CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, June 6, 2023 @ 6:15 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

Monsoon Safety Awareness Week Proclamation

E. City Manager Report

F. City Clerk Report

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.
Download the Call to the Public form (PDF download requires Adobe Acrobat Reader)
Fill out the Call to the Public form online If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.
The Call to the Public form is also available at the front counter.

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

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

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

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

1.	Citywide	Consideration and action to approve the Regular Council Work Session and Regular Council Meeting Minutes and Executive Session Minutes of May 16, 2023	City Clerk

2.	District 1	Consideration and action to approve a request by Perry Charles Huellmantel for a Series 10 (Beer and Wine Store) Liquor License for Quiktrip #464 located at 16475 W Grand Avenue, Surprise, AZ 85387.	None Sherry Aguilar City Clerk
3.	District 4	Consideration and action to approve a request by Jared Michael Repinski for a Series 10 (Beer and Wine Store) Liquor License for Sal's Smoke & Beer located at 12751 W Bell Road #119, Surprise, AZ 85378.	None Sherry Aguilar City Clerk
4.	District 1	Consideration and action to approve a request by Young Ran Lee for a Series 12 (Restaurant) Liquor License for Sakura Sushi Teppan Steak Seafood located at 16525 W Bell Road, Surprise, AZ 85388.	None Sherry Aguilar City Clerk
5.	District 1	Consideration and action to approve a request by Michael John Barro for a Series 12 (Restaurant) Liquor License for Barro's Pizza located at 16350 W Pat Tillman Boulevard, Surprise, AZ 85387.	None Sherry Aguilar City Clerk
6.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Asante Unit 4.12” and dated April 5, 2023, a property generally located near 169th Lane and Pat Tillman Boulevard; Case FS22-1530.	None Jessica Brinton Community Development
7.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Asante Unit 3.11” and dated April 6, 2023, a property generally located near 169th Lane and Pat Tillman Boulevard; Case FS22-1525.	None Jessica Brinton Community Development
8.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Asante Unit 3.13” and dated April 6, 2023, a property generally located near 169th Lane and Happy Valley Road; Case FS23-0038.	None Jessica Brinton Community Development
9.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Asante Unit 3.9” and dated April 24, 2023, a property generally located near West Hackamore Drive and Happy Valley Road; Case FS22-1631.	None Jessica Brinton Community Development
10.	District 6	Consideration and action pertaining to approval of the Final Plat entitled, “Replat of Tract E Mountain Gate Phase 3 & 4” and dated April 11, 2023, a property generally located near 144th Drive and West Greer Street; Case FS23-0128.	None Jessica Brinton Community Development
11.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Replat of Lot 1, a Replat of Lot 5 of Village at Prasada” and dated April 13, 2023, a property located at the southeast corner of Alexandria Way and Prasada Parkway; Case FS23-0105.	None Jani Wertin Community Development
12.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 3.12” and dated April 6, 2023, a property generally located northeast of Asante Boulevard and Pat Tillman Boulevard; Case FS22-1552.	Leslie Carnie Community Development
13.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Carefree Covered Storage - Surprise” and dated May 11, 2023, a property generally located on	None Leslie Carnie

		the southeast corner of 185th Ave. and Deer Valley Rd; Case FS22-1229.	Community Development
14.	Citywide	Consideration and action pertaining to the approval of an Intergovernmental Agreement with the Southwest Valley Library Consortium to contract with Overdrive, Inc. for digital library reserve application services; Resolution #2023-57.	Arts, Culture & Library Department
15.	District 3	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at the northwest corner of Peoria Avenue and Citrus Road; Resolution # 2023-56.	Kristin Tytler Public Works
16.	District 3	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements west of Cotton Lane between Peoria Avenue and Cactus Road; Resolution # 2023-55.	Kristin Tytler Public Works
17.	District 3	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements west of Cotton Lane between Peoria Avenue and Cactus Road; Resolution # 2023-53.	Kristin Tytler Public Works
18.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at 158th Avenue and Sand Hills Road; Resolution # 2023-58.	Kristin Tytler Public Works
19.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at west Dynamite Boulevard and north 175th Lane; Resolution # 2023-63.	Kristin Tytler Public Works
20.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at west Dynamite Boulevard and north 175th Lane; Resolution #2023-64.	Kristin Tytler Public Works
21.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at west Dynamite Boulevard and north 171st Avenue; Resolution #2023-65.	Kristin Tytler Public Works
22.	District 1	Consideration and action pertaining to acceptance of a Quit Claim Deed from the Szeto Family Trust for Right of Way along Dale Lane at 163rd Avenue.	Lloyd Abrams Community Development
23.	District 1	Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates 183rd Avenue; Resolution #2023-73.	Kristin Tytler Public Works
24.	Citywide	Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment by moving budget authority of $1,300,000 from services within the Water Operations Fund and $539,000 from Contingency within the Water Utility Capital Fund to project P71240 Water Acquisitions within the Water Utility Capital Fund,	Michael Boule Water Resource Management

		authorizing an inter-fund cash transfer and an amendment to the contract awarding list to facilitate the purchase of water credits; Resolution #2023-83.	
25.	Internal	Consideration and action pertaining to approval of an amendment to the fiscal year Fiscal Year 2023 budget by moving budget authority of $15,000 within the General Fund from Economic Development Workforce Development Program to the Human Services And Community Vitality (HSCV) Project N51010 for the purpose of supporting the Summer Youth Internship Program; Resolution #2023-82.	Mike Hoover Economic Development
	REGULAR AGENDA ITEM - PUBLIC HEARING:		
26.	District 1	Consideration and action pertaining to a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and to modify development standards. The site is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD. Ordinance No. 2023-03. Case FS22-0517. The applicant has requested that this item be continued to a date certain of August 1, 2023.	Trever Fleetham Community Development
27.	Citywide	Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise standards for active single-family residential signs and model home complex signs; Ordinance #2023-14.	Tanner Wessel Community Development
28.	Citywide	Consideration and action on an Ordinance of the Mayor and Council of the City of Surprise adjusting the election districts for the City of Surprise, Arizona; Ordinance #2023-18.	Lloyd Abrams Community Development
29.	District 3	Consideration and action pertaining to a Major Planned Area Development (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; Ordinance #2023-11.	Trever Fleetham Community Development
	REGULAR AGENDA ITEM - NON-PUBLIC HEARING:		
30.	Internal	Consideration and action pertaining to an amendment to Chapter 30 of the Surprise Municipal Code as to Judicial Selection Advisory Commission (JSAC) membership requirements; Ordinance # 2023-16.	Robert Wingo Legal
31.	Citywide	Consideration and action pertaining to the adoption of a Short Term Rental Licensing Fee; Resolution #2023-72.	None Tiffany Copp Community Development
32.	Citywide	Consideration and action to update the City Council Strategic Plan.	Andrea Davis Bob Wingenroth City Manager Office

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

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

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

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

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

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, June 1, 2023 @ 10:30 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
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:
Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023

Contact Person: Kimberly Campbell, Emergency Manager

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Monsoon Safety Awareness Week Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Consideration and action to approve the Regular Council Work Session and Regular Council Meeting Minutes and Executive Session Minutes of May 16, 2023

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 051623 Workshop DRAFT Minutes
2. 051623 Regular DRAFT Minutes

CITY OF SURPRISE
Regular City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, May 16, 2023 @ 4:00 PM
COUNCIL CHAMBERS

A. Call To Order
Mayor Hall called the City Council Work Session of Tuesday May 16th, 2023 to order at 4:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

B. Roll Call
In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Nick Haney, Alyson Cline, Patrick Duffy, Ken Remley and Jack Hastings.

C. Pledge of Allegiance
Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

F. City Clerk Report

G. Call To The Public

H. Regular City Council Work Session Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion pertaining to the need to expand cellular service.

City Manager Bob Wigenroth came to talk about this item. He talked about the background regarding the issues of cell phone service and the City's responsibilities in relation to it. He went over a map of the city that detailed tower sites. He talked about the growth of the city and how they City has kept up with Cell tower permits. He compared permanent towers versus rapid deployment towers for service. He talked about city property as potential sites. He introduced Michael Folton and Alex Logman from T-Mobile.

Michael talked about tower site locations and how towers work. He gave a brief history of the company and its infrastructure. He talked about typical phone usage by consumers and how data demand typically determines tower placement. Bob asked Michael to talk about how service is impacted the further inside a building.

Councilmember Hastings asked if we have ever denied any cell tower permits and what the traffic has been for them lately? Bob said that the city hasn't denied any, and gave some history of previous cell towers. Michael said the average lead time is about 3 years. Bob said that was another reason to consider city properties and that we should support co-location of a site. Michael talked about the effectiveness of tower heights. He went on to present how towers work and talked about finding willing landlords. Bob asked about the window of a site and said that the

city has alot of relationships through economic development and offered to help them construct future towers. Miachel stressed how willing they were to build.

Councilmember Remley asked about the towers and about a company called American Tower that specializes in making them. Michael said they usually contact other companies to make the towers. Remley then talked about how the companies lease from the tower owner who in turn lease the property. Councilmember Remley then asked about the mobile tower and if they could be used to evaluate how good service is in a tower based on performance? Michael said they used to do that but they collect mobile data now to avoid doing that. Councilmember Remley said that with 5G they can mount them more advantageously and if it does anything for the coverage? Michael said they are referred to as small cells and talked about them in detail. Councilmember Remley asked about the utility set up with electricity and if there has been an impact from the F-35s and if there's an impact from electricity relocation. Michael said that there is an impact from commercial power and that FCC has regulations with the government. Councilmember Remley said he was on board for 100 foot tower locations.

Councilmember Haney talked about misinformation on this topic and the misconception about the city being against cell towers. He asked if we could evaluate the current permit process and how we could be good partners? He asked if there was a way we could have an open line of communication with the companies in the future?

Councilmember Duffy asked about push back from landlords and the reason for not wanting a tower? Michael said that the bigger developers say it's not worth the effort of including a tower, he talked about how HOA's don't like them. Mayor Hall said that Prasada was very blank as well. Duffy asked about including sites at fire stations in the future? Michael said it's not an easy process, he then talked about wanting a return on investment.

Councilmember Haney asked if they were looking at the northern part of surprise? Michael asked about looking at City property. Councilmember Remeley said we have 1500 homes that are approved and how it will create a demand.

Councilmember Cline talked about dead zones and senior populations and how they learned to use their cell phones. She talked about concerns about not being able to make vital calls.

Vice-Mayor Judd said this was a common concern in the City. He asked what kind of footprint do the towers require? Michael said it depends on the tower. Vice-Mayor Judd asked if they share carriers? Michael said they'll do roaming agreements. Vice-Mayor Judd asked about capacity issues? Michael said a full site could handle about 3000 customers but how the quality divides. City Manger Bob Wigenroth said they would like to return with potential code changes with regards to cell phone towers. Vice-Mayor Judd said that there are a number of well sites that will never be wells and could potentially help. Councilmember Haney asked about what we can control to help improve the situation. Michael said that the setback requirement sometimes prevents them from even approaching certain locations.

2. Presentation and discussion pertaining to the City of Surprise current and ongoing sustainability efforts.

Assistant Director Tiffany Copp, along with Trever Fleetham gave a presentation about the City's sustainability efforts. She went on to give background about the topic. She talked about the environment, the economy, and society and how they impact sustainability. Trever talked about General Plan Highlights and how they relate to the previously mentioned pillars.

Mayor Hall talked about how the City has an impact that can be long-lasting.

Councilmember Cline talked about how far the City has come along, specifically with an EV charging station. She talked about future possibilities and how our codes will impact future development.

3. Presentation and discussion pertaining to an overview and update of the Prasada Planned Area Development and its associated developments.

Senior Planner Trever Fleetham came to discuss this item and give an update about the area. He went over a map detailing the area and the master plan. Lloyd Abrams continued by detailing different developments on the maps.

Mayor Hall asked about a part of the map. Trever said that Fulton clarified the developments going in.

Councilmember Remley asked about the road going straight through to the entertainment area at Fulton homes? Trever said that sweetwater will continue. Lloyd talked about what Fulton had agreed to develop. Councilmember Remley said the PUV2 could take awhile to develop? Lloyd said that it could.

Councilmember Duffy said that a lot of people don't think about how big Prasada is. Councilmember Remley said that the future has a lot of cars and if Sweetwater could go all the way across it would alleviate future traffic.

4. Presentation and discussion pertaining to an update on the City's water resources.

Water Resources Director Michael Boule came to talk about this item. He introduced Vineetha Kartha from the Central Arizona Project. He gave a recap of the last fiscal year. Vineetha Kartha talked about Lake Lead and Lake Powell and how Arizona relates to that water storage. She went over snowpack and how that impacts water reserves. She gave a history of the existing drought and what the current outlook is like. Michael Boule talked about the different alternatives and what the CAP will do to pursue favorable terms. Vineetha said the CAP would pursue the best alternative for the state. Michael talked about how important this topic is for the City. He talked about how the City water usage has grown. He went over the City's water reserves and water conservation efforts. He talked about having a water resource roundtable should cut backs happen. Michael gave an outline of what lays ahead.

Mayor Hall asked who would be invited to a roundtable. Michael said all the heavy users, and other interested parties.

Councilmember Cline said that the City offers turf removal assistance. She said half the City deals with Epcor and asked if the City is working with them for turf reduction and leak measuring efforts? She then asked about a multistate plan? Vineetha gave an update about Basin States Agreement plan. Councilmember Cline talked about water usage.

Councilmember Remley said that he liked the roundtable structure. He said that the parties that would benefit most would be the providers themselves. He asked how many providers, Michael said there was about 12. Remeley said they should be key players. He asked what the city would do with the money for not using the water in the lake? Michael said they would likely buy water rights. Remeley said we already pump more than we use, and we should use it for water rights.

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

1. Executive Disclaimer - Part 1

L. Adjournment

Motion: To Adjourn
Initiated By: Aly Cline
Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed
Meeting adjourned at 4:47 PM

_____
Skip Hall, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the City Council Work Session of **Tuesday, May 16, 2023.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, May 16, 2023 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular City Council Meeting of Tuesday May 16th, 2023 to order at 6:05 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ 85374.

1. Invocation

Led by Mayor Hall

B. Roll Call

In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Nick Haney, Alyson Cline, Patrick Duffy, Ken Remley and Jack Hastings.

C. Pledge of Allegiance

City Court Academy students led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

1. Building Safety Month Proclamation

Mayor Hall presented the proclamation. Vice-Mayor Judd gave the proclamation to the building department.

E. City Manager Report

1. Reports

City Manager Bob Wigenroth gave his report. He had five items in total. He thanked Donika Smith for her hard work and impact on the community. He then introduced Fire Chief Gleason who gave a Life-saving award to Cody Packenbush. Bob Wigenroth invited Judge Dominguez to talk about the City Court Academy. The Judge talked about the Academy and about the six students involved with the program: Liana Vargas, LaNique Hood, Isabella Sand, Nhyree Cody, Mia Collins, Zachary Peabody (not in attendance). Judge Dominguez introduced Leanna Vargas to talk about the program.

1. Celebratory swearing in of new youth council members.

Gina Naria introduced the New Youth Council members were sworn in by Sherry Aguilar: Sienna Dutsch, Olivia Vuong, Kayla Vargas, Desmond Robert, Ian Huskisson, Angelie Huynh, Merek Galindo

City Manager Bob Wigenroth then introduced Kelsy Lamphier and Catherine Smithyman to introduce Library Card design winners.
Juisella Longley Mayor's Choice
Jimmy Scott Libraians choice
Dagny Tang 10 & under
Afton Campbell 11-17
Amanda Mikesh 18+

F. City Clerk Report

1. Reports

G. Call To The Public

H. Regular City Council Meeting Agenda

1. CONSENT AGENDA:

   Motion: To Approve
   Initiated By: Jack Hastings
   Seconded By: Aly Cline

   Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
   No: None
   Abstain: None

   Vote Result: Passed

2. Consideration and action to approve the Regular Council Work Session and Regular Council Meeting Minutes of May 2, 2023.

3. Consideration and action approving amendments to the FY2024 Comprehensive Financial Management Policies; Resolution #2023-48.

4. Consideration and action pertaining to approval of the updated Budget Amendment Policies and Procedures; Resolution #2023-49.

5. Consideration and action pertaining to approval of an amendment to Chapter 26 of the Surprise Municipal Code correcting an omission in the business license exemption list; Ordinance #2023-12.

6. Consideration and action pertaining to approval of the Final Plat entitled, "Orange on Bell" and dated March 14, 2023, a property general located near the southeast corner of Bell Road and Reems Road; Case FS21-697.

7. Consideration and action pertaining to approval of the Final Plat entitled, "Asante Unit 3.10B" and dated April 7, 2023, a property generally located near 166th Drive and West Chama Drive; Case FS22-1614.

8. Consideration and action declaring the intent to enlarge an existing lighting improvement district known as City of Surprise, Arizona, SU-SummitPkwy206 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2023-45.

9. Consideration and action declaring the intent to enlarge an existing lighting improvement district known as City of Surprise, Arizona, Asante Phase 1 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2023-46.

10. Consideration and action declaring the intent to enlarge an existing lighting improvement district known as City of Surprise, Arizona, Asante Phase 1 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2023-47.

11. Consideration and action pertaining to approval of the Final Plat entitled, “Toll at Prasada – Cactus Road – Phase 2” and dated December, 13, 2021, a property generally located on Cactus Road, between Cotton Lane and Perryville Road; Case FS21-237.

12. Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 4.9” and dated February 21, 2023, a property generally located northeast of Asante Boulevard and Pat Tillman Boulevard; Case FS22-1541.

13. Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 4.11A” and dated March 22, 2023, a property generally located northeast of Asante Boulevard and Pat Tillman Boulevard; Case FS22-1544.

14. Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 4.11B” and dated March 10, 2023, a property generally located northeast of Asante Boulevard and Pat Tillman Boulevard; Case FS22-1517.

15. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2023 budget by moving budget authority in the amount of $4,000 from Contingency within the Grants fund to grant project G31385 FFY23 Governor's Office of Highway Safety (GOHS) to cover overtime expenses associated with the participation of one Surprise Police Officer in the "Buckle Up Arizona...It's the Law!" campaign from May 22, 2023 to June 04, 2023; Resolution #2023-52.

16. Consideration and action to grant a no-build easement to Evergreen-Desert Cove & Litchfield Land LLC.

17. Consideration and action to approve an access easement for Evergreen-Desert Cove & Litchfield Land LLC.

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

18. Consideration and action pertaining to a Major Planned Area Development ("PAD") Amendment to the Prasada PAD to revise the roadway circulation network between Greenway Road and Waddell Road, from Loop 303 to Sarival Avenue; Ordinance #2023-15.

    Lloyd Abrams talked about a previous item and said the major amendment FS22-0517 was removed from the agenda and will be brought at June 6th for continuance. Trever Fleetham came to present this item. He talked about the Prasada and surrounding PADs. He showed a map of the proposed roadway network. He went over community outreach efforts and the P&Z approval.

    Mayor Hall opened the item to a public hearing.

    Paul Gilbert, a Phoenix resident, came to talk about the suburban land reserve and the future developer of the property. He said that this amendment would fix the existing roadway system. He said the existing roadway is outdated due to multiple reasons. He went into details about the proposed roadway changes. Mayor Hall talked about Paul's presentation.

    Councilmember Remley talked about the intersection of Greenway and Sarival. He asked about the blind corner that is there? He asked what the findings were for that situation? Paul said he didn't remember what the original idea was, but said that the proposed change would help the situation. He said the well would not move.

Councilmember Duffy said he agreed with Paul. He talked about the light that went in. He then asked what was being planned and the timeline to meeting the road up with Greenway? Paul said it will take some time.

Councilmember Haney asked what parameters were involved when deciding that intersection? Paul said that the traffic of most concern is truck traffic. Haney talked about speeding concerns and what the City was able to control.

Motion: To Approve
Initiated By: Patrick Duffy
Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

19. Presentation and discussion pertaining to a Maricopa Association of Governments update on Air Quality.

Jodi Tas came to give an update on the Maricopa Association of Governments and Air Quality. She introduced Ed Zuercher and Tim Franquist.

Ed Zuercher from the Maricopa Association of Governments came to present on Ozone Nonattainment. He said that the region has been designated as a moderate nonattainment area and it appears to be getting worse. He went over different aspects of air quality standards and federal standards.

Tim Franquist continued the presentation. He talked about air quality boundaries, how ozone is formed, public health Impacts, current Nonattainment status, requirements, regional air quality monitors, air quality measures, and attainment deadlines. He talked about the impact on new businesses. He said that new facilities are not likely to come to the affected areas due to offsets. He talked about various sources of ozone. He went over potential control measures to address the issue. He talked about the expenses tied to nonattainment.He discussed MAG strategies proposed.

Councilmember Cline asked if the increase in emissions are due to increased business or population? She asked about a new manufacturing company, TSMC in Phoenix, and if there is an issue tied with that? She asked if laying asphalt would impact on a greater level? Tim said he didn't want to speculate about the impact of emissions elsewhere. He said that cleaner vehicles are helpful but there are more diesel vehicles. Councilmember Cline talked about the impact of Covid,Tim talked about those trends. Tim said that TSMC could implement controls to meet the standard. She asked about areas outside the region that could have an impact? Tim said that it has to be in the area in order for them to take credit for it. Ed said that businesses coming in are now asking about water and air when approaching the area to move to.

Councilmember Remley asked about the pie chart, 62% being nature, and asked if it was a constant number? Tim said it was growing. Ed said its not all nature but also outside entities from elsewhere. Councilmember Remley asked if high winds blowing up dust contributed? Tim said it actually helps because it blows the chemicals away. Councilmember Remley asked how Surprise compares to the rest of the state? Tim said there is a website that has that information. Ed said there was a live monitor on the website. Councilmember Remley said that the new chip plant going in and new plants coming in are going to have a negative impact, he said that Tesla creates no ozone and that electric vehicles would reduce by 1%. He asked about incentives to buy electric

cars by the state? Tim said that EVs are on certain programs.

Councilmember Haney asked what exactly is prop 400? Ed said that there is a half cent sales tax passed in 1985 and renewed in 2005 and will expire in 2025. He further elaborated about the impact of that particular tax. Councilmember Haney asked what it would do if passed for extension? Ed talked about traffic congestion and improvements that would impact that.

Vice-Mayor Judd asked about the 62% on the chart, and the international transport demonstration? Tim said they could make a demonstration that says the region would meet the standard if not for the outside influence. Ed said that the area is not alone and other areas are experiencing the same issues. Vice-Mayor Judd talked about how the increase in one area drastically impacts other areas. He asked if we have ever been below 70 PPB and if the background ozone ever been below? Tim said that it would be about 70 on its own. He asked if there was any sort of heatmap that shows the greater areas? Tim said they have one of just the region.

20. Consideration and action pertaining to authorizing the execution of a loan agreement with the Water Infrastructure Finance Authority of Arizona from its clean water revolving fund program for the capital project improvements associated with the SPA 1 Capacity Enhancements project, P71490 in an amount not to exceed $34,980,000; delegating the determination of certain matters relating thereto; authorizing the taking of all other action necessary to the consummation of the transaction contemplated by the loan documents; and declaring an emergency; Resolution #2023-51.

Michael Boule and Andrea Davis came to present Resolution #2023-51. He gave a recap of the current situation. Andrea talked about the financing terms.

Councilmember Cline talked about the rates. She asked about the loan forgiveness and if it's over each individual year or at the end? Michael said it was reconciled at the end. Andrea said we will only borrow what we spend.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

21. Consideration and action pertaining to approval of a Facilities Use Agreement and utilizing $50,000 annually in reimbursements for the next 5 years, a maximum of $250,000 total, from the Tourism Fund to continue the City's partnership with Perfect Game through a 5-year facility use agreement; Resolution #2023-66.

Kendra Pettis came to present Resolution #2023-66 along with Brad Clement, Executive Vice-President and GM for Perfect Game. Brad talked about Perfect Game, a youth baseball and softball platform and scouting service. Kendra talked about the City's partnership with them and the ability to grow with them. Brad talked about other contributions from local entities. Kendra talked about strategic plans, tax revenue increases, and tourism subcommittee recommendations. She further elaborated on potential event dates. She talked about the facility use agreement for a 5-year term.

Councilmember Duffy talked about the 5 year agreement and thanked them for that.

Councilmember Remley said he thinks the new hotels will help.

Motion: To Approve
Initiated By: Patrick Duffy
Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

22. Consideration and action pertaining to the ordering and calling of a special election to be held on November 7, 2023, in and for the City of Surprise, Arizona, to submit to the qualified electors thereof two questions with respect to selling and issuing bonds payable from secondary (Ad Valorem) property taxes and setting the deadline for submittion of arguments "for" or "against" the authoriation to issue bonds as July 28, 2023 at 5:00 p.m; Resolution #2023-59.

City Manager Bob Wigenroth talked about the bond election, he described what it would impact. Andrea Davis presented this item and went over the questions proposed by the bond. She talked about the tax impact, and future steps.

Vice-Mayor Judd asked if the property tax would increase? Andrea said it would not increase and that new residents would help fuel this. Judd said that this helps address the growth. He asked if development is going to pay for itself? Andrea said we would still require developers to contribute.

Councilmember Remeley asked what the fee would be to comment on the publicity pamphlet? City Clerk Aguilar said that there is no fee for filing.

Councilmember Cline talked about previous road development, and how the growth helps right now.

Councilmember Haney said that he appreciated the effort put into this.

Councilmember Remley asked about what happens if the project is done for less, saying that whatever isn't spent is given back. He then talked about how this is going to benefit the City. Andrea talked about being transparent about the money. She said we want to make sure residents get specific roads done, she talked about having flexibility to address dynamic needs.

Motion: To Approve
Initiated By: Aly Cline
Seconded By: Ken Remley

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session
Motion: To go to Executive Session
Initiated By: Chris Judd

Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

1. Consideration and action to recess into executive session for discussion and consultation for legal advice with the City Attorney pertaining to rezoning and major Planned Area Development amendments pursuant to A.R.S. 38-431.03(A)(3).

2. Executive Session Items

3. Executive Disclaimer - Part 1

4. Executive Disclaimer - Part 2

5. Executive Disclaimer - Part 3

L. Adjournment

Mayor Hall called the meeting back into session at 9:00 PM.

Motion: To Adjourn
Initiated By: Chris Judd
Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

Meeting was adjourned at 9:00 PM

_____
Skip Hall, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, May 16, 2023.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 1

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

Agenda Wording:
Consideration and action to approve a request by Perry Charles Huellmantel for a Series 10 (Beer and Wine Store) Liquor License for Quiktrip #464 located at 16475 W Grand Avenue, Surprise, AZ 85387.

Motion:
I move to approve a request by Perry Charles Huellmantel for a Series 10 (Beer and Wine Store) Liquor License for Quiktrip #464 located at 16475 W Grand Avenue, Surprise, AZ 85387.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. FD - 16475 W Grand Ave QT Liquor License
2. PD - QT 16475 W Grand Avenue
3. Finance - Quiktrip #464 - Redacted
4. Quiktrip # 464 Community Development REPORT
5. Quiktrip #464 Map

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

April 26, 2023

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: QuikTrip #464
16475 W Grand Ave
Surprise, AZ 85387

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

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

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

REFERENCE: DATE: May 8, 2023

JOB NUMBER- 244264
New License
Series 10 (Beer & Wine Store)

APPLICANT:
Quicktrip #464
16821 W Bell Road
Surprise, Arizona 85388

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Quicktrip is a full-service convenience market and gas station that primarily serves patrons of all ages from the surrounding communities.

2) ***Effect of vehicular traffic in close proximity.***
There should be no great altering effect on vehicular traffic in proximity. There should be ingress/egress location for this store at Grand Avenue

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

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
The business hours of operation is open 24 hours a day. There are not many other businesses in the immediate vicinity.

5) Appropriateness of series license requested.
Most convenience stores have series 10 licenses. This license request is appropriate for this Quicktrip.

Submitted by Officer C. E. Tovar #2059

SURPRISE
ARIZONA

MEMO

Date: 05/01/2023

To: Sherry Aguilar, City Clerk
Charles Vasquez, Deputy City Clerk

From: Courtnee Chavez, Business Compliance Specialist

RE: Liquor License Application – Quiktrip #464 - 16475 W Grand Ave

Business License Status:

☑ Application link emailed on 5/1/2023 .

☐ License # , current and valid for .

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

REVENUE DIVISION FINANCE
DEPARTMENT CITY OF
SURPRISE

16000 N. Civic Center Plaza
Surprise, AZ 85374
business.license@surpriseaz.gov

5/1/23

Quiktrip #464
16475 W Grand Ave
Surprise, AZ 85387

Re: City of Surprise business license requirement

To Whom It May Concern and/or Business Owner,

Please be advised that a city business license is required and must be obtained per City of Surprise Municipal Code.

Article II. – Business Licenses

Section 26-20 – License required.

(a) It is unlawful for any person to practice, transact or carry on any business within the municipal limits of the city without first having procured a license from the city to do so, or without complying with any and all regulations of such business designated in this article, unless exempted pursuant to section 26-27.

The link for our code can be found here:
https://library.municode.com/az/surprise/codes

Business license applications may be obtained from the City of Surprise website at www.surpriseaz.gov/1491/Business-Licensing or by visiting our office at the above address. Please complete and return the application by 5/15/23 .

Should you have any questions, please contact us by email at Business.License@surpriseaz.gov. You can apply online at **https://primeweb.surpriseaz.gov/** .

Respectfully,
City of Surprise - Revenue Division

SURPRISE
ARIZONA

CITY CLERK
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·1001

April 26, 2023

AGENT, Perry Charles Huellmantel
Quiktrip #464
16475 W Grand Avenue
SURPRISE, AZ. 85387

New Series10 (New Application - Beer Wine Store) – Application # 244264

E-Mail: Charles@Huellmantel.com

DEAR: Perry Charles Huellmantel

Please be advised that we are in receipt of your request for a new Series 10 (New Application - Beer & Wine Store) Application for **Quiktrip #464,** 16475 W Grand Avenue, SURPRISE, AZ. 85387.

The notice for the applications has been posted on the property and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested in person by the City of Surprise Mayor and Council for the regular scheduled Council Meeting to be held on:

TUESDAY, 5/16/2023 @ 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

If you have any questions, please call 623-222-1220.

Sincerely,

Sherry Ann Aguilar

City Clerk, MMC

SURPRISE
ARIZONA

City Clerk's Office

Date: April 26, 2023

To: Lloyd Abrams/James Stewart – Community Development

Police Department, Thomas Hale/Chris Tovar - PD

Keith Tanner/Brenden Espie/Kevin Spirlong – Fire

Annie Vasquez, Customer Service Rep. – Finance

From: Sherry Ann Aguilar - City Clerk, MMC

Re: Liquor License Application:

Request as follows:

AGENT, Perry Charles Huellmantel
Quiktrip #464
16475 W Grand Avenue
SURPRISE, AZ. 85387

New Series 10 (New Application - Beer & Wine Store)– **Application # 244264**

E-Mail: **Charles@Huellmantel.com**

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

Council Meeting Date: **Tuesday, 5/16/2023 - 6:00 p.m.**
Surprise City Hall - Council Chambers 16000 N. Civic Center Plaza

Liquor License Departmental Report
Quiktrip #464 Quiktrip #464 – 10 (New Application - Beer & Wine Store)10 (New Application - Beer & Wine Store)

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later ***than 5/8/2023 - noon,*** as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

1) The number and series of licenses in close proximity of establishment.

2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.

3) The residential and commercial population in close proximity.

4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.

5) Review to ensure that parking space requirements meet City Code.

6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the **"Denial"** can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

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

2) Effect of vehicular traffic in close proximity.

3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.

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

5) Appropriateness of series license requested.

FIRE MARSHALL (Please respond to the following questions in written form):

1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.

Sherry Ann Aguilar

City Clerk, MMC

State of Arizona
Department of Liquor Licenses and Control

Created 04/24/2023 @ 01:43:37 PM

Local Governing Body Report

LICENSE

Number:		Type:	010 BEER AND WINE STORE
Name:	QUIKTRIP #464		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	16475 W GRAND AVENUE SURPRISE, AZ 85387 USA		
Mailing Address:	PO BOX 1833 TEMPE, AZ 85280 USA		
Phone:	(480)921-2800		
Alt. Phone:			
Email:	CHARLES@HUELLMANTEL.COM		

AGENT

Name:	PERRY CHARLES HUELLMANTEL
Gender:	Male
Correspondence Address:	PO BOX 1833 TEMPE, AZ 85280-1833 USA
Phone:	(480)921-2800
Alt. Phone:	
Email:	CHARLES@HUELLMANTEL.COM

OWNER

Name:	QUIKTRIP CORPORATION		
Contact Name:	PERRY CHARLES HUELLMANTEL		
Type:	CORPORATION		
AZ CC File Number:	F08755030	State of Incorporation:	OK
Incorporation Date:	05/14/1999		
Correspondence Address:	PO BOX 1833 TEMPE, AZ 85280 USA		
Phone:	(480)921-2800		
Alt. Phone:			
Email:	CHARLES@HUELLMANTEL.COM		

Officers / Stockholders

Name:	Title:	% Interest:
CADIEUX FAMILY HOLDINGS LLC	Stockholder	45.00
CHESTER EDOUARD CADIEUX III	CEO,Pres,Stockholder	10.00

QUIKTRIP CORPORATION - CEO,Pres,Stockholder

Name: CHESTER EDOUARD CADIEUX III
Gender: Male
Correspondence Address: PO BOX 1833
TEMPE, AZ 85280-1833
USA
Phone: (918)615-7700
Alt. Phone:
Email:

QUIKTRIP CORPORATION - Stockholder

Name: CADIEUX FAMILY HOLDINGS LLC
Contact Name: PERRY CHARLES HUELLMANTEL
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: PO BOX 1833
TEMPE, AZ 85280-1833
USA
Phone: (480)921-2800
Alt. Phone:
Email:

CADIEUX FAMILY HOLDINGS LLC - Managing Member

Name: CHESTER EDOUARD CADIEUX II
Gender: Male
Correspondence Address: PO BOX 1833
TEMPE, AZ 85280
USA
Phone: (918)615-7700
Alt. Phone:
Email:

MANAGERS

Name: JAMES CHRISTOPHER ROBINSON
Gender: Male
Correspondence Address: PO BOX 1833
TEMPE, AZ 85280-1833
USA
Phone: (480)446-6325
Alt. Phone:
Email: JROBINSO@QUIKTRIP.COM

****

Name:	CHRISTOPHER MICHAEL CARLSON
Gender:	Male
Correspondence Address:	PO BOX 1833 TEMPE, AZ 85280-1833 USA
Phone:	(480)446-6335
Alt. Phone:	
Email:	CCARLSON@QUICKTRIP.COM

APPLICATION INFORMATION

Application Number:	244264
Application Type:	New Application
Created Date:	04/14/2023

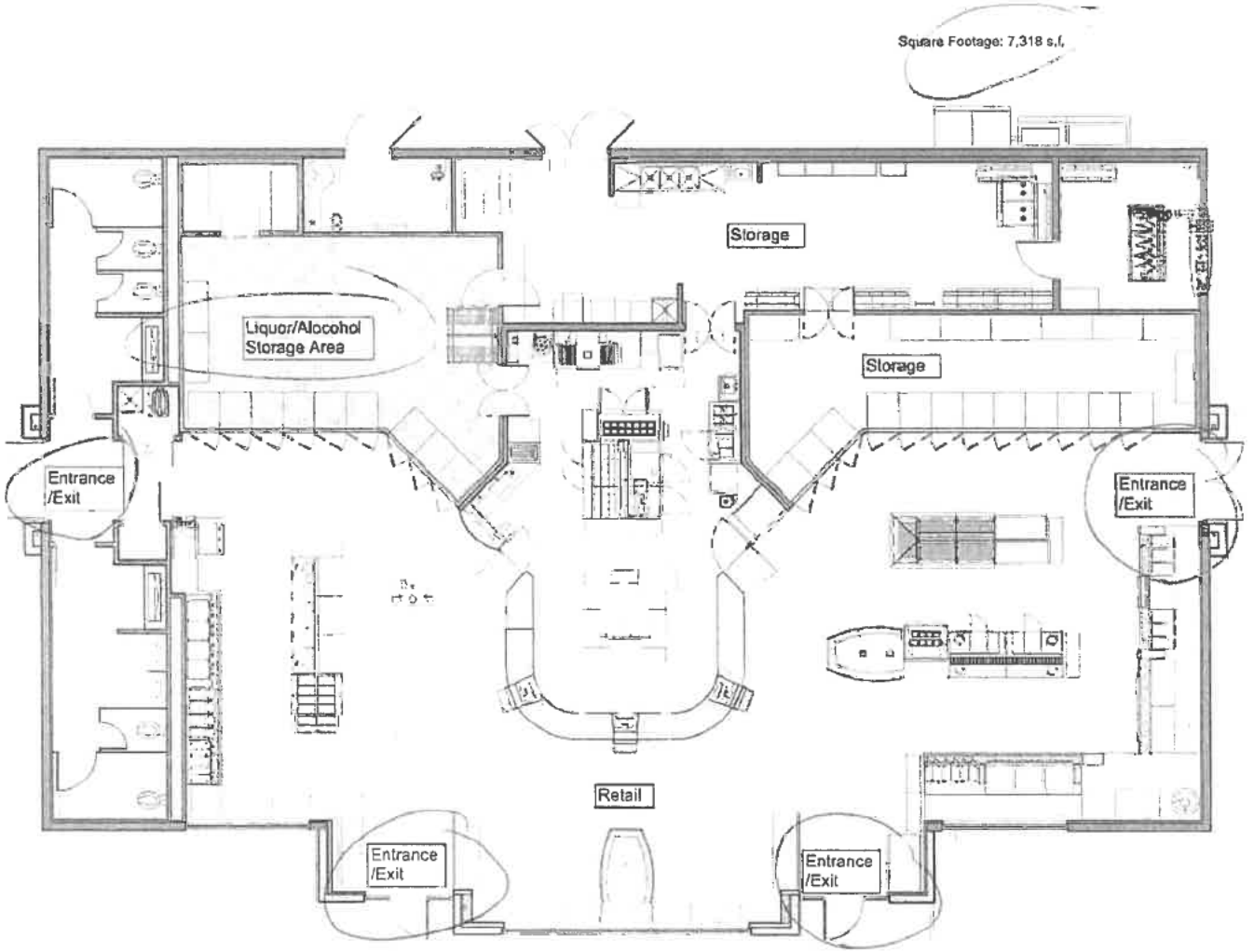
QUESTIONS & ANSWERS

010 Beer and Wine Store

1) Are you applying for an Interim Permit (INP)?
   No
2) Provide name, address, and distance of nearest school.
   (If less than one (1) mile note footage)
   Asante Preparatory Academy
   23251 N. 166th Dr.
   Surprise. AZ 85387
   +/- 2.815 feet
3) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   Property Owner
4) Is there a penalty if lease is not fulfilled?
   No
5) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
6) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   $0
7) Are there walk-up or drive-through windows on the premises?
   No
8) Does the establishment have a patio?
   No
9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   Yes
   If yes, what is your estimated completion date?
   January 2025

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
ALIEN STATUS	PCH Alien Status Form.pdf	04/14/2023
ORGANIZATIONAL DOCUMENTS	QT - Liquor - Ownership Breakdown for Liquor Applications.pdf	04/14/2023
QUESTIONNAIRE	QT - 464 - CEC.pdf	04/14/2023
QUESTIONNAIRE	PCH - 464 - Questionnaire.pdf	04/14/2023
QUESTIONNAIRE	QT - 464 - CMC Questionnaire copy.pdf	04/14/2023
DIAGRAM/FLOOR PLAN	QT - 464 - TCNK Double Side Entry.pdf	04/14/2023
	CMC Title 4 Management Training.pdf	04/18/2023
	CMC Title 4 Basic Training.pdf	04/18/2023



A1 REFERENCE FLOOR PLAN

QuikTrip No. 0464

SWC 160TH AVE & GRAND AVE
SURPRISE, ARIZONA

A101

ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL
Application for Liquor License

Section 6, Question #2

QUIKTRIP OWNERSHIP BREAKDOWN

QuikTrip Corporation (Licensee)

Chester E. Cadieux III
President & CEO

↓

Cadieux Family Holdings LLC
(45% owner of QuikTrip Corporation)

Chester E. Cadieux III
Managing Member

↓

Chester E. Cadieux III
Managing Member of Cadieux Family Holdings LLC

10% of QuikTrip Corporation
22% of CFH LLC
* Fingerprints on file *

* No other person or entity has a 10% or greater interest in the liquor license

'23 APR 17 Liq. Lic. PM 2:42

'23 APR 17 Liq. Lic. PM 2:41

CSR:
Amount:

AGENT/CONTROLLING PERSON QUESTIONNAIRE

DLLC USE ONLY	
Job #:	342164
Date Accepted:	4/24/23
CSR:	TA

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

License Number: PENDING for current

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. Check the Appropriate Box → ☑ Agent ☐ Controlling Person

2. Name: Huellmantel (Last) Perry (First) Charles Birth Date [redacted] (NOT a public record)

3. Social Security #: [redacted] Drivers License #: [redacted] State Issued: [redacted]

4. Place of birth: Detroit (City) Michigan (State) USA (COUNTRY) Height: 6'0" Weight: 200 Eyes: Blue Hair: Brown

5. Name of current/most recent spouse: _____ (Last) _____ (First) _____ (Middle) Birth Date: ____/____/____ (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☑ No ☐ If yes, what is your date of residency? 1988

7. Daytime telephone number: (480) 921-2800 Email address: charles@huellmantel.com

8. Premises Name: QuikTrip #464 Business Phone: PE/ND/ING

9. Premises Address: 16475 W. Grand Avenue (Street (do not use PO Box)), Surprise (City) AZ (State) Maricopa (County) 85387 (Zip)

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
04/2006	CURRENT	Attorney	Huellmantel & Affiliates - P.O. Box 1833, Tempe, AZ 85280

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years *A.R.S. §4-202(D)*

FROM Month/Year	To Month/Year	Street	City	State	Zip
03/1995	CURRENT	5 E. Redondo Drive, Tempe, AZ 85282			

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12.	As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14**	Yes ☐	No	☑
13.	Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years?	Yes ☑	No	☐
14.	Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years?	Yes ☐	No	☑
15.	Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210*	Yes ☐	No	☑
16.	Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation?	Yes ☐	No	☑
17.	Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)*	Yes ☐	No	☑
18.	Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)*	Yes ☐	No	☑

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Perry Charles Huellmantel **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** April 14, 2023

'23 APR 17 Liq. Lic. PM 2:41

ALIEN STATUS

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type) Perry Charles Huellmantel

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? ☑ Yes ☐ No - If **yes**, indicate place of birth:

City Detroit State Michigan **COUNTRY** United States of America

If you answered **Yes**, 1) Attach a legible copy of a document from the list below.

2) Name of document: Arizona Driver's License

If you answered **No**, you must complete Sections III.

'22 APR 17 Liqr. Lic. PM 2:41

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

_____
Name of document provided

Qualified Alien Status (8 U.S.C.§§ 1621(a)(1),-1641(b) and (c))

☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)

☐ 2. An alien who is granted asylum under Section 208 of the INA.

☐ 3. A refugee admitted to the United States under Section 207 of the INA.

☐ 4 An alien paroled into the United States for at least one year under Section 212(d)(5) of theINA.

☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.

☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.

☐ . An alien who is a Cuban/Haitian entrant.

☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

10. An alien paroled into the United States for less than one year under Section 212(d)(5) of theINA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C)

11. A nonimmigrant whose visa for entry is related to employment in the United States, or

12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 *etseq.*];

13. A foreign national not physically present in the United States.

14. ***Otherwise Lawfully Present***

15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Perry Charles Huellmantel		04/14/23
Print Name	**Signature**	**Date**

CSR:
Amount:

'23 APR 17 Liq. Lic. PM 2 41

AGENT/CONTROLLING PERSON QUESTIONNAIRE

DLLC USE ONLY	
Job #:	244244
Date Accepted:	4/24/23
CSR:	TA

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

License Number: PENDING

SP current

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. **Check the Appropriate Box** → ☐ Agent ☑ Controlling Person

2. Name: Cadieux III (Last) Chester (First) Edouard (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Drivers License #: [redacted] State Issued: [redacted]

4. Place of birth: Tulsa (City) Oklahoma (State) USA (COUNTRY) Height: 5'7" Weight: 165 Eyes: Brown Hair: Brown

5. Name of current/most recent spouse: Cadieux (Last) Cassie (First) Lee (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☐ No ☑ If yes, what is your date of residency? _____

7. Daytime telephone number: (918) 615-7700 Email address: Choose not to disclose

8. Premises Name: QuikTrip #464 Business Phone: PE/ND/ING

9. Premises Address: 16475 W. Grand Ave., Surprise (Street (do not use PO Box)) AZ (State) Maricopa (County) 85387 (Zip)

'23 APR 17 Liq. Lic. AM 2:41

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
05/2002	CURRENT	President/CEO	QuikTrip Corporation 4705 S. 129th E. Ave., Tulsa, OK 74134

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years *A.R.S. §4-202(D)*

FROM Month/Year	To Month/Year	Street	City	State	Zip
06/2009	CURRENT	1406 Terrace Drive, Tulsa, Oklahoma 74104			

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12.	As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14**	Yes ☐	No	☑
13.	Have you attended a DLLC approved Basic Liquor Law Training Course within the past 3 years?	Yes ☐	No	☐
14.	Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years?	Yes ☐	No	☑
15	Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210*	Yes ☐	No	☑
16.	Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation?	Yes ☐	No	☑
17.	Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)*	Yes ☐	No	☑
18.	Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)*	Yes ☐	No	☑

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Chester Edouard Cadieux III **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** 11-14-22

CSR:
Amount:

'23 APR 17 Liq. Lic. PM 2:41

PREMISES MANAGER QUESTIONNAIRE

DLLC USE ONLY	
Job #:	3442464
Date Accepted:	4/24/23
CSR:	TA

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

License Number: PENDING

fp current

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. Name: Carlson (Last) Christopher (First) Michael (Middle) Birth Date: [redacted] (NOT a public record)

2. Social Security #: [redacted] Driver's License #: [redacted] State Issued: [redacted]

3. Place of birth: Shreveport (City) LA (State) USA (COUNTRY) Height: 5'11" Weight: 230 Eyes: Green Hair: Brown

4. Name of current/most recent spouse: Carlson (Last) Dayna (First) Michelle (Middle) Birth Date: [redacted]

5. Are you a bonafide resident of Arizona? Yes ☑ No ☐ If yes, what is your date of residency? 1997

6. Daytime telephone number: (480) 446-6335 Email address: ccarlson@quiktrip.com

7. Premises Name: QuikTrip #464 Business Phone: PE/ND/ING

8. Premises Address: 16475 W. Grand Ave., Surprise (Street (do not use PO Box), City) AZ (State) Maricopa (County) 85387 (Zip)

'23 APR 17 Liq. Lic. PM 2:42

9. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
11/2019	CURRENT	Training Manager	QuikTrip Corporation - 1116 E. Broadway Road, Tempe, AZ 85281
05/2007	11/2019	Personnel Coordinator	QuikTrip Corporation - 1116 E. Broadway Road, Tempe, AZ 85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

10. Provide your residence address information for the last five (5) years *A.R.S. §4-202(D)*

FROM Month/Year	To Month/Year	Street	City	State	Zip
11/2009	CURRENT	23121 N. 41st Street, Phoenix, AZ 85050			

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? Yes ☑ No ☐

12. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? Yes ☐ No ☑

13 Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210* Yes ☐ No ☑

14. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☑

15. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* Yes ☐ No ☑

16. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* Yes ☐ No ☑

If you answered "YES" to any Question 12 through 16 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 12-16 MAY NOT BE ACCEPTED

I, (Print Full Name) Christopher Carlson **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** 1/26/23

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

Print Name: Charles Huellmantel **Signature:** _____ **Date** 1/26/23

Certificate #_____

'23 APR 24 Liqr. Lic. AM10:48

☐ On-sale
☐ Off-sale
☐ On- and off-sale

Certificate of Completion For Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Christopher Michael Carlson
Full Name (please print)

Signature

05/07/2020
Training Completion Date

05/07/2023
Certificate Expiration Date
(three years from completion date)

Training Provider Information

QuikTrip
Company Name

1116 E Broadway Rd Tempe AZ 85282
Mailing Address

(480) 446-6300
Daytime Contact Phone Number

I, James Christopher Robinson, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

07 / 05 / 2020
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor

July 11, 2013

Certificate #_____

'23 APR 24 Liq. Lic. AM10:48

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Christopher Michael Carlson
Full Name (please print)

Signature

05/07/2020
Training Completion Date

05/07/2023
Certificate Expiration Date
(three years from completion date)

Training Provider Information

QuikTrip
Company Name

1116 E Broadway Rd Tempe AZ 85282
Mailing Address

(480) 446-6300
Daytime Contact Phone Number

I, James Christopher Roberson, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

7 / 5 / 2020
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11 2013

SURPRISE
ARIZONA

Date: May 8, 2023

To: Sherry Aguilar, City Clerk

From: Lloyd Abrams, Community Development Director
By: Alex Ferruccio, Zoning Specialist

Re: Liquor License Application for:

AGENT, PERRY CHARLES HUELLMANEL
QUIKTRIP #464
16475 W Grand Avenue
SURPRISE, AZ 85387

New Series 10 (New Application – Beer Wine Store) – Application #244264

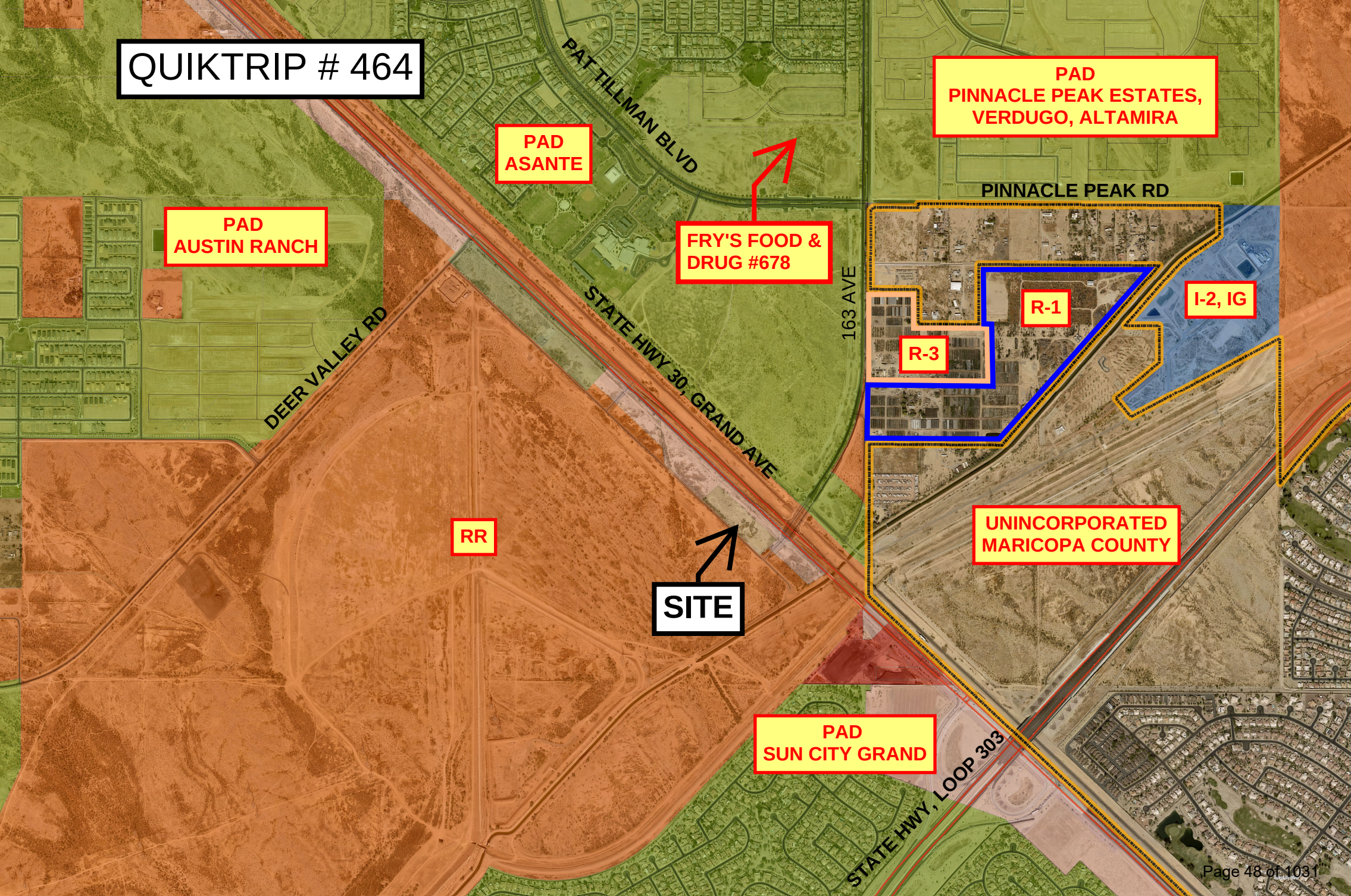
The number and series of licenses in close proximity to the subject site are:

1. Fry's Food and Drug #678 (Series 9) – 16400 W. Pat Tillman Boulevard

The property is zoned C-2 which is consistent with the proposed use.

Residential population will remain static. Commercial growth will continue to grow.

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


QUIKTRIP # 464
PAT TILLMAN BLVD
PAD
ASANTE
PAD
PINNACLE PEAK ESTATES,
VERDUGO, ALTAMIRA
PINNACLE PEAK RD
PAD
AUSTIN RANCH
FRY'S FOOD &
DRUG #678
163 AVE
R-1
I-2, IG
R-3
DEER VALLEY RD
STATE HWY 30, GRAND AVE
RR
SITE
UNINCORPORATED
MARICOPA COUNTY
PAD
SUN CITY GRAND
STATE HWY, LOOP 303

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 4

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

Agenda Wording:
Consideration and action to approve a request by Jared Michael Repinski for a Series 10 (Beer and Wine Store) Liquor License for Sal's Smoke & Beer located at 12751 W Bell Road #119, Surprise, AZ 85378.

Motion:
I move to approve a request by Jared Michael Repinski for a Series 10 (Beer and Wine Store) Liquor License for Sal's Smoke & Beer located at 12751 W Bell Road #119, Surprise, AZ 85378.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. Fire - 12751 W Bell Rd ste 119 Sals Smoke and Beer Liquor License
2. PD - Sal's Smoke & Beer
3. Finance - Sal's Smoke & Beer - Redacted
4. Sal's Smoke & Beer Community Development Report
5. Sal's Smoke & Beer Map

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

May 30, 2023

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Sal's Smoke and Beer
12751 W Bell Rd, #119
Surprise, AZ

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

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

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

REFERENCE: DATE: May 23, 2023

Application Number- 244881
Series #10 – Beer and Wine Store / New License

APPLICANT:
Sal's Smoke & Beer
12751 W. Bell Road #119
Surprise, Arizona 85378

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Sal's Smoke & Beer is looking to looking to purchase an existing smoke shop, in suite #115 of the Crossroads Shopping Plaza, and moving the business to the larger and vacant suite #119. Once there, Sal's wants to add the sales of beer and wine to the existent sales of tobacco products and accessories used for smoking. The potential market is open to anyone to adults in Surprise and the northwest valley.

2) ***Effect of vehicular traffic in close proximity.***
The location of the store is in the established plaza on the south side of Bell, between Dysart and El Mirage Roads. There are multiple ingress/egress locations off of Bell Road, including a traffic signal at Crossroads Plaza. There should be no altering effect on traffic resulting from the liquor license requested at this location.

3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***
In the last five years at suite #115 where the existing smoke shop there has been minimal criminal incidents. There has been a call for a fraud where someone used a stolen credit card to purchase products and a car was stolen overnight from in front of the location.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in proximity.***
Sal's Smoke & Beer hours of operation would be from 9 AM to 8 PM initially depending on customer demand and if needed would extend until 9 PM. There are a wide variety of businesses in this retail plaza, with the anchor store being a 99 Cent store (Series #10), which happens to close at 9 PM every day. Other retailers that have liquor licenses in this plaza are Runner's Sports Bar (Series #6), which closes at 2 AM every day. Portofino Restaurant (Series #12) is open every day except Mondays and closes by 8 PM during the week and by 8:30 PM on Friday and Saturday nights. Peter Piper Pizza (Series #12) is open until 9 PM throughout the week and until 10 PM on Friday and Saturday nights. Most other retailers close by early evening, with the exception of Big 5 Sporting Goods, which is open every day and closes between 7:30 PM and 8:30 PM, depending on the day of the week.

5) Appropriateness of series license requested.
This series license #10 request appears appropriate for this type of business.

Submitted by Officer C. E. Tovar #2059

SURPRISE
ARIZONA

MEMO

Date: 05/01/2023

To: Sherry Aguilar, City Clerk
Charles Vasquez, Deputy City Clerk

From: Courtnee Chavez, Business Compliance Specialist

RE: Liquor License Application – Sal's Smoke & Beer

Business License Status:

☑ Application link emailed on 05/01/2023.

☐ License # , current and valid for .

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

REVENUE DIVISION FINANCE
DEPARTMENT CITY OF
SURPRISE

16000 N. Civic Center Plaza
Surprise, AZ 85374
business.license@surpriseaz.gov

5/1/23

Sal's Smoke & Beer
12751 W Bell Road #119
Surprise, AZ 85378

Re: City of Surprise business license requirement

To Whom It May Concern and/or Business Owner,

Please be advised that a city business license is required and must be obtained per City of Surprise Municipal Code.

Article II. – Business Licenses

Section 26-20 – License required.

(a) It is unlawful for any person to practice, transact or carry on any business within the municipal limits of the city without first having procured a license from the city to do so, or without complying with any and all regulations of such business designated in this article, unless exempted pursuant to section 26-27.

The link for our code can be found here:
https://library.municode.com/az/surprise/codes

Business license applications may be obtained from the City of Surprise website at www.surpriseaz.gov/1491/Business-Licensing or by visiting our office at the above address. Please complete and return the application by 5/15/23 .

Should you have any questions, please contact us by email at Business.License@surpriseaz.gov. You can apply online at **https://primeweb.surpriseaz.gov/** .

Respectfully,
City of Surprise - Revenue Division

SURPRISE
ARIZONA

CITY CLERK
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·1001

April 27, 2023

AGENT, Jared Michael Repinski
Sal's Smoke & Beer
12751 W Bell Road #119
SURPRISE, AZ. 85378

New Series10 (New Application - Beer Wine Store) – Application # 244881

E-Mail: JRepinski22@gmail.com

DEAR: Jared Michael Repinski

Please be advised that we are in receipt of your request for a new Series 10 (New Application - Beer & Wine Store) Application for **Sal's Smoke & Beer**, 12751 W Bell Road #119, SURPRISE, AZ. 85378.

The notice for the applications has been posted on the property and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested in person by the City of Surprise Mayor and Council for the regular scheduled Council Meeting to be held on:

TUESDAY, 6/6/2023 @ 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

If you have any questions, please call 623-222-1220.

Sincerely,

Sherry Ann Aguilar

City Clerk, MMC

SURPRISE
ARIZONA

City Clerk's Office

Date: April 27, 2023

To: Lloyd Abrams/James Stewart – Community Development

Police Department, Thomas Hale/Chris Tovar - PD

Keith Tanner/Brenden Espie/Kevin Spirlong – Fire

Annie Vasquez, Customer Service Rep. – Finance

From: Sherry Ann Aguilar - City Clerk, MMC

Re: Liquor License Application:

Request as follows:

AGENT, Jared Michael Repinski
Sal's Smoke & Beer
12751 W Bell Road #119
SURPRISE, AZ. 85378

New Series 10 (New Application - Beer & Wine Store)– **Application # 244881**

E-Mail: **JRepinski22@gmail.com**

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

Council Meeting Date: **Tuesday, 6/6/2023 - 6:00 p.m.**
Surprise City Hall - Council Chambers 16000 N. Civic Center Plaza

Liquor License Departmental Report
Sal's Smoke & Beer Sal's Smoke & Beer – 10 (New Application - Beer & Wine Store)10 (New Application - Beer & Wine Store)

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later ***than 5/22/2023 - noon,*** as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

1) The number and series of licenses in close proximity of establishment.

2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.

3) The residential and commercial population in close proximity.

4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.

5) Review to ensure that parking space requirements meet City Code.

6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the **"Denial"** can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

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

2) Effect of vehicular traffic in close proximity.

3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.

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

5) Appropriateness of series license requested.

FIRE MARSHALL (Please respond to the following questions in written form):

1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.

Sherry Ann Aguilar

City Clerk, MMC

State of Arizona
Department of Liquor Licenses and Control

Created 04/26/2023 @ 01:00:10 PM

Local Governing Body Report

LICENSE

Number:		Type:	010 BEER AND WINE STORE
Name:	SAL'S SMOKE & BEER		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	12751 W BELL ROAD #119 SURPRISE , AZ 85378 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85226 USA		
Phone:	(818)334-0586		
Alt. Phone:	(602)327-2077		
Email:	JREPINSKI22@GMAIL.COM		

AGENT

Name:	JARED MICHAEL REPINSKI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	
Email:	JREPINSKI22@YAHOO.COM

OWNER

Name:	SAL'S SMOKE LLC		
Contact Name:	JARED MICHAEL REPINSKI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	2350217	State of Incorporation:	AZ
Incorporation Date:	04/13/2023		
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85226 USA		
Phone:	(602)327-2077		
Alt. Phone:			
Email:	JREPINSKI22@YAHOO.COM		

Officers / Stockholders

Name:	Title:	% Interest:
SALWAN W PAUL	MGR-MANAGER	100.00

SAL'S SMOKE LLC - MGR-MANAGER

Name:	SALWAN W PAUL
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85226 USA
Phone:	(818)334-0586
Alt. Phone:	
Email:	SALWAN.PAUL33@GMAIL.COM

MANAGERS

Name:	SALWAN W PAUL
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85226 USA
Phone:	(818)334-0586
Alt. Phone:	
Email:	SALWAN.PAUL33@GMAIL.COM

APPLICATION INFORMATION

Application Number: 244881
Application Type: New Application
Created Date: 04/25/2023

QUESTIONS & ANSWERS

010 Beer and Wine Store

1) Are you applying for an Interim Permit (INP)?
   No
2) Provide name, address, and distance of nearest school.
   (If less than one (1) mile note footage)
   ARIZONA CHARTER ACADEMY
   16025 N DYSART RD SUPRISE AZ 85374 - 2750 FEET
3) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   PROPERTY TENANT
4) Is there a penalty if lease is not fulfilled?
   No
5) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
6) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   NONE
7) Are there walk-up or drive-through windows on the premises?
   No
8) Does the establishment have a patio?
   No
9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   Yes
   If yes, what is your estimated completion date?
   06/15/23


Storage
Back Door
'23 APR 25 Liq. Lic.
Bathroom
Door
total Store Sf
1697
Walk in Cooler
Smoke Show cases
Smoke Shelves
Cashier
Cigarette Shelf
Storage
Entrance
office

LC:
Amount:

*23 APR 25 Liqr. Lic. AM10:07

AGENT/CONTROLLING PERSON QUESTIONNAIRE

DLLC USE ONLY	
Job #:	344881
Date Accepted:	4/26/23
CSR:	+A

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

License Number: 344881 fp Current A

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. **Check the Appropriate Box** → ☑ Agent ☐ Controlling Person

2. Name: Repinski (Last) Jared (First) Michael (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Drivers License #: [redacted] State Issued: [redacted]

4. Place of birth: Flint (City) MI (State) USA (COUNTRY) Height: 509 Weight: 200 Eyes: Brown Hair: Brown

5. Name of current/most recent spouse: Hurley Perry (Last) Antonia (First) Joan (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☑ No ☐ If yes, what is your date of residency? August 1998

7. Daytime telephone number: 480-664-0389 Email address: jrepinski22@yahoo.com

8. Premises Name: Sal's Smoke & Beer Business Phone: 818/334/0586

9. Premises Address: ~~12801 W. Bell Rd., #119 Surprise AZ Maricopa 85378~~
(Street (do not use PO Box) / City / State / County / Zip)
12751 W Bell Rd #119 Surprise AZ Maricopa 85378

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address. **(ATTACH ADDITIONAL SHEET IF NECESSARY)**

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
8-2006	CURRENT	Member	AATF - P.O. Box 6252 Chandler AZ 85246

11. Provide your residence address information for the last five (5) years **A.R.S. §4-202(D)** **(ATTACH ADDITIONAL SHEET IF NECESSARY)**

FROM Month/Year	To Month/Year	Street	City	State	Zip
05-2003	CURRENT	3612 W Harrison St	Chandler	AZ	85226

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14** — Yes ☐ No ☑

13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. — Yes ☐ No ☐

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? — Yes ☐ No ☑

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210* — Yes ☐ No ☑

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? — Yes ☐ No ☑

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☑

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☑

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Jared Michael Repinski **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** 4-25-2023

'23 APR 25 Liq. Lic. AM10:07

AGENT/CONTROLLING PERSON QUESTIONNAIRE

DLLC USE ONLY
Job #: 244881
Date Accepted: 4/26/23
CSR: TA

Arizona Dept of Liquor Licenses and Control
800 W Washington St 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

License Number: 244881 805-354

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK INKED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. **Check the Appropriate Box** → ☒ Agent ☑ Controlling Person

2. Name: Paul (Last) Salwan (First) W. (Middle) Birth Date: [redacted]

3. Social Security #: [redacted] Drivers License #: [redacted] State Issued: [redacted]

4. Place of birth: Baghdad (City) Iraq (State/Country) Height: 6'-00" Weight: 220 Eyes: Bro Hair: Black

5. Name of current/most recent spouse: N/A (Last, First, Middle) Birth Date: __/__/__ (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☒ No ☐ If yes, what is your date of residency? 08/01/2012

7. Daytime telephone number: 818-334-0586 Email address: Salwan.Paul33@gmail.com

8. Premises Name: Sal's Smoke Hut & Beer Business Phone: 818/334/0586

9. Premises Address: ~~12643 W. Juniper Ct Sun City West, AZ 85375~~ (Street (do not use PO Box), City, State, County, Zip)
12751 W Bell Rd #119 Surprise AZ Maricopa 85378

Month/Year	Month/Year	DESCRIBE POSITION OR BUSINESS	(Street Address, City, State & Zip)
07/2017	CURRENT	Self Employeed	12643 W. Juniper CT Sun city west 85375
		Sal's Daily Bread LLC	

11. Provide your residence address information for the last five (5) years **A.R.S. §4-202(D)** (ATTACH ADDITIONAL SHEET IF NECESSARY)

FROM Month/Year	To Month/Year	Street	City	State	Zip
05/2019	CURRENT	12643 W. Juniper CT	Sun city West	AZ	85375
04/2015	04/2019	11339 W. Madison Ellise Dr	Surprise	AZ	85378

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As an Agent or Controlling Person, will you be managing the day to day operation of the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14** — Yes ☒ No ☐

13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? **MUST** attach copies of both training certificates. — Yes ☒ No ☐

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? — Yes ☐ No ☒

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210* — Yes ☐ No ☒

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? — Yes ☐ No ☒

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☒

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) SALWAN PAUL **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** 4/20/2023

'23 APR 25 Liq. Lic. AM10:07

FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY	
Job #:	324881
Date Accepted:	4/26/23
CSR:	+A

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.

2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.

3. Fill out the information in the boxes below. **Please print clearly**.

4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
   Do not give the applicant the fingerprint card without first sealing it inside the envelope.

5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date	**Name of Applicant:**
4-25-2023	SALMAN W PAUL
Name of Fingerprint Technician: JARED MICHAEL ROBINSON	
Fingerprint technician's Signature:	
Fingerprint technician's Agency/Company Name: AATF	**Phone Number:** 480 664-0309

Type of Photo ID Provided (check one):

☑ **Driver's License** ☐ **Passport** ☐ **Other (Please specify)**

Certificate # ON-LINE

☐ On-sale
☑ Off-sale
☐ On- and off-sale

2023 APR 25 Liq. Lic. #M1007

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Salwan Paul
Full Name (please print)

Signature

04/15/2023
Training Completion Date

04/15/2026
Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws
Company Name

P.O. Box 6965, Chandler, Arizona 85246
Mailing Address

(480) 709-8900
Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

04 / 15 / 2023
Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor

July 11, 2013

Certificate # ON-LINE

'23 APR 25 Liq. Lic. AM10:07

Certificate of Completion
For
Title 4 MANAGEMENT Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Salwan Paul
Full Name (please print)

Signature

04/16/2023
Training Completion Date

04/16/2026
Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws
Company Name

P.O. Box 6965 Chandler, Arizona 85246
Mailing Address

(480) 709-8900
Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

04 / 16 / 2023
Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

COMMUNITY DEVELOPMENT DEPARTMENT

SURPRISE
ARIZONA

Date: May 8, 2023

To: Sherry Aguilar, City Clerk

From: Lloyd Abrams, Community Development Director
Alex Ferruccio, Zoning Specialist

Re: Liquor License Application for:

AGENT, Jared Michael Repinski
Sal's Smoke & Beer
12751 W Bell Road #119
SURPRISE, AZ. 85378
New Series 10 (NEW APPLICATION – BEER WINE STORE) – Application # 244881

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

1. Dysart & Santa Fe Food & Gas (Series 10) – 16551 N. Dysart Rd. #123 (EXPIRED)
2. Las Cazuelas Restaurant (Series 12) – 16551 N. Dysart Rd. #101 (EXPIRED)
3. Peter Piper Pizza #139 (Series 12) – 12851 W. Bell Rd. #20
4. Portofino West Ristorante (Series 12) – 12851 W. Bell Rd. #15
5. 99 Cents Only Store #161 (Series 10) – 12801 W. Bell Rd.
6. Runners Sports Bar (Series 6) – 12751 W. Bell Rd. #117
7. Lou's Tivoli Gardens (Series 12) – 12555 W. Bell Rd.
8. Marley's Restaurant & Bar (Series 12) – 15226 W. Bell Rd. (EXPIRED)
9. Desert Palms Restaurant (Series 12) – 12425 W. Bell Rd. (EXPIRED)
10. Surprise AZ Aerie #4534 FOE (Series 14) – 12425 W. Bell Rd. #100
11. Bert's Bistro (Series 12) – 16752 N. Greasewood St. (EXPIRED)

The immediate area is comprised of commercial establishments. The property is zoned SHD-CO which is consistent with the proposed use.

Commercial growth is expected to remain static in this area and residential growth is expected to remain static.

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


SAL'S SMOKE & BEER
UNINCORPORATED MARICOPA COUNTY
C-3
BELL RD
SITE
SHD-CO
SHD-CO
ELM ST
NASH ST
GREASEWOOD ST
SHD-RO
COTTONWOOD ST

Suprise

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 1

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

Agenda Wording:
Consideration and action to approve a request by Young Ran Lee for a Series 12 (Restaurant) Liquor License for Sakura Sushi Teppan Steak Seafood located at 16525 W Bell Road, Surprise, AZ 85388.

Motion:
I move to approve a request by Young Ran Lee for a Series 12 (Restaurant) Liquor License for Sakura Sushi Teppan Steak Seafood located at 16525 W Bell Road, Surprise, AZ 85388.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. Fire - 16525 W Bell Road Sakura Hayashi Liquor License
2. PD - Sakura Sushi Steak
3. Finance - Sakura Sushi - Redacted
4. Sakura Sushi Community Development Report
5. Sakura Sushi MAP

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

May 16, 2023

To: Sherry Ann Aguilar

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Sakura Sushi Teppan Steak Seafood
16525 W Bell Rd

On May 10, 2023, a fire inspection for a liquor license application at the above referenced location was conducted to ensure compliance with the applicable fire codes within the tenant space.

This tenant space has some outstanding fire code violations that will need to be corrected however they will be handled through the normal channels and will not interfere with the liquor license application.

Therefore we have no comment on the application at this time.

If you have any questions feel free to contact me.

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

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

REFERENCE: DATE: May 23, 2023

LICENSE NUMBER – 1207B205
Application Number - 244905
Series #12 – New License / LLC

APPLICANT:
Sakura Sushi Teppan Steak Seafood
16525 W. Bell Road
Surprise, Arizona 85388

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Sakura is a full service restaurant specializing in Japanese and Asian dishes. Their market is open to all ages and demographics.

2) ***Effect of vehicular traffic in proximity.***
Sakura is in the northeast corner of the Sam's Club parking lot and just south of a Bank of America and a McDonald's. The main road into this area a street light controlled 165th Avenue. There are also two other private ingress/egress points on either side of 165th Avenue. These entrances should be adequate for traffic in the area.

3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***
In January 2022, one employee was arrested for assaulting another employee inside the restaurant.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Sakura is open most days from 11 AM to 10 PM, except for Fridays and Saturdays, which it is open until 11 PM. There are a variety of other fast-food restaurants in this general area along Babbo's Italian Restaurant (Series 12). Babbo's is open approximately the same hours as Sakura. There's also a Denny's Restaurant in the area which is 24 hours a day.

5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for the Sakura, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

SURPRISE
ARIZONA

MEMO

Date: 05/08/2023

To: Sherry Aguilar, City Clerk
Charles Vasquez, Deputy City Clerk

From: Courtnee Chavez, Business Compliance Specialist

RE: Liquor License Application – Sakura Sushi - 16525 W Bell Rd

Business License Status:

☐ Application link emailed on .

☑ License # 1021342 , current and valid for 12/31/2023.

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

BUSINESS LICENSE

CITY OF SURPRISE

16000 N. Civic Center Plaza
Surprise, AZ 85374-7470

Business Name: Sakura Sushi Teppan Steak Seafood

Business Location: 16525 W Bell Rd Surprise, Az 85374-4371

Description: Restaurant

SURPRISE
ARIZONA

Young Hayashi Llc

Sakura Sushi Teppan Steak Seafood
16525 W Bell Rd
Surprise, Az 85374-4371

BUSINESS LICENSE NUMBER: 1021342

Effective Date: 01/01/2023

Expiration Date: 12/31/2023

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

SURPRISE
ARIZONA

CITY CLERK
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·1001

May 5, 2023

AGENT, Young Ran Lee
Sakura Sushi Teppan Steak Seafood
16525 W Bell Road
SURPRISE, AZ. 85388

New Series12 (New Application - Restaurant) – Application # 244905

E-Mail: Leehappy25@hotmail.com

DEAR: Young Ran Lee

Please be advised that we are in receipt of your request for a new Series 12 (New Application - Restaurant) Application for **Sakura Sushi Teppan Steak Seafood,** 16525 W Bell Road, SURPRISE, AZ. 85388.

The notice for the applications has been posted on the property and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested in person by the City of Surprise Mayor and Council for the regular scheduled Council Meeting to be held on:

TUESDAY, 6/6/2023 @ 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

If you have any questions, please call 623-222-1220.

Sincerely,

Sherry Ann Aguilar

City Clerk, MMC

SURPRISE
ARIZONA

City Clerk's Office

Date: May 5, 2023

To: Lloyd Abrams/James Stewart – Community Development

Police Department, Thomas Hale/Chris Tovar - PD

Keith Tanner/Brenden Espie/Kevin Spirlong – Fire

Annie Vasquez, Customer Service Rep. – Finance

From: Sherry Ann Aguilar - City Clerk, MMC

Re: Liquor License Application:

Request as follows:

AGENT, Young Ran Lee
Sakura Sushi Teppan Steak Seafood
16525 W Bell Road
SURPRISE, AZ. 85388

New Series 12 (New Application - Restaurant)– **Application # 244905**

E-Mail: **Leehappy25@hotmail.com**

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

Council Meeting Date: **Tuesday, 6/6/2023 - 6:00 p.m.**
Surprise City Hall - Council Chambers 16000 N. Civic Center Plaza

Liquor License Departmental Report
Sakura Sushi Teppan Steak Seafood Sakura Sushi Teppan Steak Seafood – 12 (New Application - Restaurant)

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later ***than 5/22/2023 - noon,*** as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

1) The number and series of licenses in close proximity of establishment.

2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.

3) The residential and commercial population in close proximity.

4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.

5) Review to ensure that parking space requirements meet City Code.

6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the **"Denial"** can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

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

2) Effect of vehicular traffic in close proximity.

3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.

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

5) Appropriateness of series license requested.

FIRE MARSHALL (Please respond to the following questions in written form):

1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.

Sherry Ann Aguilar

City Clerk, MMC

State of Arizona
Department of Liquor Licenses and Control

Created 05/04/2023 @ 02:04:03 PM

Local Governing Body Report

LICENSE

Number:	1207B205	Type:	012 RESTAURANT
Name:	SAKURA SUSHI TEPPAN STEAK SEAFOOD		
State:	Pending		
Issue Date:		Expiration Date:	03/31/2024
Original Issue Date:	01/22/2018		
Location:	16525 W BELL ROAD SURPRISE, AZ 85388 USA		
Mailing Address:	16525 W BELL ROAD SURPRISE, AZ 85388 USA		
Phone:	(623)584-8377		
Alt. Phone:	(623)570-5976		
Email:	LEEHAPPY25@HOTMAIL.COM		

Currently, this license has pending applications.

AGENT

Name:	YOUNG RAN LEE
Gender:	Female
Correspondence Address:	16525 W BELL ROAD SURPRISE, AZ 85388 USA
Phone:	(623)570-5976
Alt. Phone:	
Email:	LEEHAPPY25@HOTMAIL.COM

OWNER

Name:	YOUNG HAYASHI LLC		
Contact Name:	YOUNG RAN LEE		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	L20442832	State of Incorporation:	AZ
Incorporation Date:	11/06/2023		
Correspondence Address:	16525 W BELL ROAD SURPRISE, AZ 85388 USA		
Phone:	(623)570-5976		
Alt. Phone:			
Email:	LEEHAPPY25@HOTMAIL.COM		

Officers / Stockholders

Name:	Title:	% Interest:
YONG JOO LEE	MEMBER	50.00
YOUNG RAN LEE	MEMBER	50.00

YOUNG HAYASHI LLC - MEMBER

Name:	YOUNG RAN LEE
Gender:	Female
Correspondence Address:	16525 W BELL ROAD SURPRISE, AZ 85388 USA
Phone:	(623)570-5976
Alt. Phone:	
Email:	LEEHAPPY25@HOTMAIL.COM

YOUNG HAYASHI LLC - MEMBER

Name:	YONG JOO LEE
Gender:	Male
Correspondence Address:	16525 W BELL ROAD SURPRISE, AZ 85388 USA
Phone:	(623)570-5976
Alt. Phone:	
Email:	LEEHAPPY25@HOTMAIL.COM

APPLICATION INFORMATION

Application Number:	244905
Application Type:	Acquisition of Control
Created Date:	04/25/2023

QUESTIONS & ANSWERS

012 Restaurant

3) Have you submitted questionnaires? Each person listed must submit a questionnaire and mail in a fingerprint card along with a $22. processing fee per card.

Yes

4) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?

No

'23 APR 25 Liqr. Lic. PM 1 08

CSR:
Amount:

AGENT/CONTROLLING PERSON QUESTIONNAIRE

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

DLLC USE ONLY
Job #: 244905
Date Accepted:
CSR:

805-359

License Number: 1207B205

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. **Check the Appropriate Box** → ☒ Agent ☒ Controlling Person

2. Name: Lee (Last) Young (First) Ran (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security # [redacted] Drivers License # [redacted] State Issued: [redacted]

4. Place of birth: Kwang Ju (City) South Korea (State/COUNTRY) Height: 5'3 Weight: 135 Eyes: BLK Hair: BLK

5. Name of current/most recent spouse: Lee (Last) Yong (First) Joo (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☒ No ☐ If yes, what is your date of residency? 12-03-1998

7. Daytime telephone numbe: 623-510-5916 Email address: leehappy25@hotmail.com

8. Premises Name: Sakura Sushi Teppan Steak Seafood Business Phone: 623 / 584 / 8377

9. Premises Address: 16525 W. Bell Rd. (Street (do not use PO Box)) Surprise (City) AZ (State) Maricopa (County) 85388 (Zip)

'23 APR 25 Liqr. Lic. PM 1:08

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
01/2018	CURRENT	member owning 100%	Young Hayashi, 16525 W. Bell Rd., Surprise, AZ 85388

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years *A.R.S. §4-202(D)*

FROM Month/Year	To Month/Year	Street	City	State	Zip
03/2020	CURRENT	26823 N. 89th Dr.	Peoria	AZ	85383
09/2008	03/2020	20649 W. Saguaro Vista Dr.	Wittmann	AZ	85361

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14** — Yes ☑ No ☐

13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? — Yes ☐ No ☒

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? — Yes ☐ No ☒

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210* — Yes ☐ No ☒

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? — Yes ☐ No ☒

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☒

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Young Ran Lee **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** 4/25/2023

'23 APR 25 Liqr. Lic. PM 1 07

ALIEN STATUS

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type) Young Ran Lee

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? ☒ Yes ☐ No - If **yes**, indicate place of birth:

City Kwang Ju State _____ **COUNTRY** South Korea

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document: Arizona Driver License

If you answered **No**, you must complete Sections III.

'23 APR 25 Liqr. Lic. PM 1 07

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identificationcard.
2. A driver license issued by a state that verifies lawful presence in the UnitedStates.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

'23 APR 25 Liqr. Lic. PM 1:07

SECTION III – QUALIFIED ALIEN DECLARATION

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

_____
Name of document provided

Qualified Alien Status (8 U.S.C.§§ 1621(a)(1),-1641(b) and (c))

- ☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)
- ☐ 2. An alien who is granted asylum under Section 208 of the INA.
- ☐ 3. A refugee admitted to the United States under Section 207 of the INA.
- ☐ 4 An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.
- ☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.
- ☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.
- ☐ . An alien who is a Cuban/Haitian entrant.
- ☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C)

11. A nonimmigrant whose visa for entry is related to employment in the United States, or
12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 *et seq.*];
13. A foreign national not physically present in the United States.
14. ***Otherwise Lawfully Present***
15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Young Ran Lee — **Print Name**

_____ — **Signature**

4/25/2023 — **Date**

'23 APR 25 Liqr. Lic. PM 1:07

FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY	
Job #:	244905
Date Accepted:	4-25-2023
CSR:	Clay

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.

2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.

3. Fill out the information in the boxes below. **Please print clearly**.

4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.

5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date	**Name of Applicant:**
03-16-2023	LEE YOUNG RAN
Name of Fingerprint Technician: Manny Singh	
Fingerprint technician's Signature:	
Fingerprint technician's Agency/company Name: Live Scan 37800	**Phone Number:** 602-483-2022
Type of Photo ID Provided (check one): ☑ Driver's License ☐ Passport ☐ Other (Please specify)	

Created with a trial version of Syncfusion Essential PDF

Certificate # 27978

'23 APR 25 Liqr. Lic. P

☐ On-sale
☐ Off-sale
☒ On- and off-sale

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the back of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

YOUNG LEE
Full Name (please print)

Signature

04/19/2023
Training Completion Date

04/18/2026
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com
Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613
Mailing Address

866-402-9809
Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.) R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Kelly Bailey
Instructor Signature

04/19/2023
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Created with a trial version of Syncfusion Essential PDF

Certificate # 27978

'23 APR 25 Liqr. Lic. PM 1 07

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

YOUNG LEE
Full Name (please print)

Signature

04/19/2023
Training Completion Date

04/18/2026
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com
Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613
Mailing Address

866-402-9809
Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Kelly Bailey
Instructor Signature

04/19/2023
Day Mo Year

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2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

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Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

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July 11, 2013

'23 APR 25 Liqr. Lic. AM 1 08

CSR:
Amount:

AGENT/CONTROLLING PERSON QUESTIONNAIRE

DLLC USE ONLY
Job # 244905
Date Accepted:
CSR:

Arizona Dept. of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

Type or Print with Black Ink

805-359

License Number: 1207B205

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Attention local governments: Social security and birth date information is confidential. This information will be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED ACCORDINGLY AND SUBMITTED TO THE DEPARTMENT WITH A BLUE OR BLACK LINED FINGERPRINT CARD AND $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE.

1. **Check the Appropriate Box** → ☐ Agent ☒ Controlling Person

2. Name: Lee (Last) Yong (First) Joo (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security # [redacted] Drivers License # [redacted] State Issued [redacted]

4. Place of birth: Young Kwang (City) South Korea (State/COUNTRY) Height: 5'4 Weight: 145 Eyes: BLK Hair: BLK

5. Name of current/most recent spouse: Lee (Last) Young (First) Ran (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bonafide resident of Arizona? Yes ☑ No ☐ If yes, what is your date of residency? 1998

7. Daytime telephone number: 6235705976 Email address: leehappy25@hotmail.com

8. Premises Name: Sakura Sushi Teppan Steak Seafood Business Phone: 623 / 584 / 8377

9. Premises Address: 16525 W. Bell Rd. (Street (do not use PO Box)) Surprise (City) AZ (State) Maricopa (County) 85388 (Zip)

10. List your employment or type of business during the past five (5) years, if unemployed, retired, or student, list place of residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
12/2012	CURRENT	member owning 100%	Hayashi Hibachi, 1480 N. Litchfield Rd., Goodyear, AZ 85395

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years *A.R.S. §4-202(D)*

FROM Month/Year	To Month/Year	Street	City	State	Zip
03/2020	CURRENT	26823 N. 89th Dr.	Peoria	AZ	85383
09/2008	03/2020	20649 W. Saguaro Vista Dr.	Wittmann	AZ	85361

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14** — Yes ☒ No ☐

13. Have you attended a DLLC approved Basic and Management Liquor Law Training Course within the past 3 years? — Yes ☐ No ☒

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? — Yes ☐ No ☒

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summons pending against you? (Do not include civil traffic tickets) *A.R.S.§4-202,4-210* — Yes ☐ No ☒

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? — Yes ☐ No ☒

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☒

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* — Yes ☐ No ☒

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

I, (Print Full Name) Yong Joo Lee **hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.**

Signature: _____ **Date:** 4/25/23

'23 APR 25 Liqr. Lic. PM 1 :07

FINGERPRINT VERIFICATION FORM

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY
Job#: 244905
Date Accepted: 4-25-2023
CSR: CRay

ATTENTION FINGERPRINT TECHNICIAN:

Please follow the instructions below for fingerprinting this applicant.

1. Please fill out or ensure that the applicant has filled out all the required boxes on the fingerprint card prior to taking the fingerprints.

2. Request a valid, unexpired government-issued photo ID from the applicant and compare the physical descriptors on the applicant's photo ID to the applicant and to the information on the fingerprint card.

3. Fill out the information in the boxes below. **Please print clearly**.

4. Once the prints have been taken, place the fingerprint card and this form into the envelope and seal it. Please write your name or identification across the edge of the seal. Return the sealed envelope to the applicant.
Do not give the applicant the fingerprint card without first sealing it inside the envelope.

5. **Write applicants name on front of sealed envelope.**

PRINT the following information:

Date	**Name of Applicant:**
03-16-2023	LEE, YONG JOO
Name of Fingerprint Technician: Manny Singh	
Fingerprint technician's Signature:	
Fingerprint technician's Agency/company Name: Live Scan 3780	**Phone Number:** 602-483-2022
Type of Photo ID Provided (check one): ☑ Driver's License ☐ Passport ☐ Other (Please specify)	

Created with a trial version of Syncfusion Essential PDF

Certificate #27979

'23 APR 25 Liqr. Lic. PM 1 07

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

YONG LEE
Full Name (please print)

Signature

04/19/2023
Training Completion Date

04/18/2026
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com
Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613
Mailing Address

866-402-9809
Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Kelly Bailey
Instructor Signature

04/19/2023
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Created with a trial version of Syncfusion Essential PDF

Certificate # 27979

'23 APR 25 [illegible]

- ☐ On-sale
- ☐ Off-sale
- ☒ On- and off-sale

Certificate of Completion For Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the back of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

YONG LEE
Full Name (please print)

Signature

04/19/2023
Training Completion Date

04/18/2026
Certificate Expiration Date (three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com
Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613
Mailing Address

866-402-9809
Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Kelly Bailey
Instructor Signature

04/19/2023
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

COMMUNITY DEVELOPMENT DEPARTMENT

SURPRISE
ARIZONA

Date: May 8, 2023

To: Sherry Aguilar, City Clerk

From: Lloyd Abrams, Community Development Director
Alex Ferruccio, Zoning Specialist

Re: Liquor License Application for:

AGENT, Young Ran Lee
Sakura Sushi Teppan Steak Seafood
16525 W. Bell Road
SURPRISE, AZ. 85388
New Series 12 (New Application - Restaurant) – Application # 244905

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

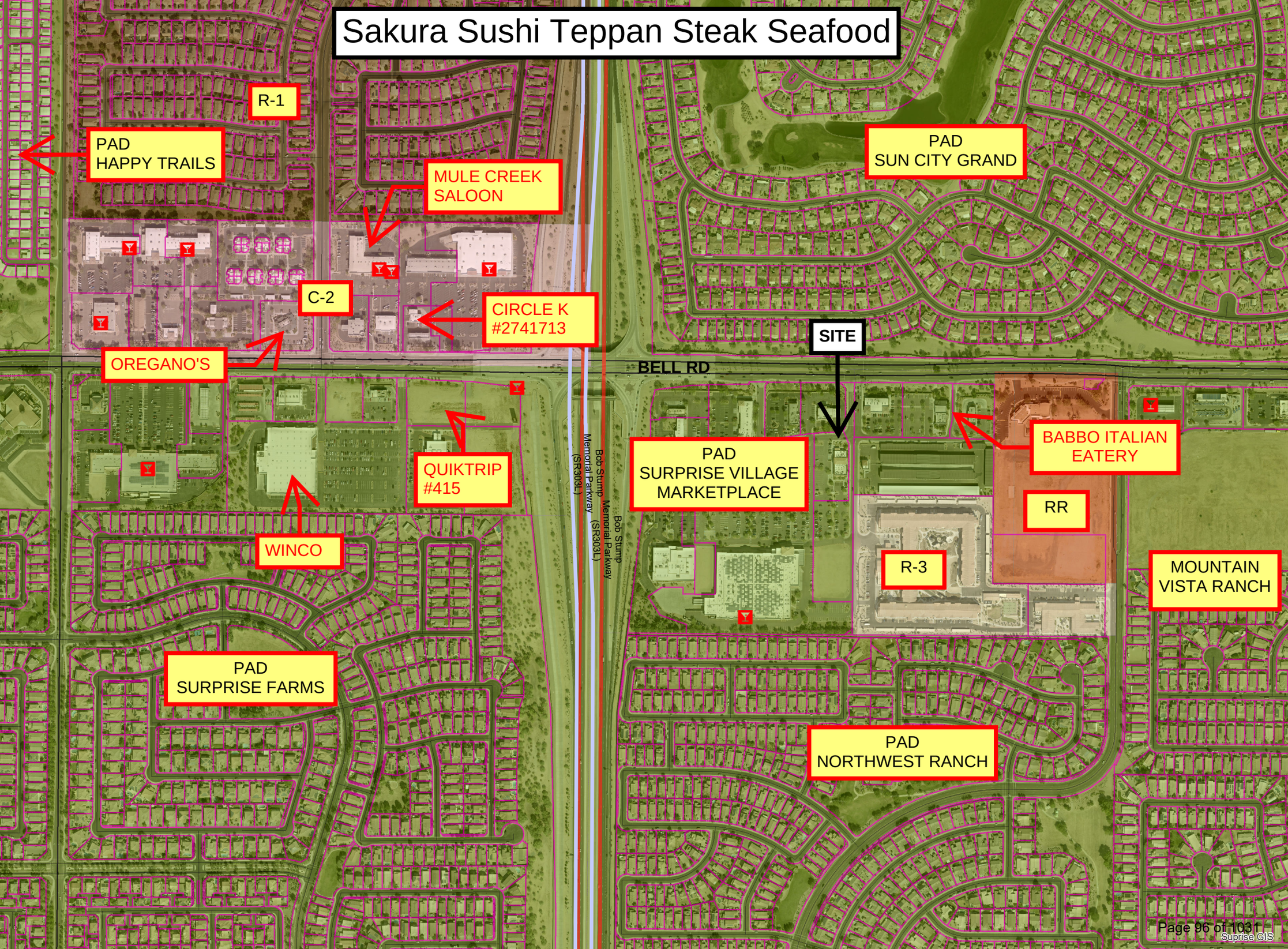
1. Sam's Club #4955 (Series 9) – 16573 W. Bell Rd.
2. Peter Piper Pizza (Series 12) – 16641 W. Bell Rd. (EXPIRED)
3. Quiktrip #415 (Series 10) – 16821 W. Bell Rd.
4. Winco Foods #127 (Series 9) – 16925 W. Bell Rd.
5. Safeway Food & Drug #1997 (Series 9) – 17049 W. Bell Rd.
6. Walgreens #6806 (Series 10) – 17088 W. Bell Rd.
7. The Toast (Series 12) – 17058 W. Bell Rd.
8. Good Fortune (Series # 12) – 17104 W. Bell Rd.
9. Oregano's Pizza Bistro (Series 12) – 16914 W. Bell Rd.
10. Mule Creek Saloon (Series 6) – 16846 W. Bell Rd. #100
11. Eddie's European Bistro (Series 12) – 16846 W. Bell Rd. (EXPIRED)
12. Coyote Alley (Series 6) – 16846 W. Bell Rd. #100 (EXPIRED)
13. Circle K #2741713 (Series 10) – 16794 W. Bell Rd.
14. Albertson's #1026 (Series 9) – 16750 W. Bell Rd. (EXPIRED)
15. Circle K #3395 (Series 10) – 16247 W. Bell Rd.
16. Babbo Italian Eatery (Series 12) – 16433 W. Bell Rd.

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

Commercial growth is increasing in this area and residential growth is expected to remain static.

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

Sakura Sushi Teppan Steak Seafood



Suprise GIS

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: District 1

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

Agenda Wording:
Consideration and action to approve a request by Michael John Barro for a Series 12 (Restaurant) Liquor License for Barro's Pizza located at 16350 W Pat Tillman Boulevard, Surprise, AZ 85387.

Motion:
I move to approve a request by Michael John Barro for a Series 12 (Restaurant) Liquor License for Barro's Pizza located at 16350 W Pat Tillman Boulevard, Surprise, AZ 85387.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. Fire - 16350 W Pat Tillman Barros Pizza Liquor License
2. PD - Barro's Pizza North Surprise
3. Finance - Barros Pizza - 16350 W Pat Tillman
4. Community Development - Barro's Pizza REPORT
5. Barro's Pizza MAP

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

May 16, 2023

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Barro's Pizza
16350 W Pat Tillman Blvd
Surprise, AZ 85387

The Surprise Fire-Medical Department has been involved with the pre-construction / plan review process at the above referenced location within the last few months to ensure compliance with the applicable fire codes within the tenant space and building. Since construction work is still ongoing, there are no known fire code violations. Therefore, fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

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

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

REFERENCE: DATE: May 23, 2023

JOB NUMBER - 245344
Series 12 / Restaurant -New License

APPLICANT:
Barro's Pizza
16350 W Pat Tillman Blvd #116
Surprise, Arizona 85387

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market, and its likely customers*.**
Barro's Pizza is a fast casual restaurant specializing in pizza, wings, subs and salads. The potential market should be families from the north Surprise communities. There is seating for 114 persons with 4 TV's spread out for viewing.

2) ***Effect of vehicular traffic in proximity.***
Barro's Pizza is under construction in the brand-new shopping plaza, which is anchored by Fry's Grocery Store. There is a new traffic signal at the intersection of 163rd Avenue and Pat Tillman Blvd, which should be adequate for the vehicular traffic. There are multiple ingress/egress points on 163rd Avenue as well as Pat Tillman Blvd.

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

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Barro's Pizza is looking to open very soon. The other store in Surprise shows operating hours from 10:30 AM to 10 PM every day of the week. The main hub of this plaza is Fry's with operating hours of 6 AM to 10 PM every day of the week.

5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for Barro's, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

SURPRISE
ARIZONA

MEMO

Date: 05/11/2023

To: Sherry Aguilar, City Clerk
Charles Vasquez, Deputy City Clerk

From: Courtnee Chavez, Business Compliance Specialist

RE: Liquor License Application – Barro's Pizza - 16350 W Pat Tillman

Business License Status:

☑ Application link emailed on 5/11/23 .

☐ License # , current and valid for .

☐ Applied for license but is still pending and waiting on customer to provide additional information or documents.

REVENUE DIVISION FINANCE
DEPARTMENT CITY OF
SURPRISE

16000 N. Civic Center Plaza
Surprise, AZ 85374
business.license@surpriseaz.gov

5/11/23

BARRO'S PIZZA
16350 W PAT TILLMAN BLVD
SURPRISE, AZ 85387

Re: City of Surprise business license requirement

To Whom It May Concern and/or Business Owner,

Please be advised that a city business license is required and must be obtained per City of Surprise Municipal Code.

Article II. – Business Licenses

Section 26-20 – License required.

(a) It is unlawful for any person to practice, transact or carry on any business within the municipal limits of the city without first having procured a license from the city to do so, or without complying with any and all regulations of such business designated in this article, unless exempted pursuant to section 26-27.

The link for our code can be found here:
https://library.municode.com/az/surprise/codes

Business license applications may be obtained from the City of Surprise website at www.surpriseaz.gov/1491/Business-Licensing or by visiting our office at the above address. Please complete and return the application by 5/25/23 .

Should you have any questions, please contact us by email at Business.License@surpriseaz.gov. You can apply online at **https://primeweb.surpriseaz.gov/** .

Respectfully,
City of Surprise - Revenue Division

SURPRISE
ARIZONA

CITY CLERK
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·1001

May 11, 2023

AGENT, Michael John Barro
Barro's Pizza
16350 W Pat Tillman Boulevard
SURPRISE, AZ. 85387

New Series12 (New Application - Restaurant) – Application # 245344

E-Mail: Mike@Barrospizza.net

DEAR: Michael John Barro

Please be advised that we are in receipt of your request for a new Series 12 (New Application - Restaurant) Application for **Barro's Pizza,** 16350 W Pat Tillman Boulevard, SURPRISE, AZ. 85387.

The notice for the applications has been posted on the property and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested in person by the City of Surprise Mayor and Council for the regular scheduled Council Meeting to be held on:

TUESDAY, 6/6/2023 @ 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

If you have any questions, please call 623-222-1220.

Sincerely,

Sherry Ann Aguilar

City Clerk, MMC

SURPRISE
ARIZONA

City Clerk's Office

Date: May 11, 2023

To: Lloyd Abrams/James Stewart – Community Development

Police Department, Thomas Hale/Chris Tovar - PD

Keith Tanner/Brenden Espie/Kevin Spirlong – Fire

Annie Vasquez, Customer Service Rep. – Finance

From: Sherry Ann Aguilar - City Clerk, MMC

Re: **Liquor License Application:**

Request as follows:

AGENT, Michael John Barro
Barro's Pizza
16350 W Pat Tillman Boulevard
SURPRISE, AZ. 85387

New Series 12 (New Application - Restaurant)– **Application # 245344**

E-Mail: **Mike@Barrospizza.net**

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

Council Meeting Date: **Tuesday, 6/6/2023 - 6:00 p.m.**
Surprise City Hall - Council Chambers 16000 N. Civic Center Plaza

Liquor License Departmental Report
Barro's Pizza Barro's Pizza – 12 (New Application - Restaurant)

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later ***than 5/22/2023 - noon,*** as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

1) The number and series of licenses in close proximity of establishment.

2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.

3) The residential and commercial population in close proximity.

4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.

5) Review to ensure that parking space requirements meet City Code.

6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the **"Denial"** can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

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

2) Effect of vehicular traffic in close proximity.

3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.

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

5) Appropriateness of series license requested.

FIRE MARSHALL (Please respond to the following questions in written form):

1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.

Sherry Ann Aguilar

City Clerk, MMC

SURPRISE
ARIZONA

Date: May 12, 2023

To: Sherry Aguilar, City Clerk

From: Lloyd Abrams, Community Development Director
By: Alex Ferruccio, Zoning Specialist

Re: Liquor License Application for:

AGENT, Michael John Barro
Barro's Pizza
16350 W Pat Tillman Boulevard
SURPRISE, AZ. 85387

New Series 12 (New Application – Restaurant) – Application #245344

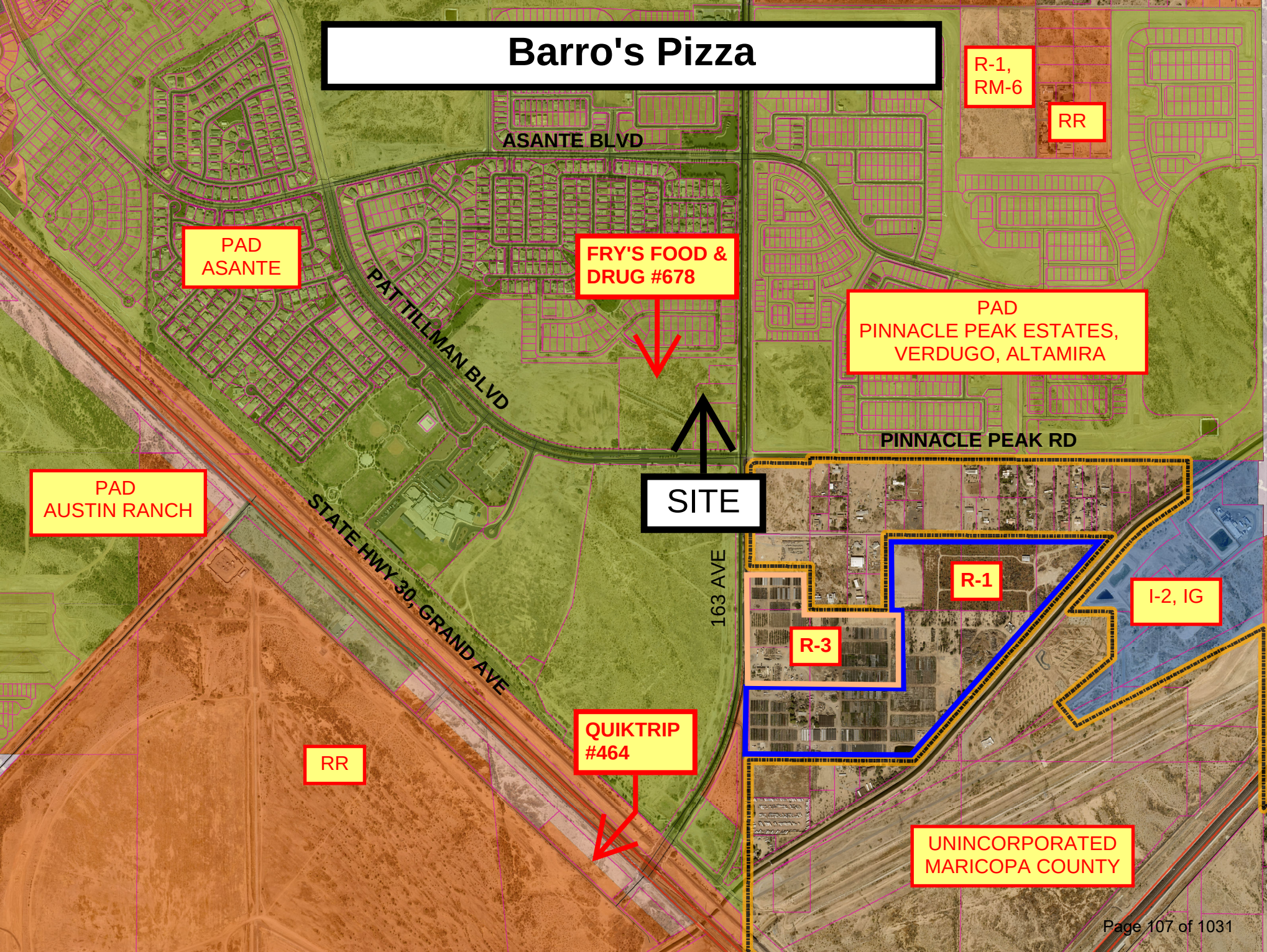
The number and series of licenses in close proximity to the subject site are:

1. Fry's Food and Drug #678 (Series 9) – 16400 W. Pat Tillman Boulevard
2. Quiktrip #464 (Series 10) – 16475 W. Grand Avenue (Under Review)

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

Residential population will continue to grow. Commercial growth will continue to grow.

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


Barro's Pizza
R-1, RM-6
RR
ASANTE BLVD
PAD ASANTE
PAT TILLMAN BLVD
FRY'S FOOD & DRUG #678
PAD PINNACLE PEAK ESTATES, VERDUGO, ALTAMIRA
PINNACLE PEAK RD
SITE
PAD AUSTIN RANCH
STATE HWY 30, GRAND AVE
163 AVE
R-1
R-3
I-2, IG
QUIKTRIP #464
RR
UNINCORPORATED MARICOPA COUNTY

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Asante Unit 4.12" and dated April 5, 2023, a property generally located near 169th Lane and Pat Tillman Boulevard; Case FS22-1530.

Motion:
I move to approve the Final Plat entitled, "Asante Unit 4.12" and dated April 5, 2023.

Background:
Diego Ortiz, with HILGARTWILSON, seeks approval of a Final Plat of the subject property.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035, Asante PAD, and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:
1. 00 - FS22-1530 Asante Planning Area 3 Unit 4.12 Final Plat - Staff Report 060623 CC

2. 01 - FS22-1530 Asante Planning Area 3 Unit 4.12 Final Plat - Vicinity Map
3. 02 - FS22-1530 Asante Planning Area 3 Unit 4.12 Final Plat - Zoning Map
4. 03 - FS22-1530 Asante Planning Area 3 Unit 4.12 Final Plat - Final Plat
5. 04 - FS22-1530 Asante Planning Area 3 Unit 4.12 Final Plat - Luke AFB Letter
6. FS22-1530 Asante Planning Area 3 Unit 4.12 Final Plat - Presentation

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FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS22-1530**

Project Name: Asante Planning Area 3 Unit 4.12 Final Plat

Council District: 1 – Acacia

City Council Date: June 6, 2023

Planner: Jessica Brinton, Planner II

Owner: Asante Development Partners, LLC

Applicant: Diego Ortiz of HILGARTWILSON

Request: The applicant seeks approval of the Final Plat for the subject property

Site Location: Generally located near 169th Lane and Pat Tillman Boulevard

Site Size: 31.8 gross acres (approx.)

Density: 2.5 dwelling units/acre (gross)

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

Findings:

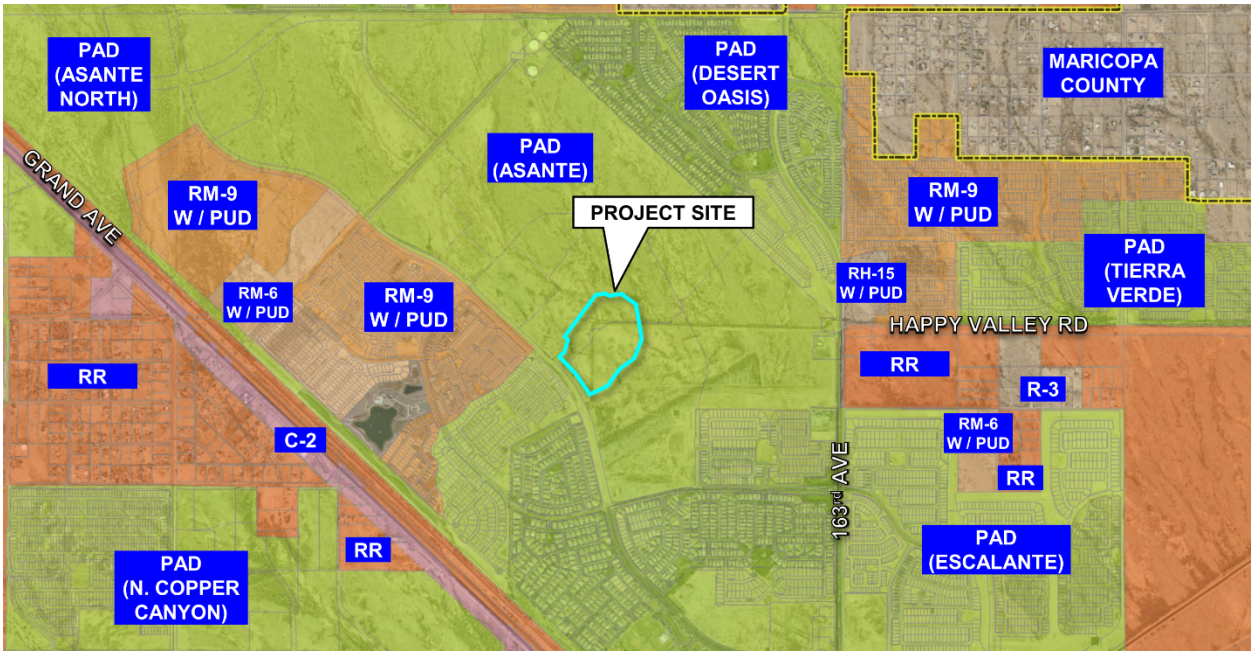
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Diego Ortiz of HILGARTWILSON, on behalf of Asante Development Partners, LLC, seeks approval of a Final Plat for Asante Planning Area 3 Unit 4.12. The applicant seeks to subdivide the subject property into 80 lots over approximately 31.8 gross acres, for a gross residential density of 2.5 dwelling units/acre. The proposed subdivision will be integrated into the larger Asante Community.

SURROUNDING LAND ZONING:

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



PAD – Asante	PAD – Asante	PAD – Asante
PAD – Asante	**PAD – Asante**	PAD – Asante
PAD – Asante	PAD – Asante	PAD – Asante

BACKGROUND:

November 3, 1988: The City Council approved Ordinance 88-24 for the annexation of the subject property.

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 17, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Asante Planning Area 3 under case FS22-0781.

November 21, 2022: The applicant filed the subject case, FS22-1530.

April 18, 2023: The City Council approved a Master Plat for Asante Planning Area 3 under case FS22-1524.

ANALYSIS AND DISCUSSION:

The subject request includes a Final Plat for Unit 4.12 of Planning Area 3 within the Asante PAD. This Final Plat consists of 80 lots, with a typical lot size of 58' x 120'. This is consistent with the Preliminary Plat and the Asante PAD requirements.

Access

Access to the development will be from Pat Tillman Boulevard to the south and from Unit 3.11 to the west via West Buckskin Trail and West Faye Way.

Open Space & Landscaping

There is a total of approximately 10.2 acres of open space within Unit 4.12. Of this total, approximately 2.4 acres are active open space, and approximately 7.8 acres are passive open space. Landscaping will incorporate native and low water use plants, as required by the City, and will be consistent with the overall Asante Development.

Residents within Unit 4.12 will have access to the clubhouse planned for Unit 3.10A within Asante Planning Area 3.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 dwelling units/acre or more. At a gross density of 2.5 dwelling units/acre, this development is consistent with the General Plan in this regard.

This request is also consistent with the General Plan in that it promotes connectivity to existing and future development within the Asante PAD for a range of mobility options.

Reviewing Agencies:

This request was reviewed by internal city reviewing departments, who indicated no objection to the request. The following external agencies also indicated no objection to the request: Maricopa Water District, Luke Air Force Base.

The following external agencies were included in the review request but did not provide a response: Arizona Department of Transportation, Maricopa County Flood Control District, Maricopa County Department of Transportation, Maricopa County Planning Department, Maricopa Association of Governments, Dysart Unified School District, United States Postal Service, Cox, and Southwest Gas.

Summary:

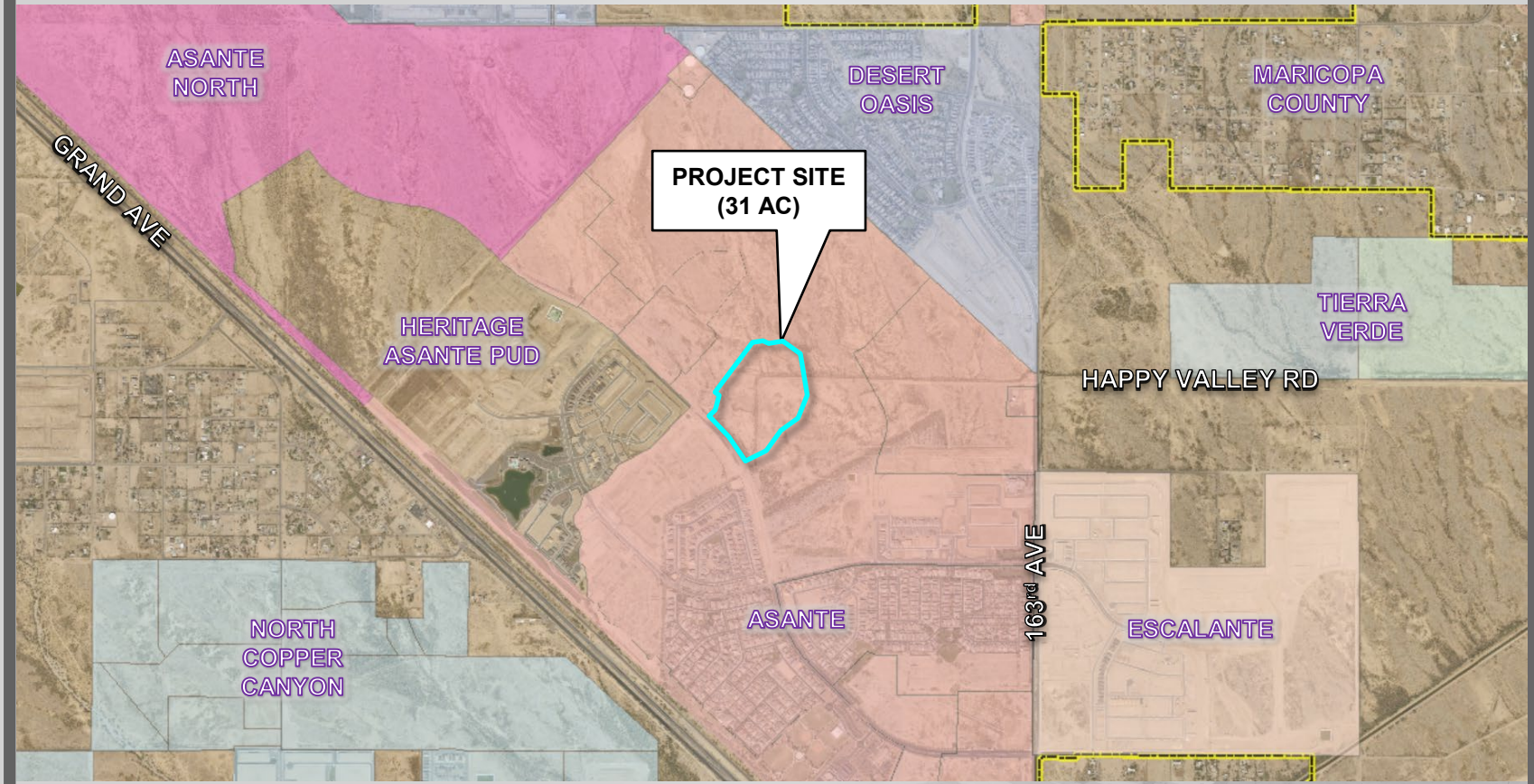
The subject Final Plat meets the requirements of the Asante PAD, in addition to other applicable requirements. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

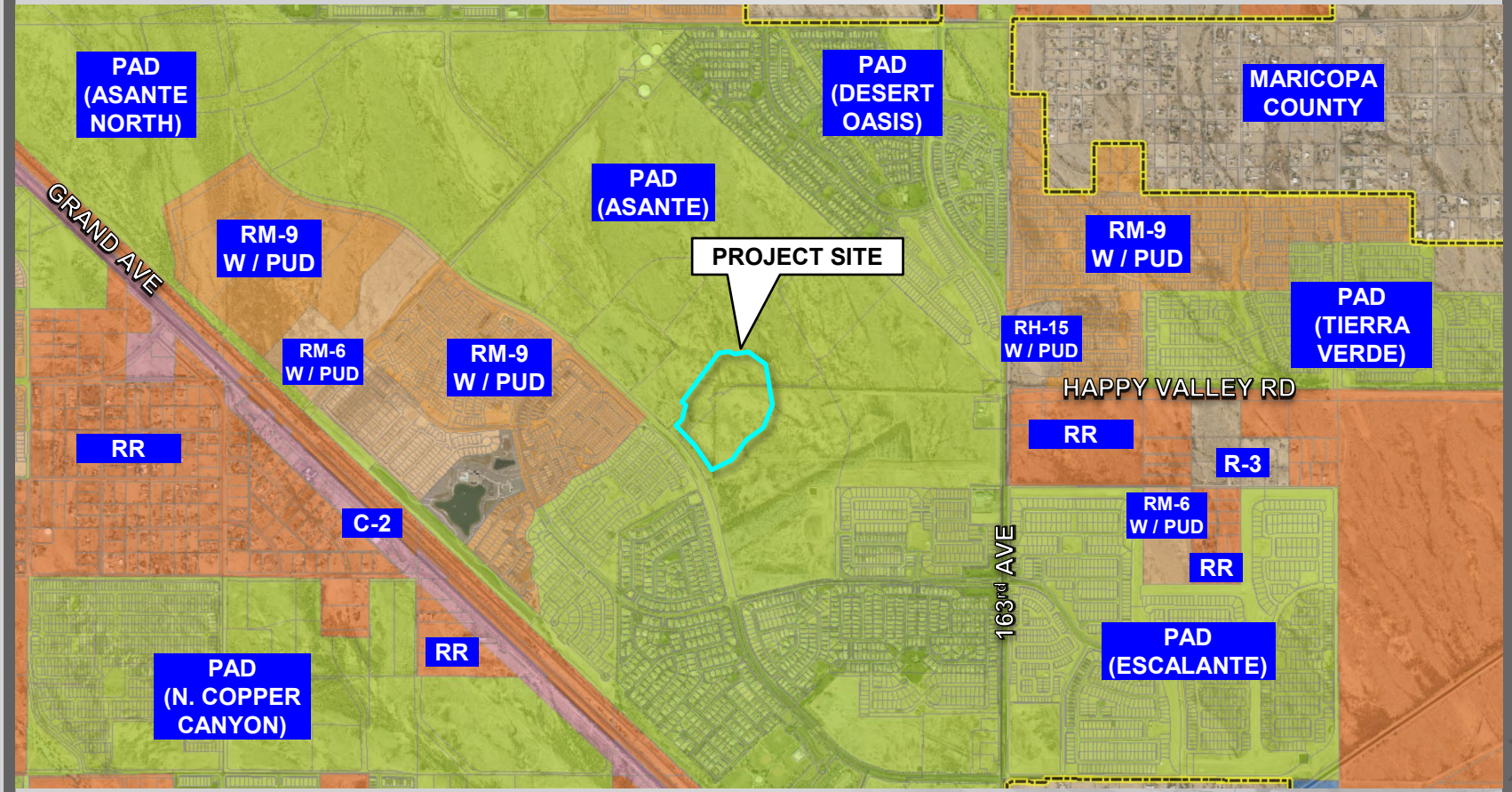
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Letter
PPT



FS22-1530 VICINITY MAP



FS22-1530 ZONING MAP

FINAL PLAT
OF
ASANTE - UNIT 4.12
SURPRISE, ARIZONA
A REPLAT OF UNIT 4.12 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:
THAT **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF **"ASANTE – UNIT 4.12"**, A REPLAT OF UNIT 4.12 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID **"ASANTE – UNIT 4.12"** AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF:

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED DULY AUTHORIZED OFFICER THIS 21 DAY OF April, 2023.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
ITS: MANAGER

BY: _____

NAME: **JEFF GUNDERSON**

TITLE: **VICE PRESIDENT**

ACKNOWLEDGMENT

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED **JEFF GUNDERSON**, WHO ACKNOWLEDGED HIMSELF TO BE THE **VICE PRESIDENT** OF **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, THE MANAGER OF **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, AND ACKNOWLEDGED THAT HE, AS SUCH **OFFICER**, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

_____ July 29, 2024
NOTARY PUBLIC MY COMMISSION EXPIRES

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 584083
My Commission Expires
July 29, 2024

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Katie Voigt, AS THE President OF THE ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES OF SAID ASSOCIATION AS SET FORTH HEREIN.

ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

BY: Katie Voigt

NAME: Katie Voigt

TITLE: President

ACKNOWLEDGMENT FOR RATIFICATION

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED Katie Voigt, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH President, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

_____ July 29, 2024
NOTARY PUBLIC MY COMMISSION EXPIRES

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 584083
My Commission Expires
July 29, 2024

LENDERS' CONSENT

THE UNDERSIGNED, WHICH IS THE BENEFICIARY AND ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AND OTHER LENDERS AS DEFINED IN THE LOAN AGREEMENT OF EVEN DATE WITH THE DEED OF TRUST ("LENDERS"), UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FIXTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED ON NOVEMBER 10, 2022, AT DOCUMENT NO. 20220831563 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA (**"DEED OF TRUST"**) AS A FIRST LIEN ON THE PROPERTY DESCRIBED IN THE DEED OF TRUST (**"LENDERS' LIEN"**), FOR AND ON BEHALF OF THE LENDERS AND THEIR SUCCESSORS AND ASSIGNS, HEREBY (A) CONSENTS TO THE RECORDATION OF THIS FINAL PLAT (**"FINAL PLAT"**), AND EACH AND EVERY DEDICATION, EASEMENT, RIGHT-OF-WAY, COVENANT, CONDITION AND RESTRICTION MORE SPECIFICALLY SET FORTH IN THIS FINAL PLAT; (B) AGREES THAT, UPON THE RECORDATION OF THIS FINAL PLAT, THE LENDERS' LIEN WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS FINAL PLAT IS HEREBY DEEMED SUBJECT AND SUBORDINATE TO THIS FINAL PLAT; WITH LENDERS' LIEN CONTINUING IN EFFECT AGAINST SUCH PROPERTY AS SUCH LEGAL DESCRIPTION HAS BEEN MODIFIED BY RECORDATION OF THIS FINAL PLAT; AND (C) AGREES THAT UPON THE RECORDATION OF THIS FINAL PLAT ALL PROPERTY DEDICATED TO THE CITY OF SURPRISE HEREUNDER IS RELEASED FROM THE LENDERS' LIEN.

DATED: 4/20, 2023.

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST

BY: _____

NAME: Sean Reilly

ITS: Vice President

ACKNOWLEDGMENT FOR LENDERS' CONSENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON 4/20/23 BEFORE ME, Cynthia Gonzalez, Notary Public, PERSONALLY APPEARED Sean Reilly, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

CYNTHIA GONZALEZ
Notary Public - California
Orange County
Comm. # 2302381
My Comm. Expires Sep 17, 2023

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

OWNER

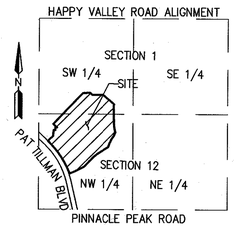
ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: PHIL REIMER, RLS

SHEET INDEX

FP01	COVER SHEET
FP02	LEGAL DESCRIPTION, SHEET INDEX MAP, AREA TABLES & VISIBILITY DETAIL
FP03–FP10	FINAL PLAT SHEETS



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARING IS NORTH 00°44'56" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, 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 RECORDS, AND BETWEEN THE MONUMENTS AS SHOWN HEREON

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL SHEET 2)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22-0781.
13. DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22-0756 OR AS SUBSEQUENTLY AMENDED.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS_____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

PHIL REIMER
RLS# 48078
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
Preimer@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48078
PHIL
REIMER
Date Signed 4/19/2023
ARIZONA, U.S.A.
Expires 6/30/2023

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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

ASANTE - UNIT 4.12
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA
FINAL PLAT

PROJ. NO.: 1909	STATUS:
DATE: APR. 2023	MUNICIPAL TRACKING NO:
SCALE: NONE	
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP01
SHT. 1 OF 10

FS22-1530

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U:\1900\1909\SURVEY\PLAT\ASANTE UNIT 4.12\1909-4.12-FP-01.dwg 4/19/2023 10:11 AM

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1 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 2 INCH ALUMINUM CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 12 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER THEREOF BEARS SOUTH 00°44'56" WEST, 2634.27 FEET;

THENCE NORTH 88°55'18" WEST, 2636.39 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO A FOUND ALUMINUM CAP MARICOPA COUNTY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 88°54'38" WEST, 483.84 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE LEAVING SAID NORTH LINE, NORTH 01°05'22" EAST, 17.01 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 26°46'46" WEST, 23.90 FEET;

THENCE SOUTH 00°41'11" EAST, 373.44 FEET;

THENCE SOUTH 07°18'04" EAST, 115.73 FEET;

THENCE SOUTH 13°59'57" EAST, 57.81 FEET;

THENCE SOUTH 23°15'38" WEST, 73.18 FEET;

THENCE SOUTH 33°33'16" WEST, 86.30 FEET;

THENCE SOUTH 26°17'02" WEST, 86.36 FEET;

THENCE SOUTH 19°39'43" WEST, 84.59 FEET;

THENCE SOUTH 58°14'34" WEST, 262.21 FEET;

THENCE SOUTH 51°11'23" WEST, 84.76 FEET;

THENCE SOUTH 43°40'38" WEST, 286.34 FEET;

THENCE SOUTH 63°23'36" WEST, 204.01 FEET;

THENCE SOUTH 67°27'05" WEST, 115.27 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF PAT TILLMAN BOULEVARD AS SHOWN ON THE MAP OF DEDICATION FOR ASANTE TWO AS RECORDED IN BOOK 885, PAGE 46, MARICOPA COUNTY RECORDS, ARIZONA, BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2267.50 FEET, THE CENTER OF WHICH BEARS SOUTH 67°27'05" WEST;

THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'31", AN ARC LENGTH OF 637.50 FEET TO A NON-TANGENT LINE;

THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 05°25'37" EAST, 35.72 FEET;

THENCE NORTH 40°10'23" WEST, 70.00 FEET;

THENCE NORTH 85°46'24" WEST, 35.72 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF PAT TILLMAN BOULEVARD, TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2267.50 FEET, THE CENTER OF WHICH BEARS SOUTH 48°18'39" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'37", AN ARC LENGTH OF 36.03 FEET TO A NON-TANGENT LINE;

THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 47°24'02" EAST, 122.11 FEET;

THENCE NORTH 06°24'39" EAST, 124.05 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET, THE CENTER OF WHICH BEARS NORTH 06°24'39" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°30'17", AN ARC LENGTH OF 33.40 FEET TO A NON-TANGENT LINE;

THENCE NORTH 02°05'38" WEST, 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, THE CENTER OF WHICH BEARS NORTH 02°05'38" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°43'19", AN ARC LENGTH OF 32.75 FEET TO A NON-TANGENT LINE;

THENCE NORTH 46°28'39" WEST, 100.66 FEET;

THENCE NORTH 43°31'21" EAST, 865.13 FEET;

THENCE NORTH 88°31'21" EAST, 141.42 FEET;

THENCE SOUTH 47°52'53" EAST, 61.09 FEET;

THENCE NORTH 89°25'09" EAST, 217.86 FEET;

THENCE SOUTH 50°00'51" EAST, 295.70 FEET TO THE **POINT OF BEGINNING**.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9240	0.2121
LOT : 2	9240	0.2121
LOT : 3	10515	0.2414
LOT : 4	11081	0.2544
LOT : 5	11785	0.2705
LOT : 6	10720	0.2461
LOT : 7	10184	0.2338
LOT : 8	10318	0.2369
LOT : 9	10318	0.2369
LOT : 10	10050	0.2307
LOT : 11	9380	0.2153
LOT : 12	9380	0.2153
LOT : 13	9380	0.2153
LOT : 14	9464	0.2173
LOT : 15	7089	0.1627
LOT : 16	7018	0.1611
LOT : 17	7018	0.1611
LOT : 18	7018	0.1611
LOT : 19	7018	0.1611
LOT : 20	7260	0.1667

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	7018	0.1611
LOT : 22	7018	0.1611
LOT : 23	7018	0.1611
LOT : 24	7381	0.1694
LOT : 25	7623	0.1750
LOT : 26	8454	0.1941
LOT : 27	9655	0.2216
LOT : 28	11083	0.2544
LOT : 29	8190	0.1880
LOT : 30	8190	0.1880
LOT : 31	8190	0.1880
LOT : 32	8190	0.1880
LOT : 33	8190	0.1880
LOT : 34	8190	0.1880
LOT : 35	8170	0.1876
LOT : 36	7540	0.1731
LOT : 37	7620	0.1749
LOT : 38	8943	0.2053
LOT : 39	16129	0.3703
LOT : 40	12619	0.2897

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	8750	0.2009
LOT : 42	8750	0.2009
LOT : 43	8750	0.2009
LOT : 44	9658	0.2217
LOT : 45	11035	0.2533
LOT : 46	11010	0.2527
LOT : 47	9215	0.2115
LOT : 48	8906	0.2045
LOT : 49	11110	0.2550
LOT : 50	9189	0.2110
LOT : 51	8818	0.2024
LOT : 52	8817	0.2024
LOT : 53	8815	0.2024
LOT : 54	8814	0.2023
LOT : 55	8813	0.2023
LOT : 56	9088	0.2086
LOT : 57	9834	0.2257
LOT : 58	10132	0.2326
LOT : 59	9816	0.2253
LOT : 60	9157	0.2102

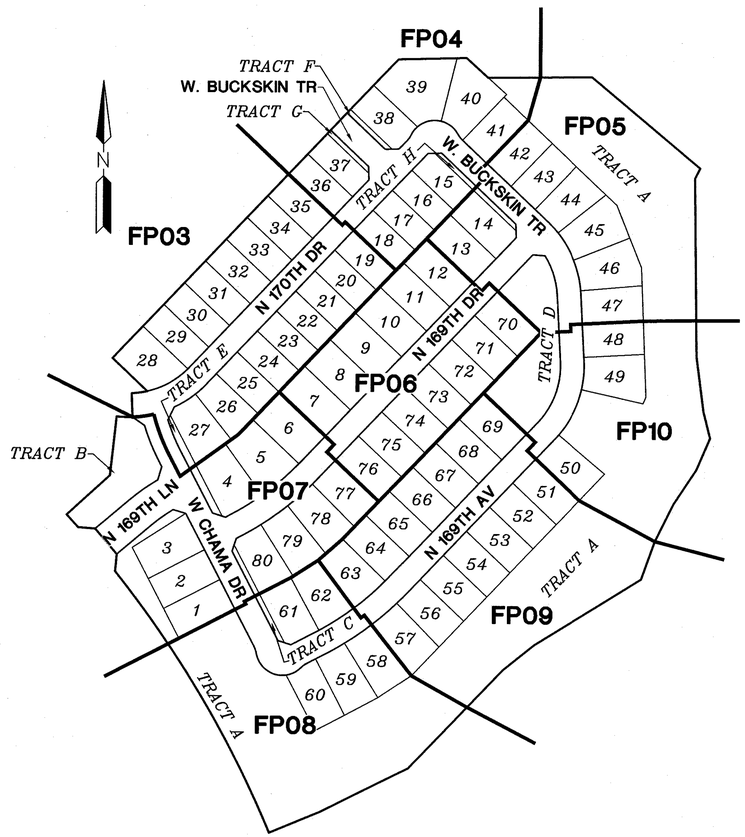
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	9335	0.2143
LOT : 62	9699	0.2227
LOT : 63	9699	0.2227
LOT : 64	8835	0.2028
LOT : 65	8750	0.2009
LOT : 66	8750	0.2009
LOT : 67	8750	0.2009
LOT : 68	8750	0.2009
LOT : 69	9375	0.2152
LOT : 70	8750	0.2009
LOT : 71	8750	0.2009
LOT : 72	8750	0.2009
LOT : 73	8750	0.2009
LOT : 74	8750	0.2009
LOT : 75	8750	0.2009
LOT : 76	8750	0.2009
LOT : 77	8936	0.2051
LOT : 78	9588	0.2201
LOT : 79	9686	0.2224
LOT : 80	9313	0.2138

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	8.7790	COMMON AREA & DRAINAGE
TRACT B	0.4578	COMMON AREA & DRAINAGE
TRACT C	0.0505	COMMON AREA & DRAINAGE
TRACT D	0.7403	COMMON AREA
TRACT E	0.0747	COMMON AREA
TRACT F	0.0264	COMMON AREA
TRACT G	0.0264	COMMON AREA
TRACT H	0.0517	COMMON AREA

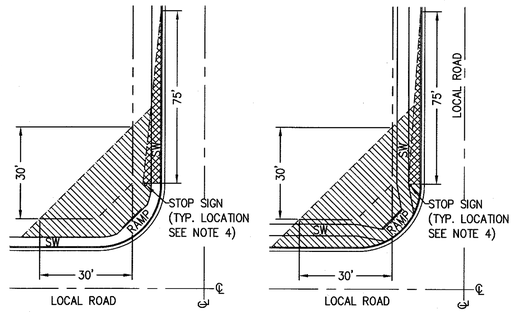
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

AREAS

ROW AREA =	214,384 SQ. FT.	4.9216 ACRES
TRACTS A–H AREA =	444,605 SQ. FT.	10.2067 ACRES
LOT AREA =	728,076 SQ. FT.	16.7143 ACRES
GROSS AREA =	1,387,065 SQ. FT.	31.8426 ACRES
NET AREA =	1,172,681 SQ. FT.	26.9210 ACRES
DENSITY (GROSS) =	2.5 D.U. / ACRE	
DENSITY (NET) =	3.0 D.U. / ACRE	



SHEET INDEX MAP
N.T.S.



LOCAL STREET
SIGHT VISIBILITY TRIANGLES

NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT



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ASANTE - UNIT 4.12
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

STATUS: MUNICIPAL TRACKING NO:
PROJ. NO.: 1909 | DATE: APR 2023 | SCALE: NONE | DRAWN: PV | APPROVED: PR

DWG. NO.
FP02
SHT. 2 OF 10

FS22-1530

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N02°05'38"W	50.00'
L8	S26°00'30"W	29.96'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	175.00'	10°43'19"	32.75'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICLE NON-ACCESS EASEMENT
- MCR — MARICOPA COUNTY RECORDS
- RLS — REGISTERED LAND SURVEYOR
- APN — ASSESSOR PARCEL NUMBER
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- ① — 30'X30' SITE VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
- * — DRIVEWAY TO BE ALIGNED ON SOUTHEAST SIDE OF LOT TO 44 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

N

30 0 30 60
SCALE: 1" = 30'

FP04 FP05 FP03 FP06 FP10 FP07 FP09 FP08

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50078
PHIL
REINER
Date Signed 4.19.2023
ARIZONA, U.S.A.
Expires 6/30/2023

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FINAL PLAT

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PROJ. NO.: 1909	STATUS:
DATE: APR 2023	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP03
SHT. 3 OF 10

FS22-1530

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WEST QUARTER CORNER SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, FOUND 2" ALUMINUM CAP STAMPED "MARICOPA COUNTY T4N R2W S2 S1 1/4 RLS 35852" DATED 2004

N00°46'11"E 2619.97'

NORTHWEST CORNER SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, NOTHING FOUND, NOTHING SET (CALCULATED POSITION)

S00°42'32"W 2644.68'

WEST QUARTER CORNER SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FOUND 2" ALUMINUM CAP, BENT, STAMPED "MARICOPA COUNTY T4N R2W 1/4 S11 S12 RLS 35832" DATED 2004

N88°31'21"E 141.42'

121.28'

20.15'

S47°52'53"E 61.09'

N47°52'53"W 112.92'

N89°25'09"E 217.86'

51.82'

(UNSUBDIVIDED)
ASANTE DEVELOPMENT
PARTNERS LLC
DOC. #2022-0438304, MCR

N43°31'21"E 885.13'

75.00'

70.00'

10.00'

1' VNAE

25' R/W

S46°28'39"E 125.23'

N13°34'02"E 135.67'

TRACT A

7.77'

N46°28'39"W 327.32'

70.00'

N43°31'21"E 132.77'

125.00'

39

40

38

41

42

43

TRACT F

S46°28'39"E 120.00'

110.00'

8' PUE

14.14'

L10

22.21'

L=52.95'

R=55.00'

D=124°40'58"

L=45.08'

L=19.69'

C4

C5

L=21.65'

0.09'

24.71'

MATCH SHEET 6

W. BUCKSKIN TR

N46°28'39"W 155.00'

TRACT G

S46°28'39"E 120.00'

59.00'

58.00'

37

36

35

MATCH SHEET 3

S46°28'39"E 130.00'

49.00'

543.13'

588.13'

N 170TH DR

713.13'

S43°31'21"W

668.13'

L9

L11

N46°28'39"W 305.00'

215.00'

TRACT H

N88°54'38"W 2637.96'

S46°28'39"E 111.00'

S46°28'39"E 121.00'

15

16

17

18

19

MATCH SHEET 5

MATCH SHEET 6

N43°31'21"E 708.90'

58.00'

59.00'

14

13

12

11

30 0 30 60
SCALE: 1" = 30'

N

LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SITE VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
*	DRIVEWAY TO BE ALIGNED ON SOUTHEAST SIDE OF LOT TO 44 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S01°28'39"E	28.28'
L10	N88°31'21"E	28.28'
L11	S88°31'21"W	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	55.00'	17°20'29"	16.65'
C5	55.00'	17°20'29"	16.65'

FP04
FP05
FP03
FP06
FP07
FP10
FP09
FP08

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50078
PHIL
REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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SURPRISE, ARIZONA

FINAL PLAT

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FP04
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DOC. #2022-0438304, MCR

N89°25'09"E 217.86'

S50°00'51"E 295.70'

TRACT A

MATCH SHEET 4

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S26°46'46"W	23.90'
L12	N01°28'39"W	28.28'
L13	N85°45'11"W	25.30'

N

30 0 30 60
SCALE: 1" = 30'

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
– – – – –	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SITE VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
*	DRIVEWAY TO BE ALIGNED ON SOUTHEAST SIDE OF LOT TO 44 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

P.O.B.
N01°05'22"E
17.01'

L1

N88°54'38"W 2637.96'

483.84'

NORTH QUARTER CORNER
SECTION 12, TOWNSHIP 4
NORTH, RANGE 2 WEST,
FOUND ALUMINUM CAP
MARICOPA COUNTY

N88°55'18"W 2636.39'

NORTHEAST CORNER
SECTION 12, TOWNSHIP 4
NORTH, RANGE 2 WEST,
FOUND 2" ALUMINUM CAP,
STAMPED "RLS 36562",
P.O.C.

S00°44'56"W 2634.27'
(BASIS OF BEARING)

EAST QUARTER CORNER SECTION
12, TOWNSHIP 4 NORTH, RANGE 2
WEST, FOUND BRASS CAP FLUSH
AT THE INTERSECTION OF 163RD
AVENUE AND ASANTE BOULEVARD
STAMPED "CITY OF SURPRISE"

S00°41'11"E 373.44'

(UNSUBDIVIDED)
ASANTE DEVELOPMENT
PARTNERS LLC
DOC. #2022-0438304, MCR

TRACT A

MATCH SHEET 10

MATCH SHEET 4

MATCH SHEET 6

MATCH SHEET 6

MATCH SHEET 10

W. BUCKSKIN TR

N 169TH DR

TRACT H

TRACT D

41 42 43 44* 45 46 47 48

15 16 14 13 12 70

1' VNAE 70.00'
S43°31'21"W 125.00'
70.00'
S43°31'21"W 125.00'
70.00'
N46°28'39"W 327.32'
85.77'
S43°31'21"W 125.00'
70.00'
247.21'
N46°28'39"W 305.00'
37.12'
8' PUE
S51°26'11"W 128.37'
73.69'
N21°47'22"W 140.60'
L=66.11'
L=171.20'
L=99.41'
S68°16'16"W 126.51'
1' VNAE 66.91'
37.82'
S85°06'22"W 129.02'
L=7.90'
74.12'
N02°03'36"W 271.73'
S87°07'05"W 127.74'
S46°28'39"E 125.00'
138.08'
S02°52'55"E 138.08'
61.68'
L=88.07'
R=200.00'
Δ=43°35'44"
L=152.18'
647.43'
106.01'
S43°31'21"W 694.22'
649.22'
61.00'
S46°28'39"E 134.00'
14.14'
L12
L13
25' R/W
8' PUE
1' VNAE
71.00'
S46°28'39"E 124.00'
215.00'
TRACT H
708.90'
N43°31'21"E
70.00'
S46°28'39"E 134.00'

FP04
FP05
FP03
FP06
FP10
FP07
FP09
FP08

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44078
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REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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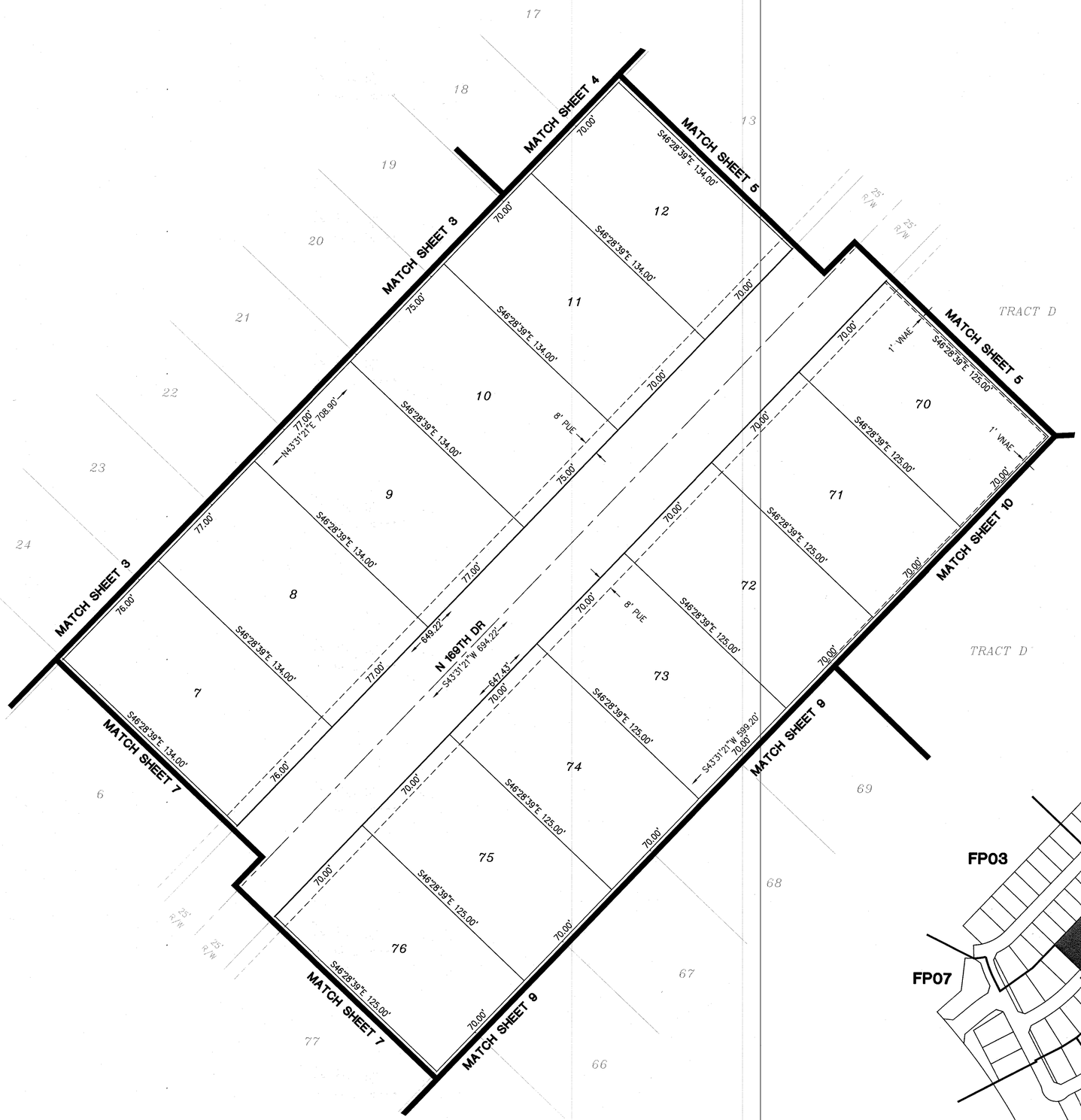
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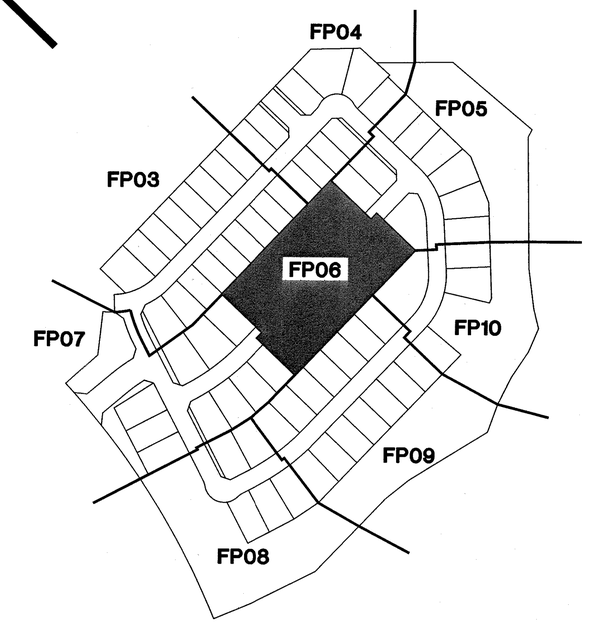
DWG. NO.
FP05
SHT. 5 OF 10

FS22-1530



LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SITE VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
*	DRIVEWAY TO BE ALIGNED ON SOUTHEAST SIDE OF LOT TO 44 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.





