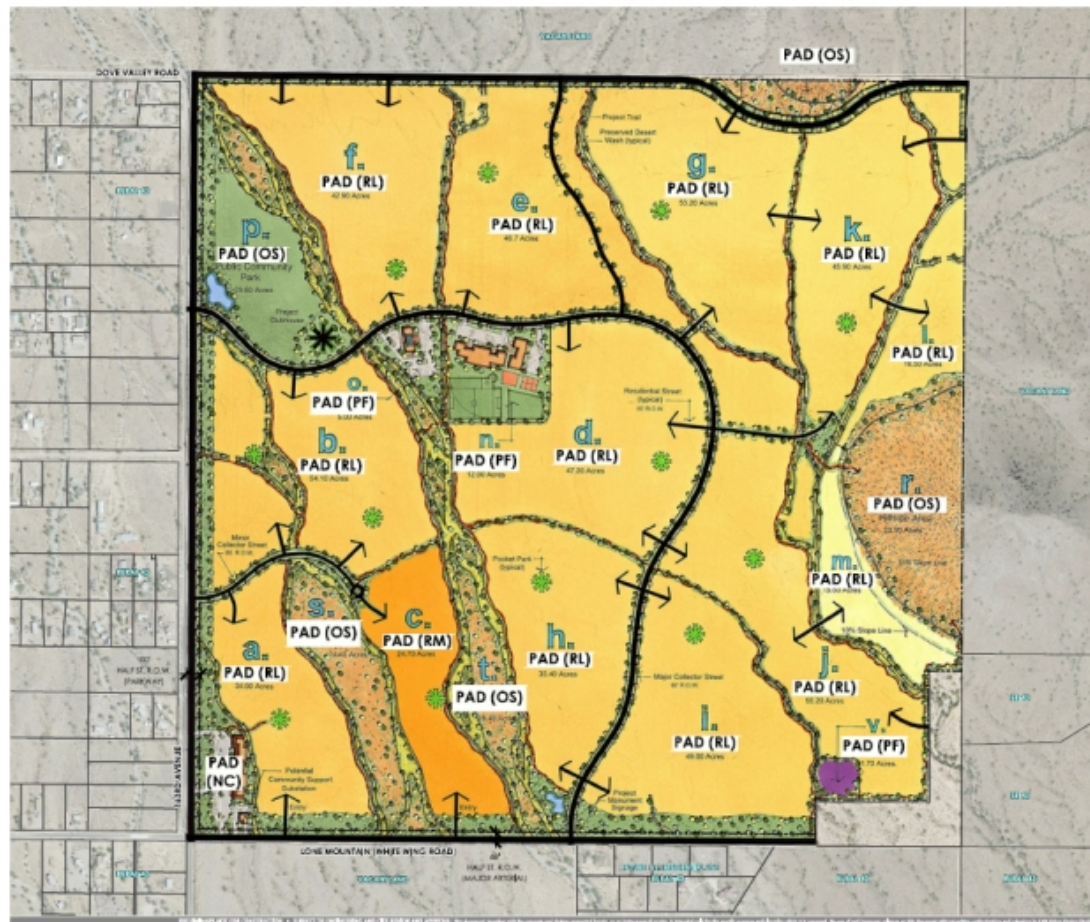
Subject to engineering and City review and approval.



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Date: 12/14/18 Project No: 1793

RVI
Planning + Landscape Architecture



MARISOL RANCH

Figure 3
Existing Land Use Master Plan

Parcel #	Gross Parcel Area	Zoning District	Lot Yield	Gross Parcel Density
A	34	PAD (RL)	1.12	3.36
B	24.1	PAD (RL)	1.12	3.37
C	24.7	PAD (OS)	1.12	3.38
D	47.2	PAD (RL)	1.12	4.62
E	46.7	PAD (RL)	1.12	4.59
F	47.5	PAD (RL)	1.12	4.59
G	33.7	PAD (RL)	1.12	3.42
H	33.4	PAD (RL)	1.12	3.42
I	49	PAD (RL)	1.12	3.1
J	23.7	PAD (RL)	1.12	2.79
K	43.7	PAD (RL)	1.12	3.09
L	12.9	PAD (RL)	1.12	2.10
M	13.6	PAD (RL)	1.12	1.41
N	12.0	PAD (PF)	1.12	1.12
O	12.0	PAD (PF)	1.12	1.12
P	23.6	PAD (OS)	1.12	1.12
Q	1.4	PAD (OS)	1.12	1.12
R	23.9	PAD (OS)	1.12	1.12
S	13.4	PAD (OS)	1.12	1.12
T	13.4	PAD (OS)	1.12	1.12
U	7.2	PAD (OS)	1.12	1.12
V	1.7	PAD (PF)	1.12	1.12

NOTE: NET ACREAGE EXCLUDES STREET ROW & FLOODWAY (EXCEPT FOR PARCELS)

RECOMMENDED POCKET PARK

Subject to engineering and City review and approval.



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Date: 11/30/16 Project No. 1795

RVI
Planning + Landscape Architecture



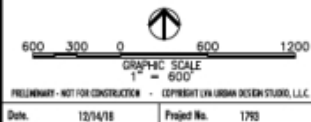


MARISOL RANCH

Planned Area Development

Figure 7
Recreation and Open Space Plan

- Neighborhood Park**
Tennis, Sport Courts, Multi-Use Field, Picnic Area
 - Wash Corridor**
Approximately 74 acres, preserve acreage to be conserved at the time of development. Wash Corridors serve as natural open space and connectivity corridors.
 - Hillside Area**
Areas according to 10% slope to be left in their natural state.
 - Open Space Buffer**
Open Space Buffers serve to provide a buffer between new and existing development.
 - School Site**
Elementary School to be connected to community via trails & open space.
 - Bike Lanes**
To be located on Residential Collector Streets.
 - Internal Trail (5' Wide)**
Multi-Use Trails + Natural & Hard Surface
 - Internal Trail (10' Wide)**
Multi-Use Trails + Natural & Hard Surface (Wash)
 - Multi-Use Trail**
1.7' wide Concrete Trail within 143rd Road R.O.W.
 - Pocket Park**
Developed open space to serve individual neighborhoods.
 - Community Entry Management**
- Subject to engineering and City review and approval.



RVi
Planning + Landscape Architecture

Citizen Outreach:

November 13, 2018

Marisol Ranch Major PAD Amendment

Staff Recommendation:

Approve subject to stipulations “a” and “b”



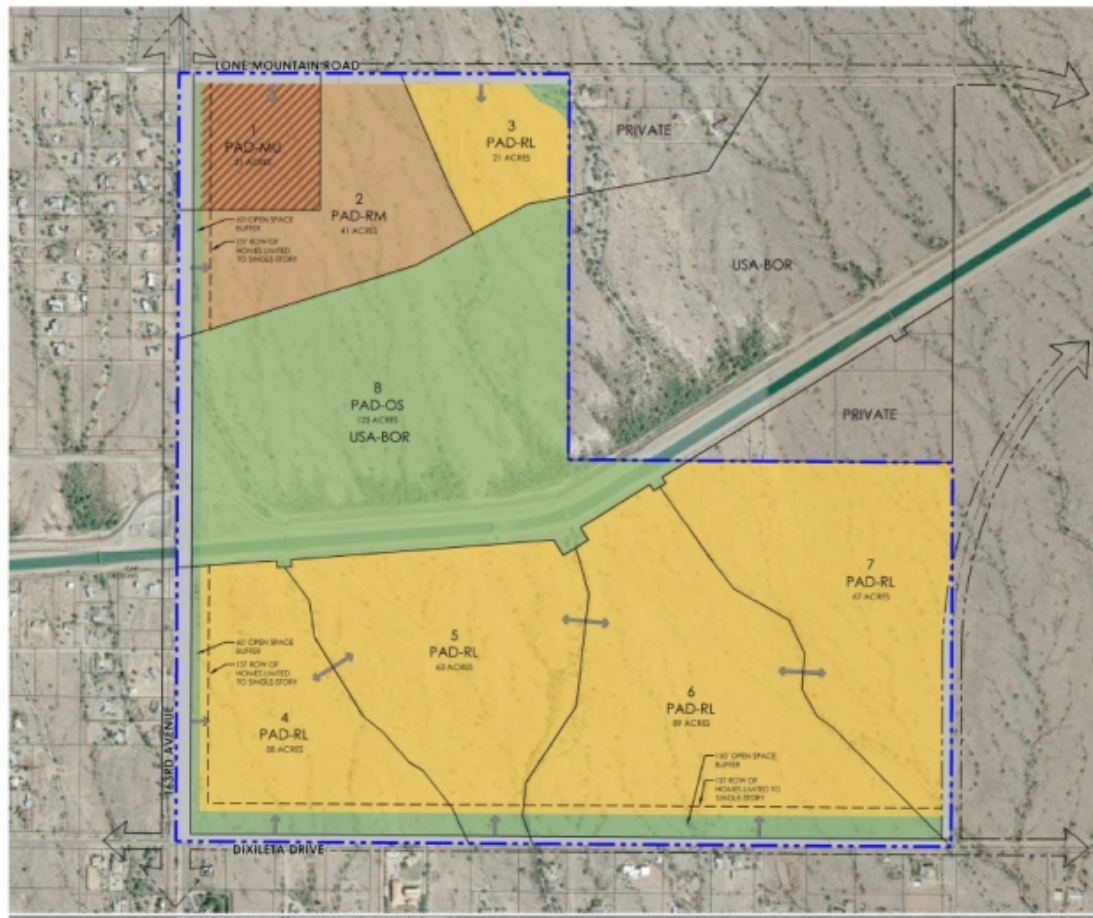
QUESTIONS OR COMMENTS?

Thank You

**Lone Mountain Ranch
Zone Change
FS18-459**







LONE MOUNTAIN RANCH

Planned Area Development

Figure 5
Land Use Master Plan

PARCEL	LAND USE	AREA (GROSS ACRES)	AREA (NET ACRES)	PROJECTED UNITS
1	PAD-MU	21	17	335
2	PAD-RM	42	39	330
3	PAD-RL	21	19	85
4	PAD-RL	58	51	230
5	PAD-RL	63	62	250
6	PAD-RL	89	85	360
7	PAD-RL	67	67	270
Subtotal		361	341	1,860
10	PAD-OS	125	121	0
Total		486	462	1,860

--- PROJECT BOUNDARY
 --- CONCEPTUAL ACCESS LOCATIONS

Subject to engineering and City review and approval.



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Date: 12/14/16 Project No. 1793.1





LONE MOUNTAIN RANCH Planned Area Development

Figure 6
Recreation and Open Space Plan

- Packet Park**
Developed open space to serve individual neighborhoods
- Internal Trail (8' Wide)**
Multi-Use Trail - Natural & Hard Surface
- Internal Trail (10' Wide)**
Multi-Use Trail - Natural & Hard Surface (Main)
- Multi-Use Trail**
12' Wide Trail within 1/2 mile Road R.O.W. concrete
- C.A.P. Canal Trail (8' Wide)**
- Conceptual Access Locations**
- Wash Corridor: Approximately 40 Acres**
Wash Corridor serve as natural open space and connectivity corridor (actual acreage to be determined at time of development)
- Open Space Buffer**
Open Space Buffer serve to provide a buffer between new and existing development
- Bureau of Land Reclamation (BOR) OS**
The BOR parcel is being restored from 60+ to 0.5

Subject to engineering and City review and approval.



Preliminary - NOT FOR CONSTRUCTION - COPYRIGHT (C) URBAN DESIGN STUDIOS, LLC

Date: 02/26/19 Project No: 1793.1

RVi
Planning + Landscape Architecture

Citizen Outreach:

November 13, 2018

Lone Mountain Ranch Zone Change

Staff Recommendation:

Approve subject to stipulations “a” and “b”



QUESTIONS OR COMMENTS?

Thank You

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Lone Mountain Ranch Rezone

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 11/13/18

Future Council Work Session/Meetings target dates Planning and Zoning 05/02/19, City Council TBD

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☐ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019

Contact Person: Robert Kuhfuss

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 Major PAD Amendment (Zone Change) from PAD-OS, PAD-RM, PAD-RL, PAD-CN, PAD-PF to PAD-OS, PAD-RM, PAD-RL, PAD-MU, and PAD-PF for Marisol Ranch.

Motion:

Move to recommend approval of the proposed Major PAD Amendment to the City Council subject to stipulations "a" and "b".

Background:

The subject property consists of two (2) parcels owned by FGR Investments V, LLC and two (2) parcels owned by Marisol 163, LLC, totaling approximately 634 acres. The subject request involves the rezoning of said 634 acres from PAD-OS, PAD-RM, PAD-RL, PAD-CN, PAD-PF to PAD-OS, PAD-RM, PAD-RL, PAD-MU, and PAD-PF.

The zoning of the property will be PAD, with the land uses associated with each development parcel tied to the City's "hard" zoning districts as they evolve over time. The development standards, however, are included with this Zone Change and will run with the land unless subsequently amended. The project will have an abundance of open space, and the overall density will remain at 3.6 DU/Ac. The proposed development includes buffering adjacent to existing rural development consistent with the goals of the General Plan. Further, the development will preserve wash corridors that bisect the site thereby providing wildlife connectivity and recreational opportunities, also in support of the General Plan.

This case is running concurrently with a 486-acre Zone Change involving a neighboring project known as Lone Mountain Ranch, which is being processed under FS18-459 and is discussed under separate cover. Both Lone Mountain Ranch and Marisol Ranch are included in a 1,194-acre Annexation request being processed under case FS18-417. In addition, two (2) Pre-Annexation Development Agreements, one (1) for Lone Mountain Ranch and one (1) for Marisol Ranch, are being scheduled for review by the City Council on an upcoming agenda. The Planning and Zoning Commission will hear the two (2) above-referenced Zone Change requests on May 2, 2019 and will make a recommendation to the City Council. The City Council will take action on the annexation request and the two (2) Zone Change requests on a date to be determined.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-557 Marisol Ranch Rezone 05-02-19 P&Z Staff Report
 2. 01 FS18-459 & FS18-557 Lone Mountain Ranch and Marisol Ranch Vicinity Map
 3. 03 FS18-557 Marisol Ranch Outreach Report REDACTED
 4. 02 FS18-557 Marisol Ranch Major PAD Amendment Narrative 18-Mar-2019
 5. Public Engagement Form for Marisol Ranch Major PAD Amendment
 6. 05 FS18-459 & FS18-557 Lone Mountain Ranch and Marisol Ranch 05-02-19 P&Z Presentation
-

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-557

Project Name: Marisol Ranch Major PAD Amendment

Council District: 1 – Acacia

Meeting Date: May 2, 2019

Planner: Robert H. Kuhfuss, AICP

Owner: Marisol 163, LLC and FGR Property Investments V, LLC

Applicant: Mark Reddie of LVi Planning + Landscape Architecture

Request: Major Amendment to the Marisol Ranch Planned Area Development (PAD)

Site Location: Generally located east of 163rd Avenue and north of Lone Mountain Road

Area: 634 acres (approx.)

Density: 3.6 DU/Ac.

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

Support/Opposition: This request has generated several items of opposition

Staff Recommendation: **Approve**, subject to stipulations ‘a’ and ‘b’

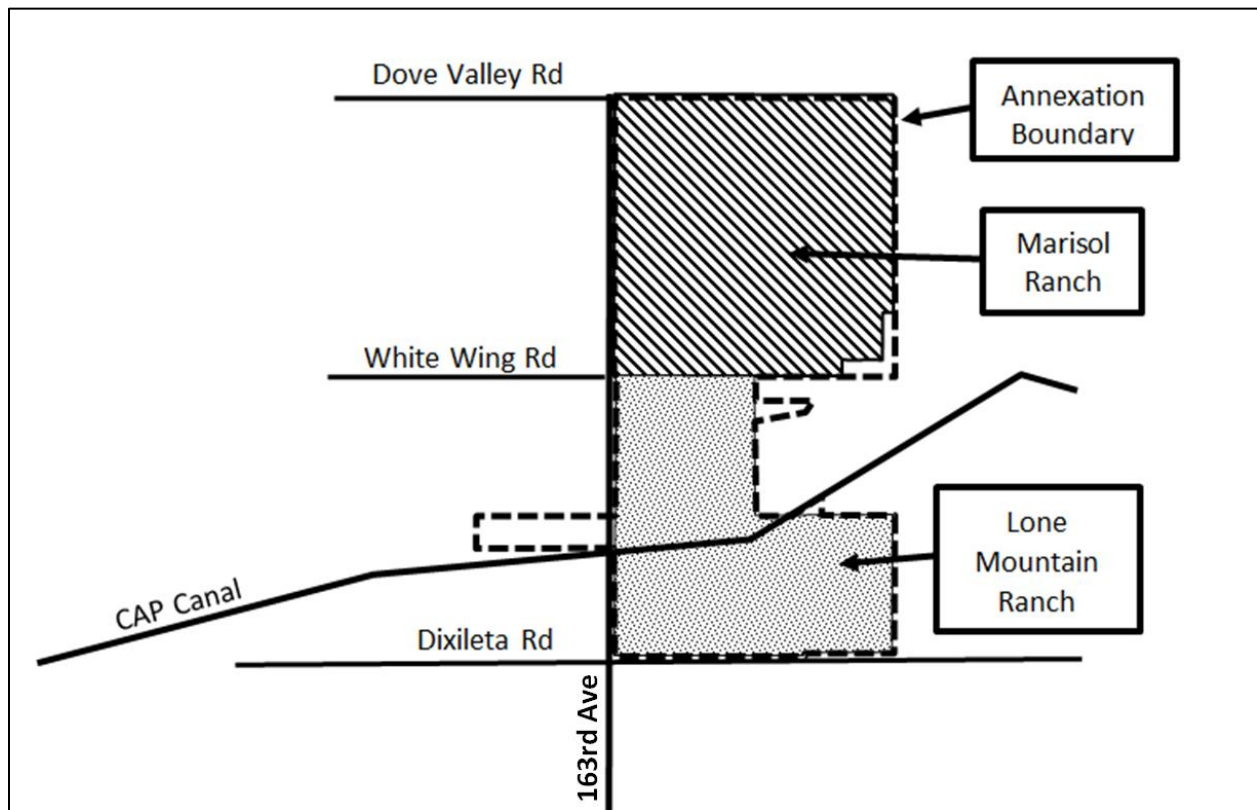
INTRODUCTION:

The subject property consists of two (2) parcels owned by FGR Investments V, LLC and two (2) parcels owned by Marisol 163, LLC, totaling approximately 634 acres. The subject request involves the rezoning of said 634 acres from PAD-RM (24.7 ac.), PAD-RL (495.7 ac.), PAD-CN (7.23 ac.), PAD-PF (18.7 ac.), and PAD-OS (87.7 ac.) to PAD-RM (108.36 ac.), PAD-RL (441.88 ac.), PAD-MU (34.00 ac.), PAD-PF (12.07 ac), and PAD-OS (37.7 ac.).

This case is running concurrently with a 486-acre Zone Change involving a neighboring project known as Lone Mountain Ranch, which is being processed under FS18-459 and is discussed under separate cover. Both Lone Mountain Ranch and Marisol Ranch are included in a 1,194-acre Annexation request being processed under case FS18-417. In addition, two (2) Pre-Annexation Development Agreements, one (1) for Lone Mountain Ranch and one (1) for Marisol Ranch, are being scheduled for review by the City Council on an upcoming agenda.

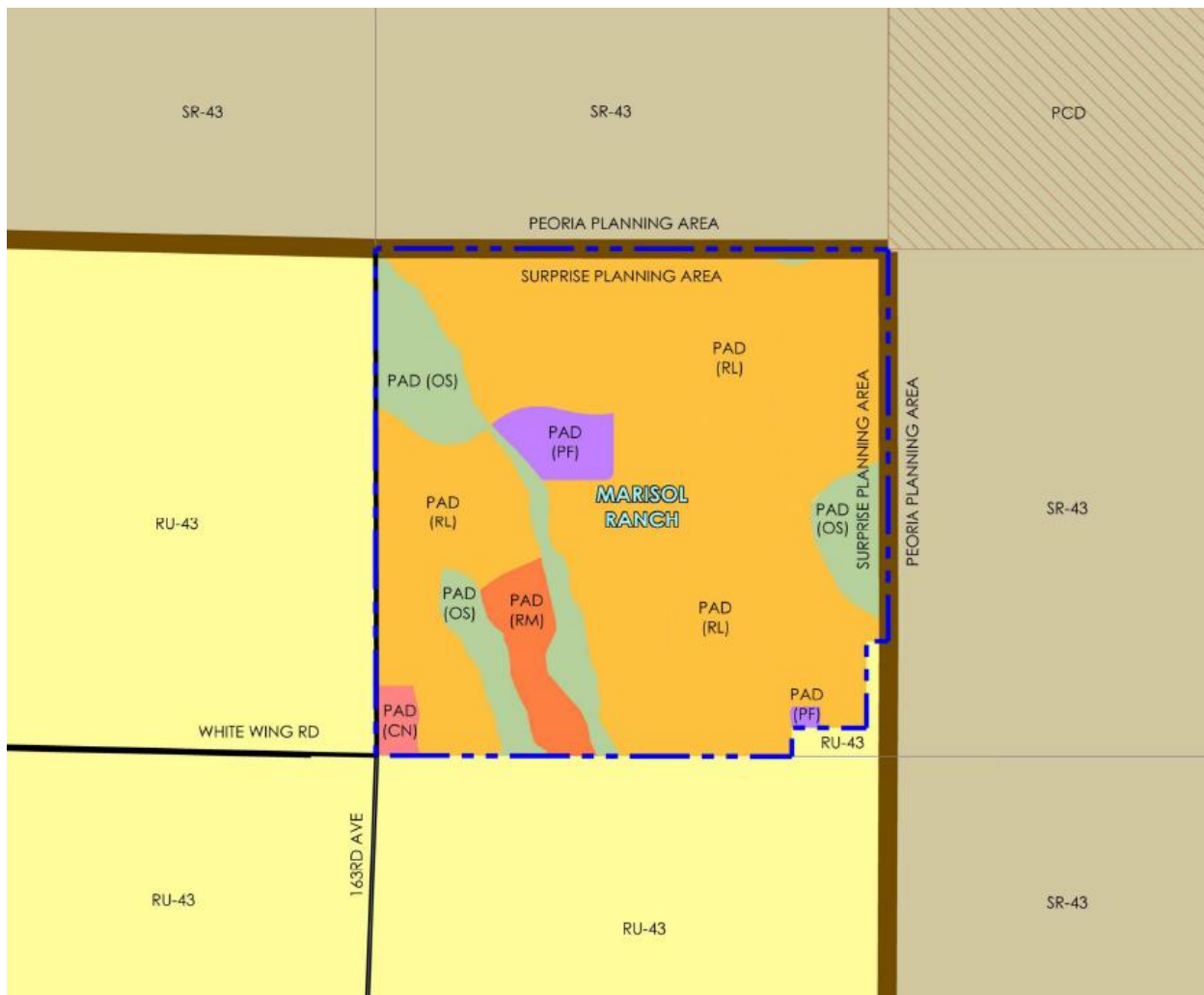
The Planning and Zoning Commission will hear the two (2) above-referenced Zone Change requests on May 2, 2019 and will make a recommendation to the City Council. The City Council will take action on the annexation request and the two (2) Zone Change requests on a date to be determined.

To place these three (3) cases in context, the following map illustrates the land mass involved with the two (2) aforementioned Zone Change requests and the related Annexation request.



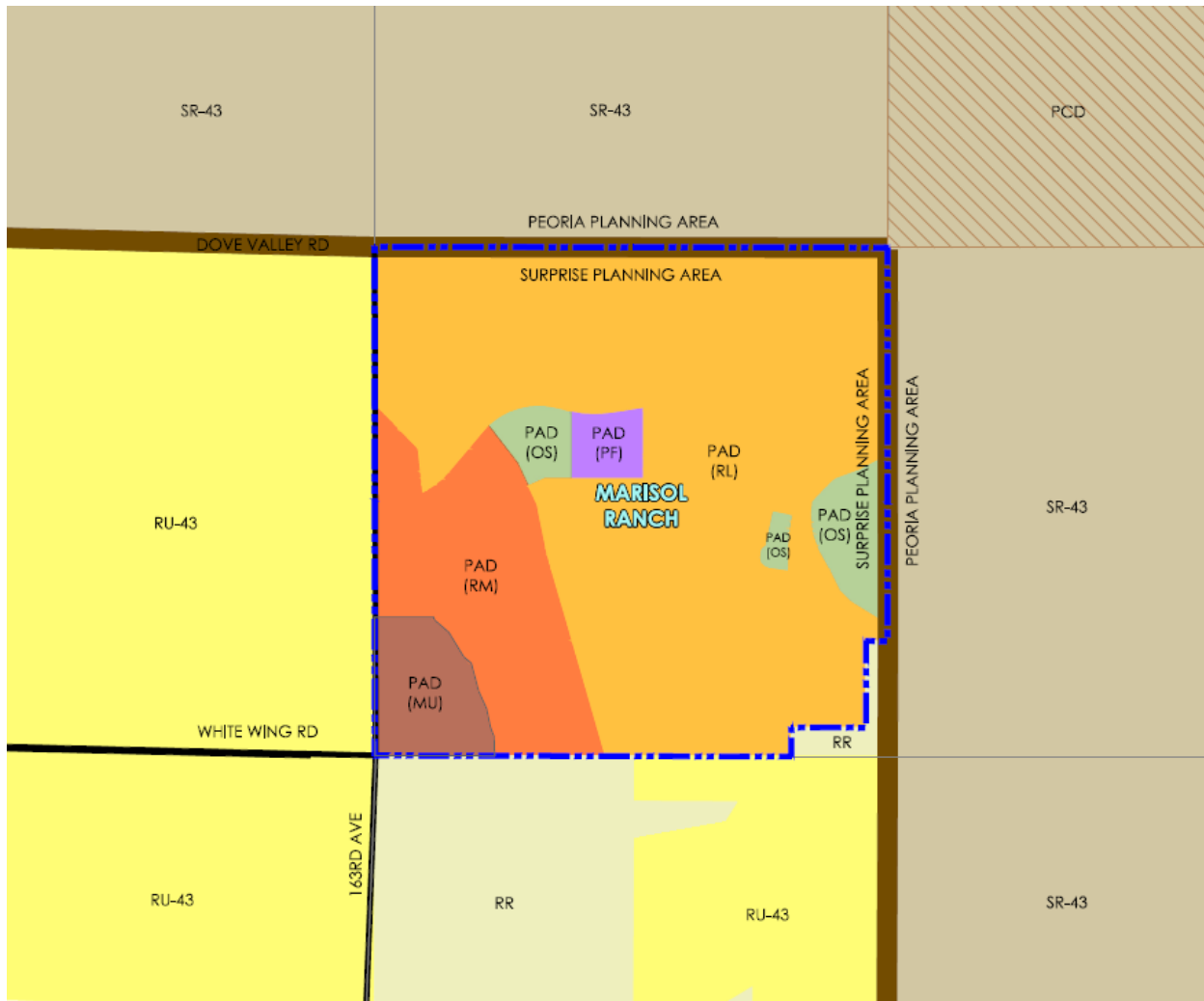
PROJECT DESCRIPTION:

As of the writing of this report, the subject property is located within the unincorporated portion of Maricopa County and is zoned County R-2 RUPD, R1-6 RUPD, R1-7 RUPD, R1-8 RUPD, R1-10 RUPD, R1-18 RUPD, RU-43, C-1 PD together with a Special Use Permit (SUP) for a Waste Water Treatment Facility (WWTF). The project, as currently approved, will allow up to 1,882 dwelling units over 634 acres for a gross density of 2.97 DU/Ac. Upon successful annexation, the property will assume like-zoning of Surprise PAD-RM, PAD-RL, PAD-CN, PAD-PF, and PAD-OS. The following image, taken from Figure 2 of the Marisol Ranch Major PAD Amendment Narrative, depicts what will be the existing zoning of the property upon annexation.



The subject request seeks amend the Marisol Ranch PAD as adopted with the annexation to PAD-RM, PAD-RL, PAD-MU, PAD-PF, and PAD-OS. Under the proposed amendment, the project would be allowed 2,270 dwelling units over the same 634 acres for a gross density of 3.6 DU/Ac. The following image, taken from Figure 5 of the Marisol Ranch Major PAD Amendment Narrative, depicts the proposed zoning.

84
85



86
87

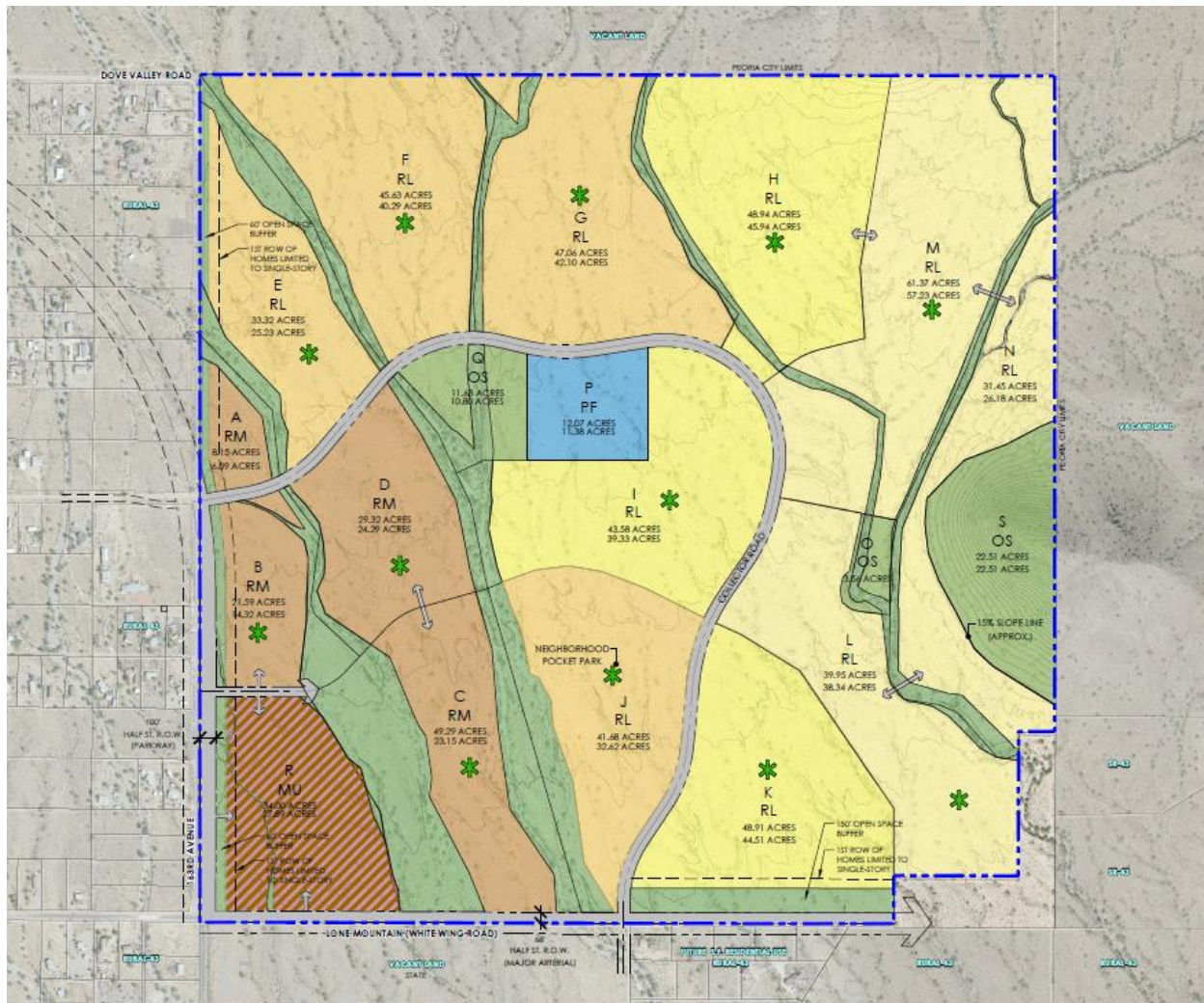
Under the amended PAD, there will be ten (10) low density residential (RL) parcels, having a gross density ranging from 2.2 DU/Ac. to 4.4 Du/Ac, and four (4) medium density residential (RM) parcels ranging in density from 3.7 DU/Ac. to 6.5 DU/Ac. In addition, a 34-acre mixed use (MU) parcel is planned for the southwest corner of the project at the intersection of Lone Mountain Road and 163rd Avenue. This MU parcel anticipates both commercial and residential development at a density of 7.4 DU/Ac. The project also anticipates one (1) public facilities (PF) parcel that is slated for a public school, and three (3) open space (OS) parcels. One of the OS parcels will serve to preserve hillside slopes greater than 15%, while another OS parcel will become a Neighborhood Park located adjacent to the school site. The third OS parcel will become a small neighborhood park serving the residents of Marisol Ranch. The following image taken from Figure 6 of the Marisol Ranch Major PAD Amendment Narrative depicts the various proposed development parcels associated with the project.

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[See map on following page.]

May 2, 2019 Planning and Zoning Commission
Case: FS18-557 Marisol Ranch Major PAD Amendment
Page 4 of 14

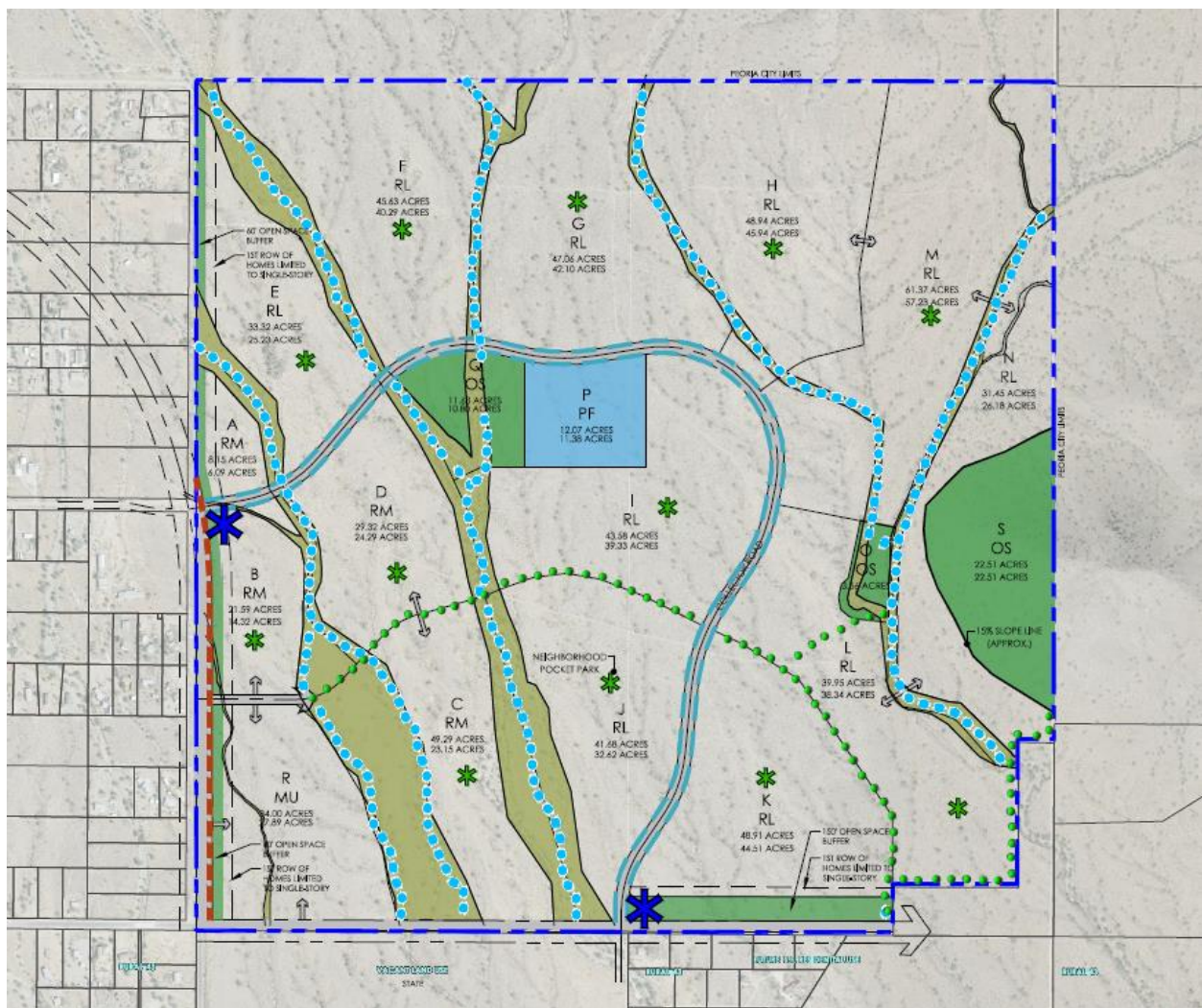
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The project will include approximately 74 acres of internal wash corridors within the site that will be preserved in their natural state. The project will also have a variety of public-access trails together with a number of private trails and amenities to serve the residents of the Marisol Ranch development.

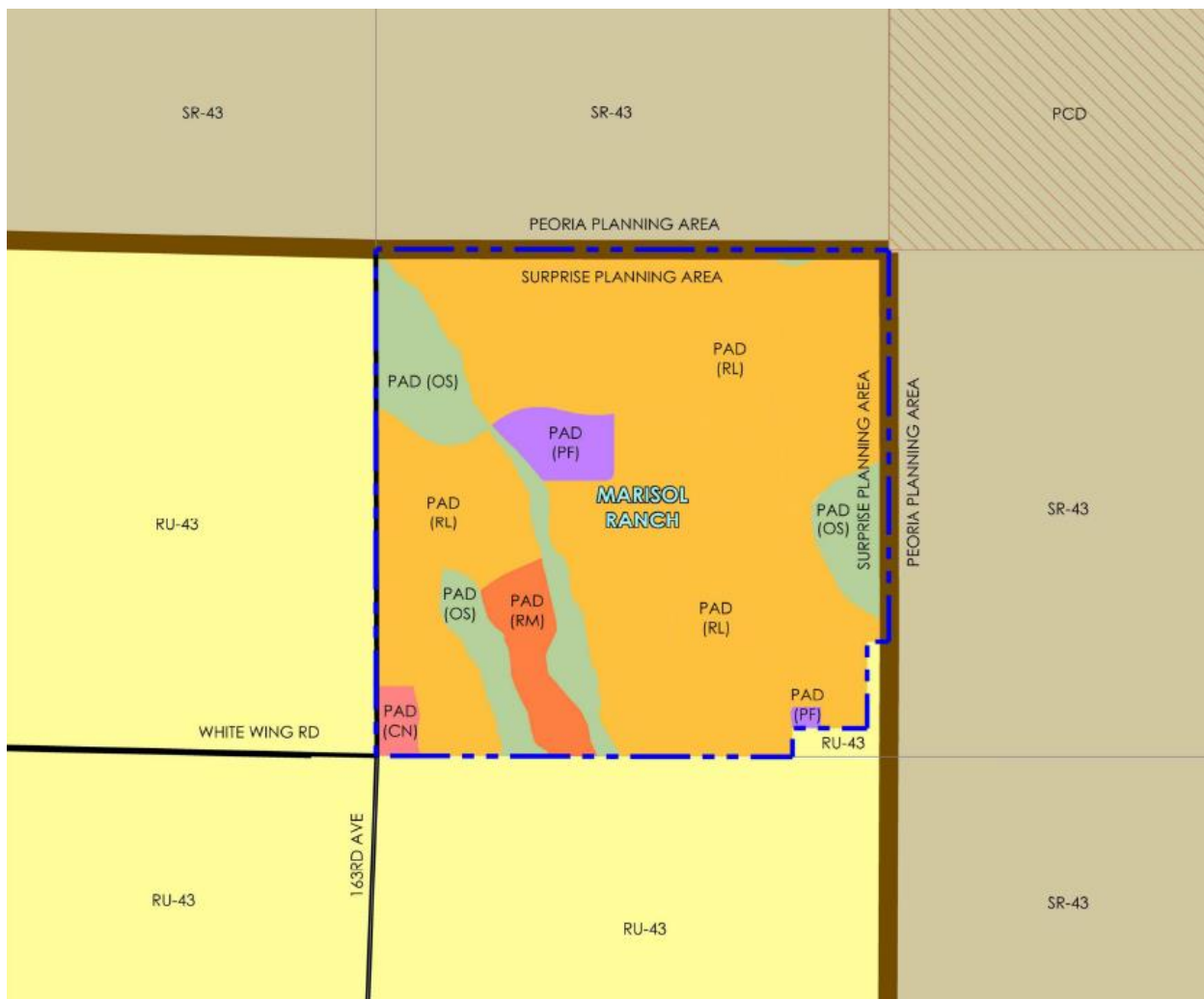
A 60' wide ribbon of open space will be located adjacent to 163rd Avenue to provide buffering against the adjacent rural development to the west, while a 150' wide ribbon of open space will buffer the existing rural development to the south. The first row of houses located adjacent to these opens space buffers will be limited to single story. The following image, taken from Figure 7 of Marisol Ranch Major PAD Amendment Narrative, depicts the open space and trail system associated with the project.



EXISTING ZONING:

The following map, taken from Figure 2 of the subject Marisol Ranch Major PAD Amendment Narrative, depicts what will be the existing zoning of the subject site and its surrounds upon successful annexation.

[Continued on following page.]



BACKGROUND:

c. 2002: The Maricopa County Board of Supervisors approved the zoning of the Marisol Ranch property under county case Z2000-095.

c. 2014: The Maricopa County Board of Supervisors approved a Major Amendment to the zoning of the Marisol Ranch property under county case Z2014-099.

November 2, 2017: Staff met with Zach Hilgart of Hilgart Wilson, LLC and others to discuss the potential annexation and rezoning of the Marisol Ranch property under case CR17-558.

July 19, 2018: Staff met with Mark Reddie of LVi Planning + Landscape Architecture and other to discuss the potential annexation and rezoning of the Lone Mountain Ranch property under case CR18-334.

August 24, 2018: Mark Reddie of LVi Planning + Landscape Architecture filed a request for Annexation of approximately 1,194 acres, which included the Lone Mountain Ranch and Marisol Ranch properties, under case FS18-417.

September 12, 2018: Mark Reddie of LVi Planning + Landscape Architecture filed a request for a Zone Change for Lone Mountain Ranch under case FS18-459.

October 17, 2018: Mark Reddie of LVi Planning + Landscape Architecture filed a request for a Major PAD Amendment for Marisol Ranch under case FS18-557, the subject case.

November 13, 2018: Mark Reddie of LVi Planning + Landscape Architecture held a Citizen Outreach meeting to discuss both the Marisol Ranch and Lone Mountain Ranch projects.

CITIZEN OUTREACH:

The applicant held a citizen outreach meeting on November 13, 2018, which was well attended. Numerous individuals voiced their concerns over the project ranging from impacts to local wells, traffic, view shed, light pollution, property tax increase, loss of recreational opportunities on state land, and flooding. The results of that meeting are summarized in the attached Public Participation Report. The site was also posted and advertised in accordance with State and local requirements.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	N/A
Schools:	Nadaburg

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The project, at 3.6 DU/Ac, is well below 8 DU/Ac.

The proposed development also incorporates buffering between the existing rural development, both within and outside of the city. This buffering is in the form of an open space strip ranging in width from 60' along 163rd Avenue to 150' along a segment of Lone Mountain Road Drive, which when coupled with the adjacent right-of-way, will provide buffering consistent with the goals of the General Plan. The development also seeks to preserve existing wash corridors thereby providing wildlife connectivity and recreational opportunities.

ANALYSIS AND DISCUSSION:

The purpose of PAD zoning, as opposed to “hard zoning”, is to allow flexibility in the development parcel boundary configuration as the project moves forward through the entitlement process, and to allow certain deviations in the development standards associated with each development parcel. While the subject property will be zoned PAD, the individual development parcels within the PAD will assume a land use designation that is tied to the current zoning district nomenclature associated with the Surprise Municipal Code as may be amended from time to time. This is expressed in Table 3 of the Narrative as follows:

Table 3: <i>PAD Comparable Zoning Designations</i>	
PAD Zoning Districts	City of Surprise Comparable Districts
PAD-MU	MU
PAD-RM	RM
PAD-RL	RL
PAD-OS	OS
PAD-PF	PF

As noted above, the project will have ten (10) PAD-RL parcels, four (4) PAD-RM parcels, three (3) PAD-OS parcels, one (1) PAD-PF parcel, and one (1) PAD-MU parcel. The density of these individual parcels will range from zero DU/Ac. in the PAD-OS and PAD-PF parcels to 7.4 DU/Ac. in the PAD-MU parcel, for an overall gross density of 3.6 DU/Ac. The following Table 2, taken from the Marisol Ranch Major PAD Amendment Narrative, depicts the mix of development parcels, their respective sizes and lot yield, proposed land use, and Development Standards category.

[Continued on following page.]

Table 2: Parcel Site Data						
Parcel #	Gross Parcel Area	Land Use Designation	Projected # Units	Gross Parcel Density	Proposed Zoning	Development Standards Category¹
Residential Parcels						
A	8.2	Medium Density Residential	50	6.1	PAD-RM	2
B	21.6	Medium Density Residential	115	5.3	PAD-RM	2
C	49.3	Medium Density Residential	180	3.7	PAD-RM	2
D	29.3	Medium Density Residential	190	6.5	PAD-RM	2
E	33.3	Low Density Residential	125	3.8	PAD-RL	3
F	45.6	Low Density Residential	170	3.7	PAD-RL	3
G	47.1	Low Density Residential	205	4.4	PAD-RL	3
H	48.9	Low Density Residential	175	3.6	PAD-RL	4
I	43.6	Low Density Residential	150	3.4	PAD-RL	4
J	41.7	Low Density Residential	140	3.4	PAD-RL	3
K	48.9	Low Density Residential	165	3.4	PAD-RL	4
L	39.9	Low Density Residential	115	2.9	PAD-RL	5
M	61.4	Low Density Residential	170	2.8	PAD-RL	5
N	31.5	Low Density Residential	70	2.2	PAD-RL	6
Non-Residential Parcels						
O	3.6	Neighborhood Park	~	~	PAD-OS	7
P	12.1	K-8 School Site	~	~	PAD-PF	7
Q	11.6	Neighborhood Park	~	~	PAD-OS	7
R	34.0	Mixed Use	250	7.4	PAD-MU	1
S	22.5	Hillside Preservation	0	~	PAD-OS	7
Totals	634.0		2,270	3.6		
¹ See Table 4, Residential Development Standards Table for applicable Development Standards for each Parcel.						

The proposed PAD also includes a provision to allow Density Transfers from one PAD-RL parcel to another, or from one PAD-RM parcel to another, provided the overall unit count does not exceed 2,270 units, and the open space and development standards of both the sending and receiving parcels is maintained. There is also a provision where lots may be transferred from either a PAD-RL or a PAD-RM parcel to the PAD-MU parcel subject to the same parameters with the additional caveat that the total lot yield in the PAD-MU parcel does not exceed 600 units. This feature will require a tracking mechanism be implemented during the platting stage to ensure the overall lot yield is not exceeded.

[Continued on following page.]

As noted above, the uses associated with each development parcel will be tied to the “hard-zoning” districts as stated in the Surprise Municipal Code (SMC) as may be amended from time to time. This will allow the SMC to evolve as is typically the case within a particular jurisdiction without creating additional “legacy” zoning. While the uses will be associated with the SMC as amended from time to time, the development standards associated with each development parcel will be per the Development Standards Tables as shown in Table 4 (residential) and Table 5 (commercial) of the Narrative. The rationale for this provision is that the current Surprise Unified Development Code (SUDC) is difficult to reconcile with contemporary development practices.

Table 4: Residential Development Standards

Development Standards Category	Parcel	Minimum Lot Area (sf)	Minimum Lot Width	Minimum Building Setbacks			Maximum Height
				Front Yard (2)	Rear Yard	Side Yard	
1	R (1)	2,400	None	20' (4)	15' (4)	10' (4)	35'/45' (3)
2	A, B, C, D	3,200	None	10'/ 20'	10'	5' (5)	30'
3	E, F, G, J	4,500	45'	10'/ 20'	15'	5'/ 5' or 0'/ 10'	30'
4	H, I, K	6,000	50'	10'/ 20'	15'	5'/ 5'	30'
5	L, M	7,000	60'	10'/ 20'	20'	5'/ 8'	30'
6	N	10,000	70'	10'/ 20'	25'	5'/ 8'	30'
7	O, P, Q, S	Standards as defined within the applicable City of Surprise Zoning District					
(1) Development Standards for Parcel R within this table apply to residential uses only. For non-residential land uses, See Table 5, Commercial Development Standard for PAD-MU District							
(2) 10' to livable area, side entry garage or front porch / 20' from front lot line to front facing garage door.							
(3) Maximum building height is 35' within first 300' of the north, south or west perimeter of the property, then increases by 1' in height for each additional 10' in distance up to 45' in height.							
(4) Front, rear and side yard for residential uses within Parcel R shall apply to the perimeter of the district only.							
(5) Side yard shall apply to detached units only, or the end units of attached units.							

[Continued on following page.]

Table 5: Commercial Development Standards for PAD-MU

Minimum Lot Area	None
Minimum Lot Width	None
Distance Between Buildings	Per Building Code
Minimum Front or Street Building Setback	20 feet
Minimum Side Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Minimum Rear Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Maximum Building Height (1)	35' / 45'
Minimum Street Landscape Setback	20 feet
(1) Maximum building height is 35' within the first 300' of the north, south or west perimeter of the property, then increases by 1' in height for each additional 10' in distance up to 45' in height.	

The General Plan seeks a transition from less dense residential zoning to more dense residential zoning. While there is no codified methodology for determining the extent or character of said transitions, the proposed PAD includes a provision whereby the edges located adjacent to rural development will be buffered by a strip of open space. That open space buffer will be 60' wide along 163rd Avenue and 150' wide along a segment of Lone Mountain Road. In addition, along both of these edges, homes will be limited to single-story.

The site is located within the Nadaburg School District and includes a 12-acre school site. The developer is in the process of finalizing details regarding this school site with the District.

RIGHTS-OF-WAY AND IMPROVEMENTS:

163RD Avenue – The developer will be responsible for the dedication and construction of the half-width ROW improvements within the 163rd Avenue right-of-way adjacent to the site. Said dedication and improvements will be consistent with the **Parkway** standards as illustrated in the Surprise Engineering Design Standards in effect at the time of site development. The exact timing of these improvements will be determined during the Preliminary Plat phase.

Lone Mountain Road – The developer will be responsible for the dedication and construction of the half-width ROW improvements within the Lone Mountain Road right-of-way adjacent to the site. Said dedication and improvements will be consistent with the **Major Arterial** standards as illustrated in the Surprise Engineering Design Standards in effect at the time of site development. The exact timing of these improvements will be determined during the Preliminary Plat phase.

300 **REVIEWING AGENCIES:**

301
302 The subject request was routed to the standard reviewing agencies, who offer the following
303 comments as summarized below:

304
305 **Maricopa Water District (MWD):** MWD states the subject property lies outside of their service
306 area and does not impact MWD.

307
308 **Arizona Department of Transportation Right-of-Way (ADOT-ROW):** ADOT states the project is
309 located more than ¼ mile from any existing or proposed ADOT facility and therefore has no
310 comment.

311
312 **SUMMARY:**

313
314 The applicant seeks a Zone Change over the subject property for the purpose of creating a Master
315 Planned Community. The zoning of the property will be PAD, with the land uses associated with
316 each development parcel tied to the City's "hard" zoning districts as they evolve over time. The
317 development standards, however, are included with this Zone Change and will run with the land
318 unless subsequently amended. The project will have an abundance of open space, and the overall
319 density will remain at 3.6 DU/Ac. The proposed development includes buffering adjacent to
320 existing rural development consistent with the goals of the General Plan. Further, the development
321 will preserve wash corridors that bisect the site thereby providing wildlife connectivity and
322 recreational opportunities, also in support of the General Plan.

323
324 **FINDINGS:**

- 325
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 - The proposed Zone Change is consistent with the Surprise General Plan 2035.
 - The land uses associated with each development parcel will follow the Surprise Municipal Code as may be amended from time to time.
 - The proposed development standards will run with the land and allow the property to be reasonably developed.

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331
332 **RECOMMENDATION:**

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

- 337
338
 - a. Development and use of the site shall be in conformance with the Zone Change Narrative entitled "Marisol Ranch Major PAD Amendment", consisting of thirty-seven (37) pages inclusive of Figures 1 through 9, prepared by RVi Planning + Landscape Architecture and stamped received March 19, 2019.

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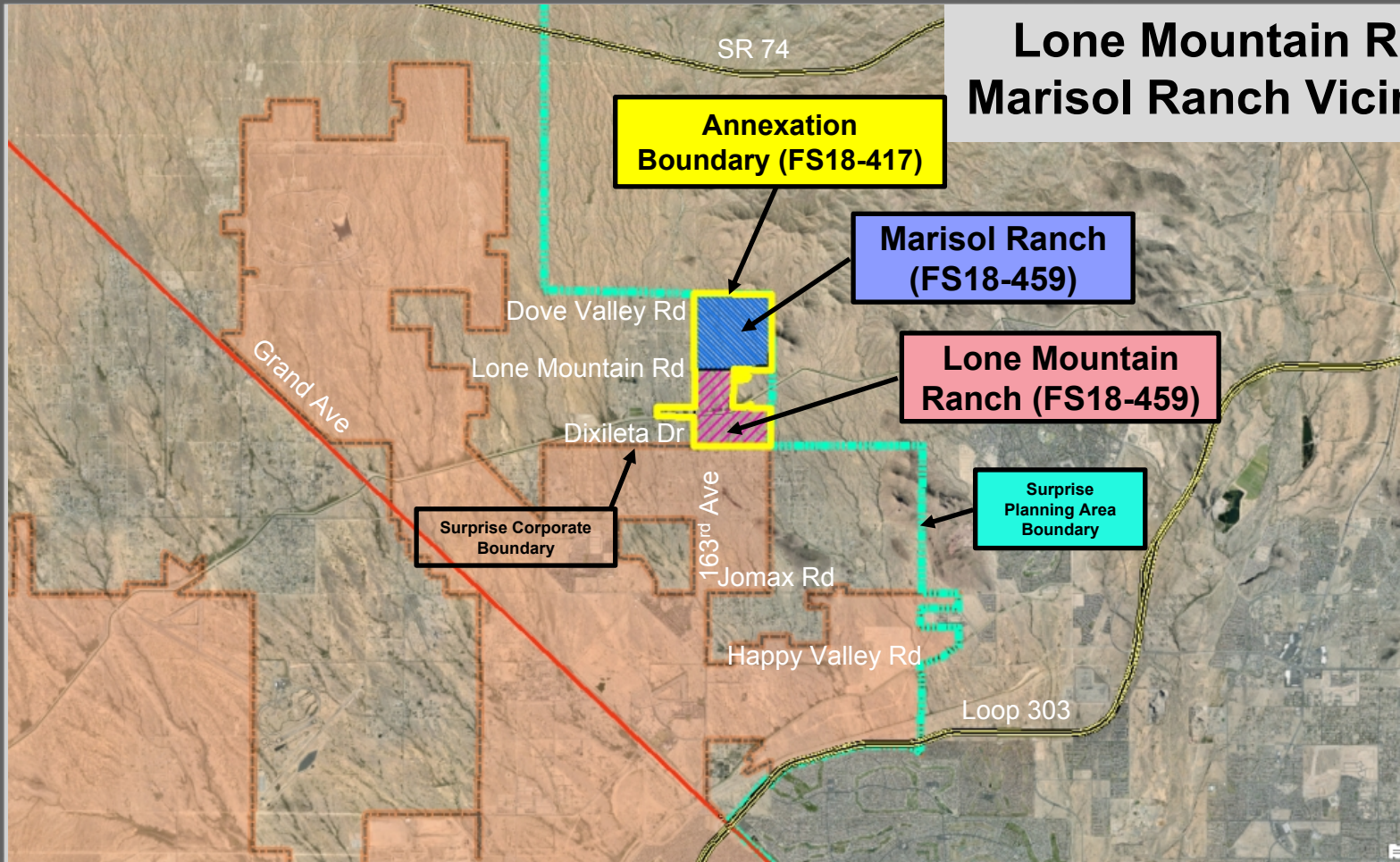
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 Lone Mountain Ranch / Marisol Ranch Vicinity Map
- 02 Marisol Ranch PAD Amendment Narrative
- 03 Marisol Ranch Zone Change Citizen Participation Report (redacted)

Lone Mountain Ranch / Marisol Ranch Vicinity Map



Marisol Ranch Public Participation Report

Cases: FS18-417 & FS18-577

January 2019

Overview

This Public Participation Report has been assembled in conjunction with annexation and zoning requests for a ±634-acre site located at the northeast corner of 163rd Avenue and Lone Mountain Road. A request is being processed to annex the Site into the City of Surprise (case # FS18-417). Along with this annexation, the site will receive equivalency zoning based on its existing zoning within Maricopa County which includes entitlements for up to 1,882 residential units and 7.2 acres of commercial zoning. In addition to this annexation case, a PAD amendment is being requested adjust the development plan to allow for up to 2,270 residential units and 34.0 acres of mixed-use (case # FS18-577). This PAD amendment request is intended to improve the viability and compatibility of the Marisol Ranch development, bringing it in line with today's market conditions.

