



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, April 20, 2023 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- 1. Internal Consideration and action to approve or disapprove the April 6, 2023 Planning and Zoning Commission Regular Meeting Minutes. Alyssa Carpenter
Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- 2. District 1 Consideration and action pertaining to the approval of the Preliminary Plat entitled "Heritage Asante Parcels 11, 14, and Freedom Way", dated March 7, 2023, a property generally located near Pat Tillman Boulevard and 177th Avenue. Case FS22-1425. Trever Fleetham
Community Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, April 13, 2023 @ 9:30 AM

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



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: April 20, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the April 6, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the April 6, 2023 Planning and Zoning Commission regular meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 04-06-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 6, 2023 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on April 6, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Tanner Wessel, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

Patrick Duffy, Councilman District 3.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the March 16, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Smith made a motion to approve the March 16, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Chair Sartor advised the agenda items would be reordered, agenda item 3 case FS22-1331 would move to agenda item 2. Updated agenda item numbers have been reflected in the minutes below.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to the approval of the Preliminary Plat entitled “Preliminary Plat Unit R – Toll at Prasada”, dated February 9, 2023, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue. Case FS22-1331

Tanner Wessel, Current Planner, presented item 2 to the Commission.

Commissioner Chapman made a motion to approve the Preliminary Plat entitled “Preliminary Plat Unit R – Toll at Prasada”, dated February 9, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

Item 4 – Presentation on status development of property within Surprise City Center.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 4 to the Commission.

The Commission discussed the following:

- Current development status
- Affordable housing

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – District 3 – Consideration and action pertaining to a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The subject property is generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane. Case FS22-0866.

Jason Moquin, Planning Manager, presented item 3 to the Commission.

Chair Sartor opened the public hearing.

Nick Nelson, Surprise, AZ – Opposition for proposed high density residential on PAD 11B. Wishes to see more commercially zoned PADs, keep the already commercial zones. Concern for ingress/egress on Jenan drive.

Michelle Sussman, Surprise, AZ – Impose increase in traffic with two access points in and out, the road cannot sustain wear and tear. Vehicle accidents and safety.

Susan Draper, Surprise, AZ – Concerned for the lack of commercial, southwest Surprise is underserved. Density doubles the existing PAD while there is a lack of amenities. Access onto Jenan drive is not viable or safe.

Bret Hoffman, Surprise, AZ – Surprise has a great appetite for commercial, high density residential will increase traffic.

Jesse VonDerAhe, Surprise, AZ – High density residential has too many units, medium density better suits the area. The high density residential will impact the residents surrounding and could impact the future of Surprise. Keeping commercially zoned PADs increases the tax dollar revenue for the city.

Susan VonDerAhe, Surprise, AZ – High density residential has a direct impact on the neighborhood, there is a demand for commercial. Traffic access points impose concern for first responders' response time, as well as public safety and wear/tear on the roads. Taking away commercial takes away tax revenue for the city.

Mary Sherwood, Surprise, AZ – The area needs retail and commercial, there are no amenities.

Marcy Copeland, Surprise, AZ – Increase of traffic and speeding on Jenan drive creates congestion as well as imposes a safety risk for bus stops and children. Wishes to see commercial or a proposed plan that better aligns with the neighborhood.

Colby Fincham, Phoenix, AZ – High density residential provides a good buffer between commercial and single-family homes.

David Leyvas, Scottsdale, AZ – There are not enough tenants to fill all of the PADs with commercial, high density residential provides a great buffer between the single-family homes.

Kim Koenig, Marietta, GA – As one of the Home Depot representatives, Home Depot bought more land than anticipated to accommodate more restaurants. Single-family homes need a buffer behind Home Depot facilities, without buffer there will be more traffic on Jenan drive as it will be an access road used.

The Commission discussed the following:

- Lack of amenities throughout the PADs
- Jenan access points for traffic
- Need of the school PAD, other institutional facilities besides Dysart District
- High density residential will increase the need for schools and buses

Commissioner Keating made a motion to recommend approval of the proposed Sycamore Farms Major PAD Amendment to the City Council subject to stipulations 'a' through 'h' as outlined in the staff report for Case FS22-0866. Commissioner Rosenbaum seconded the motion. Motion was unsuccessful with 5 votes against.

Chair Sartor made a motion to recommend approval of the proposed Sycamore Farms Major PAD Amendment to the City Council as to Parcels 11A and 11B only, subject to stipulations 'a' through 'h' as outlined in the staff report for Case FS22-0866, with Parcels 1, 6, and 16 to remain as currently zoned. Vice Chair Holland seconded the motion. Motion passed with 4 votes in favor. Commissioner Keating, Commissioner Smith, and Commissioner Chapman voted against.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

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

Meeting adjourned at 8:19 p.m.

Kevin Sartor
Planning and Zoning Commission Chair

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

ATTEST BY:

Alyssa Carpenter, Commission Secretary

DATE:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: April 20, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Consideration and action pertaining to the approval of the Preliminary Plat entitled “Heritage Asante Parcels 11, 14, and Freedom Way”, dated March 7, 2023, a property generally located near Pat Tillman Boulevard and 177th Avenue. Case FS22-1425.

Motion:

Motion to approve the Preliminary Plat entitled “Preliminary Plat Heritage Asante Parcels 11, 14, and Freedom Way”, dated March 7, 2023, subject to stipulations ‘a’ through ‘c’ as outlined in the staff report.

Background:

The subject request involves a Preliminary Plat for Parcels 11, 14, and Freedom Way of the Heritage Asante project. The proposed Preliminary Plat contemplates subdividing 48.79 total gross acres into a total of 120 lots for a gross density of 2.46 dwelling units/acre. The proposed Preliminary Plat also includes Freedom Way from the eastern boundary of Parcels 11 and 14 to Pat Tillman Boulevard.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1425 - Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat - Staff Report

042023 PZ

2. 01 - FS22-1425 - Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat - Vicinity Map
 3. 02 - FS22-1425 - Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat - Zoning Map
 4. 03 - FS22-1425 - Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat - Preliminary Plat
 5. 04 - FS22-1425 - Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat - Preliminary Landscape Plan
 6. 05 - FS22-1425 - Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat - Luke AFB Letter
 7. FS22-1425 Heritage Asante Parcels 11 14 and Freedom Way Preliminary Plat Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS22-1425

Project Name: Heritage Asante Parcels 11, 14, and Freedom Way Preliminary Plat

Council District: 1 – Acacia

Meeting Date: April 20, 2023

Planner: Trever Fleetham, Senior Planner

Owner: DRP AZ 5, LLC

Applicant: Diego Ortiz with HILGARTWILSON

Request: Consideration and action pertaining to the approval of the Preliminary Plat entitled “Heritage Asante Parcels 11, 14, and Freedom Way”

Site Location: Generally located near Pat Tillman Boulevard and 177th Avenue

Site Size: 48.8 acres (approx.)

Density: 2.46 DU/Ac.

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

Findings:

- The proposed Preliminary Plat is consistent with the Heritage Asante PUD.
- The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Preliminary Plat subject to stipulations ‘a’ through ‘c.’

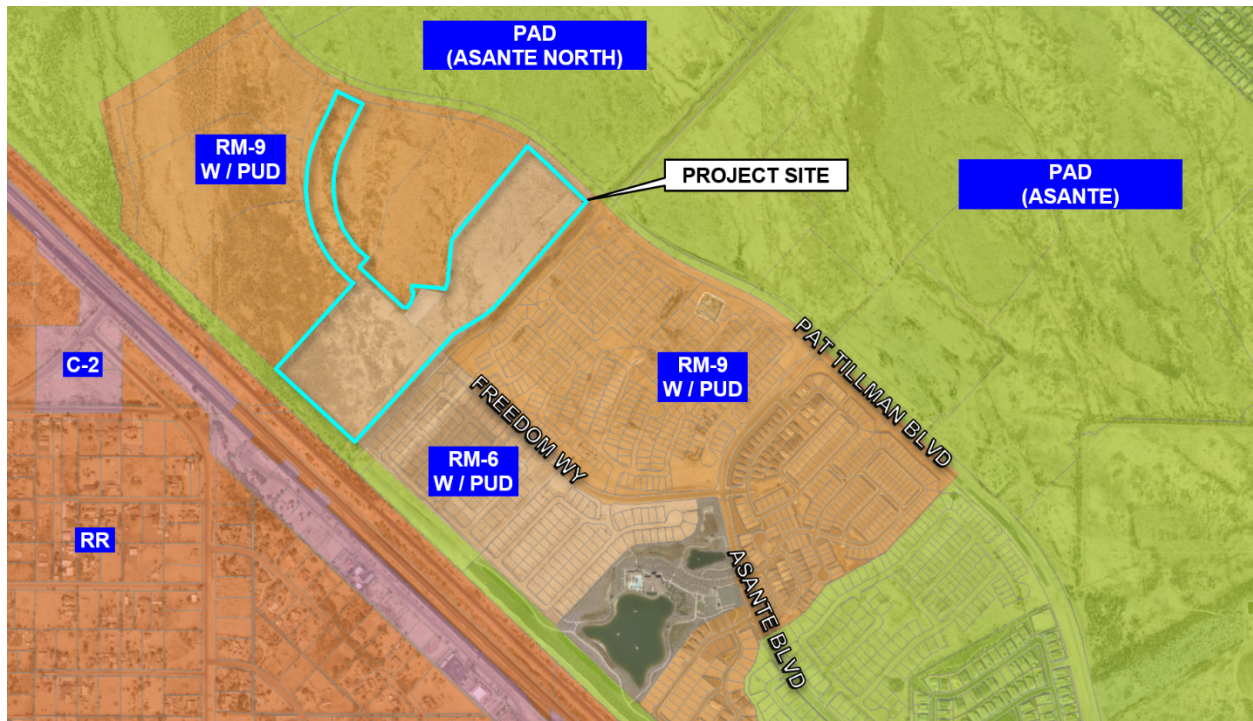
Project Description:

Diego Ortiz of HILGARTWILSON seeks approval of a Preliminary Plat for Heritage Asante Parcels 11, 14, and Freedom Way. The applicant seeks to subdivide the subject property

into 120 total single-family lots over approximately 48.79 acres for a gross density of 2.46 DU/Ac.

Surrounding Land Zoning:

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



Background:

November 24, 2004: The City Council approved Ordinance 04-41 for the Asante Planned Area Development under case PAD04-124.

July 27, 2006: The City Council approved Ordinance 06-34 for the Asante North Planned Area Development under case PAD06-045.

September 19, 2017: The City Council adopted amendments to the Asante and Asante North PADs to accommodate creation of the Heritage Asante Planned Unit Development, an active adult community, under cases FS17-010, FS17-011, and FS17-012.

October 28, 2022: The applicant filed the subject case, FS22-1425.

Analysis and Discussion:

Heritage Asante is an approximately 370 acre active-adult community generally bounded by Grand Avenue/BNSF railroad right-of-way to the west, Pat Tillman Boulevard to the east, Asante North PAD to the north, and Asante PAD to the south. Parcels 11 and 14 are zoned Residential Low Density with a Planned Unit Development overlay (RM-6 PUD), which was approved by the City Council in September 2017.

Within Parcel 11, a total of 64 single-family lots are proposed with a minimum lot size of 6,600 square feet and maximum lot size of 13,226 square feet. Average lot size is 7,236 square feet. Gross density for Parcel 11 is 2.88 dwelling units/acre.

Within Parcel 14, a total of 56 single-family lots are proposed with a minimum lot size of 8,400 square feet and maximum lot size of 16,546 square feet. Average lot size is 9,071 square feet. Gross density for Parcel 14 is 2.45 dwelling units/acre.

This Preliminary Plat is consistent with the development standards of the PUD, as shown in the table below. Subsequent home products will also be required to comply with the applicable standards in the table below.

DEVELOPMENT STANDARDS TABLE – PER HERITAGE ASANTE PUD, FS-21-1002, OR SUBSEQUENT AMENDMENTS		
	PARCEL 11	PARCEL 14
ZONING	RM-6 PUD	RM-6 PUD
TYPICAL LOT	58'X110'	58'X110'
MIN. AREA	6,380	6,380
MIN. WIDTH	58'	58'
MIN. DEPTH	110'	110'
BUILDING SETBACKS (2)		
FRONT (2)	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/8'	5'/8'
STREET SIDE (2)(3)	13'	13'
REAR (2)	15'	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	20'	20'
MIN. DISTANCE BETWEEN HOUSES	10'	10'
BLDG. HEIGHT	30'	30'
LOT COVERAGE	50%	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 SINGLE-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').

Access

Primary access will be via Freedom Way, which will connect to both Asante Boulevard and Pat Tillman Boulevard. Additional access points are planned to the units to the north of Parcels 11 and 14. The Heritage Asante community is gated, with one additional gate planned for the portion of Freedom Way included with this Preliminary Plat just south of Pat Tillman Boulevard. Pedestrian and vehicular access is proposed at the Freedom Way gate. A pedestrian gate is also proposed adjacent to the linear open space/trail system along the Grand Avenue/BNSF railroad right-of-way to provide pedestrian access to this resource.