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DATE: APR 2023	
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DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP06
SHT. 6 OF 10

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CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2267.50'	0°54'37"	36.03'
C2	225.00'	8°30'17"	33.40'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N05°25'37"E	35.72'
L4	N85°46'24"W	35.72'
L6	N16°37'22"E	28.79'
L7	N54°57'07"W	30.78'
L15	S17°39'41"W	28.28'
L16	S72°20'19"E	28.28'
L17	S73°34'35"E	27.67'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICLE NON-ACCESS EASEMENT
- MCR — MARICOPA COUNTY RECORDS
- RLS — REGISTERED LAND SURVEYOR
- APN — ASSESSOR PARCEL NUMBER
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- (1) — 30'X30' SITE VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
- * — DRIVEWAY TO BE ALIGNED ON SOUTHEAST SIDE OF LOT TO 44 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

MATCH SHEET 3
MATCH SHEET 6
MATCH SHEET 9
MATCH SHEET 8
N06°24'39"E RADIAL
N73°23'21"E RADIAL
S48°18'39"W RADIAL
N06°24'39"E 124.05'
N47°24'02"E 122.11'
N40°10'23"W 70.00'
(UNSUBDIVIDED)
ASANTE DEVELOPMENT PARTNERS, LLC
DOC. #2022-0438304, MCR
TRACT B
TRACT A
TRACT C
TRACT E
N 169TH LN
N 169TH DR
W CHAMA DR
W PAT TILLMAN BLVD
(PUBLIC RIGHT OF WAY)
(MAP OF DEDICATION FOR ASANTE PHASE TWO, BOOK 885, PAGE 46, MCR)
R=2267.50' D=6°06'51" L=637.50'
R=2200.00' D=33°28'26" L=1043.23' L=1285.31'
RIGHT OF WAY DEDICATION BOOK 1733 PAGE 2 MCR
10' PUE BOOK 1733 PAGE 2 MCR
R=400.00' D=16°47'08" L=117.19'
R=400.00' D=15°35'26" L=108.84'
R=600.00' D=19°08'20" L=200.42'
S46°28'39"E 134.00'
S46°28'39"E 133.96'
S46°28'39"E 125.00'
S35°41'56"E 132.39'
S27°20'19"E 69.62'
S27°20'19"E 120.62'
S27°20'19"E 115.00'
S27°20'19"E 424.54'
S62°39'41"W 132.00'
S62°39'41"W 74.02'
S62°39'41"W 50.84'
S57°21'42"W 132.57'
S49°49'37"W 94.46'
S49°49'37"W 92.23'
S43°31'21"W 694.22'
S43°31'21"W 599.20'
S44°48'23"E 128.32'
S38°30'53"E 128.00'
S32°13'32"E 127.19'
S57°22'26"W 67.70'
S48°45'10"W 67.70'
N62°39'41"E 132.00'
N27°20'19"W 213.53'
N54°08'08"E 109.70'
L=242.07'
L=79.57'
L=71.67'
L=55.99'
L=101.38'
L=492.07'
L=83.90'
L=208.77'
L=68.63'
L=53.28'
L=6.78'
L=18.23'
L=312.17'
L=424.54'
L=210.00'
L=194.15'
L=647.43'
L=51.42'
L=73.30'
L=61.81'
L=46.73'
L=20.97'
L=14.14'
L=21.21'
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L=14.14'
L=14.14'
L=14.14

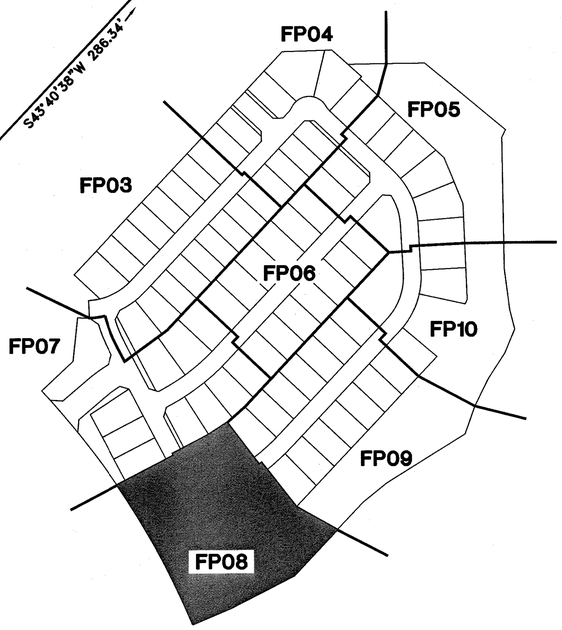
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S72°20'19"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	55.00'	17°20'29"	16.65'
C7	55.00'	17°20'29"	16.65'

LEGEND

- ○ FOUND MONUMENT AS NOTED
- ⊡ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ● SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- VNAE VEHICLE NON-ACCESS EASEMENT
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- RLS REGISTERED LAND SURVEYOR
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- * DRIVEWAY TO BE ALIGNED ON SOUTHEAST SIDE OF LOT TO 44 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

30 0 30 60
SCALE: 1" = 30'



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50978
PHIL
REIMER
Date Signed 4/19/2023
ARIZONA, U.S.A.
Expires 6/30/2023

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

ASANTE - UNIT 4.12
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1909 | STATUS:
DATE: APR 2023 | MUNICIPAL TRACKING NO:
SCALE: AS SHOWN
DRAWN: PV
APPROVED: PR

DWG. NO.
FP08
SHT. 8 OF 10

FS22-1530

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LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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N

30 0 30 60

SCALE: 1" = 30'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
18978
PHIL
REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

HILGARTWILSON
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ASANTE - UNIT 4.12

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

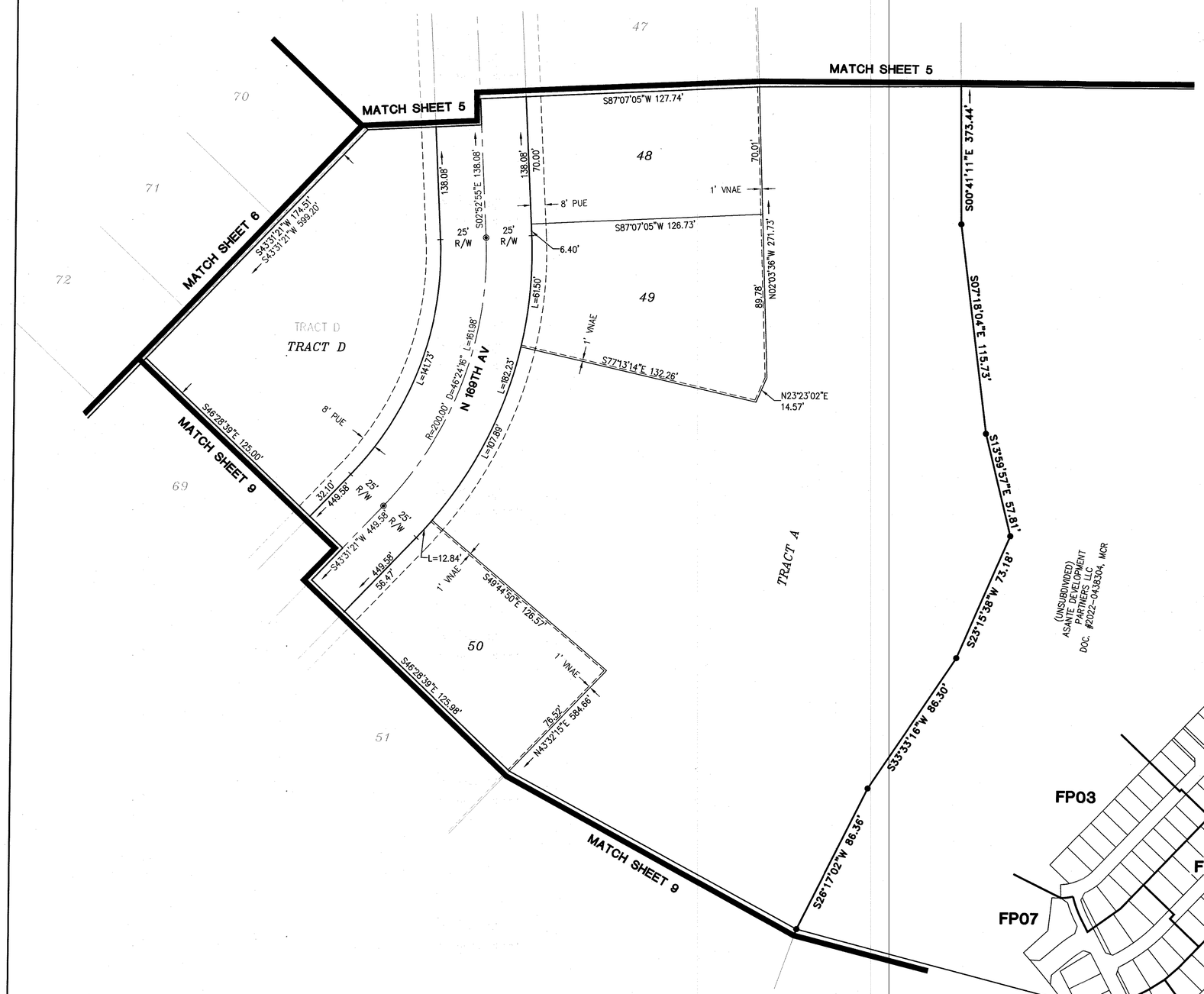
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DATE: APR 2023	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP09
SHT. 9 OF 10

FS22-1530

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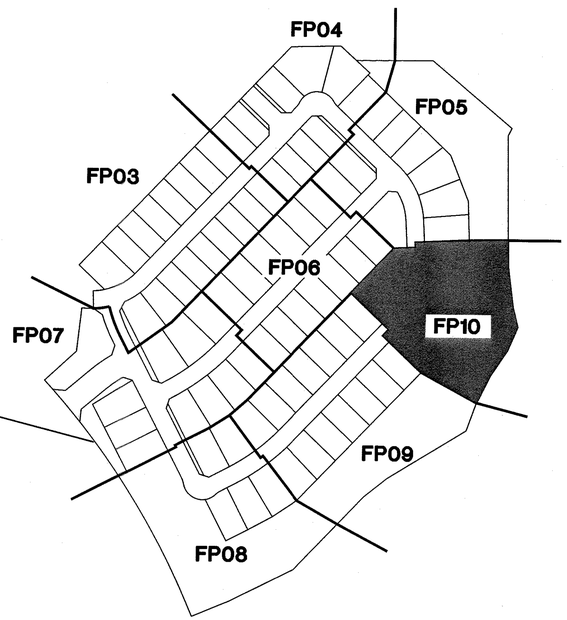
LEGEND

○	FOUND MONUMENT AS NOTED
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SCALE: 1" = 30'



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19016
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ASANTE - UNIT 4.12

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

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PROJ. NO.: 1909	STATUS:
DATE: APR 2023	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP10
SHT. 10 OF 10

FS22-1530

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From:	JAMES, MARK C CIV USAF AETC 56 FW/CVE
To:	Tierney Farago
Cc:	56 FW/CIT Community Initiative
Subject:	RE: FS22-1530 Asante 4.12 Final Plat and Improvement Plans New Digital Submittal 11.21.22
Date:	Sunday, December 11, 2022 9:05:04 AM
Attachments:	smime.p7s ATT00001.txt ATT00002.htm
Importance:	High

Tierney,

Thank you for allowing Luke AFB to make comments on the Asante 4.12 Final Plat and Improvement Plans application.

As described in the application, *this request will not have a negative impact on Luke AFB Flight Operations*. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform occupants about Luke AFB operations.

Respectfully,

Mark James
Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Monday, November 21, 2022 2:46 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] FS22-1530 Asante 4.12 Final Plat and Improvement Plans New Digital Submittal 11.21.22

Good afternoon,

Attached please find the **application**, **narrative, final 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.

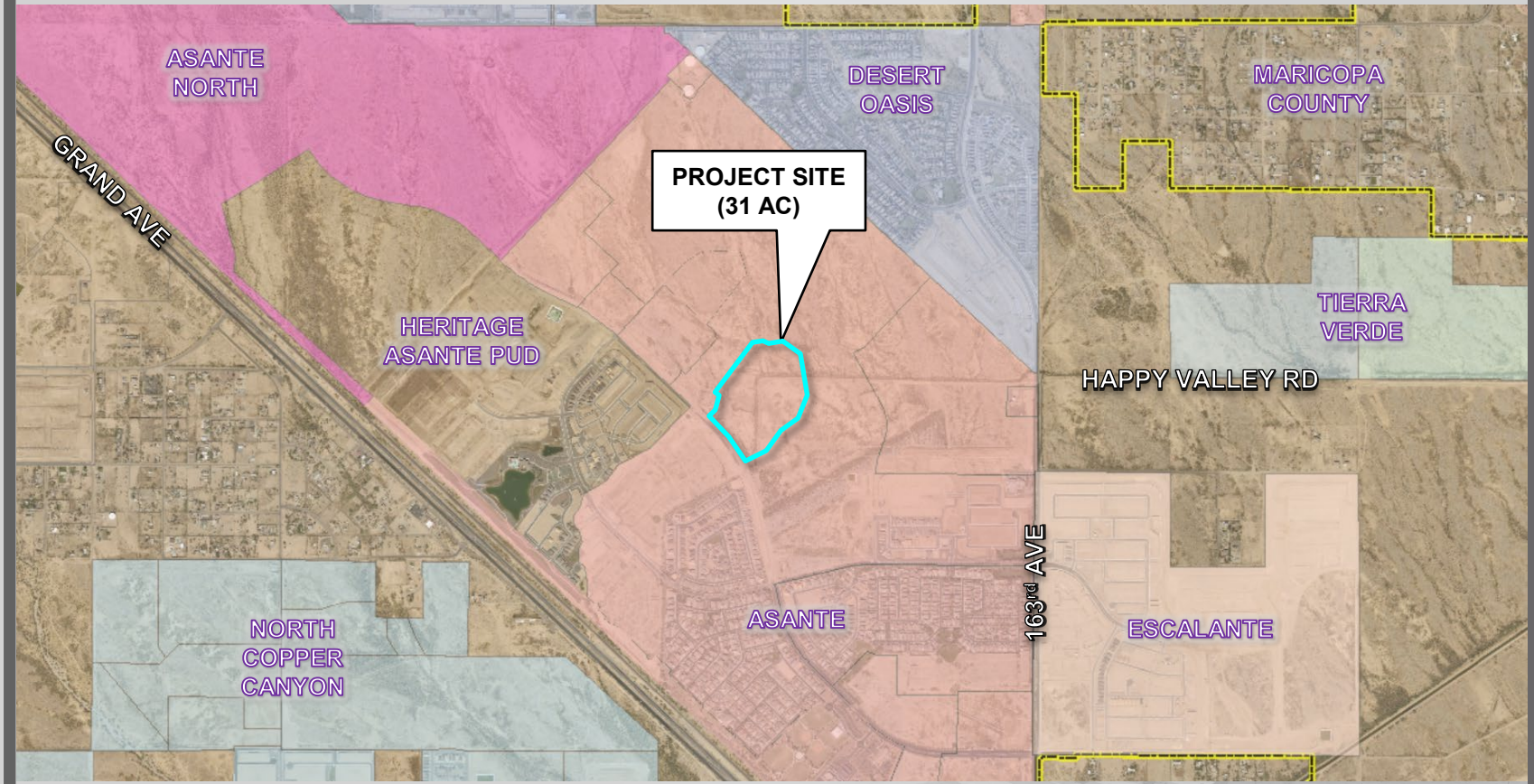
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be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

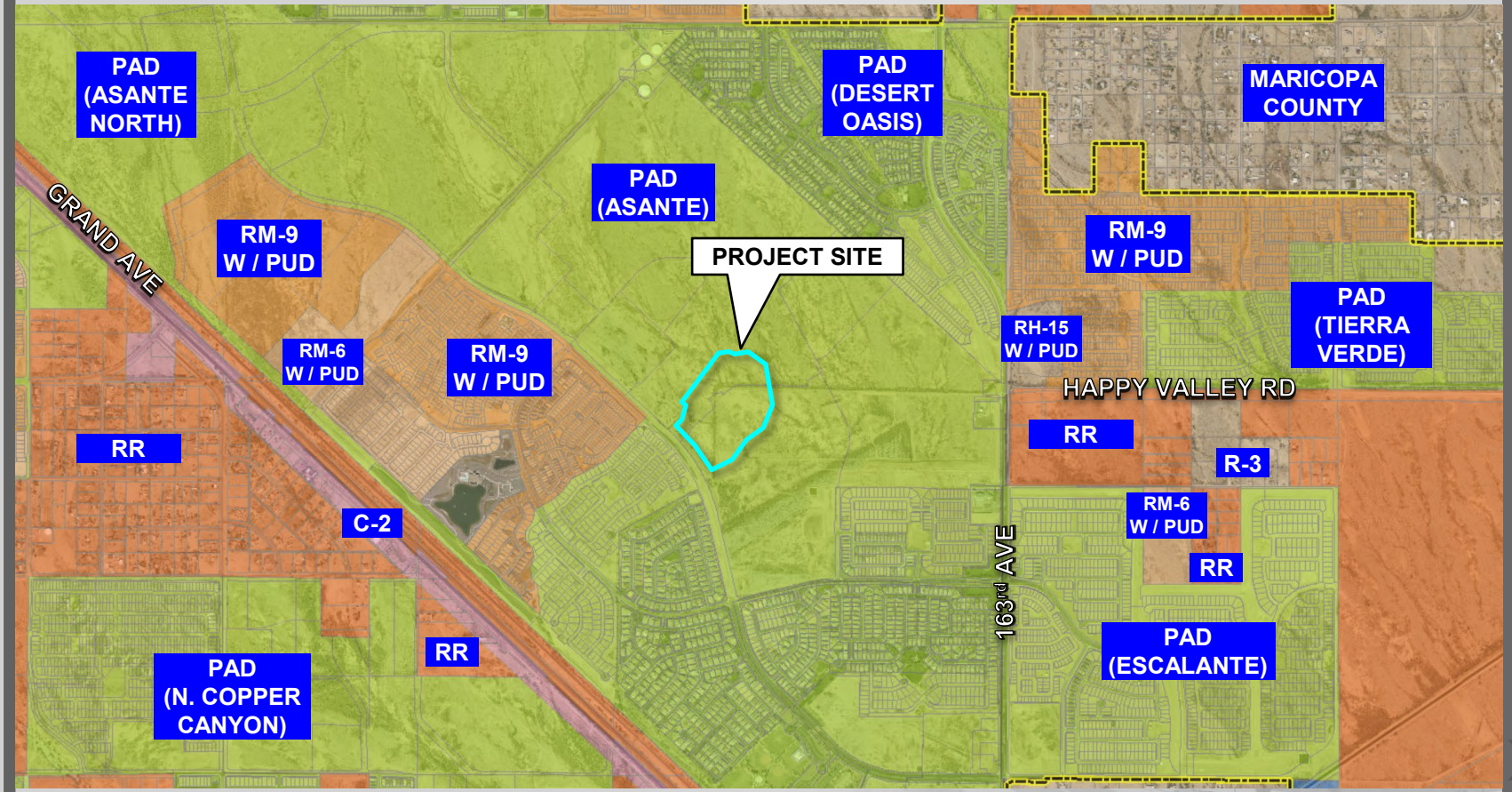
FS22-1530
Asante Planning Area 3
Unit 4.12 Final Plat

City Council

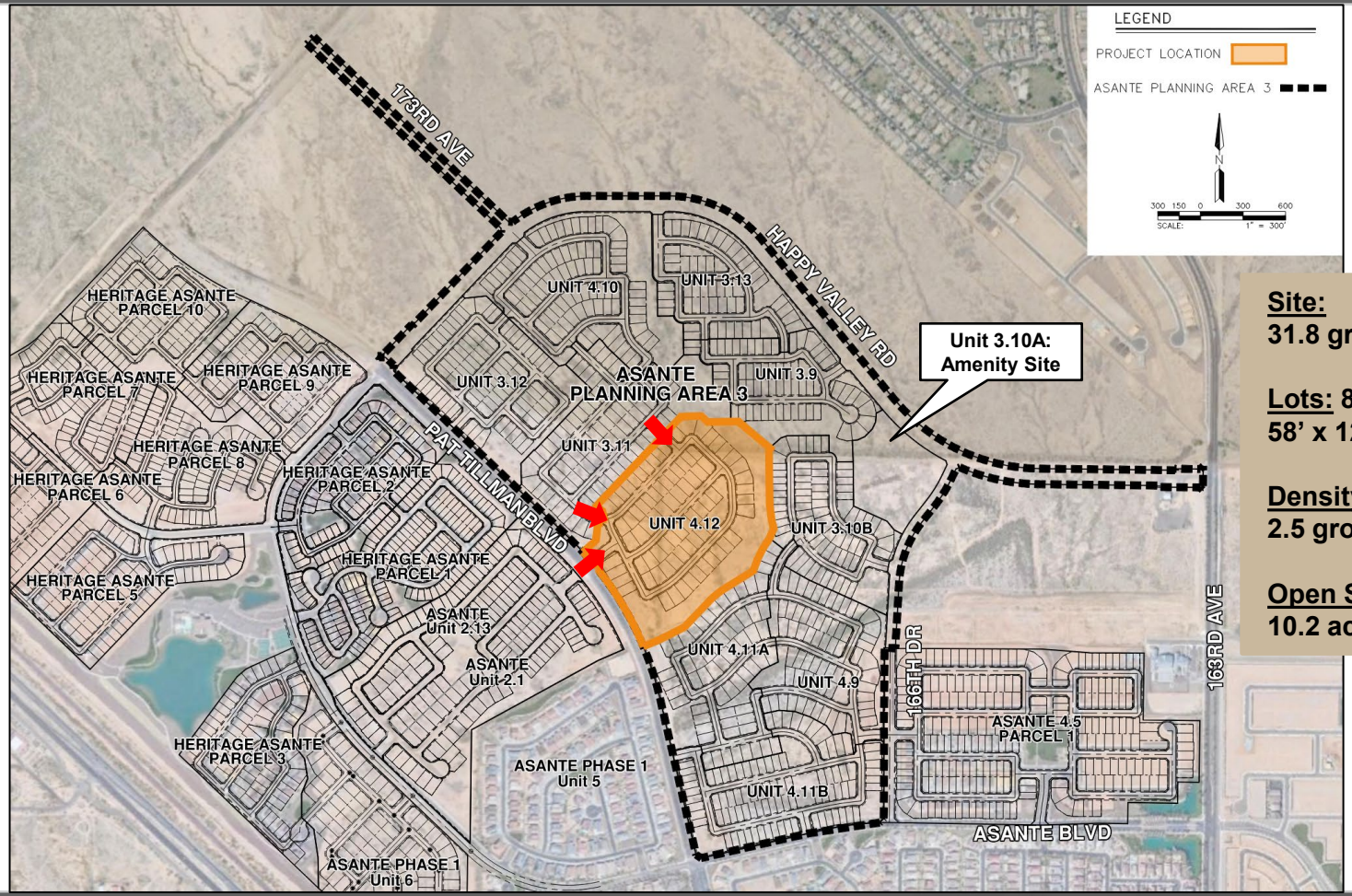
June 6, 2023



FS22-1530 VICINITY MAP



FS22-1530 ZONING MAP



Site:
31.8 gross acres

Lots: 80 lots
58' x 120' typical

Density:
2.5 gross du/ac

Open Space:
10.2 ac (32%)

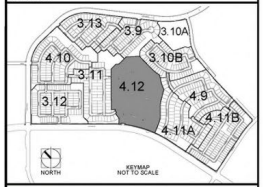
FS22-1530 FINAL PLAT



ACTIVE OPEN SPACE

PASSIVE OPEN SPACE

KEYMAP



STREET TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Acacia aneura MULGA	24" BOX STANDARD
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD
	Ulmus parvifolia 'Drake' DRAKE EVERGREEN ELM	24" BOX STANDARD

ENTRY TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	36" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	36" BOX STANDARD
	Tipuana tipu TIPU TREE	36" BOX STANDARD

INTERIOR TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD
	Rhus lancea AFRICAN SUMAC	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Tipuana tipu TIPU TREE	24" BOX STANDARD

OPEN SPACE TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Cercidium 'Desert Museum' PALO VERDE	24" BOX STANDARD
	Pinus eldarica MONDEL PINE	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Prosopis g. 'Maverick' HONEY MESQUITE	24" BOX STANDARD

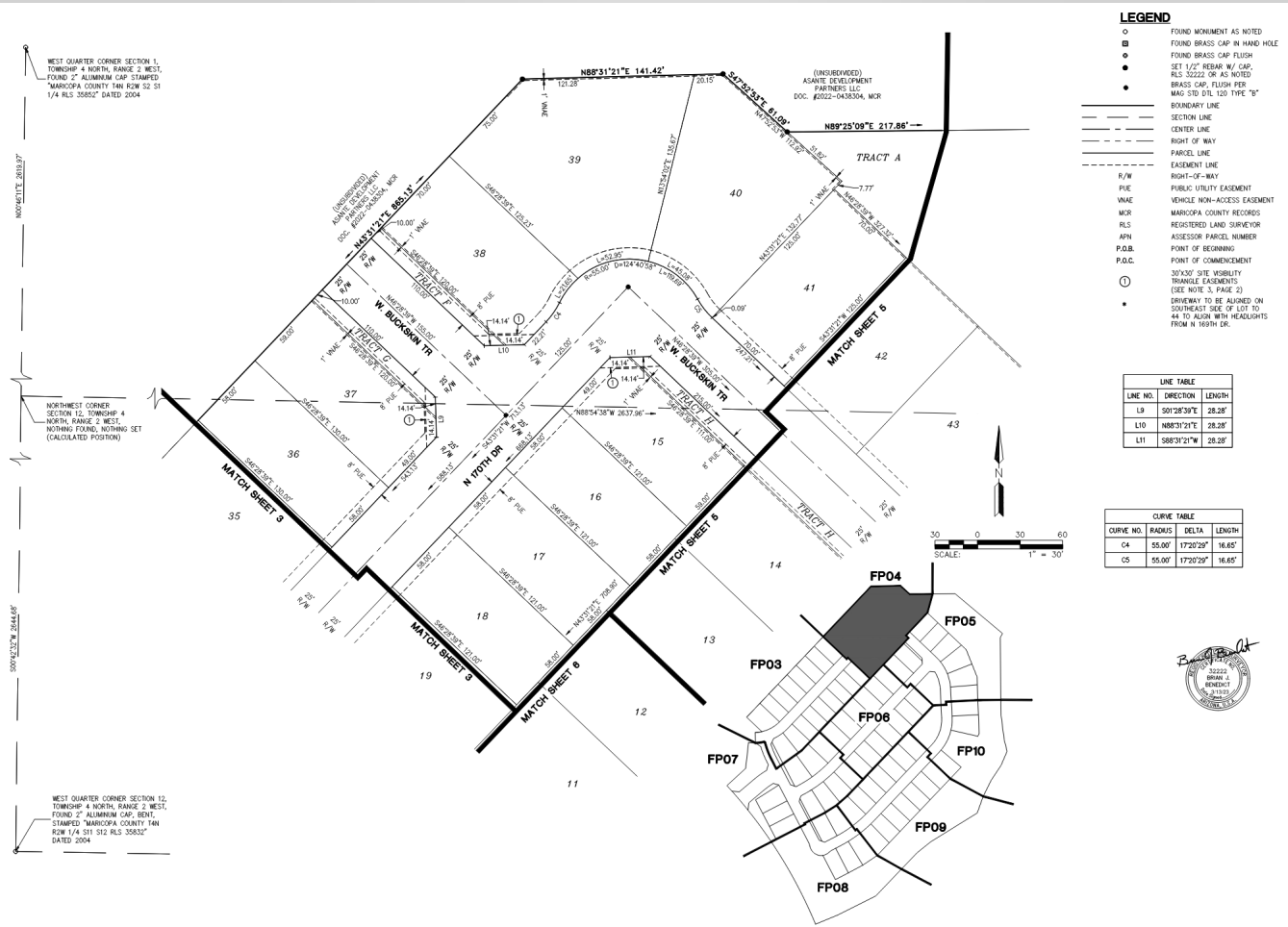
TURF
MIDIRON SOD

DECOMPOSED GRANITE -
'DESERT VERDE' ¾" SCREENED

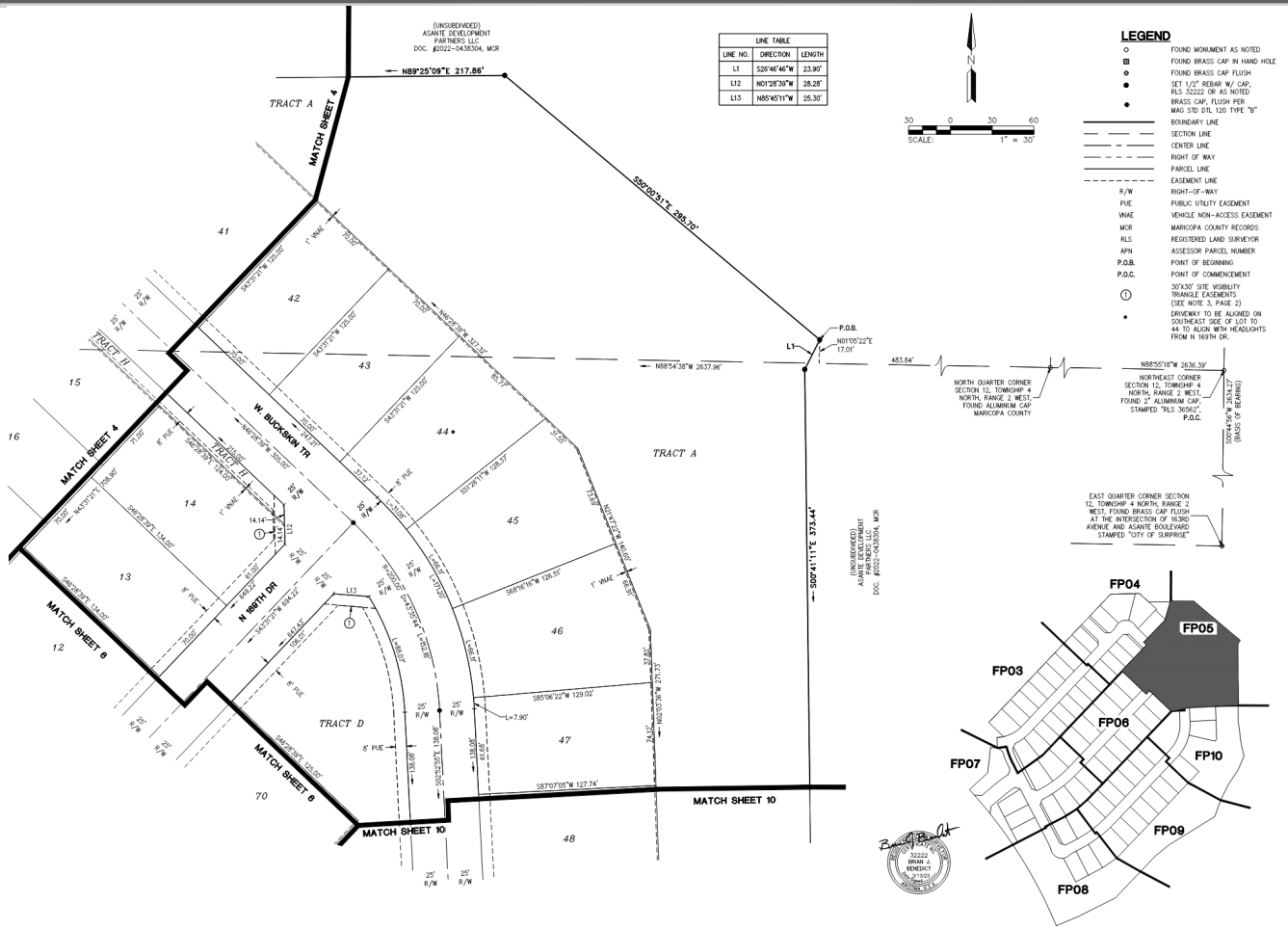
FS22-1530 LANDSCAPE PLAN



FS22-1530 FINAL PLAT



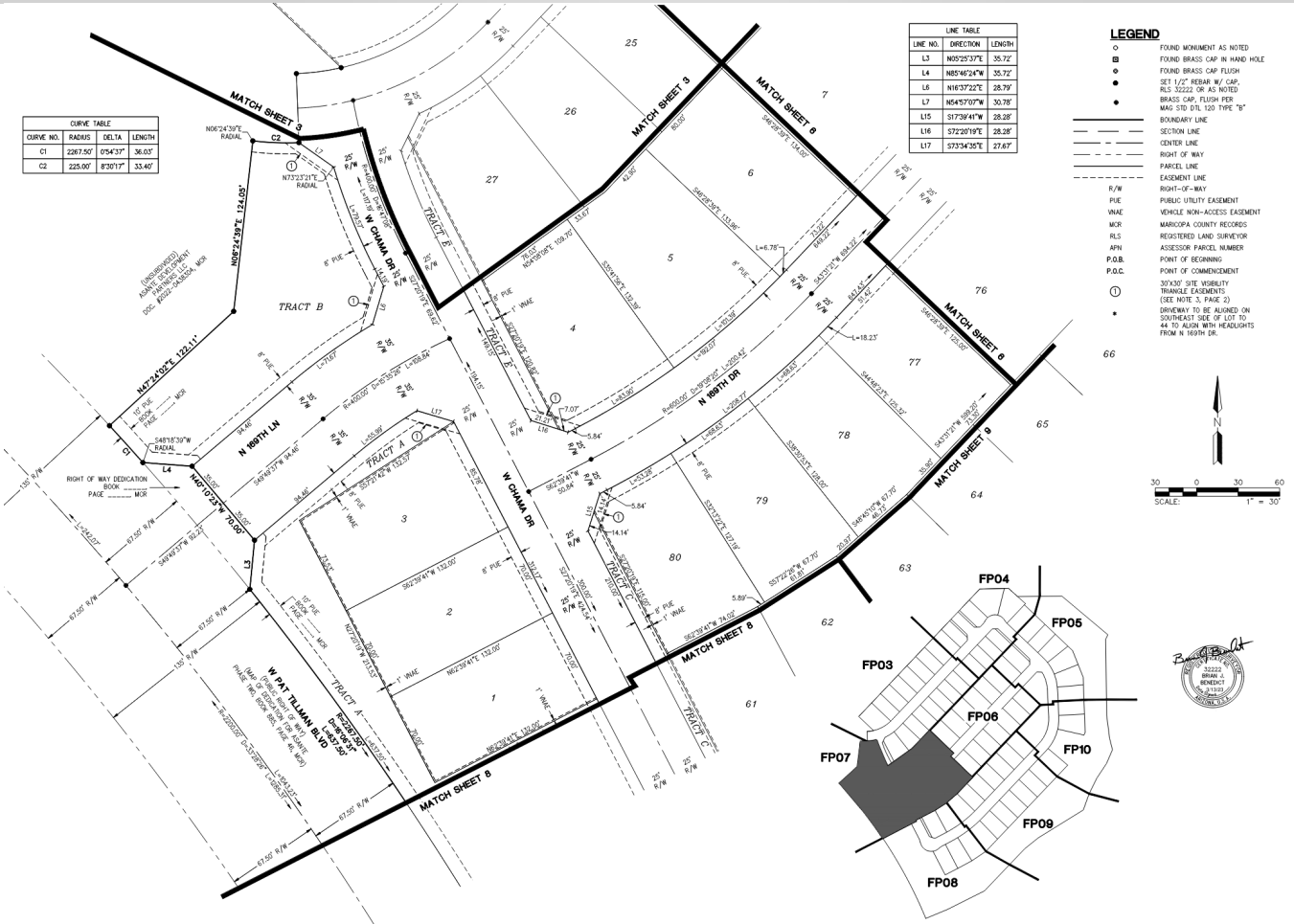
FS22-1530 FINAL PLAT



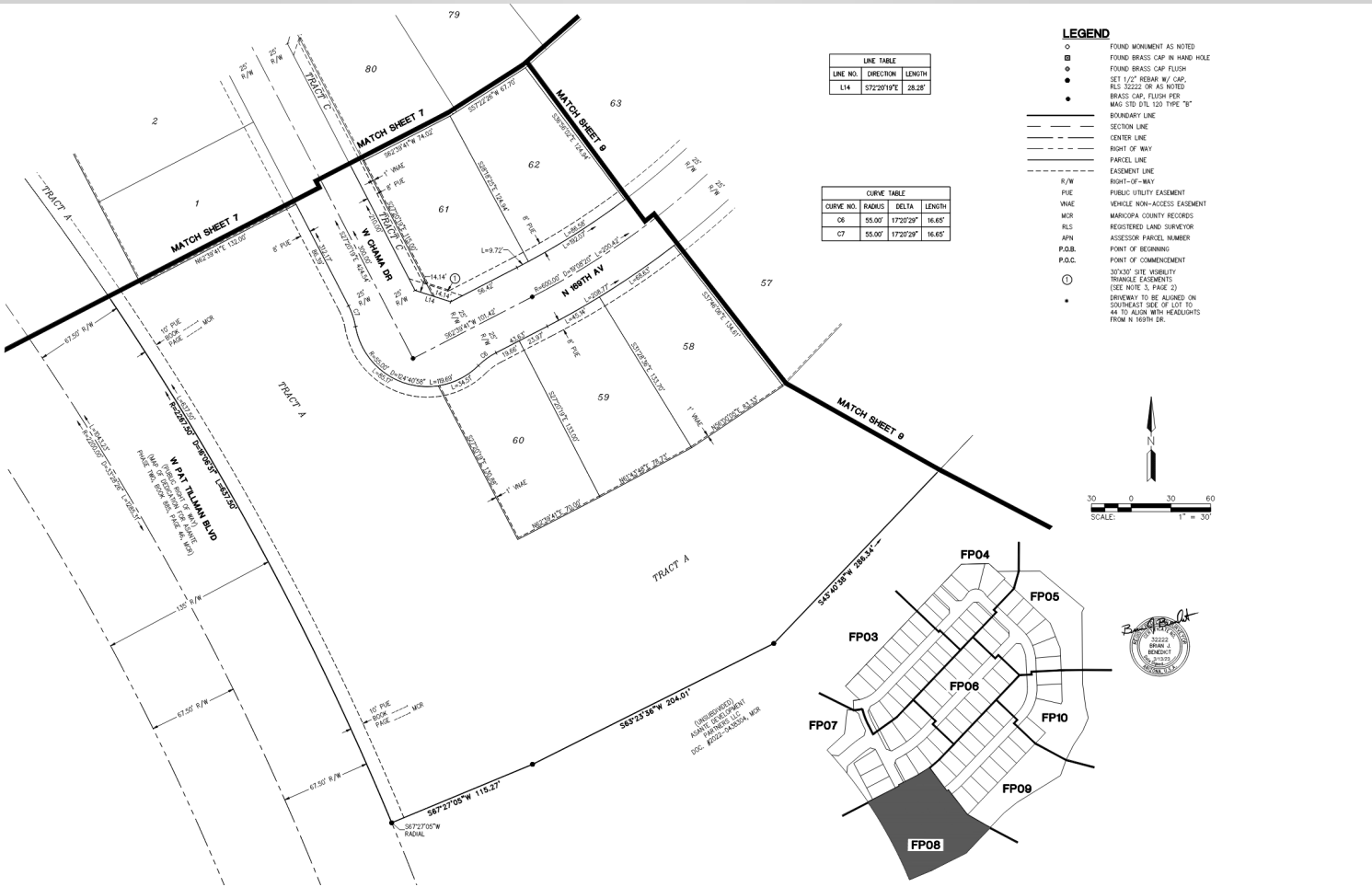
FS22-1530 FINAL PLAT



FS22-1530 FINAL PLAT



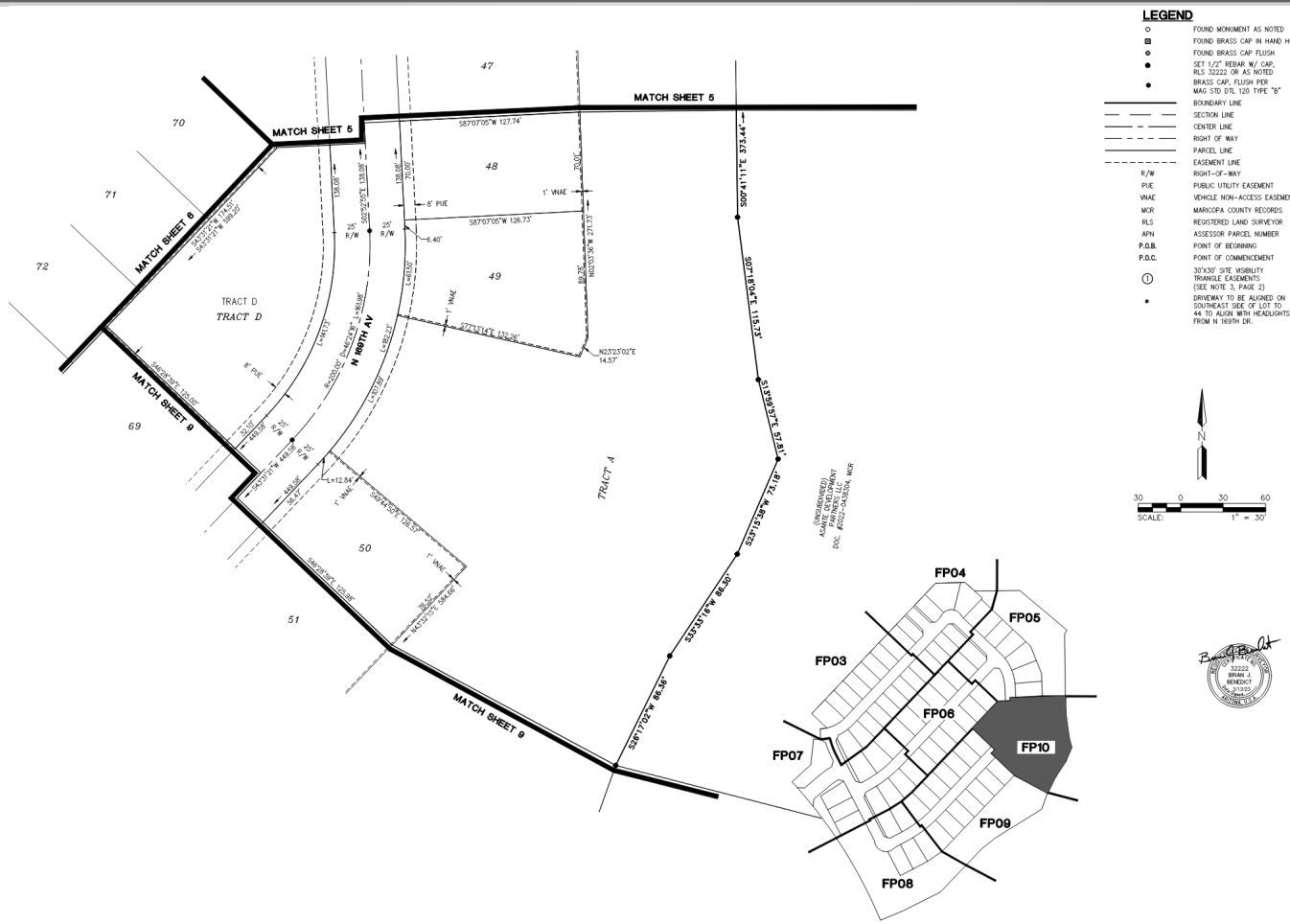
FS22-1530 FINAL PLAT



FS22-1530 FINAL PLAT



FS22-1530 FINAL PLAT



FS22-1530 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Asante Unit 3.11" and dated April 6, 2023, a property generally located near 169th Lane and Pat Tillman Boulevard; Case FS22-1525.

Motion:
I move to approve the Final Plat entitled, "Asante Unit 3.11" and dated April 6, 2023.

Background:
Diego Ortiz, with HILGARTWILSON, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.11.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed into 76 lots over approximately 22.2 gross acres, for a gross residential density of 3.4 dwelling units/acre.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035, Asante PAD, and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-1525 Asante Planning Area 3 Unit 3.11 Final Plat - Staff Report 060623 CC
2. 01 - FS22-1525 Asante Planning Area 3 Unit 3.11 Final Plat - Vicinity Map
3. 02 - FS22-1525 Asante Planning Area 3 Unit 3.11 Final Plat - Zoning Map
4. 03 - FS22-1525 Asante Planning Area 3 Unit 3.11 Final Plat - Final Plat
5. 04 - FS22-1525 Asante Planning Area 3 Unit 3.11 Final Plat - Luke AFB Letter
6. FS22-1525 Asante Planning Area 3 Unit 3.11 Final Plat - Presentation

---

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS22-1525**

Project Name: Asante Planning Area 3 Unit 3.11 Final Plat

Council District: 1 – Acacia

City Council Date: June 6, 2023

Planner: Jessica Brinton, Planner II

Owner: Asante Development Partners, LLC

Applicant: Diego Ortiz of HILGARTWILSON

Request: The applicant seeks approval of the Final Plat for the subject property

Site Location: Generally located near 169th Lane and Pat Tillman Boulevard

Site Size: 22.2 gross acres (approx.)

Density: 3.4 dwelling units/acre (gross)

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

Findings:

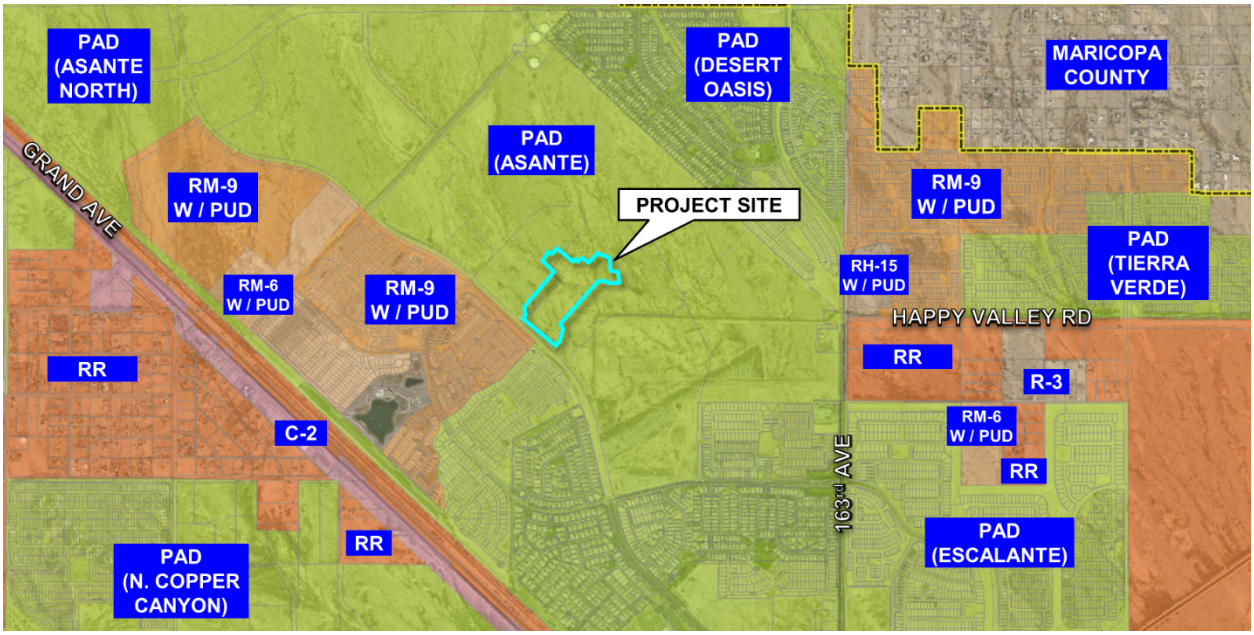
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Diego Ortiz of HILGARTWILSON, on behalf of Asante Development Partners, LLC, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.11. The applicant seeks to subdivide the subject property into 76 lots over approximately 22.2 gross acres, for a gross residential density of 3.4 dwelling units/acre. The proposed subdivision will be integrated into the larger Asante Community.

SURROUNDING LAND ZONING:

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



PAD – Asante	PAD – Asante	PAD – Asante
PAD – Asante	**PAD – Asante**	PAD – Asante
RM-9 with PUD	RM-9 with PUD / PAD – Asante	PAD – Asante

BACKGROUND:

November 3, 1988: The City Council approved Ordinance 88-24 for the annexation of the subject property.

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 17, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Asante Planning Area 3 under case FS22-0781.

November 18, 2022: The applicant filed the subject case, FS22-1525.

April 18, 2023: The City Council approved a Master Plat for Asante Planning Area 3 under case FS22-1524.

ANALYSIS AND DISCUSSION:

The subject request includes a Final Plat for Unit 3.11 of Planning Area 3 within the Asante PAD. This Final Plat consists of 76 lots, with a typical lot size of 63' x 120'. This is consistent with the Preliminary Plat and the Asante PAD requirements.

Access

Access to the development will be from Pat Tillman Boulevard to the south through Unit 4.12 via West Buckskin Trail and West Faye Way. Access is also available via West Hackamore Drive and West Desert Hollow Drive through Unit 4.10 to the northwest.

Open Space & Landscaping

There is a total of approximately 4.4 acres of open space within Unit 3.11. Of this total, approximately 1.3 acres are active open space, and approximately 3.1 acres are passive open space. Landscaping will incorporate native and low water use plants, as required by the City, and will be consistent with the overall Asante Development.

Residents within Unit 3.11 will have access to the clubhouse planned for Unit 3.10A within Asante Planning Area 3.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 dwelling units/acre or more. At a gross density of 3.4 dwelling units/acre, this development is consistent with the General Plan in this regard.

This request is also consistent with the General Plan in that it promotes connectivity to existing and future development within the Asante PAD for a range of mobility options.

Reviewing Agencies:

This request was reviewed by internal city reviewing departments, who indicated no objection to the request. The following external agencies also indicated no objection to the request: Maricopa Water District, Luke Air Force Base.

The following external agencies were included in the review request but did not provide a response: Arizona Department of Transportation, Maricopa County Flood Control District, Maricopa County Department of Transportation, Maricopa County Planning Department, Maricopa Association of Governments, Dysart Unified School District, United States Postal Service, Cox, and Southwest Gas.

Summary:

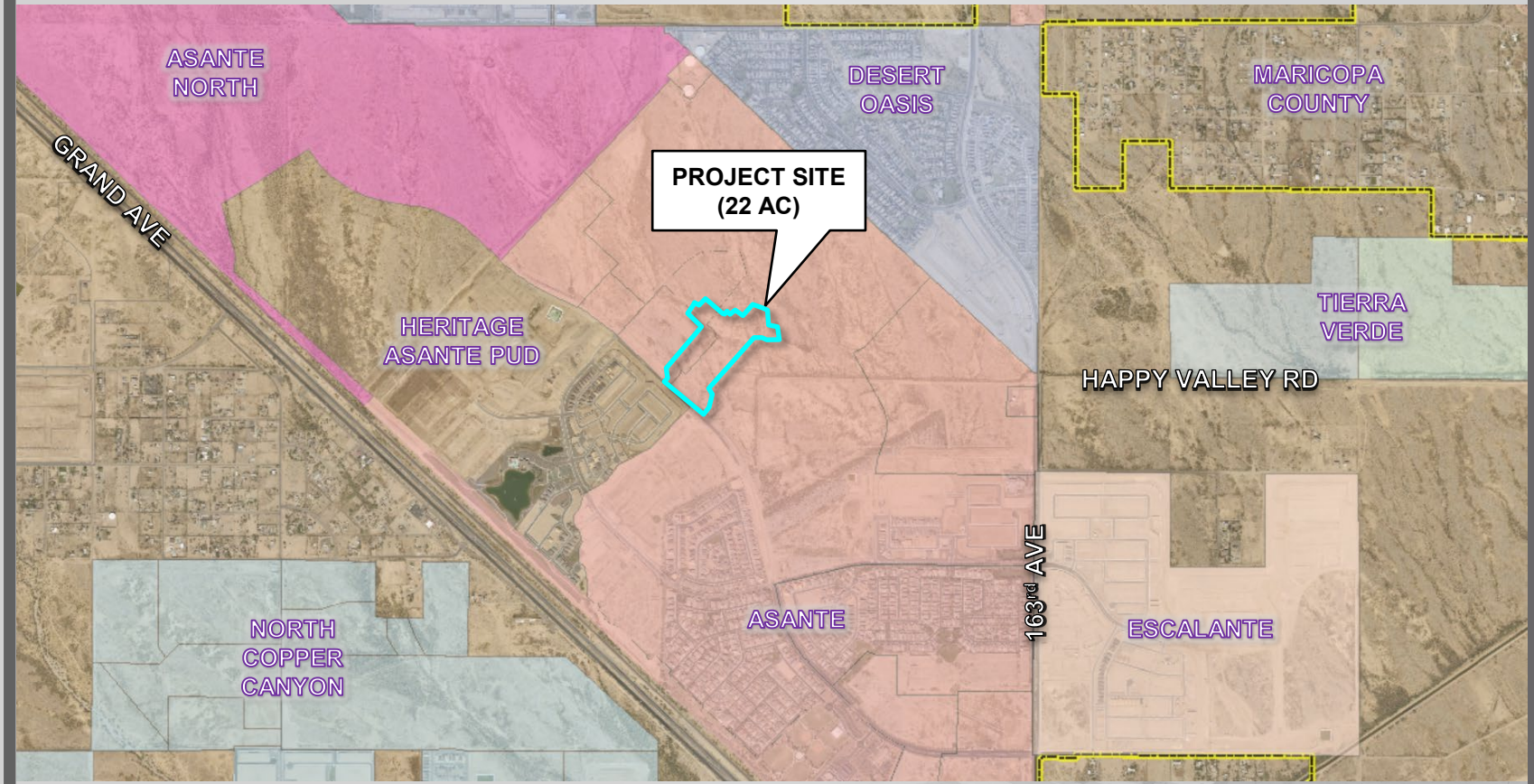
The subject Final Plat meets the requirements of the Asante PAD, in addition to other applicable requirements. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

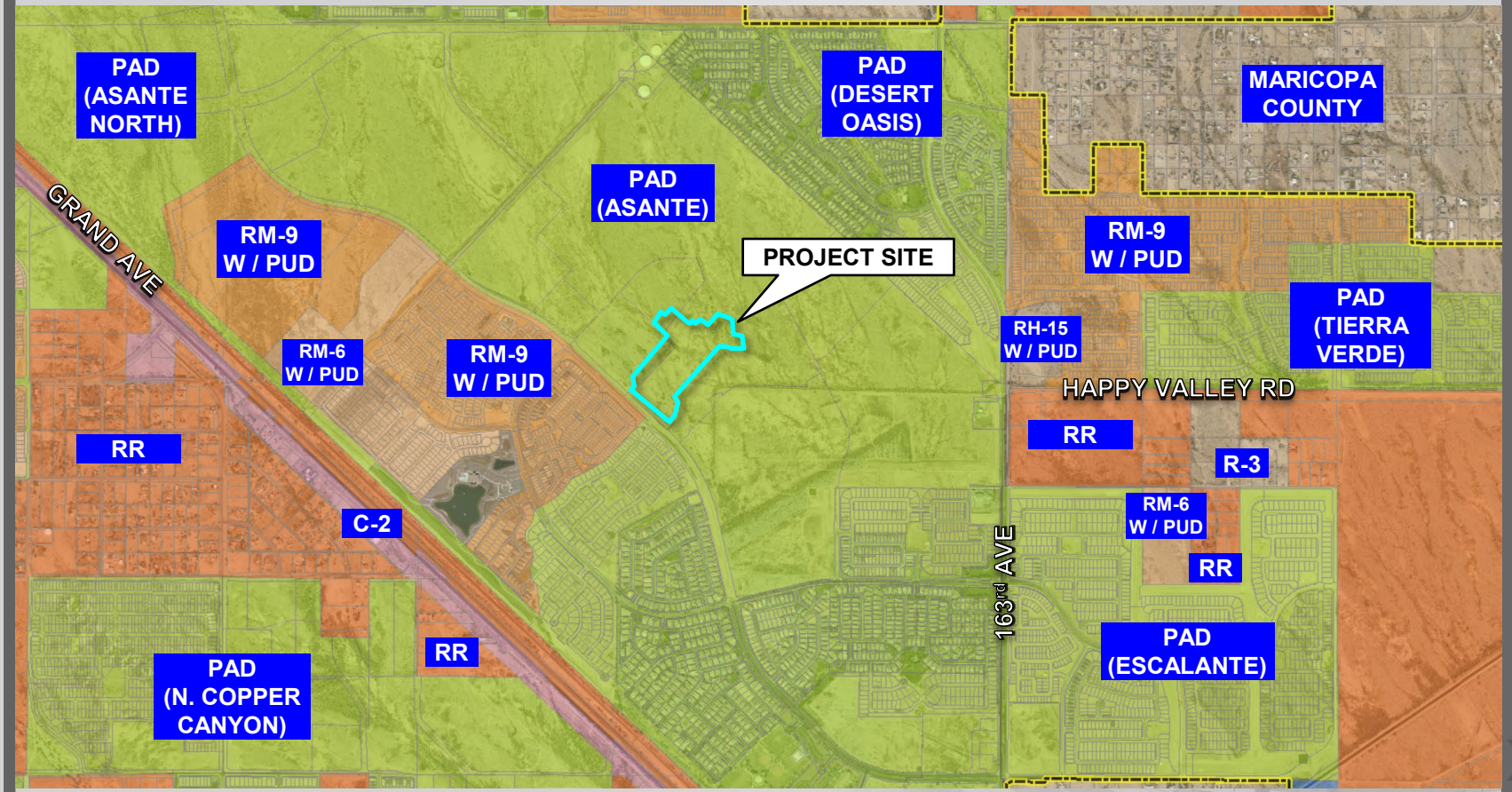
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Letter
PPT



FS22-1525 VICINITY MAP



FS22-1525 ZONING MAP

FINAL PLAT
OF
ASANTE - UNIT 3.11
SURPRISE, ARIZONA

A REPLAT OF UNIT 3.11 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:
THAT **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF **"ASANTE – UNIT 3.11"**, A REPLAT OF UNIT 3.11 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID **"ASANTE – UNIT 3.11"** AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS–OF–WAY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON–EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON EXCLUSIVE EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS–OF–WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF:

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED DULY AUTHORIZED OFFICER THIS 21 DAY OF April, 2023.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
ITS: MANAGER

BY: _____

NAME: **JEFF GUNDERSON**

TITLE: **VICE PRESIDENT**

ACKNOWLEDGMENT

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED **JEFF GUNDERSON,** WHO ACKNOWLEDGED HIMSELF TO BE THE **VICE PRESIDENT** OF **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** THE MANAGER OF **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AND ACKNOWLEDGED THAT HE, AS SUCH **OFFICER,** BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 584083
My Commission Expires
July 29, 2024

Jamie Kelsey — July 29, 2024
NOTARY PUBLIC — MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY: THIS RATIFICATION, Katie Voigt, AS THE President OF THE ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES OF SAID ASSOCIATION AS SET FORTH HEREIN.

ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

BY: Katie Voigt

NAME: Katie Voigt

TITLE: President

ACKNOWLEDGMENT FOR RATIFICATION

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED Katie Voigt, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH President BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 584083
My Commission Expires
July 29, 2024

Jamie Kelsey — July 29, 2024
NOTARY PUBLIC — MY COMMISSION EXPIRES

LENDERS' CONSENT

THE UNDERSIGNED, WHICH IS THE BENEFICIARY AND ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AND OTHER LENDERS AS DEFINED IN THE LOAN AGREEMENT OF EVEN DATE WITH THE DEED OF TRUST ('LENDERS'), UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FIXTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED ON NOVEMBER 10, 2022, AT DOCUMENT NO. 20220831563 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA (**"DEED OF TRUST"**) AS A FIRST LIEN ON THE PROPERTY DESCRIBED IN THE DEED OF TRUST (**"LENDERS' LIEN"**), FOR AND ON BEHALF OF THE LENDERS AND THEIR SUCCESSORS AND ASSIGNS, HEREBY (A) CONSENTS TO THE RECORDATION OF THIS FINAL PLAT (**"FINAL PLAT"**), AND EACH AND EVERY DEDICATION, EASEMENT, RIGHT–OF–WAY, COVENANT, CONDITION AND RESTRICTION MORE SPECIFICALLY SET FORTH IN THIS FINAL PLAT; (B) AGREES THAT, UPON THE RECORDATION OF THIS FINAL PLAT, THE LENDERS' LIEN WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS FINAL PLAT IS HEREBY DEEMED SUBJECT AND SUBORDINATE TO THIS FINAL PLAT; WITH LENDERS' LIEN CONTINUING IN EFFECT AGAINST SUCH PROPERTY AS SUCH LEGAL DESCRIPTION HAS BEEN MODIFIED BY RECORDATION OF THIS FINAL PLAT; AND (C) AGREES THAT UPON THE RECORDATION OF THIS FINAL PLAT ALL PROPERTY DEDICATED TO THE CITY OF SURPRISE HEREUNDER IS RELEASED FROM THE LENDERS' LIEN.

DATED: 4/20, 2023.

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST

BY: _____

NAME: Sean Reilly

ITS: Vice President

ACKNOWLEDGMENT FOR LENDERS' CONSENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON 4/20/23 BEFORE ME, Cynthia Gonzalez, Notary Public, PERSONALLY APPEARED Sean Reilly, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

CYNTHIA GONZALEZ
(SEAL) Notary Public - California
Orange County
Commission # 2302381
My Comm. Expires Sep 17, 2023

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT–OF–WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT–OF–WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04–07–523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45–576.

OWNER

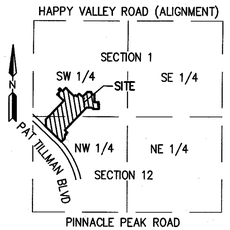
ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
CONTACT: PHIL REIMER, RLS

SHEET INDEX

FP01	COVER SHEET
FP02	LEGAL DESCRIPTION SHEET INDEX MAP, AREA TABLES & VISIBILITY DETAIL
FP03–FP08	FINAL PLAT SHEETS



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, 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 RECORDS, AND BETWEEN THE MONUMENTS AS SHOWN HEREON

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL SHEET 2)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON–SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9–461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42–1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22–0781.
13. DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22–0756 OR AS SUBSEQUENTLY AMENDED.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST:

_____ _____
MAYOR — DATE

_____ _____
CITY CLERK — DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

PHIL REIMER
RLS# 48078
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
preimer@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48078
PHIL
REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

NOTE:
A.R.S. 32–151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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

ASANTE - UNIT 3.11
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA
FINAL PLAT

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STATUS:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: NONE
DRAWN: PV
APPROVED: PR
MUNICIPAL TRACKING NO: FS22-1525
DWG. NO. FP01
SHT. 1 OF 8

U:\1900\1909\SURVEY\PLAT\ASANTE UNIT 3.11\1909–3.11–FP–01.dwg 4/19/2023 9:32 AM

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1 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 2 INCH ALUMINUM CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 12 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER THEREOF BEARS SOUTH 00°44'56" WEST, 2634.27 FEET;

THENCE NORTH 88°55'18" WEST, 2636.39 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO A FOUND ALUMINUM CAP MARICOPA COUNTY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH 88°54'38" WEST, 766.95 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE LEAVING SAID NORTH LINE, NORTH 01°05'22" EAST, 201.14 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 89°25'09" WEST, 164.86 FEET;

THENCE NORTH 47°52'53" WEST, 61.09 FEET;

THENCE SOUTH 88°31'21" WEST, 141.42 FEET;

THENCE SOUTH 43°31'21" WEST, 865.13 FEET;

THENCE SOUTH 46°28'39" EAST, 100.66 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, THE CENTER OF WHICH BEARS NORTH 12°48'57" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°43'19", AN ARC LENGTH OF 32.75 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 02°05'38" EAST, 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, THE CENTER OF WHICH BEARS NORTH 02°05'38" WEST;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°30'17", AN ARC LENGTH OF 33.40 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 06°24'39" WEST, 124.05 FEET;

THENCE SOUTH 47°24'02" WEST, 122.11 FEET THE NORTHEASTERLY RIGHT OF WAY LINE OF PAT TILLMAN BOULEVARD AS SHOWN ON THE MAP OF DEDICATION FOR ASANTE TWO AS RECORDED IN BOOK 885, PAGE 46, MARICOPA COUNTY RECORDS, ARIZONA TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2267.50 FEET, THE CENTER OF WHICH BEARS SOUTH 47°24'02" WEST;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE:

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°52'41", AN ARC LENGTH OF 153.47 FEET TO A TANGENT LINE;

THENCE NORTH 46°28'39" WEST, 492.00 FEET;

THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 43°31'21" EAST, 43.00 FEET;
THENCE NORTH 01°33'42" WEST, 144.33 FEET;

THENCE NORTH 43°31'21" EAST, 134.23 FEET;

THENCE SOUTH 46°28'39" EAST, 5.21 FEET;

THENCE NORTH 43°31'21" EAST, 589.00 FEET;

THENCE NORTH 46°28'39" WEST, 259.00 FEET;

THENCE NORTH 43°31'21" EAST, 120.00 FEET;

THENCE NORTH 46°28'39" WEST, 61.00 FEET;

THENCE NORTH 43°31'21" EAST, 50.00 FEET;

THENCE SOUTH 46°28'39" EAST, 108.43 FEET;

THENCE NORTH 43°31'21" EAST, 128.00 FEET;

THENCE SOUTH 46°28'39" EAST, 26.57 FEET;

THENCE SOUTH 38°45'20" EAST, 59.54 FEET;

THENCE SOUTH 46°28'39" EAST, 246.00 FEET;

THENCE NORTH 43°31'21" EAST, 45.00 FEET;

THENCE SOUTH 46°28'39" EAST, 50.00 FEET;

THENCE NORTH 43°31'21" EAST, 42.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC LENGTH OF 16.65 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°32'24", AN ARC LENGTH OF 38.92 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 69°40'34" EAST, 21.16 FEET;

THENCE SOUTH 46°28'39" EAST, 108.76 FEET;

THENCE NORTH 43°31'21" EAST, 182.02 FEET;

THENCE NORTH 89°25'09" EAST, 112.54 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS SOUTH 83°02'57" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°52'23", AN ARC LENGTH OF 126.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 47.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'51", AN ARC LENGTH OF 10.28 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 05°23'29" EAST, 1.84 FEET;

THENCE SOUTH 00°34'51" EAST, 212.00 FEET;

THENCE NORTH 89°25'09" EAST, 110.63 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS SOUTH 73°58'45" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°03'49", AN ARC LENGTH OF 70.44 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 41°57'26" WEST, 4.86 FEET;

THENCE SOUTH 00°34'51" EAST, 125.00 FEET TO THE **POINT OF BEGINNING.**

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9239	0.2121
LOT : 2	9239	0.2121
LOT : 3	8798	0.2020
LOT : 4	8001	0.1837
LOT : 5	7686	0.1764
LOT : 6	7686	0.1764
LOT : 7	7686	0.1764
LOT : 8	7995	0.1835
LOT : 9	11929	0.2739
LOT : 10	13511	0.3102
LOT : 11	7787	0.1788
LOT : 12	7560	0.1736
LOT : 13	7560	0.1736
LOT : 14	7560	0.1736
LOT : 15	7560	0.1736
LOT : 16	7560	0.1736
LOT : 17	7560	0.1736
LOT : 18	7560	0.1736
LOT : 19	7560	0.1736

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 20	7560	0.1736
LOT : 21	7920	0.1818
LOT : 22	7870	0.1807
LOT : 23	8400	0.1928
LOT : 24	7560	0.1736
LOT : 25	7560	0.1736
LOT : 26	7560	0.1736
LOT : 27	8503	0.1952
LOT : 28	7615	0.1748
LOT : 29	7560	0.1736
LOT : 30	7560	0.1736
LOT : 31	7750	0.1779
LOT : 32	8110	0.1862
LOT : 33	7560	0.1736
LOT : 34	7560	0.1736
LOT : 35	7560	0.1736
LOT : 36	7560	0.1736
LOT : 37	7560	0.1736
LOT : 38	7560	0.1736

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 39	7560	0.1736
LOT : 40	7560	0.1736
LOT : 41	7560	0.1736
LOT : 42	7560	0.1736
LOT : 43	7560	0.1736
LOT : 44	7560	0.1736
LOT : 45	8246	0.1893
LOT : 46	8246	0.1893
LOT : 47	7560	0.1736
LOT : 48	7560	0.1736
LOT : 49	7560	0.1736
LOT : 50	7560	0.1736
LOT : 51	7560	0.1736
LOT : 52	7560	0.1736
LOT : 53	7560	0.1736
LOT : 54	7560	0.1736
LOT : 55	7560	0.1736
LOT : 56	7560	0.1736
LOT : 57	7560	0.1736

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 58	7560	0.1736
LOT : 59	8110	0.1862
LOT : 60	7875	0.1808
LOT : 61	7875	0.1808
LOT : 62	7875	0.1808
LOT : 63	7738	0.1776
LOT : 64	7978	0.1832
LOT : 65	8075	0.1854
LOT : 66	8450	0.1940
LOT : 67	8517	0.1955
LOT : 68	7875	0.1808
LOT : 69	7875	0.1808
LOT : 70	7875	0.1808
LOT : 71	7875	0.1808
LOT : 72	7875	0.1808
LOT : 73	7875	0.1808
LOT : 74	8500	0.1951
LOT : 75	8500	0.1951
LOT : 76	8309	0.1908

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.2385	COMMOMN AREA & DRAINAGE
TRACT B	0.7906	COMMOMN AREA & DRAINAGE
TRACT C	0.1314	COMMOMN AREA & DRAINAGE
TRACT D	0.0482	COMMOMN AREA
TRACT E	0.0253	COMMOMN AREA
TRACT F	0.0253	COMMOMN AREA
TRACT G	0.0482	COMMOMN AREA
TRACT H	0.0241	COMMOMN AREA
TRACT I	0.0241	COMMOMN AREA
TRACT J	0.0472	COMMOMN AREA

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

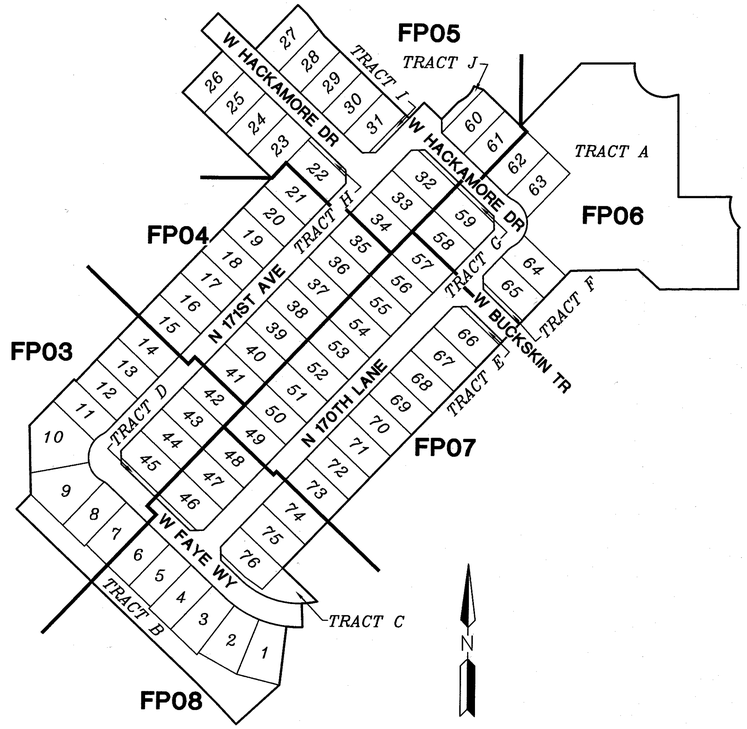
AREAS

ROW AREA =	168,604 SQ. FT.	3.8706 ACRES
TRACTS A-J AREA =	191,785 SQ. FT.	4.4028 ACRES
LOT AREA =	604,549 SQ. FT.	13.8785 ACRES
GROSS AREA =	964,938 SQ. FT.	22.1519 ACRES
NET AREA =	796,334 SQ. FT.	18.2813 ACRES
DENSITY (GROSS) =		3.4 D.U. / ACRE
DENSITY (NET) =		4.2 D.U. / ACRE

FLOOD ZONE DESIGNATION

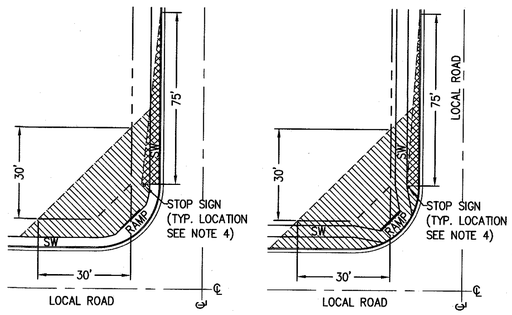
THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



SHEET INDEX MAP

N.T.S.



LOCAL STREET SIGHT VISIBILITY TRIANGLES

NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

REGISTERED LAND SURVEYOR
PHIL REIMER
No. 50876
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

HILGARTWILSON
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PHOENIX, AZ 85016 www.hilgartwilson.com

ASANTE - UNIT 3.11
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:
MUNICIPAL TRACKING NO:

PROJ. NO.: 1909	
DATE: APR 2023	
SCALE: NONE	
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP02
SHT. 2 OF 8

FS22-1525

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WEST QUARTER CORNER SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, FOUND 2" ALUMINUM CAP STAMPED "MARICOPA COUNTY T4N R2W S2 S1 1/4 RLS 35852" DATED 2004

N00°46'11"E 2619.97'

NORTHWEST CORNER SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, NOTHING FOUND, NOTHING SET (CALCULATED POSITION)

S00°42'32"W 2644.68'

WEST QUARTER CORNER SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FOUND 2" ALUMINUM CAP, BENT, STAMPED "MARICOPA COUNTY T4N R2W 1/4 S11 S12 RLS 35832" DATED 2004

MATCH SHEET 4

MATCH SHEET 8

MATCH SHEET 8

MATCH SHEET 8

N43°31'21"E 589.00'

N43°31'21"E 134.23'

N01°33'42"W 144.33'

N43°31'21"E 43.00'

N46°28'39"W 492.00'

S79°11'13"W 124.22'

S43°31'21"W 1322.33'

N88°54'38"W 2637.96'

N46°28'39"W 120.00'

S46°28'39"E 120.00'

N46°28'39"W 125.21'

N46°28'39"W 120.34'

S46°28'39"E 120.00'

N46°28'39"W 110.00'

N46°28'39"W 290.00'

N46°28'39"W 395.00'

N46°28'39"W 156.10'

N46°28'39"W 189.00'

S43°31'21"W 818.13'

S43°31'21"W 963.13'

S43°31'21"W 89.13'

S43°31'21"W 127.00'

S43°31'21"W 122.00'

L=48.29'
D=124°40'58"
L=119.69'
R=55.00'
L=50.86'
L=3.85'
L=12.80'
L=20.52'

715.35'
873.13'
59.13'
69.13'
337.21'
50.32'
26.35'
14.14'

63.00'
120.00'
71.23'
99.86'
44.47'
93.10'
67.50' R/W
135' R/W
5.00'
1' VNAE
8' PUE
25' R/W
10' PUE BOOK 1733 PAGE 2 MCR

(UNSUBDIVIDED) ASANTE DEVELOPMENT PARTNERS LLC DOC. #2022-0438304, MCR

N TIST AVE

W FAYE WY

TRACT B

TRACT D

TRACT D

W PAT TILLMAN BLVD
(PUBLIC RIGHT OF WAY)
(MAP OF DEDICATION FOR ASANTE PHASE TWO, BOOK 885, PAGE 45, MCR)

10 9 8 7 6 11 12 13 14 15 41 42 43 44 45 46 47 48 49 50

FP03 FP04 FP05 FP06 FP07 FP08

N

SCALE: 1" = 30'
30 0 30 60

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - — - —	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 1)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S46°28'39"E	5.21'
L11	S01°28'39"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	55.00'	17°20'29"	16.65'
C7	55.00'	17°20'29"	16.65'

REGISTERED LAND SURVEYOR
PHIL REIMER
Date Signed 2023
ARIZONA, U.S.A.
Expires 6/30/2025

04.19

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ASANTE - UNIT 3.11

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

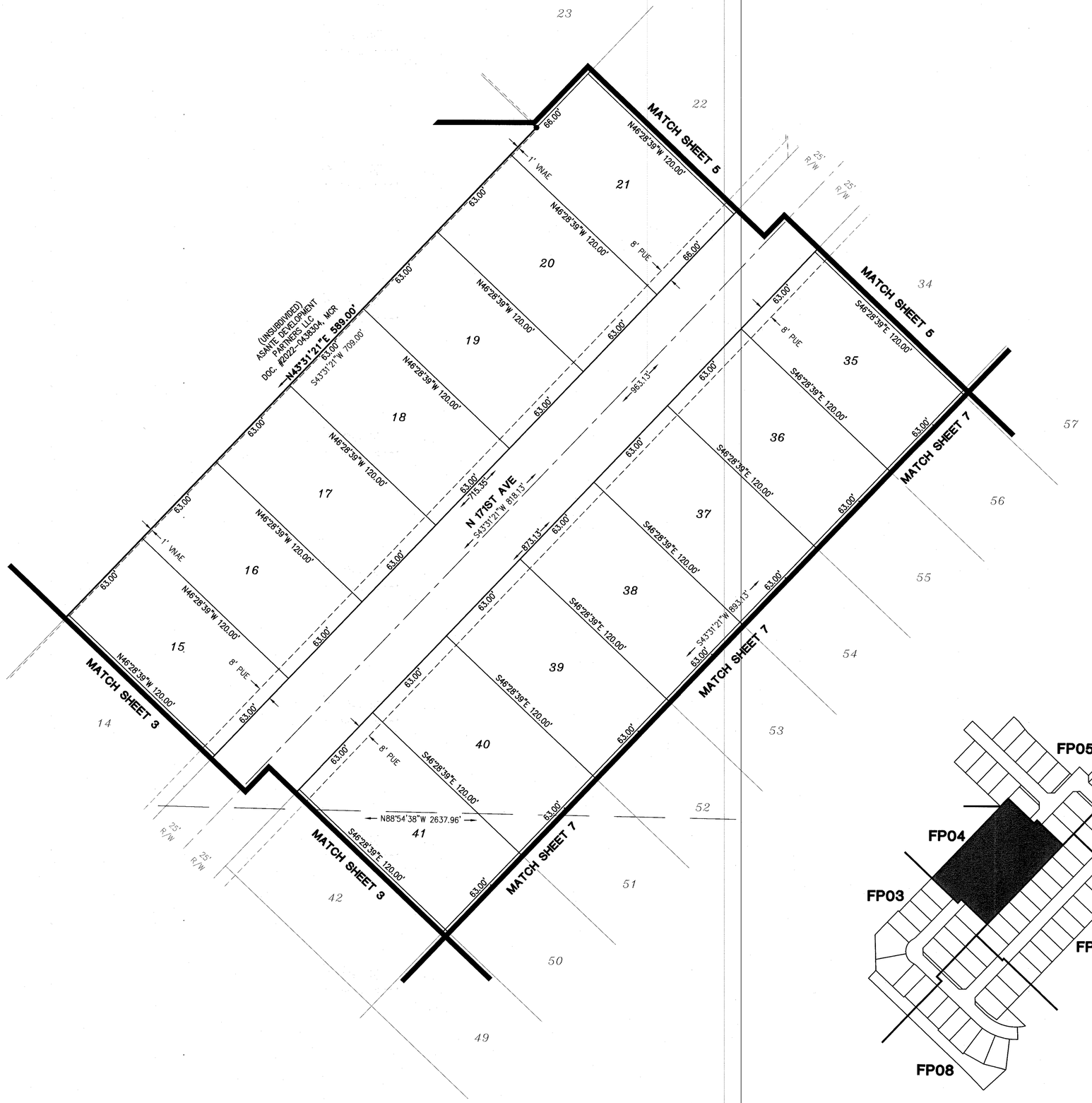
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DATE: APR 2023
SCALE: AS SHOWN
DRAWN: PV
APPROVED: PR
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP03
SHT. 3 OF 8

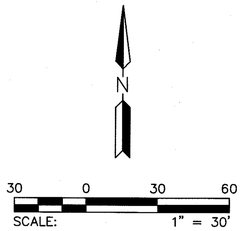
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LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 1)



REGISTERED LAND SURVEYOR
CERTIFICATE
PHIL REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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ASANTE - UNIT 3.11
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:

MUNICIPAL TRACKING NO:

PROJ. NO.: 1909
DATE: APR 2023
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DRAWN: PV
APPROVED: PR

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FP04
SHT. 4 OF 8

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CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	40°32'24"	38.92'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	S46°28'39"E	26.57'
L3	N43°31'21"E	42.21'
L4	S69°40'34"E	21.16'
L12	N01°28'39"W	28.28'
L13	S88°31'21"W	28.28'
L14	S88°31'21"W	28.28'
L15	S01°28'39"E	28.28'

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 1)

(UNSUBDIVIDED)
ASANTE DEVELOPMENT
PARTNERS LLC
DOC. #2022-0438304, MCR

(UNSUBDIVIDED)
ASANTE DEVELOPMENT
PARTNERS LLC
DOC. #2022-0438304, MCR

(UNSUBDIVIDED)
ASANTE DEVELOPMENT
PARTNERS LLC
DOC. #2022-0438304, MCR

20' WATER EASEMENT
BOOK 1232, PAGE 2, MCR

W HACKAMORE DR
N46°28'39"W 465.00'

N 171ST AVE

W HACKAMORE DR
N46°28'39"W 290.00'

TRACT H
TRACT J
TRACT G

MATCH SHEET 4
MATCH SHEET 6

SCALE: 1" = 30'

FP01
FP02
FP03
FP04
FP05
FP06
FP07
FP08

REGISTERED LAND SURVEYOR
48078
PHIL REMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

HILGARTWILSON
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ASANTE - UNIT 3.11

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

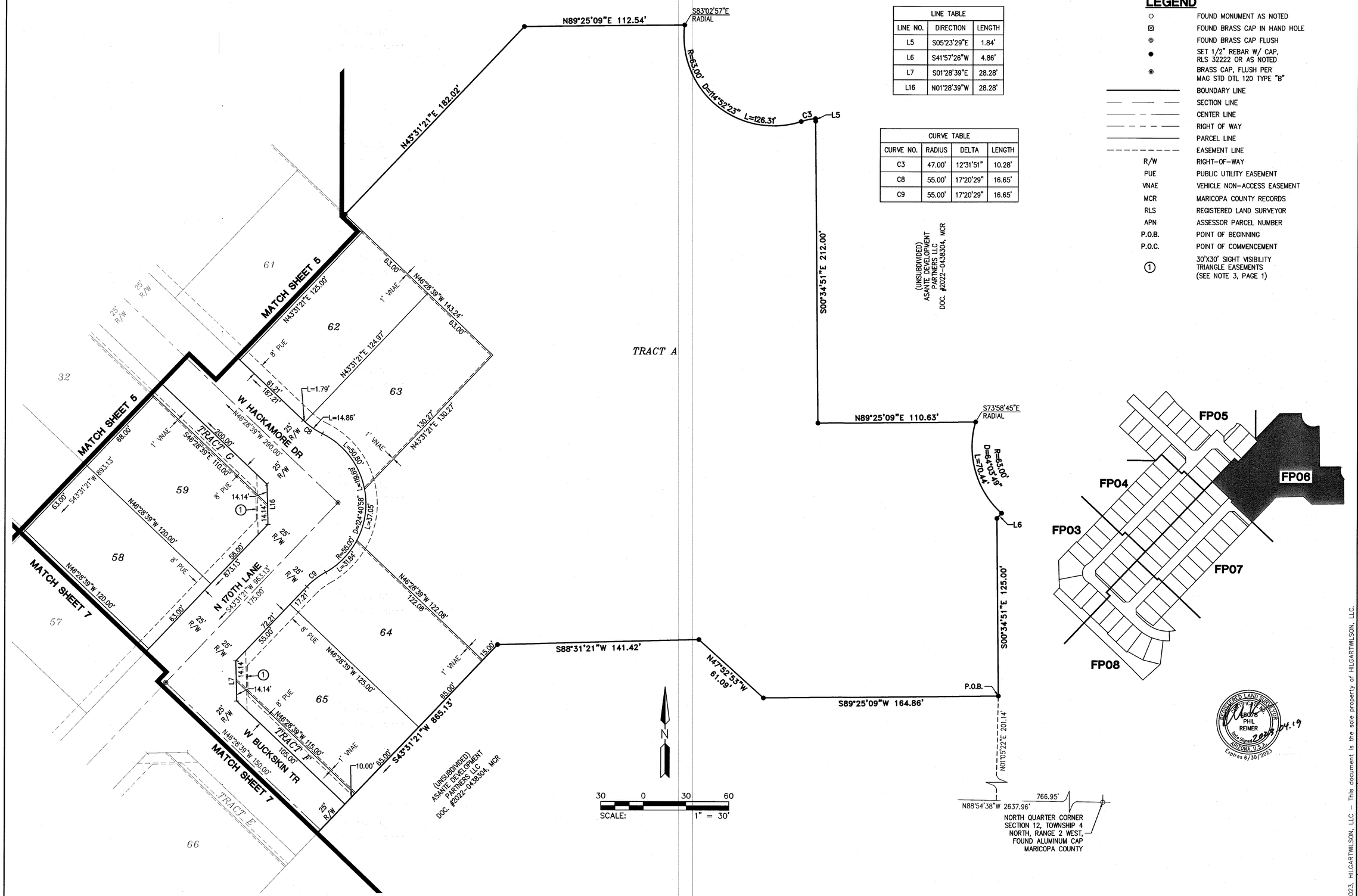
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APPROVED: PR	

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FP05
SHT. 5 OF 8

FS22-1525

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	S05°23'29"E	1.84'
L6	S41°57'26"W	4.86'
L7	S01°28'39"E	28.28'
L16	N01°28'39"W	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	47.00'	12°31'51"	10.28'
C8	55.00'	17°20'29"	16.65'
C9	55.00'	17°20'29"	16.65'

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— — ———	CENTER LINE
——— — — ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 1)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50078
PHIL
REIMER
Date Signed 4.19.23
ARIZONA U.S.A.
Expires 6/30/2023

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ASANTE - UNIT 3.11

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

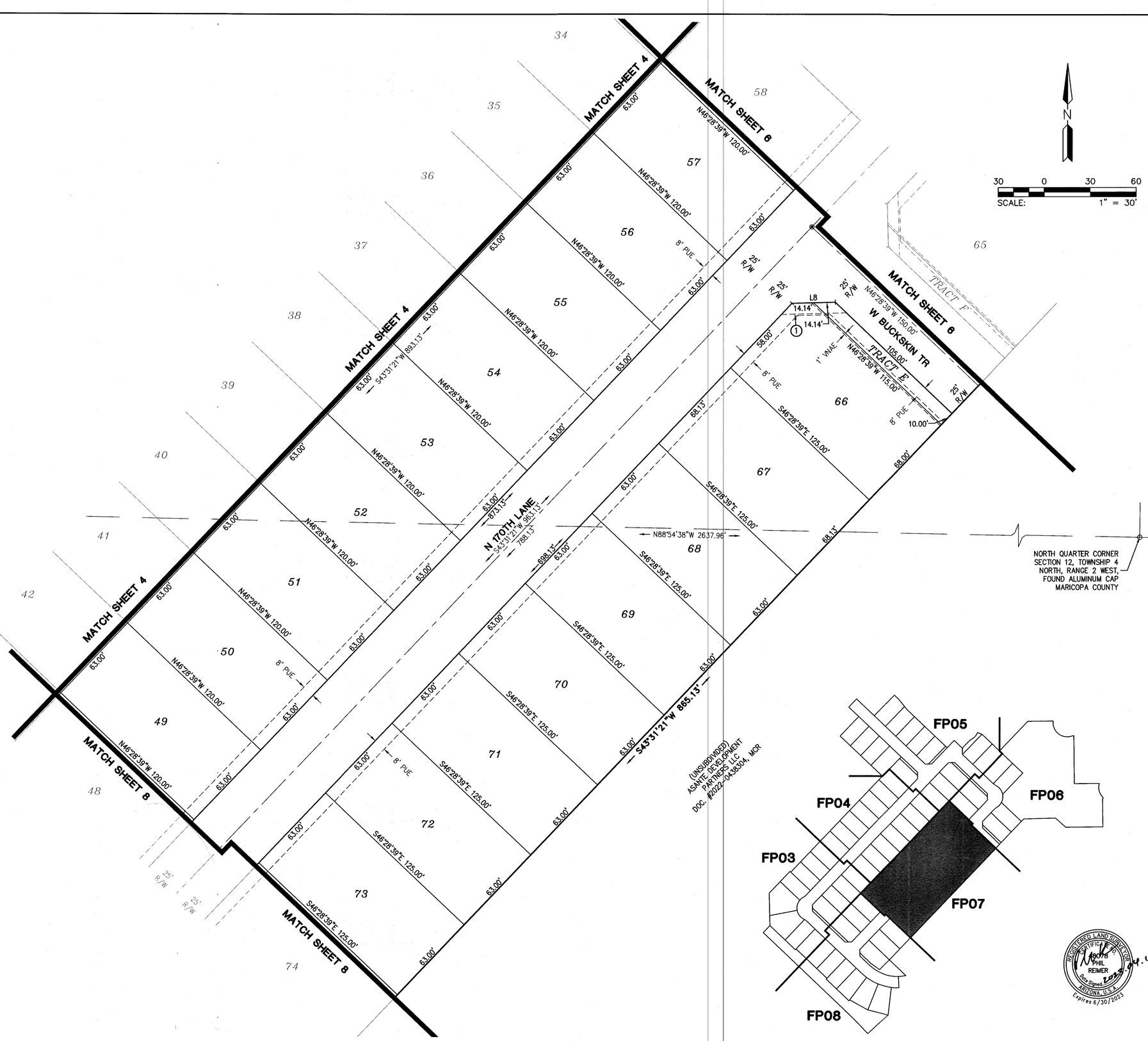
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DATE: APR 2023	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP06
SHT. 6 OF 8

FS22-1525

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LEGEND

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▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
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◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
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R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 1)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	S88°31'21"W	28.28'

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ASANTE - UNIT 3.11

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19078
PHIL
REIMER
Date Signed 4.19.23
ARIZONA, U.S.A.
Expires 6/30/2023

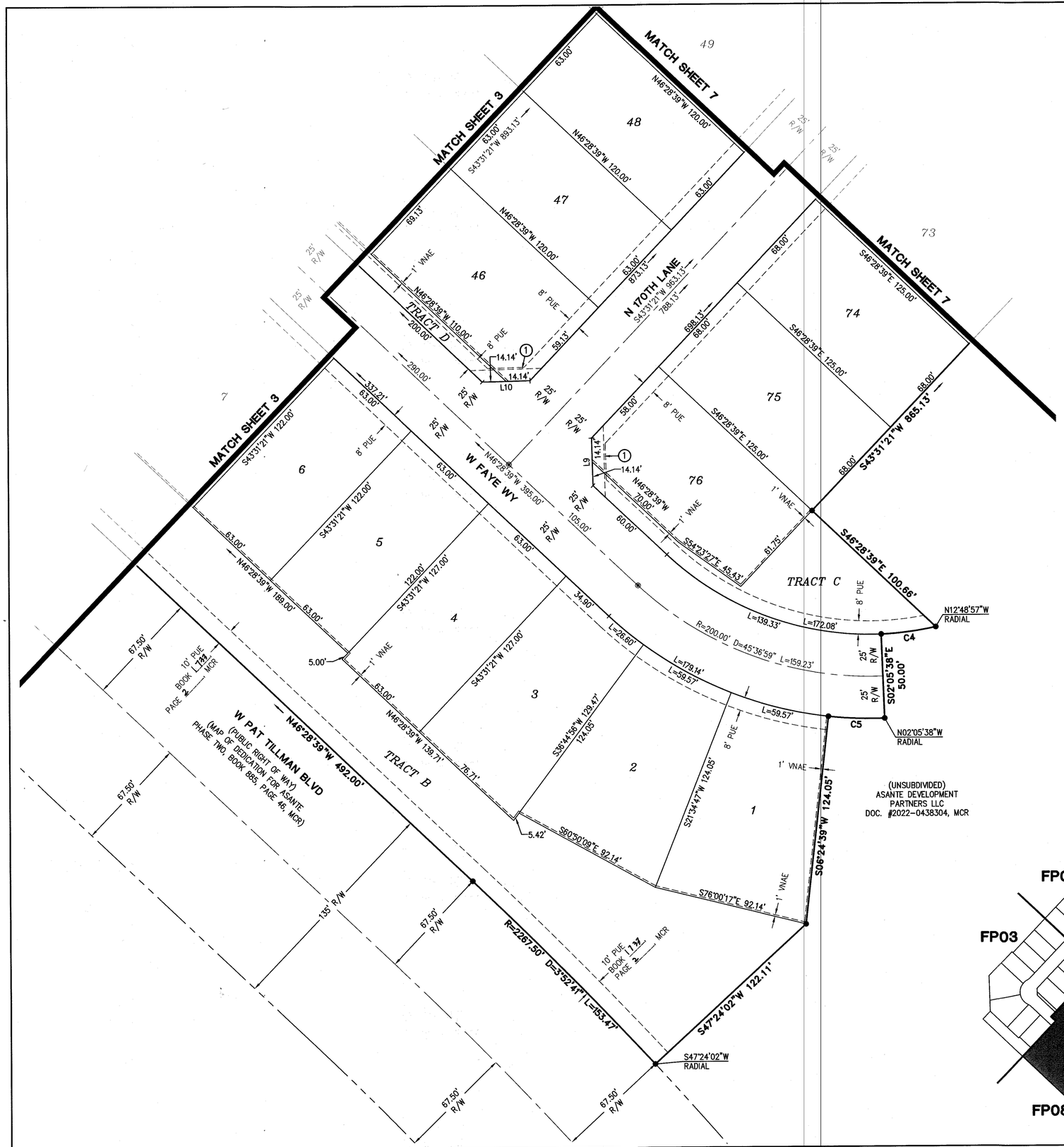
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DATE: APR 2023	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: PV	
APPROVED: PR	

DWG. NO.
FP07
SHT. 7 OF 8

FS22-1525

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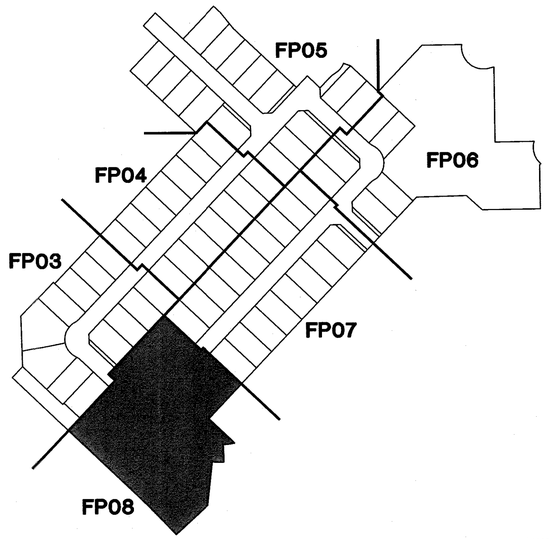


LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 1)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S01°28'39"E	28.28'
L10	S88°31'21"W	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	175.00'	10°43'19"	32.75'
C5	225.00'	8°30'17"	33.40'



REGISTERED LAND SURVEYOR
46078
PHIL REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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ASANTE - UNIT 3.11

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

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PROJ. NO.: 1909
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: PV
APPROVED: PR
STATUS:
MUNICIPAL TRACKING NO:

DWG. NO.
FP08
SHT. 8 OF 8

FS22-1525

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From:	JAMES, MARK C CIV USAF AETC 56 FW/CVE
To:	Tierney Farago
Cc:	56 FW/CIT Community Initiative
Subject:	RE: [Non-DoD Source] FS22-1525 Asante Planning area 3 Unit 3.11 New Digital Submittal 11.21.22
Date:	Sunday, December 11, 2022 9:06:31 AM
Attachments:	smime.p7s ATT00001.txt ATT00002.htm
Importance:	High

Tierney,

Thank you for allowing Luke AFB to make comments on the Asante Planning area 3 Unit 3.11 application.

As described in the application, *this request will not have a negative impact on Luke AFB Flight Operations*. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform about Luke AFB operations.

Respectfully,

Mark James
Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Monday, November 21, 2022 2:13 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] FS22-1525 Asante Planning area 3 Unit 3.11 New Digital Submittal 11.21.22

Good afternoon,

Attached please find the **application**, **narrative, final 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.

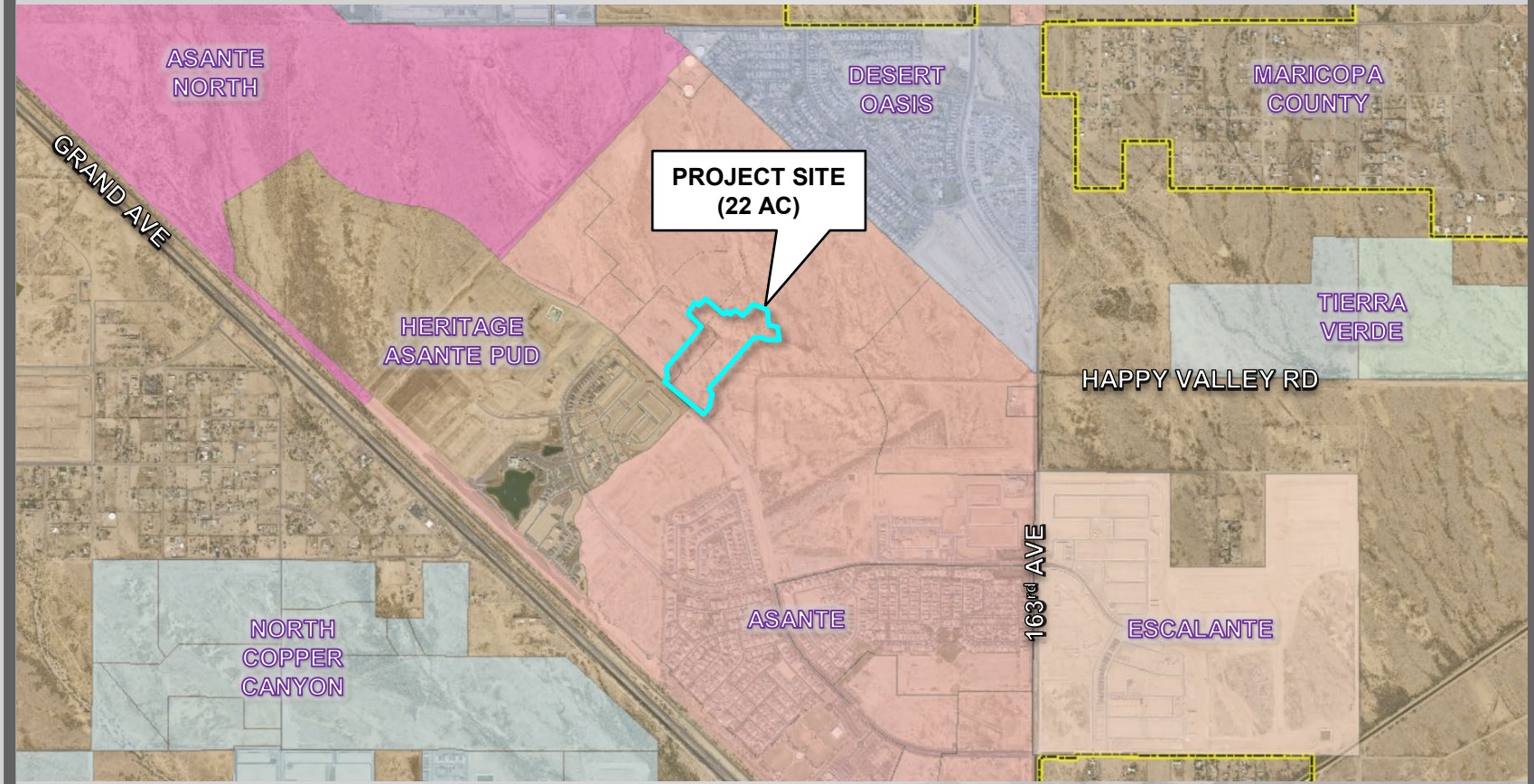
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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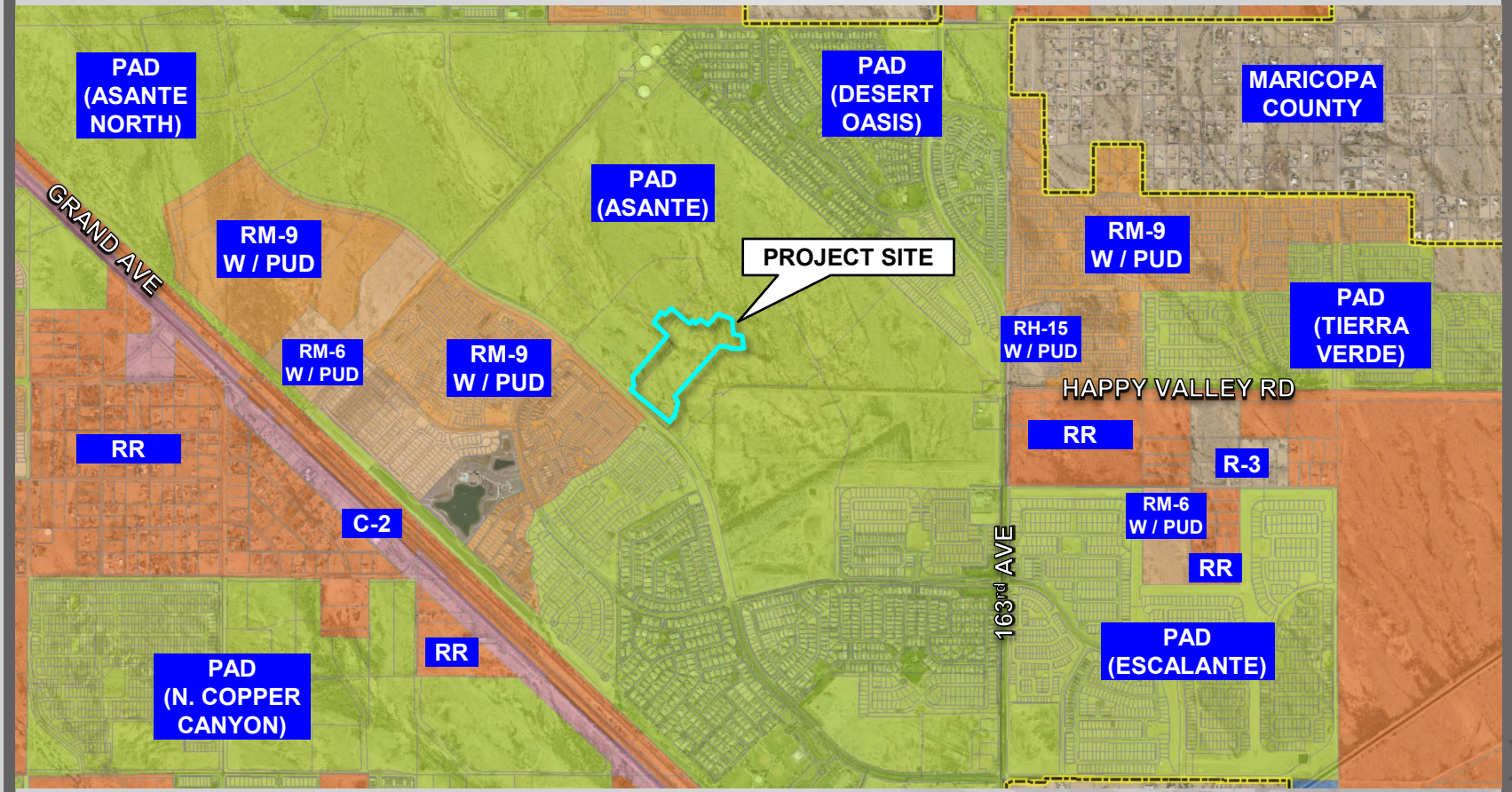
FS22-1525
Asante Planning Area 3
Unit 3.11 Final Plat

City Council

June 6, 2023

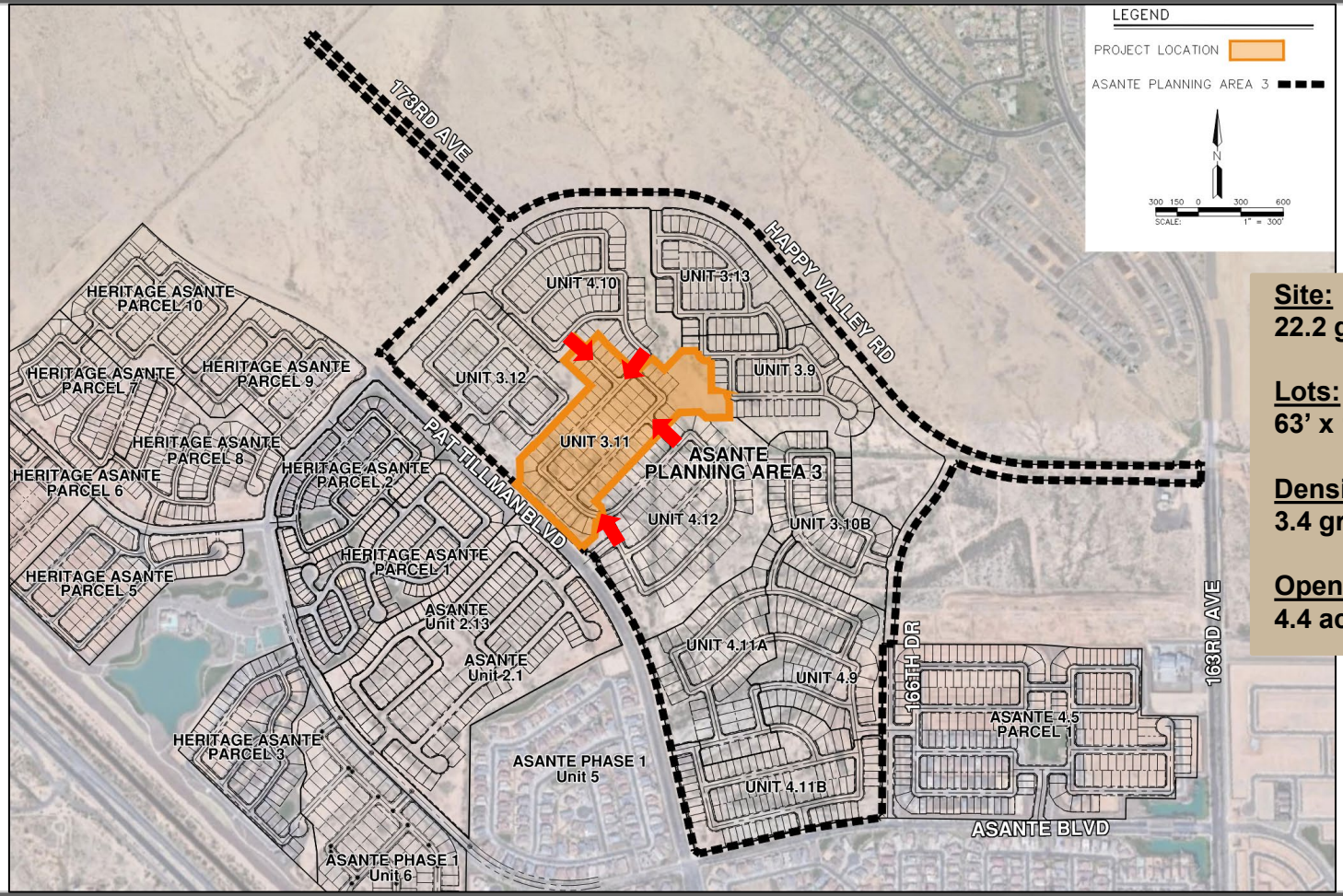


FS22-1525 VICINITY MAP



FS22-1525 ZONING MAP

FS22-1525 FINAL PLAT



Site:
22.2 gross acres

Lots: **76 lots**
63' x 120' typical

Density:
3.4 gross du/ac

Open Space:
4.4 ac (20%)

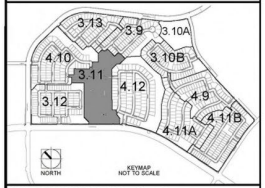
FS22-1525 LANDSCAPE PLAN



ACTIVE OPEN SPACE

PASSIVE OPEN SPACE

KEYMAP



STREET TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Acacia aneura MULGA	24" BOX STANDARD
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD
	Ulmus parvifolia 'Drake' DRAKE EVERGREEN ELM	24" BOX STANDARD

ENTRY TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	36" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	36" BOX STANDARD
	Tipuana tipu TIPU TREE	36" BOX STANDARD

INTERIOR TREE PLANTING LEGEND

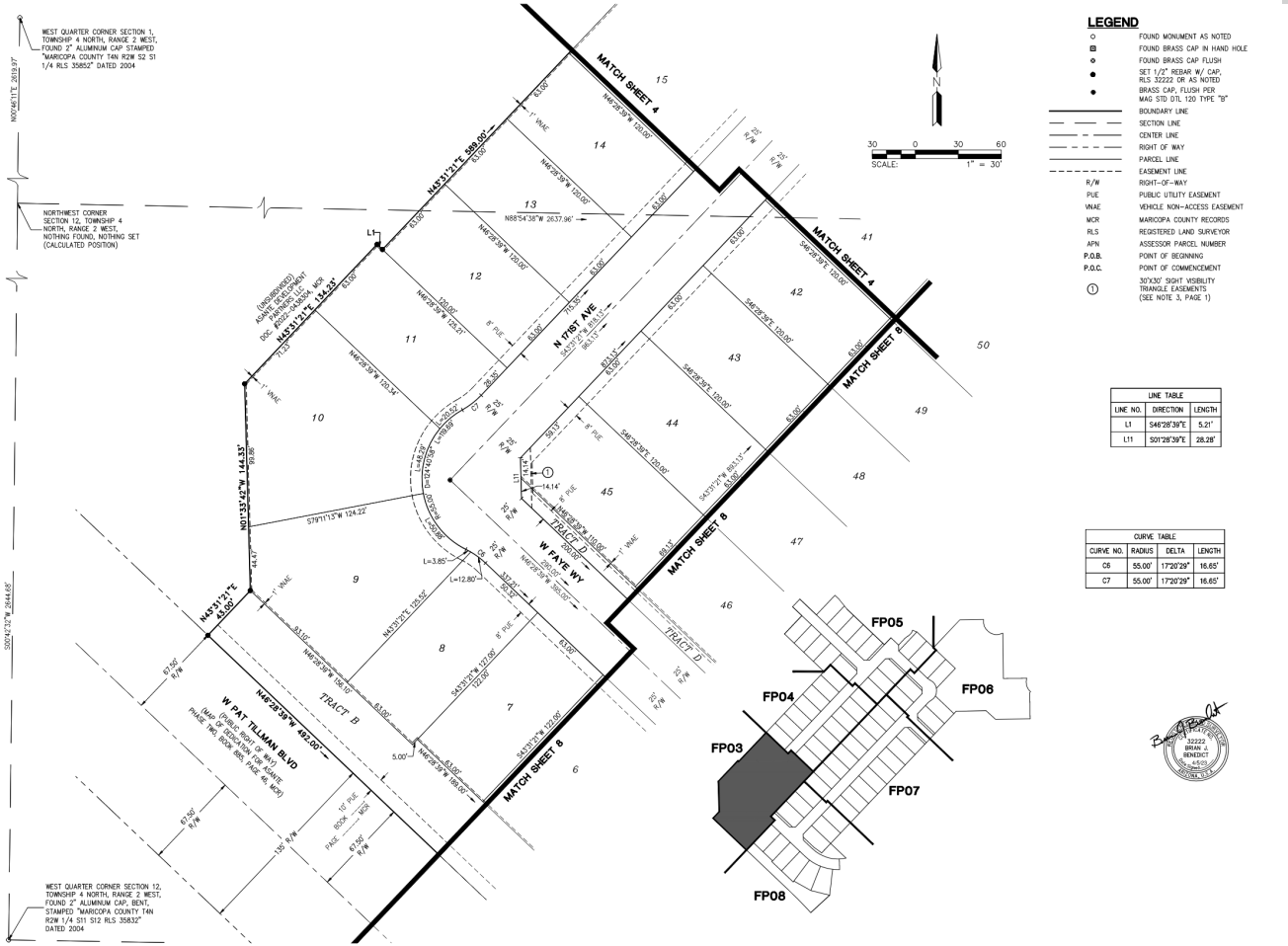
SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD
	Rhus lancea AFRICAN SUMAC	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Tipuana tipu TIPU TREE	24" BOX STANDARD

OPEN SPACE TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Cercidium 'Desert Museum' PALO VERDE	24" BOX STANDARD
	Pinus eldarica MONDEL PINE	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Prosopis g. 'Maverick' HONEY MESQUITE	24" BOX STANDARD

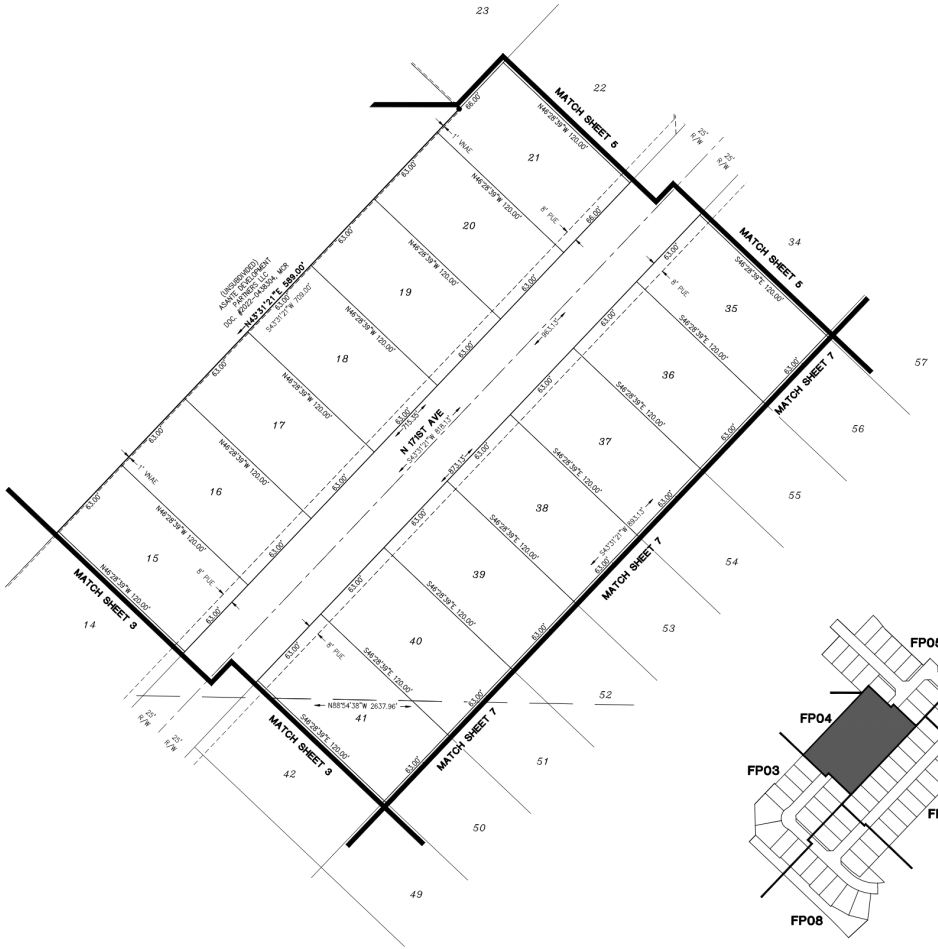
TURF
MIDIRON SOD

DECOMPOSED GRANITE -
'DESERT VERDE' 3/4" SCREENED



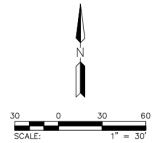
FS22-1525 FINAL PLAT

FS22-1525 FINAL PLAT

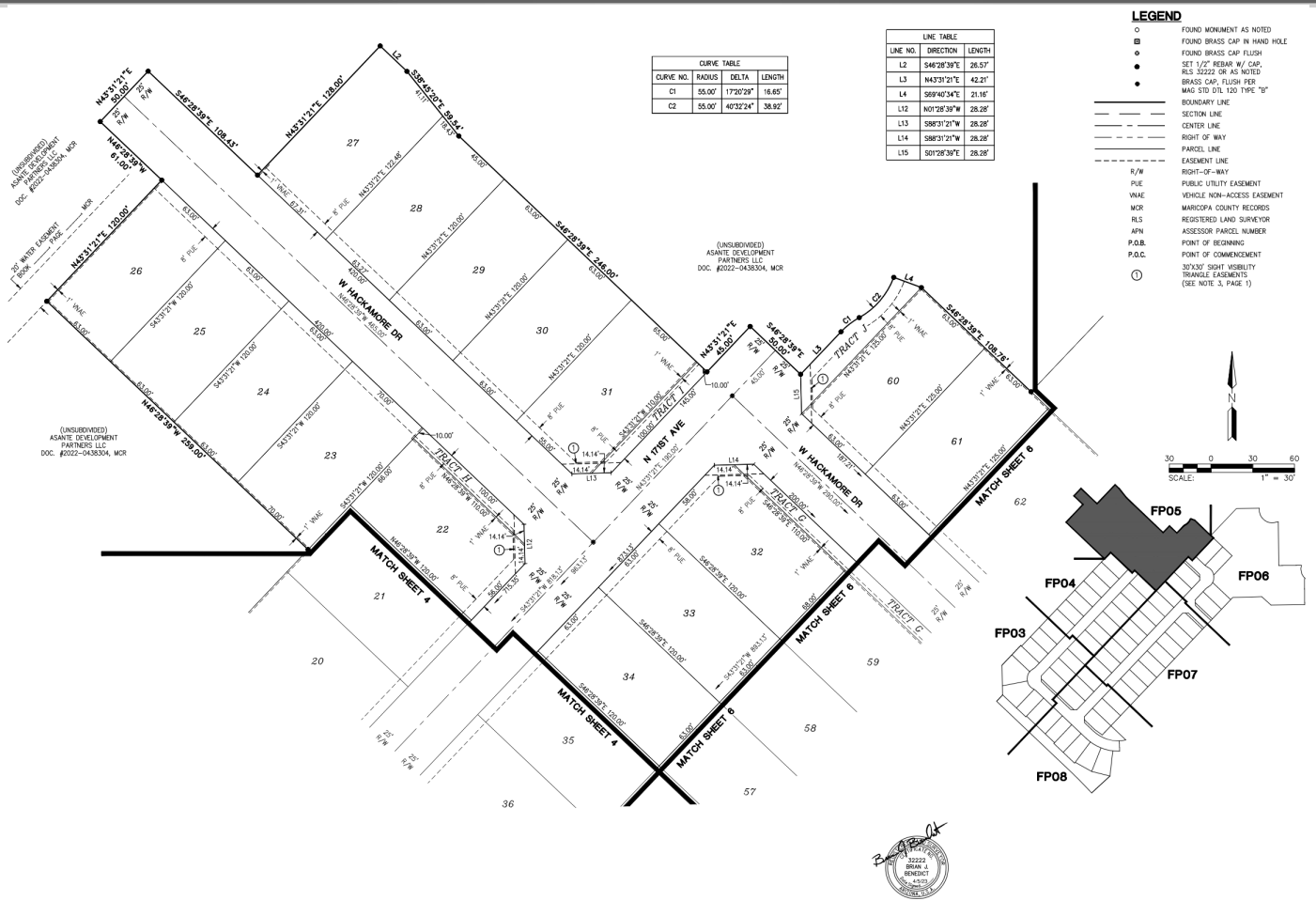


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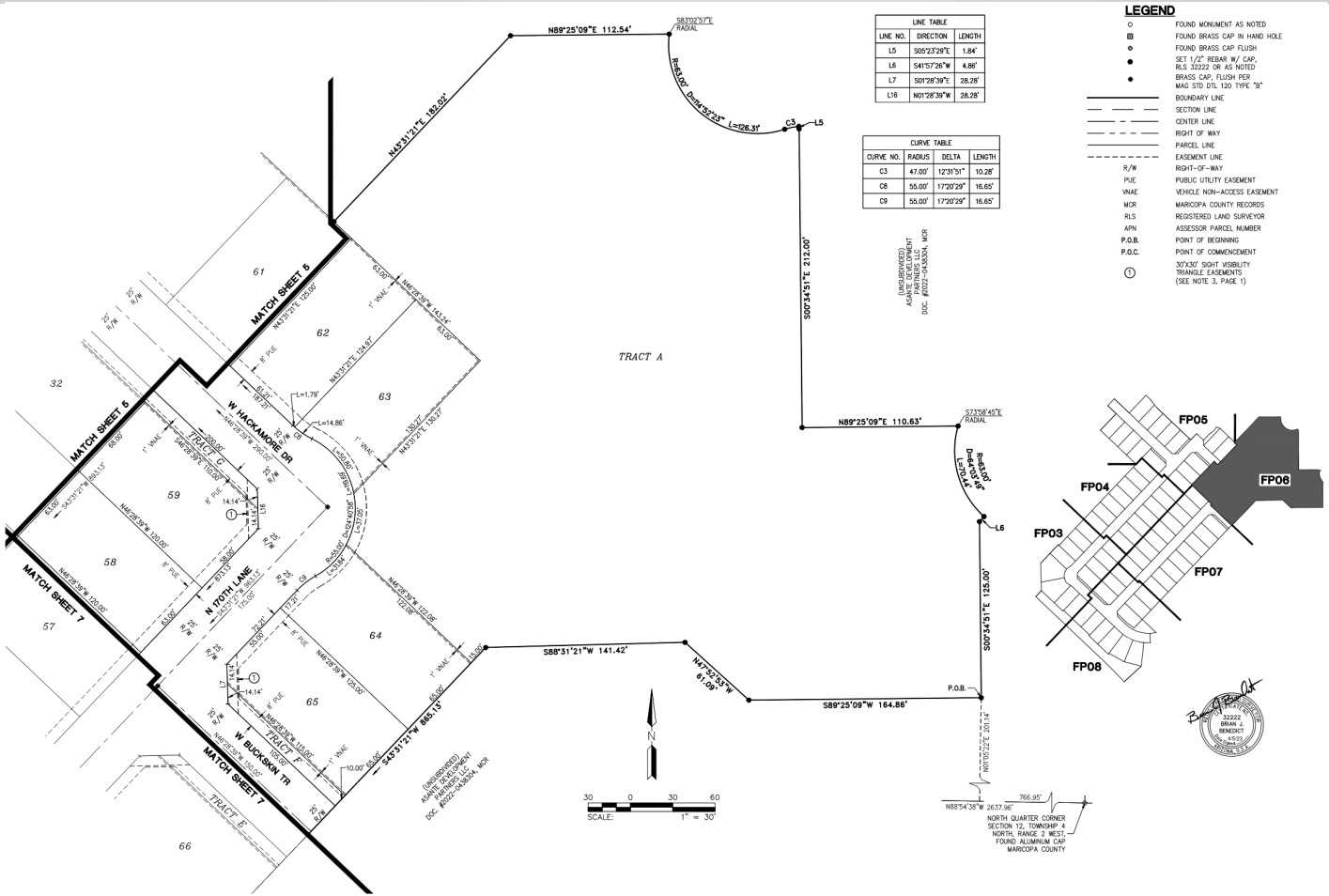
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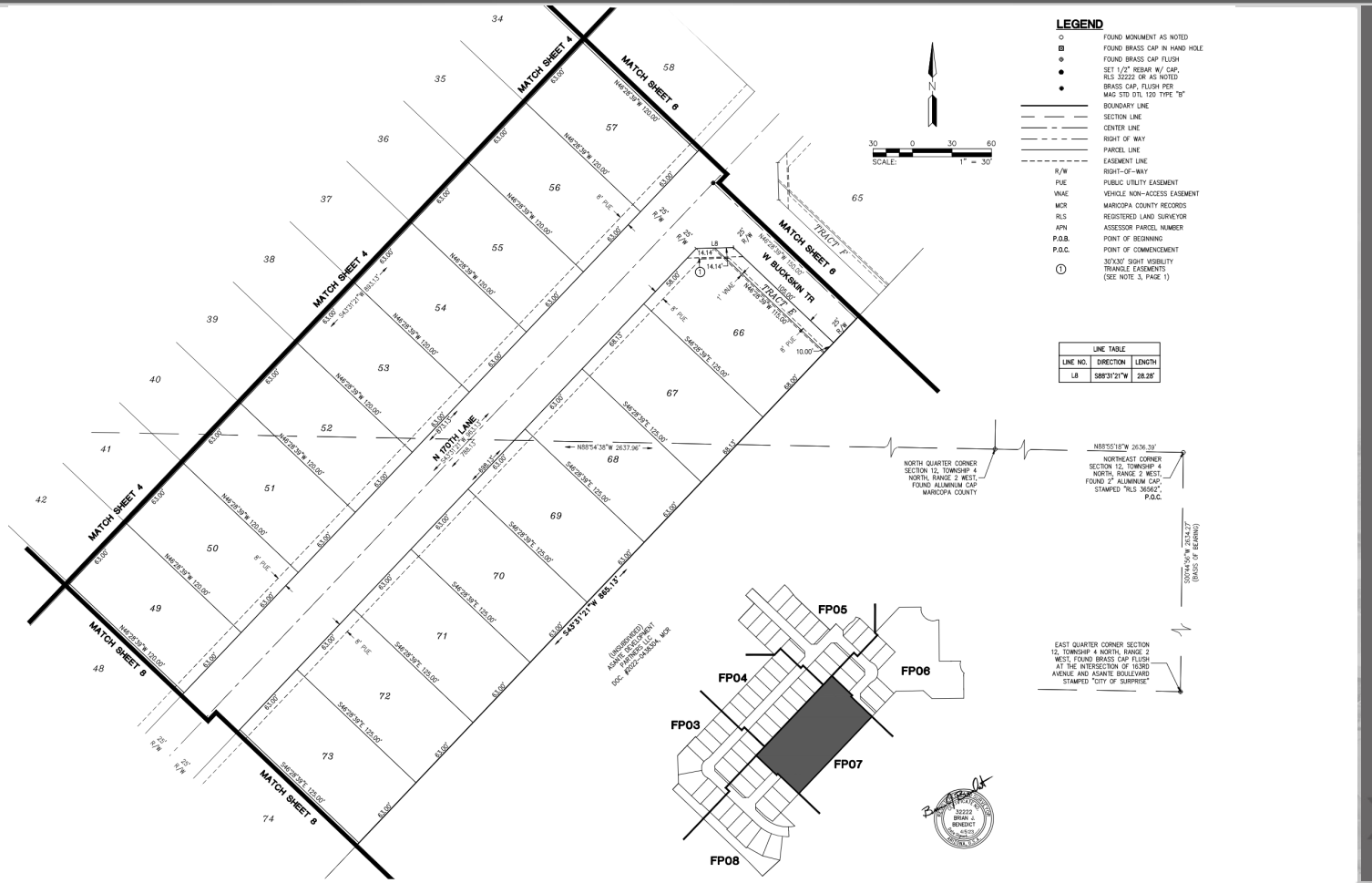




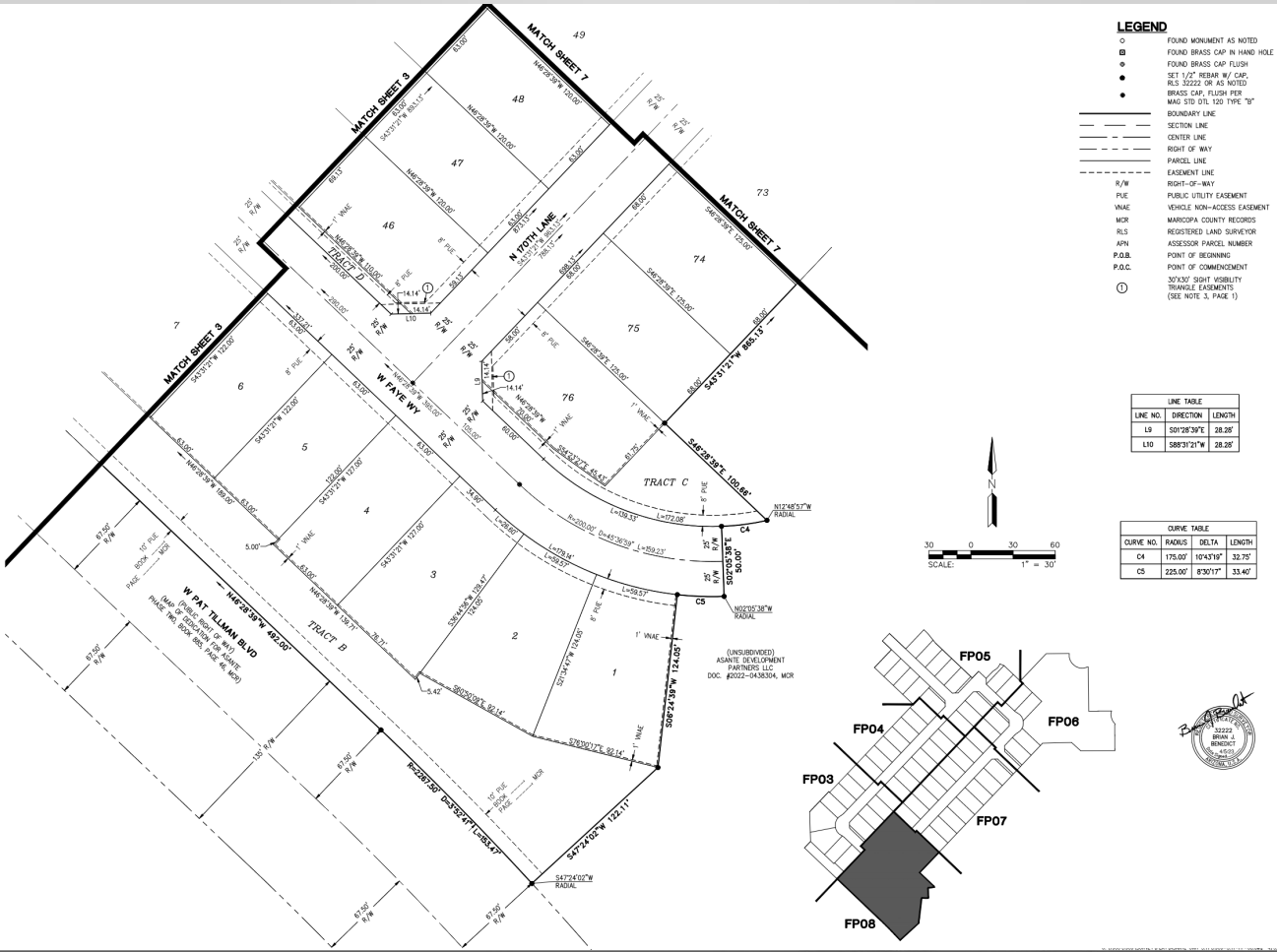
FS22-1525 FINAL PLAT



FS22-1525 FINAL PLAT



FS22-1525 FINAL PLAT



FS22-1525 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Asante Unit 3.13" and dated April 6, 2023, a property generally located near 169th Lane and Happy Valley Road; Case FS23-0038.

Motion:
I move to approve the Final Plat entitled, "Asante Unit 3.13" and dated April 6, 2023.

Background:
Diego Ortiz, with HILGARTWILSON, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.13.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed into 51 lots over approximately 15.7 gross acres, for a gross residential density of 3.2 dwelling units/acre.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035, Asante PAD, and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS23-0038 Asante Planning Area 3 Unit 3.13 Final Plat - Staff Report 060623 CC
2. 01 - FS23-0038 Asante Planning Area 3 Unit 3.13 Final Plat - Vicinity Map
3. 02 - FS23-0038 Asante Planning Area 3 Unit 3.13 Final Plat - Zoning Map
4. 03 - FS23-0038 Asante Planning Area 3 Unit 3.13 Final Plat - Final Plat
5. 04 - FS23-0038 Asante Planning Area 3 Unit 3.13 Final Plat - Luke AFB Letter
6. FS23-0038 Asante Planning Area 3 Unit 3.13 Final Plat - Presentation

---

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS23-0038**

Project Name: Asante Planning Area 3 Unit 3.13 Final Plat

Council District: 1 – Acacia

City Council Date: June 6, 2023

Planner: Jessica Brinton, Planner II

Owner: Asante Development Partners, LLC

Applicant: Diego Ortiz of HILGARTWILSON

Request: The applicant seeks approval of the Final Plat for the subject property

Site Location: Generally located near 169th Lane and Happy Valley Road

Site Size: 15.7 gross acres (approx.)

Density: 3.2 dwelling units/acre (gross)

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

Findings:

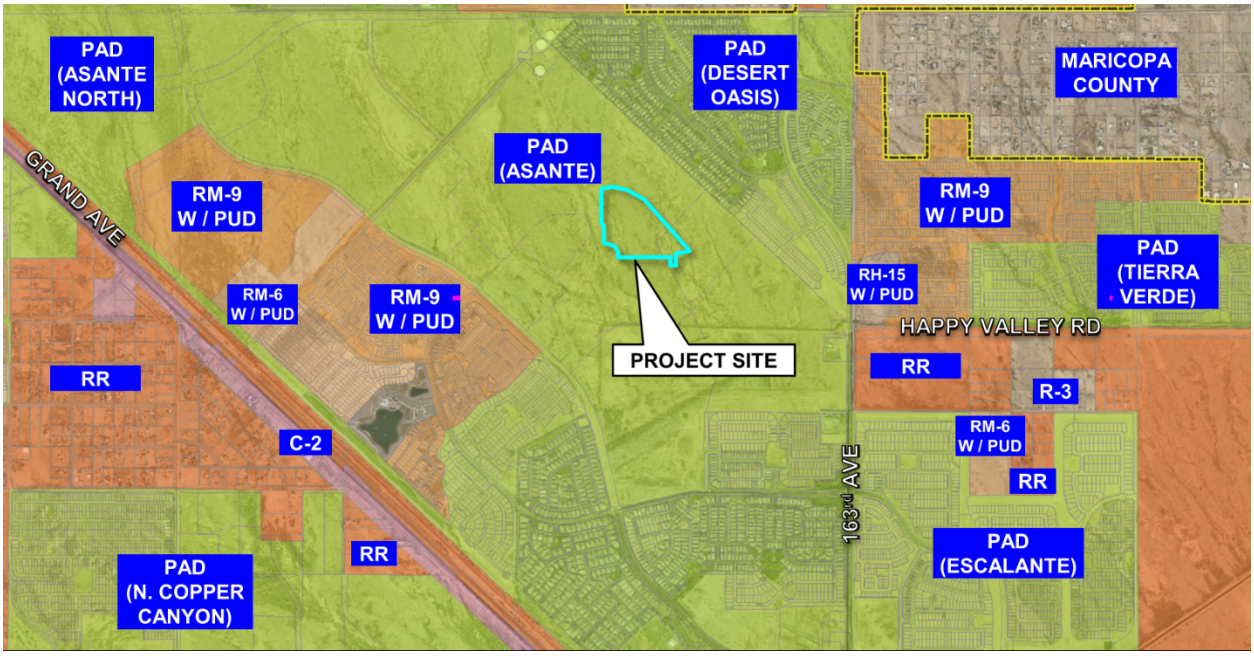
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Diego Ortiz of HILGARTWILSON, on behalf of Asante Development Partners, LLC, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.13. The applicant seeks to subdivide the subject property into 51 lots over approximately 15.7 gross acres, for a gross residential density of 3.2 dwelling units/acre. The proposed subdivision will be integrated into the larger Asante Community.

SURROUNDING LAND ZONING:

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



PAD – Asante	PAD – Asante	PAD – Asante
PAD – Asante	**PAD – Asante**	PAD – Asante
PAD – Asante	PAD – Asante	PAD – Asante

BACKGROUND:

November 3, 1988: The City Council approved Ordinance 88-24 for the annexation of the subject property.

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 17, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Asante Planning Area 3 under case FS22-0781.

January 9, 2023: The applicant filed the subject case, FS23-0038.

April 18, 2023: The City Council approved a Master Plat for Asante Planning Area 3 under case FS22-1524.

ANALYSIS AND DISCUSSION:

The subject request includes a Final Plat for Unit 3.13 of Planning Area 3 within the Asante PAD. This Final Plat consists of 51 lots, with a typical lot size of 58' x 120'. This is consistent with the Preliminary Plat and the Asante PAD requirements.

Access

Access to the development will be from Happy Valley Road to the north and through unit 3.9 to the south via 169th Drive and 167th Drive.

Open Space & Landscaping

There is a total of approximately 2.8 acres of open space within Unit 3.13. Of this total, approximately 0.6 acres are active open space, and approximately 2.2 acres are passive open space. Landscaping will incorporate native and low water use plants, as required by the City, and will be consistent with the overall Asante Development.

Residents within Unit 3.13 will have access to the clubhouse planned for Unit 3.10A within Asante Planning Area 3.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 dwelling units/acre or more. At a gross density of 3.2 dwelling units/acre, this development is consistent with the General Plan in this regard.

This request is also consistent with the General Plan in that it promotes connectivity to existing and future development within the Asante PAD for a range of mobility options.

Reviewing Agencies:

This request was reviewed by internal city reviewing departments, who indicated no objection to the request. The following external agencies also indicated no objection to the request: Maricopa Water District, Luke Air Force Base.

The following external agencies were included in the review request but did not provide a response: Arizona Department of Transportation, Maricopa County Flood Control District, Maricopa County Department of Transportation, Maricopa County Planning Department, Maricopa Association of Governments, Dysart Unified School District, United States Postal Service, Cox, and Southwest Gas.

Summary:

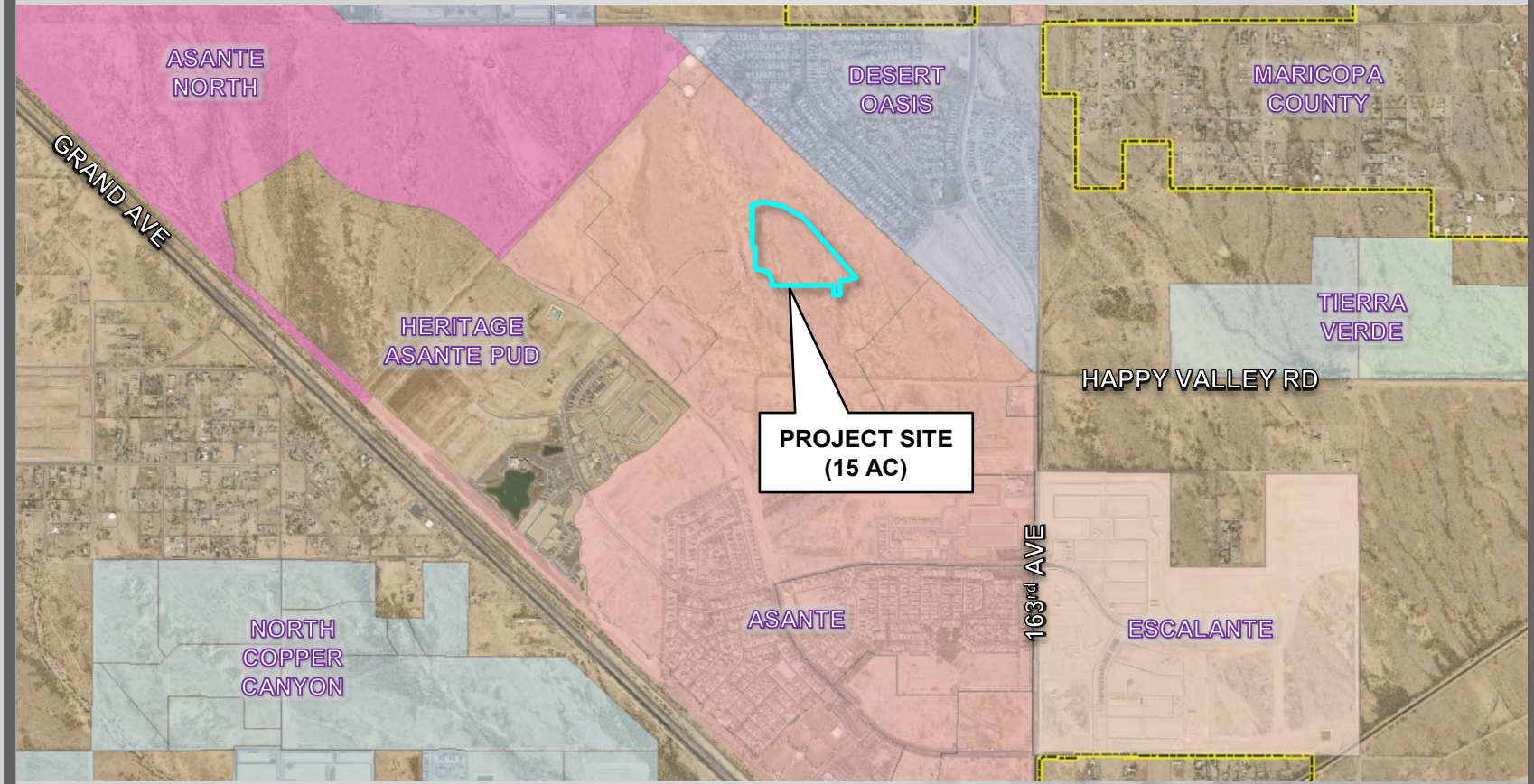
The subject Final Plat meets the requirements of the Asante PAD, in addition to other applicable requirements. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

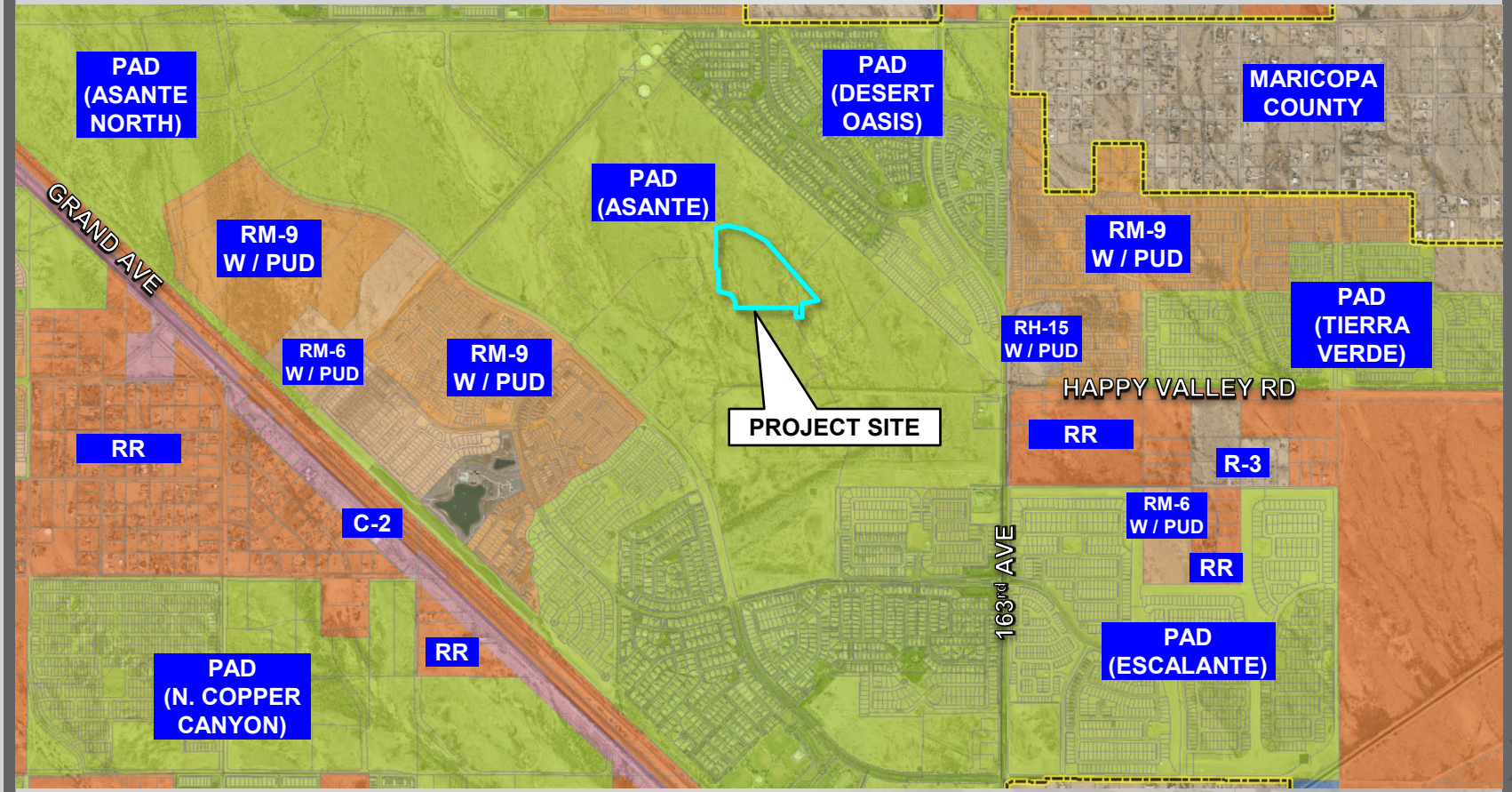
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Letter
PPT



FS23-0038 VICINITY MAP



FS23-0038 ZONING MAP

FINAL PLAT
OF
ASANTE - UNIT 3.13
SURPRISE, ARIZONA
A REPLAT OF UNIT 3.13 OF THE MASTER PLAT OF ASANTE AREA 3, RECORDED IN BOOK 1733 OF MAPS, PAGE 2__, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:
THAT **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF **"ASANTE – UNIT 3.13"**, BEING A REPLAT OF UNIT 3.13 OF THE MASTER PLAT OF ASANTE AREA 3, RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID **"ASANTE – UNIT 3.13"** AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF:

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED DULY AUTHORIZED OFFICER THIS 21 DAY OF April, 2023.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
ITS: MANAGER

BY: _____

NAME: **JEFF GUNDERSON**

TITLE: **VICE PRESIDENT**

ACKNOWLEDGMENT

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED **JEFF GUNDERSON,** WHO ACKNOWLEDGED HIMSELF TO BE THE **VICE PRESIDENT** OF **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** THE MANAGER OF **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AND ACKNOWLEDGED THAT HE, AS SUCH **OFFICER,** BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

Jamie Kelsey
NOTARY PUBLIC

July 29, 2024
MY COMMISSION EXPIRES

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 584063
My Commission Expires
July 29, 2024

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Katie Voigt, AS THE President OF THE ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES OF SAID ASSOCIATION AS SET FORTH HEREIN:

ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

BY: Katie Voigt

NAME Katie Voigt

TITLE: President

ACKNOWLEDGMENT FOR RATIFICATION

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED Katie Voigt President, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH President, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

Jamie Kelsey
NOTARY PUBLIC

July 29, 2024
MY COMMISSION EXPIRES

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 584063
My Commission Expires
July 29, 2024

LENDERS' CONSENT

THE UNDERSIGNED, WHICH IS THE BENEFICIARY AND ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AND OTHER LENDERS AS DEFINED IN THE LOAN AGREEMENT OF EVEN DATE WITH THE DEED OF TRUST ("LENDERS"), UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FIXTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED ON NOVEMBER 10, 2022, AT DOCUMENT NO. 20220831563 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA **("DEED OF TRUST")** AS A FIRST LIEN ON THE PROPERTY DESCRIBED IN THE DEED OF TRUST **("LENDERS' LIEN")**, FOR AND ON BEHALF OF THE LENDERS AND THEIR SUCCESSORS AND ASSIGNS, HEREBY (A) CONSENTS TO THE RECORDATION OF THIS FINAL PLAT **("FINAL PLAT")**, AND EACH AND EVERY DEDICATION, EASEMENT, RIGHT-OF-WAY, COVENANT, CONDITION AND RESTRICTION MORE SPECIFICALLY SET FORTH IN THIS FINAL PLAT; (B) AGREES THAT, UPON THE RECORDATION OF THIS FINAL PLAT, THE LENDERS' LIEN WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS FINAL PLAT IS HEREBY DEEMED SUBJECT AND SUBORDINATE TO THIS FINAL PLAT; WITH LENDERS' LIEN CONTINUING IN EFFECT AGAINST SUCH PROPERTY AS SUCH LEGAL DESCRIPTION HAS BEEN MODIFIED BY RECORDATION OF THIS FINAL PLAT; AND (C) AGREES THAT UPON THE RECORDATION OF THIS FINAL PLAT ALL PROPERTY DEDICATED TO THE CITY OF SURPRISE HEREUNDER IS RELEASED FROM THE LENDERS' LIEN.