Summary of Outreach Efforts

A joint neighborhood meeting for the Marisol Ranch annexation and zoning amendment requests and the adjacent Lone Mountain Ranch zoning request was held to provide the public with the opportunity to learn the specifics of the proposed developments, ask questions and express concerns related to the applications. Citizens were informed of the meeting through various means, including:

- A letter was sent by the City of Surprise to 100 neighboring property owners notifying them of the upcoming public meeting (see Exhibit A: City of Surprise Meeting Notice & Mailing List).
- On October 31, 2018 an advertisement was placed in the Surprise Today newspaper by the City of Surprise to notify the community of the upcoming neighborhood meeting (see Exhibit B: Newspaper Notice).
- Both the Marisol Ranch property and the Lone Mountain Ranch property were posted on October 16, 2018 with four (4) signs informing the community of the upcoming neighborhood meeting. Due to a date change for the neighborhood meeting and neighbor feedback on the placement of the signs, the signs were updated and relocated on October 24, 2018 (See Exhibit C: Affidavit of Sign Posting).

The neighborhood meeting was held on November 12, 2018 Desert Oasis Elementary School starting at 6:00 pm. All in attendance were asked to sign in and given comment cards to submit their feedback and inquiries to the project team (See Exhibit D: Sign-In Sheets & Exhibit E: Comment Cards). Multiple team members and city staff members were present at the meeting. Mark Reddie of RVi gave a presentation explaining the proposals for both Marisol Ranch and Lone Mountain Ranch and worked to answer questions from the community. This report documents all communication with private citizens relevant to the projects (See Exhibit F: Neighbor Correspondence).

The project team understands that allowing to residents, property owners and community stakeholders to learn about the project and express their questions or concerns is a vital part of the development process. The team is committed to facilitating an open dialogue that will shape the project as it moves forward.

Response to Community Input

The majority of neighborhood comments received fell into four general categories: 1) concerns about wells; 2) traffic; 3) density; and 4) the environment. The Development Team has worked to address these concerns to the extent reasonable and has listed those efforts below.

- 1) **Concerns about wells:** The groundwater and impact on wells for Marisol Ranch has been studied by a hydrogeologist. Any new wells within Marisol Ranch are regulated by the Arizona Department of Water Resources (ADWR) and Well Impact Requirements of the Phoenix Active Management Area (AMA). These specify that a new well cannot impact the water level of existing registered wells by more than 10 feet after a pumping period of 5 years. The existing well within Marisol Ranch was tested in 2000 and again in 2016. During this time, the water level rose from 514' below ground level to 350' below ground level. Any new wells or modifications to existing wells will follow the requirements of ADWR and will also be submitted to the City of Surprise for review and approval to confirm that impacts to existing wells do not exceed the regulatory requirements.
- 2) **Concerns about traffic:** All public roads adjacent to and within the project will be developed to meet City standards in effect at the time of development. The way that the City of Surprise structures its infrastructure improvement program is that when a property develops, the developer is required to complete the adjacent half streets to City of Surprise standards as set forth in the City's Master Transportation Plan. As the project is developed on a phased basis, the developer will be responsible for constructing these offsite infrastructure improvements which will enhance the overall access and transportation system in accordance with the City's Transportation Plan and will provide a benefit to the entire community. A Traffic Impact Analysis report has been completed and will be provided to City of Surprise staff for review and approval to ensure that the required infrastructure improvements will adequately accommodate the additional vehicular trips generated by this development.
- 3) **Concerns about density:** Currently, the property allows for up to just over 1,800 residential units in accordance with the approved zoning within Maricopa County. This same density will be provided on the property at the time of annexation. The developer is requesting to increase the density through a zoning amendment by approximately 20% to just over 2,200 residential units to allow for an overall community master plan

that is more reflective of current market conditions, and provides for an appropriate balance of residential and non-residential land uses with a variety of lot sizes and product types to serve this growing community. It is important to note that there is significant demand for new housing created by people moving to the Phoenix metro area. This demand is a force which will drive new development opportunities in areas appropriate for growth such as Marisol Ranch.

Based on feedback the development team received from neighbors regarding the overall density proposed for this project, the development team has worked to implement strategies to buffer the proposed development from existing neighboring development. In order to provide an appropriate transition from the existing rural residential uses along the perimeter of the Marisol Ranch property and meet the density transition requirements within the Surprise General Plan, a landscaped open space buffer will be provided along 163rd Avenue and Lone Mountain Road where immediately adjacent to existing residential uses. This will include a 60' wide open space buffer along those portions of 163rd Avenue, and a 150' buffer along those portions of Lone Mountain Road. With the addition of the applicable roadway right-of-way per the City of Surprise standards, these buffers will both provide a 260' setback when combining the roadway right of way and adjacent open space buffer. In addition to the perimeter open space buffer, the first row of homes adjacent to these open space buffers within residential districts shall be limited to single-story in height, further reducing the impact from adjacent properties. These buffers are provided as a requirement within the proposed Development Plan and Open Space Plan.

- 4) **Concerns about the environment:** Marisol Ranch has been designed to be an environmentally sensitive master planned community. Natural open space areas will be preserved throughout the property within drainage corridors and undeveloped hillside areas, particularly those areas which exceed 15% slope. These natural open space areas will serve as important habitats for wildlife and will promote the beautiful native desert character of the property. Trails meandering through these areas will offer future residents an escape into the natural world where they will enjoy listening to the sound of birdsong and wind rustling through the desert vegetation. These natural open space areas will serve as wildlife habitats and corridors allowing space for native plants, animals and future residents to coexist. A minimum of 20% of Site's net residential area will be dedicated as permanent open space.

Additionally, rather than develop the property with a dozens of individual wells which can more greatly impact available groundwater, and individual septic tanks which have environmental impacts, the property will be connected to the City's water and wastewater system, ensuring the long-term viability of the development without a drain on the land by providing multiple well sites and septic tanks scattered throughout the property. All development will be dustproofed with paved roads, ensuring a reduction in particulates in the air caused by existing dirt roads in the area. The development will

meet all local, County and State environmental regulations to ensure a sustainable, environmentally-sensitive community.

Attachments

- Exhibit A: City of Surprise Meeting Notice and Mailing List
- Exhibit B: Newspaper Notice
- Exhibit C: Affidavit of Sign Posting
- Exhibit D: Sign-In Sheets
- Exhibit E: Comment Cards
- Exhibit F: Neighbor Correspondence

Exhibit A:

City of Surprise

Meeting Notice and

Mailing List

CITY OF SURPRISE **CITIZEN REVIEW MEETING**

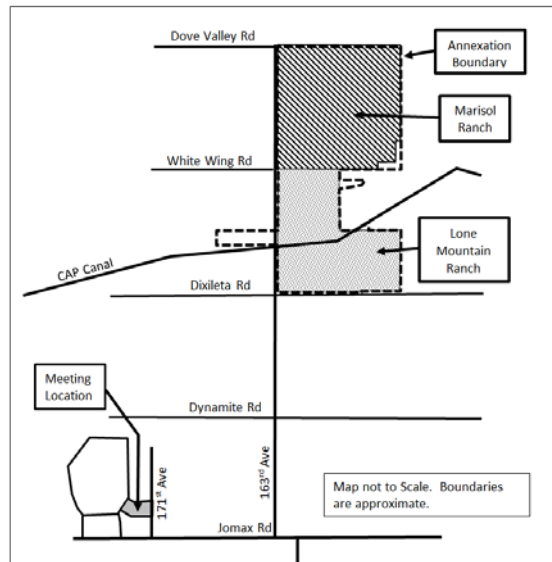
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any member of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planners:	Robert Kuhfuss	Joshua Mike
	623-222-3137	623-222-3134

CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, November 13, 2018
TIME: 6:00 PM
LOCATION: Desert Oasis Elementary School
17161 W Bajada Road
Surprise, AZ 85287

Meeting Location & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of the following:

- 1) FS18-417: Annexation of approximately 1,194 acres of unincorporated land into the City of Surprise and establish equivalent City zoning.
- 2) FS18-459: Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch (approximately 486 acres).
- 3) FS18-557: Major PAD Amendment for Marisol Ranch (approximately 634 acres).

The subject site is generally located east of 163rd Avenue and south of Dove Valley Road as depicted in the project location map.

Notification Mailing List

OWNER

ANDERSON JANET R
ARIZONA STATE LAND DEPT
AVILA MARIA ESTELLA TR/ROY
BAILEY LAWRENCE G/LINDA B
BAYNE TAMARA E
BERG ELIZABETH A
BOKS T/ROCKYVICH C/S/VERVILLE M/BOWMAN W/ETAL
BOKS THERESA A
BOTSFORD JEAN
BOTSFORD JOHN
BOTSFORD JOHN/JEAN
BRAFFORD DENNIS W
BRAM MICHAEL L
BREEDLOVE LINDA KATHERINE/TERRY
BURGESS PHILIP D/CHRISTINE L
BURGRESS FAMILY REVOCABLE TRUST
BURKHART JOYCE E
CALLIES CATHERINE M TR
CAUTHEN CONRAD/HELELN M
COLE CHARLES S/KALLIE MICHAEL
COLE CHARLES S/MICHAEL COLE KALLIE
COMITZ JOHN W/SYLVIA C
CONNOR CHERYL R
D & I PROPERTIES LLC
DALY WAYNE/LAVERNE TR
DECATO BRUCE
DEHORTY JESSE E/CORKY J
DELAHAUT ANGEL J/JACQUELINE R
DOHERTY JUSTON D
ELLIS DONNA JEAN
FGR PROPERTY INVESTMENTS V LLC
FISCHETTO PAUL F/CALABRESE TAMMY A

FORCUM ANTHONY
FULK RONALD W
GARCIA MICHAEL G/RENEE
GARRETT BRIAN C
GILBERT MICHAEL D/REBECCA F
GONZALEZ HECTOR G/VAZQUEZ INES C
GRAVES NEIL D/PALAZZO-GRAVES PEGGY MARIE
HAMMER SHAWN R
HEXIMER JASON D/TASHA R
HILL ROBERT E
HOLLE ANDREW J/ANGELA V
JACKSON RONALD D/SHARON E
JANTZ DAREN W
JESSE AND CORKY DEHORTY FAMILY LIVING TRUST
JOHNSON DANIEL T/DONNA J
JOHNSON SAMUEL L/DIANA L
JORDAN JAMES R/CLARK CATHLEEN A
JOSE R AND DEBORAH A SANABRIA LIVING TRUST
KDKT FAMILY LIMITED PARTNERSHIP
KEOGH DENNIS F/CYNTHIA L
KOEHN KYRON
KRAWCHUK KENNETH H/CARMELA C TR
KUDIS WAYNE P/SANDY P
LASCARES LORENZO MATADAMAS
LEBHART RICHARD L/KIMBERLY K
LUSTER JANICE
MARISOL 163 LLC
MARTIN CRAIG/SANDRA
MATTHEISEN LAWRENCE L/DELORES I TR
MCDOWELL PEAK HOLDINGS LLC
MCPHEE THERESA
MEISNER STEVEN L
MELANO LINDA L
MEMMOTT CRAIG J/DEILAH

MERCADO GERMAN SUAREZ/SUAREZ IVANNIA
MESS NATHAN R/VAN HUYSEN DENISE
MORO DEANNA
NELSON JEFFREY J
OLAGUE PERLA M
PATTERSON CHRISTINE
PEREZ HERIBERTO/ANDREA
PITTMAN DOUG M/ADRIA D
QAQISH ZIAD/SAMIYOH TR
QASEM RASHA/AL-SAYYED ALI
RANKIN MARTIN W/FREDA L
ROBERTSON LESLIE G/MELANIE A
ROCKYVICH SANDRA
RODGER W SHAWCROFT TRUST/BAYNE LEONARD K
SCHAUER SHAUN L
SHAWCROFT RODGER W TR
SLINKARD LANA
SOUTHWORTH DALE
SPURLIN NEIL G/CATHERINE E
STATTON ERIN K/ROBERT A JR
STEWART MATTHEW A/MARCEE A
STONE JACQUE R
SUAREZ GERMAN/IVANNIA
SUER JEFFREY J/CRYSTAL L
SUROFCHEK MARK/SHELTON MITZI
UNITED STATES OF AMERICA
USA-BOR
VAN DER MAATEN DONALD J /MARYANN P
VISTANCIA NORTH LLC
WENTWORTH ROBERT D/JOETTE L
WENTZEL ALAN H/C BEA
WHEELHOUSE INVESTMENTS I LLC
WILLIAM O LEE PROPERTIES NO 1 LLC
YODER LELAND/SHARON

Exhibit B:

Newspaper Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Background Screening Services Arizona Board of Regents Request for Proposal

Arizona State University is requesting sealed proposals from qualified experienced firms or individuals, for **RFP-0016-19LXE, Background Screening Services**. Proposals will be accepted in the Office of Purchasing and Business Services, University Services Building, Arizona State University, PO Box 875212, 1551 S. Rural Road, Tempe, Arizona 85287-5212 until **3:00 PM, MST, 11/30/18**. Proposal package is available at: <https://cfo.asu.edu/bid-boards>

A pre-proposal conference will be held at 9:00 a.m. (AZ time) on Monday, October 29, 2018 via Zoom Video Conferencing. See RFP-0016-19LXE for more details.

Publish: Daily News-Sun, October 26, 2018/296624

To Advertise
CALL
623-972-6101

**YOU
CAN'T
AFFORD
NOT
TO**

Notice to Creditors

In the Matter of the Estate of Rutilio Frank Olivar, deceased July 4th, 2018, Case Number PB2018-091137.

Notice is hereby given by the undersigned, administrator of the estate of Rutilio Frank Olivar, deceased, to the creditors of and all persons having claims against the said deceased, to exhibit them with the necessary vouchers within 4 months after the first publication of this notice, to the said administrator (below).

Richard Olivar, Administrator of the Estate of Rutilio Frank Olivar, deceased, 21243 E. Maya Rd., Queen Creek, AZ 85142.

Publish: Daily News-Sun, October 19, 26, November 2, 2018/294454

CITY OF SURPRISE CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any member of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

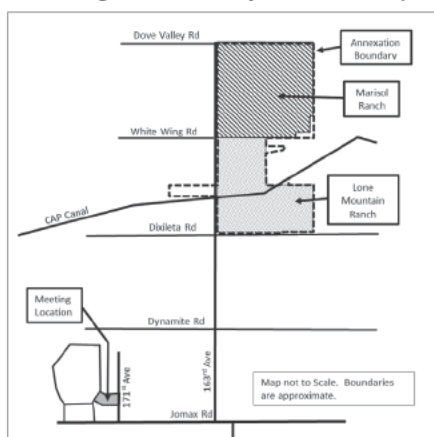
City of Surprise Planners: Robert Kuhfuss
623-222-3137

Joshua M ke
623-222-3134

CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, November 13, 2018
TIME: 6:00 PM
LOCATION: Desert Oasis Elementary School
17161 W Bajada Road
Surprise, AZ 85287

Meeting Location & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of the following:

- 1) FS18-417: Annexation of approximately 1,194 acres of unincorporated land into the City of Surprise and establish equivalent City zoning.
- 2) FS18-459: Zone Change from Residential Ranch (RR) to Planned Area Development (PAD) for Lone Mountain Ranch (approximately 486 acres).
- 3) FS18-557: Major PAD Amendment for Marisol Ranch (approximately 634 acres).

The subject site is generally located east of 163rd Avenue and south of Dove Valley Road as depicted in the project location map.

Publish: Daily News-Sun, October 26, Surprise Today, October 31, 2018/295825

Public Notice

Public Notice

Public Notice

Public Notice

COPY

OCT - 3 2018



CHRIS DEROSE, CLERK
D. VANDEBERG
DEPUTY CLERK

Person Filing: Sandy L. Robbins
Address (if not protected): 3194 Fair Oaks Dr
City, State, Zip Code: Spring Valley CA 91978
Telephone: 619-670-0634
Email Address: _____
Lawyer's Bar Number: _____
Licensed Fiduciary Number: _____

Representing ☒ Self, without a Lawyer or ☐ Attorney for ☐ Petitioner OR ☐ Respondent

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

In the Matter of the Revocable Trust Agreement of Clarence G. Schweitzer and Case Number: PB 2018-003511
Clarence E. Schweitzer dated
November 20, 2000

and
WBS Financial Services Inc
Account # 1DB7480 MT Client Id 447444200

NOTICE OF HEARING REGARDING

(Check one box)

☐ Guardianship ☒ Misc Appearance
☐ Guardianship and Conservatorship

THIS IS A LEGAL NOTICE; Your rights may be affected.

An important court proceeding that affects your rights has been scheduled. If you do not understand this notice or the other court papers, contact an attorney for legal advice.

1. **NOTICE IS GIVEN** that the Petitioner has filed with the Court the following Petition and other court paper indicated below (Check the box to indicate whether the Petition was for a Permanent or Temporary appointment, and a second box to indicate whether for Guardian and Conservator, or just one):

Petition for ☒ Permanent ☐ Temporary Appointment of a ☐ Guardian and Conservator (or) ☐ Guardian or ☒ Trustee

Affidavit of Person to be Appointed

2. **COURT HEARING.** A court hearing has been scheduled to consider the Petition and matters in the court papers as follows:

DATE AND TIME: November 27, 2018 at 9:00 Am
PLACE: 101 W. Jefferson, Courtroom 512, Phoenix AZ 85003
JUDICIAL OFFICER: Tom Marquait

3. **RESPONSE TO PETITION.** You are not required to respond to this Petition, but if you choose to respond, you may do so by filing a written response or by appearing in-person at the hearing. If you choose to file a written response:

- File the original with the Court;
- Provide a copy to the office of the Judicial Officer named above; and
- Mail a copy to all interested parties at least five (5) business days before the hearing.

If you object to any part of the Petition or Motion that accompanies this notice, you must file with the court a written objection describing the legal basis for your objection at least three (3) days before the hearing date or you must appear in person or through an attorney at the time and place set forth in the notice of hearing. There is a FEE for filing a response. If you cannot afford the fee, you may file a Fee Deferral Application to request a payment plan from the Court.

DATED: 10/3/2018
(Month/Day/Year)

[Signature]
Petitioner's Signature

© Superior Court of Arizona in Maricopa County
ALL RIGHTS RESERVED
NOH

Page 1 of 1

PBGC18f-091812

Publish: Daily News-Sun, October 5, 12, 19, 26, 2018/291912

We make publishing your legal notices fast & easy!

Business filing, public notices, court summons, legal postings – and more – can now be published in your weekly hometown newspaper!

- All notices published in your local weekly newspaper AND the Daily News-Sun – a newspaper that complies with A.R.S. 10-140.34 and A.R.S. 39-201A & B as required by the State of Arizona for publishing legal notices.
- Includes a notarized affidavit of publication

INDEPENDENT
NEWS MEDIA

Email: legals@newszap.com
Call: **623-972-6101**

CITY OF SURPRISE CITIZEN REVIEW MEETING

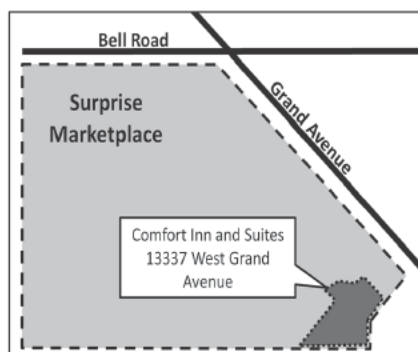
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced projects. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard
623-222-3156

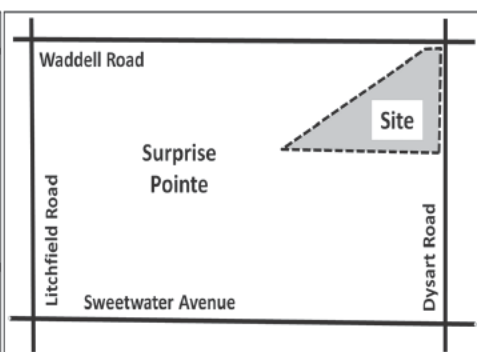
CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, November 8, 2018
TIME: 5:00 PM to 6:00 PM
LOCATION: Comfort Inn and Suites
13337 West Grand Avenue
Surprise, AZ 85374

Meeting Location



Project Location



PROJECT DESCRIPTION: The applicant is requesting approval of a Rezone for 19 acres of the Surprise Pointe Planned Area Development ("PAD"). The property will be rezoned from PAD Light Industrial (PAD-I1) to allow all current PAD-I1 uses over the entire site and to allow Community Commercial (PAD-C2) and Regional Commercial (PAD-C3) over the easternmost 8.98 acres of the property under Case FS18-366.

Publish: Daily News-Sun, October 24, Surprise Today, October 31, 2018/295788

RELIGION BRIEFS

Ministry offers chance to join team

Radiant Church, 15522 W. Paradise Lane, will host Creative Arts Night 6 p.m. Thursday, Nov. 1 for pro-

spective worship or production team members.

The event is designed for a time of fun, fellowship and community as church officials discuss the vision and mission of the Radiant Worship and Creative Arts Ministry.

Child care is available. For information, call Jill

Girdner at 623-975-2662.

UNITARIAN NOW members to discuss fall election

The Unitarian Universalist Church of Surprise, » See Religion on page 3

CITY OF SURPRISE CITIZEN REVIEW MEETING

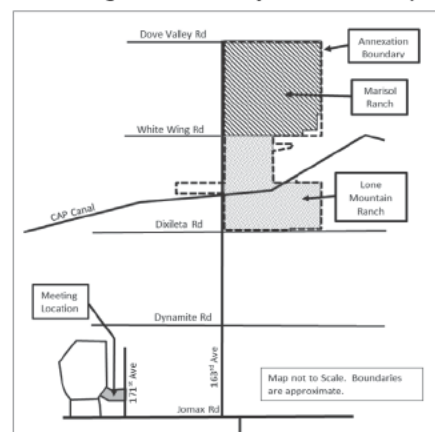
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City of Surprise Planners: Robert Kuhfuss 623-222-3137 Joshua Mike 623-222-3134

CITIZEN REVIEW MEETING DETAILS

DATE: Tuesday, November 13, 2018
TIME: 6:00 PM
LOCATION: Desert Oasis Elementary School
17161 W Bajada Road
Surprise, AZ 85287

Meeting Location & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of the following:

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The subject site is generally located east of 163rd Avenue and south of Dove Valley Road as depicted in the project location map.

Publish: Daily News-Sun, October 26, Surprise Today, October 31, 2018/295825



WORSHIP WITH US

Palm West
COMMUNITY CHURCH
a spiritual oasis in the desert

SUNDAY SERVICES

Running Ahead of God

Jonah 4:1-11 • Communion

9:00am & 10:30am – Worship - Pastor Bruce
12:15pm – Picnic in the Park - RH Johnson Picnic Area

Rev. Bruce Schipul
Senior Pastor

Peter Kyhn
Associate Pastor

13845 W. Stardust Blvd., Sun City West, AZ 85375
www.palmwestchurch.org • 623-546-2980

Faith
Presbyterian
Church

Please Join Us • You Are Always Welcome!
10:00 a.m. Sunday Worship • 11:00 a.m. Chat 'n Coffee



Christian Education Tuesdays at 10 am
New Testament Bible study DVD presentations

Concert & Dinner - Thurs. Nov. 8 at 6 pm

"Grand on the Piano" Lynne Haeseler

Staff pianist for Ballet Arizona & Faith Church
Program FREE - dinner tickets \$8 - cut-off Nov. 5

Mon. Nov. 12 at 1 pm - Iona Room
Lightbeams Low Vision Support Group

16000 N. Del Webb Blvd., Sun City, AZ 85351
www.scfaith.org • 623-974-3611

Desert Cove Seventh-day Adventist Church
12400 W Desert Cove, El Mirage, AZ

Saturday Worship Times

9:30 AM-Lesson Study 10:50 AM-Worship Service
Wednesday 7 p.m.-Bible Study

Pastor Steve Gibson

623-466-7202

pastorstevegibson@hotmail.com

Desert Cove

El Mirage

Exhibit C: Affidavit of Sign Posting

AFFIDAVIT OF POSTING

Application No: CR17-558

Applicant Name: Marisol Ranch

Location: NEC 163rd Ave and Lone Mountain

Date Site Posted: October 16, 2018

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

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

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

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

Meghan Liggett
Applicant/Representative Signature

10/16/18
Date

This instrument was acknowledged before me on this 16th day of October,

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

set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.20
My commission expires





AFFIDAVIT OF POSTING

Application No: CR17-558

Applicant Name: Marisol Ranch

Location: NEC 163rd Ave and Lone Mountain

Date Site Posted: October 16, 2018

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

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Meghan Liggett
Applicant/Representative Signature

10/16/18
Date

This instrument was acknowledged before me on this 16th day of October,

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

set my hand and official seal.

Mary Beth Conrad
Notary Public

10.25.20
My commission expires





AFFIDAVIT OF POSTING

Application No: FS18-459 and FS18-417
Applicant Name: LVA an RVi Company
Location: SEC 163rd Ave and Lone Mountain
Date Site Posted: October 24 , 2018

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

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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 10/24/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 24th day of October,

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

set my hand and official seal.

MaryBeth Conrad
Notary Public

10-25-20
My commission expires





AFFIDAVIT OF POSTING

Application No: FS18-557 and FS 18-417
Applicant Name: LVA an RVi Company
Location: NEC 163rd Ave and Lone Mountain
Date Site Posted: October 24 , 2018

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

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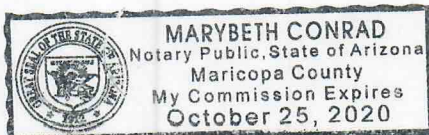
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Marybeth Conrad
Notary Public
10-25-20
My commission expires



Exhibit D: Sign-in Sheets

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
Name:	Address:	Phone:	Email:	I'm here for (please check column):	
				Marisol Ranch	Lone Mountain Ranch
Thomas Mitchell				☒	☒
Elizabeth Mitchell				☒	☒
Ronda Robinson				☒	☒
Sharon Jackson				☒	☒
Judi Dobb				☒	☒
Julie Rossignol David Allen				☒	☒
Tom Johnston Dawn Johnston				☐	☐
Craig + Sandra Martin				☒	☒

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
				I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
Linda Melano				✓	✓
Michael & Renee Garcia				✓	✓
Steve & Susan Strong					
Len & Tammy Bayne					✓
TED / DELORES ANGUS				✓	✓
ROLAND F. WINTERS JR				✓	✓
Ann Gartz				✓	✓
Kevin & Ashley Beal					✓

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
Name:	Address:	Phone:	Email:	I'm here for (please check column):	
				Marisol Ranch	Lone Mountain Ranch
D.L. Schraden					
James Gerodimos					
Brandon Toffin					
Paul Fischetto Tammy				X	X
Neil Spence				X	X
Michelle Bram					
Steve Kallie Col					
stuart whitney				X	

Mitch McGaffey

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET					
				I'm here for (please check column):	
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
Richard & Margorie Standfield				☒	☒
KATHY & RICH SANDOW					
Chris Van Arsdale				☒	
R. + M. PEACE				☒	☒
Gail Sner					
Crystal Suer				☒	☒
Jeff Suer				☒	☒
Michael & Susan Bram				☒	☒

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch

Desert Oasis Elementary School

Tuesday, November 12, 2018 - 6:00pm

PUBLIC MEETING SIGN-IN SHEET

I'm here for (please check column):					
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
SAM JOHNSON					✓
DIANA JOHNSON					✓
WAYNE WILSON				—	
JUDY WILSON					
CONRAD & HELEN CAUTHEN				✓	✓
Chrissy Burgess				✓	✓
Delores Angus					
Marie George					

Project:

Location:

Date & Time:

Marisol Ranch & Lone Mountain Ranch
Desert Oasis Elementary School
Tuesday, November 12, 2018 - 6:00pm

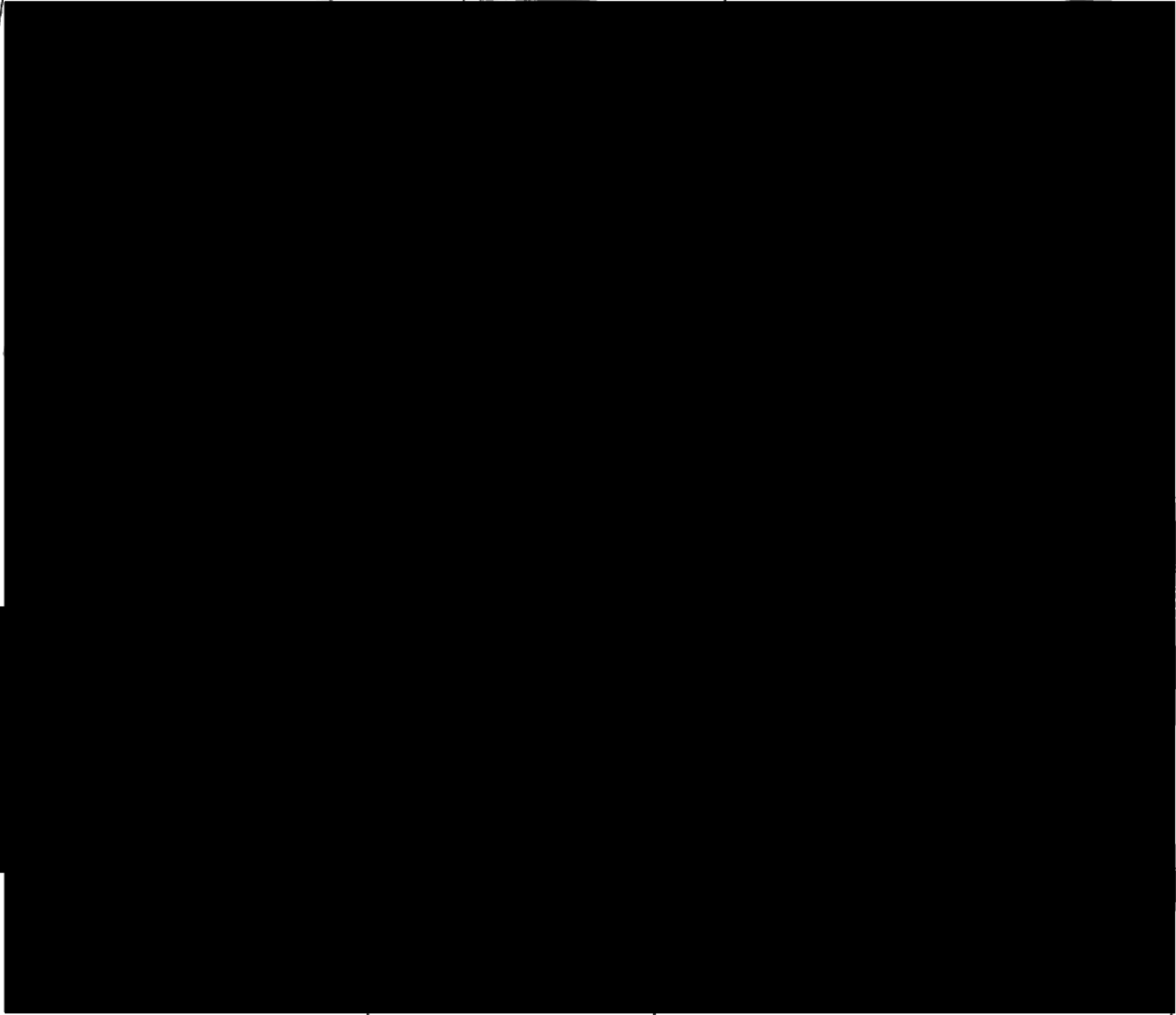
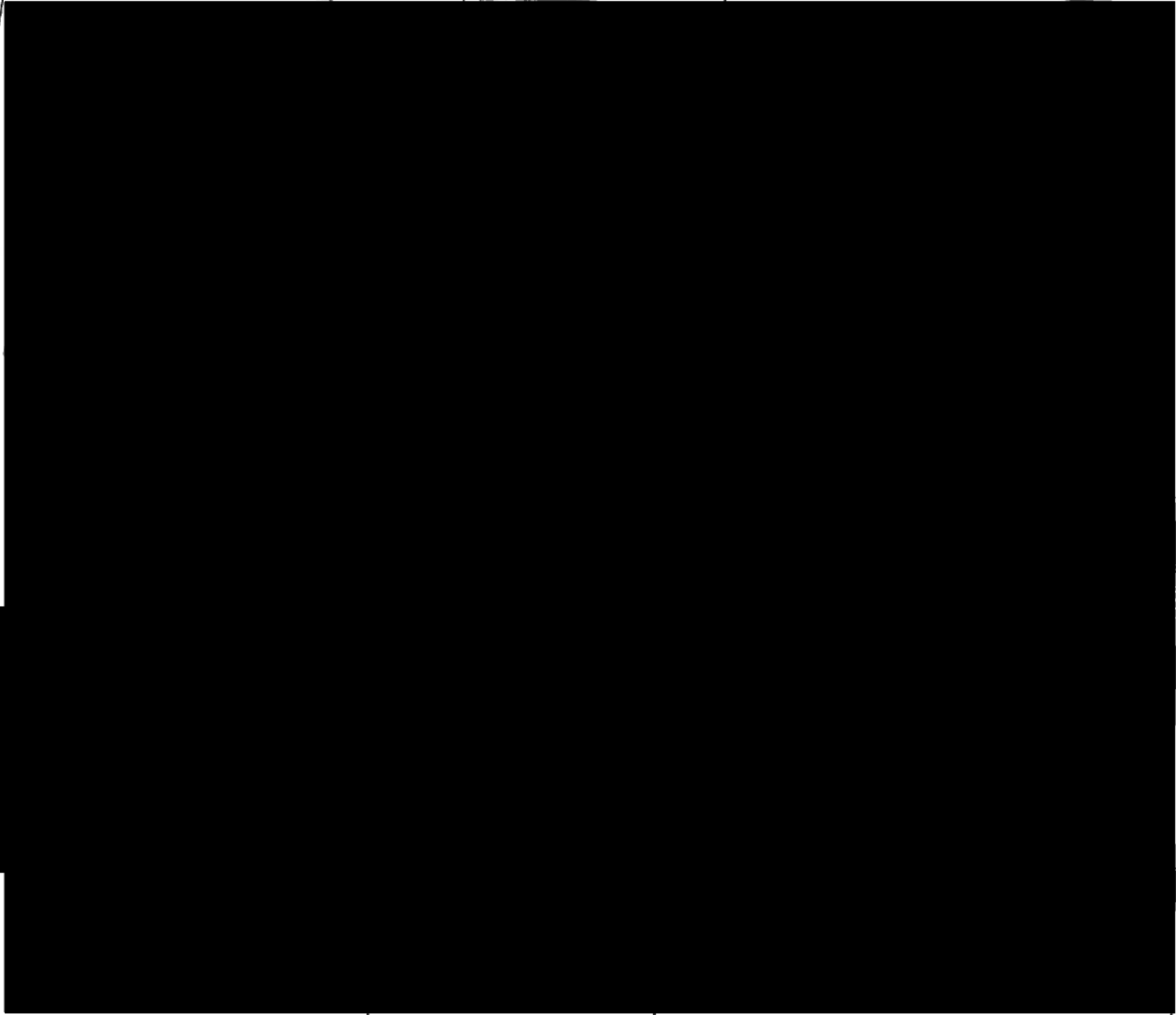
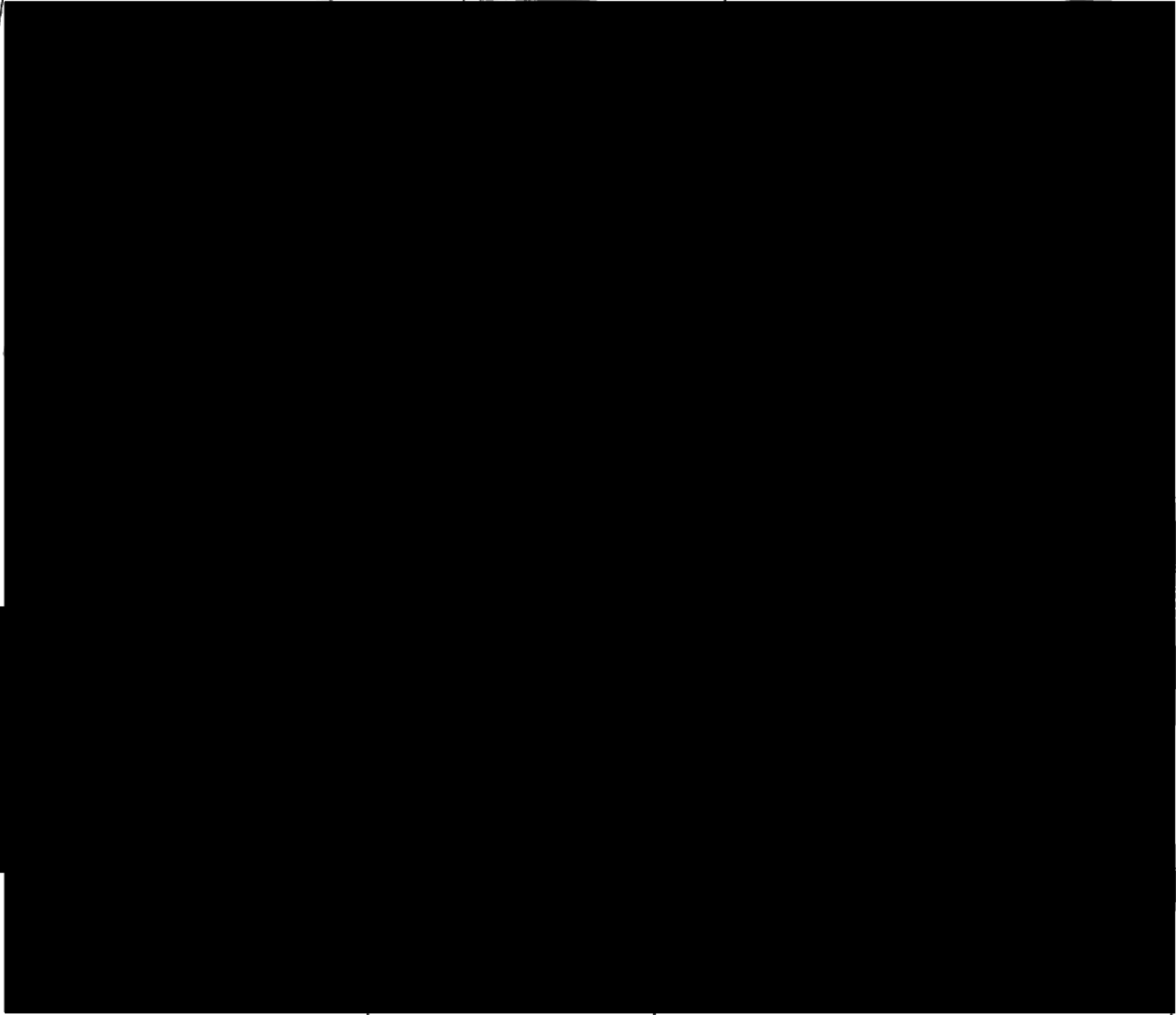
PUBLIC MEETING SIGN-IN SHEET					
I'm here for (please check column):					
Name:	Address:	Phone:	Email:	Marisol Ranch	Lone Mountain Ranch
SANDRA LESTER				X	X
Zolene BLACA					
Kim & Rick Lebhart				X	X
Dan & Debbie Relaford					
Tammy & Paul Frischetto				X	X
Lana Steward				X	X
Ray & Connie Davison					
James Jordan					

Bethany Bishop Moehr

X X

SIGN-IN SHEET

I'm here for:

Name	Address	Phone	email	Marisol Ranch	Lone Mountain Ranch
Jacqueline Rea Canoll				Both	Both
Robert Dittmar				both	both
Tracy Bailey					
Mark Bailey					
Robert Bailey					
Kevin Bullinger					
Jeremy Brockway					
Meagan Brockway					
Tony Wilson					
Diana Wilson					
Timothy Wilson					
Andy Cepa					
June Fallon					
Mike Fallon					

SIGN-IN SHEET

I'm here for:

Name
A. Holle

Address


phone

email
—

Mariso/
Ranch

Lone Mountain
Ranch
✓

Exhibit E: Comment Cards

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Zolub BLARHA

Name

Street Address

COMMENTS / CONCERNS:

Water level will drop !!
no private wells will have water

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

DANIEL SCHRAER

Name

COMMENTS / CONCERNS: C.O.S. CAN'T EVEN TAKE CARE OF THE ROADS/LAND
THEY ALREADY HAVE. THE RESIDENTS WHO ALREADY LIVE HERE DON'T WANT
INCREASED TAXES, INCREASED TRAFFIC, INCREASED CRIME, DEPLETION OF
NATURAL RESOURCES, FURTHER ENCRoACHMENT OF WILDLIFE & PRISTINE
DESERT. IF I WANTED PEOPLE LIVING 6' FROM ME, I WOULD'VE STAYED IN
THE ARMY ON WHEELS INTO TOWN

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Debbie Relaford

Name

COMMENTS / CONCERNS:

Having this project come - How are
you going to provide water to everyone,
without draining water out of ~~my~~ well.
With all this impact, what kind of effect will this
do to my well water?
- I think you are putting too many homes on a acre -
If this goes thru.

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Judy Wilson

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

poorly planned meeting! could not
hear or see maps. Could not answer
most questions. Very disappointed -

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Paul and
Tammy Fischetto

Street Address

Phone Number

COMMENTS / CONCERNS:

Dont want it and Block view
of Mountain's

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

RICHARD STANCHFIELD

Street Address

Phone Number

COMMENTS / CONCERNS:

MY WATER WELL?, 163 TRAFFIC, TRAIN CROSSING

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Id Angus

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

We are concerned about light pollution
in addition to water issues, traffic, and many
other issues, Loss of Habitat for wild life!

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

DIANA JOHNSON

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

LOSS OF STATE LAND FOR RIDING OUR HORSES & 4 WHEELERS
WHERE WILL THE WATER COME FROM? WHAT WILL IT DO TO OUR EXISTING
WELL WATER SUPPLY? THE ROAD IS ALREADY INADEQUATE FOR EXISTING
TRAFFIC! THERE ARE ALREADY HOUSING DEVELOPEMENTS THAT ARE
NOT COMPLETED. WE MOVED IN THE COUNTY 8 YEARS AGO TO ENJOY
RURAL LIVING! PLEASE DO NOT BUILD ANY MORE HOUSING DEVELOPEMENTS!!
HOW MANY HOMES ARE THESE "EXISTING" WELLS? NEXT MEETING: USE A P.A. SYSTEM PLEASE

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Sharon Jackson

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

Dont want to be annexed in, there is to many houses going up. I moved out here to get out of city. Horting all wild life. To much Traffic!

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

stuart whitney

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

It is zoned R-43 it should stay R-43. If you cannot make enough money off of 1 acre, then you should not take the desert and destroy peoples life, for your profits. EXPECT lawsuits!!!!

Please place this card in the box.
Thank you!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Judi Dode

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

We moved to the country to get away from the city.
Higher taxes!
Will we receive surprise police/fire, etc, or continue to receive services from Sun City West fire? Law enforcement?
Will water/sewage change. IF this incorporates annexation?
Will there be more housing communities be approved resulting in MORE crowding.
Please place this card in the box.
Thank you!
Why can't we citizens VOTE for or against this????
That is UN-AMERICAN

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Tammy Bayne

Name

Street Address

COMMENTS / CONCERNS:

Copy of all maps

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Craig Martin

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

1. Presently all the area around the lone mountain ranch is Rural Residential. Why would lone mountain ranch be zoned R-1 and not RR?
2. The planning maps show access to Lone Mountain Ranch from roads from Saguaro View Subdivisions. Will the developer be required to improve the roads in Saguaro View because of increased traffic.

Please place this card in the box.
Thank you!

OVER →

3. If Saguaro View wells run dry, what are our options?

4. There are presently multiple Arroyos that flow from the Lone Mountain Ranch south across Saguaro View Subdivision. It appears that only the large arroyos are being looked at as far as flow. How are these smaller arroyos being considered?

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

ANN GANTZ

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

Traffic Roads, Wells Drying up
Due to using ground water, water
should be supplied from Elsewhere
losing open land - Not our ground
State trust land water

Please place this card in the box.
Thank you!

Increase taxes,
Losing Property to
Easements for
these Developments

Roads going thru
from 303 to
Grand - Will this
mean buying out
People's homes
that are on land
average

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Name Julie Rossignol

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

We already feel the effects of the developments in the area including, but not limited to: flooding to dangerous levels that trap us in or out of our street; crime has increased + graffiti on the beautiful mountainsides; traffic issues because there's no way in/out except 2 routes; noise is crazy loud from traffic. STOP the developments! We are on wells + depend on our water, this affects us that are already here!!! OVER →

Please place this card in the box.
Thank you!

The gentleman holding the meeting had no answers to our questions.

I learned that essentially 8,000 people (4,000 households) will be needing access to Marisol Ranch + a state land piece with only 163rd Ave + Jomax (possibly Lone Mtn at later date) as access. This needs to be stopped!!! We moved to the country to get away from the city!!! Please STOP!

COMMENT CARD

Marisol Ranch & Lone Mountain Ranch
Neighborhood Meeting – November 13, 2018

Name Neil Spurlin

Name

Email Address

Phone Number

COMMENTS / CONCERNS:

- LACK OF COMMERCIAL DEVELOPMENT AS PROMISED
- SUB-PAR ROADS - 163RD HAS BEEN CHIPSEALED 3X ALREADY THIS YEAR & STILL CRAPPY
- LACK OF PROPER DRAINAGE ON DEVELOPMENTS ALL READY IN PLACE
- ADDED TRAFFIC TO BAD ROADS — OVER —

Please place this card in the box.
Thank you!

- CAN'T SELL LOTS IN ASANTE OR DESERT OASIS
- NOT ENOUGH WATER IN THE AREA, WOULD CAUSE HARDSHIP ON THOSE NOT IN THE CITY.
- NOT ENOUGH ROADS TO HANDLE ADDED TRAFFIC

Exhibit F: Neighbor Correspondence

From: Joshua Mike
To: [REDACTED]
Cc: Mark Reddie; Robert Kuhfuss; Annie Vos
Subject: RE: Proposed development at Dixileta and 163rd Ave to 155th Ave., Surprise, AZ
Date: Friday, November 30, 2018 5:04:45 PM

Good Afternoon Helen and Conrad,

Your input is appreciated and we noted your opinion. It will be included in the file as the project continues to be reviewed.

I have included the applicant's email address (Mark Reddie with RVI Planning) if you need that information to communicate with him directly. As part of the community outreach requirements they compile all comments, concerns, and questions into a report and submit it to staff and will be included in the Public Hearings going before the Planning and Zoning Commission and City Council.

Thanks
Joshua J Mike
Planner II

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374
623.222.3134 t
623.222.3001 f

From: Danielle Osborne
Sent: Friday, November 30, 2018 10:36 AM
To: Joshua Mike
Cc: Robert Kuhfuss
Subject: FW: Proposed development at Dixileta and 163rd Ave to 155th Ave., Surprise, AZ

Here you go!

From: Helen Cauthen <>
Sent: Monday, November 12, 2018 1:52 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>; Joshua.mike@surprizeAz.gov;
Planner@surpriseAz.gov; Mayor [REDACTED] Todd Tande
[REDACTED] Roland Winters [REDACTED]; Nancy Hayden
[REDACTED] Patrick Duffy [REDACTED]; Ken Remley
[REDACTED]; Skip Hall [REDACTED]; Jodi Tas
[REDACTED]
Subject: Proposed development at Dixileta and 163rd Ave to 155th Ave., Surprise, AZ

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

Dear Sirs –

Our family moved to this area 7 years ago, and specifically chose our location (155th & Dixileta), because we were told that the area just north of us, was BLM and state trust land, and it would not be built on.

The news that it is being considered for a multi-home development, is extremely distressing. Not only will that create unwanted traffic, damage to our desert vegetation and wildlife, but so much congestion and possible future flooding, in areas that are already compromised.

We do not want this development to build here – it will permanently change our way of life.

Sincerely,
Helen & Conrad Cauthen



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

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

01 Dec 2018 00:04:36 -0000

Marisol Ranch

Major PAD Amendment

March 2019

Prepared For

FGR Property Investments V, LLC &
Marisol 163, LLC

Case # FS18-557



RVi Planning
120 S Ash Ave
Tempe, AZ 85281

EARL, CURLEY & LAGARDE, P.C.
A ZONING AND LAND USE FIRM REPRESENTING REAL ESTATE DEVELOPERS THROUGHOUT ARIZONA

Earl, Curley & Lagarde
101 N Central Ave #100
Phoenix, AZ 85012



Hilgart Wilson
2141 E Highland Ave #250
Phoenix, AZ 85016

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Appendices

Appendix A: ALTA Survey

Appendix B: Nadaburg School District Correspondence

Development Team

Owner Representative

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GarthW@montage-holdings.com & TimK@montage-holdings.com

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Land Owner

FGR Property Investments V, LLC

Marisol 163, LLC

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francesca@thegodigroup.com

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Land Planner/Applicant

RVi Planning + Landscape Architecture

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Civil Engineer

HILGARTWILSON

Zach Hilgart & Ty Wilson

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Phone: (602) 490-0535

1.0 PROJECT OVERVIEW

1.1 Introduction

Marisol Ranch is a 634.01-acre master planned community located at the northeast corner of 163rd Avenue and Lone Mountain Road within an unincorporated portion of Maricopa County. The site location is shown on **Figure 1, Vicinity Map**.

The Marisol Ranch Master Plan was established in 2002 under the jurisdiction of Maricopa County (Application #Z2000-095 as amended by Application #Z2014-099). At the time of this approval, it was anticipated that Marisol Ranch may one day be annexed into the City of Surprise. A request for annexation into Surprise is being processed concurrently with this PAD zoning application under case number FS18-417.

Arizona State Statute §9-471 requires that a city or town annexing an area adopt equivalent zoning designation for the property as was permitted by the county immediately prior to the annexation. In meetings held with City of Surprise planning staff, it was determined that a Planned Area Development (PAD) would be the best way to achieve equivalency zoning in the City of Surprise, primarily because the City does not have zoning districts that are consistent with the current County zoning for the property. It was also discussed that while equivalent zoning is required as part of the annexation process, the Applicant is requesting additional changes to the overall development plan based on further site analysis and changing market conditions for the property, and that this amendment will be processed concurrent with the annexation and equivalency zoning and will be heard by City Council immediately after equivalency zoning is acted upon if the annexation is adopted by the City Council. In accordance with these discussions, the applicant has assembled two separate PAD documents, the first being an equivalency PAD document to reflect the current zoning of the property within Maricopa County. This PAD document reflects existing entitlements, including 1,882 units over the 634.01 acre property, for a density of 2.97 du/ac in accordance with the City of Surprise Municipal Code; Article V, Section 122-38. The second document (this amended PAD) is proposed to modify the equivalency PAD zoning to change certain land uses, densities and development standards to allow up to 2,270 residential units for a maximum density of 3.6 du/ac. The proposed amended plan provides for a mix of residential densities, 34.0 acres of mixed commercial/residential, a school site, natural and improved open space, among other uses.

This PAD document is intended to provide a comprehensive master plan for the property consistent with the regulations and requirements of the City of Surprise Municipal Code. This Marisol Ranch PAD establishes policies and regulatory standards for the property related to land use, density, intensity, public infrastructure, public facilities and open space preservation. Factors not addressed by this PAD will default to the Surprise Municipal Code (SMC) as may be amended from time to time.

1.2 Project Description and Zoning Request

Marisol Ranch is an environmentally-sensitive residential master planned community of approximately 634 acres. The land use plan is designed to preserve and enhance the existing physical beauty of the site, provide appropriate buffers to adjoining rural residential uses, while providing a range of residential opportunities and densities integrated with natural open space corridors. The plan also provides for community needs, including an elementary school site, two neighborhood parks, numerous pocket parks, connected trails and natural open spaces. A mixed use parcel is also provided which would allow local retail, dining and service needs of area residents as well as offer additional higher density residential uses in an integrated and cohesive manner. The Marisol Ranch PAD will result in the development of a balanced community with customized development standards, cohesive design features, appropriate buffers for adjacent uses and the preservation of sensitive open spaces.

Marisol Ranch was designed with the goal of maintaining the existing physical beauty of the site while providing a range of residential opportunities and appropriate community support services. Existing washes and hillside areas, to the extent practical, establish development parcel boundaries. The resulting land use plan includes a series of connected natural open space corridors weaving throughout the community and defining the various residential neighborhoods. This design approach maximizes recreational access, establishes buffer areas between parcels and creates visual corridors into open space areas from each residential development parcel, all while creating premium lots, openness and connectivity to trail corridors and recreational opportunities. An extensive trail system will be developed within the site's open space corridors to allow all residents access to these recreational opportunities as well as providing multi-modal travel options to destinations throughout the project, including the commercial center, school, neighborhood parks and other recreational amenities and natural open spaces. Together, these features are intended to create an active living experience in a master planned community that celebrates the natural desert environment.

The following sections of this PAD document provide details regarding the existing conditions of the property and surrounding area, the community master plan elements, and development standards that will apply to Marisol Ranch. This PAD also includes various graphic exhibits to visually demonstrate the master planning elements of the Marisol Ranch community.

2.0 EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

Location

Marisol Ranch consists of approximately 634.01 acres located in the northwest portion of the City of Surprise Planning Area. The property is made up of four parcels, APN #s 503-52-001A,

503-52-001B, 503-52-001C and 503-52-001D (see **Appendix A, Alta Survey**). The site is generally bounded by the Reems Road alignment on the east, 163rd Avenue/Sarival Avenue on the west, Lone Mountain Road on the south, and the Dove Valley Road alignment on the north. This entire square mile area is included within the Marisol Ranch site, except for an approximately 11.5-acre, L-shaped parcel near the southeast corner with is owned by the United States of America (APN # 503-52-002B).