Open Space & Landscaping

The approved PUD requires no less than 10% of the gross acreage to be open space. Parcel 11 includes approximately 39% open space and Parcel 14 includes approximately 36% open space, both exceeding the minimum requirement. Between Parcels 11 and 14 there is a total of 16.86 acres of open space proposed. Of this total, 1.6 acres is active open space and 15.26 acres is passive open space.

The active open space includes extension of the linear open space/trail system along the Grand Avenue/BNSF railroad right-of-way, which provides a continuous trail link between the important community-wide recreational facilities. A gated trail spur is proposed to provide direct access to the trail for residents of Parcels 11 and 14, while maintaining privacy for these residents.

The passive open space includes a 150-foot-wide drainage easement along the southern boundaries of both Parcels 11 and 14.

Walls

Partial theme walls and partial view walls are proposed throughout the residential area. View fencing is proposed between Parcel 14 and the linear open space system and along a portion of Parcel 11 and the drainage channel. An additional sound wall will be constructed between the linear open space system and Grand Avenue/BNSF railroad right-of-way. All walls have been designed to be consistent with what has been utilized throughout the Heritage Asante PUD.

The vehicular and pedestrian gates along Freedom Way are also consistent with the Heritage Asante PUD.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Planning and Zoning Department is tasked with the review of development proposals for compliance with the General Plan 2035 using the goals, policies, recommendations, and guidelines outlined in the General Plan. This proposal is consistent with the Surprise General Plan 2035 in some of the following ways:

The subject property lies within the Neighborhood Character Area of the Surprise General Plan, which supports residential development of up to 2 – 8 DU/acre or more. The gross density of this Preliminary Plat is 2.46 DU/acre.

The subject property includes active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility in that it continues the open space/trail system along Grand Avenue/BNSF railroad right-of-way.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the request, Luke Air Force Base and the Maricopa Water District were included in the routing of the case and indicate no objections.

Maricopa County Flood Control District, Maricopa County Department of Transportation, United States Postal Service, Arizona Department of Transportation, Dysart Unified School District, Maricopa Association of Governments, United States Postal Service, Cox, and Southwest Gas were also included in the routing of the case but provided no response.

Summary:

The proposed Preliminary Plat is consistent with applicable regulations and there is no known objection to approval of the Preliminary Plat.

Findings:

- The proposed Preliminary Plat is consistent with the Heritage Asante PUD.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

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

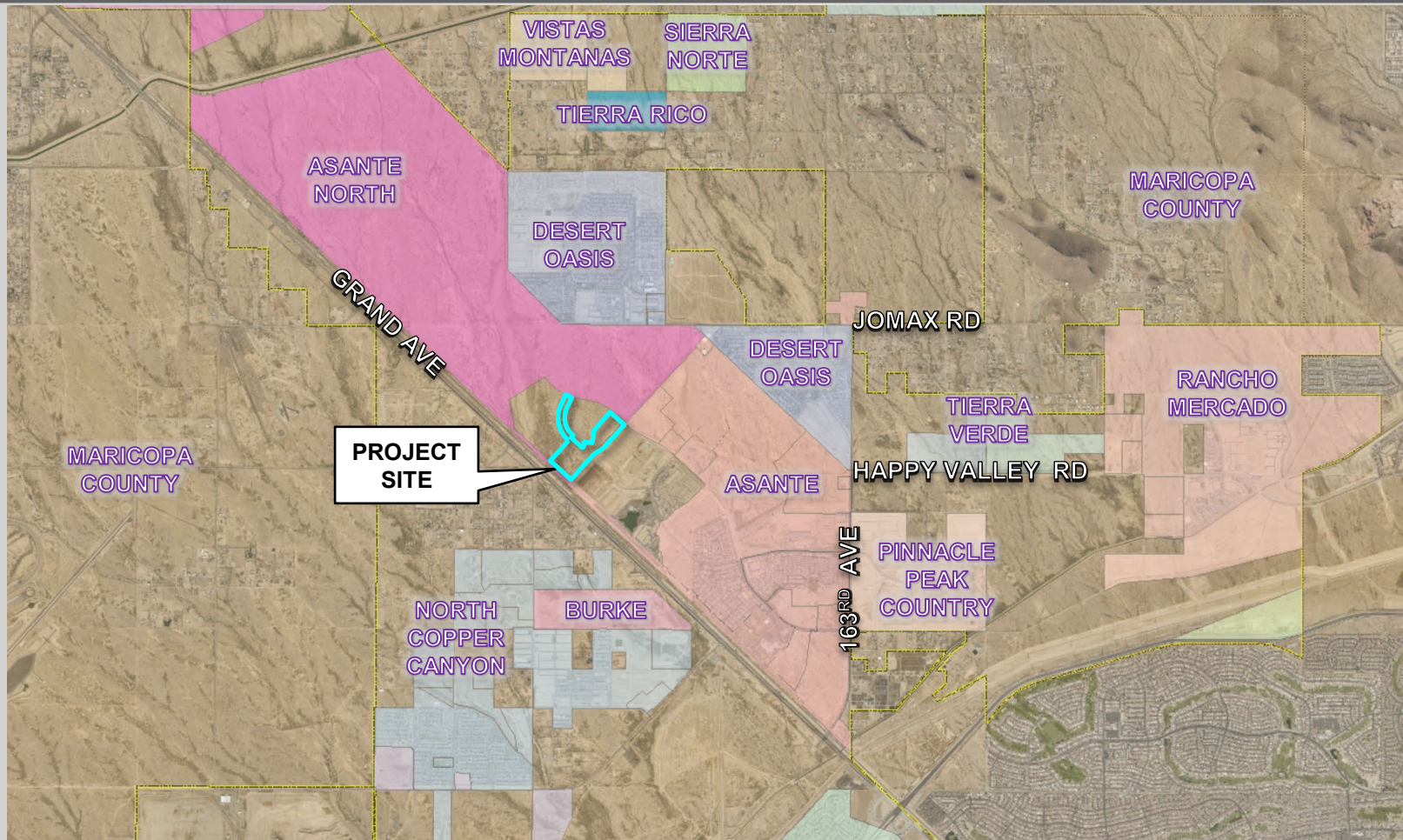
- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Heritage Asante – Parcels 11 & 14", prepared by HilgartWilson and received March 7, 2023.

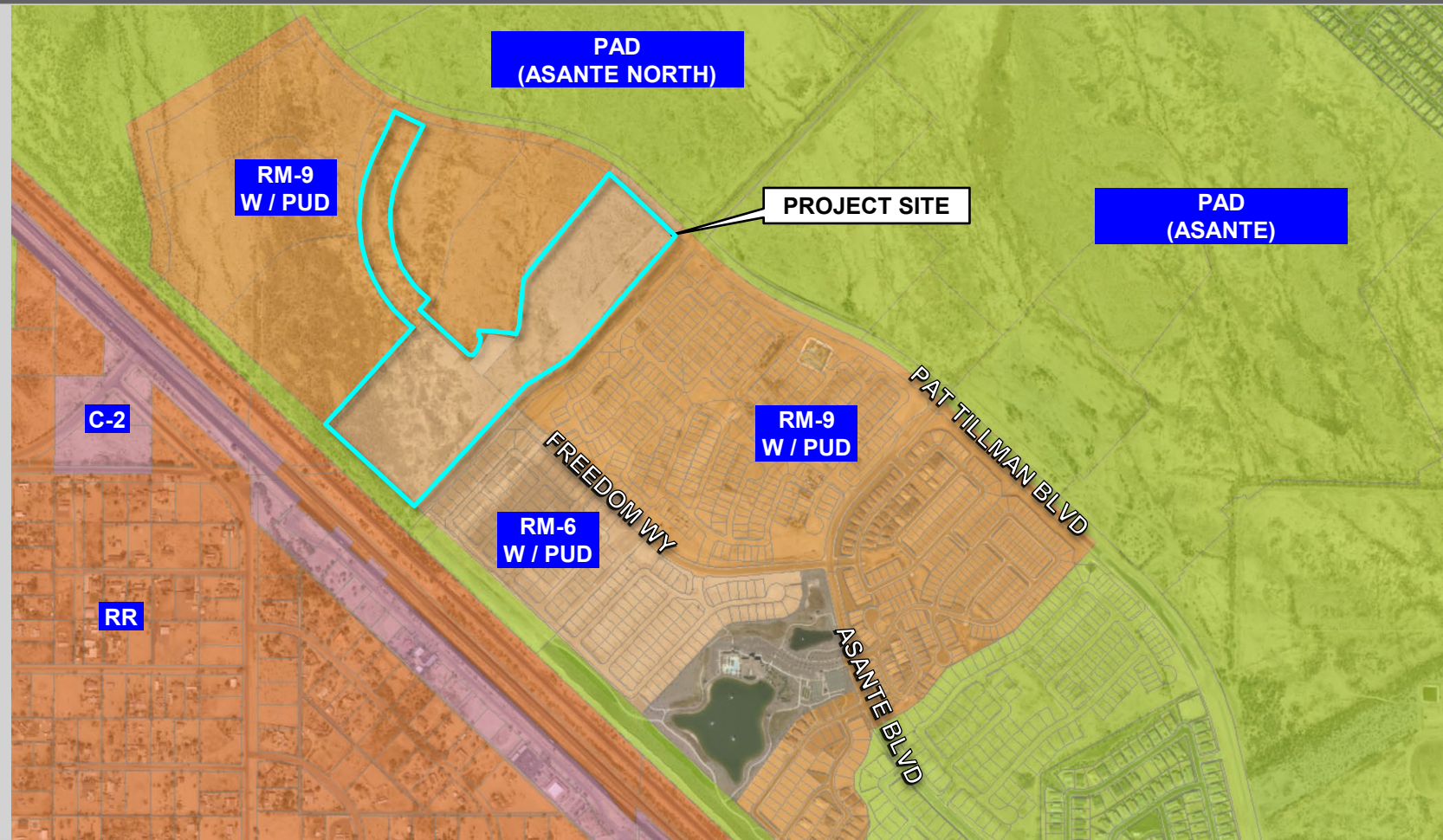
174 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
175 "Heritage Asante – Parcels 11, 14, Linear Park, Drainage Channel & Freedom Way
176 Preliminary Landscape Plan", prepared by SMP Environmental Design, and
177 received February 17, 2023.

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

181 **Attachments:**

- 182
183 01 Vicinity Map
184 02 Zoning Map
185 03 Preliminary Plat
186 04 Preliminary Landscape Plan
187 05 Luke AFB Letter





FS22-1425 ZONING MAP

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LEGAL DESCRIPTION - PARCEL 11

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 2, 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 SECTION 11 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 00°43'44" WEST, 2644.11 FEET;

THENCE NORTH 00°42'32" EAST, 2644.68 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO THE SOUTHEAST CORNER OF SAID SECTION 2;

THENCE NORTH 89°28'08" WEST, 2643.09 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE SOUTH QUARTER CORNER THEREOF;

THENCE NORTH 89°28'07" WEST, 805.01 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°31'53" WEST, 423.44 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 46°42'56" WEST, 365.31 FEET;

THENCE NORTH 02°03'47" WEST, 28.46 FEET;

THENCE NORTH 46°42'58" WEST, 70.06 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, THE CENTER OF WHICH BEARS NORTH 49°28'23" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°07'45", AN ARC LENGTH OF 143.98 FEET TO A NON-TANGENT LINE;

THENCE NORTH 37°41'02" WEST, 28.12 FEET;

THENCE NORTH 06°58'38" EAST, 40.00 FEET;

THENCE SOUTH 83°01'22" EAST, 201.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 420.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'57", AN ARC LENGTH OF 95.04 FEET TO A NON-TANGENT LINE;

THENCE NORTH 14°06'53" EAST, 72.28 FEET;

THENCE NORTH 06°21'36" EAST, 362.62 FEET;

THENCE NORTH 39°29'40" EAST, 126.17 FEET;

THENCE NORTH 43°31'21" EAST, 579.87 FEET;

THENCE NORTH 37°58'03" EAST, 30.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1240.00 FEET, THE CENTER OF WHICH BEARS SOUTH 37°58'03" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'23", AN ARC LENGTH OF 5.55 FEET TO A NON-TANGENT LINE;

THENCE NORTH 38°13'26" EAST, 155.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1395.00 FEET, THE CENTER OF WHICH BEARS SOUTH 38°13'26" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE WHICH IS 55.00 FEET SOUTHWEST OF AND PARALLEL WITH THE CENTERLINE OF PAT TILLMAN BOULEVARD AS RECORDED IN BOOK 918, PAGE 8, AND BOOK 885, PAGE 46, MARICOPA COUNTY RECORDS, ARIZONA, THROUGH A CENTRAL ANGLE OF 05°17'55", AN ARC LENGTH OF 129.01 FEET TO A TANGENT LINE;