DATED: 4/20/23, 2023.

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST

BY: _____

NAME: Sean Reilly

ITS: Vice President

ACKNOWLEDGMENT FOR LENDERS' CONSENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON 4/20/23 BEFORE ME, Cynthia Gonzalez, Notary Public PERSONALLY APPEARED Sean Reilly, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Gonzalez (SEAL)

CYNTHIA GONZALEZ
Notary Public - California
Orange County
Commission # 2362281
My Comm. Expires Sep 18, 2023

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04-07-523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

OWNER

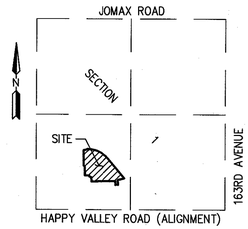
ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: PHIL REIMER, RLS

SHEET INDEX

FP01	COVER SHEET
FP02	SHEET INDEX MAP, NOTES, AREA TABLES & VISIBILITY DETAIL
FP03–FP07	FINAL PLAT SHEETS



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, 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 RECORDS, AND BETWEEN THE MONUMENTS AS SHOWN HEREON.

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL SHEET 2)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22-0781.
13. DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22-0756 OR AS SUBSEQUENTLY AMENDED.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS_____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

PHIL REIMER
RLS# 48078
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
preimer@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48078
PHIL REIMER
Date Signed 2023
ARIZONA, U.S.A.
Expires 6/30/2023

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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

ASANTE - UNIT 3.13
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA
FINAL PLAT

PROJ. NO.: 1909
STATUS: FINAL PLAT
DATE: APR 2023
SCALE: NONE
DRAWN: GS
APPROVED: PR
MUNICIPAL TRACKING NO:

DWG. NO.
FP01
SHT. 1 OF 7
FS23-0038

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U:\1900\1909\SURVEY\PLAT\ASANTE UNIT 3.13\1909-U3.13-FP01.dwg 4/19/2023 9:15 AM

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, 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 2 INCH ALUMINUM CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 12 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER THEREOF BEARS SOUTH 00°44'56" WEST, 2634.27 FEET;

THENCE NORTH 88°55'18" WEST, 2636.39 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO A FOUND ALUMINUM CAP MARICOPA COUNTY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00°46'07" EAST, 877.33 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE LEAVING SAID EAST LINE, NORTH 89°13'53" WEST, 186.55 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 77°02'38" WEST, 182.68 FEET;

THENCE SOUTH 00°34'51" EAST, 140.30 FEET;

THENCE NORTH 51°19'31" WEST, 12.91 FEET;

THENCE SOUTH 87°21'48" WEST, 50.03 FEET;

THENCE SOUTH 44°25'09" WEST, 14.14 FEET;

THENCE NORTH 00°34'51" WEST, 110.00 FEET;

THENCE SOUTH 89°25'09" WEST, 500.62 FEET;

THENCE SOUTH 00°34'51" EAST, 5.74 FEET;

THENCE SOUTH 89°25'09" WEST, 175.00 FEET;

THENCE NORTH 00°34'51" WEST, 116.00 FEET;

THENCE NORTH 05°40'57" WEST, 2.00 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS NORTH 05°40'57" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°08'47", AN ARC LENGTH OF 93.62 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89°25'09" WEST, 112.95 FEET;

THENCE NORTH 00°34'51" WEST, 242.21 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS NORTH 27°06'15" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°18'55", AN ARC LENGTH OF 68.52 FEET TO A TANGENT LINE;

THENCE NORTH 00°34'51" WEST, 411.24 FEET;

THENCE NORTH 67°03'52" EAST, 8.65 FEET;

THENCE NORTH 85°54'39" EAST, 70.13 FEET;

THENCE NORTH 44°42'35" EAST, 28.14 FEET;

THENCE NORTH 90°00'00" EAST, 20.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 745.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°16'54", AN ARC LENGTH OF 653.80 FEET TO A TANGENT LINE;

THENCE SOUTH 39°43'06" EAST, 712.59 FEET TO THE **POINT OF BEGINNING.**

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	7250	0.1664
LOT : 2	7236	0.1661
LOT : 3	7118	0.1634
LOT : 4	7250	0.1664
LOT : 5	7250	0.1664
LOT : 6	7373	0.1693
LOT : 7	7030	0.1614
LOT : 8	6960	0.1598
LOT : 9	7466	0.1714
LOT : 10	7560	0.1736
LOT : 11	7560	0.1736
LOT : 12	7560	0.1736
LOT : 13	7270	0.1669
LOT : 14	8618	0.1978
LOT : 15	6967	0.1599
LOT : 16	6960	0.1598
LOT : 17	6960	0.1598
LOT : 18	6960	0.1598
LOT : 19	7030	0.1614
LOT : 20	7067	0.1622

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	6960	0.1598
LOT : 22	6960	0.1598
LOT : 23	7800	0.1791
LOT : 24	7411	0.1701
LOT : 25	7560	0.1736
LOT : 26	7510	0.1724
LOT : 27	6946	0.1595
LOT : 28	7356	0.1689
LOT : 29	7670	0.1761
LOT : 30	7672	0.1761
LOT : 31	7673	0.1762
LOT : 32	7674	0.1762
LOT : 33	7673	0.1761
LOT : 34	7671	0.1761
LOT : 35	7670	0.1761
LOT : 36	7489	0.1719
LOT : 37	7065	0.1622
LOT : 38	7068	0.1623
LOT : 39	7428	0.1705
LOT : 40	8240	0.1892

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	7839	0.1800
LOT : 42	7828	0.1797
LOT : 43	8517	0.1955
LOT : 44	9365	0.2150
LOT : 45	13960	0.3205
LOT : 46	8186	0.1879
LOT : 47	7876	0.1808
LOT : 48	7250	0.1664
LOT : 49	7250	0.1664
LOT : 50	7250	0.1664
LOT : 51	7200	0.1653

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.1268	COMMON AREA
TRACT B	0.5505	COMMON AREA & DRAINAGE
TRACT C	1.6761	COMMON AREA & DRAINAGE
TRACT D	0.2040	COMMON AREA
TRACT E	0.0241	COMMON AREA
TRACT F	0.0482	COMMON AREA
TRACT G	0.0529	COMMON AREA
TRACT H	0.0253	COMMON AREA
TRACT I	0.0839	COMMON AREA
TRACT J	0.0340	COMMON AREA

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

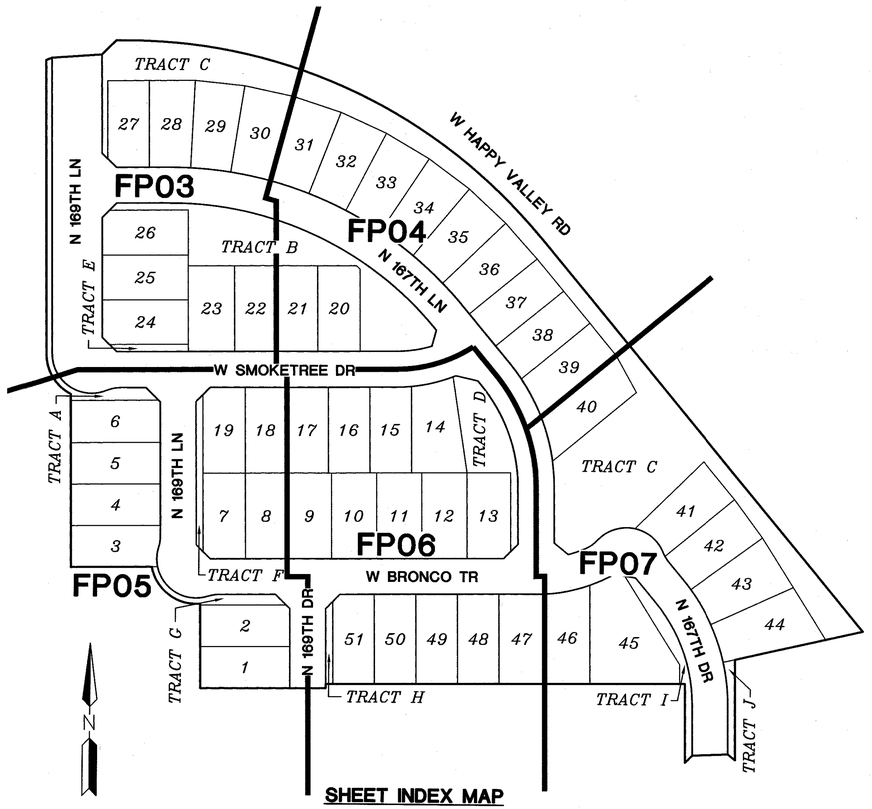
AREAS

ROW AREA =	174,002 SQ. FT.	3.9945 ACRES
TRACTS A-J AREA =	123,092 SQ. FT.	2.8258 ACRES
LOT AREA =	387,463 SQ. FT.	8.8949 ACRES
GROSS AREA =	684,557 SQ. FT.	15.7153 ACRES
NET AREA =	510,555 SQ. FT.	11.7208 ACRES
DENSITY (GROSS) =		3.2 D.U. / ACRE
DENSITY (NET) =		4.3 D.U. / ACRE

FLOOD ZONE DESIGNATION

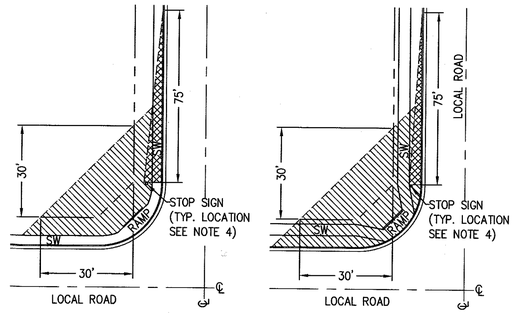
THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



SHEET INDEX MAP

N.T.S.



LOCAL STREET SIGHT VISIBILITY TRIANGLES

NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

REGISTERED LAND SURVEYOR CERTIFICATE NO. 76478 PHIL REIMER Date Signed 2023.04.19 ARIZONA, U.S.A. Expires 6/30/2023

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ASANTE - UNIT 3.13

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1909
STATUS:
DATE: APR 2023
SCALE: NONE
DRAWN: GS
APPROVED: PR

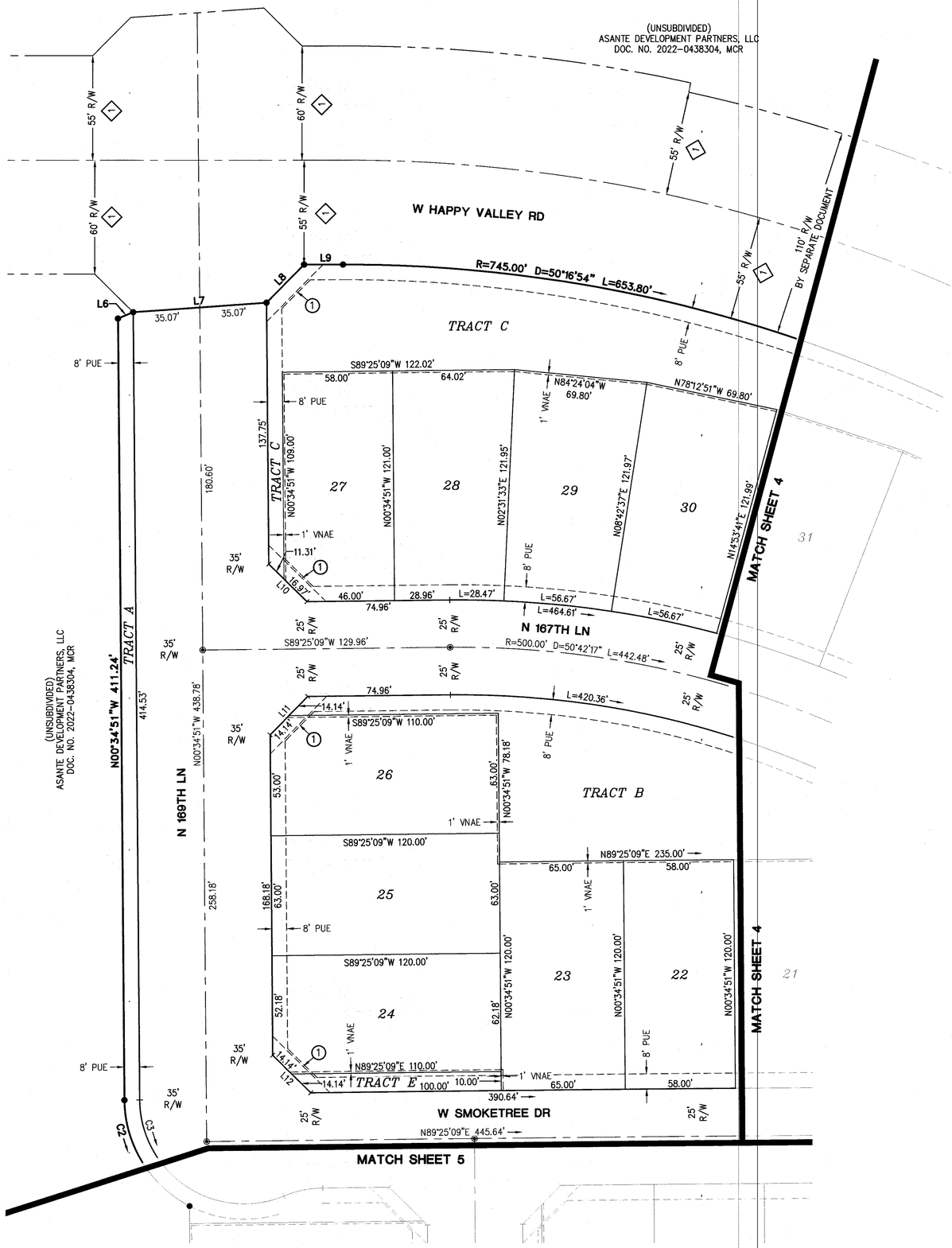
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FP02
SHT. 2 OF 7

FS23-0038

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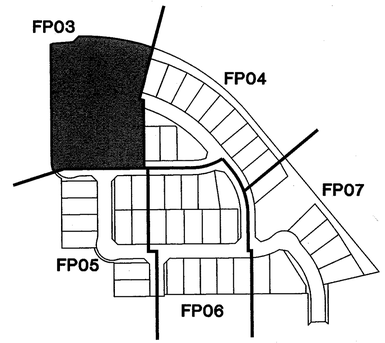


LEGEND

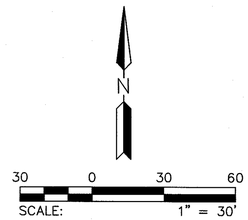
○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
———	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
◇ 1	BOOK 1133 PAGE 2, MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N67°03'52"E	8.65'
L7	N85°54'39"E	70.13'
L8	N44°42'35"E	28.14'
L9	N90°00'00"E	20.49'
L10	S45°34'51"E	28.28'
L11	N44°25'09"E	28.28'
L12	S45°34'51"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	63.00'	62°18'55"	68.52'
C3	55.00'	111°50'31"	107.36'







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SURPRISE, ARIZONA

FINAL PLAT

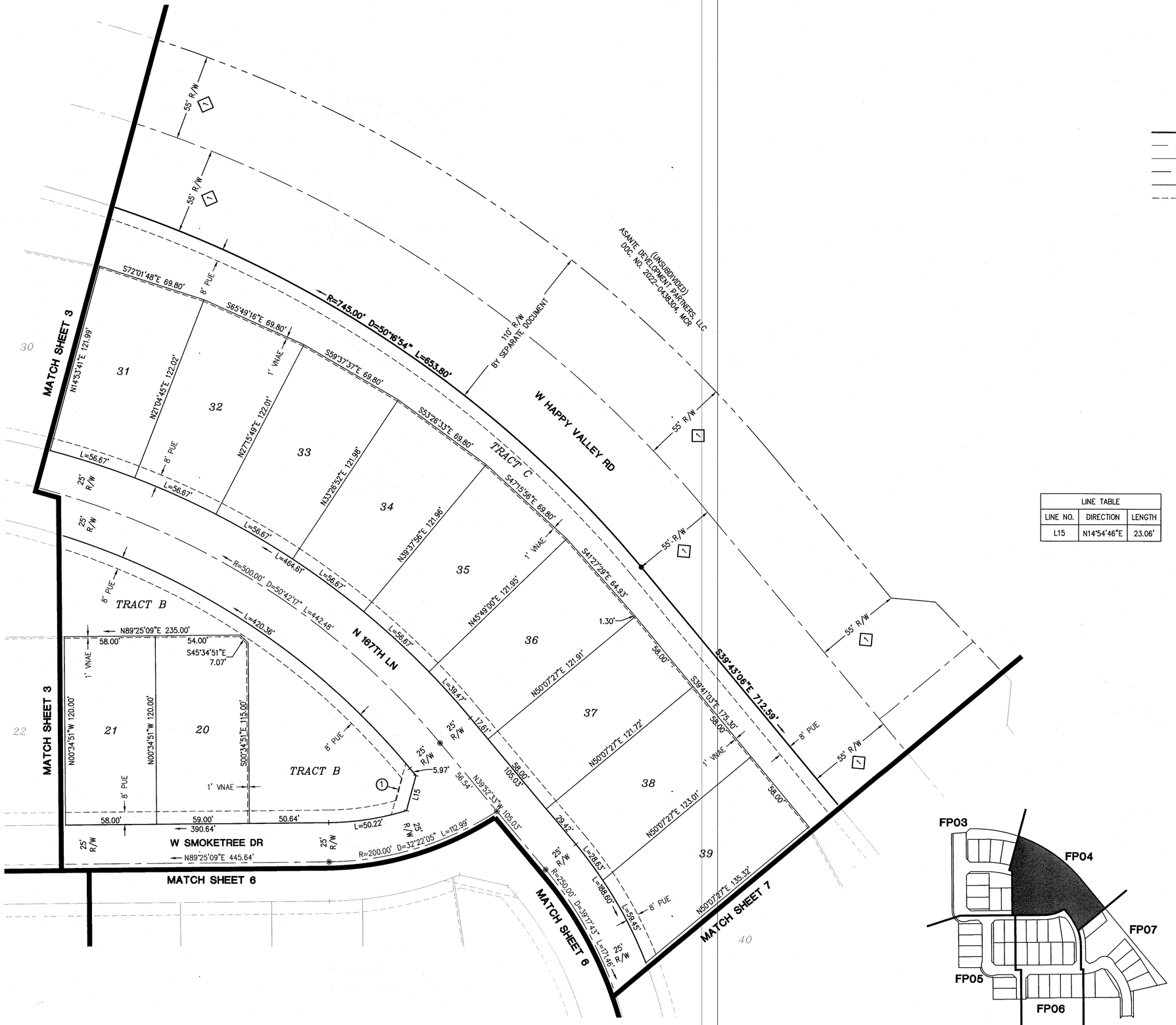
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FP03
SHT. 3 OF 7

FS23-0038

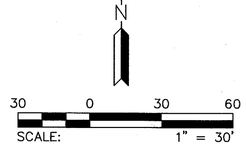
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LEGEND

○	FOUND MONUMENT AS NOTED
◙	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
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——— — — ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
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P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
◇1	BOOK 1733 PAGE 2, MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	N14°54'46"E	23.06'



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50178
PHIL
REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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ASANTE - UNIT 3.13

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

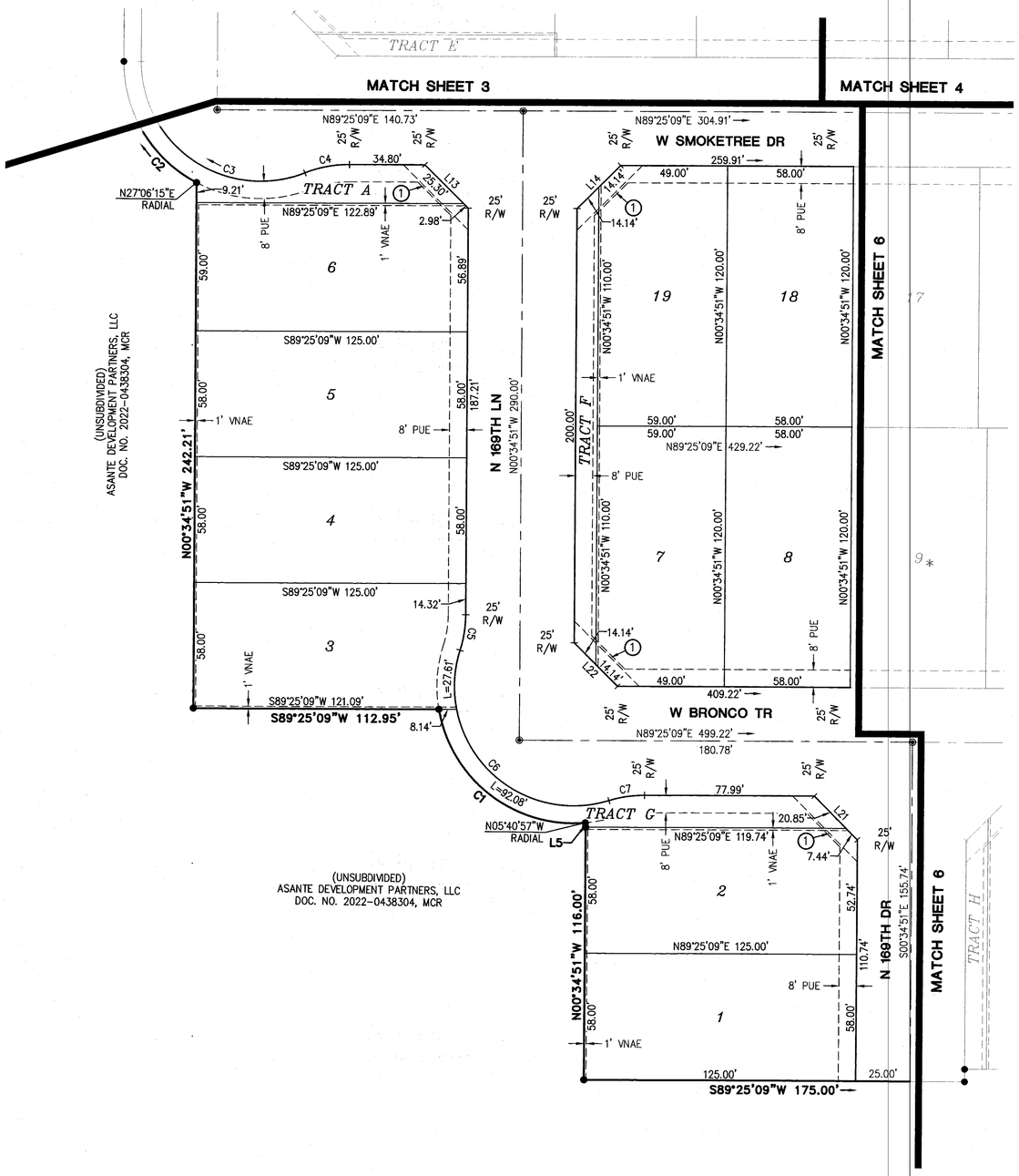
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SHT. 4 OF 7

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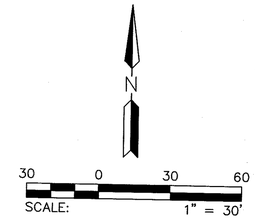


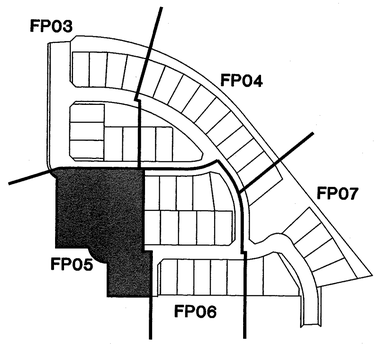
LEGEND

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◇1	BOOK 1733, PAGE 2, MCR
*	DRIVEWAY TO BE ALIGNED ON EAST SIDE OF LOT TO 9 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N05°40'57"W	2.00'
L13	N45°34'51"W	28.28'
L14	N44°25'09"E	28.28'
L21	N45°34'51"W	28.28'
L22	S45°34'51"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	63.00'	85°08'47"	93.62'
C2	63.00'	62°18'55"	68.52'
C3	55.00'	111°50'31"	107.36'
C4	55.00'	21°50'31"	20.97'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	124°40'58"	119.69'
C7	55.00'	17°20'29"	16.65'





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50078
PHIL
REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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ASANTE - UNIT 3.13

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:
MUNICIPAL TRACKING NO:

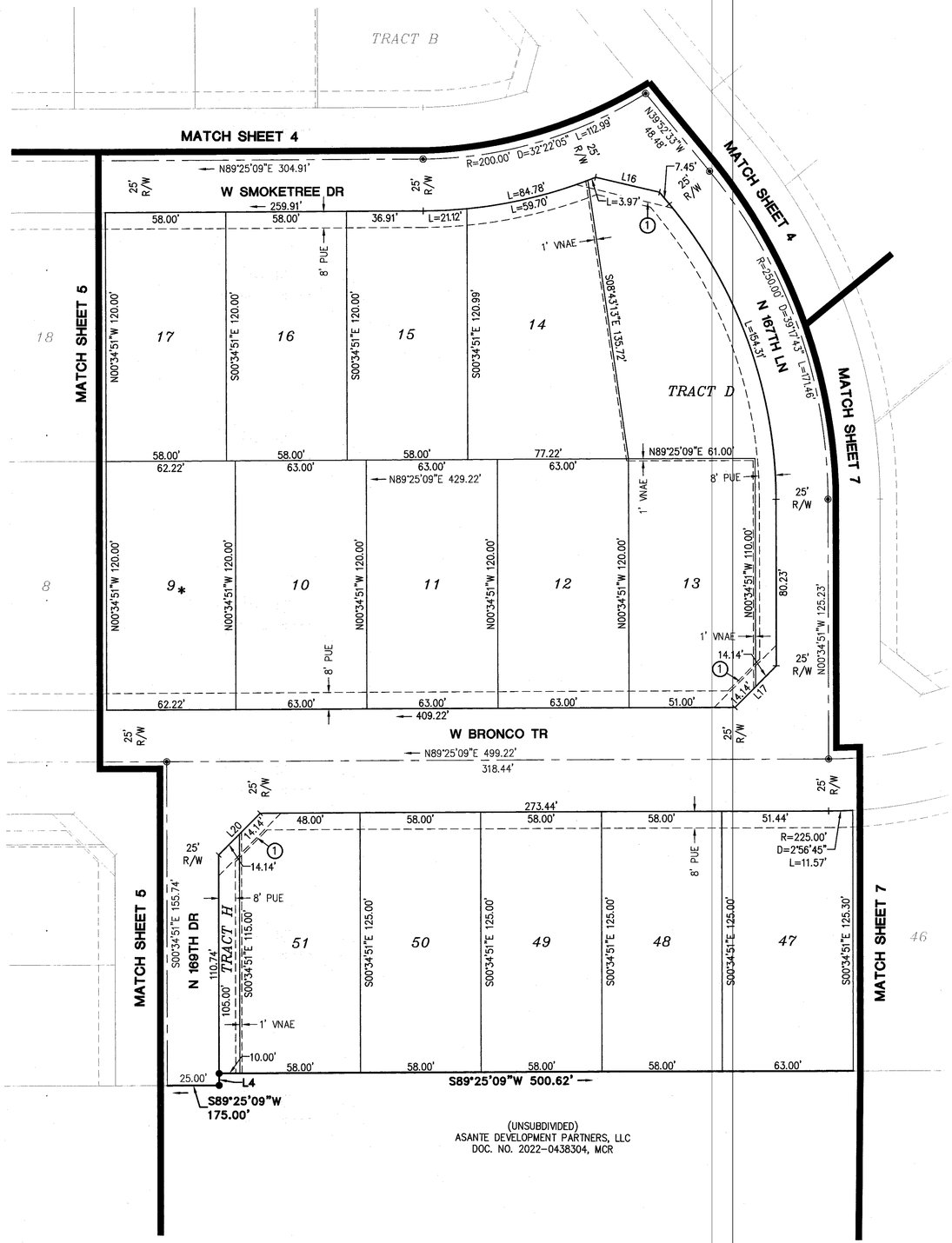
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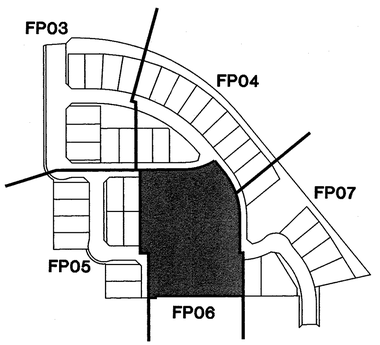
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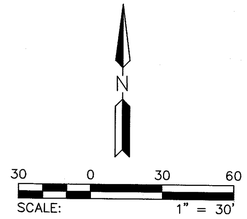


LEGEND

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◎	FOUND BRASS CAP FLUSH
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◇1	BOOK 1733, PAGE 2, MCR
*	DRIVEWAY TO BE ALIGNED ON EAST SIDE OF LOT TO 9 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	S00°34'51"E	5.74'
L16	S77°17'50"E	31.77'
L17	S44°25'09"W	28.28'
L20	S44°25'09"W	28.28'







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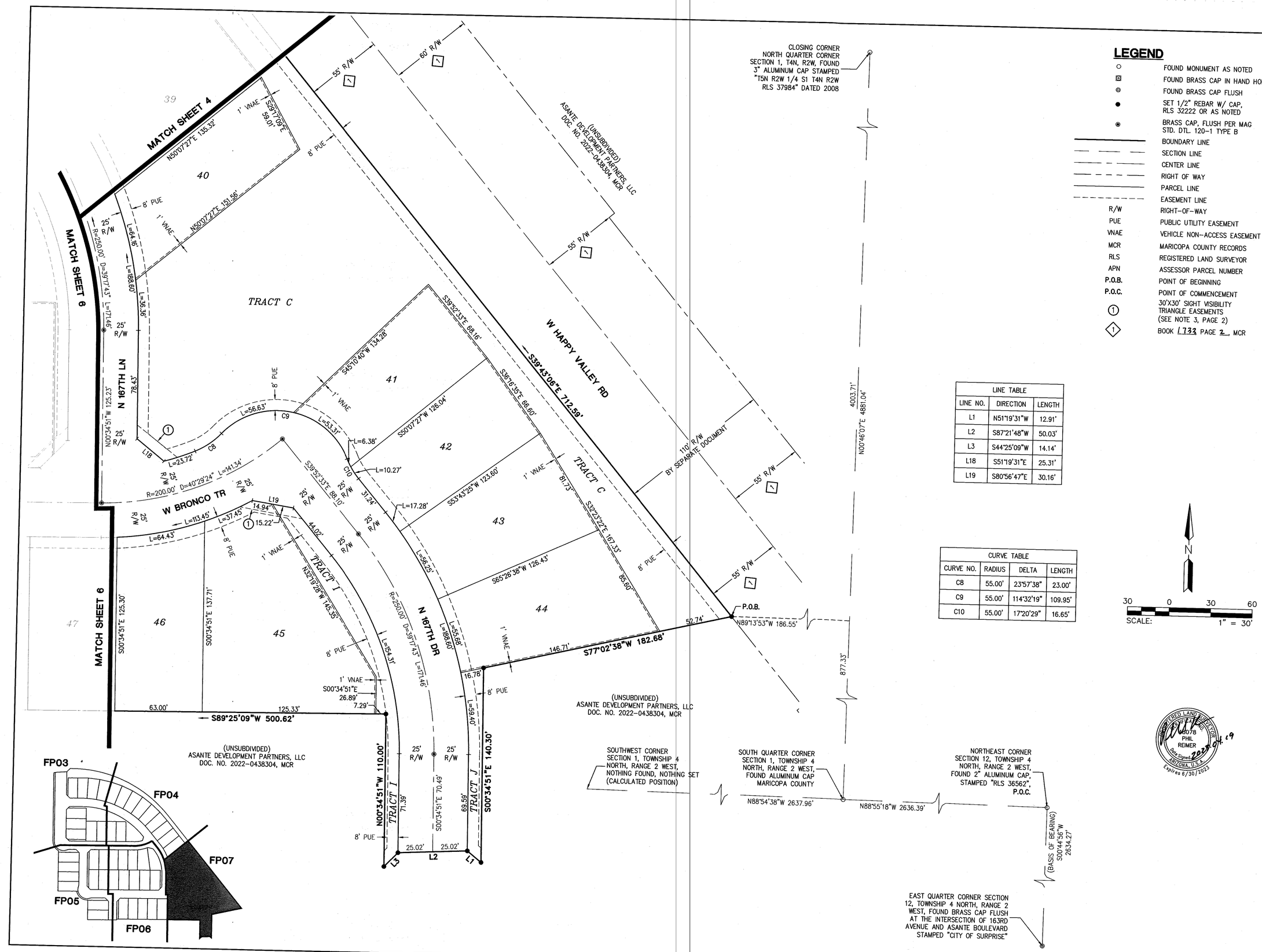
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LEGEND

○	FOUND MONUMENT AS NOTED
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●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
◇1	BOOK 1733 PAGE 2, MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N51°19'31"W	12.91'
L2	S87°21'48"W	50.03'
L3	S44°25'09"W	14.14'
L18	S51°19'31"E	25.31'
L19	S80°56'47"E	30.16'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	55.00'	23°57'38"	23.00'
C9	55.00'	114°32'19"	109.95'
C10	55.00'	17°20'29"	16.65'

30 0 30 60
SCALE: 1" = 30'

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ASANTE - UNIT 3.13

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
60178
PHIL
REIMER
Date Signed 2023-04-19
ARIZONA, U.S.A.
Expires 6/30/2025

PROJ. NO.: 1909	STATUS:
DATE: APR 2023	MUNICIPAL TRACKING NO:
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DRAWN: GS	APPROVED: PR

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From:	JAMES, MARK C CIV USAF AETC 56 FW/CVE
To:	Tierney Farago
Cc:	56 FW/CIT Community Initiative
Subject:	RE: FS23-0038 Asante Planning Area 3 - Unit 3.13 New Digital Submittal 01.09.23
Date:	Wednesday, January 25, 2023 3:30:04 PM
Attachments:	smime.p7s ATT00001.txt ATT00002.htm
Importance:	High

Tierney,

Thank you for allowing Luke AFB to make comments on the Asante Planning Area 3 – Unit 3.13 application.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform residents about Luke AFB operations.

Respectfully,

Mark James
Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Monday, January 9, 2023 5:35 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] FS23-0038 Asante Planning Area 3 - Unit 3.13 New Digital Submittal 01.09.23

Good afternoon,

Attached please find the **application**, **narrative, and final 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.

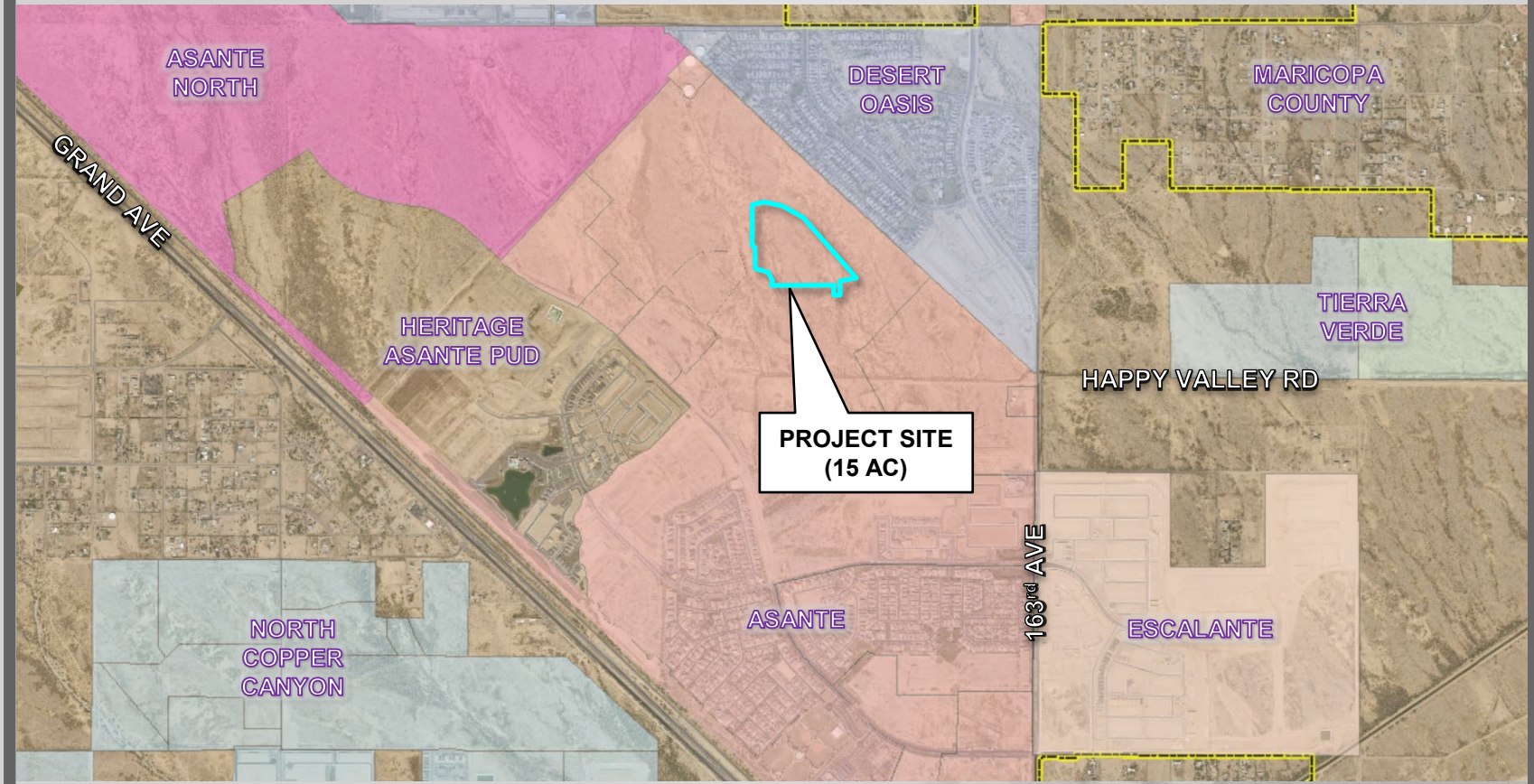
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

SURPRISE
ARIZONA

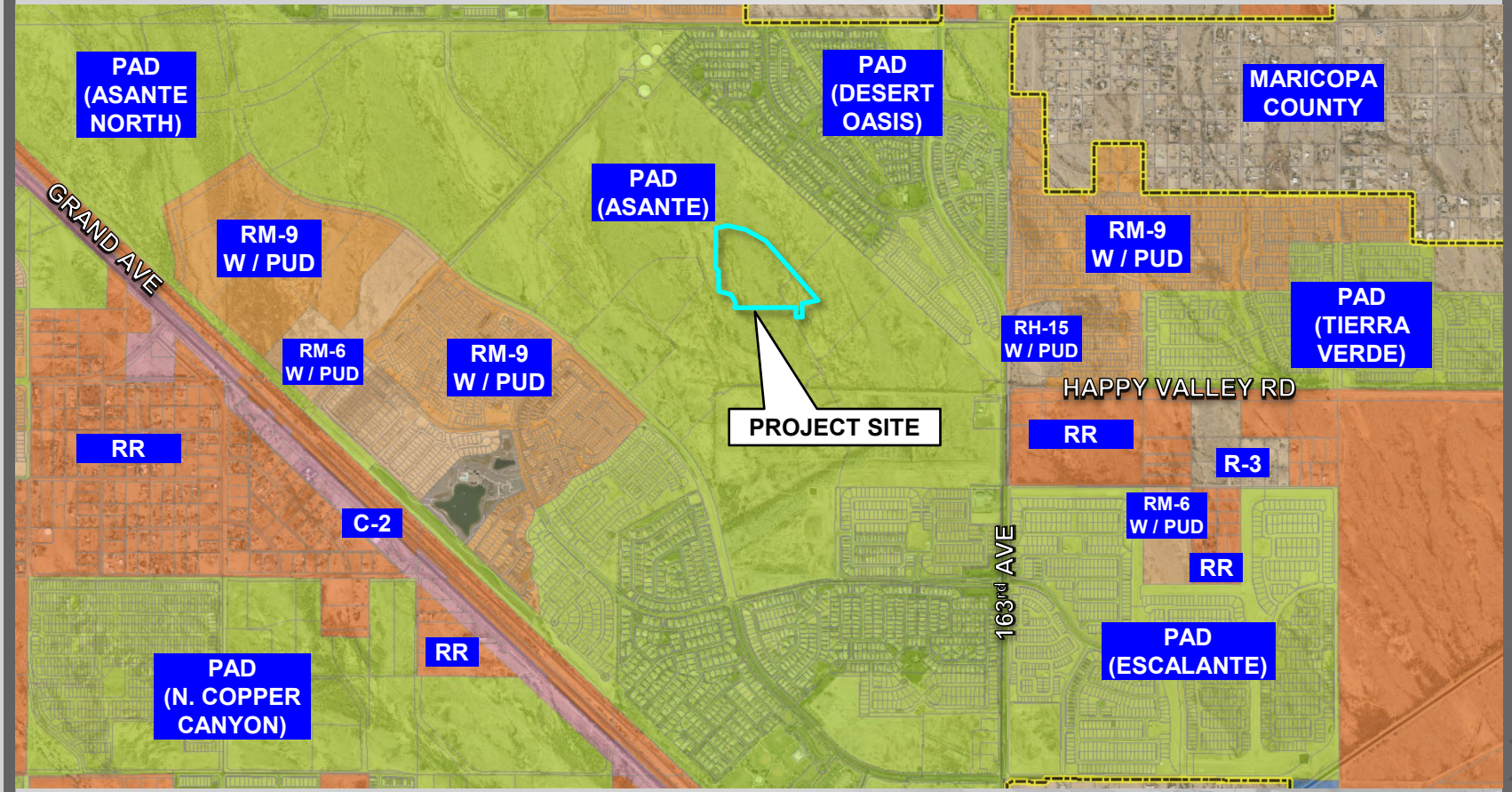
FS23-0038
Asante Planning Area 3
Unit 3.13 Final Plat

City Council

June 6, 2023

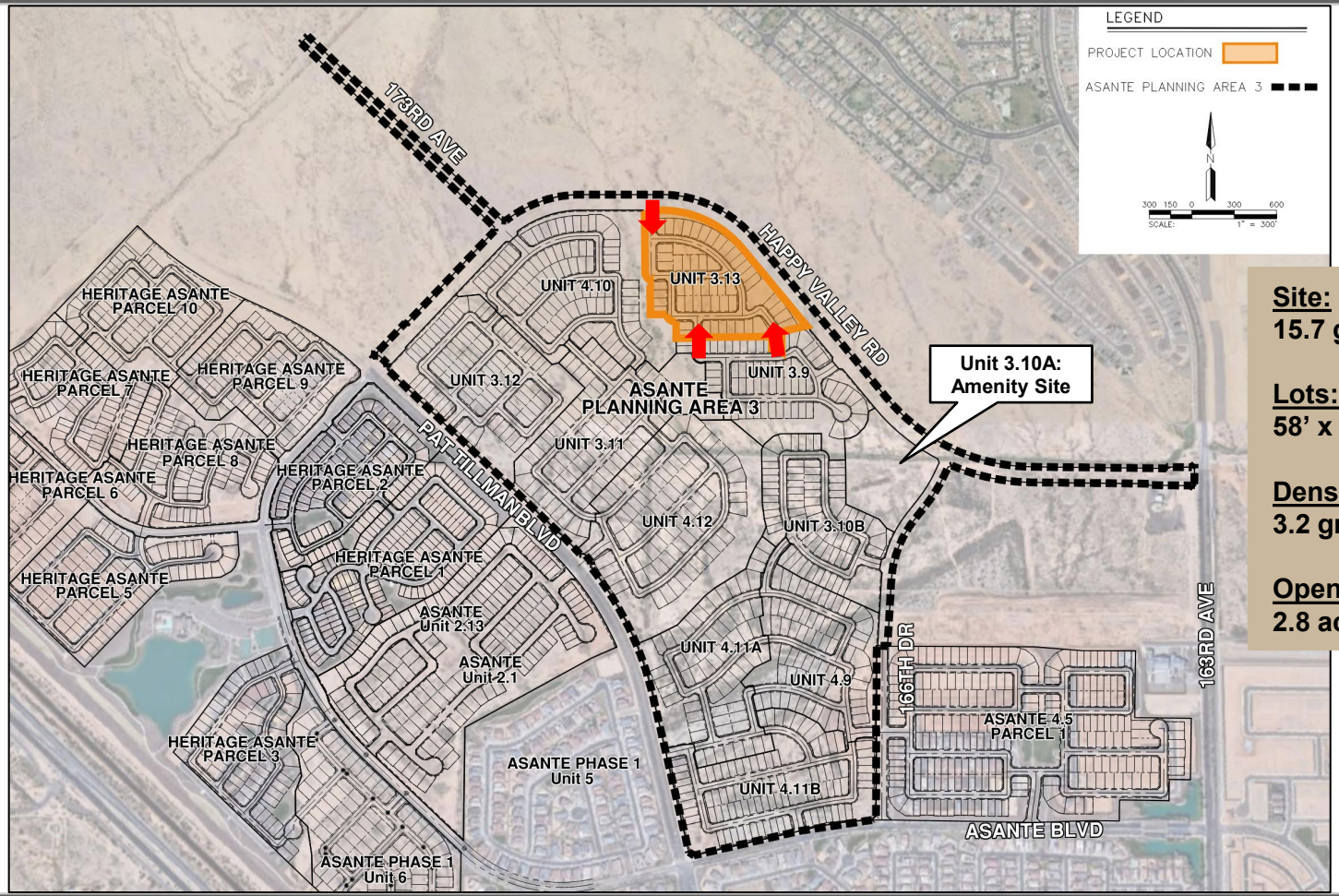


FS23-0038 VICINITY MAP



FS23-0038 ZONING MAP

FS23-0038 FINAL PLAT



Site:
15.7 gross acres

Lots: **51 lots**
58' x 120' typical

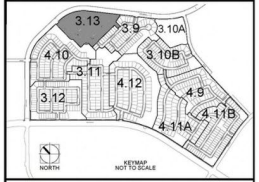
Density:
3.2 gross du/ac

Open Space:
2.8 ac (18%)

FS23-0038 LANDSCAPE PLAN



KEYMAP



STREET TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Acacia aneura MULGA	24" BOX STANDARD
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD
	Ulmus parvifolia 'Drake' DRAKE EVERGREEN ELM	24" BOX STANDARD

ENTRY TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	36" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	36" BOX STANDARD
	Tipuana tipu TIPU TREE	36" BOX STANDARD

INTERIOR TREE PLANTING LEGEND

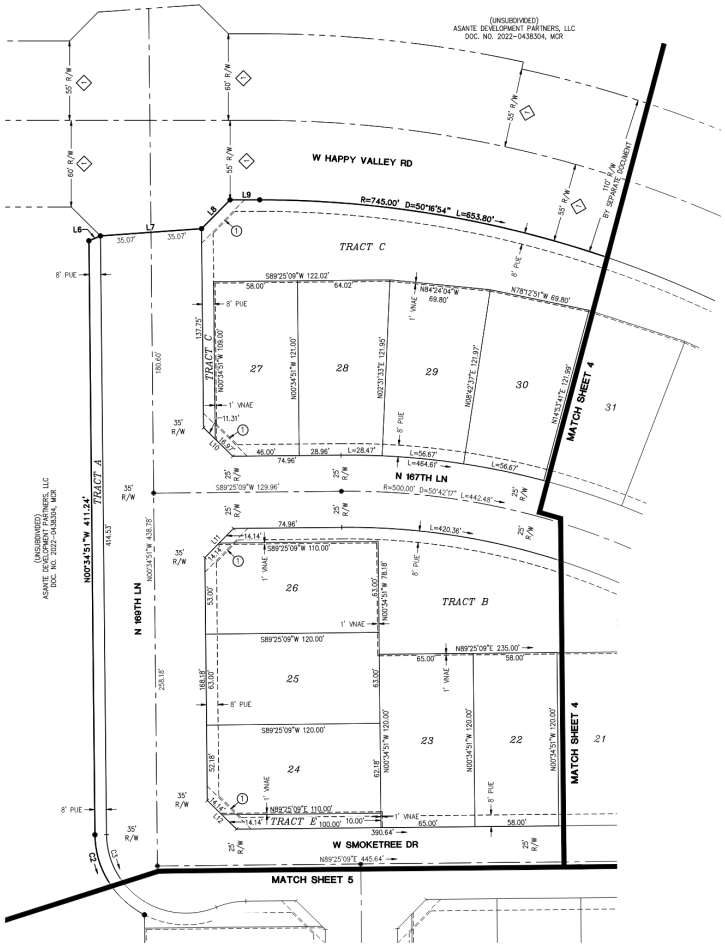
SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD
	Rhus lancea AFRICAN SUMAC	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Tipuana tipu TIPU TREE	24" BOX STANDARD

OPEN SPACE TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Cercidium 'Desert Museum' PALO VERDE	24" BOX STANDARD
	Pinus eldarica MONDEL PINE	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Prosopis g. 'Maverick' HONEY MESQUITE	24" BOX STANDARD

TURF
MIDIRON SOD

DECOMPOSED GRANITE -
"DESERT VERDE" 3/8" SCREENED

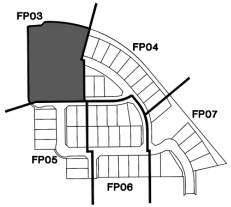


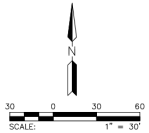
LEGEND

○	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
⊕	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◆	BRASS CAP, FLUSH PER MAG STD. DTL. 120-1 TYPE B
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
◇	BOOK ____, PAGE ____, MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N67°03'52"E	8.65'
L7	N85°54'39"E	70.13'
L8	N44°42'35"E	28.14'
L9	N90°00'00"E	20.49'
L10	S45°34'51"E	28.28'
L11	N44°25'09"E	28.28'
L12	S45°34'51"E	28.28'

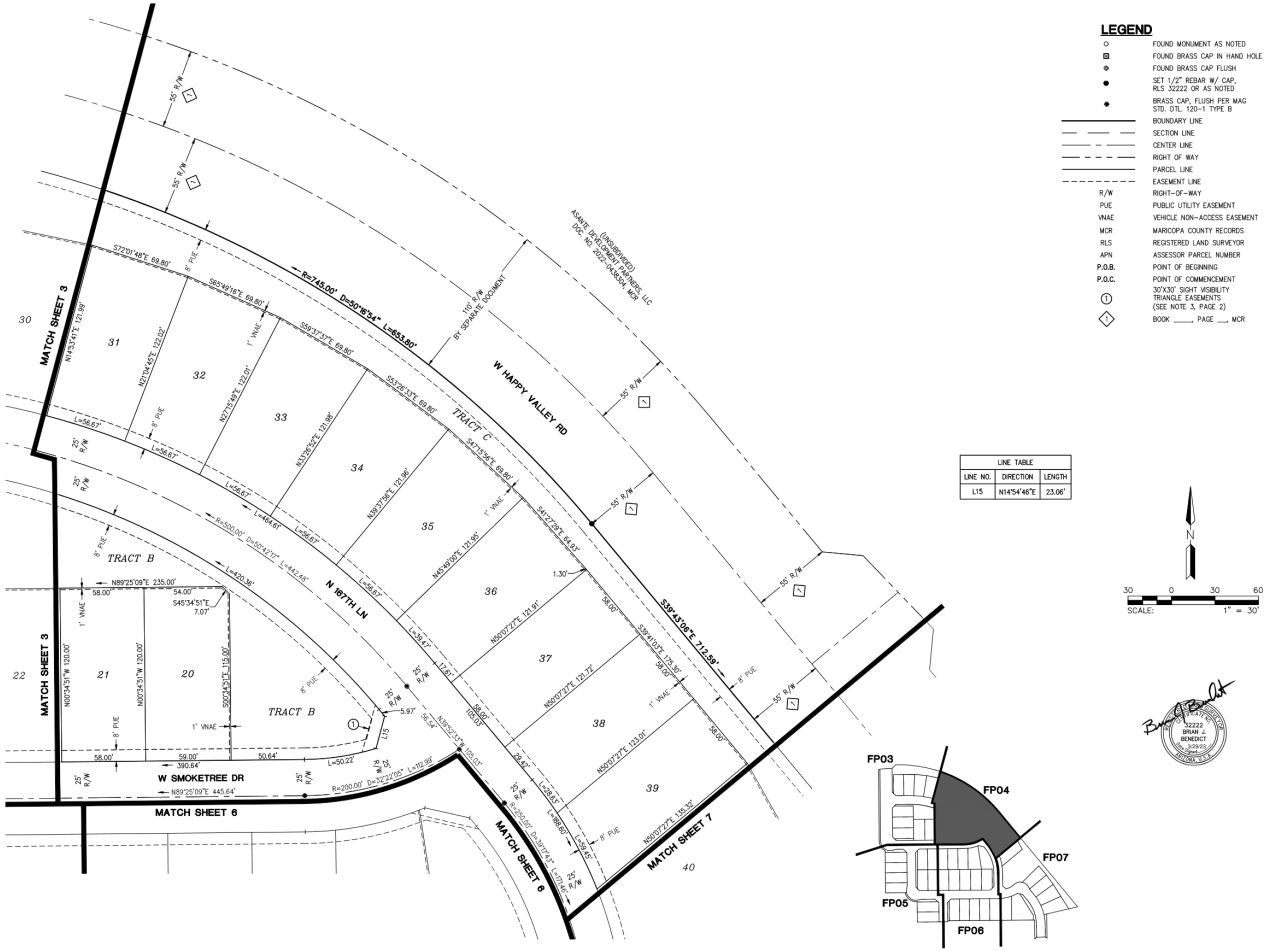
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	63.00'	62°18'55"	68.52'
C3	55.00'	111°50'31"	107.36'



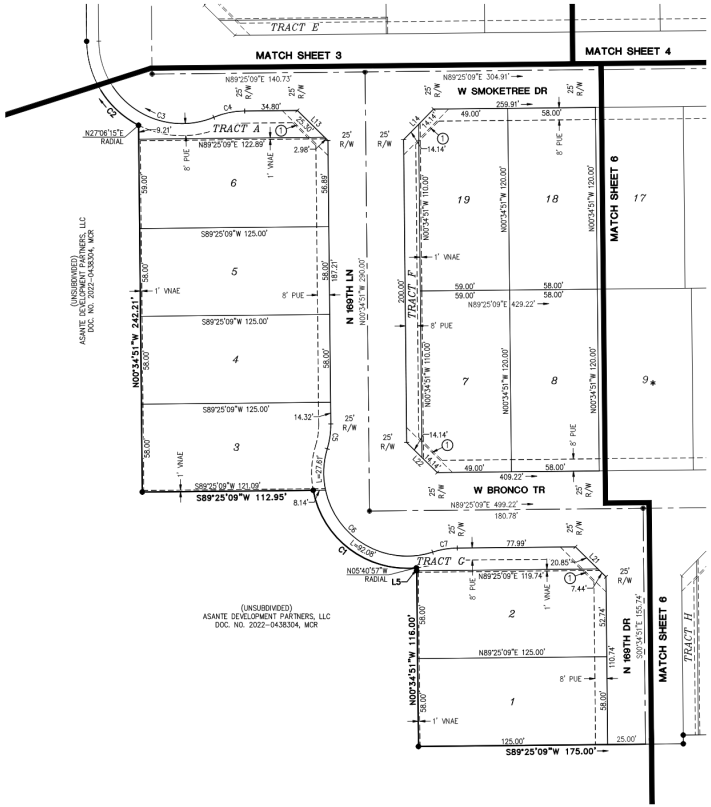




FS23-0038 FINAL PLAT



FS23-0038 FINAL PLAT

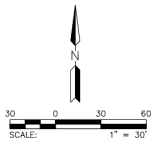


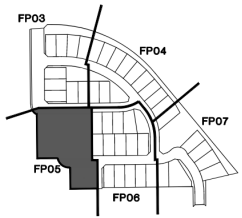
LEGEND

○	FOUND MONUMENT AS NOTED
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●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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①	30"X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)
◇	BOOK _____ PAGE ___, MCR
◆	DRIVEWAY TO BE ALIGNED ON EAST SIDE OF LOT TO 9 TO ALIGN WITH HEADLIGHTS FROM N 169TH DR.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N05°40'57"W	2.00'
L13	N45°34'51"W	28.28'
L14	N44°25'09"E	28.28'
L21	N45°34'51"W	28.28'
L22	S45°34'51"E	28.28'

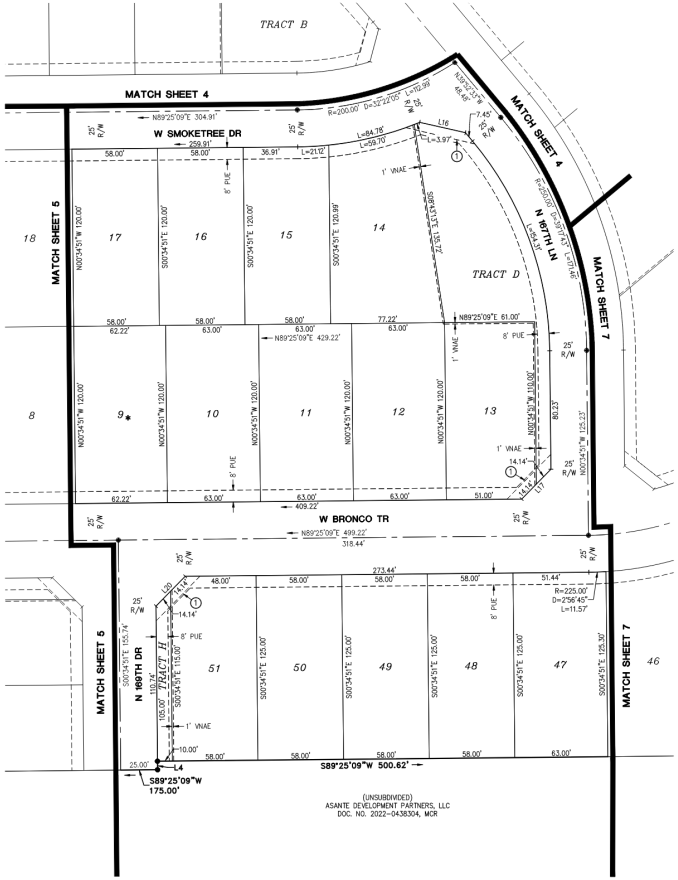
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	63.00'	85°08'47"	93.62'
C2	63.00'	62°18'55"	68.52'
C3	55.00'	111°50'31"	107.36'
C4	55.00'	21°50'31"	20.97'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	124°40'58"	119.69'
C7	55.00'	17°20'29"	16.65'







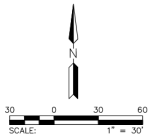
FS23-0038 FINAL PLAT



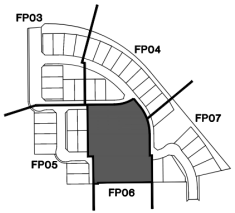
LEGEND

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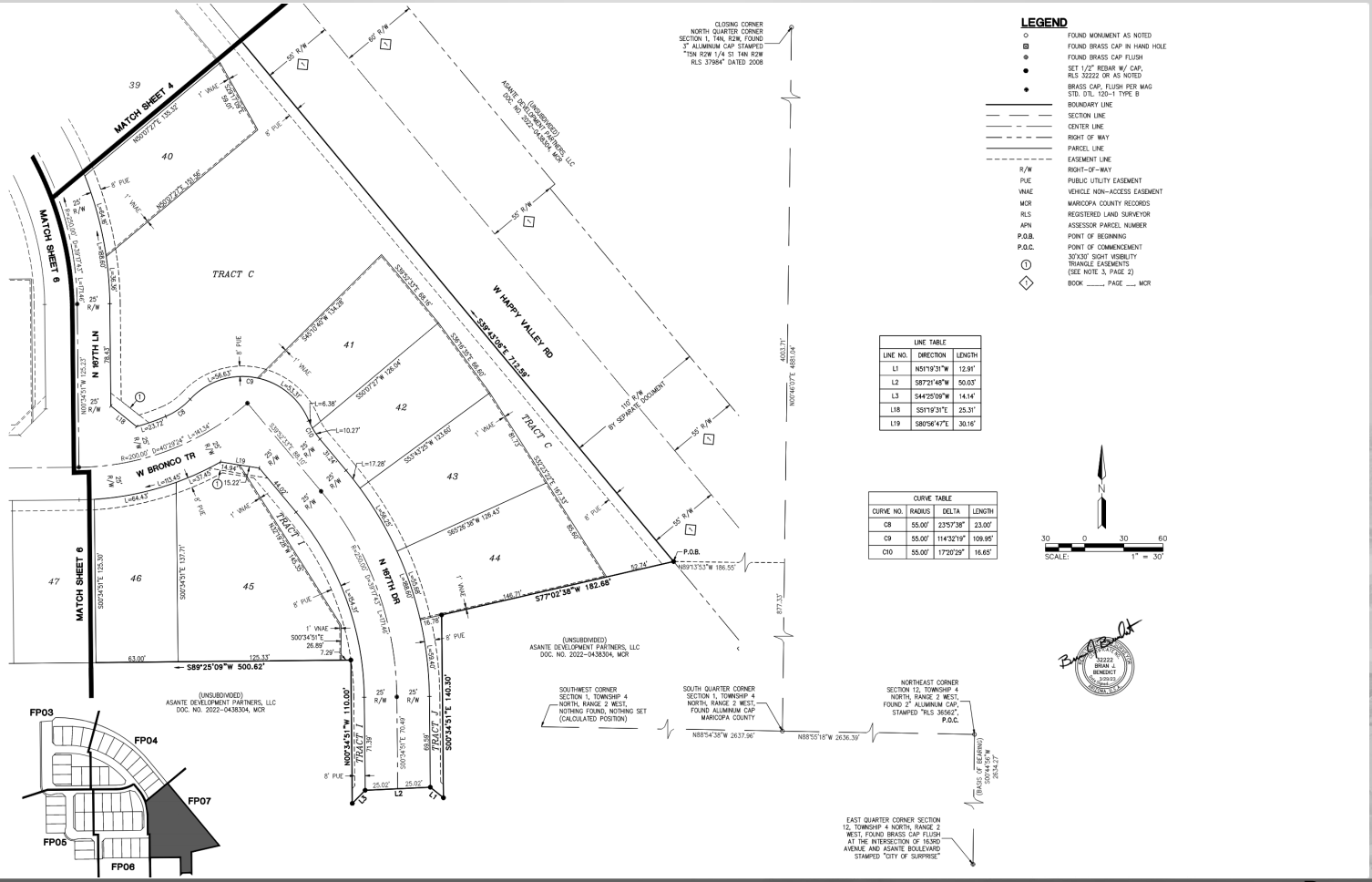
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	S00°34'51"E	5.74'
L16	S77°17'50"E	31.77'
L17	S44°25'09"W	28.28'
L20	S44°25'09"W	28.28'







FS23-0038 FINAL PLAT



FS23-0038 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Asante Unit 3.9" and dated April 24, 2023, a property generally located near West Hackamore Drive and Happy Valley Road; Case FS22-1631.

Motion:
I move to approve the Final Plat entitled, "Asante Unit 3.9" and dated April 24, 2023.

Background:
Diego Ortiz, with HILGARTWILSON, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.9.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed into 59 lots over approximately 16.7 gross acres, for a gross residential density of 3.5 dwelling units/acre.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035, Asante PAD, and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-1631 Asante Planning Area 3 Unit 3.9 Final Plat - Staff Report 060623 CC
2. 01 - FS22-1631 Asante Planning Area 3 Unit 3.9 Final Plat - Vicinity Map
3. 02 - FS22-1631 Asante Planning Area 3 Unit 3.9 Final Plat - Zoning Map
4. 03 - FS22-1631 Asante Planning Area 3 Unit 3.9 Final Plat - Final Plat
5. 04 - FS22-1631 Asante Planning Area 3 Unit 3.9 Final Plat - Luke AFB Letter
6. FS22-1631 Asante Planning Area 3 Unit 3.9 Final Plat - Presentation

---

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS22-1631**

Project Name: Asante Planning Area 3 Unit 3.9 Final Plat

Council District: 1 – Acacia

City Council Date: June 6, 2023

Planner: Jessica Brinton, Planner II

Owner: Asante Development Partners, LLC

Applicant: Diego Ortiz of HILGARTWILSON

Request: The applicant seeks approval of the Final Plat for the subject property

Site Location: Generally located near West Hackamore Drive and Happy Valley Road

Site Size: 16.7 gross acres (approx.)

Density: 3.5 dwelling units/acre (gross)

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

Findings:

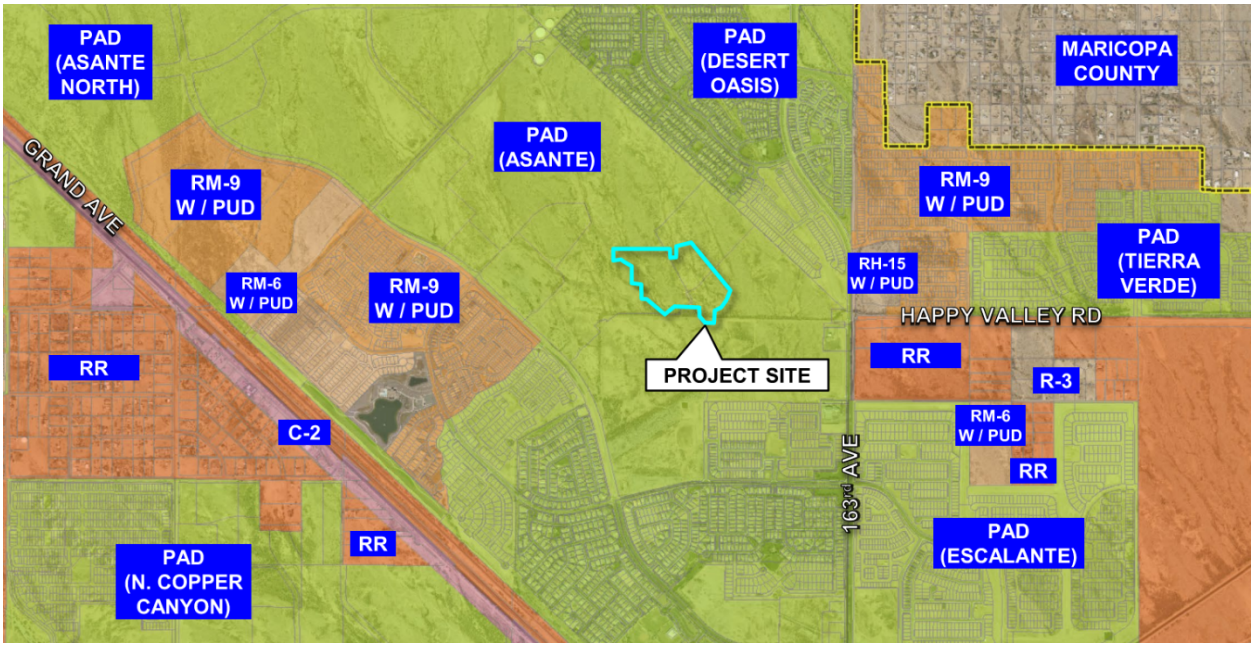
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Diego Ortiz of HILGARTWILSON, on behalf of Asante Development Partners, LLC, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.9. The applicant seeks to subdivide the subject property into 59 lots over approximately 16.7 gross acres, for a gross residential density of 3.5 dwelling units/acre. The proposed subdivision will be integrated into the larger Asante Community.

SURROUNDING LAND ZONING:

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



PAD – Asante	PAD – Asante	PAD – Asante
PAD – Asante	**PAD – Asante**	PAD – Asante
PAD – Asante	PAD – Asante	PAD – Asante

BACKGROUND:

November 3, 1988: The City Council approved Ordinance 88-24 for the annexation of the subject property.

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 17, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Asante Planning Area 3 under case FS22-0781.

December 21, 2022: The applicant filed the subject case, FS22-1631.

April 18, 2023: The City Council approved a Master Plat for Asante Planning Area 3 under case FS22-1524.

ANALYSIS AND DISCUSSION:

The subject request includes a Final Plat for Unit 3.9 of Planning Area 3 within the Asante PAD. This Final Plat consists of 59 lots, with a typical lot size of 53' x 120'. This is consistent with the Preliminary Plat and the Asante PAD requirements.

Access

Access to the development will be from Happy Valley Road to the east and through unit 3.13 to the north via 169th Drive and 167th Drive.

Open Space & Landscaping

There is a total of approximately 3.9 acres of open space within Unit 3.9. Of this total, approximately 2.9 acres are active open space, and approximately 1.0 acres are passive open space. Landscaping will incorporate native and low water use plants, as required by the City, and will be consistent with the overall Asante Development.

Residents within Unit 3.9 will have access to the clubhouse planned for Unit 3.10A within Asante Planning Area 3.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 dwelling units/acre or more. At a gross density of 3.5 dwelling units/acre, this development is consistent with the General Plan in this regard.

This request is also consistent with the General Plan in that it promotes connectivity to existing and future development within the Asante PAD for a range of mobility options.

Reviewing Agencies:

This request was reviewed by internal city reviewing departments, who indicated no objection to the request. The following external agencies also indicated no objection to the request: Maricopa Water District, Luke Air Force Base.

The following external agencies were included in the review request but did not provide a response: Arizona Department of Transportation, Maricopa County Flood Control District, Maricopa County Department of Transportation, Maricopa County Planning Department, Maricopa Association of Governments, Dysart Unified School District, United States Postal Service, Beardsley Water Company, Liberty Utilities, Cox, and Southwest Gas.

Summary:

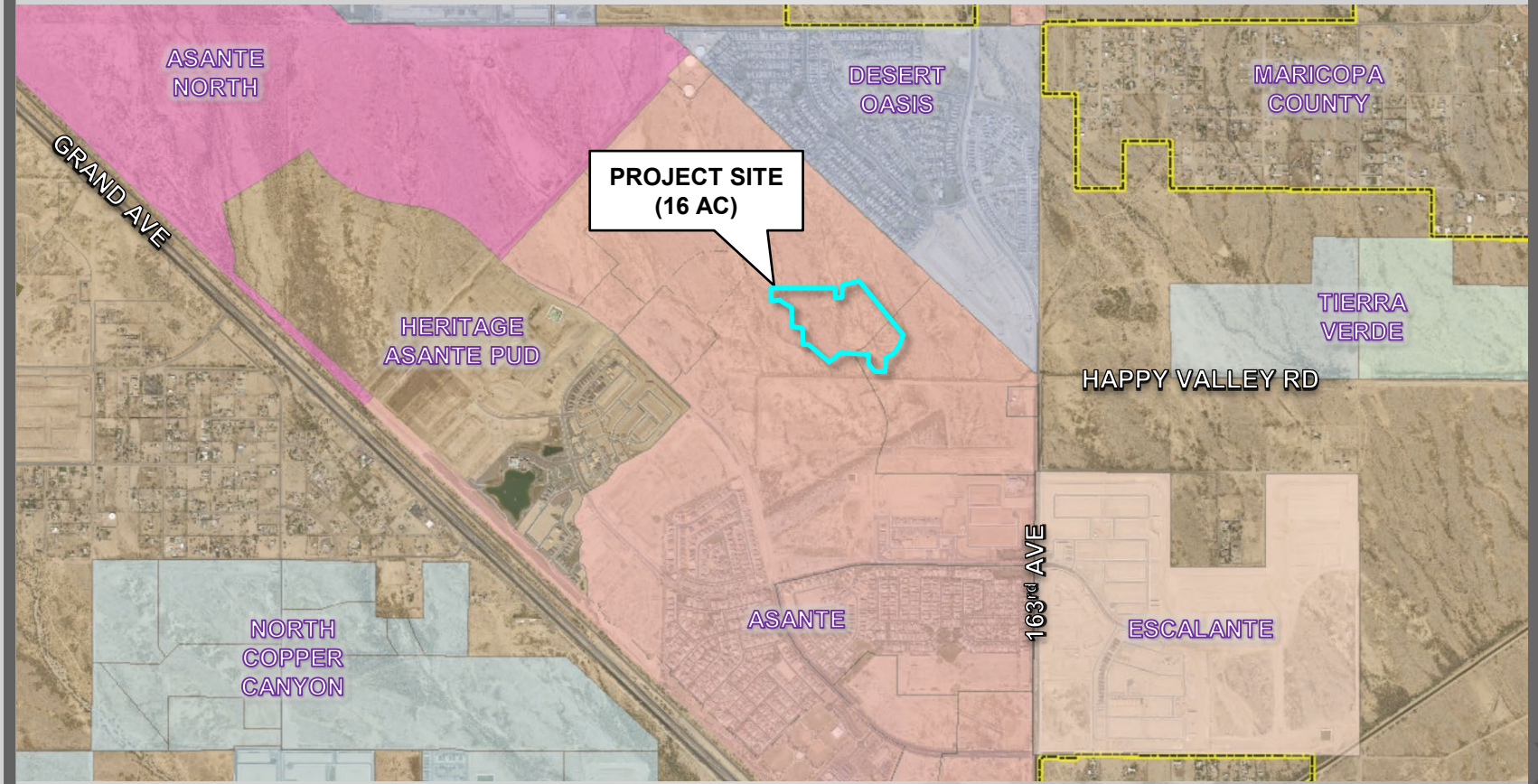
The subject Final Plat meets the requirements of the Asante PAD, in addition to other applicable requirements. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

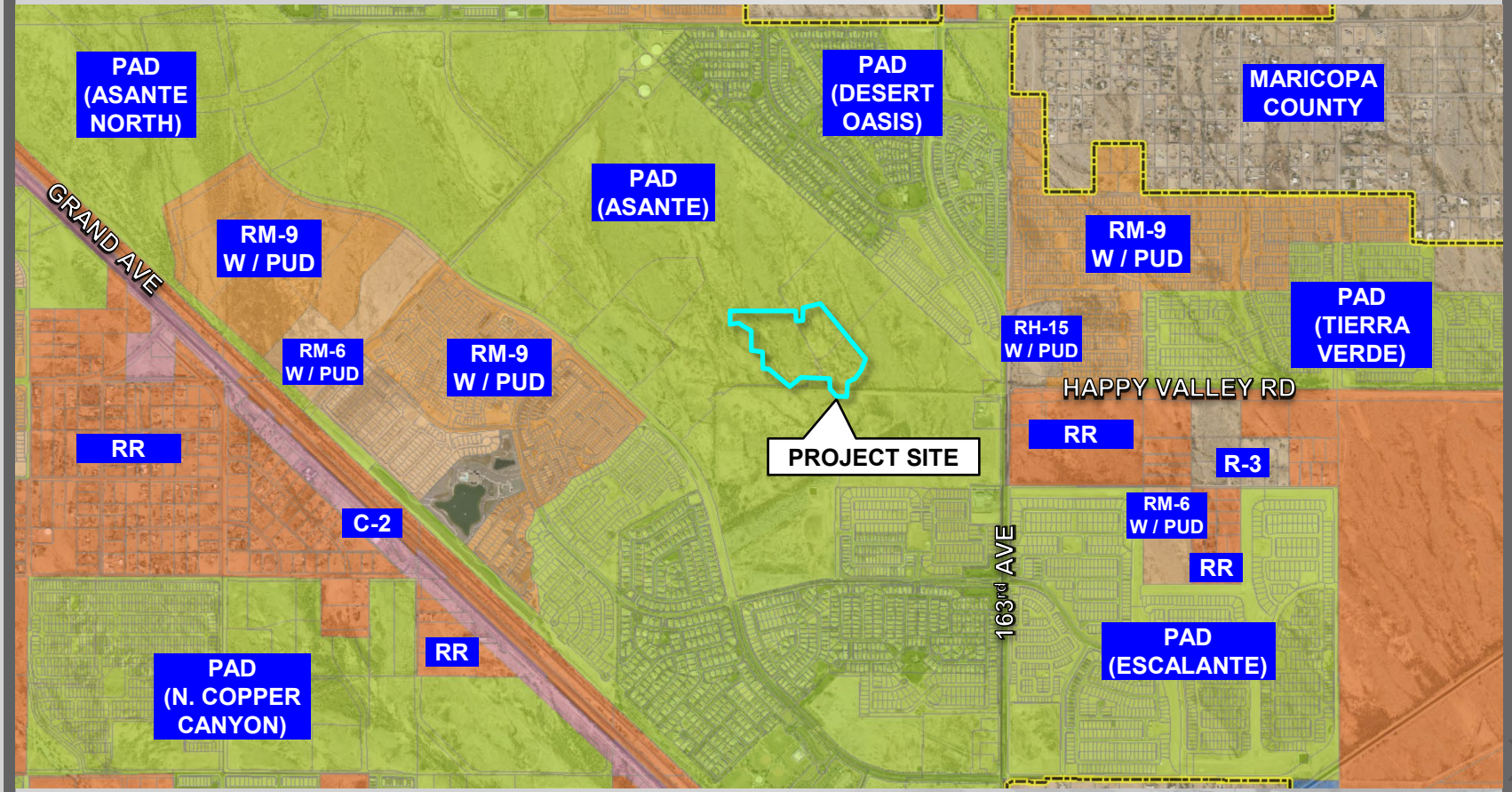
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Letter
PPT



FS22-1631 VICINITY MAP



FS22-1631 ZONING MAP

FINAL PLAT
OF
ASANTE - UNIT 3.9
SURPRISE, ARIZONA
A REPLAT OF UNIT 3.9 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTH HALF OF SECTION 1 AND NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:
THAT **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF **"ASANTE – UNIT 3.9"**, A REPLAT OF UNIT 3.9 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK 1733 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTH HALF OF SECTION 1 AND NORTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID **"ASANTE – UNIT 3.9"** AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS–OF–WAY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON–EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS–OF–WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF:

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED DULY AUTHORIZED OFFICER THIS 21 DAY OF April, 2023.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: **LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
ITS: MANAGER

BY: _____

NAME: **JEFF GUNDERSON**

TITLE: **VICE PRESIDENT**

ACKNOWLEDGMENT

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED **JEFF GUNDERSON,** WHO ACKNOWLEDGED HIMSELF TO BE THE **VICE PRESIDENT OF LENNAR COMMUNITIES DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** THE MANAGER OF **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AND ACKNOWLEDGED THAT HE, AS SUCH **OFFICER,** BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

_____ July 29, 2024
NOTARY PUBLIC MY COMMISSION EXPIRES

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 564063
My Commission Expires
July 29, 2024

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, Katie Voigt, AS THE President OF THE ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES OF SAID ASSOCIATION AS SET FORTH HEREIN.

ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION

BY: Katie Voigt

NAME: Katie Voigt

TITLE: President

ACKNOWLEDGMENT FOR RATIFICATION

ON THIS, THE 21st DAY OF April, 2023 BEFORE ME, PERSONALLY APPEARED Katie Voigt, President OF ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH President, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

_____ July 29, 2024
NOTARY PUBLIC MY COMMISSION EXPIRES

JAMIE KELSEY
Notary Public, State of Arizona
Maricopa County
Commission # 564063
My Commission Expires
July 29, 2024

LENDERS' CONSENT

THE UNDERSIGNED, WHICH IS THE BENEFICIARY AND ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AND OTHER LENDERS AS DEFINED IN THE LOAN AGREEMENT OF EVEN DATE WITH THE DEED OF TRUST ("LENDERS"), UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FIXTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED ON NOVEMBER 10, 2022, AT DOCUMENT NO. 20220831563 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA (**"DEED OF TRUST"**) AS A FIRST LIEN ON THE PROPERTY DESCRIBED IN THE DEED OF TRUST (**"LENDERS' LIEN"**), FOR AND ON BEHALF OF THE LENDERS AND THEIR SUCCESSORS AND ASSIGNS, HEREBY (A) CONSENTS TO THE RECORDATION OF THIS FINAL PLAT (**"FINAL PLAT"**), AND EACH AND EVERY DEDICATION, EASEMENT, RIGHT–OF–WAY, COVENANT, CONDITION AND RESTRICTION MORE SPECIFICALLY SET FORTH IN THIS FINAL PLAT; (B) AGREES THAT, UPON THE RECORDATION OF THIS FINAL PLAT, THE LENDERS' LIEN WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS FINAL PLAT IS HEREBY DEEMED SUBJECT AND SUBORDINATE TO THIS FINAL PLAT; WITH LENDERS' LIEN CONTINUING IN EFFECT AGAINST SUCH PROPERTY AS SUCH LEGAL DESCRIPTION HAS BEEN MODIFIED BY RECORDATION OF THIS FINAL PLAT; AND (C) AGREES THAT UPON THE RECORDATION OF THIS FINAL PLAT ALL PROPERTY DEDICATED TO THE CITY OF SURPRISE HEREUNDER IS RELEASED FROM THE LENDERS' LIEN.

DATED: 4/20, 2023.

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST

BY: _____

NAME: Sean Reilly

ITS: Vice President

ACKNOWLEDGMENT FOR LENDERS' CONSENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON 4/20/23 BEFORE ME, Cynthia Gonzalez, Notary Public PERSONALLY APPEARED Sean Reilly, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

CYNTHIA GONZALEZ
Notary Public - California
Orange County
Commission # 2352381
My Comm. Expires Dec 17, 2023
(SEAL)

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT–OF–WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT–OF–WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04–07–523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45–576.

OWNER

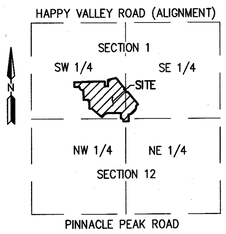
ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
CONTACT: PHIL REIMER, RLS

SHEET INDEX

FP01	COVER SHEET
FP02	LEGAL DESCRIPTION, SHEET INDEX MAP, NOTES, AREA TABLES & VISIBILITY DETAIL
FP03–FP04	FINAL PLAT SHEETS



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, 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 RECORDS, AND BETWEEN THE MONUMENTS AS SHOWN HEREON

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL SHEET 2)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON–SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9–461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42–1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22–0781.
13. DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22–0756 OR AS SUBSEQUENTLY AMENDED.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS_____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST:

_____ DATE
MAYOR

_____ DATE
CITY CLERK

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

PHIL REIMER
RLS# 48078
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
preimer@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
PHIL REIMER
Date Signed 2-23-23
ARIZONA, U.S.A.
Expires 6/30/2025

NOTE:
A.R.S. 32–151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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

ASANTE - UNIT 3.9
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: NONE
DRAWN: RG
APPROVED: PR
MUNICIPAL TRACKING NO:

DWG. NO.
FP01
SHT. 1 OF 4

FS22-1631

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U:\1900\1909\SURVEY\PLAT\ASANTE UNIT 3.9\1909–3.9–FP01.dwg 4/19/2023 9:42 AM

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	8396	0.1927
LOT : 2	8607	0.1976
LOT : 3	7707	0.1769
LOT : 4	8324	0.1911
LOT : 5	10630	0.2440
LOT : 6	10807	0.2481
LOT : 7	10809	0.2481
LOT : 8	10593	0.2432
LOT : 9	6360	0.1460
LOT : 10	6360	0.1460
LOT : 11	6360	0.1460
LOT : 12	6360	0.1460
LOT : 13	6360	0.1460
LOT : 14	6360	0.1460
LOT : 15	6360	0.1460
LOT : 16	6360	0.1460
LOT : 17	6360	0.1460
LOT : 18	6360	0.1461
LOT : 19	6578	0.1510
LOT : 20	6615	0.1518

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	6360	0.1460
LOT : 22	6360	0.1460
LOT : 23	6360	0.1460
LOT : 24	6360	0.1460
LOT : 25	6360	0.1460
LOT : 26	6360	0.1460
LOT : 27	6360	0.1460
LOT : 28	6360	0.1460
LOT : 29	6360	0.1461
LOT : 30	6430	0.1476
LOT : 31	7036	0.1615
LOT : 32	6434	0.1477
LOT : 33	6360	0.1460
LOT : 34	6360	0.1460
LOT : 35	6360	0.1460
LOT : 36	6360	0.1460
LOT : 37	6360	0.1461
LOT : 38	6430	0.1476
LOT : 39	6403	0.1470
LOT : 40	6413	0.1472

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	6413	0.1472
LOT : 42	6363	0.1461
LOT : 43	6583	0.1511
LOT : 44	6625	0.1521
LOT : 45	6430	0.1476
LOT : 46	6360	0.1460
LOT : 47	6360	0.1460
LOT : 48	6360	0.1460
LOT : 49	6360	0.1460
LOT : 50	6360	0.1461
LOT : 51	6927	0.1590
LOT : 52	6960	0.1598
LOT : 53	6657	0.1528
LOT : 54	7749	0.1779
LOT : 55	8815	0.2024
LOT : 56	11023	0.2530
LOT : 57	6585	0.1512
LOT : 58	6625	0.1521
LOT : 59	7981	0.1832

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	2.7232	COMMON AREA & DRAINAGE
TRACT B	0.4746	COMMON AREA
TRACT C	0.2018	COMMON AREA & DRAINAGE
TRACT D	0.4556	COMMON AREA
TRACT E	0.0482	COMMON AREA
TRACT F	0.0483	COMMON AREA
TRACT G	0.0241	COMMON AREA
TRACT H	0.0123	COMMON AREA

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

AREAS

ROW AREA =	138,685 SQ. FT. 3.1838 ACRES
TRACTS A–H AREA =	173,723 SQ. FT. 3.9881 ACRES
LOT AREA =	414,388 SQ. FT. 9.5130 ACRES
GROSS AREA =	726,796 SQ. FT. 16.6849 ACRES
NET AREA =	588,111 SQ. FT. 13.5011 ACRES
DENSITY (GROSS) =	3.5 D.U. / ACRE
DENSITY (NET) =	4.4 D.U. / ACRE

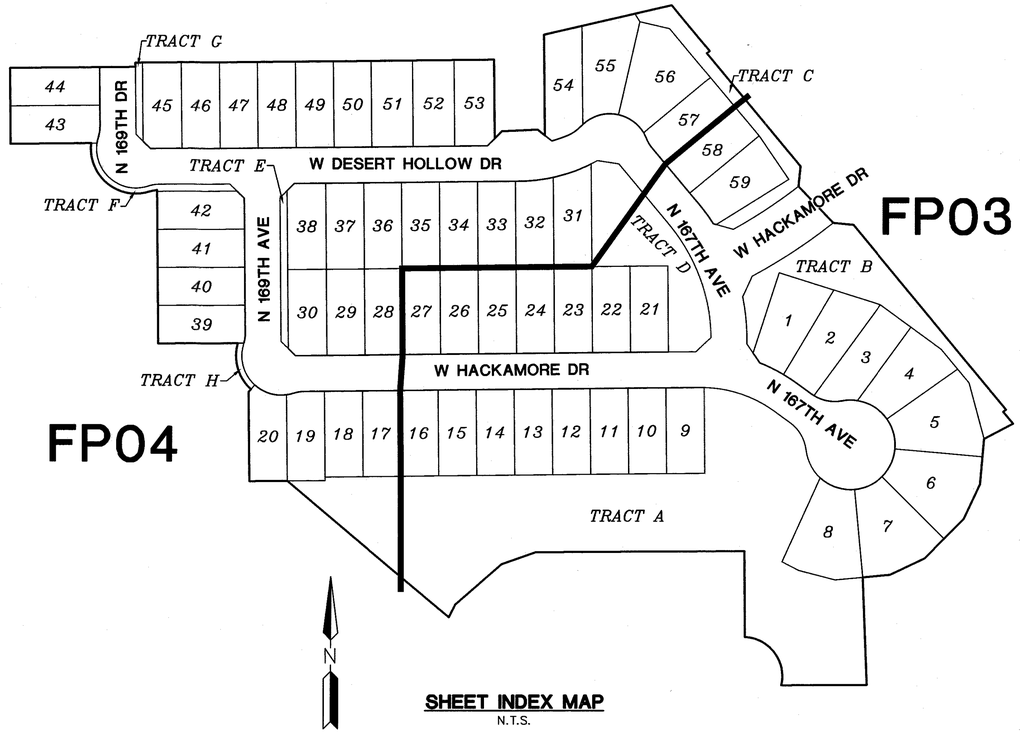
LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 1, NORTH HALF 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 SOUTH QUARTER CORNER OF SAID SECTION 1 FROM WHICH A FOUND 2 INCH ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER THEREOF BEARS SOUTH 88°55'18" EAST, 2636.39 FEET;
THENCE SOUTH 88°55'18" EAST, 297.32 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1;
THENCE LEAVING SAID SOUTH LINE, NORTH 01°04'42" EAST, 302.53 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 62°10'43" WEST, 45.70 FEET;
THENCE SOUTH 05°01'09" WEST, 63.42 FEET;
THENCE SOUTH 24°59'30" WEST, 53.53 FEET;
THENCE SOUTH 44°51'33" WEST, 77.03 FEET;
THENCE SOUTH 64°42'48" WEST, 53.53 FEET;
THENCE SOUTH 84°34'22" WEST, 38.53 FEET;
THENCE SOUTH 02°18'56" EAST, 150.93 FEET;
THENCE SOUTH 89°37'40" WEST, 119.28 FEET TO A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS NORTH 76°31'16" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°56'47", AN ARC LENGTH OF 96.90 FEET TO A NON–TANGENT LINE;
THENCE NORTH 00°22'20" WEST, 120.07 FEET;
THENCE SOUTH 89°37'40" WEST, 290.98 FEET;
THENCE SOUTH 70°41'21" WEST, 50.24 FEET;
THENCE SOUTH 48°44'04" WEST, 85.56 FEET;
THENCE SOUTH 26°46'46" WEST, 20.00 FEET;
THENCE NORTH 50°00'51" WEST, 295.70 FEET;
THENCE SOUTH 89°25'09" WEST, 53.00 FEET;
THENCE NORTH 00°34'51" WEST, 125.00 FEET;
THENCE NORTH 41°57'26" EAST, 4.86 FEET TO A NON–TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, THE CENTER OF WHICH BEARS NORTH 41°57'26" EAST;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°03'49", AN ARC LENGTH OF 70.44 FEET TO A NON–TANGENT LINE;
THENCE SOUTH 89°25'09" WEST, 110.63 FEET;
THENCE NORTH 00°34'51" WEST, 212.00 FEET;
THENCE NORTH 05°23'29" WEST, 1.84 FEET TO A NON–TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 47.00 FEET, THE CENTER OF WHICH BEARS SOUTH 05°23'29" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'51", AN ARC LENGTH OF 10.28 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°52'23", AN ARC LENGTH OF 126.31 FEET TO A NON–TANGENT LINE;
THENCE SOUTH 89°25'09" WEST, 112.54 FEET;
THENCE NORTH 00°34'51" WEST, 106.00 FEET;
THENCE NORTH 89°25'09" EAST, 175.00 FEET;
THENCE NORTH 00°34'51" WEST, 5.74 FEET;
THENCE NORTH 89°25'09" EAST, 500.62 FEET;
THENCE SOUTH 00°34'51" EAST, 110.00 FEET;
THENCE NORTH 44°25'09" EAST, 14.14 FEET;
THENCE NORTH 87°21'48" EAST, 50.03 FEET;
THENCE SOUTH 51°19'31" EAST, 12.91 FEET;
THENCE NORTH 00°34'51" WEST, 140.30 FEET;
THENCE NORTH 77°02'38" EAST, 182.68 FEET;
THENCE SOUTH 39°43'06" EAST, 82.40 FEET;
THENCE SOUTH 50°16'54" WEST, 5.00 FEET;
THENCE SOUTH 39°43'06" EAST, 205.00 FEET;
THENCE SOUTH 05°47'47" WEST, 28.03 FEET;
THENCE SOUTH 43°47'43" EAST, 70.34 FEET;
THENCE SOUTH 84°26'26" EAST, 28.42 FEET;
THENCE SOUTH 39°43'06" EAST, 334.71 FEET;
THENCE SOUTH 50°16'54" WEST, 5.00 FEET;
THENCE SOUTH 39°43'06" EAST, 21.50 FEET TO THE **POINT OF BEGINNING.**

FLOOD ZONE DESIGNATION

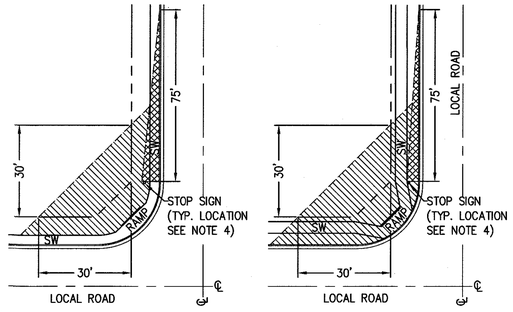
THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



SHEET INDEX MAP

N.T.S.



LOCAL STREET SIGHT VISIBILITY TRIANGLES

NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50178
PHIL
REIMER
Date Signed 2023.04.19
ARIZONA, U.S.A.
Expires 6/30/2023

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www.hilgartwilson.com

ASANTE - UNIT 3.9

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

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PROJ. NO.: 1909
DATE: APR 2023
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APPROVED: PR
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FP02
SHT. 2 OF 4

FS22-1631

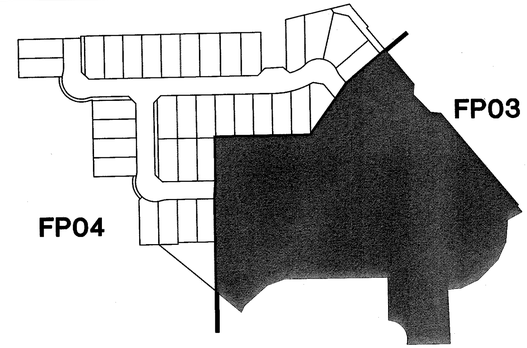
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S62°10'43"W	45.70'
L2	S05°01'09"W	63.42'
L3	S24°59'30"W	53.53'
L4	S64°42'48"W	53.53'
L5	S84°34'22"W	38.53'
L6	S70°41'21"W	50.24'
L7	S26°46'46"W	20.00'
L8	N50°00'51"W	295.70'
L18	S39°43'06"E	205.00'
L19	N05°47'47"E	28.03'
L20	S43°47'43"E	70.34'
L21	S84°26'26"E	28.42'
L22	S50°16'54"W	5.00'
L23	S39°43'06"E	21.50'
L24	N84°34'22"E	38.53'
L25	N75°33'54"W	52.65'
L26	N62°42'15"W	26.15'
L32	S39°52'33"E	154.23'
L33	S24°29'21"W	31.55'
L34	N34°08'58"W	31.89'
L35	N46°16'41"E	28.45'
L42	S74°25'22"E	28.91'
L44	S39°52'33"E	194.43'
L45	N15°04'02"W	81.30'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	55.00'	47°05'23"	45.20'
C4	55.00'	47°05'23"	45.20'

N

40 20 0 40 80

SCALE: 1" = 40'



LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

MATCH SHEET 04

MATCH SHEET 04

W HACKAMORE DR

N 167TH AVE

W HACKAMORE DR

W HAPPY VALLEY RD

TRACT A

TRACT B

TRACT C

TRACT D

(UNSUBDIVIDED)
ASANTE DEVELOPMENT
PARTNERS LLC
DOC. #2022-0438304, MCR

SOUTHWEST CORNER
SECTION 1, TOWNSHIP 4
NORTH, RANGE 2 WEST,
NOTHING FOUND, NOTHING SET
(CALCULATED POSITION)

SOUTH QUARTER CORNER
SECTION 1, TOWNSHIP 4
NORTH, RANGE 2 WEST,
FOUND ALUMINUM CAP
MARICOPA COUNTY P.O.C.

SOUTHEAST CORNER SECTION 1
TOWNSHIP 4 NORTH,
RANGE 2 WEST,
FOUND 2" ALUMINUM CAP

P.O.B.

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PHOENIX, AZ 85016 www.hilgartwilson.com

ASANTE - UNIT 3.9

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

PROJ. NO.: 1909
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: RG
APPROVED: PR
STATUS:
MUNICIPAL TRACKING NO:

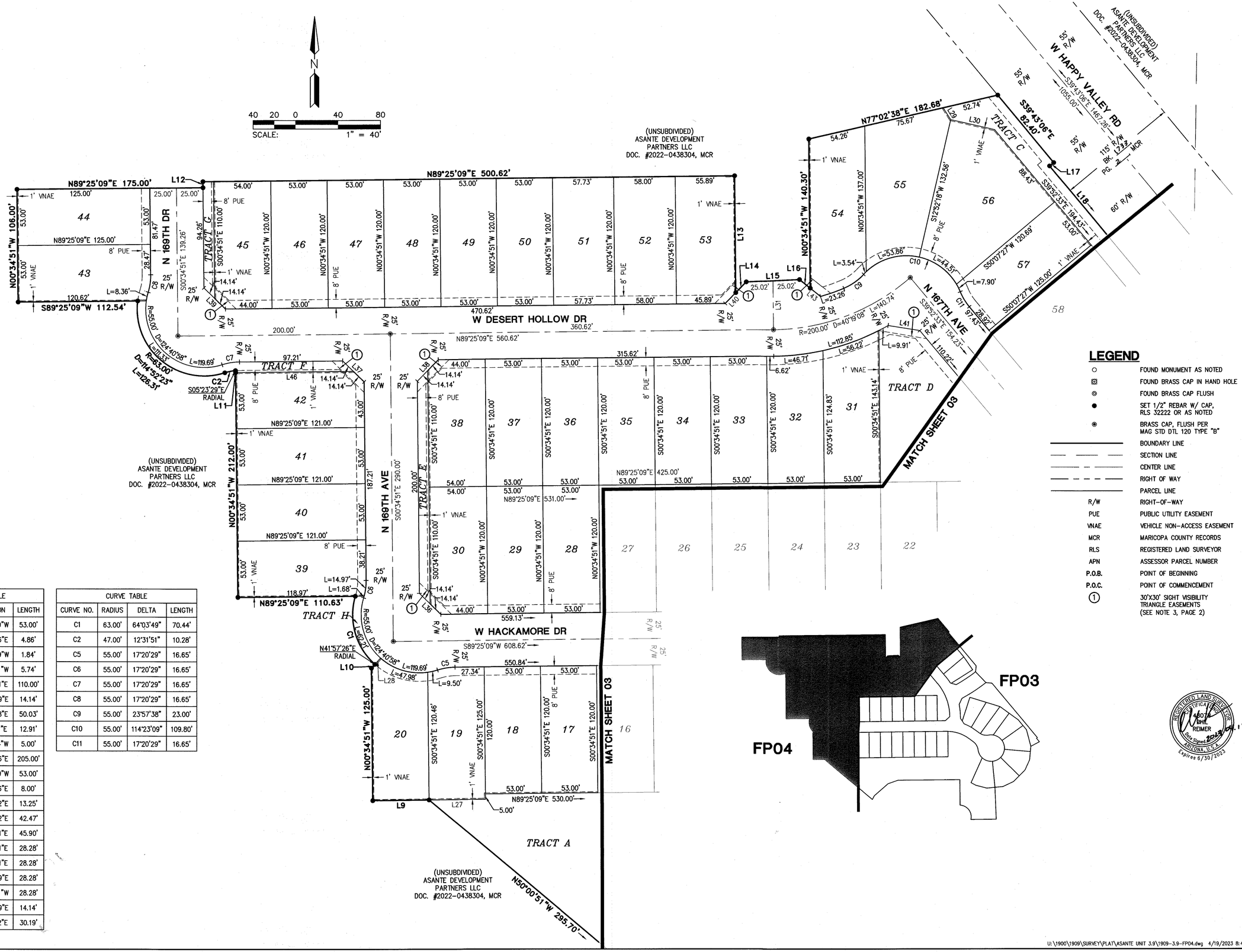
DWG. NO.
FP03
SHT. 3 OF 4

FS22-1631

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REGISTERED LAND SURVEYOR
38078
PHIL
REIMER
Date Signed 4/19/23
ARIZONA, U.S.A.
Expires 6/30/2023

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S89°25'09"W	53.00'
L10	N41°57'26"E	4.86'
L11	N05°23'29"W	1.84'
L12	N00°34'51"W	5.74'
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L17	S50°16'54"W	5.00'
L18	S39°43'06"E	205.00'
L27	S89°25'09"W	53.00'
L28	N41°57'26"E	8.00'
L29	S32°23'22"E	13.25'
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L36	S45°34'51"E	28.28'
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CURVE TABLE			
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C1	63.00'	64°03'49"	70.44'
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C7	55.00'	17°20'29"	16.65'
C8	55.00'	17°20'29"	16.65'
C9	55.00'	23°57'38"	23.00'
C10	55.00'	114°23'09"	109.80'
C11	55.00'	17°20'29"	16.65'

LEGEND

○	FOUND MONUMENT AS NOTED
◙	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
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———	PARCEL LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
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①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
46074
BRETT
REIMER
Date Signed 4/19/2023
ARIZONA, U.S.A.
Expires 6/30/2023

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ASANTE - UNIT 3.9

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

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STATUS:
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DWG. NO.
FP04
SHT. 4 OF 4

FS22-1631

U:\1900\1909\SURVEY\PLAT\ASANTE UNIT 3.9\1909-3.9-FP04.dwg 4/19/2023 8:47 AM

From: JAMES, MARK C GS-13 USAF AETC 56 FW/CVE
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1631 Asante Planning Area 3 Unit 3.9 - New Digital Submittal 12.21.22
Date: Tuesday, January 10, 2023 9:32:27 AM
Attachments: smime.p7s
ATT00001.txt
ATT00002.htm

Thank you for allowing Luke AFB to make comments on the Asante Planning Area 3 Unit 3.9 application.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform residents about Luke AFB operations.

Respectfully,

Mark James
Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, December 21, 2022 3:32 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>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; 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) <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios (MWD) <shelbyr@mwdaz.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-1631 Asante Planning Area 3 Unit 3.9 - New Digital Submittal 12.21.22

Good afternoon,

Attached please find the **application**, **narrative**, and **final plat** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores
Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct
Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

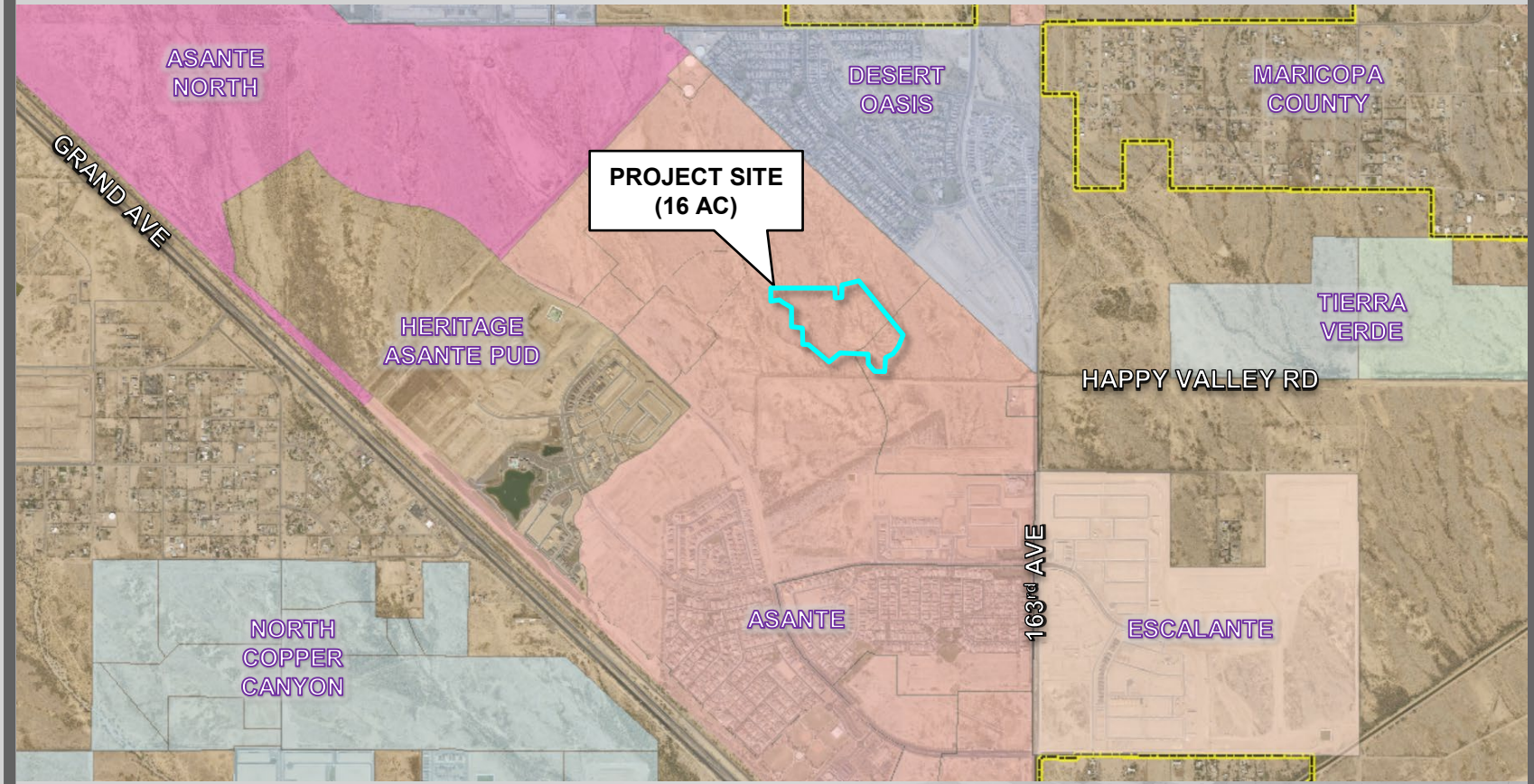
This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
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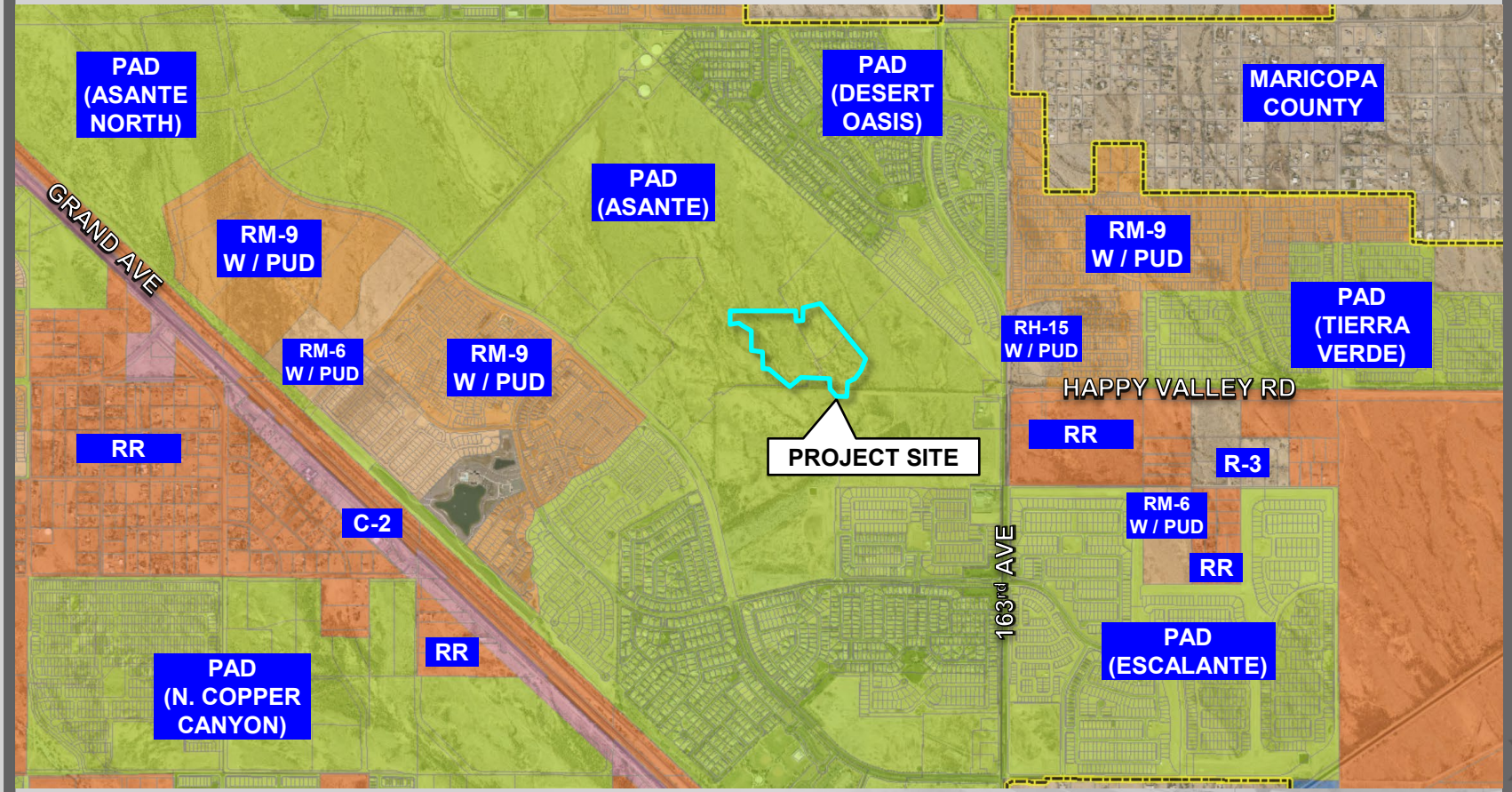
FS22-1631
Asante Planning Area 3
Unit 3.9 Final Plat

City Council

June 6, 2023

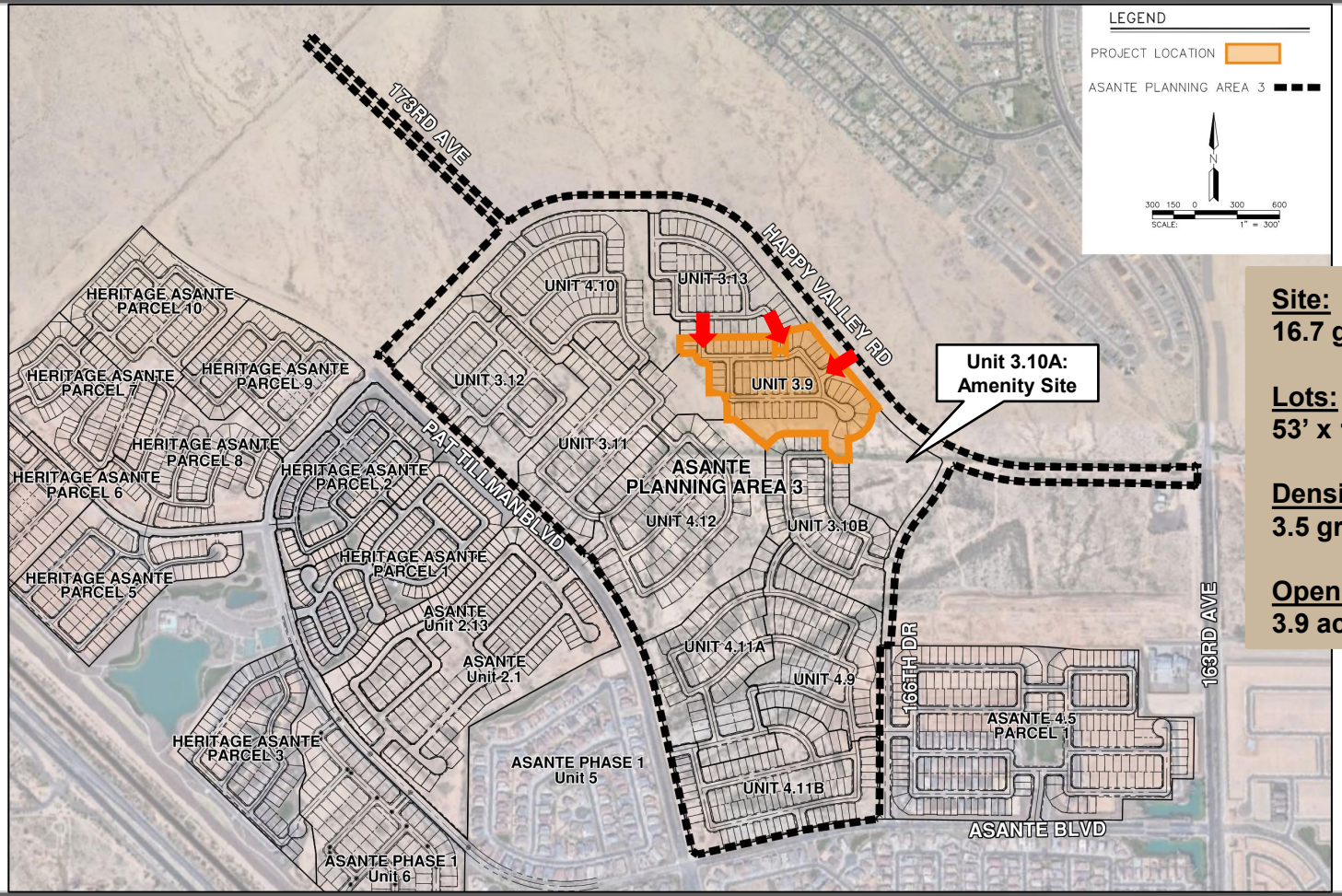


FS22-1631 VICINITY MAP



FS22-1631 ZONING MAP

FS22-1631 FINAL PLAT



Site:
16.7 gross acres

Lots: **59 lots**
53' x 120' typical

Density:
3.5 gross du/ac

Open Space:
3.9 ac (23%)

FS22-1631 LANDSCAPE PLAN



KEYMAP



STREET TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Acacia aneura MULGA	24" BOX STANDARD
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD
	Ulmus parvifolia 'Drake' DRAKE EVERGREEN ELM	24" BOX STANDARD

ENTRY TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	36" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	36" BOX STANDARD
	Tipuana tipu TIPU TREE	36" BOX STANDARD

INTERIOR TREE PLANTING LEGEND

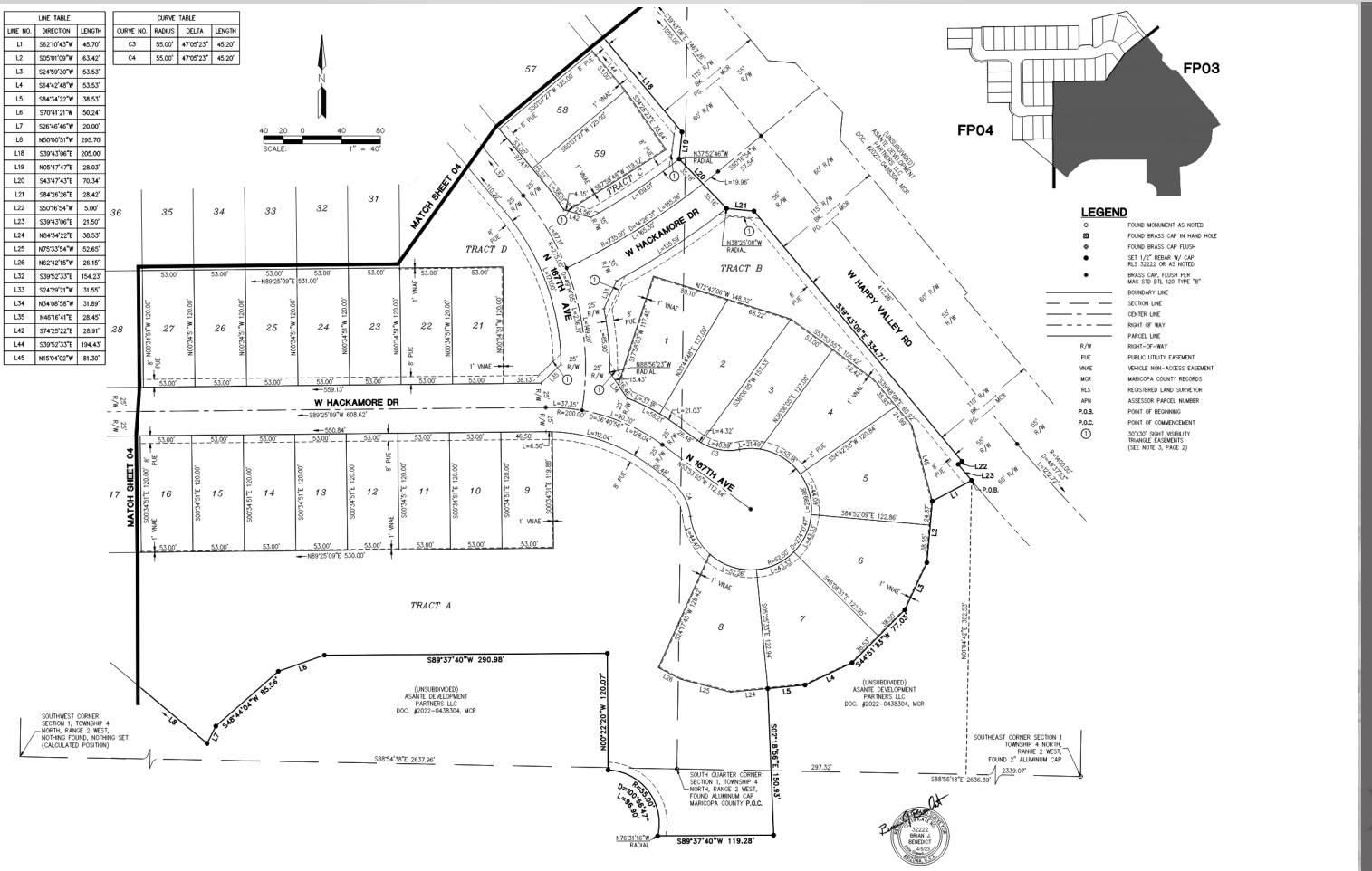
SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD
	Rhus lancea AFRICAN SUMAC	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Tipuana tipu TIPU TREE	24" BOX STANDARD

OPEN SPACE TREE PLANTING LEGEND

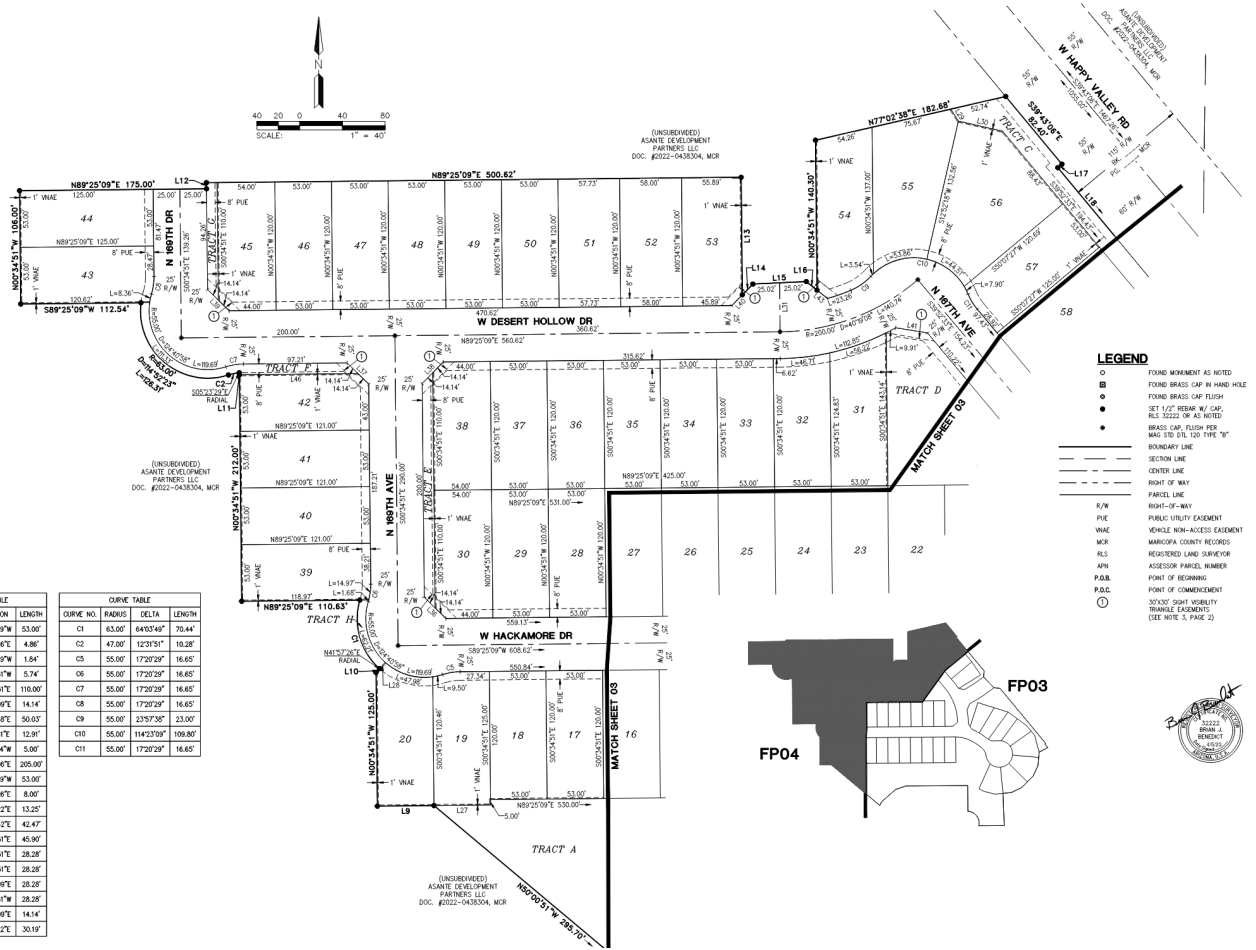
SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Cercidium 'Desert Museum' PALO VERDE	24" BOX STANDARD
	Pinus eldarica MONDEL PINE	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Prosopis g. 'Maverick' HONEY MESQUITE	24" BOX STANDARD

TURF
MIDIRON SOD

DECOMPOSED GRANITE -
'DESERT VERDE' ¾" SCREENED



FS22-1631 FINAL PLAT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S89°25'09"W	53.00'
L10	N41°57'26"E	4.86'
L11	N05°23'29"W	1.84'
L12	N00°34'51"W	5.74'
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CURVE TABLE			
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C8	55.00'	17°20'29"	16.65'
C9	55.00'	23°57'38"	23.00'
C10	55.00'	114°23'09"	109.80'
C11	55.00'	17°20'29"	16.65'

FS22-1631 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 6
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Tract E Mountain Gate Phase 3 & 4" and dated April 11, 2023, a property generally located near 144th Drive and West Greer Street; Case FS23-0128.

Motion:
I move to approve the Final Plat entitled, "Replat of Tract E Mountain Gate Phase 3 & 4" and dated April 11, 2023.

Background:
Bhaskar Kolluri, with Hazen and Sawyer, seeks approval of a Final Plat of the subject property.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035, Mountain Gate/Copper Canyon Ranch PAD, and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS23-0128 Copper Canyon Ranch Irrigation Well Final Plat - Staff Report 060623 CC
2. 01 - FS23-0128 Copper Canyon Ranch Irrigation Well Final Plat - Vicinity Map
3. 02 - FS23-0128 Copper Canyon Ranch Irrigation Well Final Plat - Zoning Map
4. 03 - FS23-0128 Copper Canyon Ranch Irrigation Well Final Plat - Final Plat
5. 04 - FS23-0128 Copper Canyon Ranch Irrigation Well Final Plat - Luke AFB Letter
6. FS23-0128 Copper Canyon Ranch Irrigation Well Final Plat - Presentation

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FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS23-0128**

Project Name: Copper Canyon Ranch Irrigation Well

Council District: 6 – Palo Verde

City Council Date: June 6, 2023

Planner: Jessica Brinton, Planner II

Owner: Mountain Gate Community Association

Applicant: Bhaskar Kolluri of Hazen and Sawyer

Request: The applicant seeks approval of the Final Plat for the subject property.

Site Location: Generally located near 144th Drive and West Greer Street

Site Size: 12.5 gross acres (approx.)

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

Findings:

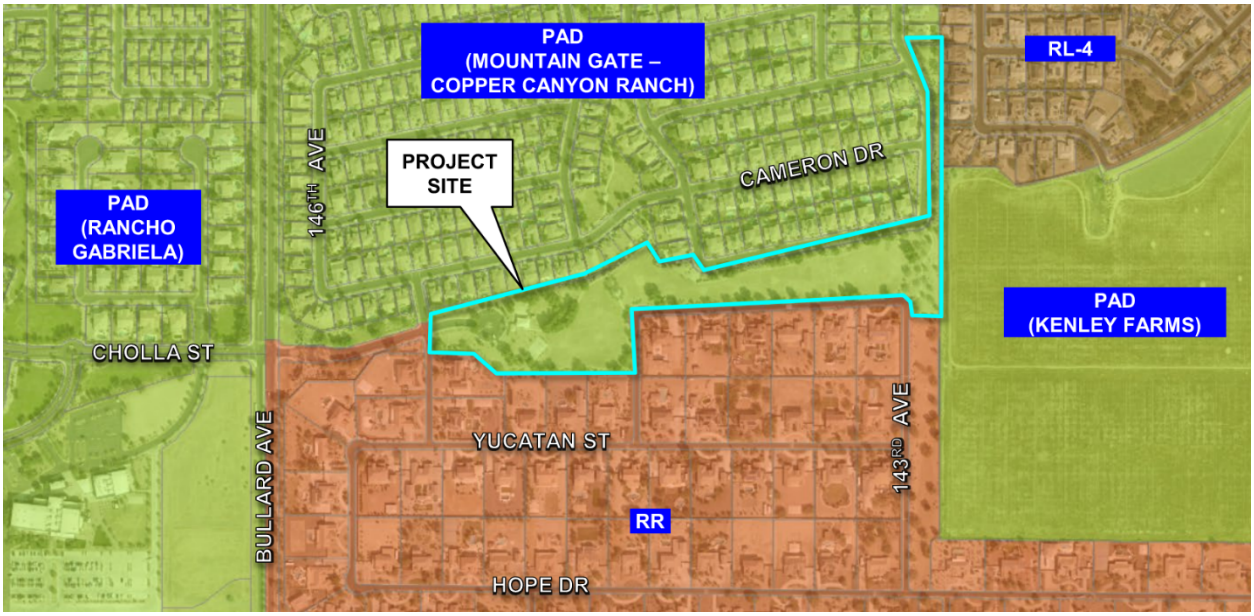
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Bhaskar Kolluri of Hazen and Sawyer, on behalf of the Mountain Gate Community Association, seeks approval of a Final Plat for the Copper Canyon Ranch Irrigation Well. The new well site is within an existing landscaped tract in a developed subdivision.

SURROUNDING LAND ZONING:

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



PAD – Mountain Gate	PAD – Mountain Gate	RL-4
Rural Residential	**PAD – Mountain Gate**	PAD – Kenley Farms
Rural Residential	Rural Residential	Rural Residential

BACKGROUND:

December 12, 2002: The City Council approved a Preliminary Plat for Mountain Gate Phase 3 & 4.

July 24, 2003: The City Council approved a Final Plat for Mountain Gate Phase 3 & 4.

April 11, 2022: The applicant filed case FS22-0539 for a site plan for an irrigation well within Tract E of the Mountain Gate Phase 3 & 4 Final Plat. Staff determined that a replat was required to add “well site” as an allowed use within Tract E.

February 7, 2023: The applicant filed the subject case, FS23-0128.

ANALYSIS AND DISCUSSION:

The existing Final Plat for this subdivision only allowed well sites within Tract K. The purpose of this Final Plat is to create a new tract by subdividing existing Tract E into two separate tracts (E1 and E2), one of which will also allow the well use.

The well is intended to produce groundwater for landscape irrigation. Pumped water will be routed to the existing irrigation pipeline in North 144th Drive. There is a separate case currently in review with city staff for the site plan for the well site.

Access

Access to the well site will be from 144th Drive, located directly to the east of the well site.

Open Space & Landscaping

Uses allowed within Tract E currently include landscape, PUE, drainage & retention, and sewer easement. The portion of Tract E that will be used for the well (Tract E2 on the Final Plat) will allow for well site, landscape and drainage. Uses for the remaining portion of Tract E (Tract E1 on the Final Plat) will remain unchanged.

All of Tract E is currently landscaped. Only the portion of Tract E that is proposed to be developed as a well site will be changed by development of the well site.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which allows for development of a well site to support the existing residential neighborhood.

This Final Plat is also consistent with the General Plan in that the proposed well site will improve existing infrastructure to the surrounding area.

Reviewing Agencies:

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

Summary:

The applicant seeks a Final Plat for the subject property to accommodate development of an irrigation well site.

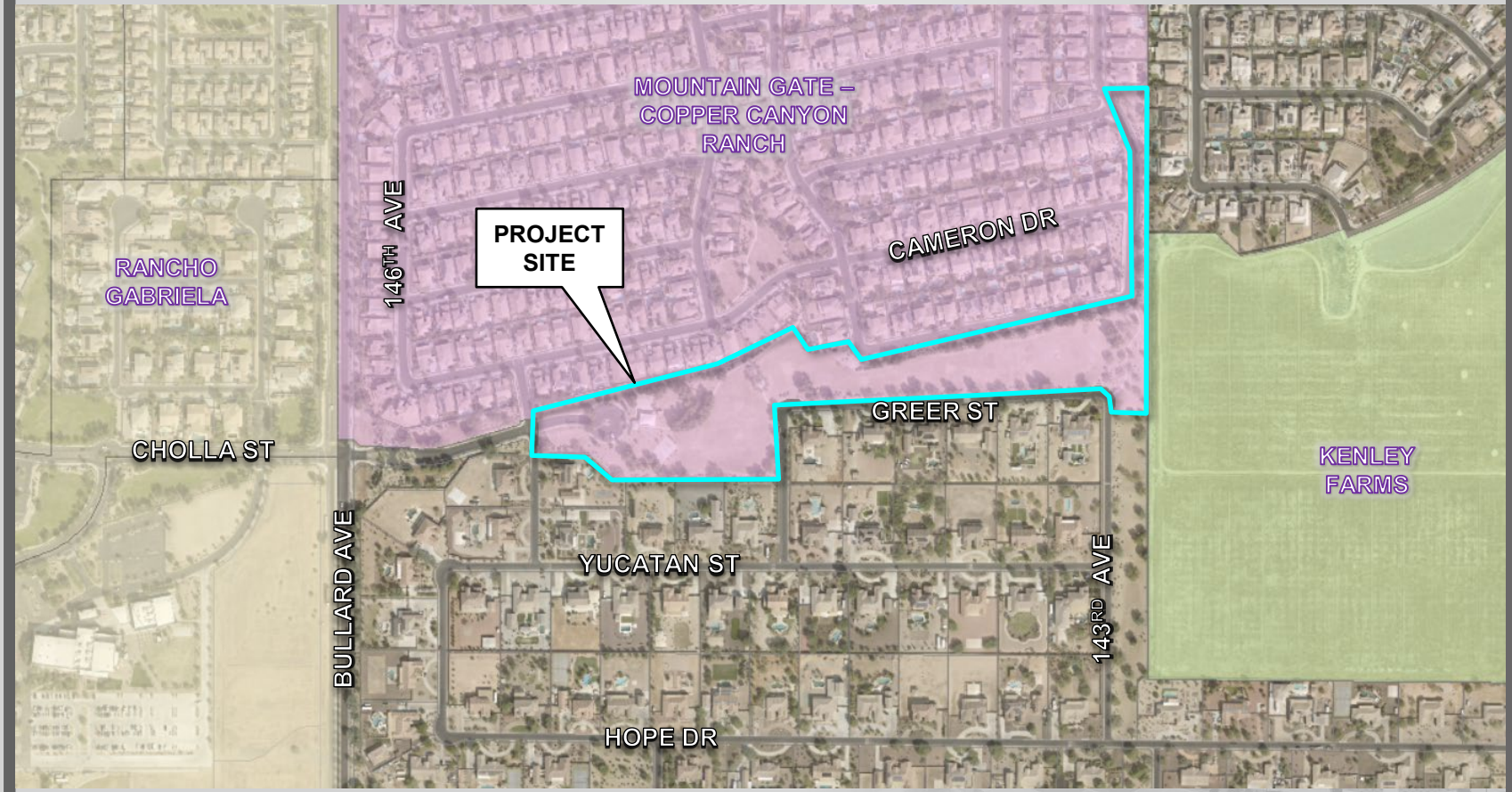
Findings:

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

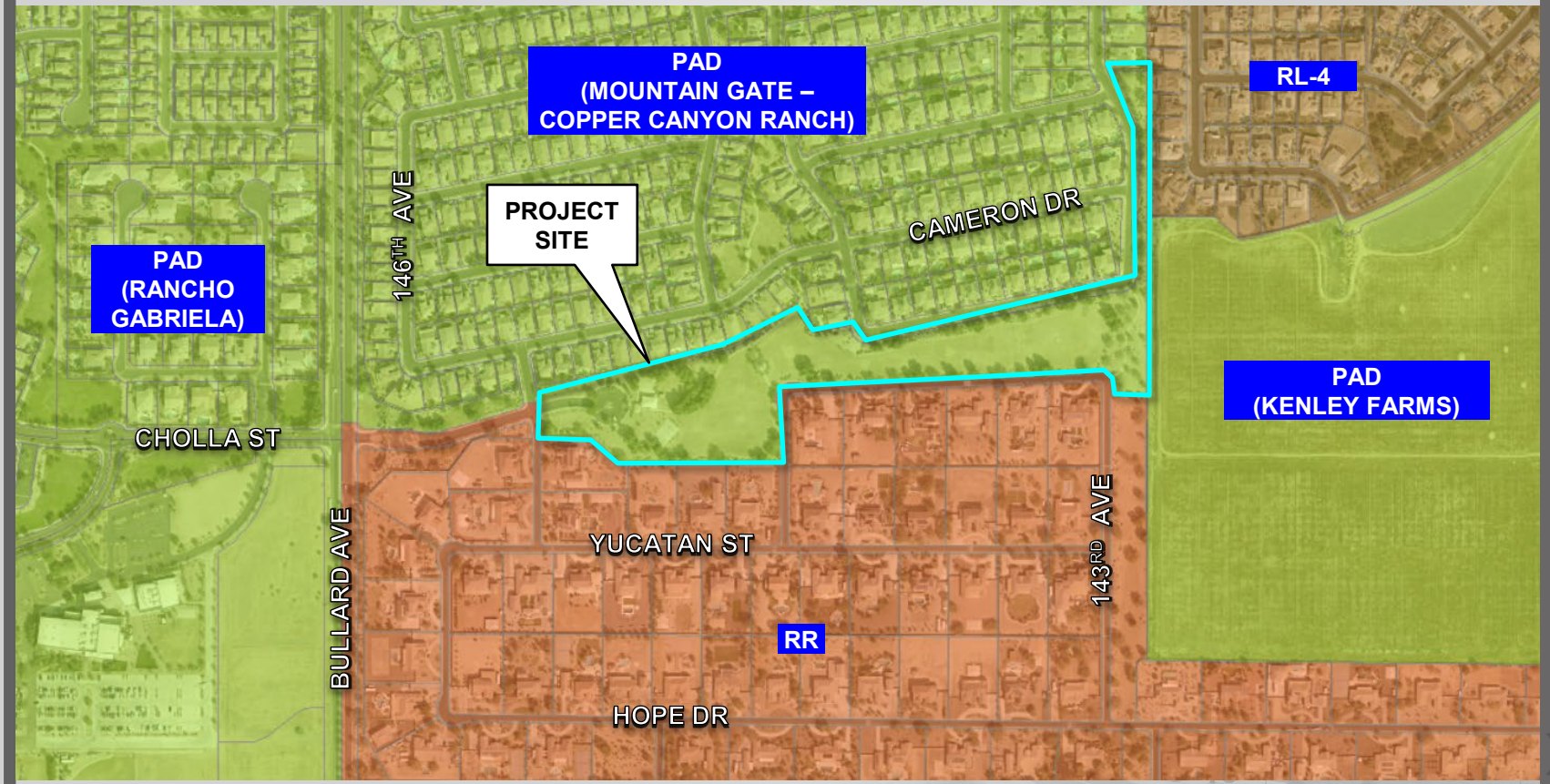
Attachments:

01 Vicinity Map

02 Zoning Map
03 Final Plat
04 Luke AFB Letter



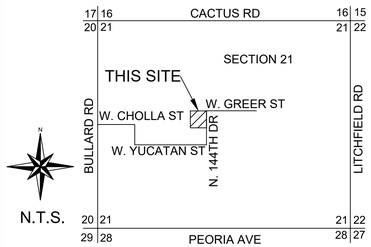
FS23-0128 VICINITY MAP



FS23-0128 ZONING MAP

REPLAT OF TRACT E
MOUNTAIN GATE PHASE 3 & 4

A PORTION OF TRACT "E" PER FINAL PLAT MOUNTAIN GATE PHASE 3 & 4 BOOK 662 OF SURVEY, PAGE 18, BEING
A PORTION OF THE WEST HALF OF SECTION 21 TOWNSHIP 3 NORTH RANGE 1 WEST, OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, OF MARICOPA COUNTY, ARIZONA.



VICINITY MAP
SEC 21 T3N R1W G&SM

INDEMNIFICATION NOTES

TO THE FULLEST EXTENT PERMITTED BY LAW, APPLICANT / HOA AND ITS SUCCESSORS SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS CITY AND ITS COUNCIL MEMBERS, MANAGERS, OFFICERS, BOARDS, COMMISSIONS, OFFICIALS, EMPLOYEES, OR AGENTS (COLLECTIVELY "INDEMNIFIED PARTY"), FOR, FROM, AND AGAINST ANY AND ALL LOSSES, CLAIMS, DAMAGES, LIABILITIES, COSTS, AND EXPENSES (INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, CLAIMS PROCESSING, INVESTIGATION, COURT COSTS AND THE COSTS OF ALL TRIAL AND APPELLATE PROCEEDINGS) TO WHICH ANY SUCH INDEMNIFIED PARTY MAY BECOME SUBJECT, UNDER ANY THEORY OF LIABILITY WHATSOEVER ("CLAIMS"), INCLUDING NEGLIGENCE, INSOFAR AS SUCH CLAIMS (OR ACTIONS WITH RESPECT THEREOF) RELATE TO, ARISE OUT OF, OR ARE CAUSED BY, OR IN CONNECTION WITH APPLICANT'S / HOA'S APPLICATION FOR REPLAT OF A PORTION OF TRACT 509 - 15 - 641. THIS INDEMNIFICATION SHALL EXTEND TO AND INCLUDE ANY AND ALL INDEMNIFIED PARTY'S ACTS OR OMISSIONS IN FURTHERANCE OF APPLICANT'S / HOA'S APPLICATION FOR REPLAT, OR ANY RESULTING USE OF THE REPLATTED AREA BY APPLICANT / HOA AND/OR ITS SUCCESSORS OR ASSIGNS. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT TRACT 509 - 15 - 641 WAS ORIGINALLY DESIGNED, PLANNED, ENGINEERED AND APPROVED AS A DRAINAGE TRACT PURSUANT TO M.C.R. # 662 - 18. ACCORDINGLY, APPLICANT / HOA SHALL FURTHER INDEMNIFY, DEFEND AND HOLD HARMLESS ANY INDEMNIFIED PARTY FOR, FROM AND AGAINST ANY AND ALL CLAIMS TO WHICH ANY SUCH INDEMNIFIED PARTY MAY BECOME SUBJECT, INSOFAR AS SUCH CLAIMS (OR ACTIONS WITH RESPECT THEREOF) RELATE TO, ARISE OUT OF, OR ARE CAUSED BY, OR IN CONNECTION WITH THE USE OF ANY PORTION OF TRACT 509 - 15 - 641 FOR ANY USE OTHER THAN DRAINAGE. THIS INDEMNIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL NEGLIGENT OR WILLFUL ACTS OR OMISSIONS OF WORK OR PROFESSIONAL SERVICES OF APPLICANT / HOA, ITS OFFICERS, EMPLOYEES, AGENTS, OR ANY TIER OF SUBCONTRACTOR IN THE PERFORMANCE OF THE WORK CONTEMPLATED HEREIN, NAMELY THE REPLAT AND/OR USE OF TRACT 509 - 15 - 641 , OR ANY POTION THEREOF, FOR ANY USE OTHER THAN DRAINAGE AS REQUIRED BY THE ORIGINAL PLAT RECORDED AT M.C.R. # 662 - 18. TO THE EXTENT APPLICABLE, APPLICANT / HOA HEREBY WAIVES ALL RIGHTS OF SUBROGATION AGAINST THE CITY, AND/OR ANY INDEMNIFIED PARTY FOR ANY LOSSES ARISING FROM THE WORK PERFORMED BY OR ON BEHALF OF APPLICANT / HOA. ANY INSURANCE COVERAGE CURRENTLY, OR IN THE FUTURE, MAINTAINED BY APPLICANT / HOA, OR ANY REQUIRED BY THIS AGREEMENT, WILL IN NO WAY BE CONSTRUED AS LIMITING THE SCOPE OF THIS INDEMNIFICATION PROVISION.