Ownership Control

Parcels 503-52-001A & 503-52-001B are owned by FGR Property Investments V, LLC and parcels 503-52-001C & 503-52-001D are owned by Marisol 163, LLC.

Table 1, Ownership Summary defines the site's ownership with existing and proposed zoning designations.

Table 1 ~ Ownership Summary				
APN	Ownership	County Zoning	Equivelent Zoning	Proposed Zoning
503-52-002A	FGR Property Investments, LLC	RU-43 RUPD, R1-18 RUPD, R1-10 RUPD, R1-8 RUPD, R1-7 RUPD, R1-6 RUPD, R-2 RUPD, C-1	PAD with RL, RM, MU, PF & OS Base Districts	PAD with RL, RM, MU, PF & OS Base Districts
503-52-001B	FGR Property Investments, LLC			
503-52-001D	Marisol 163, LLC			
503-51-001C	Marisol 163, LLC			

Municipal Boundaries

Marisol Ranch is located within an unincorporated portion of Maricopa County. The site is within the planning area of the City of Surprise in accordance with the Surprise General Plan, although the corporate boundary is located one-mile to the south. The corporate boundary of the City of Peoria runs adjacent to the north and east sides of the site. To annex the site into the City of Surprise, portions of the State Land and BLM parcels to the south will also need to be annexed to meet State annexation statutes. This annexation will be processed concurrently with this PAD zoning request (Case # FS18-459).

Surrounding Property Ownership

The site is bordered by Arizona State Trust Land to the north and east, and a mix of State land, Federal land and private development parcels to the south, and large lot residential development to the west.

2.2 Existing Land Use, General Plan Designation and Zoning

Existing Land Use

The Marisol Ranch site is currently undeveloped, vacant desert land. Except for a few jeep trails that crisscross the site, the site remains largely in its natural, undisturbed condition.

Existing Zoning

The Marisol Ranch Zoning was established within Maricopa County using Maricopa County zoning districts, including an RUPD overlay to allow for modified development standards, together with a PAD Overlay to allow flexibility in zoning district boundaries to be finalized with the various Final Plats. The annexation case (FS18-417) served to grant equivalent zoning as shown on **Figure 2, Existing Zoning Map**, and included a variety of zoning categories including RL, RM, MU, PF and OS, together with a set of development standards that closely mimicked what had been previously approved in the County. See also **Figure 3, Existing Land Use Master Plan** for the parcel designations within the overall master plan.

Existing General Plan

Figure 4, Existing General Plan Land Use Map identifies two land use character area designations within the City of Surprise 2035 General Plan, including “Neighborhood” and “Open Space”. The open space designation is a linear trail corridor that runs in a northwesterly direction encompassing one of the primary wash corridors within the property. The remainder of the site falls within the “Neighborhood” land use character area designation. The “Neighborhood” designation is intended to be primarily residential in nature, but also supports commercial and public facility uses to serve residential neighborhoods. Density in this area can range from 1-8 dwelling units per acre. With an overall density of 3.6 dwelling units per acre, the development plan proposed within this PAD is consistent with the “Neighborhood” development pattern as outlined in the City of Surprise 2035 General Plan provided appropriate buffers against the existing Rural Residential are provided.

2.3 Regional Facilities and Services

Transportation/Roadways

The property is currently accessed from 163rd Avenue via the Loop 303 Freeway and Grand Avenue from the south. 163rd Avenue is currently a 2-lane paved roadway adjacent to the site. An existing dirt road is also provided along the Lone Mountain Road (W. White Wing Road) alignment immediately south of the property to access several large lot residential properties in the area.

School District

Marisol Ranch is located within the boundaries of the Nadaburg Unified School District. The District presently has two elementary schools. Nadaburg Elementary School is located approximately 16 miles from the site at the southeast corner of Center Street and Dove Valley Road in the Whitman area. Desert Oasis Elementary School is located approximately 5 miles from the site at the southwest corner of 171st Avenue and Bajada Road. These schools do not have capacity to handle the population of Marisol Ranch at full build-out. To adequately support the Marisol Ranch community, the land use plan includes a 12-acre site for an elementary (kindergarten through 8th grade) school. This site will be donated to the school district upon

execution of a development agreement between the School District and the landowner. It is likely that this school will also serve existing and future residents in the immediate surrounding area.

Because the Nadaburg Unified School District does not currently have its own high school, students living in Marisol Ranch would be able to attend the high schools in neighboring districts. Many Nadaburg students attend Sunrise Mountain High School in Peoria and Wickenburg High School. The Nadaburg School District is in talks to build its own high school within the next 3-5 years in the vicinity of Marisol Ranch. If/when this happens, students living in Marisol Ranch will have the opportunity to attend this new high school.

Law Enforcement, Fire and Refuse Service

Upon annexation into the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will be provided by the City of Surprise. The nearest fire station, Surprise Fire-Medical Station #304, is located 4 miles south of site on 163rd Avenue and the Happy Valley Road alignment. This temporary fire station is planned to be replaced with a new permanent fire station to be located at the southwest corner of 163rd Avenue and the San Ysidro alignment.

The potential exists for a new police facility to be located at the northwest corner of 163rd Avenue and the San Ysidro Alignment and a future fire-medical station or police substation could be accommodated within the Marisol Ranch community, if needed, to adequately serve the development.

3.0 DESCRIPTION OF REQUEST

3.1 PAD Land Use Master Plan & Regulatory Development Standards

Purpose and Intent

This Major PAD Amendment document (Case# FS18-557) amends the equivalent zoning adopted upon annexation (see Figure 2 and 3) to meet current market conditions and to provide greater flexibility as the site develops (See Figure 5 and 6). The primary changes from the equivalent zoning requested with this PAD Amendment include the following:

- Relocation of the central amenity area from the northwest corner of the site to a more central location with a secondary amenity area to be located within the eastern portion of the site.
- Removal of the library and water treatment facilities as these are not needed or desired upon annexation into the City of Surprise.
- Development to be allowed up to the 15% slope line in hillside areas.
- Increase of total allowed residential units from 1,882 to 2,270 for an overall density of 3.6 dwelling units per acre.

- Conversion of the 7.2-acre neighborhood commercial parcel to a 34.0-acre mixed-use parcel to allow a mix of commercial and residential uses.
- A revision in the amount of dedicated open space from 87.7 acres to a minimum of 20% net residential open space plus all wash corridors, designated neighborhood park sites and the hillside preservation area. Since the net residential acreage will not be determined until the applicable subdivision plats are prepared for each parcel, a precise acreage is not provided.

This Amended PAD document establishes a framework for zoning district and development standards that will be adopted for Marisol Ranch using the PAD zoning district within the Surprise Municipal. **Figure 5, *Proposed Zoning Map*** shows the proposed PAD zoning for this site and existing zoning for the surrounding areas. **Figure 6, *Proposed Land Use Master Plan*** shows each development parcel and the associated zoning classification.

Development Plan Concept

The Marisol Ranch land use master plan was designed based on the opportunities and constraints affiliated with the natural topography and features of the site and providing for appropriate buffers to adjacent rural residential land uses along the perimeter of the development in keeping with the transition requirements of the Surprise General Plan. The more intensive land uses are located near the southern and western portions of the property where the topography is relatively flat and where adjacent to the major transportation corridors, while the less intensive uses are located within the northeast portion of the property where steeper topography and hillside areas are more prevalent. Wide open space buffers are provided along 163rd Avenue and Lone Mountain Road where immediately adjacent to existing rural residential uses to ensure an appropriate transition between these existing rural residential uses and the more suburban uses proposed within Marisol Ranch.

There are three major wash corridors and several smaller tributaries that traverse the site from north to south, all of which will be preserved in their natural state except for occasional wash crossings for roadway and trail connections. These major wash corridors define several development parcels, where natural open spaces and trail corridors will connect the community through a comprehensive open space and trail system. An internal loop collector road will connect Lone Mountain Road to 163rd Avenue through the central portion of the property, providing vehicular access to the various development parcels. Additional local street connections will be provided between development parcels as each area is developed. A K-8 school site is located within the center of the community along the collector road, providing excellent access and walkability from within all areas of the community. Two neighborhood parks are located within the community, one immediately adjacent to the school site within the western portion of the property, and another within the eastern portion of the site near the hillside areas, both of which are directly connected to the community-wide trail system. At the southwest corner of the property at the intersection of 163rd Avenue and Lone Mountain Road, a mixed use development parcel is planned to provide a mix of retail and commercial uses along with optional higher density residential land uses.

Marisol Ranch is comprised of 19 development parcels, including fourteen (14) residential parcels, one (1) mixed use parcel, two (2) park sites, and one (1) school site and one (1) hillside preservation site. The wash corridor open spaces are located within the various development parcels but will be preserved as natural open space tracts as each parcel is developed. The overall layout of the development parcels is depicted in **Figure 6, Proposed Land Use Master Plan**. A total of 2,270 residential units are permitted within the Marisol Ranch community for an gross project density of 3.6 du/ac.

Table 2, Parcel Site Data defines the proposed zoning designation, gross and net parcel acreage, projected unit count and development standard category for each development parcel within the community.

Table 2: Parcel Site Data						
Parcel #	Gross Parcel Area	Land Use Designation	Projected # Units	Gross Parcel Density	Proposed Zoning	Development Standards Category ¹
Residential Parcels						
A	8.2	Medium Density Residential	50	6.1	PAD-RM	2
B	21.6	Medium Density Residential	115	5.3	PAD-RM	2
C	49.3	Medium Density Residential	180	3.7	PAD-RM	2
D	29.3	Medium Density Residential	190	6.5	PAD-RM	2
E	33.3	Low Density Residential	125	3.8	PAD-RL	3
F	45.6	Low Density Residential	170	3.7	PAD-RL	3
G	47.1	Low Density Residential	205	4.4	PAD-RL	3
H	48.9	Low Density Residential	175	3.6	PAD-RL	4
I	43.6	Low Density Residential	150	3.4	PAD-RL	4
J	41.7	Low Density Residential	140	3.4	PAD-RL	3
K	48.9	Low Density Residential	165	3.4	PAD-RL	4
L	39.9	Low Density Residential	115	2.9	PAD-RL	5
M	61.4	Low Density Residential	170	2.8	PAD-RL	5
N	31.5	Low Density Residential	70	2.2	PAD-RL	6
Non-Residential Parcels						
O	3.6	Neighborhood Park	~	~	PAD-OS	7
P	12.1	K-8 School Site	~	~	PAD-PF	7
Q	11.6	Neighborhood Park	~	~	PAD-OS	7
R	34.0	Mixed Use	250	7.4	PAD-MU	1
S	22.5	Hillside Preservation	0	~	PAD-OS	7
Totals	634.0		2,270	3.6		
¹ See Table 4, Residential Development Standards Table for applicable Development Standards for each Parcel.						

Zoning Categories

Marisol Ranch is a mixed residential master planned community, with densities and lot sizes to provide housing opportunities that will cater to a variety of lifestyle choices for residents. The

Land Use Master Plan includes nineteen (19) development parcels within five (5) zoning categories, all of which are described in more detail below. A maximum of 2,270 residential units are planned for the project, with an overall density of 3.6 dwelling units per acre.

Residential Medium (PAD-RM): The PAD-RM district allows for uses consistent with the RM zoning district as provided in the Surprise Municipal Code as may be amended from time to time, with up to 8+ dwelling units per acre, and an average of approximately 5.0 dwelling units per acre overall. At the Surprise Community Development Director's discretion, densities within the RM parcel may exceed 8.0 du/ac on any individual sub-parcel in accordance with the allowable development standards and open space requirements, so long as the overall unit count for the development parcel does not exceed the maximum allowed number of dwelling units defined within **Table 2**, subject to applicable transfer of residential units defined further in this section.

Residential Low (PAD-RL): The PAD-RL district allows for uses consistent with the RL zoning district as provided in the Surprise Municipal Code as may be amended from time to time, including single-family detached residential development within four (4) development standard categories with minimum lot sizes ranging from 4,500 to 10,000 square feet. Each PAD-RL designated parcel has a corresponding set of development standards which have been strategically located to transition in intensity across the site. Similar to the PAD-RM district, the unit count within any individual PAD-RL development parcel per **Table 2** may exceed the parcel unit count in accordance with the applicable transfer of residential units defined later in this section.

Open Space (PAD-OS): The two neighborhood park parcels, Parcels O and Q, are designated as Open Space, as is Parcel S. All uses and development standards within this district shall be in accordance with the Open Space zoning district as outlined in the Surprise Municipal Code as may be amended from time to time. It should be noted that while the natural wash corridors are not designated as separate open space zoning districts within Marisol Ranch, at the time of development of each applicable adjacent parcel, these open space areas will be dedicated as permanent open space tracts as each final plat is recorded.

Public Facility (PAD-PF): Parcel P is the designated school site for a future K-8 School within the Nadaburg School District. This site will be reserved for the school site and will be donated to the school district in accordance with a future development agreement between the master developer and the Nadaburg School District. All uses and development standards within this district shall be in accordance with the Public Facilities zoning district as outlined in the Surprise Municipal Code as may be amended from time to time.

Mixed Use (PAD-MU): The PAD-MU district is approximately 34-acres and is located at the southwest corner of Marisol Ranch at the intersection of 163rd Avenue and Lone Mountain Road. This development parcel is identified as Parcel R on the Land Use Master Plan and is intended to allow for flexible development of commercial and retail uses to support the residents within Marisol Ranch and the surrounding neighborhoods while also allowing for higher density

residential development. Uses are in accordance with the MU zoning district as outlined in the Surprise Municipal Code as may be amended from time to time. Residential development standards are per Table 4 of this document, while commercial development standards are per Table 5 of this document. This Development Parcel can provide for 250 residential units and up to 600 based on density transfers as defined below. This location at the major intersection of 163rd Avenue and Lone Mountain Road is ideally suited for commercial and retail services and higher density residential uses.

The intent of the PAD-MU district is to provide for the development of a vibrant neighborhood setting with land uses that complement each other and allow for a range of commercial, retail, employment and/or housing options through a variety of uses while preserving an overall residentially-compatible character. While this district shall not require a minimum mix of uses in a vertical or horizontal setting, all uses provided shall encourage both vehicular and pedestrian connectivity through pedestrian friendly streets, sidewalks and pathways in order to ensure easy access between shops, services and housing. The architectural design and use of materials and colors shall be similar or compatible throughout the district to convey an overall unified development plan as it is built over time.

Comparable Zoning Per the City's Zoning Districts

The Marisol Ranch PAD provides for PAD zoning categories that serve to guide and regulate the development of the community as it is built over time. While this PAD addresses many standard development regulations such as setbacks, lot size, density, etc., there may be other regulations or standards that are not specifically addressed in this PAD, such as walls, landscaping, parking, etc. To ensure consistency in implementation and to ensure that any necessary development standards that are not addressed in this PAD are implemented in an appropriate manner, **Table 3, PAD Comparable Zoning Designations** identifies the “comparable” zoning designation per the Surprise Municipal Code as may be amended from time to time, to the PAD zoning districts defined within this PAD. All development standards, regulations and guidelines defined within the PAD shall supersede standards within the comparable City zoning districts. If the PAD is silent on a required standard, regulation or guideline, the designated “comparable” zoning districts per the Surprise Municipal Code as may be amended from time to time, shall apply. Regarding the PAD-OS district for Parcels Q, O and S and the PAD-PF district for Parcel P, the Surprise Municipal Code as may be amended from time to time, shall apply in its entirety.

Table 3: PAD Comparable Zoning Designations	
PAD Zoning Districts	City of Surprise Comparable Districts
PAD-MU	MU
PAD-RM	RM
PAD-RL	RL
PAD-OS	OS
PAD-PF	PF

Permitted Uses:

The various development parcels shall conform to the Permitted and Conditional Uses as defined by the Surprise Municipal Code, as may be amended from time to time based on the comparable zoning districts for each land use designation as defined in **Table 3, PAD Comparable Zoning Designations**.

Development Standards

Residential Development Standards

The Marisol Ranch PAD provides regulatory development standards generally consistent with the previous County-approved RUPD development standards that will guide the overall planning and development of the residential portions of the community. These development standards include minimum lot sizes, setbacks, building height, and other regulations as defined within **Table 4, Residential Development Standards for Marisol Ranch** below. Where standards are not otherwise specified within the PAD document, the City of Surprise Compatible Districts, in accordance with **Table 3** and as defined in the Surprise Municipal Code, including future amendments, shall regulate.

Table 4: Residential Development Standards							
Development Standards Category	Parcel	Minimum Lot Area (sf)	Minimum Lot Width	Minimum Building Setbacks			Maximum Height
				Front Yard (2)	Rear Yard	Side Yard	
1	R (1)	2,400	None	20' (4)	15' (4)	10' (4)	35'/45' (3)
2	A, B, C, D	3,200	None	10'/20'	10'	5' (5)	30'
3	E, F, G, J	4,500	45'	10'/20'	15'	5'/5' or 0'/10'	30'
4	H, I, K	6,000	50'	10'/20'	15'	5'/5'	30'
5	L, M	7,000	60'	10'/20'	20'	5'/8'	30'
6	N	10,000	70'	10'/20'	25'	5'/8'	30'
7	O, P, Q, S	Standards as defined within the applicable City of Surprise Zoning District					
(1) Development Standards for Parcel R within this table apply to residential uses only. For non-residential land uses, See Table 5, Commercial Development Standard for PAD-MU District							
(2) 10' to livable area, side entry garage or front porch / 20' from front lot line to front facing garage door.							
(3) Maximum building height is 35' within first 300' of the north, south or west perimeter of the property, then increases by 1' in height for each additional 10' in distance up to 45' in height.							
(4) Front, rear and side yard for residential uses within Parcel R shall apply to the perimeter of the district only.							
(5) Side yard shall apply to detached units only, or the end units of attached units.							

Commercial Development Standards

The standards as defined within **Table 5, Commercial Development Standards** shall apply for all non-residential uses within the PAD-MU zoning category. The standards as defined within **Table 4, Residential Development Standards**, using the PAD-MU district shall apply for all residential uses within Parcel R. Additional building and performance standards not defined within the applicable sections of this PAD shall conform to the MU zoning district as defined within the City of Surprise Municipal Code.

Table 5: Commercial Development Standards for PAD-MU	
Minimum Lot Area	None
Minimum Lot Width	None
Distance Between Buildings	Per Building Code
Minimum Front or Street Building Setback	20 feet
Minimum Side Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Minimum Rear Yard Setback (perimeter of district or adjacent to residential uses only)	40 feet
Maximum Building Height ⁽¹⁾	35' / 45'
Minimum Street Landscape Setback	20 feet
(1) Maximum building height is 35' within the first 300' of the north, south or west perimeter of the property, then increases by 1' in height for each additional 10' in distance up to 45' in height.	

Transfer of Residential Units:

Marisol Ranch includes two (2) residential zoning district categories with several development parcels within each category. **Table 6, Zoning Summary by District**, defines the overall acreage and projected unit count for each residential district. While overall, Marisol Ranch may not exceed the maximum residential unit count of 2,270 units, residential units may be transferred from parcel to parcel within the same district. For example, Parcel's H and I are both designated as PAD (RL), with 170 residential units projected for Parcel H and 145 residential units projected for Parcel I per **Table 2**. If the actual unit count of Parcel H is built out at 150 residential units, the unused 20 residential unit can be transferred to Parcel I, increasing the total within Parcel I from 145 units to 165 units. This transfer can only be done within the same zoning category, except that any unused residential units from any residential district can be transferred to the Mixed Use zoning district up to a maximum of 600 total residential units within Parcel R. The development standards and open space requirements of the receiving parcel apply.

Table 6, Zoning and Land Use Summary provides an overall summary of the various zoning and development parcels within Marisol Ranch. This table defined the proposed land use, overall gross acreage and residential units for each zoning district within the property.

Table 6: Zoning Summary by District					
Proposed Use	Zoning	Parcels	Gross Acres	Units	Lot %
Medium Density Residential	PAD-RM	A, B, C, D	108.36	535	24%
Low Density Residential	PAD-RL	E, F, G, H, I, J, K, L, M, N	441.88	1,485	65%
Mixed Use	PAD-MU	R	34.00	250	11%
Open Space	PAD-OS	O, Q, S	37.70	~	~
Public Facility	PAD-PF	P	12.07	~	~
Total:			634.01	2,270	100%

3.2 Recreation and Open Space

Marisol Ranch will include a comprehensive, connected recreation and open space plan to serve residents within the community. This will include a series of neighborhood parks, pocket parks, trail corridors, improved and natural open spaces throughout the community. A conceptual plan for these amenities is shown in **Figure 7, Recreation and Open Space Plan**, and is described in more detail below. Overall, Marisol Ranch will provide 20% of the net residential area as open space. Additionally, all major wash corridors within the development parcels will be counted as additional open space, along with the hillside development parcel and the neighborhood park parcels. The designated wash corridors defined within Exhibit 7 represent approximately 74-acres of additional open space, although the precise acreage will be determined at the time of development once more detailed engineering analysis is conducted to determine the precise limits of the floodplain areas. Open space within Marisol Ranch will fall into one of the six (6) open space categories defined below. Open space amenities as described in this section supersede any amenity requirements as stated in the Surprise Municipal Code as may be amended from time to time.

Neighborhood Parks

Marisol Ranch will include two Neighborhood Parks, designated as Parcels O and Q on the Land Use Master Plan, offering a combined 15.2 acres of fully-developed community recreation opportunities. These parks will serve as central recreation hubs for Marisol Ranch residents to gather and interact with one another. These park sites may include amenities such as sport courts, multi-use fields, playgrounds, picnic areas, turf fields and informal play areas, enhanced landscaping, shaded seating areas and other recreational amenities to serve the community. Both Neighborhood Parks are immediately adjacent to the convergence of wash corridors, providing opportunities for interconnectivity between residential development parcels via a linear open space and trail system. The specific programming of each Neighborhood Park will be developed within the applicable phase in which they will be constructed and will include a mix of active and passive amenities.

Pocket Parks

Within each of the fourteen (14) residential development parcels, a minimum of one (1) pocket park will be developed for the use and enjoyment of the applicable subdivisions. These pocket parks, planned to be approximately ½-acre each, will relate in size and scale to the specific residential subdivision design, and will include a combination of active and passive open space amenities. Specific amenities within pocket parks will include at least four (4) of the following: shaded play structure with ADA compliance, half or full sport court, turf play field of at least 5,000 square feet, two BBQ grills, two picnic tables, a shade ramada, two outdoor games such as ping-pong, horse shoes or cornhole. Other similar amenities may be provided in lieu of the amenities listed above if determined to be equivalent at the Community Development Director's discretion. Additionally, all pocket parks will include trails and/or trail connectivity, landscaping, and a trash receptacle. These parks may also be used to enhance entry features into the subdivision and to accommodate areas for stormwater retention. A minimum of 7 acres will be developed as pocket parks. Pocket parks will be designed with the intent that no home be greater than approximately ¼ mile from a pocket park. On-street or off-street parking will be provided adjacent to each pocket park to accommodate residents that choose to drive to the parks, though the plan encourages walking through the connected pedestrian network.

Trails

Internal Trail: A significant internal trail network is planned along various open space corridors throughout Marisol Ranch. These trails are programmed as 8' – 10' hard surface and/or natural surface trails and have been planned primarily along natural open space areas and between development parcels to provide a connected system throughout Marisol Ranch. Within the wash corridors, the trails will be 10' wide. Within all other areas the trails will be 8' wide. The internal trail network provides for connections throughout the community and allows for pedestrian and bicycle access between the residential development parcels and from the residential parcels to the neighborhood parks, school site, hillside areas, and the mixed use parcel. The trail system will also provide recreational opportunities for walking, jogging, biking, and other forms of recreation to allow residents to enjoy the natural beauty of the property while recreating close to home. The trail system will include a combination of hard and soft surfaces where appropriate to allow for the variety of user experiences. In total, approximately 30,000 linear feet of internal trails will be provided within Marisol Ranch.

Multi-Use Parkway Trail: A 12' wide multi-use concrete trail is planned along the western boundary of Marisol Ranch within the right-of-way for 163rd Avenue, consistent with the City of Surprise Parkway cross section standard. This trail will allow for a variety of transportation types including pedestrian and bicycle use.

Natural Open Space

Natural open space areas will be provided throughout the site within drainage corridors and undeveloped hillside areas, particularly those areas which exceed 15% slope. These natural open space areas serve as important habitats for wildlife and will promote the beautiful native desert character of the property. Trails meandering through these areas will offer future residents an

escape into the natural world where they will enjoy listening to the sound of birdsong and wind in the desert vegetation. They will serve as buffer areas and transition zones between development parcels while providing residents with native desert environments within their community. Parcel S is the primary steep slope areas within Marisol Ranch and is designated as a separate Open Space parcel. The remainder of the natural open space areas are not identified as separate parcels within this PAD, but at the time of platting, these additional natural open spaces areas, particularly within wash corridors will be designated as permanent open space tracts within each applicable recorded plat and will be included in the 20% required net residential open space calculations.

Buffer Open Space

In order to provide an appropriate transition from the existing rural residential uses along the perimeter of the Marisol Ranch property and meet the density transition requirements within the Surprise General Plan, a landscaped open space buffer will be provided along 163rd Avenue and Lone Mountain Road where immediately adjacent to existing residential uses. This will include a 60' wide open space buffer along those portions of 163rd Avenue, and a 150' buffer along those portions of Lone Mountain Road. With the addition of the applicable roadway right-of-way per the City of Surprise standard, these buffers will both provide a 260' setback when combining the roadway right of way and adjacent open space buffer. In addition to the perimeter open space buffer, the first row of homes adjacent to these open space buffers within residential districts shall be limited to single-story in height. The location of these buffers is shown on **Figure 7: Recreation and Open Space Plan**.

Additional Open Space

Additional natural and improved open space areas will be provided throughout the development in the form of tracts to accommodate for stormwater retention, public utility easements, perimeter setbacks, community entry features, and other needed open space areas and will be landscaped as appropriate.

Summary of Open Space Plan

Open Space will take a variety of forms within the Marisol Ranch Community. Together the neighborhood parks, pocket parks, trail corridors, natural open space and other open space areas will create a feeling of openness and sense of connection with the natural environment for future residents. Marisol Ranch will provide for a total of 20% of the net residential area as open space within the residential development parcels in addition to all primary wash corridors, neighborhood parks and hillside preservation areas within the community. Open space areas within Marisol Ranch will be sensitively planned to provide protection for significant natural features and to provide centrally-located recreational opportunities for future residents. The provision of open space is a unifying theme for the Marisol Ranch community. Development and maintenance of all common open space areas within the community will be owned and maintained by the Marisol Ranch Homeowner Association.

3.3 Circulation Plan

Primary roads around the perimeter of the site include 163rd Avenue and Lone Mountain Road. Additionally, an internal loop road will provide localized access to the individual development parcels within the property. All public roads adjacent to and within the Marisol Ranch project will be developed to meet City standards in effect at the time of development.

Site and Perimeter Roadways

Primary roads around the perimeter of the site include 163rd Avenue, a planned Parkway corridor which will serve as a regional roadway connection from south to north adjacent to the western perimeter of the property. The current plan for this road is to veer west at about the mid-section point of Marisol Ranch in order to avoid a major topographic feature within the section-line alignment further to the north. Since the road will not be constructed along the entire western perimeter of the property, the master developer will pay an in-lieu fee for the portion of the half-street that deviates from the section line equal to the length had it remained on the section line. Lone Mountain Road, a planned Major Arterial, is programmed to extend along the entire southern boundary of the property, ultimately connecting to the Loop 303 in Peoria to the east and extending all the way to US-60 in Surprise to the west, providing regional connectivity through the area. All public roads adjacent to and within the Marisol Ranch project will be developed to meet City standards in effect at the time of development.

On-Site Roadways

The primary circulation within the community will be planned via local streets and/or collector roadways, providing localized access to various development parcels. An internal loop road will provide localized access to the individual development parcels within the property. It is anticipated that all interior local streets will be public streets; however, if any development parcel is developed as a gated subdivision, the interior local streets will be private and maintained by the applicable homeowners' association. The number and location of the roadway types and access points will be determined through the site platting and traffic impact analysis process when the property is developed. All public roadways will be designed and constructed to meet the City of Surprise standards at the time of development. If any private roads are proposed within the development, they will be evaluated at the time of development.

Bicycle & Pedestrian Circulation

Marisol Ranch will provide detached sidewalks on all parkways, collectors, and local streets to promote pedestrian safety and comfort while also providing for shaded tree-lines streets. on-street bicycle lanes will be provided on arterial and collector roads in conformance with City of Surprise standards and to promote the use of bicycles as a viable means of mobility throughout the community.

In addition to bicycle and pedestrian routes affiliated with the planned roadways, Lone Mountain Ranch also addresses trails and paths identified by the City of Surprise General Plan and Parks and Recreation Master Plan. These routes will provide additional circulation options for non-

vehicular travel and opportunities for recreation and connectivity to various uses and amenities within Marisol Ranch and beyond.

3.4 Landscape Theme and Community Character

As a master planned community, Marisol Ranch will have community Codes, Covenants and Restrictions (CC&R's) that will set forth a unified design concept for the community. An enhanced community theme wall will be provided around the exterior edges where residential uses abut adjacent arterial and collector roads, and around other highly visible portions of the development. As much as possible, open space areas around the project perimeter will be left unfenced or enclosed with view fencing which will create a sense of openness and allow for views into and through the open space corridors within the property.

At the primary entries to Marisol Ranch off 163rd Avenue and Lone Mountain Road, community entry features, including monument signage, will establish a sense of arrival upon entering the community. The entry features may include enhanced landscaping, decorative walls and hardscape details, enhanced landscape materials, lighting and/or other enhanced design elements to identify and reinforce the design theme and character of the community. Smaller, secondary entry features may be located at other entry points into the community or at individual subdivision entries. These features will be designed with the same general character as the main entry feature, but at a smaller scale. **Figure 8, *Community Character & Entry Monument*** provides a conceptual example of what the Marisol Ranch monument signage could look like.

Landscaping in the community will be unified by a desert planting theme and will comply with the Surprise Municipal Code as may be amended from time to time. The approved plant palette will be included in the Marisol Ranch CC&R's. The Marisol Ranch plant palette will consist largely of indigenous plant species to promote and reinforce the region's existing desert landscape character. All proposed plant material will adhere to the Arizona Department of Water Resources "Low Water Use/Drought Tolerant Plant List for the Phoenix Active Management Area" except for at the primary entry monuments, parks and recreational areas and other highly visible community amenity areas. In those select areas, elements such as turf and other alternative landscape materials may be used in limited quantities. Throughout the community, colorful ground covers, desert shrubs and trees will be encouraged as accents with beautiful varieties available within the desert theme. Homebuilders for each of the residential development parcels may also choose to have supplementary CC&R's to provide additional design details and to address distinguishing neighborhood features that may be unique to an individual development parcel or group of parcels.

The overall design concept set forth in the master CC&R's will be enforced by a community-wide homeowners' association. All residents within Marisol Ranch will be part of this association. The community-wide association will be responsible for the maintenance of community open spaces including the neighborhood park, pocket parks, trails, the community entry feature, and all other common areas within the community that are not the responsibility of a separate sub-

association. In addition to the community-wide homeowners' association, smaller individual sub-associations may be formed within individual development parcels or groupings of development parcels. These smaller associations will be responsible for enforcing any applicable supplementary CC&R's, and for maintaining the common areas within the boundaries of their sub-association.

3.5 Drainage Master Plan

Existing Drainage Conditions

The project site generally slopes to the southwest towards the Central Arizona Project Canal, at an average grade of 1 percent. The site is currently comprised of undeveloped native desert land. The two sources of offsite runoff that impact the Project are Padelford Wash and the Hieroglyphic Mountains watershed. Runoff approaching the Project from Padelford Wash enters the site at two inflow points. The flows impacting the site are those from Split 1 and the Main Reach.

Runoff is conveyed through the site through existing natural channels. In February 2000, SKG Enterprises, Inc. submitted an individual 404 permit application for the proposed development of Marisol Ranch for approval by the U.S. Army Corps of Engineers (USACE). The application indicated some natural washes traversing the site were determined as United States Jurisdictional Water ways. This permit has now expired, and the jurisdictional limits of the washes are pending.

Proposed Drainage Conditions

In the proposed drainage plan, the runoff from Padelford Wash will enter via box culverts beneath the proposed roadway and will be conveyed southeast through existing natural washes. These washes will be utilized to convey offsite flows approaching the site to the downstream limits of the property. Erosion Hazard Limits will be designated along the washes per the methodology prescribed in Arizona State Standard 5-96.

The runoff incoming from the Hieroglyphic Mountains will be collected in a series of natural and engineered channels and conveyed to the wash corridors.

Portions of the floodplain associated with the Padelford Wash will be mitigated by the placement of fill to sufficiently elevate the lots above the 100-year water surface elevation and remove the affected area from the floodplain. The CLOMR/LOMR process will be completed to effectively remove these lots from the regulatory floodplains.

Drainage design will be prepared in accordance with the City of Surprise and Maricopa County design criteria. Onsite rainfall runoff from the Project will be routed within the streets and/or storm drain to retention basins. These basins will be designed to store the tributary runoff generated from the 100-year, 2-hour storm event.

Ultimately, the proposed drainage conditions will mimic existing drainage patterns and ultimately exit the Project at the historical outfall points.

3.6 Water & Sewer Master Plans

Water

Marisol Ranch (the Project) is within the City of Surprise Special Planning Area 4 (SPA4) and is in Pressure Zone PZ-4A. It is currently isolated from existing water infrastructure and is approximately three miles north of the Desert Oasis Water Storage Facility (WSF). The Project's anticipated average day, maximum day, and peak hour demands are 749,780 gpd, 1,459,280 gpd, and 2,168,780 gpd, respectively.

As shown in the City's *Integrated Water Master Plan: Water Infrastructure Final Report* (Malcolm Pirnie, 2009), the Project will ultimately be served by Water Storage Facility WSF-5. Until WSF-5 is constructed and brought online, the Project may receive water service on an interim basis by extending the existing water infrastructure within SPA2 north to the Project site. This scenario would require the installation of a booster pump station to pump the water from SPA2 to the Project site since SPA2 lies within the lower pressure zones PZ-2A, PZ-3A and PZ-2C. Alternately, a new water supply, onsite water storage facility, and onsite booster pump station could be constructed on or near the Project site to serve the Project until WSF-5 is constructed and water transmission mains are installed between WSF-5 and Marisol Ranch.

It is anticipated that the Project will be developed in several phases. The proposed water system infrastructure needed to serve the Project will also be constructed in phases to adequately meet the water demands for each phase. Selection of the final interim water solution will be made during the design phase.

Detailed water analysis for Marisol Ranch is provided in the associated *Master Water Report*.

Sewer

The Project will receive wastewater service from the City of Surprise and is located within the City's SPA2 Water Reclamation Facility (SPA2-WRF) wastewater service area. The SPA2-WRF is located near Reems Road and Pinnacle Peak Road, south of the Beardsley Canal. Currently, there is no wastewater infrastructure adjacent to the Project site. The Project will generate an estimated average daily wastewater flow of 457,136 gpd and a peak wastewater flow of 1,371,407 gpd.

As noted in the City's *Integrated Water Master Plan: Water Infrastructure Final Report* (Malcolm Pirnie, 2009), the Project's wastewater flows will ultimately be routed to the SPA2-WRF. Until the sewer trunk mains between the Project and SPA2-WRF are fully constructed, the Project may be served by a temporary package wastewater treatment plant. If a temporary plant is used, it will be installed near the low point of the community at the southeast corner of the Project and

be a modular plant, constructed in phases to match the Project's development. During the initial phase of development, when the average daily flow is less than 10,000 gpd, wastewater flows may be routed to a vault and then hauled to an offsite Water Reclamation Facility for treatment.

It is anticipated that the Project will be developed in several phases. The proposed wastewater system infrastructure will also be constructed in phases to adequately serve the wastewater flows generated by the development. Selection of the final interim wastewater solution will be made during the design phase.

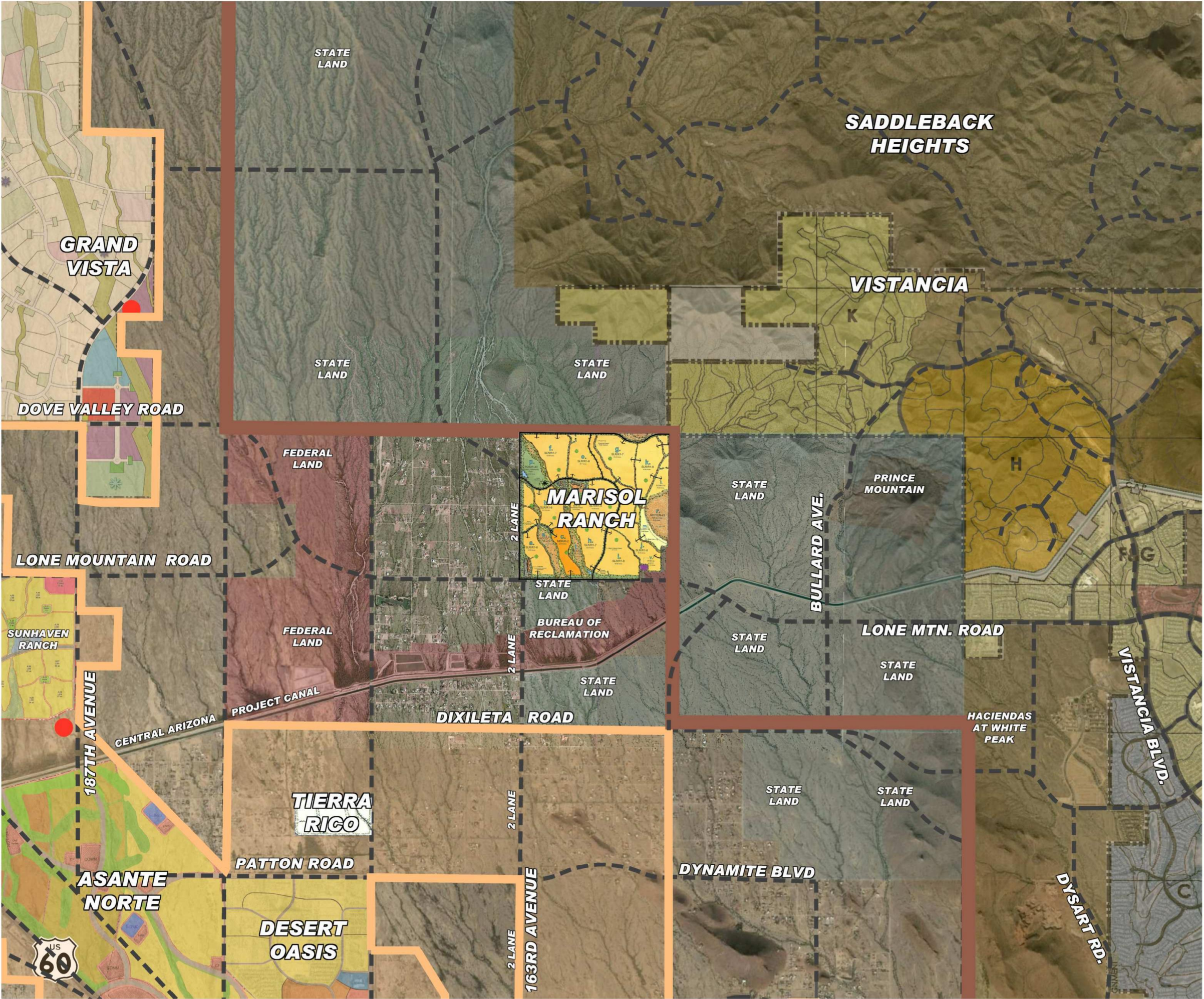
Detailed sewer analysis for Marisol Ranch is provided in associated *Master Sewer Report*.

3.7 Phasing Plan

Marisol Ranch will be developed over a series of phases with full build-out planned over a ten to fifteen-year period depending on market conditions. **Figure 9, Phasing Plan** shows the conceptual project phasing for Marisol Ranch. The phasing boundaries are conceptual and may be adjusted without triggering an amendment to this PAD. The applicant anticipates that Phase 1 will start with the residential parcels near the southwest portion of the site, likely including residential development parcels A, B, C, D & E. Development will then likely move to the east and north to include residential development parcels I & J as well as the school and neighborhood park sites, parcels P & Q. Phase 3 will likely include residential development parcels F, G, H & K and the mixed use parcel R. Phase 4 is anticipated to include residential development parcels L, M, N and the neighborhood park Parcel O. Together, development of these parcels will result in a unified master planned community which will be an asset to the City of Surprise and its residents. The mix of residential, open space, public facility and mixed use parcels will create a vibrant, connected master planned community that will provide for a high quality of life for its residents.

3.8 Amendments

Formal amendments to the Marisol Ranch PAD may become necessary from time to time for various reasons to respond to changing market or financial conditions, to update the PAD to reflect new development conditions and/or to respond to the requirements of a user or builder on the property. Unless otherwise requested in the amendment application, any proposed change will not affect development parcels, regulations or standards not included in the proposed amendment request. Only the contents of the amendment request shall be considered and acted upon by the appropriate City staff and/or Planning Commission and City Council as defined in the City's Unified Development Code.



MARISOL RANCH

Planned Area Development

Figure 1
Vicinity Map

-  SURPRISE CITY LIMITS
-  SURPRISE PLANNING AREA BOUNDARY

Subject to engineering and City review and approval.

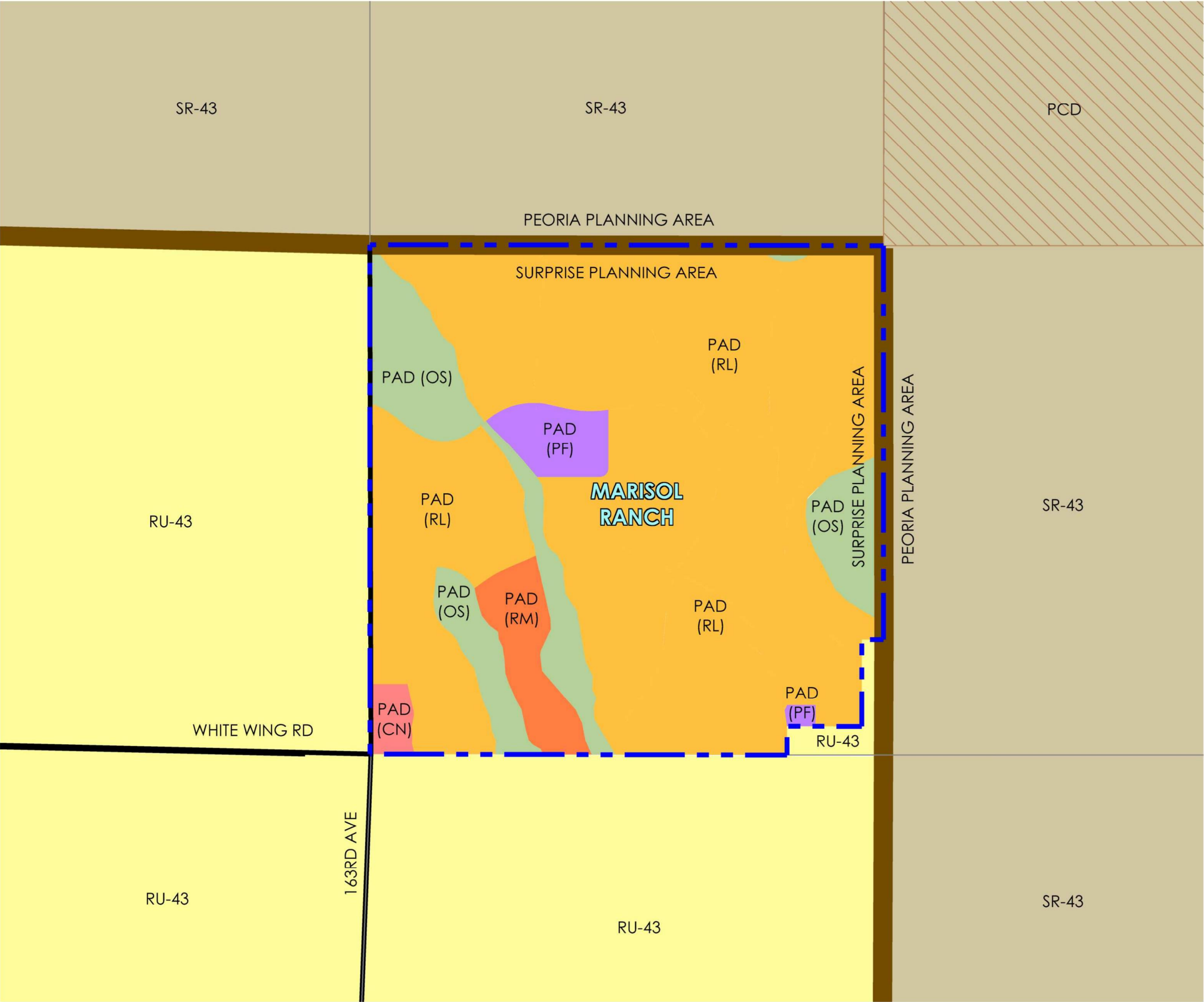


APPROX. SCALE: NTS

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Date.	12/14/18	Project No.	1793
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MARISOL RANCH

Planned Area Development

Figure 2

Existing Zoning Map
LEGEND

CITY OF SURPRISE

- PAD (OS)
- PAD (RM)
- PAD (RL)
- PAD (CN)
- PAD (PF)

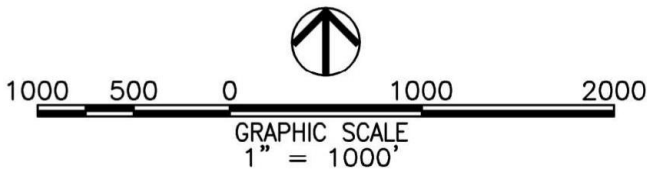
CITY OF PEORIA

- PCD
- SR-43

MARICOPA COUNTY

- RU-43
- PROJECT AREA
- PLANNING AREA
- MAJOR ARTERIAL

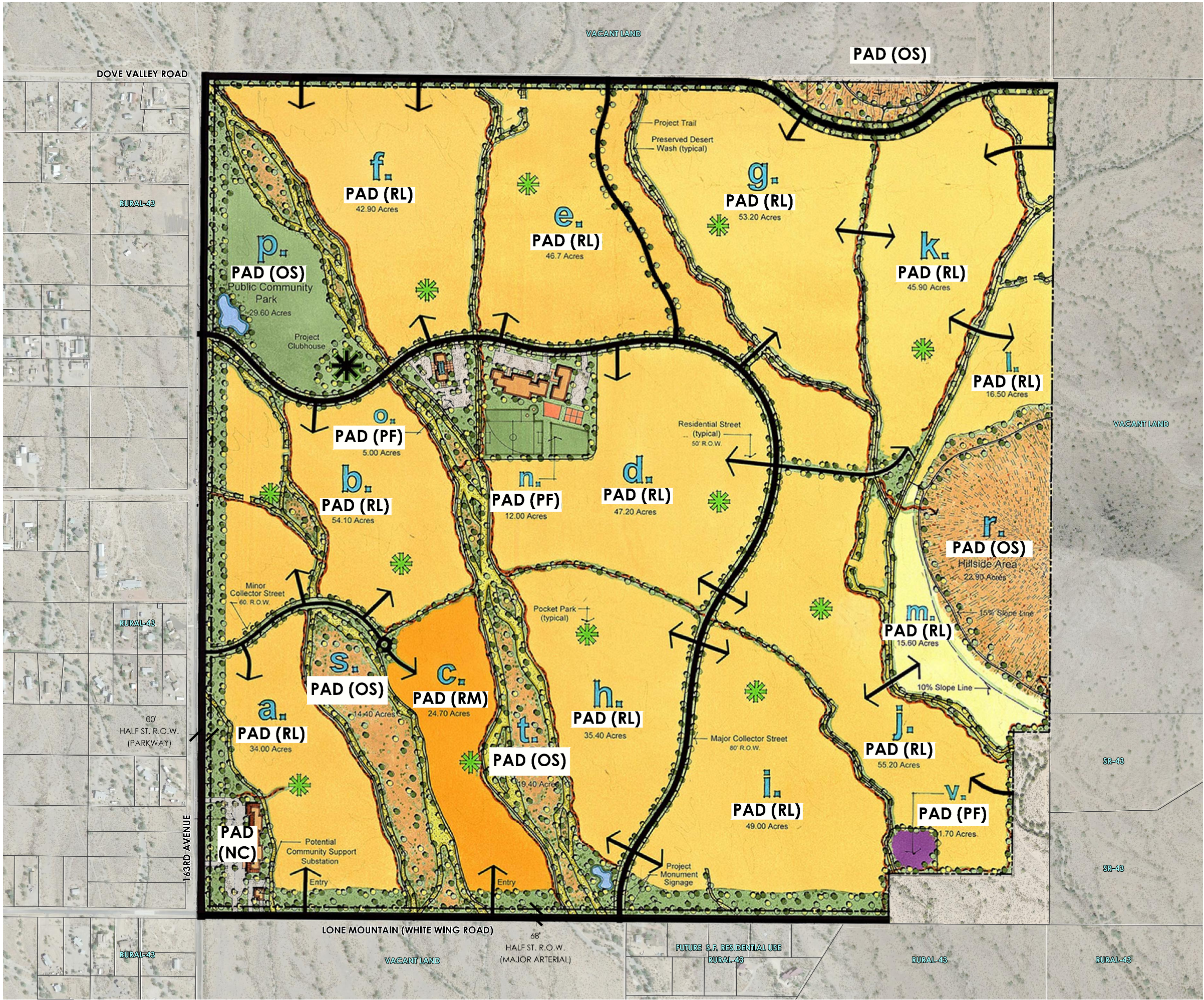
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Date. 12/14/18 Project No. 1793



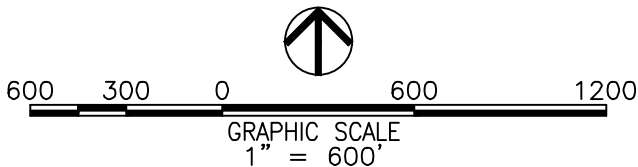


MARISOL RANCH

Figure 3
Existing Land Use Master Plan

Parcel #	Gross Parcel Area	Zoning District	Lot Yield	Gross Parcel Density
A	34	PAD (RL)	115	3.38
B	54.1	PAD (RL)	177	3.27
C	24.7	PAD (RM)	207	8.38
D	47.2	PAD (RL)	218	4.62
E	46.7	PAD (RL)	200	4.28
F	42.9	PAD (RL)	151	3.52
G	53.2	PAD (RL)	182	3.42
H	35.4	PAD (RL)	129	3.64
I	49	PAD (RL)	152	3.1
J	55.2	PAD (RL)	154	2.79
K	45.9	PAD (RL)	139	3.03
L	16.5	PAD (RL)	36	2.18
M	15.6	PAD (RL)	22	1.41
N	12.0	PAD (PF)	~	~
O	5.0	PAD (PF)	~	~
P	29.6	PAD (OS)	~	~
Q	1.4	PAD (OS)	~	~
R	22.9	PAD (OS)	~	~
S	14.4	PAD (OS)	~	~
T	19.4	PAD (OS)	~	~
U	7.2	PAD (NC)	~	~
V	1.7	PAD (PF)	~	~
Totals	634.03		1882	2.97

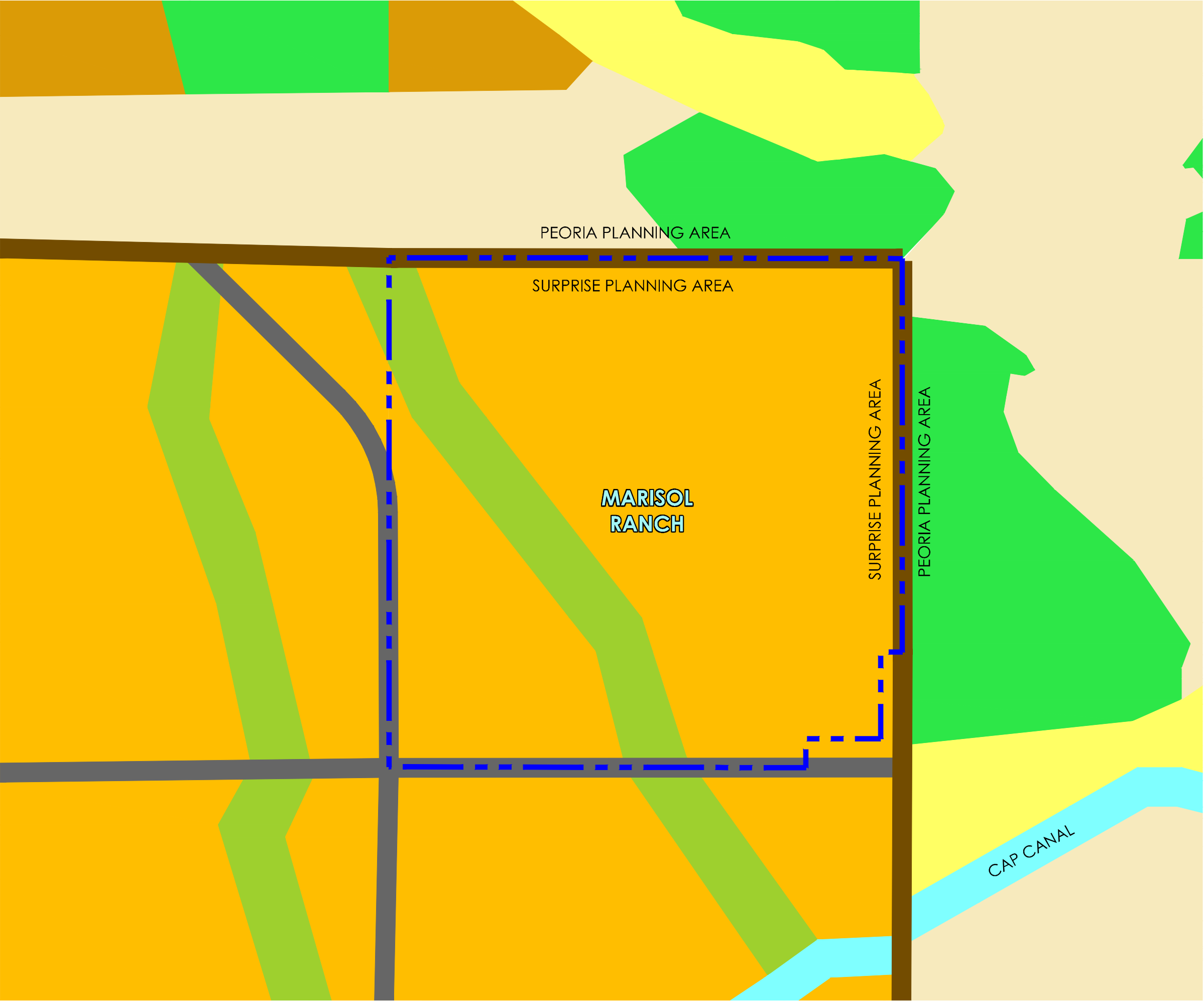
NOTE: NET ACREAGE EXCLUDES STREET R.O.W. & FLOODWAY (EXCEPT FOR PARKS)
NEIGHBORHOOD POCKET PARK
Subject to engineering and City review and approval.