THENCE SOUTH 46°28'39" EAST, 561.87 FEET ALONG A LINE WHICH IS 55.00 SOUTHWEST OF AND PARALLEL WITH SAID CENTERLINE;

THENCE SOUTH 43°31'21" WEST, 858.97 FEET;

THENCE NORTH 46°42'56" WEST, 3.67 FEET;

THENCE SOUTH 43°17'04" WEST, 198.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°32'14", AN ARC LENGTH OF 144.31 FEET TO A TANGENT LINE;

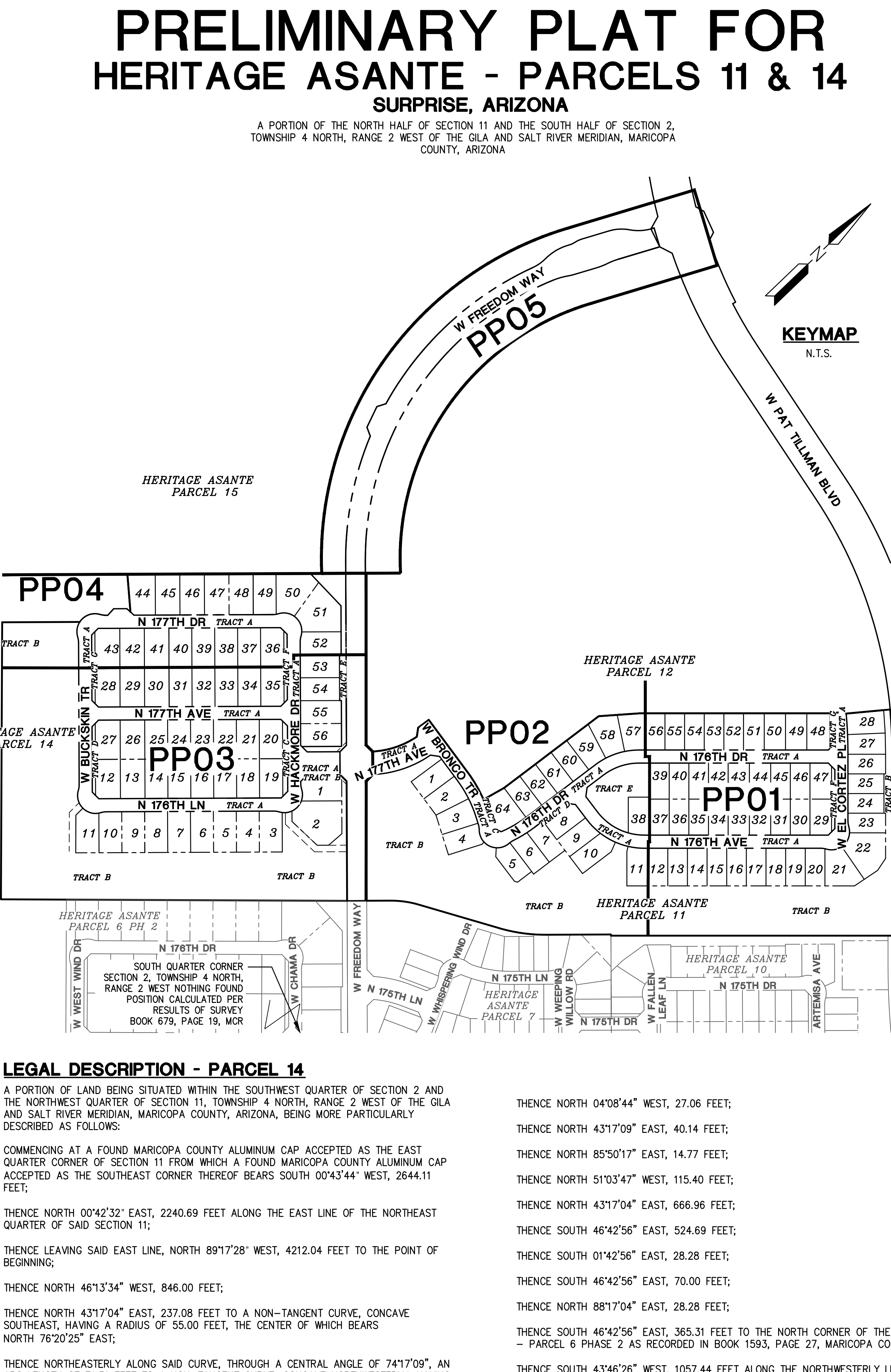
THENCE SOUTH 59°49'18" WEST, 256.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°32'14", AN ARC LENGTH OF 86.59 FEET TO A TANGENT LINE;

THENCE SOUTH 43°17'04" WEST, 73.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 966,394 SQ. FT. (22.1854 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.



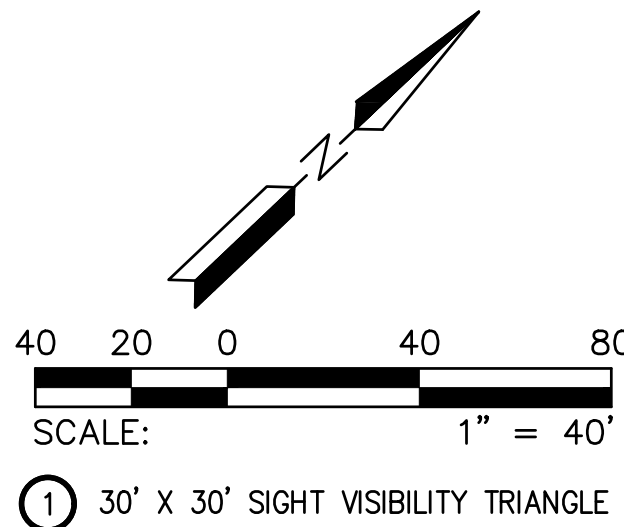
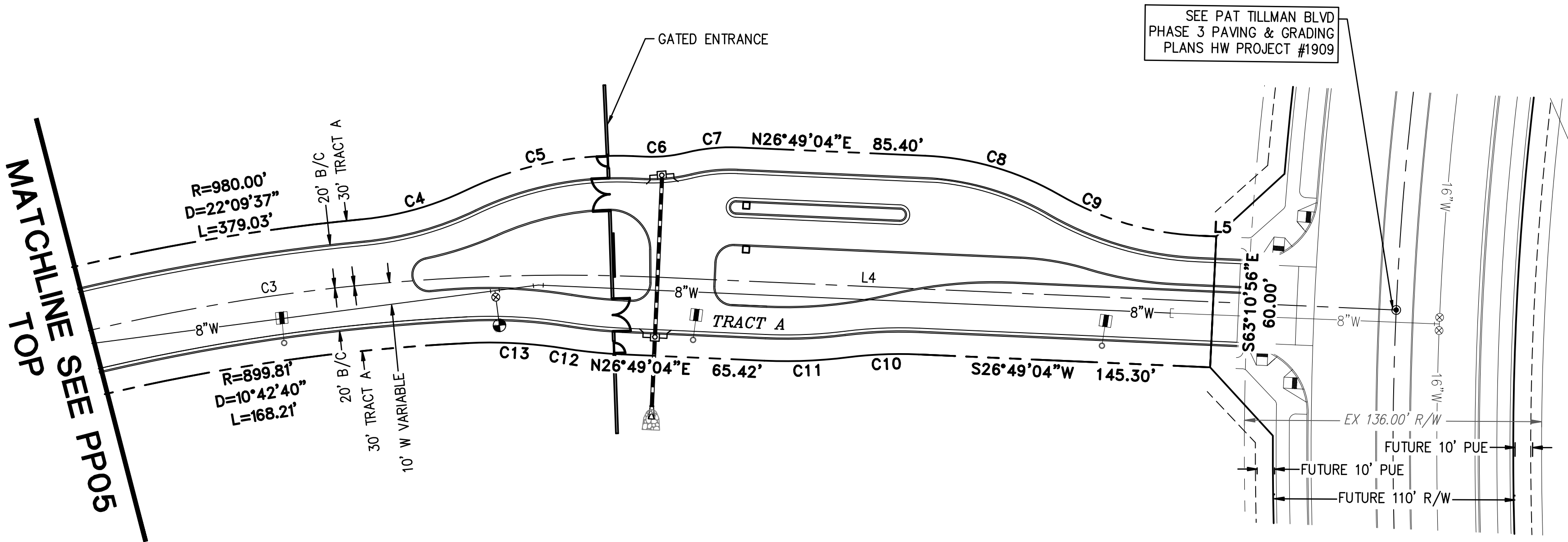
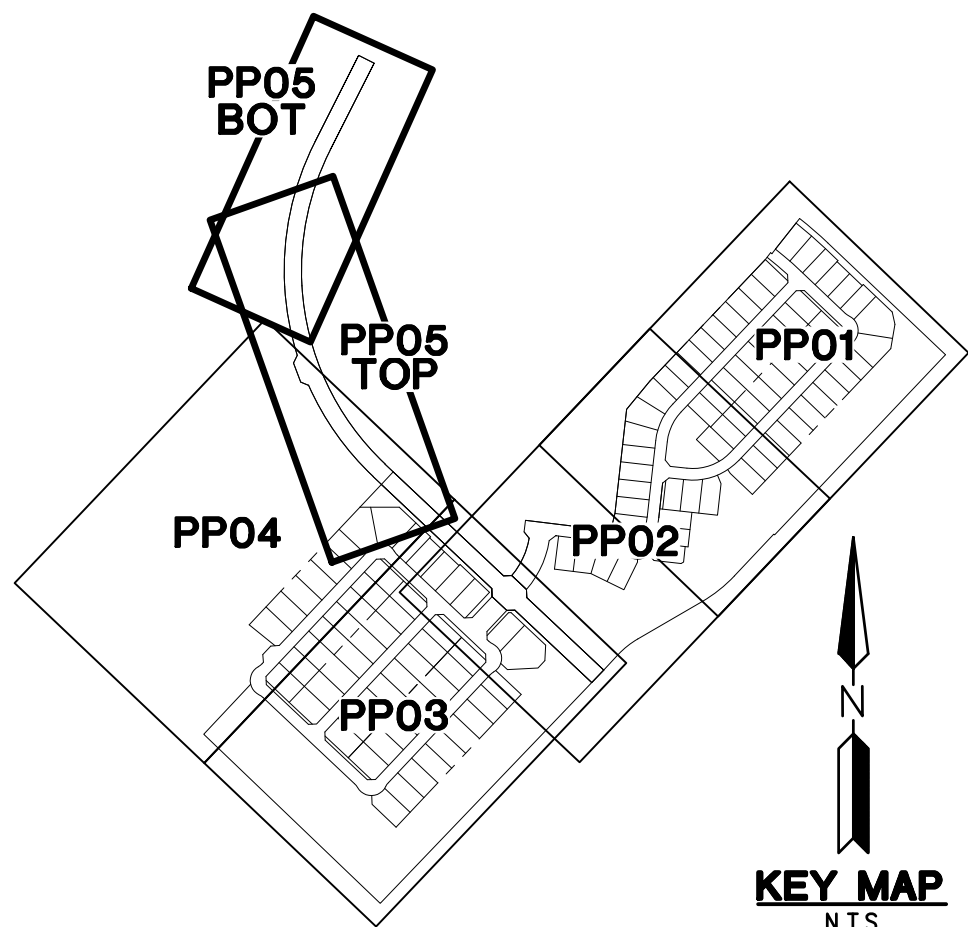
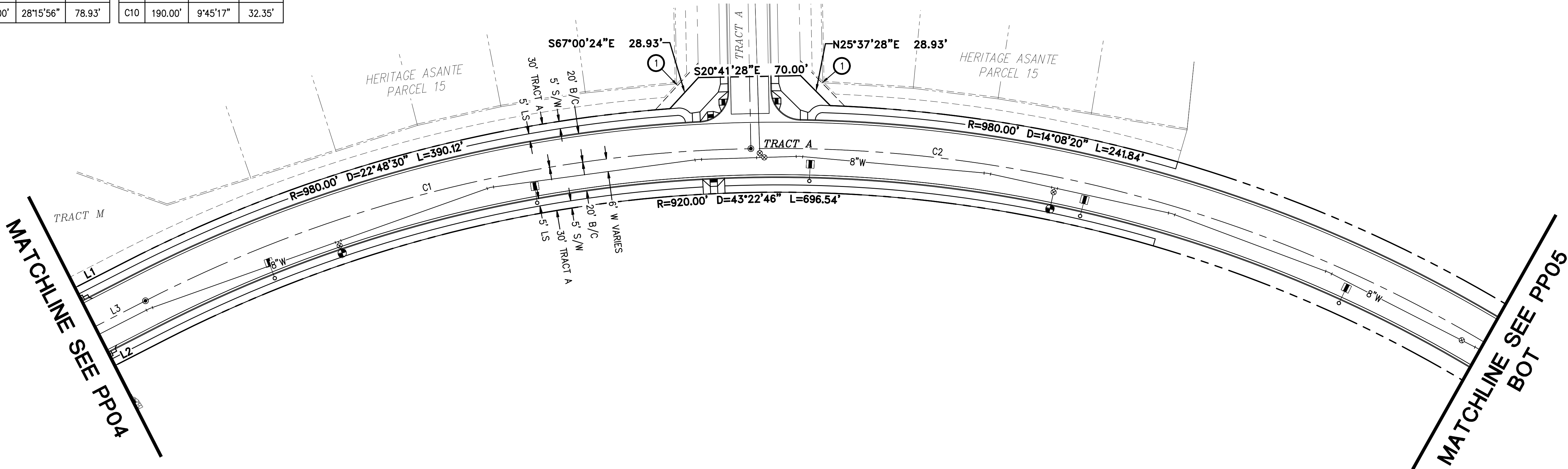
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LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N46°42'56"W	563.46'
L2	N46°42'56"W	563.46'
L3	N46°42'56"W	39.80'
L4	N26°49'04"E	241.08'
L5	N26°49'04"E	19.46'