TRACT TABLE

TRACT	AREA(ACRES)	PURPOSE\USES
A	28.812	PRIVATE STREET, MAINTENANCE, REFUSE, EMERGENCY ACCESS, DRAINAGE & PUE
B	3.446	LANDSCAPE, PUE, DRAINAGE, RETENTION & EMERGENCY ACCESS EASEMENT
D	4.587	LANDSCAPE, PUE, DRAINAGE & RETENTION
E1	12.174	LANDSCAPE, PUE, DRAINAGE & RETENTION, SEWER EASEMENT
E2	0.35	WELL SITE, LANDSCAPE & DRAINAGE
F	2.297	LANDSCAPE, PUE, DRAINAGE & RETENTION
G	1.312	LANDSCAPE, PUE, DRAINAGE & RETENTION, WATER EASEMENT
H	0.22	LANDSCAPE, PUE & DRAINAGE
I	2.014	LANDSCAPE, PUE, DRAINAGE & RETENTION
J	0.403	LANDSCAPE, PUE & DRAINAGE
K	0.356	WELL SITE, LANDSCAPE

DEDICATION

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE,

ARIZONA. THIS _____ DAY OF _____, 20____.
ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

PLAT NOTES

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

MOUNTAIN GATE COMMUNITY ASSOCIATION"OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

ODOR EASEMENT NOTES

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON, AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL PERSONS BY THESE PRESENTS: THAT MOUNTAIN GATE COMMUNITY ASSOCIATION, "OWNER", HAS SUBDIVIDED UNDER THE NAME MOUNTAIN GATE PHASE 3 & 4, A SUBDIVISION LOCATED IN A PORTION OF TOWNSHIP 3 NORTH RANGE 1 WEST SECTION 21, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF MOUNTAIN GATE PHASE 3 & 4 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

SIGNATURE BLOCK

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE

UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.
MOUNTAIN GATE COMMUNITY ASSOCIATION

BY_____

ITS_____
IN WITNESS WHEREOF, OWNER(S) HAS/HAVE HEREUNTO CAUSED

HIS/HER/THEIR NAME(S) TO BE SIGNED, THIS _____ DAY OF _____, 20__.

BY_____

ITS_____

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS____DAY OF _____, 20__, BEFORE ME PERSONALLY

APPEARED_____, THE_____, AN_____

FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT

_____
NOTARY PUBLIC

Notes section:
PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT WAS REVIEWED AND APPROVED THIS _____ DAY OF _____, 20__
BY THE CITY ENGINEER OF SURPRISE, ARIZONA

BY: _____
CITY ENGINEER

OWNER

MOUNTAIN GATE COMMUNITY ASSOCIATION
17787 N PERIMETER DR STE A-111
SCOTTSDALE AZ, 85255

SURVEYOR

ENGINEERING ALLIANCE, INC.
1423 S Higley Rd SUITE 121
MESA, ARIZONA 85206
Thomas Lavalette
(602) 757-6032

TOTAL AREA

TRACT	AREA			
TRACT E1	530,417.00	SF	12.17	ACRES
TRACT E.2	15,120.00	SF	0.35	ACRES
TOTAL TRACT E	545,537.00	SF	12.52	ACRES

REFERENCE MATERIAL

(R) FINAL PLAT MOUNTAIN GATE PHASE 3 & 4 BOOK 662 PAGE 18
(R1) MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY BOOK 688 PAGE 41
(R2) FINAL PLAT MOUNTAIN GATE PHASE 5 BOOK 669 PAGE 156

BASIS OF BEARING

THE BEARING NORTH 00°00'06" EAST IS BASED ON GDACS BOOK 688 PAGE 41, BEING THE SOUTHWEST QUARTER SECTION LINE OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARENT LEGAL TRACT "E"

TRACT "E" OF MOUNTAIN GATE PHASE 3 & 4 AS RECORDED IN BOOK 662, PAGE 18, RECORDS OF MARICOPA COUNTY.

TRACT "E1"

TRACT "E" OF MOUNTAIN GATE PHASE 3 & 4 AS RECORDED IN BOOK 662, PAGE 18, RECORDS OF MARICOPA COUNTY. EXCEPT TRACT E2.

TRACT "E2"

A PARCEL OF LAND IN THE WEST HALF (W 1/2) OF SECTION TWENTY-ONE (21), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EXISTING MOST SOUTHEASTERLY CORNER OF TRACT E, OF MOUNTAIN GATE PHASE 3 & 4 AS RECORDED IN BOOK 662, PAGE 18, RECORDS OF MARICOPA COUNTY ALSO KNOWN AS THE POINT OF BEGINING;

THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST A DISTANCE OF 180.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 41 SECONDS WEST A DISTANCE OF 84.00 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS EAST A DISTANCE OF 180.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 15,120 SQFT OR 0.35 ACRES MORE OR LESS

CERTIFICATE OF LAND SURVEYOR
THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2022 AND THAT ALL MONUMENTS SHOWN ON THE REPLAT HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND ALL LOT CORNERS HAVE BEEN PERMANENTLY SET.

THOMAS LAVALETTE, RLS
ENGINEERING ALLIANCE, INC.
1423 S HIGLEY RD - SUITE 121
MESA, ARIZONA 85206
(602)757-6032
TLAVALETTE@EAINCGLOBAL.COM

THOMAS E. LAVALETTE 4/3/2023 DATE

REGISTERED LAND SURVEYOR
DONALD CAPE NO.
37258
THOMAS E. LAVALETTE
04/30/2023
ARIZONA, U.S.A.
Expires 03/31/2026

RLS#37258

CITY OF SURPRISE CASE NO.
FS23-0128

CALL BEFORE YOU DIG
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-602-263-1100
OR
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

ENGINEERING ALLIANCE, INC.
1423 S HIGLEY RD, SUITE 121
MESA, AZ 85206 PHONE: 480.365.9930

ENGINEERING ALLIANCE INC

PROJECT TYPE: REPLAT OF TRACT E MOUNTAIN GATE PHASE 3 & 4
PROJECT NAME: REPLAT OF TRACT E
PROJECT NUMBER:
SOLICITATION NUMBER:

SEALED

REGISTERED LAND SURVEYOR
DONALD CAPE NO.
37258
THOMAS E. LAVALETTE
04/30/2023
ARIZONA, U.S.A.
Expires 03/31/2026

ORIGINAL PLAN DATE
4/10/2023
LATEST REVISION DATE

SHEET NUMBER
01 OF 02
PROJECT NUMBER

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0128 Copper Canyon Ranch Irrigation Well New Digital Submittal 02.07.23
Date: Wednesday, February 15, 2023 1:41:09 PM
Attachments: smime.p7s
ATT00001.txt
ATT00002.htm
Importance: High

Tierney,

Thank you for the opportunity to provide comments on the Copper Canyon Ranch Irrigation Well. The request will not have a negative impact on Luke AFB flight operations. The site is located within the "territory in the vicinity of a military airport," therefore, it could be subjected to approximately 165 over flights a day.

Respectfully,

Mark James
Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Tuesday, February 7, 2023 7:50 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren Gerard <Darren.Gerard@maricopa.gov>; 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>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; 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] FS23-0128 Copper Canyon Ranch Irrigation Well New Digital Submittal 02.07.23

Good morning,

Attached please find the **application**, **narrative, and final 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.

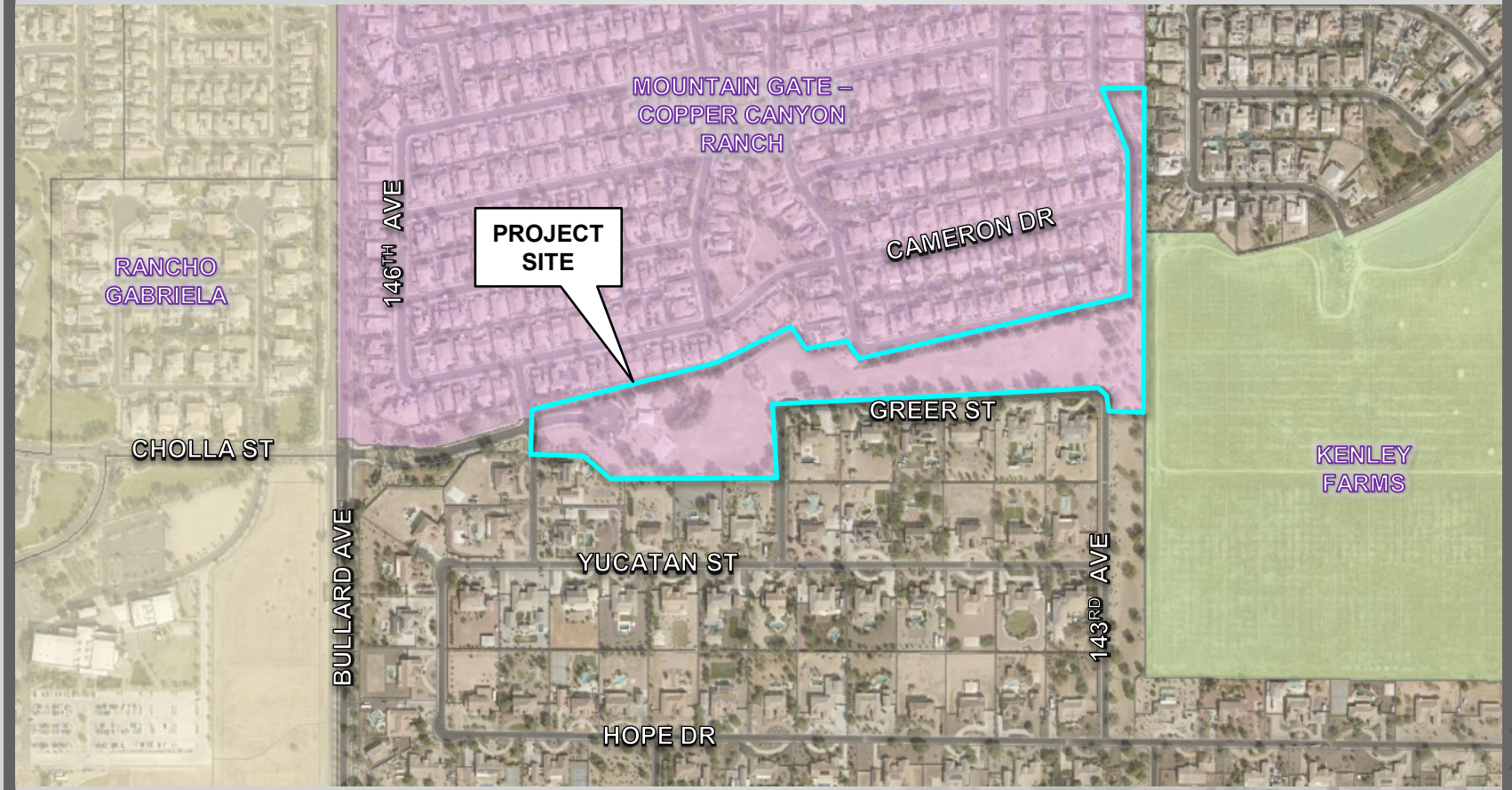
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0.1

SURPRISE
ARIZONA

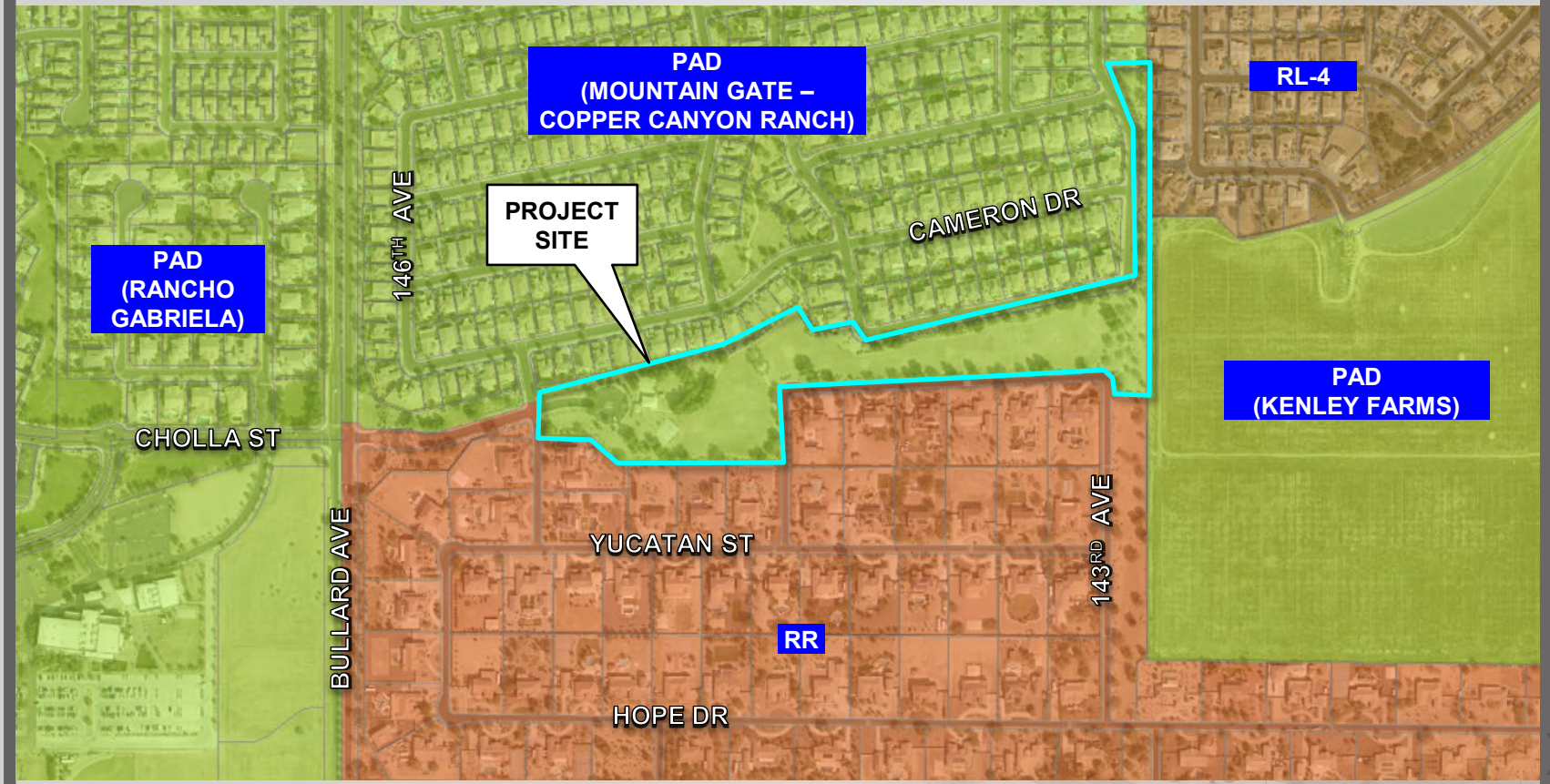
FS23-0128
Copper Canyon Ranch Irrigation Well Final Plat

City Council

June 6, 2023

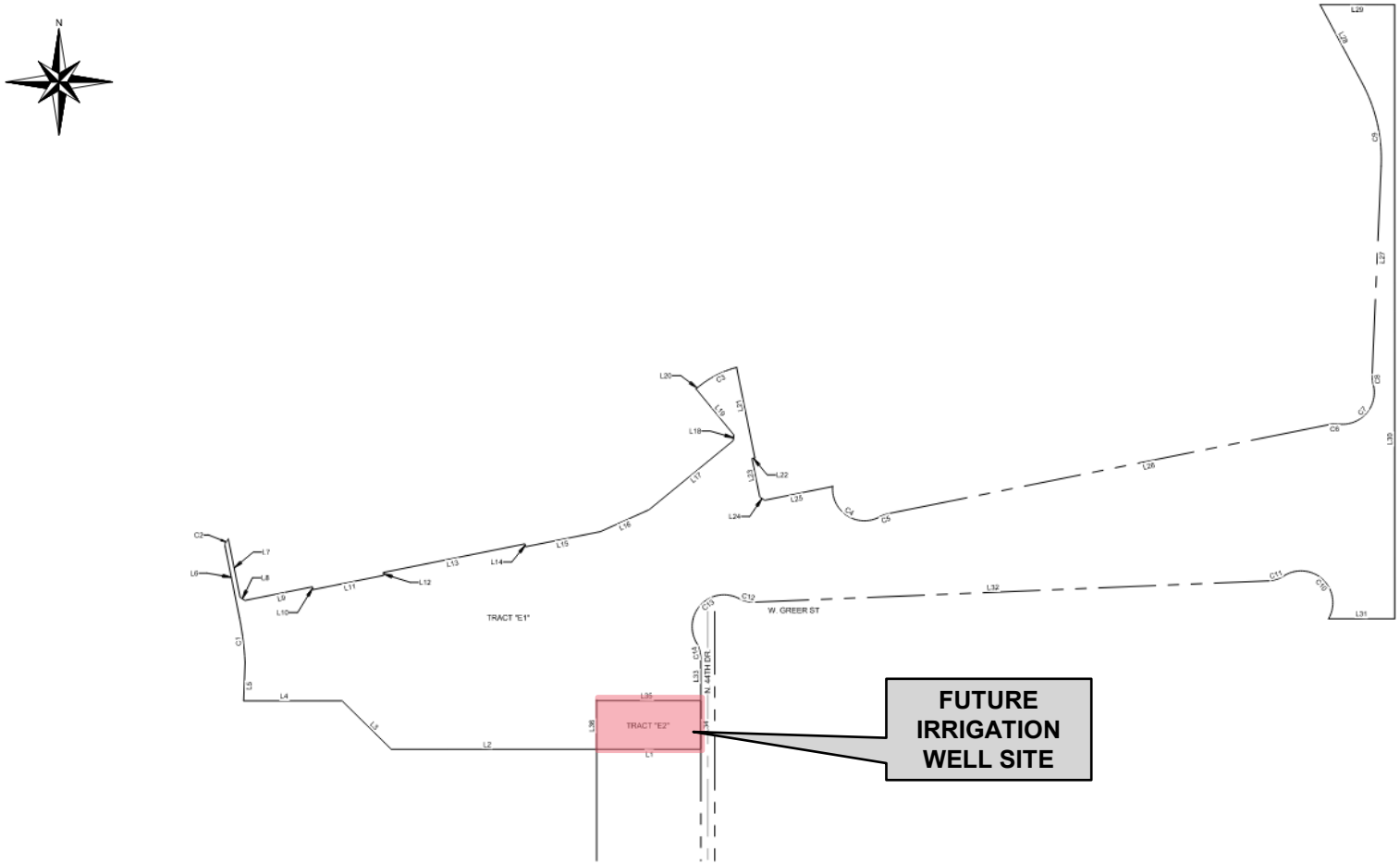


FS23-0128 VICINITY MAP



FS23-0128 ZONING MAP

FS23-0128 FINAL PLAT EXHIBIT



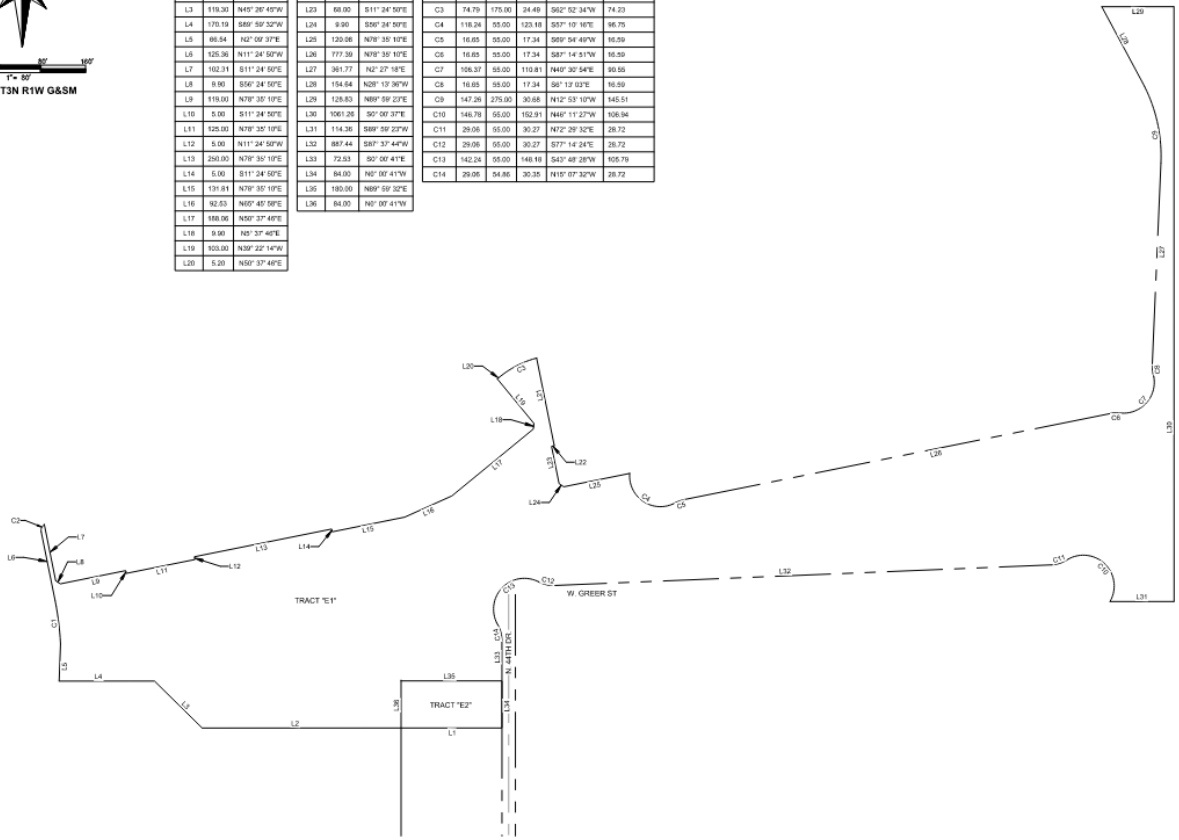


SEC 21 T3N R1W G&SM

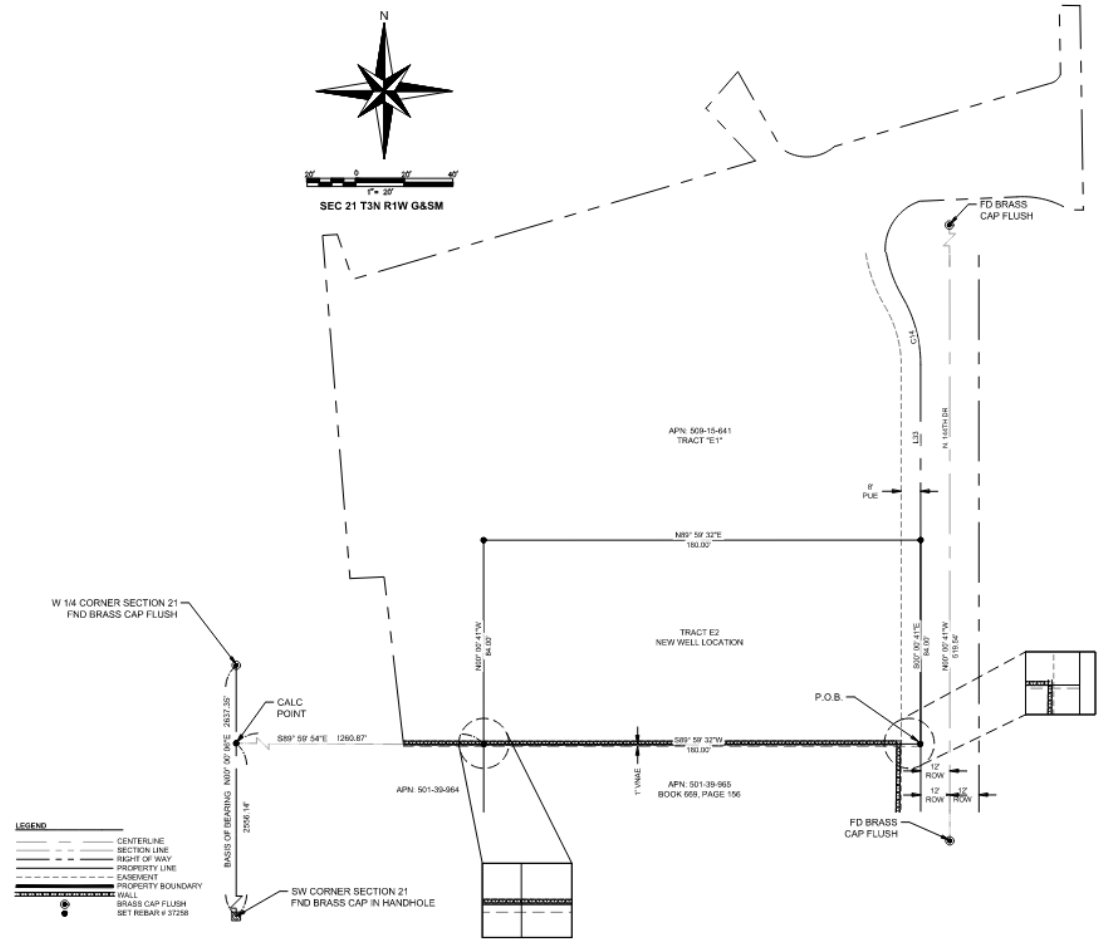
Parcel Line Table		
Line #	Length	Direction
L1	160.00	N89° 59' 32"E
L2	355.00	S89° 59' 32"W
L3	119.30	N45° 26' 45"W
L4	170.19	S89° 59' 32"W
L5	66.54	N2° 09' 37"E
L6	125.36	N11° 24' 50"W
L7	102.31	S11° 24' 50"E
L8	9.90	S56° 24' 50"E
L9	119.00	N78° 35' 10"E
L10	5.00	S11° 24' 50"E
L11	125.00	N78° 35' 10"E
L12	5.00	N11° 24' 50"W
L13	250.00	N78° 35' 10"E
L14	5.00	S11° 24' 50"E
L15	131.81	N78° 35' 10"E
L16	92.53	N65° 45' 58"E
L17	188.06	N50° 37' 46"E
L18	9.90	N3° 37' 46"E
L19	103.00	N39° 22' 14"W
L20	5.20	N50° 37' 46"E

Parcel Line Table		
Line #	Length	Direction
L21	159.66	S11° 24' 50"E
L22	5.00	S78° 35' 10"W
L23	66.00	S11° 24' 50"E
L24	9.90	S56° 24' 50"E
L25	120.06	N78° 35' 10"E
L26	777.39	N78° 35' 10"E
L27	361.77	N2° 27' 18"E
L28	154.64	N28° 13' 36"W
L29	128.83	N89° 59' 23"E
L30	1061.26	S0° 00' 37"E
L31	114.36	S89° 59' 23"W
L32	887.44	S87° 37' 44"W
L33	72.53	S0° 00' 41"E
L34	84.00	N0° 00' 41"W
L35	180.00	N89° 59' 32"E
L36	84.00	N0° 00' 41"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	77.94	525.00	8.51	N7° 09' 39"W	77.87
C2	14.77	12.00	70.52	S23° 5'l' 14"W	13.86
C3	74.79	175.00	24.49	S62° 52' 34"W	74.23
C4	118.24	55.00	123.18	S53° 10' 16"E	96.75
C5	16.65	55.00	17.34	S69° 54' 49"W	16.59
C6	16.65	55.00	17.34	S87° 14' 51"W	16.59
C7	106.37	55.00	110.81	N40° 30' 54"E	90.55
C8	16.65	55.00	17.34	S6° 13' 03"E	16.59
C9	147.26	275.00	30.68	N12° 53' 10"W	145.51
C10	146.78	55.00	152.91	N46° 11' 27"W	106.94
C11	29.06	55.00	30.27	N72° 29' 32"E	28.72
C12	29.06	55.00	30.27	S77° 14' 24"E	28.72
C13	142.24	55.00	148.18	S43° 48' 28"W	105.79
C14	29.06	54.88	30.35	N15° 07' 32"W	28.72



FS23-0128 FINAL PLAT



FS23-0128 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lot 1, a Replat of Lot 5 of Village at Prasada" and dated April 13, 2023, a property located at the southeast corner of Alexandria Way and Prasada Parkway; Case FS23-0105.

Motion:
I move to approve the Final Plat entitled, "Replat of Lot 1, a Replat of Lot 5 of Village at Prasada" and dated April 13, 2023.

Background:
Dominic Ghaby of Prasada Land JST LLC seeks approval of a Final Plat of the subject property located at the southeast corner of Alexandria Way and Prasada Parkway. The proposed Final Plat splits the subject property into 2 parcels to align with future development plans of the Village at Prasada development.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:
The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS23-0105 Prasada RSC Replat of Lot 1 of Lot 5 - Staff Report
2. 01 - FS23-0105 Prasada RSC Replat of Lot 1 of Lot 5 -Vicinity Map
3. 02 - FS23-0105 Prasada RSC Replat of Lot 1 of Lot 5 - Zoning Map
4. 03 - FS23-0105 Prasada RSC Replat of Lot 1 of Lot 5 - Final Plat
5. 04 - FS23-0105 Prasada RSC Replat of Lot 1 of Lot 5 - Final Plat Exhibit
6. FS23-0105 Prasada RSC Replat of Lot 1 of Lot 5- PowerPoint

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FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0105**
Project Name:	Prasada RSC Replat of Lot 1 of Lot 5
Council District:	3 – Mesquite
City Council Date:	**June 06, 2023**
Planner:	Jani Wertin, Planner I

Owner:	Prasada Land JST LLC & Prasada Hospitality LLC
Applicant:	Dominic Ghaby of Prasada Land JST LLC
Request:	Final Plat to subdivide one (1) parcel approx. 5.84 acres into two (2) parcels.
Site Location:	Located at the southeast corner of Alexandria Way and Prasada Parkway
Site Size:	Approximately 5.84 gross acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Dominic Ghaby of Prasada Land JST LLC requests approval of a Final Plat entitled “Replat of Lot 1, a Replat of Lot 5 of Village at Prasada”, dated April 13, 2023. The subject parcel is zoned Planned Area Development (PAD) – Prasada and is at the southeast corner of Alexandria Way and Prasada Parkway. The proposed Final Plat subdivides one (1) existing parcel of approximately 5.84 gross acres into two (2) parcels to align with future commercial plans for the Village at Prasada development.

This Final Plat does not propose any right-of-way dedications.



The area for each parcel is shown below:

- Lot 1A – approximately 3.48 acres
- Lot 2A – approximately 2.36 acres

General Plan Conformance:

The proposed final plat was reviewed against the goals, polices, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed final plat is consistent with the General Plan in some of the following ways:

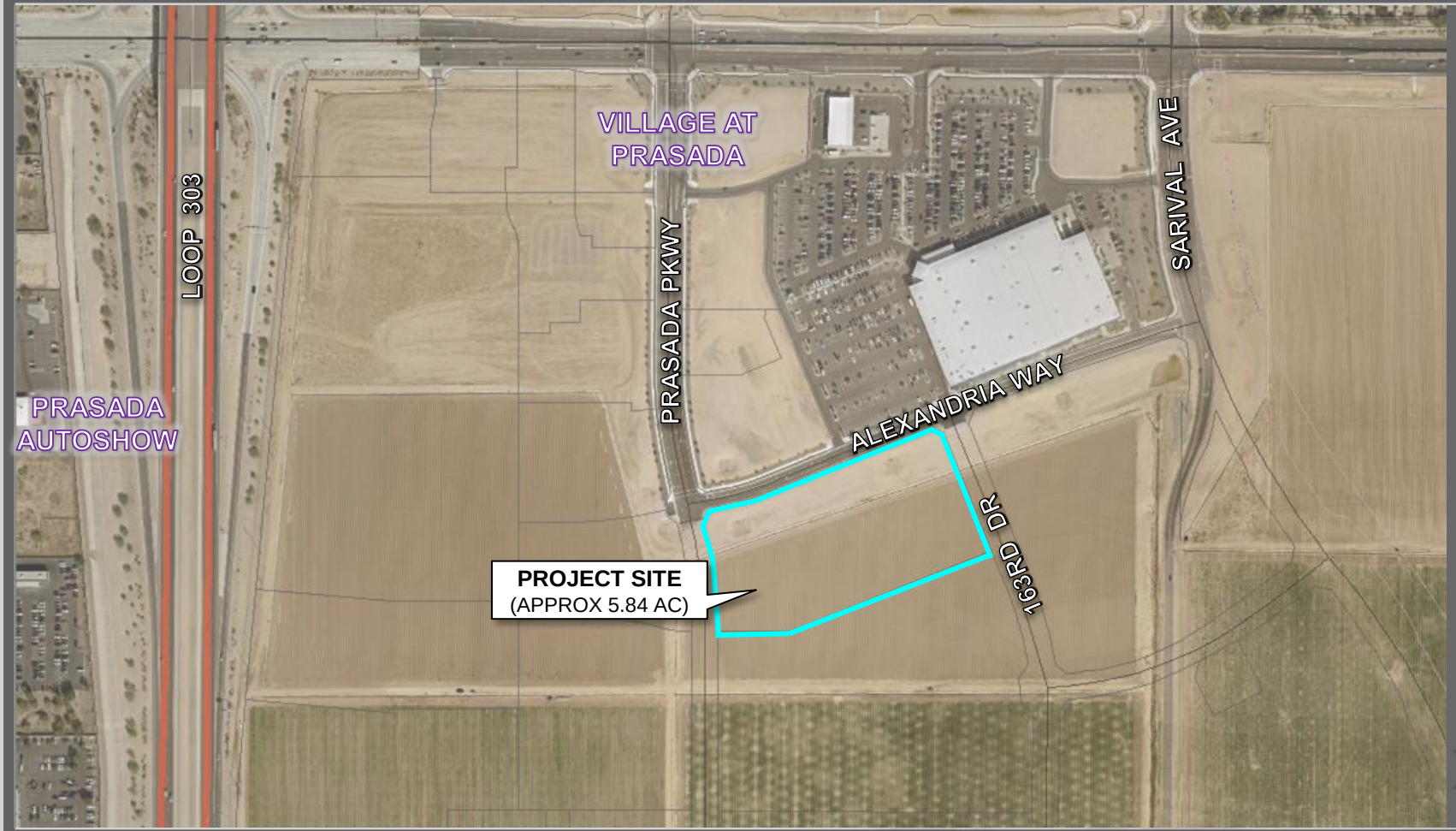
This project is located within the Commerce & Office character area of the General Plan. The proposed plat adheres to the design guidelines of the character area which allows for regional commercial development.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the Commercial development pattern established in the vicinity of this parcel.

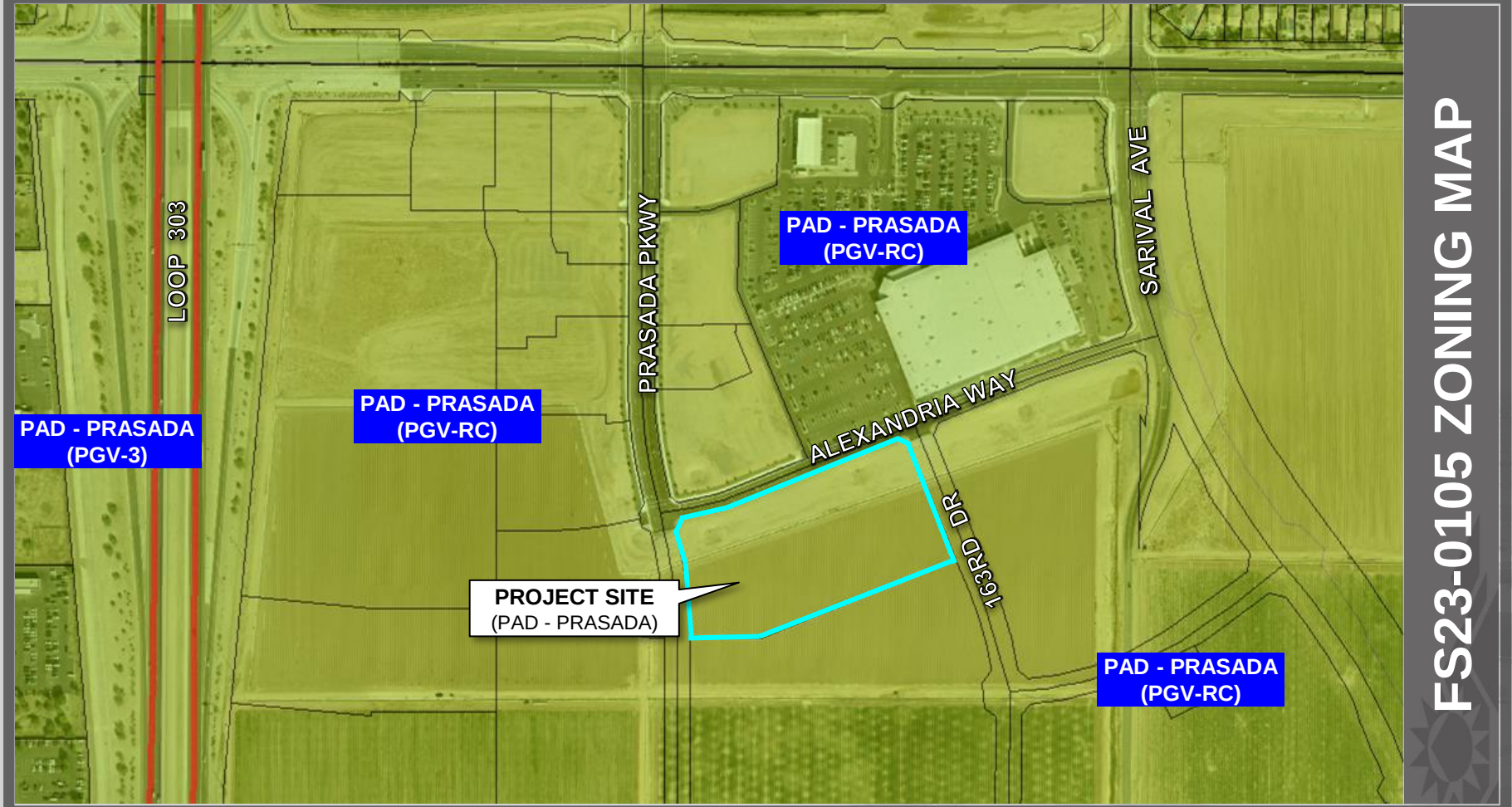
Reviewing Agencies:

This project was routed to both Luke Air Force Base and the Maricopa Water District for review. Both agencies have indicated no objections.

Attachments:
01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Plat Exhibit
PPT



FS23-0105 VICINITY MAP



FS23-0105 ZONING MAP

"REPLAT OF LOT 1" A REPLAT OF LOT 5 OF VILLAGE AT PRASADA AS RECORDED IN BOOK 1689, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND PRASADA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME "REPLAT OF LOT 1" A REPLAT OF LOT 5 OF VILLAGE AT PRASADA AS RECORDED IN BOOK 1689, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR "REPLAT OF LOT 1" A REPLAT OF LOT 5 OF "VILLAGE AT PRASADA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF- WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULLY AUTHORIZED OFFICER.

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____
NAME: JOSHUA SIMON
TITLE: MANAGER
DATE: _____

PRASADA HOSPITALITY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____
NAME: _____
TITLE: _____
DATE: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

ON _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOSHUA SIMON, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

ON _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PHASE 1B DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 8, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS. AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, THEY ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.
DATED THIS_____DAY OF_____2023.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____
CHRISTINE CAIN
ITS: PROPERTY AND CONTRACTS MANAGER

BY: _____
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

ATTEST:

BY: _____
NAME: JOSHUA SIMON
TITLE: MANAGER
DATE: _____

PRASADA HOSPITALITY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

ATTEST:

BY: _____
NAME:
TITLE: MANAGER
DATE: _____

RELEASE OF LIABILITY

PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER") DOES HEREBY
(1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND
(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER") DOES HEREBY
(1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND
(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF SWEETWATER AVENUE, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, USING A BEARING OF NORTH 44 DEGREES 42 MINUTES 35 SECONDS WEST, PER THE REPLAT OF LOT 5 OF VILLAGE AT PRASADA, BOOK 1689 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

PLAT NOTES

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

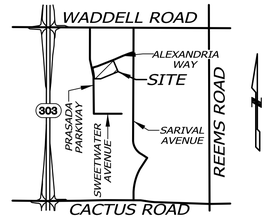
LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN,

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



VICINITY MAP

NOT TO SCALE

ZONING

PLANNED AREA DEVELOPMENT (PAD)

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

OWNERS

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251

PRASADA HOSPITALITY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
720 ENTERPRISE STREET N STE 100
ABERDEEN, SD 57401

AREA

LOT NO.	AREA
LOT 1A	151,449 SQ. FT. 3.477 ACRES
LOT 2A	102,756 SQ. FT. 2.359 ACRES
TOTAL	254,205 SQ. FT. 5.836 ACRES

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST: _____
MAYOR DATE

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APRIL 4, 2023
JAMES M. WILLIAMSON
R.L.S. 76041
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76041
JAMES M. WILLIAMSON
4/4/23
Date Signed
ARIZONA U.S.A.

CASE NUMBER: FS23-0105

"REPLAT OF LOT 1" OF
REPLAT OF LOT 5 OF VILLAGE AT PRASADA
SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 1 OF 3
DATE: 4/4/23
JOB: 202212037

DESCRIPTION

LOT 1, REPLAT OF LOT 5 OF VILLAGE AT PRASADA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1689 OF MAPS, PAGE 49;

EXCEPT ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS WHETHER IN SOLID, LIQUID OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON, IN OR UNDER THE ABOVE-DESCRIBED LAND, WITHOUT RESERVING THE RIGHT TO ENTER UPON OR USE THE SURFACE OR ANY PART OF THE SUBJECT LAND ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED BY PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED RECORDED IN RECORDING NO. 20070574109, RE-RECORDED IN RECORDING NO. 20070694160, AND RE-RECORDED IN RECORDING NO. 20071019343, AND RESERVED IN SPECIAL WARRANTY DEED RECORDED IN RECORDING NO. 2007-1350427, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCUMENT NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE. TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76041
JAMES M. WILLIAMSON
4/4/23
Date Signed

CASE NUMBER: FS23-0105

"REPLAT OF LOT 1" OF REPLAT OF LOT 5 OF VILLAGE AT PRASADA

SURPRISE, ARIZONA 85388

REPLAT

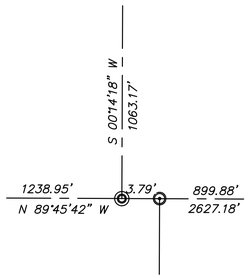
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR SURVEYING SERVICES, INC.

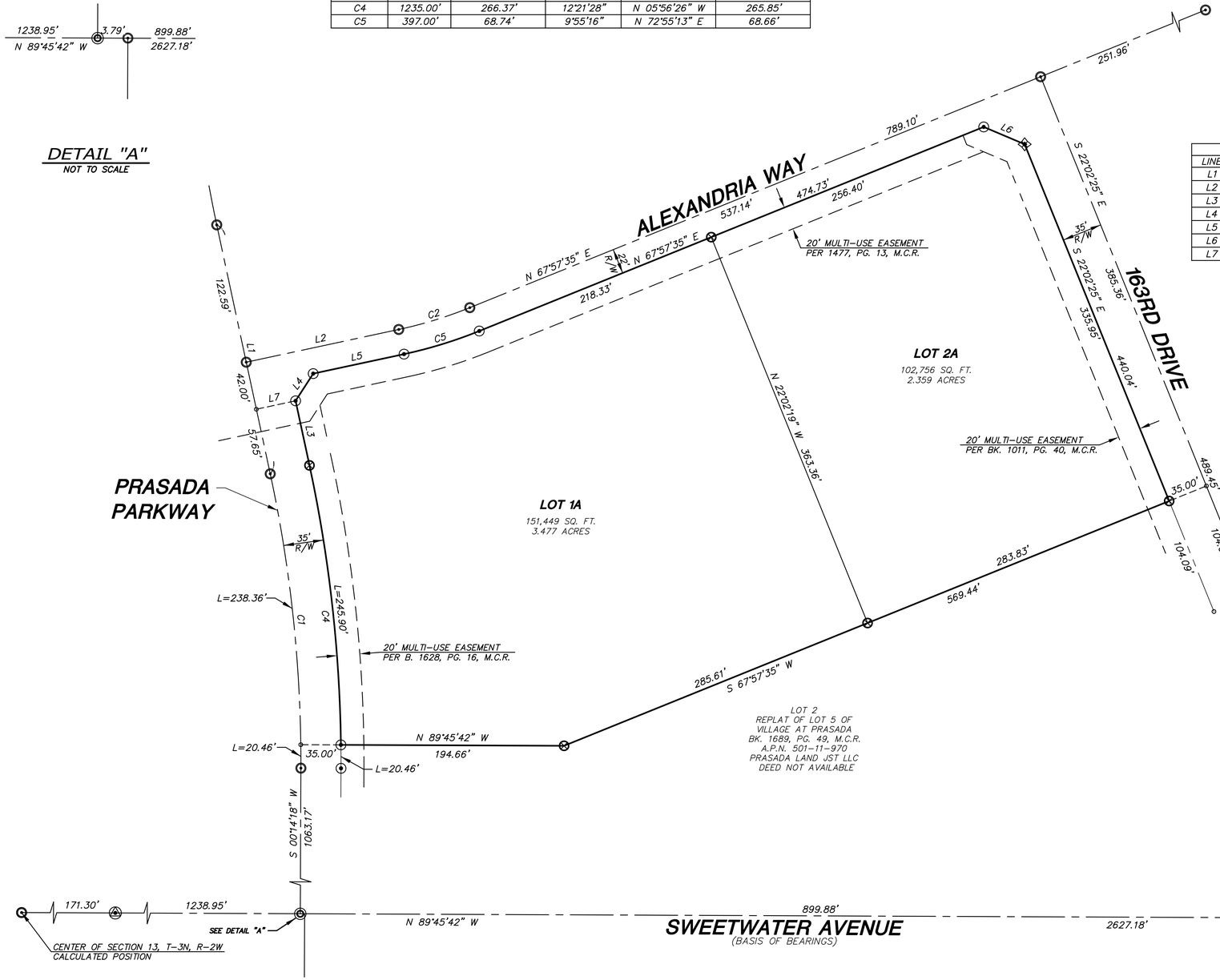
DWN: LE CHK: JW
SHEET 2 OF 3
DATE: 4/4/23
JOB: 202212037

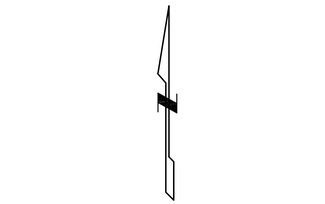
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1200.00'	258.82'	12°21'28"	N 05°56'26" W	258.32'
C2	375.00'	64.93'	9°55'16"	N 72°55'13" E	64.86'
C3	1000.00'	392.20'	22°28'16"	N 10°48'16" W	389.69'
C4	1235.00'	266.37'	12°21'28"	N 05°56'26" W	265.85'
C5	397.00'	68.74'	9°55'16"	N 72°55'13" E	68.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 12°07'09" W	222.24'
L2	N 77°52'51" E	136.03'
L3	N 12°07'09" W	57.65'
L4	N 32°52'51" E	28.28'
L5	N 77°52'51" E	81.03'
L6	S 67°02'25" E	38.77'
L7	S 77°52'51" W	35.00'



DETAIL "A"
NOT TO SCALE





LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET UPON COMPLETION OFF MASS GRADING PER M.A.G. SPECIFICATION DETAIL 120 TYPE "C"
- FOUND 1/2" CAPPED REBAR WITH ILLEGIBLE STAMP AND TAG STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- FOUND CITY OF SURPRISE BRASS CAP FLUSH
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- PREVIOUSLY FOUND 3.5" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP

A.P.N. ASSESSORS PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
76041
JAMES M. WILLIAMSON
4/4/23
Date Signed
ARIZONA U.S.A.

CASE NUMBER: FS23-0105

"REPLAT OF LOT 1 " OF OF LOT 5 OF VILLAGE AT PRASADA

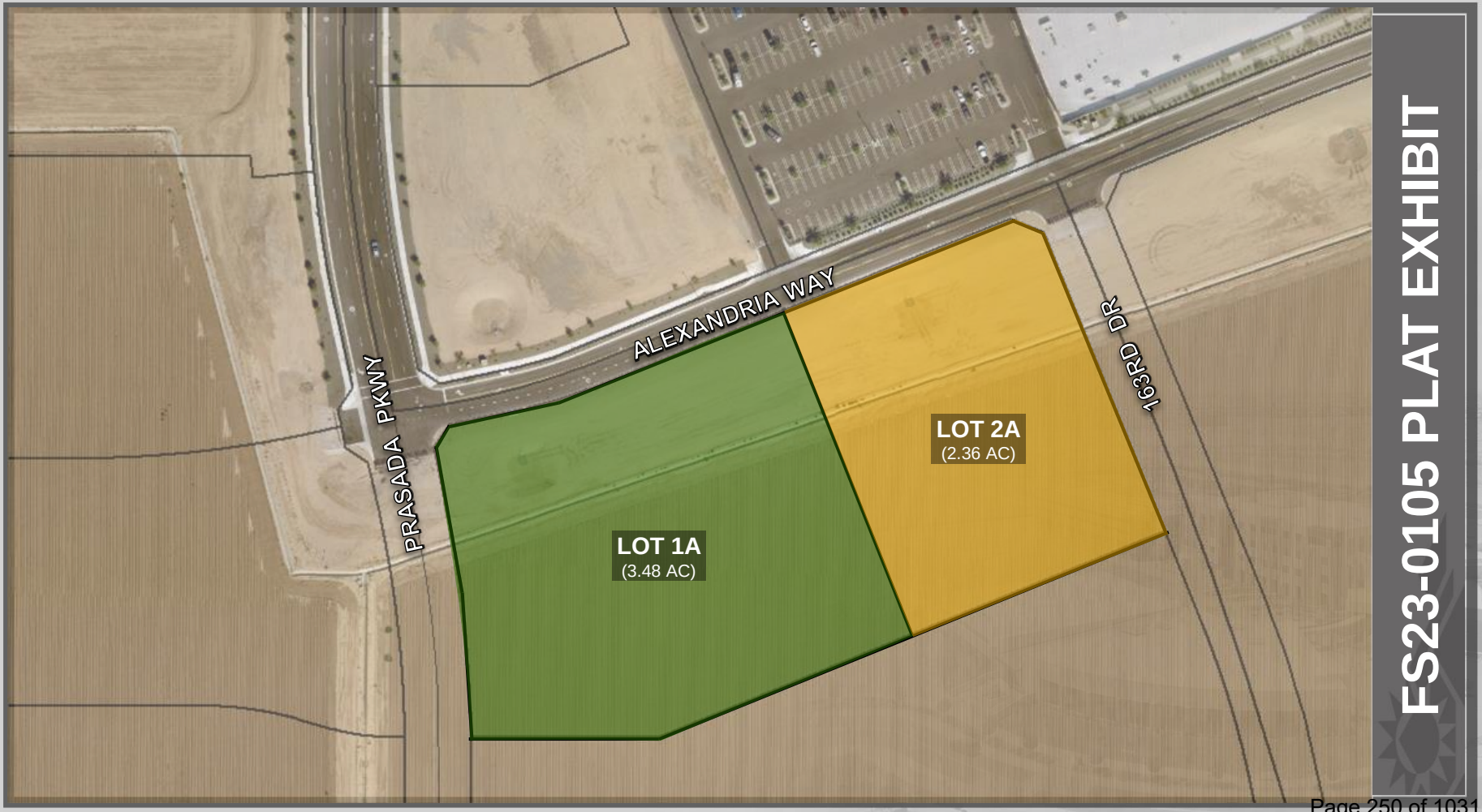
REPLAT OF LOT 5

SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 3 OF 3
DATE: 4/4/23
JOB: 202212037



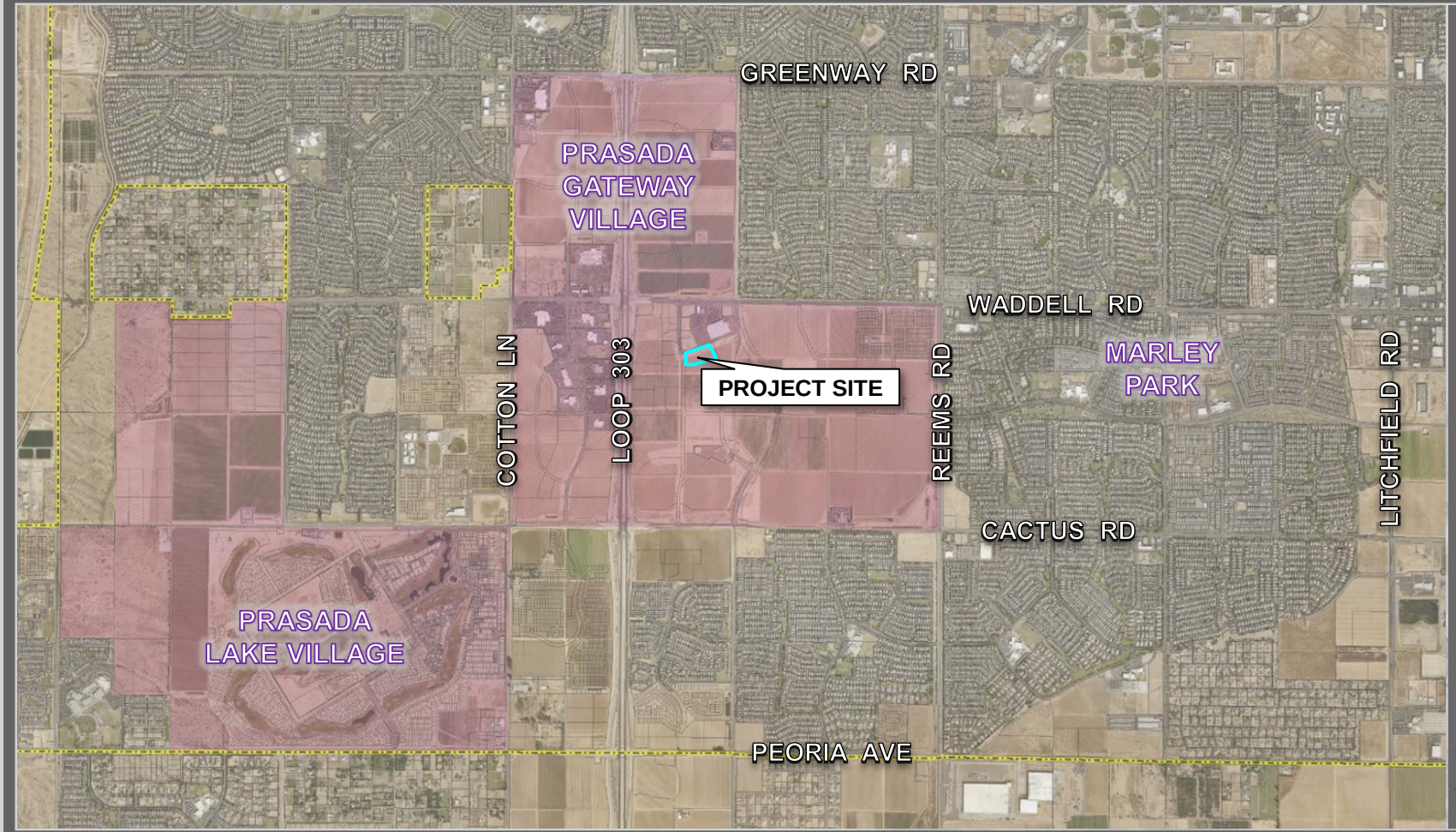
FS23-0105 PLAT EXHIBIT

SURPRISE
ARIZONA

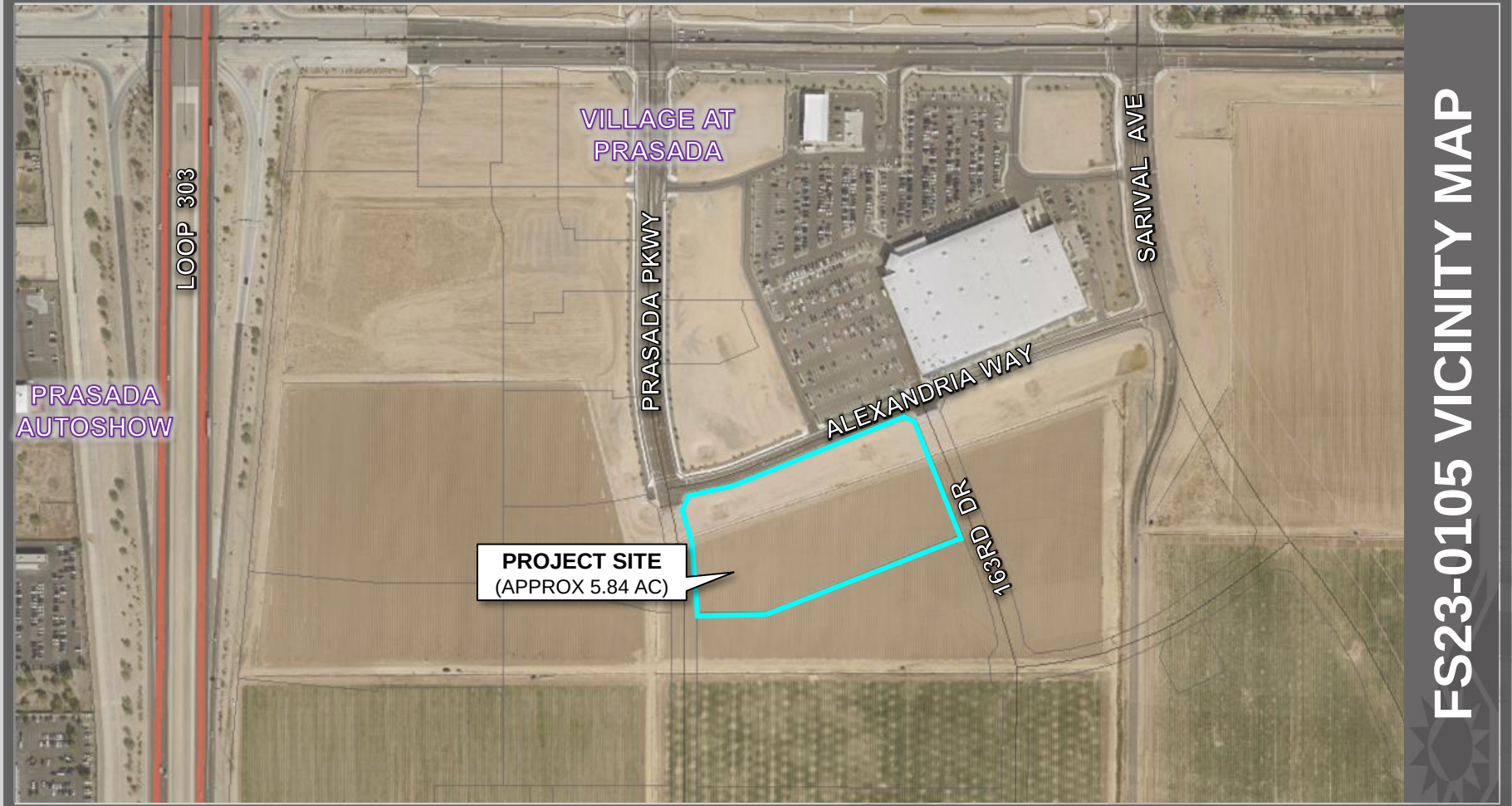
FS23-0105
Prasada RSC Replat of Lot 1 of Lot 5-Final Plat

City Council

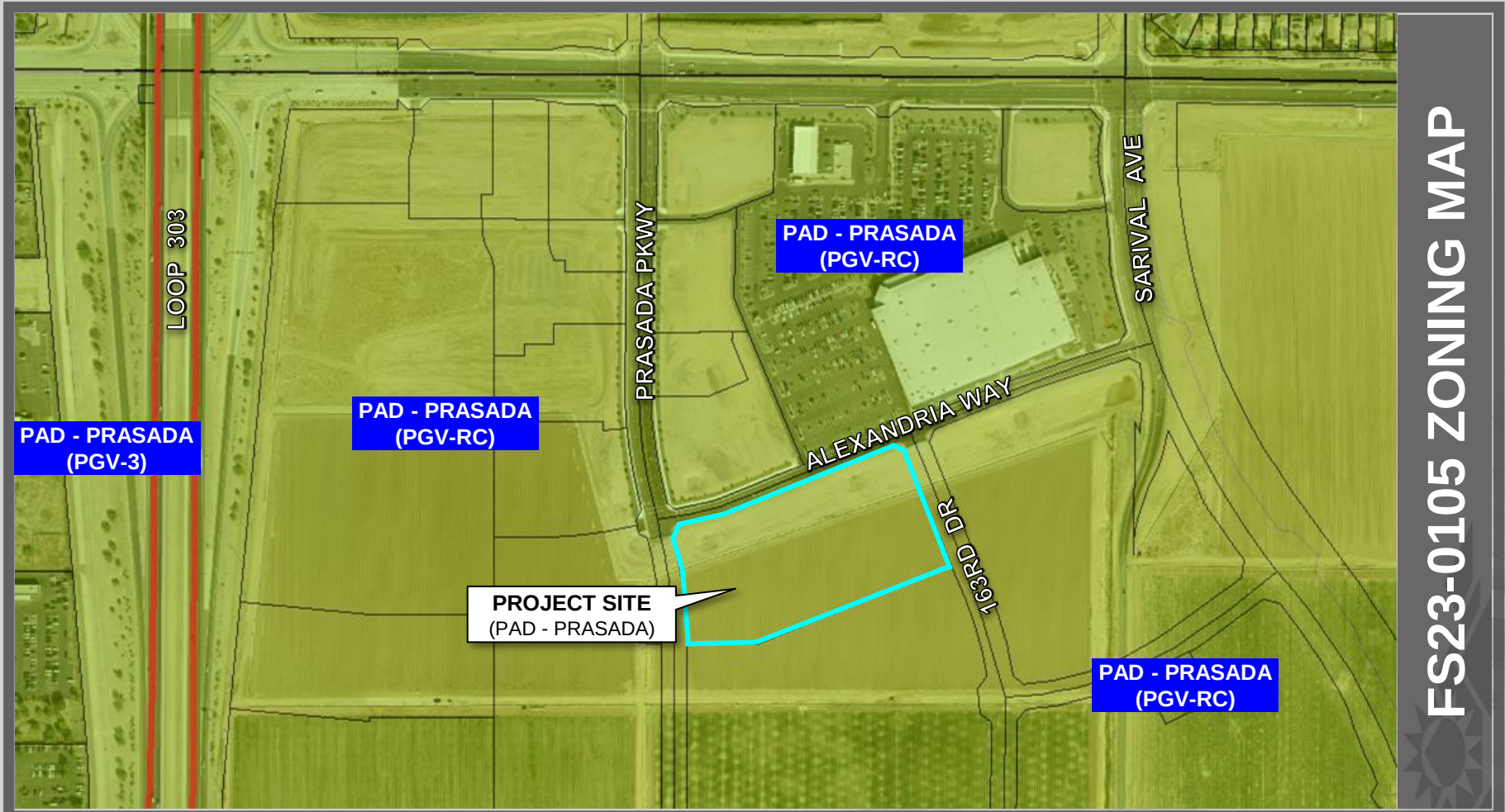
June 6, 2023

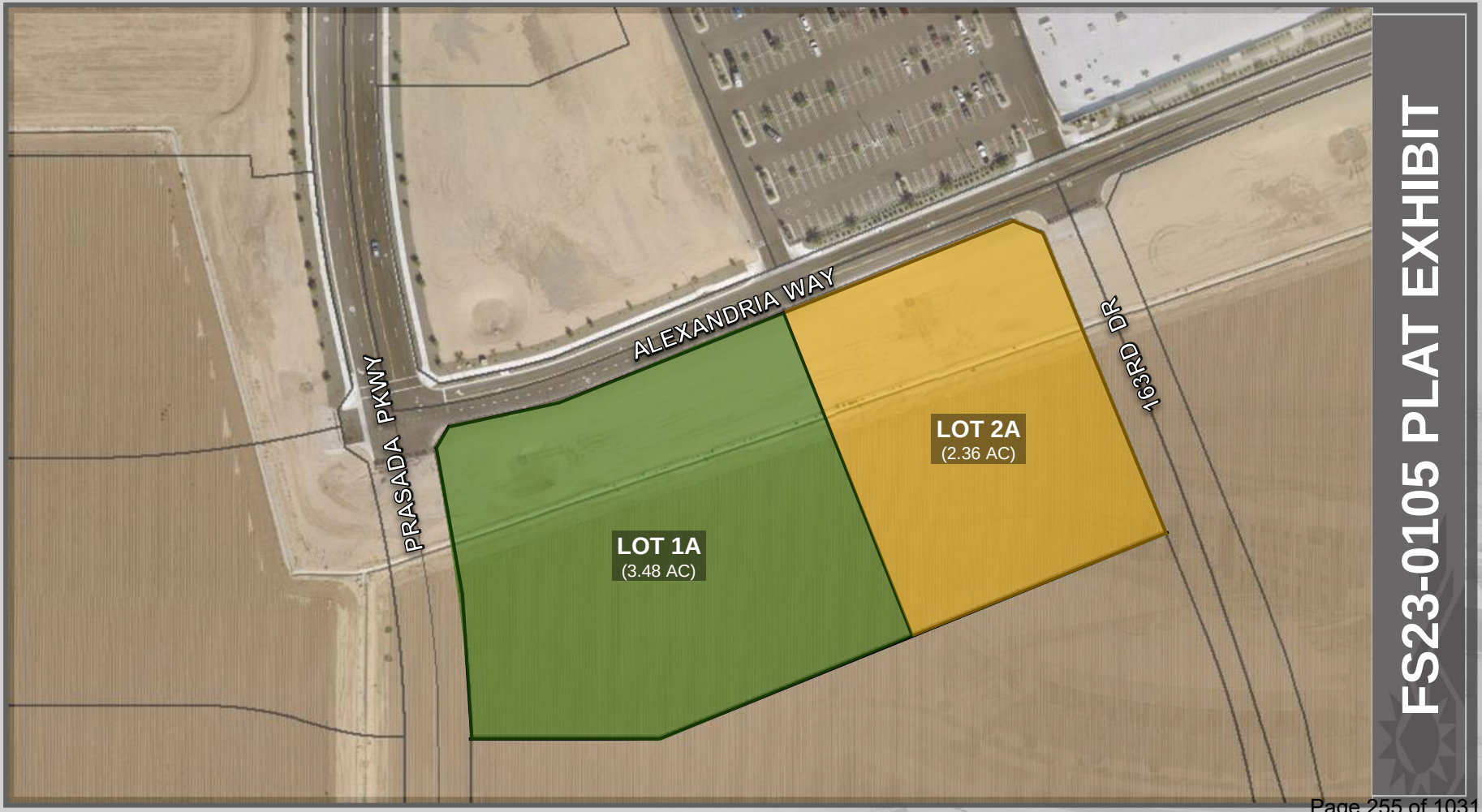


FS23-0105 VICINITY MAP



FS23-0105 VICINITY MAP


FS23-0105 ZONING MAP
LOOP 303
PRASADA PKWY
SARIVAL AVE
ALEXANDRIA WAY
163RD DR
PAD - PRASADA
(PGV-RC)
PAD - PRASADA
(PGV-RC)
PAD - PRASADA
(PGV-3)
PROJECT SITE
(PAD - PRASADA)
PAD - PRASADA
(PGV-RC)



FS23-0105 PLAT EXHIBIT

"REPLAT OF LOT 1" A REPLAT OF LOT 5 OF VILLAGE AT PRASADA AS RECORDED IN BOOK 1689, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND PRASADA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME, "REPLAT OF LOT 1" A REPLAT OF LOT 5 OF VILLAGE AT PRASADA AS RECORDED IN BOOK 1689, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR "REPLAT OF LOT 1" A REPLAT OF LOT 5 OF "VILLAGE AT PRASADA" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF- WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE DIAMETERS) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____
NAME: JOSHUA SIMON
TITLE: MANAGER
DATE: _____

PRASADA HOSPITALITY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____
NAME: _____
TITLE: _____
DATE: _____

ACKNOWLEDGMENT

STATE OF _____ }
} ss
COUNTY OF _____ }

ON _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOSHUA SIMON, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF _____ }
} ss
COUNTY OF _____ }

ON _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PHASE 1B DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 1B DEVELOPMENT AGREEMENT DATED OCTOBER 9, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 9, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #2007-1103870. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, THEY ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.
DATED THIS_____DAY OF_____2023.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____
CHRISTINE CAIN
ITS: PROPERTY AND CONTRACTS MANAGER

BY: _____
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

ATTEST:

BY: _____
NAME: JOSHUA SIMON
TITLE: MANAGER
DATE: _____

PRASADA HOSPITALITY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,

ATTEST:

BY: _____
NAME:
TITLE: MANAGER
DATE: _____

RELEASE OF LIABILITY

PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER") DOES HEREBY
(1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND
(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

PRASADA LAND JST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER") DOES HEREBY
(1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND
(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE AND SHALL NOT BE FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF SWEETWATER AVENUE, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, USING A BEARING OF NORTH 44 DEGREES 42 MINUTES 35 SECONDS WEST, PER THE REPLAT OF LOT 5 OF VILLAGE AT PRASADA, BOOK 1689 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

PLAT NOTES

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND/OR PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

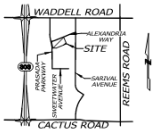
LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



VICINITY MAP

NOT TO SCALE

ZONING

PLANNED AREA DEVELOPMENT (PAD)

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0728
CONTACT: JAMES M. WILLIAMSON

AREA

LOT NO.	AREA
LOT 1A	151,449 SQ. FT. 3.477 ACRES
LOT 2A	102,756 SQ. FT. 2.359 ACRES
TOTAL	254,205 SQ. FT. 5.836 ACRES

OWNERS

PRASADA LAND JST, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
6905 E. 2ND STREET
SCOTTSDALE, AZ 85251

PRASADA HOSPITALITY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
720 ENTERPRISE STREET N STE 100
ABERDEEN, SD 57401

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____ 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APRIL 4, 2023
JAMES M. WILLIAMSON
R.L.S. 29041
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027

JAMES M. WILLIAMSON — 29041 — REGISTERED LAND SURVEYOR — 4/4/23

CASE NUMBER: FS23-0105

"REPLAT OF LOT 1" OF
REPLAT OF LOT 5 OF VILLAGE AT PRASADA
SURPRISE, ARIZONA 85388

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0728 (fax)
www.superiorsurveyinginc.com
info@superiorsurveyinginc.com

SUPERIOR SURVEYING SERVICES, INC.

DRAWN: LE CHK: JW
SHEET: 1 OF 3
DATE: 4/4/23
JOB: 202212037

FS23-0105 FINAL PLAT

DESCRIPTION

LOT 1, REPLAT OF LOT 5 OF VILLAGE AT PRASADA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1688 OF MAPS, PAGE 48;

EXCEPT ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS WHETHER IN SOLID, LIQUID OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON, IN OR UNDER THE ABOVE-DESCRIBED LAND, WITHOUT RESERVING THE RIGHT TO ENTER UPON OR USE THE SURFACE OR ANY PART OF THE SUBJECT LAND ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED BY PROPERTY RESERVE ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED RECORDED IN RECORDING NO. 20070574109, RE-RECORDED IN RECORDING NO. 20070694160, AND RE-RECORDED IN RECORDING NO. 20071018343, AND RESERVED IN SPECIAL WARRANTY DEED RECORDED IN RECORDING NO. 2007-1350427, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCUMENT NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

CASE NUMBER: FS23-0105

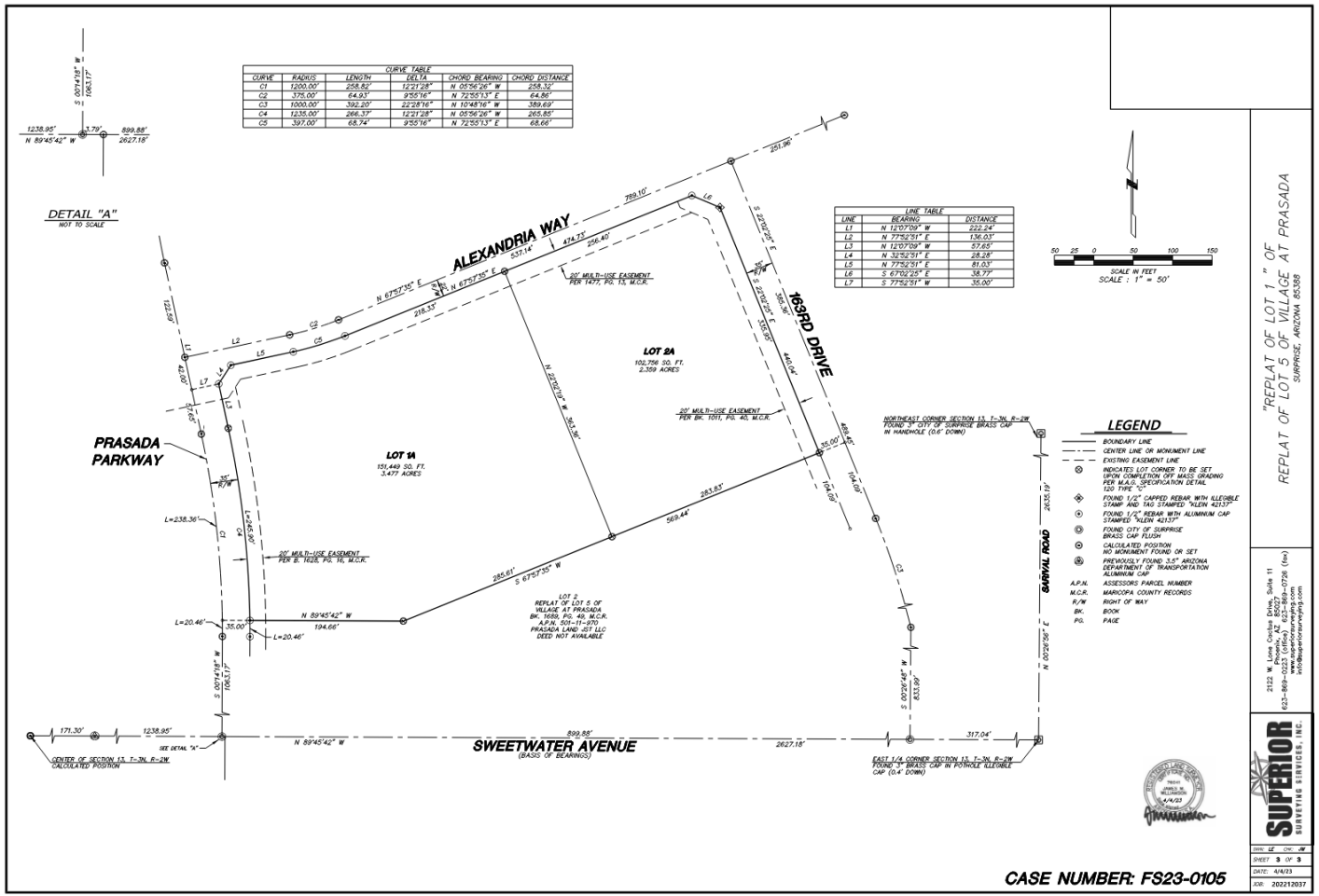
"REPLAT OF LOT 1" OF
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SUPERIOR SURVEYING SERVICES, INC.

DRAWN: LE CHK: JW
SHEET: 2 OF 3
DATE: 4/4/23
JOB: 202212037

FS23-0105 FINAL PLAT



"REPLAT OF LOT 1 " OF
REPLAT OF LOT 5 OF VILLAGE AT PRASADA
SURPRISE, ARIZONA 85388

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SUPERIOR SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 3 OF 3
DATE: 4/4/23
JOB: 202212037

FS23-0105 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Asante – Unit 3.12" and dated April 6, 2023, a property generally located northeast of Asante Boulevard and Pat Tillman Boulevard; Case FS22-1552.

Motion:
I move to approve the Final Plat entitled, "Asante – Unit 3.12" and dated April 6, 2023.

Background:
Diego Ortiz, with HILGARTWILSON, seeks approval of a Final Plat of Unit 3.12 in the Asante Planning Area 3.

Objective Analysis:
Approval of the proposed Final Plat will allow the applicant the ability to subdivide the subject property into 84 single family residential lots.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035, Asante PAD, and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:

1. 00 - FS22-1552 Asante Planning Area 3 Unit 3.12 Final Plat - Staff Report 06.06.23 CC
2. 01 – FS22-1552 Asante Planning Area 3 Unit 3.12 Final Plat– Vicinity Map
3. 02 – FS22-1552 Asante Planning Area 3 Unit 3.12 Final Plat – Zoning Map
4. 03 – FS22-1552 Asante Planning Area 3 Unit 3.12 Final Plat – Final Plat
5. 04 – FS22-1552 Asante Planning Area 3 Unit 3.12 Final Plat – Luke Letter
6. FS22-1552 Asante Planning Area 3 Unit 3.12- Presentation

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS22-1552**

Project Name: Asante Planning Area 3 Unit 3.12 Final Plat

Council District: 1 – Acacia

City Council Date: June 06, 2023

Planner: Leslie Carnie, Planner II

Owner: Asante Development Partners, LLC

Applicant: Diego Ortiz of HILGARTWILSON

Request: The applicant seeks approval of the Final Plat for the subject property

Site Location: Generally located on the southeast corner of Happy Valley Rd. and Pat Tillman Blvd.

Site Size: 21.52 gross acres (approx.)

Density: 3.9 dwelling units/acre (gross)

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

Findings:

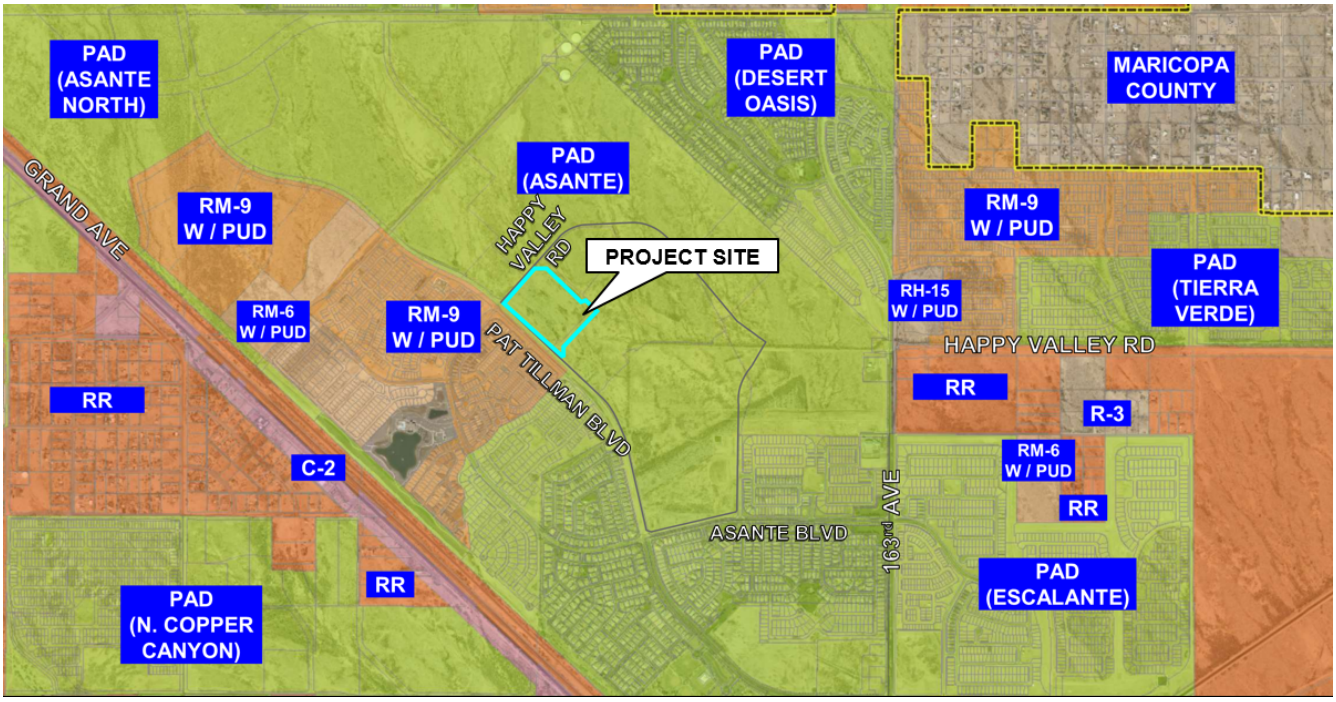
- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

Diego Ortiz of HILGARTWILSON, on behalf of Asante Development Partners, LLC, seeks approval of a Final Plat for Asante Planning Area 3 Unit 3.12. The applicant seeks to subdivide the subject property into 84 lots over approximately 21.52 gross acres, for a gross residential density of 3.9 dwelling units/acre. The proposed subdivision will be integrated into the larger Asante Community.

SURROUNDING LAND ZONING:

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



PAD – Asante	PAD – Asante	PAD – Asante
PAD – Asante	**PAD – Asante**	PAD – Asante
PAD – Asante	PAD – Asante	PAD – Asante

BACKGROUND:

November 3, 1988: The City Council approved Ordinance 88-24 for the annexation of the subject property.

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

August 29, 2022: A minor amendment to the Asante PAD was approved administratively under case FS22-0756 to modify street alignments, school and amenity site locations, and development standards.

November 17, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Asante Planning Area 3 under case FS22-0781.

November 28, 2022: The applicant filed the subject case, FS22-1552

April 18, 2023: The City Council approved a Master Plat for Asante Planning Area 3 under case FS22-1524.

ANALYSIS AND DISCUSSION:

The subject request includes a Final Plat for Unit 3.12 of Planning Area 3 within the Asante PAD. This Final Plat consists of 84 lots, with a typical lot size of 48' x 120'. This is consistent with the Preliminary Plat and the Asante PAD requirements.

Access:

Access will be provided from Pat Tillman Blvd. on the west side of the development via 172nd Ave. Additional internal access is provided to Unit 4.10 from 172nd Lane.

Open Space & Landscaping:

There is a total of approximately 5.05 acres of open space within Unit 3.12 all of which is passive open space. Landscaping will incorporate native and low water use plants, as required by the City, and will be consistent with the overall Asante Development.

Residents within Unit 3.12 will have access to the clubhouse planned for Unit 3.10A within Asante Planning Area 3.

Utility and Services Table:

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

Conformance with Adopted Plans:

The Surprise General Plan shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 dwelling units/acre or more. At a gross density of 3.9 dwelling units/acre, this development is consistent with the General Plan in this regard.

This request is also consistent with the General Plan in that it promotes connectivity to existing and future development within the Asante PAD for a range of mobility options.

Reviewing Agencies:

This request was reviewed by internal city reviewing departments, who indicated no objection to the request. The following external agencies also indicated no objection to the request: Maricopa Water District, Luke Air Force Base.

The following external agencies were included in the review request but did not provide a response: Arizona Department of Transportation, Maricopa County Flood Control District, Maricopa County Department of Transportation, Maricopa County Planning Department, Maricopa Association of Governments, Dysart Unified School District, United States Postal Service, Cox, Beardsley Water Company, Liberty Utilities, and Southwest Gas.

Summary:

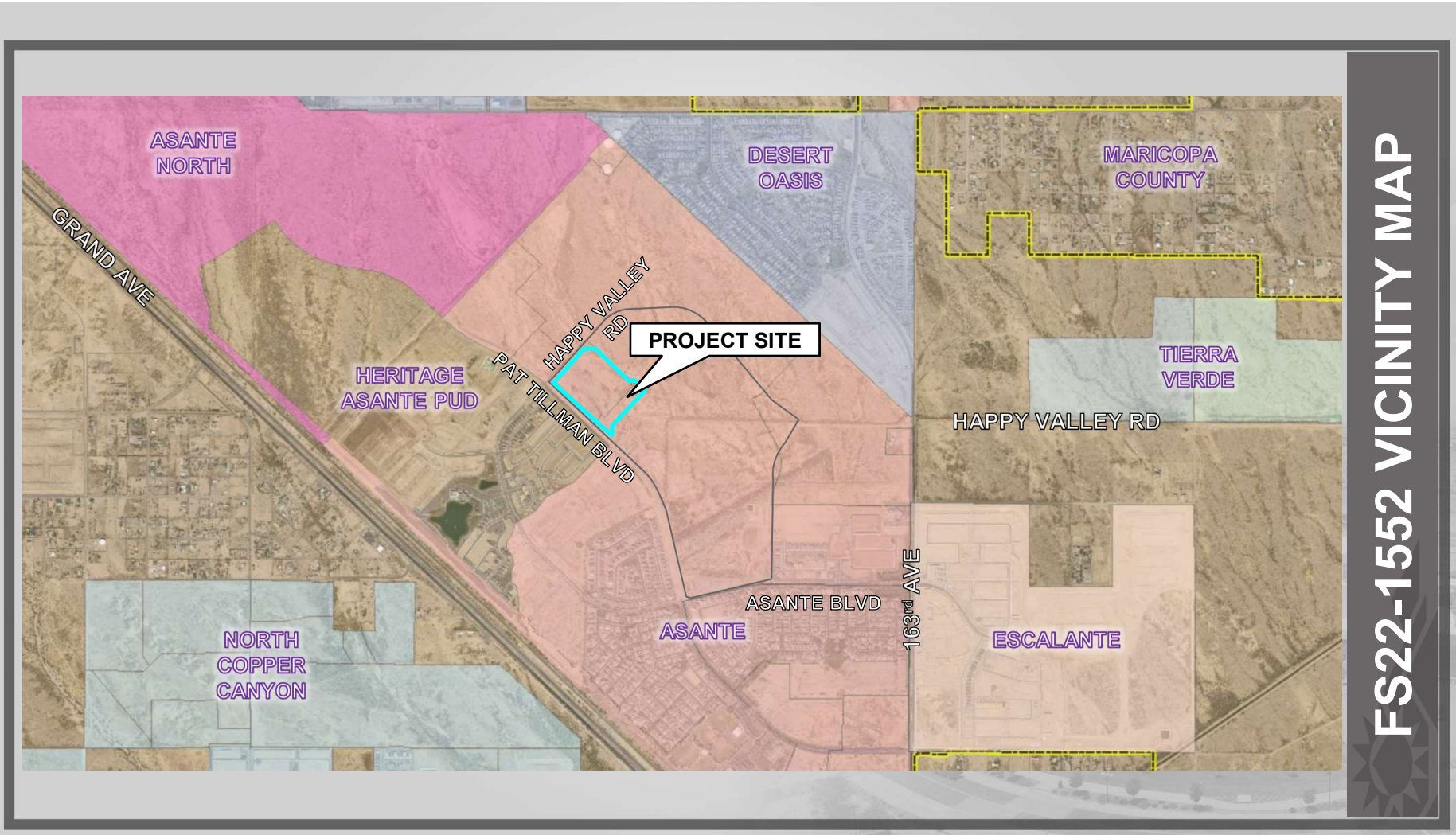
The subject Final Plat meets the requirements of the Asante PAD, in addition to other applicable requirements. All city reviewing departments have reviewed the request and expressed no concerns.

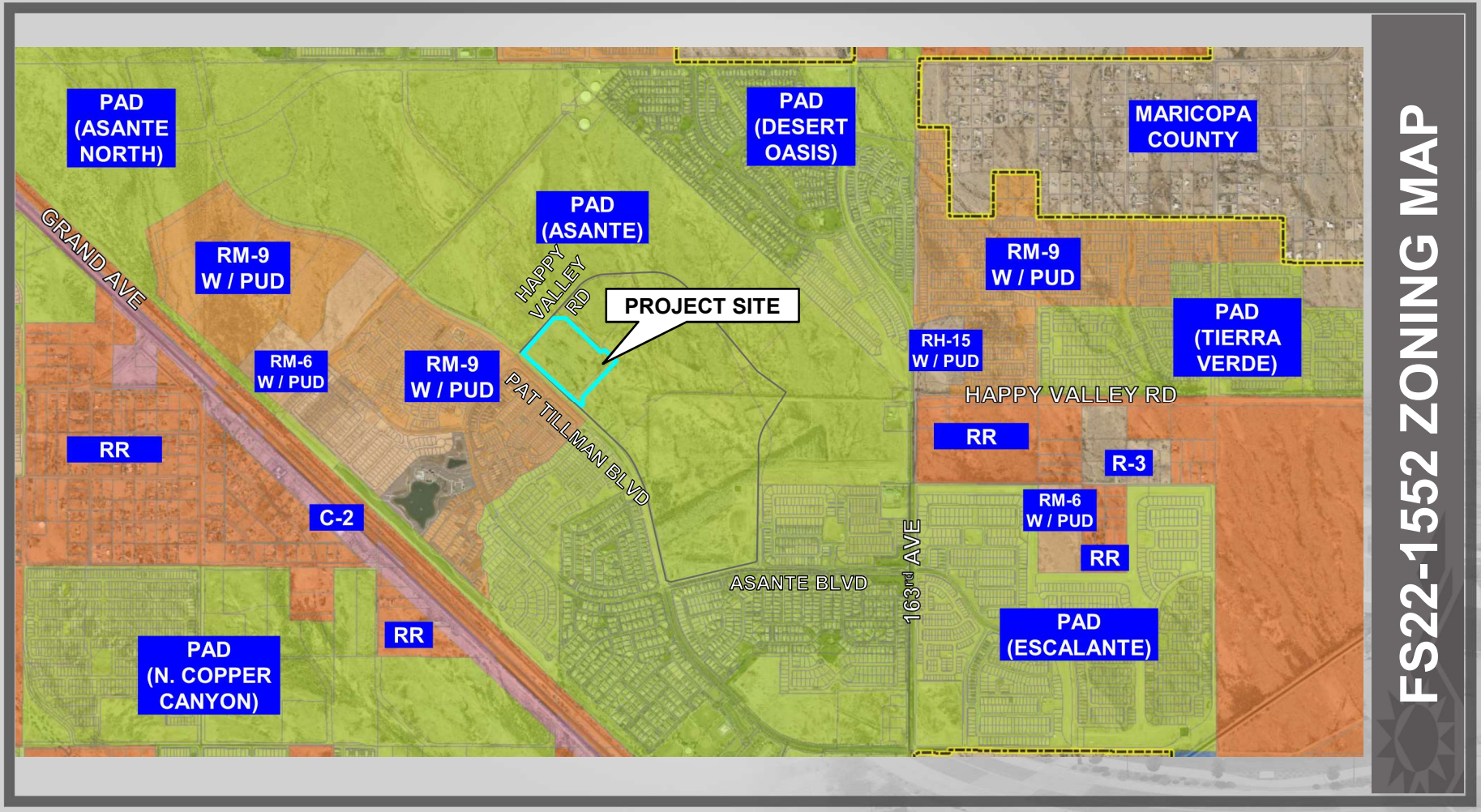
Findings:

- The proposed Final Plat is consistent with the Preliminary Plat approved under case FS22-0781.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Letter
PPT


FS22-1552 VICINITY MAP
ASANTE NORTH
DESERT OASIS
MARICOPA COUNTY
GRAND AVE
HAPPY VALLEY RD
PROJECT SITE
HERITAGE ASANTE PUD
PAT TILLMAN BLVD
TIERRA VERDE
HAPPY VALLEY RD
ASANTE BLVD
163rd AVE
ASANTE
ESCALANTE
NORTH COPPER CANYON


PAD (ASANTE NORTH)
PAD (DESERT OASIS)
MARICOPA COUNTY
GRAND AVE
PAD (ASANTE)
HAPPY VALLEY RD
RM-9 W / PUD
PROJECT SITE
RM-9 W / PUD
RH-15 W / PUD
PAD (TIERRA VERDE)
RM-6 W / PUD
RM-9 W / PUD
PAT TILLMAN BLVD
HAPPY VALLEY RD
RR
RR
R-3
C-2
RM-6 W / PUD
RR
ASANTE BLVD
163rd AVE
RR
PAD (ESCALANTE)
PAD (N. COPPER CANYON)
FS22-1552 ZONING MAP

FINAL PLAT
OF
ASANTE - UNIT 3.12
SURPRISE, ARIZONA
A REPLAT OF UNIT 3.12 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK _____ OF MAPS, PAGE ____, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, SOUTHEAST QUARTER OF SECTION 2 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:
THAT **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF **"ASANTE – UNIT 3.12"**, BEING A REPLAT OF UNIT 3.12 OF THE MASTER PLAT OF ASANTE AREA 3 RECORDED IN BOOK _____ OF MAPS, PAGE ____, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, SOUTHEAST QUARTER OF SECTION 2 AND NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID **"ASANTE – UNIT 3.12"** AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS–OF–WAY AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON–EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS–OF–WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON–EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF:

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2023.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____ 2023, BEFORE ME APPEARED, _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF **ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** THE _____, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, AS _____ OF **ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION,** ACKNOWLEDGES THE RESPONSIBILITIES OF SAID ASSOCIATION SET FORTH HEREIN.

BY: _____

TITLE: _____

PRINTED NAME: _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2023, BEFORE ME, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF **ASANTE PHASE 2 COMMUNITY ASSOCIATION, AN ARIZONA NON–PROFIT CORPORATION,** AND ACKNOWLEDGED THAT HE/SHE AS _____ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: _____ DATE _____
NOTARY PUBLIC MY COMMISSION EXPIRES

LENDERS' CONSENT

THE UNDERSIGNED, WHICH IS THE BENEFICIARY AND ADMINISTRATIVE AGENT ON BEHALF OF ITSELF AND OTHER LENDERS AS DEFINED IN THE LOAN AGREEMENT OF EVEN DATE WITH THE DEED OF TRUST ('LENDERS'), UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FIXTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED ON NOVEMBER 10, 2022, AT DOCUMENT NO. 20220831563 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA (THE "DEED OF TRUST") AS A FIRST LIEN ON THE PROPERTY DESCRIBED IN THE DEED OF TRUST ('LENDERS' LIEN'), FOR AND ON BEHALF OF THE LENDERS AND THEIR SUCCESSORS AND ASSIGNS, HEREBY (A) CONSENTS TO THE RECORDATION OF THIS FINAL PLAT (THE "FINAL PLAT"), AND EACH AND EVERY DEDICATION, EASEMENT, RIGHT–OF–WAY, COVENANT, CONDITION AND RESTRICTION MORE SPECIFICALLY SET FORTH IN THE FINAL PLAT AND (B) AGREES THAT, UPON THE RECORDATION OF THE FINAL PLAT, LENDERS' LIEN WITH RESPECT TO THE PROPERTY DESCRIBED IN THE FINAL PLAT IS HEREBY DEEMED SUBJECT AND SUBORDINATE TO THE FINAL PLAT; WITH LENDERS' LIEN CONTINUING IN EFFECT AGAINST SUCH PROPERTY AS SUCH LEGAL DESCRIPTION HAS BEEN MODIFIED BY RECORDATION OF THE FINAL PLAT.

DATED: _____, 202___.

ZIONS BANCORPORATION, N.A. DBA CALIFORNIA BANK & TRUST

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT FOR LENDERS' CONSENT

STATE OF _____)
) SS.
COUNTY OF _____)

ON THIS, THE ___ DAY OF _____ 202__, BEFORE ME APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____, OF ZIONS BANCORPORATION, N.A., DBA CALIFORNIA BANK & TRUST, ON BEHALF THEREOF.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

ASANTE DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT–OF–WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT–OF–WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE DESERT OASIS PUBLIC WATER SYSTEM 04–07–523 WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45–576.

OWNER

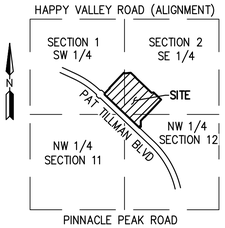
ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490–0535
CONTACT: BRIAN J. BENEDICT, RLS

SHEET INDEX

FP01	COVER SHEET
FP02	SHEET INDEX MAP, NOTES, AREA TABLES & VISIBILITY DETAIL
FP03–FP06	FINAL PLAT SHEETS



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°43'44" WEST 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, MARICOPA COUNTY RECORDS, ARIZONA.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, SOUTHEAST QUARTER OF SECTION 2 AND 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 2 INCH MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 12 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS SOUTH 00°43'44" WEST, 2644.11 FEET;
THENCE NORTH 00°42'32" EAST, 2343.10 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;
THENCE LEAVING SAID WEST LINE, SOUTH 89°17'28" EAST, 371.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST PAT TILLMAN BOULEVARD AS RECORDED IN BOOK 885, PAGE 46, MARICOPA COUNTY RECORDS, ARIZONA, AND BEING THE **POINT OF BEGINNING;**
THENCE NORTH 46°28'39" WEST, 1187.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 01°28'39" WEST, 28.28 FEET;
THENCE NORTH 43°31'21" EAST, 180.00 FEET;
THENCE NORTH 46°28'39" WEST, 10.00 FEET;
THENCE NORTH 43°31'21" EAST, 518.39 FEET;
THENCE SOUTH 46°28'39" EAST, 25.00 FEET;
THENCE NORTH 84°04'02" EAST, 151.00 FEET;
THENCE SOUTH 46°28'39" EAST, 161.84 FEET;
THENCE SOUTH 43°31'21" WEST, 5.00 FEET;
THENCE SOUTH 46°28'39" EAST, 551.00 FEET;
THENCE NORTH 75°31'40" EAST, 47.17 FEET;
THENCE SOUTH 46°28'39" EAST, 259.00 FEET;
THENCE SOUTH 43°31'21" WEST, 589.00 FEET;
THENCE NORTH 46°28'39" WEST, 5.21 FEET;
THENCE SOUTH 43°31'21" WEST, 134.23 FEET;
THENCE SOUTH 01°33'42" EAST, 144.33 FEET;
THENCE SOUTH 43°31'21" WEST, 43.00 FEET TO THE **POINT OF BEGINNING.**

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS_____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 2023.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2022; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
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bbenedict@hilgartwilson.com



NOTE:
A.R.S. 32–151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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

ASANTE – UNIT 3.12
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: NONE
DRAWN: RG
APPROVED: BJB
MUNICIPAL TRACKING NO:

DWG. NO.
FP01
SHT. 1 OF 6

FS22-1552

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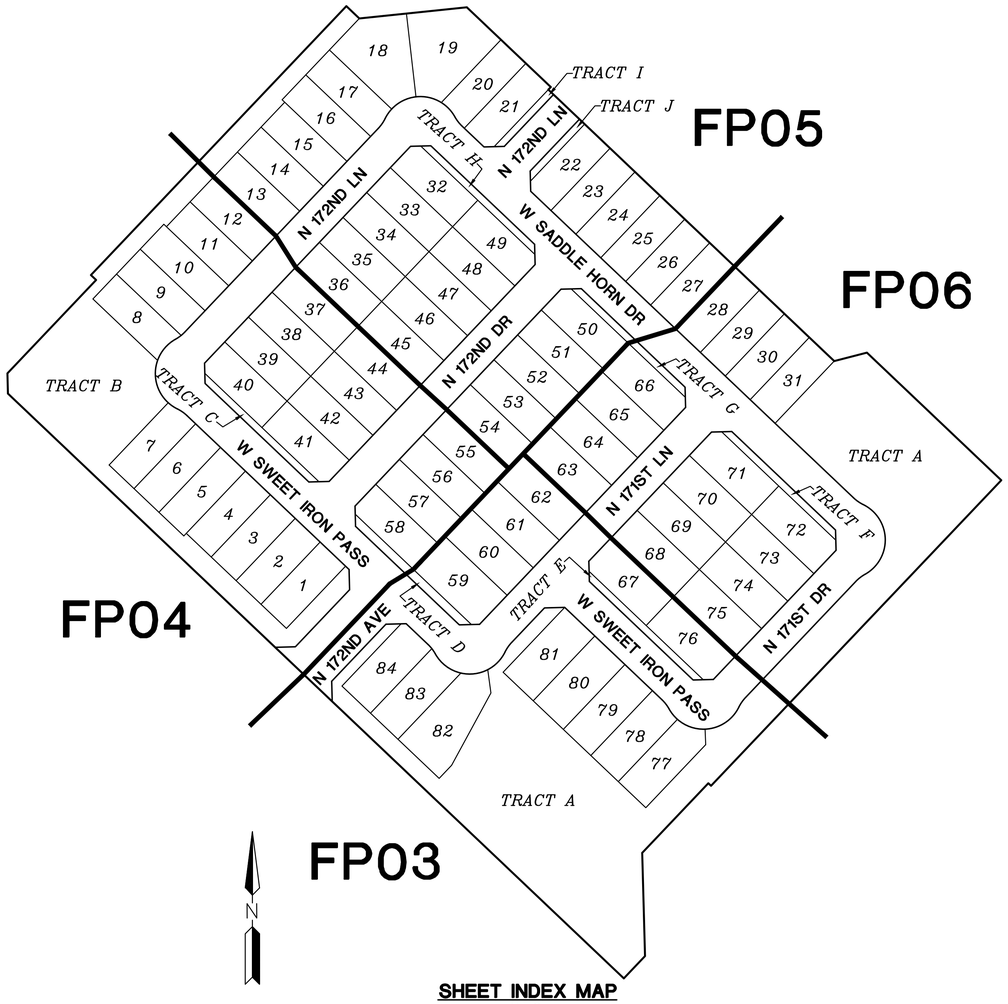
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LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5880	0.1350
LOT : 2	5760	0.1322
LOT : 3	5760	0.1322
LOT : 4	5760	0.1322
LOT : 5	6000	0.1377
LOT : 6	6000	0.1377
LOT : 7	5924	0.1360
LOT : 8	5842	0.1341
LOT : 9	5999	0.1377
LOT : 10	6000	0.1377
LOT : 11	5760	0.1322
LOT : 12	5760	0.1322
LOT : 13	5760	0.1322
LOT : 14	5760	0.1322
LOT : 15	5760	0.1322
LOT : 16	6000	0.1377
LOT : 17	5920	0.1359
LOT : 18	9970	0.2289
LOT : 19	11380	0.2612
LOT : 20	5867	0.1347
LOT : 21	5950	0.1366

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 22	5830	0.1338
LOT : 23	5760	0.1322
LOT : 24	5760	0.1322
LOT : 25	5760	0.1322
LOT : 26	5760	0.1322
LOT : 27	5760	0.1322
LOT : 28	5760	0.1322
LOT : 29	5760	0.1322
LOT : 30	5760	0.1322
LOT : 31	5760	0.1322
LOT : 32	6086	0.1397
LOT : 33	5760	0.1322
LOT : 34	5760	0.1322
LOT : 35	5760	0.1322
LOT : 36	5760	0.1322
LOT : 37	5760	0.1322
LOT : 38	5760	0.1322
LOT : 39	5760	0.1322
LOT : 40	6070	0.1393
LOT : 41	6070	0.1393
LOT : 42	5760	0.1322

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 43	5760	0.1322
LOT : 44	5760	0.1322
LOT : 45	5760	0.1322
LOT : 46	5760	0.1322
LOT : 47	5760	0.1322
LOT : 48	5760	0.1322
LOT : 49	6086	0.1397
LOT : 50	5966	0.1370
LOT : 51	5760	0.1322
LOT : 52	5760	0.1322
LOT : 53	5760	0.1322
LOT : 54	5760	0.1322
LOT : 55	5760	0.1322
LOT : 56	5760	0.1322
LOT : 57	5760	0.1322
LOT : 58	5968	0.1370
LOT : 59	7648	0.1756
LOT : 60	6360	0.1460
LOT : 61	6360	0.1460
LOT : 62	6360	0.1460
LOT : 63	6360	0.1460

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 64	6360	0.1460
LOT : 65	6360	0.1460
LOT : 66	6446	0.1480
LOT : 67	6550	0.1504
LOT : 68	6360	0.1460
LOT : 69	6360	0.1460
LOT : 70	6360	0.1460
LOT : 71	6550	0.1504
LOT : 72	6550	0.1504
LOT : 73	6360	0.1460
LOT : 74	6360	0.1460
LOT : 75	6360	0.1460
LOT : 76	6550	0.1504
LOT : 77	6706	0.1539
LOT : 78	6533	0.1500
LOT : 79	6625	0.1521
LOT : 80	7250	0.1664
LOT : 81	7250	0.1664
LOT : 82	9491	0.2179
LOT : 83	6474	0.1486
LOT : 84	6861	0.1575

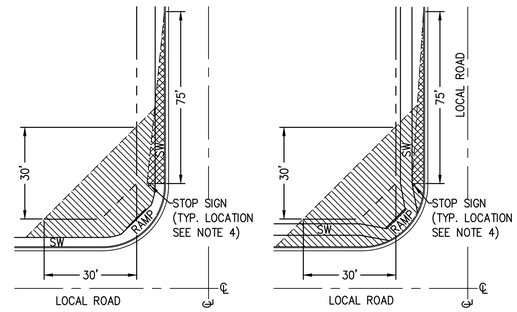


SHEET INDEX MAP

N.T.S.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.3261	COMMON AREA & DRAINAGE
TRACT B	1.3786	COMMON AREA & DRAINAGE
TRACT C	0.0482	COMMON AREA
TRACT D	0.0584	COMMON AREA
TRACT E	0.0482	COMMON AREA
TRACT F	0.0482	COMMON AREA
TRACT G	0.0482	COMMON AREA
TRACT H	0.0482	COMMON AREA
TRACT I	0.0241	COMMON AREA
TRACT J	0.0241	COMMON AREA

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



LOCAL STREET SIGHT VISIBILITY TRIANGLES

NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.

2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.

3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:

   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.

   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT

AREAS

ROW AREA =	195,669 SQ. FT.	4.4920 ACRES
TRACTS A–J AREA =	220,083 SQ. FT.	5.0510 ACRES
LOT AREA =	521,492 SQ. FT.	11.9640 ACRES
GROSS AREA =	937,244 SQ. FT.	21.5160 ACRES
NET AREA =	741,575 SQ. FT.	17.0240 ACRES
DENSITY (GROSS) =		3.9 D.U. / ACRE
DENSITY (NET) =		4.9 D.U. / ACRE

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

○	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
– – – – – – – –	EASEMENT LINE
R/W	RIGHT–OF–WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON–ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON–SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9–461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42–1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS–OF–WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT–OF–WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22–0781.
13. DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22–0756 OR AS SUBSEQUENTLY AMENDED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
4/5/23
Date Signed
ARIZONA, U.S.A.

HILGARTWILSON
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ASANTE - UNIT 3.12

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

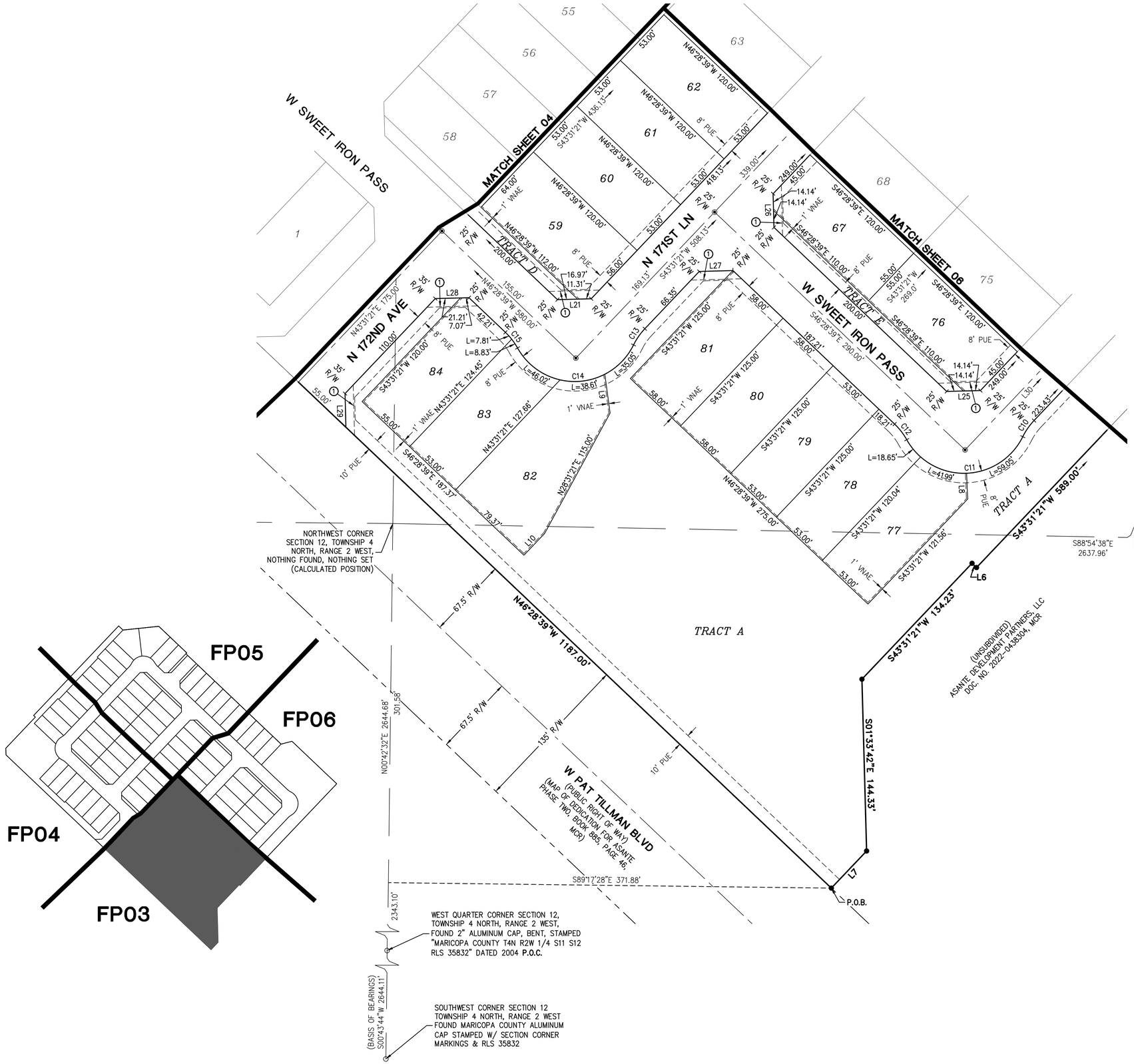
STATUS:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: NONE
DRAWN: RG
APPROVED: BJB
MUNICIPAL TRACKING NO:

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DWG. NO.
FP02
SHT. 2 OF 6

FS22-1552

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40 20 0 40 80
SCALE: 1" = 40'

LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
——— — ———	CENTER LINE
——— — ———	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N46°28'39"W	5.21'
L7	S43°31'21"W	43.00'
L8	N02°18'03"W	21.69'
L9	N07°44'42"W	32.89'
L10	N43°31'21"E	25.28'
L21	S88°31'21"W	28.28'
L25	S88°31'21"W	28.28'
L26	S01°28'39"E	28.28'
L27	S88°31'21"W	28.28'
L28	S88°31'21"W	28.28'
L29	S01°28'39"E	28.28'
L30	S43°31'21"W	339.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	55.00'	17°20'29"	16.65'
C11	55.00'	124°40'58"	119.69'
C12	55.00'	17°20'29"	16.65'
C13	55.00'	17°20'29"	16.65'
C14	55.00'	124°40'58"	119.69'
C15	55.00'	17°20'29"	16.65'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
4/5/23
Date Signed
ARIZONA, U.S.A.

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ASANTE - UNIT 3.12

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SURPRISE, ARIZONA

FINAL PLAT

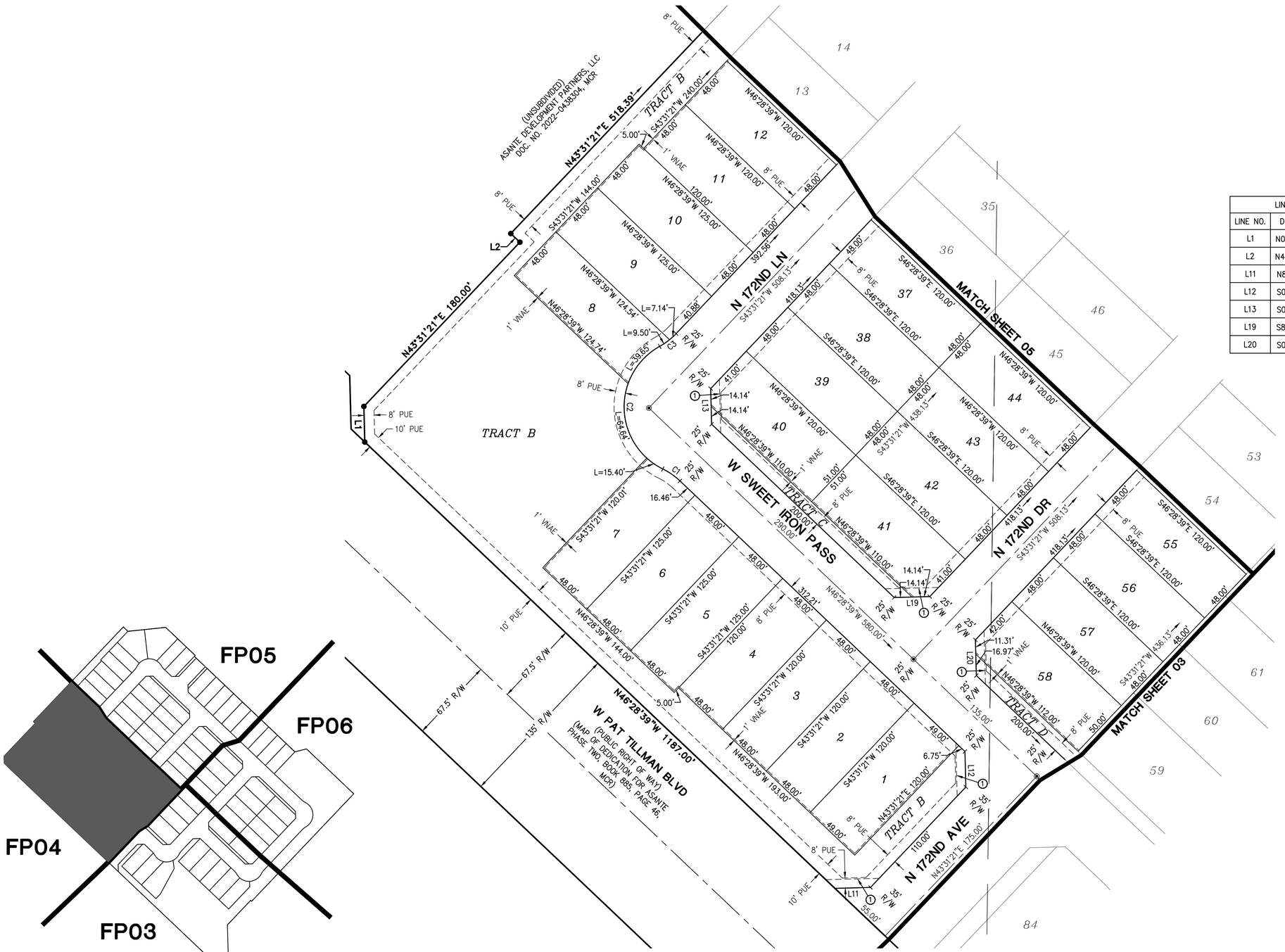
STATUS:
MUNICIPAL TRACKING NO:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: RG
APPROVED: BJB

DWG. NO.
FP03
SHT. 3 OF 6

FS22-1552

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N01°28'39"W	28.28'
L2	N46°28'39"W	10.00'
L11	N88°31'21"E	28.28'
L12	S01°28'39"E	28.28'
L13	S01°28'39"E	28.28'
L19	S88°31'21"W	28.28'
L20	S01°28'39"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICLE NON-ACCESS EASEMENT
- MCR — MARICOPA COUNTY RECORDS
- RLS — REGISTERED LAND SURVEYOR
- APN — ASSESSOR PARCEL NUMBER
- **P.O.B.** — POINT OF BEGINNING
- **P.O.C.** — POINT OF COMMENCEMENT
- ① — 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
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ASANTE - UNIT 3.12

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:

MUNICIPAL TRACKING NO:

PROJ. NO.: 1909
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: RG
APPROVED: BJB

DWG. NO.
FP04
SHT. 4 OF 6

FS22-1552

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	S46°28'39"E	25.00'
L4	S43°31'21"W	5.00'
L14	N88°31'21"E	28.28'
L15	S88°31'21"W	28.28'
L16	S01°28'39"E	28.28'
L17	S01°28'39"E	28.28'
L18	N88°31'21"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°40'58"	119.69'
C6	55.00'	17°20'29"	16.65'

LEGEND

○	FOUND MONUMENT AS NOTED
▣	FOUND BRASS CAP IN HAND HOLE
◎	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
◉	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

SCALE: 1" = 40'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J. BENEDICT
4/5/23
Date Signed
ARIZONA, U.S.A.

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

ASANTE - UNIT 3.12

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

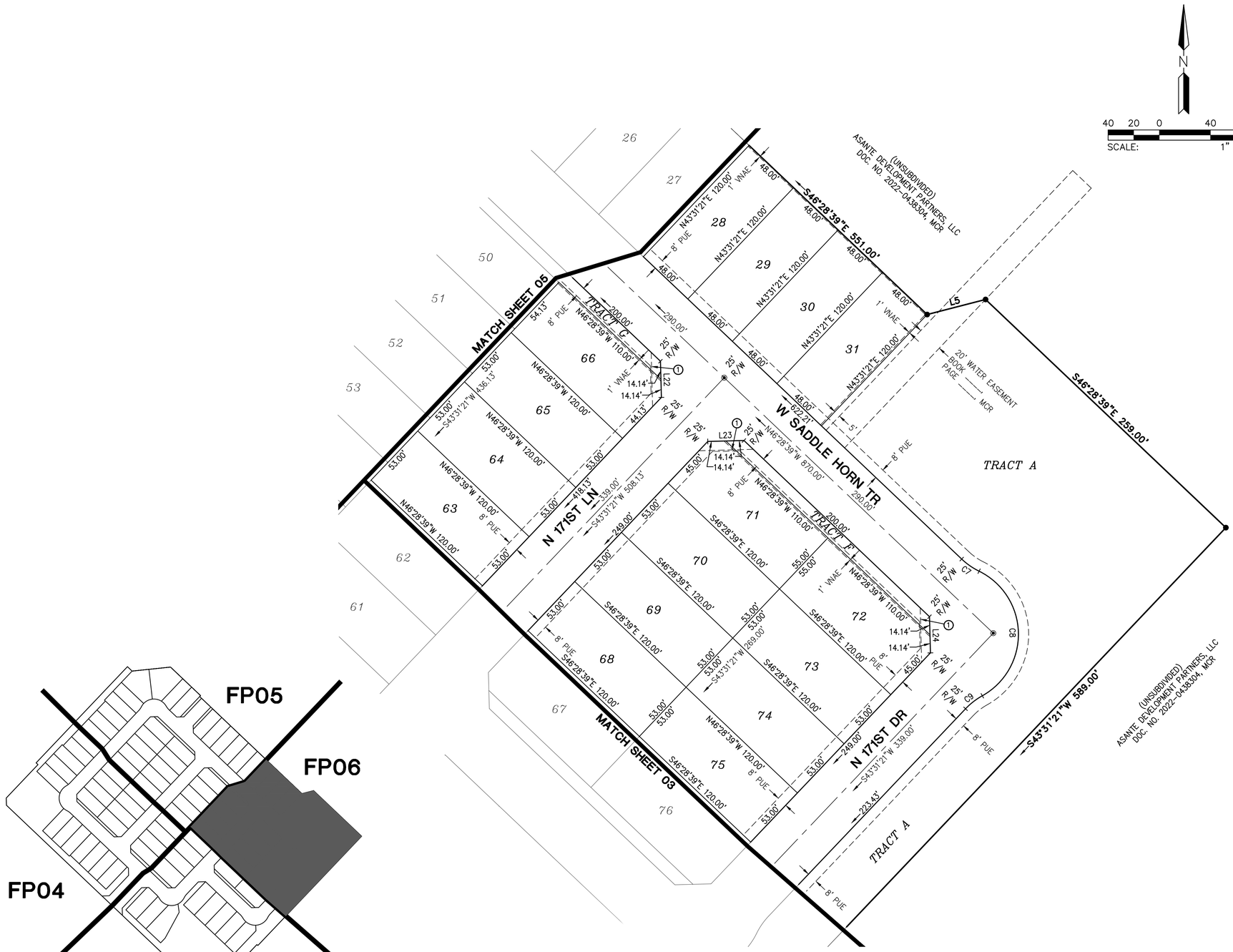
STATUS:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: RG
APPROVED: BJB
MUNICIPAL TRACKING NO:

DWG. NO.
FP05
SHT. 5 OF 6

FS22-1552

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N75°31'40"E	47.17'
L22	N01°28'39"W	28.28'
L23	N88°31'21"E	28.28'
L24	N01°28'39"W	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	55.00'	17°20'29"	16.65'
C8	55.00'	124°40'58"	119.69'
C9	55.00'	17°20'29"	16.65'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICLE NON-ACCESS EASEMENT
- MCR — MARICOPA COUNTY RECORDS
- RLS — REGISTERED LAND SURVEYOR
- APN — ASSESSOR PARCEL NUMBER
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- ① — 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
4/5/23
Date Signed
ARIZONA, U.S.A.

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

ASANTE - UNIT 3.12

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:
PROJ. NO.: 1909
DATE: APR 2023
SCALE: AS SHOWN
DRAWN: RG
APPROVED: BJB
MUNICIPAL TRACKING NO:

DWG. NO.
FP06
SHT. 6 OF 6

FS22-1552

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Leslie Carnie

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, December 12, 2022 7:33 AM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1552 Asante Planning Area 3 Unit 3.12 New Digital Submittal 11.28.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Importance: High

Tierney,

Thank you for allowing Luke AFB to make comments on the Asante Planning Area 3 Unit 3.12 application.

As described in the application, *this request will not have a negative impact on Luke AFB Flight Operations*. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform occupants about Luke AFB operations.

Respectfully,

Mark James
Deputy Director, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-6175
DSN: 896-6175

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Monday, November 28, 2022 5:13 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] FS22-1552 Asante Planning Area 3 Unit 3.12 New Digital Submittal 11.28.22

Good afternoon,

Attached please find the **application**, **narrative, and final 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.

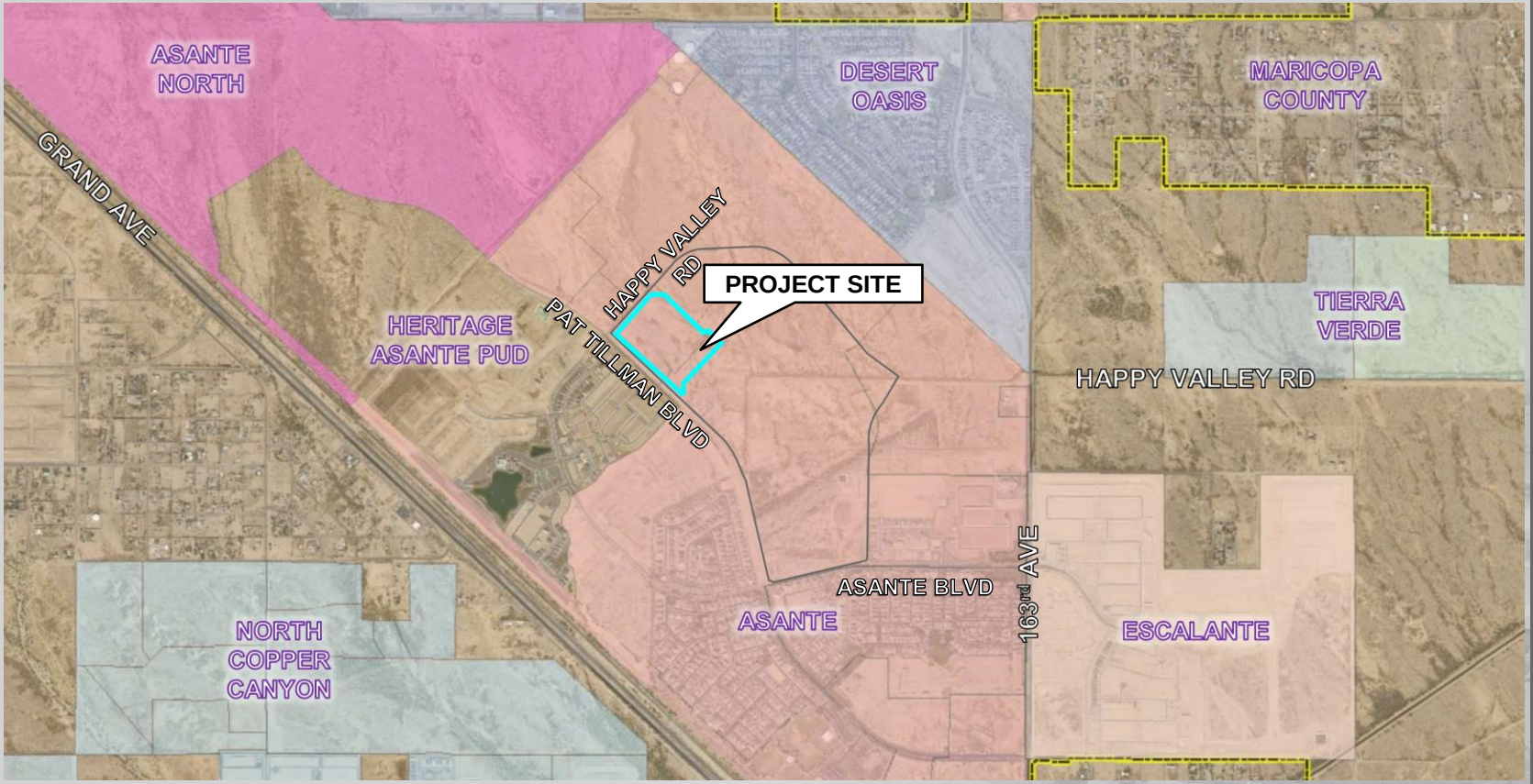
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ARIZONA

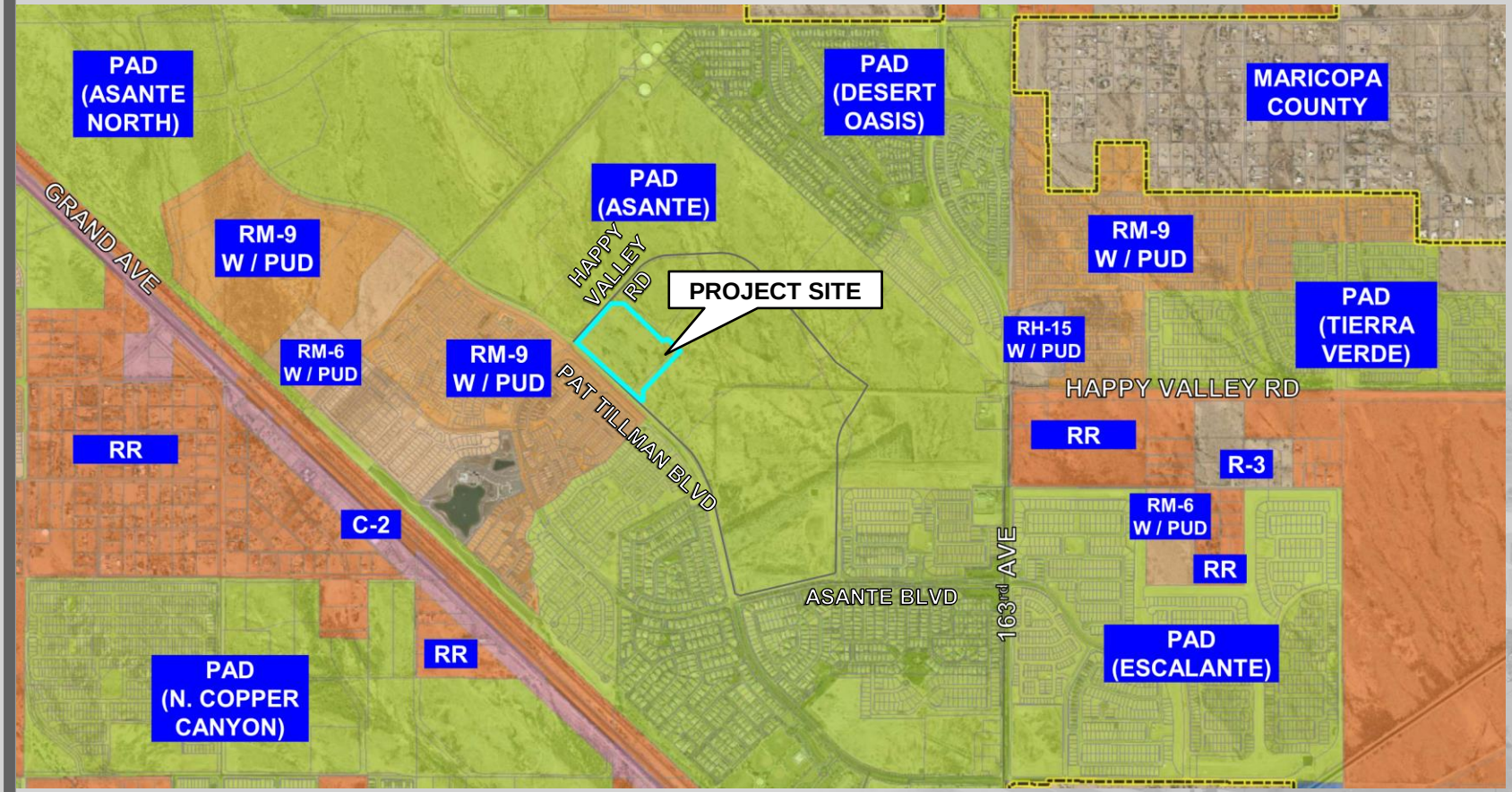
FS22-1552
Asante Planning Area 3
Unit 3.12 – Final Plat

City Council

June 06, 2023



FS22-1552 VICINITY MAP



FS22-1552 ZONING MAP

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	5880	0.1350
LOT : 2	5760	0.1322
LOT : 3	5760	0.1322
LOT : 4	5760	0.1322
LOT : 5	6000	0.1377
LOT : 6	6000	0.1377
LOT : 7	5924	0.1360
LOT : 8	5842	0.1341
LOT : 9	5998	0.1377
LOT : 10	6000	0.1377
LOT : 11	5760	0.1322
LOT : 12	5760	0.1322
LOT : 13	5760	0.1322
LOT : 14	5760	0.1322
LOT : 15	5760	0.1322
LOT : 16	6000	0.1377
LOT : 17	5920	0.1359
LOT : 18	9970	0.2289
LOT : 19	11380	0.2612
LOT : 20	5867	0.1347
LOT : 21	5950	0.1366

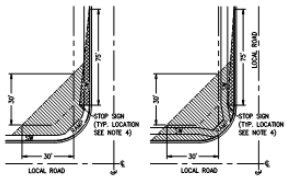
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 22	5830	0.1338
LOT : 23	5760	0.1322
LOT : 24	5760	0.1322
LOT : 25	5760	0.1322
LOT : 26	5760	0.1322
LOT : 27	5760	0.1322
LOT : 28	5760	0.1322
LOT : 29	5760	0.1322
LOT : 30	5760	0.1322
LOT : 31	5760	0.1322
LOT : 32	6086	0.1397
LOT : 33	5760	0.1322
LOT : 34	5760	0.1322
LOT : 35	5760	0.1322
LOT : 36	5760	0.1322
LOT : 37	5760	0.1322
LOT : 38	5760	0.1322
LOT : 39	5760	0.1322
LOT : 40	6070	0.1393
LOT : 41	6070	0.1393
LOT : 42	5760	0.1322

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 43	5760	0.1322
LOT : 44	5760	0.1322
LOT : 45	5760	0.1322
LOT : 46	5760	0.1322
LOT : 47	5760	0.1322
LOT : 48	5760	0.1322
LOT : 49	6086	0.1397
LOT : 50	5966	0.1370
LOT : 51	5760	0.1322
LOT : 52	5760	0.1322
LOT : 53	5760	0.1322
LOT : 54	5760	0.1322
LOT : 55	5760	0.1322
LOT : 56	5760	0.1322
LOT : 57	5760	0.1322
LOT : 58	5966	0.1370
LOT : 59	7648	0.1756
LOT : 60	6360	0.1460
LOT : 61	6360	0.1460
LOT : 62	6360	0.1460
LOT : 63	6360	0.1460

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 64	6360	0.1460
LOT : 65	6360	0.1460
LOT : 66	6446	0.1480
LOT : 67	6550	0.1504
LOT : 68	6360	0.1460
LOT : 69	6360	0.1460
LOT : 70	6360	0.1460
LOT : 71	6550	0.1504
LOT : 72	6550	0.1504
LOT : 73	6360	0.1460
LOT : 74	6360	0.1460
LOT : 75	6360	0.1460
LOT : 76	6550	0.1504
LOT : 77	6706	0.1539
LOT : 78	6533	0.1500
LOT : 79	6625	0.1521
LOT : 80	7250	0.1664
LOT : 81	7250	0.1664
LOT : 82	9491	0.2179
LOT : 83	6474	0.1486
LOT : 84	6861	0.1575

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.3261	COMMON AREA & DRAINAGE
TRACT B	1.3786	COMMON AREA & DRAINAGE
TRACT C	0.0482	COMMON AREA
TRACT D	0.0584	COMMON AREA
TRACT E	0.0482	COMMON AREA
TRACT F	0.0482	COMMON AREA
TRACT G	0.0482	COMMON AREA
TRACT H	0.0482	COMMON AREA
TRACT I	0.0241	COMMON AREA
TRACT J	0.0241	COMMON AREA

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



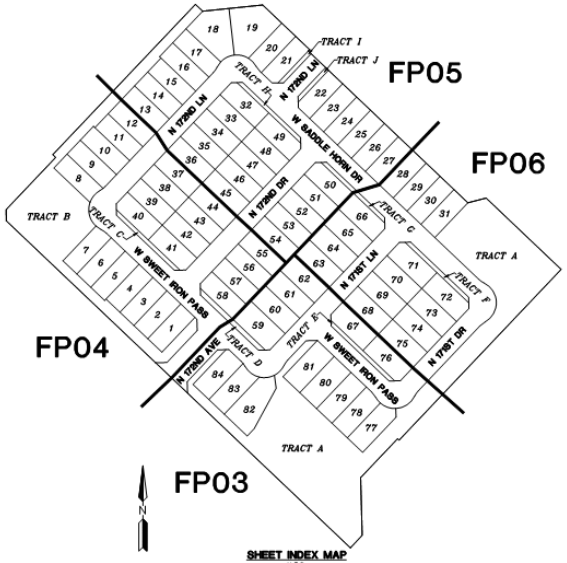
LOCAL STREET
SIGHT VISIBILITY TRIANGLES

NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED AT 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

NO VEGETATION OVER 30 INCHES IN HEIGHT



SHEET INDEX MAP
N.T.S.

AREAS

ROW AREA =	195,689 SQ. FT.	4.4920 ACRES
TRACTS A–J AREA =	220,083 SQ. FT.	5.0510 ACRES
LOT AREA =	521,482 SQ. FT.	11.9640 ACRES
GROSS AREA =	837,244 SQ. FT.	21.5160 ACRES
NET AREA =	741,575 SQ. FT.	17.0240 ACRES
DENSITY (GROSS) =		3.9 D.U. / ACRE
DENSITY (NET) =		4.9 D.U. / ACRE

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C2120L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

○	FOUND MONUMENT AS NOTED
■	FOUND BRASS CAP IN HAND HOLE
⊕	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 35223 OR AS NOTED
•	BRASS CAP, FLUSH PER MAG STD DTL 120 TYPE "B"
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
Ⓣ	30'X30' SIGHT VISIBILITY TRIANGLE EASEMENTS (SEE NOTE 3, PAGE 2)

NOTES

1. NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE GROUND LEVEL. (SEE DETAIL THIS SHEET)
4. ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
5. PROVISIONS SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
6. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
7. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
10. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
11. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
12. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT APPROVED BY THE CITY OF SURPRISE UNDER CASE FS22-0786.
13. DEVELOPMENT STANDARDS ARE PER THE CITY OF SURPRISE ZONING CASE FS22-0756 OR AS SUBSEQUENTLY AMENDED.