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Date. 11/30/18 Project No. 1793





MARISOL RANCH

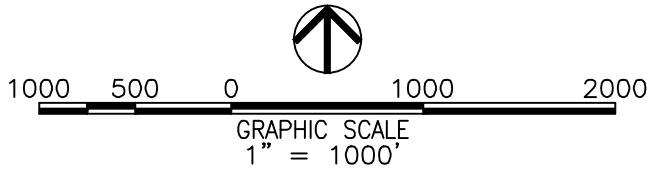
Planned Area Development

Figure 4
Existing General Plan Land Use Map

LEGEND

City of Surprise Character Areas	City of Peoria Land Use
Neighborhood -Rural -Suburban -Urban	Residential/ Estate
Open Space	Residential/ Low
Planning Area Boundary	Residential/ Medium
Major Arterial	Park / Open Space

Subject to engineering and City review and approval.



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Date.	12/14/18	Project No.	1793
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MARISOL RANCH

Planned Area Development

Figure 5
Proposed Zoning Plan

LEGEND

CITY OF SURPRISE

- PAD (OS)
- PAD (RM)
- PAD (RL)
- PAD (MU)
- PAD (PF)
- RR

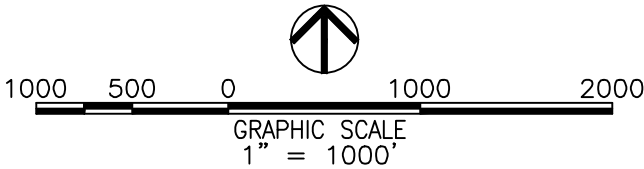
CITY OF PEORIA

- PCD
- SR-43

MARICOPA COUNTY

- RU-43
- PROJECT AREA
- PLANNING AREA
- MAJOR ARTERIAL

Subject to engineering and City review and approval.



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Date.	12/14/18	Project No.	1793
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SR-43

SR-43

PCD

PEORIA PLANNING AREA

DOVE VALLEY RD

SURPRISE PLANNING AREA

RU-43

MARISOL RANCH

PAD (OS)

PAD (PF)

PAD (RL)

PAD (RM)

PAD (MU)

PAD (OS)

PAD (OS)

SURPRISE PLANNING AREA

PEORIA PLANNING AREA

SR-43

WHITE WING RD

RR

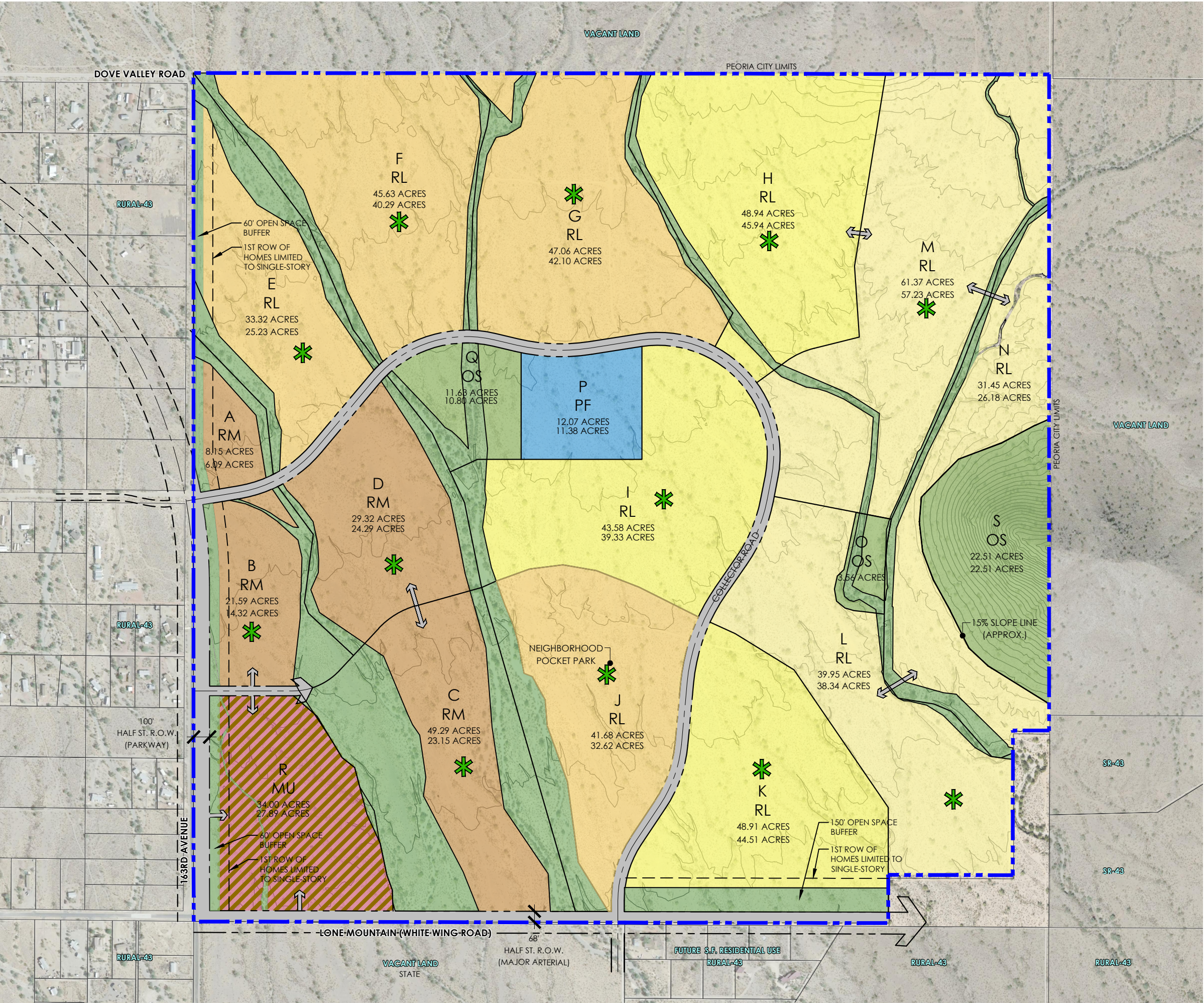
163RD AVE

RR

RU-43

SR-43

RU-43



MARISOL RANCH

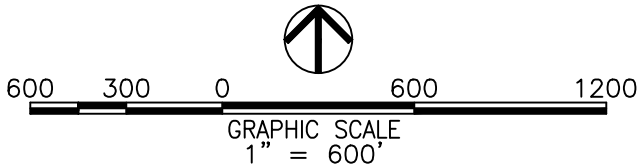
Figure 6
Proposed Land Use Master Plan

Parcel #	Gross Parcel Area	Projected # Units	Gross Parcel Density	Proposed Zoning	Development Standards Category ¹
Residential Parcels					
A	8.2	50	6.1	PAD-RM	2
B	21.6	115	5.3	PAD-RM	2
C	49.3	180	3.7	PAD-RM	2
D	29.3	190	6.5	PAD-RM	2
E	33.3	125	3.8	PAD-RL	3
F	45.6	170	3.7	PAD-RL	3
G	47.1	205	4.4	PAD-RL	3
H	48.9	175	3.6	PAD-RL	4
I	43.6	150	3.4	PAD-RL	4
J	41.7	140	3.4	PAD-RL	3
K	48.9	165	3.4	PAD-RL	4
L	39.9	115	2.9	PAD-RL	5
M	61.4	170	2.8	PAD-RL	5
N	31.5	70	2.2	PAD-RL	6
Non-Residential Parcels					
O	3.6	-	-	PAD-OS	7
P	12.1	-	-	PAD-PF	7
Q	11.6	-	-	PAD-OS	7
R	34.0	250	7.4	PAD-MU	1
S	22.5	0	-	PAD-OS	7
Totals	634.0	2,270	3.6		

NOTE: NET ACREAGE EXCLUDES STREET R.O.W. & FLOODWAY (EXCEPT FOR PARKS)

NEIGHBORHOOD POCKET PARK

Subject to engineering and City review and approval.



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Date. 12/14/18 Project No. 1793



Planned Area Development

	Neighborhood Park Tot-Lot, Sport Courts, Multi-Use Field, Picnic Areas		Bike Lanes To be located on Residential Collector Streets
	Wash Corridor (Approximately 74 acres, precise acreage to be determined at the time of development) Wash Corridors serve as natural open space and connectivity corridors		Internal Trail (8' Wide) Multi-Use Trails - Natural & Hard Surface
			Internal Trail (10' Wide) Multi-Use Trails - Natural & Hard Surface (Wash)
	Hillside Area Areas exceeding 15% slope to be left in their natural state		Multi-Use Trail 12' Wide Concrete Trail within 163rd Road R.O.W.
	Open Space Buffer Open Space Buffers serve to provide a buffer between new and existing development		Pocket Park Developed open space to serve individual neighborhoods
	School Site Elementary School to be connected to community		Community Entry Monument

600 300 0 600 1200

GRAPHIC SCALE
1" = 600'

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MARISOL RANCH

Planned Area Development

Figure 8

Community Character & Entry Monument



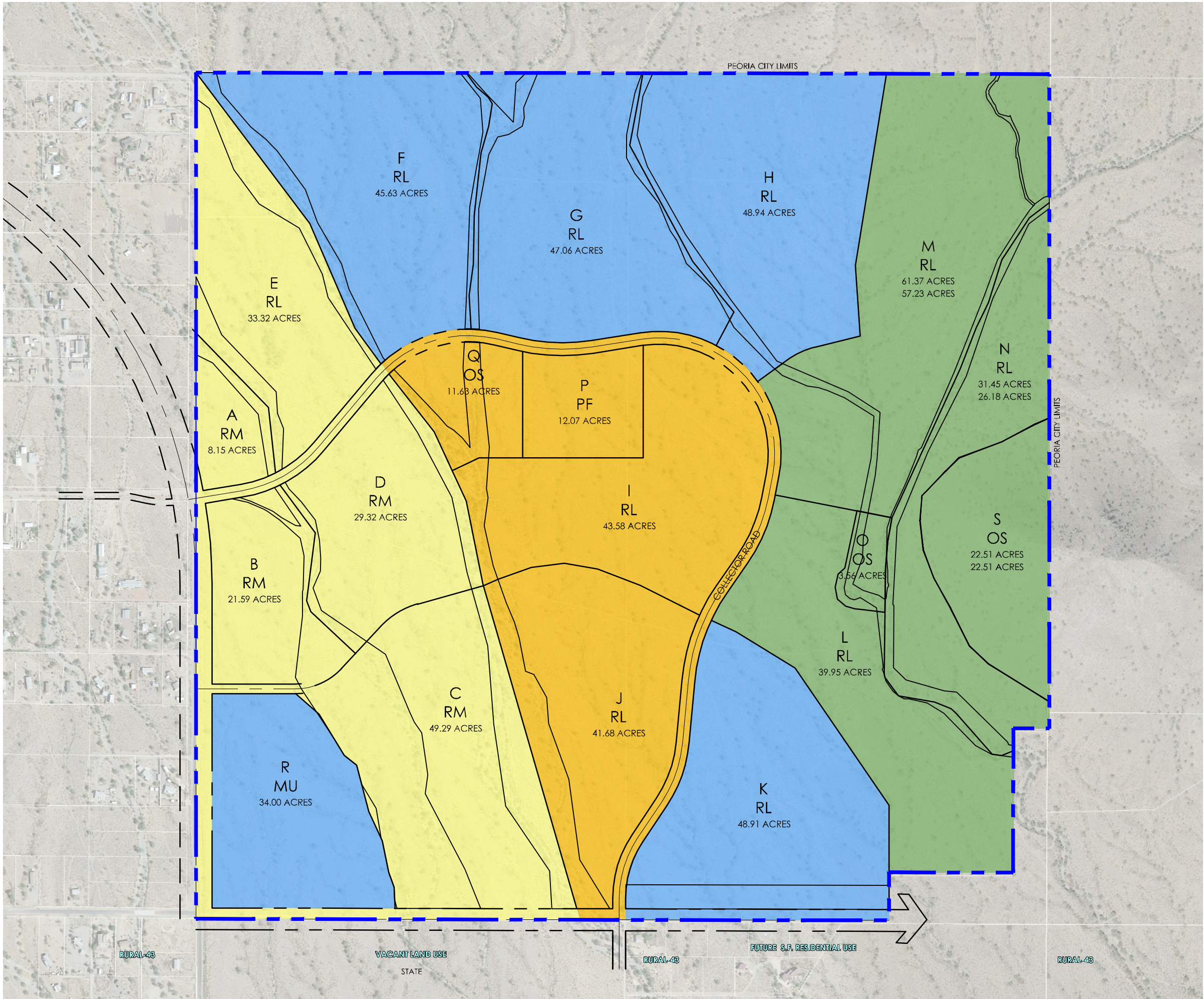
Subject to engineering and City review and approval.

APPROX. SCALE: NTS

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Date.	12/14/18	Project No.	1793
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MARISOL RANCH

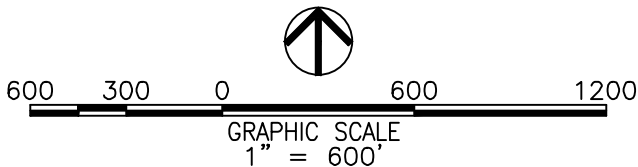
Planned Area Development

Figure 9
Phasing Plan

- Phase I
- Phase II
- Phase III
- Phase IV

NOTE: Phasing is conceptual and subject to change without triggering an amendment to this PAD.

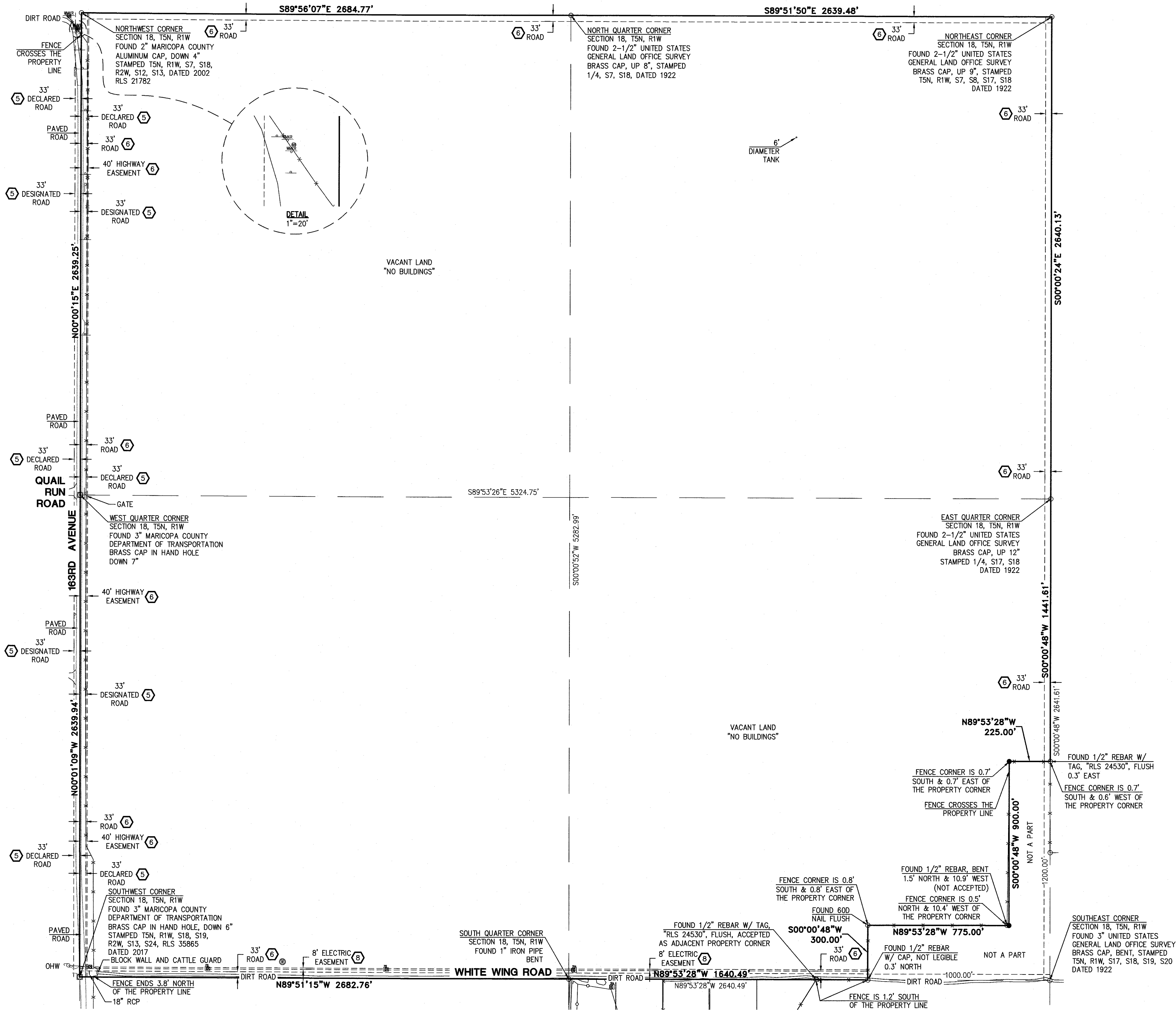
Subject to engineering and City review and approval.



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Date.	12/14/18	Project No.	1793
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LEGEND	
○	FOUND MONUMENT AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE
●	SET 1/2" REBAR W/ CAP, RLS 00000
○	OR AS NOTED
⊕	UTILITY POLE
⊕	GUY ANCHOR
⊕	ELECTRIC TRANSFORMER
⊕	ELECTRIC PULL BOX
⊕	SIGN
⊕	MAILBOX
○	POST OR AS NOTED
⊕	TELEPHONE PEDESTAL
⊕	AIR RELEASE VALVE
⊕	WELL
⊕	WATER MARKER
---	BOUNDARY LINE
---	SECTION LINE
---	PARCEL LINE
---	BARB WIRE FENCE
---	RLS REGISTERED LAND SURVEYOR
---	OHW OVERHEAD WIRE



MARISOL RANCH - SECTION 18	
N.E.C. OF 163RD AVENUE & WHITE WING ROAD MARICOPA COUNTY, ARIZONA	
A.L.T.A./N.S.P.S. LAND TITLE SURVEY	
PROJ. NO.	1766
DATE:	FEB. 2018
SCALE:	AS SHOWN
DESIGNED: HW	DRAWN: JDL
REV.	APPROVED: KJP
DWG. NO.	
SV-2	
SHT. 2 OF 2	

APPENDIX B: NADABURG USD CORRESPONDENCE

Mark Reddie

From: Rick Stephen <rstephen@nadaburgsd.org>
Sent: Monday, March 19, 2018 1:48 PM
To: Mark Reddie
Subject: RE: Marisol Ranch-Nadaburg SD Meeting

Hi Mark,

Thank yo9u for the meeting last week. It is exciting to hear of the plans you have for our community.

I believe that the 12 acre site for an elementary school would be fair. I am attaching a link where the School Facility Board provides standards for school sites. We greatly appreciate the offer of the site.

<http://www.azsfb.gov/sfb/Rules%20&%20Policies/IV%20Land.pdf>

Please let me know if there is anything else that you need from us.

Rick

From: Mark Reddie [mailto:mreddie@rviplanning.com]
Sent: Friday, March 9, 2018 8:28 AM
To: Rick Stephen <rstephen@nadaburgsd.org>
Cc: Tim Keenan <TimK@montage-holdings.com>; Annie Vos <avos@rviplanning.com>
Subject: Marisol Ranch-Nadaburg SD Meeting

Rick, it was a pleasure to meet with you on Wednesday to discuss the Marisol Ranch project and more specifically, the future plans for a K-8 school site on the property. We are excited to work with you as we move forward with this development. As we discussed, we are planning to annex the property into the City of Surprise, and will be preparing a Planned Area Development Zoning District to incorporate the previous zoning that was approved in Maricopa County back in 2002.

Per our discussion, our understanding is that a 12-acre school site, in the location we defined within the central portion of the community, would work very well for the Nadaburg School District both in terms of size and location. Please confirm so we have agreement as we move forward. Of course, we will keep in touch with you as we move forward through the City zoning and annexation process, as well as overall timing for the commencement of the initial phase of development. Thanks again and we look forward to working with you as this community moves forward.

Mark Reddie, Vice President + Principal

LVA urban design studio,
an RVi company

120 s ash avenue · tempe, az 85281

mreddie@rviplanning.com · 480.994.0994 main · 480.586.2349 direct · lvadesign.com · rviplanning.com

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Meeting with Rick Stephen,

Superintendent of Nadaburg School District

Wednesday, March 7, 2018, 8:00am

- The purpose of the meeting was to inform the superintendent of our plans for the development of Marisol Ranch and to discuss the Nadaburg school district's need for an elementary school as a part of the project.
- We explained the current status of Marisol Ranch
 - The Masterplan was approved in the County in 2002
 - We are now pursuing annexation into the City of Surprise
 - We are processing a PAD request to establish equivalency zoning.
 - We will be able to make changes to the master plan via a separate application process once the first PAD and annexation request is complete.
 - Annexation is contingent on having the State Land parcel to the south agree.
- The superintendent explained the current status of the Nadaburg School District
 - Nadaburg is unusual in that it is a unified school district, but currently only has two elementary schools (K-8).
 - The district plans to open a freshman-only high school at the Nadaburg campus within the next year or so. This will help tip the scales toward having the state build them a high school facility.
 - The plan is to open a high school within the next 3-5 years. Three sites are being considered including one just south of Marisol Ranch.
 - The Nadaburg schools serve the community in a variety of ways beyond the school day. They have partnerships throughout the region including:
 - Open gym, Health Clinics, outdoor education at Toyota proving grounds, community meeting location, etc.
- In closing, we discussed the following:
 - The proposed 12.0-acre elementary school site will be adequate to serve the district's needs.
 - The superintendent is happy to reach out to his contacts at the State Land department and our state legislators to help with the State Land parcel.
 - We are looking forward to working together as the Marisol Ranch project continues to progress and develop.

Mark Reddie

From: Rick Stephen <rstephen@nadaburgsd.org>
Sent: Wednesday, February 27, 2019 8:32 AM
To: Mark Reddie
Subject: Marisol Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Mark,

I am writing this letter in support of the Marisol Ranch Development. As superintendent of the Nadaburg Unified School District, I have met with representatives of the developer and have fully discussed the project. I am aware of both zoning cases involving the City of Surprise and the State of Arizona. The district is in support of the elementary school site that the developer has proposed.

Please feel free to contact me if you have any questions.

Best,
Rick

Rick Stephen
Principal/Superintendent
Desert Oasis School/Nadaburg Unified School District
623-388-2121 district
623-556-5881 school
623-388-2915 fax
rstephen@nadaburgsd.org

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Marisol Ranch PAD Amendment

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 11/13/18

Future Council Work Session/Meetings target dates Planning and Zoning 05/02/19, City Council TBD

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☐ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates

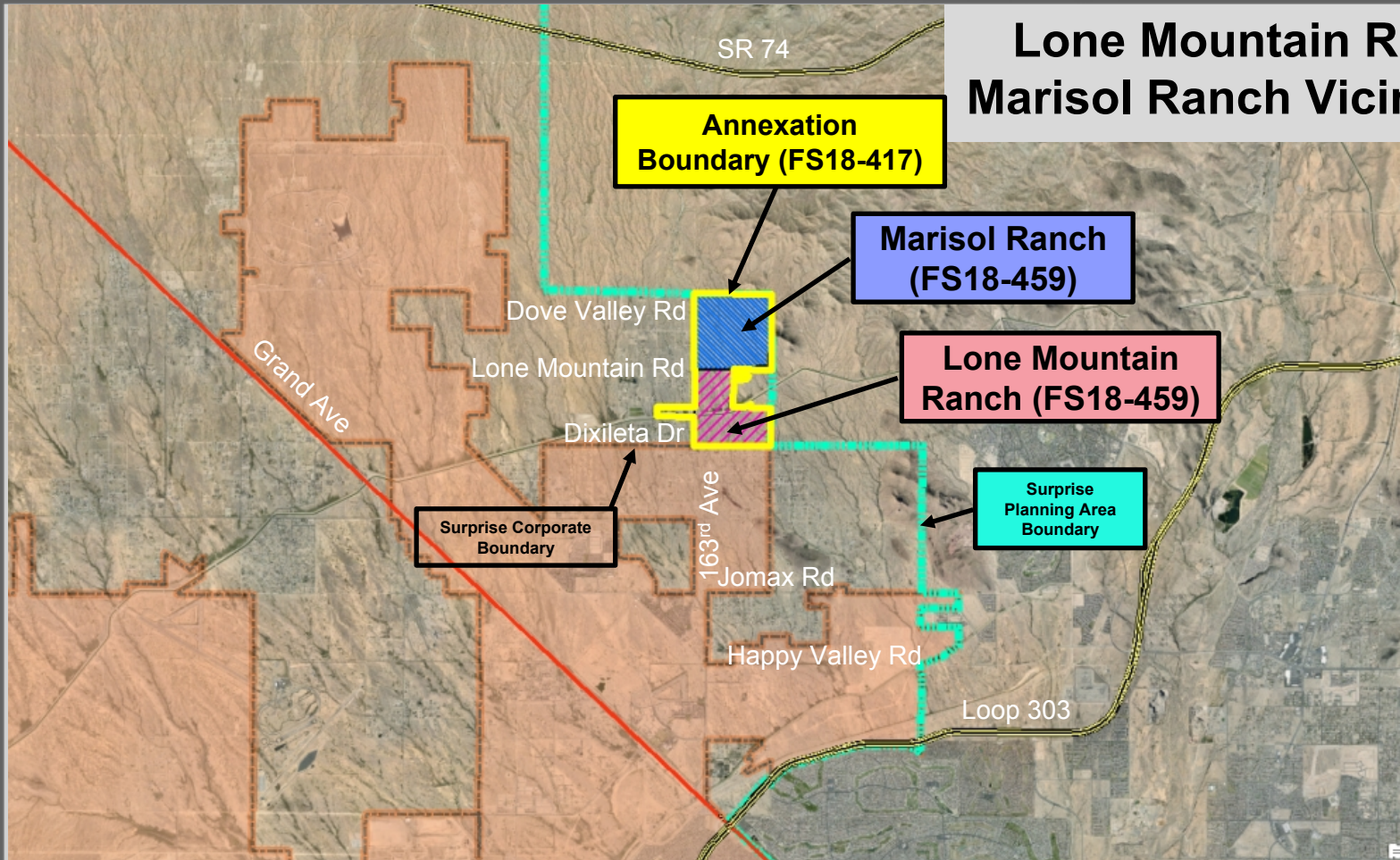


Planning & Zoning Commission
May 2, 2019

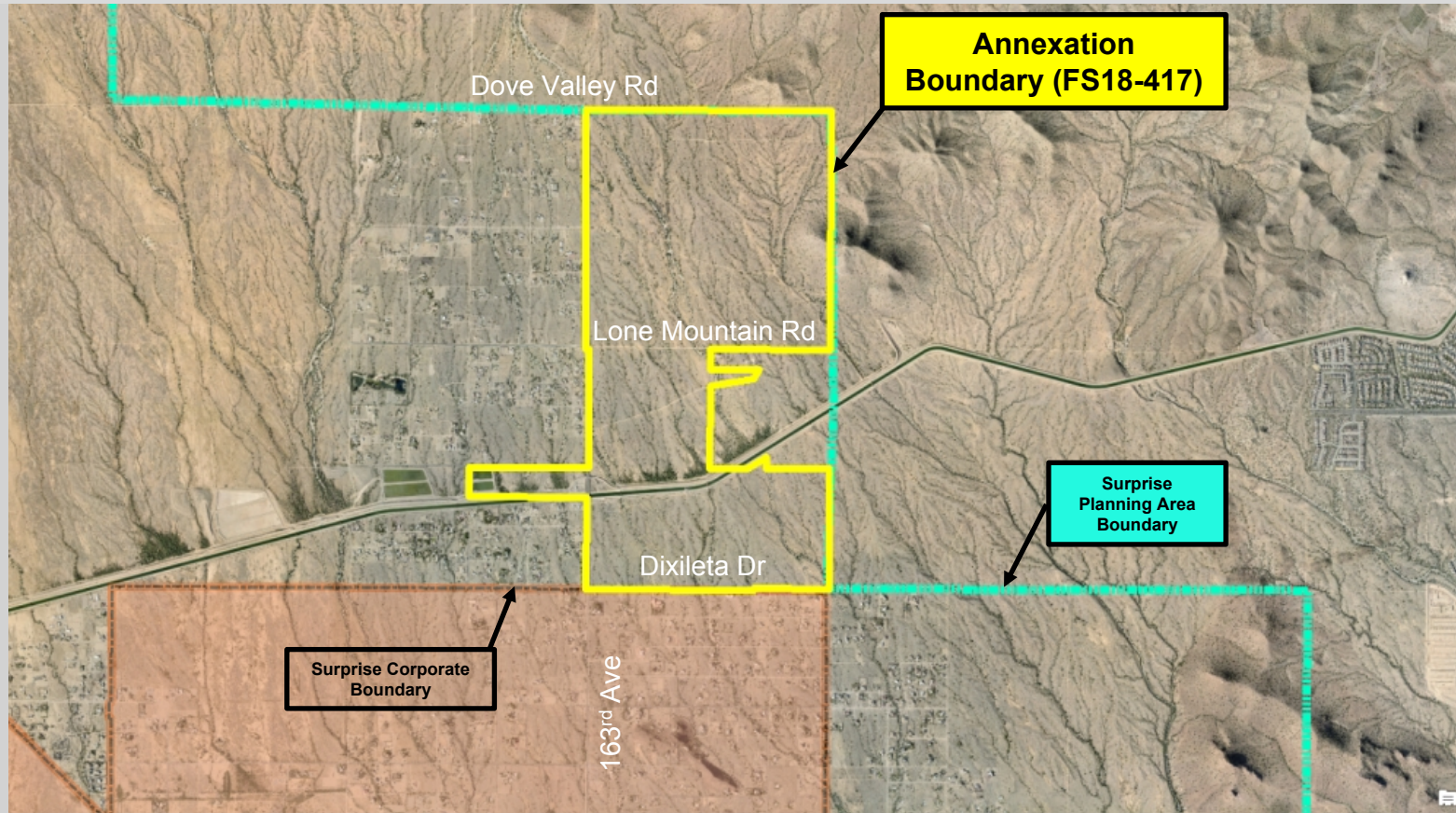
FS18-459 Lone Mountain Ranch Zone Change

FS18-557 Marisol Ranch Major PAD Amendment

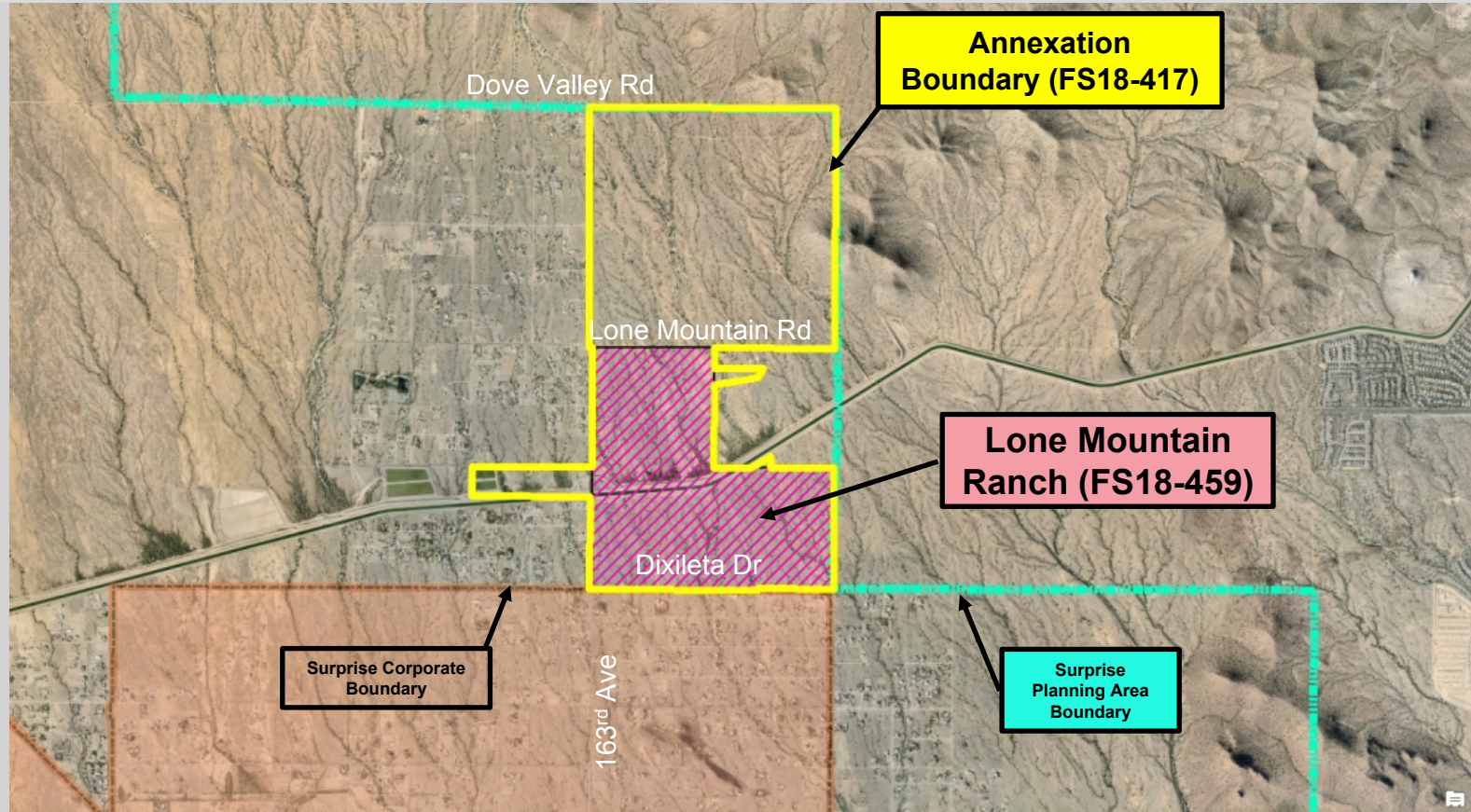
Lone Mountain Ranch / Marisol Ranch Vicinity Map



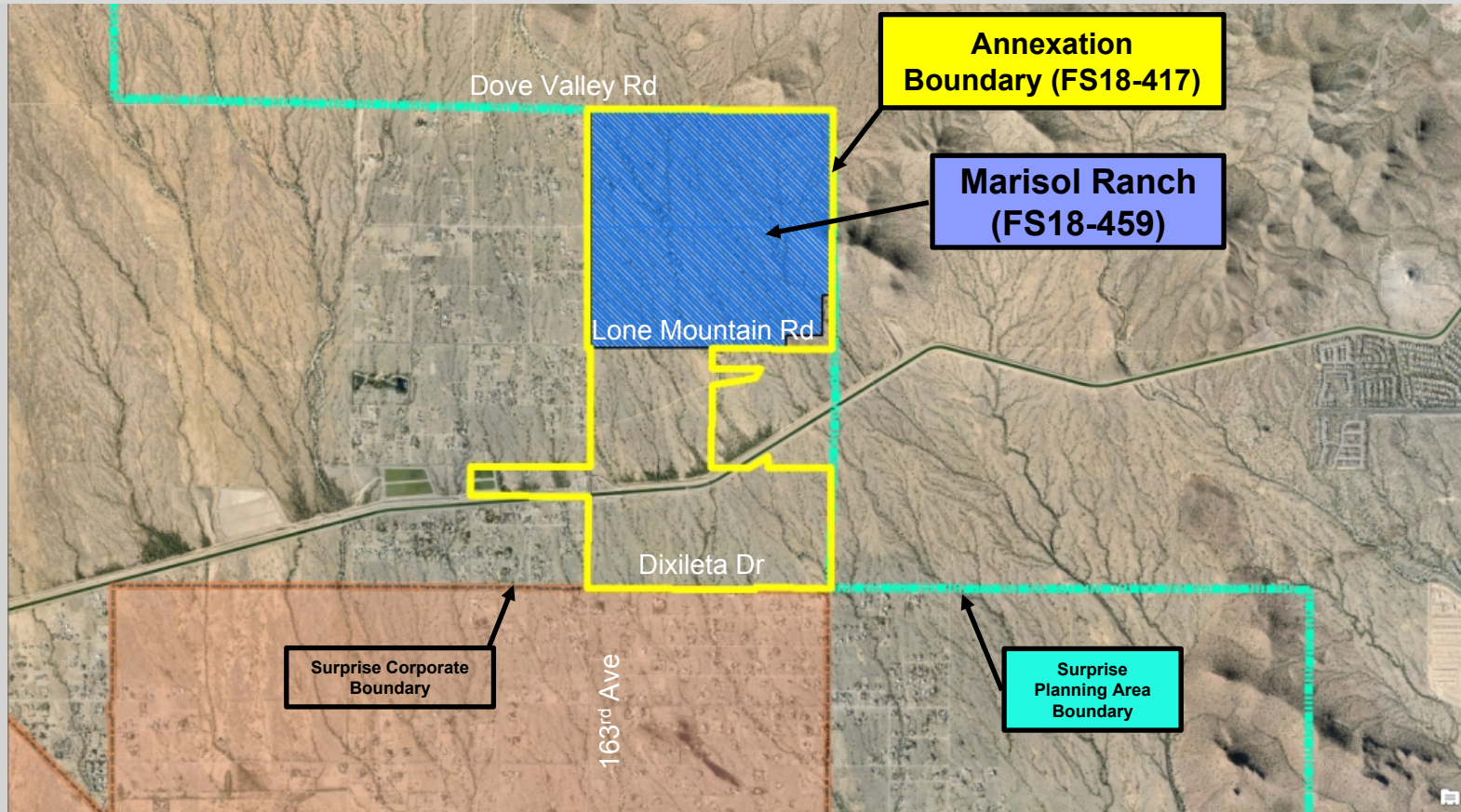
Annexation Area Map



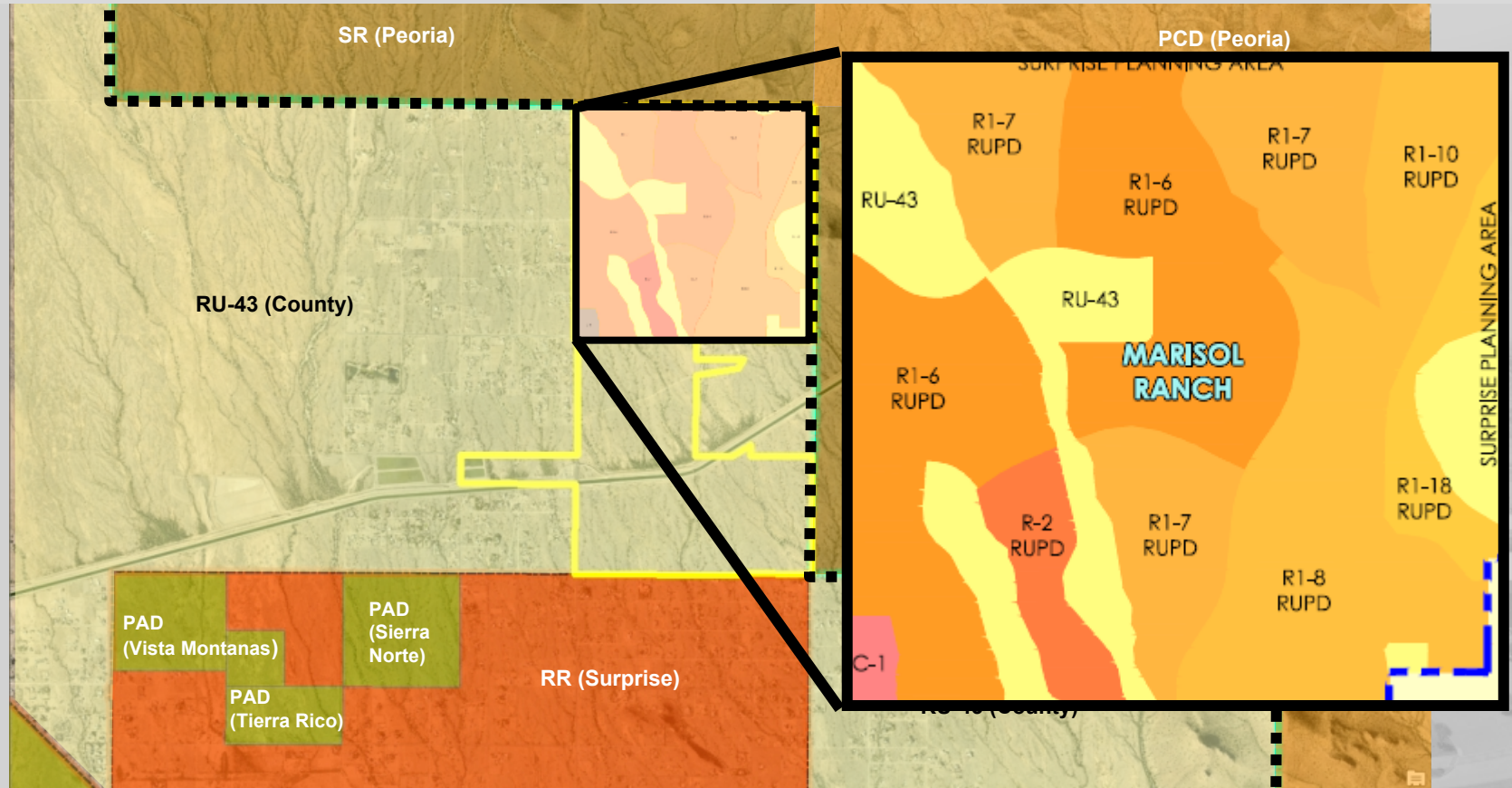
Lone Mountain Ranch Project Area Map



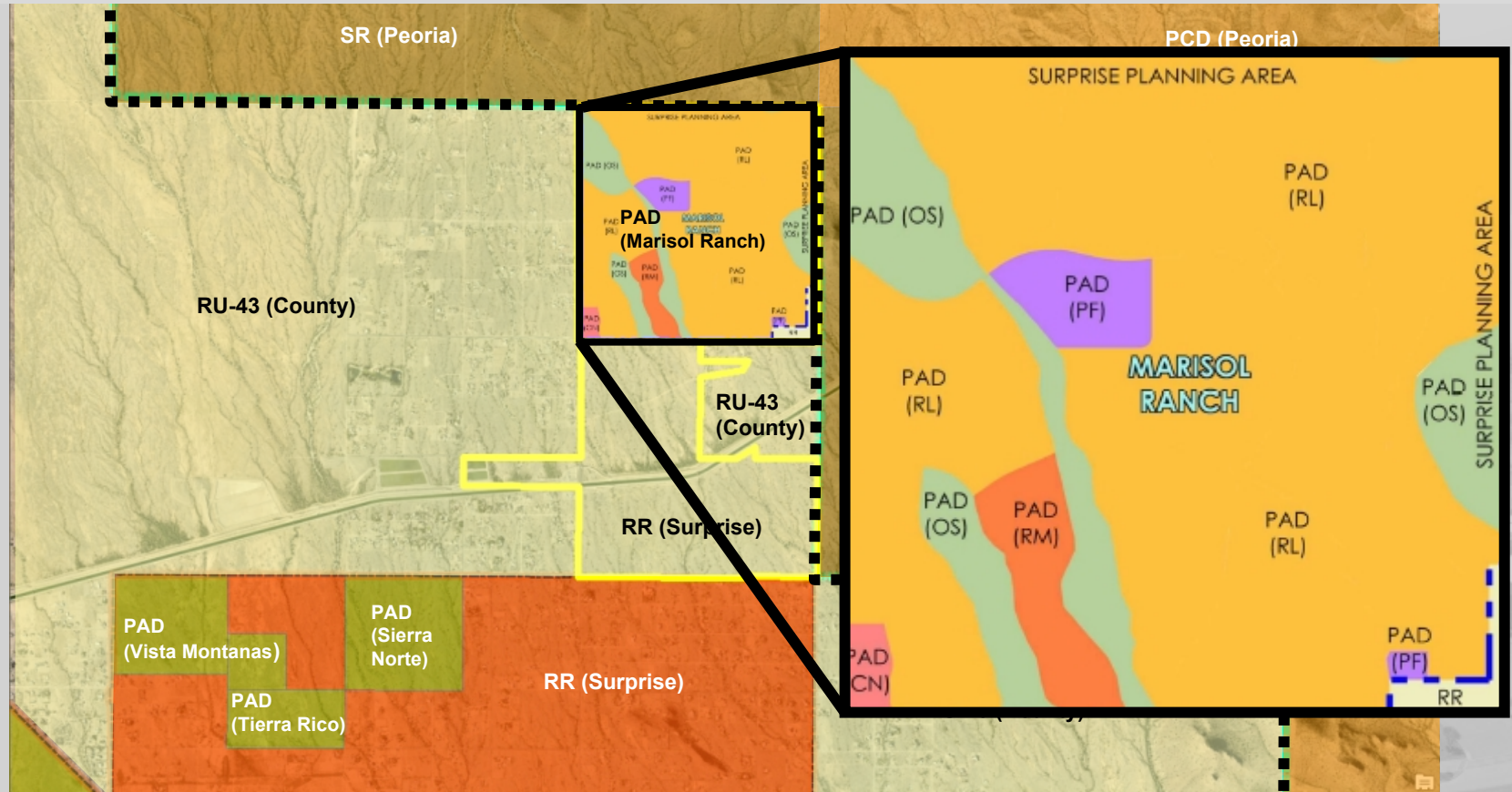
Marisol Ranch Project Area Map



Pre-annexation Zoning Map

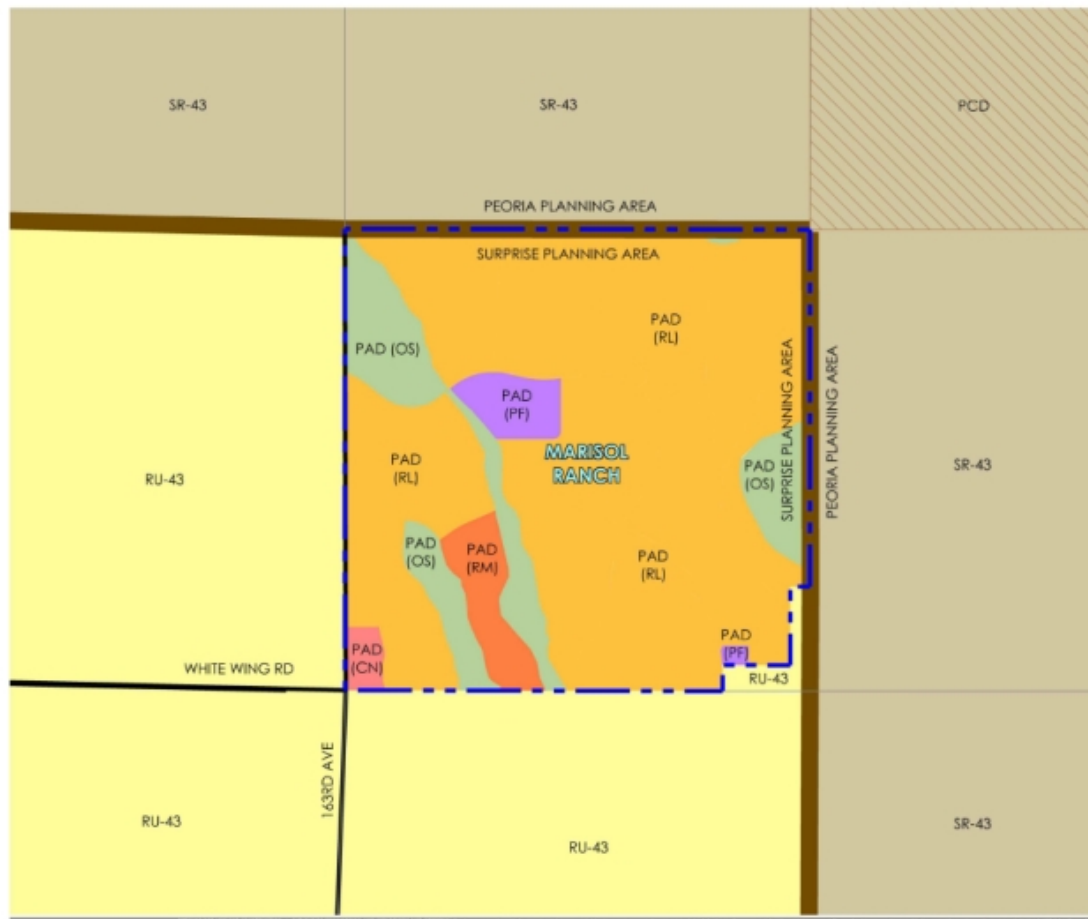


Post-Annexation Zoning Map



**Marisol Ranch
Major PAD Amendment
FS18-557**





MARISOL RANCH

Planned Area Development

Figure 2

Existing Zoning Map

LEGEND

CITY OF SURPRISE

- PAD (OS)
- PAD (RM)
- PAD (RL)
- PAD (CN)
- PAD (PF)

CITY OF PEORIA

- PCD
- SR-43

MARICOPA COUNTY

- RU-43
- PROJECT AREA
- PLANNING AREA
- MAJOR ARTERIAL

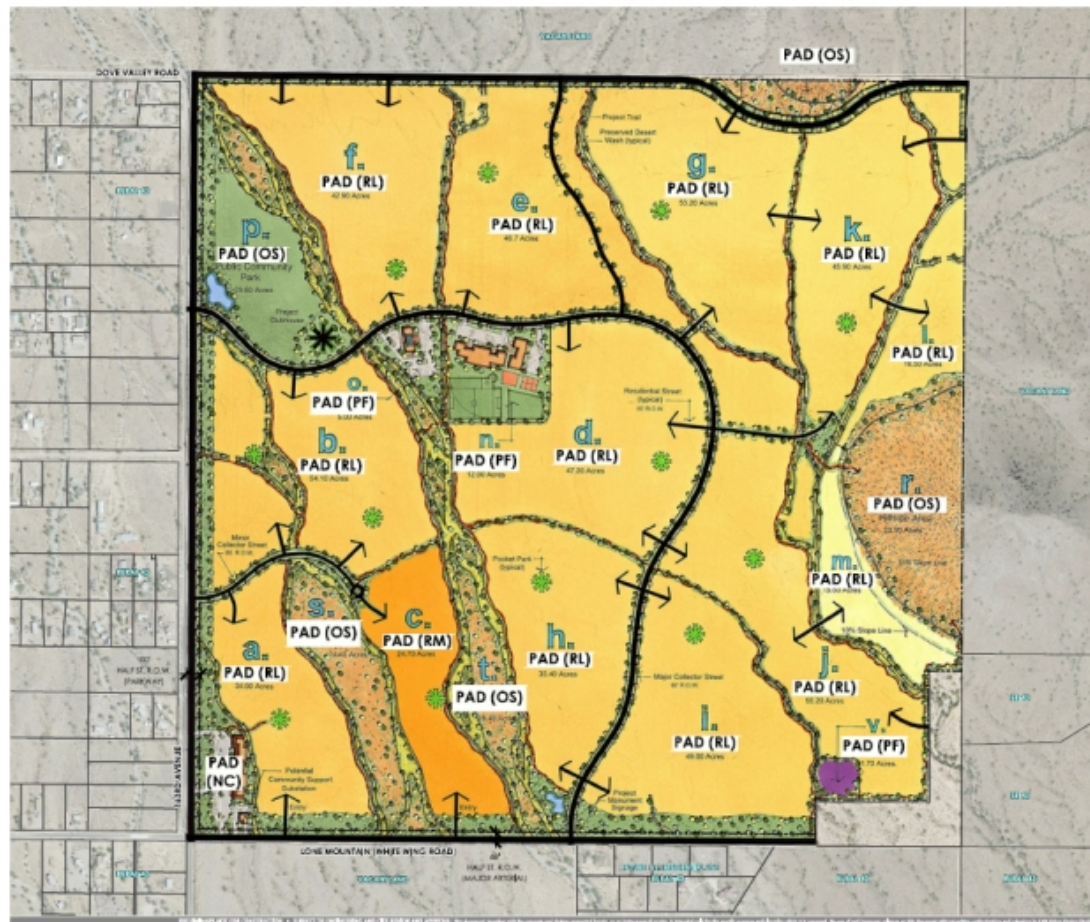
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Date: 12/14/18 Project No: 1793





MARISOL RANCH

Figure 3
Existing Land Use Master Plan

Parcel #	Gross Parcel Area	Zoning District	Lot Yield	Gross Parcel Density
A	34	PAD (RL)	1.12	3.36
B	24.1	PAD (RL)	1.12	3.37
C	24.7	PAD (OS)	1.12	3.38
D	47.2	PAD (RL)	1.12	4.62
E	46.7	PAD (RL)	1.12	4.26
F	47.5	PAD (RL)	1.12	5.26
G	33.7	PAD (RL)	1.12	3.42
H	33.4	PAD (RL)	1.12	3.64
I	49	PAD (RL)	1.12	3.1
J	23.7	PAD (RL)	1.12	2.79
K	43.7	PAD (RL)	1.12	3.09
L	12.9	PAD (RL)	1.12	2.10
M	13.6	PAD (RL)	1.12	1.41
N	12.0	PAD (PF)	1.12	1.41
O	12.0	PAD (PF)	1.12	1.41
P	29.6	PAD (OS)	1.12	1.41
Q	1.4	PAD (OS)	1.12	1.41
R	22.9	PAD (OS)	1.12	1.41
S	14.4	PAD (OS)	1.12	1.41
T	13.4	PAD (OS)	1.12	1.41
U	7.2	PAD (OS)	1.12	1.41
V	1.7	PAD (PF)	1.12	1.41

NOTE: NET ACREAGE EXCLUDES STREET ROW & FLOODPLAIN (EXCEPT FOR PARKS)

RECOMMENDED POCKET PARK

Subject to engineering and City review and approval.



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Date: 11/30/16 Project No. 1795

RVI
Planning + Landscape Architecture

Figure 6
Proposed Land Use Master Plan

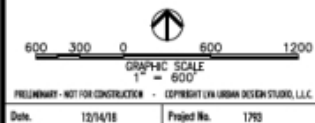
NOTE: NET ACREAGE EXCLUDES STREET R.O.W. & FLOODWAY (EXCEPT FOR PARKS)

Subject to engineering and City review and approval.