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	
C1	950.00'	26°01'28"	431.50'	
C2	950.00'	31°40'52"	525.29'	
C3	950.00'	15°49'39"	262.43'	
C4	140.00'	20°16'19"	49.53'	
C5	160.00'	28°15'56"	78.93'	

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	
C6	65.00'	16°24'38"	18.62'	
C7	85.00'	16°24'38"	24.35'	
C8	135.00'	27°28'03"	64.72'	
C9	140.00'	27°28'03"	67.12'	
C10	190.00'	9°45'17"	32.35'	

CURVE TABLE				
NO.	RADIUS	DELTA	LENGTH	
C11	225.00'	9°45'17"	38.31'	
C12	225.00'	6°40'20"	26.20'	
C13	211.50'	11°59'06"	44.24'	



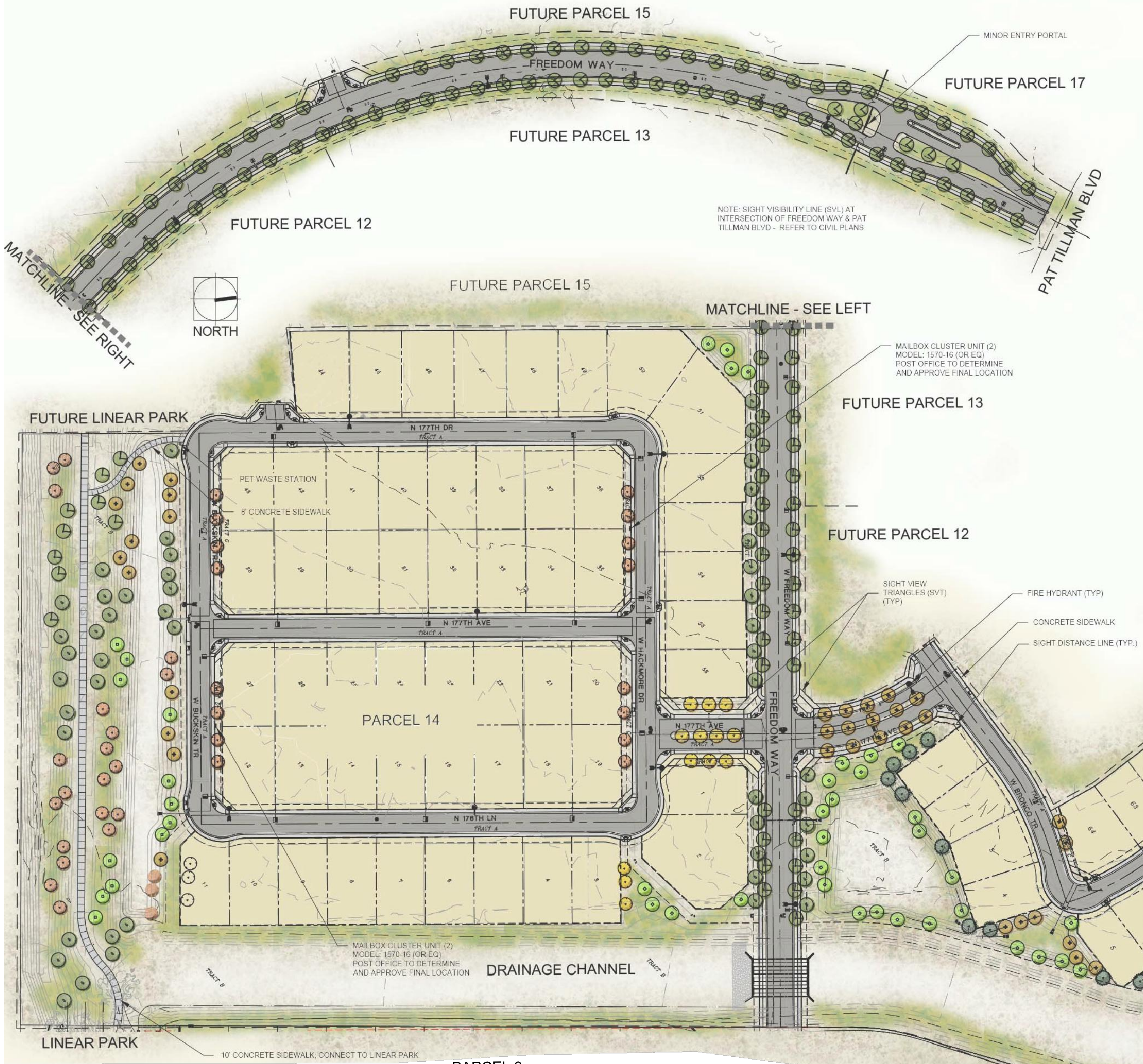
HERITAGE ASANTE - PARCELS 11 & 14
ASANTE BOULEVARD & FREEDOM WAY
SURPRISE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON	PROJ NO.: 1909
	DATE: MAR 2023
	SCALE: N.T.S.
	DRAWN: RM, KC
	DESIGNED: JAF, AC
	APPROVED: DO
	DWG. NO. PP05
	SHT. 7 OF 7

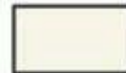


HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

REV.:



TREE PLANTING LEGEND		
SYMBOL	BOTANICAL / COMMON NAME	SIZE
	<i>Fraxinus v. 'Rio Grande'</i> ARIZONA ASH	36" BOX STANDARD
	<i>Fraxinus v. 'Rio Grande'</i> ARIZONA ASH	24" BOX STANDARD
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD
	<i>Pistacia c. 'Red Push'</i> RED PUSH PISTACHE	36" BOX STANDARD
	<i>Prosopis g. 'Maverick'</i> HONEY MESQUITE	24" BOX STANDARD LOW BRANCH
	<i>Quercus virginiana 'Heritage'</i> HERITAGE LIVE OAK	24" BOX STANDARD
	<i>Ulmus parvifolia 'Drake'</i> DRAKE ELM	24" BOX STANDARD

SHRUB PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING
	AGAVE A 'MEDIOPICATA ALBA' CENTURY PLANT	5 GAL.	5'-0" O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.
	BOUTELOUJA G. BLONDE AMBITION* GRAMA GRASS	1 GAL.	3'-0" O.C.
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'-0" O.C.
	LEUCOPHYLLUM LANGIAMANAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.
	MUHLENBERGIA C. REGAL MIST* BULL GRASS	1 GAL.	3'-0" O.C.
	MYRTUS COMMUNIS MYRTLE	5 GAL.	5'-0" O.C.
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWF OLIVE	5 GAL.	5'-0" O.C.
	PENNISETUM 'HAMELN' DWARF FOUNTAIN GRASS	1 GAL.	3'-0" O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.
	TEUCRIUM CHAMAEDRYIS WALL GERMANDER	1 GAL.	24" O.C.
		DECOMPOSED GRANITE - 'DESERT VERDE' 3" SCREENED (BROWN TO MATCH ADJACENT SUBDIVISIONS)	
SVT = SIGHT VISIBILITY TRIANGLE			

PARCEL 11:
TOTAL PROJECT AREA: 966,596 SQ FT (22.19 ACRES)
TOTAL NON-TURF PLANTING AREA: 376,358 SQ FT
TOTAL TURF AREA : 0 SQ FT (0% OF PLANTING AREAS)

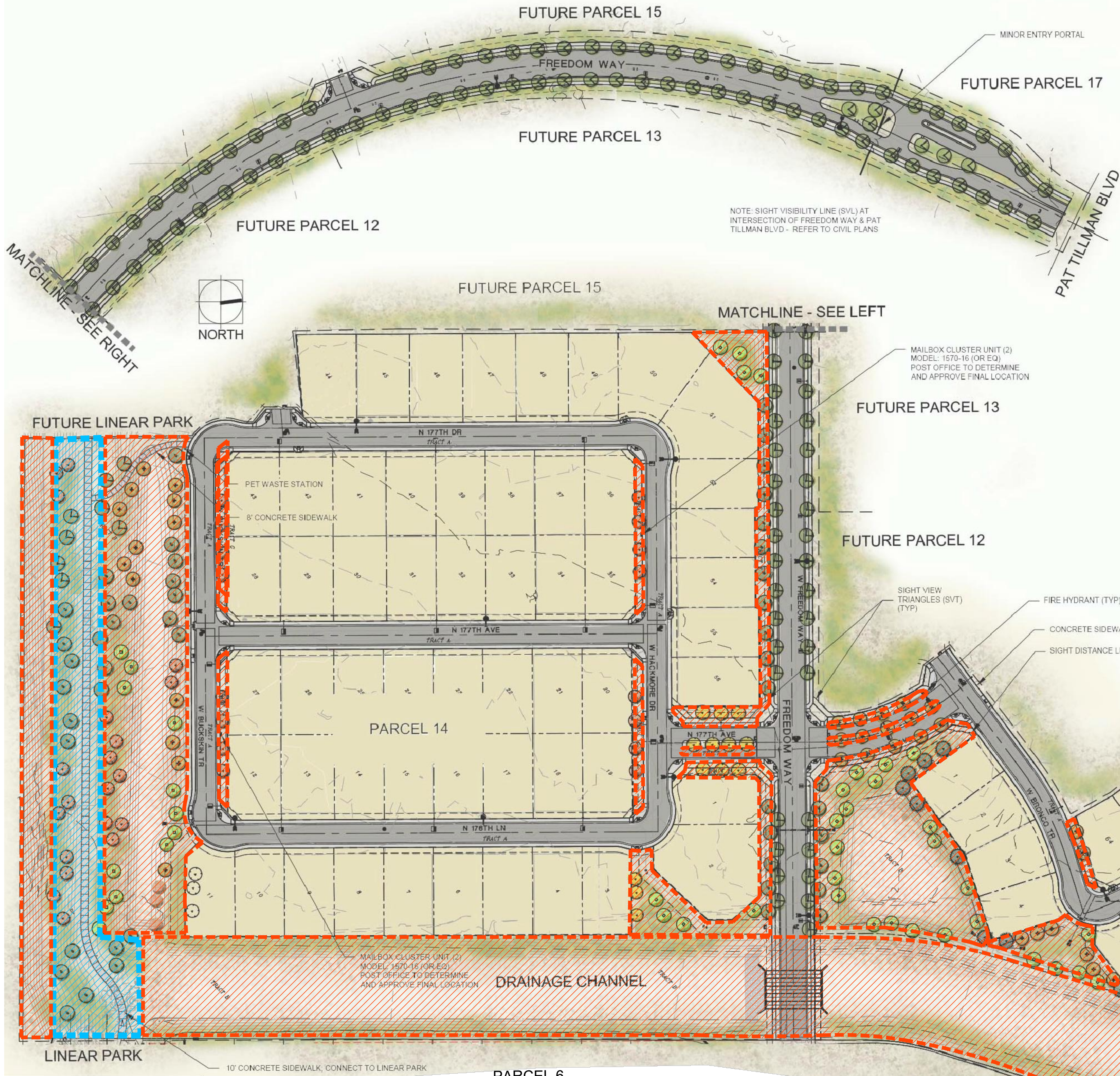
FREEDOM WAY:
TOTAL PROJECT AREA: 164,221 SQ FT (3.77 ACRES)
TOTAL NON-TURF PLANTING AREA: 164,221 SQ FT
TOTAL TURF AREA : 0 SQ FT (0% OF PLANTING AREAS)

Notes:
Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01.
Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.