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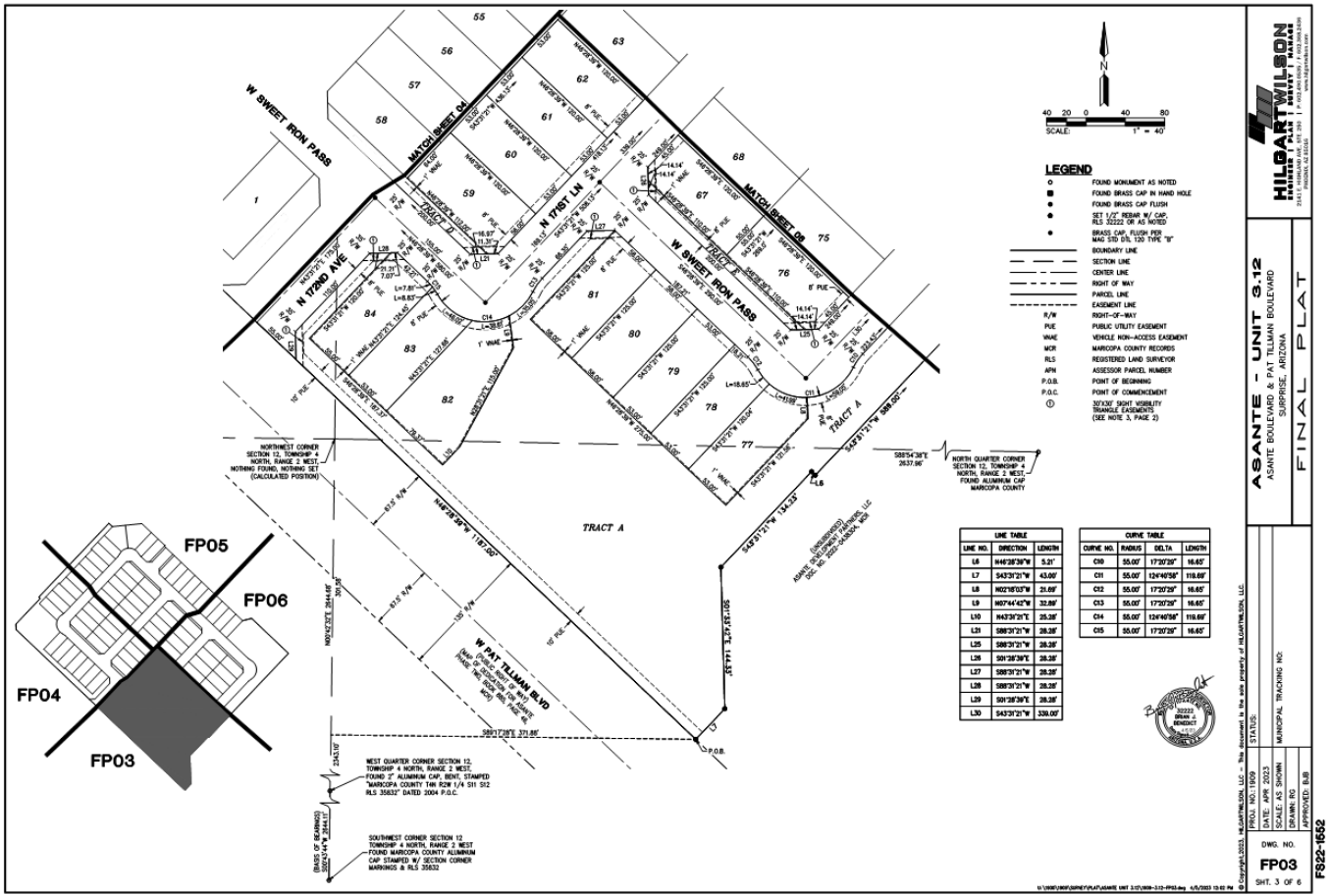
ASANTE - UNIT 3.12
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA
FINAL PLAT

PROJ. NO: 19659	STATUS:
DATE: APR 2023	MUNICIPAL TRACKING NO:
SCALE: NONE	
DRAWN: RG	
APPROVED: BJB	

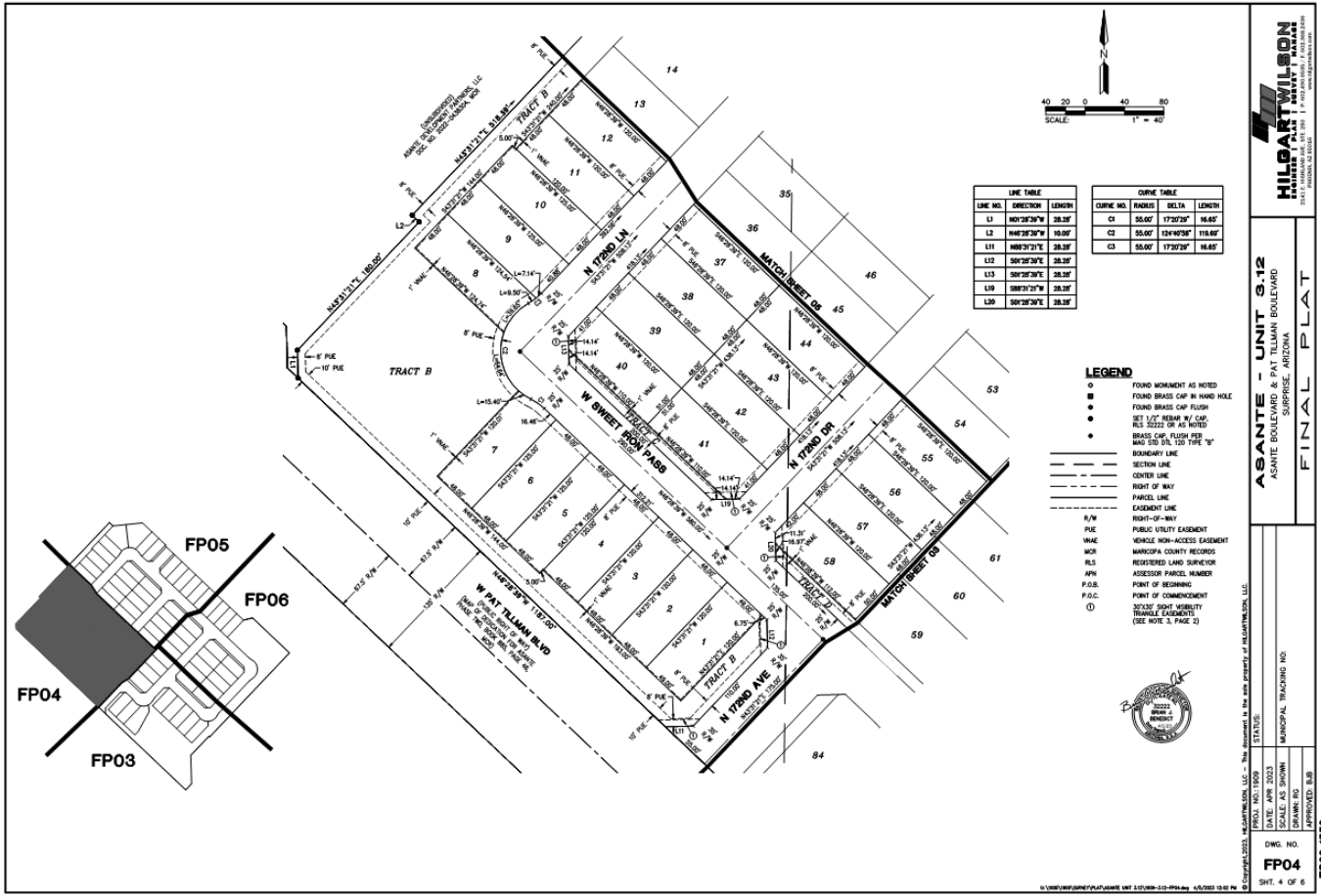
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FP02
SHT. 2 OF 6

FS22-1552

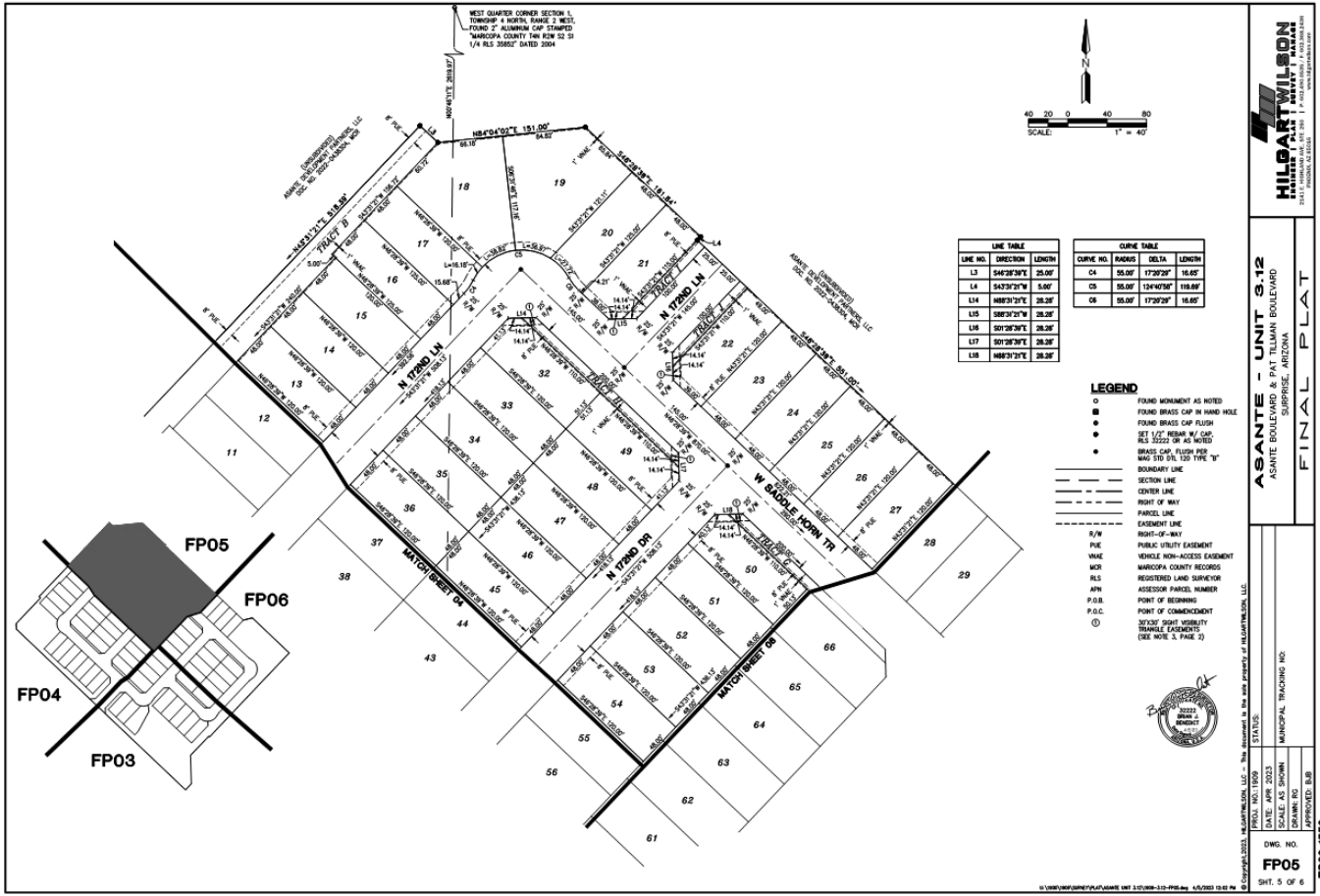
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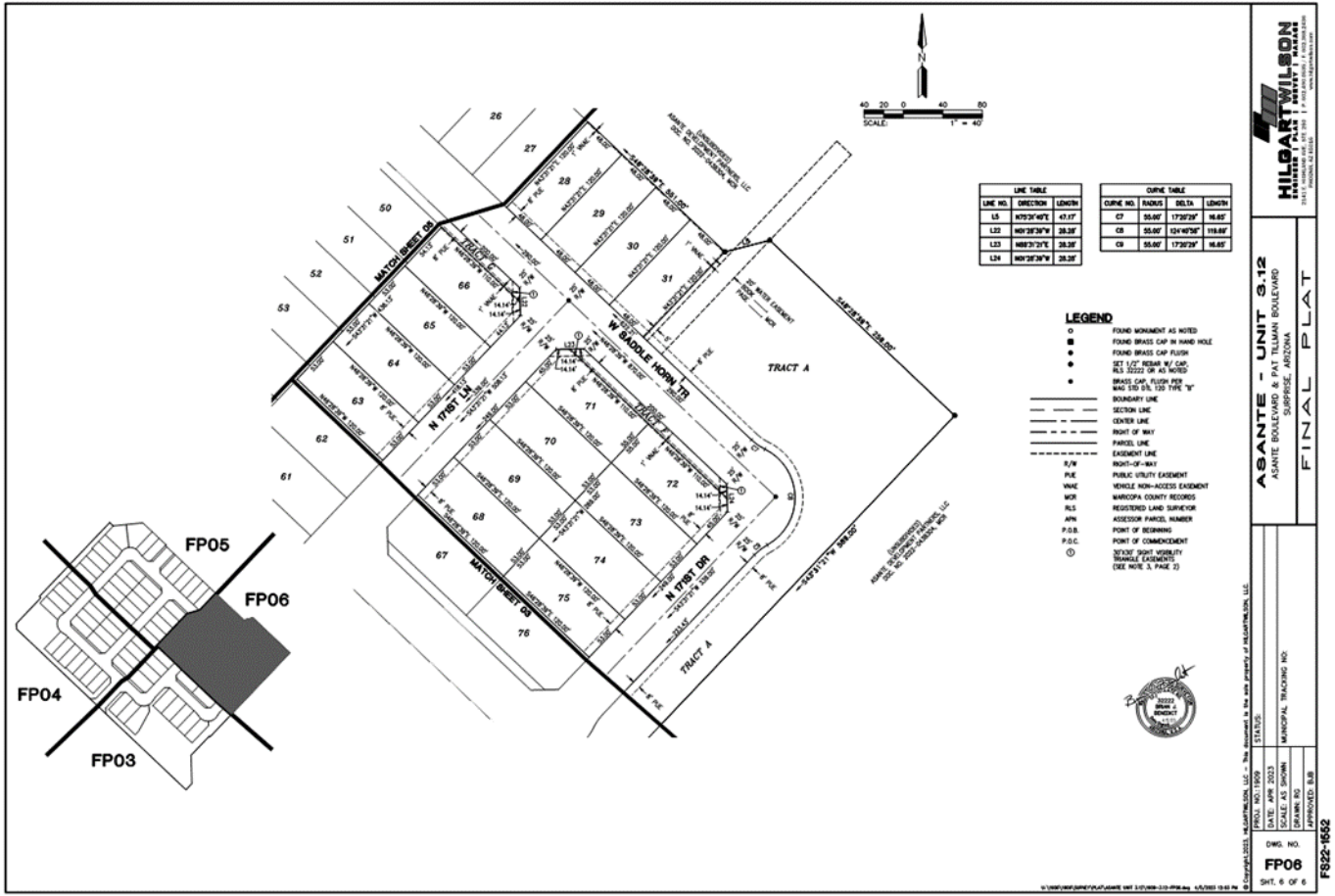
FS22-1552 FINAL PLAT



FS22-1552 FINAL PLAT



FS22-1552 FINAL PLAT



FS22-1552 FINAL PLAT



KEYMAP



STREET TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Acacia aneura MULGA	24" BOX STANDARD
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD
	Ulmus parvifolia 'Drake' DRAKE EVERGREEN ELM	24" BOX STANDARD

ENTRY TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	36" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	36" BOX STANDARD
	Tipuana tipu TIPU TREE	36" BOX STANDARD

INTERIOR TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD
	Rhus lancea AFRICAN SUMAC	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Tipuana tipu TIPU TREE	24" BOX STANDARD

OPEN SPACE TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	Cercidium 'Desert Museum' PALO VERDE	24" BOX STANDARD
	Pinus eldarica MONDEL PINE	24" BOX STANDARD
	Pistacia c. 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD
	Prosopis g. 'Maverick' HONEY MESQUITE	24" BOX STANDARD

TURF
MIDIRON SOD

DECOMPOSED GRANITE
'DESERT VERDE' 2" SCREENED

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.

UNIT 3.12
TOTAL PROJECT AREA: 937,820 SQ FT (21.53 ACRES)
TOTAL PLANTING AREA: 234,000 SQ FT (5.37 ACRES)
TOTAL TURF AREA : 0 SQ FT (0 ACRES)
TOTAL NON-TURF AREA : 234,000 SQ FT (5.37 ACRES)

ACTIVE OPEN SPACE
PASSIVE OPEN SPACE

NORTH

SCALE: 1" = 80' - 0"
0 80 160 240 320

516,38
PATRICK C.M. MURPHY
ARIZONA U.S.A.
EXP. 12-31-22

SMP
ENVIRONMENTAL DESIGN

SHEET 8 OF 24

ASANTE PLANNING AREA 3
Asante Development Partners, LLC | Surprise, AZ | August 5, 2022

Preliminary Landscape Plan
Unit 3.12, Pat Tillman Blvd & Happy Valley Rd

FS22-1552 LANDSCAPE

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Final Plat entitled, "Carefree Covered Storage - Surprise" and dated May 11, 2023, a property generally located on the southeast corner of 185th Ave. and Deer Valley Rd; Case FS22-1229.

Motion:
I move to approve the Final Plat entitled, "Carefree Covered Storage - Surprise" and dated March 11, 2023.

Background:
Barry Raber, with Carefree Covered RV Storage Surprise LLC, seeks approval of a Final Plat entitled "Final Plat for Carefree Covered Storage - Surprise", dated May 11, 2023. The Final Plat will subdivide the approximate 15.69 gross acre parcel legally, dedicate 0.52 acres ROW, and allow the development of an RV storage facility.

Objective Analysis:
The subject Final Plant meets the requirements of the Land Development Ordinance (LDO). All city reviewing departments, as well as outside agencies have reviewed the subject Final Plat and have expressed no concerns.

Policy Compliant:
This proposed Final Plat is consistent with the Surprise General Plan 2035 and the Land Development Ordinance.

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:
There is no anticipated budget impact related to this item.

FTE Impact:
This item does not have an impact on current staffing levels.

ATTACHMENTS:
1. 00 - FS22-1229 Carefree Covered RV Storage Final Plat - Staff Report
2. 01 – FS22-1229 Carefree Covered RV Final Plat – Vicinity Map
3. 02 – FS22-1229 Carefree Covered RV Final Plat – Zoning
4. 03 – FS22-1229 Carefree Covered RV Final Plat – Final Plat
5. 04 – FS22-1229 Carefree Covered RV Final Plat – Plat Exhibit
6. 05 – FS22-1229 Carefree Covered RV Final Plat – Luke Ltr
7. FS22-1229 Carefree Covered RV Storage- Final Plat - Presentation 06.06.23 CC

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS22-1229**
Project Name:	Carefree Covered RV Storage- Final Plat
Council District:	1 – Acacia
City Council Date:	**June 06, 2023**
Planner:	Leslie Carnie, Planner II
Owner:	Barry Raber, with Carefree Covered RV Storage Surprise LLC
Applicant:	Barry Raber, with Carefree Covered RV Storage Surprise LLC
Request:	Final Plat to legally subdivide one (1) non-conforming parcel and dedicate .52 acre of R.O.W.
Site Location:	Generally located on the southeast corner of 185th Ave. and Deer Valley Rd.
Site Size:	Approximately 15.69 gross acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

Additional Information:

Barry Raber, with Carefree Covered RV Storage Surprise LLC requests approval of a Final Plat entitled “Final Plat for Carefree Covered Storage Surprise” dated March 10, 2023. This project site is generally located on the southeast corner of 185th Ave. and Deer Valley Rd. The subject parcel is split zoned Light Industrial (I-1) and Heavy Industrial, however, it has been determined that the site shall be developed under the less intense zoning district (I-1). The proposed Final Plat seeks to legally subdivide one (1) vacant, non-conforming parcel to allow for the development of an outdoor RV storage facility. The site plan for this project is being reviewed concurrently under the subject case number.



The proposed Final Plat meet the development standards of the Light Industrial (I-1) zoning district as outline in Table 106-2b of the City of Surprise Land Development Ordinance.

Light Industrial (I-1) Zoning District	
Min. lot area (sf)	≥ 20,000 sf
Min. setback to arterial ROW	35’
Min. setback to collector ROW	35’
Min. setback to residential zoning	50’
Min. setback to non-residential zoning	15’
Min. street side setback[1] (ft)	20
Max. bldg. height (ft)	40’

The proposed Final Plat dedicates the following:

- 10’ right of way (R.O.W.) along:
Deer Valley Rd.

- 17.5’ right of way (R.O.W.) along:
218th Avenue.

- 8’ public utility easement (P.U.E.) along:
Deer Valley Rd. and 218th Av

General Plan Conformance:

The proposed final plat was reviewed against the goals, polices, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed final plat is consistent with the General Plan in some of the following ways:

This project is located within the Employment area of the General Plan. The proposed lot split adheres to the design guidelines of the character area which allows for light industrial development.

This project maintains compatibility with the quality of existing land uses in the surrounding area.

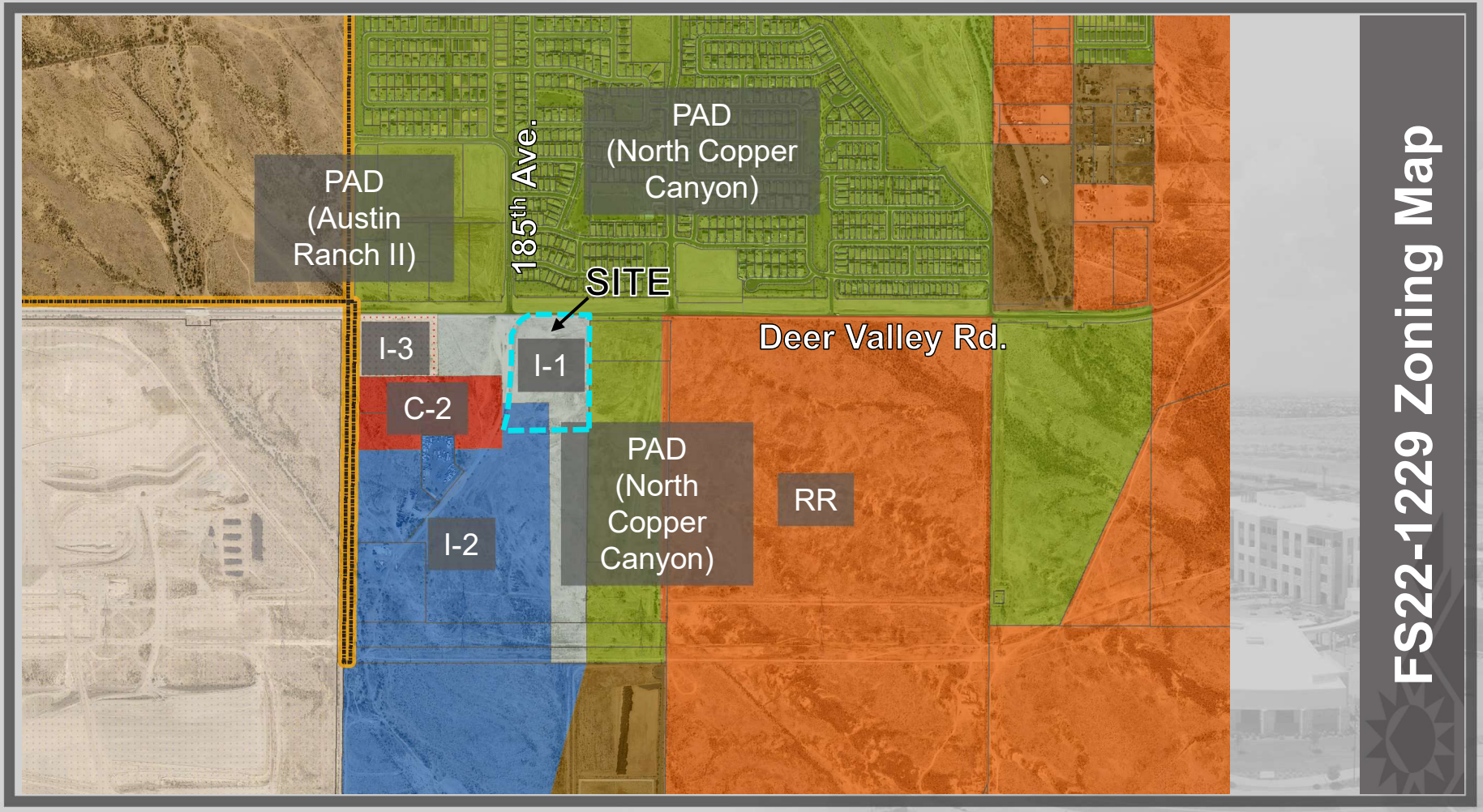
Reviewing Agencies:

This project was routed to both Luke Air Force Base and the Maricopa Water District for review. Both agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Plat Exhibit
05 Luke Letter
PPT


FS22-1229 Vicinity Map
Grand Ave.
185th Ave.
North Copper Canyon
SITE
Deer Valley Rd.
Northwest Regional Landfill
Sun City Grand


PAD
(Austin
Ranch II)
185th Ave.
PAD
(North Copper
Canyon)
SITE
I-3
I-1
C-2
Deer Valley Rd.
PAD
(North
Copper
Canyon)
RR
I-2
FS22-1229 Zoning Map

FINAL PLAT FOR "CAREFREE COVERED STORAGE - SURPRISE"

A PORTION OF:
SECTION 22, T4N, R2W, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: CAREFREE COVERED RV STORAGE SURPRISE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "CAREFREE COVERED STORAGE – SURPRISE", A COMMERCIAL SUBDIVISION LOCATED WITHIN A PORTION OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS FOR THE PLAT OF SAID "CAREFREE COVERED STORAGE – SURPRISE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS, CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND CAREFREE COVERED RV STORAGE SURPRISE, LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON, AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER APPROVAL STATEMENT

IN WITNESS WHEREOF, CAREFREE COVERED RV STORAGE SURPRISE, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAS HEREUNDER CAUSED IT'S NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MARK BARRY RABER ITS PRESIDENT, THEREUNTO DULY AUTHORIZED THIS_____DAY OF_____,2023

CAREFREE COVERED RV STORAGE SURPRISE, LLC AN ARIZONA LIMITED LIABILITY COMPANY
BY: BPT MANAGEMENT, LLC, ITS MANAGER
BY: BUSINESS PROPERTY TRUST, LLC, ITS MEMBER
BY: BARRY RABER, MANAGING MEMBER

BY: _____

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH }

BEFORE ME THIS_____DAY OF_____,2023 BARRY RABER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF CAREFREE COVERED RV STORAGE SURPRISE, LLC AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT BARRY RABER, AS MANAGING MEMBER, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL STAMP
KRISTINA MARIE HANKINS BLANKENSHIP
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004528
MY COMMISSION EXPIRES OCTOBER 8, 2024

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR _____

R.L.S. # 16529

PARENT PARCEL LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE SOUTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 100 FEET TO A BRASS CAP AT THE CENTERLINE OF DEER VALLEY ROAD;
THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, ALONG SAID CENTERLINE WHICH IS ALSO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID NORTHWEST QUARTER, 1320 FEET TO A STEEL SPIKE AT THE INTERSECTION OF 185TH AVENUE AND DEER VALLEY ROAD;
THENCE SOUTH 00 DEGREES 30 MINUTES 03 SECONDS WEST, ALONG THE CENTERLINE OF 185TH AVENUE, 399.99 FEET TO A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1452.72 FEET;
THENCE SOUTH ALONG SAID CURVE 598.63 FEET;
THENCE ALONG A RADIAL LINE SOUTH 65 DEGREES 53 MINUTES 21 SECONDS EAST 35 FEET TO A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF 185TH AVENUE INTERSECTS WITH THE SOUTH LINE OF THE NORTH 1095 FEET OF SAID NORTHWEST QUARTER THIS IS THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG SAID RIGHT-OF-WAY ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1487.72 FEET, 613.05 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 03 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, 320.30 FEET;
THENCE NORTH 45 DEGREES 14 MINUTES 38 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, 42.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DEER VALLEY ROAD;
THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, ALONG LAST SAID RIGHT-OF-WAY WHICH IS ALSO THE SOUTH LINE OF THE NORTH 150 FEET OF SAID NORTHWEST QUARTER, 597.15 FEET;
THENCE SOUTH 00 DEGREES 28 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF THE EAST 660 FEET OF SAID NORTHWEST QUARTER, 945.03 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH 1095 FEET OF SAID NORTHWEST QUARTER, 752.14 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT RESERVING 60% OF ALL GAS, OIL AND MINERAL RIGHTS WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, CONTAINED IN INSTRUMENT RECORDED APRIL 9, 1956 IN DOCKET 1873, PAGE 67.

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

LOT 1 OF CAREFREE COVERED STORAGE – SURPRISE

NOTES:

1) NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
2) NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
3) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
4) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5) STRUCTURES AND LANDSCAPING AT ALL INTERSECTIONS OF STREET RIGHTS-OF-WAY WILL BE MAINTAINED AT A MAXIMUM OF 2 FEET IN HEIGHT WITHIN A 33'x33' TRIANGLE MEASURED ALONG THE RIGHT-OF-WAY LINES.
6) ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
7) THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "SHADED ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP 04013C1215L, WITH A DATE OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
8) THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
9) IN ACCORDANCE WITH ARS §9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
10) PURSUANT TO ARS §42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
11) THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.
12) THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.
13) THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
14) THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
15) LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
16) ASSURED WATER SUPPLY IS PROVIDED BY THE CITY OF SURPRISE.

RELEASE OF LIABILITY

CAREFREE COVERED RV STORAGE SURPRISE, LLC AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN THE INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

CAREFREE COVERED RV STORAGE SURPRISE, LLC AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED M.A.G. NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

THE LOTS AND PARCELS CREATED, DEFINED, OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH WITH THE SURPRISE MUNICIPAL CODE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL ON THIS PLAT UNTIL THE CITY OF SURPRISE ("CITY") HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL ON-SITE IMPROVEMENTS SUBJECT TO A CERTIFICATE OF OCCUPANCY FREEZE HAVE BEEN CONSTRUCTED AND CONDITIONALLY ACCEPTED BY THE CITY. THIS LIMITATION MAY BE RELEASED IN PHASES. A PROSPECTIVE BUYER OF A LOT OR PARCEL SHOULD REQUIRE THE SELLER TO PRODUCE A RECORDED RELEASE OF THIS LIMITATION SIGNED BY THE CITY PRIOR TO PURCHASING OR CLOSING ESCROW ON ANY LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPYING THE HOUSE OR STRUCTURE BUILT ON THE LOT OR PARCEL.

APPROVALS

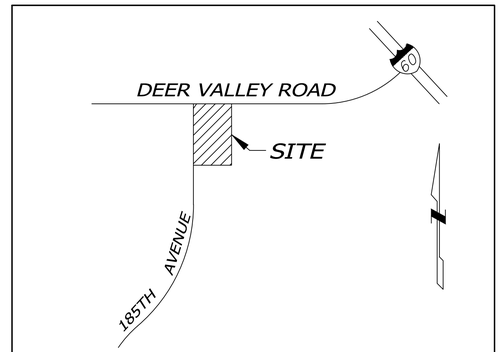
CERTIFICATE OF APPROVAL OF THE CITY ENGINEER:
DATA ON THIS PLAT REVIEWED AND APPROVED
THIS_____DAY OF_____,2023
BY THE CITY ENGINEER OF SURPRISE, ARIZONA

_____
CITY ENGINEER

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL:
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.
THIS_____DAY OF_____,2023

_____
MAYOR

ATTEST: _____
CITY CLERK



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
S89°46'13"E

THIS PLAT IS BASED ON A BOUNDARY SURVEY BY TERRAMARK LAND SURVEYING ON 02/08/2023

OWNER

CAREFREE COVERED RV STORAGE SURPRISE
2175 NW RALEIGH ST., STE 110 #2008
PORTLAND, OR 97210
(503) 351-9206

REGISTERED LAND SURVEYOR

LEN ERIE, L.S.
ERIE & ASSOCIATES, INC.
3120 NORTH 24TH STREET
PHOENIX, ARIZONA 85016
(602) 954-6399

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16529
LEONARD J.
ERIE, II
ARIZONA, U.S.A.
EXP. 09/30/23

1981 – 2021
40
YEARS OF EXCELLENCE
ERIE & ASSOCIATES

CAREFREE COVERED STORAGE - SURPRISE

FINAL PLAT

ERIE & ASSOCIATES, INC.
3120 N. 24th ST.
PHOENIX, ARIZONA 85016
(602) 954-6399

JOB NO. 2436.01	DRAWN: J.A.L.	SHEET NO.	
DATE: 05/11/2023	DESIGN: L.J.E.	P1 OF 2	
SCALE: N.T.S.	CHECKED: L.J.E.		

FS22-1229

NORTHWEST CORNER SECTION 22, T-4N, R-2W FOUND 3" CITY OF SURPRISE BRASS CAP FLUSH POINT OF COMMENCEMENT

S 89°46'13" E 2642.55'

1321.40' | 1321.15'

S00°30'03"E (R) S00°00'26"E (M) 100.00'

DEER VALLEY ROAD

NORTH 1/4 CORNER SECTION 22, T-4N, R-2W NOTHING FOUND OR SET

SEE DETAIL "A"

S 89°59'13" E (R)
S 89°46'13" E (M)

1320.00' | 1321.29' | 2641.29'

FOUND 1/2" CAPPED REBAR STAMPED 21081

FOUND 1/2" CAPPED REBAR STAMPED 21081

660.02'

50.00'

SET 1/2" REBAR TAG STAMPED 16529

N45°14'38"E (R) 42.62' (R)
N45°28'14"E (M) 42.81' (M)

APPROXIMATE BOUNDARY OF APN: 503-75-004M NOT A PART

S 89°59'13" E (R) 597.15' (R)
S 89°46'13" E (M) 596.24' (M)

S 89°46'13" E 606.24'

40.00'

S89°46'13"E 596.24

S89°46'13"E 606.24

N45°28'14"E 3.72'

FOUND 5/8" REBAR TAG STAMPED 42137

SET 1/2" REBAR TAG STAMPED 16529

FOUND 5/8" REBAR TAG STAMPED 42137

N45°28'14"E 3.72'

FOUND 5/8" REBAR TAG STAMPED 42137

500.12' (M)

320.30' (R) 320.32' (M)

S 00°47'48" W 338.00'

399.99' (R) 400.12' (M)

S 00°30'03" W (R) S 00°47'48" W (M)

8' P.U.E. DEDICATED HEREON

10' R.O.W. DEDICATED HEREON

S00°47'48"W 320.32

S00°47'48"W 338.00

DETAIL A
SCALE: 1"=20'

40' SHARED ACCESS EASEMENT FOR THE BENEFIT OF LOT 3 COPPER CANYON INDUSTRIAL MLD PER BK. 1556 PG. 32, M.C.R.

S00°47'47"W 95.27'

95.27'

40.00
N89°46'13"W

2485.36'

S 00°28'22" W (R)
S 00°42'47" W (M)

2485.08'

S 00°42'47" W 2635.09'

LOT 3
NORTH COPPER CANYON INDUSTRIAL MLD
BK. 1556 PG. 32, M.C.R.
APN: 503-78-911
2020-1095070 M.C.R.

APN: 503-75-004M
DEER VALLEY & 185TH AVENUE II LLC
2016-0540792 M.C.R.

APN: 503-75-004M
NOT A PART OF THIS PLAT
DEER VALLEY & 185TH AVENUE II LLC

N 89°14'41" W (M)
RADIAL POINT

FOUND 5/8" REBAR
NO IDENTIFICATION SET TAG STAMPED 42137 ALSO FOUND 1/2" REBAR NO IDENTIFICATION (N01°21'41"E 2.24')

SET 1/2" REBAR TAG STAMPED 16529

APPROXIMATE BOUNDARY OF APN: 503-75-004M NOT A PART

8' P.U.E. DEDICATED HEREON

LOT 1

R=1487.72' L=613.00' (M)
DELTA=23°36'30" (M)
CHORD BEARING=N12°33'34"E (M)
CHORD LENGTH=608.68' (M)

17.5' R.O.W. DEDICATED HEREON

R=1452.72' L=598.63'(R)
L=598.61'(M) DELTA=23°36'34"
CHORD BEARING=S12°33'32"W
CHORD LENGTH=594.38'

FOUND 5/8" REBAR NO IDENTIFICATION

945.03' (R)
945.25' (M)

EXISTING 60' ROADWAY EASEMENT

R=1505.22' L=612.39' (M)
DELTA=23°36'30" (M)
CHORD BEARING=N12°24'38"E (M)
CHORD LENGTH=608.17' (M)

185TH AVENUE

N 65°53'21" W (R)
N 65°38'11" W (M)
RADIAL POINT

35.00'

FOUND 1/2" CAPPED REBAR STAMPED 21081

207.84'

N89°59'13"W (R) 752.14' (R)
N89°45'37"W (M) 751.81' (M)

FOUND 1/2" REBAR NO IDENTIFICATION

244.17'

SET 1/2" REBAR
SET TAG STAMPED 16529
ALSO FOUND 1/2" CAPPED REBAR STAMPED 34559
(N05°10'01"W 0.44')

299.79'

1540.11'

POINT OF BEGINNING
FOUND 1/2" CAPPED REBAR STAMPED 34559 (1.00' WEST)

SET 1/2" REBAR TAG STAMPED 16529

APN: 503-75-002J
SURPRISE 40 LLC
2016-0360697, M.C.R.

661.98'
N89°47'38"W 1322.00'

645.71'

14.32'

CENTER OF SECTION 22, T-4N, R-2W
FOUND 3" BRASS CAP FLUSH
NO IDENTIFICATION

FOUND BRASS CAP FLUSH

FOUND 1/2" CAPPED REBAR STAMPED 34559 (1.00' WEST)

FOUND 1/2" CAPPED REBAR STAMPED 21081

NORTH

0' 60' 120' 180'
SCALE:1"=60'

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPERTY LINE
- ROW LINE
- MONUMENT LINE
- EASEMENT LINE
- FOUND OR SET 1/2" REBAR UNLESS OTHERWISE NOTED
- CALCULATED POINT. NO MONUMENT FOUND OR SET
- FOUND BRASS CAP FLUSH
- SUBDIVISION CORNER SET PER MAG DET 120 TYPE "B" WHERE NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- (R) RECORD DATA
- (M) MEASURED DATA

NOTE: FIELD BOUNDARY SURVEY BY TERRAMARK LAND SURVEYING DATED 02/08/2023

LOT TABLE:

DESCRIPTION	NET AREA (AC.)	GROSS AREA (AC.)
LOT 1	13.632	14.148

RIGHT-OF-WAY DEDICATION:

DESCRIPTION	AREA (SF)
DEER VALLEY ROAD	6,012.43
185TH AVENUE	16,482.45

OWNER
CAREFREE COVERED RV STORAGE
2175 NW RALEIGH ST., STE 110 #2008
PORTLAND, OR 97210
(503) 351-9206

REGISTERED LAND SURVEYOR
LEN ERIE, L.S.
ERIE & ASSOCIATES, INC.
3120 NORTH 24TH STREET
PHOENIX, ARIZONA 85016
(602) 954-6399

REGISTERED LAND SURVEYOR CERTIFICATE NO. 16529 LEONARD J. ERIE, II ARIZONA, U.S.A. EXP. 09/30/23

1981 – 2021
40 YEARS OF EXCELLENCE
ERIE & ASSOCIATES

CAREFREE COVERED STORAGE - SURPRISE

FINAL PLAT

ERIE & ASSOCIATES, INC.
3120 N. 24th ST.
PHOENIX, ARIZONA 85016
(602) 954-6399

JOB NO. 2436.01 | DRAWN: J.A.L.
DATE: 05/11/2023 | DESIGN: L.J.E.
SCALE: 1"=60' | CHECKED: L.J.E.

SHEET NO. P2 OF 2

FS22-1229

FS22-1229 Plat Exhibit



Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, September 13, 2022 9:30 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS22-1229 Carefree Covered RV Storage Surprise - New Digital Submittal 08.31.22
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Nichole,

Thank you for allowing Luke AFB to make comments on the Carefree Covered RV Storage Surprise application.

As described in the application, *this request will not have a negative impact on Luke AFB Flight Operations*. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day. A strong notification program on the part of the applicant is essential to inform occupants 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: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, August 31, 2022 2:28 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>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Subject: [Non-DoD Source] FS22-1229 Carefree Covered RV Storage Surprise - New Digital Submittal 08.31.22

Good afternoon,

Attached please find the application, narrative, site plan and final plat for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores

Planning Project Coordinator

City of Surprise | Community Development

16000 N Civic Center Plz | Surprise AZ 85374

(623) 222-3244 Direct

Please note effective August 3, 2022, we will be adding a 2-business day out-processing for ALL notices

_____

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

SURPRISE
ARIZONA

FS22-1229

Carefree Covered RV Storage

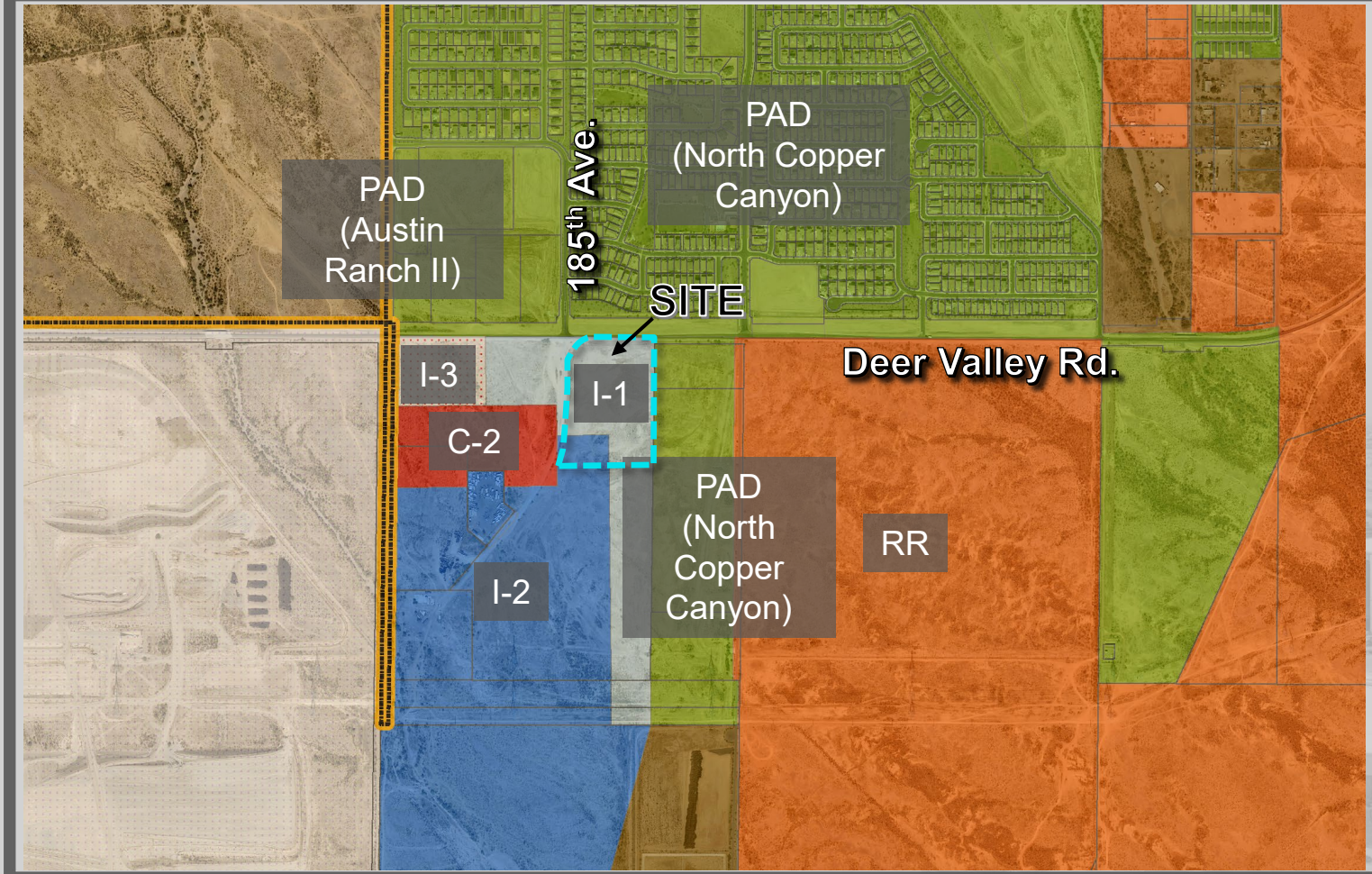
Final Plat

City Council

June 06, 2023

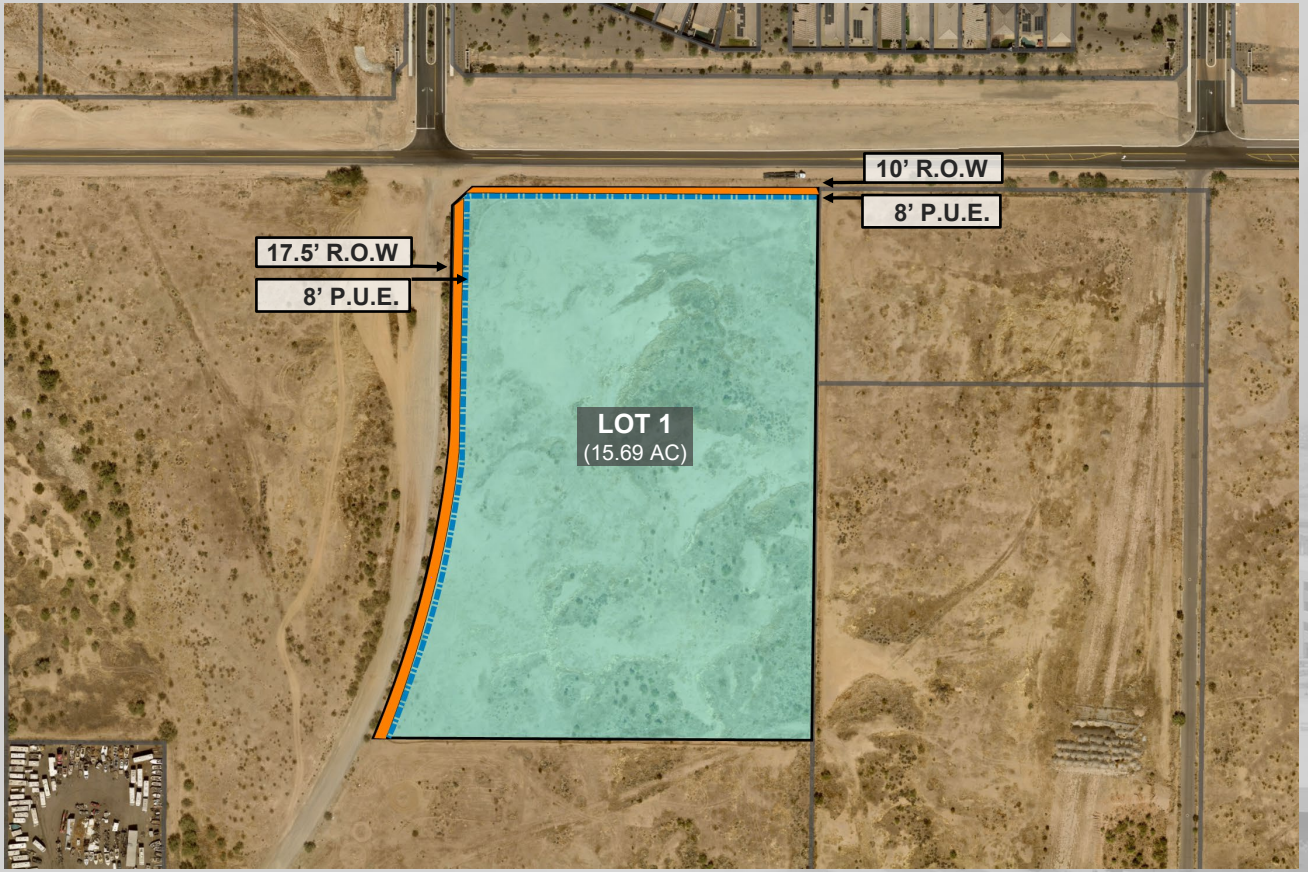


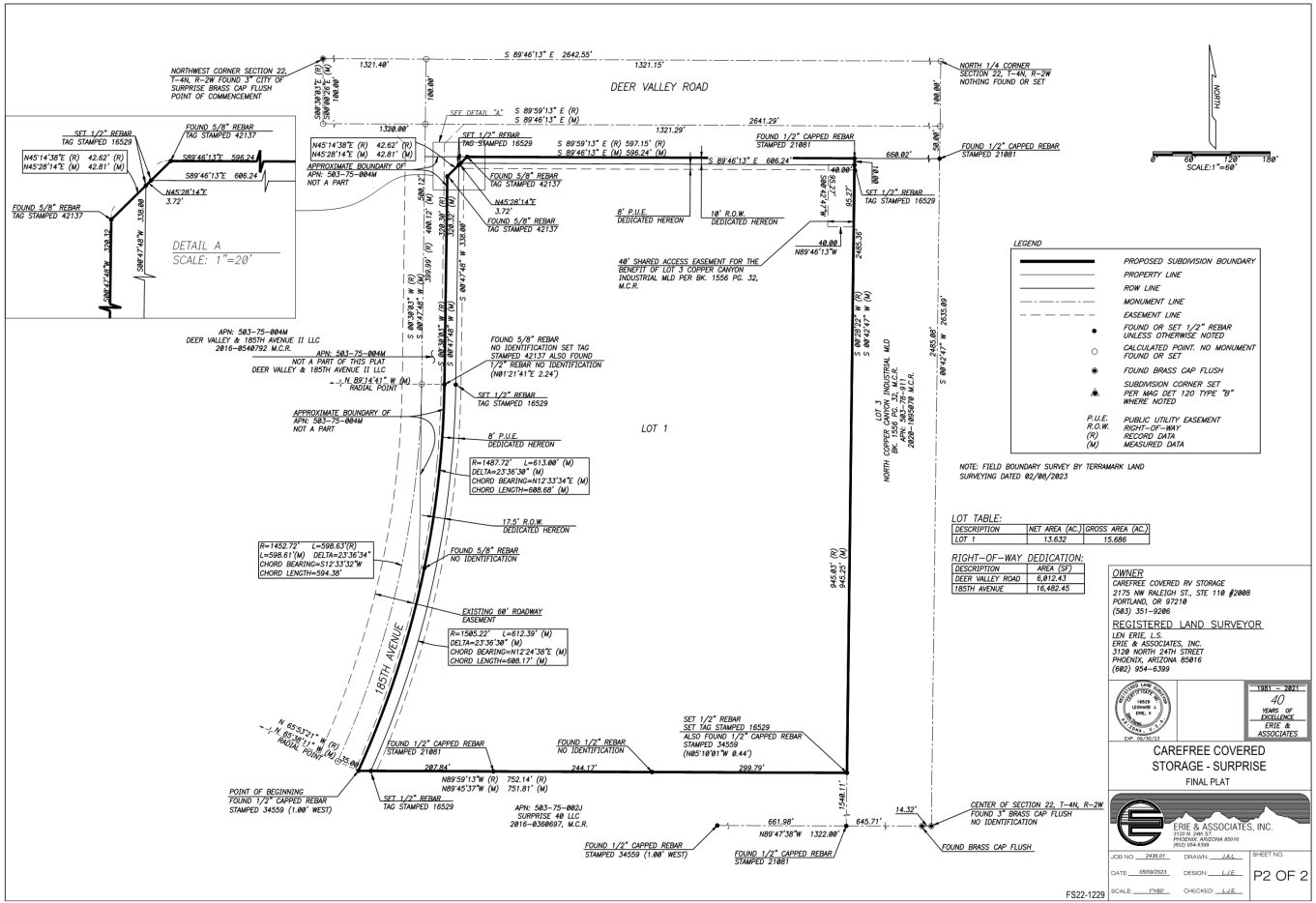
FS22-1229 Vicinity Map



FS22-1229 Zoning Map

FS22-1229 Plat Exhibit





FS22-1229 Final Plat

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Contact Person:
Submitting Department: Arts, Culture & Library Department
District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the approval of an Intergovernmental Agreement with the Southwest Valley Library Consortium to contract with Overdrive, Inc. for digital library reserve application services; Resolution #2023-57.

Motion:
I move to approve Resolution #2023-57.

Background:
After careful consideration, the City of Surprise made the decision to bring library operations in-house. The transition from county- to city-operated library services will be fully complete by FY24. Surprise libraries will no longer be operated by Maricopa County Library District (MCLD) and thus will lose membership to the Greater Phoenix Digital Library (GPDL), a consortium of eight libraries who share copies of purchased digital services. Joining the Southwest Valley Library Consortium would allow the Surprise Public Library (SPL) system to provide a similar service to patrons. All Surprise patrons are eligible for a Maricopa County library card which they can use to access the GPDL resources. This Intergovernmental Agreement creates an opportunity to increase the amount of materials available to patrons with a typically shorter wait time.

Objective Analysis:
Approval of this item will allow the Surprise Public Library system to join the Southwest Valley Library Consortium which provides Overdrive, Inc. at a reduced annual rate.

Policy Compliant:
This item is consistent with city and council policies.

Financial Impact:
As a Tier 5 participant, the annual cost will be $12,000.00.

Budget Impact:
Operational costs for the Overdrive services have been planned for and will be funded out of the Arts,

Culture and Library Department general fund operating budget.

FTE Impact:

This item does not change the full-time equivalent count.

ATTACHMENTS:

1. 23.05.04 Res 2023-57 IGA with OverDrive
2. Consortium IGA & Overdrive Contract 2012 with Buckeye Resolution
3. OverDrive_Participation_Form-_Southwest_Valley_Library_Consortium (2022-2023) (tier 5 added)

RESOLUTION # 2023-57

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH, THE CITY OF AVONDALE, THE TOWN OF BUCKEYE, THE TOWN OF PARKER AND THE CITY OF TOLLESON FOR A CONTRACT WITH OVERDRIVE, INC. FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES.

WHEREAS, pursuant to Arizona Revised Statute §11-951, *et seq.,* the City of Surprise has the authority to enter into intergovernmental agreement with other governmental entities for the purposes set forth within;

WHEREAS, the parties desire to enter into an intergovernmental agreement in order to contract with OverDrive, Inc. for digital library reserve application services and downloadable digital media to further the public purpose of providing patrons with access to an increased variety of downloadable digital media at a reduced cost;

WHEREAS, the Cities of Avondale and Tolleson and Towns of Buckeye and Parker entered into an *Intergovernmental Agreement for Contracting with OverDrive, Inc. for Digital Library Reserve Application Services* ("IGA") which allowed the contracting parties to join in a group license of OverDrive's application services and downloadable digital media to further the public purpose of providing patrons with access to an increased variety of downloadable digital media at a reduced cost;

WHEREAS, Recitals C and D of the IGA encourage the addition of other municipalities to the IGA and provide the means to join the IGA, including the addition of "Additional Participating Librar[ies]" by adopting the IGA via Council Approval;

WHEREAS, Section 7.1 of the IGA allows for the unilateral addition of such Additional Participating Libraries;

WHEREAS, the City of Surprise wishes to be made an Additional Participating Library to the IGA, and the current parties to the IGA wish to include Surprise as a party thereto.

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

Section 1. The Intergovernmental Agreement between the City of Surprise and the Town of Buckeye, the City of Avondale, the Town of Parker and the City of Tolleson, attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE CITY OF AVONDALE, THE TOWN OF BUCKEYE, THE TOWN OF PARKER AND THE CITY OF TOLLESON

RESOLUTION NO. 86-12

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF AVONDALE, THE TOWN OF PARKER AND THE CITY OF TOLLESON RELATING TO A CONTRACT WITH OVERDRIVE, INC. FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES AND AUTHORIZING THE MAYOR TO EXECUTE SUCH AGREEMENT.

BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA, as follows:

SECTION 1. The Intergovernmental Agreement with the City of Avondale, the Town of Parker and the City of Tolleson relating to contracting with OverDrive, Inc. for digital library reserve application services (the "Agreement") is hereby approved in substantially the form attached hereto as Exhibit A and incorporated herein by reference. The failure of one or more of the parties to enter into the Agreement does not affect the validity of the Agreement as to the other parties to the Agreement.

SECTION 2. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Buckeye, Arizona, this 3rd day of July, 2012.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, Town Clerk

APPROVED AS TO FORM:

Scott W. Ruby, Town Attorney

KMM:kmm 1711638.1 5/31/2012

EXHIBIT A
TO
RESOLUTION NO. 86-12

[Agreement]

See following pages.

INTERGOVERNMENTAL AGREEMENT FOR CONTRACTING WITH OVERDRIVE, INC. FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made by and between the Arizona municipal corporations listed on Exhibit A, attached hereto and incorporated herein by reference, on behalf of their respective public libraries (each referred to individually as an "Initial Participating Library" and collectively identified as the "Initial Participating Libraries"), to join in a group license of Overdrive, Inc., ("OverDrive") application services and downloadable digital media by entering into an agreement with OverDrive (the "OverDrive Agreement"). The group license will provide downloadable digital media to library patrons of Participating Libraries through a shared website (the "Library Website"), thus reducing costs and increasing the variety of materials available to library users. All capitalized terms not defined in this Agreement shall have the meanings set forth in the OverDrive Agreement.

RECITALS

A. The Initial Participating Libraries have authority to enter into the Agreement pursuant to ARIZ. REV. STAT. § 11-952.

B. Each Initial Participating Library maintains a public library, the objective of each of which is to serve the public purpose of providing residents access to knowledge through technological resources which assist them in meeting their informational, recreational, educational and cultural needs.

C. The Initial Participating Libraries desire to join in a group license of OverDrive application services and downloadable digital media to further the public purpose of providing patrons of each Initial Participating Library with access to an increased variety of downloadable digital media at a reduced cost to the Initial Participating Libraries.

D. The Initial Participating Libraries desire to allow other Arizona municipal corporations, on behalf of their public libraries (each, an "Additional Participating Library"), to become parties to this Agreement upon adoption hereof, unchanged, by each such Additional Participating Library. The list of Additional Participating Libraries shall be attached hereto as Exhibit B and incorporated herein by reference and shall be updated and substituted herein upon the approval of the Council of the municipality of each new Additional Participating Library. The Initial Participating Libraries and the Additional Participating Libraries are individually referred to as a "Participating Library" or collectively referred to as "Participating Libraries."

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Participating Libraries hereby agree as follows:

1. Term. The initial term of this Agreement shall be effective as of the date of the first Initial Participating Library's signature hereon and shall remain in full force and effect until the expiration or termination of the OverDrive Agreement.

2. Participating Library Obligations.

2.1 Design of Library Website. The City of Avondale ("Avondale") will serve as OverDrive's point of contact on behalf of the Initial Participating Libraries with regard to the design of the Library Website during the development of the Library Website. If the Initial Participating Libraries have comments or suggestions with regard to design and development of the Library Website, they shall communicate the same to Avondale to relay to OverDrive. Avondale, acting on behalf of the Initial Participating Libraries, retains final approval on the design of the Library Website.

2.2 System and Network. Each Participating Library shall provide a suitable network and Internet system for integration of Application Services into the Library Website or other systems. Each Participating Library shall be responsible for its own expenses and costs under this Agreement and the OverDrive Agreement in the preparation, systems integration, use of the Application Services, or for any performance of its duties hereunder.

2.3 Integration and Implementation of Library Website. After OverDrive has created and designed the Library Website, OverDrive will confer and cooperate with each Participating Library and its information technology department to implement, integrate and ensure the functionality, of the Library Website, the Digital Library Reserve, the Application Services and to effectuate compliance with the Digital Library Reserve Guidelines to the extent possible. Each Participating Library shall cooperate with OverDrive during the development of the Library Website. If problems arise with a Participating Library's use of the Library Website, the Digital Library Reserve or the Application Services, such Participating Library shall contact OverDrive to resolve the issues. If the Library Website, the Digital Library Reserve or the Application Services are not functional or the services do not comply with the Digital Library Reserve Guidelines after the OverDrive's assistance during the development stage, a Participating Library may terminate the OverDrive Agreement in accordance with its provisions and may terminate its participation in this Agreement as set forth in Section 3 below.

2.4 Payment of Fees and Taxes. Each Participating Library shall pay OverDrive any and all applicable fees and taxes for joining the Library Website and ongoing services provided by OverDrive. Participating Library shall direct to OverDrive any dispute relating to fees or taxes. Each Participating Library acknowledges that if a Participating Library fails to timely pay OverDrive, the non-paying Participating Library is solely responsible for that payment and may not take any negative action against another Participating Library.

2.5 Use of Content. Each Participating Library shall share its Content with other Participating Libraries and shall use the Content in accordance with the terms and conditions of the OverDrive Agreement.

2.6 Copyright Protection; Patron Authentication; Data Security. Each Participating Library shall establish policies and procedures to abide by the Digital Library

Reserve Guidelines as described in Schedule "B" attached to the OverDrive Agreement. Each Participating Library shall keep appropriate documentation and systems information to validate the number of downloads of Digital Products and Content. Each Participating Library shall make reasonable efforts to maintain the security of Patron data or information and reasonably cooperate with OverDrive to achieve OverDrive's and its Publishers' and suppliers' objectives of protecting certain intellectual property interests relating to OverDrive supplied Digital Products and Content.

2.7 Personnel; Operation of Library Website. Each Participating Library shall assign personnel with appropriate skills and expertise in computer, data processing and related services to enable operation of the Application Services and the Library Website and to provide Primary Support for that Participating Library's Patrons. Participating Libraries shall use reasonable efforts to operate the Digital Library Reserve and the Library Website in compliance with the terms of this Agreement and the OverDrive Agreement. After development of the Library Website, each Participating Library shall include a direct hyperlink and/or logo linked to the DLR service from that Participating Library's home page and other appropriate sub-pages. Such link or logo shall be featured no less prominently than other electronic resources or services including but not limited to EBSCOhost, Recorded Books, Ingram and 3M.

2.8 Integrating Participating Library Catalog with Library Website. With the exception of the Application Services configured and hosted by OverDrive, each Participating Library is solely responsible for all aspects of its own catalog integration, operation, training, support and/or maintenance necessary for the operation of and its connection to the Library Website. This may include requiring a Participating Library to obtain, at its own expense, a 3M Standard Interchange Protocol ("SIP"), the second version of 3M's SIP ("SIP2") or other similar protocol software license from a third party vendor to support direct integration of the Application Services with their Integrated Library System ("ILS") as well as the cost for customized MARC records it may obtain from a third party supplier, such as OCLC.

2.9 Updating and Protecting Information. Each Participating Library shall keep its Digital Library Reserve Account information current and alert OverDrive of any changes in the main personnel assigned to provide the Participating Library's Primary Support. Each Participating Library shall use reasonable efforts to ensure that information or data relevant to the operation of the Library Website will be treated as required by applicable law and reasonable and customary commercial practices.

2.10 Primary Support. Each Participating Library agrees to perform Primary Support for its Patrons who use the Library Website. Each Participating Library will perform requested installation, upgrade, and reasonable technical services for the Application Services on the Participating Library's network and system pursuant to installation and support procedures and policies as developed and communicated by OverDrive and as modified from time-to-time. OverDrive will provide Participating Library with the procedures and policies for installation and support, as well as any other instructional materials, regarding Primary Support.

2.11 No Participating Library Warranties for Application Services. Each Participating Library represents and agrees that it will not make any representations or create any warranties, expressed or implied, concerning the Application Services and products. Each

Participating Library will take reasonable steps to ensure that its employees, agents, and others under its direction, abide by the terms and conditions of this provision and this Agreement. Each Participating Library shall, at its own expense, comply with all applicable laws, ordinances, rules and regulations that may be required in any jurisdiction or administrative agency in connection with the use and/or operations of the Application Services.

2.12 Patron Support Resources on Library Website. Avondale shall post on the Library Website OverDrive-supplied Frequently Asked Questions and other support information and links to assist with providing Patrons with answers to frequently asked questions.

3. Termination of Agreement. A Participating Library may terminate its participation in this Agreement by providing not less than 30 days' written notice of the intent to terminate the Agreement to the other Participating Libraries. All Content on the Library Website shall remain accessible to the other Participating Libraries. Following termination of participation by one or more Participating Libraries, this Agreement shall remain in full effect with respect to the remaining Participating Libraries and Avondale will distribute an updated Exhibit B (Additional Participating Libraries List) to all Participating Libraries. If all Participating Libraries terminate this Agreement, this Agreement shall terminate and the Content shall be returned to OverDrive within 30 days' of termination.

3.1 Conflict of Interest. This Agreement is subject to the provisions of ARIZ. REV. STAT. § 38-511. A Participating Library may cancel this Agreement without penalty or further obligations by the Participating Library or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the Participating Library or any of its departments or agencies is, at any time while the Agreement or any extension of the Agreement is in effect, an employee of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the Agreement.

3.2 Gratuities. A Participating Library may, by written notice to the other Participating Libraries, cancel this Agreement if it is found by the Participating Library that gratuities, in the form of economic opportunity, future employment, entertainment, gifts or otherwise, were offered or given by the Participating Libraries or any agent or representative of the Participating Libraries to any officer, agent or employee of the Participating Library for the purpose of securing this Agreement. In the event this Agreement is canceled by the City pursuant to this provision, the Participating Library shall be entitled, in addition to any other rights and remedies, to recover or withhold from the Consultant an amount equal to 150% of the gratuity.

4. Applicable Law; Venue. In the performance of this Agreement, all Participating Libraries to the Agreement shall abide by and conform to any and all laws of the United States, the State of Arizona, including, but not limited to, federal and state executive orders providing for equal employment and procurement opportunities, the Federal Occupational Safety and Health Act and any other federal or state laws applicable to this Agreement. This Agreement shall be governed by the laws of the State of Arizona and a suit pertaining to this Agreement may be brought only in courts in Maricopa County, Arizona.

5. Indemnification. Each Participating Library (each, an "Indemnitor") agrees, to the extent permitted by law, to indemnify, defend and hold harmless the other Participating Libraries (each, an "Indemnitee") for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any Indemnitee may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the negligent acts, intentional misconduct, errors, mistakes or omissions, in connection with the work or services of the Indemnitor, its officers, employees, agents, or any tier of subcontractor in the performance of this Agreement.

6. Insurance.

6.1 General Insurance Requirements. The Participating Libraries mutually agree to provide for their respective financial responsibilities relating to liability arising out of this Agreement and the OverDrive Agreement through either the purchase of insurance or the provision of self-funded insurance program.

6.2 Workers' Compensation Insurance. All Participating Libraries to the Agreement agree that they are not joint employers for the purpose of workers' compensation coverage. To the extent that employees of one Participating Library performs duties on behalf of another Participating Library with respect to the OverDrive Agreement, such employee shall be deemed to be an "employee" of both public agencies while performing such duty pursuant to this Agreement solely for the purposes of ARIZ. REV. STAT. § 23-1022 and the Arizona Workers' Compensation laws. The primary employer shall be solely liable for any workers' compensation benefits which may accrue. Each Participating Library shall post a notice pursuant to the provisions of ARIZ. REV. STAT. § 23-1022 in substantially the following form:

> All employees are hereby further notified that they may be required to work under the jurisdiction or control of or within the jurisdictional boundaries of another public agency pursuant to an intergovernmental agreement or contract, and under such circumstances they are deemed by the laws of Arizona to be employees of both public agencies for the purposes of workers' compensation.

7. Miscellaneous. The Participating Libraries further agree as follows:

7.1 Amendment. This Agreement may be modified only be a written amendment signed by all of the Participating Libraries; provided, however, that this Agreement may be amended unilaterally for the sole purpose of allowing an Additional Participating Library to join in this Agreement. After approval of this Agreement in its entirety, and prior to entering into the OverDrive Agreement, each new Additional Participating Library shall submit a fully executed signature page, in the form attached hereto, to all of the other Participating Libraries. Avondale will also distribute an updated Exhibit B (Additional Participating Libraries List) to all Participating Libraries.

7.2 Relationship of Participating Libraries; Authority. Each Participating Library to the Agreement shall act in its individual capacity and not as an agent, employee, partner, joint venturer, associate, or any other representative capacity of the others. Each Participating Library shall be solely and entirely responsible for its acts or acts of its agents and employees during the performance of this Agreement. This Agreement shall not be construed to imply authority to perform any tasks, or accept any responsibility, not expressly set forth herein. This Agreement shall be strictly construed against the creation of a duty or responsibility unless the intention to do so is clearly and unambiguously set forth herein.

7.3 Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the Participating Libraries with respect to its subject matter hereof, and all agreements, whether oral or written, entered into prior to this Agreement with respect to the subject matter hereof are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the Participating Libraries except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the party drafting the Agreement. The Participating Libraries acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

7.4 Provisions Required by Law. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement will promptly be physically amended to make such insertion or correction.

7.5 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.

7.6 Assignment. None of the Participating Libraries may assign or delegate any of its rights hereunder.

7.7 Waiver. Failure of any Participating Library to exercise any right or option arising out a breach of this Agreement shall not be deemed a waiver of any right or option with respect to any subsequent or different breach, or the continuance of any existing breach.

7.8 Counterparts. This Agreement may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed original hereof.

7.9 Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (A) delivered to the party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, (C) given to

a recognized and reputable overnight delivery service, to the address set forth below or (D) delivered by facsimile transmission to the number set forth below:

If to an Initial Participating Library: See Exhibit A

If to an Additional Participating Library: See Exhibit B

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this subsection. Notices shall be deemed received (A) when delivered to the party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, (C) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day, or (D) when received by facsimile transmission during the normal business hours of the recipient. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

7.10 Agreement Subject to Appropriation. The performance by each Participating Library to this Agreement of its respective obligations under the Agreement is subject to actual availability of funds appropriated by each Participating Library for such purposes. Each Participating Library to the Agreement shall be the sole judge and authority in determining the availability of funds under the Agreement and each Participating Library shall keep the other Participating Libraries fully informed as to the availability of funds for its obligations. The obligation of each Participating Library to fund any obligation pursuant to the Agreement is a current expense of such Participating Library, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of the Participating Library. If the Council of a Participating Library fails to appropriate money sufficient to meet its obligations as set forth in the Agreement during any immediately succeeding fiscal year, the Agreement shall terminate with respect to that Participating Library at the end of the then-current fiscal year and such Participating Library shall thereafter be relieved of any subsequent obligation under the Agreement. The Agreement will remain in full effect for the remaining Participating Libraries to the Agreement.

7.11 E-verify, Records and Audits. To the extent applicable under ARIZ. REV. STAT. § 41-4401, the parties and their respective subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under ARIZ. REV. STAT. § 23-214(A). The parties' or a subcontractor's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement and may result in the termination of the Agreement by either party under the terms of this Agreement. The parties each retain the legal right to randomly inspect the papers and records of the other party and the other parties' subcontractors who work under this Agreement to ensure that the other party and its subcontractors are complying with the above-mentioned warranty. The parties warrant to keep their respective papers and records open for random inspection during normal business hours by the other parties. The parties and their respective subcontractors shall cooperate with the other parties' random inspections including granting the

inspecting party entry rights onto their respective properties to perform the random inspections and waiving their respective rights to keep such papers and records confidential.

7.12 Scrutinized Business Operations. Pursuant to ARIZ. REV. STAT. §§ 35-391.06 and 35-393.06, each Participating Library certifies that it does not have scrutinized business operations in Sudan or Iran. For the purpose of this Section, the term "scrutinized business operations" shall have the meanings set forth in ARIZ. REV. STAT. § 35-391 or 35-393, as applicable. If it is determined by a court of competent jurisdiction that a Participating Library submitted a false certification, that Participating Library's participation in this Agreement shall terminate without any further action by any other Participating Library. This Agreement will remain in full force and effect with respect to the remaining Participating Libraries.

IN WITNESS WHEREOF, the Participating Libraries have executed this Agreement on the dates of their respective signatures written below.

[SIGNATURES ON THE FOLLOWING PAGES]

"Participating Library"

CITY OF AVONDALE, an Arizona municipal corporation

Marie Lopez Rogers, Mayor

Date: 06/17/13

ATTEST:

Carmen Martinez, City Clerk

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) she/he has reviewed the above agreement on behalf of her/his client and (ii) as to her/his client only, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Andrew J. McGuire, City Attorney

"Participating Library"

TOWN OF BUCKEYE, an Arizona municipal corporation

Jackie A. Meck, Mayor

Date: July 3, 2012

ATTEST:

Lucinda Aja, Town Clerk

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) she/he has reviewed the above agreement on behalf of her/his client and (ii) as to her/his client only, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Scott W. Ruby, Town Attorney

"Participating Library"

TOWN OF PARKER, an Arizona municipal corporation

Dan Beaver, Mayor

Date: May 15, 2012

ATTEST:

Candy Cockrell, CMC, Town Clerk

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) she/he has reviewed the above agreement on behalf of her/his client and (ii) as to her/his client only, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Scott W. Ruby, Town Attorney

"Participating Library"

CITY OF TOLLESON, an Arizona municipal corporation

Adolfo F. Gámez, Mayor

Date: May 23, 2012

ATTEST:

Chris Hagen, City Clerk

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) she/he has reviewed the above agreement on behalf of her/his client and (ii) as to her/his client only, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Scott W. Ruby, City Attorney

Town of Quartzsite, an Arizona
Municipal Corporation

Mayor Senior Council Member

October 11, 2012
Date

ATTEST:

Town Clerk

In accordance with the requirements of Ariz. Rev. Stat. § 11-952(D), the undersigned Attorney acknowledges that (i) she/he has reviewed the above agreement on behalf of her/his client and (ii) as to her/his client only, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Town Attorney

Participating Library – Sample Signature Page

CITY/TOWN NAME, an Arizona
municipal corporation

_____
_____, Mayor

Date:_____

ATTEST:

_____
_____, City/Town Clerk

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned Attorney acknowledges that (i) she/he has reviewed the above agreement on behalf of her/his client and (ii) as to her/his client only, has determined that the Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

_____
_____, City/Town Attorney

EXHIBIT A
TO
INTERGOVERNMENTAL AGREEMENT
FOR CONTRACTING WITH OVERDRIVE, INC.
FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES

[Initial Participating Libraries]

See following pages.

INTERGOVERNMENTAL AGREEMENT
FOR CONTRACTING WITH OVERDRIVE, INC.
FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES

INITIAL PARTICIPATING LIBRARIES

1. City of Avondale

Notice to:
City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Facsimile: (623) 333-0100
Attn: Charles P. McClendon, City Manager

With copy to:
GUST ROSENFELD, P.L.C.
One East Washington Street, Suite 1600
Phoenix, Arizona 85004-2553
Facsimile: (602) 254-4878
Attn: Andrew J. McGuire, Esq.

2. Town of Buckeye

Notice to:
Town of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Facsimile: (623) 349-6099
Attn: Stephen S. Cleveland, Town Manager

With copy to:
GUST ROSENFELD, P.L.C.
One East Washington Street, Suite 1600
Phoenix, Arizona 85004-2553
Facsimile: (602) 340-1538
Attn: Scott W. Ruby, Esq.

3. Town of Parker

Notice to:
Town of Parker
1314 11th Street
P.O. Box 610
Parker, Arizona 85344
Facsimile: (928) 669-5247
Attn: Lori Wedemeyer, Town Manager

With copy to:
GUST ROSENFELD, P.L.C.
One East Washington Street, Suite 1600
Phoenix, Arizona 85004-2553
Facsimile: (602) 340-1538
Attn: Scott W. Ruby, Esq.

4. City of Tolleson

Notice to:	City of Tolleson 9555 West Van Buren Street Tolleson, Arizona 85353 Facsimile: (623) 907-2629 Attn: Reyes Medrano, Jr., City Manager
With copy to:	GUST ROSENFELD, P.L.C. One East Washington Street, Suite 1600 Phoenix, Arizona 85004-2553 Facsimile: (602) 340-1538 Attn: Scott W. Ruby, Esq.

EXHIBIT B
TO
INTERGOVERNMENTAL AGREEMENT
FOR CONTRACTING WITH OVERDRIVE, INC.
FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES

[Additional Participating Libraries]

See following pages.

INTERGOVERNMENTAL AGREEMENT
FOR CONTRACTING WITH OVERDRIVE, INC.
FOR DIGITAL LIBRARY RESERVE APPLICATION SERVICES

ADDITIONAL PARTICIPATING LIBRARIES

1. City/Town Name

Notice to: City/Town Name
Address
Address
Facsimile:_____
Attn:_____, Title

With copy to: Name of Company
Address
Address
Facsimile:_____
Attn:_____

2. City/Town Name

Notice to: City/Town Name
Address
Address
Facsimile:_____
Attn:_____, Title

With copy to: Name of Company
Address
Address
Facsimile:_____
Attn:_____

Digital Library Reserve
Application Services Agreement

1. INTRODUCTION

is Agreement is made and entered into this 17 day of July 2012 by and between OverDrive, Inc., (hereinafter referred to as "OverDrive"), a Delaware corporation, Valley Tech Center, Suite N, 8555 Sweet Valley Drive, Cleveland, OH 44125 USA and the City of Avondale, the Town of Buckeye, the Town of Parker, the City of Tolleson (hereinafter referred to collectively as "Participating Libraries," "Southwest Valley Library Consortium" or "Consortium" and individually as a "Participating Library"):

Attached and incorporated in this Agreement are the following Schedules:

Schedule "A"– Digital Library Reserve Application Services and Fee Schedule
Schedule "B" – Digital Library Reserve and Consortium Website Guidelines
Schedule "C" – Library Participation Form – Southwest Valley Library Consortium

WHEREAS, OverDrive is an authorized provider of digital media technology and services to libraries including those related to the management and copyright protection of content in eBook, audio book, and media in digital formats; and

WHEREAS, Participating Libraries are seeking to provide such services; and

WHEREAS, Participating Libraries seek to license the use of and deploy software products, technology and services including those licensed to OverDrive by Microsoft® Corporation, Adobe® Systems Inc. or other vendors of Digital Rights Management ("DRM") technologies.

THEREFORE, the parties agree as follows:

2. DEFINITIONS

As used in this Agreement, the following definitions shall apply:

2.1 "Agreement" shall mean this Agreement between OverDrive and Participating Libraries, and all Schedules and attachments.

2.2 "Application Services" or "Application(s)" shall mean the Digital Library Reserve, OverDrive, Microsoft® Corporation, Adobe® Systems Incorporated, Adobe Benelux, B.V. and any other third party products or services identified in this Agreement or Schedules attached to the Agreement.

2.3 "Application Services Fees" or "Annual Fees" shall be the amounts payable by each Participating Library to OverDrive in accordance with the terms of this Agreement and associated Schedules.

2.4 "Consortium" or "Library" shall mean all of the Participating Libraries, collectively.

2.5 "Consortium Website" shall mean the Internet-based application that provides Patrons access to Digital Products operated in association with Digital Library Reserve and as a component of the Consortium's website address ("URL").

2.6 "Content" or "Digital Products" shall consist of digital titles available for loan to Patrons at the Consortium Website distributed using the Application Services.

2.7 "Digital Library Reserve" or "DLR" shall mean the integrated digital book collection and lending services utilizing OverDrive, Microsoft, Adobe or other third party software applications and services that relate to the Consortium Website for managing the Digital Products.

2.8 "Digital Library Reserve Guidelines" shall mean the terms and conditions of utilizing the Digital Rights Management Application Services, any changes of which the Participating Libraries may review.

2.9 "Effective Date" shall mean the date upon which the Consortium Website goes live.

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2.10 "Legal Service Area Population" shall mean the number of people in the geographic area for which a public library has been established to offer services and from which (or on behalf of which) the library derives income, plus any areas served under contract for which the library is the primary service provider. The determination of this population figure is the responsibility of the state library agency and shall be as reported by the Institute of Museum and Library Services.

.1 "Patron(s)" shall mean those persons that Participating Library authorizes to access, use, and connect to the Consortium Website via the Internet, and download products from or otherwise utilize the Application Services and/or access Digital Products from the Participating Library using the Application Services.

2.12 "Primary Support" shall mean services provided by each Participating Library for its own Patrons for its day-to-day support, technical aid, help and other assistance for Patron's use of the Consortium Website, Applications or for any issues arising from the use of the Consortium Website.

2.13 "Secondary Support" shall mean technical support services to be provided by OverDrive to the Participating Libraries including reasonable efforts to assist Participating Libraries in providing Primary Support, reasonable efforts to correct, fix, or circumvent errors, provide updates, enhancements, and new versions of the Application Services.

3. DIGITAL LIBRARY RESERVE APPLICATION SERVICES

3.1 Rights and Services. OverDrive shall provide the Digital Library Reserve Application Services to Participating Libraries under the terms and conditions of this Agreement and the associated license agreements from its Digital Rights Management ("DRM") technology or Digital Product and Content suppliers. This right is non-transferable and applies solely to the server-based operation, management and use of the Digital Library Reserve applications in unaltered, object code form. Nothing under the terms and conditions of this Agreement, including any of the Attachments and Schedules, grant any right to Participating Libraries to the use of, or access to, any Application Services source code. This right does not include any right to reproduce the Application Services, to distribute copies or versions of any modules of the Application Services to any third parties including its Patrons, or to make and/or sell variations or derivative works of the Application Services. Sole ownership of copyrights and other intellectual and proprietary rights to the Application Services shall remain solely with OverDrive or its suppliers.

Participating Library's Responsibility for System and Network. Each Participating Library assumes responsibility for providing a suitable network and Internet system for integration of Application Services into the Consortium Website or other systems after the development of the Consortium Website. All parties acknowledge that any expenditures or commitments are made solely at the risk of the party making such expenditures or commitments. Each Participating Library agrees that it shall be responsible for its own expenses and costs under this Agreement and that OverDrive shall have no obligation to reimburse any Participating Library for any expenses or costs incurred by such Participating Library in the preparation, systems integration, use of the Application Services, or for any performance of Participating Library's duties hereunder.

3.3 Creation of Consortium Website. OverDrive will create and implement a Consortium Website for the Participating Libraries' use of the Application Services (as detailed in Schedule "A") that will include search function (by title category, author, keyword), multiple categories with multiple listing option, auditing and reporting functions and access to a protected web portal to manage the Consortium's catalogs of Digital Product. Consortium will have the ability to manage and promote Digital Products from a password-protected Digital Library Reserve administrative web portal.

3.4 Design of Consortium Website. During the development of the Consortium Website, OverDrive will confer with the City of Avondale regarding the design of the Consortium Website. The City of Avondale, acting on behalf of the Participating Libraries, retains final approval on the design of the Consortium Website to support the needs of Participating Libraries, as they exist on the Effective Dates. Upon request by a Participating Library, OverDrive may include such Participating Library's name, logos, colors and trademarks on the Consortium Website in accordance with design suggestions and the Participating Library's request. OverDrive acknowledges that each Participating Library owns all of its own trademarks, service marks, trade names and logos (the "Marks") and that OverDrive has no rights to use them except as conferred by this Agreement. OverDrive agrees that it will not use any of the Marks in any way not contemplated by this Agreement without advance approval of the Participating Library and that the Participating Library may withdraw its approval of use of the Marks at any time with or without cause. OverDrive agrees that it will promptly cease using any of the .rks or any materials in which the Marks are used upon withdrawal of approval by the Participating Library. OverDrive reserves the right to display its branding, trademarks, logos, and/or other third party marketing or promotional materials

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related to the Application Services on the Consortium Website. OverDrive will implement an inventory management system to permit Participating Libraries to browse, select and acquire rights to Digital Products in supported formats and as permitted by OverDrive's publishers and suppliers. OverDrive will create the appropriate download links from the Consortium Website for the secure delivery of Content to authorized Participating Library Patrons. All Content available at Consortium Website shall have at least a seven (7) day lending period, or other minimum lending period as otherwise required by suppliers or publishers of Content.

3.5 Integration and Implementation of Consortium Website. During the development of the Consortium Website, OverDrive shall confer and cooperate with each Participating Library and its information technology department to implement, integrate and ensure the functionality of the Consortium Website, the Digital Library Reserve, and the Application Services and to effectuate compliance with the Digital Library Reserve Guidelines to the extent possible. To the extent that OverDrive's modifications to the Consortium Website result in any Claims as set forth in Section 10.1 below, OverDrive shall indemnify Participating Libraries as set forth in Section 10.1 below.

3.6 Additions of Parties to this Agreement. Arizona public libraries with Legal Service Area Populations under 100,000 shall be eligible to enter into this Agreement on a quarterly basis. Before a library may be eligible to enter into this Agreement, the library must submit a completed Schedule "C" to OverDrive. Any current OverDrive customer (standalone system) shall not be eligible to enter into this Agreement. Notwithstanding the foregoing, OverDrive shall have sole discretion to approve any and all new libraries that seek to enter into this Agreement.

3.7 Digital Library Reserve Access. Digital Library Reserve is for remote use only (outside of the Participating Library). Without the use of OverDrive Download Station Software, Patrons and all other users of DLR cannot download Digital Content to any Participating Library computers or devices. Participating Library shall have the option to purchase an OverDrive Download Station Software license for each of its public workstations at all of its branch locations.

4. FEES AND PAYMENT

4.1 Annual Fee. Each Participating Library shall pay OverDrive the Annual Fee for its own library for using the Consortium Website and ongoing services provided to such Participating Library, in accordance with Schedule "C". Participating Libraries shall make payments to OverDrive in U.S. funds. If a Participating Library fails to timely pay erDrive, OverDrive may seek remedy only against the Participating Library that has failed to timely pay and may not take any negative action or seek remedies from any other Participating Library.

4.2 Selection of Content. During the term of this Agreement, Participating Libraries may select titles and material subject to standard terms and pricing. A Digital Product in the Consortium Website that is checked out by a Patron will not be available for another Patron to check out unless multiple copies of the title have been purchased, or until expiration of the first Patron's time period. After a Participating Library has used all of the allotment of its Annual Fee toward Content selection as set forth in Schedule C and Participating Library selects additional Content for purchase, OverDrive shall send an invoice to that Participating Library for any additional Content selection, and the Participating Library shall pay OverDrive within 30 days of presentation of invoice. The invoice statement shall include a record of the Content delivered and prices in sufficient detail to justify payment.

4.3 Payment of Taxes. The payment obligations stated in this Section are exclusive of any federal, state, municipal or other governmental taxes, sales taxes, duties, excise taxes or tariffs now or hereafter imposed on the production, storage, sale, transportation, import, export, licensing or use of the Application Services or for operation or sales activity of the Consortium Website. Such charges, shall be paid by Participating Library or, in lieu of payment of any tax, Participating Library shall provide an exemption certificate acceptable to OverDrive and the applicable authority.

5. COPYRIGHT PROTECTION, PATRON AUTHENTICATION AND DATA SECURITY

During the initial term of this Agreement and any renewal periods, Participating Library will reasonably cooperate with OverDrive to achieve OverDrive's and its publishers' and suppliers' objectives of protecting certain intellectual property interests relating to OverDrive-supplied Digital Products and Content. Each Participating Library shall establish policies and procedures to abide by the Digital Library Reserve Guidelines as described in the attached Schedule "B". Each Participating Library shall keep appropriate documentation and systems information, and provide OverDrive limited access to systems to idate the total number of downloads of Digital Products and Content, authenticate Patrons and as may be necessary to correct or diagnose any errors in the systems. Each Participating Library shall provide OverDrive access to a test Patron account for purposes of validating the systems' performance relating to the Application Services. Each Participating Library

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will reasonably cooperate with OverDrive to correct or adjust systems as may be required to compensate for any errors or omissions disclosed by such test. Any such test will be conducted by OverDrive at its own expense and during the Participating Library's regular business hours and in such a manner as not to interfere with Participating Library's normal activities. Nothing in this Section shall entitle OverDrive to view, track, save or use any Patron data or information relating the identity of Patrons accessing any components of the Application Services. OverDrive shall comply with its Privacy Policy and shall use commercially reasonable efforts to provide notice to each Participating Library of any changes to the Privacy Policy.

6. RESPONSIBILITIES OF PARTICIPATING LIBRARIES

6.1 Personnel; Operation of Consortium Website. Each Participating Library shall assign personnel with appropriate skills and expertise in computer, data processing, and related services to enable operation of the Application Services and the Consortium Website and to provide Primary Support for that Participating Library. Each Participating Library shall use reasonable efforts to utilize the Digital Library Reserve and Consortium Website in compliance with the terms of this Agreement and all Schedules. After development of the Consortium Website, each Participating Library shall include a direct hyperlink and/or logo linked to the DLR service from that Participating Library's home page and other appropriate sub-pages. Such link or logo shall be featured no less prominently than other electronic resources or services, including but not limited to EBSCOhost, Recorded Books, Ingram and 3M. Each and every Participating Library shall be required to complete and return a Participation Form (attached hereto as Schedule "C") to OverDrive.

6.2 Integrating Participating Library Catalog with Consortium Website. With the exception of the Application Services configured and hosted by OverDrive, each Participating Library is solely responsible for all aspects of its own catalog integration, operation, training, support and/or maintenance necessary for the operation of and connection to the Consortium Website. This may include requiring a Participating Library to obtain at its own expense a 3M Standard Interchange Protocol ("SIP"), the second version of 3M's SIP or other similar protocol software license from a third party vendor to support direct integration of the Application Services with their Integrated Library System ("ILS") as well as the cost for customized MARC records it may obtain from a third party supplier, such as OCLC.

6.3 Updating and Protecting Information. Each Participating Library shall keep its Digital Library Reserve Account information current and alert OverDrive of any changes in the main personnel assigned to provide the Participating Library's Primary Support. Each Participating Library shall use reasonable efforts to ensure that information or data relevant to the operation of the Consortium Website will be treated as required by applicable law and reasonable and customary commercial practices as requested by OverDrive.

6.4 Primary Support. Each Participating Library agrees to perform Primary Support for its Patrons who use the Consortium Website. Each Participating Library will perform requested installation, upgrade, and reasonable technical services for the Application Services on the Participating Library's network and system pursuant to installation and support procedures and policies as developed and communicated by OverDrive and as modified from time-to-time. OverDrive will provide Participating Library with the procedures and policies for support, as well as any other instructional materials, regarding Primary Support. OverDrive support personnel will be available to each Participating Library for Secondary Support by e-mail and phone.

6.5 No Participating Library Warranties for Application Services. Each Participating Library represents and agrees that it will not make any representations or create any warranties, expressed or implied, concerning the Application Services and products. Participating Library will take reasonable steps to ensure that its employees, agents, and others under its direction, abide by the terms and conditions of this provision and this Agreement. Participating Library shall at its own expense comply with all applicable laws, ordinances, rules and regulations that may be required in any jurisdiction or administrative agency in connection with the use and/or operations of the Application Services.

7. OVERDRIVE'S OBLIGATIONS

7.1 Create Consortium Website. In accordance with Section 3.3 above, OverDrive shall create and make functional a Consortium Website that will be in compliance with the requirements listed in the Schedules and attachments hereto.

7.2 Support during Development of Consortium Website. OverDrive shall provide commercially reasonable support for Participating Libraries to assist with the implementation and integration of the Consortium Website, Digital Library Reserve and Application Services during the development of the Consortium Website. OverDrive shall provide technical

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support and Secondary Support and shall train Participating Libraries as necessary during development of the Consortium Website.

7.3 Compliance with Digital Library Reserve Guidelines and Product Description. As part of the Application Services OverDrive shall either implement the required services directly or oversee the necessary procedures to ensure compliance with the Digital Library Reserve Guidelines. OverDrive will use reasonable efforts to make the Application Services perform substantially in accordance with the current product descriptions. However, Participating Library acknowledges that inevitably some errors may exist in the Application Services, and the presence of such errors shall not be a material breach of this Agreement. OverDrive's sole obligation with regard to such errors shall be to use commercially reasonable efforts to correct such errors and provide Secondary Support as stated in this Agreement. OverDrive shall provide Secondary Support through a web form (or other methods as may be available in the future) currently available in the administrative portal. Upon submission of the web form by a Participating Library, OverDrive will confirm receipt via email to the contact provided on the web form and will use commercially reasonable efforts to correct such errors. In the event a Participating Library is necessary to assist in correcting such errors, OverDrive shall provide such services during the Participating Library's operating hours.

7.4 Maintenance and Service of Consortium Website. OverDrive shall perform any routine maintenance, updates or services for the Consortium Website during the monthly maintenance window, as may be communicated to Consortium through its administrative portal.

8. OVERDRIVE'S OPTION TO MODIFY APPLICATION SERVICES

OverDrive has the right, at any time, to make such modifications to the Application Services as it sees fit to the operation, performance, or functionality of the Application Services or as required by OverDrive's suppliers. If such modifications require Participating Libraries' participation or implementation, OverDrive shall provide at least 48 hours' advance notice.

9. WARRANTY

9.1 Warranties. OverDrive represents and warrants to each Participating Library that it has the necessary rights to enter into this Agreement and that it has the necessary ownership and intellectual property rights and licenses to the Application Services to grant the licenses herein. OverDrive warrants that the Application Services will operate as intended if properly used by Participating Library and Patrons as instructed by OverDrive. If any errors are discovered, Participating Library shall promptly notify OverDrive in writing, including, but not limited to an online form, e-mail or letter, as to the description of the problem, whereupon OverDrive shall use reasonable efforts to correct such problems within a reasonable time thereafter. Corrections will be provided to Participating Library with instructions for implementation. The remedies set forth in this Agreement shall be Participating Library's sole remedies for breach of this Agreement.

9.2 LIMITATION OF WARRANTIES AND LIABILITY. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE RIGHTS AND REMEDIES GRANTED TO PARTICIPATING LIBRARY AND ITS PATRONS UNDER THIS PARAGRAPH CONSTITUTE THE SOLE AND EXCLUSIVE REMEDY OF PARTICIPATING LIBRARY AND ITS PATRONS AGAINST OVERDRIVE FOR BREACH OF WARRANTY, EXPRESS OR IMPLIED, OR FOR ANY ERRORS OR DEFECTS IN THE APPLICATION SERVICES. IN NO EVENT SHALL OVERDRIVE OR ITS SUPPLIERS BE LIABLE TO PARTICIPATING LIBRARY OR ITS PATRONS FOR ANY DAMAGES ARISING FROM OR RELATED TO FAILURE OR INTERRUPTION OF THE APPLICATION SERVICES, OR FOR INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES, OR FOR LOSS OF PROFIT OR OPPORTUNITY, LOSS OF USE OR OTHER FINANCIAL LOSS ARISING OUT OF OR IN CONNECTION WITH THE LICENSE, TRANSFER OR USE OF THE APPLICATION SERVICES. WITH THE EXCEPTION OF ENFORCING RIGHTS REGARDING PATENTS, COPYRIGHTS, TRADEMARKS, OR TRADE NAMES, INCLUDING ACTIONS FOR DAMAGES AND EQUITABLE RELIEF, AS SET FORTH IN SECTION 12.7 BELOW, OVERDRIVE'S LIABILITY HEREUNDER SHALL NOT EXCEED THE TOTAL AMOUNT RECEIVED BY OVERDRIVE UNDER THIS AGREEMENT.

10. INDEMNIFICATION

10.1 Indemnification. To the fullest extent permitted by law, OverDrive agrees to indemnify, defend and hold harmless every Participating Library, each of its council members, officers, employees or agents thereof (the Participating Library and any such person being herein called an "Indemnified Party"), for, from and against all losses, claims, damages, liabilities,

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costs and expenses (including, but not limited to, reasonable attorney fees, court costs and the costs of appellate proceedings), to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the grossly negligent acts, intentional misconduct or willful omissions, in connection with the work or services of OverDrive, including any breach of OverDrive's warranty that it has the required rights to the Application Services and that the Application Services does not infringe any ownership or intellectual property right of a third party, provided that OverDrive: (A) is notified within 30 days after Participating Library receives notice of such claim; (B) is solely in charge of the defense of and any settlement negotiations with respect to such claim; (C) receives Participating Library's cooperation in the defense or settlement of such claim; (D) has the right, upon either the occurrence of or the likelihood (in the reasonable opinion of OverDrive) of the occurrence of a finding of infringement, either to procure for Participating Libraries the right to continue use of the Application Services, or to replace the relevant portions of the Application Services with other equivalent, non-infringing portions that are compatible with the Participating Library's current network and system. If OverDrive is unable to accomplish either of the options set forth in (D) above, with Participating Library's consent, OverDrive shall either remove the portion of the Application Services in issue and refund to Participating Library the value of such portion, or refund to Library the entire amount paid pro-rata under this Agreement as it relates to the incident that gave rise to the claim and remove the entire Application Services after 30 days' written notice to the Participating Library.

10.2 Limitation on Indemnification. OverDrive shall have no obligation to Participating Library to defend or satisfy any claims made against Participating Library that arise from use, marketing, licensing, or disposition of the Application Services by Participating Library, other than as permitted by this Agreement. OverDrive shall not be responsible to indemnify Participating Library for claims arising from the use or license of third party software, including DRM, where OverDrive is not afforded such corresponding indemnification from said third party vendor. In the event a claim arises from use of non-OverDrive technology, where the vendor of such product or technology does not indemnify OverDrive, then OverDrive is not liable to extend indemnification under this section to Participating Libraries for any such claims.

11. TERM AND TERMINATION

11.1 Term. This Agreement shall take effect on the Effective Date and, unless terminated pursuant to the relevant provisions of this Agreement, shall have an initial term of three years. The Agreement shall automatically renew for successive terms of 12 months unless any of the parties gives written notice at least 90 days before the expiration of the then current term, of intent not to renew. Following non-renewal by one or more Participating Libraries, this Agreement shall remain in full force and effect with respect to the remaining Participating Libraries. Upon renewal, the terms and conditions of this Agreement shall remain in full force and effect.

11.2 Bankruptcy; Insolvency. This Agreement may be immediately terminated by written notice by a party (A) in the event of a filing by or against any of the other parties of a petition for relief under the United States Bankruptcy Code or any similar petition under the insolvency laws of any jurisdiction, where such filing is not dismissed within 30 days after the date of the filing.

11.3 Termination for Non-Appropriation. Any Participating Library may terminate their participation in this Agreement as set forth in Section 12.13 below if the Council of a Participating Library fails to appropriate money sufficient to meet its obligations as set forth in the Agreement during any immediately succeeding fiscal year.

11.4 Termination for Breach. In addition to provisions authorizing termination hereunder, any party shall have the right to terminate this Agreement as a result of a material breach of the Agreement by another party that is not cured within 30 days after written notice of such breach. Following termination by one or more Participating Libraries, this Agreement shall remain in full effect with respect to the remaining Participating Libraries.

11.5 Termination of License and Services. Upon termination and/or expiration of this Agreement, and except as otherwise provided in this Agreement, the license granted to each Participating Library by this Agreement shall be terminated immediately and each Participating Library shall make no further use of all or any part of the Application Services or any confidential information received from OverDrive. Following termination of participation by one or more Participating Libraries, this Agreement shall remain in full force and effect with respect to the remaining Participating Libraries.

11.6 Payments and Refunds for Termination. In the event of termination of this Agreement, OverDrive shall refund the participating Libraries only the undisputed, pro-rated portion of its Annual Fee that has been paid for the then-current term and any undisputed fees from invoices submitted prior to the termination date (for the avoidance of doubt, any invoice

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submitted to a Participating Library for Digital Products purchased shall be deemed an undisputed invoice, regardless if it occurs after the termination of this Agreement), less any amount of the Annual Fee that has previously been used for the selection of Digital Products.

12. GENERAL PROVISIONS

12.1 Independent Contractor. OverDrive acknowledges and agrees that services provided under this Agreement are being provided as an independent contractor. Nothing in this Agreement authorizes either party to act as a legal representative or agent of the other for any purpose. It is expressly understood that this Agreement does not establish a franchise relationship, partnership, principal-agent relationship, or joint venture. Neither party shall have the power to bind the other with respect to any obligation to any third party. Each party is solely responsible for its employees, including terms of employment, wages, hours, required insurance, and daily direction and control. OverDrive and Participating Libraries are not prohibited from entering into other contracts. This is a non-exclusive contract and Participating Libraries reserve the right to obtain like services from another source when necessary. Participating Libraries and OverDrive do not intend to combine business operations under this Agreement.

12.2 Confidential Information. OverDrive and Participating Libraries acknowledge that each will receive confidential information from the other relating to technical, Application Services and operational affairs of the other. Each party agrees that all confidential information of the other party shall be held in confidence and shall not be disclosed, notwithstanding any laws and regulations permitting public access to documents and information that are considered public.

12.3 No Waiver. The failure of either party to exercise any right or the waiver by either party of any breach, shall not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same of any other term of the Agreement.

12.4 Notice. All notices, requests, demands or other communications required to be given pursuant to the Agreement shall be in writing and shall be deemed to have been given, if sent by U.S. mail, registered or certified mail, return receipt requested, postage prepaid, addressed to the parties at their place of business or to such other addresses as the parties direct in writing. Notice to OverDrive shall be addressed to OverDrive at the address provided in the Introduction or at its current address as notified to Participating Libraries, Attention: President or to such person or to such address as OverDrive may designate. Notice to Participating Libraries shall be addressed to the addresses for each Participating Library as provided in Schedule "C" to this Agreement, Attention to the individual signing on behalf of Library or to such person or to such address as Library may designate.

12.5 Force Majeure. None of the parties shall be deemed in fault of this Agreement to the extent that performance of their obligations or attempts to cure any breach are delayed or prevented by reason of any act of God, fire, natural disaster, accident, act of government, shortages of materials or supplies, or any other causes beyond the control of such party provided that such party gives the other written notice thereof promptly and, in any event, within 15 days of discovery thereof and uses its best efforts to cure the delay. In the event of such Force Majeure, the time of performance or cure shall be extended for a period equal to the duration of the Force Majeure but in no event shall exceed three months.

12.6 Assignment. OverDrive may assign this Agreement upon written notice to Participating Libraries. This Agreement may not be assigned by Participating Library, nor any duty hereunder be delegated by Participating Library without the prior written consent of OverDrive. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, legal representatives, successors and permitted assigns.

12.7 Limitations of Liability. In the event of failure of either party to fulfill any of its obligations hereunder, the initial remedy of the other party under this Agreement shall be to request performance of such obligation. If such performance is not rendered, the other party may terminate the Agreement pursuant to Paragraph 11.4, and where appropriate, bring an action for any moneys due and payable hereunder for services rendered. However, either party shall be entitled to enforce its rights regarding patents, copyrights, trademarks, or trade names, by any appropriate action, including actions for damages and equitable relief.

12.8 Injunctive Relief. The parties to this Agreement recognize that a remedy at law for a breach of the provisions of this Agreement relating to trademark, copyright, and other intellectual property rights, will not be adequate for the protection of OverDrive or Participating Libraries, and accordingly OverDrive and Participating Libraries shall have the right to obtain, in addition to any other relief and remedies available to it, injunctive relief to enforce the provisions of this Agreement.

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12.9 Severability. In the event that a court of competent jurisdiction determines that any portion of the Agreement is unenforceable, void, invalid or inoperative, the remaining provisions of this Agreement shall not be affected and shall continue in effect as though such invalid provisions were deleted.

12.10 All Disputes Arising From the Agreement. This Agreement shall be governed by the laws of the State of Ohio, without regard to any conflict of laws principles. Any dispute regarding this Agreement, the Agreement formation or the relationship that has been established by this Agreement shall be brought in the state or federal courts residing in the State of Ohio, United States of America, and the local laws of Ohio will apply to any such action related to the above without regard to any conflicts of laws principles. Any legal action brought concerning this Agreement or any dispute hereunder, including but not limited to an action to enforce or challenge an arbitration award, shall be brought only in the courts of the State of Ohio, USA, in the County of Cuyahoga, or in the federal courts located in such state (and county). Both parties submit to venue and jurisdiction in these courts. In the event that an action or claim arises outside of the exclusive jurisdiction specified herein which names OverDrive as a party, each Participating Library agrees to cooperate with any and all efforts to remove the matter to the exclusive jurisdiction named herein.

12.11 Entire Agreement; Headings; Amendments. This Agreement constitutes the entire Agreement and understanding of the parties and supersedes all prior and contemporaneous Agreements, understandings, negotiations and proposals, oral or written. Section headings are provided for convenience purposes only and do not provide any modifications or substantive meaning to the terms and conditions of this Agreement. This Agreement may be amended or modified only by a subsequent Agreement in writing signed by each of the parties and may not be modified by course of conduct.

12.12 Binding. This Agreement shall be binding and inure to the benefit of the parties hereto and their respective successors. In the event OverDrive enters into an agreement to sell substantially all the assets of OverDrive, this Agreement shall be binding upon the purchaser.

12.13 Agreement Subject to Appropriation. The performance by each Participating Library of its respective obligations under the Agreement is subject to actual availability of funds appropriated by each Participating Library for such purposes. Each Participating Library represents and warrants that it has appropriated and budgeted the necessary funds to make all payments required pursuant to this Agreement for the remainder of the fiscal year in which the payment term commences; and that it currently intends to make payments for the full contract term as scheduled in the applicable payment schedule herein if funds are appropriated for the payment in each succeeding fiscal year by its governing body. Each Participating Library reasonably believes that monies in an amount sufficient to make all payments can and will lawfully be appropriated. Each Participating Library shall be the sole judge and authority in determining the availability of funds under the Agreement. Each Participating Library shall keep the other Participating Libraries and OverDrive fully informed as to the availability of funds for its obligations. The obligation of each Participating Agency to fund any obligation pursuant to the Agreement is a current expense of such Participating Library, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of the Participating Agency. If the Council of a Participating Library fails to appropriate money sufficient to meet its obligations as set forth in the Agreement during any immediately succeeding fiscal year, the Agreement shall terminate with respect to that Participating Library at the end of the then-current fiscal year and such Participating Library shall thereafter be relieved of any subsequent obligation under the Agreement. The Agreement will remain in full effect for the remaining Participating Libraries to the Agreement.

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IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives:

Accepted and Agreed:
OverDrive, Inc.
("OverDrive")
8555 Sweet Valley Drive, Suite N
Cleveland, Ohio 44125 USA

By (Signature): _____

Name (Print): Erica Lazzon

Title: General Counsel

Date: 7-19-12

City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Facsimile: (623) 333-0100
Attn: Charles P. McClendon, City Manager

By (Signature) _____

Name (Print): Charles P. McClendon

Title: City Manager

Date: June 12, 2012

Town of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Facsimile: (623) 349-6099
Attn: Jackie A. Meck, Mayor

By (Signature): _____

Name (Print): _____

Title: _____

Date: _____

Town of Parker
1314 11th Street
P.O. Box 610
Parker, Arizona 85344
Facsimile: (928) 669-5247
Attn: Dan Beaver, Mayor

By (Signature): _____

Name (Print): Dan Beaver

Title: Mayor

Date: 5.15.2012

City of Tolleson
9555 West Van Buren Street
Tolleson, Arizona 85353
Facsimile: (623) 936-7117
Attn: Reyes Medrano, Jr., City Manager

By (Signature): _____

Name (Print): _____

Title: _____

Date: _____

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IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives:

Accepted and Agreed:
OverDrive, Inc.
("OverDrive")
8555 Sweet Valley Drive, Suite N
Cleveland, Ohio 44125 USA

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Facsimile: (623) 333-0100
Attn: Charles P. McClendon, City Manager

By (Signature):_____

Name (Print): Charles P. McClendon

Title: City Manager

Date: June 12, 2012

Town of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Facsimile: (623) 349-6099
Attn: Jackie A. Meck, Mayor

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

Town of Parker
1314 11th Street
P.O. Box 610
Parker, Arizona 85344
Facsimile: (928) 669-5247
Attn: Dan Beaver, Mayor

By (Signature):_____

Name (Print): Dan Beaver

Title: Mayor

Date: 5.15.2012

City of Tolleson
9555 West Van Buren Street
Tolleson, Arizona 85353
Facsimile: (623) 936-7117
Attn: Reyes Medrano, Jr., City Manager

By (Signature): _____

Name (Print): _____

Title: _____

Date: _____

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IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives:

Accepted and Agreed:

OverDrive, Inc.
("OverDrive")
8555 Sweet Valley Drive, Suite N
Cleveland, Ohio 44125 USA

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Facsimile: (623) 333-0100
Attn: Charles P. McClendon, City Manager

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

Town of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Facsimile: (623) 349-6099
Attn: Jackie A. Meck, Mayor

By (Signature):_____

Name (Print): Jackie A. Meck

Title: Mayor

Date: 7/3/12

Town of Parker
1314 11th Street
P.O. Box 610
Parker, Arizona 85344
Facsimile: (928) 669-5247
Attn: Dan Beaver, Mayor

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

City of Tolleson
9555 West Van Buren Street
Tolleson, Arizona 85353
Facsimile: (623) 936-7117
Attn: Reyes Medrano, Jr., City Manager

By (Signature): _____

Name (Print): _____

Title: _____

Date: _____

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IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives:

Accepted and Agreed:

OverDrive, Inc.
("OverDrive")
5 Sweet Valley Drive, Suite N
Cleveland, Ohio 44125 USA

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Facsimile: (623) 333-0100
Attn: Charles P. McClendon, City Manager

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

Town of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Facsimile: (623) 349-6099
Attn: Jackie A. Meck, Mayor

By (Signature):_____

Name (Print):_____

e:_____

Date:_____

Town of Parker
1314 11th Street
P.O. Box 610
Parker, Arizona 85344
Facsimile: (928) 669-5247
Attn: Dan Beaver, Mayor

By (Signature):_____

Name (Print):_____

Title:_____

Date:_____

City of Tolleson
9555 West Van Buren Street
Tolleson, Arizona 85353
Facsimile: (623) 936-7117
Attn: Reyes Medrano, Jr., City Manager

By (Signature): Reyes Medrano Jr.

Name (Print): Reyes Medrano, Jr.

Title: City Manager

Date: May 23, 2012

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Accepted and agreed this 15 day of May 2012 by:

Parker Public
("Participating Library")
Town of Parker

By (Signature): [signature]

Name (Print): Dan Brauer

Title: Mayor

Please fill out the following with the appropriate contacts:

Billing Contact(s)
Name(s), email address, and billing address of contacts to receive billing:

Name: JENNIFER ALCAIDA
Email: payroll@ci.parker.az.us
Address: P.O. Box 610
PARKER, AZ 85344

Name: _____
Email: _____
Address: _____

ILS Change Contact(s)
Names(s) and email address of contacts allowed to request ILS changes for your library:

Name: _____
Email: _____

Name: _____
Email: _____

Collection Contact(s)
Name(s) and email address of contacts who will work on collection management:

Name: _____
Email: _____

Name: _____
Email: _____

Promotional Materials Contact(s)
Name(s) and email address of contacts to work with our Partner Services Team on promotion:

Name: _____
Email: _____

Name: _____
Email: _____

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Schedule "A"
Digital Library Reserve
Application Service and License Fee Schedule

The following modules comprise Digital Library Reserve library services for library administration of a circulating digital content collection. All prices are in

Application Service	Service Information	Annual Fee	Application License and Hosting Fee
Digital Library Reserve Server (DLR-S)	DLR is the digital content repository and database established for each library. Included is support for delivery and fulfillment of eBooks, digital audio books, download music and video. Includes associated copyright protection services (DRM). Included with this fee are all third party software and technology licenses. Services are hosted at the secure DLR hosting center. Access to library-managed services is accomplished via secure admin web services. The library utilizes a PC, Internet connection and Web browser (Internet Explorer 5.5 or higher) to administer its digital collection. No additional hardware or software is required by library.	Per Schedule C	
DLR Consortium Website (DLR-PW)	This is the patron facing website that incorporates the library's look-and-feel. The Consortium Website is a complete digital book center providing browsing, searching, promotional and checkout services for patrons to explore and download digital media to their own PC or mobile devices.	Included	
DLR Content Reserve Collection Access (DLR-CRCA)	This module enables the library collection staff to administer approval plans and development profiles to aid in building its digital content collection from Digital Library Reserve. Each account has access to eBooks, audio books, music and video from leading suppliers. Digital Library Reserve offers a large collection of best-selling popular, academic, business and educational titles.	Included	
DLR Patron Authentication Integration (DLR-PAI)	OverDrive personnel will work with library automation personnel to integrate its existing patron authentication system. Will support present library card, student ID, or other authentication to insure access of titles is limited to library patrons.	Integration of one ILS included	Subsequent integrations subject to additional fees
DLR OPAC Record Integration (DLR-OPAC)	OverDrive will assist Library to coordinate access to MARC records for integration into the library catalog for patron searching and direct access to eBook and audio book titles. Included in the record will be a direct link for patrons to view the eBook and audio book title and status for lending. MARC records are available for purchase by Library from third party vendors.	MARC Records available for purchase from third party vendors	
DLR Open Content Collection (DLR-OPC)	This module permits uploading and circulation of digital content from local sources (i.e. community historical documents, materials, photographs and locally authored or produced texts, audio and video materials) not procured from a third party vendor into its collection. For all such materials uploaded via this module, Library will be responsible for obtaining the necessary rights and/or licenses prior to upload.	Included	
DLR Windows® Media Server (DLR-WMS)	Support for download or streaming of copyright protected digital audio and video using Microsoft® Windows® Media Series 9 and up. * OverDrive reserves the right to limit bandwidth and impose additional hosting fee charges.	Included*	Increased bandwidth subject to additional charges

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Schedule "B"
Digital Library Reserve and Consortium Website Guidelines

1. Patron Support Resources. Participating Library will provide Primary Support, at a minimum, via e-mail and/or by phone for its Patrons in direct support of all Patron inquiries, issues, and problems relating to the Consortium Website. The City of Avondale will post on the Consortium Website OverDrive-supplied Frequently Asked Questions and other support information and links to assist with providing Patrons with answers to frequently asked questions. Each Participating Library will cooperate with OverDrive to implement practices as recommended by OverDrive to reduce the instances of Patron technical support issues.

2. Copyright Protection, Patron Authentication and Data Security. Each Participating Library will take reasonable steps to cooperate with OverDrive to prevent unwarranted intrusion into data managed or maintained by OverDrive or on behalf of Consortium. This includes reasonable steps to protect its password and access to Consortium's administrative website for management of its Digital Library Reserve and Consortium Website.

   For Digital Products and Content that Participating Library acquires rights from OverDrive for re-distribution and lending to Patrons, Participating Library agrees to deploy the following practices and methods to respect the Copyright Protection and Patron Authentication terms of OverDrive's Publishers and suppliers:

   A. Participating Library will take respect and cooperate with the DRM protection settings as designated by Publisher that may restrict copying, sharing and/or printing.
   B. Participating Library acknowledges that Digital Product titles selected will not entitle Participating Library to access a copy of the title, but will enable its Consortium Website the right to provide download access to the title for its Patrons as fulfilled through the Application Services after the DRM services have been applied.
   C. Participating Libraries are not granted any license to use titles for any "online" use, except for the display of Digital product cover art, excerpts and metadata as designated by Publisher and available from OverDrive.
   D. Participating Libraries will be allowed to loan to their Patrons ("check-out") Digital Products or Content via a download link from the Consortium Website. Each Participating Library acknowledges that all circulating Digital Products will have a predetermined period for an automatic self-expiring use period or "time-out", which shall not be less than seven days or other minimum lending period as required by publishers and suppliers, in accordance with Section 3.4 of this Agreement.
   E. A Digital Product in the Consortium Website that is checked out by a Patron will not be available for another Patron to check out unless multiple copies of the title have been purchased, or until expiration of the first Patron's time period.
   F. Participating Library will take reasonable measures to ensure that only authorized Patrons of the Participating Library have access to the Consortium Website for access to Digital Products or Content.
   G. Access to the Application Services shall be limited to those patrons of each Participating Library that have the required relation to the Participating Library to receive a library card ("Authorized Patrons"). Each Participating Library shall not provide access to the Application Services to any end users who are not Authorized Patrons. Authorized Patrons shall be defined as individuals who can provide proof of residency, employment, or enrollment in school or similar institution in the Participating Library's service area. Online library card applications and issuance, with or without any fees, that provide access to the Application Services without proof of the required library relation (as referenced in the foregoing sentence) shall not be permitted. OverDrive reserves the right to immediately terminate this Agreement as to a Participating Library if such Participating Library intentionally provides access to the Application Services to end users who are not Authorized Patrons.

3. Third Party Logo and Trademark Use Guidelines. Participating Library acknowledges that the Consortium Website will utilize and rely upon third party software and technologies provided by Microsoft Corporation, Adobe Systems, Inc., and other technology suppliers. During the development of the Consortium Website, as may be required, OverDrive shall provide to Participating Libraries the applicable guidelines for utilizing the registered trademarks, logos, and software products associated with the Consortium Website. Participating Libraries agree to abide by the terms and conditions of these third party suppliers. OverDrive shall provide to Participating Libraries all necessary links, art, logos and instructions to permit it to comply with this provision.

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Schedule "C"
Library Participation Form - Southwest Valley Library Consortium

1. In consideration of lending digital materials, Participating Library agrees to abide by the terms and conditions of the Agreement.

2. Annual Participation Fee. Each Participating Library shall pay OverDrive an Annual Fee for joining and ongoing services provided to Participating Libraries. The Annual Fee shall include any and all services relating to use of the Application Services including the DLR System License, configuration and customization of website services, third party software licenses, hosting, bandwidth, and maintenance of the application services and staff training. The Annual Fee shall be based upon Participating Library's Legal Service Area Population as reported by the then current information available at the Institute of Museum and Library Services (http://harvester.census.gov/imls/search/index.asp?&LibraryName).

Annual Fee for 2012 - 2015

			Please check one:
Tier 1	Legal Service Area Population up to 5,000	**$1,500** per year	_____
Tier 2	Legal Service Area Population of 5,001 – 25,000	**$3,000** per year	_____
Tier 3	Legal Service Area Population of 25,001 – 50,000	**$6,000** per year	_____
Tier 4	Legal Service Area Population of 50,001 – 100,000	**$9,000** per year	_____

After the initial term of three years as set forth in Section 11.1 of the Agreement, the Annual Fee is subject to change for any one-year extension of the Agreement (if extended in accordance with Section 11.1 of the Agreement). The Annual Fee shall be due and payable within thirty (30) days of receipt of invoice.

3. Allocation of Annual Fee. The Annual Participation Fee collected during each year shall be allocated as follows: one-third towards configuration, system fees, and maintenance, and two-thirds toward selection of Content for the shared collection. At any time during this Agreement, a Participating Library may select additional Content subject to standard terms and pricing. If Participating Library selects Content in excess of the Participating Library's two-thirds Content selection allotment, OverDrive shall invoice the Participating Library at standard terms and pricing, and Participating Library shall pay OverDrive within thirty (30) days of receipt of invoice.

4. Additional Participating Libraries. Arizona Public Libraries with Legal Service Area Populations under 100,000 shall be eligible to enter into this Agreement on a quarterly basis. Before a library may be eligible to enter into this Agreement, the library must submit a completed Schedule "C" to OverDrive. Any current OverDrive customer (standalone system) shall not be eligible to enter into this Agreement. Notwithstanding the foregoing, OverDrive shall have sole discretion to approve any and all new libraries that seek to enter into this Agreement.

5. One-Time Integration Fee. Participating Libraries entering into this Agreement after the go-live of the Consortium Website shall pay a One-Time Integration Fee of $500 to OverDrive, in addition to the Annual Fee for the new Participating Library. The One-Time Integration Fee shall be due and payable within thirty (30) days of receipt of invoice.

6. DLR is for remote use only (outside of the Participating Library). Without the use of OverDrive Download Station software, Patrons and all other users of DLR cannot download Digital Content to any Participating Library computers or devices.

7. Each Participating Library shall include a direct hyperlink and/or logo linked to the DLR service from such Participating Library's home page and other appropriate sub-pages. Such link or logo shall be featured no less prominently than other electronic resources or services including but not limited to EBSCOhost, Recorded Books, Ingram and 3M.

8. Each Participating Library acknowledges it may incur additional license fees or costs related to MARC records, SIP or similar protocol for patron authentication. All such fees shall be at such Participating Library's own expense, and are not included in the Participation Fee.

9 Each Participating Library acknowledges that if it withdraws from this Agreement prior to the expiration of Agreement with OverDrive, all content, products, and services that have been purchased with the Participating Library's monetary and in-kind contributions to the Participating Libraries shall remain with the Consortium.

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Accepted and agreed this _____ day of _____ 2012 by:

_____

("Participating Library")

_____

_____

By (Signature): _____

Name (Print): _____

Title: _____

Please fill out the following with the appropriate contacts:

Billing Contact(s)
Name(s), email address, and billing address of contacts to receive billing:

Name: _____ Name: _____

Email: _____ Email: _____

Address: _____ Address: _____

_____ _____

ILS Change Contact(s)
Names(s) and email address of contacts allowed to request ILS changes for your library:

Name: _____ Name: _____

Email: _____ Email: _____

Collection Contact(s)
Name(s) and email address of contacts who will work on collection management:

Name: _____ Name: _____

Email: _____ Email: _____

Promotional Materials Contact(s)
Name(s) and email address of contacts to work with our Partner Services Team on promotion:

Name: _____ Name: _____

Email: _____ Email: _____

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Schedule "C"
OverDrive Participation Form - Southwest Valley Library Consortium

1. In consideration of lending digital materials, Participating Library agrees to abide by the terms and conditions of the Agreement.

2. Annual Participation Fee. Each Participating Library shall pay OverDrive an Annual Fee for joining and ongoing services provided to Participating Libraries. The Annual Fee shall include any and all services relating to use of the Application Services including the DLR System License, configuration and customization of website services, third party software licenses, hosting, bandwidth, and maintenance of the application services and staff training. The Annual Fee shall be based upon Participating Library's Legal Service Area Population as reported by the then current information available at the Institute of Museum and Library Services.

Annual Fee for 2022 - 2023

			Please check one:
Tier 1	Legal Service Area Population up to 5,000	**$1,500** per year	_____
Tier 2	Legal Service Area Population of 5,001 – 25,000	**$3,000** per year	_____
Tier 3	Legal Service Area Population of 25,001 – 50,000	**$6,000** per year	_____
Tier 4	Legal Service Area Population of 50,001 – 100,000	**$9,000** per year	_____
Tier 5	Legal Service Area Population of 100,001 – 150,000	**$12,000** per year	_____

The Annual Fee shall be due and payable within thirty (30) days of receipt of invoice.

3. Allocation of Annual Fee. The Annual Participation Fee collected during each year shall be allocated as follows: one-third towards configuration, system fees, and maintenance, and two-thirds toward selection of Content for the shared collection. At any time during this Agreement, a Participating Library may select additional Content subject to standard terms and pricing. If Participating Library selects Content in excess of the Participating Library's two-thirds Content selection allotment, OverDrive shall invoice the Participating Library at standard terms and pricing, and Participating Library shall pay OverDrive within thirty (30) days of receipt of invoice.

4. Additional Participating Libraries. Arizona Public Libraries with Legal Service Area Populations under 100,000 shall be eligible to enter into this Agreement. Before a library may be eligible to enter into this Agreement, the library must submit a completed Schedule "C" to OverDrive. Any current OverDrive customer (standalone system) shall not be eligible to enter into this Agreement. Notwithstanding the foregoing, OverDrive shall have sole discretion to approve any and all new libraries that seek to enter into this Agreement.

5. Each Participating Library shall include a direct hyperlink and/or logo linked to the DLR service from such Participating Library's home page and other appropriate sub-pages. Such link or logo shall be featured no less prominently than other electronic resources or services including but not limited to EBSCOhost, Recorded Books, Ingram and 3M.

6. Each Participating Library acknowledges it may incur additional license fees or costs related to MARC records, SIP or similar protocol for patron authentication. All such fees shall be at such Participating Library's own expense, and are not included in the Participation Fee.

7. Each Participating Library acknowledges that if it withdraws from this Agreement prior to the expiration of Agreement with OverDrive, all content, products, and services that have been purchased with the Participating Library's monetary and in-kind contributions to the Participating Libraries shall remain with the Consortium.

[Signature Page Follows]

Accepted and agreed this _____ day of _____ 202__ by:

_____

("Participating Library")
Address:_____

_____

By (Signature): _____

Name (Print): _____

Title: _____

Please fill out the following with the appropriate contacts:

Billing Contact
Name, email address, and billing address of contact to receive billing:

Name: _____

Email: _____

Address: _____

_____

Phone: _____

ILS Change Contact(s)
Names(s) and email address of contacts allowed to request ILS changes for your library:

Name: _____ Name: _____

Email: _____ Email: _____

Collection Contact(s)
Name(s) and email address of contacts who will work on collection management:

Name: _____ Name: _____

Email: _____ Email: _____

Promotional Materials Contact(s)
Name(s) and email address of contacts to work with our Partner Services Team on promotion:

Name: _____ Name: _____

Email: _____ Email: _____

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 3

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at the northwest corner of Peoria Avenue and Citrus Road; Resolution # 2023-56.

Motion:
I move to approve Resolution # 2023-56.

Background:
The Public Works Department conducted the final inspection of the public improvements for Toll at Prasada Phase 3 Peoria Avenue on or about January 6, 2023, totaling 6,827 SY (approximately 3,963 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement and storm drains. Domestic water lines are located within the Epcor water jurisdiction.

Objective Analysis:
The improvements to this property provide roadways for conveyance through the property and storm drains to convey stormwater to retention basins. This action will accept the required infrastructure. The domestic water serving the property is within Epcor water jurisdiction.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of streets and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $1,019,218.86.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-56 Accept Infra toll at prasada phase 3 peoria
2. 02 FS19-788 Toll at Prasada Peoria Ave Phase 3 - NOC-signed
3. 03 FS19-788 Inspector Sign Off Form - Conditional
4. 04 Linear Foot Verification

RESOLUTION # 2023-56

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT TOLL AT PRASADA PHASE 3 PEORIA AVENUE, GENERALLY LOCATED AT THE NORTHWEST CORNER OF PEORIA AVENUE AND CITRUS ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Map of Dedication Toll at Prasada- Peoria Avenue- Phase 3" on, June 15th, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving and drainage infrastructure. The roadway improvements and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Toll Prasada, LLC the developer of Toll at Prasada Phase 3 Peoria Avenue, dedicated to the City the Public Improvements, generally located at the northwest corner of Peoria Avenue and Citrus Road;

WHEREAS, on or about January 6th, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Toll at Prasada Phase 3– Peoria Ave

INFRASTRUCTURE TO BE ACCEPTED:

- DRAINAGE
- ROADWAY
  Asphalt/Pavement, Concrete (Curb & Gutter, Sidewalk)

VICINITY MAP

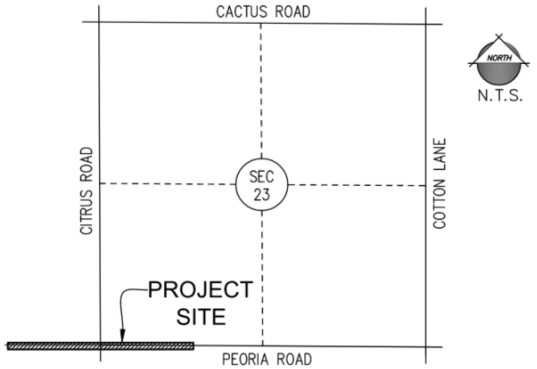




EXHIBIT B

List and Cost of Improvements

EXHIBIT B

SURPRISE
ARIZONA

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 04/26/2023

Re: TOLL AT PRASADA PH 3 - PEORIA AVE

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	$645,643.86
City Concrete	$359,550.00
City Drainage	$14,025.00
Total	**$1,019,218.86**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

March 15, 2023

Toll Brothers
8767 E Via de Ventura, #390
Scottsdale, AZ 85258

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR TOLL AT PRASADA PH 3 – PEORIA AVE – FS19-788

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City*

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,

Nuning Lemka

Nuning Lemka, P.E.
Interim City Engineer

cc: Robert Fields, PW Interim Field Engineering Supervisor
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1/6/2023 ___ Commercial ___ Commercial w/Offsite X Residential

X COMPLETION ACCEPTANCE (End of Construction) ___ FINAL ACCEPTANCE (End of Warranty)

10/18/2022 Date of Punch-List Walk 1/4/2023 Date Punch-List Completed

FS Number: FS19-788 **Permit Number(s):** E20P-0487,0484,0489,0482,0486,0485

Project Name: Toll At prasada PH 3 - Peoria Ave

Project Developer/Builder: (Name/Email, Address)

Toll Brothers AZ Construction Company

8767 E Via De Ventura 390, Scottsdale AZ 85258

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
Peoria Rd	Major	N. Darlington PWK	STA 4+28.08	1	1/2	

MATERIALS:

Asphalt: Vulcan materials Supplier 1/2 Total Lane Miles 9803 Total Square Yards

Water:	N/A	Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Sewer:	N/A	Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Storm:	18" HDPE	Size/Type	150'	Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Fire Ln:	N/A	Size/Type		Total LF		Size/Type		Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List
N/A Final Certification Letter from Engineer of Record
X Complete Geotechnical Testing Packet
N/A Sewer Pressure Testing Results
N/A Sewer Manhole Vacuum Testing Certification
N/A Sewer Manhole Insecticide Certification
N/A Sewer Videos with Operators Notes (inc. re-videos)
___ Other _____ (Specify)

N/A AOC
X Asphalt Concrete Ticket w/ Name of Contractor
X Streetlight Energize Letter
X As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: David Mobley **Date:** 1/6/2023

Civil Engineering Supervisor: David Mobley **Date:** 1/6/2023

FS Case	Project Name	Roadway	Paving Paved Dirt Road?	New Lanes (total) (total incl	New Bike Lane	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement) (ft)	Pavement Area (ft^2)	Pavement Area (SY)
19-788	Toll at Prasada Phase 3 Peoria Ave	W. Peoria Avenue	N	1	0	0	3963.9	0.75	0.75	0.75	15.5	61,440	6,827
						Total	3963.9					Total	6,827

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 3

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements west of Cotton Lane between Peoria Avenue and Cactus Road; Resolution # 2023-55.

Motion:
I move to approve Resolution #2023-55.

Background:
The Public Works Department conducted the final inspection of the public improvements for Toll at Prasada Unit N Phase 1 on or about January 6, 2023, totaling 3,269 LF and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes wastewater lines only. Domestic water lines are located within the Epcor water jurisdiction.

Objective Analysis:
The improvements to this property provide sewer lines to convey wastewater from the property to the city's public system. This action will accept the required infrastructure. The domestic water serving the property is within Epcor water jurisdiction.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of sewer infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $308,160.50.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the city's Wastewater Operations Fund. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-55 Accept Infrast Unit N Ph 1
2. 02 FS20-586 TOLL AT PRASADA UNIT N PHASE 1 - NOC LETTER
3. 03 FS20-586 Insector Project Sign Off Form - Conditional
4. 04 Linear Foot Verification

RESOLUTION # 2023-55

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT TOLL AT PRASADA UNIT N PHASE 1 GENERALLY LOCATED AT WEST OF COTTON LANE BETWEEN PEORIA AVENUE AND CACTUS ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Final Re-Plat Toll at Prasada Unit N- Phase 1" on, April 20th, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including sewer lines. The sewer lines are all collectively referred to as "Public Improvements";

WHEREAS, Toll Prasada, LLC the developer of Toll at Prasada Unit N Phase 1, dedicated to the City the Public Improvements, generally located west of Cotton Lane between Peoria Avenue and Cactus Road;

WHEREAS, on or about January 6th, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

[SIGNATURES ON THE FOLLOWING PAGE]

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

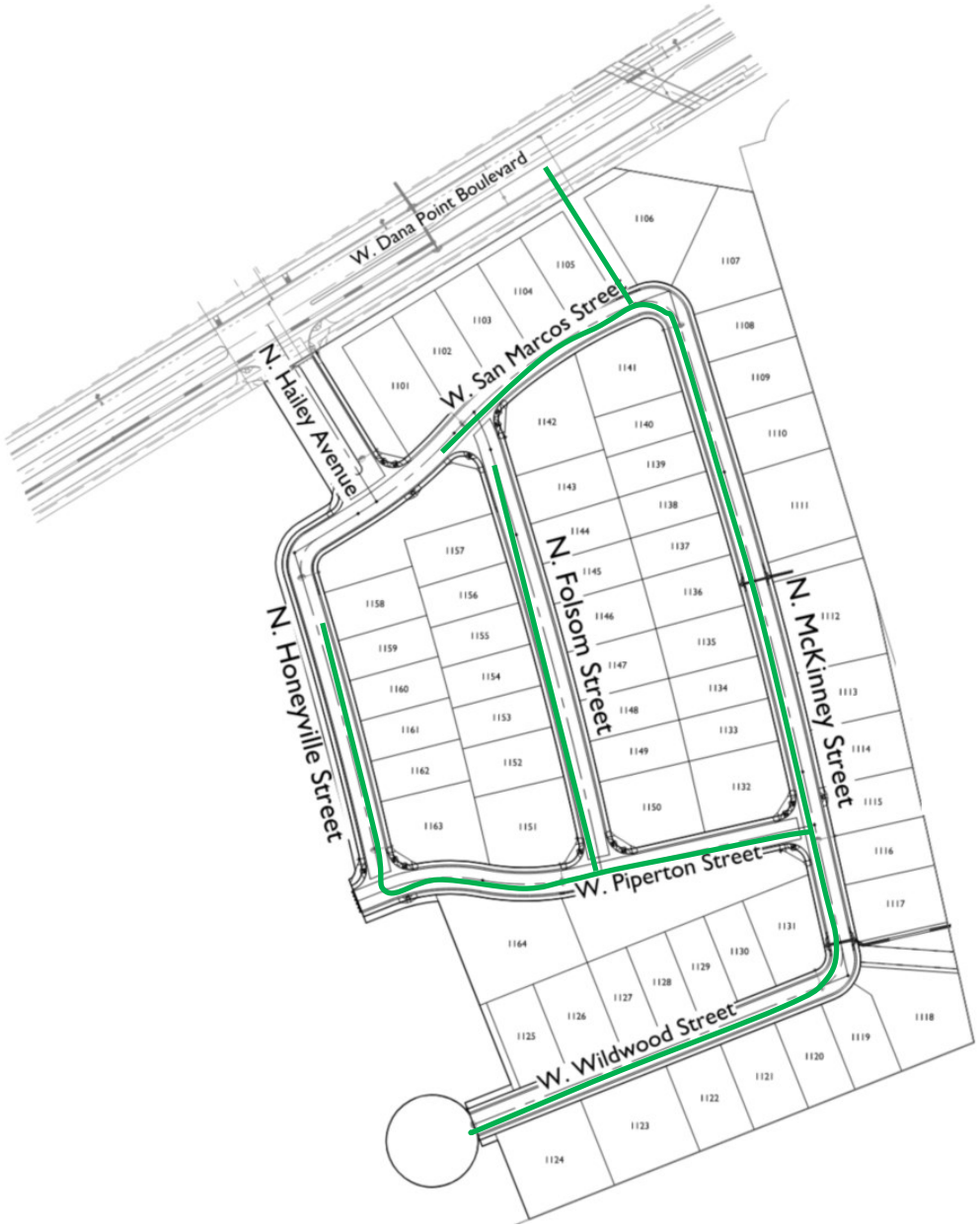
Map of Infrastructure

EXHIBIT A

Toll at Prasada Unit N Phase 1

INFRASTRUCTURE TO BE ACCEPTED:

SEWER



VICINITY MAP

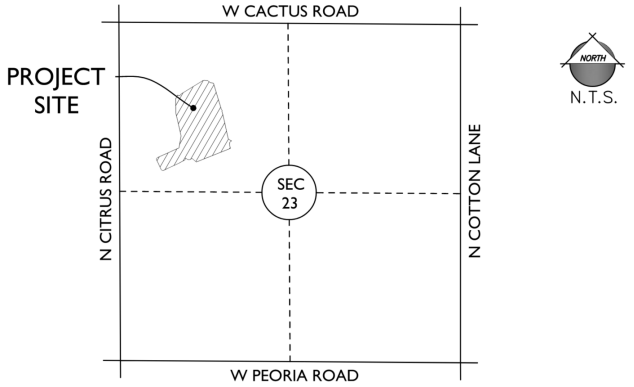


EXHIBIT B

List and Cost of Improvements

EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 04/26/2023

Re: TOLL AT PRASADA - UNIT N - PHASE 1

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Sewer	$308,160.50
Total	**$308,160.50**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

February 6, 2023

Toll Brothers
8767 E Via de Ventura, #390
Scottsdale, AZ 85258

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR TOLL AT PRASADA UNIT N PHASE 1 – FINAL PLAT – FS20-586

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City*

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled, and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,

Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1/6/2023 ____ Commercial ____ Commercial w/Offsite X Residential

X COMPLETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

10/04/2022 Date of Punch-List Walk 12/19/2022 Date Punch-List Completed

FS Number: FS20-586 **Permit Number(s):** E21P-0123,0124,0125,0128,0129,0130

Project Name: Toll at Prasada Unit N

Project Developer/Builder: (Name/Email, Address)

Toll Brothers AZ Construction Company

8767 E Via De Ventura 390, Scottsdale AZ 85258

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
N/A						

MATERIALS:

Asphalt: N/A Supplier ____ Total Lane Miles ____ Total Square Yards

Water:	8" PVC	Size/Type	3518'	Total LF		Size/Type	____	Total LF
	____	Size/Type	____	Total LF		Size/Type	____	Total LF
Sewer:	8"PVC	Size/Type	3269'	Total LF		Size/Type	____	Total LF
	____	Size/Type	____	Total LF		Size/Type	____	Total LF
Storm:	N/A	Size/Type	____	Total LF		Size/Type	____	Total LF
	____	Size/Type	____	Total LF		Size/Type	____	Total LF
Fire Ln:	N/A	Size/Type	____	Total LF		Size/Type	____	Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List
N/A Final Certification Letter from Engineer of Record
X Complete Geotechnical Testing Packet
X Sewer Pressure Testing Results
X Sewer Manhole Vacuum Testing Certification
X Sewer Manhole Insecticide Certification
X Sewer Videos with Operators Notes (inc. re-videos)
____ Other ____ (Specify)

X AOC
N/A Asphalt Concrete Ticket w/ Name of Contractor
N/A Streetlight Energize Letter
X As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: David Mobley **Date:** 1/6/2023

Civil Engineering Supervisor: David Mobley **Date:** 1/6/2023

& EPCOR STD. DET. 350-1 & 100-3

SEWER NOTES

2

1A	8" PVC (SDR 35) SEWER LINE. TRENCH BACKFILL PER MAG STD DTL 200-1	3269	LF
2A	4' DIA SEWER MANHOLE MAG STD DTLS 420-1. 24" FRAME & COVER PER COS STD DTL 7-01	8	EA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 3

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements west of Cotton Lane between Peoria Avenue and Cactus Road; Resolution # 2023-53.

Motion:
I move to approve Resolution #2023-53.

Background:
The Public Works Department conducted the final inspection of the public improvements for Toll at Prasada Unit Q Phase 2 on or about January 6, 2023, totaling 2,286 LF and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes wastewater lines only. Domestic water lines are located within the Epcor water jurisdiction.

Objective Analysis:
The improvements to this property provide sewer lines to convey wastewater from the property to the city's public system. This action will accept the required infrastructure. The domestic water serving the property is within Epcor water jurisdiction.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of sewer infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $211,249.70.

Budget Impact:
Funding for the infrastructure maintenance now and in the future will be supported from the city's

Wastewater Operations Fund. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-53 Accept Infras Toll Prasada Unit Q
2. 02 FS21-186 TOLL AT PRASADA UNIT Q PHASE 2 - NOC LETTER
3. 03 FS21-186 Inspector Project Sign Off Form
4. 04 Linear Foot Verification

RESOLUTION # 2023-53

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT TOLL AT PRASADA UNIT Q PHASE 2 FINAL PLAT, GENERALLY LOCATED AT WEST OF COTTON LANE BETWEEN PEORIA AVENUE AND CACTUS ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Final Re-Plat Toll at Prasada Unit Q- Phase 2" on, September 7, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including sewer lines. The sewer lines are all collectively referred to as "Public Improvements";

WHEREAS, Toll Prasada, LLC the developer of Toll at Prasada Unit Q Phase 2, dedicated to the City the Public Improvements, generally located at west of Cotton Lane between Peoria Avenue and Cactus Road;

WHEREAS, on or about January 6th, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

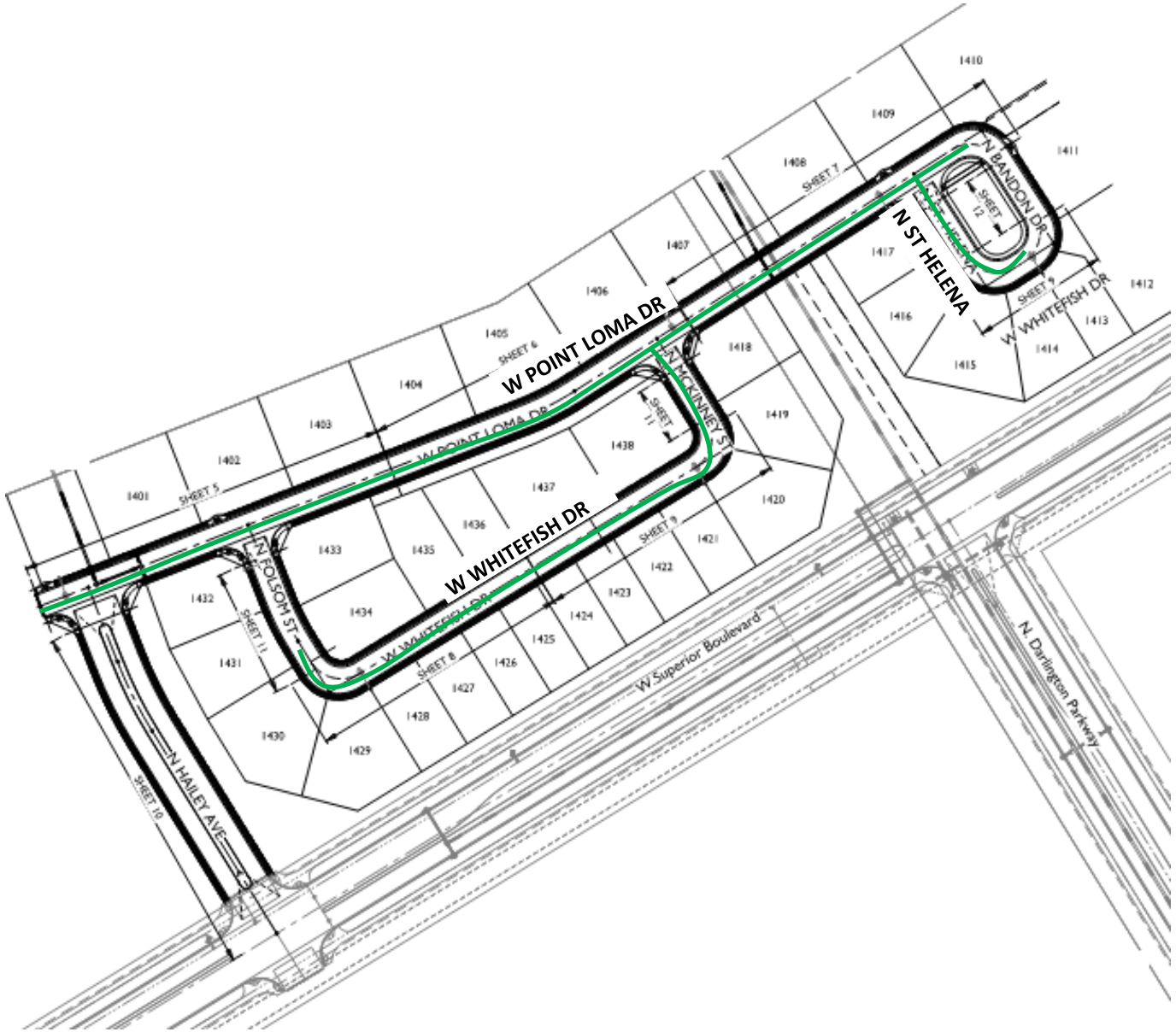
Map of Infrastructure

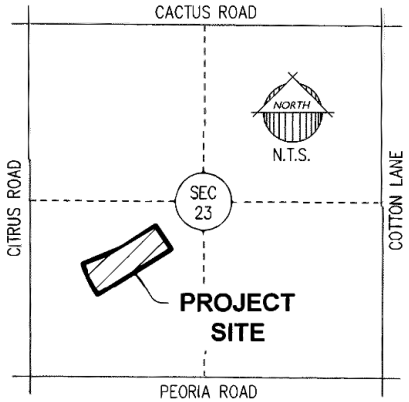
EXHIBIT A

TOLL AT PRASADA UNIT Q PHASE 2

INFRASTRUCTURE TO BE ACCEPTED:

SEWER





VICINITY MAP

EXHIBIT B

List and Cost of Improvements

EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 04/24/2023

Re: TOLL AT PRASADA UNIT Q PHASE 2 - FINAL PLAT

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Sewer	$211,249.70
Total	**$211,249.70**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

February 6, 2023

Toll Brothers
8767 E Via de Ventura, #390
Scottsdale, AZ 85258

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR TOLL AT PRASADA UNIT Q PHASE 2 – FINAL PLAT – FS21-186

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City*

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled, and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,

Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1/6/2023 ___ Commercial ___ Commercial w/Offsite X Residential

X COMPLETION ACCEPTANCE (End of Construction) ___ FINAL ACCEPTANCE (End of Warranty)

10/12/2022 Date of Punch-List Walk 12/19/2022 Date Punch-List Completed

FS Number: FS21-186 **Permit Number(s):** E21P-0744,0742,0738,0740,0743,0739

Project Name: Toll at Prasada Unit Q Phase 2

Project Developer/Builder: (Name/Email, Address)

Toll Brothers AZ Construction Company

8767 E Via De Ventura 390, Scottsdale AZ 85258

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
N/A						

MATERIALS:

Asphalt: N/A Supplier ___ Total Lane Miles ___ Total Square Yards

Water:	8" PVC	Size/Type	3003'	Total LF		Size/Type	___	Total LF
	___	Size/Type	___	Total LF	___	Size/Type	___	Total LF
Sewer:	8"PVC	Size/Type	2286'	Total LF	___	Size/Type	___	Total LF
	___	Size/Type	___	Total LF	___	Size/Type	___	Total LF
Storm:	18" RGRCP	Size/Type	65'	Total LF	24" HDPE	Size/Type	255'	Total LF
	___	Size/Type	___	Total LF	___	Size/Type	___	Total LF
Fire Ln:	N/A	Size/Type	___	Total LF	___	Size/Type	___	Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List
N/A Final Certification Letter from Engineer of Record
X Complete Geotechnical Testing Packet
X Sewer Pressure Testing Results
X Sewer Manhole Vacuum Testing Certification
X Sewer Manhole Insecticide Certification
X Sewer Videos with Operators Notes (inc. re-videos)
___ Other ___ (Specify)

X AOC
N/A Asphalt Concrete Ticket w/ Name of Contractor
N/A Streetlight Energize Letter
X As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: David Mobley **Date:** 1/6/2023

Civil Engineering Supervisor: David Mobley **Date:** 1/6/2023

18	INSTALL 6" DIP CL 350 PER EPCOR STANDARD DETAIL 100-3	108	LF

SEWER NOTES

1A	8" PVC (SDR 35) SEWER LINE. TRENCH BACKFILL PER MAG STD DTL 200-1	2286	LF

2B	5' DIA SEWER MANHOLE MAG STD DTLS 420-1. 30" FRAME &	16	EA

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at 158th Avenue and Sand Hills Road; Resolution # 2023-58.

Motion:
I move to approve Resolution #2023-58.

Background:
The Public Works Department conducted the final inspection of the public improvements to San Ysidro Waterline Extension on or about November 14, 2022 to the total of 317 LF and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes water line only.

Objective Analysis:
The improvements to this property provide water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of water infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $35,610.90.