MARISOL
RANCH
Planned Area Development

Figure 7
Recreation and Open Space Plan



RVi

Citizen Outreach:

November 13, 2018

Marisol Ranch Major PAD Amendment

Staff Recommendation:

Approve subject to stipulations “a” and “b”

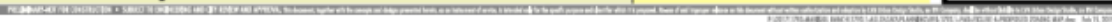


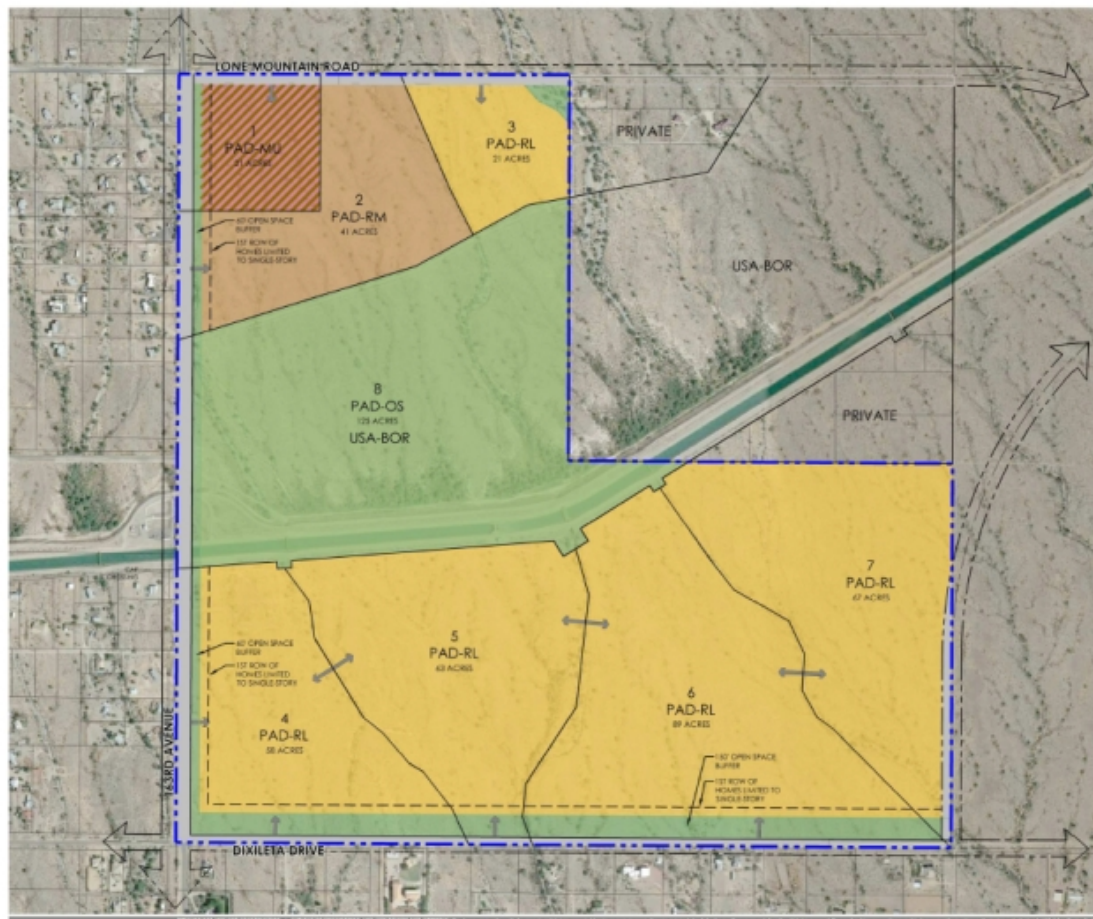
QUESTIONS OR COMMENTS?

Thank You

**Lone Mountain Ranch
Zone Change
FS18-459**







LONE MOUNTAIN RANCH

Planned Area Development

Figure 5
Land Use Master Plan

PARCEL	LAND USE	AREA (GROSS ACRES)	AREA (NET ACRES)	PROJECTED UNITS
1	PAD-MU	21	17	335
2	PAD-RM	42	39	330
3	PAD-RL	21	19	85
4	PAD-RL	58	51	230
5	PAD-RL	63	62	250
6	PAD-RL	89	85	360
7	PAD-RL	67	67	270
Subtotal		361	341	1,860
10	PAD-OS	125	121	0
Total		486	462	1,860

--- PROJECT BOUNDARY
--- CONCEPTUAL ACCESS LOCATIONS

Subject to engineering and City review and approval.



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Date: 12/14/16 Project No. 1793.1

RVi
Planning + Landscape Architecture

Citizen Outreach:

November 13, 2018

Lone Mountain Ranch Zone Change

Staff Recommendation:

Approve subject to stipulations “a” and “b”



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Site Plan for the Community Amenity Center in Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue.

Motion:

I move to approve/deny the Site Plan for the Community Amenity Center in Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue.

Background:

On December 19, 2018 Hilgart Wilson, LLC., submitted a request for a Site Plan for the Community Amenity Center in Parcel 4 of Heritage Asante generally located west of 163rd Avenue and north of Grand Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-692 - Heritage Parcel 4 - Staff Report
2. 01 - FS18-692 - Heritage Parcel 4 - Vicinity Map
3. 02 - FS18-692 - Heritage Parcel 4 - Phase 1 Site Plan
4. 03 - FS18-692 - Heritage Parcel 4 - Site Plan

5. 05 - FS18-692 - Heritage Parcel 4 - Elevations
 6. FS18-692 - Heritage Parcel 4 - PowerPoint
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-646

Project Name: Heritage Asante Parcel 4 – Active Adult Amenity

Council District: 1 – ACACIA

Meeting Date: May 2, 2019

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Zach Hilgart with Hilgart Wilson, LLC.

Request: Site Plan for a Community Amenity Center.

Site Location: Generally west of 163rd Avenue and north of Grand Avenue

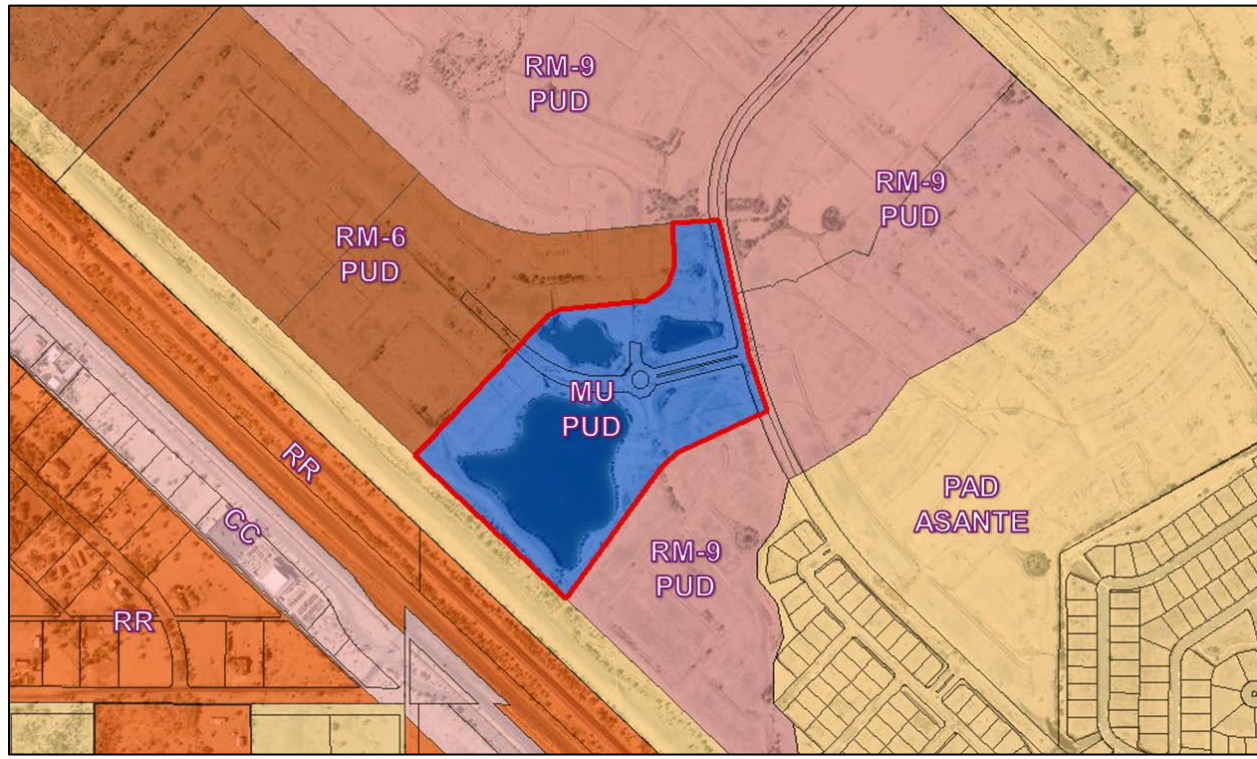
Site Size: 23.95 Acres

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-646.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to **approve** the **Site Plan** of case FS18-646.

30 **Existing Land Zoning:**



RM-6 PUD / RM-9 PUD	RM-9 PUD	RM-9 PUD
RM-6 PUD	Mixed Use PUD	RM-9 PUD
PAD Asante (OS)	PAD Asante (OS)	PAD Asante (OS)

31 **Background:**

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

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

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

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

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

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

44 **September 6, 2018:** A Concept Review meeting was held for the current proposal under
 45 case CR18-405.

December 19, 2018: The applicant filed a related request for a Site Plan under case FS18-692, the subject case.

January 22, 2019: The Community Development Director approved a Minor Zoning Amendment to the Paradiso Asante PUD to modify certain development standards for the subject site.

April 2, 2019: The Mayor and City Council approved the Master Plat for Heritage Asante Phase 1.

Project Description:

Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Site Plan to allow for the development of a community amenity center in parcel 4 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue. The subject property is approximately 23.95 acres and zoned Mixed-Use with a PUD Overlay.

This project is part of Phase 1 of the Heritage Asante active adult community and is surrounded by Parcel 5 to the north, Parcel 3 to the south, and Parcels 1 and 2 to the east. The site will be accessed from Asante Boulevard on the east side of the property. The site plan shows great pedestrian connectivity between the different uses on the site, to the residential developments to the north (Heritage Asante Parcel 5) and to the south (Heritage Asante Parcel 3), and to the linear park along Grand Avenue.

On site the applicant proposes a clubhouse (15,541 sq. ft.), a pool house (2,345 sq. ft.), pickleball courts, tennis courts, a dog park, and a putting course. Parking is spread throughout the site to allow the users of the site to park near the amenity area that they intend to use during their visit. The number of parking spaces provided (132 spaces) meets and exceeds the requirement of the SUDC of 1 parking space per 300 sq. ft. of the building gross floor area.

The proposed landscape follows the same design theme as the proposed residential developments of Phase 1 of Heritage Asante and meets the requirements of the Paradiso Asante PUD.

The proposed architecture theme will complement the surrounding residential developments as the proposed buildings use similar colors, materials, and design of what is recommended in the Paradiso Asante PUD for the residential developments in this community.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

86 **Reviewing Agencies:**

87
88 In addition to the standard city reviewing agencies, who indicate no objections to the
89 requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the
90 routing of this case. These agencies also indicate no objections.
91

92 **Summary:**

93
94 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the
95 Surprise Municipal Code, and the General Plan.
96

97 **Findings:**

- 98
99
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
 - The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as
100 amended under case FS18-422.
 - The reviewing agencies have indicated no objections to the request

101
102
103

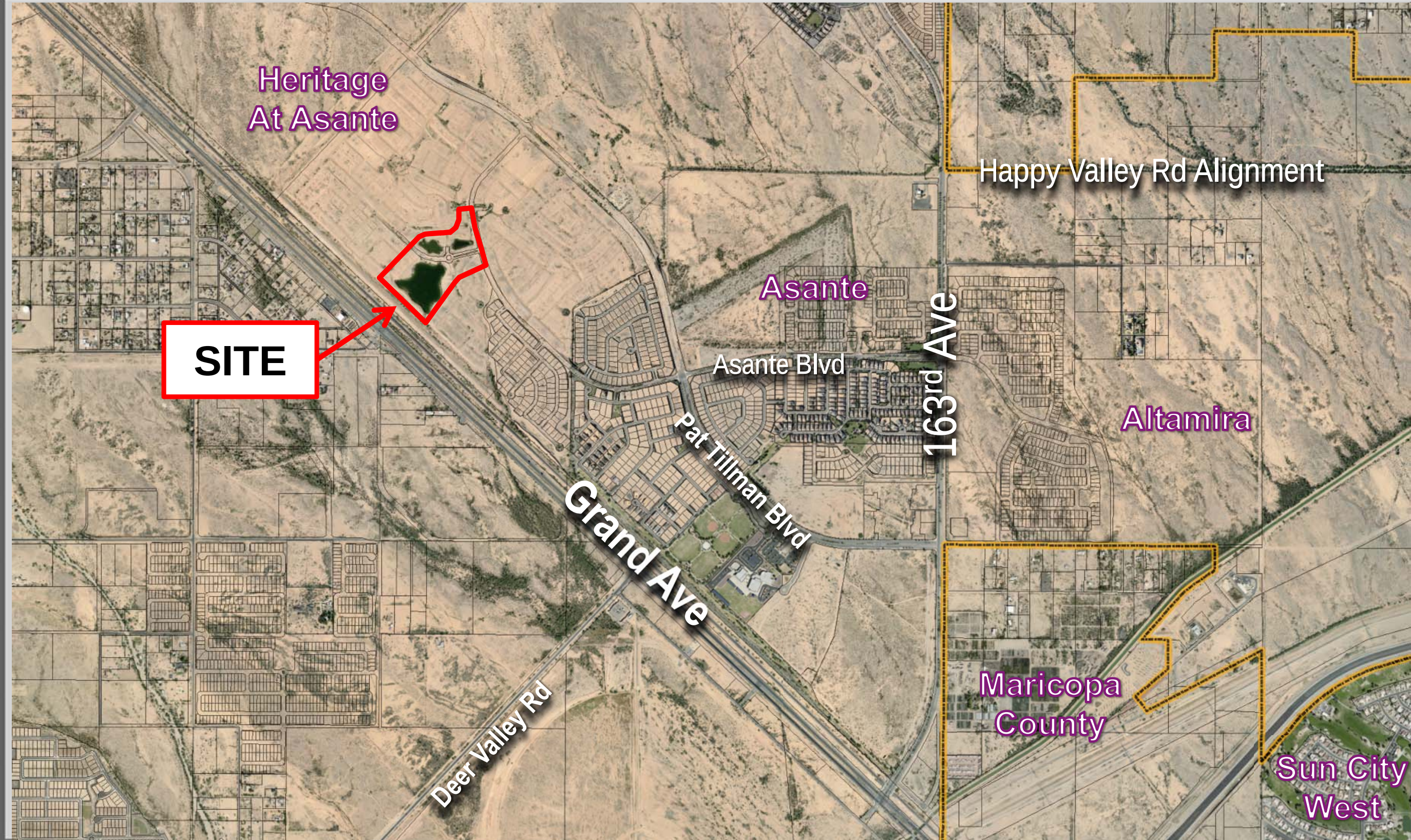
104 **Recommendation:**

105
106 Based on the findings noted above, staff recommends the Commission move to **approve**
107 the Site Plan case FS18-646.
108

109 However, should the Commission wish to **deny** of the request, the Commission should
110 make its own findings and base its decision on those alternative findings.
111

112 **Attachments:**

- 113
114 01 Vicinity Map
115 02 Phase 1 Site Plan
116 03 Preliminary Plat
117 04 Landscape Plans



VICINITY MAP

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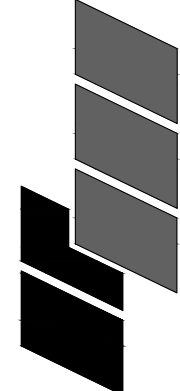


HILGARTWILSON	
PROJ NO.:	1909
DATE:	MARCH 2019
SCALE:	1"=180'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH
DWG. NO.	
1	
SHT.	1 OF 1

HERITAGE ASANTE

CITY OF SURPRISE, ARIZONA

SITE PLAN



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

REV.:

HERITAGE ASANTE - PARCEL 4

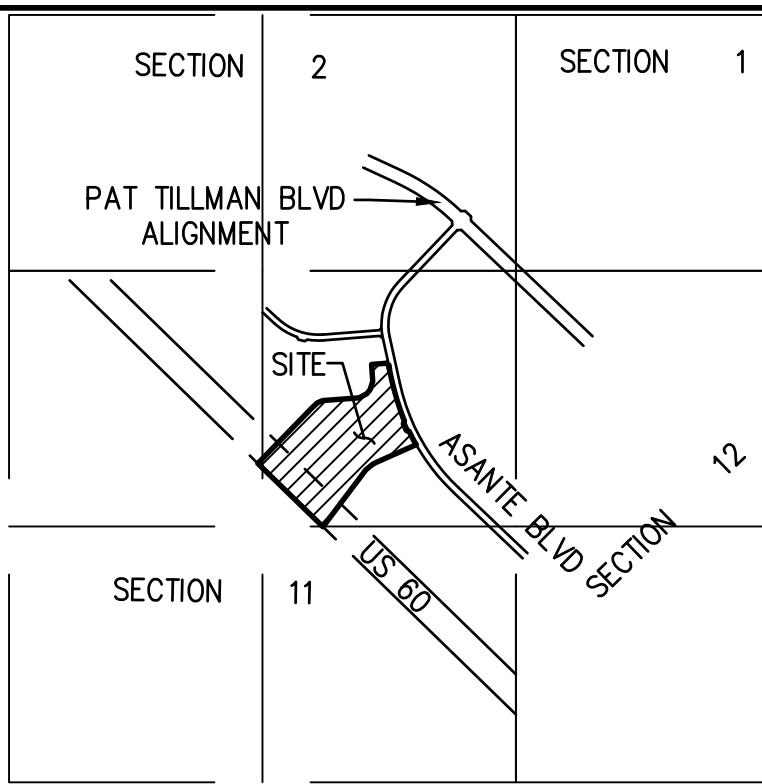
SITE PLAN SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

MATCHLINE SEE SP0.1

SITE PLAN NOTES

- 1 PROPOSED FIRE HYDRANT
- 2 PROPOSED DRYWELL
- 3 PROPOSED CATCH BASIN
- 4 PROPOSED ADA ACCESSIBLE RAMP
- 5 PROPOSED CURB OPENING
- 6 PROPOSED TRASH ENCLOSURE
- 7 PROPOSED SITE SES
- 8 VINYL COATED CHAIN-LINK FENCE
- 9 PROPOSED RAMADA



VICINITY MAP
NOT TO SCALE

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

ARCHITECT

FARNWORTH CONSTRUCTION
2351 S. SIGNAL BUTTE RD.
MESA, ARIZONA 85209
PHONE: (602) 448-6723
CONTACT: TIM NIELSON

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 777-4625
CONTACT: TODD SKORO

LANDSCAPE ARCHITECT

SMP, INC.
714 STETSON DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 291-9240
CONTACT: KENTON MIERSMA

SHEET INDEX

SP0.0 SITE PLAN
SP0.1 SITE PLAN

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- VERTICAL CURB & GUTTER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED HEADWALL
- PROPOSED SD CATCH BASIN
- RETAINING WALL
- GRADE BREAK
- BARRICADE
- PROPOSED 8" SEWER LINE
- EXISTING SEWER LINE
- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- EXISTING RECLAIMED WATER
- EXISTING SEWER M.H.
- PROPOSED SEWER M.H.
- SEWER CLEANOUT
- TAPPED CAP
- BENDS
- TEE
- FIRE HYDRANT
- VALVE AND TEE
- PROPOSED VALVE
- EXISTING VALVE
- PROPOSED METER
- BARRICADE
- CONSTRUCTION NOTE
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT
- PROPOSED FENCE
- EXISTING FENCE

PARKING CALCULATIONS

BUILDING AREA	
CLUBHOUSE	15,541 SF
POOL HOUSE	2,345 SF
RESTROOM	592 SF
TOTAL	18,478 SF

PARKING REQUIRED

*STANDARD SPACES	60
**ADA	4
TOTAL	64

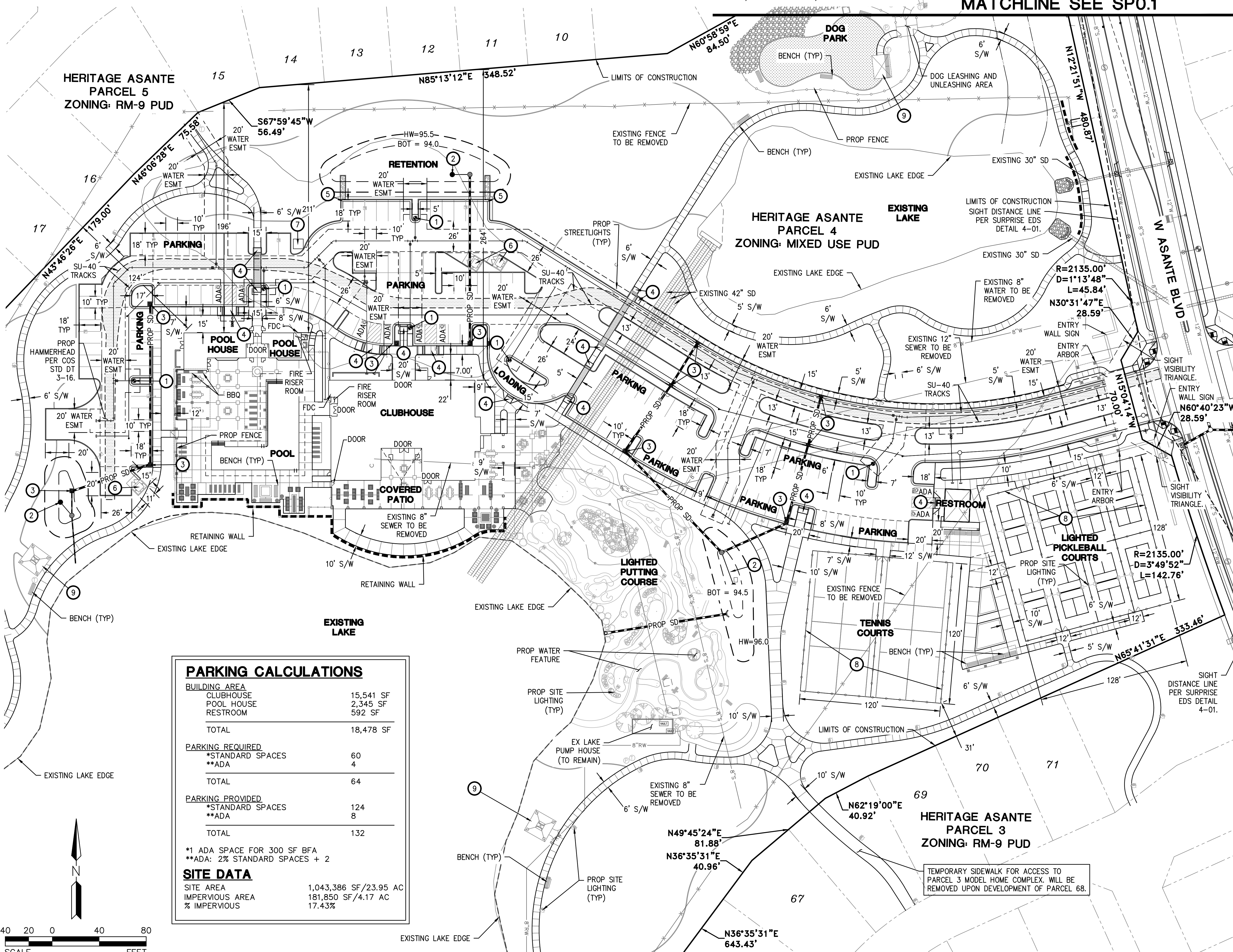
PARKING PROVIDED

*STANDARD SPACES	124
**ADA	8
TOTAL	132

*1 ADA SPACE FOR 300 SF BFA
**ADA: 2% STANDARD SPACES + 2

SITE DATA

SITE AREA	1,043,386 SF/23.95 AC
IMPERVIOUS AREA	181,850 SF/4.17 AC
% IMPERVIOUS	17.43%



HERITAGE ASANTE - PARCEL 4

ASANTE BOULEVARD & WHISPERING WIND DRIVE

SURPRISE, ARIZONA

SITE PLAN

HILGARTWILSON

PROJ NO.: 1909

DATE: MAR 2019

SCALE: N.T.S.

DRAWN: HW

DESIGNED: HW

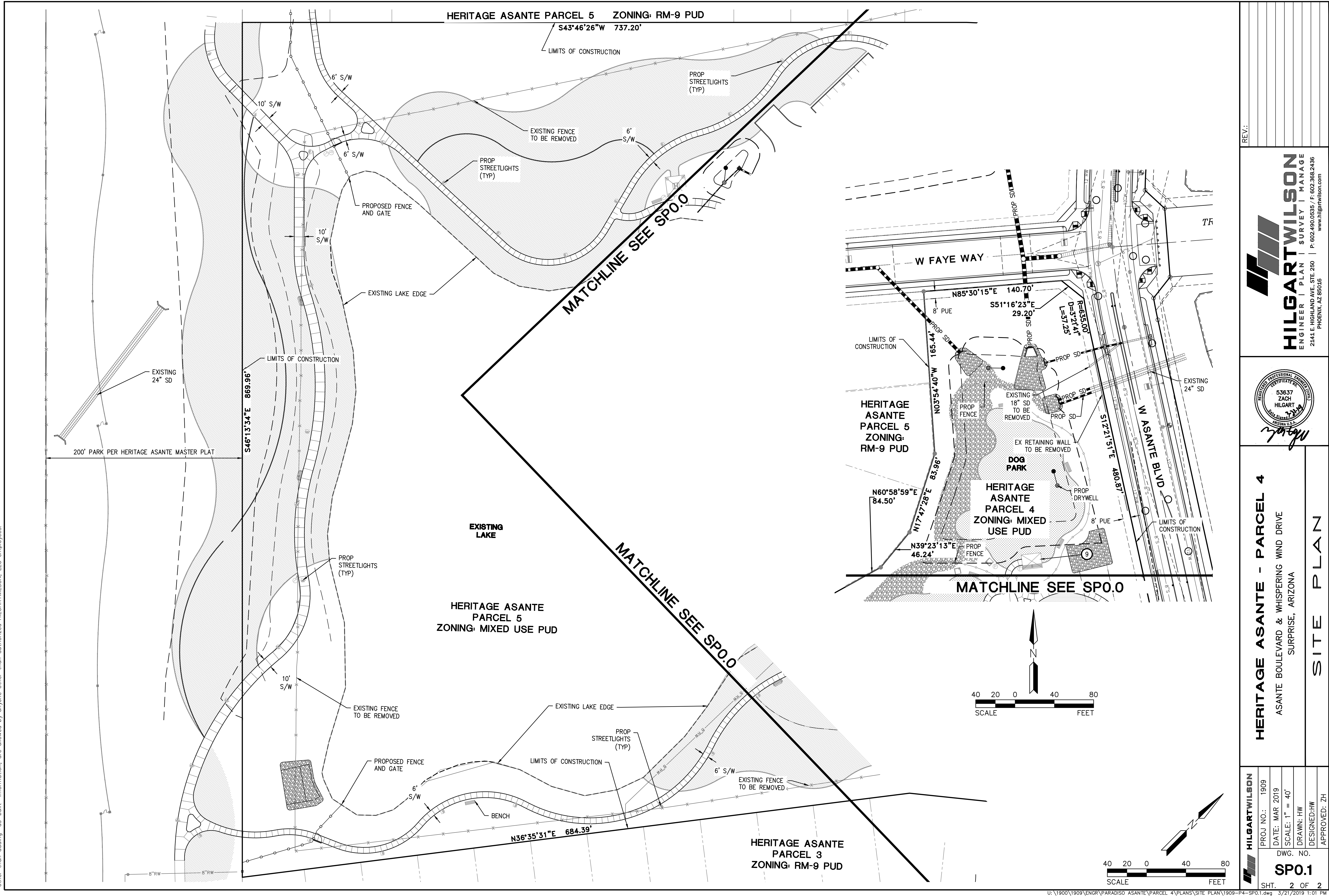
APPROVED: ZH

DWG. NO.

SP0.0

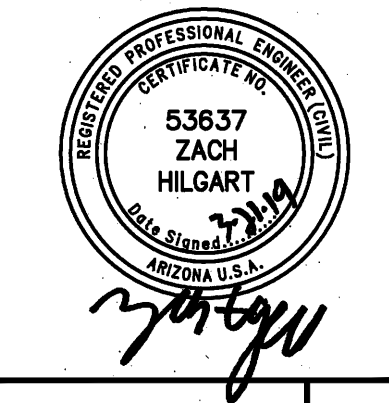
SHT. 1 OF 2

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REV:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



HERITAGE ASANTE - PARCEL 4
ASANTE BOULEVARD & WHISPERING WIND DRIVE
SURPRISE, ARIZONA
SITE PLAN

HILGARTWILSON	PROJ NO.: 1909
	DATE: MAR 2019
	SCALE: 1" = 40'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: ZH
DWG. NO.	SP0.1
SHT.	2 OF 2



1 CLUBHOUSE - NORTH ELEVATION

0 4' 8' 16'



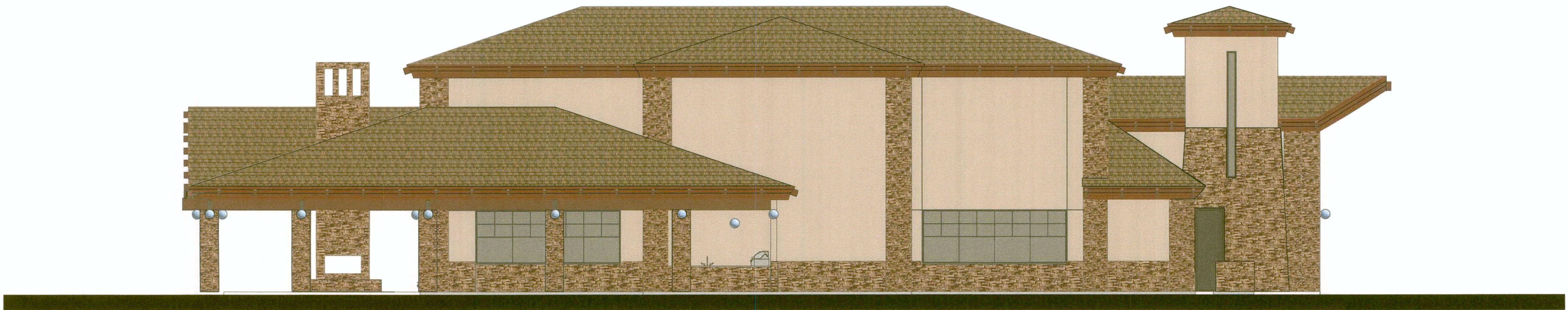
2 CLUBHOUSE - WEST ELEVATION

0 4' 8' 16'



3 CLUBHOUSE - SOUTH ELEVATION

0 4' 8' 16'

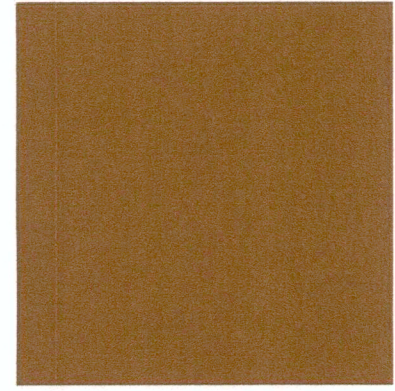


4 CLUBHOUSE - EAST ELEVATION

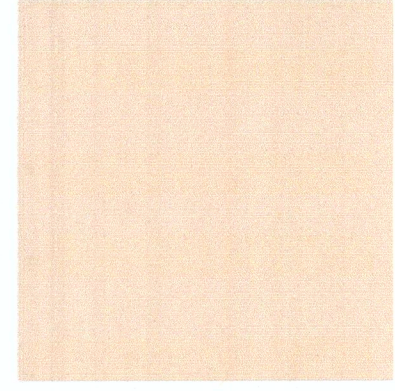
0 4' 8' 16'



FLAT TILE ROOFING
EAGLE TILE
PONDEROSA
COLOR: 5671 VILLAGE BLEND



PAINTED STUCCO
WESTERN ONE KOTE SYSTEM
PAINT: DE6160 HOPE CHEST



PAINTED STUCCO
WESTERN ONE KOTE SYSTEM
PAINT: DE6128 SAND DUNE



2" STONE VENEER
EL DORADO STONE
MOUNTAIN LEDGE COLOR: BUCKSIKIN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF
TIM R. NIELSEN, ARCHITECT, AND SHALL REMAIN HIS PROPERTY. THE USE
OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH
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TRN
Architect

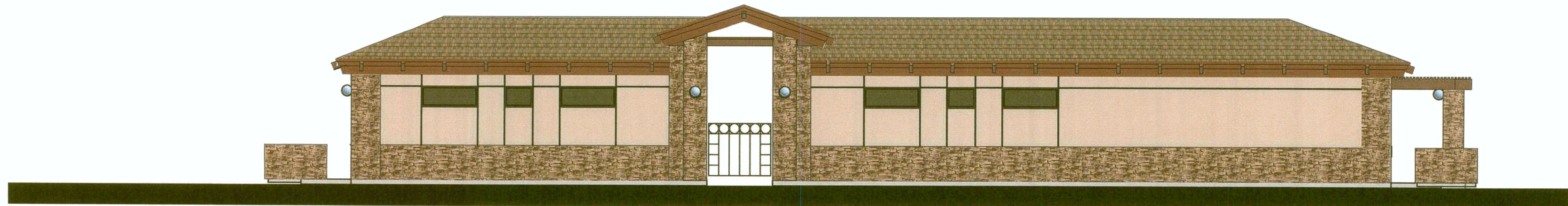
2351
S. Signal Butte Rd.
Mesa, AZ 85209

Heritage Asante - Parcel 4
Surprise, Arizona 85387



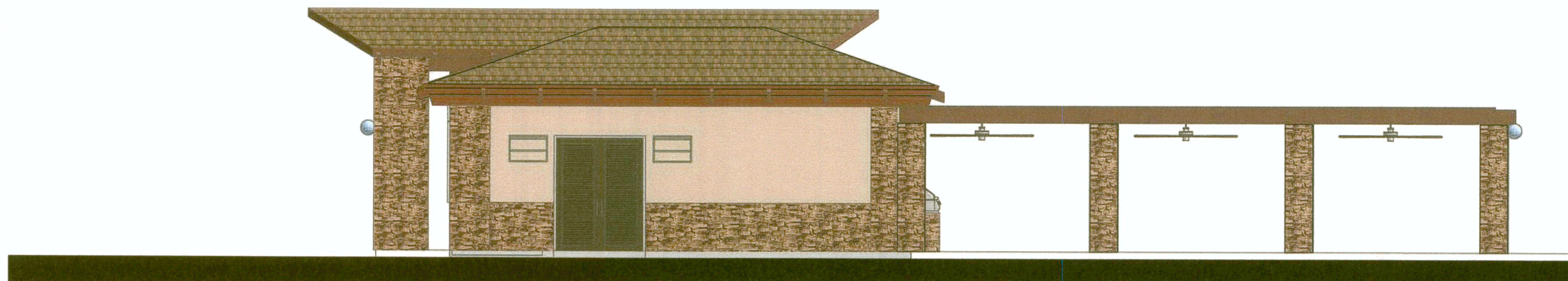
Job #: 18-000000
Rev:
Date: Feb. 25, 2019

A5.1



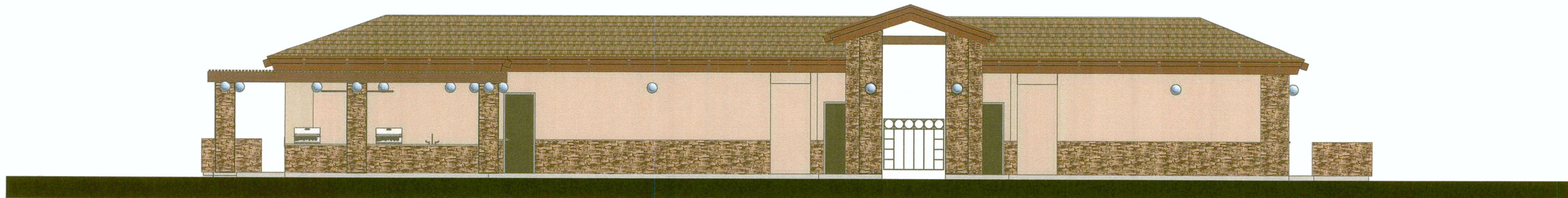
1 POOL BLDG - NORTH ELEVATION

0 4' 8' 16'



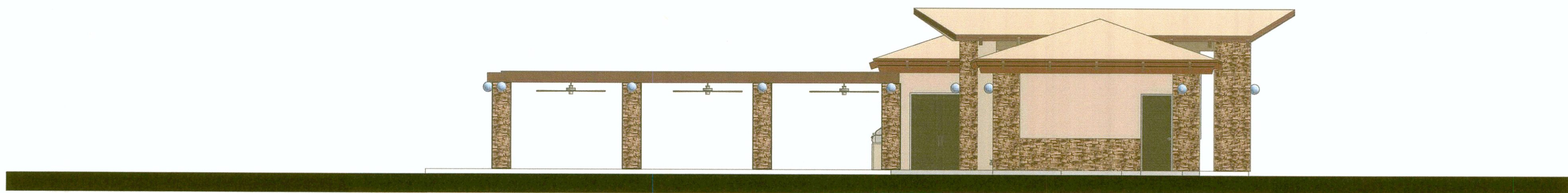
2 POOL BLDG - WEST ELEVATION

0 4' 8' 16'



3 POOL BLDG - SOUTH ELEVATION

0 4' 8' 16'

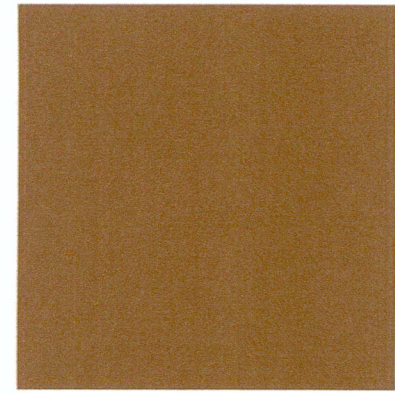


4 POOL BLDG - EAST ELEVATION

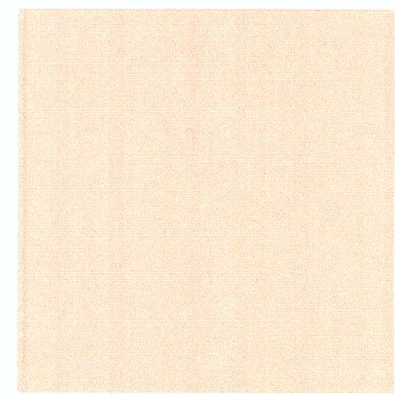
0 4' 8' 16'



FLAT TILE ROOFING
EAGLE TILE
PONDEROSA
COLOR: 5671 VILLAGE BLEND



PAINTED STUCCO
WESTERN ONE KOTE SYSTEM
PAINT: DE6160 HOPE CHEST



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2" STONE VENEER
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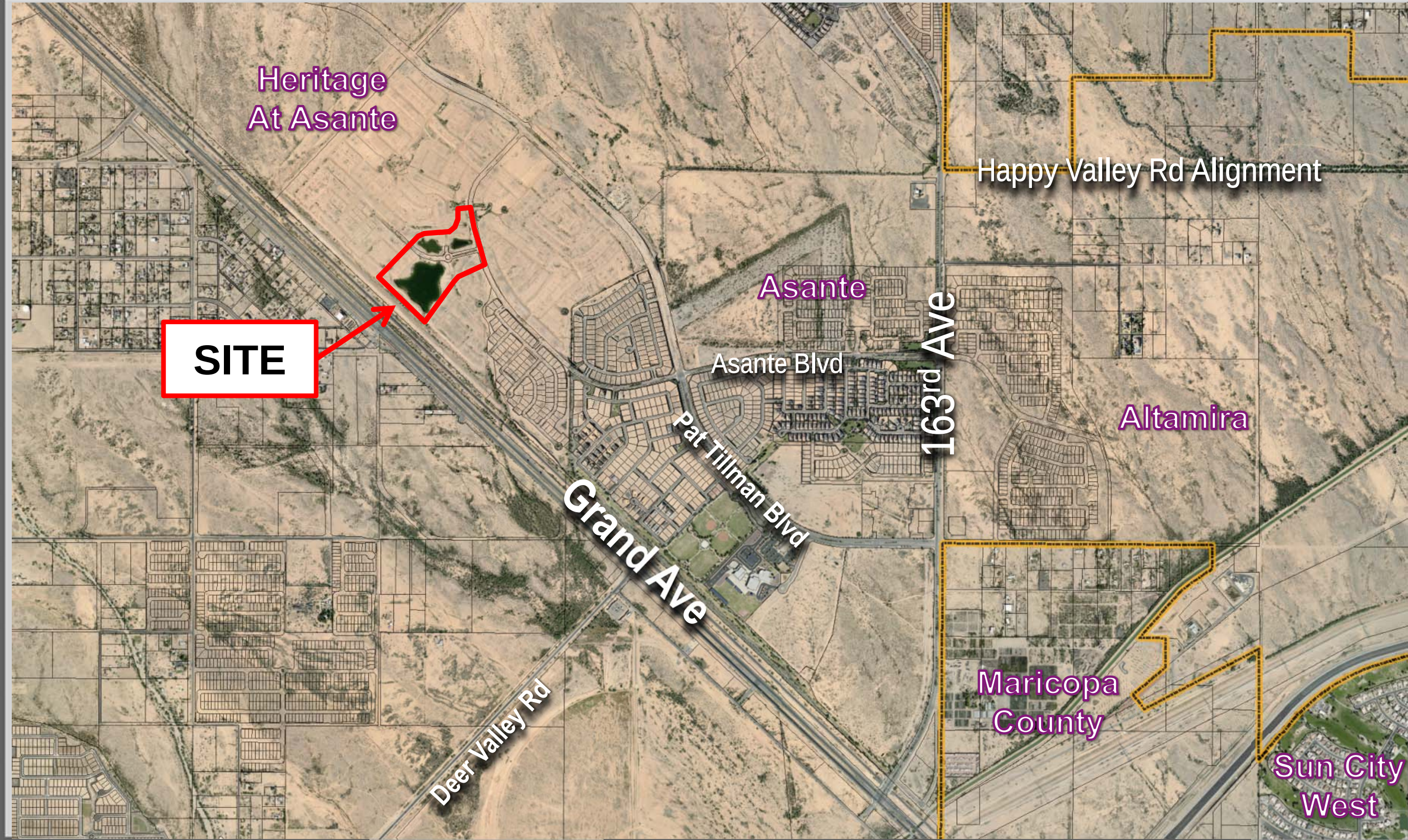


S U R P R I S E
A R I Z O N A

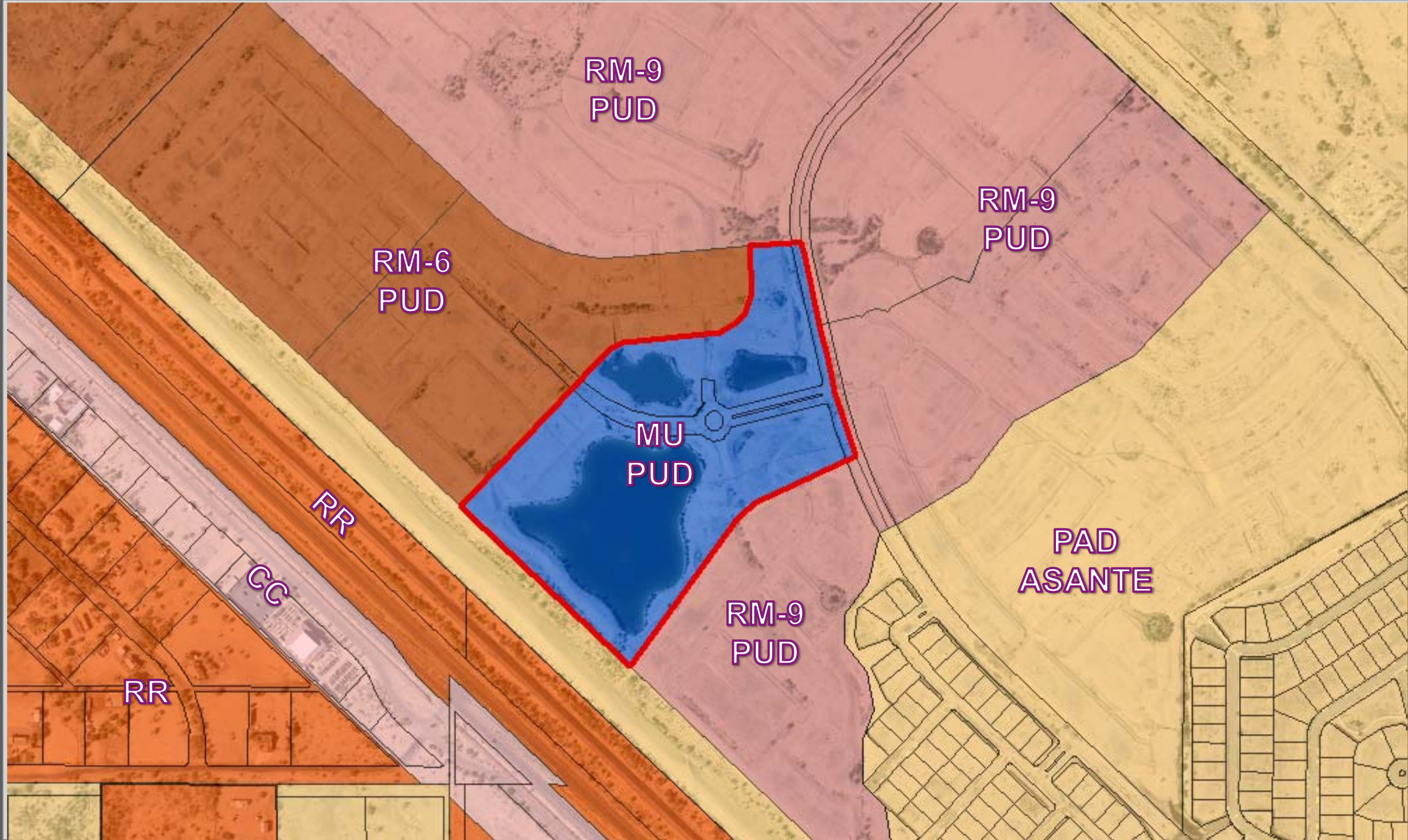
Heritage Asante Community Amenity Site Plan

Planning & Zoning Commission

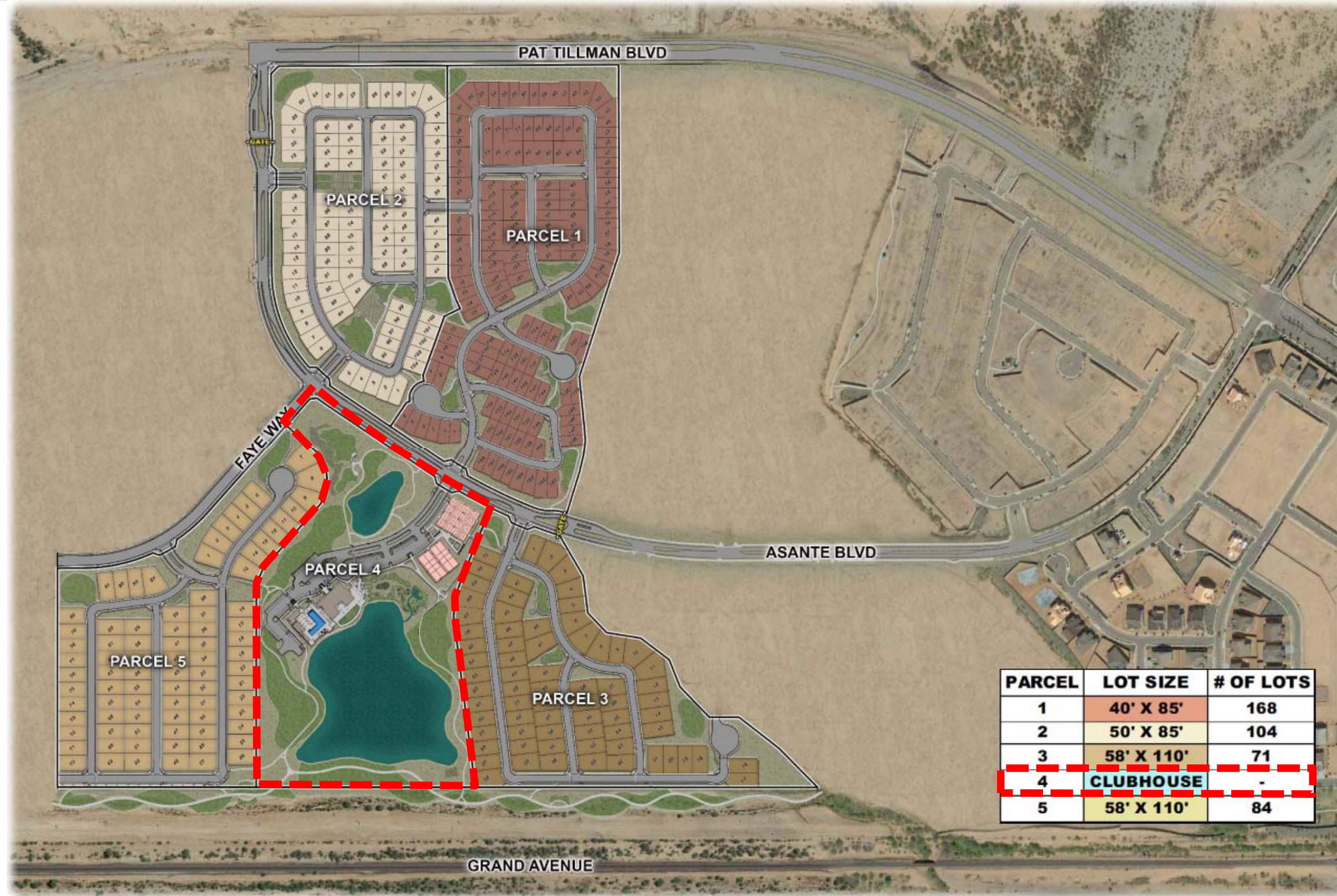
May 2, 2019



VICINITY MAP

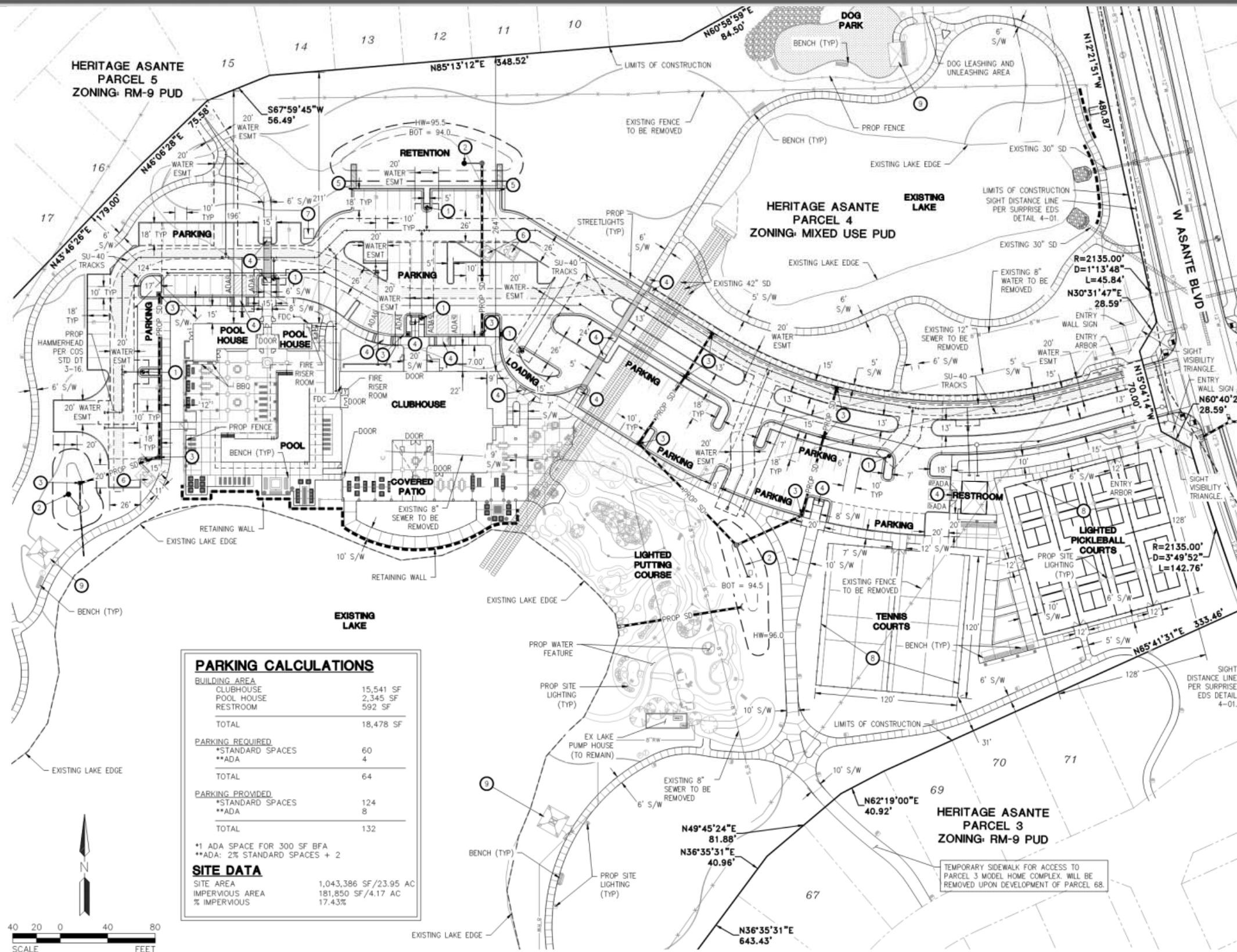


ZONING



PARCEL	LOT SIZE	# OF LOTS
1	40' X 85'	168
2	50' X 85'	104
3	58' X 110'	71
4	CLUBHOUSE	-
5	58' X 110'	84

HERITAGE ASANTE PHASE 1



SITE PLAN

CLUBHOUSE



1 CLUBHOUSE - NORTH ELEVATION
0' 4' 8' 16'



2 CLUBHOUSE - WEST ELEVATION
0' 4' 8' 16'

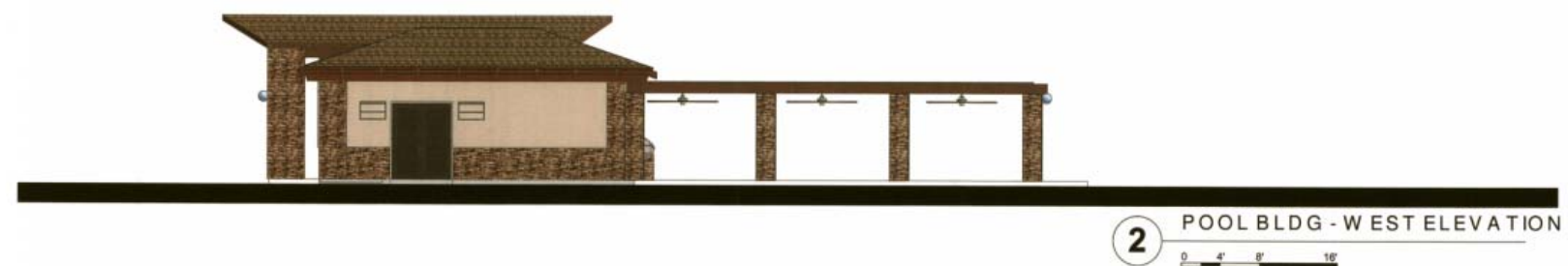


3 CLUBHOUSE - SOUTH ELEVATION
0' 4' 8' 16'



4 CLUBHOUSE - EAST ELEVATION
0' 4' 8' 16'

POOL BUILDING





RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action on a Site Plan for Dental Depot generally located east of Litchfield Rd and north of Greenway Rd.

Motion:

I move to approve/deny the Site Plan for Dental Depot generally located east of Litchfield Rd and north of Greenway Rd.

Background:

On July 23, 2018 Fitzgerald Associates Architects, submitted a request for a Site Plan for Dental Depot generally located east of Litchfield Rd and north of Greenway Rd.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-365 - Dental Depot - Staff Report
2. 01 - FS18-365 - Dental Depot - Vicinity Map
3. 02 - FS18-365 - Dental Depot - Site Plan
4. 03 - FS18-365 - Dental Depot - Landscape Plan
5. 04 - FS18-365 - Dental Depot - Building Elevations

Case: **FS18-365**

Project Name: Dental Depot

Council District: 4 – Mulberry

Meeting Date: May 2, 2019

Planner: Sergio Angulo

Owner: Mt Yale, LLC.