PARCEL 14:
TOTAL PROJECT AREA: 994,475 SQ FT (22.83 ACRES)
TOTAL NON-TURF PLANTING AREA: 358,063 SQ FT
TOTAL TURF AREA : 0 SQ FT (0% OF PLANTING AREAS)

HERITAGE ASANTE -
PARCELS 11, 14, LINEAR PARK, DRAINAGE CHANNEL & FREEDOM WAY

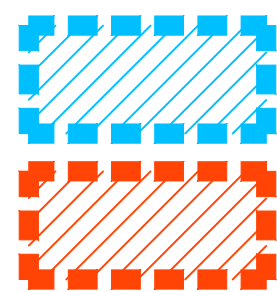
Preliminary Landscape Plan



TREE PLANTING LEGEND		
SYMBOL	BOTANICAL / COMMON NAME	SIZE
	<i>Fraxinus v. 'Rio Grande'</i> ARIZONA ASH	36" BOX STANDARD
	<i>Fraxinus v. 'Rio Grande'</i> ARIZONA ASH	24" BOX STANDARD
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD
	<i>Pistacia c. 'Red Push'</i> RED PUSH PISTACHE	36" BOX STANDARD
	<i>Prosopis g. 'Maverick'</i> HONEY MESQUITE	24" BOX STANDARD LOW BRANCH
	<i>Quercus virginiana 'Heritage'</i> HERITAGE LIVE OAK	24" BOX STANDARD
	<i>Ulmus parvifolia 'Drake'</i> DRAKE ELM	24" BOX STANDARD

SHRUB PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING
	AGAVE A 'MEDIPICTA ALBA' CENTURY PLANT	5 GAL.	5'-0" O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.
	BOUTELOUA G. BLONDE AMBITION'1 GRAMA GRASS	1 GAL.	3'-0" O.C.
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'-0" O.C.
	LEUCOPHYLLUM LANGIAMANAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.
	MUHLENBERGIA C. REGAL MIST' BULL GRASS	1 GAL.	3'-0" O.C.
	MYRTUS COMMUNIS MYRTLE	5 GAL.	5'-0" O.C.
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWF OLIVE	5 GAL.	5'-0" O.C.
	PENNISSETUM 'HAEMELN' DWARF FOUNTAIN GRASS	1 GAL.	3'-0" O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.	24" O.C.
		DECOMPOSED GRANITE - 'DESERT VERDE' 3" SCREENED (BROWN TO MATCH ADJACENT SUBDIVISIONS)	
SVT = SIGHT VISIBILITY TRIANGLE			

Notes:
Sight distance requirements on Arterials and Collectors will adhere to Surprise Detail 4-01.
Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.



ACTIVE OPEN SPACE:	PA 11	PA 14
	0.57 AC	1.03 AC
PASSIVE OPEN SPACE:	PA 11	PA 14
	8.07 AC	7.19 AC



NORTH
SCALE: 1"=80'-0"



HERITAGE ASANTE -
PARCELS 11, 14, LINEAR PARK, DRAINAGE CHANNEL & FREEDOM WAY

Preliminary Plan - Active vs Passive

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

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

WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- SOUND WALL (LINEAR PARK)
- SOUND WALL COLUMN (LINEAR PARK)
- PARTIAL VIEW WALL
- PARTIAL VIEW PILASTER
- 6' VIEW FENCE
- RETAINING WALL (BY CIVIL)
- TUBULAR STEEL PEDESTRIAN GATE

FUTURE PARCEL 15

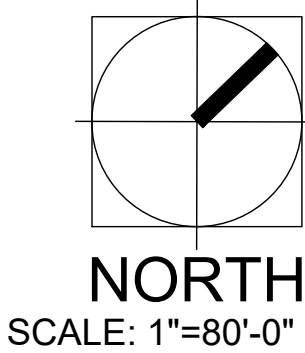
FUTURE LINEAR PARK

FUTURE PARCEL 12

PARCEL 6

PARCEL 7 PARCEL10

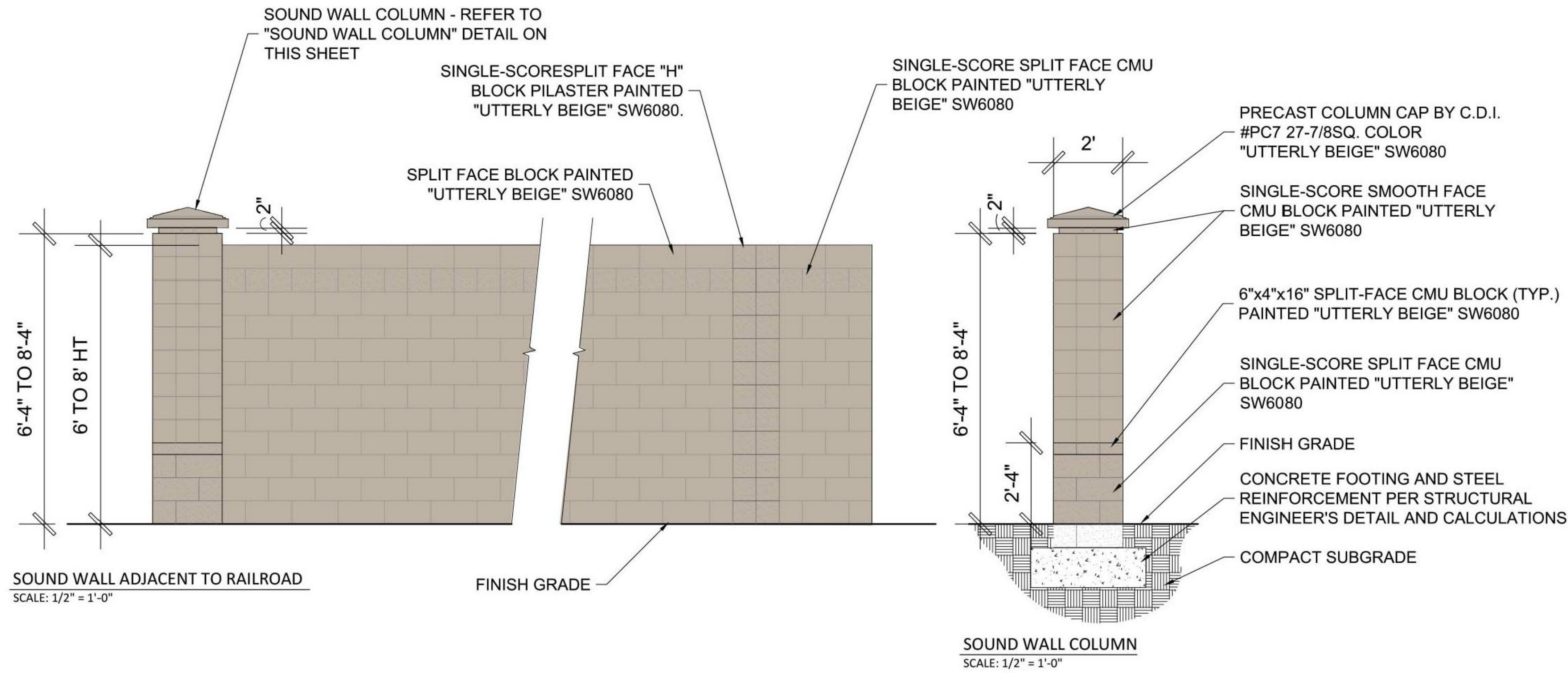
Notes:
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meet or exceed requirements in Surprise Details 4-01 and 4-02. Trees, shrubs, and other
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other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.



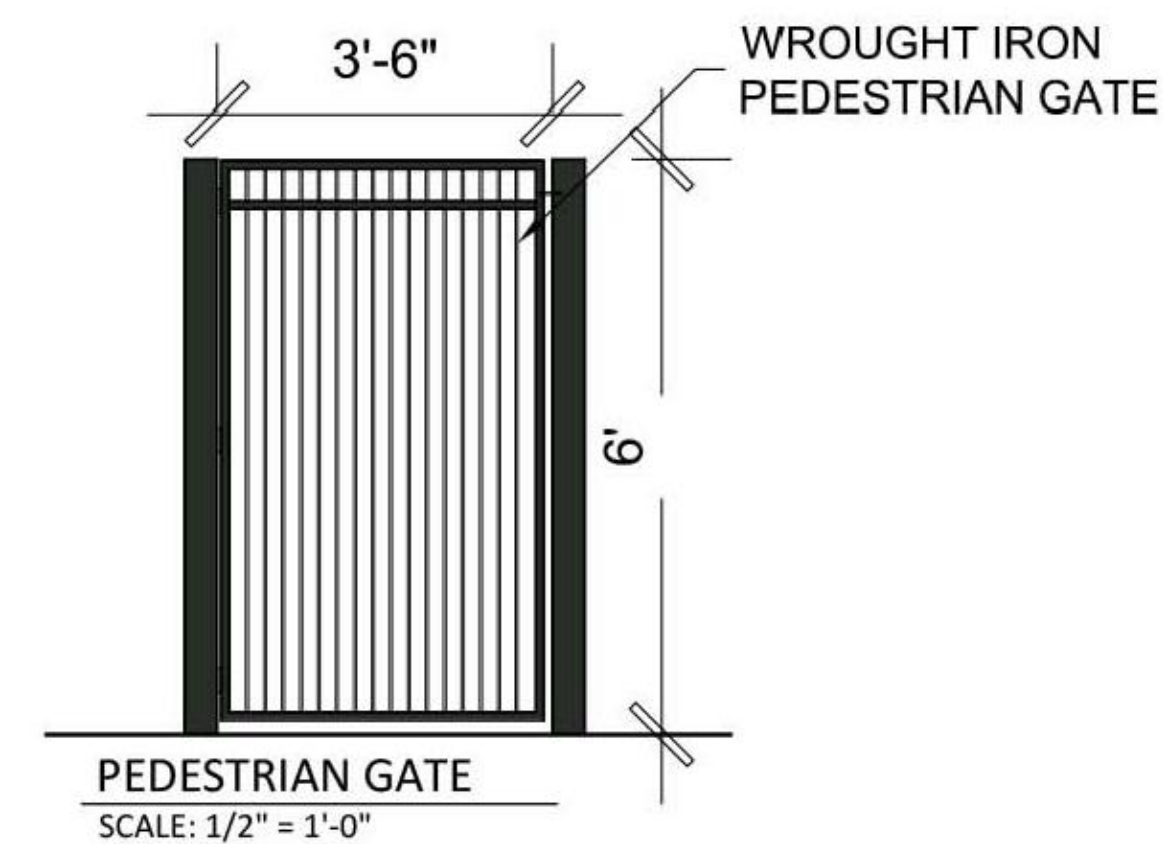
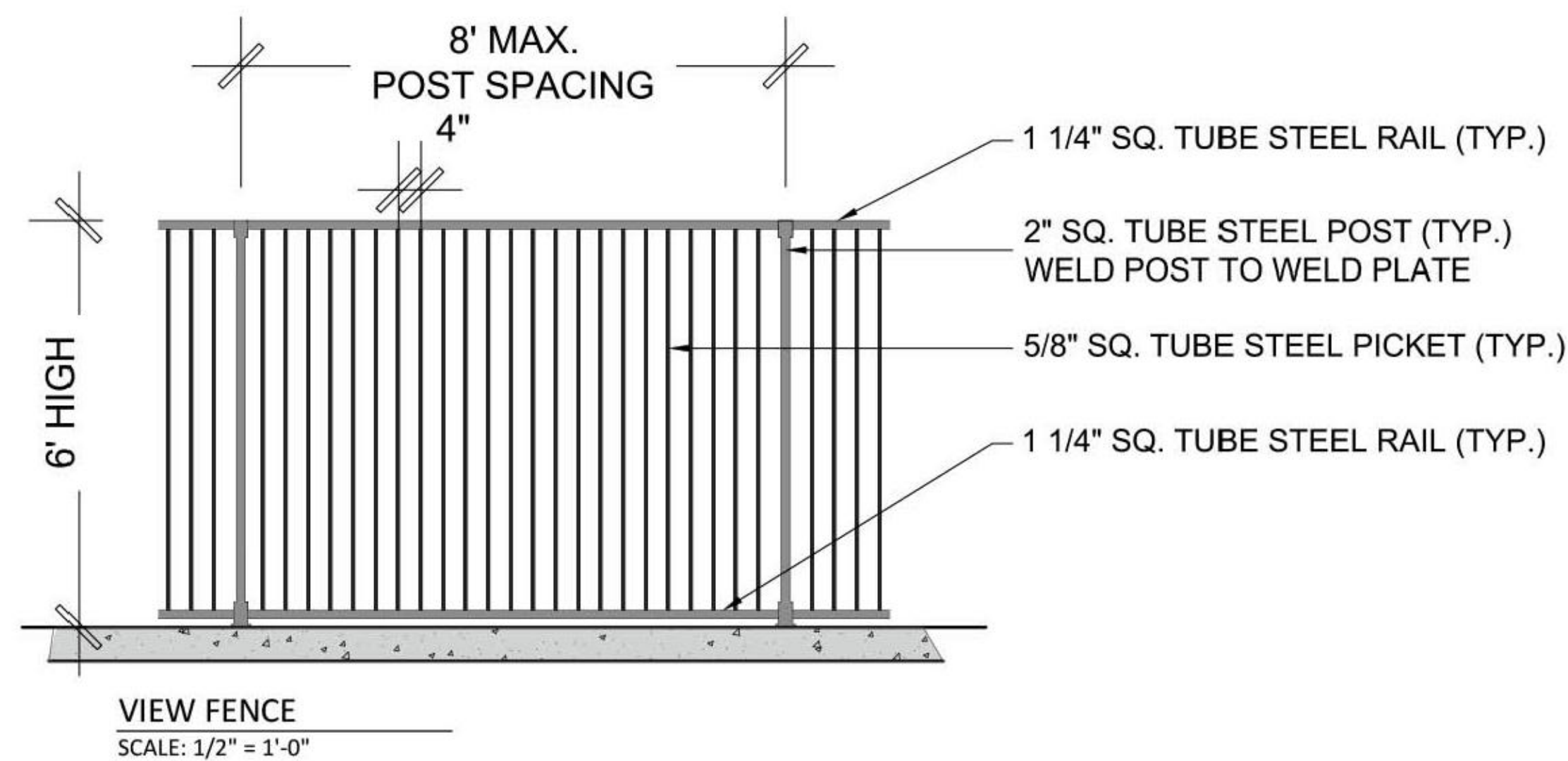
HERITAGE ASANTE - PARCELS 11, 14, LINEAR PARK & DRAINAGE CHANNEL