Budget Impact:
Funding for the infrastructure maintenance now and in the future will be supported by the city's Water Operations Fund. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-58 Accept Infra san ysidro
2. 02 FS21-195 SAN YSIDRO WATERLINE EXT - NOC LETTER
3. 03 Inspector Project Sign Off form
4. 04 Water Linear Foot Verification

RESOLUTION # 2023-58

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT SAN YSIDRO WATERLINE EXTENSION, GENERALLY LOCATED AT 158TH AVENUE AND SAND HILLS ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Final Plat Fulton Homes Escalante- Parcel 7" on, September 1st, 2020;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including water lines. The water lines are all collectively referred to as "Public Improvements";

WHEREAS, Fulton Homes of Arizona the developer of Fulton Homes Escalante Parcel 7, dedicated to the City the Public Improvements, generally located at 158th Avenue and Sand Hills Road;

WHEREAS, on or about November 14th, 2022, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

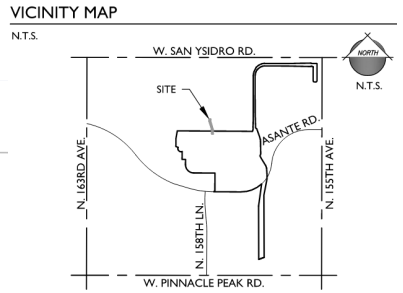
Map of Infrastructure

EXHIBIT A

San Ysidro Water Extension

INFRASTRUCTURE TO BE ACCEPTED:

WATER



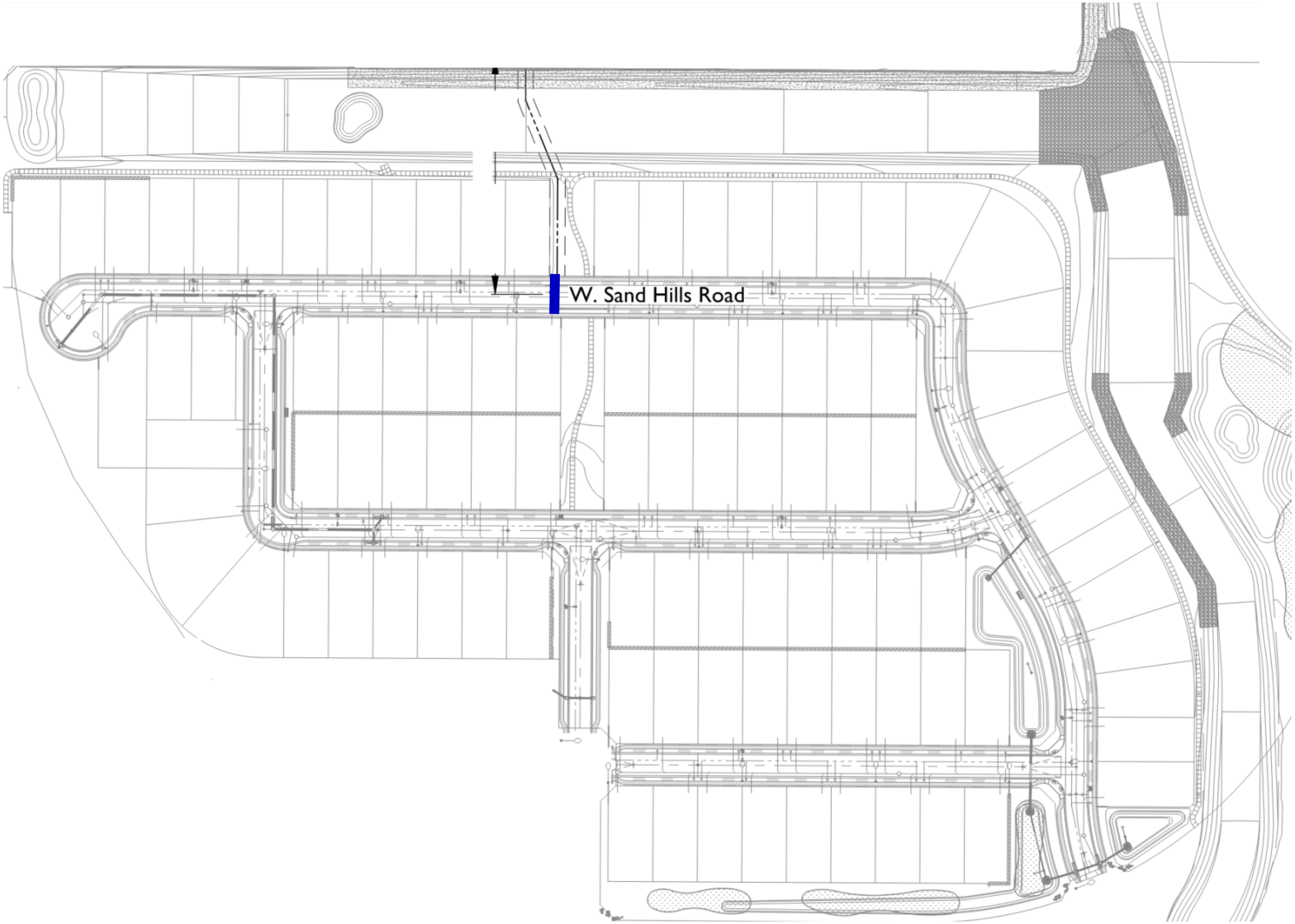


EXHIBIT B

List and Cost of Improvements

EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 04/27/2023

Re: SAN YSIDRO WATERLINE EXT

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Water	$35,610.90
Total	**$35,610.90**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

December 1, 2022

KAX Group LLC
9290 E Thompson Peak Pkwy
Unit 227
Scottsdale, AZ 85255

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR CIVIL ONLY – SAN YSIDRO WATERLINE EXTENSION – FS21-195

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,

Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 6/29/2022 ___ Commercial ___ Commercial w/Offsite X Residential

X COMPLETION ACCEPTANCE (End of Construction) ___ FINAL ACCEPTANCE (End of Warranty)

4/7//2022 Date of Punch-List Walk 4/7/2022 Date Punch-List Completed

FS Number: FS21-195 **Permit Number(s):** E21P-0529

Project Name: San Ysidro Waterline Extension

Project Developer/Builder: (Name/Email, Address)

Kent Xander (kxander@kaxgroup.com)

9290 E Thomson Peak PKWY 227, Scottsdale AZ 85225

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features

MATERIALS:

Asphalt: N/A Supplier ___ Total Lane Miles ___ Total Square Yards

Water:	8" PVC C-900	Size/Type 149	Total LF	8" DIP	Size/Type 168	Total LF
	___	Size/Type ___	Total LF	___	Size/Type ___	Total LF
Sewer:	___	Size/Type ___	Total LF	___	Size/Type ___	Total LF
	___	Size/Type ___	Total LF	___	Size/Type ___	Total LF
Storm:	___	Size/Type ___	Total LF	___	Size/Type ___	Total LF
	___	Size/Type ___	Total LF	___	Size/Type ___	Total LF
Fire Ln:	N/A	Size/Type ___	Total LF	___	Size/Type ___	Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List
N/A Final Certification Letter from Engineer of Record
N/A Complete Geotechnical Testing Packet
N/A Sewer Pressure Testing Results
N/A Sewer Manhole Vacuum Testing Certification
N/A Sewer Manhole Insecticide Certification
N/A Sewer Videos with Operators Notes (inc. re-videos)
___ Other ___ (Specify)

X AOC
N/A Asphalt Concrete Ticket w/ Name of Contractor
N/A Streetlight Energize Letter
X As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: Jon DeLeon **Date:** 10/26/22

Civil Engineering Supervisor: [signature] **Date:** 11/14/22

CONSTRUCTION NOTES

	WATER NOTES	PHASE 1	PHASE 2	
1	8" PVC C-900 WATER LINE & TRENCH PER MAG STD DTL 200-1, AND C.O.S. DTL. 6-25 36" MIN COVER	~~151~~ 149AB		LF
6	WATER LINE FITTING PER MAG 303-1, 303-2, & MAG SPEC 610			NPI
7	8" WATER VALVE PER MAG 391-1 TYPE 'C' & 392 WITH APPROVED SIGMA VALVE COVER PER DTL. ON SHEET 2 OR APPROVED EQUAL	3 AB		EA
20	8" DIP WATER LINE & TRENCH PER MAG STD DTL 200-1, AND C.O.S. DTL. 6-25 36" MIN COVER		~~165~~ 168AB	LF
24	CAP WATER LINE	~~1~~ 0AB		EA
27	CURB STOP WITH FLUSHING PIPE PER MAG STD DTL 390, TYPE B		AB1	EA
30	VERTICAL REALIGNMENT OF WATER MAIN PER M.A.G. 370 & 381 SEE DETAIL ON SHEET 2		~~2~~ 1AB	EA
32	REMOVE PIPE PLUG & CONNECT TO EXISTING WATER LINE			NPI

~~317~~ LF

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at west Dynamite Boulevard and north 175th Lane; Resolution # 2023-63.

Motion:
I move to approve Resolution #2023-63.

Background:
The Public Works Department conducted the final inspection of the public improvements for Desert Oasis Phase 2 of 175th Lane on or about west of Dynamite Boulevard and North 175th Lane, totaling 4,400 SY (approximately 761 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, water lines, and storm drains.

Objective Analysis:
The improvements to this property provide access and conveyance to the property, storm drains to convey wastewater to retention basins, and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of streets, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $501,145.85.

Budget Impact:
Funding for the infrastructure maintenance now and in the future will be supported from the city's

HURF, Water Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-63 Accept Infra DO ph2 175th
2. 02 FS20-316 DESERT OASIS PHASE 2 175 LN-NOC LETTER
3. 03 FS20-316 Inspector Project Sign Off Form - Completion03022023131714
4. 04 Linear Foot Verification

RESOLUTION # 2023-63

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT DESERT OASIS PHASE 2 175TH LANE, GENERALLY LOCATED AT WEST DYNAMITE BOULEVARD AND NORTH 175TH LANE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Map of Dedication for Desert Oasis Phases 2 & 3" on, February 16th, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed water lines and drainage infrastructure. The roadway improvements, water lines, and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Metro Oasis, LLLP the developer of Desert Oasis Phase 2 175th Lane, dedicated to the City the Public Improvements, generally located at west Dynamite Boulevard and north 175th Lane;

WHEREAS, on or about January 17th, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

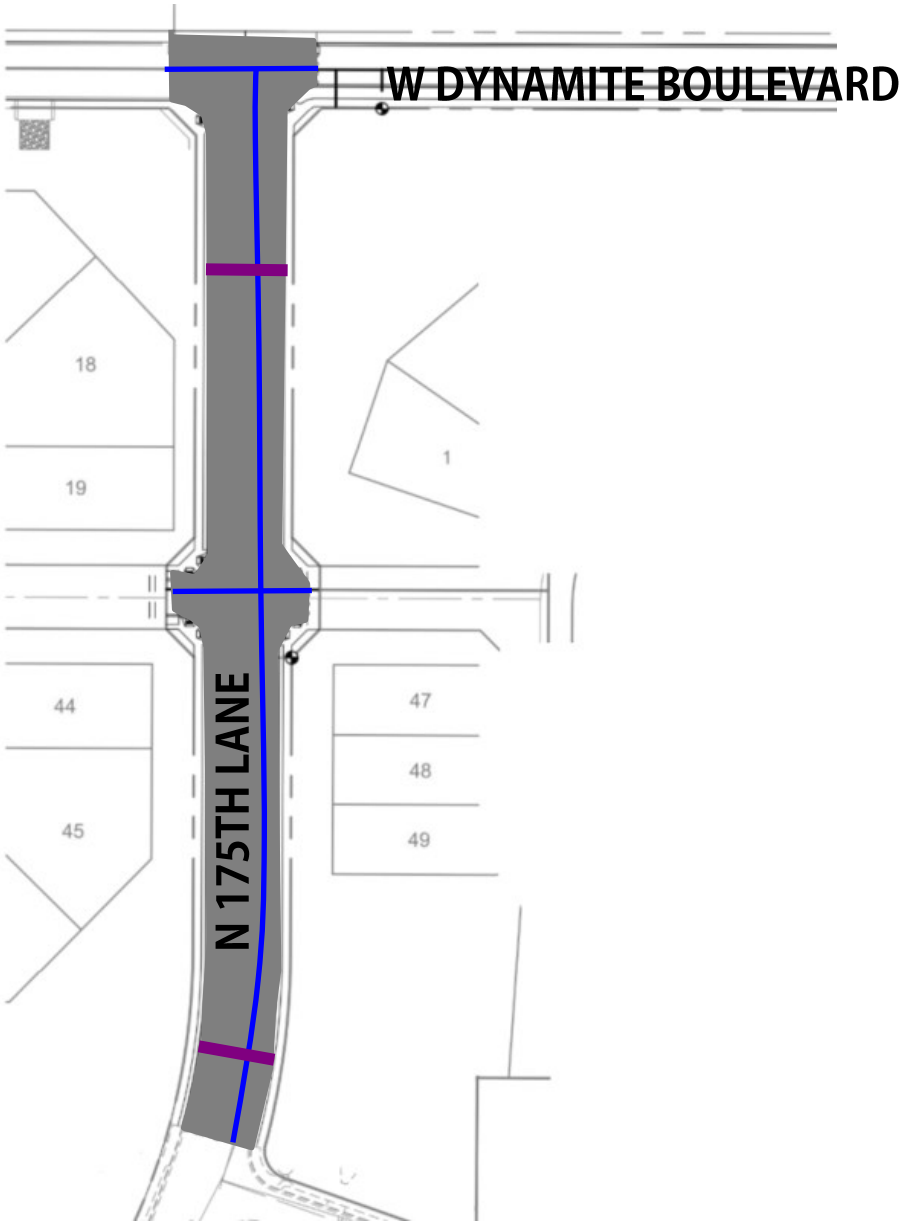
Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

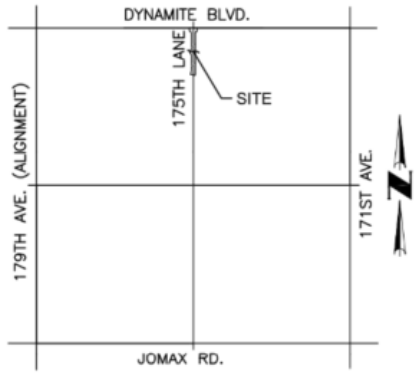
EXHIBIT A

Desert Oasis Phase 2 175th Lane



INFRASTRUCTURE TO BE ACCEPTED:

- WATER
- DRAINAGE
- ROADWAY
  Asphalt/Pavement, Concrete (Curb & Gutter, Sidewalk)



VICINITY MAP
(NOT-TO-SCALE)

EXHIBIT B

List and Cost of Improvements

EXHIBIT B

SURPRISE
ARIZONA

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 05/05/23

Re: DESERT OASIS PHSE 2 175 LN

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	$151,082.50
City Concrete	$216,581.09
City Water	$91,529.05
City Drainage	$41,953.21
Total	**$501,145.85**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

March 2, 2023

Otago Development, Inc.
1048 N. 44th Street, Suite 150
Phoenix, AZ 85008

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR DESERT OASIS PHASE 2 175 LN – FS20-316

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City*

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,

Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
Robert Fields, Interim PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPOECTIONS

Date Submitted: 1/6/2023 ____ Commercial ____ Commercial w/Offsite XX Residential

XX COMP[LETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

6/17/2022 Date of Punch-list Walk 8/29/2022 Date Punch-list Completed

FS Number: FS20-316 Permit Number(s): E20P-1104; 1105; 1106; 1107; 1108; 1109; 1110; E21P-0135

Project Name: Desert Oasis Phase 2 175th Lane

Project Developer/Builder: (Name/Email, Address)

Jason Meyers Otago Development

1048 N 44 ST 207, PHOENIX AZ 85008

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
N 175th Lane	Local	STA 9+97.57	W Dynamite Blvd	2	1/4	Median

MATERIALS:

Asphalt: Southwest Asphalt Supplier 0.5 Total Lane Miles 2,452 Total Square Yards

Water:	12" DIP	Size/Type	742	Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Sewer:		Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Storm:	18" RGRCP IV	Size/Type	52	Total LF	18" HDPE	Size/Type	22	Total LF
	36" RGRCP	Size/Type	176	Total LF		Size/Type		Total LF
Fire Ln:	N/A	Size/Type		Total LF		Size/Type		Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List
N/A Final Certification Letter from Engineer of Record
XX Complete Geotechnical Testing Packet
N/A Sewer Pressure Testing Results
N/A Sewer Manhole Vacuum Testing Certification
N/A Sewer Manhole Insecticide Certification
N/A Sewer Videos with Operators Notes (inc. re-videos)
N/A Other ____ (Specify)

XX AOC
XX Asphalt Concrete Ticket w/Name of Contractor
XX Streetlight Energize Letter
XX As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: Jose Belman Date: 1/6/2023

Civil Engiineering Supervisor: [signature] Date: 1/17/23

FS Case	Project Name	Roadway	Paving Paved Dirt Road?	New Lanes (total) (total incl	New Bike Lane	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement) (ft)	Pavement Area (ft^2)	Pavement Area (SY)
20-316	Desert Oasis Phase 2 175th Ln	N. 175th Lane	N	2	2	10	761.5	0.14	0.25	0.29	52.0	39,598	4,400
						Total	761.5					Total	4,400

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at west Dynamite Boulevard and north 175th Lane; Resolution #2023-64.

Motion:
I move to approve Resolution #2023-64.

Background:
The Public Works Department conducted the final inspection of the public improvements for Desert Oasis Phase 2 Parcel L-12A on or about January 17, 2023, totaling 12,092 SY (approximately 4,030 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drains, water lines, and wastewater lines.

Objective Analysis:
The improvements to this property provide roadways for conveyance through the property, storm drains to convey stormwater to retention basins, water lines to convey domestic water to the property, and sewer lines to convey wastewater from the property to the city's public system. This action will accept the required infrastructure.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $1,741,067.94.

Budget Impact:
Funding for the infrastructure maintenance now and in the future will be supported from the city's

HURF, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-64 Accept Infra DO Phs 2 Pcl 12A
2. 02 FS20-319 DO Ph2 Parcel L12A NOC Letter-Signed
3. 03 FS20-319 Inspector Project Sign Off form-Conditional
4. 04 Linear Foot Verification

RESOLUTION # 2023-64

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT DESERT OASIS PHASE 2 PARCEL L-12A, GENERALLY LOCATED AT WEST DYNAMITE BOULEVARD AND NORTH 175TH LANE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Final Plat Desert Oasis Phase 2- Parcel L-12A" on, January 19th, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed water lines, sewer lines, and drainage infrastructure. The roadway improvements, sewer lines, water lines and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, Meritage Homes of Arizona, INC. the developer of Desert Oasis Phase 2 Parcel L-12A, dedicated to the City the Public Improvements, generally located at west Dynamite Boulevard and north 175th Lane;

WHEREAS, on or about January 17th, 2023, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

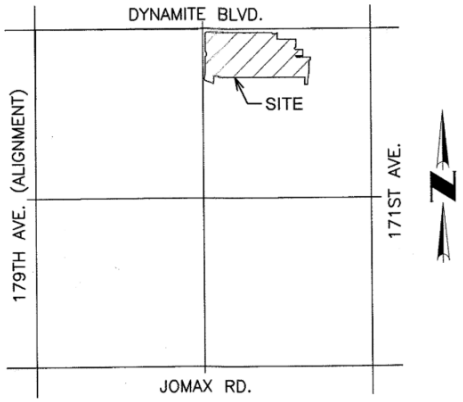
Exhibit A

Map of Infrastructure

EXHIBIT A

Desert Oasis Phase 2

Parcel L-12A



INFRASTRUCTURE TO BE ACCEPTED:

- SEWER
- WATER
- DRAINAGE
- ROADWAY
  Asphalt/Pavement, Concrete (Curb &

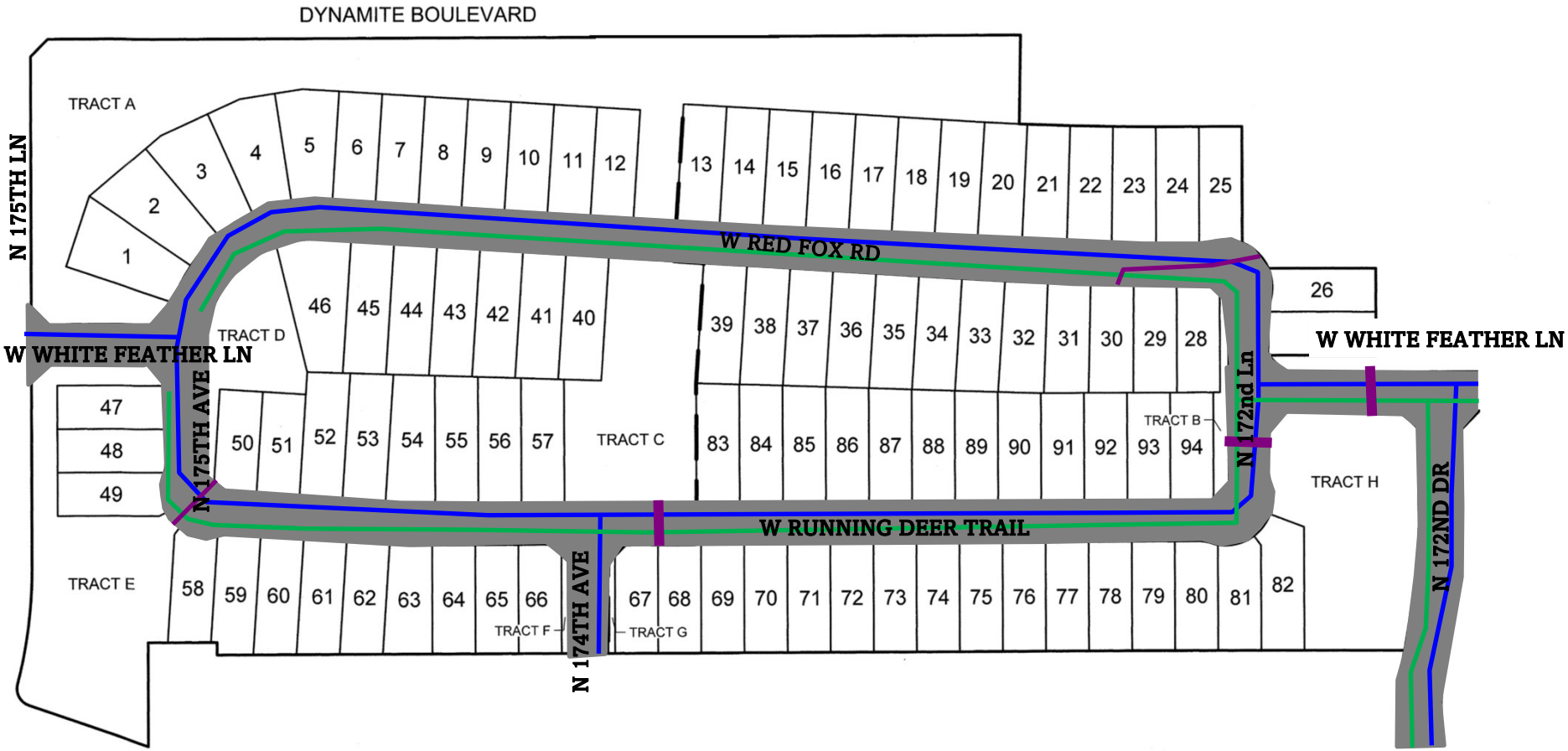


EXHIBIT B

List and Cost of Improvements

EXHIBIT B

SURPRISE
ARIZONA

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 05/05/2023

Re: DESERT OASIS PHASE 2 PARCEL L-12A - Final Plat

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	$377,526.25
City Concrete	$581,459.50
City Sewer	$356,410.00
City Water	$374,049.19
City Drainage	$51,623.00
Total	**$1,741,067.94**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

March 31, 2023

Otago Development, Inc.
1048 N. 44th St., Suite 150
Phoenix, AZ 85008

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR DESERT OASIS PHASE 2 PARCEL L12A – FINAL PLAT – FS20-319

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City*

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,

Nuning Lemka, P.E.
City Engineer

cc: Robert Fields, PW Field Engineering Supervisor
Amanda Correia, Finance
Michael Boule, Water Resource Management
John McFarland, PW Streets Manager
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPOECTIONS

Date Submitted: 1/6/2023 ____ Commercial ____ Commercial w/Offsite XX Residential

XX COMP[LETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

7/6/2022 Date of Punch-list Walk 11/9/2022 Date Punch-list Completed

FS Number: FS20-319 Permit Number(s): E20P-1115; 1116; 1117; 1118; 1119; 1120; 1121; 1122; 1123

Project Name: Desert Oasis Phase 2 Parcel L-12A

Project Developer/Builder: (Name/Email, Address)

Jason Meyers - Otago Development Inc

1048 N 44 ST 207, PHOENIX AZ 85008

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
N 172nd Drive	Local	STA 9+96.87	W White Feather Lane	2	1/4	N/A
W White Feather Lane	Local	STA12+67	N 172nd Lane	2	1/4	N/A
N 172nd Lane	Local	W Running Deer Trail	W Red Fox Road	2	1/4	N/A
W Running Deer Trail	Local	N 172nd Lane	N 175th Avenue	2	1/4	N/A
W Red Fox Road	Local	N 172nd Lane	N 175th Avenue	2	1/4	N/A

MATERIALS:

Asphalt:	Southwest Materials	Supplier	4	Total Lane Miles	10,700	Total Square Yards		
Water:	8" C-900	Size/Type	5,600	Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Sewer:	8" SDR-35	Size/Type	2,699	Total LF	8" SDR-26	Size/Type	805	Total LF
		Size/Type		Total LF		Size/Type		Total LF
Storm:	18" RGRCP IV	Size/Type	148	Total LF	24" RGRCP IV	Size/Type	52	Total LF
	30" RGRCP IV	Size/Type	67	Total LF	30" RGRCP V	Size/Type	118	Total LF
Fire Ln:	N/A	Size/Type		Total LF		Size/Type		Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List
N/A Final Certification Letter from Engineer of Record
XX Complete Geotechnical Testing Packet
XX Sewer Pressure Testing Results
XX Sewer Manhole Vacuum Testing Certification
XX Sewer Manhole Insecticide Certification
XX Sewer Videos with Operators Notes (inc. re-videos)
XX Other

XX AOC
XX Asphalt Concrete Ticket w/Name of Contractor
XX Streetlight Energize Letter
XX As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

(Specify)

APPROVAL:

Civil Inspector: Jose Belman Date: 1/6/2023

Civil Engiineering Supervisor: [signature] Date: 1/17/23

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPOECTIONS

Date Submitted: 1/6/2023 ____ Commercial ____ Commercial w/Offsite XX Residential

XX COMP[LETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

7/6/2022 Date of Punch-list Walk 11/9/2022 Date Punch-list Completed

FS Number: FS20-319 Permit Number(s): E20P-1115; 1116; 1117; 1118; 1119; 1120; 1121; 1122; 1123

Project Name: Desert Oasis Phase 2 Parcel L-12A

Project Developer/Builder: (Name/Email, Address)

Jason Meyers - Otago Development Inc

1048 N 44 ST 207, PHOENIX AZ 85008

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
N 174TH Avenue	Local	STA 10+00	W Running Deer Trail	2	1/4	N/A
N 175th Avenue	Local	W Running Deer Trail	W Red Fox Road	2	1/4	N/A
W White Feather Lane	Local	N 175th Avenue	N 175th Lane	2	1/4	N/A

MATERIALS:

Asphalt: ____ Supplier ____ Total Lane Miles ____ Total Square Yards

Water:	____	Size/Type	____	Total LF	____	Size/Type	____ Total LF
	____	Size/Type	____	Total LF	____	Size/Type	____ Total LF
Sewer:	____	Size/Type	____	Total LF	____	Size/Type	____ Total LF
	____	Size/Type	____	Total LF	____	Size/Type	____ Total LF
Storm:	18" HDPE	Size/Type	20	Total LF	24" HDPE	Size/Type	67 Total LF
	24" HDPE	Size/Type	90	Total LF	____	Size/Type	____ Total LF
Fire Ln:	____	Size/Type	____	Total LF	____	Size/Type	____ Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List
N/A Final Certification Letter from Engineer of Record
XX Complete Geotechnical Testing Packet
XX Sewer Pressure Testing Results
XX Sewer Manhole Vacuum Testing Certification
XX Sewer Manhole Insecticide Certification
XX Sewer Videos with Operators Notes (inc. re-videos)
XX Other ____ (Specify)

XX AOC
XX Asphalt Concrete Ticket w/Name of Contractor
XX Streetlight Energize Letter
XX As built Documents (PDF copy on CD)
N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: Jose Belman Date: 1/6/2023

Civil Engiineering Supervisor: [signature] Date: 1/17/23

FS Case	Project Name	Roadway	Paving Paved Dirt Road?	New Lanes (total) (total inc	New Bike Lan	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement)	Pavement Area (ft²	Pavement Area (S
20-319	Desert Oasis Phase 2 Parcel L12A	W. White Feather Lane	N	2	0	0	210.5	0.04	0.25	0.08	27.0	5,684	632
20-319	Desert Oasis Phase 2 Parcel L12A	N. 175th Avenue	N	2	0	0	321.7	0.06	0.25	0.12	27.0	8,686	965
20-319	Desert Oasis Phase 2 Parcel L12A	W. Red Fox Road	N	2	0	0	1168.2	0.22	0.25	0.44	27.0	31,541	3,505
20-319	Desert Oasis Phase 2 Parcel L12A	W. Running Deer Trail	N	2	0	0	1224.1	0.23	0.25	0.46	27.0	33,051	3,672
20-319	Desert Oasis Phase 2 Parcel L12A	N. 174th Avenue	N	2	0	0	149.4	0.03	0.25	0.06	27.0	4,034	448
20-319	Desert Oasis Phase 2 Parcel L12A	N. 172nd Lane	N	2	0	0	279.2	0.05	0.25	0.11	27.0	7,538	838
20-319	Desert Oasis Phase 2 Parcel L12A	W. White Feather Lane	N	2	0	0	271.6	0.05	0.25	0.10	27.0	7,333	815
20-319	Desert Oasis Phase 2 Parcel L12A	N. 172nd Drive	N	2	0	0	406.0	0.08	0.25	0.15	27.0	10,962	1,218
						Total	4030.7					Total	12,092

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at west Dynamite Boulevard and north 171st Avenue; Resolution #2023-65.

Motion:
I move to approve Resolution #2023-65.

Background:
The Public Works Department conducted the final inspection of the public improvements for Desert Oasis Phase 2 Parcel L-12B on or about December 15, 2022, totaling 110,030 SY (approximately 4,075 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drain, water line, and wastewater lines.

Objective Analysis:
The improvements to this property provide roadways for conveyance through the property, storm drains to convey stormwater to retention basins, water lines to convey domestic water to the property, and sewer lines to convey wastewater from the property to the city's public system. This action will accept the required infrastructure.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $1,805,805.95.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported by the city's HURF, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future years' budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2023-65 Accept Infra-DO ph2 pcl 12b
2. 02 FS20-321 DESERT OASIS PH 2 PAR L12B - NOC LTR
3. 03 FS20-321 Inspector sign off form
4. 04 Linear Foot Verification

RESOLUTION # 2023-65

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT DESERT OASIS PHASE 2 PARCEL L- 12B, GENERALLY LOCATED AT WEST DYNAMITE BOULEVARD AND NORTH 171ST AVENUE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Final Plat for Desert Oasis Phase 2- Parcel L-12B" on, January 19th, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed water lines, sewer lines, and drainage infrastructure. The roadway improvements, sewer lines, water lines and drainage infrastructure are all collectively referred to as "Public Improvements";

WHEREAS, KB Home Phoenix the developer of Desert Oasis Phase 2 Parcel L-12B, dedicated to the City the Public Improvements, generally located at west Dynamite Boulevard and north 171st Avenue;

WHEREAS, on or about December 15th, 2022, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

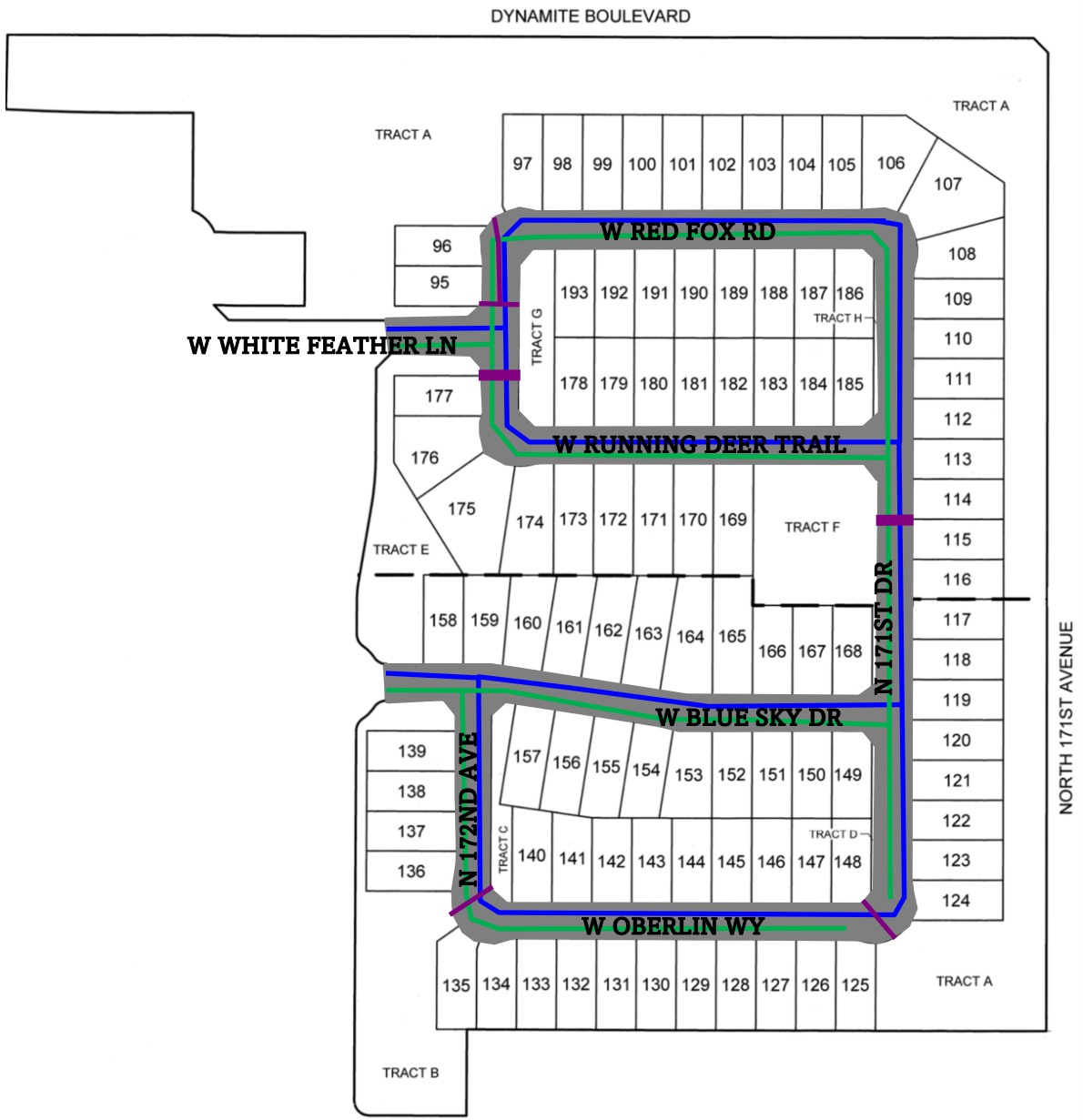
Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

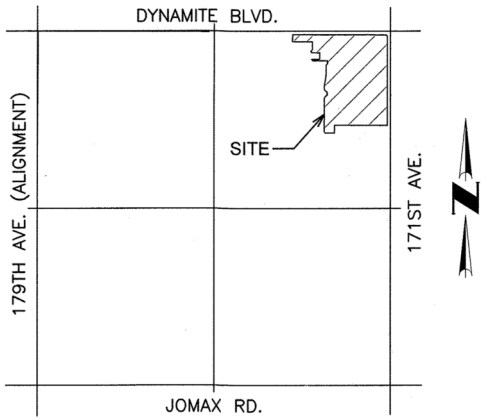
EXHIBIT A

Desert Oasis Phase 2 Parcel L-12B



INFRASTRUCTURE TO BE ACCEPTED:

- SEWER
- WATER
- DRAINAGE
- ROADWAY
  Asphalt/Pavement, Concrete (Curb & Gutter, Sidewalk)



VICINITY MAP
(NOT-TO-SCALE)

EXHIBIT B

List and Cost of Improvements

EXHIBIT B

SURPRISE
ARIZONA

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 05/05/2023

Re: DESERT OASIS PHASE 2 PARCEL L12B -FINAL PLAT

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	$373,525.02
City Concrete	$637,243.00
City Sewer	$387,794.07
City Water	$354,580.86
City Drainage	$52,663.00
Total	**$1,805,805.95**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

February 3, 2023

Otago Development, Inc.
1048 N 44th St., Suite 150
Phoenix, AZ 85008

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR DESERT OASIS PHASE 2 PARCEL L12B – FINAL PLAT – FS20-321

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City*

*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-3437 or at mark.dorsey@surpriseaz.gov.

Sincerely,

Mark R. Dorsey, P.E.
City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPOECTIONS

Date Submitted: 11/28/2022 ____ Commercial ____ Commercial w/Offsite XX Residential

XX COMP[LETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

9/8/2022 Date of Punch-list Walk 10/28/2022 Date Punch-list Completed

FS Number: FS20-321 Permit Number(s): E20P-1053; 1054; 1055; 1056; 1057; 1058; 1059; 1060; 1

Project Name: Desert Oasis Phase 2 Parcel L12B

Project Developer/Builder: (Name/Email, Address)

Robert Takahashi (rtakahashi@otago.com)

1048 N 44th St Suite 207 Phoenix, AZ 85008

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
N 171st Drive	Local	W Oberlin Way	W Redd Fox Rd	2	1/4	
W Oberlin Way	Local	N 171st Drive	N 172nd Ave	2	1/4	
W Blue Sky Drive	Local	N 171st Drive	N 172nd Ave	2	1/4	
W Running Deer Trail	Local	N 171st Drive	N 172nd Ave	2	1/4	
W Red Fox Road	Local	N 171st Drive	N 172nd Ave	2	1/4	

MATERIALS:

Asphalt: Southwest Asphalt Supplier 2 Total Lane Miles 10,786 Total Square Yards

Water:	8" C-900	Size/Type	4,044	Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Sewer:	8" SDR-35	Size/Type	2,785	Total LF	8" SDR-26	Size/Type	1,142	Total LF
		Size/Type		Total LF		Size/Type		Total LF
Storm:	18" RGRCP IV	Size/Type	156	Total LF	24" RGRCP IV	Size/Type	28	Total LF
	18" HDPE	Size/Type	188	Total LF	24" HDPE	Size/Type	274	Total LF
Fire Ln:		Size/Type		Total LF		Size/Type		Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

- XX Copy of Punch List
- N/A Final Certification Letter from Engineer of Record
- XX Complete Geotechnical Testing Packet
- XX Sewer Pressure Testing Results
- XX Sewer Manhole Vacuum Testing Certification
- XX Sewer Manhole Insecticide Certification
- XX Sewer Videos with Operators Notes (inc. re-videos)
- XX Other ____ (Specify)
- XX AOC
- XX Asphalt Concrete Ticket w/Name of Contractor
- XX Streetlight Energize Letter
- XX As built Documents (PDF copy on CD)
- N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: _____ Date: 11/29/2022

Civil Engineering Supervisor: _____ Date: 12/15/2022

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPOECTIONS

Date Submitted: 11/28/2022 ____ Commercial ____ Commercial w/Offsite XX Residential

XX COMP[LETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

9/8/2022 Date of Punch-list Walk 10/28/2022 Date Punch-list Completed

FS Number: FS20-321 Permit Number(s): E20P-1053; 1054; 1055; 1056; 1057; 1058; 1059; 1060; 1

Project Name: Desert Oasis Phase 2 Parcel L12B

Project Developer/Builder: (Name/Email, Address)

Robert Takahashi (rtakahashi@otago.com)

1048 N 44th St Suite 207 Phoenix, AZ 85008

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
N 172nd Ave	Local	W Oberlin Way	W Blue Sky Drive	2	1/4	
N 172nd Ave	Local	W Running Deer Trail	W Red Fox Road	2	1/4	
W White Feather Lane	Local	N 172nd Ave	STA 12+67	2	1/4	

MATERIALS:

Asphalt: ____ Supplier ____ Total Lane Miles ____ Total Square Yards

Water:	Size/Type	Total LF		Size/Type	Total LF		
	Size/Type	Total LF		Size/Type	Total LF		
Sewer:	Size/Type	Total LF		Size/Type	Total LF		
	Size/Type	Total LF		Size/Type	Total LF		
Storm:	Size/Type	Total LF		Size/Type	Total LF		
	Size/Type	Total LF		Size/Type	Total LF		
Fire Ln:	Size/Type	Total LF		Size/Type	Total LF		

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

____ Copy of Punch List
____ Final Certification Letter from Engineer of Record
____ Complete Geotechnical Testing Packet
____ Sewer Pressure Testing Results
____ Sewer Manhole Vacuum Testing Certification
____ Sewer Manhole Insecticide Certification
____ Sewer Videos with Operators Notes (inc. re-videos)
____ Other (Specify)

____ AOC
____ Asphalt Concrete Ticket w/Name of Contractor
____ Streetlight Energize Letter
____ As built Documents (PDF copy on CD)
____ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: ____ Date: 11/28/2022

Civil Engiineering Supervisor: ____ Date: 12/15/2022

FS Case	Project Name	Roadway	Paving Paved Dirt Road	New Lanes (total) (total inc	New Bike Lan	Median Width (ft)	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement)	Pavement Area (ft²)
20-321	Desert Oasis Phase 2 Parcel L12B	N. 171st Drive	N	2	0	0	944.8	0.18	0.25	0.36	27.0	25,510
20-321	Desert Oasis Phase 2 Parcel L12B	W. Oberlin Way	N	2	0	0	587.2	0.11	0.25	0.22	27.0	15,854
20-321	Desert Oasis Phase 2 Parcel L12B	W. Blue Sky Dr	N	2	0	0	115.8	0.02	0.25	0.04	27.0	3,127
20-321	Desert Oasis Phase 2 Parcel L12B	W. Blue Sky Dr	N	2	0	0	588.3	0.11	0.25	0.22	27.0	15,884
20-321	Desert Oasis Phase 2 Parcel L12B	W. Running Deer Trail	N	2	0	0	538.2	0.10	0.25	0.20	27.0	14,531
20-321	Desert Oasis Phase 2 Parcel L12B	W. Red Fox Road	N	2	0	0	537.4	0.10	0.25	0.20	27.0	14,510
20-321	Desert Oasis Phase 2 Parcel L12B	N. 172nd Ave	N	2	0	0	320.0	0.06	0.25	0.12	27.0	8,640
20-321	Desert Oasis Phase 2 Parcel L12B	N. 172nd Ave	N	2	0	0	290.6	0.06	0.25	0.11	27.0	7,846
20-321	Desert Oasis Phase 2 Parcel L12B	W. White Feather Lane	N	2	0	0	152.9	0.03	0.25	0.06	27.0	4,128
						Total	4075.2				Total	110,030

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to acceptance of a Quit Claim Deed from the Szeto Family Trust for Right of Way along Dale Lane at 163rd Avenue.

Motion:
I move to accept the Quit Claim Deed from the Szeto Family Trust.

Background:
The property being dedicated is at the Southwest corner of Dale lane and 163rd avenue. The City has been working with the community to obtain contiguous right of way along Dale Lane for roadway maintenance. This dedication will allow the City to improve the access along Dale Lane and for traffic turning south on 163rd.

Objective Analysis:
The City will continue to pursue and obtain right of way along Dale lane between 163rd avenue and 179th avenue.

Policy Compliant:
Approval of this item is policy compliant. The proposed dedication will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan

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

Budget Impact:
There is currently no budgetary impact related to approval of this item. The City will plan for future O&M when the road is in place and is accepted by the City.

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

ATTACHMENTS:

1. Szeto QCD 503-51-204
2. Szeto Quit Claim Deed - CC - 06.06.23

When recorded return to:
City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134(A)(3)

QUIT CLAIM DEED

For the consideration of One Dollar ($1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Frank and Sue Szeto Family Trust ("Grantor")

Does hereby quitclaim to the City of Surprise, an Arizona municipal corporation, all of Grantor's right, title, and interest in the real property as legally described in Exhibit A and depicted in Exhibit B.

Dated this 29 day of April, 2023

GRANTOR

By: _____ By: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged and executed before me this 29th day of April, 2023, by Frank Szeto & Sue Szeto.

My Commission Expires:
10/21/2023

_____
NOTARY PUBLIC

ALISSA LOYA
Notary Public - Arizona
Maricopa County
Commission # 571033
My Comm. Expires Oct 21, 2023

GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____
Skip Hall
Its: Mayor

Attest:

_____
Sherry Aguilar, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this___ day of_____ 2023, by Skip Hall, known by my as the Mayor of the City of Surprise an Arizona municipal corporation.

_____
Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

ROAD RIGHT OF WAY DEDICATION

A portion of the southeast quarter of the southeast quarter of Section 25, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, City of Surprise, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast Corner of said Section 25 from which the East Quarter Corner of said Section 25 lies North 00°03'05" East 2639.31 feet;

Thence along the east line of said Southeast Quarter of the Southeast Quarter North 00°03'05" East 1269.69 feet to the POINT OF BEGINNING;

Thence North 89°40'06" West 68.00 feet;

Thence North 44°48'31" West 28.35 feet;

Thence North 89°40'06" West 1235.21 feet to the west line of said Southeast Quarter of the Southeast Quarter:

Thence along said west line North 00°04'22" East 30.00 feet to the Northwest Corner of said Southeast Quarter of the Southeast Quarter;

Thence along the north line of said Southeast Quarter of the Southeast Quarter South 89°40'06" East 1323.20 feet to the aforesaid east line;

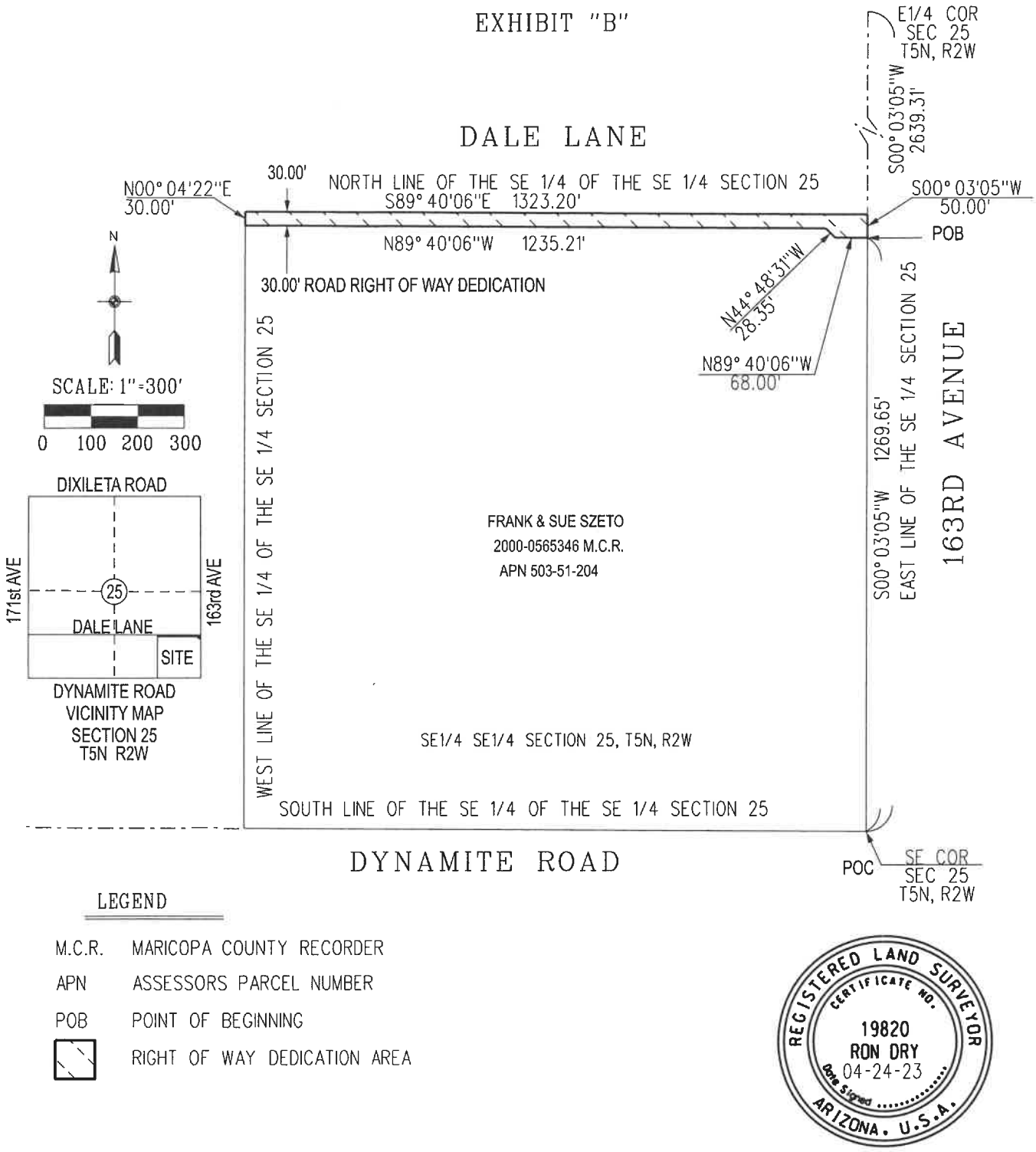
Thence along said east line South 00°03'05" East 50.00 feet to the POINT OF BEGINNING.

Containing 0.947 acres, more or less.

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

End of description

EXHIBIT "B"



LEGEND

M.C.R.	MARICOPA COUNTY RECORDER
APN	ASSESSORS PARCEL NUMBER
POB	POINT OF BEGINNING
	RIGHT OF WAY DEDICATION AREA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19820
RON DRY
04-24-23
Date Signed
ARIZONA. U.S.A.

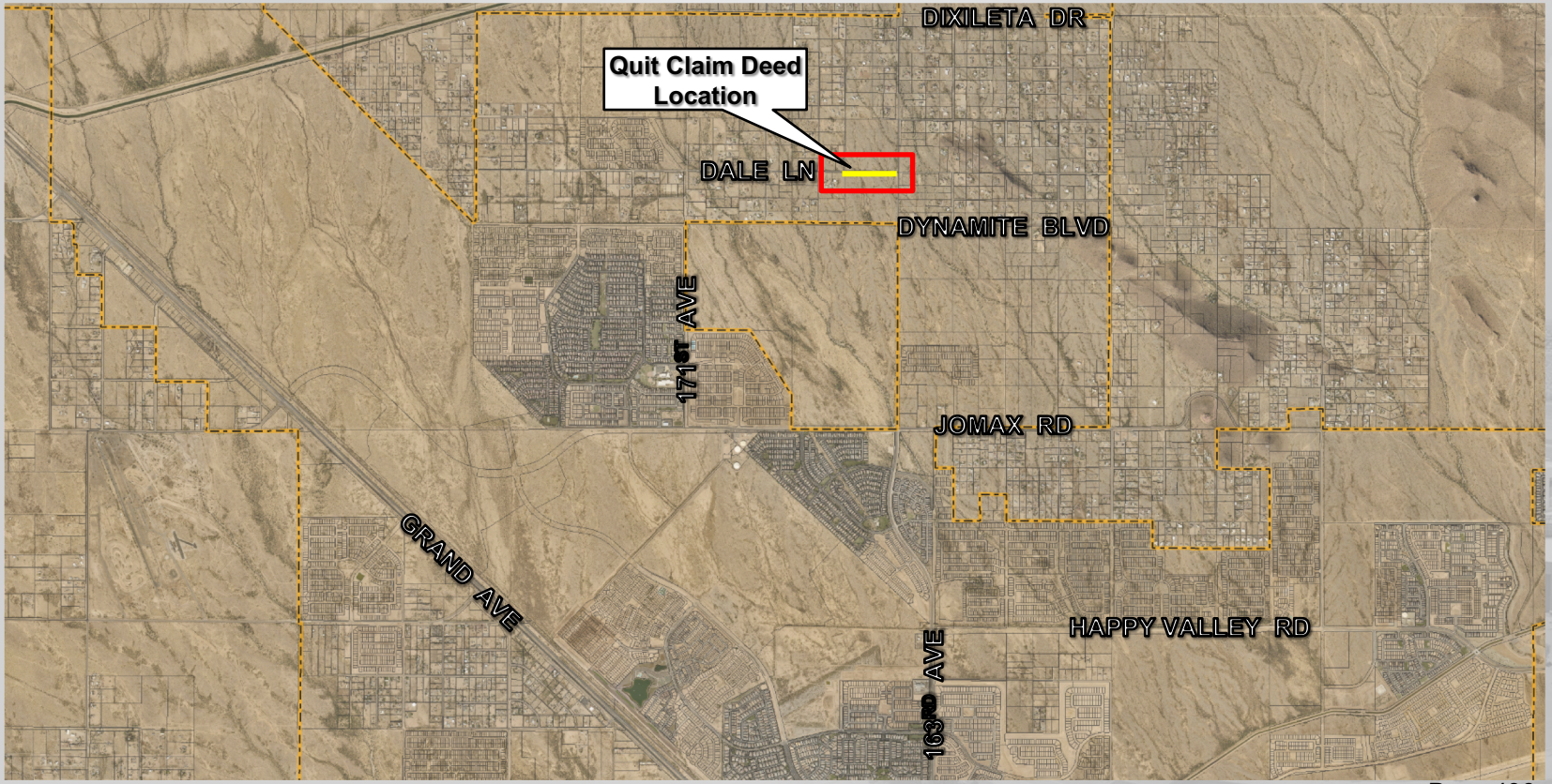
ROAD RIGHT OF WAY DEDICATION APN 503-51-204	SURPRISE ARIZONA	CITY OF SURPRISE LAND SURVEY DEPARTMENT	
PROJECT # 23004	DRAWN BY RCD	DATE 04-24-23	SHEET 1 OF 1

SURPRISE
ARIZONA

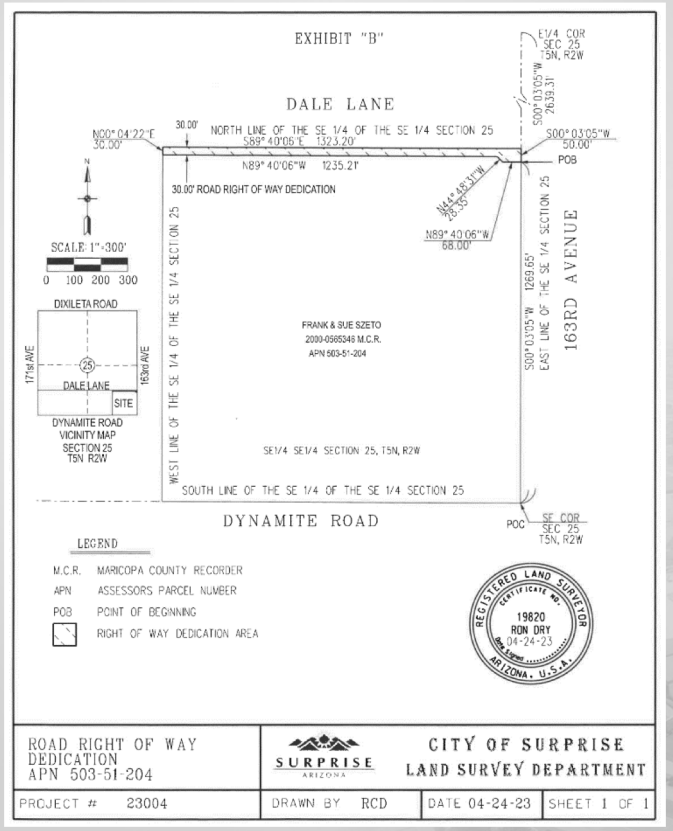
Szeto Quit Claim Deed

City Council – June 06, 2023

VICINITY MAP



EXHIBIT


EXHIBIT "B"
DALE LANE
E1/4 COR SEC 25 T5N, R2W
S00°03'05"W 2633.31'
N00°04'22"E 30.00'
30.00'
NORTH LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 25
S89° 40'06"E 1323.20'
S00° 03'05"W 50.00'
POB
N89° 40'06"W 1235.21'
30.00' ROAD RIGHT OF WAY DEDICATION
N44° 48'37"W 56.55'
N89° 40'06"W 68.00'
163RD AVENUE
EAST LINE OF THE SE 1/4 SECTION 25
S00° 03'05"W 1269.65'
WEST LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 25
FRANK & SUE SZETO
2000-0565346 M.C.R.
APN 503-51-204
SE1/4 SE1/4 SECTION 25, T5N, R2W
SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 25
DYNAMITE ROAD
POC
SE COR SEC 25 T5N, R2W
SCALE: 1"=300'
0 100 200 300
DIXILETA ROAD
171st AVE
163rd AVE
DALE LANE
SITE
DYNAMITE ROAD VICINITY MAP SECTION 25 T5N R2W
LEGEND
M.C.R. MARICOPA COUNTY RECORDER
APN ASSESSORS PARCEL NUMBER
POB POINT OF BEGINNING
RIGHT OF WAY DEDICATION AREA
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19820
RON DRY
04-24-23
ARIZONA, U.S.A.
ROAD RIGHT OF WAY DEDICATION APN 503-51-204
SURPRISE ARIZONA
CITY OF SURPRISE
LAND SURVEY DEPARTMENT
PROJECT # 23004
DRAWN BY RCD
DATE 04-24-23
SHEET 1 OF 1

SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rio Rancho Estates 183rd Avenue; Resolution #2023-73.

Motion:
I move to approve Resolution #2023-73.

Background:
The Public Works Department conducted the final inspection of the public improvements to Rio Rancho Estates 183rd Avenue on or about June 29th, 2022, totaling 3,163 SY (approximately 1095 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement and concrete.

Objective Analysis:
The improvements to this property provide access and conveyance to the property. This action will accept the required infrastructure.

Policy Compliant:
The City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

Financial Impact:
Acceptance of streets increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $227,333.73.

Budget Impact:
Funding for the infrastructure maintenance now and in the future will be supported by the city's HURF. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated into future year's budgets.

FTE Impact:
This action does not change the full time equivalent count.

ATTACHMENTS:
1. 01_Res 2023-73 Accept Infra-Rio Rancho Estates 183rd Ave
2. 02_Notice of Completion Letter
3. 03_Inspector Project Sign Off Form
4. 04 Linear Foot Verification

RESOLUTION # 2023-73

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT RIO RANCHO ESTATES 183RD AVENUE GENERALLY LOCATED AT SOUTHWEST CORNER OF HAPPY VALLEY ROAD AND 183RD AVENUE.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Master Plat of Rio Rancho Parcels 1B.1 & 1B.2" on, January 7th, 2020;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, the developer installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving. The roadway improvements are all collectively referred to as "Public Improvements";

WHEREAS, Forestar (USA) Real Estate Group Inc., the developer of Rio Rancho Parcels 1B.1 & 1B.2 – 183rd Avenue, dedicated to the City the Public Improvements, generally located at the southwest corner of Happy Valley Road and 183rd Avenue;

WHEREAS, on or about June 29th, 2022, the City of Surprise Public Works Department Engineering Division completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

WHEREAS, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the Public Improvements.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

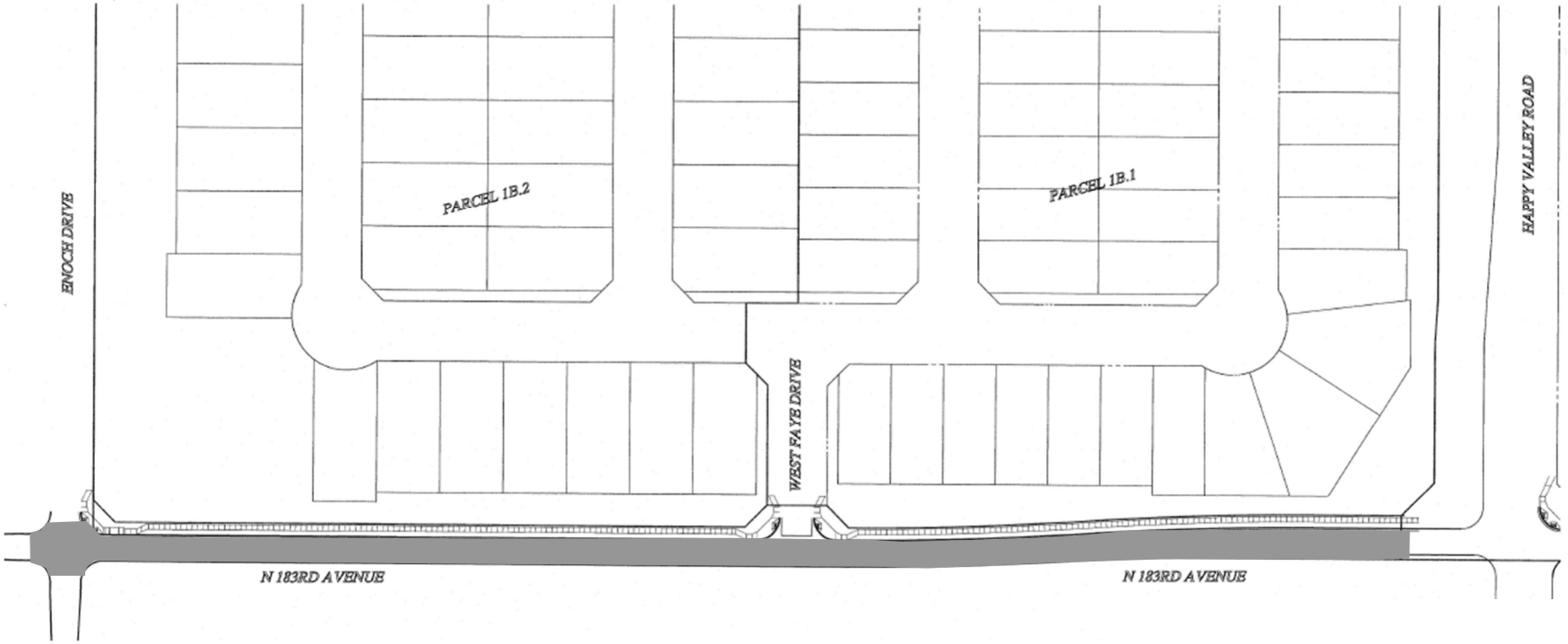
Robert Wingo, City Attorney

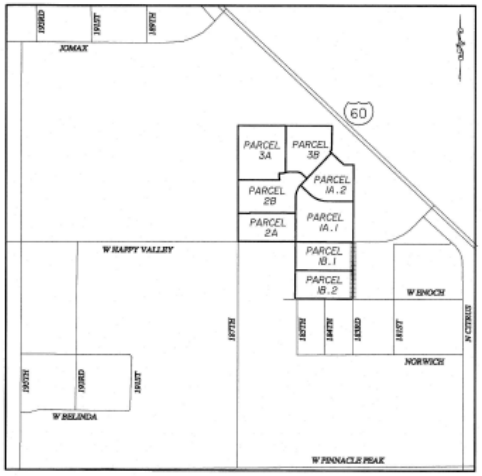
Exhibit A

Map of Infrastructure

EXHIBIT A

Rio Rancho Estates 183rd Avenue





VICINITY MAP

NOT TO SCALE

INFRASTRUCTURE TO BE ACCEPTED

ROADWAY
Asphalt/Pavement, Concrete (Curb & Gutter, Sidewalk)

EXHIBIT B

List and Cost of Improvements

EXHIBIT B

SURPRISE
ARIZONA

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6150

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 5/10/2023

Re: Rio Rancho Estates 183rd Avenue

The public improvements for the above project have been completed and are tentatively scheduled for the June 6th, 2023 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	$ 150,952.41
City Concrete	$ 76,381.32
Total	**$ 227,333.73**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

July 15, 2022

Forestar
1661 E Camelback Road #330
Phoenix, AZ 85016

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR RIO RANCHO ESTATES: 183 AVENUE PHASE 2 – FS18-591

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6153 or at kristin.tytler@surpriseaz.gov.

Sincerely,

Kristin Tytler, P.E.
Public Works Director

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 6-29-2022 ___ Commercial ___ Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) ___ FINAL ACCEPTANCE (End of Warranty)

2-16-2022 Date of Punch-List Walk 5-2-2022 Date Punch-List Completed

FS Number: FS18-591 **Permit Number(s):** E19P-1196, E19P-0864, E19P-0865, E

Project Name: Rio Rancho Estates: 183 ave Phase II

Project Developer/Builder: (Name/Email, Address)

Forestar: Jake Carver/ 1661 East Camelback Road / Suite 330Phoenix, Arizona 85016/ jacobcarver@forestar

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
183 ave	Local	Enoch Dr	Happy Valley Rd.	2	.25	

MATERIALS:

Asphalt: Solterra Materials Supplier .25 Total Lane Miles 3069 Total Square Yards

Water:	6" C900	Size/Type	64	Total LF		Size/Type		Total LF
	8" C900	Size/Type	1340	Total LF		Size/Type		Total LF
Sewer:	n/a	Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Storm:	n/a	Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Fire Ln:	n/a	Size/Type		Total LF		Size/Type		Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List
n/a Final Certification Letter from Engineer of Record
XX Complete Geotechnical Testing Packet
n/a Sewer Pressure Testing Results
n/a Sewer Manhole Vacuum Testing Certification
n/a Sewer Manhole Insecticide Certification
n/a Sewer Videos with Operators Notes (inc. re-videos)
___ Other ___ (Specify)

XX AOC
XX Asphalt Concrete Ticket w/ Name of Contractor
XX Streetlight Energize Letter
XX As built Documents (PDF copy on CD)
n/a Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: [signature] **Date:** 6-29-2022

Civil Engineering Supervisor: [signature] **Date:** 6-30-22

FS Case	Project Name	Private/Public	Classification	Roadway	Length (ft)	Length (mile)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement) (ft)	Pavement Area (ft^2)	Pavement Area (SY)
18-591	Rio Rancho Estates - 183rd Avenue	Public	Local	N 183rd Avenue	1095.0	0.21	0.25	0.21	26.0	28,470	3,163

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023

Contact Person: Michael Boule, ASST DIRECTOR-UTILITY OPERATION

Submitting Department: Water Resource Management

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2023 budget amendment by moving budget authority of $1,300,000 from services within the Water Operations Fund and $539,000 from Contingency within the Water Utility Capital Fund to project P71240 Water Acquisitions within the Water Utility Capital Fund, authorizing an inter-fund cash transfer and an amendment to the contract awarding list to facilitate the purchase of water credits; Resolution #2023-83.

Motion:

I move to approve Resolution #2023-83.

Background:

The Water Resource Management Department has a goal and a policy associated with the acquisition of water rights on an annual basis. The funding source associated with these acquisitions is the Water Acquisition capital project, P71240.

This request is to increase the FY2023 budget to facilitate the Water Resource Management Department's acquisition of 10,000 acre feet of water rights.

Objective Analysis:

Purchasing water rights will provide water resilience for the City of Surprise.

Policy Compliant:

This action is consistent with the City's Budget Amendment Policies and Procedures along with the department's water acquisition policies.

Financial Impact:

This resolution will increase the project one-time expense by $1,839,000. A cash transfer of $1,300,000 from the Water Operations Fund to the Water Utility Capital Fund will be included to cover anticipated expenses.

Budget Impact:
Project P71240 includes appropriation of $1,361,300 ($791,300 in the Water Utility Capital Fund and $570,000 in the Water Res Dev Fee 2020 fund) for water acquisition.

If approved, this item will increase the project in the amount of $1,839,000 by moving budget authority of $1,300,000 from services within the Water Operations Fund and $539,000 from Contingency within the Water Utility Capital Fund to project P71240 Water Acquisitions within the Water Utility Capital Fund.

Additionally, the cash transfer of $1,300,000 from the Water Operations Fund to the Water Utility Capital Fund will be budgeted.

FTE Impact:
There are no FTE's associated with this item.

ATTACHMENTS:

1. Resolution Water extinguishment credits FINAL

RESOLUTION # 2023-83

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF $1,300,000 WITHIN THE WATER OPERATIONS FUND FROM SERVICES AND $539,000 WITHIN THE WATER UTILITY CAPITAL FUND FROM CONTINGENCY TO PROJECT P71240 WATER ACQUISITION; AUTHORIZING AN INTER-FUND CASH TRANSFER AND AMENDING THE FISCAL YEAR 2023 CONTRACT AWARDING LIST BY ADDING $1,839,000 TO REFERENCE #23279 TO COVER COSTS FOR THE PURCHASE OF EXTINGUISHMENT CREDITS.

WHEREAS, the FY2023 revised budget includes funding for project P71240 Water Acquisition in the amount of $1,361,300 ($791,300 in the Water Utility Capital Fund and $570,000 in the Wtr Res Dev Fee 2020 Fund);

WHEREAS, the budgeted amount was allocated for purchase of water extinguishment credits;

WHEREAS, the Water Resource Department would like to purchase 10,000 acre feet of credits;

WHEREAS, moving budget authority of $1,300,000 within the Water Operations Fund from Services and $539,000 within the Water Utility Capital Fund from Contingency to project P71240 Water Acquisition is necessary;

WHEREAS, the FY2023 budget was adopted by Council Resolution #2022-56 on June 7, 2022;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2022 through June 30, 2023.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2023-83
Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of $1,300,000 from Services within the Water Operations Fund and $539,000 from Contingency within the Water Utility Capital Fund to project P71240 Water Acquisitions within the Water Utility Capital Fund to establish a budget for the purchase of water extinguishment credits. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Water Utility Capital	Water Resource Management	#P71240 Water Acquisitions	E	791,300	1,839,000	2,630,300
Wtr Res Dev Fee 2020	Water Resource Management	#P71240 Water Acquisitions	E	570,000	-	570,000
Water Operations	Water Resource Management	Services	E	6,518,400	(1,300,000)	5,218,400
Water Utility Capital	General Operation	Contingency	E	1,755,700	(539,000)	1,216,700
			Expense Total	**$9,635,400**	**-**	**$9,635,400**

2. Contract Awarding Authority List – Project P71240 Water Acquisitions is an existing project for water right purchases. When Council approved Fiscal Year 2023 Contract Awarding Authority List project P71240 was included in the original Contract Awarding Authority List at $1,985,600. This resolution provides authorization to add $1,839,000 for the purchase of additional water long terms storage credits to the current Fiscal Year 2023 Contract Awarding Authority List.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
23279	Water Acquisitions	$1,985,600	$1,839,000	$3,824,600

3. Cash Transfer- This will be an actual cash transfer of $1,300,000 from Water Operations Fund to Water Utility Capital Fund based on the budget amendments in table 1.

Transfer from Fund	Transfer to Fund	Current Budgeted Transfer	Increase/ (Decrease)	Amended Budgeted Transfer
Water Operations	Water Utility Capital	$5,293,100	$1,300,000	$6,593,100

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Economic Development
Staff Recommendations:

Contact Person: Mike Hoover, Assistant Director
District: Internal

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

Agenda Wording:
Consideration and action pertaining to approval of an amendment to the fiscal year Fiscal Year 2023 budget by moving budget authority of $15,000 within the General Fund from Economic Development Workforce Development Program to the Human Services And Community Vitality (HSCV) Project N51010 for the purpose of supporting the Summer Youth Internship Program; Resolution #2023-82.

Motion:
I move to approve Resolution #2023-82.

Background:
The City of Suprise summer youth internship program is an annual work readiness project that engages city departments and Surprise youth in the work environment. The program expansion for youth eligibility will increase the potential participation pool.

Objective Analysis:
The City of Suprise summer youth internship program has been successfully delivered for +/- 10 years and can accommodate an expansion of eligible youth participating in the project. The increase of eligibility will assist in program promotion and youth internship participation.

Policy Compliant:
This action is compliant with City and Council policy.

Financial Impact:
This action will allow the HSCV Department to fund $15,000 in part-time services in support of the Summer Youth Internship Program.

Budget Impact:
Budget authority in the amount of $15,000 will be transferred within the General Fund from the Economic Development Department to the HSCV Department Project N51010 bringing the project to a total of $82,700 ($67,700 in the HSCV Admin program and $15,000 in the HSCV Youth Services program). This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

The number of full-time equivalents (FTE) is not impacted by this action.

ATTACHMENTS:

1. Res 2023-82 ED Transfer Workforce Develop budget to HSCV

RESOLUTION # 2023-82

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF $15,000 FROM ECONOMIC DEVELOPMENT WORKFORCE DEVELOPMENT PROGRAM TO THE HUMAN SERVICES AND COMMUNITY VITALITY (HSCV) GENERAL FUND PROJECT N51010 FOR THE PURPOSE OF SUPPORTING THE SUMMER YOUTH INTERNSHIP PROGRAM

WHEREAS, the FY2023 budget was adopted including funding for services expenses for the Workforce Development Program within the Economic Development Department's General Fund;

WHEREAS, the Economic Development Department would like to transfer $15,000 of budget authority to the HSCV Department to fund part-time services in support of the Summer Youth Internship Program;

WHEREAS, the FY2023 budget was adopted by Council Resolution #2022-56 on June 7, 2022;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature and for contracts over $50,000 not previously approved as part of the Fiscal Year 2023 budget adoption.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the Fiscal Year 2023 budget of the City of Surprise, Arizona for the fiscal year July 1, 2023 through June 30, 2023.

APPROVED AND ADOPTED this day of ____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2023-82
Exhibit A

1. Appropriation – The allocations below represent a transfer in budget authority in the amount of $15,000 from the Economic Development Department to the Human Services and Community Vitality Department project N51010 within the General Fund to support the Summer Youth Internship Program. These actions represent a transfer in spending authority and do not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Economic Development	Services	E	559,100	(15,000)	544,100
General Fund	Human Svcs and Comm Vitality	#N51010 Workforce Development Services	E	67,700	15,000	82,700
			Expense Total	**626,800**	**-**	**626,800**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Contact Person: Trever Fleetham, PLANNER SENIOR
Submitting Department: Community Development
District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and to modify development standards. The site is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD. Ordinance No. 2023-03. Case FS22-0517. The applicant has requested that this item be continued to a date certain of August 1, 2023.

Motion:
I move to continue this item to a date certain of August 1, 2023.

Background:
Withey Morris, PLC, the applicant, on behalf of Kimco Barclay Surprise II, LLC, the owner, requests a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The change would result in approximately 21.9 acres of C-2 commercial, 28.8 acres of C-3 commercial, and 50.3 acres of R-3 high density residential at the southwest corner of 163rd Avenue and Pat Tillman Blvd.

Objective Analysis:
This Major PAD Amendment would allow the applicant to develop the property with a mix of uses.

Policy Compliant:
The requested Major PAD Amendment, as outlined and detailed in the amendment document, is consistent with the Surprise Land Development Ordinance and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS22-0517 Asante Major PAD Amendment - Staff Report 060623 CC
2. 01 - FS22-0517 Asante Major PAD Amendment - Vicinity Map
3. 02 - FS22-0517 Asante Major PAD Amendment - Existing Land Use Map
4. 03 - FS22-0517 Asante Major PAD Amendment - Proposed Land Use Map
5. 04 - FS22-0517 Asante Major PAD Amendment - Amendment Document Reduced File Size
6. 05 - FS22-0517 Asante Major PAD Amendment - Luke AFB Comments
7. 06 - FS22-0517 Asante Major PAD Amendment - Affidavit of Site Posting
8. 07 - FS22-0517 Asante Major PAD Amendment - Citizen Participation Report
9. 08 - FS22-0517 Asante Major PAD Amendment - Support & Opposition
10. 09a - FS22-0517 Asante Major PAD Amendment - Ordinance Alternative 1
11. 09b - FS22-0517 Asante Major PAD Amendment - Ordinance Alternative 2
12. FS22-0517 Asante Major PAD Amendment - 060623 CC

MAJOR PAD AMENDMENT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0517**
Project Name:	Asante Major PAD Amendment
Council District:	1 – Acacia
Meeting Date:	**June 06, 2023**
Planner:	Trever Fleetham, AICP
Owner:	Kimco Barclay Surprise II, LLC
Applicant:	Withey Morris PLC
Request:	Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards.
Site Location:	Generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD.
Site Size:	101 gross acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	See attached Citizen Participation Report
Commission Recommendation:	The Planning & Zoning Commission recommended **approval** with the following additional stipulations: • The residential area shall be capped at a total of 475 dwelling units. • Commercial development shall be built concurrently with the residential development.

Project Description:

Withey Morris, PLC, the applicant, on behalf of Kimco Barclay Surprise II, LLC, the owner, requests a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The change would result in approximately 21.9 acres of C-2 commercial, 28.8 acres of C-3 commercial, and 50.3 acres of R-3 high density residential at the southwest corner of 163rd Avenue and Pat Tillman Blvd.

Background:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24

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

October 28, 2021: The applicant met with staff to discuss the subject proposal during a regularly scheduled Concept Review Meeting under case CR21-567.

April 8, 2022: The applicant submitted for a Major PAD Amendment to the Asante PAD under case FS22-0517, the subject case.

February 16, 2023: The subject case was heard by the Planning & Zoning Commission, who recommended approval subject to stipulations ‘a’ through ‘d’.

April 4, 2023: The subject case was scheduled for a public hearing during a regularly scheduled City Council meeting. At the request of the applicant, the item was continued to a date certain of May 16, 2023.

Analysis and Discussion:

The subject site, Parcel 1.2 of the Asante PAD, is currently designated as C-2 commercial. The applicant is requesting a change in the land use map to reduce the amount of commercial and incorporate residential development. Initially, the applicant proposed approximately 15 acres of C-2 commercial, with the remainder of the site being a combination of R-2 single-family residential and R-3 multi-family residential. After multiple City reviews and neighborhood outreach, the applicant elected to amend the proposal.

The applicant is now requesting a combination of multi-family residential, community commercial, and regional commercial, following the R-3, C-2, and C-3 standards of the LDO. The north half of the site, which is carried through from the original proposal, is planned as a mixed-use development. The 29.2 acre R-3 parcel is planned for a build-to-rent cottage community – the site plan for which was reviewed under the same case number. This development has been planned to integrate with the C-2 commercial development to the east. The applicant has incorporated site design elements between these two developments, such as vehicular and pedestrian connectivity, shared open space, and building orientation and massing, in order to achieve a horizontal mixed-use development.

These mixed-use elements have already been incorporated into the site plan for the north side multi-family currently in review with the City. Since a site plan has not been submitted for review for the C-2 commercial, specific design guidelines have been incorporated into the proposed amendment to ensure future integration. The C-2 commercial development is planned for neighborhood scale commercial uses such as retail, restaurant, and offices.

The 28.8 acre C-3 parcel on the south side of the subject site is included with the intent that it will be more employer focused, with an emphasis on healthcare, hospital, professional offices, and supporting services. The 21.1 acre R-3 parcel on the south is proposed as an additional residential component to the overall development to support the C-3 employment uses. While the R-3 zoning designation allows for high-density residential, this site will be limited to 187 dwelling units per the updated water report, unless additional capacity is provided.

Water & Wastewater

The original Asante Joint Development Agreement, and its associated water and wastewater reports, allocated water and wastewater capacity for the subject site based on its original and current land use designation of C-2 commercial. Updated water and wastewater reports were provided in association with the subject request to contemplate the change in demands due to the change in the land use plan, while remaining within the original approved capacity for the site. The reports utilized standard demands for commercial areas, and the number of known dwelling units planned for the northern R-3 area, to calculate the number of dwelling units possible in the southern R-3 area without increasing the original approved capacity. Additional capacity may be required in the future as the subject site develops.

Open Space & Trails

In order to be consistent with the Asante PAD and the Surprise General Plan, a trail network has been incorporated into this proposal. Connection points have been planned to the adjacent roadways, existing Asante trails, between each development, and to the central amenity area. The northern residential parcel has been planned with several connection points to the commercial parcel to the east for proper mixed-use integration. This residential development also includes the central open space amenity site for the overall parcel. While included in the site plan for the rental cottages development, this open space will be accessible to the public and include sports courts, playground, turf, and pedestrian amenities.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area, which can accommodate a variety of land uses. The General Plan states that these areas are "intended to provide opportunities for a mixture of commercial and retail uses, office and employment areas, higher density housing, hospitality developments, government and civic uses, educational and medical campuses, and entertainment choices to encourage a true live, work play environment."

The proposed amendment was planned to utilize two of the development types contained within the Commerce & Office Character Area: 'Commercial Office' and 'Mixed Use – Residential.' The north half of the site is designed as a horizontal mixed use development, with a majority of the area being residential and the remainder being neighborhood level commercial. Site layout and design guidelines have been incorporated to ensure integration between the two land uses. The south half of the site utilizes the Commercial Office development type, which supports employment level commercial and supporting, stand-alone multi-family.

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

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

Citizen Outreach:

The applicant held neighborhood outreach meetings on June 28th and June 29th, 2022 that were properly advertised per the requirements of the LDO. One meeting was held in-person at Asante Preparatory Academy and the other was held virtually via Zoom. During these meetings, residents from the vicinity expressed their concerns regarding traffic, loss of commercial land, prospective commercial uses, parking, construction timing, and housing.

The applicant elected to amend the proposed land use plan after these neighborhood outreach meetings were held. The applicant subsequently held additional, voluntary neighborhood outreach meetings to present and receive feedback on the revised plan. See the attached Citizen Participation Report for a detailed summary of all meetings held.

Summary:

The proposed Major PAD Amendment to the Asante PAD to change the land use designation from commercial to mixed-use for approximately 101 gross acres is consistent with the Surprise General Plan 2035 and will be developed under the provisions of the LDO.

Findings:

- The proposed Major PAD Amendment is consistent with, and will advance the goals and policies of, the Surprise General Plan 2035.

Commission Recommendation:

Based on the findings noted above, staff recommended the Commission move to recommend approval of case FS22-0517 to the City Council subject to stipulations 'a' and 'b' as follows:

a. Development and use of the site shall be consistent with the rezone narrative entitled "Asante Trails", prepared by Withey Morris, PLC, dated January 13, 2023.

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

The Planning & Zoning Commission recommended **approval** to the City Council with two (2) additional stipulations as follows:

c. The residential area shall be capped at a total of 475 dwelling units.

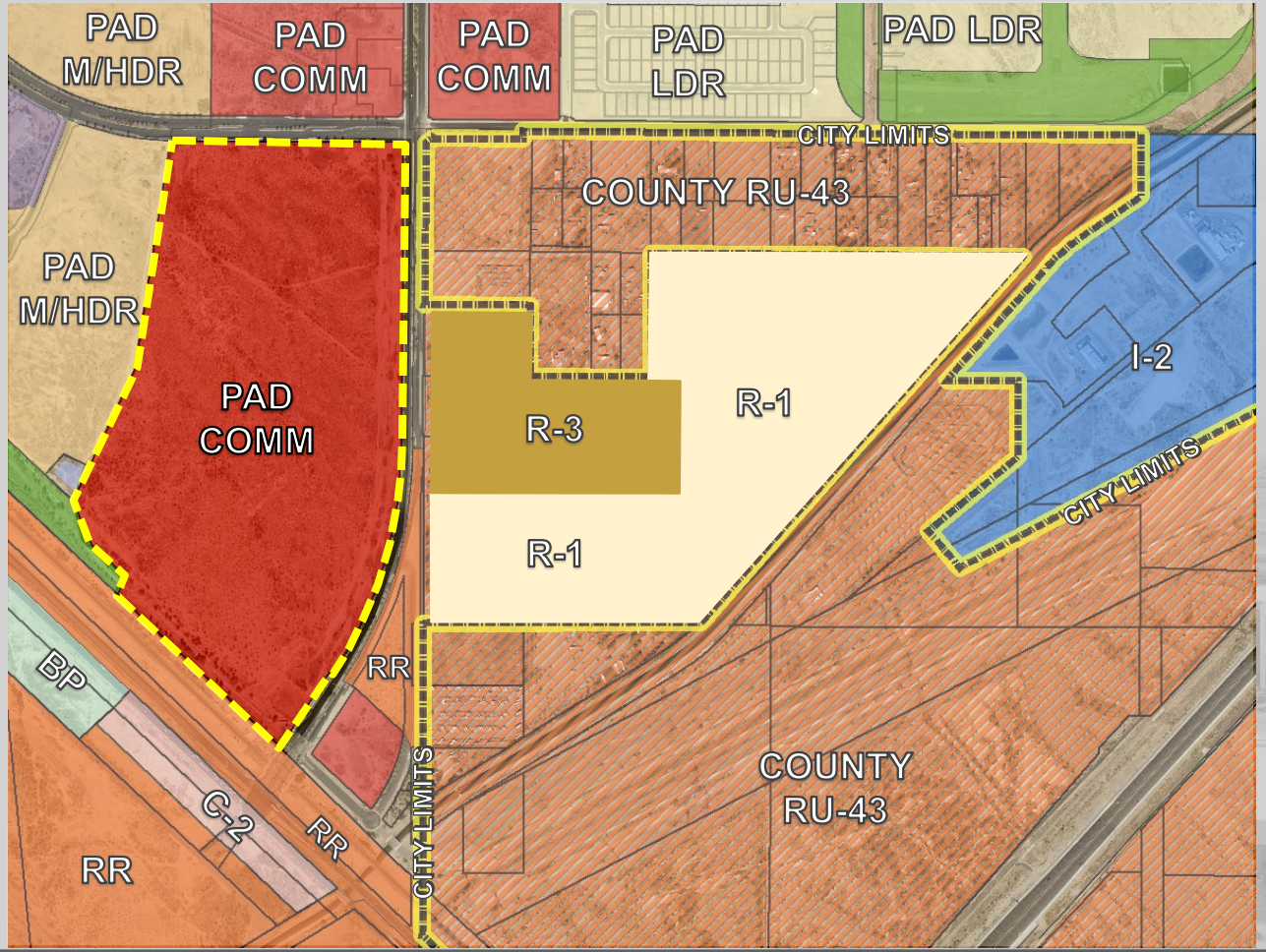
d. Commercial development shall be built concurrently with the residential development.

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

Attachments:

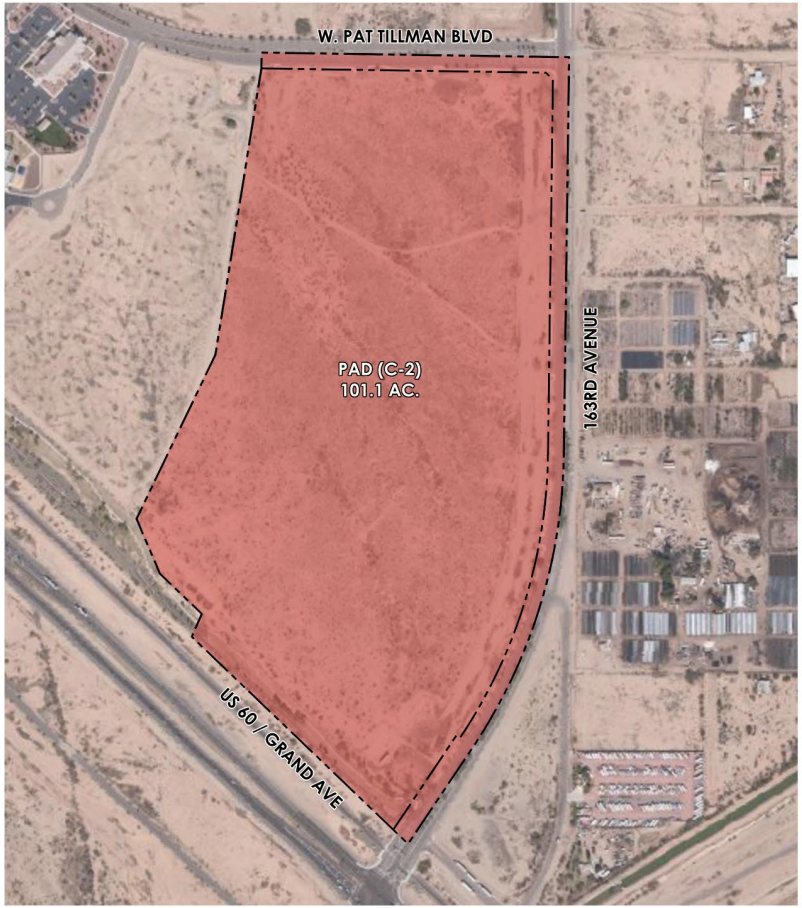
01 Vicinity Map
02 Existing Land Use Map
03 Proposed Land Use Map
04 PAD Amendment Document
05 Luke AFB comments
06 Affidavit of Site Posting
07 Citizen Outreach Report – REDACTED
08 Support/Opposition
09a Ordinance #2023-03 Alternative 1
09b Ordinance #2023-03 Alternative 2
PPT


HERITAGE
ASANTE
163rd Ave
US-60/ Grand Ave
ASANTE
ESCALANTE
Pat Tillman Blvd
Austin Ranch/
North Copper
Canyon
SITE
Loop 303
VICINITY MAP

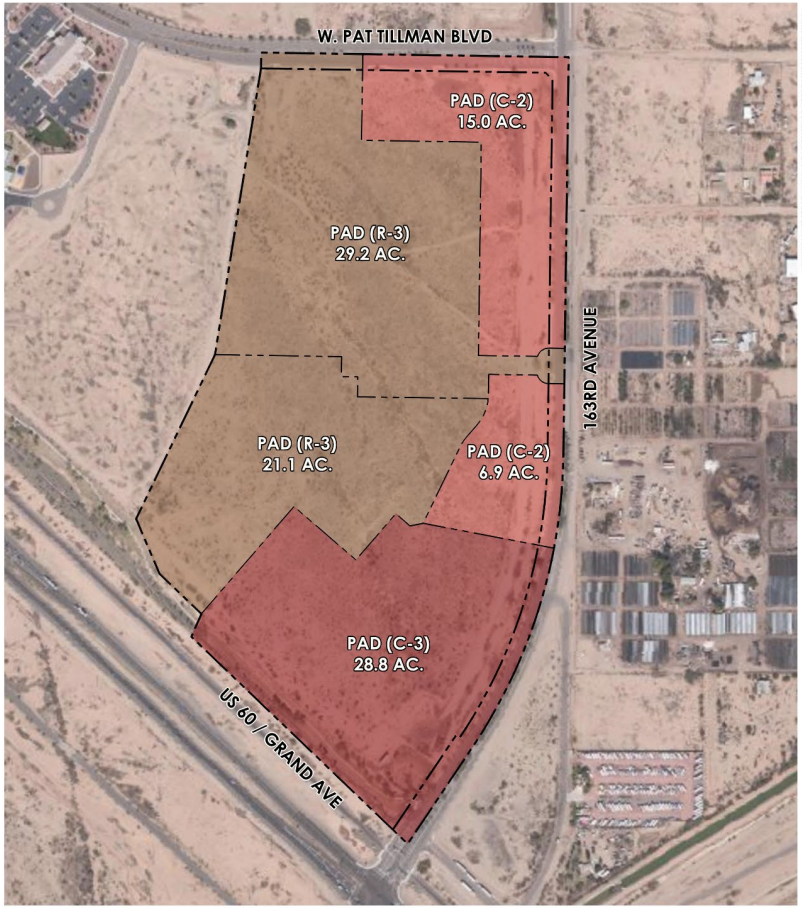


EXISTING LAND USE

PROPOSED LAND USE



EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

Asante PAD

“Asante Trails”

FS22-0517

Major PAD Amendment Narrative
Amendment No. 8

Submitted: April 2022
Resubmitted: September 2022
Resubmitted: December 2022
Resubmitted: January 2023

Development Team

Applicant

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TABLE OF CONTENTS

INTRODUCTION 1
ASANTE HISTORY 1
ABOUT THE PROPERTY 1
MAJOR PAD AMENDMENT 1
REQUEST 2
GENERAL PLAN CONFORMANCE 2
MIXED-USE PROJECT OVERVIEW 7
REGIONAL TRAIL AND PROJECT CONNECTIVITY 9
DEVELOPMENT STANDARDS 11
COMMERCIAL DESIGN GUIDELINES 11
LAND USE PLAN 12
ZONING 12
CONCLUSION 13

TABLE OF EXHIBITS

EXHIBIT A – SITE CONTEXT AERIAL
EXHIBIT B – EXISTING ZONING MAP
EXHIBIT C – EXISTING ASANTE PAD LAND USE PLAN
EXHIBIT D – PROPOSED ASANTE PAD LAND USE PLAN
EXHIBIT E – EXISTING AND PROPOSED ZONING MAP
EXHIBIT F – EXISTING GENERAL PLAN LAND USE MAP
EXHIBIT G – SITE PLAN
EXHIBIT H – OPEN SPACE AND TRAILS MASTER PLAN
EXHIBIT I – CONCEPTUAL COMMERCIAL IMAGERY

Introduction

This Major PAD Amendment request is for the property located at the southwest corner of Pat Tillman Pkwy & 163rd Ave, commonly known as Maricopa County Assessor's Parcel Number 503-76-803 (the "Property") (**Exhibit A**). The Property is approximately 101.1 gross acres in size. It is vacant land located within the Asante PAD. Refer to the enclosed Existing Zoning Map (**Exhibit B**).

Asante History

The Asante Planned Area Development ("PAD") was approved by the City Council in November 2004 through adoption of Ordinance #04-41. The original approval included 1,508 gross acres and has been amended several times. When it was originally approved in 2004, this subject property was initially considered for commercial (75.5 ac) and medium to high density residential (77.4 ac) uses.

In 2005, the city approved a land use revision that increased the size of the commercial area by 27 more acres and reduced the M/HDR area by an equal amount. The intent at the time was to create a large retail power center.

In 2012, the Asante PAD was changed again to modify the size of the commercial power center to 97.1 net acres and was planned as a "lifestyle" oriented commercial shopping center. M/HDR uses were still planned in the Gateway area with a target of 8.3 du/ac (1062 units), however, specific parcels were noted to range between 6 to 20 du/ac.

The existing and proposed Asante Land Use Plans are included herein at **Exhibit C** and **Exhibit D**.

Major PAD Amendment

The change in the Gateway Area commercial acreage designation represents a major amendment to the Asante PAD and is a necessity for the long-term commercial prospects at this location. Initially, the owner's acquisition of this site 16 years ago was for the purpose of developing a large retail center. However, traditional brick and mortar retail development has drastically changed since this PAD was adopted and a 97-acre retail power center is not practical nor feasible here. Based on our experience developing retail centers, coupled with guidance from commercial brokers in this area, we've learned that a neighborhood scale shopping center on the north side is more appropriate to serve local resident needs. This makes sense given the Fry's anchored commercial center directly north is already 19 acres bringing the total proposed size of commercial zoned land at this intersection to 34 gross acres. Additionally, the frontage on US 60 allows the opportunity for another 35.7 acres of additional commercial zoning that could be more focused on employment and healthcare related uses. In total, we are proposing 50.7 acres of commercial land, with the balance as residential R-3 (50.4).

The Asante PAD remains committed to a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. To right-size the commercial acreage on the Property, we propose a mixed-use project that blends residential, commercial, and healthcare relates uses. More than half of the site will provide commercial uses along the street frontages where it is most likely to succeed, with residential uses placed behind it. The R-3 product will add to the housing diversity in the area and create a greater demand for retail and healthcare services as well as the already committed retail uses to the north.

This change will update the allowed unit cap for the Gateway Area, which increases from 1,062 to 1,542 units consistent with the proposal. The additional units in the Gateway Area helps create a viable development plan more appropriate for this site.

Request

This amendment seeks to rezone +/- 101.1 gross acres within the Asante Planned Area Development (PAD) from Commercial (C-2) to Commercial (C-2) (21.9 gross acres), Commercial (C-3) (28.8 gross acres) and Residential High (R-3) (50.4 gross acres) (**Exhibit E**). This request also includes an update in the amount of residential units permitted in the Gateway Area from 1,062 units to 1,542 units. This is an increase of 480 units within the Gateway Area which equates to a 9.5 gross du/ac. This PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

General Plan Conformance

The Surprise General Plan land use map designates the property as "Commerce & Office" (**Exhibit F**), which has four subcategories, two of which apply to the site.

South Half

The southern half sub-category is Commercial Office which per the General Plan permits "office buildings…and supporting retail, restaurant, hotel and civic spaces to support the concentration of professional offices. Educational and medical campuses along with their typical support facilities may also be located within this development type. Stand-alone multi-family residential development could be integrated into the overall design, were appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion."

The south half proposal is expected to include office, medical campus and healthcare uses, and stand-along multi-family per the general plan. The large C-3 zoned area is intended for a healthcare user that could include a hospital, office, and medical uses. Adjacent to that area is supporting retail C-2 zoning which strengthens the employment aspect by providing commercial amenities nearby. Behind the C-3 and C-2 is R-3 zoning "to offer housing options near quality jobs that shorten commute times and reduce congestion"

North Half

The north half sub-category is Mixed Use: Residential which is the most appropriate subcategory for this site in today's environment. The general plan text for Mixed Use Residential states that it "includes a vertical and or horizontal mixture of residential and non-residential land uses where the residential component of the project constitutes at least 75% of the overall square footage or acreage. The remaining 25% of acreage would constitute commercial retail, office, education, medical, entertainment, or civic related uses."

In this instance, the development will provide at least 75% of its acreage for residential and will integrate with the commercial parcel through pedestrian, vehicular and modal cohesion and connectivity. We further plan to incorporate view corridors, open spaces and building massing plans to account for optimal functionality, livability and use integration as mentioned previously included in this plan.

The General Plan highlights some key mixed-use planning principles that help create an integrated environment as outlined below:

P.29: "*The Commerce & Office Land Use Character Area supports both a **horizontal** and vertical mixture of uses on a larger scale. However, the development pattern for this character area remains walkable and accommodates other forms of transportation including cars, bicycles, and transit to encourage a more urban style living environment."*

Response: The bubble plan illustrates how the development is walkable and bicycle friendly as demonstrated by the various dashed yellow pathways leading from the commercial to the residential. This proposal is walkable and accommodates bicycles and pedestrian access directly to the commercial area via trail systems, sidewalks, walkways, and plazas. Connection areas are intentional as they engage with the commercial use rather than turn their back to it.



Additional forms of vehicular and public transit are also available on the surrounding street network. A bus bay can be accommodated easily along the commercial frontage should the city opt to provide that service in this area.

p.30: "Where appropriate, all mixed-use developments should include active and passive open space areas designed, located and oriented to provide; high pedestrian accessibility to adjacent development."

Response: The proposed plan achieves the intended pedestrian friendly integration by placing building openings and courtyards that open up to the residential area rather than closed off. This is achieved through courtyard plazas, outdoor spaces, and connection to adjacent park spaces. Additionally, the central open space area between the north/south half provides significant active open spaces for the broader Asante community. This new amenity area includes a sport court, playground, large turf area, plazas, ramada, game plaza and more along with public street parking.

P.31*: "**Stand-alone multi-family residential development could be integrated** into the overall design, where appropriate, to offer housing options near quality jobs that shorten commute times and reduce congestion."*

Response: Integration between the commercial and residential areas occur between connecting pedestrian walkways, plazas and open space areas.

The two project components combine through the use of commercial plazas and connecting courtyards. The integration of residential next to commercial helps place housing options near quality jobs and shortens commute times.







A NEIGHBORHOOD COMMERCIAL PLAZAS







B CONNECTED PEDESTRIAN TRAIL SYSTEM

p.*30: "Where appropriate, all mixed-use developments should include active and passive open space areas designed, located and oriented to provide;* ***high pedestrian accessibility to adjacent development****."*

Response: The proposed plan achieves the intended pedestrian friendly integration by placing building openings and courtyards that open up to the residential area rather than closed off. This is achieved through courtyard plazas, outdoor spaces, and connection to adjacent park spaces.

Additionally, the central open space area between the north/south half provides significant active open spaces for the broader Asante community. This new amenity area includes a sport court, playground, large turf area, plazas, ramada, game plaza and more along with public street parking. In this manner, the central active open space creates a necessary pedestrian link to the parcels to the west, thus allowing pedestrians, cyclists, and runners a connected pathway that ties together all parts of Asante towards the commercial area along 163rd Avenue.



LANDSCAPE KEYNOTES

1. PEDESTRIAN PLAZA
2. BISTRO SEATING
3. RAISED PLANTER
4. PLAYGROUND
5. MOUNDED OPEN-SPACE
6. RAMADA
7. CORNHOLE
8. ARTIFICIAL TURF
9. OPEN-SPACE LAWN
10. SHADE SAIL
11. MULTI-SPORT COURT
12. BENCH SEATING
13. BENCH SEATING

The General Plan also talks about using "transition measures" like:

- Adjust densities to provide a gradual transition to surrounding uses;
- Provide similar streetscape and landscape design to surrounding uses;
- Utilize similar setbacks to surrounding uses;

- Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding uses.

Our land plan accomplishes these items above by providing greater density next to the commercial uses,. There is consistent landscape theming, streetscape, and design across the full project site that unifies all components together. We have placed thoughtful open spaces next to the commercial uses to emphasize transition through integration and encourage connectivity between new development and surrounding uses. Additionally, a linear park is located in the project center to create a blended space where residents, employees, and commercial users can enjoy.



Mixed-Use Project Overview

The applicant proposes a balanced mixed-use community (**Exhibit G, Site Plan**) that includes a commercial shopping center, rental cottage homes, employment and active community open space areas. The key planning emphasis is integration between the commercial shopping center, employment areas, and the residential components through the use of linear parks and pathways that link the overall Asante community through the site and towards the commercial uses. The land plan creates an area with diverse housing options and lifestyle amenities incorporated with social, entertainment, and employment opportunities that create economic and social vitality and provides flexibility in the design of new developments.

Diverse housing options are provided along with integrated commercial uses offering social, entertainment, and employment opportunities. It is our intent to permit a wider variety of residential uses but a more specific range of commercial uses focused on meeting the daily needs of the residents while being compatible with and integrated into the residential neighborhoods.

Commercial

This development proposal aims to provide convenient access to commercial services in the area, employment opportunities and amenities. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents by a series of interconnected trails and view corridors along with gathering spaces for all residents.

This horizontally integrated mixed-use community has residential and commercial components in separate buildings that are designed to have integrated pedestrian connections, circulation system and parking concept. The plan integrates a variety of different land uses including employment areas, rental cottages, and commercial uses all linked through a comprehensive network of pedestrian trails and walkways. Onsite open space areas include amenities and safety features that enable residents to use the open space amenities within and between the land uses providing safe connectivity between the mix of uses. The plan also demonstrates an integrated circulation system and parking through shared primary entry theme roads for all three uses that features on-street parking, amenitized central open spaces, and pedestrian connections.

A variety of C-2 commercial uses are provided within a neighborhood scale site allowing for a diverse range of uses. Commercial zoning is located along the north side where there is synergy with the Fry's commercial shopping center to the north. Commercial uses then extend south along 163rd Ave to provide new retail amenities at a neighborhood scale.

Closer to US 60, an additional 28.8 acres of C-3 commercial zoning is provided to allow for additional commercial uses next to the highway corridor, as was always expected at this location. It is expected that uses in that area will have a greater degree of employment, officer, medical care, and other public service uses. In this manner, the site is able to provide both neighborhood scale retail and healthcare type uses for the long-term buildout of Asante.

The commercial site plan is conceptual at this stage but will develop consistent with the C-2 development standards within the Surprise Land Development Ordinance (LDO). The concept plan represents a likely building layout in combination with drive aisles, access points, and integrated outdoor open space areas. Future buildings will pursue their own individual site plan and architecture approval through a site plan

application, pursuant to the commercial design guidelines identified with this PAD.

To that end, a variety of commercial uses are provided with a more neighborhood scaled site allowing for a diverse range of uses other than those that will be located to the site to the north. The northern commercial area will include uses such as restaurants, cleaners, spas, and childcare, as well as retail office uses such as medical and financial services. It is also the intent of these districts to create the live-work-play environment designed to promote a pedestrian scaled walkable development. Hence, a variety of residential, non-residential and open space amenities create a live-work-play environment in a pedestrian scaled walkable neighborhood.

The southern commercial (C-3) area is intended to be more employer focused, with an emphasis on healthcare, hospital, professional offices, and supporting services.





Rental Cottages

The rental cottages will be limited to a certain area of the community that is most conducive to higher density and proximate to commercial activity. The key feature of this community is interconnectivity with the adjacent commercial uses through open space amenities and pedestrian connections.

The rental cottage community will offer residences in 1-bedroom small, 1-bedroom large, 2-bedroom, 2-bedroom carriage, and 3-bedroom configurations. Each rental home will have a private rear yard. Several pocket parks are planned throughout and integrated with the adjoining commercial area. A large central park amenity is located near the primary entrance to the community and is intended to be a key amenity and identity feature for not only the rental community but the overall masterplan. The overall community open space is 11.5 acres (40.5% gross), and the private rear yard areas totals 1.8 acres (6.3% gross).

The homes will be arranged around several active and passive space areas, which may include a dog park, barbecue station, fire pit, pool, and indoor amenity areas, creating a gathering place for residents and cultivating a sense of community. Garages, covered, and uncovered parking for residents and guests will be provided for convenient access to each residential home. The proposed project will feature a lush, drought-tolerant landscape palette consistent with the area. All homes will have a private outdoor patio and backyard.

R-3 (Southeast side)

A portion of the south-eastern area (21.1 ac) is set aside to develop at R-3 standards. The residential site plan, product type and design will be a part of a future site plan application when market conditions warrant.

Community Active Open Space

A key feature of this plan is the central open space amenity between the north and south halves. This area is strategically placed to bring all plan elements together in a larger community benefit. The design for this active open space area includes

- Palm plazas at the ends of the medians providing height and gathering spaces to be consistent to the added plazas within the commercial area.
- A playground and open turf area near the eastern side so that it is accessible by all uses.
- Moving west a ramada is provided for shade and a viewing area for the playground and game plaza to the west.
- West of the ramada there is a cornhole / game plaza.
- Next is a multipurpose court.
- Public parking proximate to the open space area.
- Finally, the western median was designed to be larger open turf areas.

The benefit of this design is the way in which in ties into the broader Asante community. The central open space area creates a useful pedestrian link to the parcels to the west and the overall Asante community. Thus, pedestrians, cyclists, and runners can enjoy a connected pathway that ties together all parts of Asante towards the commercial area along 163rd Avenue.

Regional Trail and Project Connectivity

One of the key goals of the Surprise General Plan is to provide regional trail connectivity. Specifically, the General Plan suggests developing “a comprehensive greenway, trail and pocket park system along the extensive natural desert washes that also serve to promote off-street trail connections between neighborhoods and businesses in Surprise.” The General Plan also encourages residential developments to include a trail system, where appropriate, to accommodate pedestrian, bike and equestrian linkages to adjacent development.

This development proposal strives to accomplish that objective through a series of connected trails that span south to north, and west to east. As shown on the Open Space and Trails Master Plan (**Exhibit H**), the inter-connected trail system extends from within the four development areas. The overall project area is planned and designed to provide connectivity and linkage to integrated open space, pedestrian and trail systems.

The trail system also connects to regional, external trail pathways. This development provides a regional pedestrian connection to the commercial uses from the southern portion of the site along the railroad track (where a regional trail exists), through the western portion of our site within a proposed 30' trail easement, and through the middle of our site between the residential parcels to access the commercial parcel. These trail networks encourage pedestrian and bicycle travel between uses and minimize the need for motor vehicle trips within the Asante neighborhood.



Development Standards

Development of the Project shall conform to the standards set forth in the C-2, C-3 and R-3 zoning districts of the Surprise Land Development Ordinance. No deviations are requested other than the commercial design guidelines listed below which shall to apply to all C-2 zoned areas.

Commercial Design Guidelines

The commercial site plan is conceptual at this stage. Future buildings will pursue their own individual site plan and architecture approval through a site plan application, pursuant to the commercial design guidelines identified below. Conceptual imagery is included at **Exhibit I**.

General Standards

- The architectural design shall be clean and simple with exciting plaza areas and design elements.
- The materials pallet shall include exposed metal I beams, slump block and concrete block elements and suspended metal shade canopies.
- Buildings sited adjacent to public streets shall optimize the street exposure, creating a strong visual edge to the arterial roadway while buffering the required parking field from the general public view when practical.
- Throughout the site pedestrian connections shall be carefully planned to provide safe access and encourage adjacent residents to visit the center. The open pedestrian plaza between buildings will provide a common outdoor space for surrounding restaurants and shops.
- The pedestrian features shall create a focal point to the main entry drive and pedestrian connection.
- A pedestrian friendly experience should be considered along the main north-south driveway by a procession of columns with cantilevered beams, which also echo the future commercial building architecture.
- Provide tree lined “boulevard” at median break(s), with detached sidewalks and landscaping that leads directly into a pedestrian plaza or other amenity.
- Incorporate unique planter and seating features in pedestrian areas throughout site, including areas along the front of buildings.
- Develop an overall character theme that incorporates unique amenities (i.e., signage, light fixtures, screen walls/seat walls, etc.).
- Provide at least two (2) unique freestanding architectural site features that reflect the building architecture in addition to the required special features, such as entry arches, trellises, clock towers, rail fencing, etc.

Office-type buildings:

- Office buildings shall imbue a contemporary corporate vocabulary.
- The increased use of glass along the street frontage, including tinted only (non-reflective) in the primary office spaces, if any. This creates a stronger visual connection between the user occupied building and the passing motorists.
- Signature glass corner piece, with bold masonry piers supporting a cantilevered roof overhang should serve as an identifying icon statement.

- A combination of strip and punched windows, combined with multiple colors and masonry materials, will provide consistency in the design theme with the supporting commercial center while breaking down the larger building masses.

Commercial-type buildings:

- The retail buildings shall complement each other (or any office building design if planned), while incorporating additional pedestrian-oriented design features.
- Large retail buildings (buildings greater than 20,000 sf) shall be articulated to break up the building mass into smaller components which better relate to a pedestrian scale. This may be achieved by varying the plane of the front wall as well as using a variety of colors and materials.
- Metal shade canopies and I-beam trellis elements shall further define the balance of the retail buildings and enhance the pedestrian experience.
- Drive throughs, if any, shall be designed with columns and overhead trellises, tying these elements in to the overall architecture of the project.

Land Use Plan

The overall land use plan is shown in **Exhibit D**. Breakdown of the Gateway Area by use type is as follows.

Area	Use	Area (gr)	Base Zone***	Comment
1.1	Comm	6.8 AC	C-2	
1.2	Comm M/HDR	101.1	C-2 (21.9 ac) C-3 (28.8 ac) R-3 (50.4 ac)	PAD Amendment Area
1.4	Comm	19	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site
**Gross areas are approximate and subject to verification at platting.
***All base districts are for reference, zoning is PAD.

Zoning

Other than the changes to Area 1.2, there are no other changes proposed to the Gateway Area within the Asante PAD. The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density

Commercial	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
Commercial, Neighborhood	C-2	N/A	N/A
Residential, Cluster Type, Townhouse, Z-lot, Zero Lot Line, Rental Cottages	R-1, R-2, R-3	6-20 DU/ac	8.0 DU/ac
Residential, Single Family	R-2, R1-5, R1-8	3-6 DU/ac	4.1 DU/ac

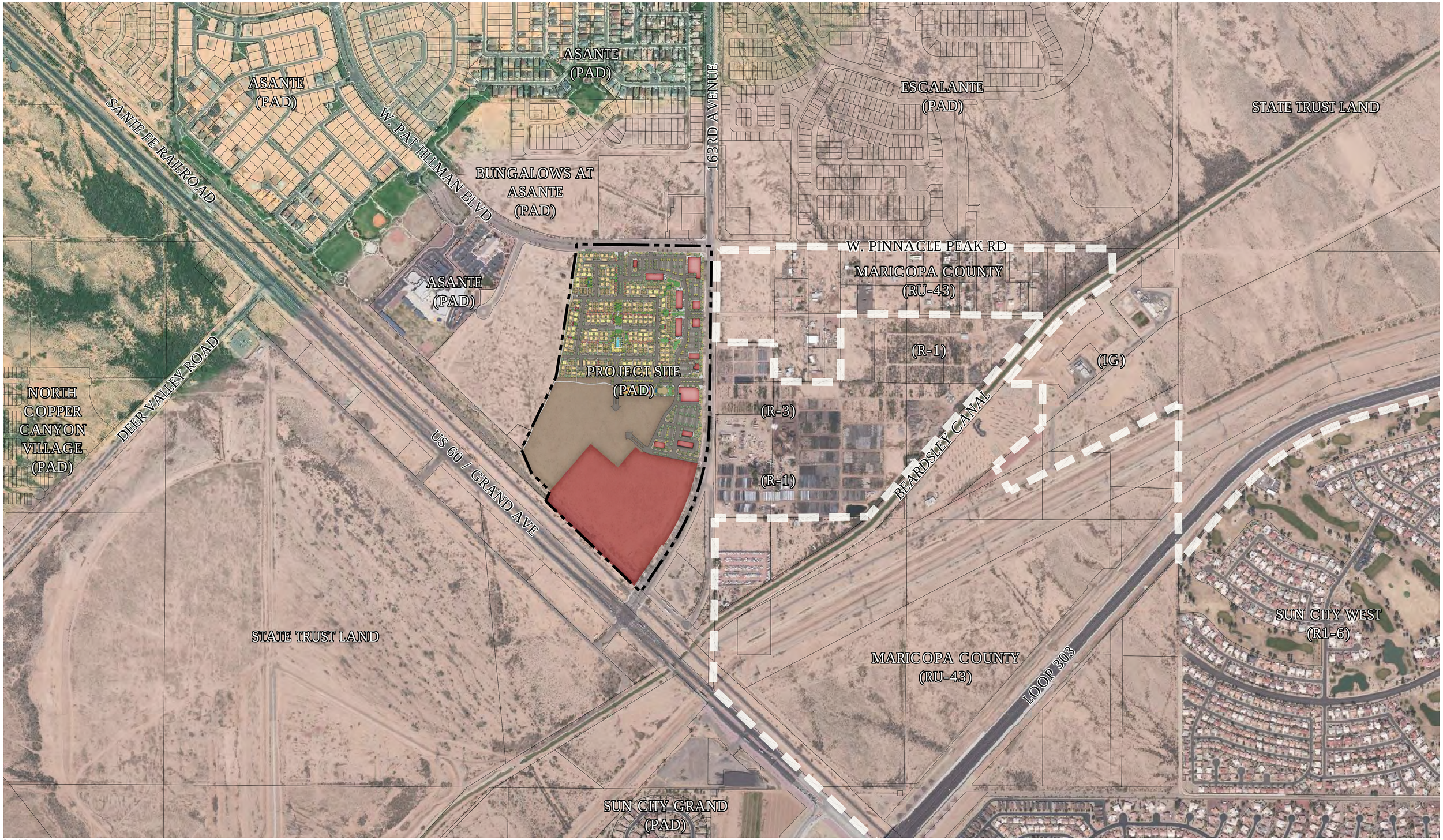
* Zoning Districts represent reference zoning. All zoning is PAD.

Conclusion

The development will be a benefit to the surrounding area and will activate a long-time vacant parcel. It will right-size the commercial portion for a more realistic commercial size reflective of today's commercial market needs. Further, this new quality development will contribute to the continued growth of the area and will provide new and unique housing opportunities and retail amenities within the northwest portion of Surprise.

Asante PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the city and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The healthcare and commercial components will provide new tax revenues to the city as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.

Exhibit A



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ASANTE TRAILS • **CONTEXT AERIAL**

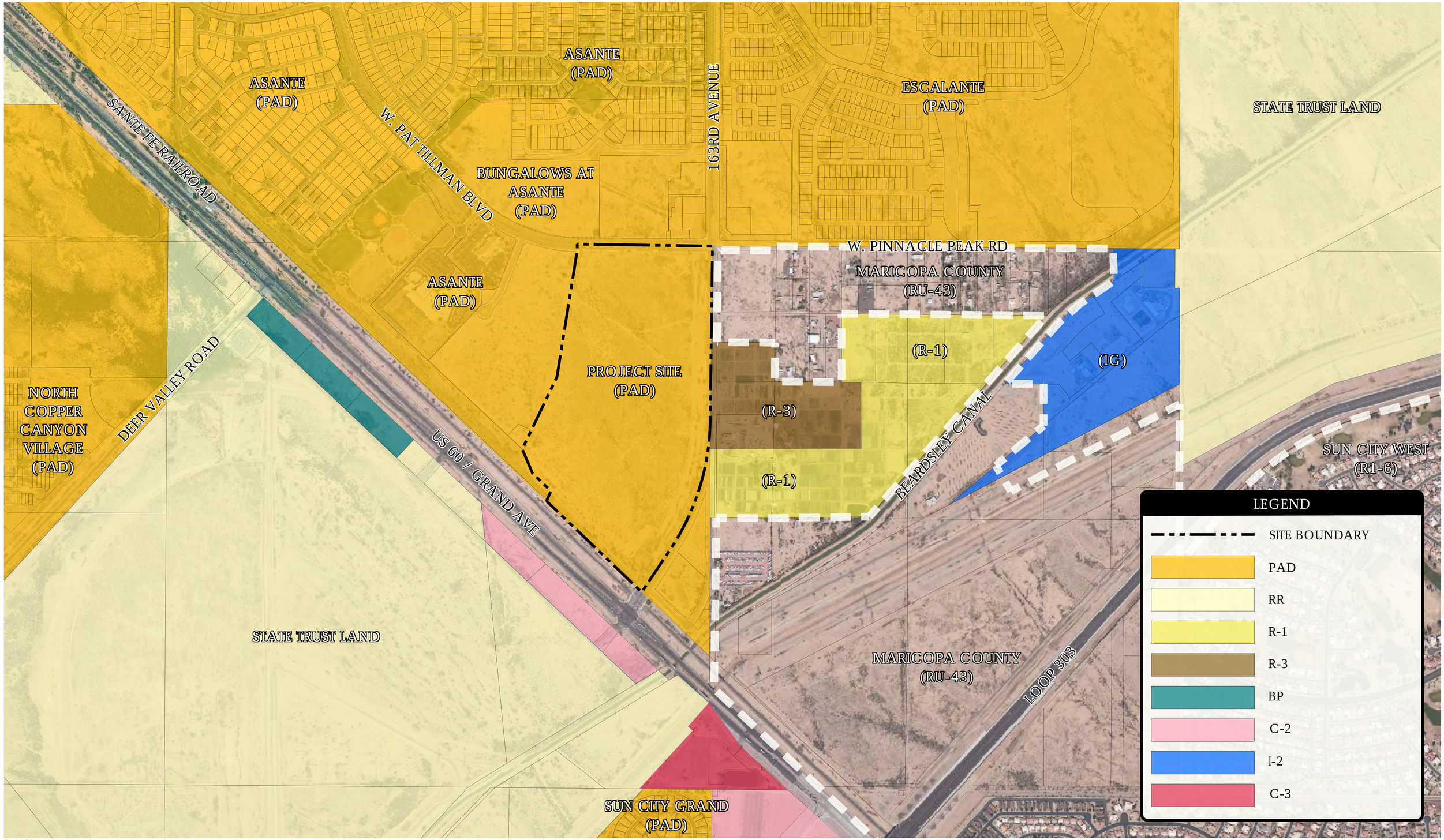
- SURPRISE
- 2023-01-11
- # 21002387

0 200' 400' 800'

SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit B



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ASANTE TRAILS • **EXISTING ZONING**

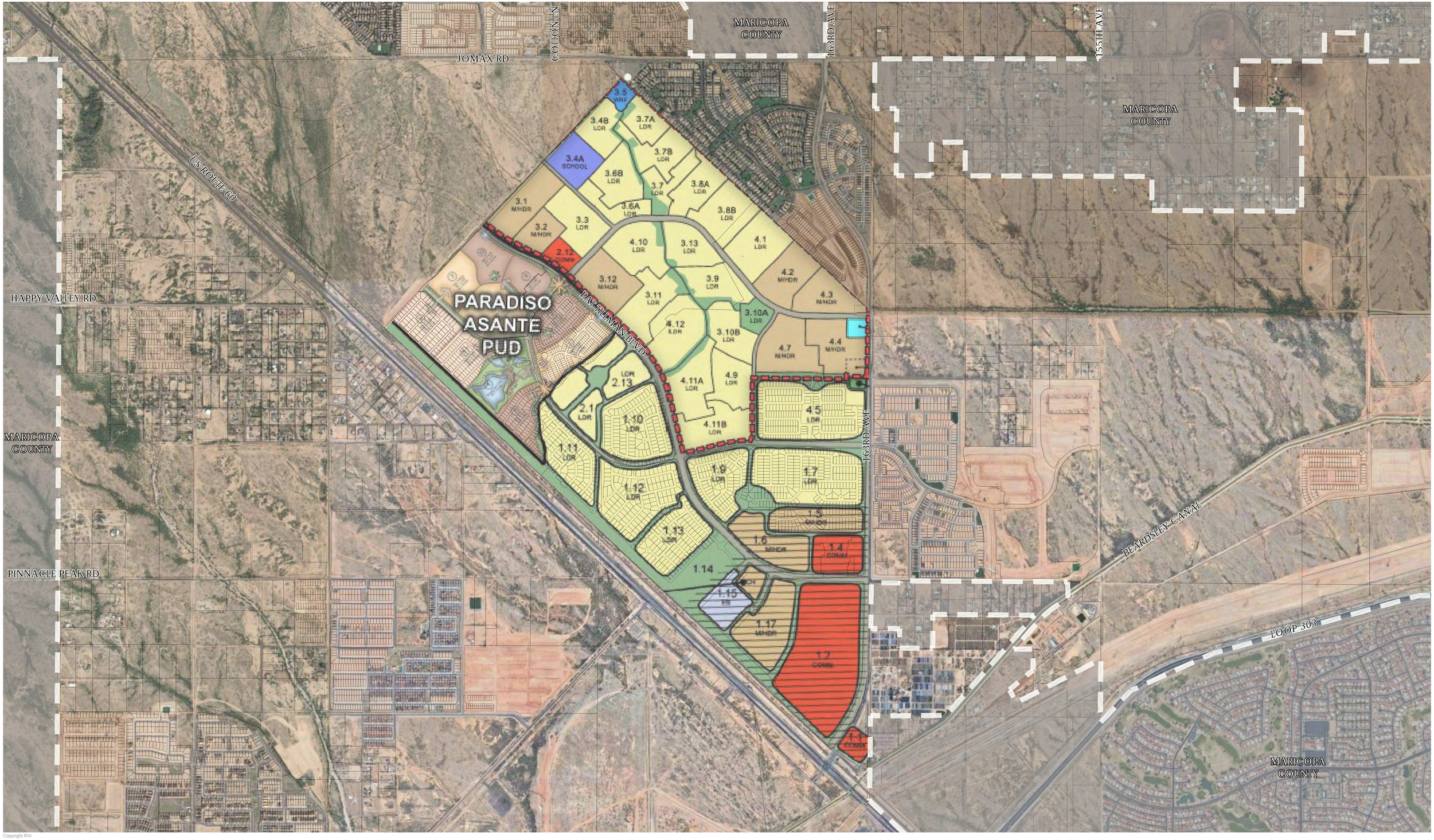
SURPRISE
2022-01-11
21002387

0 200' 400' 800'
SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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Exhibit C



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ASANTE TRAILS • **EXISTING ASANTE PAD LAND USE MAP**

SURPRISE, AZ

2023-01-11

21002387

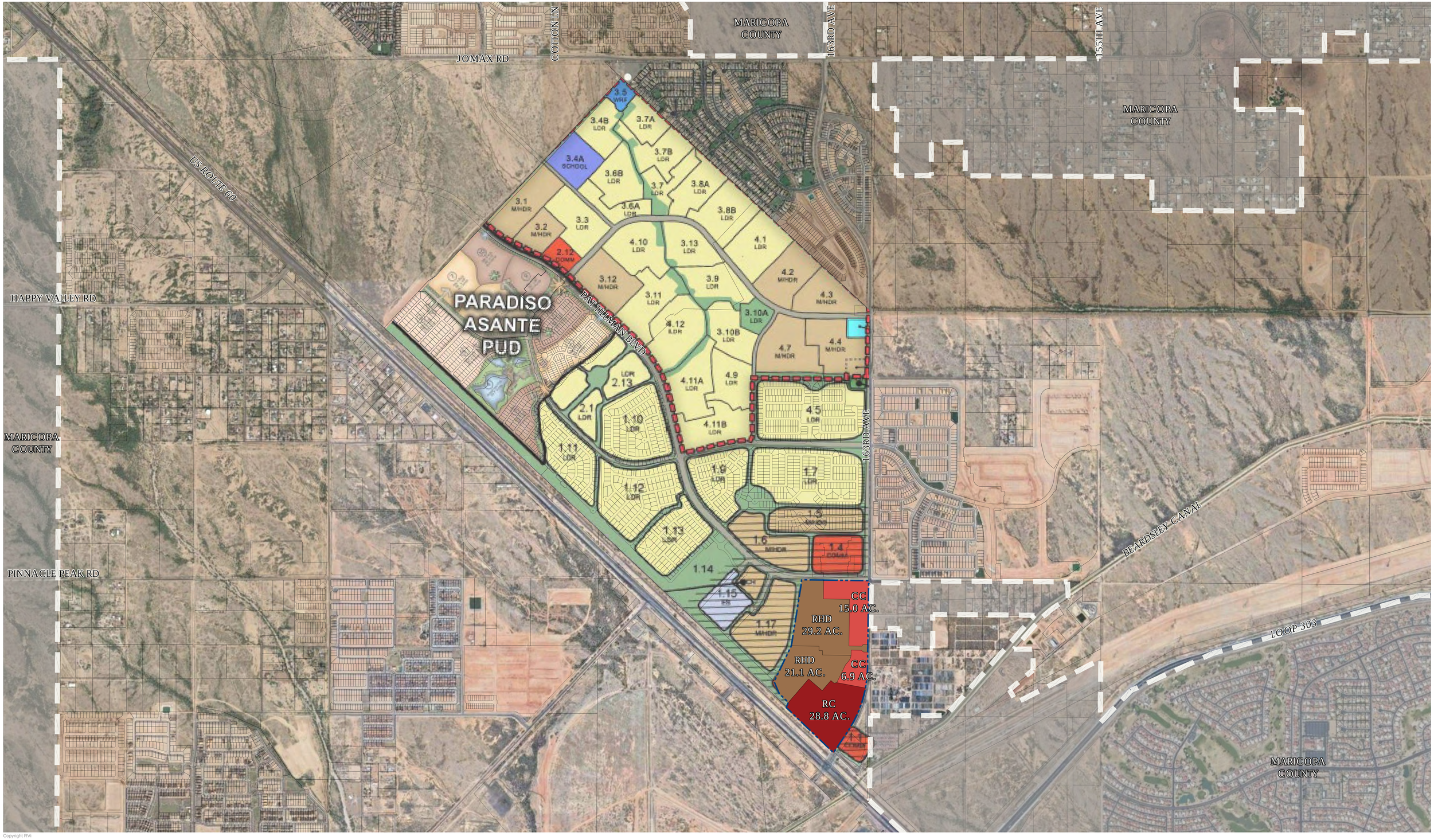
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SCALE: 1" = 800'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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Exhibit D



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ASANTE TRAILS • **PROPOSED ASANTE PAD LAND USE MAP**

SURPRISE, AZ
2023-01-11
21002387

0 400' 800' 1600'
SCALE: 1" = 800'-0"

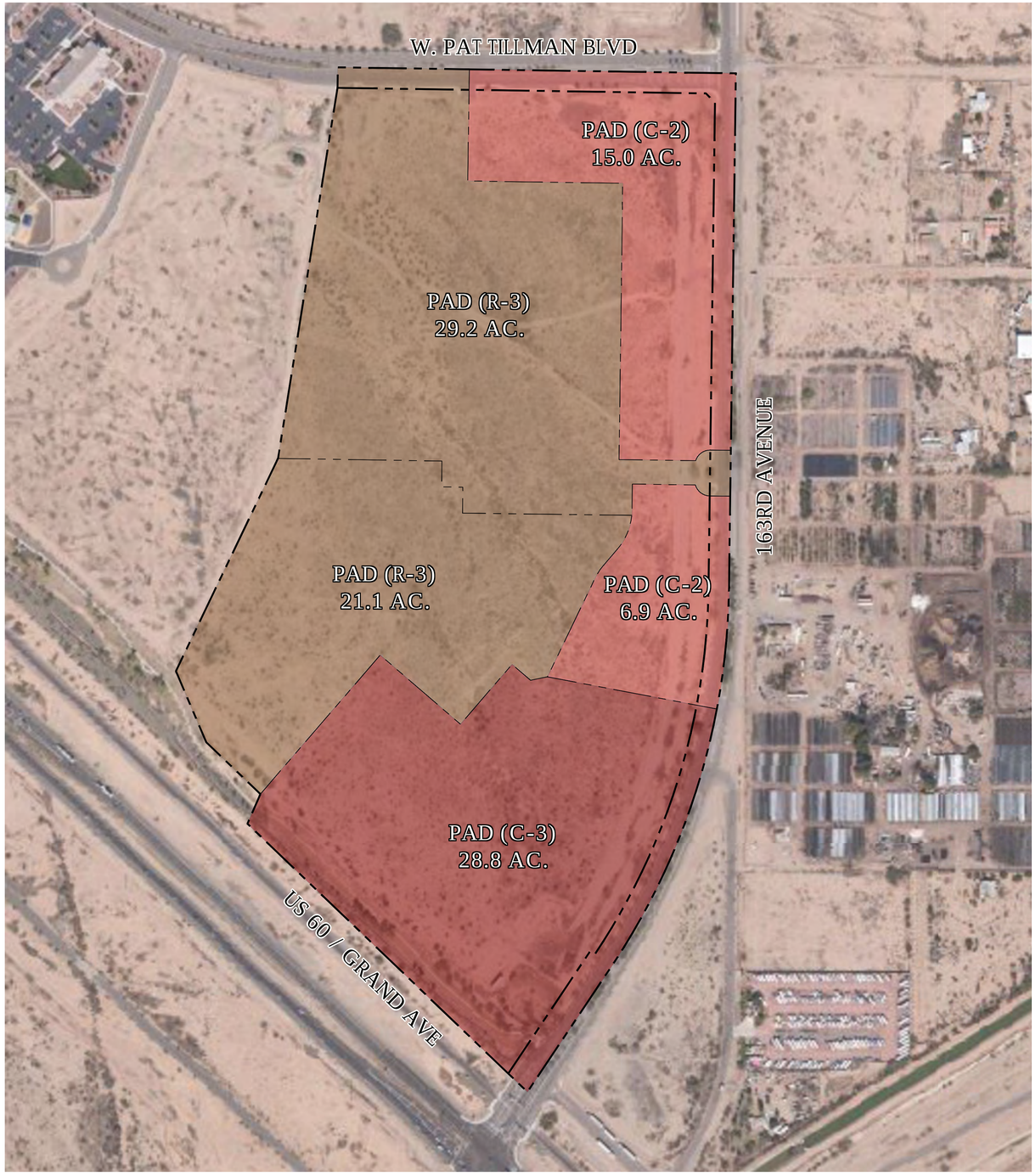
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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Exhibit E



EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

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ASANTE TRAILS • **EXISTING AND PROPOSED ZONING DISTRICT MAP**

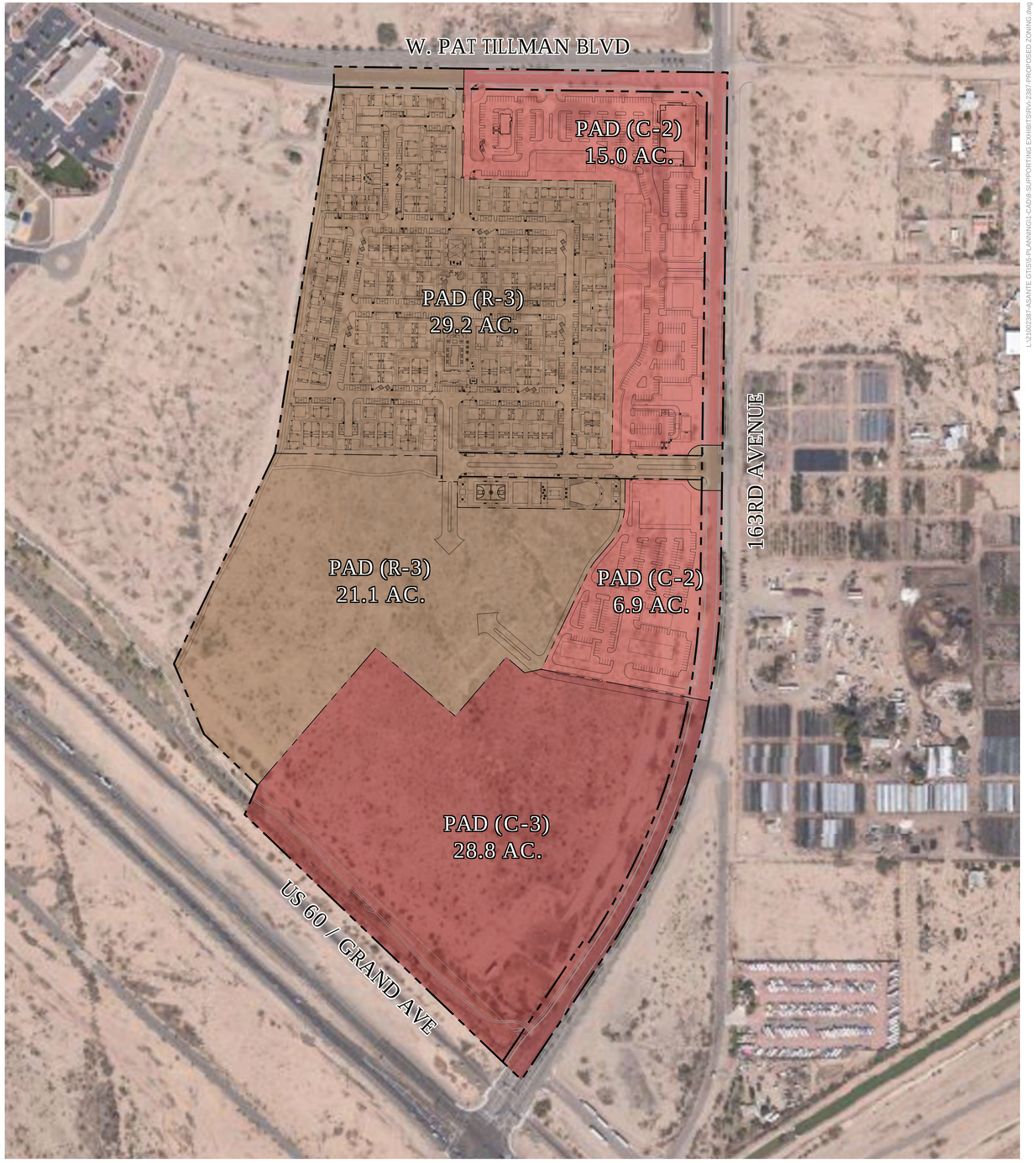
SURPRISE, AZ
2023-01-11
21002387

0 100' 200' 400'
SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

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ASANTE TRAILS • **EXISTING AND PROPOSED ZONING DISTRICT MAP**

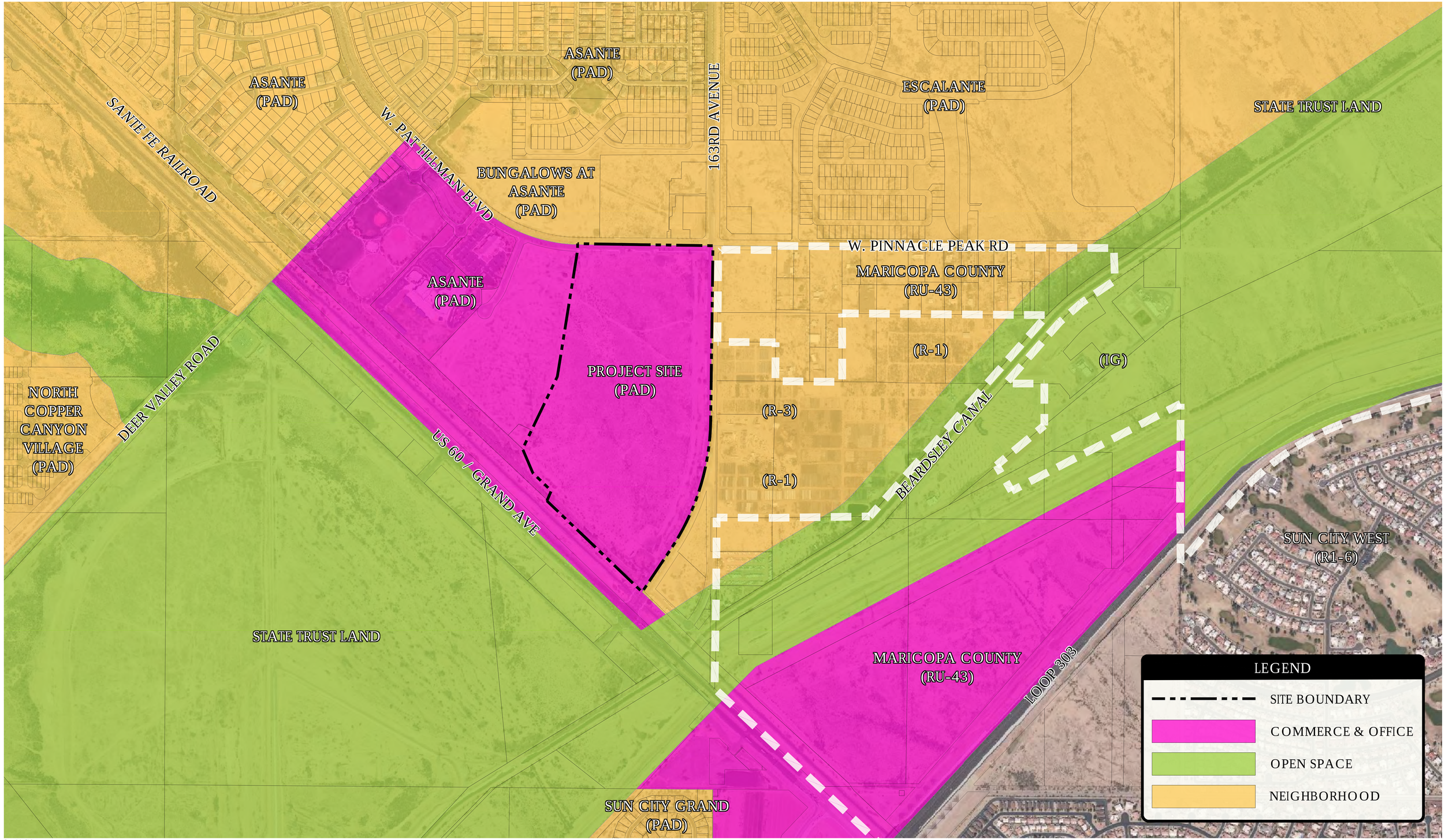
SURPRISE, AZ
2023-01-11
21002387

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SCALE: 1" = 200'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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Exhibit F



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ASANTE TRAILS • **GENERAL PLAN**

SURPRISE
2023-01-11
21002387

0 200' 400' 800'
SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit G

LEGEND

1. COMMERCIAL PEDESTRIAN PLAZA
2. ON-STREET PARKING
3. COMMERCIAL PARKING
4. PROGRAMMED AMENITY
5. LINEAR PARK
6. COMMUNITY PRIMARY ENTRY
7. SECONDARY ENTRY
8. LOCAL TRAILS
9. REGIONAL TRAIL
10. PARCEL ENTRIES

PAT TILLMAN BLVD

163RD AVE

US 60

(R-3)

(C-3)

SITE DATA

BTR - 29.2 GROSS AC.
FUTURE R-3 - 21.1 GROSS AC.
C-2 - 21.9 GROSS AC.
FUTURE C-3 - 28.8 GROSS AC.

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ASANTE TRAILS LUXURY MIXED USE NEIGHBORHOOD • **CONCEPTUAL SITE PLAN**

SURPRISE, AZ
2023-01-11
21002387

0 120' 240'
SCALE: 1" = 120'-0"

For illustrative purposes only. Subject to change without notice.

LEGEND

1. COMMERCIAL PEDESTRIAN PLAZA
2. COMMERCIAL PARKING
3. COMMUNITY PRIMARY ENTRY
4. COMMUNITY SECONDARY ENTRY
5. COMMERCIAL ENTRY
6. PEDESTRIAN TRAIL
7. NEIGHBORHOOD AMENITY
8. NEIGHBORHOOD ENTRY
9. LINEAR PARK
10. ON-STREET PARKING



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ASANTE TRAILS LUXURY MIXED USE NEIGHBORHOOD • **COMMERCIAL SITE PLAN**

SURPRISE, AZ
2023-01-11
21002387

0 60' 120'
SCALE: 1" = 60'-0"

For illustrative purposes only.
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Exhibit H



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ASANTE TRAILS • **OPEN SPACE & TRAILS MASTERPLAN**

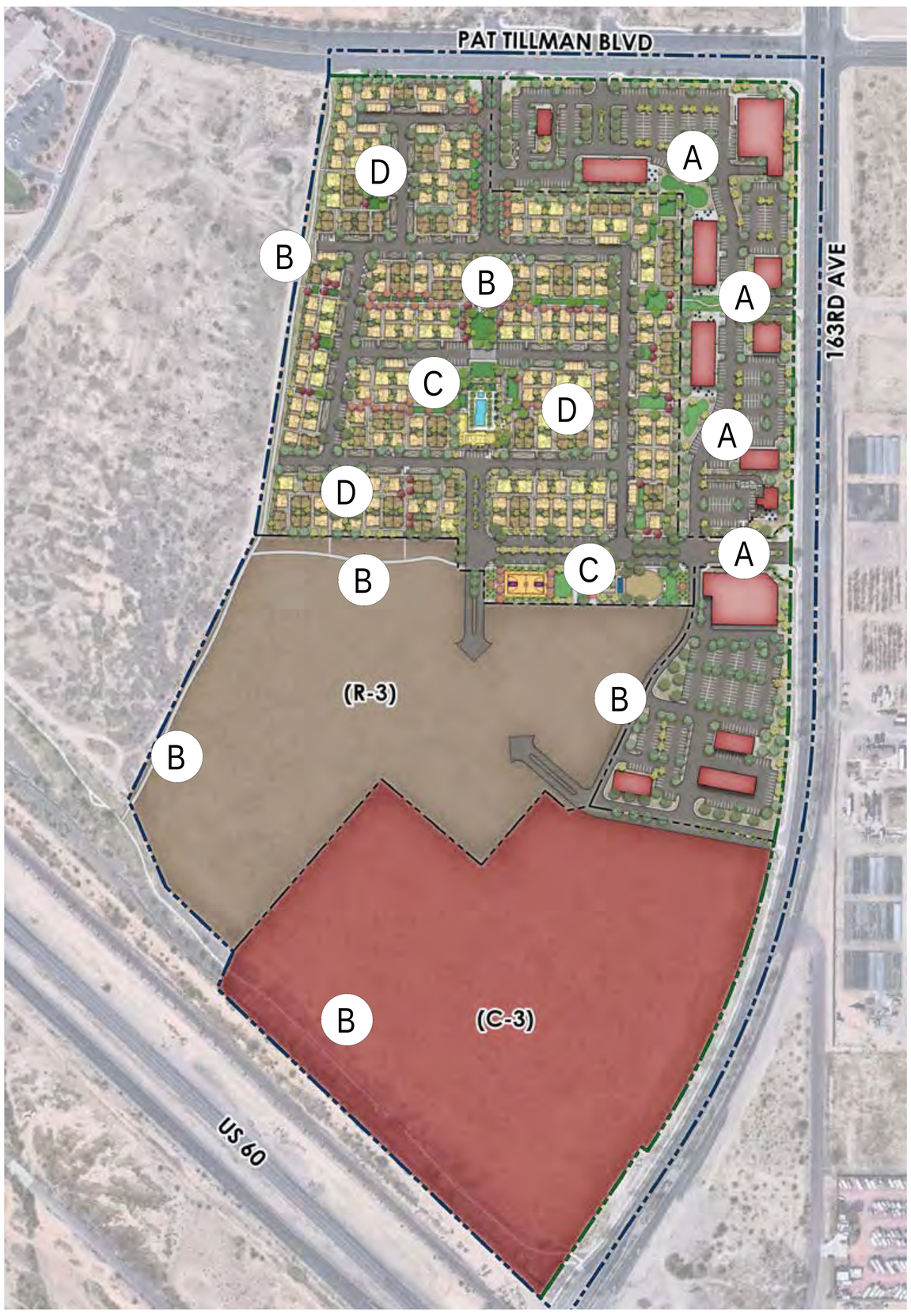
SURPRISE, AZ
2023-01-11
21002387

0 60' 120' 240'
SCALE: 1" = 120'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

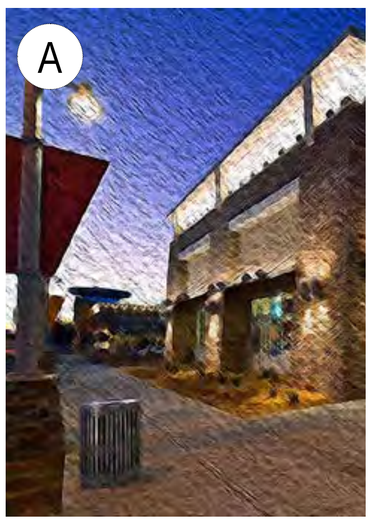
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Exhibit I











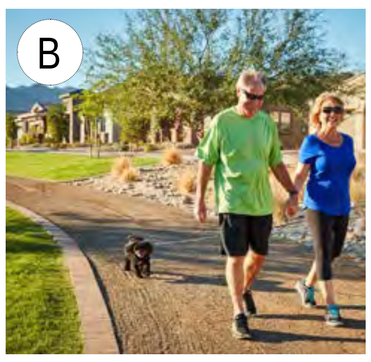


A NEIGHBORHOOD COMMERCIAL PLAZAS









B CONNECTED PEDESTRIAN TRAIL SYSTEM















C NEIGHBORHOOD OPENSPACE

D NEIGHBORHOOD CHARACTER

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ASANTE TRAILS LUXURY MIXED USE NEIGHBORHOOD • **CONCEPTUAL IMAGERY**

SURPRISE, AZ

2023-01-11

21002387

0 150' 300'

SCALE: 1" = 300'-0"

For illustrative purposes only. Subject to change without notice.

From:	JAMES, MARK C GS-12 USAF AETC 56 FW/CVE
To:	Nichole Flores
Cc:	56 FW/CIT Community Initiative
Subject:	RE: FS22-0517 Asante Mixed Use Residential Site Plan & Major Zoning Amendment - New Digital Submittal 04.12.22
Date:	Thursday, April 14, 2022 4:06:51 PM
Attachments:	smime.p7s ATT00001.txt ATT00002.htm

Nichole,
Thank you for allowing Luke AFB to make comments on the Asante Mixed Use Residential Site Plan & Major Zoning Amendment Application. This application requests to right-size the commercial acreage, therefore a proposal for mixed-use project that blends residential with commercial and covers a range of residential densities and product types. The site is located approximately 3.2 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Tuesday, April 12, 2022 1:33 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>; Lynndsay ONeil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>

Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-0517 Asante Mixed Use Residential Site Plan & Major Zoning Amendment - New Digital Submittal 04.12.22

Good afternoon,

Attached please find the **application**, **narrative/PADA** and **site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores
Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

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

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0517

Applicant Name: Withey Morris, PLC

Location: SWC 163rd & Pat Tillman Rd.