Applicant: Fitzgerald Associates Architects

Request: Site Plan for a new Dental Office

Site Location: Generally north of Greenway Road and east of Litchfield Road

Site Size: 1.2 Acres (approx.)

General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-731.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to **approve** case FS18-365, subject to stipulations 'A' to 'E'.

30 **Existing Land Zoning:**



PAD – Commercial	PAD – Commercial	PAD – Commercial
PAD – Commercial	PAD – Commercial	PAD – Commercial
RL-5	RL-5	RL-5

31 **History:**

- 32
- 33 **June 20, 1984:** The subject parcel was annexed into the City.
- 34
- 35 **October 26, 1995:** The Mayor and City Council approved the Planned Area Development
- 36 for West Point Towne Center.
- 37
- 38 **October 12, 2017:** Staff met with the applicant to discuss the project during a regularly
- 39 scheduled Concept Review meeting under CR17-542.
- 40
- 41 **July 23, 2018:** The applicant filed a request for a Site Plan and Final Plat approval for a
- 42 new Dental Office.

43 **Project Description:**

44
45 Fitzgerald Associates Architects on behalf of Mt Yale, LLC, requests approval of a Site Plan
46 to allow for a new Dental Office Facility on a portion of Parcel 13 of the West Point Towne
47 Center generally located north of Greenway Road and east of Litchfield Road.

48
49 The subject property is zoned Planned Area Development (PAD) with a Commercial land
50 use designation. The subject zoning principally permits a Dental Office on the subject site.

51
52 The subject site is approximately 1.2 acres and it's adjacent to an existing CVS to the west
53 and a future mini-storage facility to the east. The site is accessed from Greenway Road
54 through two (2) existing shared driveways on the east and west sides of the property.
55 These driveways also serve the CVS to the west and the future mini-storage facility to the
56 east. The site plan shows good pedestrian connectivity to the existing sidewalk along
57 Greenway Road.

58
59 On site the applicant proposes a 4,662 sq. ft. dental office building and a future 618 sq. ft.
60 addition on the north side of the building. Parking is proposed to the north, east, and west of
61 the building. The ADA accessible parking spaces are proposed on the west side of the
62 building, closest to the main entrance of the building. The number of parking spaces
63 proposed (52 spaces) meets the minimum parking requirement of the SUDC of 1 parking
64 space per 400 sq. ft. of the building gross floor area. The dumpster enclosure is proposed
65 on the northeast corner project away from Greenway Road.

66
67 The proposed landscape meets the requirements of the West Point Towne Center PAD
68 and the SUDC. In addition to the applicant proposes 3' decorative walls to help screen the
69 parking stalls from Greenway Road.

70
71 The proposed architecture theme is of a train station which is the company's corporate
72 design theme. The proposed design will complement the area as it uses similar materials
73 and as the ones used on the existing development to the west.

74
75 The applicant also included a lighting photometric study with the application which meets
76 the lighting requirements of the SUDC.

77
78 This Site Plan application is in conjunction with a related Final Plat to combine two existing
79 lots and adjust the location of an access easement. This Final Plat is being processed
80 under the same case number. The City Council will take action on the Final Plat on the May
81 7th council hearing.

82
83 **Reviewing Agencies:**

84
85 In addition to the standard city internal reviewing departments, the Arizona Department of
86 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this
87 request. None of the reviewing agencies indicated any concerns over the request.

88 **Summary:**

89
90 Staff believes by accepting and incorporating stipulations 'A' to 'E' the proposed Site Plan
91 will meet the requirements of the West Point Towne Center, the SUDC, and the General
92 Plan.

93
94 **Findings:**

- 95
96
 - The proposed Site Plan is consistent with the Surprise General Plan 2035.
 - The proposed Site Plan will meet the provisions of the West Point Towne Center
97 and the SUDC as applicable once all stipulations are met.

98
99
100 **Recommendation:**

101
102 Based on the findings noted above, staff recommends the Commission move to **approve**
103 case FS18-365, subject to stipulations 'A' to 'E' as outlined below:

- 104
105 A. This Site Plan is considered Not Approved until which time the accompanying
106 Final Plat under the same case number, FS18-365, is approved by the Mayor
107 and City Council.
- 108 B. Development and use of the site shall be consistent with the Site Plan entitled
109 "Dental Depot" prepared by Fitzgerald Associates, stamped received March 13,
110 2019.
- 111 C. Landscaping of the site shall be consistent with the Landscape Plan entitled
112 "Landscape Improvements Dental Depot – Surprise" prepared by Collaborative
113 Design Studio, stamped received March 13, 2019.
- 114 D. Building Elevations shall be consistent with the Building Elevations, stamped
115 received January 31, 2019 except that within 30 days of Planning and Zoning
116 Commission approval, the applicant shall submit revised elevations indicating
117 the project name and location, scale, date of drawing, and the signed seal of the
118 professional registered architect responsible for preparing the drawings.
- 119 E. Non-compliance with the stipulations of approval of this case will be treated as a
120 violation in accordance with the provisions of Article XIV of the Surprise Unified
121 Development Code.

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

125
126 **Attachments:**

- 127
128 01 Vicinity Map
129 02 Site Plan
130 03 Landscape Plan
131 04 Building Elevations



VICINITY MAP

•DENTAL DEPOT•
SURPRISE, AZ

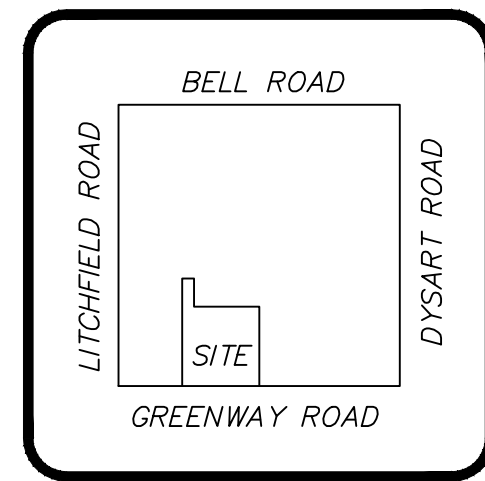
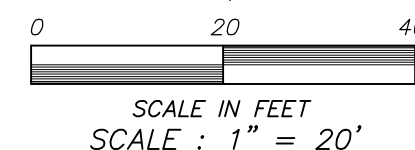
OWNER:
ASHMORE INVESTMENTS, LLC.
3104 NW 23RD STREET
OKLAHOMA CITY, OK 73107

3271

CHECKED BY:

ARCHITECTURAL SITE PLAN

A0.1



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:
A.P.N.: 501-16-989 & 501-16-990-B
ZONING: PAD 95-044 "WEST POINT TOWNE CENTER"

LAND AREA:
1,220 ACRES - 53,131 SQ. FT. TOTAL
 36,922 SQ. FT. BUILDING AND PAVING
 (69.49%)
 16,209 SQ. FT. LANDSCAPE (30.51%)

PROPOSED BUILDING HEIGHT: 40'-0" AFF.

PARKING SPACES:

REQUIRED MAXIMUM @ 1-100	= 50 SPACES
REQUIRED MINIMUM @ 1-400	= 13 SPACES
PROVIDED STANDARD SPACES	= 43 SPACES
PROVIDED ACCESSIBLE SPACES	= 3 SPACES
TOTAL PARKING SPACES	= 52 SPACES

BICYCLE SPACES:
REQUIRED 1/20 PARKING SPACES = 3 SPACES
PROVIDED BICYCLE SPACES = 4 SPACES

DRAINAGE:
AREA DRAINAGE WILL BE
UNDERGROUND WATER STORAGE
WITH ONE DRY WELL
BUILDING FOOTPRINT (FRAME):
4,662 SF.
618 SF. (FUTURE ADDITION)

LEGEND	
	LIGHT POLE (REF. DETAIL A/A02 & ELECT.)
	LIGHT BROOM FINISHED CONCRETE (REF. CIVIL)
	INTEGRALLY COLORED STAMPED CONCRETE - RUNNING BOND PATTERN - BRICK RED (REF. CIVIL & NOTES)

NOTE 1: INTEGRALLY COLORED
STAMPED CONCRETE. SHALL BE
REINFORCED W/ 66 1010 WWM OR #3
BARS @ 24" O.C.

NOTE 2: SEALANT SHALL BE
INSTALLED @ ALL CONSTRUCTION
JOINTS (TYPICAL)

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING FULLY WITH THE EPA STORM WATER REGULATIONS AND POLLUTION PREVENTION PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL SIDEWALKS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL ALL PARKING LOT PAVING WITHIN 30 DAYS OF COMPLETION OF THE BUILDING SLAB.
4. THE CONTRACTOR SHALL INSTALL THE DECORATIVE WATER TOWER WITHIN 30 DAYS OF COMPLETION OF PARKING LOT PAVING.
5. SITE VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01.
6. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.



**Collaborative V
Design Studio Inc.**
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



EXPIRES 06 / 30 / 2019

LANDSCAPE IMPROVEMENTS
DENTAL DEPOT- SURPRISE
Surprise, Arizona

DESIGNED BY: MD/CP

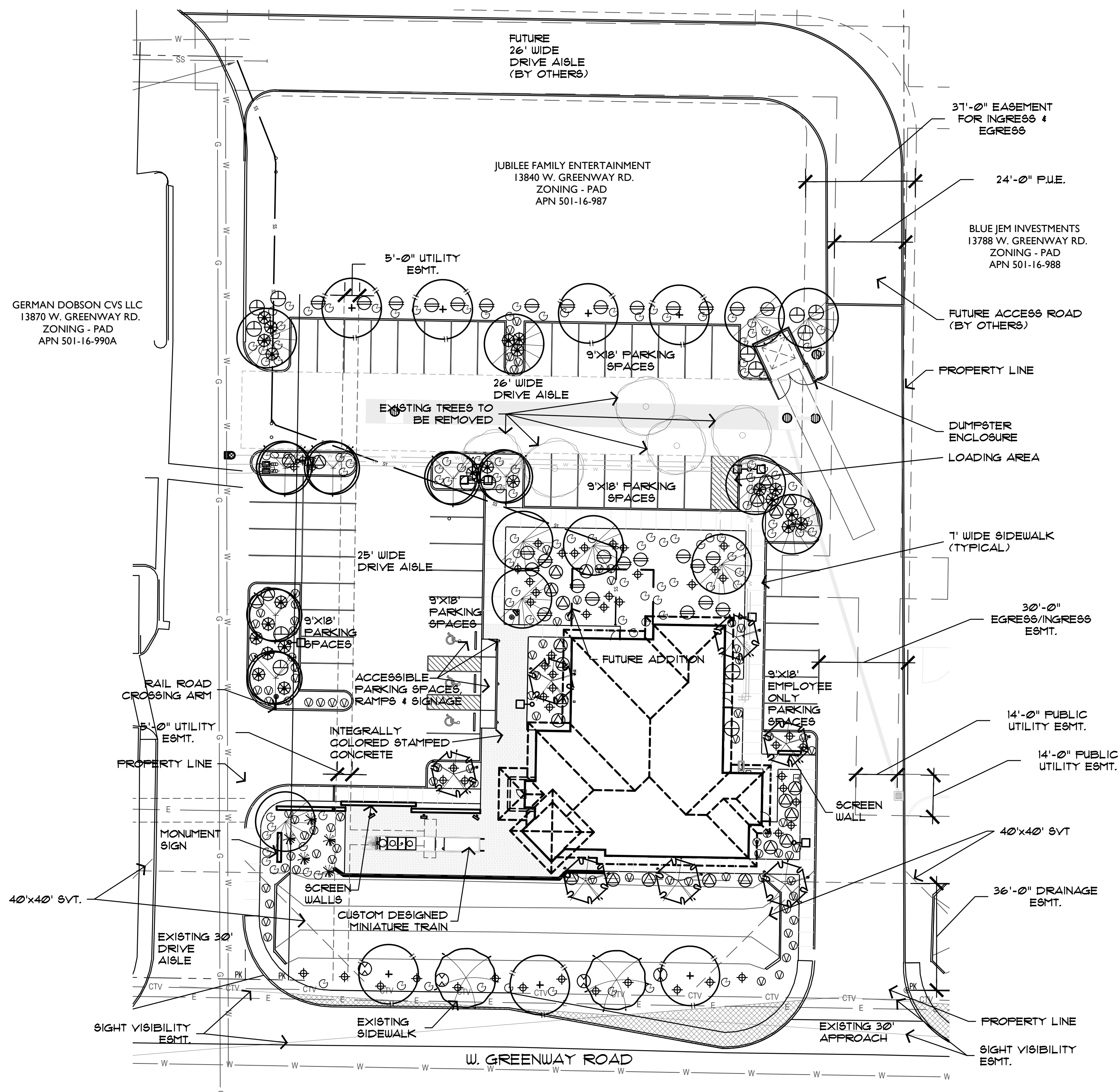
DRAWN BY: CP/BS

CHECKED BY: MD

DATE: May 1, 2018

REVISIONS: 1-30-2019
2nd City Submittal
3-5-2019
3rd City Submittal

Dental Depot
Construction Documents



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES				
	Chilopsis Linearis	Desert Willow	24" Box	7	Multi-Trunk Dense Canopy
	Pistacia Chinensis	Chinese Pistache	24" Box	11	Standard Trunk Dense Canopy
	Cercidium 'Desert Museum'	Desert Museum	24" Box	7	Multi-Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box	6	Multi-Trunk Dense Canopy
	Acacia aneura	Mulga Acacia	24" Box	2	Standard Trunk Dense Canopy
	ACCENTS & VINES				
	Aloe vera	Medicinal Aloe	5-Gal	23	As Per Plan
	Heespaloea parviflora	Red Yucca	5-Gal	52	As Per Plan
	Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal	5	As Per Plan
	SHRUBS				
	Nerium 'Petite Pink'	'Petite Pink' Oleander	5-Gal	23	As Per Plan
	Leucophyllum 'Rio Bravo'	'Rio Bravo' Sage	5-Gal	27	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	14	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	4	As Per Plan
	GROUND COVERS				
	Eremophila maculata	Yellow Outback Sunrise	1-Gal	116	As Per Plan
	Eremophila hydrophana	Blue Bells	1-Gal	86	As Per Plan
	MISCELLANEOUS				
	DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH MINIMUM (TYP) SIZE AND COLOR TO MATCH THE EXISTING SHOPPING CENTER DEVELOPMENT				

PLANTING NOTES

1. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
4. PLANTS TO BE LOCATED NEAR OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY, DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
5. VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
6. PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
7. NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
8. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
9. LANDSCAPE CONTRACTOR TO PERFORM SOIL TESTS PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES, IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
10. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.

CITY OF SURPRISE GENERAL NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
6. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
7. ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 1 FEET FROM GROUND ELEVATION.

PLANT CALCULATIONS:

	24" BOX	36" BOX	48" BOX
TREE SIZE RATIO	26 QTY	6 QTY	0 QTY
TOTAL TREES: 32	80%	20%	0%

	REQUIRED	PROVIDED
LANDSCAPE AREA COVERAGE	5,131 S.F. 10%	12,012 S.F. 23%

	ADWR REQUIRED	ADWR PROVIDED
PERCENTAGE LOW-WATER USE (ADWR) PLANTS TOTAL PLANTS: 378	144 QTY 30%	378 QTY 100%

SITE AREA 53,131 SQ.FT. OR 1.2 ACRES

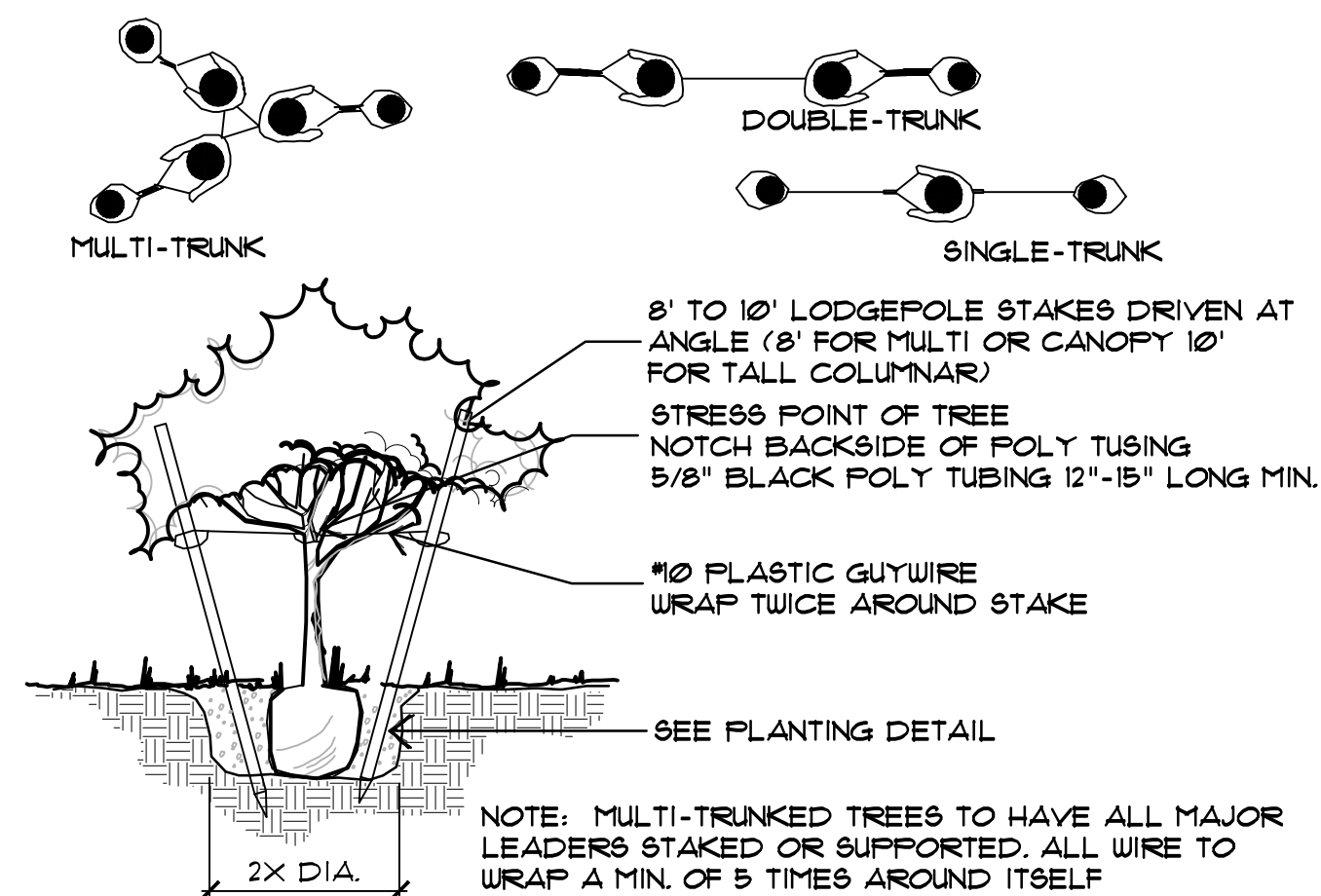
FUTURE EXPANSION PLANT CALCULATIONS:

	24" BOX	36" BOX	48" BOX
TREE SIZE RATIO	25 QTY	6 QTY	0 QTY
TOTAL TREES: 33	80%	20%	0%

	REQUIRED	PROVIDED
LANDSCAPE AREA COVERAGE	5,131 S.F. 10%	11,560 S.F. 22%

	ADWR REQUIRED	ADWR PROVIDED
PERCENTAGE LOW-WATER USE (ADWR) PLANTS TOTAL PLANTS: 352	144 QTY 90%	352 QTY 100%

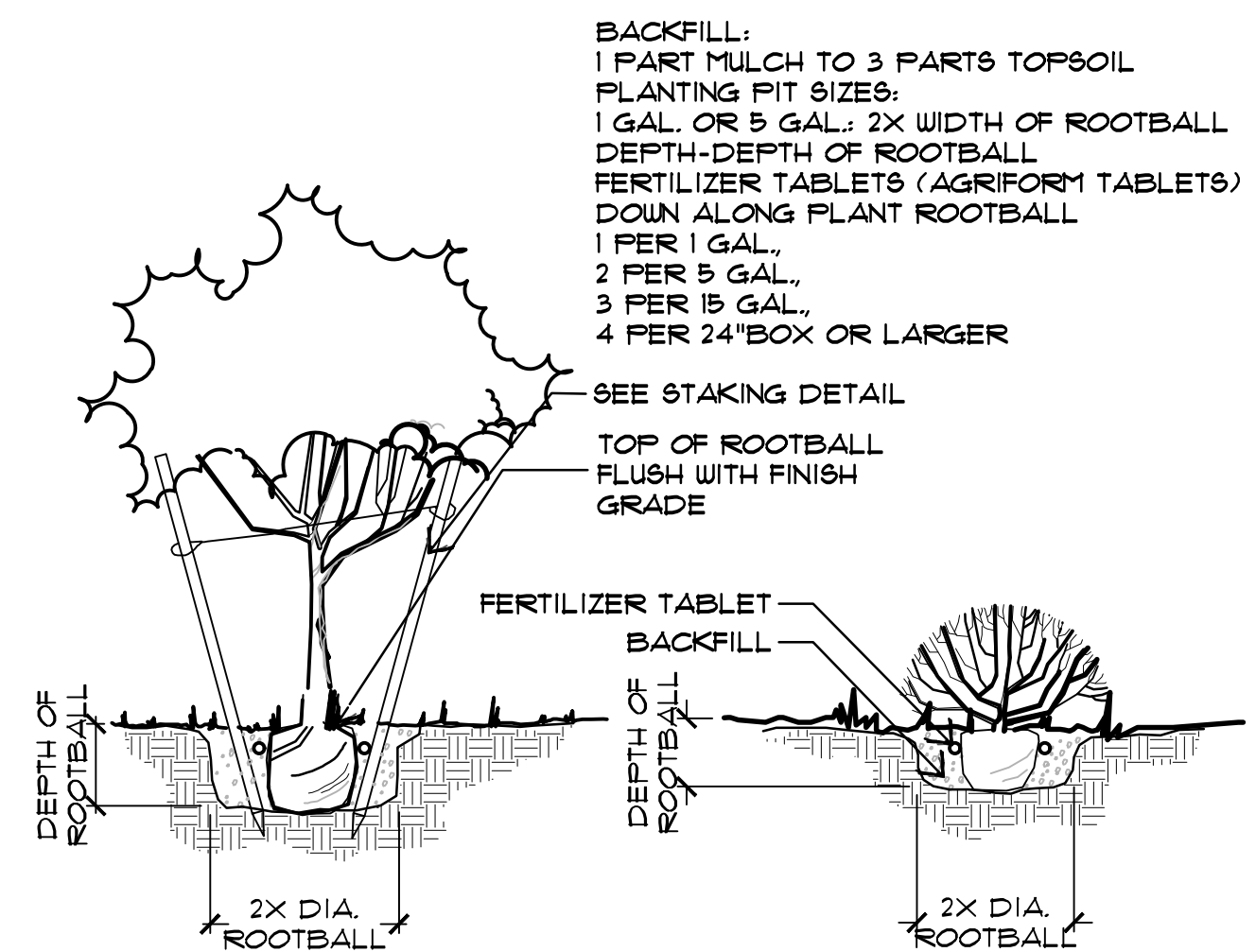
SITE AREA 53,131 SQ.FT. OR 1.2 ACRES



NOTE: 15 GAL AND 24" BOX (SMALL CALIPER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

TREE STAKING

SCALE: N.T.S.



2 TREE AND SHRUB PLANTING

SCALE: N.T.S.



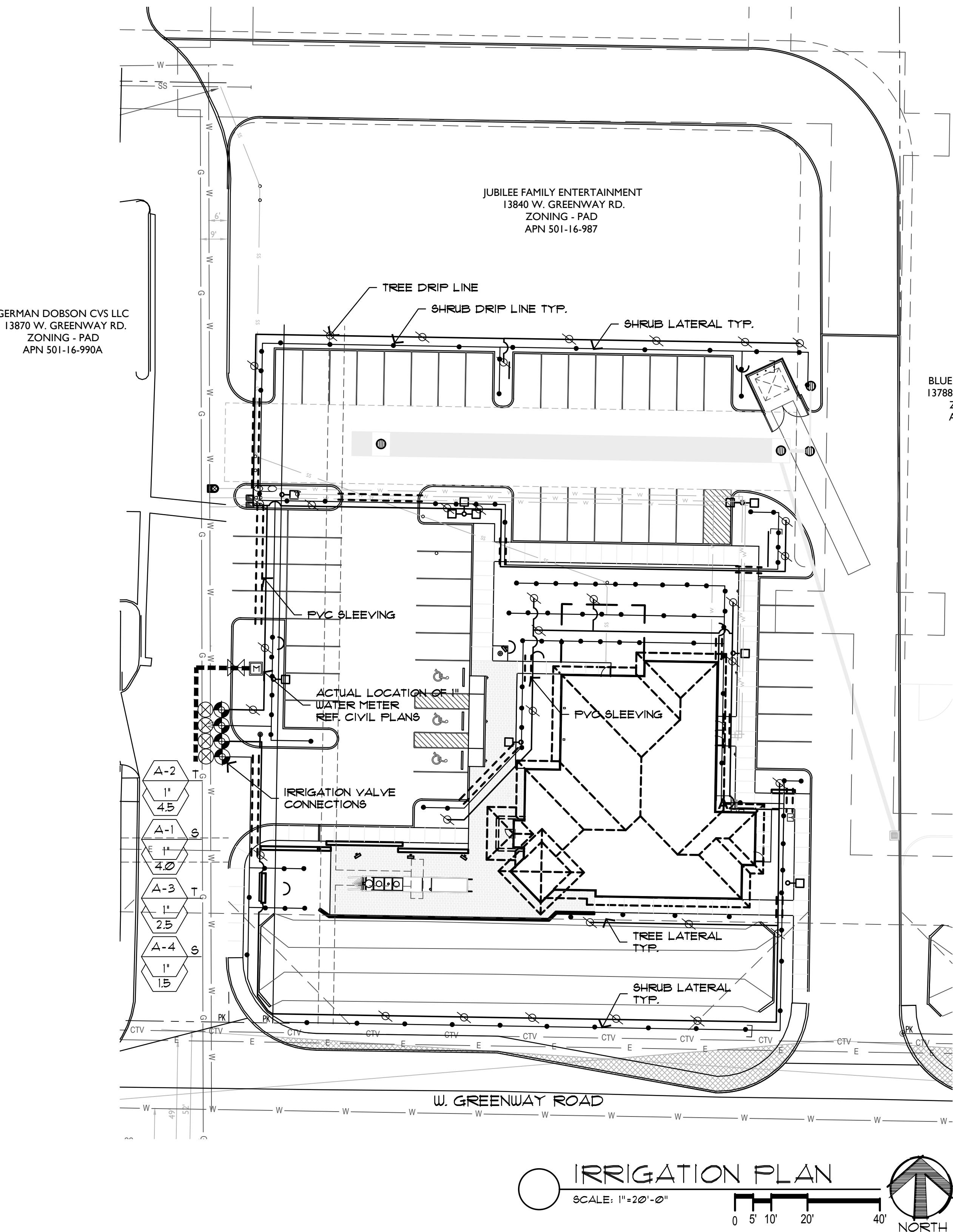
EXPIRES 06 / 30 / 2019

LANDSCAPE IMPROVEMENTS
DENTAL DEPOT- SUPRISE
Surprise, Arizona

DESIGNED BY: MD/CP
DRAWN BY: CP/BS
CHECKED BY: MD
DATE: May 1, 2019
REVISIONS: 1-30-2019
2nd City Submittal
3-5-2019
3rd City Submittal

Dental Depot
Construction Documents

L2.1



GERMAN DOBSON CVS LLC
13870 W. GREENWAY RD.
ZONING - PAD
APN 501-16-990A

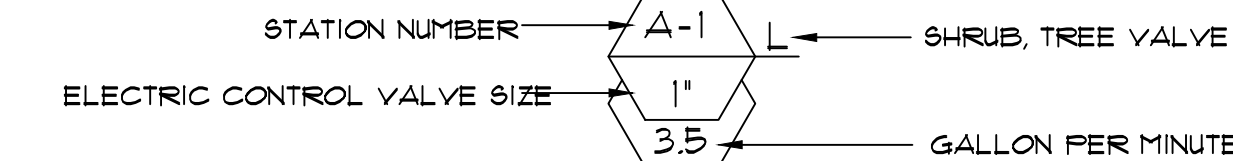
BLUE JEM INVESTMENTS
13788 W. GREENWAY RD.
ZONING - PAD
APN 501-16-988

IRRIGATION SCHEDULE

SYMBOL DESCRIPTION

- 1" IRRIGATION WATER METER - REFERENCE CIVIL PLANS
- CONTROLLER: HUNTER PG-4 REFER TO DETAIL 11/L3.1
ADD 1071-300 EXPANSION MODULES AS NEEDED
FIELD VERIFY ACTUAL LOCATION PRIOR TO THE START OF LANDSCAPE CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (2 STATIONS)
- SCH. 40 PVC (PURPLE PIPE) MINIMUM MAINLINE LOCATED WITHIN PLANTING AREAS
REF DETAILS 10, 6, 5/L3.1
- SCH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL IRRIGATION LINES
REF. SLEEVING SCHEDULE ON THIS PAGE.
- REDUCED PRESSURE BACKFLOW PREVENTER:
FEBCO MODEL 825 Y.A. - 3/4"
ENCLOSURE: GUARDSHACK OR APPROVED EQUAL COLOR: TAN
REF DETAIL 5/L3.1
- NIBCO BRASS GATE VALVE - SAME SIZE AS MAINLINE
REF DETAIL 7/L3.1
- DRIP VALVE ASSEMBLY: HUNTER ICZ-101
REF DETAIL 12/L3.1
- TREES PVC LATERAL (PURPLE PIPE) WITH BOWSMITH ML-210 EMITTER FOR TREES
SEE THIS SHEET & DETAIL 8, 10, 13/L3.1
SEE PIPE SIZING SCHEDULE FOR SIZE
- SHRUBS PVC LATERAL (PURPLE PIPE) WITH BOWSMITH ML-210 EMITTER FOR SHRUBS
(4 TO 5 SHRUBS MAX) SEE THIS SHEET & DETAIL 9, 10, 13/L3.1
SEE PIPE SIZING SCHEDULE FOR SIZE
- FLUSH CAP, REF DETAIL 14/L3.1

NOTE: IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM SOURCE PRESSURE OF 55-65 AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT HEAD PRESSURE CAN BE ACHIEVED. IF NOT, NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



USE LARGE RADIUS SWEET ELL. BELOW CONTROLLER FOR VALVE WIRES SUPPLY 110V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX.

POINT OF CONNECTION- USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER.

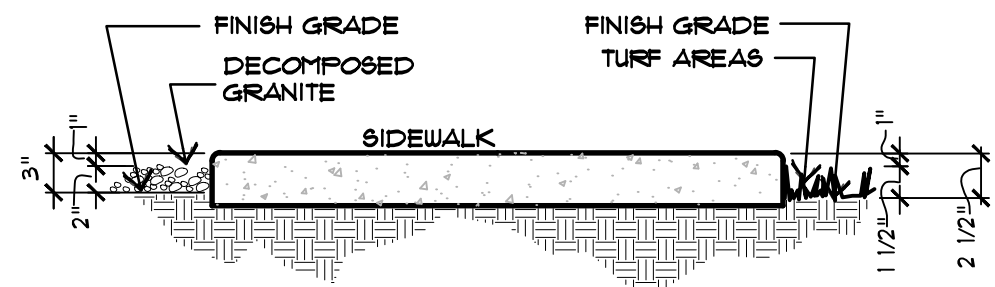
NOTE:
ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

IRRIGATION NOTES

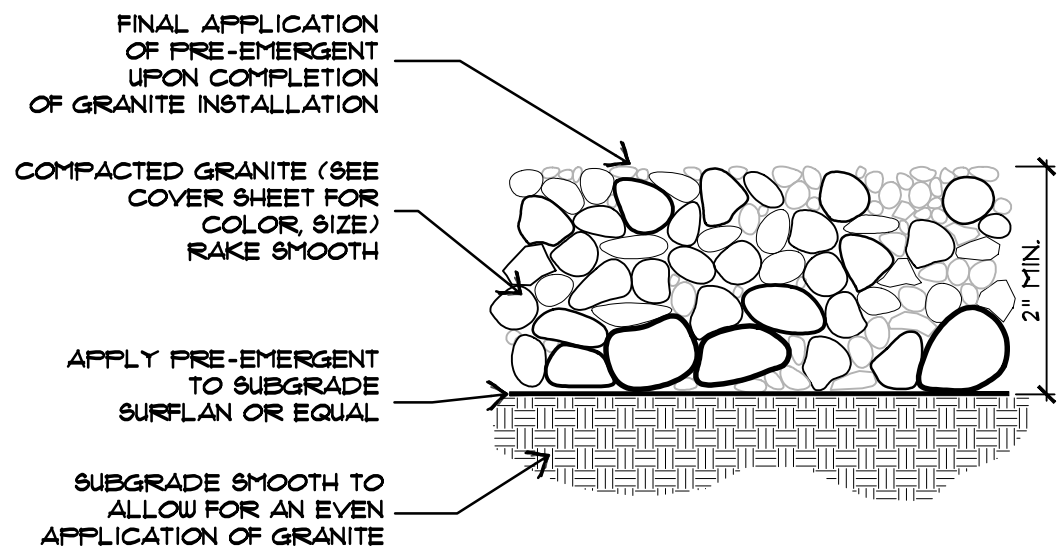
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 55-65 PSI, A MINIMUM OPERATING PRESSURE OF 35 PSI, AND A MAXIMUM FLOW DEMAND OF 2.6 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED.
- THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR MUST BE SCREENED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE.
- PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" OF WHICH SHALL BE COILED INSIDE THE CONTROLLER. 24 VOLT WIRE SHALL BE 600V, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 12" ON CENTER. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. FULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
- LEVEL OF FEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL FEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
- LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
- THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLAN AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTLING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- ALL IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.
- MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS AND/OR GROUNDCOVERS.
- ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
MAINLINE: Installation, depth, valves, wire, line pressure test
EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, at line pressure
CONTROLLER: Installation, functioning
- PRIOR TO OWNER'S APPROVAL, AND IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.
C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.
- LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. NO VALVE BOXES SHALL BE LOCATED IN TURF AREAS.



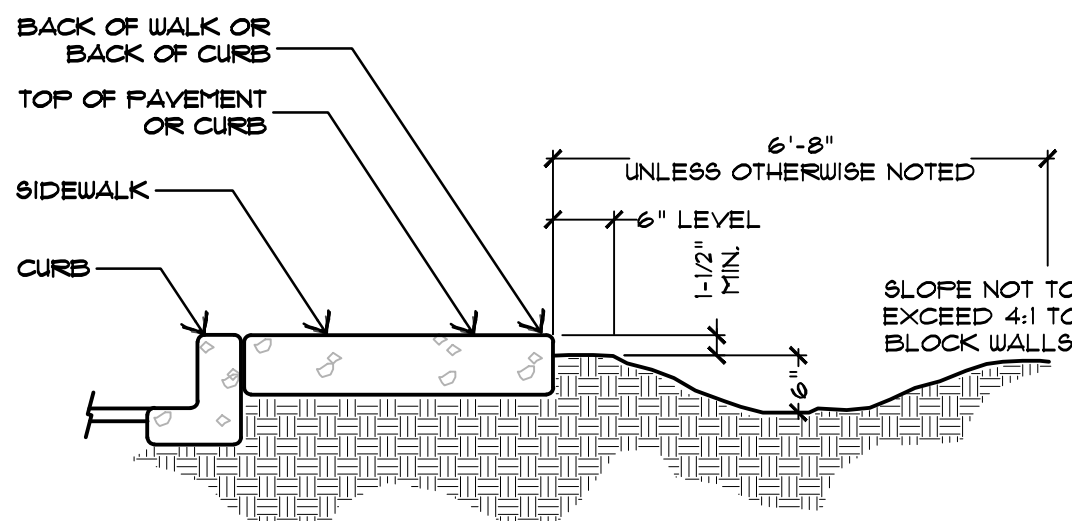
LANDSCAPE IMPROVEMENTS
DENTAL DEPOT - SUPRISE
Surprise, Arizona



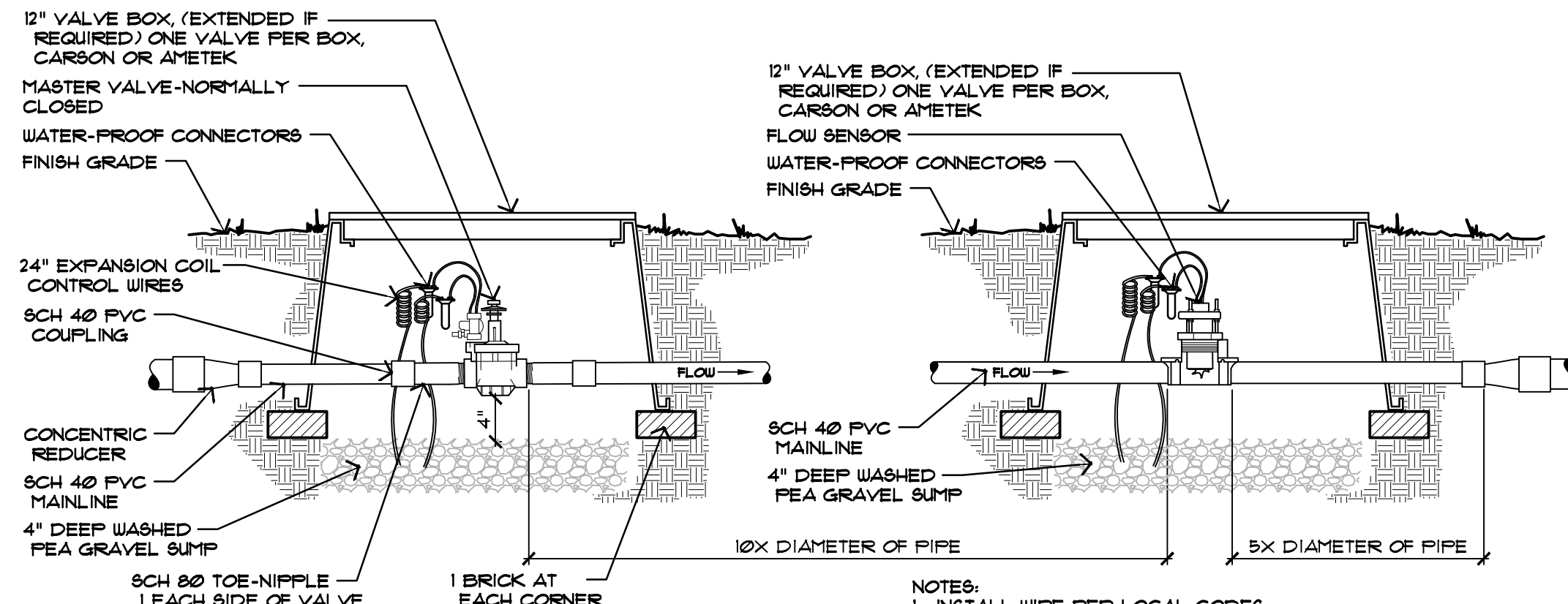
NOTE: FINISH GRADE @ TURF - 2 1/2"
DECOMPOSED GRANITE - 3"



NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



NOTES:
1. FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE (2 1/2" FOR SOD)
2. FINE GRADE TO CREATE RETENTION SWALE. SWALE TO BE APPROVED PRIOR TO PLANTING AND/OR PLACING TURF OR D.G.



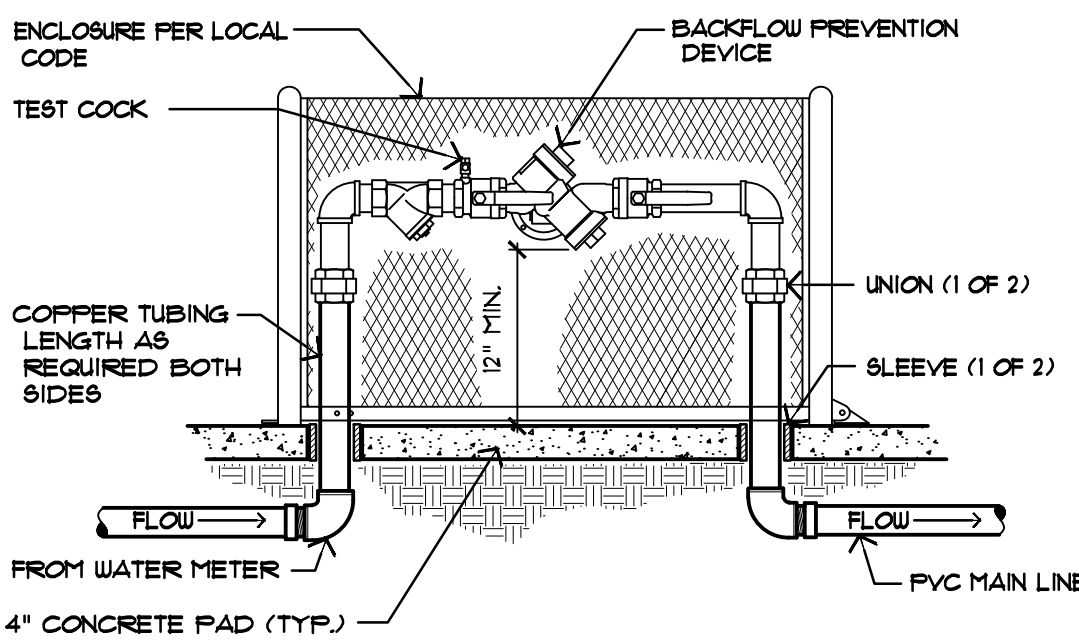
NOTES:
1. INSTALL WIRE PER LOCAL CODES
2. REFER TO TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING

1 GRADING @ WALKS/HEADER
SCALE: N.T.S.

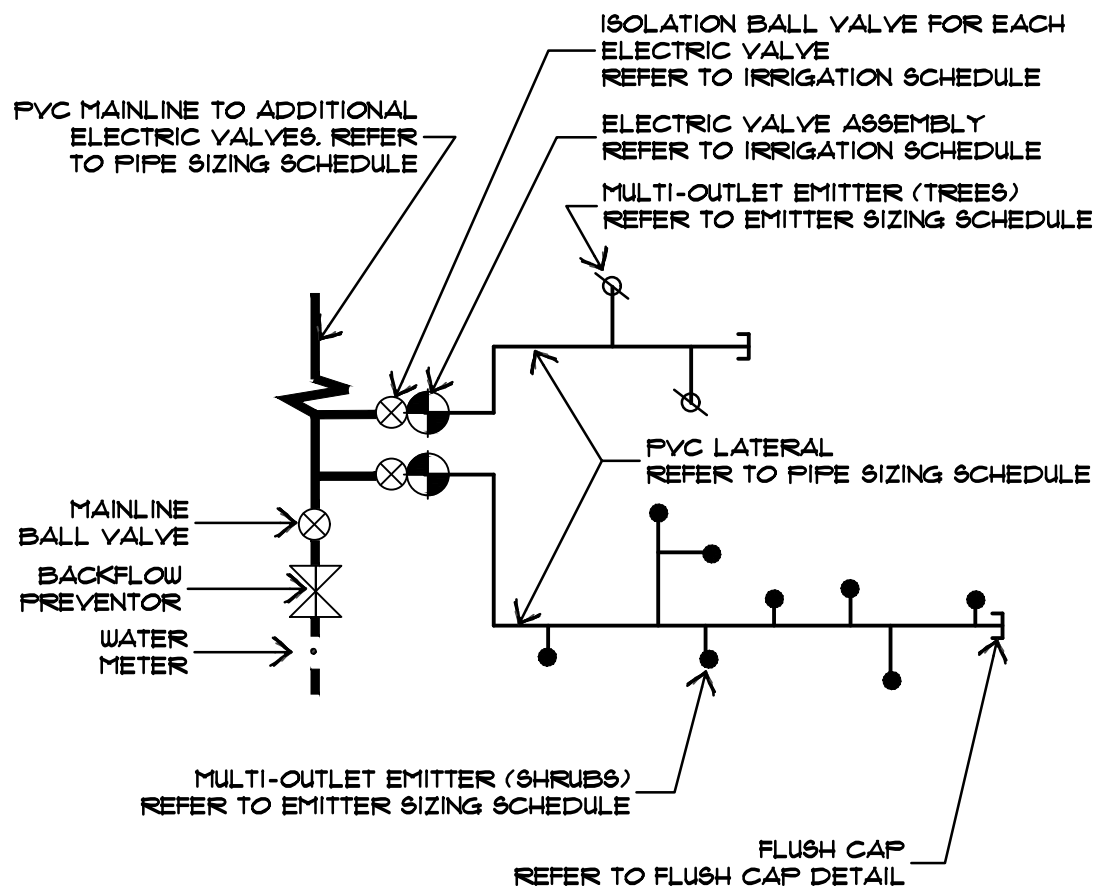
2 DECOMPOSED GRANITE
SCALE: N.T.S.

3 SWALE @ BACK OF WALK
SCALE: N.T.S.

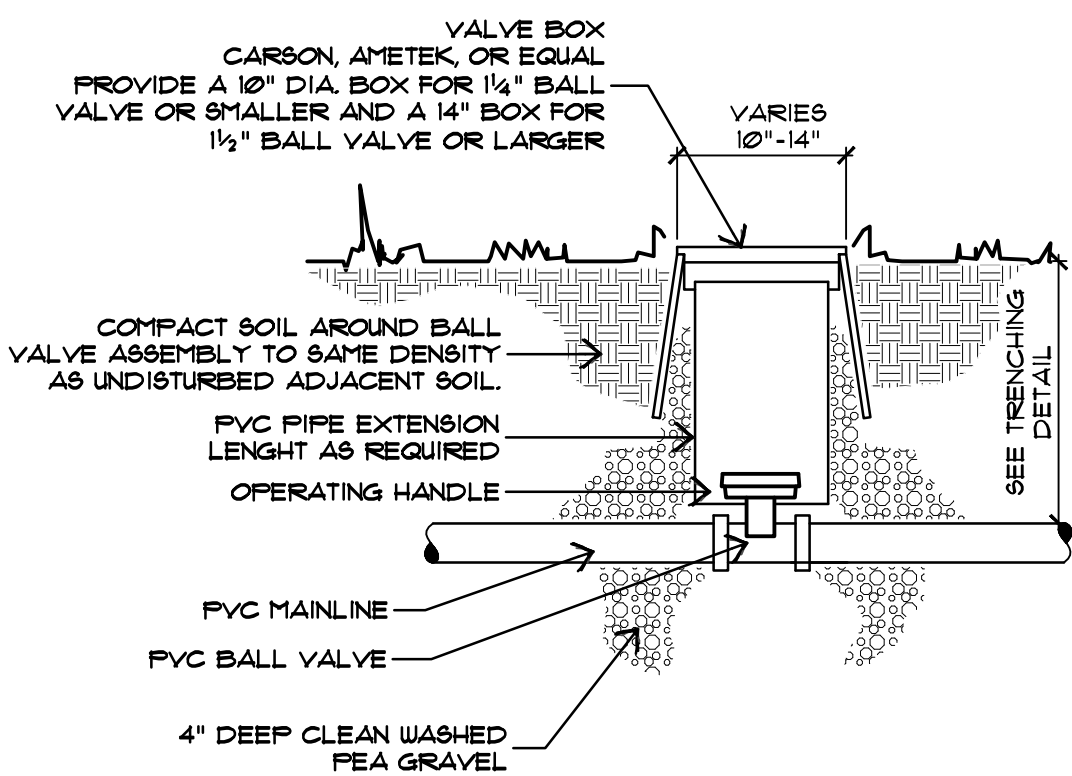
4 MASTER VALVE & FLOW SENSOR ASSEMBLY
SCALE: N.T.S.



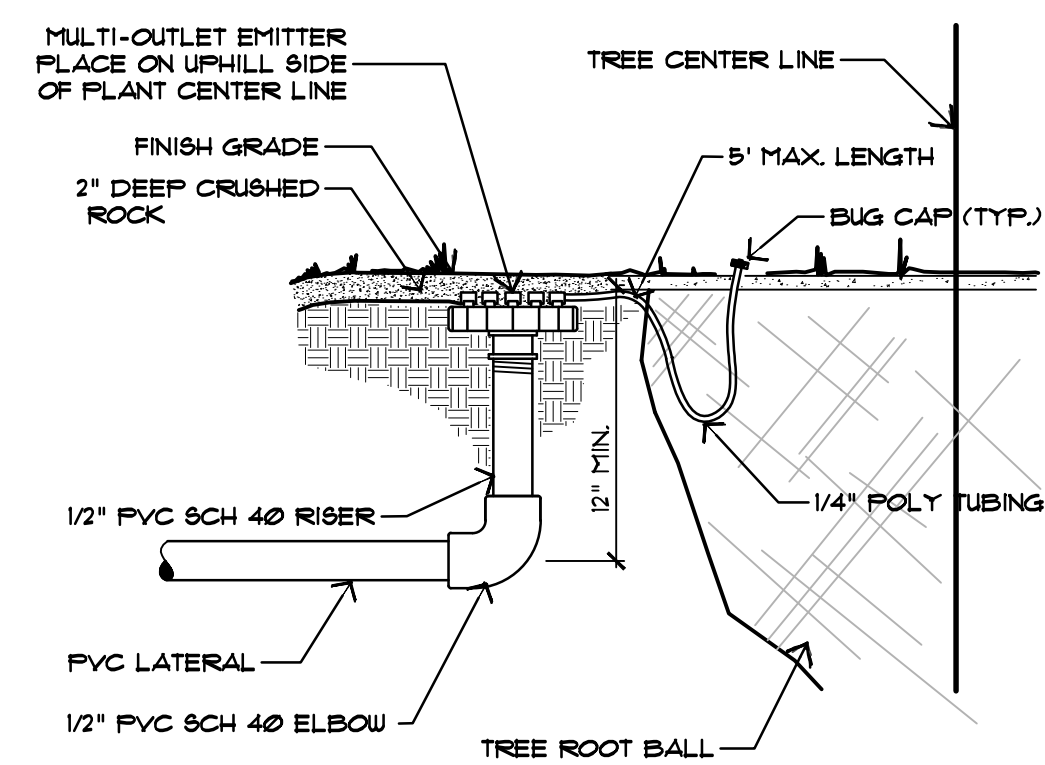
NOTES:
1. FITTINGS AND PIPING TO BE SIZED IDENTICALLY TO NOMINAL BACKFLOW PREVENTION DEVICE.
2. SIZE AND MODEL PER PLANS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS PER GOVERNING CODE.