Preliminary Wall Plan





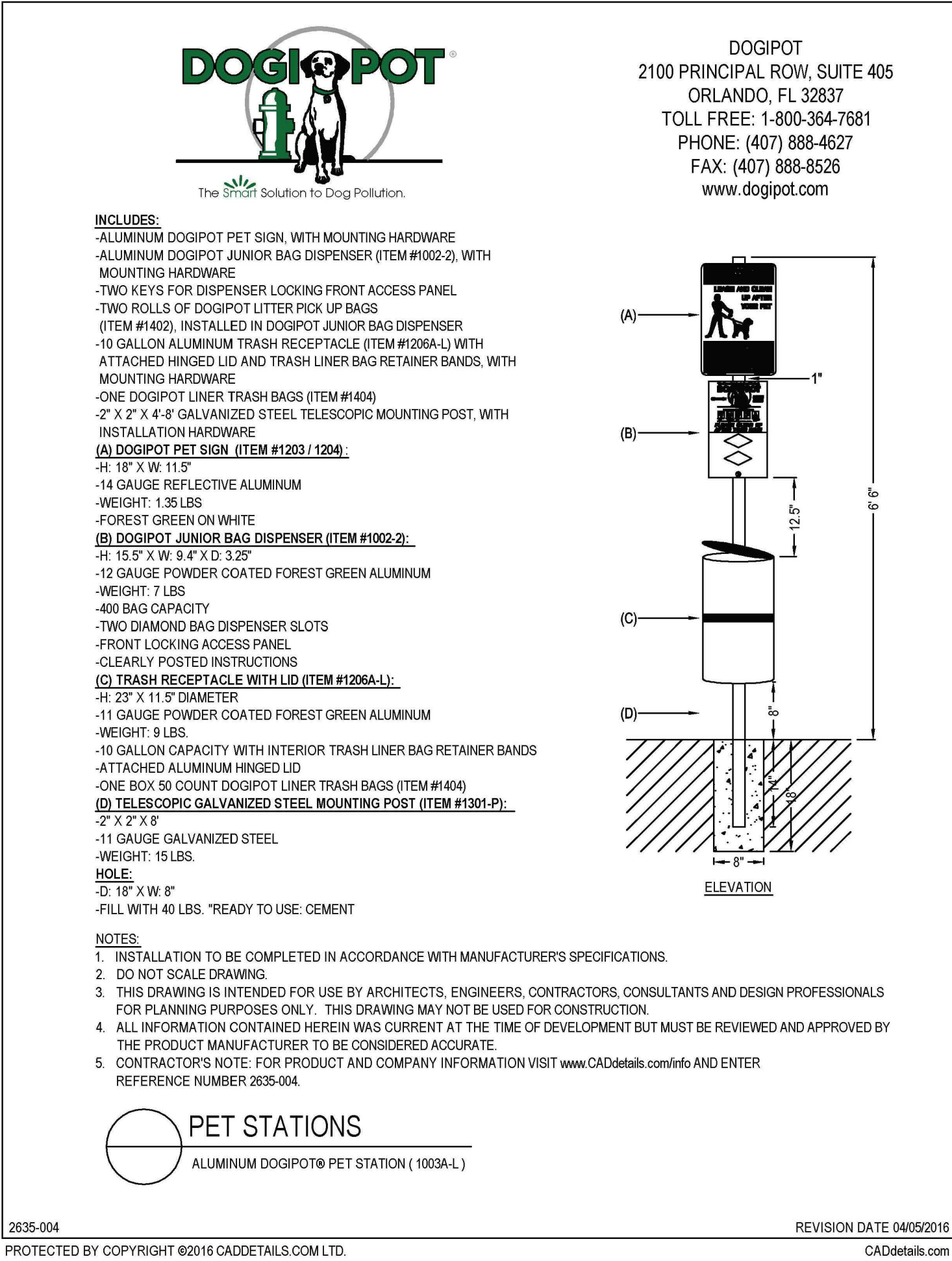
NOTE:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS, BLOCK SIZES AND REINFORCING INFORMATION.



NOTES:
- NO WALLS TO BE GREATER THAN 8' INCLUDING THE HEIGHT OF THE RETAINING WALLS.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02

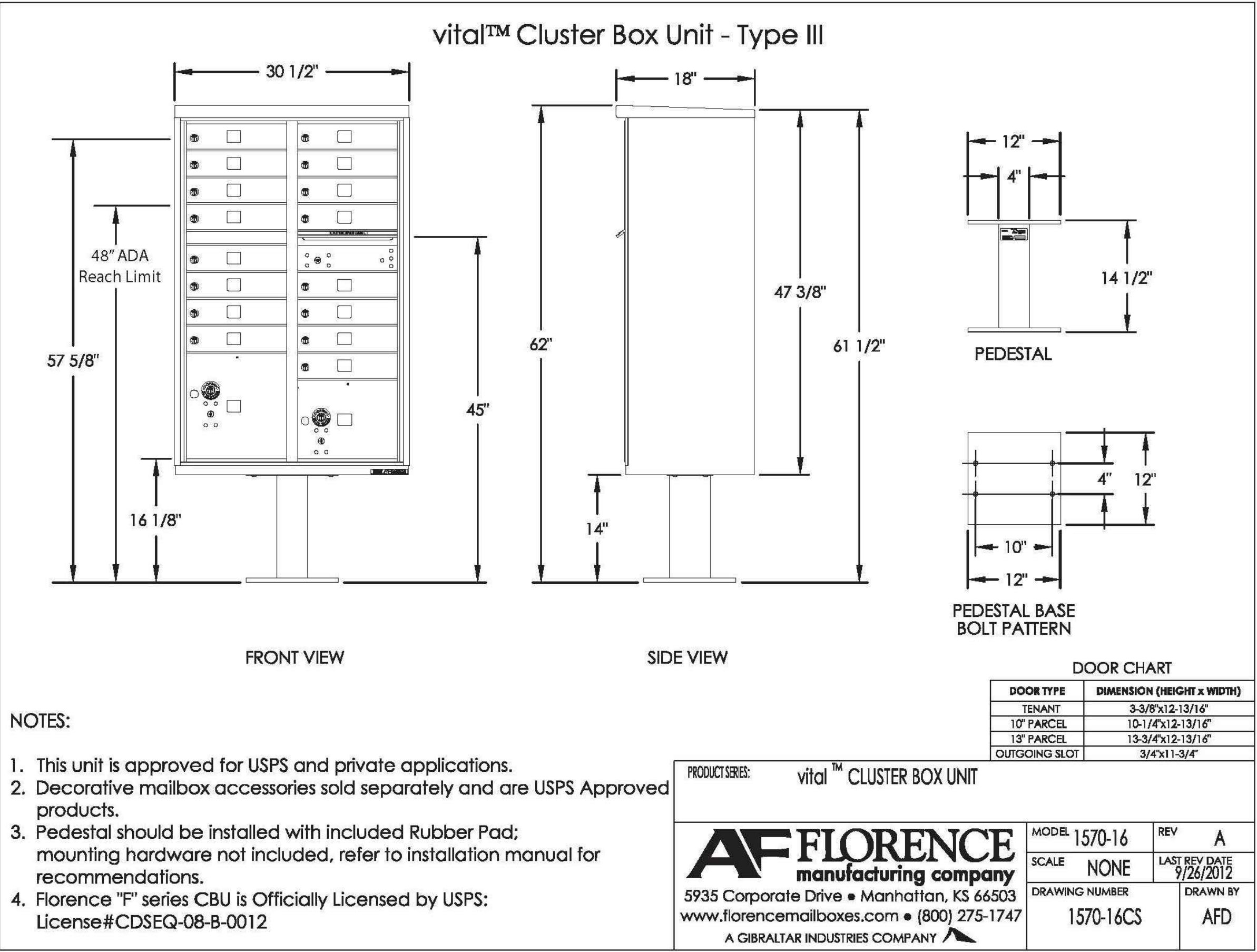


IMAGE



NOTE:

- REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION
- COLOR: GREEN



NOTE:

- REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION
- PEDESTAL TO BE SURFACE MOUNTED ON CONCRETE PAD
- COLOR: BRONZE (OR OWNER APPROVED)
- FINAL LOCATION TO BE DETERMINED AND APPROVED BY POST OFFICE