Date Site Posted: 02/28/23

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

2/28/23
Date

This instrument was acknowledged before me on 02/28/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

10.25.24
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Date: March 6, 2023
Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379
Planning & Zoning
Date: February 16, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
City Council
Date: April 4, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
Virtual Neighborhood Meeting
DATE: January 11, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
CALL IN: 1 669 444 9171
MEETING ID: 874 3899 2337
PASSCODE: 766552
Case number: FS22-0517
VICINITY MAP
Asante Blvd
163rd Ave
Pat Tillman Blvd
Meeting Location
Project Location
Grand Ave / US 60
Loop 303
Request: Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to C-2 and R-2 and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803).
For more information, call: 623-222-3011 Surpriseaz.gov
W. PINN
W. PLANAD
N 162ND DR
N 159TH
Maps
Feb 28, 2023 08:41AM
22436–22900 163rd Ave
Maricopa County


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RAND AVE
N 162ND DR
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1. CITIZEN PARTICIPATION REPORT FOR ASANTE TRAILS PAD AMENDMENT

(CASE NO. FS22-0517)

Submitted:
January 2023

WITHEY MORRIS PLC
ATTORNEYS AT LAW

2. Project Description/Request

A Major PAD Amendment has been requested for the property located at the southwest corner of Pat Tillman Pkwy & 163rd Ave, commonly known as Maricopa County Assessor's Parcel Number 503-76-803 (the "Property"). The applicant's initial request was to rezone +/- 101.1 gross acres within the Asante Planned Area Development (PAD) from Commercial (C-2) to Commercial (C-2) (15.4 gross acres), Residential Medium (R-2) (27.6 gross acres), and Residential High (R-3) (58.4 gross acres). However, in light of citizen and stakeholder feedback, as well as market changes, the applicant amended the request to request to allow: Commercial (C-2) (21.9 gross acres), Commercial (C-3) (28.8 gross acres) and Residential High (R-3) (50.4 gross acres). The proposed amendment also includes an update in the amount of residential units permitted in the Gateway Area from 1,062 units to 1,542 units. This is an increase of 480 units within the Gateway Area which equates to a 9.5 gross du/ac. The requested PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

3. Outreach/Notification Timeline

- **June 3, 2022:** Initial neighborhood meeting notice letters were mailed by the City to all property owners within 300 feet of the Property and all applicable registered neighborhood associations.
- **June 6, 2022:** The subject site was posted with two (2) neighborhood meeting signs.
- **June 28, 2022:** An in-person neighborhood meeting was held at 6:00 p.m. at the Asante Preparatory Academy, Cafeteria, 23251 N 166th Dr. Surprise, AZ 85387.
- **June 29, 2022:** A Virtual neighborhood meeting for the proposed project was held via Zoom software, in accordance with the City's requirements.
- **December 22, 2022:** Voluntary neighborhood meeting notice letters were mailed by the applicant to all property owners within 300 feet of the Property, all applicable registered neighborhood associations and identified stakeholders which participated in the initial neighborhood meeting process.
- **December 28, 2022:** The two (2) neighborhood meeting signs at the site were updated to include updated neighborhood meeting dates.
- **January 10, 2023:** A second, voluntary, in-person neighborhood meeting was held at 6:00 p.m. at the Asante Preparatory Academy, Media Room, 23251 N 166th Dr. Surprise, AZ 85387.
- **January 11, 2023:** A second, voluntary, virtual neighborhood meeting for the proposed project was held via Zoom software.

4. Notification Affidavits, Letters & Mailing Lists

- See **Tab 1.**

5. Neighborhood Meeting Summaries

A. Initial (Required) In-Person Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the initial in-person neighborhood meeting. In addition, approximately 27 interested individuals attended the neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the proposed amendment and further specifics regarding the proposal.

Attendees had general questions regarding: prospective commercial uses, parking, commercial area, timing for construction, traffic and traffic improvements, and nature of rental units. The applicant responded to attendee comments as outlined below:

1. Prospective Commercial Uses

Residents had questions regarding prospective commercial uses. The applicant advised that early outreach to brokers had commenced, but that the development is early in the process to opine on uses. The applicant requested that attendees provide suggestions after the meeting as ideas for the broker team to pursue.

2. Parking

An attendee expressed concerns that the site plan did not include sufficient parking areas. The applicant advised that the site plan is conceptual and further site plan programming would occur at the site plan phase and that any plan would be required to conform to the City's development standard requirements.

3. Extent of Commercial Area

There was a concern that the proposed plan removed too much commercial from the area. The applicant advised that there are access considerations that preclude commercial development along certain portions of the site, depth considerations and more.

4. Timing for Construction

The applicant advised that, after the city's rezoning process, it would take approximately one year for construction to occur.

5. Traffic

Neighborhood meeting attendees expressed concerns regarding traffic. The applicant provided an analysis of the trip generation under the current approved zoning compared to the trips that would be generated by the requested development. It was also discussed that peak hours would differ for the subject uses and ultimately that development would help address traffic issues in the area given the city's improvement requirements.

6. Rental Units

There were questions during the neighborhood meeting regarding rental units versus condominium units. The applicant discussed that one of the reasons for rental units at this location is to support the proposed commercial services; but also because of TSMC and its need for employee housing in the area. The applicant further discussed the quality features of the architecture and amenities for the proposed rental homes.

Attendees also general concerns regarding the change of commercial land uses and regional traffic issues which were discussed at length.

B. Initial (Required) Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the virtual neighborhood meeting. In addition, approximately two (2) interested individuals attended the virtual neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the proposed amendment and further specifics regarding the proposal.

The only question or comment that was raised by neighborhood meeting attendees was the timing for the development. The applicant responded with a summary of the public hearing process, further city review processes and indicated that construction may commence approximately one year (1) from approval.

In response to neighbor input and other considerations, the applicant, after several months of refining of plans, generated a revised land use plan and scheduled voluntary neighborhood meetings to share the updated plan with interested neighbors, as summarized in **Section C below.*

C. Voluntary Follow-Up In-Person Neighborhood Meeting

Number of Participants

The applicant, along with the project development team, attended the voluntary follow up in-person neighborhood meeting. In addition, approximately 24 interested individuals attended the neighborhood meeting.

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team, attended the follow-up in-person neighborhood meeting. In addition, approximately 24 interested individuals attended the neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the initial plan that was proposed in June 2022 and changes that were made to the plan to address neighbor and stakeholder feedback from that initial meeting, as well market driven changes. The proposed changes were noted as including park open space, employment opportunities, more commercial land area, elimination of single family homes from the plan and more.

The plan revisions were very well received by neighborhood meeting attendees. The attendees had general questions regarding: residential product and type; surrounding area development; the developer and nature of the Master Developer's role with density; traffic signal improvements; construction timeline and processing; nature of employer uses; prospective retail tenants; how to support the project moving forward; and, parking. The applicant responded to attendee comments as outlined below:

1. Residential Product and Type

   The applicant discussed that the residential use is a for-rent cottage product with high quality amenities.

2. Surrounding Area Development

   There were several questions regarding adjacent or nearby parcels of which the applicant provided additional details where applicable.

3. Developer and Master Developer

   The applicant discussed that the residential developer is Sonoma Communities and that the role of Lennar, the Master Developer, was initially to allocate and keep track of residential units, but that they are not the developer of the subject site.

4. Traffic Signal Improvements

   There were questions related to the timing of the traffic signal at 163rd Ave & Pat Tilman Parkway. The applicant communicated that the improvements should occur very soon and that further information would be sought from the City.

5. Construction Timeline / Processing
   The applicant advised that, after the city's rezoning process, there are additional site planning and plat processes to be completed, and that construction would take a couple of years.

6. Nature of Employer Uses

   The applicant advised that healthcare uses are highly sought for the employment-based area on the plan.

7. Prospective Retail Tenants

   Neighbors asked about the types of retail tenants that may located to the site. The applicant responded that anchors would be needed but that the hope is for not only national brands but smaller local businesses as well.

8. Parking

   An attendee mentioned a concern regarding parking. The applicant responded by indicating that a future site plan would provide the appropriate review for parking and that the plan is conceptual for now. Additionally, it was noted that retailers and future tenants may have their own parking ratio minimums to locate to the site.

9. Support

   Several attendees expressed strong support for the plan revisions and project moving forward; some even asked the best way to communicate support as the plan moves forward.

The follow up neighborhood meeting was very productive and the revisions were well received.

D. Voluntary Second Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team, attended the virtual neighborhood meeting. In addition, approximately three (3) interested individuals attended the virtual neighborhood meeting.

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; an overview of the initial plan that was proposed in June 2022 and changes that were made to the plan to address neighbor and stakeholder feedback from that initial meeting, as well market driven changes. The proposed changes were noted as including park open space, employment opportunities, more commercial land area, elimination of single family homes from the plan and more. The applicant responded to attendee comments as outlined below:

Neighbors had questions regarding C-3 uses; the demand for cottage homes; timing and information for surrounding area development.

1. C-3 Uses

An attendee wondered what type of uses were targeted for the C-3 zoning district. The applicant advised that employment based users were sought for that parcel, including healthcare industry type uses.

2. Cottage Home Demand

   The applicant provided an overview of cottage homes and discussed the strong demand for them, particularly in light of TSMC and its expansion. Due to its announced expansion, TSMC is in need of leased housing for its employees, and it has started to pre-lease communities including cottage-type communities.

3. Timing for Construction

   The applicant advised that, after the city's rezoning process, there are additional site planning and plat processes to be completed, and that construction would take a couple of years.

4. Surrounding Area Development

   The applicant provided background information on nearby properties as applicable.

Sign-in sheets for the in-person neighborhood meetings are enclosed at **Tab 2.**

6. CONCLUSION

The initial neighborhood meeting for the proposed amendment was held in June 2022 and the proposal raised several concerns and questions by neighbors. Since then, the applicant worked to refine a plan that is more palatable to the larger community in a manner which is also responsive to market trends. A series of voluntary neighborhood meetings were held and the additional meetings have been positive, with neighbors even expressing support for the project.

The applicant will continue to be available to answer questions throughout the rezoning process.

Tab 1

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0517

Applicant Name: Withey Morris, PLC

Location: SWC 163rd & Pat Tillman Rd.

Date Site Posted: 06/09/22

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

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

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

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

Meghan Liggett — 6/9/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 06/09/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

MaryBeth Conrad

Notary Public

10-25-24

My commission expires

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



W Pat Tillman Blvd
Surprise AZ 85387
+33.696479,-112.412399
Thursday, June 9, 2022 at 5:22:00 AM


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
Date: June 28, 2022
Time: 6:00 P.M.
Location: Asante Preparatory Academy - Cafeteria
23251 N 166th Dr. Surprise, AZ 85387
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Virtual Neighborhood Meeting
DATE: Wednesday, June 29, 2022 TIME: 6:00 PM
ONLINE ACCESS: https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09
CALL IN: +1 669 900 9128
MEETING ID: 845 5400 4166
PASSCODE: 823598
Case number: FS22-0517
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163rd Ave
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Maps
W Pat Tillman Blvd
Surprise AZ 85387
+33.696549,-112.412345
Thursday, June 9, 2022 at 5:21:38 AM



22436–22900 163rd Ave
Surprise AZ 85387
+33.691885,-112.409487
Thursday, June 9, 2022 at 5:17:33 AM



22436–22900 163rd Ave
Surprise AZ 85387
+33.691886,-112.409598
Thursday, June 9, 2022 at 5:17:59 AM

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0517

Applicant Name: Withey Morris, PLC

Location: SWC 163rd & Pat Tillman Rd.

Date Site Posted: 12/28/22

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

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

Meghan Liggett — 12/28/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 12/28/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

MaryBeth Conrad
Notary Public

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My commission expires

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


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Dec 28, 2022 11:09AM
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DEVELOPMENT PROJECT
NEIGHBORHOOD MEETINGS

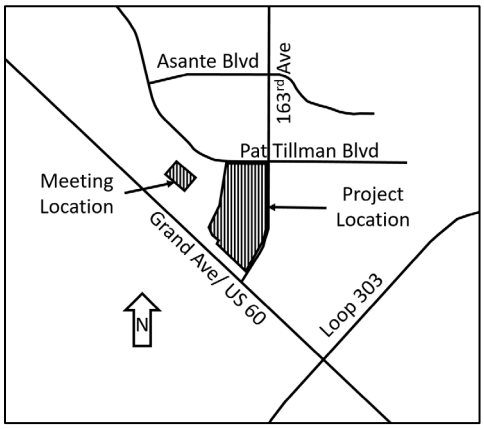
Please be advised, Withey Morris, PLC, on behalf of Kimco Barclay Surprise II, LLC, will host voluntary follow up Neighborhood Meetings to discuss the project referenced below. One meeting will be conducted in person, and a second meeting will be conducted virtually. Any member of the public may participate in the conversation as it pertains to this project. Please note, the City of Surprise is not the host of these meetings, however, the assigned City Planner may be contacted to provide information as needed in response to inquiries received from residents.

Applicant: Adam Baugh with Withey Morris, PLC, 602.230.0600, adam@witheymorris.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting		**Virtual Meeting**	
DATE:	Tuesday, January 10, 2023	DATE:	Wednesday, January 11, 2023
TIME:	6:00 PM	TIME:	6:00 PM
LOCATION:	Asante Preparatory Academy – Media Room 23251 N. 166th Dr. Surprise, AZ 85387	ONLINE ACCESS:	https://us02web.zoom.us/j/87438992337?pwd=MUNMQ1ZrbFdpcFFUZEsrNThibk0wdz09
		CALL IN:	+1 669 444 9171
		MEETING ID:	874 3899 2337
		PASSCODE:	766552

PROJECT & MEETING LOCATION



PROJECT DESCRIPTION:

Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to Commercial (C-2) and Residential High (R-2) and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803). Surprise Planning Case FS22-0517.

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETINGS

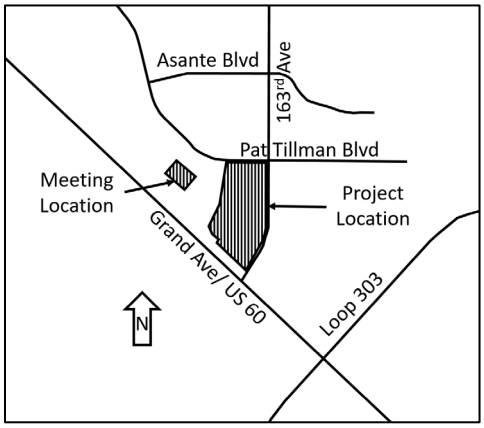
Please be advised, Withey Morris, PLC, on behalf of Kimco Barclay Surprise II, LLC, will host Neighborhood Meetings to discuss the project referenced below. One meeting will be conducted in person, and a second meeting will be conducted virtually. Any member of the public may participate in the conversation as it pertains to this project. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of these meetings, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Adam Baugh with Withey Morris, PLC, 602.230.0600, adam@witheymorris.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting		**Virtual Meeting**	
DATE:	Tuesday, June 28, 2022	DATE:	Wednesday, June 29, 2022
TIME:	6:00 PM	TIME:	6:00 PM
LOCATION:	Asante Preparatory Academy – Cafeteria 23251 N. 166th Dr. Surprise, AZ 85387	ONLINE ACCESS:	https://us02web.zoom.us/j/84554004166?pwd=aDk0OHpLRStQd2F5R1RtREdwZkRJQT09
		CALL IN:	+1 669 900 9128
		MEETING ID:	845 5400 4166
		PASSCODE:	823598

PROJECT & MEETING LOCATION



PROJECT DESCRIPTION:

Major Planned Area Development (PAD) Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The subject property is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante Planned Area Development (APN 503-76-803). Surprise Planning Case FS22-0517.

Tab 2

SIGN-IN

CLYDE CAPITAL
SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 28TH, 2022 – ASANTE PREPARATORY ACADEMY CAFETERIA – 23251 N 166TH DRIVE, SURPRISE, AZ – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. BARBARA KRAJCI	[redacted]		
22. Bess Krajci	[redacted]		
23. Mike • Janet Arbogast	[redacted]		
24. Matt Keating	[redacted]		
25. Larry Hancock	[redacted]		
26. RODNEY CLUFF	[redacted]		
27.			
28.			
29.			
30.			
31.			

SIGN-IN

CLYDE CAPITAL
SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 28TH, 2022 – ASANTE PREPARATORY ACADEMY CAFETERIA – 23251 N 166TH DRIVE, SURFRISE, AZ – 6:00 PM

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
1. Brenda & Chris Lewis	[redacted]		
2. Andy Cepon	[redacted]		
3. Karen & Mike Fanton	[redacted]		
4. Steve & Twila French	[redacted]		
5. Bob & Connie Warren	[redacted]		
6. Orlando F. Winters	[redacted]		
7.			
8.			
9.			
10.			

SIGN-IN

CLYDE CAPITAL
SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD
NEIGHBORHOOD OPEN HOUSE MEETING
JUNE 28TH, 2022 – ASANTE PREPARATORY ACADEMY CAFETERIA – 23251 N. 166TH DRIVE, SURPRISE, AZ – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
51. Gina LaCarr	[redacted]		
52. Beth Gorrogias	[redacted]		
53. Don + Debbie Zimmerman	[redacted]		
54. Alan Pat Martin	[redacted]		
55. DAVE MARSH	[redacted]		
56. Donna + Jim Bella	[redacted]		
57. Brenda & Jim Overturf	[redacted]		
58.			
59.			
60.			

SIGN-IN

CLYDE CAPITAL

SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN ROAD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 11TH, 2023-ASANTE PREPARATORY ACADEMY MEDIA ROOM – 23251 NORTH 166TH DRIVE, SURPRISE, AZ 85387

	NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
21.	Robert Petrey	[redacted]		
22.	Paul VanDerWerf	[redacted]		
* 23.	Amy Wilson	[redacted]		
24.	DEAN WILSON & MIKE	[redacted]		
25.	Karen Fanton	[redacted]		
26.	Connie Warren	[redacted]		
27.	Jennifer Hill	[redacted]		
28.	Dillon	[redacted]		
29.	Kim Bell	[redacted]		
30.				

SIGN-IN

CLYDE CAPITAL

SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN ROAD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 11TH, 2023-ASANTE PREPARATORY ACADEMY MEDIA ROOM – 23251 NORTH 166TH DRIVE, SURPRISE, AZ 85387

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
31. ROBERT WARREN	[redacted]		
32. BOB FRANZ	[redacted]		
33. DON ZIMMERMAN	[redacted]		
34. DEBBIE ZIMMERMAN	[redacted]		
35. RUSSELL BULLERI	[redacted]		
36. Michelle Haselwood	[redacted]		
37.			
38.			
39.			
40.			

SIGN-IN

CLYDE CAPITAL

SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN ROAD, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

JANUARY 11TH, 2023-ASANTE PREPARATORY ACADEMY MEDIA ROOM – 23251 NORTH 166TH DRIVE, SURPRISE, AZ 85387

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
1. MIKE MARCINKO	[redacted]		
2. Hal PATMARTIN			
3. Steve & Twila French	[redacted]		
4. Gary & Betty Treat	[redacted]		
5. DONNA & JAMES	[redacted]		
6. BRENDA OVERTURF	[redacted]		
7.			
8.			
9.			
10.			

Planning & Zoning Commission Comment Form

07/18/2022 3:12 PM (EDT)

Call to the Public

For people wishing to address the Planning & Zoning Commission, please fill out the form below:

First Name	Michael
Last Name	Kallo
Address 1	[redacted]
City	Surprise
State	AZ
Zip Code	85387
Meeting Date	07/18/2022
Phone Number	[redacted]
Email	[redacted]
Please Choose One	Non-Agenda Item
Comment or Reason for Addressing the Commission	There have been community posts about a rezoning proposal for the plot of land on the northwest corner of 163rd ave and grand. Right now it is set aside for a large shopping plaza but the current rezoning proposal is looking to fill it with more housing, rentals, and leave a small retail lot in the northeast corner. Residents of this area are concerned that there are already too many homes than can be supported by the roads, schools, and complete lack of retail in the area. There are also other lots that are still zoned for residential, and mixed use, as well as neighborhoods that have just begun construction. What are our options as residents to oppose this rezoning?

Individuals wishing to address the Planning and Zoning Commission on specific terms, during public meetings or at the Call-to-the-Public segment of the public meeting shall be required to abide by the following rules:

1. Citizens wishing to be heard will be required to fill out a Call to the Public request form and turn it into the Planning and Zoning Commission Secretary before the meeting begins.
2. Each individual will be allowed to speak only once. Each speaker will be restricted to 3 minutes. The Chair will announce any time adjustments at the beginning of the meeting. Organized groups with one spokesperson may be allowed double time by the Chair, time permitting.
3. Speakers will begin by providing their name and address for the record. You will be required to complete your statement prior to the commission responding. This will assure the speaker their full time. Should the speaker ask questions, the questions will be responded to following the completion of the statement and directed by the Chair.
4. Respect the rights of the parties speaking whether you support or disagree with them. Parties failing to abide by these rules will be removed from the meeting.

ORDINANCE # 2023-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE ASANTE PAD TO CHANGE THE LAND USE AND DEVELOPMENT STANDARDS FOR APPROXIMATELY 101 GROSS ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally at the southwest corner of 163rd Avenue and Pat Tillman Blvd;

WHEREAS, the subject site is zoned Asante PAD pursuant to PAD04-124 approved on November 24, 2004;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD amendment is in harmony with the purposes and intent of the Asante PAD, the zoning ordinance, and the Surprise General Plan; and

WHEREAS, on February 16, 2023, the Planning and Zoning Commission recommended approval of the subject Asante PAD amendment.

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

Section 1. *Major PAD Amendment.* The "Asante PAD" is herewith amended to reflect the development changes subject to the following stipulations:

a. Development and use of the site shall be consistent with the rezone narrative entitled "Asante Trails", prepared by Withey Morris, PLC, dated January 13, 2023.

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

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2023.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTY

Legal Description
For
Zoning Boundary
GTIS - Asante

Located in the Northeast Quarter of Section 13, Township 4 North, Range 2 West, Gila and Salt River Meridian, Maricopa County, Arizona.

Beginning at the Northeast corner said Section 13;

Thence South 00°45'24" West, along the East line of said Northeast Quarter, a distance of 1,695.70 feet, to the beginning of a 2,291.83 feet radius curve, concave Northwesterly;

Thence departing said East line, Southwesterly along the arc of said curve, along the centerline of 163rd Avenue as shown on the Map of Dedication for "Asante Phase One", recorded in book 875, Page 17, Maricopa County records, through a central angle of 33°01'18", an arc distance of 1,320.86 feet;

Thence South 33°46'42" West, a distance of 497.79 feet to the North line of the AT & SF Railroad Right of Way;

Thence departing said centerline North 46°13'34" West, along said Right of Way, a distance of 1,276.10 feet to the West line of Lot Comm-2,3,5, per the Final Plat of Asante Phase I, recorded in Book 938, Page 32, Maricopa County Records;

Thence along said West line the following (5) five courses:



Thence North 23°32'06" East, a distance of 106.58 feet;

Thence North 46°13'34" West, a distance of 246.92 feet;

Thence North 23°04'27" West, a distance of 254.34 feet;

Thence North 25°38'16" East, a distance of 776.73 feet;

Thence North 09°06'47" East, a distance of 1,235.69 feet;

Thence departing said West line, North 00°52'02" East, a distance of 67.51 feet, to the centerline of Pat Tillman Blvd. as shown on the Map of Dedication for "Asante Phase One", recorded in book 857, Page 17, Maricopa County records, and the beginning of a 1,500.00 feet radius, non-tangent curve, whose center bears North 01°45'07" East;

Thence Easterly along said centerline and curve, through a central angle of 00°51'53", an arc distance of 22.64 feet;

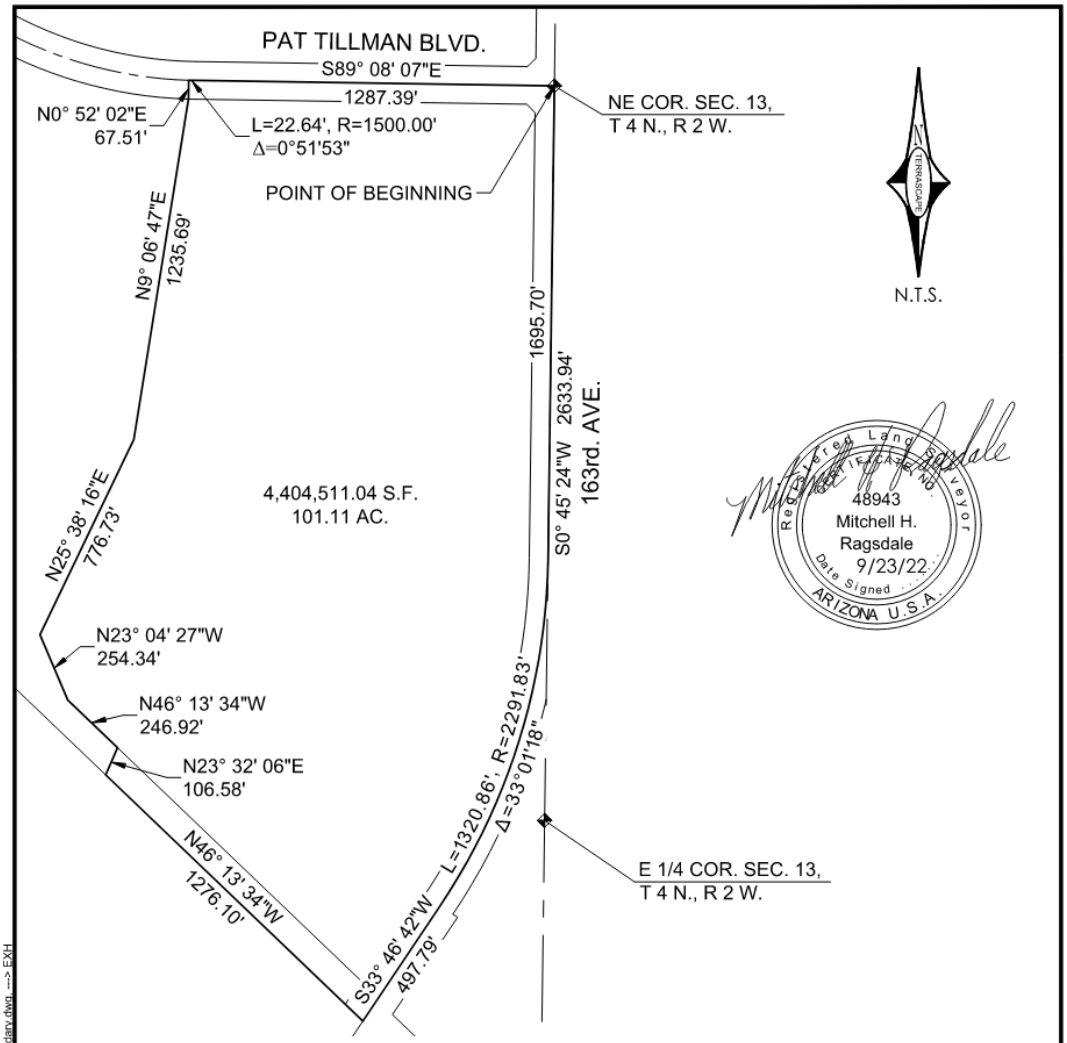
Thence continuing along said centerline, South 89°08'07" East, a distance of 1,287.39 feet to the Point of Beginning.

Containing 4,404,511.04 square feet or 101.11 acres, more or less.

Terrascapeconsulting.com

EXHIBIT B

DEPICTION OF PROPERTY SUBJECT TO THE PAD AMENDMENT



Plotted: 09/23/22 - 9:27 AM, By: mragsdale
File: M:\1183 GTIS-Asante-Surprise\Survey\1183_EXH_Zoning Boundary.dwg --> EXH

consulting Terrascape
civil engineering • surveying • urban planning

645 E. MISSOURI AVE., STE. 420
PHOENIX, ARIZONA 85012

P:602.297.8732 • F:602.230.8458

EXHIBIT

ZONING BOUNDARY

GTIS - ASANTE

CITY OF SURPRISE

Project No. 1183 *Date : 9/23/22*
Sheet 1 of 1

Ordinance No. 2023-03
RFLS # 8701
Rev 02/23

ORDINANCE # 2023-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE ASANTE PAD TO CHANGE THE LAND USE AND DEVELOPMENT STANDARDS FOR APPROXIMATELY 101 GROSS ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF 163RD AVENUE AND PAT TILLMAN BOULEVARD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally at the southwest corner of 163rd Avenue and Pat Tillman Blvd;

WHEREAS, the subject site is zoned Asante PAD pursuant to PAD04-124 approved on November 24, 2004;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD amendment is in harmony with the purposes and intent of the Asante PAD, the zoning ordinance, and the Surprise General Plan; and

WHEREAS, on February 16, 2023, the Planning and Zoning Commission recommended approval of the subject Asante PAD amendment.

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

Section 1. *Major PAD Amendment.* The "Asante PAD" is herewith amended to reflect the development changes subject to the following stipulations:

a. Development and use of the site shall be consistent with the rezone narrative entitled "Asante Trails", prepared by Withey Morris, PLC, dated January 13, 2023.

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

c. The residential area shall be capped at a total of 475 dwelling units.

d. Commercial development shall be built concurrently with the residential development.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2023.

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Skip Hall, Mayor

Attest:

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Sherry Aguilar, City Clerk

Approved as to form:

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Robert Wingo, City Attorney

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Thence Easterly along said centerline and curve, through a central angle of 00°51'53", an arc distance of 22.64 feet;

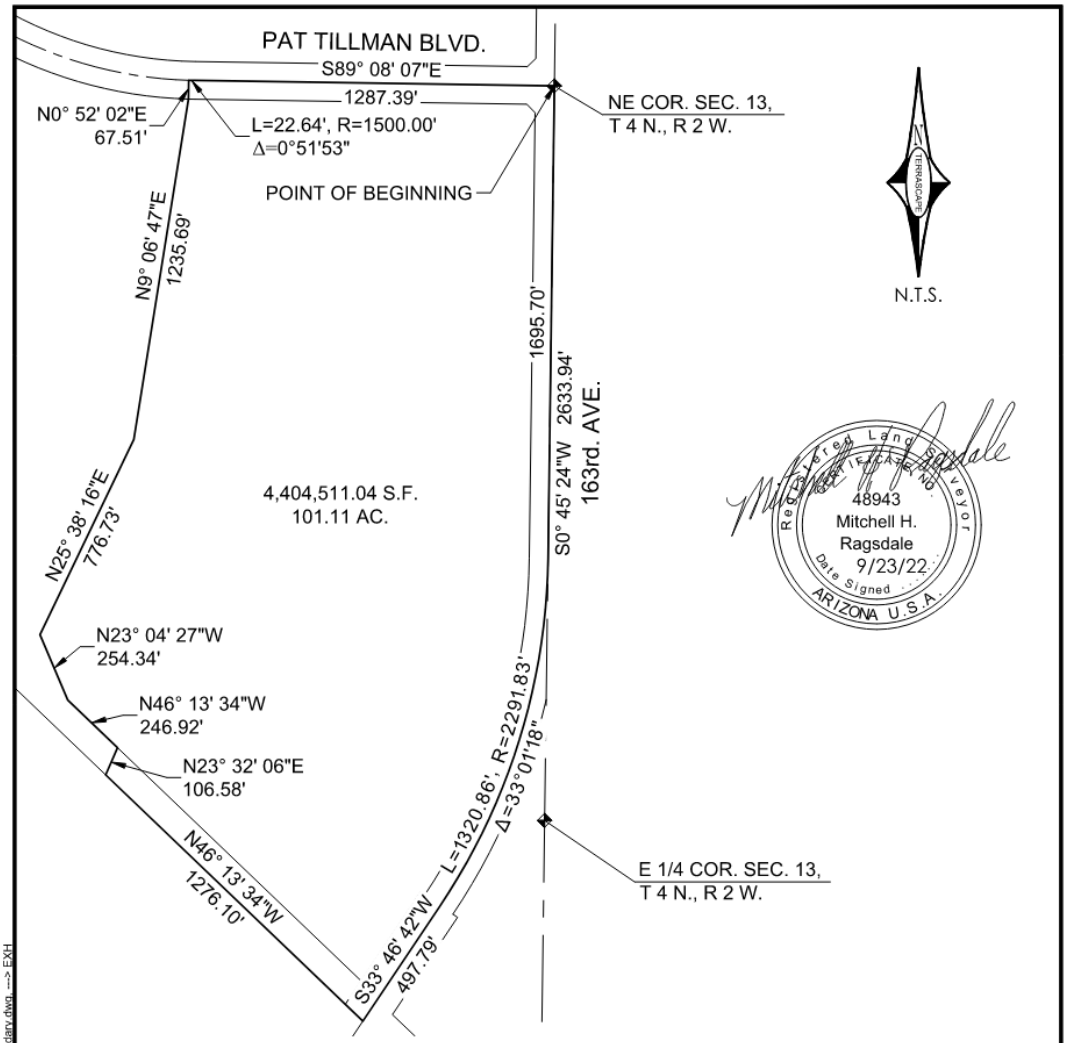
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Project No. 1183 *Date : 9/23/22*
Sheet 1 of 1

Ordinance No. 2023-03
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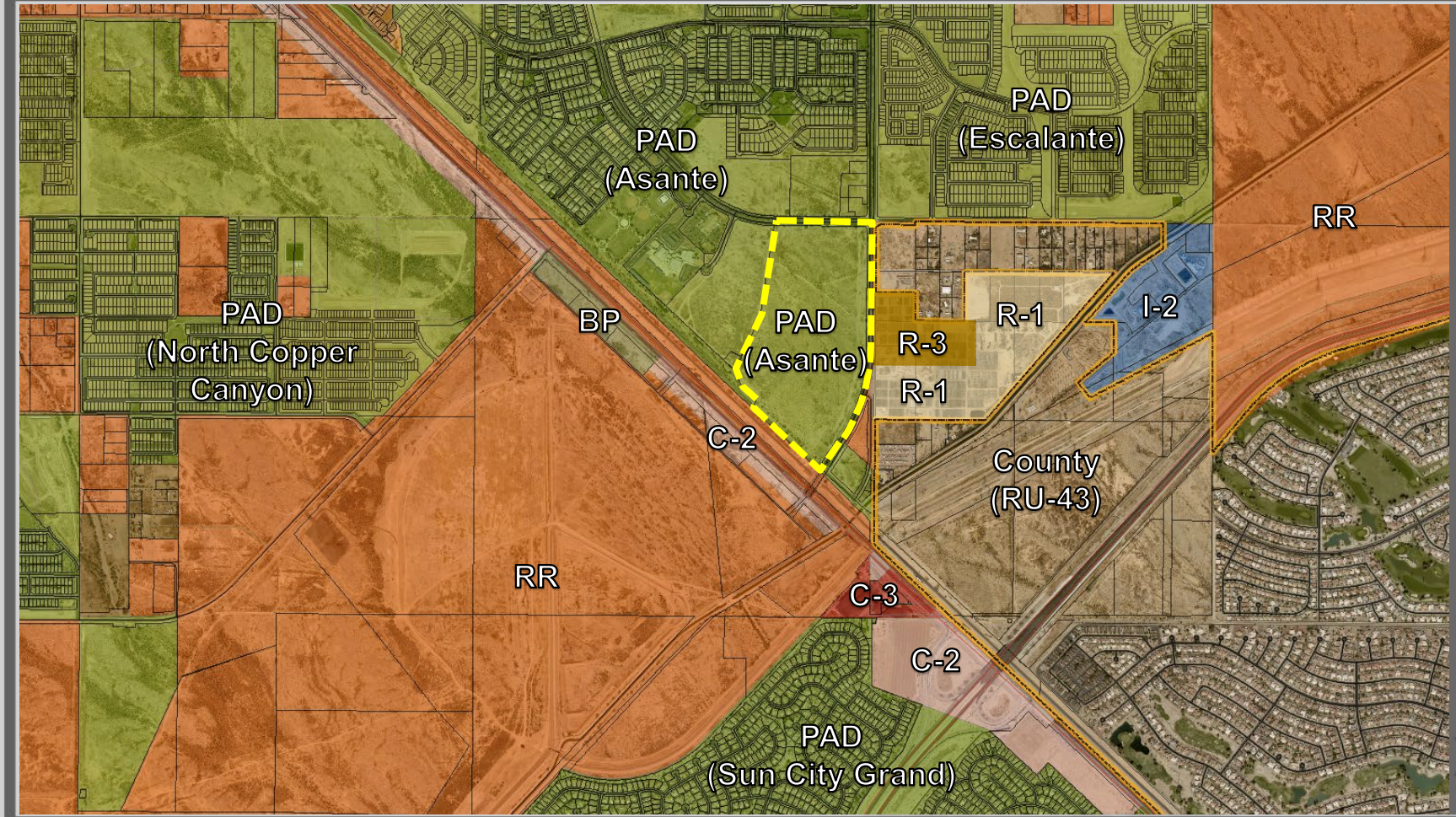
SURPRISE
ARIZONA

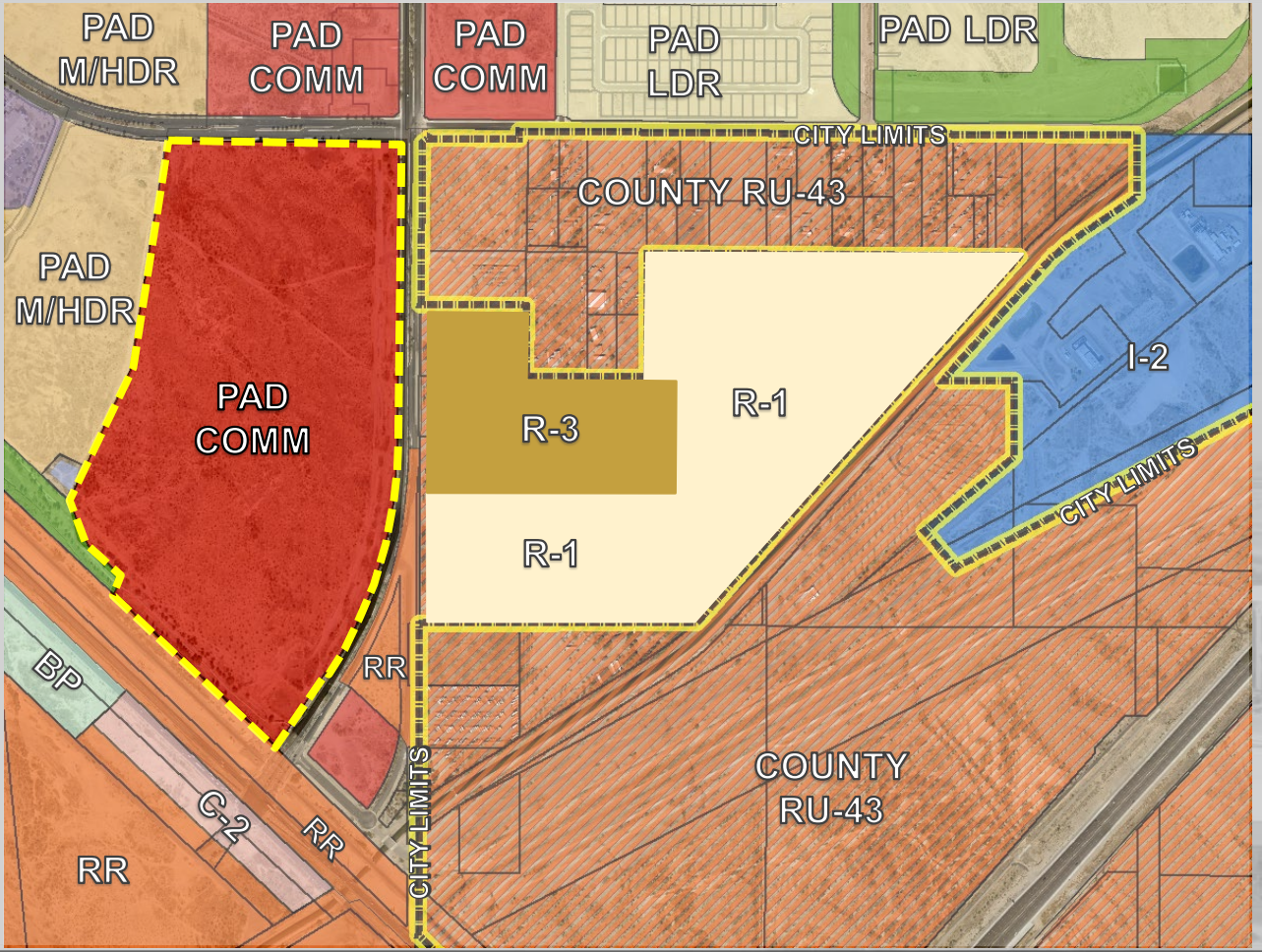
FS22-0517
Asante Major PAD Amendment

City Council

June 06, 2023

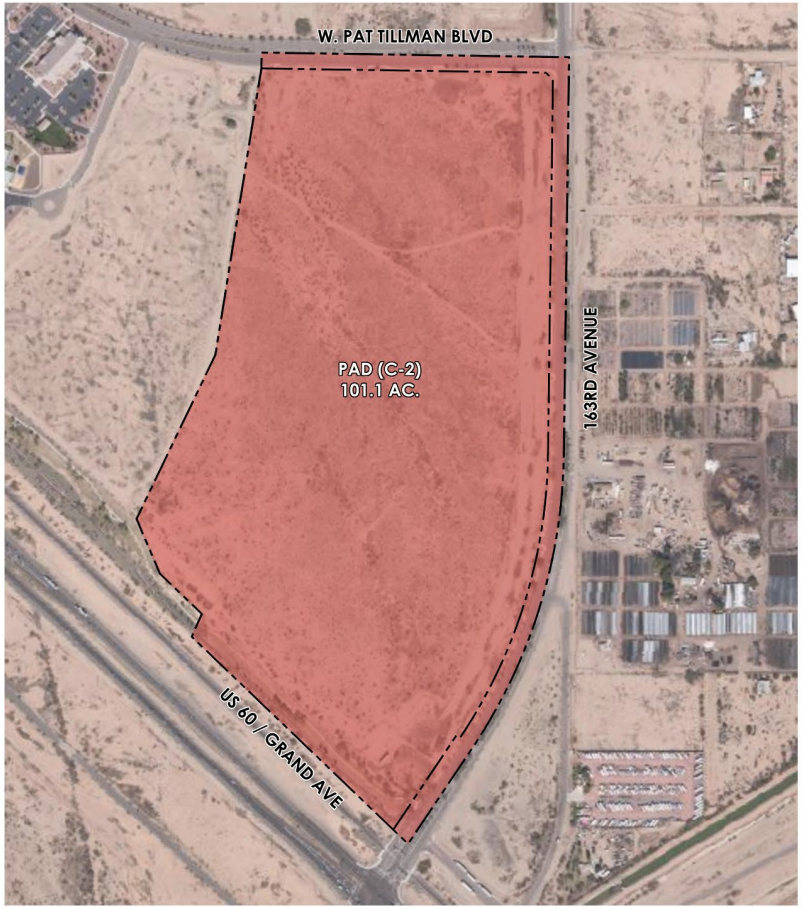

HERITAGE
ASANTE
163rd Ave
ESCALANTE
ASANTE
US-60/ Grand Ave
Pat Tillman Blvd
Austin Ranch/
North Copper
Canyon
SITE
Loop 303
VICINITY MAP


PAD
(Asante)
PAD
(Escalante)
RR
PAD
(North Copper
Canyon)
BP
PAD
(Asante)
R-3
R-1
I-2
R-1
C-2
County
(RU-43)
RR
C-3
C-2
PAD
(Sun City Grand)
ZONING MAP

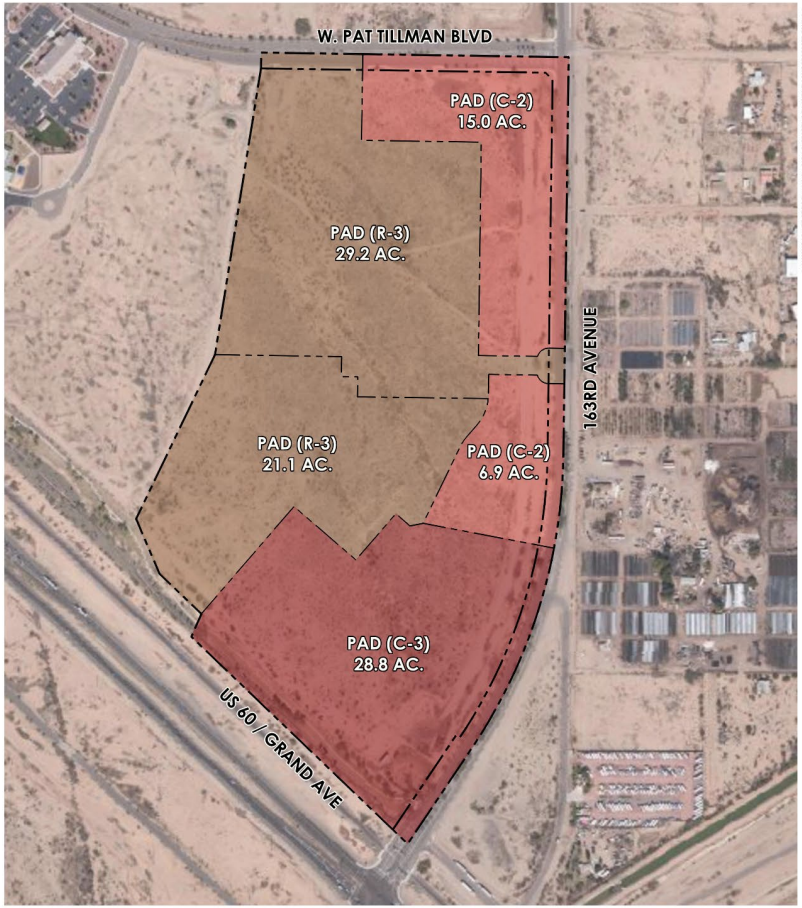


EXISTING LAND USE

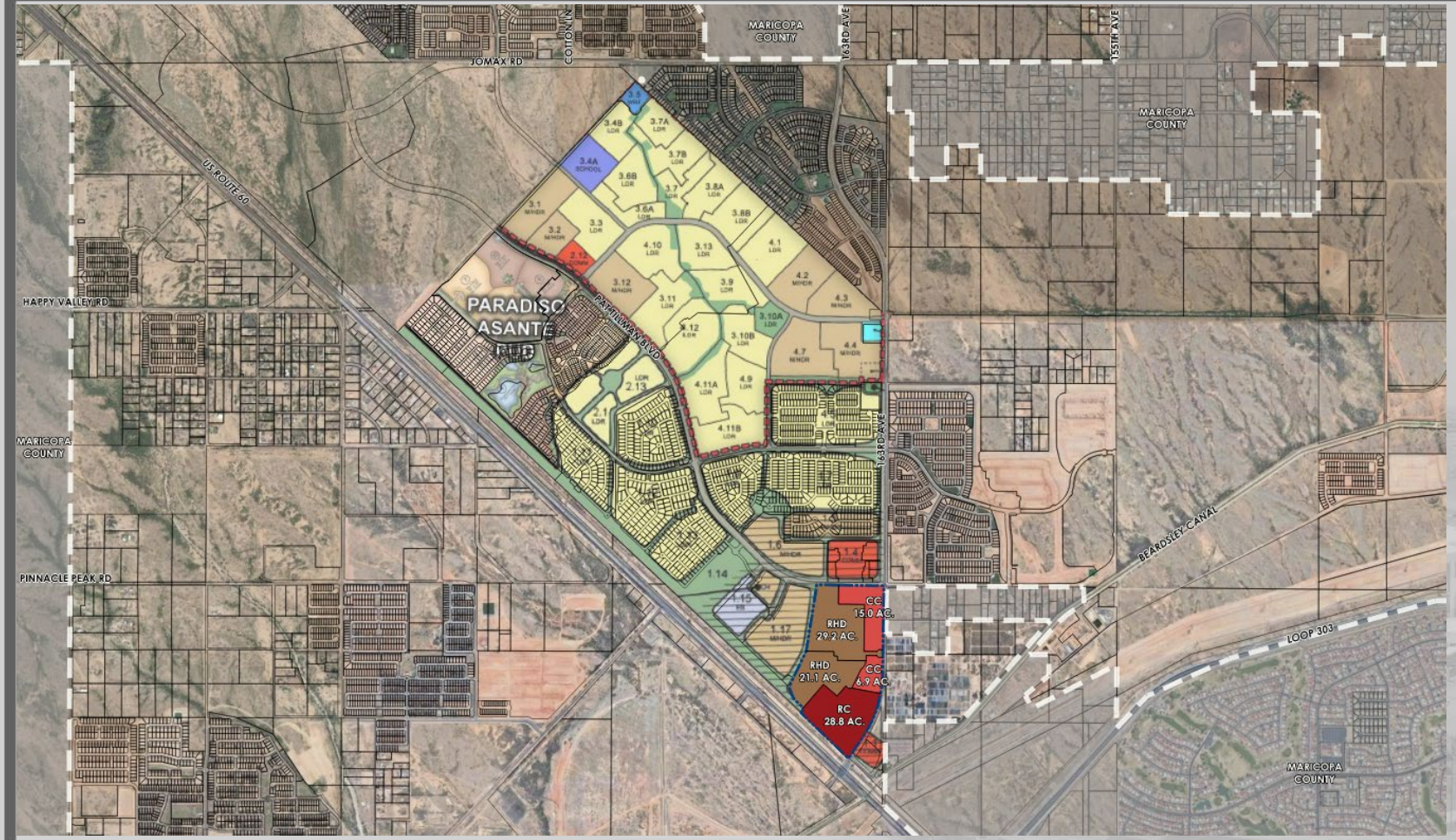
PROPOSED LAND USE

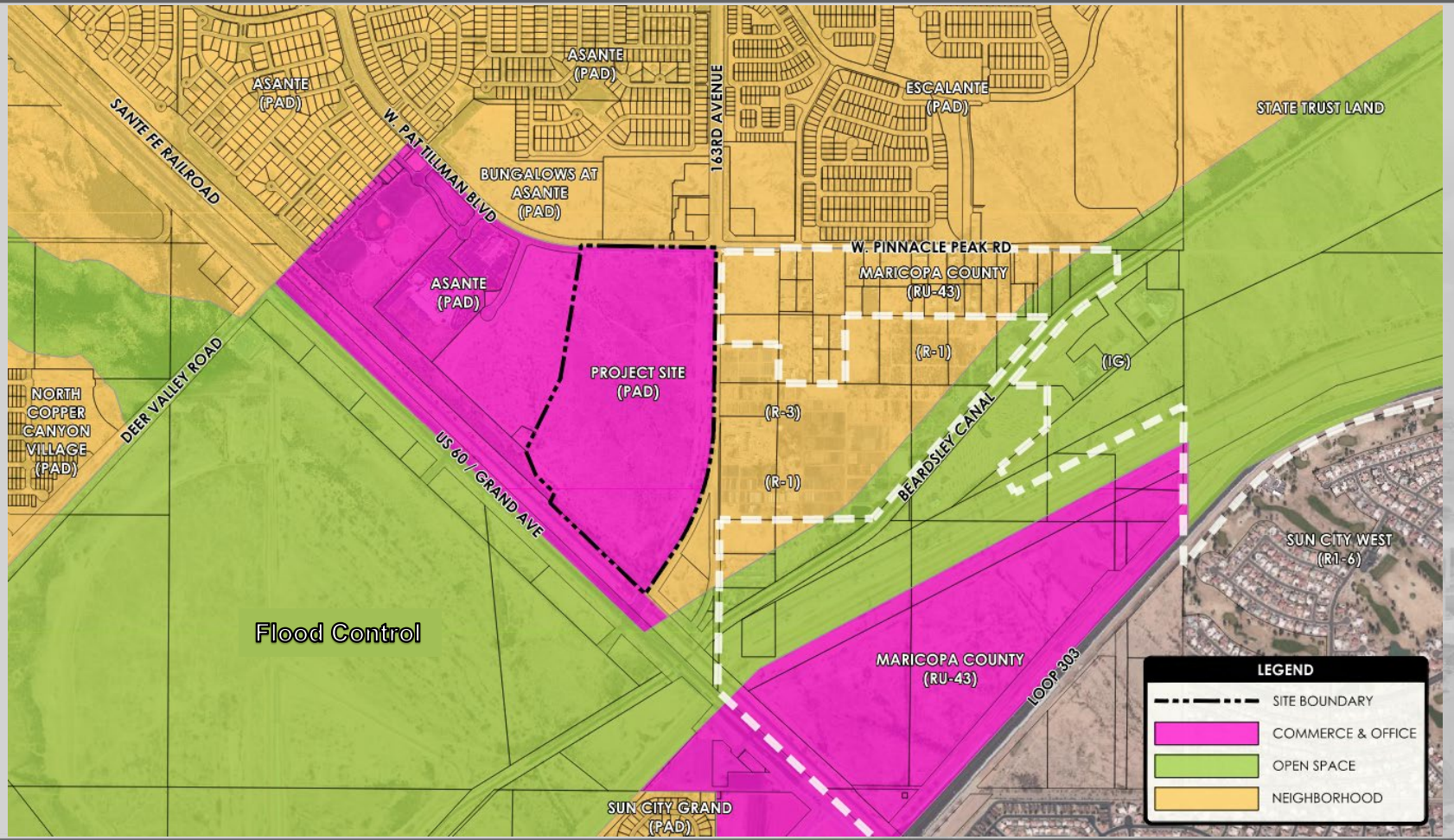


EXISTING ZONING DISTRICT



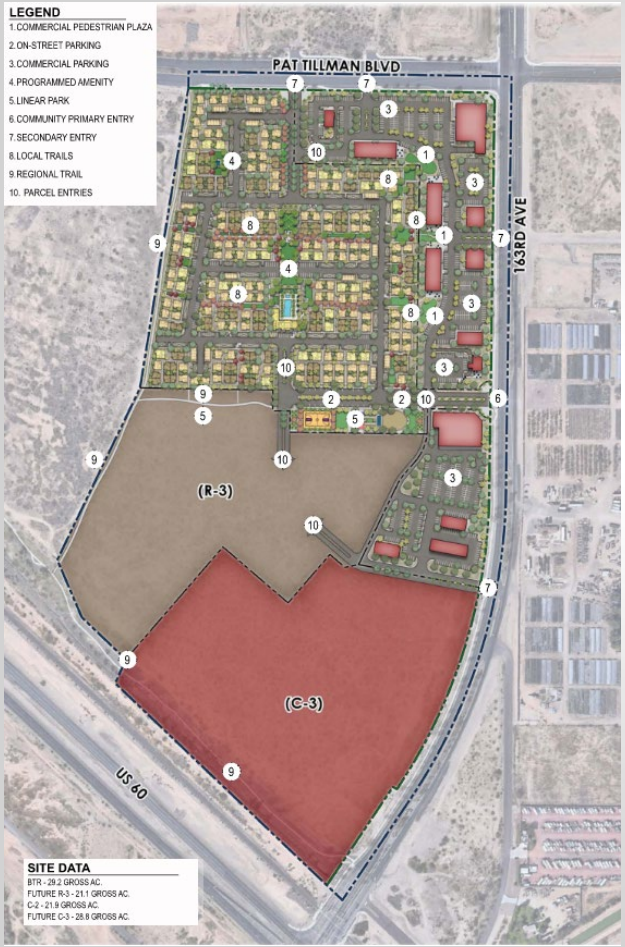
PROPOSED ZONING DISTRICTS


PROPOSED LAND USE
PARADISO ASANTE
MARICOPA COUNTY
JOMAX RD
COTTON LN
163RD AVE
155TH AVE
US ROUTE 60
HAPPY VALLEY RD
PINNACLE PEAK RD
PATRIMAN BLVD
BEARDSLEY CANAL
LOOP 303
CC 15.0 AC.
RHD 29.2 AC.
RHD 21.1 AC.
CC 6.9 AC.
RC 28.8 AC.



GENERAL PLAN LAND USE

CONCEPTUAL SITE PLAN





CONCEPTUAL OPEN SPACE







A - NEIGHBORHOOD COMMERCIAL PLAZAS



B - CONNECTED PEDESTRIAN TRAIL SYSTEM



C - NEIGHBORHOOD OPENSPACE



D - NEIGHBORHOOD CHARACTER

OUTREACH

Neighborhood Meetings: June 28th & 29th, 2022

- Concerns:
  - Traffic
  - Loss of commercial land
  - Prospective commercial uses
  - Parking
  - Construction timing
  - Housing

*The applicant held voluntary follow-up neighborhood meetings to present the revised plan to the community on January 10th & 11th, 2023

RECOMMENDATION

Commission recommended **approval** subject to stipulations ‘a’ through ‘d’

a. Development and use of the site shall be consistent with the rezone narrative entitled “Asante Trails”, prepared by Withey Morris, PLC, dated January 13, 2023.
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.
c. The residential area shall be capped at a total of 475 dwelling units.
d. Commercial development shall be built concurrently with the residential development.

- Ordinance Alternative 1: Stipulations ‘a’ and ‘b’
- Ordinance Alternative 2: Stipulations ‘a’ through ‘d’

POSSIBLE MOTIONS

- Approval of Ordinance #2023-03 Alternative 1
  - Stipulations ‘a’ and ‘b’
  - Original Staff Recommendation
- Approval of Ordinance #2023-03 Alternative 2
  - Stipulations ‘a’ through ‘d’
  - Commission Recommendation
- Approval of Ordinance #2023-03 w/ other stipulations
- Denial of Ordinance #2023-03

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise standards for active single-family residential signs and model home complex signs; Ordinance #2023-14.

Motion:
I move to approve Ordinance #2023-14.

Background:
Recent inquiries from homebuilders in the City of Surprise regarding standards for signage of new communities has prompted staff to revise the standards for both active single-family residential subdivision and model home complex signage within Chapter 109 of the Surprise Land Development Ordinance.

Objective Analysis:
The proposed zoning text amendment will align the city's current standards for active single-family residential subdivision signs with other local municipalities and allow homebuilders more flexibility when marketing their communities within the City of Surprise.

Policy Compliant:
This Zoning Text Amendment is consistent with the Surprise General Plan 2035.

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:
There is no direct impact to the budget.

FTE Impact:
There is no FTE impact associated with this item.

ATTACHMENTS:

1. 00FS23-0189 - ZTA to Active Residential Subdivision Signs Staff Report
2. 01-FS23-0189 - ZTA to Active Residential Subdivision Signs - Legislative Edit
3. 02-FS23-0189 ZTA to Active Residential Subdivision Signs - Active Subdivision Sign Standards Matrix
4. 03-FS23-0189 ZTA to Active Residential Subdivision Signs - Public Participation Report
5. 04-FS23-0189 ZTA to Active Residential Subdivision Signs - Ordinance
6. 05-FS23-0189 - ZTA to Active Residential Subdivision Signs - Alternative Ordinance
7. FS23-0189 - ZTA to Active Residential Subdivision Signs - CC - PowerPoint

ZONING TEXT AMENDMENT

REPORT TO THE CITY COUNCIL

Case:	**FS23-0189**
Project Name:	**Zoning Text Amendment to Active Residential Subdivision Signs**
Council District:	Citywide
Meeting Date:	**June 06, 2023**
Planner:	Tanner Wessel, Planner II

Applicant:	City of Surprise
Request:	Zoning Text Amendment to the Surprise Land Development Ordinances to revise standards for active single-family residential signs.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Commission Recommendation:	Recommended approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance, with the exception of the off-site signage standards.

PROJECT DESCRIPTION:

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to revise and add additional standards for signage related to active single-family residential subdivisions.

BACKGROUND:

Recent inquiries from homebuilders in the City of Surprise regarding standards for signage of new communities has prompted staff to initiate a Zoning Text Amendment to the LDO. The goal of this amendment is to provide homebuilders with more flexibility to advertise new communities located in the City of Surprise.

ANALYSIS AND DISCUSSION

In response to the Home Builders Association and the shift in the housing market, staff conducted a study of sign standards in neighboring municipalities within the Phoenix metropolitan area to ensure that our sign ordinance aligned with other municipalities and afforded similar opportunities to promote new home starts and sales in the City of Surprise. Staff's initial research primarily focused on standards for both on-site perimeter signage and off-site signage for active subdivisions. Research was later expanded to include model home complex signage as a possible alternative to increase visibility for active subdivisions. Neighboring municipalities included in staff's research included Avondale, Buckeye, Gilbert, Glendale, Peoria, and Phoenix. A matrix summarizing sign standards for each city is provided as an attachment to this report.

Through staff's research it was found that sign standards varied greatly between each municipality. Some standards limited the types of signs and allow signs exclusively on-site within the subdivision while others allowed for a wider range of signs and greater flexibility, including off-site signage. The research concluded that standards set forth in the LDO tended to be more restrictive than other neighboring municipalities. As shown below, the city's LDO allows for the following temporary signage to be placed within an active single-family subdivision:

City of Surprise (Current)

On-site Perimeter Signage (Class IV Temporary Signs)	
Quantity	1 sign per subdivision
Max Width	96 inches (8 feet)
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	• Shall be located adjacent to a collector or arterial roadway
Off-site Signage	
Not allowed	
Flagpoles	
Quantity	Not Specified
Max Width	N/A
Max Height	20 feet
Max Sign Area	N/A
Additional Limitations	• Flags shall be spaced a minimum of 100 feet apart • Flags shall be located within a landscape/open space tract adjacent to a collector or arterial roadway
Type IV Temporary Signs (Model Home Complex)	
Quantity	1 sign
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	Allowed only when adjacent to a collector or arterial roadway

The proposed zoning text amendment would revise the existing Type IV Temporary signs standards for both model home complexes and active single-family residential subdivisions to align more with local municipalities and allow homebuilders more flexibility when marketing their communities within the City of Surprise. At this time, the LDO does not allow for off-site signage, however, to align with other neighboring municipalities, staff is proposing to incorporate off-site signage and increase sign size associated with model home complex. The table below outlines the revised standards proposed by staff:

City of Surprise (Proposed)

On-site Perimeter Signage (Class IV Temporary Signs)	
Quantity	**1 sign per primary entry(ies)** **1 sign per street frontage* (max of 3 signs per frontage)**
Max Width	96 inches (8 feet)
Max Height	120 inches (10 feet)
Max Sign Area	32 SF, per side
Additional Limitations	• Shall be located adjacent to a collector or arterial roadway • ***Additional signage may be provided along each street frontage so long as signs are spaced a minimum of 2,640 LF**
Off-site Signage	
Quantity	**1 sign per model home complex**
Max Width	**96 inches**
Max Height	**120 inches**
Max Sign Area	**32 SF per side**
Additional Limitations	• **Shall be located on a vacant parcel 43,560 SF or greater** • **Cannot be located within the public right-of-way** • **Owner authorization required**
Flagpoles	
Quantity	Not Specified
Max Width	N/A
Max Height	20 feet
Max Sign Area	N/A
Additional Limitations	• Flags shall be spaced a minimum of 100 feet apart • Flags shall be located within a landscape/open space tract adjacent to a collector or arterial roadway
Type IV Temporary Signs (Model Home Complex)	
Quantity	1 sign
Max Height	**144 inches (12 feet)**
Max Sign Area	**48 SF, per side**
Additional Limitations	• Allowed only when adjacent to a collector or arterial roadway

The necessary revisions to the LDO to achieve these changes are outlined below:

Chapter 109 SIGNS

ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Sec. 109-1.7. – Permitted and prohibited signs.

TABLE 109-1a PERMITTED SIGNS
(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(11)	~~Residential Subdivision Signs~~ Flagpoles (Active Single-Family Residential Subdivision Signs)			P				P			
109-1.10(a)(12)	Class IV Temporary Signs (Active Single-Family Residential Subdivision)			P				P			

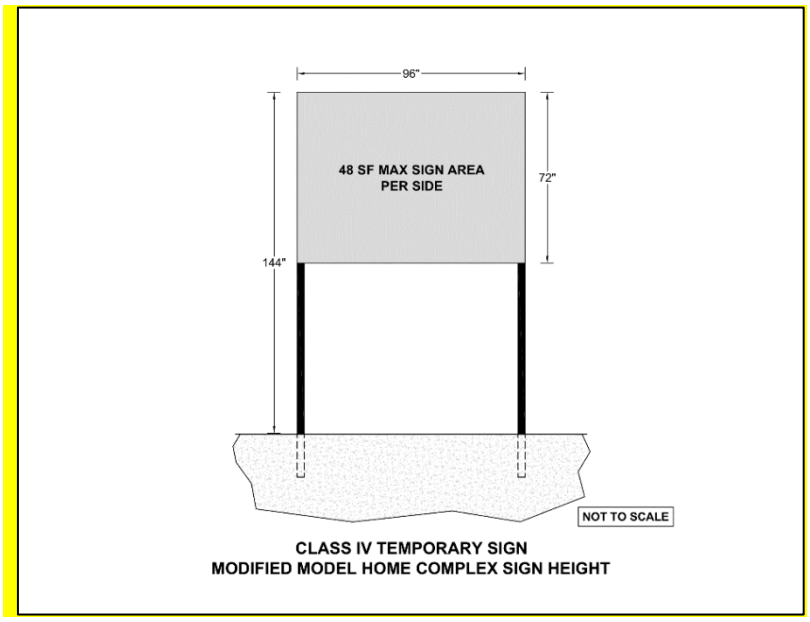
Sec. 109-1.9. Sign classifications and types.

The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in **Table 109-1a** subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of twelve (12) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

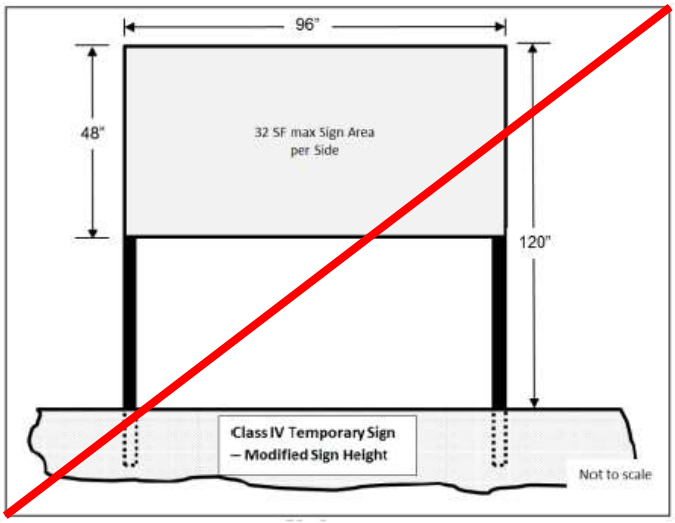


CLASS IV TEMPORARY SIGN
MODIFIED MODEL HOME COMPLEX SIGN HEIGHT

11. Flagpoles ~~*Active*~~ *(active single-family residential subdivision signs)*. ~~In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:~~

~~a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this~~

~~paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.~~



a ~~b~~. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding twenty (20) feet in height may be erected within said tract provided said flagpoles are spaced no closer than one hundred (100) feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.

b ~~c~~. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

12. Class IV, temporary *active single-family residential subdivision* signs. In addition to other signs that may be permitted in association with an *active single-family residential subdivision*, the following signs are permitted subject to the following time, place, and manner restrictions:

a. On-site: Class IV temporary active single-family residential subdivision signs may be located within the boundaries of an active single-family residential subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.

(3) One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.

(4) The class IV sign shall not be located within the public rights-of-way.

(5) The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.

(6) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

b. Off-site: Class IV temporary active single-family residential subdivision signs may be located outside the boundary of the active subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) off-site class IV temporary sign shall be permitted in conjunction with a model home complex.

(2) The class IV sign shall be located on a vacant parcel 43,560 square feet or greater.

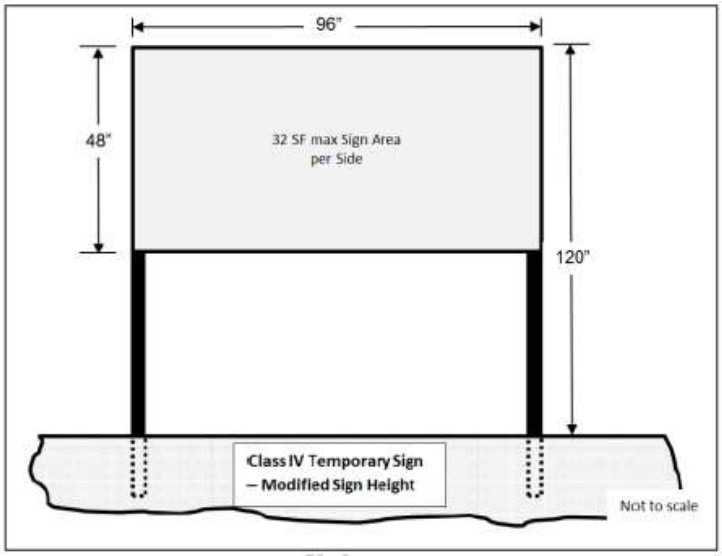
(3) The class IV sign shall not be located within the public rights-of-way.

(3) Owner authorization shall be provided at the time of the model home complex review.

(4) The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

(5) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as

required by the building codes in effect at the time the sign is erected.



c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

On May 18th, 2023 the proposed Zoning Text Amendment went before the Planning & Zoning Commission. After discussion regarding the standards for off-site signage and the Commission's concern for the clustering of off-site signage, the Commission moved to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance, with the exception of the off-site signage standards. In response to the Commission's recommendation staff has prepared an alternative legislative edit that revises the standards for off-site signage and addresses the Commission's concerns. A copy of this alternative legislative edit is attached to this report. The proposed edit includes additional language to limit the clustering of off-site signage on vacant lots. These standards permit vacant parcels one off-site sign per 43,560 square feet of total parcel area, limiting the maximum number of signs to three per parcel with a minimum spacing of 100-feet between each off-site sign.

Off-site Signage (Alternative)	
Quantity	**1 sign per model home complex**
Max Width	**96 inches**
Max Height	**120 inches**
Max Sign Area	**32 SF per side**
Additional Limitations	• **Must obtain a temporary use permit (TUP). TUP shall be valid for one year and may be renewed annually** • **Shall be located on a vacant parcel 43,560 SF or greater. One sign is allowed per 43,560 SF (Max 3 signs per vacant lot)**

	• **Off-site signage shall be spaced a minimum of 100-feet from another off-site sign** • **Cannot be located within the public right-of-way** • **Owner authorization required**

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The subject request is consistent with the Surprise General Plan 2035

CITIZEN PARTICIPATION:

A hybrid in-person and virtual outreach meeting was held on April 25, 2023 in the Community Room of City Hall. There were no members of the public in attendance. City staff has not received any opposition.

SUMMARY:

The proposed Zoning Text Amendment to the Land Development Ordinances (LDO) will revise and add additional standards for Type IV temporary signs for both model home complexes and active single-family residential subdivisions.

COMMISSION RECOMMENDATION:

The Planning & Zoning Commission recommended approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance, with the exception of the off-site signage standards.

ATTACHMENTS:

01 Ordinance
02 Active Subdivision Sign Standards Matrix
03 Public Participation Report
04 Alternative Legislative Edit
PowerPoint

ORDINANCE # 2023-14

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO CHAPTER 109 OF THE SURPRISE LAND DEVELOPMENT ORDINANCE RELATING TO MODEL HOME COMPLEX SIGNS.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, City staff recommends approval of the proposed Text Amendment based on citizen input; and

WHEREAS, on May 18, 2023, the Planning and Zoning Commission recommended approval of the proposed Text Amendment.

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

Section 1. Chapter 109 Article I Table 109-1.a, Chapter 109 Article I Sec. 109-1.9(A)(10), and Chapter 109 Article I Sec. 109-1.9(A)(11) of the Surprise Land Development Ordinance is hereby amended as described in attached ***Exhibit A***, and incorporated by this reference.

Section 2. All ordinances, resolutions, or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed upon the effective date of this Ordinance.

Section 3. Any person found to have violated any provision of this Ordinance may be guilty of a civil penalty with a fine of up to twenty-five hundred dollars or a class 1 misdemeanor. Each day that a violation continues shall be a separate offense punishable as herein above described.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 5. This Ordinance will become effective at the time and manner prescribed by law and shall be codified within the Surprise Code of Ordinances at that time.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

(Edits in red are deletions; edits highlighted are additions)

Zoning Text Amendment to the Land Development Ordinances (FS23-0189)
Edits in red are deletions; edits highlighted are additions

Chapter 106 ZONING AND USE STANDARDS

ARTICLE X. USE SPECIFIC STANDARDS

Sec. 109-10.43. – Special events and seasonal activities.

I. A *TUP* may be issued for off-site *active single-family residential subdivision* signs.

1. Any off-site signage shall comply with the standards outlined in **Section 109-1.9(A)(11).**

2. A TUP for off-site *active single-family residential subdivision* signage shall be valid for one (1) year and shall be subject to an annual renewal so long as the associated model home complex is operational.

Chapter 109 SIGNS

ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Sec. 109-1.6. – Glossary of terms.

Active single-family residential subdivision. ~~A subdivision consisting of single-family lots that are for sale to the public by a homebuilder.~~ A subdivision located within the City of Surprise for which building permits for construction of a home or homes have been issued and/or an on-site sales office has been established.

Sec. 109-1.7. – Permitted and prohibited signs.

TABLE 109-1a PERMITTED SIGNS
(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF

TEMPORARY SIGNS											
109-1.9(a)(11)	~~Residential Subdivision Signs~~ Active Single-Family Residential Signs			P				P			

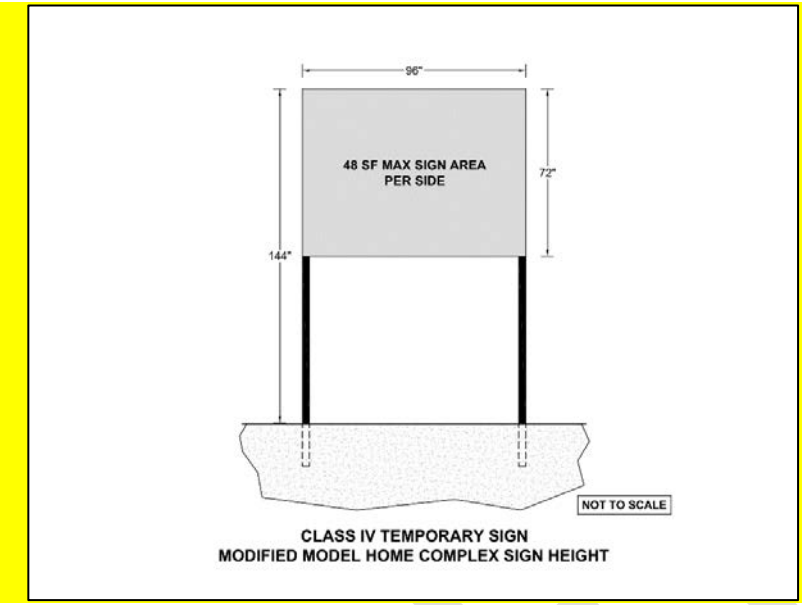
Sec. 109-1.9. Sign classifications and types.

The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in **Table 109-1a** subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of fourteen (14) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.



CLASS IV TEMPORARY SIGN
MODIFIED MODEL HOME COMPLEX SIGN HEIGHT

11. *Active Single-Family Residential Subdivision* Signs. In addition to other signs that may be permitted in association with an *active single-family residential subdivision*, the following signs are permitted subject to the following time, place, and manner restrictions:

a. Class IV temporary sign (on-site): Class IV temporary *active single-family residential subdivision* signs may be located within the boundaries of an *active single-family residential subdivision* subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.

(3) One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.

(4) The class IV sign shall not be located within the public rights-of-way.

(5) The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.

(6) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

b. Class IV temporary sign (off-site): Class IV temporary *active single-family residential subdivision* signs may be located outside the boundary of the active subdivision subject to the following restrictions:

(1) One (1) off-site class IV temporary sign shall be permitted per model home complex in conjunction with an approved temporary use permit.

(2) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(3) The class IV sign shall be located within one (1) mile of the associated model home complex.

(4) The class IV sign shall be located on a vacant parcel 43,560 square feet or greater. Vacant parcels shall be limited to one (1) off-site active single-family subdivision sign per 43,560 square feet and shall not exceed three (3) signs per vacant parcel.

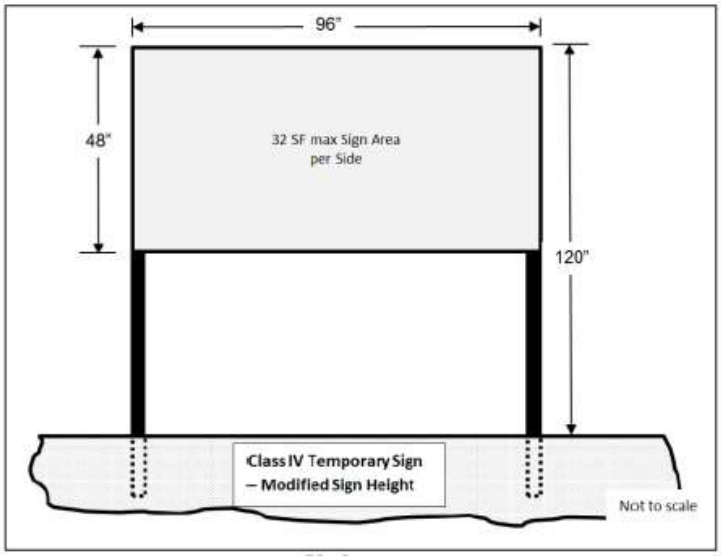
(5) The class IV sign shall be spaced a minimum of one-hundred (100) feet from another off-site active single-family subdivision sign.

(6) The class IV sign shall not be located within the public rights-of-way.

(7) Owner authorization shall be provided at the time of the model home complex review.

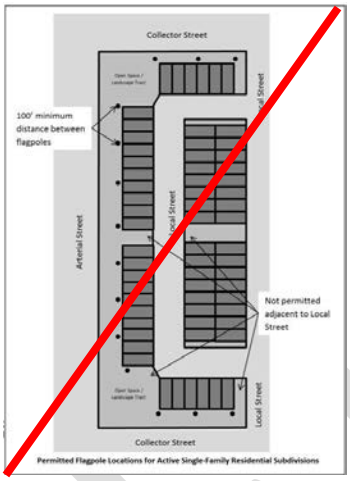
(8) The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

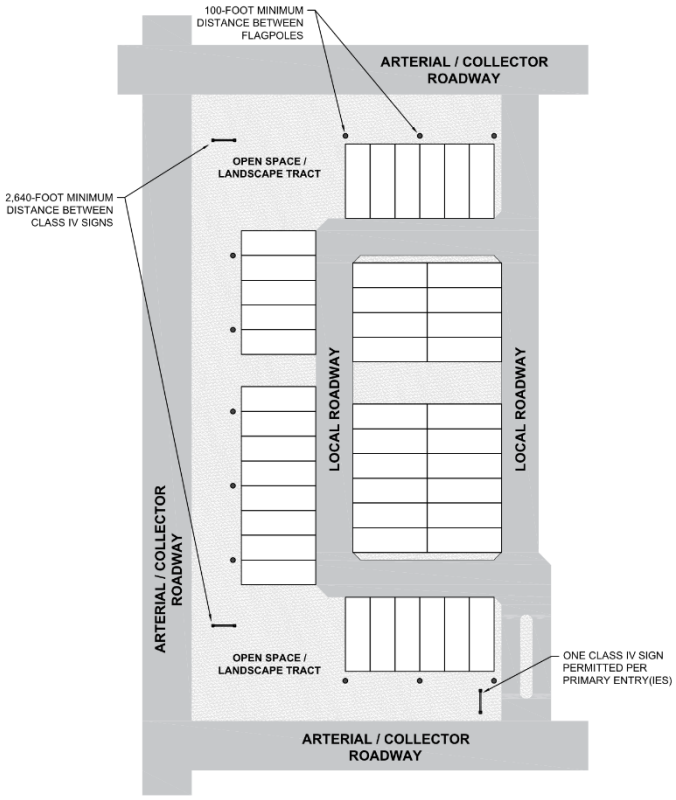
(9) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.



c ~~b~~. Where an *active single-family residential subdivision* includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding twenty (20) feet in height may be erected within said tract provided said flagpoles are spaced no closer than one hundred (100) feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to

any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.





PERMITTED CLASS IV SIGN & FLAGPOLE LOCATIONS FOR ACTIVE SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS

d. All *active single-family residential subdivision* signs shall be removed when 90% of the lots have been sold and/or the sales office closes, whichever occurs first

DRAFT

Active Subdivision Sign Standards Matrix

FS23-0189 - Zoning Text Amendment to Active Residential Subdivision Signs

	A-Frame / Directional Sign	Flags	Large Model Home Signs / Subdivision Signs (On-Site)	Subdivision Signs (Off-Site)
CITY OF AVONDALE	**Quantity:** 10 yard signs per model home complex **Max Sign Area:** 6 SF **Max Height:** 3 Ft **Duration:** *Not Specified* **Permit:** Yes **Limitations:** - Yard signs allowed within 1 mile of development - Signs may be located within the public right-of-way; however, said signs must be placed at least one foot behind sidewalk when adjacent to a public street. If no sidewalk exists, the sign shall be placed at least five feet behind the back of curb. If no sidewalk or curb exists, then the sign shall be placed at least five feet behind the edge of pavement.	**Quantity:** 10 per Model Home Complex **Max Sign Area:** 6 SF **Max Height:** 20 Ft **Duration:** Shall be removed when model home complex closes **Permit:** Yes **Limitations:** - Minimum spacing between poles shall be 10 feet	**Quantity:** 1 Sign per Model Home Complex **Max Sign Area:** 48 SF **Max Height:** 12 Ft **Duration:** Shall be removed when model home complex closes **Permit:** Yes **Limitations:** - Edge of signs shall be boxed	***Not Specified in Code***
CITY OF BUCKEYE	**Quantity:** *Not Specified* **Max Sign Area:** *Not Specified* **Max Height:** *Not Specified* **Duration:** Shall only be displayed between the hours of 12:00 PM Friday through 7:00 AM Monday **Permit:** Yes with TSP **Limitations:** - Must obtain written approval of the property owner of record for the property where the sign is to be located	**Quantity:** Two pennants per business **Max Sign Area:** 16 SF **Max Height:** 12 Ft **Duration:** *Not Specified* **Permit:** Not Specified **Limitations:** - Unless no other practical alternative is available, pennants shall not be located adjacent to public right-of-way	**Quantity:** Two temporary large signs allowed* **One allowed per street frontage* **Max Sign Area:** 32 SF **Max Height:** 96 inches **Duration:** All model home signs shall be removed upon the conversion of the model homes to residential uses **Permit:** No, reviewed with Model Home Complex **Limitations:**	***Not Specified in Code***
TOWN OF GILBERT	**Quantity:** 4 per Business (Total for both A-Frame & Flag signs) **Max Sign Area:** Max Width = 31 in. Max Height = 45 in. **Max Height:** 45 in. **Duration:** Only during business hours when business is open **Permit:** No **Limitations:** - No more than 1/3 of the width of a public sidewalk and shall provide at least four feet of sidewalk clearance	**Quantity:** 4 per Business (Total for both A-Frame & Flag signs) **Max Sign Area:** 12 sf per side **Max Height:** 15 Feet **Duration:** Only during business hours when business is open **Permit:** No **Limitations:** - No more than 1/3 of the width of a public sidewalk and shall provide at least four feet of sidewalk clearance	**Quantity:** Primary Entry(ies) = 1 per Entry Model Home Complex = 1 or more Perimeter Subdivision Open Space = 1 per street frontage **Max Sign Area:** Primary Entry(ies) = 32 SF Model Home Complex = 96 SF Perimeter Subdivision Open Space = 32 SF **Max Height:** Primary Entry(ies) = 8 FT Model Home Complex = 12 FT Perimeter Subdivision Open Space = 8 FT **Duration:** 3 Years or until model home complex is permanently closed, whichever occurs first **Permit:** Yes **Limitations:**	**Quantity:** 1 per Parcel **Max Sign Area:** 32 SF **Max Height:** 8 FT **Duration:** 1 Year **Permit:** Yes **Limitations:** - Permitted on parcels 10 Acres or more
CITY OF GLENDALE	**Quantity:** 8 signs per subdivision **Max Sign Area:** 4 SF **Max Height:** 3 FT **Duration:** Signs may not be installed before 4:00PM Friday, and must be removed before 8:00AM the following Monday, except for legal holidays occuring on Monday **Permit:** Yes **Limitations:** - Sign shall include directional instructions and must show subdivision name, directional arrow, and may include builder's name - Signs shall not be located closer than 50 FT from another sign - Must be located within 1 mile of subdivision - No signs allowed in public right-of-way	**Quantity:** 15 flags **Max Sign Area:** 6 SF **Max Height:** 2 FT **Duration:** Signs shall be removed one 95% of lots are sold or sales office closes **Permit:** Yes **Limitations:** - Minimum distance of 20 FT between flags - Lettering and logos are not allowed - Written permission from property owner is required	**Quantity:** Primary Entry(ies) = 1 per entry (max 4 per subdivision) **Max Sign Area:** Max aggregate area of all signs shall not exceed 160 SF **Max Height:** 15 FT **Duration:** Signs shall be removed one 95% of lots are sold or sales office closes **Permit:** Yes **Limitations:** - Edges of sign shall be boxed	**Quantity:** 2 signs **Max Sign Area:** 32 SF **Max Height:** 8 FT **Duration:** Signs shall be removed one 95% of lots are sold or sales office closes **Permit:** Yes **Limitations:** - Signs shall be located within 1 mile of the subdivision - Written permission from property owner is required
CITY OF PEORIA	**Quantity:** 1 A-Frame or T-Frame **Max Sign Area:** 6 SF **Max Height:** 3FT **Duration:** Only during business hours **Permit:** No **Limitations:** - Signs shall be located within 8 FT of the business entry - A minimum of 4 FT must be maintained to allow unobstructed pedestrian access, and vehicular circulation - Signs cannot be placed within required parking	**Quantity:** 6 Flags **Max Sign Area:** 15 SF/Flag **Max Height:** 30 Feet **Duration:** Up to 3 Years **Permit:** No **Limitations:** - For new subdivisions and/or new developments only - Max Quantity is per new development or per model complex - Must be identified in Model Home Complex Building Permit	**Quantity:** 1 Sign per Frontage **Max Sign Area:** 32 SF/Sign* **Development ≥ 150 AC: Interior Streets = 32 SF, Perimeter Streets = 96 SF* **Max Height:** 16 FT **Duration:** Up to 3 Years **Permit:** Yes **Limitations:** - Must be removed once all lots in subdivision are sold	**Quantity:** 1 Sign + 1 additional sign for every 600 LF of street frontage **Max Sign Area:** 32 SF **Max Height:** 8 FT **Duration:** Up to 1 Year, and, may be renewed 2x for 3 years total **Permit:** Yes **Limitations:** - Placed > 30 FT from any intersection or driveway, and 100 FT from all signs > 6 Ft
CITY OF PHOENIX	**Quantity:** 6 real estate directional signs, which may be portable, may be located on property other than that to which the signs refer to direct people to a real estate open house **Max Sign Area:** 4 SF **Max Height:** *Not Specified* **Duration:** Shall be erected only when a person is on duty at the open house **Permit:** *Not Specified* **Limitations:** - Shall not be erected without the consent of the property owner on whose property it is erected	**Quantity:** 1 Flag per Model (Maximum 25 Flags) **Max Sign Area:** 24 SF **Max Height:** 25 Ft **Duration:** May be used during the period of sale **Permit:** No, reviewed with Model Home Complex **Limitations:** - No flag shall be closer than 25-feet to another flag	**Quantity:** *Not specified* **Max Sign Area:** The area of such signs shall be limited to two square feet for each lot upon which a dwelling shall be built to a maximum of 600 SF. A minimum sign of 96 SF shall be allowed for any subdivision. No single sign, including embellishments, shall exceed 300 SF **Max Height:** *Not specified* **Duration:** May be used during the period of sale **Permit:** No, reviewed with Model Home Complex **Limitations:**	**Quantity:** 2 signs may be erected on undeveloped property within one mile of a subdivision or development **Max Sign Area:** *Not Specified* **Max Height:** *Not Specified* **Duration:** Signs shall be removed within 3 years after erection or 10 days after all lots in the subdivision which were offered for sale **Permit:** *Not Specified* **Limitations:** - Copy on such signs shall be limited to: 1. The corporate or subdivision name, logo, and sale slogan 2. Types of homes offered for sale 3. Developer name 4. Travel Direction
CITY OF SURPRISE	**Quantity:** 1 sign at site, 1 sign at each local or collector street intersection leading to site, 2 signs at the point where the local/collector street intersects with arterial **Max Sign Area:** 8 SF **Max Height:** 2.5 Ft **Duration:** Shall be removed upon the close of escrow of the last lot in the subdivision or cessation of use, whichever occurs first **Permit:** No **Limitations:** - Allowed within right-of-way but not within a median, bike lane, sidewalk, or sight-visibility triangle	**Quantity:** No limit (Limited to 2 per lot within Model Home Complex) **Max Sign Area:** *Not Specified* **Max Height:** 20 Ft **Duration:** Shall be removed upon the close of escrow of the last lot in the subdivision or cessation of use, whichever occurs first **Permit:** No, reviewed with Model Home Complex **Limitations:** - Shall be located in an open space/landscape tract adjacent to a collector or arterial street - Shall be spaced no closer than 100 feet apart - Flag poles shall not be located to adjacent to any local street	**Quantity:** 1 Sign **Max Sign Area:** 32 SF **Max Height:** 120 Inches **Duration:** Shall be removed upon the close of escrow of the last lot in the subdivision or cessation of use, whichever occurs first **Permit:** No, reviewed with Model Home Complex **Limitations:** - Sign must be located adjacent to a collector and arterial street	***Not Specified in Code***

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·3000

Citizen Participation Report

Land Development Ordinance Zoning Text Amendment

April 26, 2023 – FS23-0189

PROJECT DESCRIPTION

The City initiated Zoning Text Amendment (ZTA) to the City of Surprise Land Development Ordinance (LDO) intends to revise the design standards of Model Home Complex and Active Single-Family Residential Subdivision signage as outlined in Chapter 109.

ADVERTISING

The meeting was advertised in the Daily News Sun on Saturday, April 8th, 2023 and the Surprise Today on Wednesday, April 12th, 2023

MEETING DESCRIPTION

The meeting was held at Surprise City Hall on Tuesday, April 25th, 2023 at 6:00PM with virtual attendance available via WebEx.

MEETING DESCRIPTION

There were no members of the public in attendance via WebEx or in-person during the duration of the meeting. There were no concerns expressed.

INDEPENDENT
NEWSMEDIA
17220 N. Boswell Blvd., Ste. 230, Sun City, AZ 85373 • 623-972-6101

State of Arizona:

County of Maricopa:

Affidavit of Publication

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

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
04/08/23, 04/12/23

Charlene Bisson

TERRI L RODGERS
Notary Public, State of Arizona
Maricopa County
Commission # 588644
My Commission Expires
September 26, 2024

Sworn to and subscribed before me this 12th Day of April, A.D., 2023

Ad Caption: FS23-0189
Ad Number: 592870
Total Cost:$418.00

Public Notice | Public Notice | Public Notice | Public Notice | Public Notice | Public Notice | Public Notice | Public Notice

ZONING TEXT AMENDMENT NEIGHBORHOOD MEETING

Please be advised that the City of Surprise will host a Neighborhood Meeting to discuss the Zoning Text Amendment (ZTA) to the Land Development Ordinances (LDO) referenced below. Any member of the public may participate in the conversations as it pertains to these projects, via phone or computer, by utilizing the access information provided under meeting details or attending in person. According to Surprise Municipal Code, city staff are required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions.

Applicant: City of Surprise
City of Surprise Planner:
Tanner Wessel, (623) 222-3137,
tanner.wessel@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

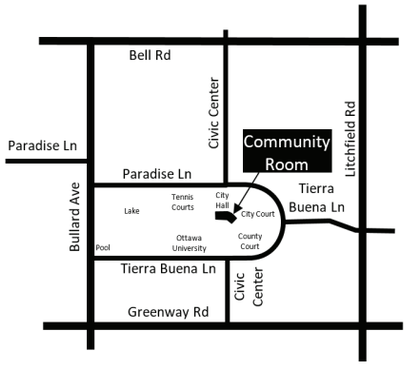
IN-PERSON MEETING

DATE: Tuesday, April 25, 2023
TIME: 6:00 PM
LOCATION: Surprise City Hall
Community Room
16000 N Civic Center Plaza
Surprise, AZ 85374

VIRTUAL MEETING

DATE: Tuesday, April 25, 2023
TIME: 6:00 PM
LINK: https://surpriseaz.webex.com/surpriseaz/j.php?MTID=mb55c4f8ccd1d7b09c91b2c832cb3a15e

CALL IN: (602) 666-0783
MEETING ID: 2495 385 7643
PASSCODE: PJw3YJ4e5k2



PROJECT DESCRIPTION:
A Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to amend Chapter 109 pertaining to the standards for active single-family residential subdivision signs, Case # FS23-0189.

Publish: Daily Independent, April 8, 2023, Surprise Independent, April 12, 2023/592870

CLERK OF THE SUPERIOR COURT
FILED
E. LABORIN, DEP
2023 MAR 14 AM 10:54

MOORE LAW PARTNERS, PLLC
Teague R. Lashnits SBN: 023707
9949 West Bell Road, Suite 201
Sun City, Arizona 85351
Telephone (623) 977-7251
Email: anna@moorelawpartners.com
Attorney for Applicant

THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THEN COUNTY OF MARICOPA

IN THE MATTER OF THE ESTATE OF
STEVEN A. PANZENHAGEN,
Deceased.

Case No.:
PB2023-070330
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that **MICHAEL MARTIN** has been appointed personal representative of this estate. All persons having claims against the estate are required to present their claims within four (4) months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the personal representative at c/o: Moore Law Partners, PLLC, 9949 West Bell Road, Suite 201 Sun City, Arizona 85351.

DATED this 6th day of March, 2023.

MICHAEL MARTIN

MOORE LAW PARTNERS, PLLC

By: _____
Teague R. Lashnits
Attorney for personal representative

Publish: Daily Independent, April 1, 8, 15, 2023/592048

MAGEE FAMILY TRUST

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned is the Successor Trustee of the above-mentioned Trust.

Pursuant to A.R.S. § 14-6103, all persons having claims against the trust estate are required to present their claims within four (4) months after the date of the first publication of this notice or within (60) days after the mailing or other delivery of the notice, whichever is later, or the claim will be forever barred. Claims must be presented to the undersigned Trustee in care of Moore Law Partners, PLLC, 9949 West Bell Road, Suite 201, Sun City, Arizona 85351.

Dated this 24th day of March, 2023.

DAVID J. PERKINS, Trustee

Publish: Daily Independent, April 1, 8, 15, 2023/591920

Legal Notice

The Arizona Department of Economic Security (DES), Division of Benefits & Medical Eligibility (DBME) / Disability Determination Service Administration (DDSA), is soliciting competitive sealed proposals for Medical Transcription Services.

A Pre-Offer Conference will be held on Thursday, April 13, 2023, 12:00 pm local Arizona time via Google Meets indicated in the **Request for Proposal (RFP)**. Due to changes in the submission requirements for Vendors, attendance is strongly encouraged.

You may obtain a copy of solicitation **BPM005190 (RFP)** at **https://app.az.gov**. Proposal are due electronically through the State's eProcurement system on or before **April 28, 2023** at 3:00pm local Arizona Time. Please submit all questions pertaining to this solicitation through the State's eProcurement system via the Discussion Forum tab.

Publish: Daily Independent, April 8, 2023/592754

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Arizona Newspapers Association
www.publicnoticeaz.com

ORDINANCE # 2023-14

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO CHAPTER 109 OF THE SURPRISE LAND DEVELOPMENT ORDINANCE RELATING TO MODEL HOME COMPLEX SIGNS.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, City staff recommends approval of the proposed Text Amendment based on citizen input; and

WHEREAS, on May 18, 2023, the Planning and Zoning Commission recommended approval of the proposed Text Amendment.

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

Section 1. Chapter 109 Article I Table 109-1.a, Chapter 109 Article I Sec. 109-1.9(A)(10), and Chapter 109 Article I Sec. 109-1.9(A)(11) of the Surprise Land Development Ordinance is hereby amended as described in attached ***Exhibit A***, and incorporated by this reference.

Section 2. All ordinances, resolutions, or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed upon the effective date of this Ordinance.

Section 3. Any person found to have violated any provision of this Ordinance may be guilty of a civil penalty with a fine of up to twenty-five hundred dollars or a class 1 misdemeanor. Each day that a violation continues shall be a separate offense punishable as herein above described.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 5. This Ordinance will become effective at the time and manner prescribed by law and shall be codified within the Surprise Code of Ordinances at that time.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

(Edits in red are deletions; edits highlighted are additions)

Zoning Text Amendment to the Land Development Ordinances (FS23-0189)
Edits in red are deletions; edits highlighted are additions

Chapter 109 SIGNS

ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Sec. 109-1.7. – Permitted and prohibited signs.

TABLE 109-1a PERMITTED SIGNS
(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(11)	~~Residential Subdivision Signs~~ Flagpoles (Active Single-Family Residential Subdivision Signs)			P				P			
109-1.10(a)(12)	Class IV Temporary Signs (Active Single-Family Residential Subdivision)			P				P			

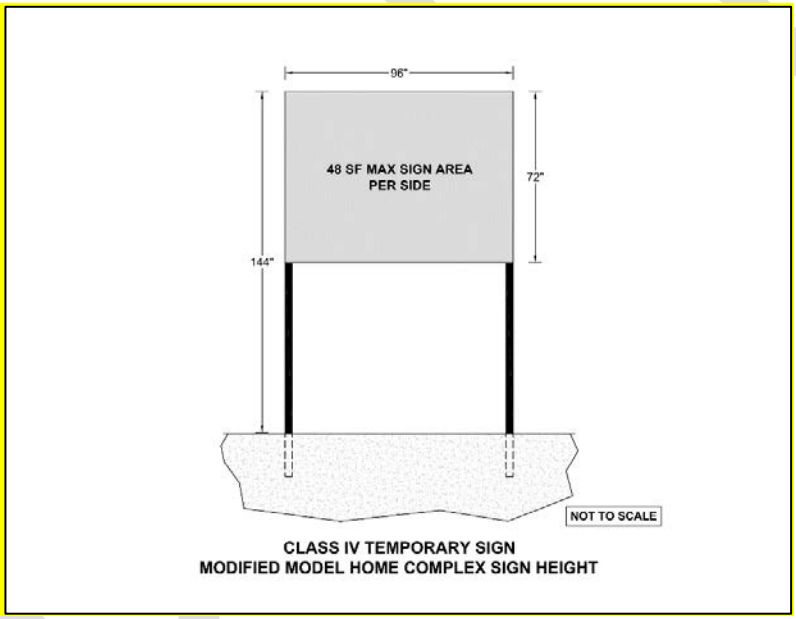
Sec. 109-1.9. Sign classifications and types.

The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in **Table 109-1a** subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

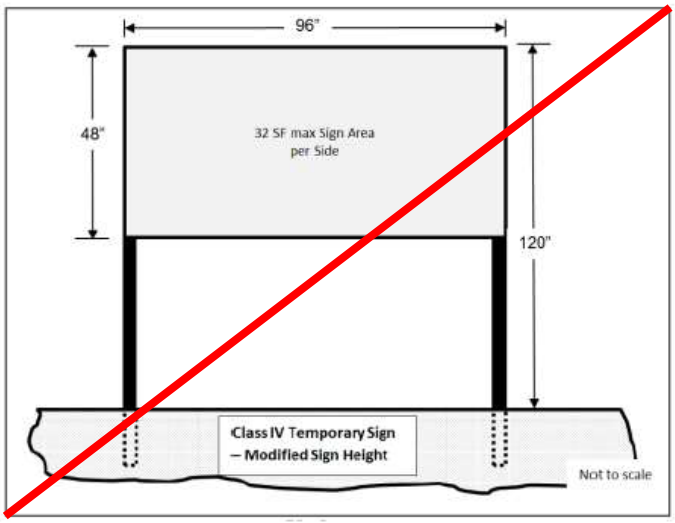
b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of fourteen (14) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.



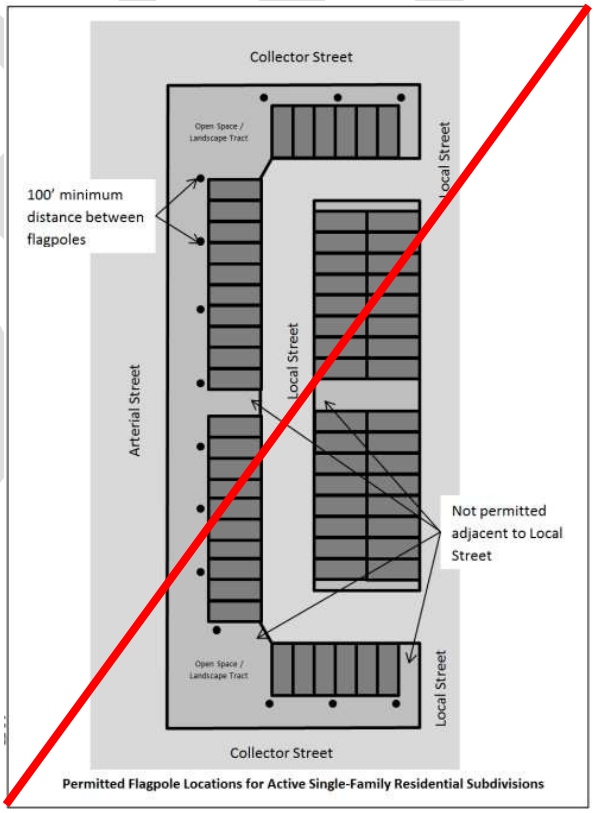
CLASS IV TEMPORARY SIGN
MODIFIED MODEL HOME COMPLEX SIGN HEIGHT

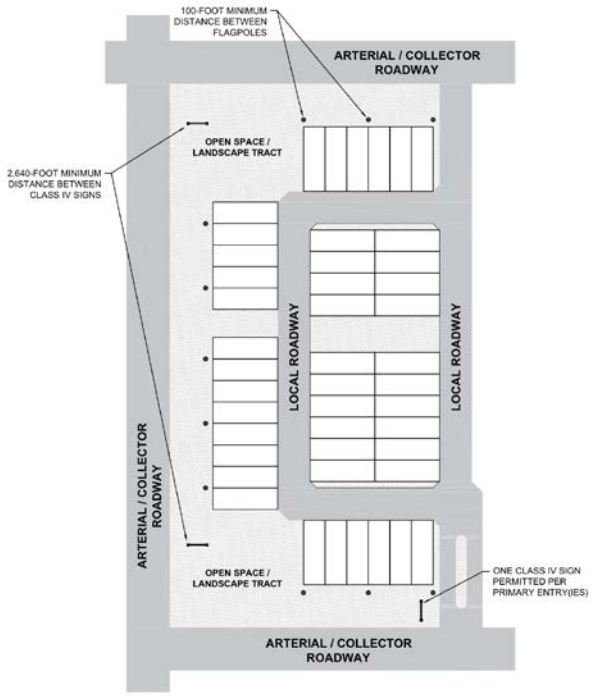
11. Flagpoles ~~*Active*~~ *(active single-family residential subdivision signs).* ~~In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:~~

~~a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.~~



a ~~b~~. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding twenty (20) feet in height may be erected within said tract provided said flagpoles are spaced no closer than one hundred (100) feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.





PERMITTED CLASS IV SIGN & FLAGPOLE LOCATIONS FOR ACTIVE SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS

b ~~c~~. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

12. Class IV, temporary *active single-family residential subdivision* signs. In addition to other signs that may be permitted in association with an *active single-family residential subdivision*, the following signs are permitted subject to the following time, place, and manner restrictions:

a. On-site: Class IV temporary active single-family residential subdivision signs may be located within the boundaries of an active single-family residential subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.

(3) One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted

per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.

(4) The class IV sign shall not be located within the public rights-of-way.

(5) The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.

(6) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

b. Off-site: Class IV temporary active single-family residential subdivision signs may be located outside the boundary of the active subdivision subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) off-site class IV temporary sign shall be permitted in conjunction with a model home complex.

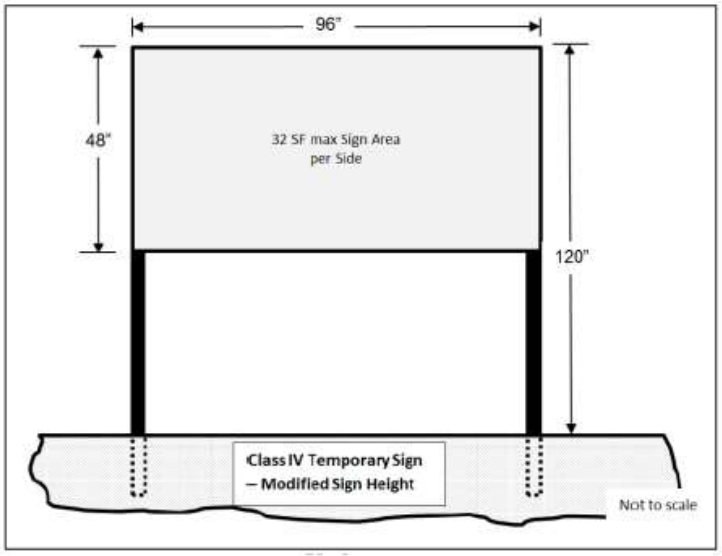
(2) The class IV sign shall be located on a vacant parcel 43,560 square feet or greater.

(3) The class IV sign shall not be located within the public rights-of-way.

(3) Owner authorization shall be provided at the time of the model home complex review.

(4) The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

(5) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.



c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.

DRAFT

ORDINANCE # 2023-14

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO CHAPTER 109 OF THE SURPRISE LAND DEVELOPMENT ORDINANCE RELATING TO MODEL HOME COMPLEX SIGNS.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, City staff recommends approval of the proposed Text Amendment based on citizen input; and

WHEREAS, on May 18, 2023, the Planning and Zoning Commission recommended approval of the proposed Text Amendment.

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

Section 1. Chapter 109 Article I Table 109-1.a, Chapter 109 Article I Sec. 109-1.9(A)(10), and Chapter 109 Article I Sec. 109-1.9(A)(11) of the Surprise Land Development Ordinance is hereby amended as described in attached ***Exhibit A***, and incorporated by this reference.

Section 2. All ordinances, resolutions, or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed upon the effective date of this Ordinance.

Section 3. Any person found to have violated any provision of this Ordinance may be guilty of a civil penalty with a fine of up to twenty-five hundred dollars or a class 1 misdemeanor. Each day that a violation continues shall be a separate offense punishable as herein above described.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 5. This Ordinance will become effective at the time and manner prescribed by law and shall be codified within the Surprise Code of Ordinances at that time.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

(Edits in red are deletions; edits highlighted are additions)

Zoning Text Amendment to the Land Development Ordinances (FS23-0189)
Edits in red are deletions; edits highlighted are additions

Chapter 106 ZONING AND USE STANDARDS

ARTICLE X. USE SPECIFIC STANDARDS

Sec. 109-10.43. – Special events and seasonal activities.

I. A *TUP* may be issued for off-site *active single-family residential subdivision* signs.

1. Any off-site signage shall comply with the standards outlined in **Section 109-1.9(A)(11).**
2. A TUP for off-site *active single-family residential subdivision* signage shall be valid for one (1) year and shall be subject to an annual renewal so long as the associated model home complex is operational.

Chapter 109 SIGNS

ARTICLE I. IN GENERAL; PROCESS AND OVERVIEW

Sec. 109-1.6. – Glossary of terms.

Active single-family residential subdivision. ~~A subdivision consisting of single-family lots that are for sale to the public by a homebuilder.~~ A subdivision located within the City of Surprise for which building permits for construction of a home or homes have been issued and/or an on-site sales office has been established.

Sec. 109-1.7. – Permitted and prohibited signs.

TABLE 109-1a PERMITTED SIGNS
(P = permitted, shaded cell = not permitted, C = conditional use permit)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF

TEMPORARY SIGNS											
109-1.9(a)(11)	~~Residential Subdivision Signs~~ Active Single-Family Residential Signs			P				P			

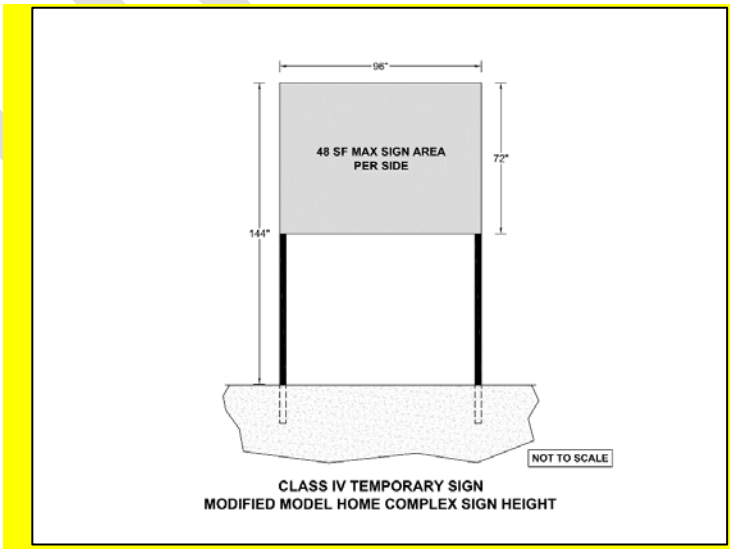
Sec. 109-1.9. Sign classifications and types.

The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in **Table 109-1a** subject to the following "time, place and manner" restrictions.

A. Temporary signs. When allowed, temporary signs shall conform to the following requirements:

10. *Model home complex signs*. In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of fourteen (14) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.



11. *Active Single-Family Residential Subdivision* Signs. In addition to other signs that may be permitted in association with an *active single-family residential subdivision*, the following signs are permitted subject to the following time, place, and manner restrictions:

a. Class IV temporary sign (on-site): Class IV temporary *active single-family residential subdivision* signs may be located within the boundaries of an *active single-family residential subdivision* subject to the following restrictions:

(1) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(2) One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.

(3) One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.

(4) The class IV sign shall not be located within the public rights-of-way.

(5) The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.

(6) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

b. Class IV temporary sign (off-site): Class IV temporary *active single-family residential subdivision* signs may be located outside the boundary of the active subdivision subject to the following restrictions:

(1) One (1) off-site class IV temporary sign shall be permitted per model home complex in conjunction with an approved temporary use permit.

(2) The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.

(3) The class IV sign shall be located within one (1) mile of the associated model home complex.

(4) The class IV sign shall be located on a vacant parcel 43,560 square feet or greater. Vacant parcels shall be limited to one (1) off-site active single-family subdivision sign per 43,560 square feet and shall not exceed three (3) signs per vacant parcel.

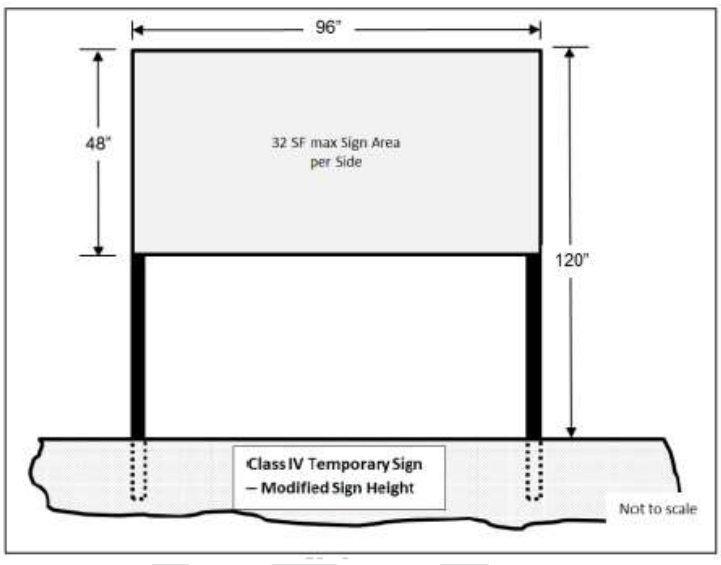
(5) The class IV sign shall be spaced a minimum of one-hundred (100) feet from another off-site active single-family subdivision sign.

(6) The class IV sign shall not be located within the public rights-of-way.

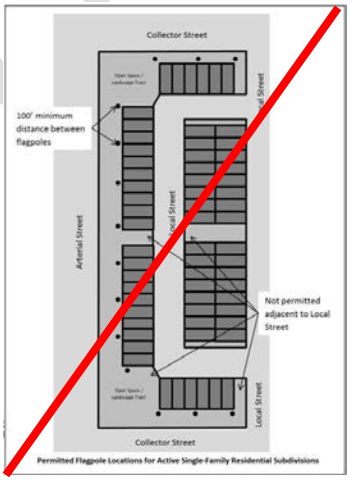
(7) Owner authorization shall be provided at the time of the model home complex review.

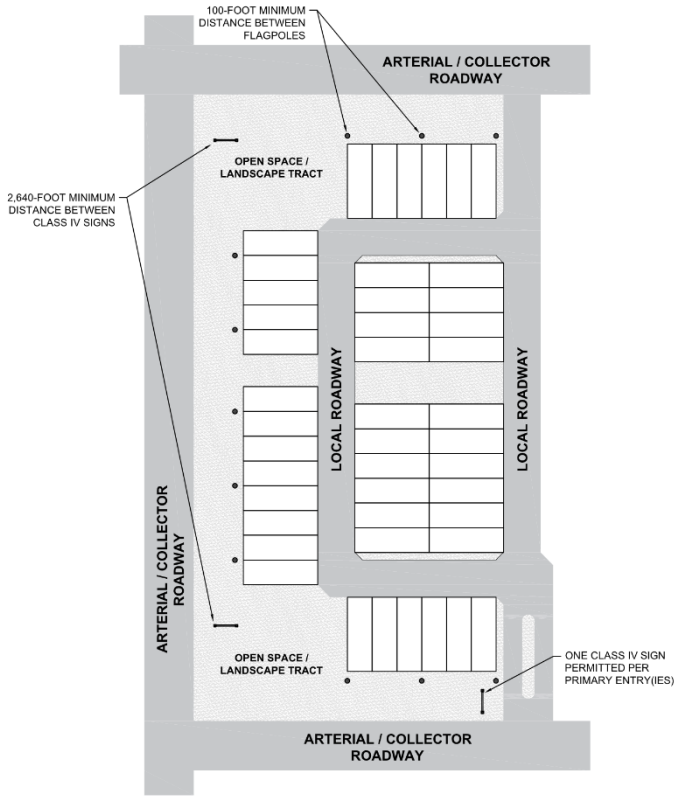
(8) The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

(9) The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.



c ~~b~~. Where an *active single-family residential subdivision* includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding twenty (20) feet in height may be erected within said tract provided said flagpoles are spaced no closer than one hundred (100) feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.





PERMITTED CLASS IV SIGN & FLAGPOLE LOCATIONS FOR ACTIVE SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS

d. All *active single-family residential subdivision* signs shall be removed when 90% of the lots have been sold and/or the sales office closes, whichever occurs first

SURPRISE
ARIZONA

FS23-0189
Zoning Text Amendment to Active Residential Subdivision Signs

City Council

June 06, 2023

BACKGROUND


New Phase
175th Ln and
W Oberlin Way
480-758-3000
kb
HOME


MODEL
HOMES


DUST CONTROL
RICHMOND AMERICAN HOMES
PRESERVE AT SEGEST OASIS
PERMIT #P1139186
RESPONSIBLE INDIVIDUAL:
CHERIE KOESTER 480-436-9041
DUST COMPLAINTS CALL:
MARICOPA CO. AIR QUALITY
602-506-6010
RV GARAGES
The Preserve
at Desert Oasis
480-624-0244
RICHMONDAMERICAN.COM

BACKGROUND

- Staff initiated Zoning Text Amendment
- Recent inquires from homebuilders in the City of Surprise
  - Shift in housing market
  - Desire for greater flexibility in marketing Surprise communities
  - Distance from major arterials (SPA2/SPA3)

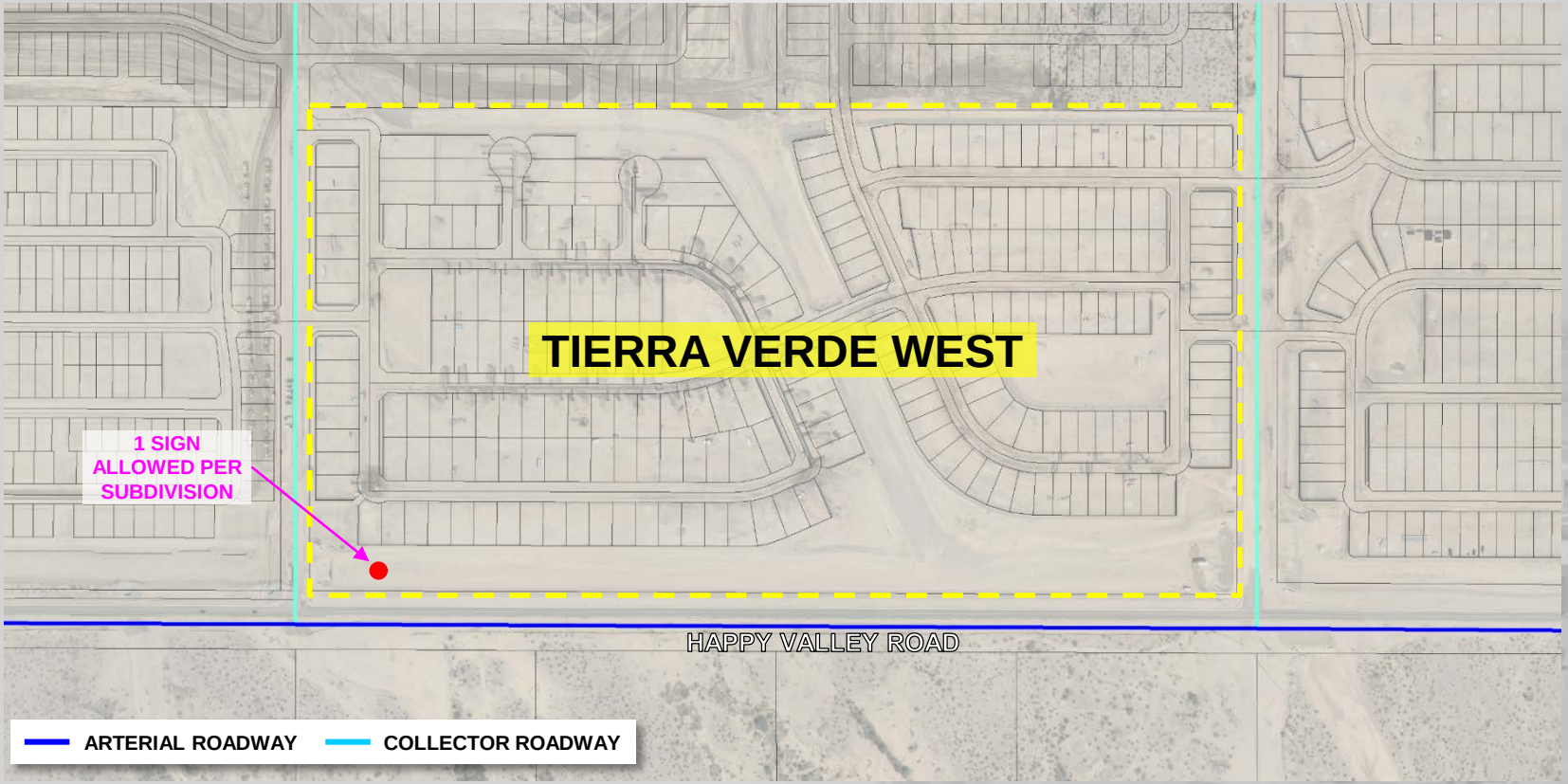
PROPOSED STANDARDS

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

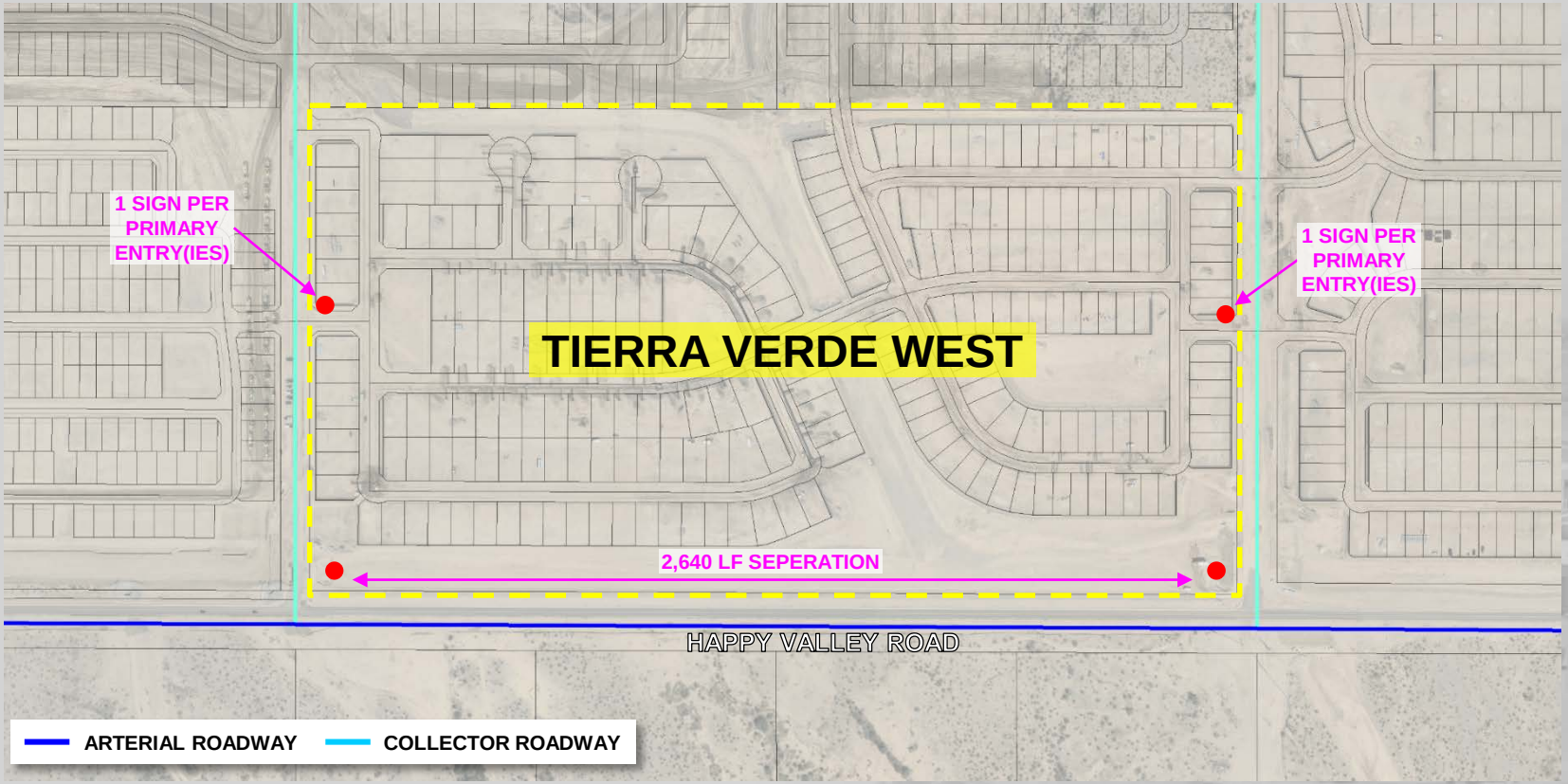
On-Site Temporary Class IV Sign Standards (Model Home Complex)

	Current Standards	Proposed Standards
Quantity	1 Sign per subdivision*	**1 Sign per primary entry(ies)** **1 sign per street frontage***
Max Width	96 inches	96 inches (8 feet)
Max Height	120 inches (10 feet)	120 inches (10 feet)
Max Area	32 SF per side	32 SF, per side
Additional Limitations	• Shall be located adjacent to a collector or arterial roadway	• Shall be located adjacent to a collector or arterial roadway • ***Additional signage may be provided along each street frontage so long as signs are spaced a minimum of 2,640 LF**

EXAMPLE


TIERRA VERDE WEST
1 SIGN ALLOWED PER SUBDIVISION
HAPPY VALLEY ROAD
ARTERIAL ROADWAY
COLLECTOR ROADWAY

EXAMPLE


1 SIGN PER PRIMARY ENTRY(IES)
1 SIGN PER PRIMARY ENTRY(IES)
TIERRA VERDE WEST
2,640 LF SEPERATION
HAPPY VALLEY ROAD
ARTERIAL ROADWAY
COLLECTOR ROADWAY

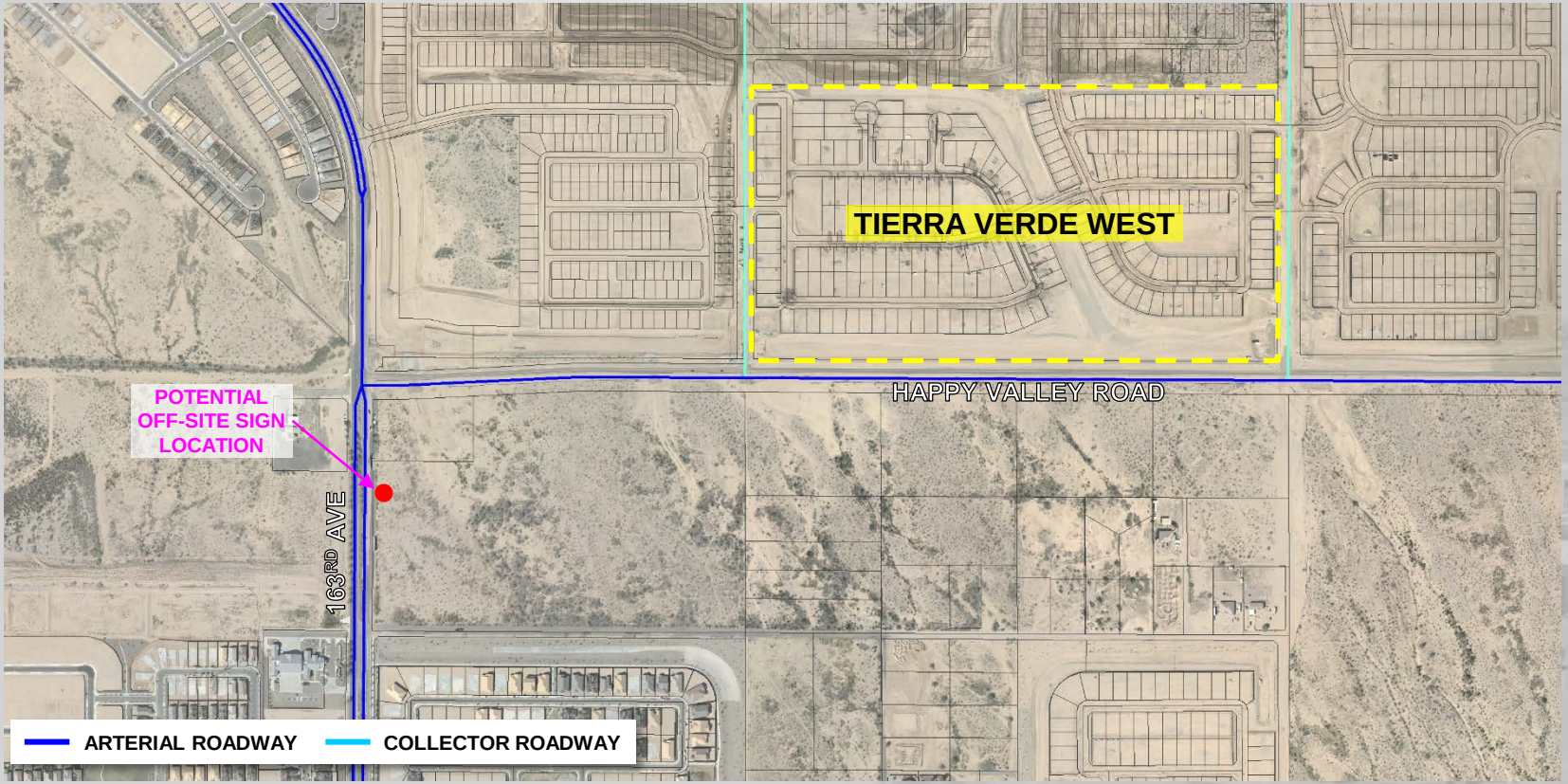
PROPOSED STANDARDS

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

Off-Site Temporary Class IV Sign Standards

	Current Standards	Proposed Standards
Quantity	*Not Allowed*	1 sign per model home complex
Max Width		96 inches (8 feet)
Max Height		120 inches (10 feet)
Max Area		32 SF, per side
Additional Limitations		• Shall be located on a vacant parcel 43,560 SF or greater • Cannot be located within public right-of-way • Owner Authorization required

EXAMPLE


TIERRA VERDE WEST
HAPPY VALLEY ROAD
POTENTIAL OFF-SITE SIGN LOCATION
163RD AVE
ARTERIAL ROADWAY
COLLECTOR ROADWAY

PROPOSED STANDARDS

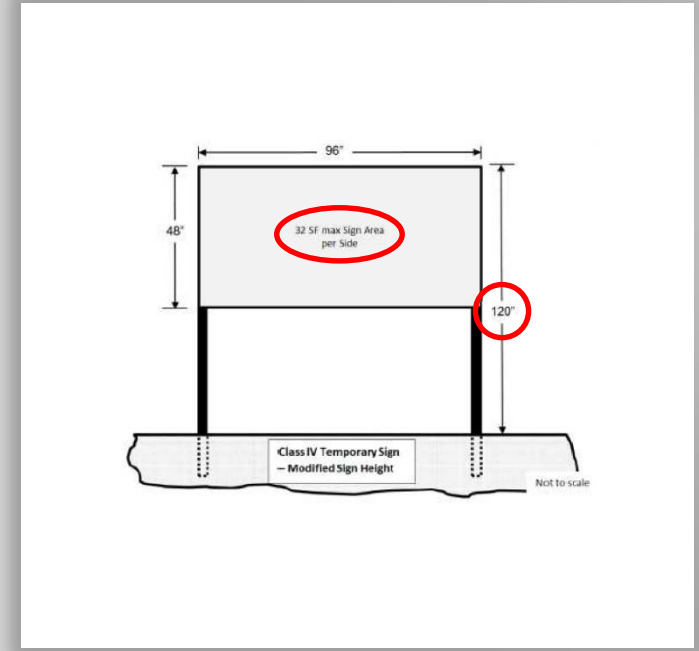
Section 109-1.9(A)(10) Model Home Complex Signs

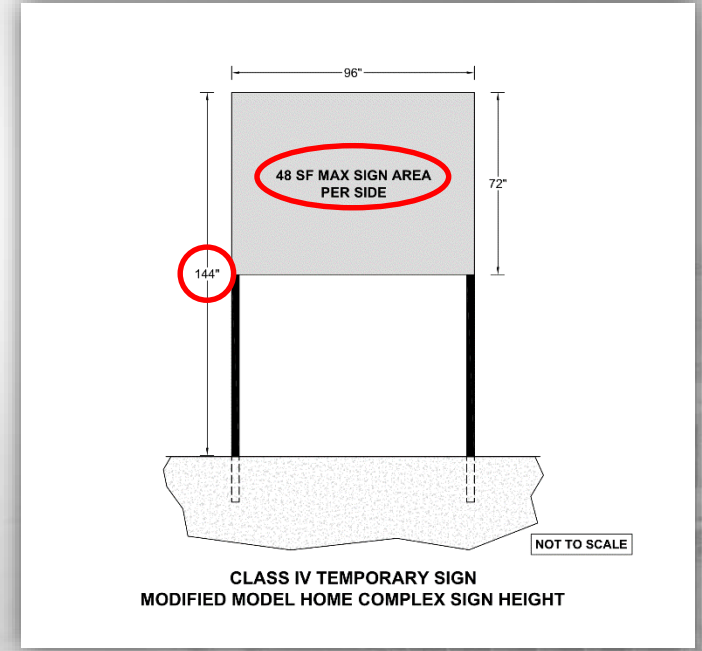
Temporary Class IV Signs

	Current Standards	Proposed Standards
Quantity	1 Sign per Complex	1 Sign per Complex
Max Width	96 inches	96 inches
Max Height	84 inches 120 inches*	84 inches **144 inches***
Max Area	32 SF per side	32 SF per side **48 SF per side***

**If model home complex is located adjacent to a collector or arterial roadway*

PROPOSED STANDARDS





PROPOSED STANDARDS



RESEARCH

City of Peoria

On-Site Perimeter Signage	
Quantity	1 sign per frontage
Max Height	16 feet
Max Sign Area	32 SF (Developments ≥ 150 acres, sign area may be increased to 96 SF along perimeter streets)
Off-site Signage	
Quantity	1 Sign + 1 additional sign per 600 LF of frontage
Max Height	8 feet
Max Sign Area	32 SF
Additional Limitations	• Placed > 30 feet from any intersection or driveway, and 100 feet from all signs > 6 SF
Large Model Home Complex Signs	
Quantity	1 sign per frontage
Max Height	16 feet
Max Sign Area	32 SF (Developments ≥ 150 acres, sign area may be increased to 96 SF along perimeter streets)

RESEARCH

City of Glendale

On-Site Perimeter Signage	
Quantity	1 per entry (max 4 per subdivision)
Max Height	15 feet
Max Sign Area	Max aggregate area of all signs shall not exceed 160 SF
Off-Site Signage	
Quantity	2 signs
Max Height	8 FT
Max Sign Area	32 SF
Additional Limitations	• Signs shall be located within 1 mile of the subdivision • Written permission from property owner is required
Large Model Home Complex Signs	
Quantity	1 per entry (max 4 per subdivision)
Max Height	15 feet
Max Sign Area	Max aggregate area of all signs shall not exceed 160 SF

LEGISLATIVE EDIT

Section 109-1.9(A)(10) Model Home Complex Signs

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

LEGISLATIVE EDIT

Section 109-1.9(A)(10) Model Home Complex Signs

b. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred ~~twenty (120)~~ forty-four (144) inches with a maximum sign area of 48 square feet per side and a maximum height of twelve (12) feet, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

~~a. One (1) class IV temporary sign meeting the requirements of **subsection 109-1.9(a)(5)** herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in **Section 109-1.10**.~~

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

a. On-site: Class IV temporary active single-family residential subdivision signs may be located within the boundaries of an active single-family residential subdivision subject to the following restrictions:

1. The class IV temporary sign shall meet the requirements of **subsection 109-1.9(a)(5)**.
2. One (1) class IV temporary sign may be located at the primary entry(ies) to the active subdivision.
3. One (1) class IV temporary sign may be located within the perimeter landscape tract along each arterial or collector street frontage of the active subdivision. A total of three (3) Class IV temporary signs may be permitted per each street frontage provided that each sign is spaced at an interval of 2,640 lineal feet.
4. The class IV sign shall not be located within the public rights-of-way.
5. The class IV temporary sign may be externally illuminated as outlined in **Section 109-1.10**.
6. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

LEGISLATIVE EDIT

Section 109-1.9(A)(12) Active Single-Family Residential Subdivision

b. Off-site: Class IV temporary active single-family residential subdivision signs may be located outside the boundary of the active subdivision subject to the following restrictions:

1. The class IV temporary sign shall meet the requirements of subsection 109-1.9(a)(5).
2. One (1) off-site class IV temporary sign shall be permitted in conjunction with a model home complex.
3. The class IV sign shall be located on a vacant parcel 43,560 square feet or greater.
4. The class IV sign shall not be located within the public rights-of-way.
5. Owner authorization shall be provided at the time of the model home complex review.
6. The class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in Section 109-1.10.
7. The overall height of the class IV temporary sign allowed under this paragraph may be increased to one-hundred twenty (120) inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected.

CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- April 25, 2023
  - Hybrid Meeting (In-Person & Virtual)
  - No input generated

RECOMMENDATION

Planning & Zoning Commission recommended Approval to City Council with the exception of the off-site signage

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action on an Ordinance of the Mayor and Council of the City of Surprise adjusting the election districts for the City of Surprise, Arizona; Ordinance #2023-18.

Motion:
I move to approve Ordinance #2023-18, adopting Map 102 as the official Election District Map of the City of Suprise.
[or]
I move to approve Ordinance #2023-18, adopting Map 102b as the official Election District Map of the City of Surprise.
[or]
I move to approve Ordinance #2023-18, adopting Map 103 as the official Election District Map of the City of Surprise.

Background:
The redistricting process has been underway for several months, starting with City Council appointing a nine-member Redistricting Advisory Committee on January 3, 2023 to work with the City's consultant, National Demographic Corporation, to review all redistricting proposals, solicit input and comments from the public, and formulate a recommendation(s) for redistricting to be presented back to the Council. On May 2nd, Council conducted a work session and reviewed the work of the Redistricting Advisory Committee, as well as the input that was gathered through public meetings and online. The consensus of Council was to bring three ordinances back; one for each of Redistricting Advisory Committee's recommended maps.

Objective Analysis:
All proceedings of the Surprise Redistricting Advisory Committee shall be conducted in conformity with the requirements of the Surprise Municipal Code Section 2-295, and the laws of the State of Arizona, specifically including, but not limited to the requirements of A.R.S. § 38-431 et seq., the Arizona Open Meetings Law.

Policy Compliant:
This item is compliant with relevant provisions of the Surprise Municipal Code, as well as state and

federal law pertaining to redistricting of election districts.

Financial Impact:

This item does not have a direct financial impact.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. Redistricting Staff Report CC
2. Ordinance 2023-18 Map 102 - Rev 05302023
3. Map 102
4. Ordinance 2023-18 Map 102b - Rev 05302023
5. Map 102b
6. Ordinance 2023-18 Map 103 - Rev 05302023
7. Map 103
8. Redistricting Advisory Committee Meeting Minutes
9. Surprise City Council Workshop 6-6-23

Community Development
16000 N. Civic Center Plaza
Surprise, AZ 85374
Ph 623-222-3000
Fax 623-222-3001
TTY: 623-222-1002

Date: June 6, 2023

To: Mayor and City Council

From: Lloyd Abrams, Community Development Director

Re: Final Redistricting Ordinance

Introduction

Attached are three ordinance options for City Council's review and consideration. If passed by Council, the selected ordinance would formally adopt new Council District boundaries.

Background

The redistricting process has been underway for several months, starting with City Council appointing a nine-member Redistricting Advisory Committee on January 3, 2023 to work with the City's consultant, National Demographic Corporation, to review all redistricting proposals, solicit input and comments from the public, and formulate a recommendation(s) for redistricting to be presented back to the Council. On May 2nd, Council conducted a work session and reviewed the work of the Redistricting Advisory Committee and all the public input that was gathered at the public meetings and on-line. The consensus of Council was to bring the three ordinances back; one for each of Redistricting Advisory Committee's recommended maps.

Final Map Public Survey

The final three maps and survey have been posted on the City's website since April 24th and will close at noon on June 6th. The survey results will be provided to Council shortly after the survey closes.

Recommendation

Staff recommends that Council reviews all maps and data and then takes action on ordinance 2023-18, specifically identifying in the motion the preferred map option.

The final redistricting map and ordinance will then be forwarded to the Maricopa County Elections Department.

Please do not hesitate to contact me if you have any questions or comments.

ORDINANCE # 2023-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA ADJUSTING THE ELECTION DISTRICTS OF THE CITY

WHEREAS, the United States Constitution requires that electoral district boundaries be readjusted after the decennial Census to assure equality of population;

WHEREAS, population growth in the City of Surprise over the past decade has been significant, 21.8 percent, but has occurred unevenly throughout the City, leading to districts that deviate substantially from population equality under the 2020 Census;

WHEREAS, Arizona Revised Statutes § 9-473, as amended, permits the City Council of the City of Surprise to readjust the boundaries of its election districts;

WHEREAS, the United States Census Bureau released data to enable jurisdictions throughout the United States to comply with the constitutional mandate of periodic readjustment of electoral districts to assure equality of population;

WHEREAS, the City Council appointed a redistricting committee to review possible adjustments to the electoral district boundaries and to recommend new district boundaries for consideration by the City Council;

WHEREAS, the City engaged National Demographics Corporation to provide technical assistance and expertise to the redistricting committee;

WHEREAS, the redistricting committee included one citizen representative from each existing district and three at large in the City;

WHEREAS, the City and National Demographics Corporation published a public webpage with online map-drawing and public participation tools, made information packets available to the public, requested the public submit proposed redistricting maps, and received same;

WHEREAS, the redistricting committee held numerous public meetings on the redistricting process;

WHEREAS, National Demographics Corporation submitted four maps based on the public and committee’s input;

WHEREAS, the redistricting advisory committee on March 29th voted to send maps 102, 102b and 103 to the City Council for consideration with a recommendation for adoption of map 103;

WHEREAS, the City Council considered all proposed maps at a public work session on May 2, 2023;

WHEREAS, the proposed maps 102, 102b and 103 were considered at a public hearing conducted on June 6, 2023;

WHEREAS, Map 102 meets federal and state requirements and is in accordance with the redistricting committee's goal of providing all citizens with balanced representation;

WHEREAS, A.R.S. § 9-473 provides that "the redistricting shall not be made within six months prior to a city, town or district election"; and

WHEREAS, on June 6, 2023, after receiving public comment, the City Council voted to adopt redistricting Map 102.

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

Section 1. Section 3 of this Ordinance is of a general and permanent nature and shall be codified. The remainder of this Ordinance shall not be codified.

Section 2. The boundaries of the City's six election districts are hereby adjusted as shown on the maps and street-by-street description attached hereto as Exhibit A. The six numbered districts depicted on Exhibit A shall be named as follows:

a. District 1 shall be named the Acacia District.
b. District 2 shall be named the Cottonwood District.
c. District 3 shall be named the Mesquite District.
d. District 4 shall be named the Mulberry District.
e. District 5 shall be named the Palm District.
f. District 6 shall be named the Palo Verde District.

The City Clerk is directed to prepare, and maintain on file in her office, a copy of the map contained in Exhibit A which accurately and precisely depicts the election district boundaries and which renames the election districts as provided above. Such map is designated the Official Election District Map of the City of Surprise. The City Clerk shall update the Map to set forth all changes in the election district boundaries which may be adopted in the future. The City Clerk shall take all necessary actions to coordinate with

the Maricopa County Elections Department, so that the 2024 City Council election will be conducted using the district system set forth in the Official Election District Map.

Section 3. Chapter 2, Article II., Division 1., Section 2-20, Subsection a, of the Surprise Municipal Code is amended to read as follows:

(a) Districts established. Council members must be elected from the election districts shown on the Official Election District Map, adopted by the city council on June 6, 2023, which is on file in the office of the city clerk.

Section 4. The term of office of every Council Member elected prior to the effective date of this Ordinance shall not be altered or affected by the enactment of this Ordinance. Every such Council Member, and every person appointed to fill a vacancy in the office held by such a Council Member due to resignation or other cause, shall continue to hold office until the expiration of the term to which such Council Member was elected unless otherwise directed by Arizona state law.

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

(Note: All boundary lines follow the centerline of the streets indicated unless specifically described otherwise. All descriptions describe only the perimeter of each district and do not define unincorporated territory within the districts. Such areas, although not defined, are excluded from the districts.)

District 1

Beginning at a point on the corporate limits of the City of Surprise, said point being the northernmost corner of Annexation Ordinance 09-17, said point being on the northeast right of way line of the Phoenix-Wickenburg Highway/Grand Avenue and on the east line of the corporate limits of the City of Surprise as defined by Annexation Ordinance 88-24, being 55 feet east, measured at right angles, of the west Section line of the southwest quarter of Section 18, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northwesterly along said northeast right of way line to the west line of the BEARDSLEY CANAL RIGHT OF WAY as defined in Book 584 Page 19 and in Book 584 Page 18, records of Maricopa County, Arizona;

thence southwesterly along the west line of the BEARDSLEY CANAL RIGHT OF WAY to the intersection of said west line and Bell Road;

thence easterly along Bell Road to the intersection of Bell Road and the easterly line of the platted subdivision of ARIZONA TRADITIONS VIII, IX & X as recorded in Book 498 Page 06, records of said County;

thence northerly along the easterly lines of the platted subdivisions of ARIZONA TRADITIONS VIII, IX & X, as recorded in Book 498 Page 06, ARIZONA TRADITIONS XI as recorded in Book 499, Page 39, and ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, records of said County, to the north line of Section 35, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence easterly along said north line of Section 35 to the northeast corner of said Section 35 and Cotton Lane;

thence southerly along Cotton Lane to the intersection of Cotton Lane and Greenway Road;

thence westerly along Greenway Road to the intersection of Greenway Road with the westerly corporate limits of the City of Surprise;

thence generally northerly, westerly, northerly, easterly, and southerly along the corporate limits of the City of Surprise to the point of beginning.