6 PIPE LAYOUT
SCALE: N.T.S.

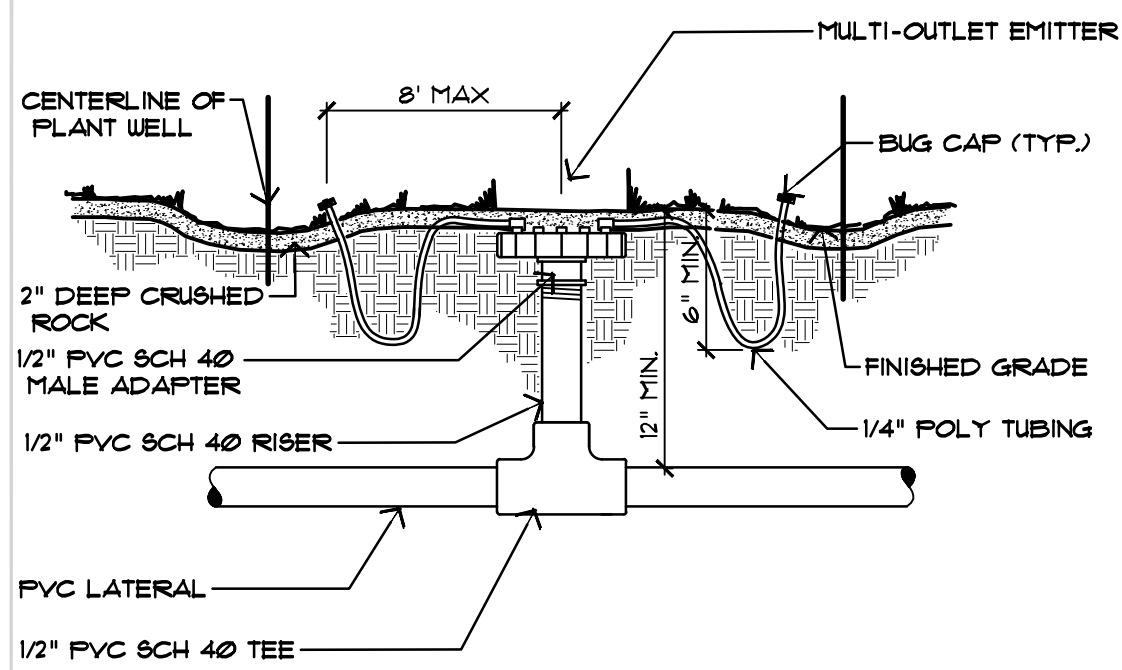


7 BALL VALVE
SCALE: N.T.S.



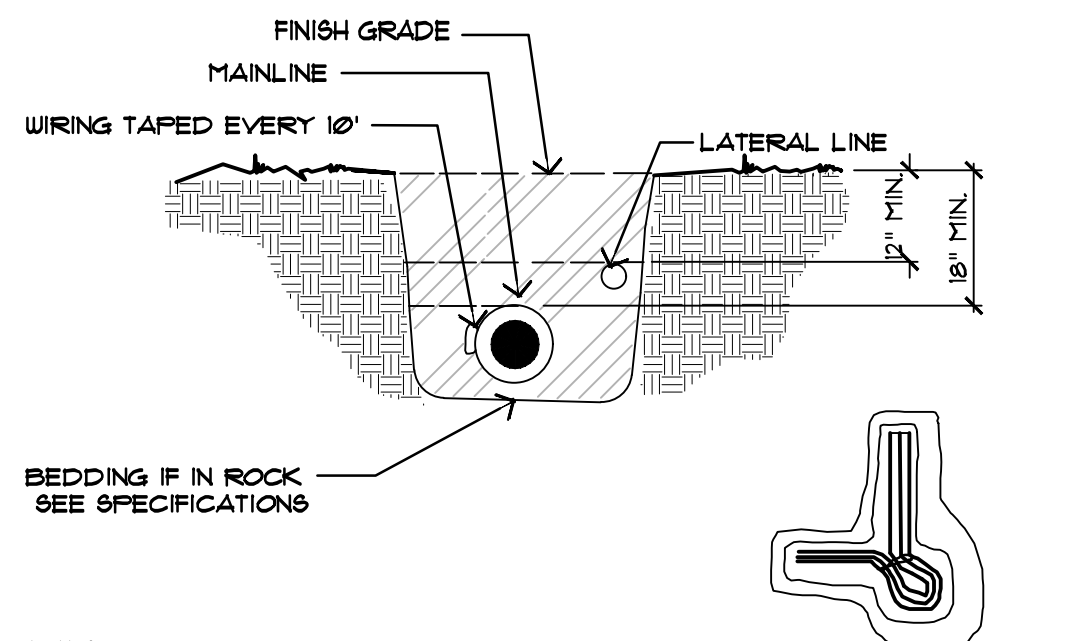
NOTE:
1. AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF TREE CENTER LINE
2. SEE EMITTER SIZING SCHEDULE FOR GALLONS PER HOUR

8 MULTI-OUTLET EMITTER - TREES
SCALE: N.T.S.



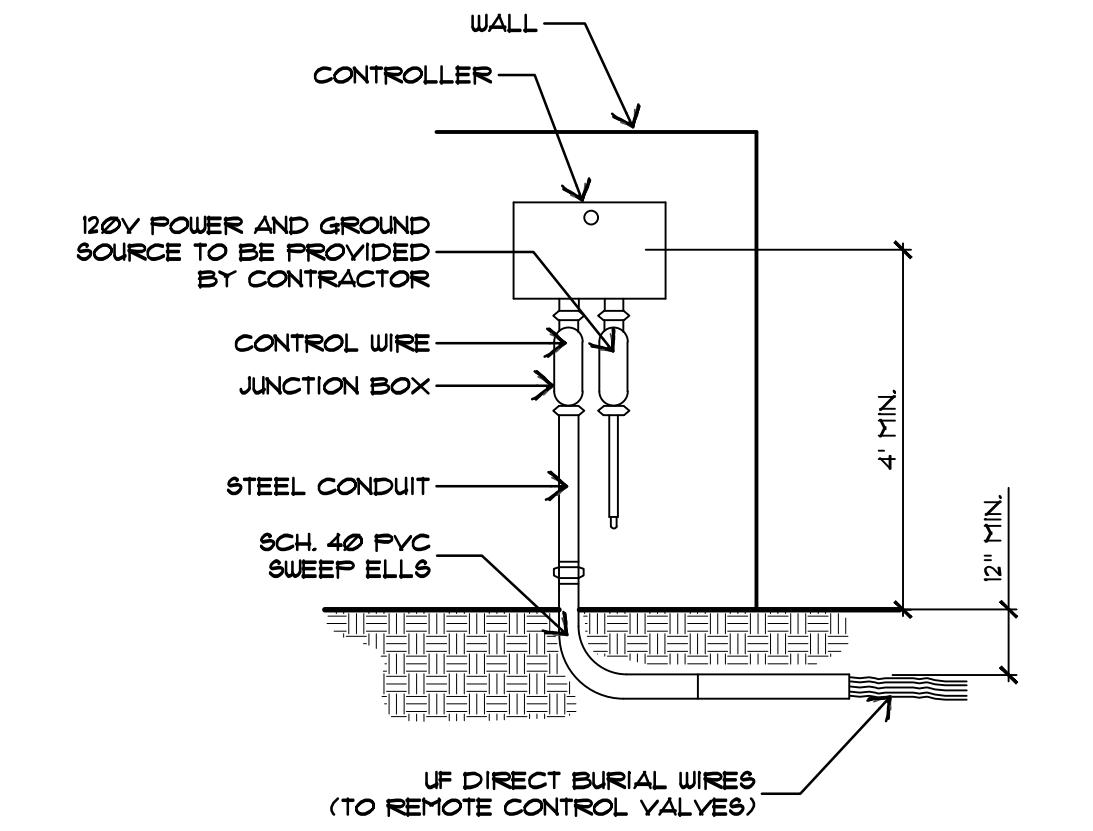
NOTE:
REFER TO EMITTER SIZING SCHEDULE

9 MULTI-OUTLET EMITTER - SHRUBS
SCALE: N.T.S.



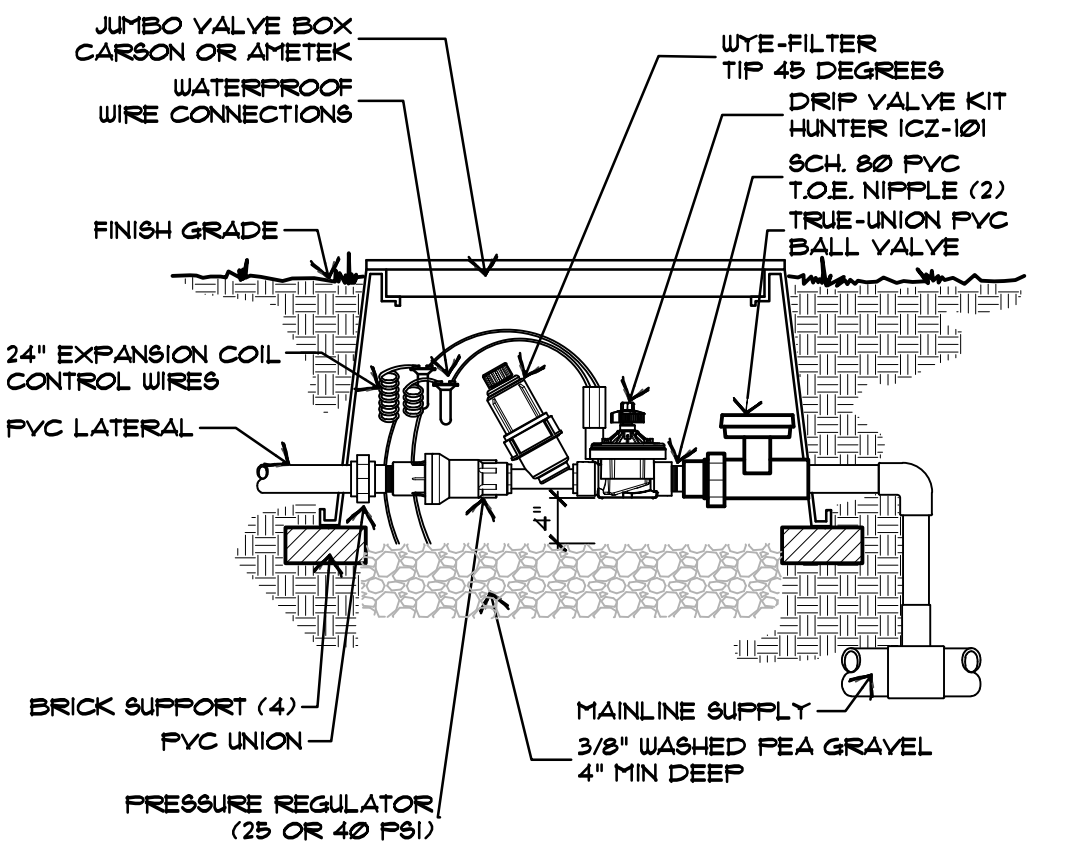
NOTES:
1. PLACE ALL PIPE IN LANDSCAPE WITHIN SPECIFIED PROPERTY.
2. INSTALL WIRING PER LOCAL CODE.
3. SNAKE PLASTIC PIPING IN TRENCHES.
4. COMPACT TRENCH THOROUGHLY TO MATCH ADJACENT SOIL DENSITIES.
TIE A LOOSE 20\"/>

10 PIPE TRENCH DEPTH
SCALE: N.T.S.



NOTE:
INSTALL WIRING PER LOCAL CODES AND MANUFACTURER RECOMMENDATIONS

11 WALL MOUNT CONTROLLER
SCALE: N.T.S.



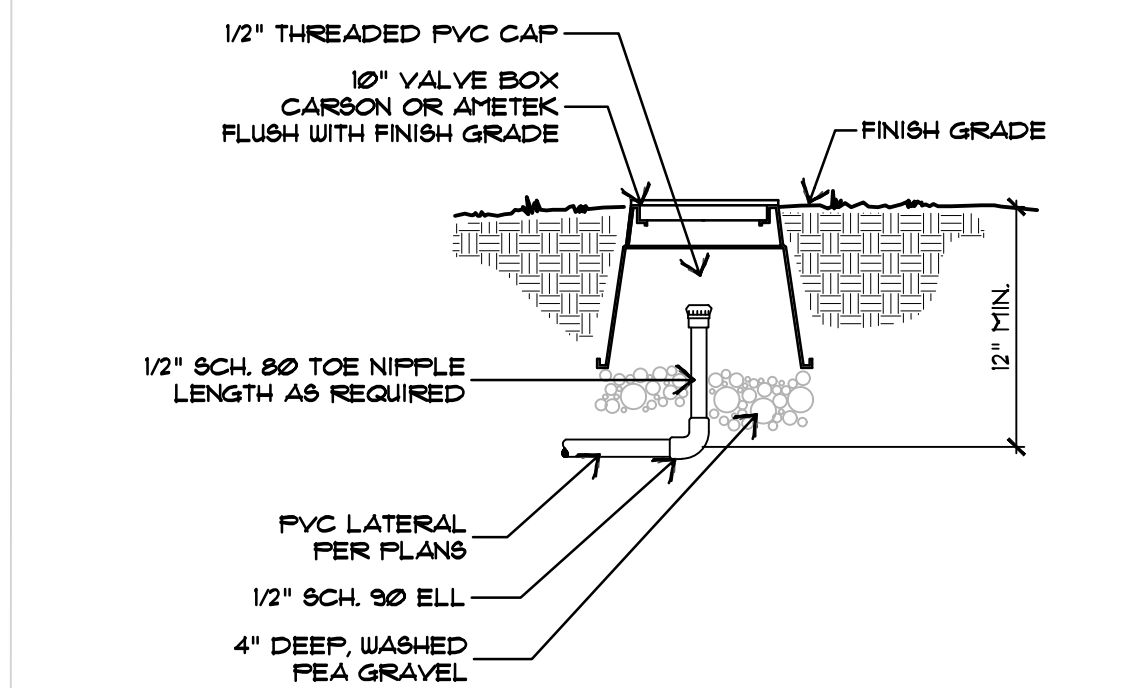
NOTE:
INSTALL WIRING PER LOCAL CODES, TAPE AND BUNDLE WIRE EVERY 10\"/>

12 DRIP VALVE ASSEMBLY
SCALE: N.T.S.

PLANT SIZE	FLOW/PER PLANT	EMITTER/BUBBLER	QTY
1 GAL.	1 GPH	BOUSHMITH ML-210	(4-5) SHRUBS MAX.
5 GAL.	1 GPH	BOUSHMITH ML-210	(4-5) SHRUBS MAX.
15 GAL.	4 GPH	BOUSHMITH ML-210	1
24" BOX	6 GPH	BOUSHMITH ML-210	2
36" BOX	8 GPH	BOUSHMITH ML-210	2
48" BOX	12 GPH	BOUSHMITH ML-210	2
54"X12" BOX	16 GPH	BOUSHMITH ML-220	3
PALM'S	5 GPM	PRESSURE COMPENSATING	2
ANNUALS	2 GPM	BUBBLERS PER PLANT	3' O.C.
BAMBOO	1 GPM	PRESSURE COMPENSATING	4' O.C.
		BUBBLERS PER PLANT	

NOTES:
1. PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI PORT EMITTERS. (TYP.)
2. ALL EMITTERS TO BE BOUSMITH MODEL ONLY, NO SUBSTITUTIONS.
3. DO NOT PROVIDE IRRIGATION TO CACTUS.

13 EMITTER SIZING SCHEDULE
SCALE: N.T.S.

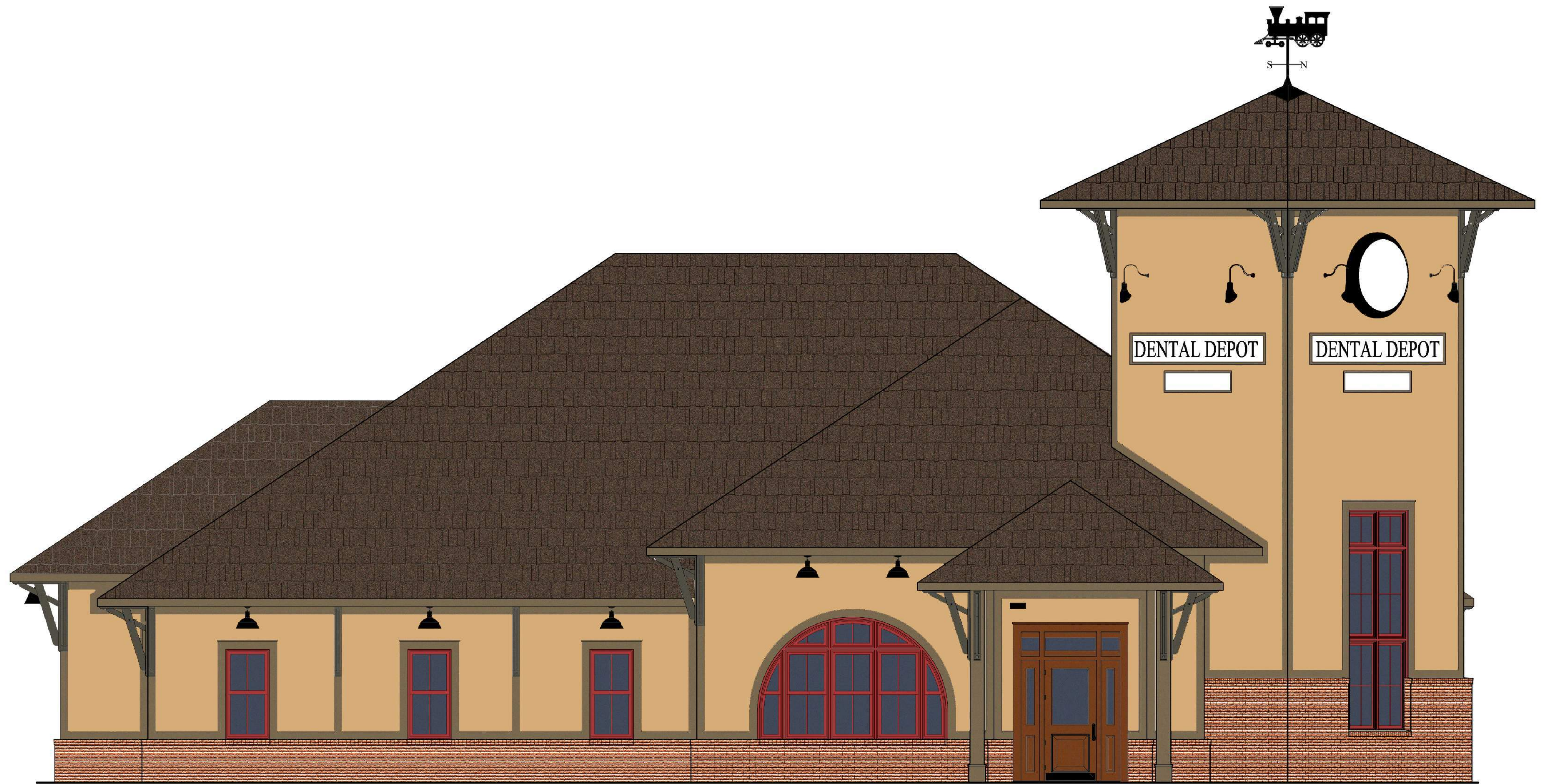


14 FLUSH CAP
SCALE: N.T.S.

IRRIGATION PIPE NOTE:
ALL IRRIGATION PIPE IS TO BE PURPLE TO DISTINGUISH IT AS IRRIGATION PIPE PER CITY OF SURPRISE REQUIREMENTS, THIS IS NOT A RECLAIMED WATER SYSTEM. ONLY THE IRRIGATION PIPE IS TO BE PURPLE, ALL OTHER IRRIGATION EQUIPMENT IS TO BE INSTALLED AS SPECIFIED.



A.1
 A.2.1
**SOUTHWEST
 EXTERIOR ELEVATION**
 SCALE: 1/4" = 1'-0"



A
 A.2.1
**WEST
 EXTERIOR ELEVATION**
 SCALE: 1/4" = 1'-0"



B
 A.2.1
**SOUTH
 EXTERIOR ELEVATION**
 SCALE: 1/4" = 1'-0"



EAST
 EXTERIOR ELEVATION
 A
 A22 SCALE: 1/4" = 1'-0"



NORTH
 EXTERIOR ELEVATION
 B
 A22 SCALE: 1/4" = 1'-0"



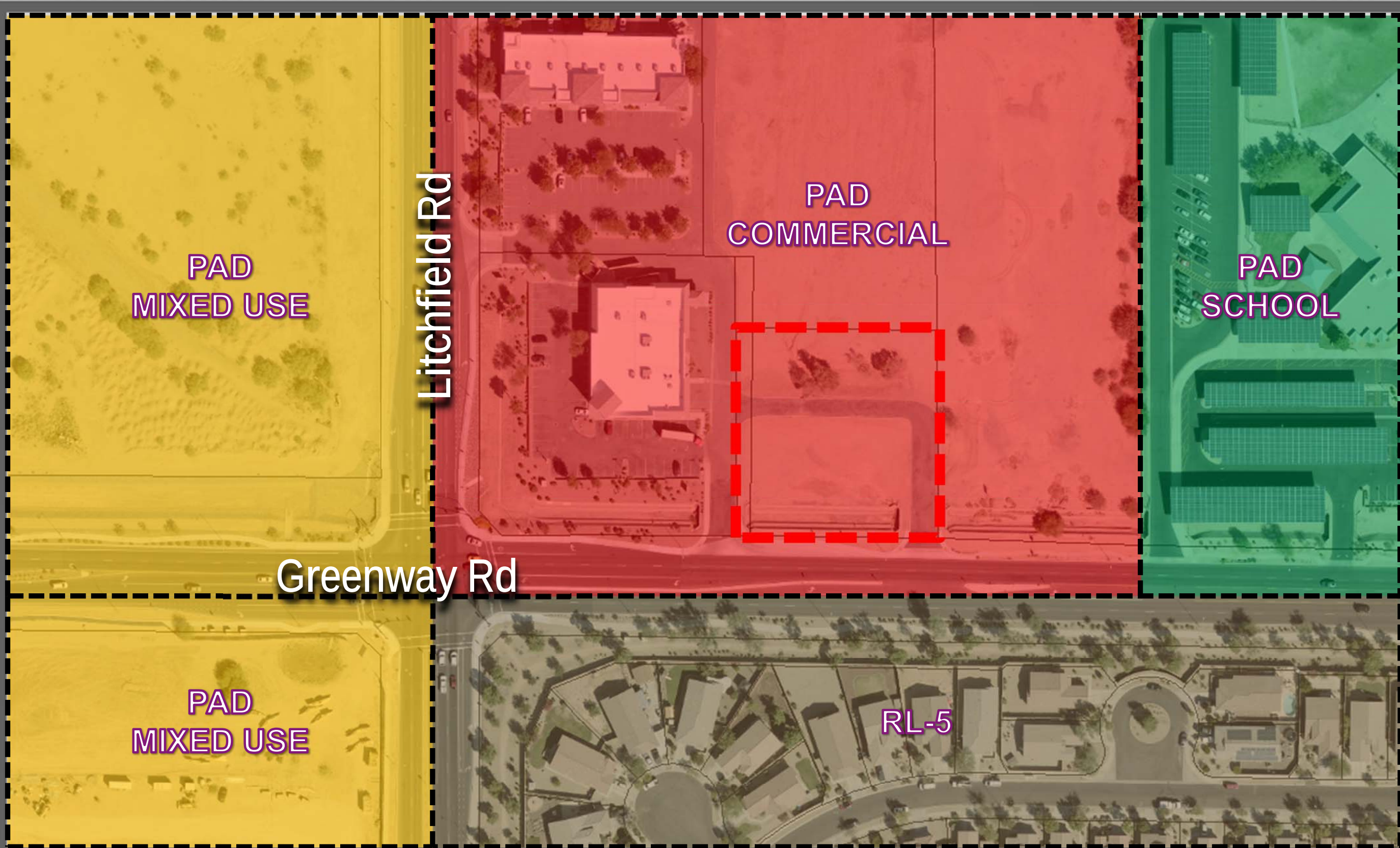
Dental Depot Site Plan

Planning & Zoning Commission

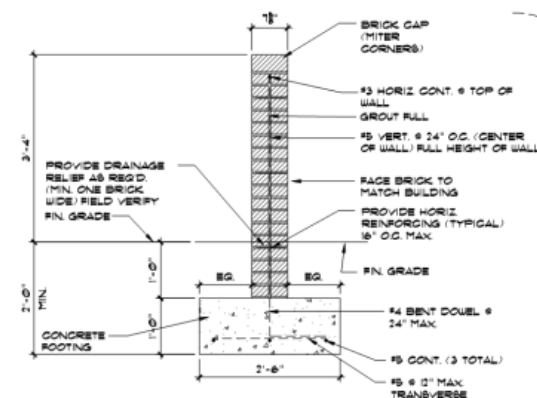
May 2, 2019



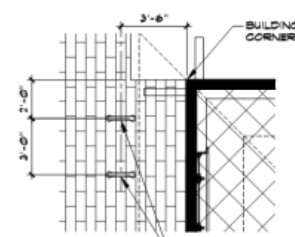
VICINITY MAP



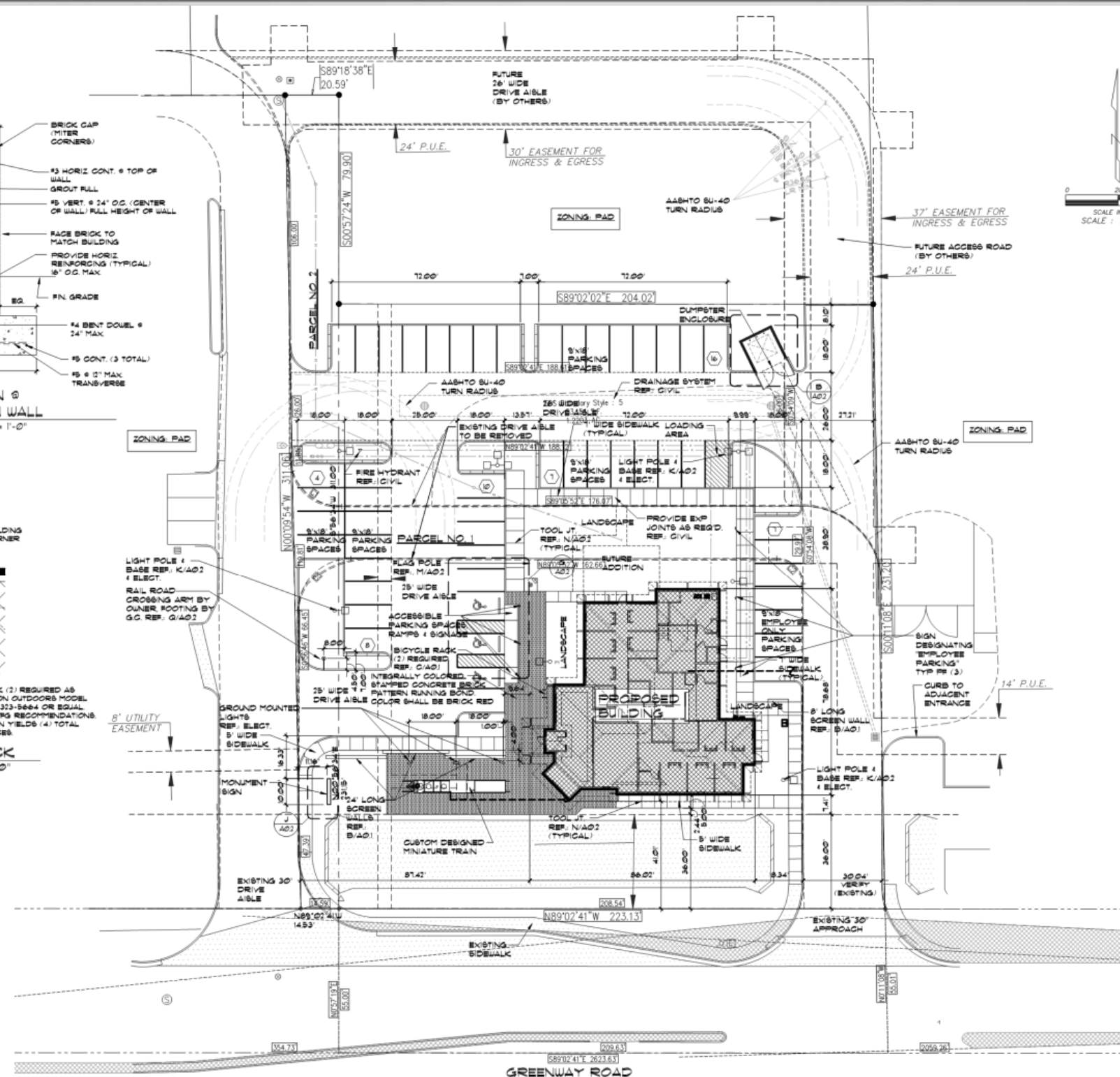
ZONING



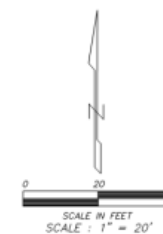
**SECTION B
SCREEN WALL**
SCALE: 3/4" = 1'-0"



**SECTION C
BIKE RACK**
SCALE: 3/4" = 1'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'



SITE INFORMATION:
APN: 501-16-008 & 501-16-000-B
ZONING: PAD 95-044 'WEST POINT TOWNE CENTER'
LAND AREA:
122.0 ACRES - 53,311 SQ. FT. TOTAL
36,522 SQ. FT. BUILDING AND PAVING
(65.45%)
16,209 SQ. FT. LANDSCAPE (30.51%)
PROPOSED BUILDING HEIGHT: 40'-0" AFF.
PARKING SPACES:
REQUIRED MAXIMUM @ 1:100 = 50 SPACES
REQUIRED MINIMUM @ 1:400 = 13 SPACES
PROVIDED STANDARD SPACES = 48 SPACES
PROVIDED ACCESSIBLE SPACES = 3 SPACES
TOTAL PARKING SPACES = 51 SPACES
BICYCLE SPACES:
REQUIRED 1/20 PARKING SPACES = 3 SPACES
PROVIDED BICYCLE SPACES = 4 SPACES
DRAINAGE:
AREA DRAINAGE WILL BE UNDERGROUND WATER STORAGE WITH ONE DRY WELL.
BUILDING FOOTPRINT (FRAME):
4,882 SF
618 SF (FUTURE ADDITION)

LEGEND	
	LIGHT POLE (REF. DETAIL A/A02 & ELECT.)
	LIGHT BROOM FINISHED CONCRETE (REF. CIVIL)
	INTEGRALLY COLORED STAMPED CONCRETE - RUNNING BOND PATTERN - BRICK RED (REF. CIVIL & NOTES)

NOTE 1: INTEGRALLY COLORED STAMPED CONCRETE SHALL BE REINFORCED W/ #6 @ 12" W/M OR #3 BARS @ 24" O.C.

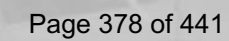
NOTE 2: SEALANT SHALL BE INSTALLED @ ALL CONSTRUCTION JOINTS (TYPICAL)

GENERAL NOTES:

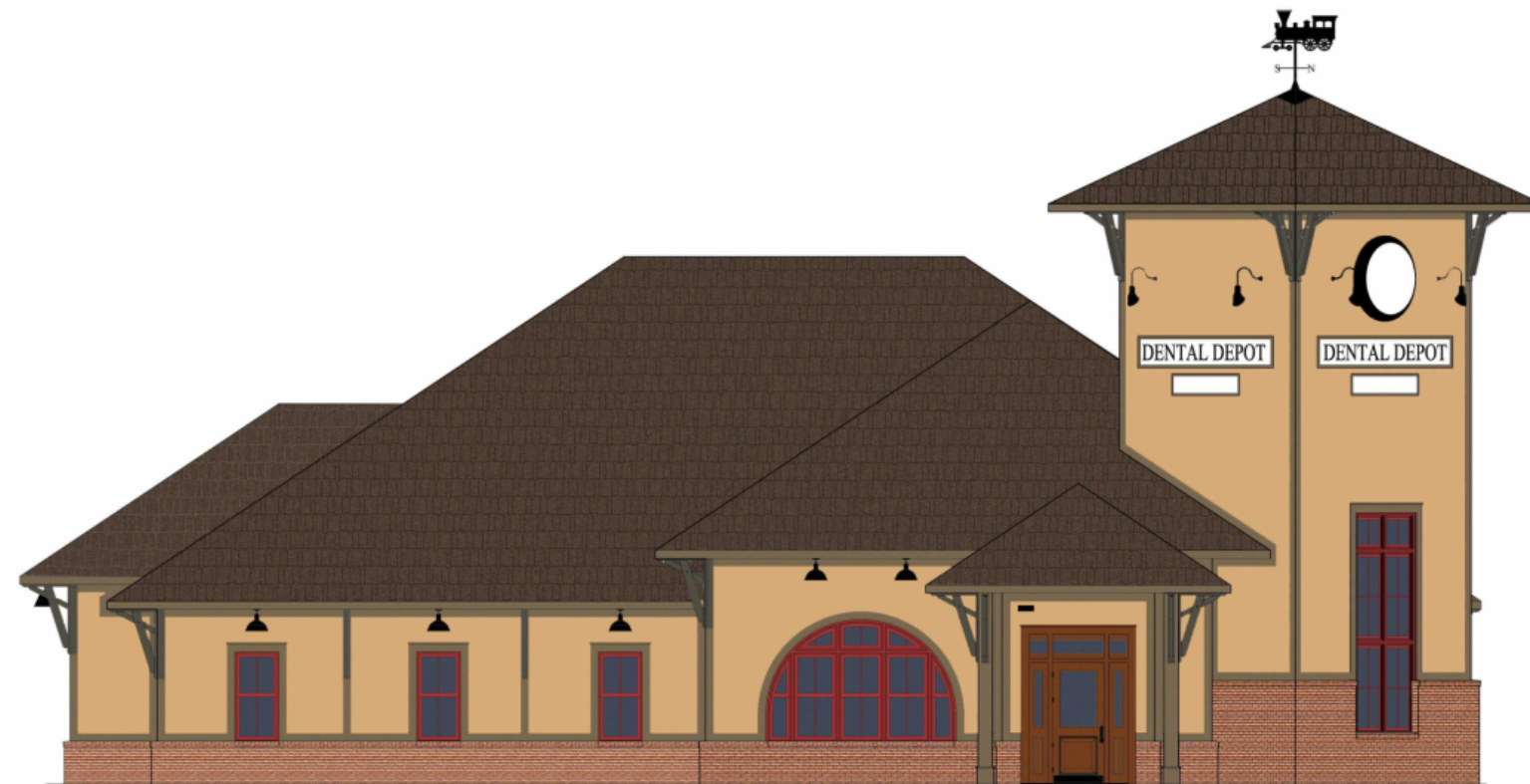
1. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING FULLY WITH THE EPA STORM WATER REGULATIONS AND POLLUTION PREVENTION PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL SIDEWALKS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL ALL PARKING LOT PAVING WITHIN 30 DAYS OF COMPLETION OF THE BUILDING SLAB.
4. THE CONTRACTOR SHALL INSTALL THE DECORATIVE WATER TOWER WITHIN 30 DAYS OF COMPLETION OF PARKING LOT PAVING.
5. SITE VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01.
6. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

SITE PLAN

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ELEVATIONS



WEST
EXTERIOR ELEVATION
A
A21 SCALE: 1/4" = 1'-0"



SOUTH
EXTERIOR ELEVATION
B
A21 SCALE: 1/4" = 1'-0"



EAST
 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH
 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATIONS



RECOMMENDATION

Staff recommends the P&Z Commission to Approve
subject to Stipulations 'A' – 'E'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019 Contact Person: Joshua Mike
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:

Presentation and discussion regarding Chapters 103-105 of the Land Development Ordinances code update.

Motion:

N/A

Background:

Staff is preparing changes to the Land Development Ordinances that will implement the General Plan 2035.

Objective Analysis:

Policy Compliant:

Financial Impact:

There is no direct financial impact. Any financial impact will be determined during the budget process.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS18-296 LDO Code Update Memo - 5.2.19
 2. 01 FS18-296 LDO Ch 103-Enforcement DRAFT
 3. 02 FS18-296 LDO Ch 104-Fund Dev Req
 4. 03 FS18-296 LDO Ch 105-Buildings and Building Regulations
 5. 04 Code Update Presentation 5.2.19
-

LDO Update Discussion

Case:	FS18-296
Project Name:	Land Development Ordinances Update – Chapters 103 – 105
Council Districts:	Citywide
Meeting Date:	May 2, 2019
Planner:	Joshua Mike
Attachments:	DRAFT Chapters 103 – 105

Background:

It's been 9 years since the City has completed a comprehensive update and to the existing Surprise Unified Development Code (SUDC), which effectively acts as the City's Zoning Code. Based on previous discussions with City Council and the Planning and Zoning Commission, Community Development has been working with City Staff to research updates that will better implement the vision of the General Plan 2035.

The Land Development Ordinances (LDO) will incorporate changes to the whole development code, replacing the current SUDC, and clarifying the standards for site, open space, general development regulations. Staff used the Surprise General Plan 2035 as a guiding tool; as the Land Development Ordinance should implement the policies of the General Plan.

Draft Language:

Staff has also drafted new regulations and standards for uses and development scenarios the City is beginning to see but lacks standards to address. In such cases, staff reviewed and borrowed "better practices" from other community's if those practices addressed an issue that Surprise is/or will be grappling with, and new ideas to which the development community might be open to try, if they reflected the City's vision.

In order to create a comprehensive review, draft language is being reviewed by City Departments, distributed to stakeholders within the development community, and made available for the public. On the City's website (www.surpriseaz.gov/developnext), staff has published the Planning and Engineering Design Standards (PEDS) Volume 1 and the first 5 chapters (101-105).

Discussion and Input:

In order to properly work through the full draft LDO, staff will present a couple chapters at time to give each proposed change a quality discussion in the public setting. Chapters 103 through 105 are administrative and authoritative components of the code such as the enforcement, across-the-board development standards, and the building codes the City applies to any construction project.

Chapter 103: Enforcement

The purpose of this chapter is to establish the administrative and enforcement authority and the subsequent penalties for persons and/or properties found to be in violation of the Surprise Municipal Code Part 2 – Land Development Ordinance (LDO).

The majority of the text is being retained from the SUDC but will be consolidated into one chapter of the LDO. The proposed revisions included in the LDO update are expected to better outline the intent and interpretation of the enforcement regulations.

Regulation	Proposed Language
Enforcement and Authority	Separate subsections for ‘Enforcement Authority’ and ‘Administrative Remedies’
Violations and Penalties	The City shall immediately take action, and violators shall be convicted of a civil or criminal
Nonconforming...	Legally existing uses before LDO update may continue even it may not conform
Lots not meeting new LDO	Lots legally platted or divided before the LDO may reduce standards enough to build
Transfer of property	Sale and/or transfer of property in violation shall not nullify the violation or postpone the enforcement timeframes

Chapter 104: Fundamental Development Requirements

The purpose of Chapter 104 is to accumulate, under one heading, fundamental development regulations and performance standards, which apply to any development, redevelopment and/or improvement of public and private property within the City rather than to repeat them several times. These standards and regulations shall qualify or supplement, as the case may be, the regulations in the LDO.

The majority of the text is being retained from Articles 2 and 3 from the SUDC consolidated into one chapter of the LDO. The new Chapter will also include moving the current Stormwater Management regulations from Chapter 117.

Chapter 105: Building and Building Regulations

The purpose of Chapter 105 is to establish the codes published by the International Code Council and adopt specific amendments that apply to projects within the City of Surprise. However the current LDO update does not include any substantive changes. Building Safety and Fire-Medical are preparing a separate revision to update the in alignment with the recently updated 2018 International Codes.

CHAPTER 103 - ENFORCEMENT

ARTICLE 1 – IN GENERAL

103-1.1 Purpose

- A. The purpose of this chapter is to establish the administrative and enforcement authority and the subsequent penalties for persons and/or properties found to be in violation of the Surprise Municipal Code Part 2 – Land Development Ordinance (LDO).

103-1.2 Enforcement Authority

- A. The Community Development Director or designee shall be responsible for the administration and enforcement of the LDO and his/her designee shall be responsible for the enforcement of the LDO to further the promotion of the public health, safety, and general welfare.
- B. The designee responsible for enforcement shall have authority to enter any building, structure, or premises or any part thereof, at any and all reasonable times in accordance with legal requirements governing administrative inspections of private property, for the purpose of performing official duties.
- C. It shall be the duty of the Police Department, Fire Department, Public Works Department, or any other City department to assist in the enforcement of the LDO when requested by the City Manager or designee.
- D. It shall be unlawful for any person to willfully interfere with, hinder, or obstruct enforcement personnel in the discharge of their duties.
- E. This Chapter shall be construed and enforced in conjunction with the various codes referenced in Chapter 105 of the LDO. In the event there is a conflict between the provisions of the various chapters of the LDO or the codes adopted by reference in the LDO, then the provisions of this chapter shall prevail.

103-1.3 Administrative Remedies

- A. Administrative remedies may include the withholding of plan approval, permits, certificates, or any other form of authorization or approval under the authority of the Community Development Director or designee as outlined by the Land Development Ordinance, which is Part 2 of the Surprise Municipal, after determination of any of the following:
 - (1) Any violation of the LDO; or
 - (2) Any violation of a condition, stipulation, or qualification of a permit, certificate, approval or other authorization previously granted by the City.

- (2) Revocation of any plan approval, permit, certificate or any other form of authorization or approval under the authority of the City manager or designee as outlined by the LDO after determination of any of the following:
 - a. There is departure from the plans, specifications, or conditions as required under terms of the permit; or
 - b. The permit was procured by false representation; or
 - c. The permit was issued in error; or
 - d. Any of the provisions of the LDO are being violated.
 - (3) Written notice of such revocation shall be served upon the owner, the owner's agent or contractor, or upon any person employed at the building or structure for which such permit was issued, or shall be posted in a prominent location; and, thereafter, no such construction shall proceed except to correct such violation or to comply with the order. Such order shall state the nature of the violation, the specific provision violated, and the date and time by which the violation must be corrected.
 - (4) The City may stop grading, construction, or work on any building or structure on any land on which there is an uncorrected violation of a provision of the LDO, or of a permit or other form of authorization issued hereunder.
 - (5) The City may seek a court ordered injunction or other equitable relief to stop any violation of the LDO or of a permit, certificate or other form of authorization granted hereunder.
 - (6) In accordance with this chapter, the codes referenced in Chapter 105, and A.R.S. § 9-499, the City may abate a violation of the Surprise Municipal Code Part 2 – the LDO.
 - (7) The City, at the direction of the City Manager or designee may prohibit, restrict, or revoke occupancy of any building by any person or entity in which there has been a failure to comply with any permit, plans, specifications, or conditions required under the terms of the permit or any plan or other approval of the City.
- B. In addition to any administrative penalties, any person who violates any provision of the LDO or any provision of any code referenced and adopted by the LDO; or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents, directive of the City manager or designee, or of a permit or certificate issued under the provisions of any code adopted by the LDO, may be found guilty of a civil or criminal violation.

103-1.4 Violations and Penalties

- A. Violation. Any building or structure erected or maintained or any use of property in violation of this Ordinance shall be declared unlawful and a public nuisance, and the City Attorney shall immediately commence action, or proceedings for the abatement, removal and enjoinder thereof in the manner provided by law; and shall take such other actions to grant such relief as will abate or remove such building or structure or use of any property in violation of the LDO. It shall be the right and duty of citizens and residents to cooperate with the City officials in the enforcement of the regulations of the LDO.
- B. Penalties. Any person who violates any regulations of this LDO or violates or fails to comply with any order or regulation made may be found guilty of a misdemeanor and upon conviction shall be sentenced to a fine or imprisonment for a term not exceeding that established by the Municipal Court or by both. Every violator shall be deemed guilty of or responsible for a separate offense for each day the violation is permitted to exist.

103-1.5 Nonconforming uses and structures

- A. Any use of land, building, or structure legally existing at the time of the effective date of this section or amendments thereto, may be continued even though such use may not conform with the regulations or amendments thereto for the zoning district in which it is located.
- B. In the event that a nonconforming use of land, building, or structure is discontinued for a period of 90 consecutive days, any future use thereof shall be in compliance with the this ordinance
- C. When any nonconforming use of any structure or land in any zoning district has been changed to a conforming use, it shall not thereafter be changed to any nonconforming use.
- D. In the event that a nonconforming structure is destroyed, the structure may be restored to its original nonconforming condition, provided:
 - (1) The cost of restoring the structure to its condition immediately prior to the event does not exceed 50 percent of the cost of reconstructing the entire structure; and,
 - (2) The cost of reconstruction is determined by three (3) state certified appraisers as required by the City Manager or designee; and,
 - (3) A building permit application is submitted within 90 days from the date of the damage.
 - (4) Expiration of a building permit application or approved building permit related to reconstruction of the nonconforming use will be considered a discontinuance of the nonconforming use.
- E. A nonconforming structure shall not be enlarged, extended, reconstructed, or structurally altered unless such structure and such enlargement, extension,

reconstruction, or structural alterations conform to the LDO; however, nothing herein shall prohibit any reasonable repairs or alterations to such structure, When a structure has been declared unsafe by the City's Building Safety Division and/or Code Enforcement Division, it may be placed in a safe condition unless such condition was created as described in the aforementioned Subsection C.

- F. Normal maintenance of a building or other structure containing or related to a legal nonconforming use is permitted, including necessary structural repairs provided such structural repairs do not enlarge or intensify the nonconforming use.
- G. A legal nonconforming use shall not be changed except in conformance with the use requirements of the zoning district in which it is located.
- H. If, at the time of the enactment of the LDO, any owner of a plot of land consisting of one or more adjacent lots in a legally established subdivision of record does not own sufficient contiguous land to enable conformity to the minimum lot size requirements, or does not have sufficient lot width to conform to the minimum lot width requirements, such plot of land may nevertheless be used as a building site. The dimensional requirements of the district in which the piece of land is located may be reduced by the smallest amount that will permit a structure of acceptable size to be built upon the lot, such reduction to be determined by the board of adjustment:
 - (1) In the RR or R1 zones, the reductions shall permit only a single-family residence.
 - (2) In the R2 or R3 zones, the reductions shall permit only a townhouse cluster or apartment containing no more than four units.
 - (3) No lot, even though it may consist of one or more adjacent lots in the same ownership at the time of passage of chapter 122, shall be reduced in size so that lot width or size of yards or lot area per family or any other requirement is not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

103-1.6 Transfer of Property

The sale and/or transfer of property that has been found to be in violation of the LDO shall not nullify the violation or stay the enforcement timeframes by which the violation is processed and compliance is required.

Chapter 104 - FUNDAMENTAL DEVELOPMENT REQUIREMENTS

ARTICLE 1 – IN GENERAL

104-1.1 Purpose & Intent

- A. The purpose of this Chapter is to accumulate, under one heading, fundamental development regulations and performance standards, which apply to any development, redevelopment and/or improvement of public and private property within the City rather than to repeat them several times. The standards and regulations set forth in this Chapter shall qualify or supplement, as the case may be, the regulations set forth elsewhere in this Ordinance.
- B. The following fundamental requirements are intended to be viewed in broad terms with the detailed provisions found within the specific policies, ordinances, plans and guidelines adopted by the City.

104-1.2 Unsuitable Sites

- A. No land shall be used or structure erected if the City Engineer or authorized representative has determined that the land is unsuitable and likely to be harmful to the health, safety, and general welfare of the community. The types of features or physical aspects which may render land unsuitable include, but are not limited to, potential flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, extreme topography, low percolation rate or bearing strength, and/or erosion susceptibility.

104-1.3 Compliance with Other Plans, Regulations, and Contiguity

- A. The adopted plans, policies, regulations, standards, and guidelines listed below, in effect at the time of application, and as may be periodically updated, shall qualify or supplement, as the case may be, the regulations of this Ordinance:
 - 1. Surprise General Plan 2035, hereinafter known as General Plan
 - 2. Parks and Trails Master Plan,
 - 3. Integrated Water Master Plan Water Infrastructure July 2009,
 - 4. Integrated Water Master Plan Water Resources Update June 2015,
 - 5. Planning and Engineering Design Standards (PEDS)
 - 6. Building and Fire Codes,
 - 7. Arts and Culture Master Plan
 - 8. Water and Wastewater Facility Guidelines April 2011
 - 9. SPA 2 Reclaimed Water and Recharge Master Plan Update September 2017

10. Other plans adopted to guide development

104-1.4 Urban Growth Principles

- A. Urban Growth standards encourage and guide new development to locate adjacent and/or contiguous to already existing developed areas of the City, with the intent to achieve the following objectives:
 - (1) The expansion of incorporated City limits and contiguous service areas through a timely and orderly annexation program.
 - (2) The efficient use, timely, and cost-effective extension of new City infrastructure and services.
 - (3) The physical connection and visual integration of new development with adjoining existing and proposed development.
 - (4) The reinvestment in built-up areas of the City through the infill development process.
 - (5) The preservation of rural characteristics, natural areas, and features.
 - (6) The protection and preservation of environmentally sensitive lands from the encroachment of urban development.
 - (7) The improvement of air quality by reducing vehicle miles traveled and by encouraging public transit and alternatives to private automobile use.
 - (8) A wide mix of housing types and greater diversity in both residential and nonresidential architecture.
 - (9) The promotion of the City's individual image, identity, and character through the extensive and enhanced use trails for pedestrian multi-modal connectivity.
 - (10) The preservation of historical and cultural features.
- B. All new construction and development within the City, including residential subdivisions or development having an overall minimum density of at least one dwelling unit per gross acre (1 du/ac) or greater shall meet the following minimum standards related to the required degree of contiguity, access, and availability of adequate public infrastructure.
 1. At least one-sixth of the proposed development's site boundaries shall be contiguous to, and have shared access and connectivity with, existing *urban development*. All such uses and developments are served by completed infrastructure, including paved streets, public sewer and water, storm water drainage and other utilities, as well as fire

suppression consistent with the current City-adopted fire code. Said standards shall further apply to any developments petitioning to annex into the City.

2. If the development is an approved scheduled phase of an overall master development plan which meets the contiguity requirement of this section, and if any portion of the development phase is within one-half (1/2) mile of an existing *urban development*, then the specific development phase need not comply with the minimum contiguity requirement.
3. For purposes of this section, contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, publicly owned open space, or a lake, reservoir, stream, wash or other natural or artificial waterway located immediately between the proposed development and existing urban development.
4. Waiver/exceptions. The City council may waive or make exceptions to the contiguity requirements of this section provided a specific finding is made that the proposed development will:
 - a. Substantially advance the implementation of the City's General Plan provisions regarding greater diversity in housing types and densities;
 - b. Produce special benefits to the City in terms of large-scale open space dedication or preservation, completion of regional trail linkages, or substantially advance other primary open space and recreational goals contained in the City's General Plan; and/or
 - c. Produce special benefits to the City in terms of a long-term economic development opportunity in accordance with the General Plan; or promote the infilling of an area with already existing noncontiguous urban-level development.

104-1.5 Public Infrastructure Level of Service

- A. Every development within the City shall be adequately served by public infrastructure, facilities and services consistent with the City's adopted development standards and by other applicable federal, state, regional or county legislation.
- B. No building permit shall be issued unless such public infrastructure, facilities and services are in place, or commitments have been made to provide the required infrastructure and level of service standards described herein. No site-specific development plan or building permit shall be approved or issued that will reduce

the level of service standards below the adopted level of service standards for the affected development.

- C. The following level of service standards shall be used to review and approve proposed development and construction, and to determine if a development or construction project meets or exceeds the minimum requirements for adequate infrastructure, facilities, and services.
1. Americans with Disabilities Act (ADA). Infrastructure construction and improvements of facilities shall comply with the Americans with Disabilities Act.
 2. Community Circulation. All new development projects and development phases therein, must have physically traversable and legally established access that is improved and connected to the City's existing, improved *multimodal* circulation system or to planned *multimodal* circulation improvements. Except for model home complexes, all required *multimodal* circulation infrastructure improvements shall be fully and completely installed and shall be operational and available to serve the new development phase(s) at the time the City issues the first certificate of occupancy for a building permit or final inspection.
 3. Water Quality and Wastewater Standards. All water and wastewater infrastructure requirements shall be in compliance with all council adopted and/or approved water and wastewater plans, guidelines, reports and documents and any county, state or federal water quality regulations.
 - a. The development and installation of water supply facilities shall be adequate to provide high quality potable water from a public or community water supply source, and shall be constructed to conform to City standards and requirements set forth in the City-adopted engineering design standards, the water quality directives of the City, the Maricopa County Environmental Services Department, the State of Arizona Department of Environmental Quality, and the City-adopted Fire Code.
 - b. All developments must also be in compliance with all local, state and federal regulations regarding aquifer recharge, erosion and sedimentation, storm drainage and runoff control, solid wastes, and hazardous substances.
 - c. No materials (organic or inorganic), compounds or chemicals, which can contaminate any water supply, interfere with bacterial process in sewerage treatment or otherwise cause emission of elements which are offensive or hazardous to the public health, safety, welfare or comfort shall be discharged at any point into any public sewer, private sewage disposal system or stream or

into the ground, except in accordance with the standards approved by the Arizona State Department of Health and/or Environmental Quality or such governmental agency as may have jurisdiction over such activities.

4. Drainage and Flooding. Surface water from rooftops or lots shall not be allowed to drain onto adjacent lots. No structure or land shall hereafter be constructed, located, extended, converted, or altered within any flood hazard areas that would create a public nuisance or create a hazard to life or property.
 - a. In the design of the development, every effort shall be made to utilize the natural slope of the land for the stormwater collection system.
 - b. The point in which natural drainage flows enter and exit a property prior to development shall remain the same after the property has been altered for the development.
 - c. Encroachment into a floodway shall be prohibited including but not limited to, fill, new construction, substantial improvements, and other development, unless certification by an AZ registered professional Engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
5. Fire and emergency services and facilities. A certificate of occupancy nor final inspection for a specific development shall not be issued until such time that all necessary fire and emergency services and facilities, as required by the City to serve the development, are in place and operational. Each development phase or building therein shall provide paved sufficient access, adequate water source and pressure, and facilities for fire protection and suppression as required by the most current City adopted Fire Code. Where required by the City, the developer shall reserve a site(s) for a fire station facility
6. Fire and Explosion Hazards. Disposal of waste materials by outdoor incineration on the premises shall require a burn permit from ADEQ. All storage of, and other activities involving inflammable and explosive materials shall be provided adequate safety devices against hazards of fire and explosion, together with adequate fire-fighting and fire suppression equipment and devices standard in industry. All storage of inflammable or explosive materials shall further comply with location requirements set forth by the Fire Department or as established by this or other City codes and ordinances.
7. Utilities. Utility services, including electrical, gas, telephone, cable, and any other dry utility, shall be provided underground and in accordance

with City policies, guidelines and engineering development standards; as well as with utility companies' service rules and regulations for location and construction of utilities. Where policies and procedures regarding location, undergrounding, and screening of utilities differ between the City and utility company, the policies and procedures of the City shall prevail. Including all financial obligations, it shall be the developer's responsibility to plan, design, and coordinate the installation of utilities with applicable utility companies.

8. Park, recreation, and open space facilities. A percentage of gross land area shall be required as open space for all new development with residential, mixed-use, or commercial zoning as prescribed in **Chapter 106** of this Ordinance. The location, size, type, and design of open space and/or recreational facilities shall be in accordance with the General Plan, the City's adopted Parks and Trails Master Plan, and the PEDS (Chapter 107 of this Ordinance)
9. Public education facilities. If required by the school district, the developer of a subdivision shall reserve land within the proposed subdivision for a school site(s) to be acquired by the applicable school district. The provision of a site(s) for educational facilities shall comply with state legislative mandates, and with the location requirements of the applicable school district and the City.
10. Construction Standards & Testing specifications.
 - a. Construction and/or installation of public infrastructure shall meet and conform to the requirements, standard specifications, and codes as set forth by the City departments of community development, public works, and fire department. To the extent there is any inconsistency or discrepancy between standard specifications and codes for construction and/or installation with the provisions of this chapter, the more restrictive provision shall prevail.
 - b. Sampling and testing of materials and laboratory inspection of materials and processes shall be performed at the expense of the developer. Testing shall be in accordance with the City's standards specifications and codes. Any organization providing construction materials testing services must have an established in-house laboratory that meets the standards and requirements of the American Society for Testing and Materials.

104-1.6 Air Quality Standards

- A. All development within the City shall comply with local, county, state, and federal air quality regulations governing air emissions including, but not limited to, those regulating odor, dust, fumes, gases or other emissions which are noxious, toxic and/or corrosive, as well as suspended solid or liquid particles.
- B. Dust and particulates. Prior to engaging in any earth moving on a site, a plan for controlling dust resulting from construction or other activities on the site shall be submitted by the developer at the time of application for a grading permit.
- C. Undeveloped areas that are proposed to be used for buildings, parking, driveways sidewalks and similar uses that have been either disturbed through the grading process or by a previous use shall be required to remove weeds, debris, and dilapidated buildings and may be required to install dustproof ground cover ahead of construction phase schedule to prevent the intrusion of unwanted dust or blowing debris from the site/lot.
- D. Odors. No use shall be operated so as to produce the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the land on which the use is located. The guidelines, policies and standards established by the State of Arizona Department of Environmental Quality and Maricopa County Air Quality Department, as periodically updated, are adopted herewith by the City council as the guides and standards of the City for determining quantities of offensive odors. Special attention shall be given when placing land uses in the vicinity of wastewater treatment facilities.

104-1.7 Noise and vibration standards.

- A. Noise restrictions. Land uses and/or activities shall not result in or generate any noise perceptible beyond the boundaries of the immediate site in violation of the noise regulations in the City Municipal Code.
- B. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated by the permitted use is not discernable, at any point beyond the site property line, without instruments.
- C. Construction of buildings and equipment operations. Any construction or repair work, or operation of any construction-type equipment or device(s) within any residential zone or within any residential designation within a planned area development (PAD) zone shall be unlawful within the hours of 9:00pm to 5:00am, except when the work is associated with an emergency operation or public improvement, and subject to the provisions of this section and any noise control ordinances within the Surprise Municipal Code.
- D. Property maintenance. Any outdoor maintenance or cleaning of private property that includes but is not limited to sweepers, tree or weed trimmers, leaf blowers,

and lawn mowers shall be unlawful within the hours of 9:00pm to 5:00am, except when the work is associated with an emergency operation or public improvement, and subject to the provisions of this section and any noise control ordinances within the Surprise Municipal Code.

104-1.8 Glare and heat standards

- A. Glare and heat standards shall apply to all land development and shall regulate the use of building materials, large paved areas, streets and street widths and composition, sidewalks, exterior lighting fixtures, building orientations, street landscaping, and any other development components that could result in adverse reflected heat or harsh, bright light and/or reflections.
- B. All development shall be planned and designed so as to minimize the amount of heat and/or glare generated by a proposed use or activity by incorporating the following design standards:
 - 1. Use of building materials. Materials used in the construction of residential, retail commercial, office, industrial and institutional buildings shall be such so as not to produce intense glare or heat, whether direct or reflected, that is perceptible from any point along the building site's property lines.
 - 2. Large paved areas. Areas developed as large hard-surface plazas and parking lots shall be planned and designed to incorporate canopy trees, arbors or other landscape techniques to reduce radiant heat generated from paved services.
 - 3. Streets and sidewalks. Developers shall plan, design, and install streets and curb-separated sidewalks in all residential and nonresidential development in accordance with the street and streetscape standards set forth in the PEDS.
 - 4. Exterior lighting. Public and private exterior lighting sources shall be placed in a manner so as not to cause light spillover or glare beyond the property line onto drivers, pedestrians and neighboring land uses. All exterior lighting shall be designed, located, installed, and maintained in accordance with the lighting standards and regulation provided in **Chapter 107** of this Ordinance.
 - 5. Glare. Any activity or manufacturing processes that create glare, such as but not limited to welding, shall be conducted within an enclosed building or be effectively screened from public view. If the source of the glare is proposed to be screened with plant material, then the applicant must demonstrate that the screening will be effective year-round.