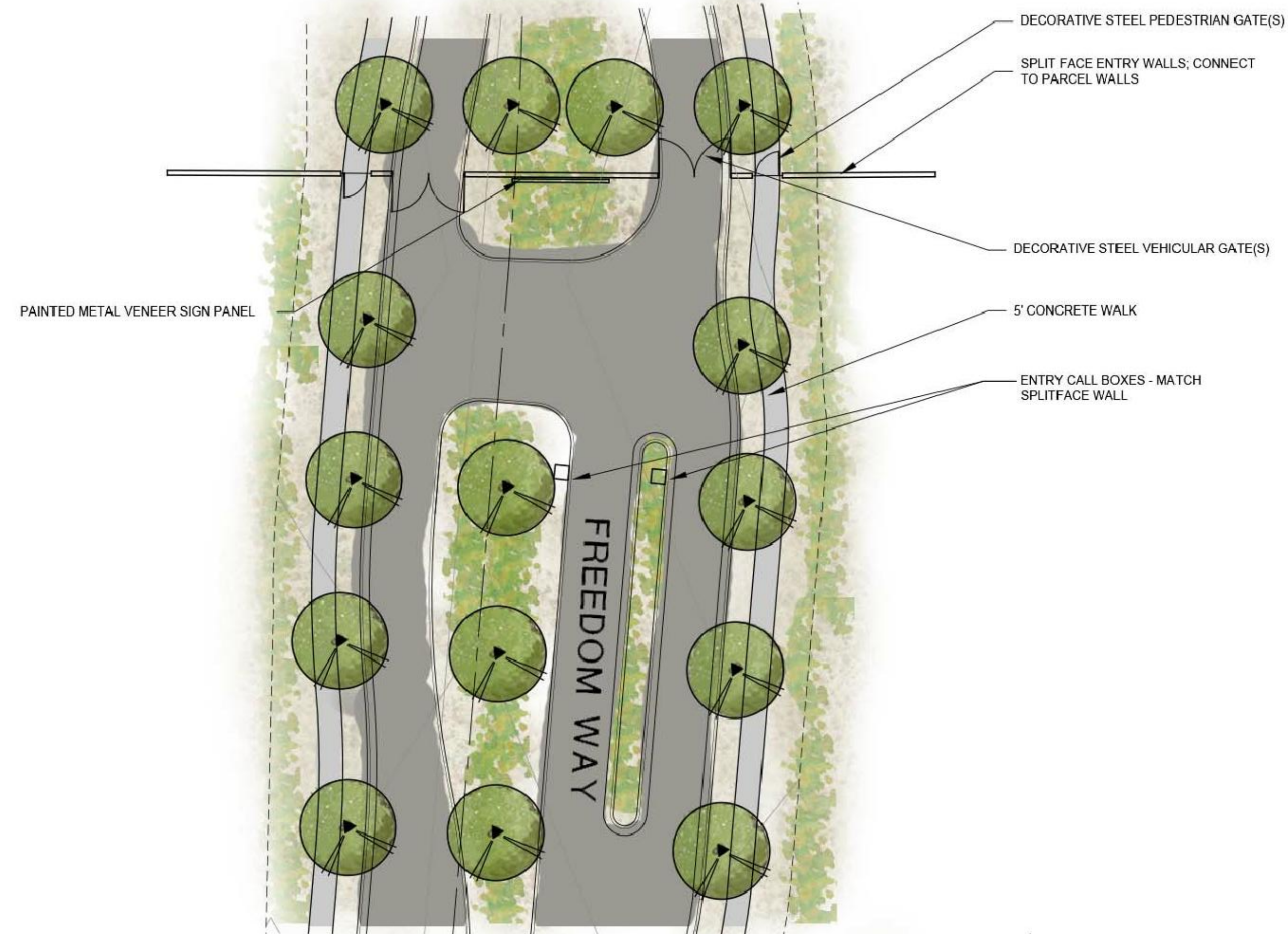
HERITAGE ASANTE - PARCELS 11, 14, LINEAR PARK, DRAINAGE CHANNEL & FREEDOM WAY

Lennar Homes | Surprise, AZ | February 17, 2022

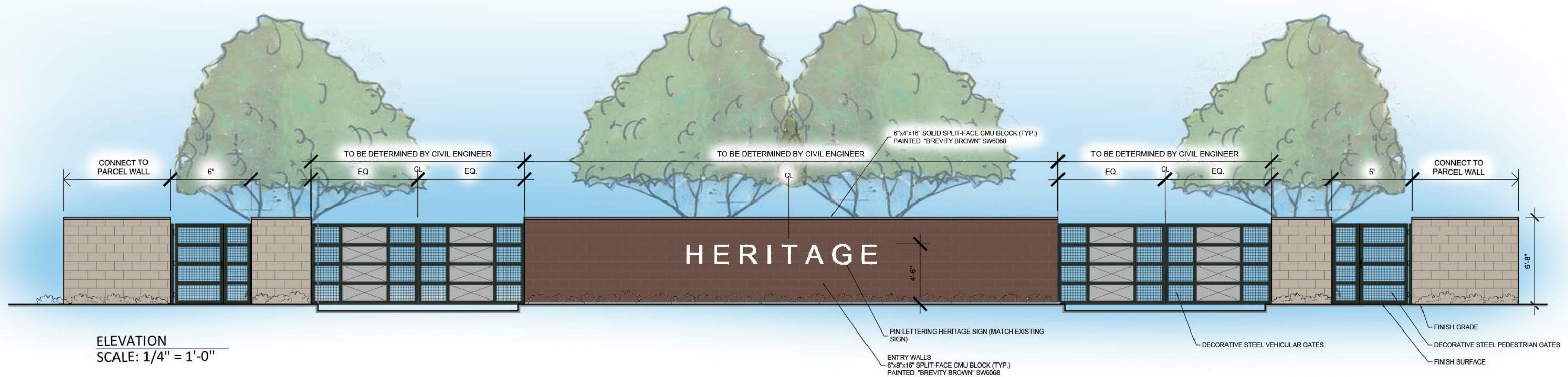
Preliminary Details (Con't)



SURPRISE CASE #FS22-1425



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



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

HERITAGE ASANTE -

PARCELS 11, 14, LINEAR PARK, DRAINAGE CHANNEL & FREEDOM WAY Preliminary Minor Entry Portal Plan

Lennar Homes | Surprise, AZ | February 17, 2022



From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Tierney Farago](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: [Non-DoD Source] FS22-1425 Heritage Asante Parcels 11, 14 And Freedom Wy Preliminary Plat New Digital Submittal 10.28.22
Date: Sunday, November 13, 2022 10:16:50 AM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)
Importance: High

Tierney,

Thank you for the opportunity to provide comments on the Heritage Asante Parcels 11, 14 and Freedom Way.

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

As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

Respectfully,

Mark James
56th Fighter Wing, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Friday, October 28, 2022 4:11 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-1425 Heritage Asante Parcels 11, 14 And
Freedom Wy Preliminary Plat New Digital Submittal 10.28.22

Good afternoon,

Attached please find the application, narrative, preliminary plat for the
above referenced project.

Please feel free to contact us with any questions.

Thanks,

Tierney Farago

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-3154

PLEASE NOTE: Effective August 3, 2022 we will be adding 2 business days for
out-processing notices.

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0.1



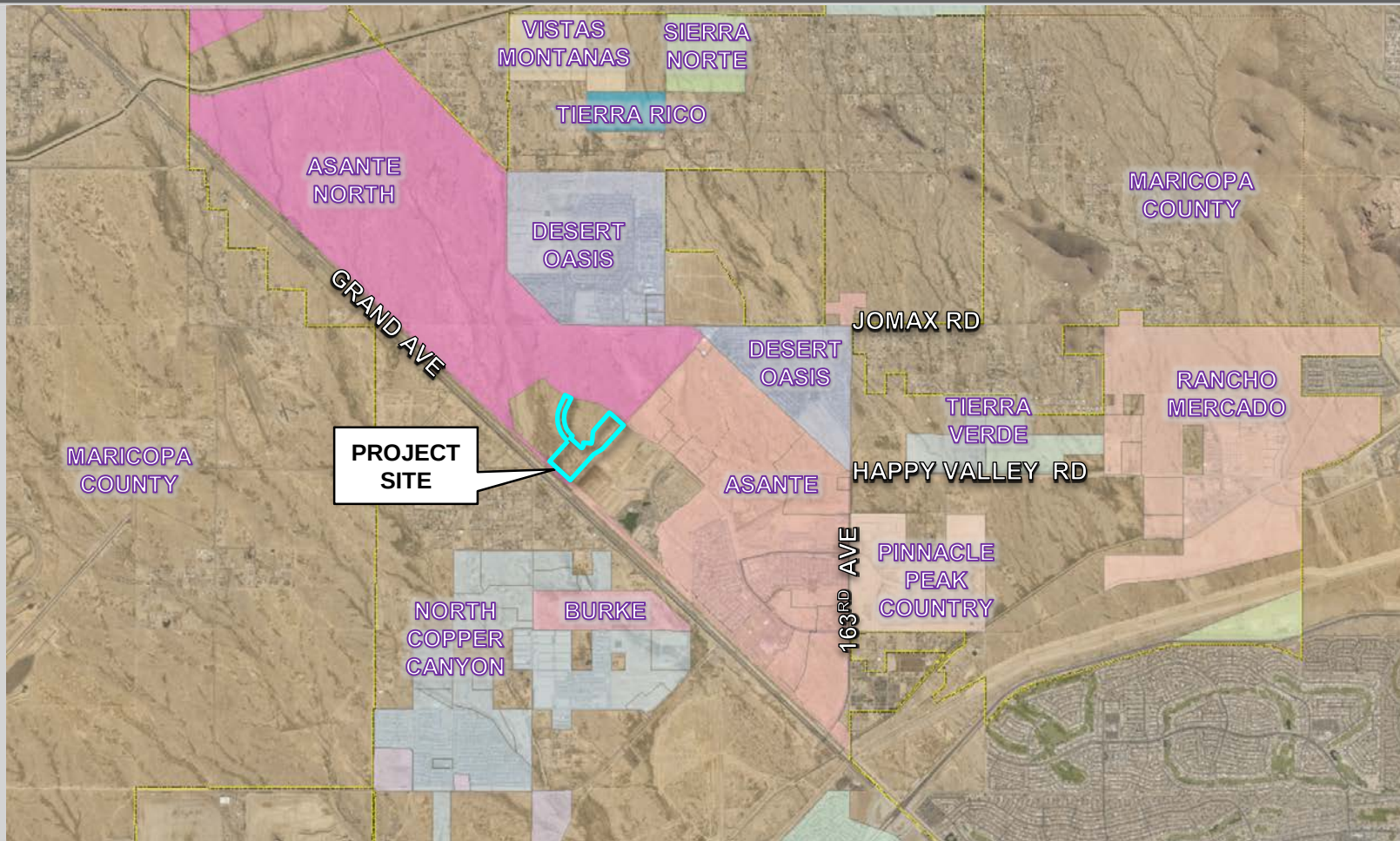
SURPRISE
ARIZONA

FS22-1425

**Heritage Asante Parcels 11, 14, and
Freedom Way
Preliminary Plat**

Planning & Zoning Commission

April 20, 2023



ASANTE
NORTH

PROJECT SITE
(48.8 AC)

ASANTE

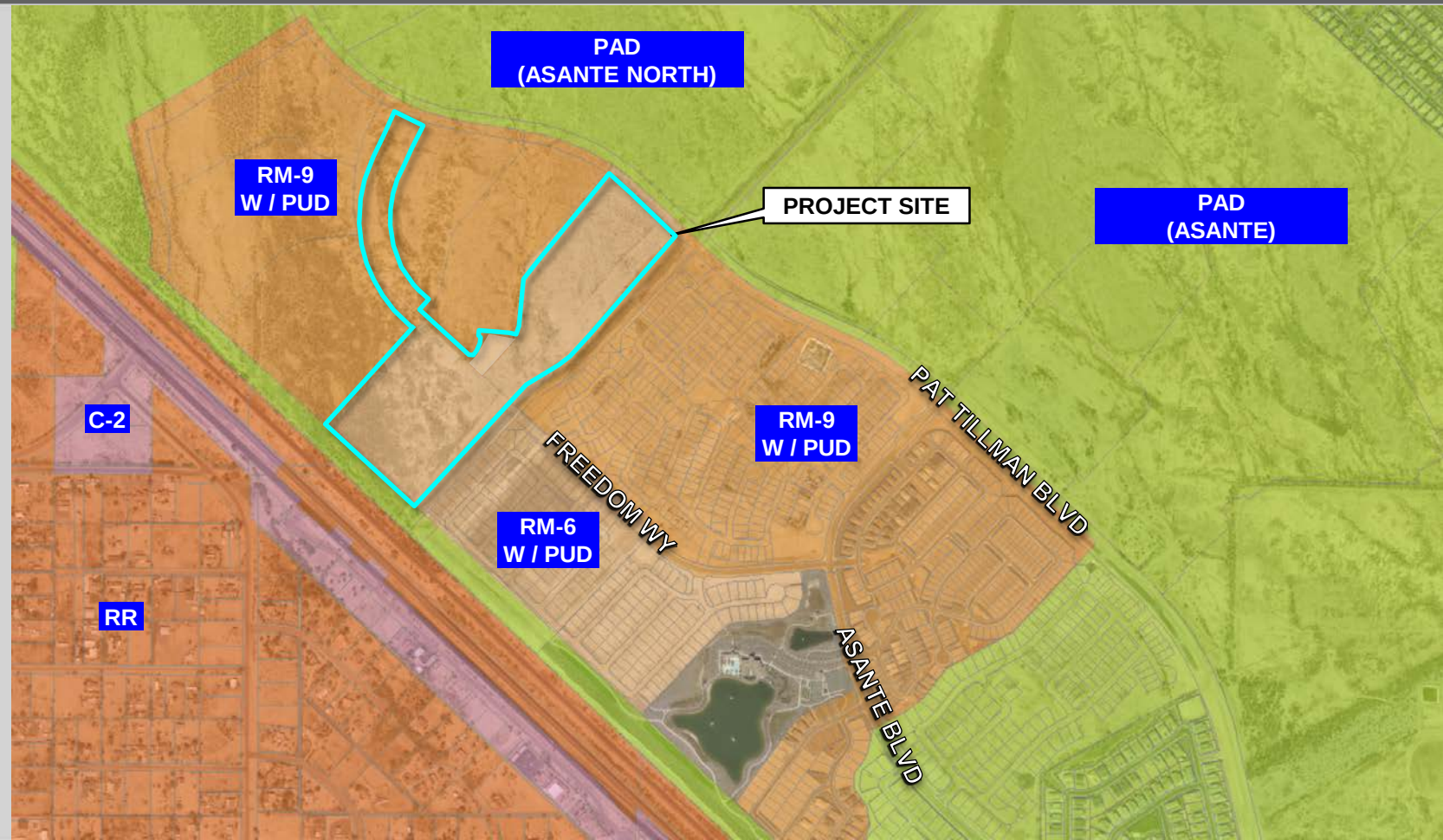
FREEDOM WY

PAT TILLMAN BLVD

ASANTE BLVD

GRAND AVE

FS22-1425 VICINITY MAP



FS22-1425 ZONING MAP



Active Open Space: 