104-1.9 Hazardous Materials Standards

- A. The following general hazardous material guidelines and standards shall apply to all development or redevelopment proposals containing the storage or manufacture of hazardous or toxic materials and having the potential to cause off-site impacts as a result of the release or discharge of a hazardous material or toxic or noxious matter.
1. No land use activity shall, for any period of time, result in the discharge across the boundaries of a lot on which it is located, either by surface run-off or by underground plume, a hazardous, toxic, or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, or welfare.
 2. The release of any hazardous, toxic, or noxious matter shall not cause injury or damage to persons, land or the use of land, or render unclean the surface or underground waters of the City to the extent of being harmful to the public health or to animal or aquatic life, or to the use of such waters for domestic water supply, industrial purposes, recreation, or other legitimate and necessary uses.
 3. Any operation involving ionizing radiation such as the use of gamma rays, X-rays, alpha and beta particles, high-speed electrons, neutrons, protons, and other atomic or nuclear particles, shall be permitted only in accordance with the codes, rules, and regulations of the Arizona State Department of Health Services.
 4. No person shall operate or cause to be operated for any purpose any planned or unplanned source of electromagnetic radiation, including overhead utility transmission lines, which does not comply with current federal, state, and local regulations governing the location of such sources.
 5. Electromagnetic radiation generated by operating sources in compliance with and the under the regulatory auspices of the Federal Communications Commission shall be deemed unlawful if such radiation causes abnormal degradation of performance of any electromagnetic receptor of quality and proper design. The determination of "abnormal degradation of performance" and of "quality and proper design" shall be made in accordance with good engineering principles and practices, and the standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers and the Electronics Industries Association.
 6. No use, activity, or process shall be conducted in a manner that will release airborne hazardous materials.
- B. All development proposals and land uses that either manufacture or store a hazardous material or toxic or noxious matter shall include a Hazardous

Materials Impact Analysis (HMIA). The HMIA shall provide the following information.

1. Information on the specific type of materials manufactured and/or stored on-site.
2. The magnitude of impact such hazardous materials would have on the site and surrounding area in case of an accidental release of said materials was to occur.
3. The emergency procedures and containment plans and evacuation plans.
4. In addition to the above HMIA information also include the following information on the site development.
 - a. How the development shall be planned and designed to comply with all City fire, safety, and building codes regulating the use and storage of the hazardous materials.
 - b. How and what special features of the site such as topographical conditions, earthen berms, proximity siting to other buildings on the site or adjoining property, building design, and walls will be utilized to lessen the impact of hazardous material releases.

104-1.10 Open Space Requirements and Hierarchy.

- A. Properties that are zoned residential, mixed-used, and commercial shall be required to provide a percentage of the gross acreage as open space; as further specified in the tables in **Chapter 106** of this Ordinance.
- B. New residential subdivisions shall plan, design, and provide the required open space for usage by the general public on a subdivision-wide basis rather than on a lot-by-lot basis. The following hierarchical layers identify the most appropriate and preferred location, intent, and design for the required open space:
 1. In locations that best protects the identified *environmentally sensitive features* and *cultural resources* on or adjacent to the property, and
 2. In those areas where there exists opportunities to create any connectivity to a regional network of open space and/or trail easements that could maximize the benefit to both the residents and wildlife, and
 3. In those areas where there exists an opportunity for connectivity to the trails and open space within adjacent developments, and
 4. In those areas that provide a convenient and central location for the most number of dwelling units within the development.

104-1.11 Density Ranges, Transfer of Density and Development Rights

- A.** Density Ranges. The residential zoning districts provide for a range in the permitted densities (refer to **Chapter 106** herein). In order for a project to achieve approval at the higher end of the density range, per the residential zoning district, the development shall be required to provide the community with a variety of housing opportunities, a more generous amount of open space, and a creative and environmentally sensitive design. Each project shall assume the minimum density per zoning district and may achieve additional density up to the maximum per zoning district based on the following hierarchy:
1. Connections made to regional network of open space and/or trails and to adjacent developments.
 2. Open space is more than slivers of landscape tracts along the streets.
 3. Provides a higher number of different housing types, and varying lot sizes than the minimum required per the zoning district and the PEDS.
 4. Pedestrian scaled personal services and neighborhood retail uses, with frontage integrated into the neighborhood, designed to serve the daily needs of the residents of the immediate neighborhood.
 5. Provides additional open space than the minimum required per the zoning district.
 6. Constructs and installs the amenities within the open space system that are not covered by impact fees.
 7. Walkability in the design of the residential neighborhood including but not limited to curb separated sidewalks, bicycle paths and trails, fully protected bicycle lanes along collector and arterial streets if applicable.
 8. LEED level Neighborhood & dwelling units.
- B.** Transfer of Density and Development Rights. The transfer of density and the associated development rights shall not be an assumed right and in no case shall a transfer of density and development rights occur without the approval of the Zoning Administrator. Approvals of a density and development rights transfer shall be made only upon a finding that the proposed transfer will not be detrimental to the intent of, and will advance the City's interest in, protecting those lands with *environmentally sensitive features, cultural resources*, and larger tracts of open space.
1. Lands identified as having *environmentally sensitive features and/or cultural resources* along with the associated buffer areas, are eligible to

transfer density and development rights from those lands provided the following:

- a. All lands from which the density and development rights have been transferred from shall be concurrently rezoned to Open Space Conservation (OS-1) or Open Space Recreation (OS-2) depending upon the specific details of the site.
 - b. The portion of the development project that can receive density transfer shall have less sensitive environmental conditions than the land from which the density is transferred. Eligible receiving areas are any portions of the development project that do not contain slopes over ten (10%) percent, *environmentally sensitive features, cultural resources*, minor water features or major water features.
 - c. The transfer of density between slope bands/categories within a *hillside development area* shall only be allowed when transferring from a higher slope band to a lower slope band and may occur at a rate of 1:1 allowable dwelling units provided the maximum density within the receiving slope category/area is not exceeded; in which case the density must be transferred into next lower slope category or into a non-hillside area.
 - d. When all of the allowable dwelling units are transferred from a *hillside development area* above the ten percent (10%) slope line to a non-hillside area, resulting in a minimum fifty (50) acre undisturbed area above the ten percent (10%) slope line, and the resulting undisturbed area is zoned OS-1, the density transfer from the *hillside development area* to the non-hillside area may occur at a rate of 1:1.25 allowable dwelling units.
 - e. A density bonus may occur at a rate of 1:1.25 allowable dwelling units when transferring density and development rights from water features identified as and required for regional drainage facilities, as part of an approved City regional drainage and flood control plan developed by the City.
2. Lands without *environmentally sensitive features* or *cultural resources* may still be eligible for transferring density and development rights within a specific projects provided:
- a. Density shall be limited to a rate of 1:1 allowable dwelling units when transferred for purposes of meeting the required open space for a development provided those lands are over five (5) acres in size and zoned Open Space Recreation (OS-2).

- b. The development is proposing to utilize a “*cluster development*” design and the resulting open space is twenty-five (25%) percent greater than the minimum required by the underlying zoning district.
3. Off-Site Transfers. Density transfers to noncontiguous parcels may be approved, in order to encourage the transfer of development rights from more sensitive areas to those that are less sensitive. Such transfers shall be limited to a rate of 1:0.75 allowable dwelling units. Such noncontiguous transfers shall be identified at the time the application is submitted to the City so that the property owners of the less sensitive lands may join in a single application with the property owner of more sensitive areas, and to transfer development potential from the more sensitive to the less sensitive areas without the need for a second rezoning.
4. The overall density of the development site shall not exceed the density permitted for the character area as set forth in the General Plan nor the applicable zoning requirements of this Ordinance.

104-1.12 Luke Air Force Base Compatibility

- A. The City is located within the vicinity of the Luke Air Force Base and Luke Auxiliary Field 1. The City and any development within high noise contours and accident potential zones as delineated on the City’s General Plan shall comply with Arizona State Statutes to:
 1. Minimize conflict with high noise levels and hazards generated by aircraft and
 2. Provide additional notification to the public; and
 3. Create orderly, efficient, and functional development patterns that are compatible with the continued operation of Luke Air Force Base.

ARTICLE 2 – ENVIRONMENTALLY AND CULTURALLY SENSITIVE LANDS DEVELOPMENT STANDARDS

104-2.1 Applicability

- A. All properties north of State Route 74 (aka Carefree Highway) and those other areas identified as Scenic Lands Development Sub Areas in the Surprise General Plan must comply with the processes, procedures, and regulations outlined herein in addition to any that may be developed specifically for those subareas.
- B. Elsewhere, when any portion of a development site, regardless of the acreage, zoning, or location within the City can be identified as having *environmentally sensitive features* or *cultural resources*, the entire development site shall be required to adhere to the following processes, procedures, and regulations:
 - 1. Develop an Environmental Inventory Plan and Report of the site;
 - 2. Utilize an *Integrated Conservation Design* approach in the design and development of the project; and
 - 3. Comply with the Environmentally Sensitive Lands Standards in the **PEDS - Chapter 5** and the standards outlined in the following sections.

104-2.2 Environmental Inventory Plan and Report

- A. An Environmental Inventory Plan and Report shall be submitted along with all development applications, including applications for general plan amendments, zone changes, platting, and site planning; except for a single family home on a lot in a subdivision with an approved Environmental Inventory Plan on file with the City.
- B. The required Environmental Inventory Plan and Report shall identify the *environmentally sensitive feature(s)*, and *cultural resource(s)* that are to be conserved and protected within the proposed development and the *buffer area(s)* necessary to mitigate impacts to those features and resources from the development. Boundary determination shall be based upon the biological and ecological characterization of the *environmentally sensitive feature(s)* and the culturally sensitive nature of the land. Using maps, photos, and on-site evaluation, the Environmental Inventory Plan shall at a minimum identify and locate the following features and resources as well as others that may be found to be unique to the site:
 - 1. *Hillside development areas, steep and unstable slopes, and ridgelines.*
 - 2. Important *habitat areas, wildlife corridors* and movement areas.

- a. The wildlife use of the area showing the species of wildlife using the area, the times or seasons that the area is used by those species and the “value” (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species.
 - b. Habitat that supports federally endangered plant or animal species, Species of Greatest Conservation Need (SGCN) in Arizona, or significant stands of native plant species.
 - c. Any special features, such as habitat, breeding, and population patches.
 - d. Wildlife movement corridors.
3. *Protected native plant(s) and significant stands of vegetation.*
 - a. An inventory of the pattern, species and location of *protected native plants* listed in **Table 104-2.a** below as well as other on-site native vegetation that are five inches or greater in caliper or cacti that are three feet or greater in height or cacti that have reached their full height at maturity.

Table 104-2.a - Protected Native Plants	
Botanical Name	Common Name
TREES: (☐) Denotes trees which are indigenous to the Phoenix metropolitan area	
Acacia farnesiana or smalli	Sweet Acacia
Celtis pallida	Desert Hackberry
Cercidium floridum	☐ Blue Palo Verde
Cercidium microphyllum	☐ Foothill Palo Verde
Chilopsis linearis	Desert Willow
Juniperous species	Juniper
Olneya tesota	☐ Ironwood
Populus fremontii	Fremont Cottonwood
Prosopis velutina	☐ Velvet Mesquite
Cacti and Succulents	
Carnegiea gigantea	Saguaro
Ferocactus	Barrel Cactus
Fouquieria splendens	Ocotillo
Canotia holocantha	Crucifixion Thorn
Peniocereus Greggii	Desert Night-Blooming Cereus

Yucca elata	Soaptree Yucca
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4. *Water features include floodplains, desert washes, riparian areas, rivers/streams, springs/seeps, and wetlands.*
 - a. The boundary of any wetlands that might exist on the site and a description of the ecological functions and characteristics provided by those wetlands.
 - b. The bank and high water mark of any perennial stream, floodway, floodplain, wash, or swale on the site (identified by professional engineer).
5. *Archeological or cultural resources.*
 - a. An archeological records survey by the State Historic Preservation Office (SHPO) shall be conducted for the development site.
 - b. A complete on-site archeological assessment, by a qualified archeologist, shall be required if after the initial records check it is determined that:
 - i. The proposed development site contains lands upon which an *archaeological resource* has been previously identified; and/or
 - ii. SHPO or the Arizona State Museum (ASM) determines that an on-site archeological study is needed due to known, but not formally identified/reported, *cultural resources* are likely present on the site or in the immediate vicinity.
 - iii. A previous SHPO survey has not been conducted for the site.
- C. The Environmentally Inventory Report shall provide a narrative description of the general archeological, biological and ecological functions provided by the *important habitats, environmentally sensitive features or cultural resources*. The report shall also outline the specific mitigation measures to be utilized and the buffer areas necessary to protect the habitats, features, and resources on the proposed development site.
- D. In *Hillside Development Area*: In addition to the materials listed in **B** and **C above** a detailed Slope Category Analysis shall be required to be submitted for any site that contains slopes of ten (10%) percent or greater (Refer to **Section 104-2.8** for more details). Also, the report shall include a proper soil investigation by a licensed geologist or engineer to determine if any geological hazards or soil bearing provisions shall be required.

- E. Both the Environmental Inventory Plan and accompanying report shall be prepared by the applicant's design team of professionals with competence and registration or certification in the following area(s): urban planning, civil engineering, wildlife biology, archeology, landscape (ASLA or certified nurseryman) and any other relevant disciplines as may be appropriate or necessary.

Section 104-2.3 Buffer Area Regulations

- A. An environmental *buffer area(s)* shall be required to protect the ecological and archeological character of any identified *environmentally sensitive feature(s)* and the integrity of any *cultural resource(s)* identified by the Environmental Inventory Plan for the development site. The proposed buffer areas shall be shown on the Environmental Inventory Plan and described by the accompanying report. Once approved by the City, these buffer areas shall be indicated on the final development plans and legally described on the subdivision plats.
- B. These buffer areas may be multiple and noncontiguous and may be calculated toward the development's open space requirement only if the buffer area is zoned as Open Space Conservation (OS-1) for preservation.
- C. The minimum width of any buffer area shall be seventy-five (75) feet as measured from the edge of the *environmentally sensitive feature(s)* or *cultural resource(s)* that is being protected. This width may be increased based upon the significance and sensitivity of the feature, habitat, or resource as determined by the City in conjunction with the applicant's design team professional qualified in the specific discipline in question. Reduced widths for the buffer area may be approved when along and adjacent to minor ephemeral desert washes
- D. A designated buffer area shall be required for ridgeline protection which shall include the crest of any hill above the ten percent (10%) slope band as shown on the Slope Category Analysis, plus the land located within 300 horizontal feet on either side of the crest of the hill. No development shall intrude into this designated ridgeline protection area.
- E. No disturbance or construction activity shall occur within any buffer area and no person shall engage in any activity that will disturb, remove, fill, dredge, clear, destroy or alter any area, including *protected native plants* and *water features* within the buffer area, except for the following limited purposes:
1. Mitigation of development activities.
 2. Restoration of previously disturbed or degraded areas or planned enhancement projects to benefit the natural ecological characteristics of the area, feature, or resource.
 3. Emergency public safety activities.

4. Utility installations when such activities and installations cannot reasonably be located outside the buffer area or other nearby areas of development.
 5. Construction of a trail or pedestrian walkway that will provide public access for educational or passive recreational purposes provided that the trail or walkway is compatible with the ecological character or wildlife use of the natural habitat, feature, or resource.
 6. Construction or installation of recreational amenities such as benches, observation blinds, informational kiosk, trail marker/signage and similar items trails, often associated with passive activities such as hiking, photography, nature observation and environmental education programs, provided that such amenities are compatible with the ecological character or wildlife use of the natural habitat, feature, or resource.
 7. Limited construction necessary for access; but not including parking lots for trailheads.
- F. If the development causes any disturbance within a buffer area or to an *environmentally sensitive feature or cultural resource*, the applicant/property owner shall undertake restoration and mitigation measures to restore the damaged area or lost resources on-site and, if applicable, to those adjacent off-site areas or resources. Any such mitigation or restoration measures shall be at least equal in value (ecological, biological, culturally) to the loss suffered because of the disturbance, and shall be based upon mitigation and restoration plans and reports approved by the City's Community Development Director. Any existing protected native plants that are destroyed shall be replaced with native vegetation in like kind, size, and density.

Section 104-2.4 Construction Mitigation Measures

- A. Protective measures shall be required to be in place prior to, and remain for the duration of, the development and construction of the project. The following shall be required to ensure protection of the *important habitats, environmentally sensitive features, cultural resources*, and the associated buffer areas:
1. Limits of Development (LOD). The precise LOD shall be delineated on the development plan and/or subdivision plat to identify those areas of the project site where no land disturbance activities can occur during the construction of the project. The location of the LOD line(s) shall consider and account for all construction activities including but not limited to, ingress/egress to the project site and all necessary staging and operational areas.

2. Barrier fencing. Prior to the issuance of a grading or building permit, and prior to any disturbance activities the limits of development (LOD) shall be clearly staked in the field, with visible plastic fencing, in conformance to the approved development/site plan. In locations where such fencing is physically impossible the use of visible roping may be approved. The disturbance limit boundaries shall be established and staked by an Arizona-registered land surveyor. Appropriate warning signs in English and Spanish shall also be posted at least every 100 linear feet on the required fencing. Such fencing and signage shall be maintained in place throughout the grading/construction process and shall only be removed after a final inspection or Certificate of Occupancy has been issued by the City. The fenced-in and/or roped area shall include all previously disturbed areas and all areas intended to be disturbed. There shall be no disturbance outside the fenced area.
3. Construction timing. Construction shall be organized and timed to minimize the disturbance of sensitive or specially valued species occupying or using on-site and adjacent natural habitats or features.

Section 104-2.5 Development Regulations for Specific Environmental Features.

- A. Lands with important *habitat areas*, *wildlife corridors* and movement areas.
 1. If the Environmental Inventory Plan and Report identifies a habitat for a wildlife species classified as a sensitive or Species of Greatest Conservation Need (SGCN) in Arizona or by federal agencies as "threatened" or "endangered", then the development plan shall include provisions to ensure that the habitat is protected. Any such natural habitat, feature, sensitive land area and the adjacent buffer area, established for the use or survival of any such species, shall not be disturbed or diminished and, to the maximum extent feasible, such habitat shall be enhanced.
 2. If the development site contains wildlife corridors and movement areas that connect to other off-site natural habitats, features or similar sensitive land areas, the development plan shall preserve such natural connections. Such corridors and movement areas shall be designed and constructed to allow for the continuance of existing wildlife movement between natural habitats, features or sensitive land areas and to enhance the opportunity for the establishment of new connections between other areas for the movement of wildlife.
 3. Fences along roadways, within wildlife movement areas, *wildlife corridors*, and within open space, environmentally/culturally sensitive areas, and buffer areas shall be designed to allow for safe and controlled wildlife permeability.

B. Lands with *protected native plants* and/or *significant stand(s) of vegetation*.

1. Those plants which must be disturbed due to construction are required to be salvaged unless the applicant can demonstrate how conditions such as poor health or orientation make successful relocation impossible. Salvaged plants are to be replanted within the project to the greatest extent possible.
2. Any project which affects any indigenous plant from the specified Protected Native Plant List is required to submit a Native Plant Preservation Plan detailing the existing location and proposed treatment of each protected plant. Protected plants should, at the most optimal situation, remain in place.
3. Native Sonoran Desert vegetation should not be pruned or removed from areas identified as Natural Open Space or buffer areas unless demonstrated to the City that a health, safety or welfare issue exists. This includes removal of dead trees or cacti.

C. Lands with *water features*.

1. For proposed developments that will disturb any existing *water feature* of one-quarter acre or greater, the developer must provide to the City a written statement from the U.S. Army Corps of Engineers that the development plan fully complies with all applicable federal regulations as established in the Federal Clean Water Act. The developer shall also provide to the City written statements from such other governmental agencies having jurisdiction that the development plan fully complies with all applicable federal, state and county environmental regulations. Such written statements shall be provided prior to the scheduling of a public hearing and/or approval for the project.
2. A copy of an approved permit required pursuant to Section 404 of the federal Clean Water Act, if required for the development, shall be submitted to the City prior to issuance of any excavation or grading permit or final plat approval.
3. If a development site contains an existing *water feature*, the development plan shall include such enhancements and restoration measures as necessary to provide a reasonable wildlife habitat and to improve the aesthetic quality of areas along the high water mark that are in transition, and that are subject to erosion. The development plan shall also include a design for uniform and ecologically and aesthetically compatible treatment of lots or tracts that are proposed to surround the *water feature*. Erosion control protection and landscaping plans shall be provided for parcels adjacent to the high water mark.

4. *Water rights.* No development plan shall be approved which would have the effect of injuring or diminishing any legally established water supply for any *environmentally sensitive lands*. The creation of new *water features* shall comply with all City Water Resource Management regulations.

104-2.6 Land Disturbance Regulations

- A. Whenever the City requires, erosion control, and bank stabilization of floodways, washes, swales and streams, the use of native vegetation and nonstructural control techniques shall be utilized for such purpose. The use of native vegetation shall be the principal means of channel and bank stabilization. The use of riprap, concrete, gunite or other similar hard-surface materials for channel and bank stabilization shall be restricted to locations where the use of vegetation techniques is not reasonably feasible.
- B. All stormwater drainage shall utilize nonstructural control techniques to the greatest extent possible and shall provide for safe and controlled wildlife permeability and connectivity through these corridors by using the following methods:
 1. Limitation of land disturbance and grading.
 2. Maintenance of vegetated buffers and natural vegetation.
 3. Minimization of impervious surfaces.
 4. Use of terraces, contoured landscapes, runoff spreaders, grass or rock-lined waterways.
 5. Use of infiltration devices.
 6. Use of recharge basins, seepage pits, dry wells, seepage beds or ditches, porous pavement, and/or drains.
- C. All exposed fill in the disturbed area shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.

104-2.7 Transition Standards

- A. If the project contains or abuts a publicly owned natural area, the development plan shall be designed so that it will be compatible with the environmental management of the public property. In order to achieve this, the development plan shall include measures such as:

1. Appropriate non-vehicular access to the natural area from or through the development, and
 2. Setbacks or open space tracts to provide a transition between the development and the natural area, and
 3. Educational signage or printed information regarding the natural values, management needs, and potential conflicts associated with living in close proximity to a natural area.
- B.** Development plans containing or abuts a publicly owned natural area shall include such easements and rights-of-way necessary to allow appropriate non-vehicular public access, unless such access is deemed to be unnecessary and undesirable. Any such access requirement or dedication shall be credited towards the open space requirements of the development. If the development site contains any privately owned natural area, any access provided to such area, whether for private or public use, shall be designed and managed in such manner as to minimize the disturbance of existing wildlife using such area.

104-2.8 Hillside Development Area Regulations.

- A.** Slope Category Analysis.
1. The Slope Category Analysis shall include a topographic map, at a scale not less than two hundred (200) feet to the inch, that identifies the different slope bands that exist on the development site in the below categories of slopes. The slope analysis shall be prepared at two (2) foot intervals for slopes less than ten (10%) percent and at five (5) foot intervals for slopes over ten (10%) percent and in a graphic (color coded) method that describes the following range of slope categories:
 - a. 0 to 10% slopes (non-hillside)
 - b. 10% to 15% slopes (*hillside development area*)
 - c. 15% to 20% slopes
 - d. 20% to 25% slopes
 - e. 25% to 30% slopes
 - f. 30% to 35% slopes
 - g. 35% to 40% slopes
 - h. 40% and Over

2. All contour lines shall be extended onto the adjacent properties, a minimum of fifty feet or to a greater distance if necessary, to establish the overall slope of the land.
3. As part of the Slope Category Analysis and mapping include the location of *ridgelines* and *significant rock outcroppings* and indicate the location and dimensions of the buffer areas around or along the perimeter of those protected *environmentally sensitive features*. Include information on the location and mitigation measures proposed for those *unstable slopes* on the site.
4. Applicants seeking a waiver for the requirements for a Slope Category Analysis may submit a written waiver request to the Community Development Director along with an explanation of why a waiver is warranted and shall include such supporting materials as follows:
 - a. Site photographs;
 - b. Site specific topography information;
 - c. All other such information which may provide information on the request.

- B. Density Limitations:** The maximum number of lots into which land located in a *hillside development area* may be subdivided shall be the sum of the number of lots allowed in each slope category of land as shown in **TABLE 104-2.b** below.

Table 104-2b – Hillside Density Allocation	
Slope of Land/Lot	Maximum Number of Lots Per Gross Acre
0% to 10%	Underlying Zoning
10% to 15%	1.30 *
15% to 20%	1.00 *
20% to 25%	0.70
25% to 30%	0.50
30% to 35%	0.30
35% to 40%	0.20
40% and Over	0.10

Notes:

* The allowable density of these slope categories may exceed the Maximum Number of Lots per Gross Acre shown above when density is transferred from a higher slope category (refer to **Section 104-1.10** for details). In no case shall the density exceed the sum of the number of lots allowed by the zoning district and in no case shall units be transferred to a location of higher elevation within the project.

C. Land Disturbance Regulations.

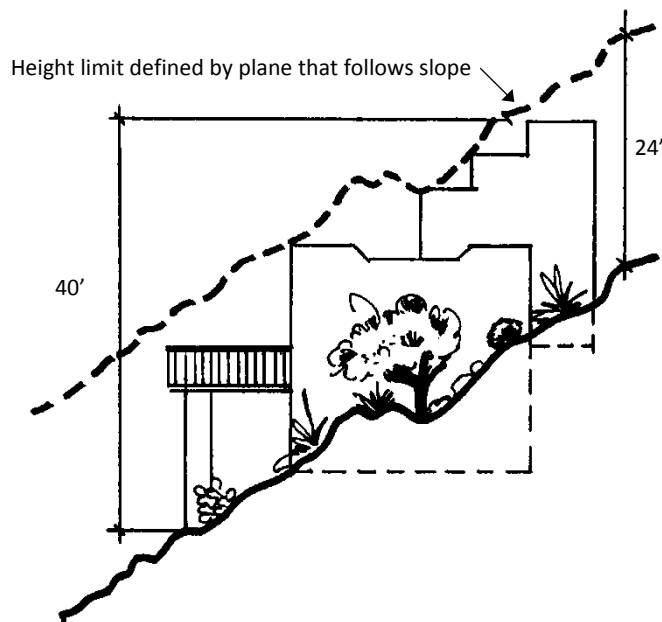
1. Grading for utility lines, including water and sewer lines and lateral lines, electric, gas, telephone and cable services shall be restored to the natural grade and revegetated with native plant material as listed in **Appendix B** of the **PEDS**.
2. Mass grading shall not be permitted in any *hillside development area*.
3. Raw spill slopes are prohibited.
4. Vegetation shall be reestablished on all exposed fill slopes, cut slopes, utility lines, driveway(s), and graded surfaces, except for cosmetic landscaping abutting buildings in accordance with the landscape standards in **Chapter 107** of this Ordinance pursuant to an approved landscape plan. All surplus excavated material shall be removed from the lot prior to any final inspection or the issuance of the Certificate of Occupancy. All cut and fill areas visible from offsite locations shall be treated with a natural staining or aging agent to match adjacent areas of the property.
5. The total combined maximum height of any fill and/or the depth of any cut, including grading for the construction of public or private streets or any subsequent grading, along with the establishment of any building site or driveway shall be ten (10) feet, as measured from natural grade, regardless of whether the fill or cut is retained, un-retained, or a combination thereof. These limitations may be amended on a site-by-site basis by the Planning and Zoning Commission. However, the Community Development Director may approve unexposed basement cuts exceeding the maximum ten foot depth if all of the following criteria are met:
 - a. The building site shall not be graded so as to create a flat, visible pad surrounding the main residential structure.
 - b. All portions of the cut in excess of ten feet shall be completely concealed from view and retained by building walls, or retaining walls in the case of light wells.
 - c. Natural grade shall be reestablished in accordance with the "Building Height" definition in Chapter 101 of this Ordinance.
 - d. The total depth of cut shall not exceed 24 feet at any point (refer to detail in Chapter 5 of the PEDS).
6. Any un-retained fill slope, if allowed, shall have a minimum three feet horizontal to every one foot vertical fill. The maximum slope of fill grading for roadway construction shall be at the discretion of the City Engineer.

7. Maximum steepness of exposed cut slopes is dependent on the stability of the material excavated.

D. Architectural Standards.

1. For development within the *hillside development areas*, the height of structures shall be determined by the following three (3) sub-sections and not by the zoning district regulations that apply to lots or parcels outside the *hillside development area*.
 - a. The height of a building or structure is limited to a twenty-four (24) foot imaginary plane that parallels the existing pre-development natural grade, as measured vertically from any point under the building (see **FIGURE 1** below). The subterranean portion of the structure is not included in the total height calculation provided that at least half (½) of the volume of the subterranean portion of the structure is below natural grade.

FIGURE 1 – Building Height in Hillside Development Area



- b. In the case where the natural grade has been cut and is not restored back against the building, no exposed face in any vertical plane shall exceed a twenty-four (24') foot height measured from the lowest, finished grade.
- c. The maximum overall height of the building or structure, including chimneys and accessory buildings, shall not exceed forty (40) feet from the highest point of the building to natural grade at the lowest point adjacent to the building structure or column (see **FIGURE 1** above).

Section 104-2.9 Archeological or Cultural Resources**A. Development Standards and Construction Process**

1. Any developer whose land has been identified as requiring an archaeological assessment shall adhere to the following standards and procedures:
 - a. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as per Arizona Revised Statutes.
 - b. Landowner(s) must enter into an agreement to ensure the proper method for conserving or repatriating any remains and/or artifacts founds at the site.
 - c. Copies of final clearance reports from the State Historic Preservation Office (SHPO) shall be submitted to the City prior to construction work commencing.
2. In the event evidence of a significant historic, pre-historic or archeological nature is unearthed during construction on a site proposed for development, all work on the site shall be halted immediately, and the appropriate state agency (i.e. Arizona State Museum (ASM), Arizona State Historic Preservation Office(SHPO)) shall be contacted, additionally a professional archeologist shall be retained by the developer to confirm or deny the evidence, as well as the extent of land coverage of the find.
3. In the event evidence that is unearthed is determined to be of archeological significance, the developer shall be required to make arrangements to either remove the archeological find from the site using acceptable archeological standards and practices, or restore the site to its original condition and set aside the area as open space. Documentation of the ASM or SHPO and the archeologist's findings and recommendations shall be submitted to the City.
4. If during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery shall cease, the discovery site shall be secured, and the Arizona State Museum shall be immediately notified as required under Arizona Revised Statutes.
5. As indicated by the Environmental Inventory Plan those areas deemed important as *cultural resource* sites shall be preserved as closely as possible in their natural state and integrated into the development in a

manner that makes such land areas part of the development's overall open space system.

ARTICLE 3 – STORMWATER MANAGEMENT**104-3.1 Purpose of Provisions.**

- A. The area of the City south and west of Grand Avenue prior to urban development was predominantly irrigated farmland. Presently there are two major systems for conveyance of stormwater to the Agua Fria River via drainage channels located along the west side of Reems Rd and the Loop 303. Understanding these drainage patterns necessitates special attention in order to control stormwater collection and retention.

104-3.2 Applicability.

- A. Each subdivision shall provide storm drainage facilities and appurtenances as required by the engineering development standards; as well as by all current City storm drainage master plans, design criteria, and construction standards and requirements.
- B. All required storm drainage infrastructure shall be constructed and in place and available to serve the new development in accordance with an approved storm drainage master plan, an erosion control report, and utility plans.
- C. For projects involving the issuance of only one building permit and certificate of occupancy, the installation and acceptance of the certification of the drainage facilities shall be required prior to the issuance of the certificate of occupancy.

104-3.3 Plan and Report.

- A. Conceptual stormwater collection and retention plans shall be submitted with a preliminary plat or site development plan and approved prior to the approval of such plat or plan. The plan shall include, but not be limited to, the following:
 - 1. Method of collection (surface and/or subsurface);
 - 2. Depth, side slopes and area of retention;
 - 3. Calculations of volume held and required;
 - 4. High water elevation;
 - 5. Method of disposal of water within 36 hours;
 - 6. Any other data to form a complete plan.
- B. A final drainage report must be submitted with the final plans showing compliance with the conceptual drainage plan, and shall be received and approved by the City engineer.

104-3.4 Development Regulations.

- A. All water from a 100-year storm of a two-hour duration which falls within the area being developed, including the respective one-half of all abutting streets (whether or not it is a dedicated street which may exist by an improvement district and owned by the City), shall be retained within the boundaries of the developed land. No retention shall be allowed in public rights-of-way. The method of collection and retention shall be approved by the department of public works. The method of retention calculation, drainage flows and removal of stormwater within 36 hours shall conform to section 117-4.
- B. Two or more developers are encouraged to join together to provide a common retention facility. A letter of agreement signed by all developers participating in the common retention area must be presented to the department of public works, and the recorded plat shall indicate that the retention area is a joint facility. The joint retention area must meet all criteria as a single area.
- C. All retention basins shall have a design capacity to preclude a water depth in excess of three feet resulting from a 100-year, two-hour storm. The depth of retention basins shall be measured from the lowest adjacent top of the curb. In no event shall stormwater stand in the retention basins longer than 36 hours. Drywells shall be required for any depth of retention in excess of one foot and for retention basins that have a volume greater than 1,000 cubic feet. Basin bottom percolation shall not be used to reduce the volume used for drywell requirement calculations. Bleed-off pipes are not allowed.
- D. No retention basins will be controlled or owned by the City unless dedicated as part of the City's park and open space system. Non-dedicated retention basins shall be maintained by the owner. All non-dedicated retention basin areas shall be designated as easement areas for retention purposes and shall have a recorded restrictive covenant requiring perpetual maintenance.
- E. Curbed local streets shall be designed and constructed to carry the stormwater runoff from a ten-year storm between curbs. Curbed collector and arterial streets shall be designed and constructed with no curb overtopping and to maintain one dry 12-foot (minimum) driving lane in each direction. No inverted crown streets, of any type, shall be permitted. When peak flows from the designated storm exceed the street capacity, open area drainage and retention systems shall be designed to carry the excess stormwater. The rational methods shall be used to determine peak flows. Fifteen minutes maximum may be used for the time of concentration for the runoff across the lots.
- F. Peak flows from a 50-year storm shall be carried within the cross section between buildings (front yards and streets). The finish floor elevation of all buildings shall be above the 100-year storm. All finished floors shall be a

minimum elevation of 14 inches above the low outfall of the site according to the Surprise Development Directives.

- G. For nonresidential areas the required landscaping areas within the parking lots may serve as retention areas utilizing LID methods to convey storm water to these areas. In residential areas the parking areas may not hold retention volume.
- H. The City shall not be responsible for the design, performance, operation or maintenance of the retention basin.
- I. The property owner of a single lot of one acre or smaller will be excluded from the requirements to provide on-site retention.

104-3.5 Retention Calculations, Drainage Flows, and Dry Wells.

- A. Formula. Retention calculation shall be submitted as follows:

Total volume required = (intensity for the 100-year, two-hour storm event from the Drainage Design Manual for Maricopa County, Volume I, and Surprise Development Directives) × (drainage area) × (average runoff coefficient)

- B. Runoff factors. The runoff factor used in computations must be justified by a typical cross section or actual area calculation. Refer to the Drainage Design Manual for Maricopa County to determine the runoff coefficients.
- C. Dry wells. Infiltration into the dry well cannot be considered to reduce the size of the retention area. The property owner of record shall be responsible for the design, performance, operation or maintenance of dry wells used with on-site retention. A dry well maintenance program shall be submitted for each dry well and documentation of maintenance performed on each dry well shall be submitted to the City engineer on an annual basis. A percolation rate of 0.5 cfs (or less, if required by the City engineer) per drywell over a 36-hour period shall be used in calculating the number of drywells.

104-3.6 Right of City to Drain Basin.

- A. It is unlawful for any person owning or controlling a retention basin to permit stormwater to stand therein longer than 36 hours. In addition to any penalty provided by law, should the person owning or controlling any privately owned and maintained basin fail, neglect or refuse to drain said retention basin within 36 hours, as required in section 117-3, it shall be the right of the City upon the authorization of the water services director, or appointed designee, to enter upon the privately owned retention basin property and take such action as may reasonably be necessary to drain said basin. The draining of said basin shall be at

the expense of the property owner of record or person controlling such property.

104-3.7 Assessment of Costs for Drainage.

- A. Upon completion of the work, public works director or designee shall prepare or cause to be prepared, a verified statement of account of the actual cost of draining of said basin, the date the work was completed, and the street address and the legal description of the property on which said work was done, including five percent for inspection and other incidental costs in connection therewith and shall serve a duplicate copy of such verified statement upon the property owner of record or person controlling such property in the manner prescribed in section 117-(8)

104-3.8 Appeal to Council.

- A. The property owner of record or person controlling such property shall have 30 days from the date of service upon him of the assessment to appeal in writing to the council from the amount of the assessment as contained in the verified statement. If an appeal is not filed with the City council within such 30-day period, the amount of the assessment, as determined by the public works director, shall become final and binding. If an appeal is taken, the council shall, at its next regular meeting, hear and determine the appeal and may affirm the amount of the assessment, modify the amount thereof, or determine that no assessment at all shall be made. The decision of the council shall be final and binding on all persons.

104-3.9 Service of Notice.

- A. Notice shall be personally served on the owner or person controlling such property in the manner provided in rule 4(d) of the Arizona Rules of Civil Procedure, or mailed to the owner or person controlling such property at his last known address by certified or registered mail, or the address to which the tax bills for the property were last mailed. If the owner does not reside on such property, a duplicate notice shall also be sent to him by certified or registered mail at his last known address.

104-3.10 Lien for Drainage of Basin.

- A. If no appeal is taken from the amount of the assessment, or if an appeal is taken and the council has affirmed or modified the amount of the assessment, the

original assessment or the assessment as so modified shall be recorded in the office of the county recorder and, from the date of its recording, shall be a lien on the lot or tract of land until paid. Such liens shall be subject to and inferior to the lien for general taxes and to all prior recorded mortgages and encumbrances of record. A sale of the property to satisfy a lien obtained under the provisions of this section shall be made upon judgment of foreclosure or order of sale. The City shall have the right to bring an action to enforce the lien in a court of competent jurisdiction at any time after the recording of the assessment, but failure to enforce the lien by such action shall not affect its validity. The recorded assessment shall be prima facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the recording thereof. A prior assessment for the purposes provided in this section shall not be a bar to a subsequent assessment for such purposes, and any number of liens on the same lot or tract of land may be enforced in the same action.

ARTICLE 4 – NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

104-4.1 Floodplain Administrator.

- A. The City of Surprise elects not to assume the responsibility of floodplain management from the flood control district of Maricopa County as provided for in A.R.S. §§ 48-3609; 48-3610. The City engineer is designated as the NFIP [National Flood Insurance Program] floodplain administrator for the City, is responsible for coordinating with the Flood Control District of Maricopa County, and will serve as the community point of contact on NFIP issues for county, state and federal officials.

104-4.2 Flood Insurance Studies Adopted by Reference.

- A. Those public records entitled "Flood Insurance Study for Maricopa County, Arizona and Incorporated Areas" dated October 16, 2013 with accompanying FIRMs dated October 16, 2013 and all subsequent amendments and/or revisions, copies of which shall be kept on file in the office of the City clerk, are hereby adopted by reference as the basis for establishing the special flood hazard areas in the City of Surprise. The special flood hazard areas documented in the FIS and FIRMs are the minimum area of applicability of the floodplain management regulations and may be supplemented by studies for other areas as allowed in the regulations.

104-4.3 Floodplain Regulations Adopted by Reference.

- A. That public record designated as the "Floodplain Regulations for Maricopa County" dated June 25, 2014 and all subsequent amendments and/or revisions, copies of which shall be kept on file in the office of the City clerk, is hereby adopted as the legal basis for implementing floodplain management in this community.

Chapter 105 – BUILDING AND BUILDING REGULATIONS

ARTICLE 1 IN GENERAL

105-1 Removal of rubbish, trash, weeds, filth, debris and dilapidated structures.

- A. The owner, lessee or occupant of property shall remove rubbish, trash, weeds or other accumulation of filth, debris or dilapidated structures which constitute a hazard to public health and safety from buildings, grounds, lots, contiguous sidewalks, streets and alleys.
- B. Upon failure to comply with a violation notice by the city, the responsible party shall correct the violation. In the event the violation is not corrected, the violation is considered a public nuisance that may be abated. This remedy is in addition to any other remedy.

105-2 - 105-18 Reserved.

ARTICLE 2 TECHNICAL CODES

DIVISION 1 GENERALLY

105-19 Construction codes. The following codes and appendices as published by the International Code Council, and the amendments to those codes, as adopted by ordinance, are hereby adopted as amended and declared to be public records. At least three copies of each code and its corresponding amendments, if any, shall be filed in the city clerk's office and kept available for public use and inspection.

- A. 2012 International Building Code.
- B. 2012 International Residential Code.
- C. 2012 International Electrical Code.
- D. 2012 International Mechanical Code.
- E. 2012 International Plumbing Code.
- F. 2012 International Fuel Gas Code.
- G. 2012 International Energy Conservation Code.
- H. 2006 International Property Maintenance Code.
- I. 2012 International Existing Building Code.
- J. 2012 International Fire Code.

A certain public record entitled "2016 Amendments to the 2012 International Codes," dated September 20, 2016, specifically amends the 2012 building code, residential code, mechanical code, plumbing code, fuel gas code, energy conservation code, existing building code, and fire code.

State Law reference — Adoption by reference, A.R.S. § 9-801 et seq.; state plumbing code, A.R.S. § 41-619.

105-20 Interpretation of language.

Wherever the word "city" or "town" is used in any code adopted by this article, such word shall be held to refer to the city.

105-21 Code references.

All references to the International Zoning Code are hereby deleted in all of the codes adopted by this article.

105-22 Copies on file.

At least three copies of each code adopted by reference in section 105-19, including three copies of any revisions or amendments thereto, shall be filed in the office of the city clerk and shall be available for public use and inspection.

105-23 Administration and enforcement; conflict of laws.

The administrative authority for enforcement of this article shall be vested in the city manager or such delegate as the city manager may authorize or appoint. This article shall be construed and enforced in conjunction with chapter 125. In the event there is a conflict between the provisions of this article or the codes adopted by this article and any other provision of this Code, then the provisions of this article or the codes adopted by this article shall prevail.

105-24 Extensions and improvements.

Extensions and improvements shall be in accordance with the city's specifications and standards and approved by the city.

105-25 Penalties for violations.

Any person who violates any provision of this article or any provision of any code adopted by this article; or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of any code adopted by this article, shall be guilty of a civil or criminal violation.

105-26 – 105-53 Reserved.

DIVISION 2 RESERVED

105-54 – 105-89 Reserved.

ARTICLE 3 RENTAL ACCOUNTABILITY

105-90 General provisions.

This article shall be known as the "Surprise Rental Accountability Ordinance" and may be cited as such.

105-91 Purpose and scope.

The purpose of this article is to promote the health, safety, and welfare of the citizens of Surprise, Arizona, by providing for accountability of property owners for slum conditions and criminal conduct. This article shall apply to all buildings and structures within the City of Surprise without regard to their use or date of construction or alteration.

105-92 Definitions. For the purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them in this section:

"Managing agent" means a person, corporation, partnership or limited liability company that is authorized by the owner to operate and manage the property.

"Residential rental property" means property that is used solely as leased or rented property for residential purposes. If the property is a space rental mobile home park or a recreational vehicle park, "residential rental property" includes the rental space that is leased or rented by the owner of that rental space but does not include the mobile home or recreational vehicle that serves as the actual dwelling, if the dwelling is owned and occupied by the tenant of the rental space and not by the owner of the rental space.

"Responsible party" means an owner, occupant, lessor, lessee, manager, licensee or other person having control over a structure or parcel of land; and in the case where the demolition of a structure is proposed as a means of abatement, any lien holder whose interest is recorded in the official records of the Maricopa County Recorder's Office.

"Slum property" means residential rental property that has deteriorated or is in a state of disrepair and that manifests one or more of the following conditions that are a danger to the health or safety of the public:

- (1) Hazardous electrical systems or gas connections.
- (2) Lack of safe, rapid egress.
- (3) Accumulations of human or animal waste, medical or biological waste, gaseous or combustible materials, dangerous or corrosive liquids, flammable or explosive materials or drug paraphernalia.

- (4) Structurally unsound exterior surfaces, roof, walls, doors, floors, stairwells, porches or railings.
- (5) Lack of potable water, adequate sanitation facilities, adequate water or waste pipe connections.

105-93 Community development director—Duties, appeals.

- A. It shall be the duty and responsibility of the community development director to administer the provisions of this article; and, pursuant to this duty, the community development director is authorized to make safe any structure in whole or in part, which in the opinion of the community development director, is an imminent threat to the health or safety of any person or persons due to the conditions of such structure, or to abate any nuisance established herein.
- B. No person shall, by threat or use of violence or physical force or by any other act that can be reasonably anticipated to cause physical harm to any person, including the perpetrator, intentionally obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the city who is lawfully and constitutionally engaged in the enforcement or execution of the provisions of this article.
- C. Appeals of designation of slum property:
 - (1) An appeal to a civil hearing officer may be made by filing a written request at the office of the code enforcement division within 35 days from the date of the notice of violation.
 - (2) Appeal application form. Appeals to a civil hearing officer shall be made on an application form supplied by the city. The application for appeal shall contain the grounds for appeal, the relief sought and the appellant's mailing address.

State Law reference— A.R.S. § 33-1905.

105-94 Rules and regulations.

The community development director is authorized to make rules and regulations necessary to carry out the provisions of this article.

105-95 Authority and inspections.

- A. The city is authorized to make inspections of property to determine compliance with the provisions of this article as allowable by law.
- B. An inspector may expand the scope of any inspection to include other City Code violations noted during inspection.

- C. If upon inspection, one or more violations of the city's adopted property maintenance code exist, the owner or responsible party will be required to correct all violations within a reasonable amount of time.
 - (1) In the event that the building, dwelling or dwelling unit is unoccupied or becomes unoccupied, future occupancy will be prohibited until a compliance letter is issued by the city. Upon receipt of a written request by the owner or responsible party, the city will re-inspect for the purpose of re-occupancy within a reasonable time.

State Law reference— A.R.S. §§ 33-1904, 9-1302 & 1303.

105-96 Specified unlawful activities—General penalty.

Wherever in this article an act is prohibited or declared unlawful, and wherever in this article the doing of any act is required or the failure to do any act is declared unlawful, the violation of any such provisions of this article is a misdemeanor, punishable by a fine or imprisonment. Officers of any corporation or partners of any firm who is the responsible party pursuant to this article, which is found to have violated any provision of this article, shall be individually subject to fine and/or imprisonment.

105-97 Jurisdiction of court.

- A. Jurisdiction of all proceedings to enforce the provisions of this article shall be in the Municipal Court of the City of Surprise.
- B. Civil actions to enforce this article may be adjudicated by a judge or court hearing officer.
- C. The Municipal Court of the City of Surprise shall have jurisdiction to issue orders permitting the city to abate conditions that constitute a violation of the provisions of this article.

105-98 Prosecution of civil or criminal action.

The provisions of §§ 2-233 through 2-237 of the Surprise Municipal Code shall apply to this article.

105-99 Registration of residential rental property.

- A. An owner of residential rental property shall maintain with the Maricopa County Assessor information required by this section in a manner to be determined by the Maricopa County Assessor.

- B. An owner of residential rental property who lives outside this state shall designate and record with the assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. The owner shall designate the agent in a manner to be determined by the Maricopa County Assessor.
- C. Residential rental property shall not be occupied if the information required by this section is not on file with the Maricopa County Assessor.
- D. All records, files and documents that are required by this section are public records.
- E. A person who fails to comply with any provision of this subsection is responsible for a civil infraction and shall be assessed a civil penalty.
- F. Notwithstanding subsection (e) of this section, if a person complies within ten days after receiving the complaint that notices the violation, the court shall dismiss the complaint and shall not impose a civil penalty.
- G. Nothing in this section shall be construed to prohibit criminal prosecution of the violations of this section in addition to enforcement of any civil penalties.

State Law reference — A.R.S. § 33-1902.

105-100 Abatement of slum property.

All buildings or portions thereof which are determined after inspection by the community development director to be slum properties as defined in this article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures allowable by law.

105-101 Designation of slum property; recordation.

- A. A residential rental property may be designated as a slum property if it meets all of the following:
 - (1) The definition of slum property, and
 - (2) Has three or more of the conditions or defects described in the city's adopted Property Maintenance Code at the time of the inspection, and
 - (3) The conditions or defects set forth in a notice of violation provided per the city's adopted Property Maintenance Code have not been remedied within the time set forth in the notice of violation, and
 - (4) No proper and timely appeal of the notice of violation has been filed.
- B. Where designation of a property as a slum is appropriate pursuant to subsection (a), the community development director shall designate a slum property by

filing in the Office of the Maricopa County Recorder a certificate describing the property and certifying that the property is a slum property and that the owner has been so notified. Whenever the corrections ordered thereafter have been completed or the building demolished so that it no longer exists as a slum property, the community development director shall file a new certificate with the Maricopa County Recorder certifying that all required corrections have been made and that the property is no longer a slum property.

105-102 Notice of designation.

In addition to any notice provided pursuant to this article, a designation of slum property shall contain a warning stating that any residential rental property designated as a slum property is subject to the provisions of Title 33, Chapter 17, of the Arizona Revised Statutes providing for penalties, the appointment of a temporary receiver, annual inspections and payment of costs for inspections.

State Law reference — A.R.S. §§ 33-1903 & 1904.

105-103 Appointment of temporary receiver, property management firm and recovery of costs.

In addition to other remedies provided in the Surprise Municipal Code for the abatement of slum property, the community development director is authorized to seek the appointment of a temporary receiver, require hiring of a property management firm and recovery of costs. Recovery of costs may be collected through any legally permissible means, including fees for inspections, the placement of a lien or assessment on the property.

State Law reference — A.R.S. §§ 33-1903, 1906 & 9-1305.

105-104 – 105-106 Reserved.

105-107 Penalties for violations.

Any person who violates any provision of this article or any provision of any code adopted by this article shall be guilty of a civil or criminal violation.

105-108 Suspension or revocation of business license; hearing; appeal.

Pursuant to Chapter 26 of the Surprise Municipal Code a business license may be denied, suspended or revoked for fraud, misrepresentation, or false statement in the application for license or in the course of conducting business; or by

conducting a business in violation of any city or county ordinance or state law. All such denials, suspensions or revocations of any business license shall be administered under Chapter 26 of the Surprise Municipal Code.

105-109 Preferred rental property program.

- A. Rental properties in the city that meet the requirements of this chapter, and that satisfy three of the following criteria, shall be eligible for the preferred rental property program:
- (1) Owner, manager, or leasing agent, at least once every three years, attends: a crime free training program offered in any Arizona political jurisdictions; or landlord tenant training offered by a non-profit organization or a Arizona Department of Real Estate Certified real estate school;
 - (2) Use the crime free lease or lease addendum for all tenants;
 - (3) Conducts background checks on all prospective tenants;
 - (4) Is a certified crime free or Arizona Multihousing Association Five Star program property or the American Rental Property Owners and Landlords Association (ARPOLA) Crime-Free Program;
 - (5) The residential rental property is located in a home owners association or apartment community that participates in the Surprise Neighborhood Watch Program.



Presentation: Updating the Development Code

Planning and Zoning Commission
May 2, 2019

Code Update

Changes to the overall code must follow 3 principles:

1. Easy to Read

- Clear and transparent for individuals, property owners, and developers

2. Easy to Administer

- Straightforward interpretation for staff when reviewing projects

3. Easy to Enforce

- Well-defined regulations for enforcement officers/inspectors to evaluate

Today's Discussion

Land Development Ordinances (LDO)

- Chapter 103: Enforcement
 - Covers Enforcement activities
- Chapter 104: Fundamental Development Requirements
 - Outlines basic requirements for all development regardless of zoning (level of service & environmental standards)
- Chapter 105: Buildings and Building Regulations
 - Covers the Building Codes

Chapter 103

- Currently in multiple Articles within the SUDC, mostly Article XIV
- Will be consolidated into one chapter of the LDO.
- Proposed revised text will better outline the intent and interpretation

Regulation	Proposed Language
Enforcement and Authority	Separate subsections for 'Enforcement Authority' and 'Administrative Remedies'
Violations and Penalties	The City shall immediately take action, and violators shall be convicted of a civil or criminal
Nonconforming...	Legally existing uses before LDO update may continue even it may not conform
Lots not meeting new LDO	Lots legally platted or divided before the LDO may reduce standards enough to build
Transfer of property	Sale and/or transfer of property in violation shall not nullify the violation or postpone the enforcement timeframes

Chapter 104

- Fundamental standards, apply to any development
 - Compliance with other regulations (Trails, Water, Arts and Culture, PEDS)
 - Urban Growth Principals
 - Public Infrastructure
 - Air Quality, Noise, Glare and Heat, Hazardous Materials,
 - Open Space priorities
- Mainly held over from Article II and III
- Includes current Environmentally and Culturally Sensitive Lands
- Move current Stormwater Management and Flood from Chapter 117

Chapter 104

Regulation	Proposed Language
Compliance with Other Plans, Regulations	Updated list to include all current plans; 1. Surprise General Plan 2035 2. Parks and Trails Master Plan, 3. Integrated Water Master Plan Water Infrastructure July 2009, 4. Integrated Water Master Plan Water Resources Update June 2015, 5. Planning and Engineering Design Standards (PEDS) 6. Building and Fire Codes, 7. Arts and Culture Master Plan 8. Water and Wastewater Facility Guidelines April 2011 9. SPA 2 Reclaimed Water and Recharge Master Plan Update September 2017 10. Other plans adopted to guide development
Noise	Match construction limitations with the noise ordinance of the Municipal Code
Luke Compatibility	Clearly state how the City will comply with State Statutes and General Plan policies to 1. Minimize conflict with high noise levels and hazards generated by aircraft and 2. Provide additional notification to the public; and 3. Create orderly, efficient, and functional development patterns that are compatible with the continued operation of Luke Air Force Base.

Chapter 104

Regulation	Proposed Language
Environmental Inventory Plan and Report	Shall be submitted along with all development applications 1. identify the environmentally sensitive feature(s), and cultural resource(s) 2. necessary buffer area(s) to mitigate impacts 3. Protected native plant(s) and significant stands of vegetation
Buffer Area Regulations	Match the language and zoning terminology associated with the LDO update, OS-1 and OS-2
Luke Compatibility	Clearly state how the City will comply with State Statutes and General Plan policies to 1. Minimize conflict with high noise levels and hazards generated by aircraft and 2. Provide additional notification to the public; and 3. Create orderly, efficient, and functional development patterns that are compatible with the continued operation of Luke Air Force Base.
Construction Mitigation Measures	Describe a transparent regulations 1. Limits of Development (LOD) 2. Barrier fencing 3. Construction timing
Hillside Development Area Regulations	Provide transparent slope protection regulations and density bonus for moving units of higher slopes.

Chapter 105

- Building Codes and Building Regulations
- Establish the codes published by the International Code Council
 - Currently 2012 International Codes
- Adopt amendments that apply within the City of Surprise
- Current LDO update: **no substantive changes**
- Separate revision pending
 - Update with the new 2018 International Codes

Next LDO Update Presentation

- Chapter 106: Zoning and Use Standards
 - Establishment of the City's zoning districts and development standards
 - Presentations will be divided up across multiple P&Z meetings
 - Starts with Residential Zoning; RR, R-1, R-2, R-3



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 2, 2019
Submitting Department: Agenda Creation
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Executive Disclaimer

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