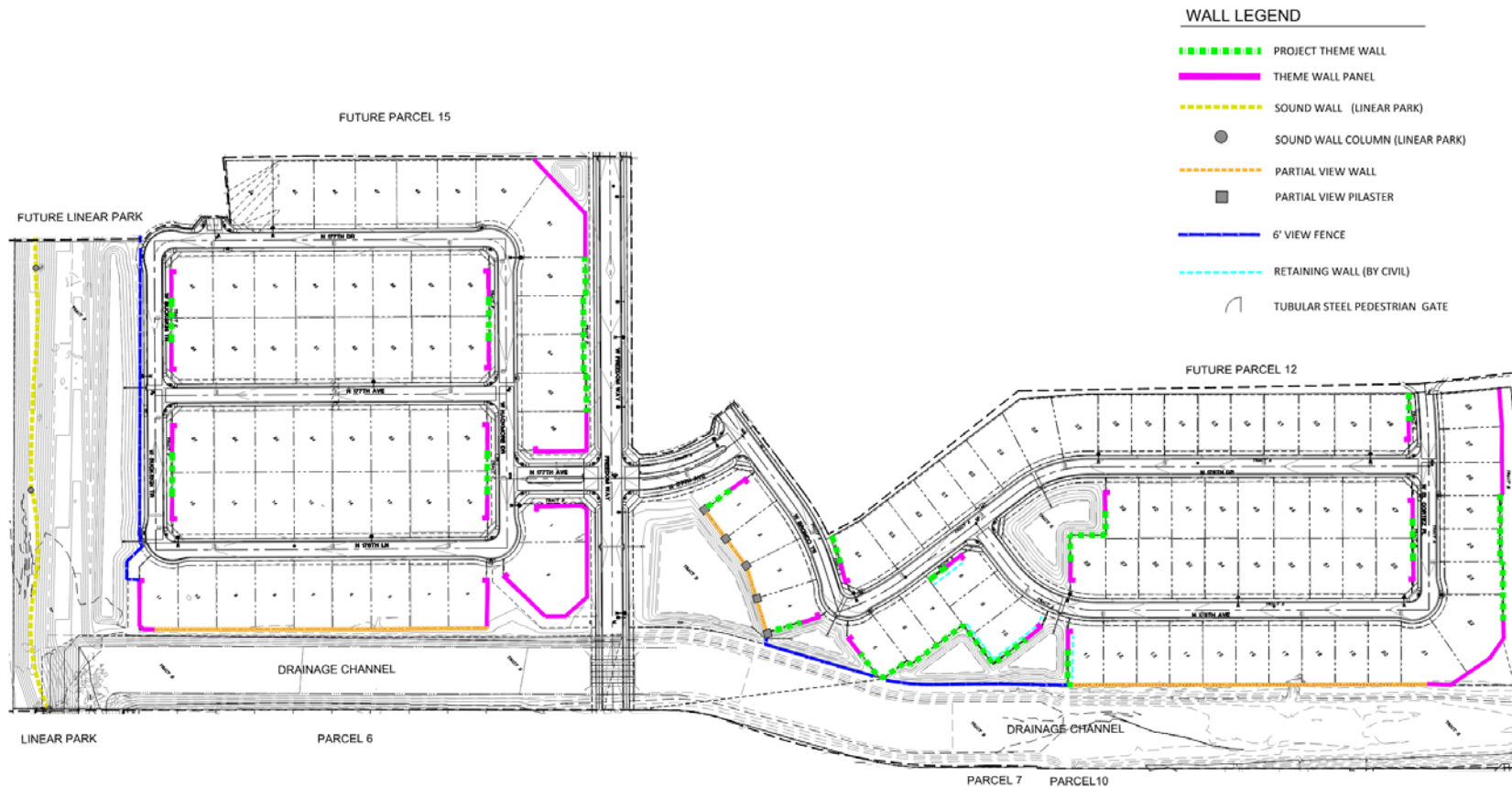
1.60 ac

Passive Open Space: 

15.26 ac

Total: 16.86 ac, 34.6% of total

FS22-1425 OPEN SPACE

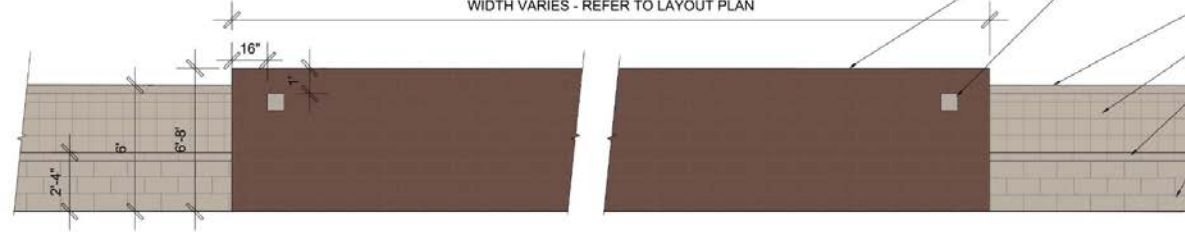


FS22-1425 WALL PLAN

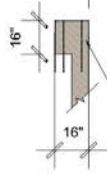
WIDTH VARIES - REFER TO LAYOUT PLAN

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

- THEME PANEL - 6"x8"x16" SPLITFACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068 OCCURS IN VARIOUS LOCATIONS PER PLAN
- 6"x8"x8" SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x4"x16" SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x8"x16" SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080



HOMEOWNER SIDE COMMON SIDE

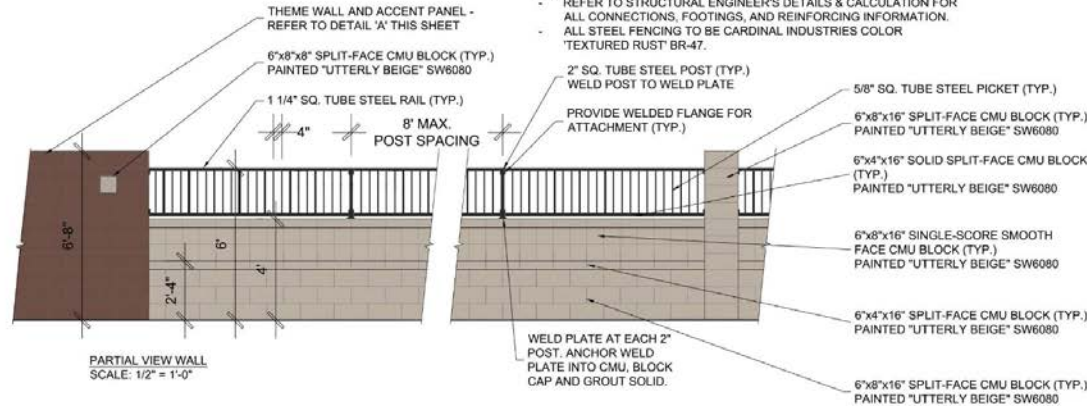


THEME WALL OR PANEL END CONDITION - CMU SPLITFACE BLOCK PAINTED "BREVITY BROWN" SW6068 OCCURS IN VARIOUS LOCATIONS PER PLAN

WALL END CONDITION
SCALE: 1/2" = 1'-0"

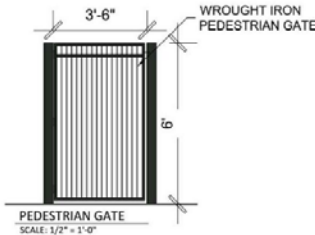
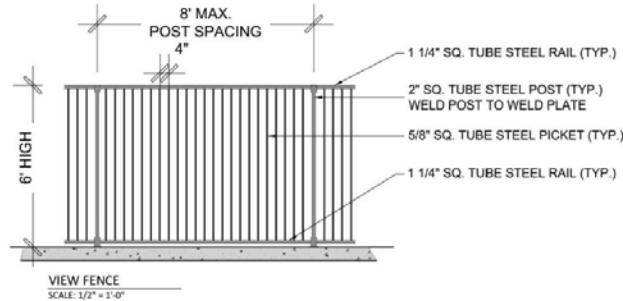
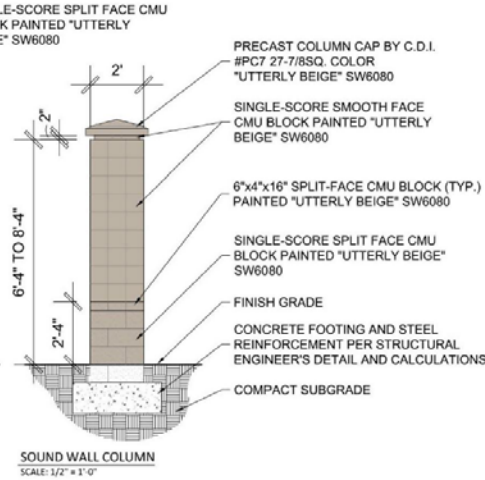
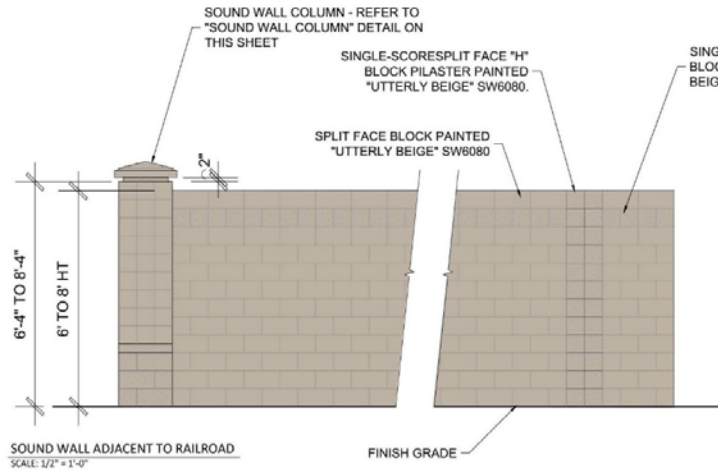
NOTES:

- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATION FOR ALL CONNECTIONS, FOOTINGS, AND REINFORCING INFORMATION.
- ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47.

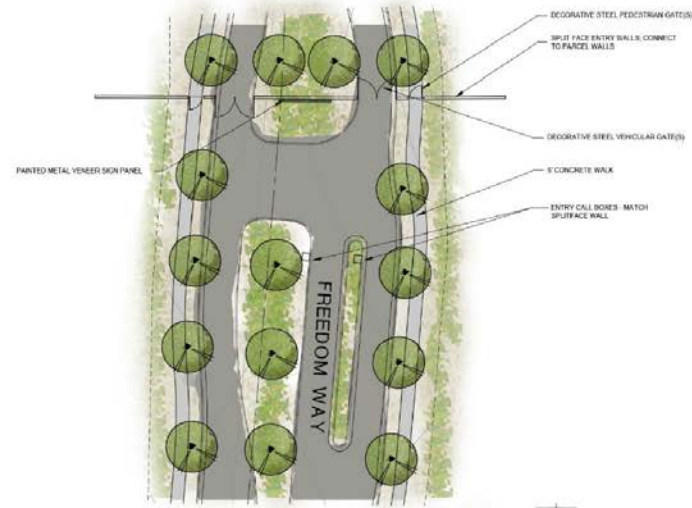


PARTIAL VIEW WALL
SCALE: 1/2" = 1'-0"

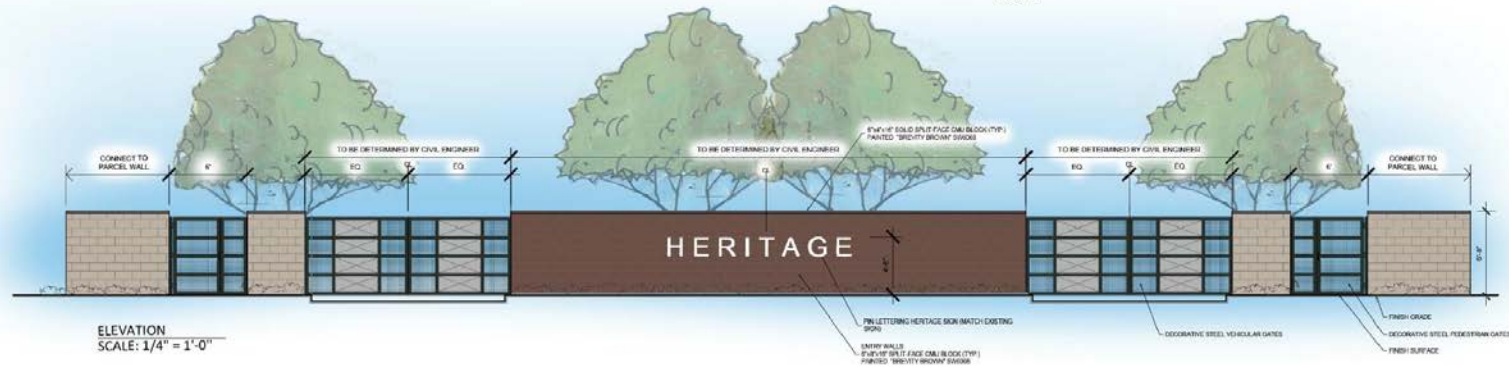
- 2" SQ. TUBE STEEL POST (TYP.) WELD POST TO WELD PLATE
- PROVIDE WELDED FLANGE FOR ATTACHMENT (TYP.)
- 5/8" SQ. TUBE STEEL PICKET (TYP.)
- 6"x8"x16" SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x4"x16" SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- 6"x8"x16" SPLIT-FACE CMU BLOCK (TYP.) PAINTED "UTTERLY BEIGE" SW6080
- WELD PLATE AT EACH 2" POST. ANCHOR WELD PLATE INTO CMU BLOCK CAP AND GROUT SOLID.



- NOTES:
- NO WALLS TO BE GREATER THAN 8' INCLUDING THE HEIGHT OF THE RETAINING WALLS.
 - SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02



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



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



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You