District 2

Beginning at a point on the corporate limits of the City of Surprise as defined by Annexation Ordinance 09-17, said point being the northeasterly extension Parkview Place;

thence southwesterly along Parkview Place to the intersection of Parkview Place and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along said east section line of Section 32 to the intersection of the east section line of Section 32 and Reems Road;

thence southwesterly along Reems Road to the intersection of Reems Road and Bell Road;

thence westerly along Bell Road to State Route 303;

thence southerly along the State Route 303 to Greenway Road;

thence westerly along Greenway Road to Cotton Lane;

thence northerly along Cotton Lane to the northeast corner of Section 35 Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence westerly along the north line of said Section 35 to the northeast corner of the platted subdivision of ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, records of said County;

thence southerly along the easterly lines of the platted subdivisions of ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, ARIZONA TRADITIONS XI as recorded in Book 499, Page 39, and ARIZONA TRADITIONS VIII, IX & X, as recorded in Book 498 Page 06, records of said County to Bell Road;

thence westerly along Bell Road to the west line of the BEARDSLEY CANAL RIGHT OF WAY as defined in Book 584 Page 18 and in Book 584 Page 19, records of Maricopa County, Arizona;

thence northeasterly along said west line of the BEARDSLEY CANAL RIGHT OF WAY to the northeast right of way line of the Phoenix-Wickenburg Highway/Grand Avenue;

thence southeasterly along said corporate limits to the point of beginning;

District 3

Beginning at a point of intersection of the western corporate limits of the City of Surprise as defined in Annexation Ordinance 08-34 and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Legacy Parc Boulevard;

thence southerly along Legacy Parc Boulevard to the intersection of Legacy Parc Boulevard and Custer Lane;

thence easterly along Custer Lane to the intersection of Custer Lane and Reems Road;

thence southerly along Reems Road to the intersection of Reems Road and Peoria Avenue being also the southern corporate limits of the City of Surprise;

thence generally westerly and northerly along the corporate limits of the City of Surprise to the intersection of the corporate limits of the City of Surprise and Greenway Road and the point of beginning.

District 4

Beginning at the intersection of Waddell Road and Litchfield Road;

thence northerly along Litchfield Road to the intersection of Litchfield Road and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of Parkview Place;

thence northerly along Parkview Place to the intersection of Parkview Place and Grand Ave;

thence southerly along Grand Avenue to the intersection of Grand Avenue and Dysart Road;

thence northerly along Dysart Road to the intersection of Dysart Road and a point on the southwest corporate limits of the City of Surprise as defined by Annexation Ordinance 83-03 being also on the northeast line of the BNSF Railroad Right-of-Way;

thence generally northerly, easterly, southerly and westerly along the corporate limits of the City of Surprise to the intersection of said corporate limits and Waddell Road;

thence westerly along Waddell Road to the point of beginning.

District 5

Beginning at a point of intersection of Bell Road and Litchfield Road;

thence westerly along Bell Road to the intersection of Bell Road and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of Reems Road;

thence southwesterly along Reems Road to the intersection of Reems Road and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and State Route 303;

thence southerly along State Route 303 to the intersection of State Route 303 and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Legacy Parc Boulevard;

thence southerly along Legacy Parc Boulevard to the intersection of Legacy Parc Boulevard and Custer Lane;

thence easterly along Custer Lane to the intersection of Custer Lane and Reems Road;

thence northerly along Reems Road to the intersection of Reems Road and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Bullard Avenue;

thence southerly along Bullard Avenue to the intersection of Bullard Avenue and Waddell Road;

thence easterly along Waddell Road to the intersection of Waddell Road and Litchfield Road;

thence northerly along Litchfield Road to the point of beginning.

District 6

Beginning at the intersection of Waddell Road and Litchfield Road;

thence easterly along Waddell Road to a point of intersection of Waddell Road and the corporate limits of the City of Surprise;

thence southerly and westerly along the corporate limits of the City of Surprise to the intersection of Peoria Avenue and Reems Road;

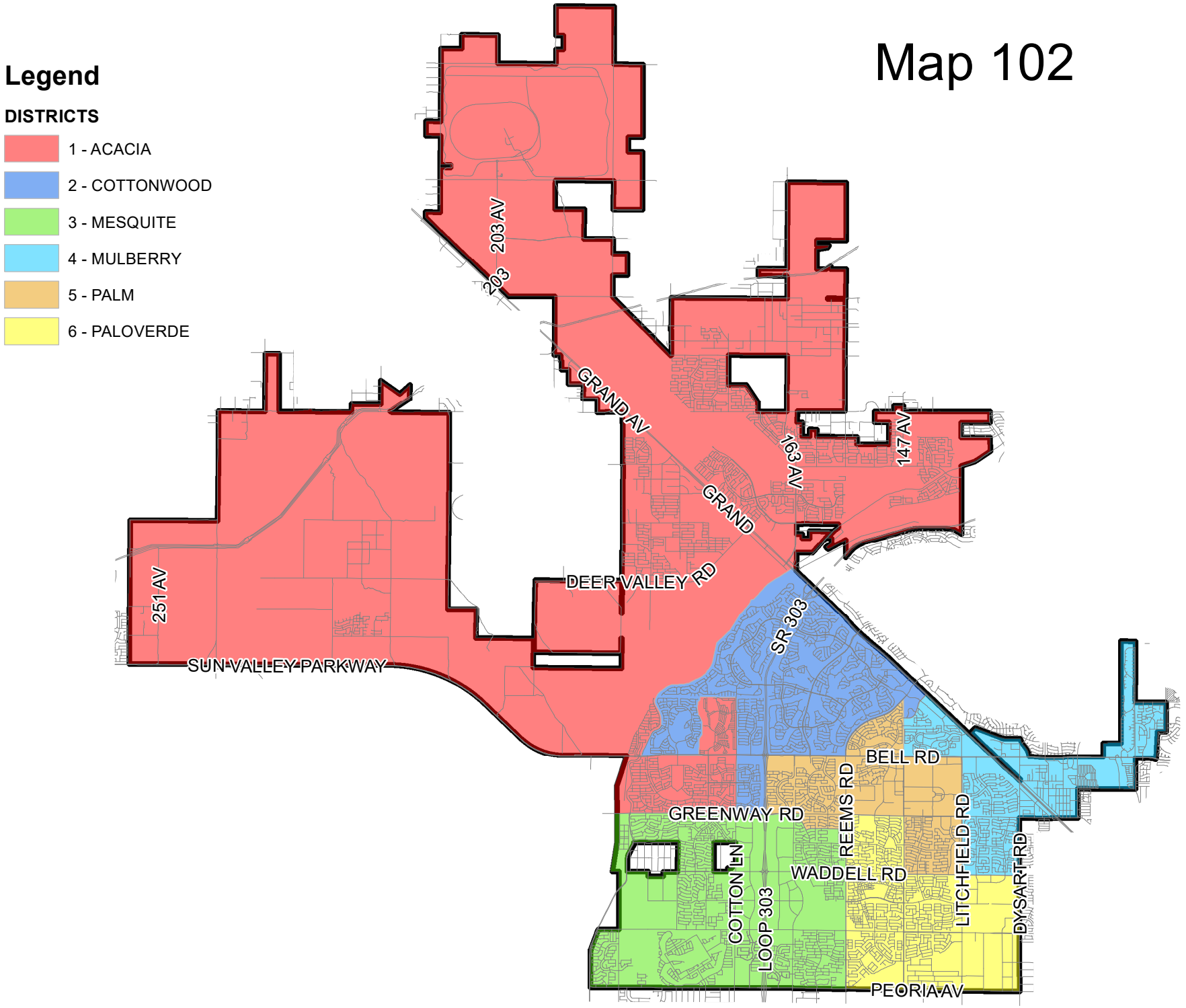
thence northerly along Reems Road to the intersection of Reems Road and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Bullard Avenue;

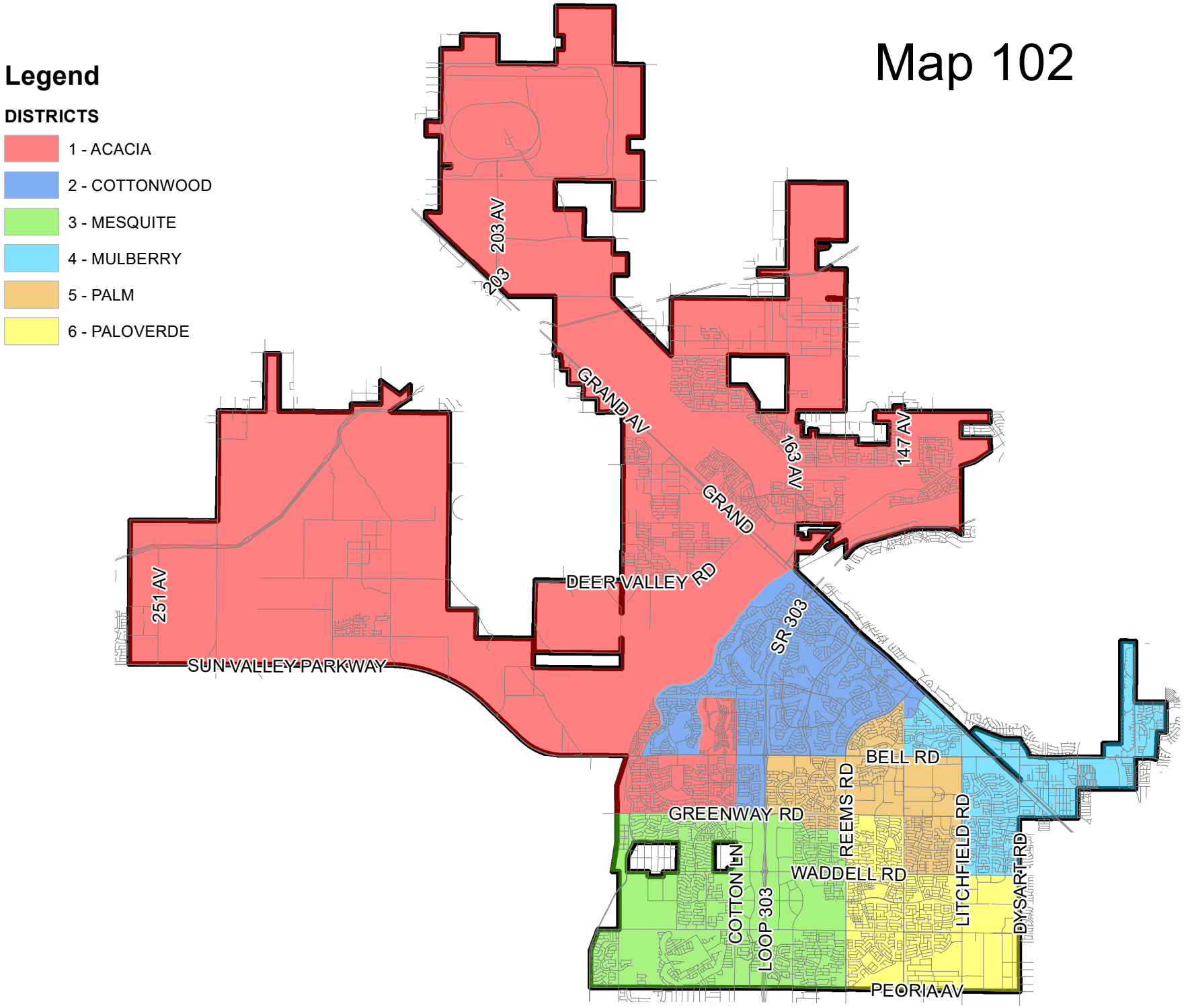
thence southerly along Bullard Avenue to the intersection of Bullard Avenue and Waddell Road;

thence easterly along Waddell Road to the point of beginning.

Map 102


Legend
DISTRICTS
1 - ACACIA
2 - COTTONWOOD
3 - MESQUITE
4 - MULBERRY
5 - PALM
6 - PALOVERDE
203 AV
203
GRAND AV
163 AV
147 AV
GRAND
DEER VALLEY RD
251 AV
SUN VALLEY PARKWAY
SR 303
BELL RD
REEMS RD
GREENWAY RD
COTTON LN
LOOP 303
WADDELL RD
LITCHFIELD RD
DYSART RD
PEORIA AV

Map 102


Legend
DISTRICTS
1 - ACACIA
2 - COTTONWOOD
3 - MESQUITE
4 - MULBERRY
5 - PALM
6 - PALOVERDE
203 AV
203
GRAND AV
163 AV
147 AV
GRAND
251 AV
DEER VALLEY RD
SR 303
SUN VALLEY PARKWAY
BELL RD
REEMS RD
GREENWAY RD
COTTON LN
WADDELL RD
LOOP 303
LITCHFIELD RD
DYSART RD
PEORIA AV

ORDINANCE # 2023-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA ADJUSTING THE ELECTION DISTRICTS OF THE CITY

WHEREAS, the United States Constitution requires that electoral district boundaries be readjusted after the decennial Census to assure equality of population;

WHEREAS, population growth in the City of Surprise over the past decade has been significant, 21.8 percent, but has occurred unevenly throughout the City, leading to districts that deviate substantially from population equality under the 2020 Census;

WHEREAS, Arizona Revised Statutes § 9-473, as amended, permits the City Council of the City of Surprise to readjust the boundaries of its election districts;

WHEREAS, the United States Census Bureau released data to enable jurisdictions throughout the United States to comply with the constitutional mandate of periodic readjustment of electoral districts to assure equality of population;

WHEREAS, the City Council appointed a redistricting committee to review possible adjustments to the electoral district boundaries and to recommend new district boundaries for consideration by the City Council;

WHEREAS, the City engaged National Demographics Corporation to provide technical assistance and expertise to the redistricting committee;

WHEREAS, the redistricting committee included one citizen representative from each existing district and three at large in the City;

WHEREAS, the City and National Demographics Corporation published a public webpage with online map-drawing and public participation tools, made information packets available to the public, requested the public submit proposed redistricting maps, and received same;

WHEREAS, the redistricting committee held numerous public meetings on the redistricting process;

WHEREAS, National Demographics Corporation submitted four maps based on the public and committee's input;

WHEREAS, the redistricting advisory committee on March 29th voted to send maps 102, 102b and 103 to the City Council for consideration with a recommendation for adoption of map 103;

WHEREAS, the City Council considered all proposed maps at a public work session on May 2, 2023;

WHEREAS, the proposed maps 102, 102b and 103 were considered at a public hearing conducted on June 6, 2023;

WHEREAS, Map 102b meets federal and state requirements and is in accordance with the redistricting committee's goal of providing all citizens with balanced representation;

WHEREAS, A.R.S. § 9-473 provides that "the redistricting shall not be made within six months prior to a city, town or district election"; and

WHEREAS, on June 6, 2023, after receiving public comment, the City Council voted to adopt redistricting Map 102b.

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

Section 1. Section 3 of this Ordinance is of a general and permanent nature and shall be codified. The remainder of this Ordinance shall not be codified.

Section 2. The boundaries of the City's six election districts are hereby adjusted as shown on the maps and street-by-street description attached hereto as Exhibit A. The six numbered districts depicted on Exhibit A shall be named as follows:

a. District 1 shall be named the Acacia District.
b. District 2 shall be named the Cottonwood District.
c. District 3 shall be named the Mesquite District.
d. District 4 shall be named the Mulberry District.
e. District 5 shall be named the Palm District.
f. District 6 shall be named the Palo Verde District.

The City Clerk is directed to prepare, and maintain on file in her office, a copy of the map contained in Exhibit A which accurately and precisely depicts the election district boundaries and which renames the election districts as provided above. Such map is designated the Official Election District Map of the City of Surprise. The City Clerk shall update the Map to set forth all changes in the election district boundaries which may be adopted in the future. The City Clerk shall take all necessary actions to coordinate with

the Maricopa County Elections Department, so that the 2024 City Council election will be conducted using the district system set forth in the Official Election District Map.

Section 3. Chapter 2, Article II., Division 1., Section 2-20, Subsection a, of the Surprise Municipal Code is amended to read as follows:

(a) Districts established. Council members must be elected from the election districts shown on the Official Election District Map, adopted by the city council on June 6, 2023, which is on file in the office of the city clerk.

Section 4. The term of office of every Council Member elected prior to the effective date of this Ordinance shall not be altered or affected by the enactment of this Ordinance. Every such Council Member, and every person appointed to fill a vacancy in the office held by such a Council Member due to resignation or other cause, shall continue to hold office until the expiration of the term to which such Council Member was elected unless otherwise directed by Arizona state law.

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

(Note: All boundary lines follow the centerline of the streets indicated unless specifically described otherwise. All descriptions describe only the perimeter of each district and do not define unincorporated territory within the districts. Such areas, although not defined, are excluded from the districts.)

District 1

Beginning at a point on the corporate limits of the City of Surprise, said point being the northernmost corner of Annexation Ordinance 09-17, said point being on the northeast right of way line of the Phoenix-Wickenburg Highway/Grand Avenue and on the east line of the corporate limits of the City of Surprise as defined by Annexation Ordinance 88-24, being 55 feet east, measured at right angles, of the west Section line of the southwest quarter of Section 18, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northwesterly along said northeast right of way line to the west line of the BEARDSLEY CANAL RIGHT OF WAY as defined in Book 584 Page 19 and in Book 584 Page 18, records of Maricopa County, Arizona;

thence southwesterly along the west line of the BEARDSLEY CANAL RIGHT OF WAY to the intersection of the north line of Section 34 Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence easterly along said north line to the intersection of north line of Section 35 Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence easterly along said north line of Section 35 to the intersection of said north line of Section 35 and the easterly line of the platted subdivision of ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, records of said County;

thence southerly along the easterly lines of the platted subdivisions of ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, ARIZONA TRADITIONS XI as recorded in Book 499, Page 39, and ARIZONA TRADITIONS VIII, IX & X, as recorded in Book 498 Page 06, records of said County, to the intersection of Bell Road;

thence easterly along Bell Road to the intersection of Bell Road and Cotton Lane;

thence southerly along Cotton Lane to the intersection of Cotton Lane and Greenway Road;

thence westerly along Greenway Road to the intersection of Greenway Road with the westerly corporate limits of the City of Surprise;

thence generally northerly, westerly, northerly, easterly, and southerly along the corporate limits of the City of Surprise to the point of beginning.

District 2

Beginning at a point on the corporate limits of the City of Surprise as defined by Annexation Ordinance 09-17, said point being the northeasterly extension Parkview Place;

thence southwesterly along Parkview Place to the intersection of Parkview Place and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along said east section line of Section 32 to the intersection of said section line of Section 32 and Reems Road;

thence southwesterly along Reems Road to the intersection of Reems Road and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and State Route 303;

thence southerly along the State Route 303 to the intersection State Route 303 and Greenway Road;

thence westerly along Greenway Road to the intersection of Greenway Road and Cotton Lane;

thence northerly along Cotton Lane to the intersection of Cotton Lane and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and the easterly line of the platted subdivision of ARIZONA TRADITIONS VIII, IX & X as recorded in Book 498 Page 06, records of said County

thence northerly along the easterly lines of the platted subdivisions of ARIZONA TRADITIONS VIII, IX & X, as recorded in Book 498 Page 06, ARIZONA TRADITIONS XI as recorded in Book 499, Page 39, and ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, records of said County, to the north line of Section 35, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

thence westerly along the north line of said Section 35 and Section 34, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of said north line of Section 34, Township 4 North, Range 2 West of the Gila and

Salt River Base and Meridian, Maricopa County, Arizona and the west line of the BEARDSLEY CANAL RIGHT OF WAY as defined in Book 584 Page 18 and in Book 584 Page 19, records of Maricopa County, Arizona;

thence northerly and northeasterly along said west line of the BEARDSLEY CANAL RIGHT OF WAY to the northeast right of way line of the Phoenix-Wickenburg Highway/Grand Avenue;

thence southeasterly along said northeast right of way line to a point on the corporate limits of the City of Surprise, said point being the northernmost corner of Annexation Ordinance 09-17;

thence southeasterly along said corporate limits to the point of beginning;

District 3

Beginning at a point of intersection of the western corporate limits of the City of Surprise as defined in Annexation Ordinance 08-34 and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Legacy Parc Boulevard;

thence southerly along Legacy Parc Boulevard to the intersection of Legacy Parc Boulevard and Custer Lane;

thence easterly along Custer Lane to the intersection of Custer Lane and Reems Road;

thence southerly along Reems Road to the intersection of Reems Road and Peoria Avenue being also the southern corporate limits of the City of Surprise;

thence generally westerly and northerly along the corporate limits of the City of Surprise to the intersection of the corporate limits of the City of Surprise and Greenway Road and the point of beginning.

District 4

Beginning at the intersection of Waddell Road and Litchfield Road;

thence northerly along Litchfield Road to the intersection of Litchfield Road and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of Parkview Place;

thence northerly along Parkview Place to the intersection of Parkview Place and Grand Ave;

thence southerly along Grand Avenue to the intersection of Grand Avenue and Dysart Road;

thence northerly along Dysart Road to the intersection of Dysart Road and a point on the southwest corporate limits of the City of Surprise as defined by Annexation Ordinance 83-03 being also on the northeast line of the BNSF Railroad Right-of-Way;

thence generally northerly, easterly, southerly and westerly along the corporate limits of the City of Surprise to the intersection of said corporate limits and Waddell Road;

thence westerly along Waddell Road to the point of beginning.

District 5

Beginning at a point of intersection of Bell Road and Litchfield Road;

thence westerly along Bell Road to the intersection of Bell Road and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of Reems Road;

thence southwesterly along Reems Road to the intersection of Reems Road and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and State Route 303;

thence southerly along State Route 303 to the intersection of State Route 303 and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Legacy Parc Boulevard;

thence southerly along Legacy Parc Boulevard to the intersection of Legacy Parc Boulevard and Custer Lane;

thence easterly along Custer Lane the intersection of Custer Lane and Reems Road;

thence northerly along Reems Road to the intersection of Reems Road and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Bullard Avenue;

thence southerly along Bullard Avenue to the intersection of Bullard Avenue and Waddell Road;

thence easterly along Waddell Road to the intersection of Waddell Road and Litchfield Road;

thence northerly along Litchfield Road to the point of beginning.

District 6

Beginning at the intersection of Waddell Road and Litchfield Road;

thence easterly along Waddell Road to a point of intersection of Waddell Road and the corporate limits of the City of Surprise;

thence southerly and westerly along the corporate limits of the City of Surprise to the intersection of Peoria Avenue and Reems Road;

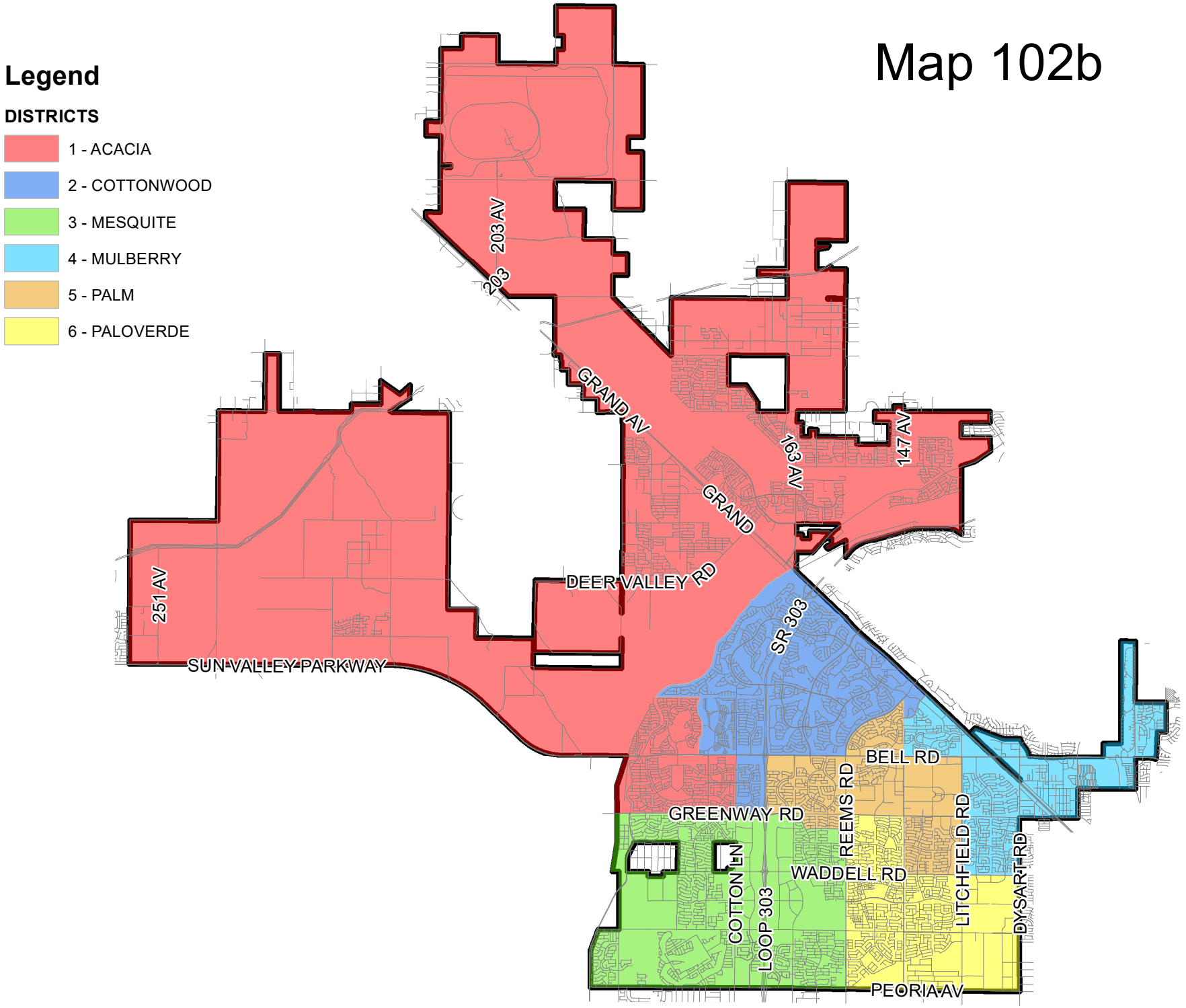
thence northerly along Reems Road to the intersection of Reems Road and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Bullard Avenue;

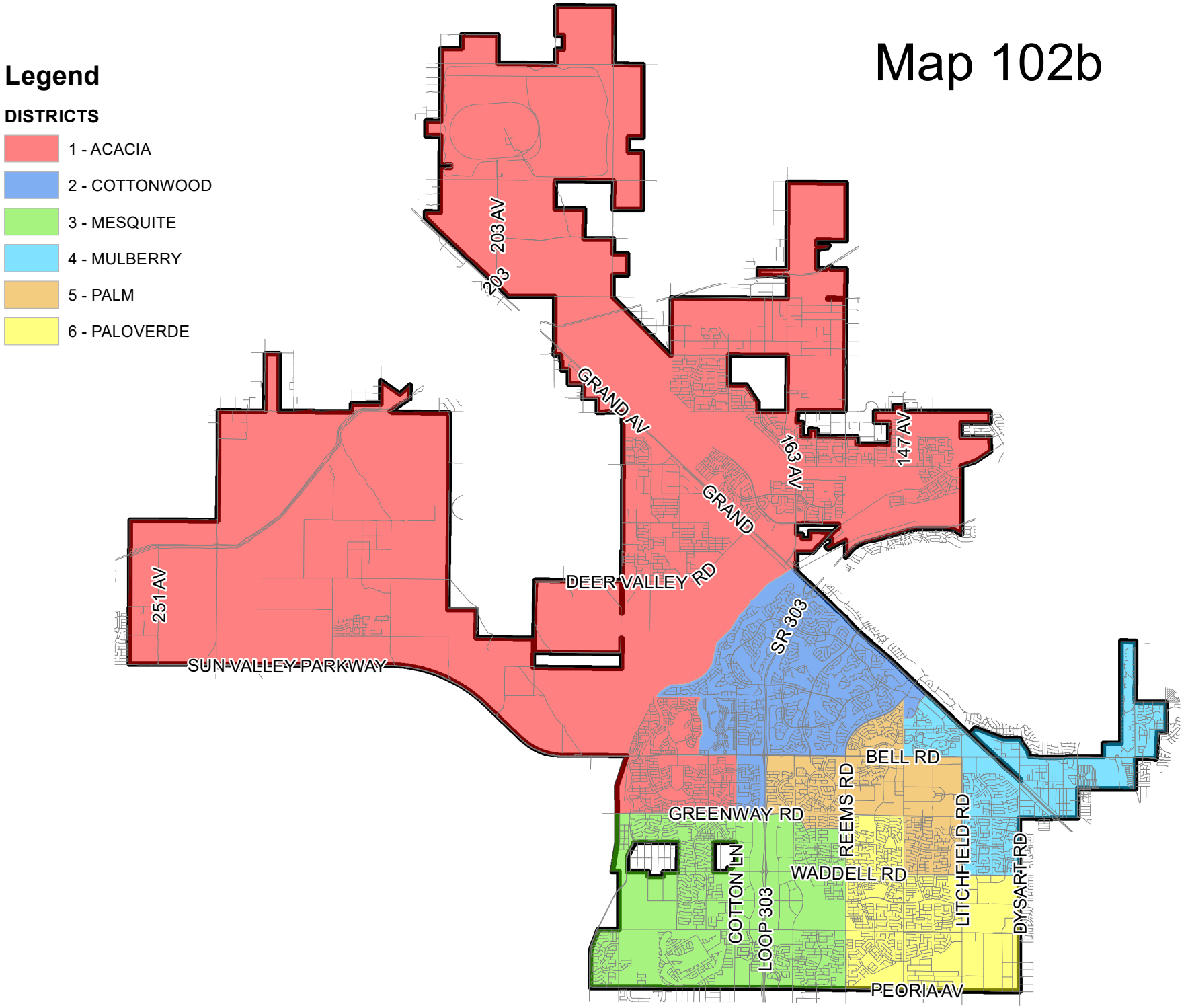
thence southerly along Bullard Avenue to the intersection of Bullard Avenue and Waddell Road;

thence easterly along Waddell Road to the point of beginning.

Map 102b


Legend
DISTRICTS
1 - ACACIA
2 - COTTONWOOD
3 - MESQUITE
4 - MULBERRY
5 - PALM
6 - PALOVERDE
203 AV
203
GRAND AV
GRAND
163 AV
147 AV
251 AV
DEER VALLEY RD
SR 303
SUN VALLEY PARKWAY
BELL RD
REEMS RD
GREENWAY RD
COTTON LN
WADDELL RD
LOOP 303
LITCHFIELD RD
DYSART RD
PEORIA AV

Map 102b


Legend
DISTRICTS
1 - ACACIA
2 - COTTONWOOD
3 - MESQUITE
4 - MULBERRY
5 - PALM
6 - PALOVERDE
203 AV
203
GRAND AV
163 AV
147 AV
GRAND
DEER VALLEY RD
251 AV
SUN VALLEY PARKWAY
SR 303
BELL RD
REEMS RD
GREENWAY RD
COTTON LN
LOOP 303
WADDELL RD
LITCHFIELD RD
DYSART RD
PEORIA AV

ORDINANCE # 2023-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA ADJUSTING THE ELECTION DISTRICTS OF THE CITY

WHEREAS, the United States Constitution requires that electoral district boundaries be readjusted after the decennial Census to assure equality of population;

WHEREAS, population growth in the City of Surprise over the past decade has been significant, 21.8 percent, but has occurred unevenly throughout the City, leading to districts that deviate substantially from population equality under the 2020 Census;

WHEREAS, Arizona Revised Statutes § 9-473, as amended, permits the City Council of the City of Surprise to readjust the boundaries of its election districts;

WHEREAS, the United States Census Bureau released data to enable jurisdictions throughout the United States to comply with the constitutional mandate of periodic readjustment of electoral districts to assure equality of population;

WHEREAS, the City Council appointed a redistricting committee to review possible adjustments to the electoral district boundaries and to recommend new district boundaries for consideration by the City Council;

WHEREAS, the City engaged National Demographics Corporation to provide technical assistance and expertise to the redistricting committee;

WHEREAS, the redistricting committee included one citizen representative from each existing district and three at large in the City;

WHEREAS, the City and National Demographics Corporation published a public webpage with online map-drawing and public participation tools, made information packets available to the public, requested the public submit proposed redistricting maps, and received same;

WHEREAS, the redistricting committee held numerous public meetings on the redistricting process;

WHEREAS, National Demographics Corporation submitted four maps based on the public and committee’s input;

WHEREAS, the redistricting advisory committee on March 29th voted to send maps 102, 102b and 103 to the City Council for consideration with a recommendation for adoption of map 103;

WHEREAS, the City Council considered all proposed maps at a public work session on May 2, 2023;

WHEREAS, the proposed maps 102, 102b and 103 were considered at a public hearing conducted on June 6, 2023;

WHEREAS, Map 103 meets federal and state requirements and is in accordance with the redistricting committee's goal of providing all citizens with balanced representation;

WHEREAS, A.R.S. § 9-473 provides that "the redistricting shall not be made within six months prior to a city, town or district election"; and

WHEREAS, on June 6, 2023, after receiving public comment, the City Council voted to adopt redistricting Map 103.

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

Section 1. Section 3 of this Ordinance is of a general and permanent nature and shall be codified. The remainder of this Ordinance shall not be codified.

Section 2. The boundaries of the City's six election districts are hereby adjusted as shown on the maps and street-by-street description attached hereto as Exhibit A. The six numbered districts depicted on Exhibit A shall be named as follows:

a. District 1 shall be named the Acacia District.
b. District 2 shall be named the Cottonwood District.
c. District 3 shall be named the Mesquite District.
d. District 4 shall be named the Mulberry District.
e. District 5 shall be named the Palm District.
f. District 6 shall be named the Palo Verde District.

The City Clerk is directed to prepare, and maintain on file in her office, a copy of the map contained in Exhibit A which accurately and precisely depicts the election district boundaries and which renames the election districts as provided above. Such map is designated the Official Election District Map of the City of Surprise. The City Clerk shall update the Map to set forth all changes in the election district boundaries which may be adopted in the future. The City Clerk shall take all necessary actions to coordinate with

the Maricopa County Elections Department, so that the 2024 City Council election will be conducted using the district system set forth in the Official Election District Map.

Section 3. Chapter 2, Article II., Division 1., Section 2-20, Subsection a, of the Surprise Municipal Code is amended to read as follows:

(a) Districts established. Council members must be elected from the election districts shown on the Official Election District Map, adopted by the city council on June 6, 2023, which is on file in the office of the city clerk.

Section 4. The term of office of every Council Member elected prior to the effective date of this Ordinance shall not be altered or affected by the enactment of this Ordinance. Every such Council Member, and every person appointed to fill a vacancy in the office held by such a Council Member due to resignation or other cause, shall continue to hold office until the expiration of the term to which such Council Member was elected unless otherwise directed by Arizona state law.

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

(Note: All boundary lines follow the centerline of the streets indicated unless specifically described otherwise. All descriptions describe only the perimeter of each district and do not define unincorporated territory within the districts. Such areas, although not defined, are excluded from the districts.)

District 1

Beginning at a point on the corporate limits of the City of Surprise, said point being the northernmost corner of Annexation Ordinance 09-17, said point being on the northeast right of way line of the Phoenix-Wickenburg Highway/Grand Avenue and on the east line of the corporate limits of the City of Surprise as defined by Annexation Ordinance 88-24, being 55 feet east, measured at right angles, of the west Section line of the southwest quarter of Section 18, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northwesterly along said northeast right of way line to the west line of the BEARDSLEY CANAL RIGHT OF WAY as defined in Book 584 Page 19 and in Book 584 Page 18, records of Maricopa County, Arizona;

thence southwesterly along the west line of the BEARDSLEY CANAL RIGHT OF WAY to the intersection of said north line of Section 34, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence easterly along said north line of Section 34 to the intersection of said north line of Section 34 and the easterly line of the platted subdivision of ARIZONA TRADITIONS PARCEL XIII as recorded in Book 552 Page 25, records of said County;

thence southerly along the easterly lines of the platted subdivisions of ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, ARIZONA TRADITIONS XI as recorded in Book 499, Page 39, and ARIZONA TRADITIONS VIII, IX & X, as recorded in Book 498 Page 06, records of said County, to the intersection of Bell Road;

thence easterly along Bell Road to the intersection of Bell Road and 175th Avenue;

thence southerly along 175th Avenue to the intersection of 175th Avenue and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Verde Vista Drive;

thence southwesterly along Verde Vista Drive to the intersection of Verde Vista Drive and Spring Lane;

thence westerly along Spring Lane to the intersection of Spring Lane and northwest corner of platted subdivision SIERRA MONTANA PARCEL 8, as recoded in Book 601 Page 50;

thence southwest along the westerly lines of the platted subdivisions SIERRA MONTANA PARCEL 8, as recoded in Book 601 Page 50 to the west quarter corner of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, a point on the corporate limits of the City of Surprise as defined by Annexation Ordinance 0-16;

thence westerly and southerly along the corporate limits of the City of Surprise as defined by Annexation Ordinance 0-16 to the intersection Waddell Rd;

Thence westerly along Waddell Rd to the intersection of Waddell Road and the west line of the BEARDSLEY CANAL RIGHT OF WAY at the northeast corner of County Assessor Parcel Number 502-06-008B;

thence southwesterly along the west line of the BEARDSLEY CANAL RIGHT OF WAY to the intersection of said west line of the BEARDSLEY CANAL RIGHT OF WAY and the western corporate limits of the City of Surprise as defined by Annexation Ordinance 08-34;

thence generally northerly, westerly, northerly, easterly, and southerly along the corporate limits of the City of Surprise to the point of beginning.

District 2

Beginning at a point on the corporate limits of the City of Surprise as defined by Annexation Ordinance 09-17, said point being the northeasterly extension Parkview Place;

thence southwesterly along Parkview Place to the intersection of Parkview Place and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence southerly along said east section line of Section 32 to the intersection of said section line Section 32 and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and the easterly line of the platted subdivision of ARIZONA TRADITIONS VIII, IX & X as recorded in Book 498 Page 06, records of said County;

thence northerly along the easterly lines of the platted subdivisions of ARIZONA TRADITIONS VIII, IX & X, as recorded in Book 498 Page 06, ARIZONA TRADITIONS XI as recorded in Book 499, Page 39, and ARIZONA TRADITIONS NORTH PARCEL XIII as recorded in Book 552, Page 25, records of said County, to the north line of Section 35, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence westerly along the said north line of Section 35 and Section 34, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of said north line of Section 34, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and the west line of the BEARDSLEY CANAL RIGHT OF WAY as defined in Book 584 Page 18 and in Book 584 Page 19, records of Maricopa County, Arizona;

thence northerly and northeasterly along said west line of the BEARDSLEY CANAL RIGHT OF WAY to the northeast right of way line of the Phoenix-Wickenburg Highway/Grand Avenue;

thence southeasterly along said northeast right of way line to a point on the corporate limits of the City of Surprise, said point being the northernmost corner of Annexation Ordinance 09-17;

thence southeasterly along said corporate limits to the point of beginning;

District 3

Beginning at the intersection of Bell Road and Sarival Avenue;

thence westerly along Bell Road to the intersection of Bell Road and 175th Avenue;

thence southerly along 175th Avenue to the intersection of 175th Avenue and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Verde Vista Drive;

thence southwesterly along Verde Vista Drive to the intersection of Verde Vista Drive and Spring Lane;

thence westerly along Spring Lane to the intersection of Spring Lane and northwest corner of platted subdivision SIERRA MONTANA PARCEL 8, as recoded in Book 601 Page 50;

thence southwest along the westerly lines of the platted subdivisions SIERRA MONTANA PARCEL 8, as recoded in Book 601 Page 50 to the west quarter corner of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence southerly along said west line of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection Waddell Rd and the northeast corner of Annexation Ordinance 09-17, Area A;

thence generally westerly, southerly, westerly, northerly, and westerly along the corporate limits of the City of Surprise to the intersection of the west line of the BEARDSLEY CANAL RIGHT OF WAY at the northeast corner of County Assessor Parcel Number 502-06-008B

thence southwesterly along the west line of the BEARDSLEY CANAL RIGHT OF WAY to the intersection of said BEARDSLEY CANAL RIGHT OF WAY and the western corporate limits of the City of Surprise as defined by Annexation Ordinance 08-34;

thence generally southerly, westerly, southerly, and westerly along the corporate limits of the City of Surprise to the intersection of the corporate limits of the City of Surprise and State Route 303;

thence northerly along State Route 303 to the intersection of State Route 303 and Waddell Road;

thence westerly along Waddell Road to the intersection of Waddell Road and Reems Road;

thence northerly along Reems Road to the intersection of Reems Road and Custer Lane;

thence westerly along Custer Lane to the intersection of Custer Lane and Legacy Park Boulevard;

thence northwesterly along Legacy Park Boulevard to the intersection of Legacy Park Boulevard and Greenway Road;

thence westerly along Greenway Road to the intersection of Greenway Road and Sarival Avenue;

thence northerly along Sarival Avenue to the point of beginning.

District 4

Beginning at the intersection of Waddell Road and Litchfield Road;

thence northerly along Litchfield Road to the intersection of Litchfield Road and Bell Road;

thence westerly along Bell Road to the intersection of Bell Road and the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence northerly along the east section line of Section 32, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona to the intersection of Parkview Place;

thence northerly along Parkview Place to the intersection of Parkview Place and Grand Ave;

thence southerly along Grand Avenue to the intersection of Grand Avenue and Dysart Road;

thence northerly along Dysart Road to the intersection of Dysart Road and a point on the southwest corporate limits of the City of Surprise as defined by Annexation Ordinance 83-03 being also on the northeast line of the BNSF Railroad Right-of-Way;

thence generally northerly, easterly, southerly and westerly along the corporate limits of the City of Surprise to the intersection of said corporate limits and Waddell Road;

thence westerly along Waddell Road to the point of beginning.

District 5

Beginning at a point of intersection of Bell Road and Litchfield Road;

thence westerly along Bell Road to the intersection of Bell Road and Sarival Avenue;

thence southerly along Sarival Avenue to the intersection of Sarival Avenue and Greenway Road;

thence easterly along Greenway Road to the intersection of Greenway Road and Legacy Park Boulevard;

thence southeasterly along Legacy Park Boulevard to the intersection of Legacy Park Boulevard and Custer Lane;

thence easterly along Custer Lane to the intersection of Custer Lane and Reems Road;

thence southerly along Reems Road to the intersection of Reems Road and Waddell Road;

thence easterly along Waddell Road to the intersection of Waddell Road and Litchfield Road;

thence northerly along Litchfield Road to the point of beginning.

District 6

Beginning at the intersection of Waddell Road and Litchfield Road;

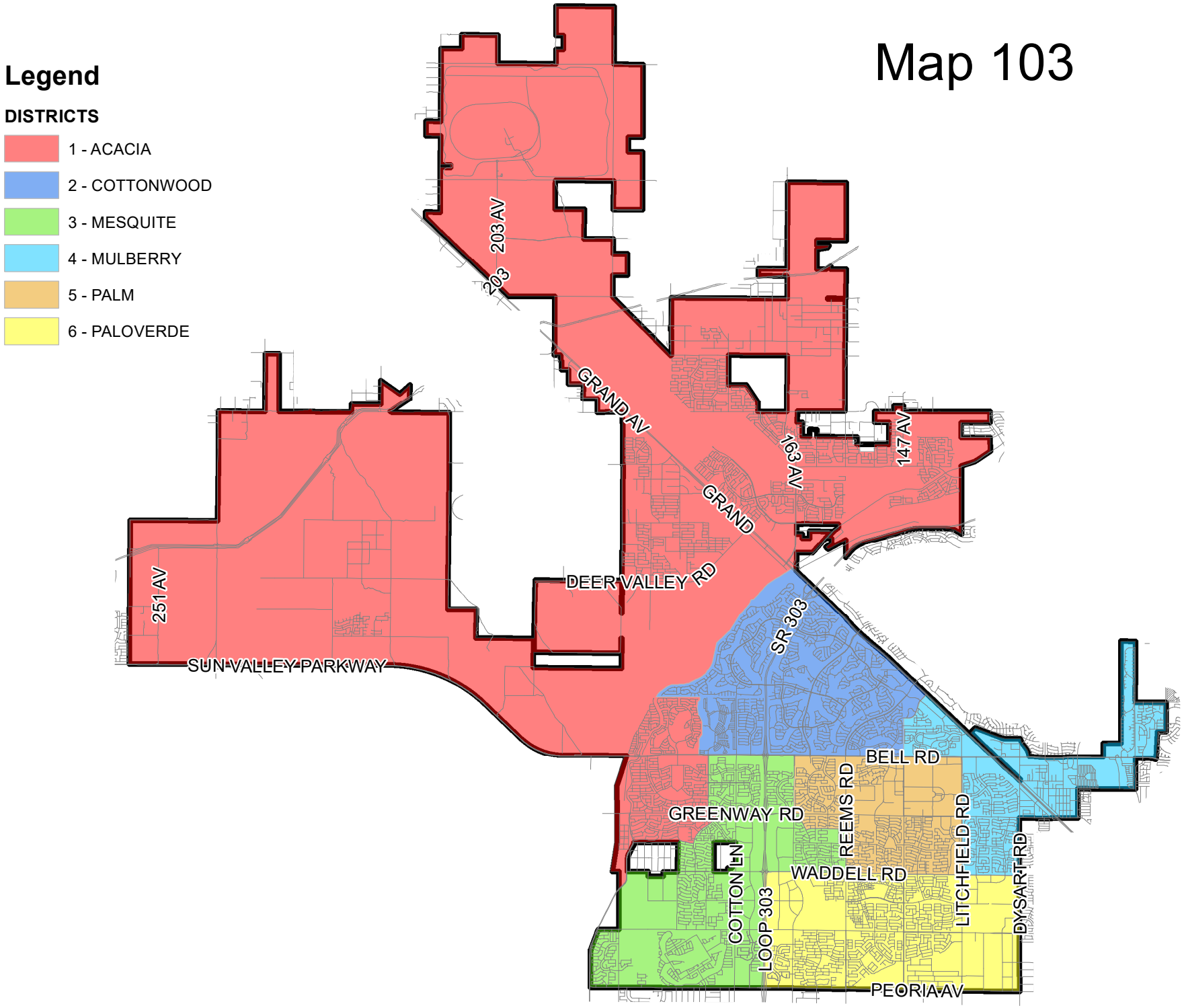
thence easterly along Waddell Road to a point of intersection of Waddell Road and the corporate limits of the City of Surprise;

thence southerly and westerly along the corporate limits of the City of Surprise to the intersection of Peoria Avenue and State Route 303;

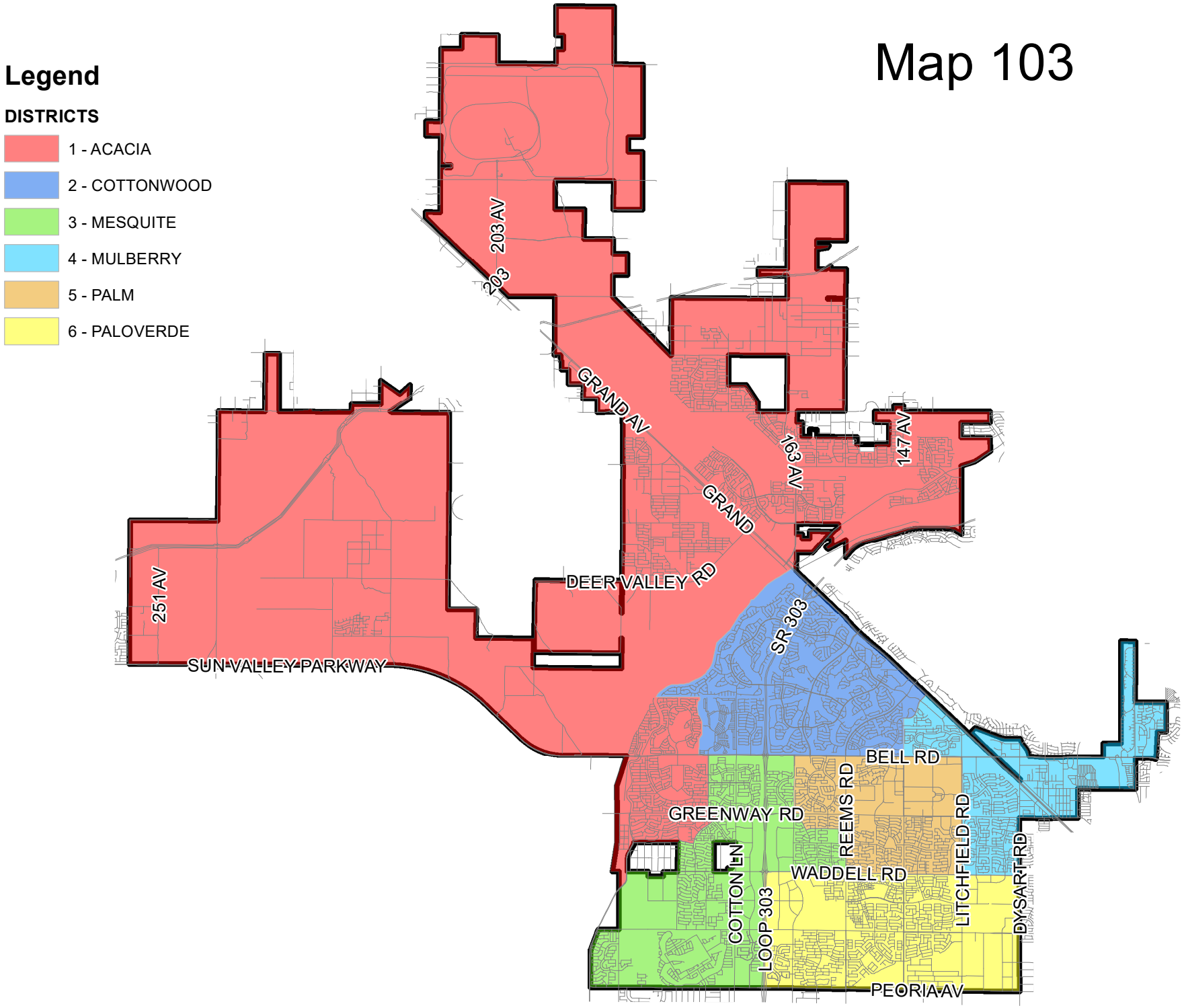
thence northerly along State Route 303 to the intersection of State Route 303 and Waddell Road;

thence easterly along Waddell Road to the point of beginning.

Map 103


Legend
DISTRICTS
1 - ACACIA
2 - COTTONWOOD
3 - MESQUITE
4 - MULBERRY
5 - PALM
6 - PALOVERDE
203 AV
203
GRAND AV
163 AV
147 AV
GRAND
DEER VALLEY RD
251 AV
SUN VALLEY PARKWAY
SR 303
BELL RD
GREENWAY RD
REEMS RD
LITCHFIELD RD
DYSART RD
WADDELL RD
COTTON LN
LOOP 303
PEORIA AV

Map 103


Legend
DISTRICTS
1 - ACACIA
2 - COTTONWOOD
3 - MESQUITE
4 - MULBERRY
5 - PALM
6 - PALOVERDE
203 AV
203
GRAND AV
163 AV
147 AV
GRAND
DEER VALLEY RD
251 AV
SUN VALLEY PARKWAY
SR 303
BELL RD
GREENWAY RD
REEMS RD
LITCHFIELD RD
DYSART RD
WADDELL RD
COTTON LN
LOOP 303
PEORIA AV

CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES

February 8, 2023 / 6:00 PM

SURPRISE CITY HALL COMMUNITY ROOM
16000 N Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Surprise City Hall Community Room, 16000 N Civic Center Plaza Surprise, AZ 85374, on February 8, 2023.

A. ROLL CALL
In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Terry Murphy, Nate Pomeroy, Kerrie Hanzel, Ron Boen, and Chris Eastburn.

STAFF PRESENT:
Ellen Van Riper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:
None.

NDC REPRESENTATIVES PRESENT:
Douglas Johnson and Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Introductions and Role of the Committee

After the new Census numbers are complete, City's must re-map their City Council electoral districts to account for the growth in new population. With the help of our consultants, National Demographics Corporation (NDC), and city staff, this committee is charged with developing alternate equal population redistricting maps; soliciting public input; and ultimately, making a recommendation to Council regarding the preferred district map.

Overview on Redistricting and timeline

Douglas Johnson and Shalice Tilton from NDC reviewed the following information:

- Current district mapping and population imbalances
- High growth and future growth in current districts
- Population balance math and appropriate deviation totals
- New legal interpretations implemented in 2011 and 2020
- Federal voting rights act
- Mapping based off visible boundaries and landmarks while keeping compact

- Neighborhood and community strategies for redistricting map lines
- Dave's redistricting app tool

The overall goal for the NDC is to identify challenges and provide options for an educated decision to be formed by the redistricting Committee.

Wednesday, March 8th – 6 pm OTS Senior Center – Citizen Outreach and Input Sessions:
Address: 15832 N Hollyhock Street, Surprise, AZ 85378

Thursday, March 9th – 6 pm @ Sierra Montana Rec Center – Citizen Outreach and Input Sessions:
Address: 14861 N Spring Ln, Surprise, AZ 85388

Friday, March 10th – 6 pm @ Sun City Grand Chaparral Center – Pima Room – Citizen Outreach and Input Sessions:
Address: 19781 N Remington Drive, Surprise, AZ 85374
Wednesday, March 29th – 6 pm @ Surprise City Hall Community Room – Committee Meeting – First discussion of draft maps

Monday, April 17th – 6 pm @ Surprise City Hall Community Room – Committee Meeting – Consider draft maps and adopt recommended map

Tuesday, May 2nd, TBD (4-6 pm) – City Council Chamber – City Council Work Session – Review Public Input and Committee Recommendation

Tuesday, June 6th, 6:00 p.m. – City Council Meeting – Final Vote

Citizen Engagement Strategies

- City of Surprise website, www.surpriseaz.gov
- Social Media posting
- News release
- Redistricting map input email, redistricting@surpriseaz.gov
- Word of mouth

ADJOURNMENT:

Meeting adjourned at 7:25 p.m.

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

Alyssa Carpenter, Commission Secretary

DATE: 2/8/23

CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES

March 8, 2023 / 6:00 PM

SURPRISE SENIOR CENTER
15832 N Hollyhock St
Surprise, AZ 85378

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Surprise Senior Center 15832 N Hollyhock St Surprise, AZ 85378, on March 8, 2023.

A. ROLL CALL
In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Terry Murphy, Nate Pomeroy, Kerrie Hanzel, and Chris Eastburn. Ron Boen was not in attendance.

STAFF PRESENT:
Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development, Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:
None.

NDC REPRESENTATIVES PRESENT:
Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Overview on Redistricting and timeline

Shalice Tilton from NDC reviewed the following information:

- Redistricting process, seeking public input in the March 8th-10th meetings
- Timeline overview for redistricting
  - March 24th is the deadline for submitted maps
  - April 7th is the date a map will be adopted
  - May 2nd Council will overlook the map and finalize
- Current district mapping and population imbalances
- High growth and future growth in current districts
- Population balance math and appropriate deviation totals
- Laws for redistricting, federal and Arizona statue
- Mapping based off visible boundaries and landmarks while keeping compact
- Neighborhood, community interest, community demographics, defining characteristics
- Dave's redistricting app tool

Citizen Engagement

- Keep OTS together, defining OTR boundaries

ADJOURNMENT:

Meeting adjourned at 7:45 p.m.

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
Alyssa Carpenter, Commission Secretary

DATE: 3/8/23

CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES

March 9, 2023 / 6:00 PM

SIERRA MONTANA RECREATION CENTER
14861 N Spring Lane
Surprise, AZ 85388

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Sierra Montana Recreation Center, 14861 N Spring Lane Surprise, AZ 85388, on March 9, 2023.

A. ROLL CALL
In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, and Chris Eastburn. Ron Boen, Terry Murphy, and Nate Pomeroy was not in attendance.

STAFF PRESENT:
Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development, Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:
None.

NDC REPRESENTATIVES PRESENT:
Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Overview on Redistricting

Shalice Tilton from NDC reviewed the following information:

- Continue seeking public input in the March 9th and 10th meetings
- Review information on the first publicly submitted map

Citizen Engagement

- None

ADJOURNMENT:

Meeting adjourned at 6:30 p.m.

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
Alyssa Carpenter, Commission Secretary

DATE: 3/9/23

CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES

March 9, 2023 / 6:00 PM

SUN CITY GRAND
19781 N Remington Dr
Surprise, AZ 85374

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at Surprise Senior Center 19781 N Remington Dr Surprise, AZ 85374, on March 10, 2023.

A. ROLL CALL
In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, and Chris Eastburn. Ron Boen, Terry Murphy, and Nate Pomeroy was not in attendance.

STAFF PRESENT:
Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development, Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:
None.

NDC REPRESENTATIVES PRESENT:
Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Overview on Redistricting

Shalice Tilton from NDC reviewed the following information:

- Maps preferences to see
  - Similar, minimal change with balanced population
  - Integrating neighborhoods across Bell Road
  - Not separating HOA's if possible

Citizen Engagement

- None

ADJOURNMENT:

Meeting adjourned at 6:30 p.m.

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
Alyssa Carpenter, Commission Secretary

DATE: 3/10/23

CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES

March 29, 2023 / 6:00 PM

CITY HALL COMMUNITY ROOM
16000 N Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at City Hall Community Room,16000 N Civic Center Plaza Surprise, AZ 85374, on March 9, 2023.

A. ROLL CALL
In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, Terry Murphy, Nate Pomeroy, and Chris Eastburn. Ron Boen was not in attendance.

STAFF PRESENT:
Lloyd Abrams, Director of Community Development; Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:
None.

NDC REPRESENTATIVES PRESENT:
Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Ken Johanson moved to approve the March 8, 9, 10th regular meeting minutes and Nate Pomeroy seconded the motion.

Review of all maps

- Map 101 (slightly not population balanced); D1 is entirely north of Bell Rd; D2, D3, & D4 cross over Bell Rd.; D5 is entirely south of Bell Rd.; D6 extends west to SR-303.
- Maps submitted by NDC based on public and committee input:
- Map 101b Population balanced version of Map 101 (adjusts the NW border of D4)
- Map 102 Minimal changes
- Map 103 More compactness
- Map 104 All districts cross over Bell Rd
- Map 105 (not population balanced); Submitter focused on original town site boundaries; desires to extend D4 westerly to include new multi-family developments.
- Map 106 D1 is entirely north of Bell Rd; D2 is entirely east of SR-303 and places the original town site and Coyote Lakes with Sun City Grand and Sun City West; D6 keeps Surprise Farms together.

Andy Cepon moved to have maps 101 and 105 not in focus, Nate Pomeroy seconded the motion.

- Map 102B Population balanced, version of 102 with Arizona Traditions in district 1 and Happy Trails in district 2
- Expressed Sun City and voice within retirement community
- Map 104, north and south of bell cohesiveness
- Polling locations within districts
- Maps need to stay tighter in boundaries for council members
- Keeping neighborhoods together, compactness and preserving the core of existing maps
- Minimize disruption for voters
- Plan for future growth in district 1, 3 and 6
- Map 102, 102B and 103 will be the focus maps

Lloyd Abrams motioned to adjourn and Nate Pomeroy seconded to adjourn.

ADJOURNMENT:

Meeting adjourned at 7:49 p.m.

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
Alyssa Carpenter, Commission Secretary

DATE: 3/29/23

CITY OF SURPRISE
Redistricting Advisory Committee
MEETING MINUTES

April 17, 2023 / 6:00 PM

CITY HALL COMMUNITY ROOM
16000 N Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Lloyd Abrams called the Redistricting Advisory Committee Meeting to order at 6:00 p.m. at City Hall Community Room,16000 N Civic Center Plaza Surprise, AZ 85374, on March 9, 2023.

A. ROLL CALL
In attendance was Ken Johanson, Michelle Watson, Andy Cepon, Steve Wright, Kerrie Hanzel, Terry Murphy, Nate Pomeroy, Chris Eastburn and Ron Boen.

STAFF PRESENT:
Lloyd Abrams, Director of Community Development; Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:
None.

NDC REPRESENTATIVES PRESENT:
Shalice Tilton.

B. PLEDGE OF ALLEGIANCE

REGULAR AGENDA ITEM:

Correction needed in meeting minutes from March 29th, 2023, all committee members anonymously voted in favor.

Call to the Public:

Lynn Peters – City Council districts, criteria used for redistricting, political and/or ethnic parties used in defining districts.

- Nate Pomeroy wanted to clarify map 106 was drawn by a committee member, currently this is recorded as from the public.
- Discussion was conducted on how to rank focus maps.

Andy Cepon made a motion to move maps 102, 102B and 103 to recommend to council. Michelle Watson seconded the motion.

Andy Cepon made a motion to concurrent to the previous motion to have each individual vote for the top map. Nate Pomeroy seconded the motion.

Through anonymous vote from the committee members, map 103 had five votes making map 103 the recommended map to City Council. Maps 102 and 102B each had two votes.

Andy Cepon motioned to adjourn and Nate Pomeroy seconded to adjourn.

ADJOURNMENT:

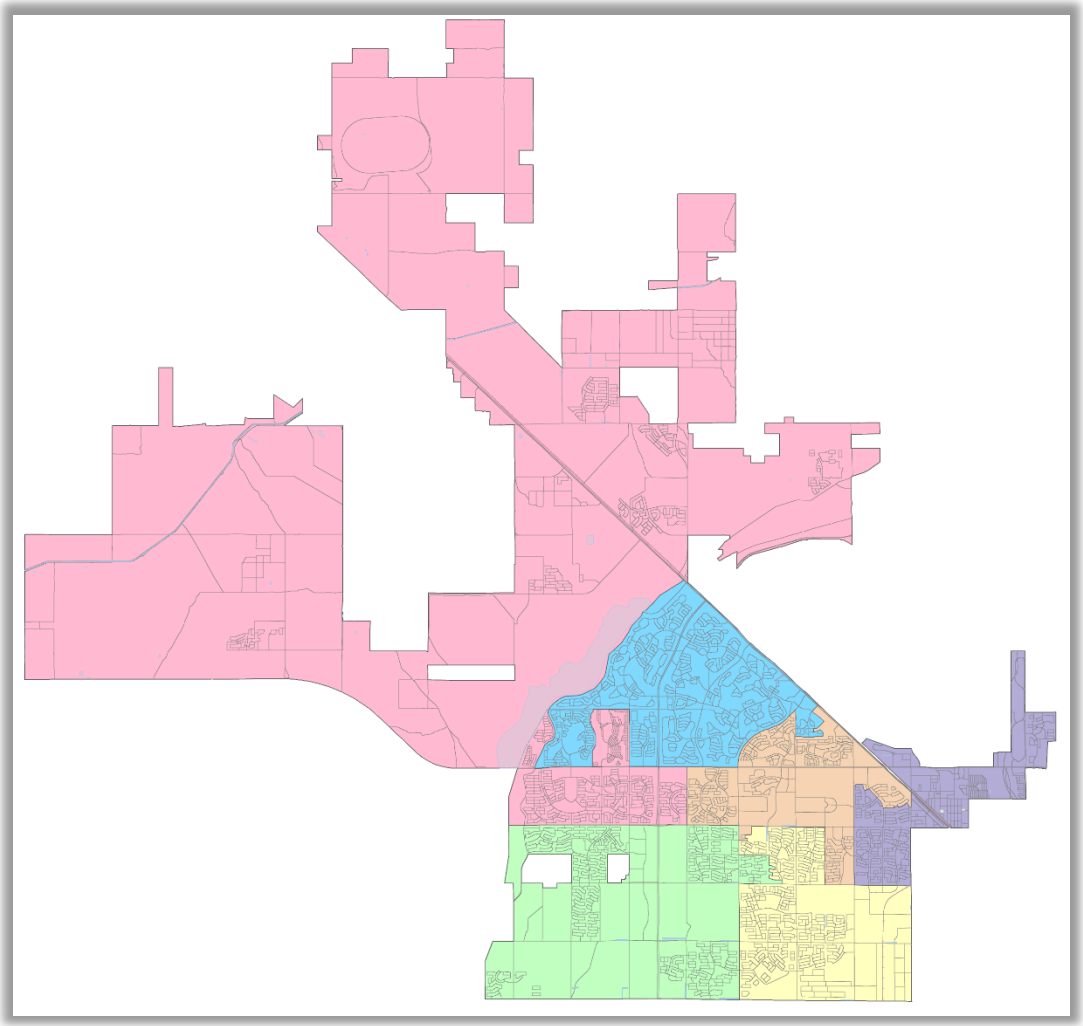
Meeting adjourned at 6:34 p.m.

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
Alyssa Carpenter, Commission Secretary

DATE: 4/17/23

National Demographics Corporation



City of Surprise
Map Selection

June 6, 2023

Shalice Tilton, Sr. Consultant
National Demographics Corporation

Redistricting Process

Date	Event
3 January 2023	Council meeting 1: • Report on population balance of existing districts • Council informational hearing • Council appoints and directs committee
8 February 2023	Advisory Committee meeting 1: • Focus on organization, timeline, public mapping tools and outreach
8-10 March 2023	Advisory Committee meetings 2, 3 and 4: • Public education and opportunity for public to weigh in with any concerns about existing districts
24 March 2023 29 March 2023 17 April 2023	Deadline for public to submit maps. Advisory Committee meeting 5: • first discussion of draft maps (narrow options; request revisions to be drawn by NDC) Advisory Committee meeting 6: • consider draft maps and adopt recommended map(s)
2 May 2023	Council work session to review public input, draft maps and committee recommendation. Opportunity for Councilmembers to request any desired changes.
6 June 2023	**Council meeting 2: vote on recommended map**

Redistricting Rules and Goals

Federal Laws

Equal Population

Federal Voting Rights Act

No Racial Gerrymandering

Arizona Statute 9-473.B.

Nearly equal number of inhabitants

Contiguous territory in as compact form as possible

Traditional Redistricting Principles

Communities of interest

Compact

Contiguous

Visible (Natural & man-made) boundaries

~~Continuity in office~~

Planned future growth

Minimize voters shifted to different election years

Preserving the core of existing election areas

Focus Maps

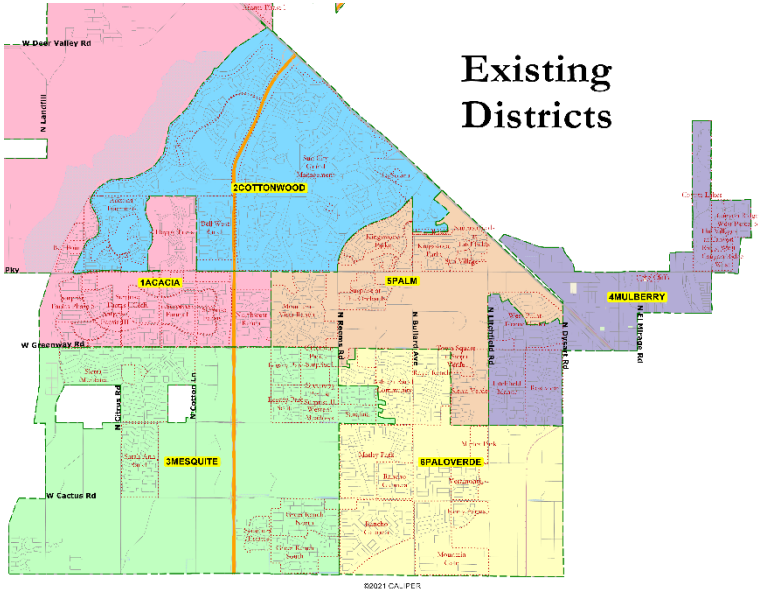
The Redistricting Committee identified three focus maps to recommend to Council. Following a roll call vote, the committee selected Map 103 as its preferred map.

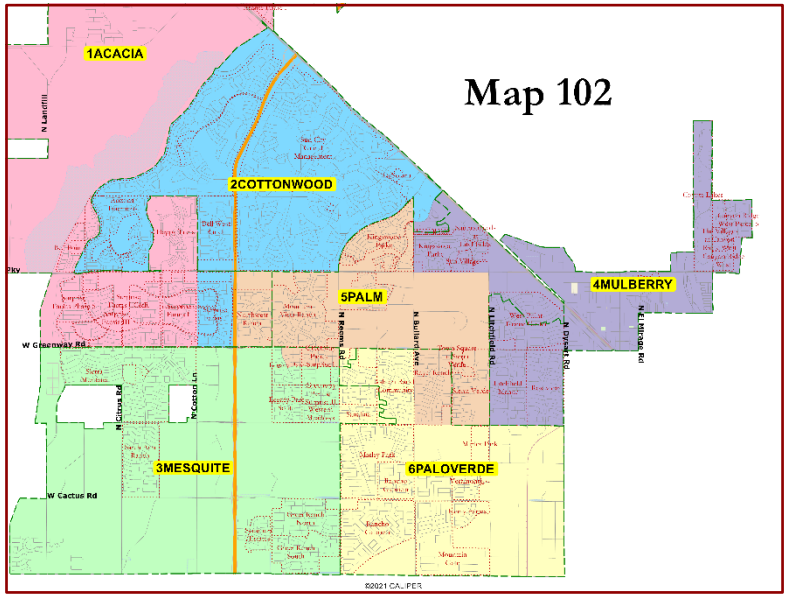
Focus Maps:

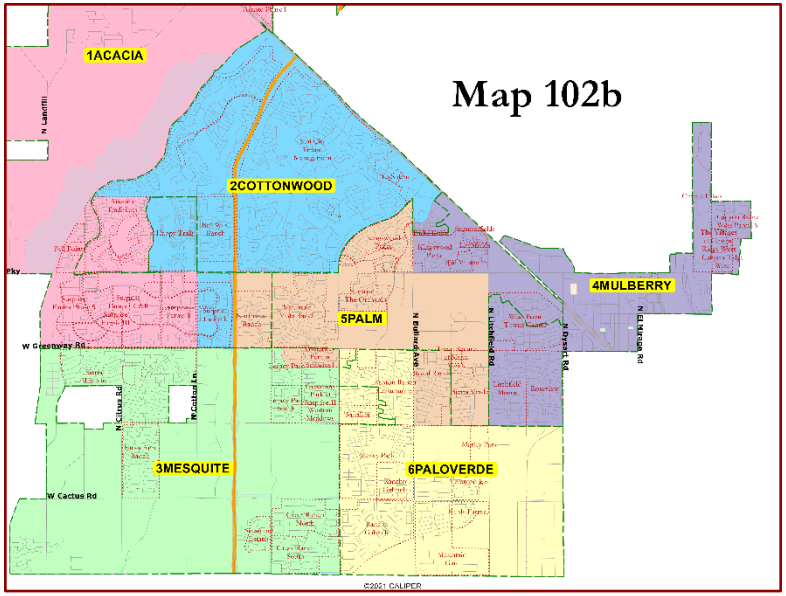
- **Map 102** Minimal changes
- **Map 102b** Version of Map 102 that places Arizona Traditions in D1 and Happy Trails in D2
- **Map 103** More compactness **(Committee's Preferred Map)**

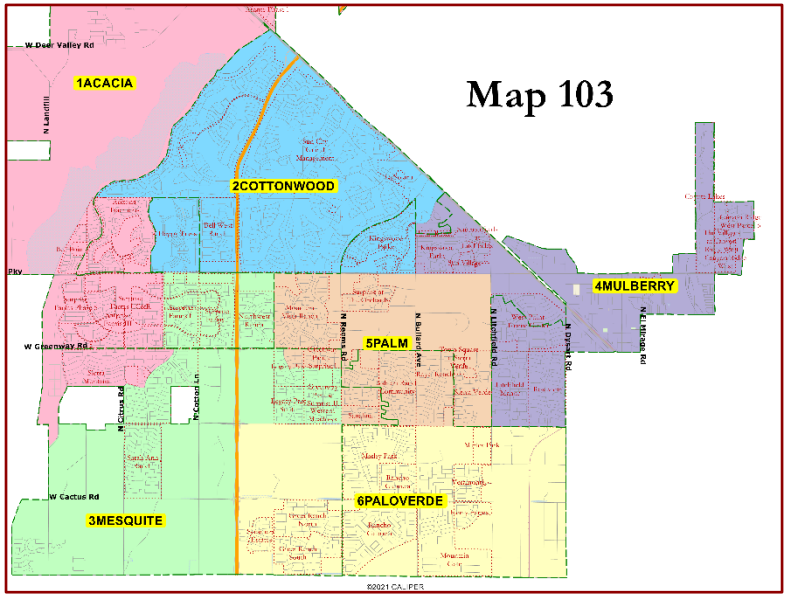
The committee discussion included consideration of desired features such as:

Uniting the community, keeping HOAs and similar neighborhoods together, compactness, preserving the core of existing districts, minimizing disruption for voters, and planned future growth.


Existing Districts
1ACACIA
2COTTONWOOD
3MESQUITE
4MULBERRY
5PALM
6PALOVERDE
W Deer Valley Rd
W Greenway Rd
W Cactus Rd
N Landfill
N Citrus Rd
N Cotton Ln
N Reems Rd
N Bullard Ave
N Litchfield Rd
N Dysart Rd
N El Mirage Rd
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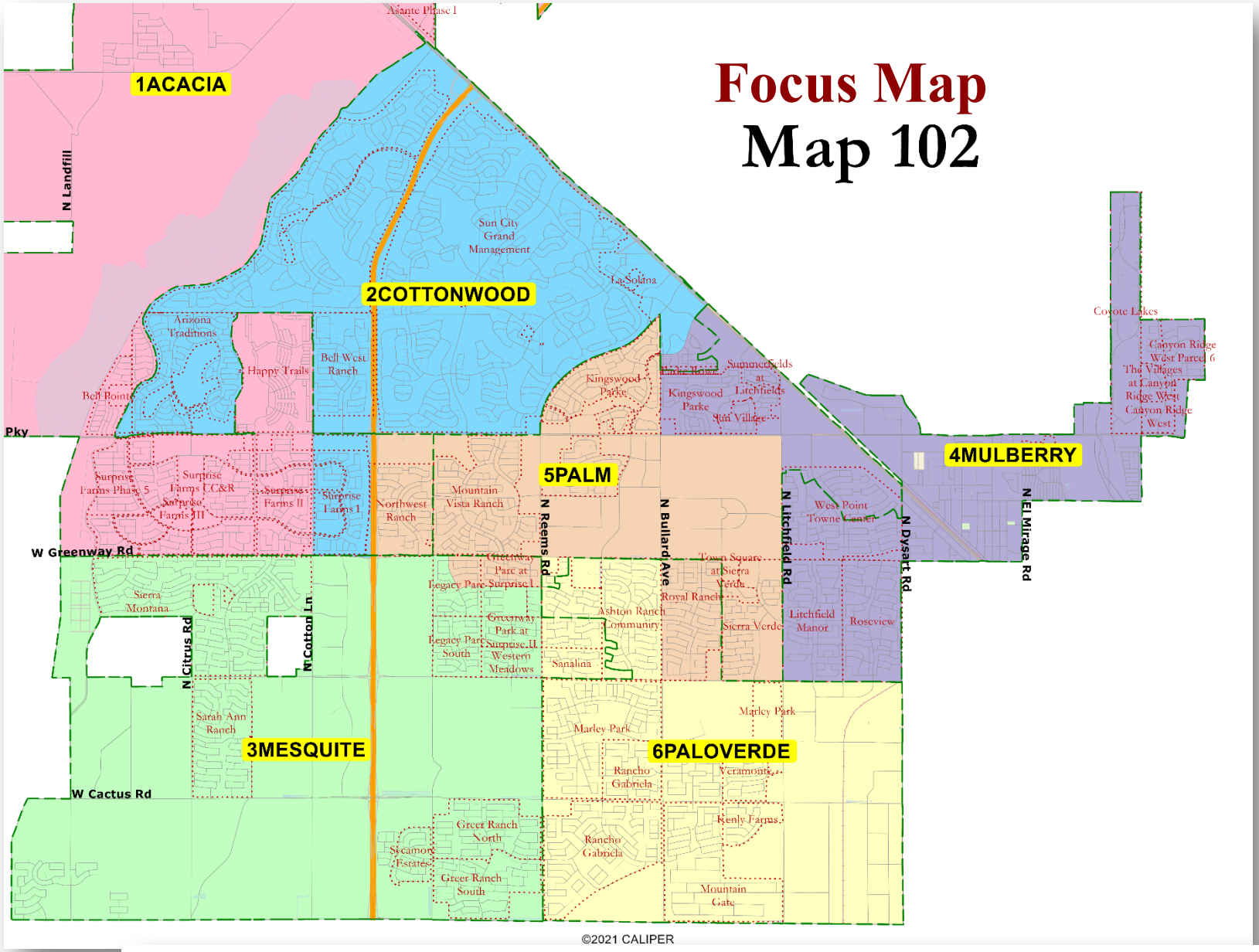

Map 102
1ACACIA
2COTTONWOOD
3MESQUITE
4MULBERRY
5PALM
6PALOVERDE
W Greenway Rd
W Cactus Rd
N Citrus Rd
N Cotton Ln
N Reems Rd
N Bullard Ave
N Litchfield Rd
N Dysart Rd
N El Mirage Rd
©2021 CALIPER


Map 102b
1ACACIA
2COTTONWOOD
3MESQUITE
4MULBERRY
5PALM
6PALOVERDE
W Greenway Rd
W Cactus Rd
N Citrus Rd
N Cotton Ln
N Reems Rd
N Bullard Ave
N Litchfield Rd
N Dysart Rd
N El Mirage Rd
©2021 CALIPER


Map 103
1ACACIA
2COTTONWOOD
3MESQUITE
4MULBERRY
5PALM
6PALOVERDE
W Deer Valley Rd
W Greenway Rd
W Cactus Rd
N Landfill
N Citrus Rd
N Cotton Ln
N Reems Rd
N Bullard Ave
N Litchfield Rd
N Dysart Rd
N El Mirage Rd
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Focus Maps

Focus Map
Map 102

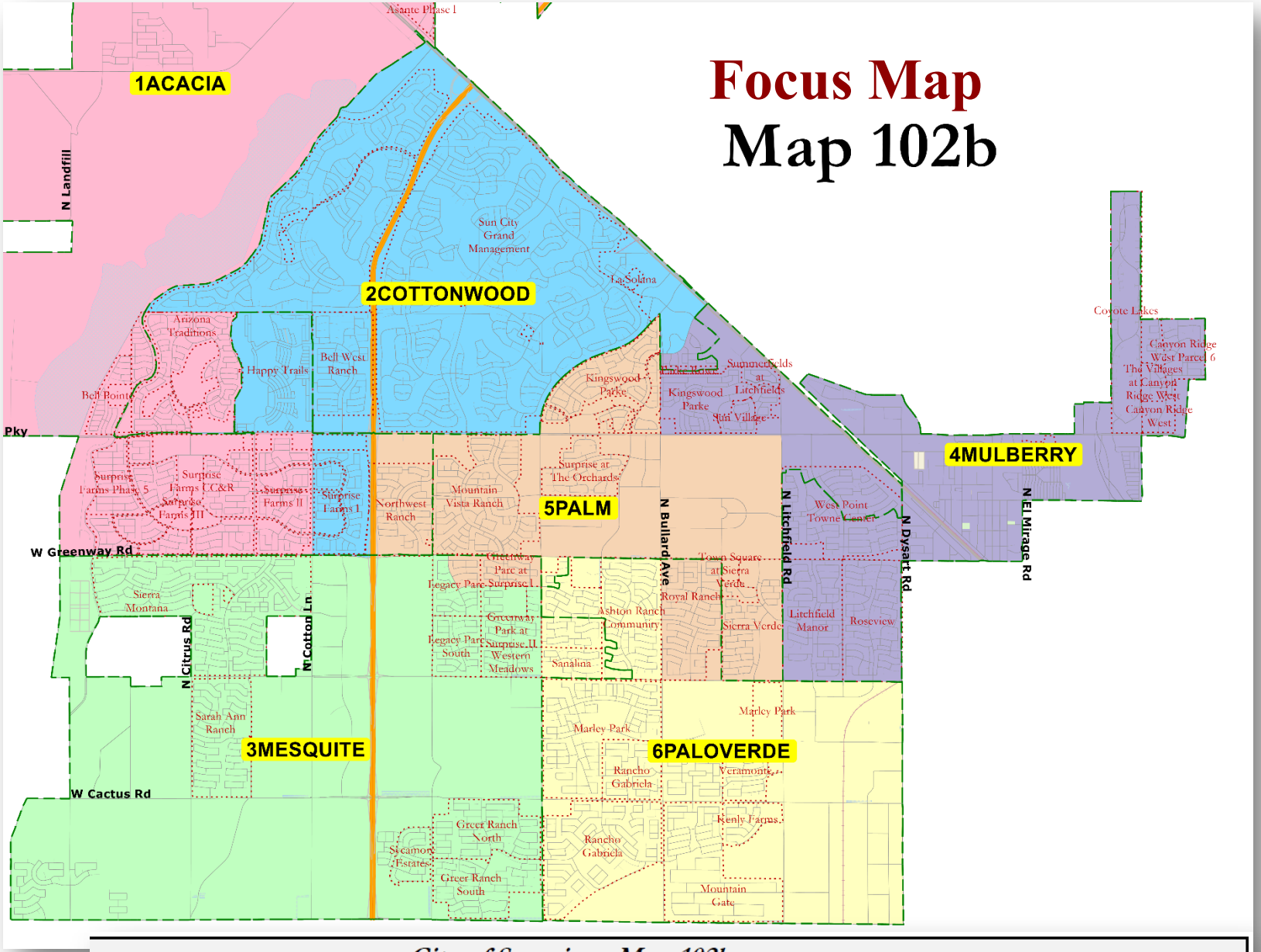


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City of Surprise - Map 102

Field	1 ACACIA	2 COTTONWOOD	3 MESQUITE	4 MULBERRY	5 PALM	6 PALO VERDE	Total
Total Population	23,497	23,034	24,309	24,808	23,906	23,594	143,148
Deviation	-361	-824	451	950	48	-264	1,774
Pct. Deviation	-1.51%	-3.45%	1.89%	3.98%	0.20%	-1.11%	7.44%

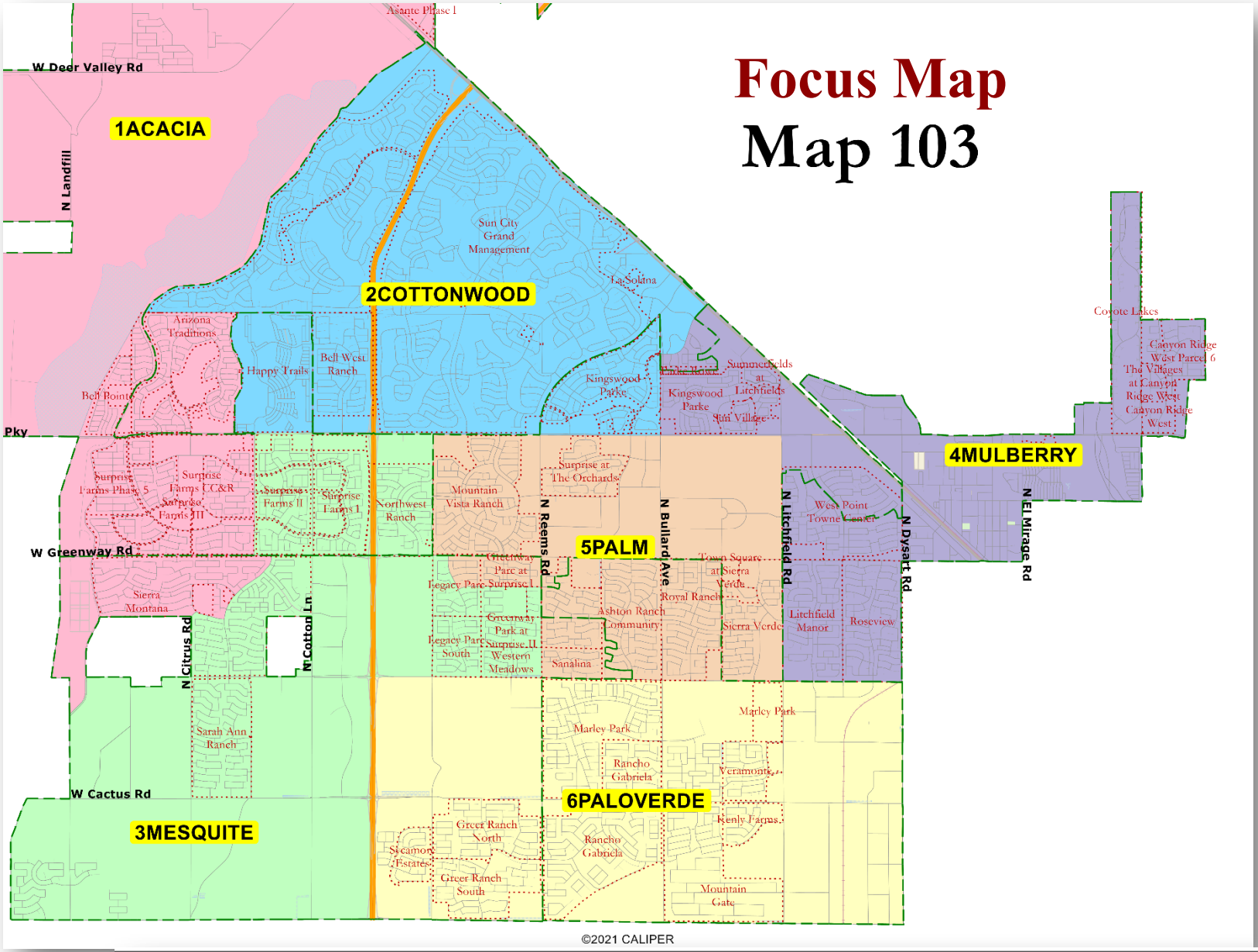
Focus Map
Map 102b



City of Surprise - Map 102b

Field	1 ACACIA	2 COTTONWOOD	3 MESQUITE	4 MULBERRY	5 PALM	6 PALO VERDE	Total
Total Population	23,689	22,842	24,309	24,808	23,906	23,594	143,148
Deviation	-169	-1,016	451	950	48	-264	1,966
Pct. Deviation	-0.71%	-4.26%	1.89%	3.98%	0.20%	-1.11%	8.24%

Focus Map
Map 103



©2021 CALIPER

City of Surprise - Map 103

Field	1 ACACIA	2 COTTONWOOD	3 MESQUITE	4 MULBERRY	5 PALM	6 PALO VERDE	Total
Total Population	23,926	23,292	23,183	24,808	23,894	24,045	143,148
Deviation	68	-566	-675	950	36	187	1,625
Pct. Deviation	0.29%	-2.37%	-2.83%	3.98%	0.15%	0.78%	6.81%

Deferrals and Accelerations

	Moved to a New District	Accelerated 2026 to 2024	Deferred 2024 to 2026
Map 102	**18,797**	**7,842**	**3,345**

	Moved to a New District	Accelerated 2026 to 2024	Deferred 2024 to 2026
Map 102b	**23,131**	**9,913**	**5,608**

	Moved to a New District	Accelerated 2026 to 2024	Deferred 2024 to 2026
Map 103	**44,963**	**19,853**	**16,224**

Draft Maps

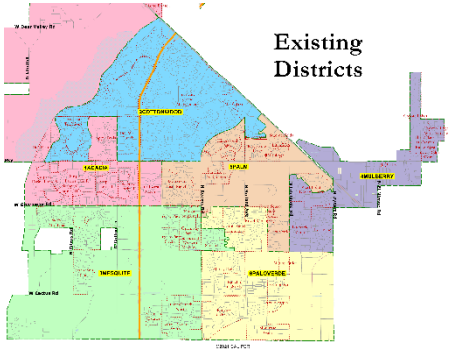
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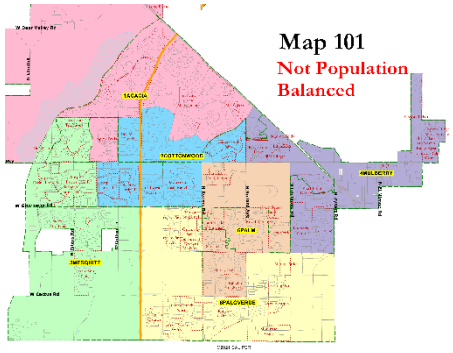
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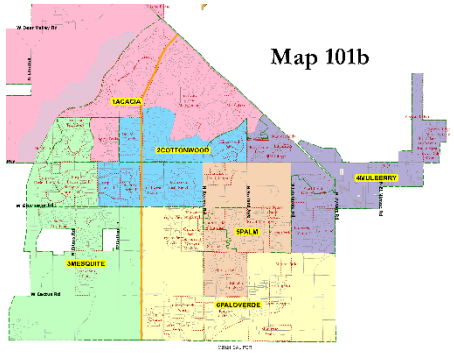
Printable maps and demographic summaries

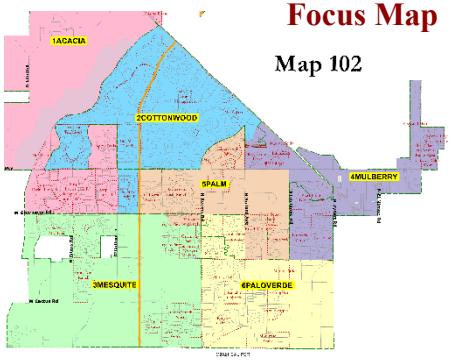
are available at

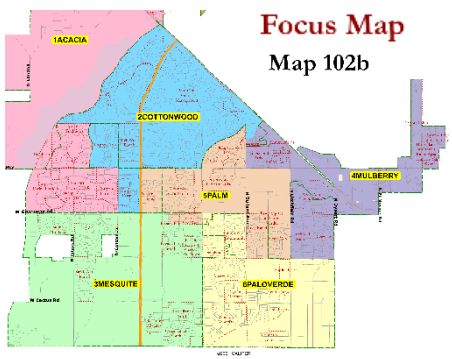
surpriseaz.gov/redistricting/maps-data-input

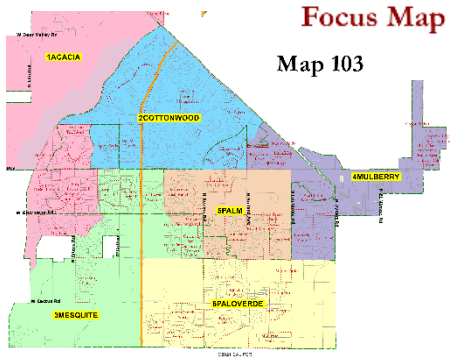


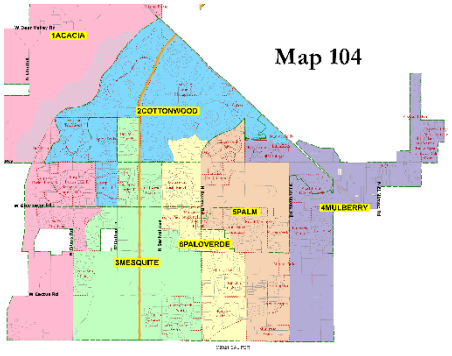


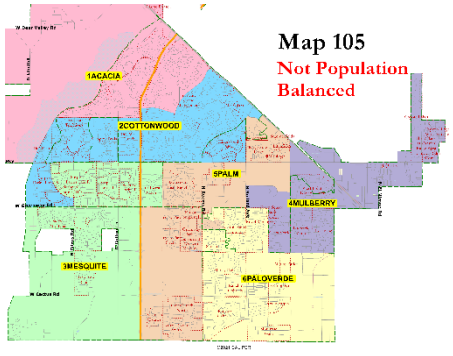


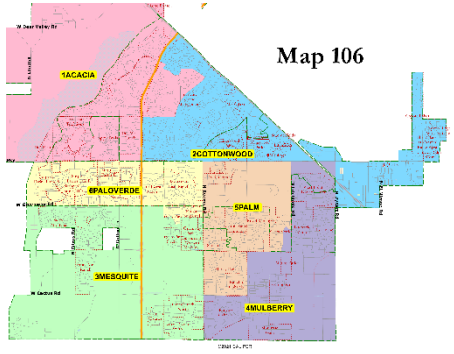












All Draft Maps

Proposed Sequencing

- Election Year 2024: Districts 2, 3, 4
- Election Year 2026: Districts 1, 5, 6
- After the preferred map is identified, it is recommended the City Council review and, if needed, adjust the district number and election year assignments.
- The new council district map will be effective for the November 2024 election.

Public Contacts and Website

Website

surpriseaz.gov/redistricting

Phone

623-222-3000

Email

redistricting@surpriseaz.gov

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Contact Person: Trever Fleetham, PLANNER SENIOR
Submitting Department: Community Development
District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a Major Planned Area Development (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; Ordinance #2023-11.

Motion:
I move to approve Ordinance #2023-11, to include Parcels 1, 6, 11A, 11B, and 16 in the amendment subject to the revised stipulations. [this option approves the entire Major PAD amendment as requested in the application subject to revised stipulations].

I move to approve Ordinance #2023-11, as to parcels 11A and 11B only and excluding Parcels 1,6, and 16 from the amendment in accordance with the recommendation of the Planning & Zoning Commission subject to the revised stipulations. [this option approves parcels 11A and 11B only and subject to revised stipulations]

I move to deny the Major Planned Area Development Amendment to the Sycamore Farms PAD. [this option denies the entirety of the application for the Major PAD amendment]

Background:
Withey Morris, PLC and Burch & Cracchiolo, P.A. request a Major PAD Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts. The request includes reducing the amount of commercial in Parcels 1 and 11 to allow for multi-family development, change Parcel 16 from commercial to multi-family, and change Parcel 6 from institutional to multi-family. Also included in the request are associated changes to development standards and dwelling unit calculations to accommodate the land use changes.

Objective Analysis:
This Major PAD Amendment would allow the applicant(s) to develop the property with commercial and residential developments.

Policy Compliant:

The requested Major PAD Amendment, as outlined and detailed in the amendment document, is consistent with the Surprise Land Development Ordinance, the Sycamore Farms PAD, and advances the goals and policies of the General Plan.

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:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS22-0866 Sycamore Farms Major PAD Amendment - Staff Report 060623 CC
2. 01 - FS22-0866 Sycamore Farms Major PAD Amendment - Vicinity Map
3. 02 - FS22-0866 Sycamore Farms Major PAD Amendment - Zoning Map
4. 03 - FS22-0866 Sycamore Farms Major PAD Amendment - Amendment Document
5. 04 - FS22-0866 Sycamore Farms Major PAD Amendment - Luke Letter
6. 05 - FS22-0866 Sycamore Farms Major PAD Amendment - Citizen Participation Report
7. 06 - FS22-0866 Sycamore Farms Major PAD Amendment - Citizen Comments
8. 07 - FS22-0866 Sycamore Farms Major PAD Amendment - Affidavit of Site Posting
9. 08 - FS22-0866 Sycamore Farms Major PAD Amendment - Market Study
10. 09 - FS22-0866 Sycamore Farms Major PAD Amendment - DUSD Comments
11. 10a - FS22-0866 Sycamore Farms Major PAD Amendment - Ordinance Option 1 (9) (2)
12. 10b - FS22-0866 Sycamore Farms Major PAD Amendment - Ordinance Option 2 (4)
13. FS22-0866 Sycamore Farms Major PAD Amendment - 060623 CC

SURPRISE
ARIZONA

MAJOR PAD AMENDMENT

REPORT TO THE CITY COUNCIL

Case:	**FS22-0866**
Project Name:	Sycamore Farms Major PAD Amendment
Council District:	3 – Mesquite
Meeting Date:	**June 6, 2023**
Planner:	Trever Fleetham, AICP
Owners:	KCI Cactus 303 LLC, Taylor Trust Farms LLC, Moore Ranches Inc, Garcia Family Living Trust
Applicant:	Withey Morris PLC, Burch & Cracchiolo PA
Request:	Major Planned Area Development (PAD) Amendment to the Sycamore Farms PAD to revise the land use plan, development standards, and dwelling unit counts
Site Location:	Generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	See attached Citizen Participation Report
Commission Recommendation:	The Planning & Zoning Commission recommended **approval** of case **FS22-0866**, subject to stipulations 'a' through 'h' with the exception to Parcels 1, 6, and 16, which shall remain unchanged and remain as they are currently adopted.

Project Description:

Withey Morris, PLC and Burch & Cracchiolo, PA, on behalf of the collective owners, request a Major Amendment to the Sycamore Farms Planned Area Development (PAD) to revise the land use plan, development standards, and dwelling unit counts. The proposed amendment would convert 73.8 acres of commercial/institutional area to multi-family residential. Associated development standards are also proposed to be amended, as well as the overall dwelling unit counts and density calculations for the Sycamore Farms PAD.

Background:

July 22, 2004: The Mayor and City Council approved Ordinance #04-21, annexing the subject property into the City of Surprise.

July 22, 2004: The Mayor and City Council approved Ordinance #04-22 for the Sycamore Farms PAD (PAD03-153).

February 21, 2017: The Mayor and City Council approved Ordinance #2017-07 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS16-231.

March 5, 2019: The Mayor and City Council approved Ordinance #2019-04 for an amendment to the Sycamore Farms PAD for a land use revision, case number FS18-554.

December 17, 2020: A Minor Amendment to the Sycamore Farms PAD was administratively approved under case FS20-663.

September 7, 2021: A Minor Amendment to the Sycamore Farms PAD was administratively approved under case FS21-487.

March 3, 2022: Staff met with the applicant to discuss the proposed amendment during a regularly scheduled Concept Review meeting.

June 22, 2022: The applicant submitted for a Major PAD Amendment under FS22-0866, the subject case.

December 5, 2022: The applicant held a virtual neighborhood meeting for the subject case.

January 11, 2023: The applicant held an in-person neighborhood meeting for the subject case.

March 6, 2023: The applicant held a third, voluntary, in-person neighborhood meeting for the subject case.

April 6, 2023: A public hearing was held for the subject case at a regularly scheduled Planning & Zoning Commission meeting where the Commission provided a recommendation to City Council.

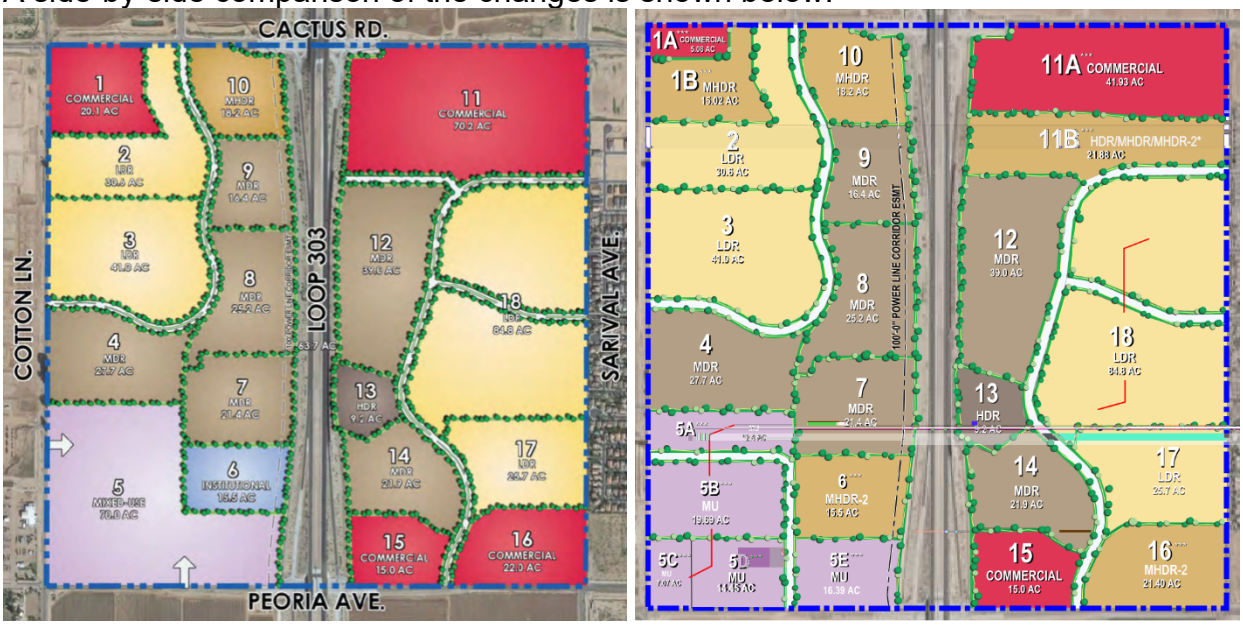
May 2, 2023: A public hearing was held for the subject case at a regularly scheduled City Council meeting. The item was continued indefinitely and was subsequently reposted and advertised for June 6, 2023.

Analysis and Discussion:

The Sycamore Farms PAD encompasses a square mile bounded by Cactus Road on the north, Sarival Avenue on the east, Peoria Avenue on the south, and Cotton Lane on the west, with Loop 303 traversing the site through the center. To date, the majority of Sycamore Farms has been entitled or built out, primarily with single-family residential and some multi-family development. What remains are parcels located at the corners, most of which are the subject of this proposed amendment.

The primary objective of the subject proposal is to amend the land use plan for Parcels 1, 6, 11, and 16. The existing land use designations for Parcels 1, 11, and 16 is commercial, while Parcel 6 is designated as institutional. The proposal seeks to convert Parcel 1 from 20.1 acres of commercial to 15.02 acres of medium-high density residential and 5.08 acres of commercial. Parcel 11 is proposed to be changed from 70.2 acres of commercial to 21.88 acres of medium-high density, to high density, residential and 41.93 acres of commercial. The entirety of the 21.4 acre Parcel 16 is proposed to be converted from commercial to medium-high density residential. Parcel 6 is proposed to be converted from 15.5 acres of institutional to medium-high density residential. In total, the proposed amendment would result in 73.8 acres of commercial/institutional land being redesignated as multi-family residential.

A side-by-side comparison of the changes is shown below:



The current PAD includes the land use designations of medium-high density residential (MHDR) and high density residential (HDR). The subject amendment proposes to include an additional designation of MHDR-2 to specifically accommodate the single-family for rent or build-to-rent development type. Parcels 11B, 16, and 6 are proposed to hold this designation, and the mixed-use Parcel 5 will also allow for this development type. Associated development standards have been created for MHDR-2 and are consistent with the other multi-family residential development standards within the PAD.

In addition to the inclusion of MHDR-2 to the development standards table, some other changes were made throughout to provide clarity for applicability and density. Table 3 of the PAD was also revised and expanded for additional clarity on maximum units allowed per parcel and density calculations. The proposed new multi-family residential parcels have been assigned the following dwelling unit counts:

Parcel 1B	288 units
Parcel 6	128 units
Parcel 11B	400 units
Parcel 16	130 units

With the creation of the additional land use designation within the Sycamore Farms PAD, the land use matrix in Table 4 has been amended accordingly. Additionally, the subject amendment includes a change for the "Home Improvement Center" use. Currently, the PAD allows this use within commercial parcels with a Conditional Use Permit and is limited to "indoors." The amendment proposes to allow this use by-right within the newly created Parcel 11A, with or without outdoor ancillary uses. In order to accommodate the change, specific development standards for this use on this parcel have been included in the PAD. The Home Improvement Center use in other parcels within Sycamore Farms would still be subject to a Conditional Use Permit.

Luke AFB Graduated Density

As shown in Exhibit C of the attached PAD Amendment document, the majority of Sycamore Farms is located within the 0-6 band of the Luke AFB Graduated Density Concept (GDC). Since the primary objective of the proposed amendment is to convert commercial area to multi-family residential, the applicant conducted an analysis of the existing or entitled dwelling units within the PAD to calculate the number of additional dwelling units that could accommodated. There are approximately 2,855 residential units currently allocated within Sycamore Farms, which includes the 1,120 units allocated to the mixed-use Parcel 5.

The subject amendment proposes 946 dwelling units across the newly created/designated Parcels 1B, 6, 11B and 16. This results in a total allowed dwelling unit count of 3,801 across the entirety of Sycamore Farms, which encompasses 637.6 acres, and a density of 5.96 du/ac. As such, the amendment has been found to be in compliance with the Luke AFB GDC. A letter from Luke AFB is included as an attachment.

Remainder of PAD

While the changes outline above are the bulk of the subject amendment, the remainder of the PAD document includes additional minor modifications throughout. The extent of these modifications is largely to the text of the document to ensure clarity and reduce conflicts given the overall changes, and to provide a general update. Rather than only amending applicable sections, the applicant has provided a complete and updated PAD document for Sycamore Farms.

Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
School District	Dysart Unified School District

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. Locally oriented commercial uses are also permitted within the Neighborhood Character Area to support residential areas. The subject property is also located within the Transit Oriented Development Overlay.

The proposal has been found to advance the following goals and policies of the General Plan:

- Policy: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.
- Policy: The City shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city.
- Policy: Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents.

As such, the proposed Major PAD Amendment demonstrates consistency with this land use category and advances the goals and policies of the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Maricopa Water District, Arizona Department of Transportation (ADOT), Maricopa County Department of Transportation (MCDOT), and Luke AFB were included in the routing of this request.

MCDOT provided comments regarding Peoria Avenue as it is a jointly maintained roadway with the County and that any work within MCDOT right-of-way shall be reviewed and approved by MCDOT and be consistent with current plans/projects.

Luke AFB stated: “The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.” See attached Luke Letter for full comments.

No agencies indicated objections to the request.

Citizen Outreach:

The applicant held a virtual neighborhood meeting on December 5, 2022 at 6pm that was attended by 31 interested individuals. The applicant also held an in-person neighborhood meeting on January 11, 2023 at 6pm at the Sonoran Heights Middle School that was attended by approximately 40 interested individuals. Both meetings were posted and noticed per the requirements of the LDO and State Statute. Questions and concerns that were expressed through the outreach included the nature of the residential development, request for HOA presentations, roadway improvement requirements, timing of development, impacts to schools and bus stops, lack of open space and amenities within Sycamore Farms, police and fire facilities, crime, nature of multi-family uses, traffic, nature of commercial uses, and building heights and privacy.

The applicant also held a voluntary, in-person follow-up neighborhood meeting that was attended by approximately 44 interested individuals. Questions and comments fielded during this meeting included topics of density, commercial trends, impacts to schools and bus safety, traffic, crime, pedestrian connectivity and open space, rezoning stipulations, and overall PAD density.

In addition to the neighborhood meetings, the applicant’s consultant team also conducted individual outreach to neighbors via door-to-door knocking and phone calls.

See the attached Citizen Participation Report for a detailed summary of the outreach efforts.

Stipulations:

During the voluntary follow-up neighborhood meeting, updated conceptual site plans for Parcel 11B were presented to the attendees to show changes based on their initial feedback. Those in attendance provided additional feedback and discussions were had regarding additional elements that the neighborhood would like incorporated. However, the proposed PAD Amendment does not incorporate these conceptual plans nor specific development standards for Parcel 11B to guarantee these elements are included. As such, staff has worked with the applicant to draft stipulations of approval to help ensure these elements are incorporated into the future plans for Parcel 11B.

Staff has also had discussions with the applicant regarding the minimum area of 1 acre for commercial that is stated within Table 2 of the PAD. This table does not expand upon this requirement and is therefore vague in its applicability to either entire development parcels or individual lots. It is staff's interpretation that the intent of this minimum size is for entire development parcels to ensure that commercial centers contain adequate area. As such, a revised version of Stipulation 'a' has been provided, in coordination with the applicant, to provide clarity on the matter.

Summary:

The subject request to amend the Sycamore Farms PAD includes reducing the amount of commercial in Parcels 1 and 11 to allow for multi-family development, convert Parcel 16 from commercial to multi-family, convert parcel 6 from institutional to multi-family, and amend associated development standards and dwelling unit calculations to accommodate these land use changes.

Findings:

- The proposed Major PAD Amendment has been found to be consistent with the Surprise General Plan 2035.
- The proposed Major PAD Amendment has been found to be consistent with the Surprise Municipal Code.

Commission Recommendation:

Based on the findings noted above, the Planning & Zoning Commission recommended **approval** of case FS22-0866 as to Parcels 11A and 11B only, subject to stipulations 'a' through 'h' as follows, with the exception to Parcels 1, 6, and 16, which shall remain unchanged and remain as they are currently adopted.

a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:
    1. Minimum 2-inch caliper (50% of required trees)
    2. Minimum 3-inch caliper (50% of required trees)
    3. Tree spacing 25-feet on center or in equivalent groupings

c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.

d. Parcel 11B shall be limited to a maximum density of 380 units.

e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the "Pedestrian Trail").

f. The developer shall design and construct a traffic signal at the intersection of Jenan Drive and Sarival Avenue.

g. A right-in/right-out driveway, centered between Jenan and the commercial driveway to the north shall be provided from Parcel 11B to Sarival Avenue, with final placement and design to be approved by the City of Surprise Transportation Department.

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

The following are additional potential revisions to the original stipulations recommended by the Planning & Zoning Commission:

a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023, **as revised pursuant to stipulation i.**

i. **The applicant shall submit a revised PAD amendment document reflecting the approved changes within sixty (60) days of approval. The revised PAD amendment document shall, among other things, modify Table 2 to add a footnote to "Min Area" on the third line of the table after the header that states: "This minimum area requirement applies to entire development parcels and not to individual lots/units, such as commercial pad sites within a shopping center." If the applicant does not submit said revised PAD amendment document within the specified time, this Ordinance shall be deemed null and void.**

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

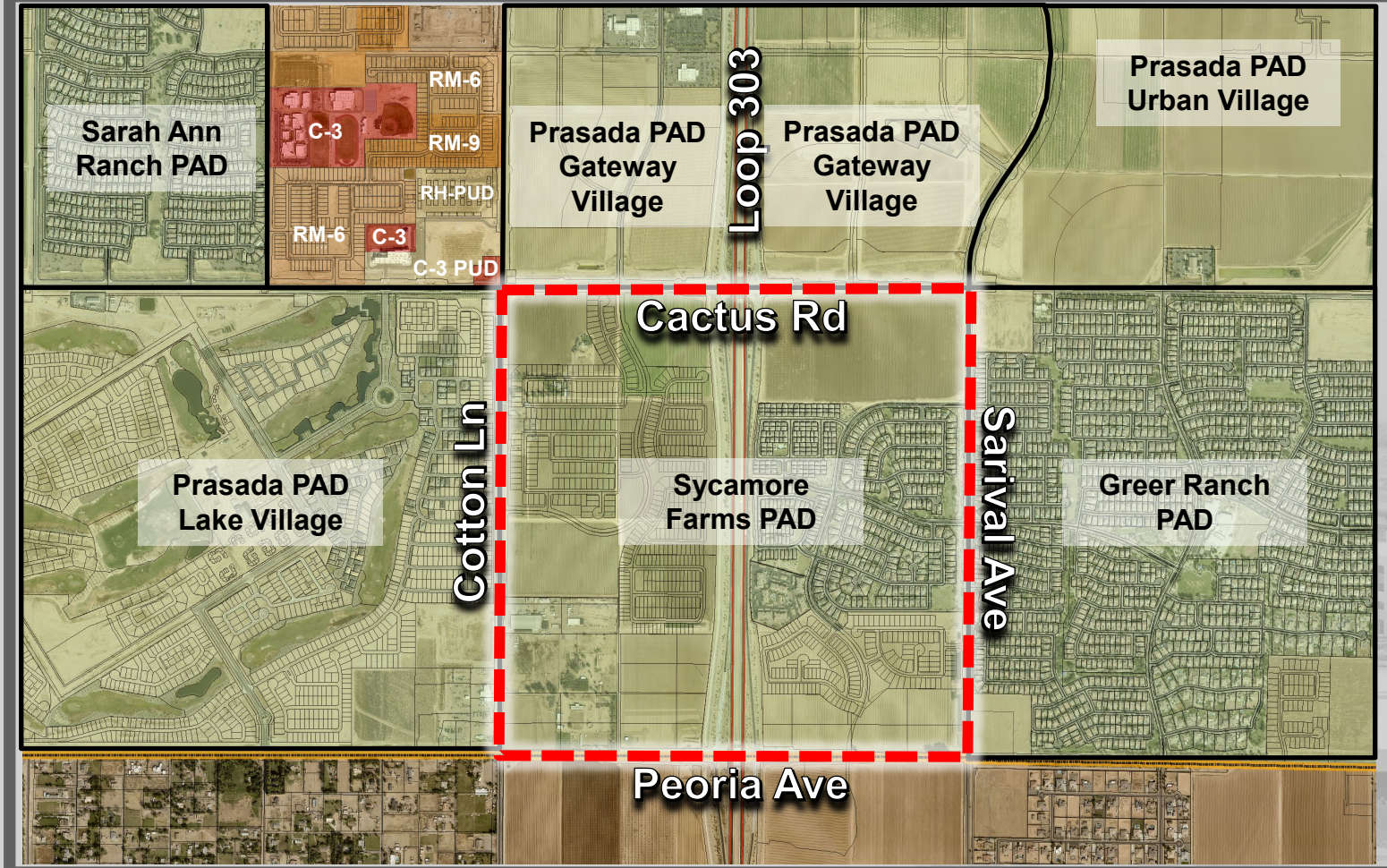
Attachments:

01 Vicinity Map
02 Zoning Map

03 PAD Amendment Document
04 Luke Letter
05 Citizen Participation Report
06 Citizen Comments
07 Affidavit of Site Posting
08 Market Study
09 DUSD Comments
10a Ordinance Option 1
10b Ordinance Option 2
PPT



FS22-0866 VICINITY MAP

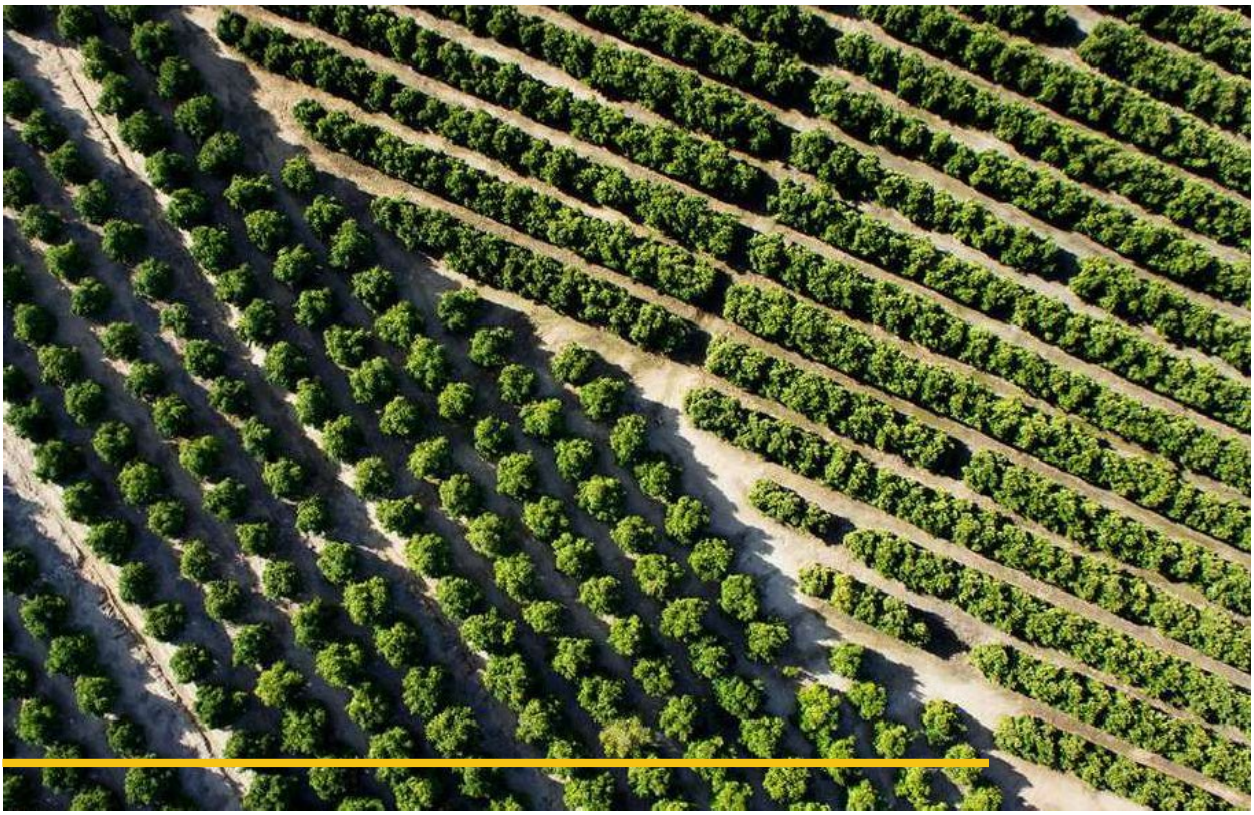


FS22-0866 ZONING MAP

PLANNED AREA DEVELOPMENT

SYCAMORE FARMS

5TH AMENDMENT



Case No. FS22-0866
3rd Submittal: March 3, 2023
2nd Submittal: February 7, 2023
1st Submittal: June 15, 2022

A 637.6-acre community located within Surprise, AZ and bounded by Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane.

TABLE OF CONTENTS

INTRODUCTION **5**

GENERAL PLAN **6**

PAD DEVELOPMENT PLAN **8**

LUKE AFB GRADUATED DENSITY POLICY **8**

CIRCULATION **9**

Vehicular Circulation 9

Loop 303 Freeway 9

Arterial Streets 9

Collector Streets 10

Local Streets 11

Lighting 11

Pedestrian Circulation 11

Community Trail 11

Neighborhood Trail 11

Trail Crossings & Connectivity 12

COMMERCIAL AND MIXED USES **12**

Commercial 13

Uses in Commercial Parcel 13

Mixed-Use 13

Uses in Mixed Use Parcels 15

RESIDENTIAL LAND USES **15**

High Density Residential 16

Medium High Density Residential 16

Medium High Density Residential-2 16

Medium Density Residential 18

Low Density Residential 19

Single-Family Design Guidelines 19
PARKS AND OPEN SPACES 20
ECONOMIC IMPACTS 21
DEVELOPMENT STANDARDS 21
LANDSCAPE & DESIGN THEME 24
Landscape Theme 24
Theme Walls and Entry Features 24
Landscape Concept Statement and Plant Palette 25
ARCHITECTURE 25
FLOOD CONTROL AND DRAINAGE 25
PUBLIC UTILITIES AND SERVICES 27
Sewer 27
Water 27
Streets 27
Open Space / Schools 28
Utility Providers 28
PHASING 28

LIST OF TABLES

Table 1: Residential Development Standards 21
Table 2: Non-Residential and Mixed Use Development Standards 23
Table 3.A: Conceptual Plan Data & Land Use Summary 36
Table 3.B: Parcel 5 Sub-Parcel Conceptual Plan Data & Land Use Summary 36
Table 3.C: Land Use Summary Comparison 37
Table 4: Zoning Use Matrix 60

LIST OF EXHIBITS

Exhibit A: Vicinity Map 29
Exhibit B: Surrounding Property & Adjacent Ownership 30
Exhibit C: Luke A.F.B. Graduated Density Analysis... 31
Exhibit D: General Plan Land Use 34
Exhibit E: Conceptual Land Use Plan... 35
Exhibit F: Illustrative Plan 36
Exhibit G: Typical Pedestrian Connection Between Residential Parcel & Linear Open Space..... 39
Exhibit H: Typical Non-Residential Parcel Connection to Linear Open Space..... 40
Exhibit I: Conceptual Commercial Project..... 41
Exhibit J: Conceptual Mixed-Use Project... 42
Exhibit K: Conceptual Institutional Projects... 43
Exhibit L: Typical High Density Residential Project... 44
Exhibit M: Typical Medium-High Density Residential Project..... 45
Exhibit N: Conceptual Medium Density Residential Project 46
Exhibit O: Linear Open Space Corridor... 47
Exhibit P: Conceptual Trails Plan 48
Exhibit Q: Conceptual Trail Sections... 49
Exhibit R: Conceptual Entry Features & Monumentation Plan... 50
Exhibit S: Primary Entry Feature Elevation... 51
Exhibit T: Secondary Entry Feature Elevation & & Freestanding Directional Sign... 52
Exhibit U: Entry Features Elevations... 53
Exhibit V: Wall Design Elevations... 54
Exhibit W: View Wall Elevations... 55
Exhibit X: Accent Wall Elevations... 56
Exhibit Y: Proposed On-Site Drainage Patterns... 57
Exhibit Z: Conceptual Wastewater System... 58
Exhibit AA: Conceptual Water System... 59
Exhibit BB: Legal Description... 67

INTRODUCTION

Sycamore Farms (the "Site") is a 637.6-acre Planned Area Development (PAD) master plan located on both sides of the Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD was originally approved by the Surprise City Council in 2004 and it was intended to implement the City's at-the-time General Plan vision of the Site as a "Gateway" mixed-use employment-oriented development at the "southern gateway into the City." Accordingly, the PAD provided a framework for development of the Site as a mixed-use area with detached single-family residential, attached single-family residential, multi-family residential, commercial (neighborhood level retail and community level retail) mixed-use (office, institutional, retail, and/or residential) and institutional uses, along with a community linear park, pedestrian trail system, and the Loop 303 freeway, which bisects the Site and includes two freeway interchanges.

The Sycamore Farms PAD has been amended a number of times over the years. Yet, since approval of the PAD in 2004, only a few of the development parcels within Sycamore Farms have developed. Additionally, several important changes have occurred since the PAD was first approved, which has led to a re-envisioning of the PAD, including: (i) the construction and completion of the Loop 303 Freeway, which has created vast opportunities for employment and retail to be provided along a more expansive extent of the freeway corridor; and (ii) a shift away from the prior General Plan vision of the Site as a "Gateway" to a designation of "Neighborhood" instead, which has created an opportunity for new residences to develop that support existing and future employment and retail/services within the larger area, including Prasada an expansive master planned community proximate to the Site. Based on these changes in the area, this proposed amendment seeks to provide a framework to reposition certain development parcels within the Sycamore Farms PAD toward implementing the General Plan 2035 vision of the area for residential growth. Specifically, this PAD amendment ("Sycamore Farms PAD, as amended") proposes amending the conceptual land use plan for Parcels 1, 6, 11, and 16, as detailed herein. While minor modifications to the PAD are incorporated throughout this narrative, this amendment does not seek to modify any permitted uses or development regulations for parcels other than for Parcels 1, 6, 11, and 16.

The Site encompasses an entire square mile located within the boundaries of Cactus Road to the north, Sarival Avenue to the east, Peoria Avenue to the south, and Cotton Lane to the west (see Vicinity Map, **Exhibit A**). All the existing adjacent arterials are improved with two lanes of paving. Portions of the Site are currently developed with existing single-family attached and detached residential and relatively flat agricultural uses with a slight slope from the northwest to the southeast.

Adjacent properties in the immediate surrounding area are either general agricultural uses or in various phases of the city review process or construction. Adjacent properties to the east and southeast are built, and there are other surrounding sites that are planned and/or zoned with a mixture of residential and commercial land uses including Greer Ranch to the east, which is a built-out one-square-mile residential master planned community. To the southeast is a commercially zoned site within Glendale's jurisdiction and to the southwest is a vacant site zoned RU-43 in Maricopa County, a general placeholder zoning district. Toll Brothers at Prasada is located to the west and northwest of the Site, which is a platted 700 plus-acre residential master planned community that is anticipated to include a planned 105,790 square foot Safeway-anchored shopping center at the northwest corner of Cotton Lane and Peoria Avenue. Properties to the north, within Prasada, are envisioned and platted as commercial subdivisions. (see Surrounding

Property & Adjacent Ownership, **Exhibit B**).

Also relevant to the surrounding context is that the 1988 and 1995 Luke AFB AICUZ 65-Ldn contours are located approximately 1½ miles southeast of Sycamore Farms near the intersection of Reems Road and Peoria Avenue (see Luke AFB Graduated Density Analysis, **Exhibit C**).

GENERAL PLAN

The City of Surprise General Plan 2035 designates the entire Sycamore Farms Site as "Neighborhood" with a Transit Orientated District Overlay (see General Plan Land Use Map, **Exhibit D**). "Neighborhood" is defined as various neighborhoods that are predominantly residential areas that can also be supported by locally oriented commercial and public facilities and can range from established to emerging and urban to rural in nature. The General Plan envisions a variety of housing options within the Neighborhood category to ensure that "lifecycle" housing—which includes a number of life phases including pre-marriage, married, pre-child, child-bearing, child-rearing, and post-child—is provided in the City of Surprise, which ultimately promotes stability within the City and better supports the City's retail and employment areas. Sycamore Farms seeks to provide a community consistent with the vision of the General Plan, including by providing various housing product types to address the various needs of residents in different life cycles and to provide the necessary housing density and diversity to ensure the City's employment and retail areas are healthy and vibrant.

The General Plan notes that the City encourages diversity and innovation through master planning and emphasizes the establishment of projects that create a "sense of place". This Sycamore Farms PAD, as amended, is consistent with the Neighborhood use designation and the general principles of the Surprise General Plan 2035 and complies with the intent of the Transit Oriented Development designation by incorporating safe and convenient walking and biking connections to current and future planned transit operations.

Additionally, the Economic Element of the General Plan sets a community goal to increase the jobs-to-population ratio, keep dollars in the community, and bring dollars from outside the community. In addition to employment and retail opportunities which are already envisioned within Prasada, an adjacent master planned community, Sycamore Farms has been carefully planned to include meaningful commercial and/or office opportunities on approximately 62.01-acres. The planned commercial and/or office uses will generate new jobs, and importantly, retain a tax base for the City of Surprise. The General Plan incorporates a series of goals, objectives and policies to ensure development meets the vision of the community. Sycamore Farms incorporates the following objectives and policies from the General Plan, including the Housing Element, Land Use Element, Alternate Modes Element and others:

Policy: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise (Pg. 33).

Policy: The city shall strive to create a balanced housing mix of detached and attached housing that fosters an economically sustainable city (Pg. 33).

Policy: The City shall review and consider updating its development standards to incorporate new housing product types (Pg. 95).

Policy: Locate higher density housing along transit corridors to maximize direct patron access and buffer proximate lower density housing neighborhoods (Pg. 95).

Policy: Update City ordinances and policies to proactively support housing diversity (Pg. 95).

Policy: Maintain a communitywide housing mix to serve the evolving demographic and economic needs of its residents (Pg. 95).

Policy: Preserve and expand quality, affordable rental options within various areas of the community (Pg. 95).

Policy: Promote physical planning and design techniques that facilitate access to, and use of, transit services and other multi-modal circulation options (Pg. 26).

Policy: The City shall require all new development to comply with the "Western Maricopa County/Luke Air Force Base Compatibility Plan" or city approved alternative document(s) (Pg. 32).

Policy: Ensure businesses are providing adequate bicycle parking for their patrons (Pg. 162).

The Sycamore Farms PAD Conceptual Land Use Plan (**Exhibit E**) is consistent with the vision of the City of Surprise General Plan Land Use map, which designates and envisions the Site as a "Neighborhood" Character Area with a Transit Oriented Development District overlay.

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PAD DEVELOPMENT PLAN

This Sycamore Farms PAD, as amended, seeks only to amend the conceptual land use plan for **Parcels 1, 6, 11, and 16** (the "Amendment Parcels"); Parcels 1 and 11 are further sub-categorized as Parcels 1A and 1B and Parcels 11A and 11B. This proposal designates key neighborhood-servicing commercial nodes in strategic locations, while maintaining a balance with other, more regionally significant planned commercial nodes, adjacent or in proximity to the Site. It also proposes to allocate residential densities across the Amendment Parcels, in a manner consistent with Luke Air Force Base's Graduated Density Concept. New Residents to the area will support concentrated retail and services. This proposal will also provide a framework for new housing opportunities near existing and future employment sites, including Luke Air Force Base.

As noted, there are Sycamore Farms development parcels which are not subject to this amendment, and already provide for existing or planned residential density (built, platted or site planned units). Additionally, Parcel 5 is already approved for 1,120 dwelling units. Thus, this amendment does not seek to change the overall unit count for Parcel 5. However, because of the vast commercial opportunities in the area, including a new 105,790 square foot shopping center across the street from Parcel 5 to the west, and access limitations due to freeway proximity, the criteria for development of Parcel 5 are amended herein to provide increased land use flexibility for that parcel.

The Sycamore Farms PAD, as Amended, incorporates an appropriate and compatible mixture of land uses in accordance with the intent of the "Neighborhood" designation of the General Plan. The following paragraphs describe the proposed PAD in terms of the circulation system, non-residential uses, residential uses, and open spaces that comprise Sycamore Farms. The land use arrangements are shown parcel by parcel within the Conceptual Land Use Plan, **Exhibit E**, which conceptually illustrates the intended land uses and demonstrates how each parcel could be interconnected (Illustrative Plan, **Exhibit F**). This Illustrative Plan is intended to show the potential land use combinations that could occur within Sycamore Farms. The implementation of the planned land uses, layouts of buildings and other design features will vary when site plans and plats are approved for each parcel. The Illustrative Plan shows how the planned land uses can be linked with pedestrian trails and the street system. The Illustrative Plan establishes a level of quality from which future site plans on parcels shall be measured.

LUKE AIR FORCE BASE GRADUATED DENSITY

The Luke Air Force Base (Luke AFB) Graduated Density Policy is a document that was created to ensure housing options, community safety and target densities for areas directly surrounding Luke AFB. An analysis of Sycamore Farms in context to the approved noise contour map for the Luke AFB was conducted and it was determined that the Sycamore Farms property is generally located within a zone that allows for a maximum of 6 dwelling units per acre.

Taking into account existing and/or approved residential development, there are approximately 2,855 residential units that have already been assigned across Sycamore Farms, including 1,120 units allocated to Parcel 5. This amendment allocates an additional 946 units across Parcels 1B, 6, 11B and 16, which equates to 5.96 dwelling units per acre over the aggregate Site area.

In accordance with the Luke Air Force Base Graduated Density Policy, which requires the PAD area to be capped at a maximum overall residential density of 6 dwelling units per acre, portions of the property may

exceed the overall maximum density so long as the aggregate overall density does not exceed 6 dwelling units per acre. Therefore, this amendment complies with the Luke AFB Graduated Density Policy, as confirmed by Luke AFB (**Exhibit C**).

CIRCULATION

Vehicular Circulation

The Sycamore Farms PAD provides a framework for Arterial and Collector street alignments that ensure efficient and safe distribution of traffic relative to the regional roadway and freeway network. The roadway hierarchy within and proximate to the Site is described below.

Loop 303 Freeway

The recently constructed Loop 303 freeway corridor extends through the center of the Site within a typical 300-foot right-of-way, with flaring for the Cactus and Peoria Avenue interchanges. The freeway is constructed at or above grade with the most elevated portions located at the two interchanges. Existing sound wall segments have been constructed adjacent to existing residential uses (Parcels 12 & 13) on the eastern side of the corridor. Additional segments are planned to buffer planned residential development along the freeway.

Arterial Streets

The Sycamore Farms PAD area is bounded by arterial roadways on each of its four perimeters. Arterial roadways accommodate larger volumes of local and regional traffic at higher design speeds, and therefore seek to limit the number of access points.

- **Cactus Road** – a major arterial roadway that traverses the northern edge of the Sycamore Farms PAD area. The ultimate configuration will include a 68-foot half street right of way with three eastbound traffic lanes on the southern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways. Sycamore Farms will be responsible for the construction of at least half of the raised landscaped median along the project frontage, with median break where appropriate.

- **Cotton Lane** – a major arterial roadways that traverses the western edge of the PAD area. The ultimate configuration will include a 68-foot half street right-of-way with three northbound traffic lanes on the eastern half. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways. Sycamore Farms will be responsible for the construction of at least half of the raised landscaped median along the project frontage, with median break where appropriate.

- **Sarival Avenue** – a minor arterial roadway that extends along the eastern edge of the property. The ultimate configuration will include a 55-foot half street right-of-way dedication with two southbound traffic lanes on the western half. Sycamore Farms will be responsible for the construction of a raised landscaped median along the project frontage, with median breaks where

appropriate. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

- **Peoria Avenue** – a major arterial roadway that extends along the southern edge of the PAD area. The ultimate configuration will include a 55-foot half street right-of-way dedication with three westbound traffic lanes on the northern half. 16' median improvements are proposed. Deceleration lanes will be required at arterial intersections, collector intersections and commercial driveways.

Unless otherwise approved by the City, all streets within the Site, including the adjacent arterials, shall be designed and constructed in accordance with the City's adopted street cross sections in place at the time of Site Plan review. Due to the unique characteristics of some of the planned land uses, special street cross sections may be needed to accommodate individual project designs including private streets or special public streets as approved by the City.

Collector Streets

The Sycamore Farms collector street network is designed to facilitate the movement of vehicles from the local street level to arterial roadways. The implementation of a collector network reduces the need for multiple street intersections along arterial roadways and establishes safer intersections and ideal spacing for signalization progression. The curvilinear character of collector streets is designed to slow traffic speeds and create different view angles of buildings that front or back to these streets.

Collector/Arterial intersections as depicted on the Illustrative Land Use Plan shall be reviewed and confirmed by the City Traffic Engineer at the time of site plan or final plat approval. All residential parcels within the Sycamore Farms PAD have access to at least one of the collector street segments depicted on the Illustrative Land Use Plan where direct arterial access is not otherwise provided.

- **Collector 1** alignment is depicted in the west half of the Site and extends from Cactus Road to Cotton Lane. Seven of the residential parcels will utilize this alignment to access perimeter arterial roadways. Collector 1 shall be designed to include an 80-foot right-of-way dedication with two traffic lanes separated by a 14-foot landscape median and left turn pockets. The roadways will provide 6-foot detached sidewalks on both sides of the street. A minimum 20-foot landscape tract is provided beyond the right-of-way along the entire alignment.

- **Collector 2** alignment is depicted in the southwestern portion of the Site and provides on-site circulation for the mixed use parcels.

- **Collector 3 (Poinsettia/165th Dr)** extends from Sarival Avenue (1/4-mile south of Cactus Road) to Peoria Avenue (1/4-mile west of Sarival Road). With the exception of Parcel 11A, this segment may provide direct access to all parcels within the eastern half of Sycamore Farms. Collector 3 is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.

- **Collector 4 (Cholla Street)** is a short existing segment that extends from Sarival Avenue (1/2-mile south of Cactus) and intersects with Collector 3. This segment is currently constructed within a 70-foot right-of-way with 2 traffic lanes separated by a landscaped 14-foot median. 6-foot sidewalks are detached.

Local Streets

Local streets within the Sycamore Farms may include the option for public and private street improvements. All streets will comply with the City of Surprise typical improvements and will include detached sidewalks. Street trees will be planted within the parkway strip to confirm with City of Surprise typical spacing requirements.

Lighting

The lighting standard for the PAD shall be subject to further review and approval by the Community Development Director or designee, and the developers of all parcels shall comply with any adopted lighting standards that exist prior to the first final plat approval.

Pedestrian Circulation

Non-vehicular circulation is a crucial component in creating strong communities. Pathways and sidewalks create opportunities for recreation and connections to various uses, thereby reducing the need for reliance on vehicular trips. Sycamore Farms is founded on a premise of connectivity, providing for a hierarchy of trail types and complementary open spaces that promote a connected community.

Community Trail

The basis for the trail network on the west half of the Site is focused around the linear open space corridor adjacent to the Loop 303 freeway. An existing high-voltage powerline easement that runs parallel to the freeway requires a corridor of approximately 100 feet in width that extends from Cactus Road to Peoria Avenue, a total length of a mile. The planned Community Trail segment to be constructed within this corridor will be a minimum of 8 feet in width constructed of concrete, allowing for pedestrian and bicycle circulation along the west portion of the Site. Branching out from the Community Trail will be community trail connections that will extend west into the residential parcels, connecting to respective community parks and non-residential use parcels. At the approximate mid-point of the linear open space (Cholla Street alignment), area will be available for an optional pedestrian bridge connection that may extend over the Loop 303 freeway to connect the east and west halves of Sycamore Farms in the future. This bridge improvement is not a requirement of the Sycamore Farms developers and would likely be funded with City funds or other public sources.

Neighborhood Trail

Development of parcels along the pedestrian trail system shall provide site plans and building orientations to take full advantage of the trail system. A 6-foot-wide concrete pedestrian trail connection will link the residential subdivisions to the linear open space corridor, including a decorative pedestrian crosswalk on the local street. The requirement is to provide maximum visibility and accessibility to the park. No walls or fences, except to enclose yards for individual homes or residential units, are permitted between the subdivision and the linear open space corridor amenity. Where enclosure is necessary, view walls shall be used.

Trail Crossing & Activity

Pedestrian trail crossings will be provided where trail segments cross collector roadways within the project area. The pedestrian trail crossings shall be clearly identified with standard crosswalk striping in locations identified as being subject to pedestrian connectivity. Four pedestrian crossing locations have been identified on the Conceptual Trails Plan in the northwest portion of the Sycamore Farms Property. Additional locations may be identified concurrent with preliminary site plan submittal. Any trail crossing location changes are subject to City administrative approval.

High, medium-high density residential, and medium density residential uses or non-residential uses adjacent to the open spaces along the 303 Freeway are encouraged to provide site plans that orient buildings, and not parking spaces, next to the open spaces. These site plans shall provide one or more Neighborhood Trail connections to the Community Trail system located within the open space corridor (see Typical Pedestrian Connection Between Residential Parcel & Linear Open Space, **Exhibit G**). Non-residential projects shall provide opportunities for courtyards and/or plazas adjacent to the linear open space corridor or open spaces as part of the pedestrian link to the primary trail system in the park or open spaces (see Typical Non-Residential Parcel Connection to Linear Open Space, **Exhibit H**). These courtyards and plazas may be fenced with view fences as needed for security purposes only, however solid walls are not permitted. Where provided, visual access is required between the plazas, courtyards and the adjacent open spaces.

Future transit stops are planned at the arterial/arterial intersections and at the collector/arterial intersections. Transit stop intervals will preclude a rider from having to walk more than a quarter mile to public transit stop. Park and Ride facilities may be incorporated into the site design of commercial land uses depending on final site plan approvals and written agreements with the end users.

COMMERCIAL LAND USES

The Sycamore Farms PAD, as amended, concentrates commercial land uses in strategic locations within the PAD area, including an anticipated major anchor on Parcel 11A. Given the retail and employment opportunities that have been created along the 303 freeway and the cumulative commercial and employment uses within the vicinity of the Property, including within Prasada, Sycamore Farms has been re-envisioned to focus commercial uses on Parcels 1A and 11A and 15. By reshaping and resizing these commercial areas, an opportunity for new residential density is created, which will support the existing and future retail and employment uses in the immediate area. Additionally, where the former Sycamore Farms PAD contemplated institutional and commercial uses along the west side of the Loop 303 along Cotton Lane, vehicular access encumbrances and other factors make development of those types of land uses unlikely, particularly in light of other nearby planned clusters of commercial and employment uses. This has necessitated an updated vision of Parcels 5 and 6. The combination of the planned commercial uses, now properly shaped and sized given the new realities in the area, and the adjacent residential uses, contribute to creating a "sense of place" and community within Sycamore Farms. Together with the employment opportunities in the surrounding area, residents can work, live and play within this up-and-coming area in the City of Surprise.

Commercial

The three (3) planned commercial sites are located at the arterial-arterial intersections for maximum accessibility and visibility from surrounding residential neighborhoods, arterial streets and the Loop 303 freeway. By focusing the PAD's commercial development into these areas, the PAD is maximizing the likelihood that these commercial areas will attract and retain quality commercial users and will not cannibalize other, less-viable, commercial areas that have now been replaced within this PAD amendment. The commercial sites account for 62.01 acres of land. Parcels 1A and 11A have

direct access to two arterial streets. Parcel 15 is contemplated to have access from both an arterial and collector street. Pedestrian trail connections shall be provided to each commercial parcel, where feasible, as part of the Sycamore Farms pedestrian trail system (except for Parcel 11A). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The commercial parcels shall be integrated with adjacent land uses, for example, using landscape retention areas and pedestrian trail connections as open space would provide appropriate transitions. Screen walls shall be used when needed for aesthetic or security purposes only. Land uses shall be integrated by building orientation, architecture, shared parking, pedestrian walkways and compatible landscape themes.

Uses in Commercial Parcel

- Permitted uses as listed in the C-2 Zoning District per the Zoning Use Matrix in **Table 4**
- Conditionally permitted uses as listed in the C-2 Zoning District per the Zoning Matrix in **Table 4** with a Conditional Use Permit
- Home Improvement Center
- Retailer over 50,000 square feet with an ancillary garden center.
- New vehicle dealership and ancillary uses permitted with a Conditional Use Permit

Commercial parcels shall be developed in accordance with the Non-residential Development Standards Table listed in **Table 2** of this PAD narrative and all applicable City development regulations in effect at the time of approval.

MIXED USE LAND USES

The mixed-use parcel creates the opportunity for different land uses to interface through the use of site planning, building architecture, building orientation, shared open space, shared driveway entries, and pedestrian linkages. The mixed-use parcel is comprised of 70-acres of land within the PAD. The Mixed-Use parcel shall provide a combination of three or more of the following land uses: high-density residential, medium-high density residential or medium-high density residential-2, retail commercial, institutional, or office; of which residential is a required land use as part of the land use mix. Each land use within the mixture must be a distinct land use integrated with the other land uses. If there is any question whether a land use is distinct enough to be a legitimate contributor to the mix, the final decision will be made by the City.

The mix of buildings shall include similar character by providing similar architectural styles including complementary materials and colors. Mixed-Use parcels shall also include a common landscape palate. Buildings on a mixed-use parcel shall incorporate the use of courtyards and pedestrian connections between buildings when possible. View fencing is encouraged where fencing is needed for security or aesthetics. All buildings shall provide four-sided architecture and buildings and land uses in mixed-use parcels shall integrate the design of entries off arterial streets to provide a common entry theme.

There are no limitations (except the minimum of three different land uses) on the combination of land use(s) that can occur within the mixed-use category as long as the land uses are listed as permitted uses. For example Mixed-Use parcels may be developed with: residential units in the same building above or adjacent to retail or office uses; offices in the same building over or adjacent to retail uses; retail, institutional, office and residential uses on the same floor or different floors in the same building; a campus of buildings with residential, institutional, office and retail in different buildings with a shared architectural, and landscape theme; retail, institutional, office and residential uses on adjacent properties with shared vehicular entry access; or any combination of land uses designated for Mixed-Use parcels in this PAD (see Conceptual Mixed-Use Project, **Exhibit J**). This exhibit is to illustrate how the integration of buildings and land uses on mixed-use parcels may occur. It does not reflect a specific project or design but does reflect intended quality.

Mixed-Use parcels may develop in sequential phases with one land use preceding others, or all land uses may develop in a single phase. In the case where land uses are developed in sequential phases, the following shall apply: 1) A conceptual site plan shall be provided that includes the proposed land use project, and how any remaining undeveloped acreage within the mixed-use parcel can be developed with the minimum required mixture of land uses. The conceptual site plan shall illustrate how the proposed project and the conceptual mixture of land uses can be integrated. This conceptual site plan is required until the last of the undeveloped acreage within the mixed-use parcel is part of an application for a specific project; 2) The first land use shall establish the basic architectural use of color and materials, landscape palate, and pedestrian connection for the mixed use parcel; 3) Each sub-parcel within the mixed-use parcel is responsible for perimeter improvements adjacent to its street frontages or project boundaries; and 4) The exact location and configuration of buildings, structures and improvements shall be submitted at the site plan review stage. In the site plan review stage, the orientation of buildings, pedestrian linkages, landscape open spaces, parking fields, and interface with other existing or future conceptual uses shall be illustrated to provide an overall context within the mixed-use parcel. The context of the planned land uses shall also show adjacent existing uses in the PAD that are not within the mixed-use parcel.

Depending on site plan submittals the Mixed-Use parcel could conceptually result in approximately: 1,120 residential units; 134,165 (4) square feet of retail or 268,330 square feet of office space (5). There is potential for the office space square footage to exceed these figures if the site plans include multi-story structures and higher Floor Area Ratios (FAR). The mixed-use parcel will be developed in accordance with the permitted use list below. Additionally, at the time of a site plan application, applicable development standards shall be determined based on the proposed “base” land use (i.e. a base residential district or C-2) and corresponding standards provided in **Tables 1 & 2**. Development shall comply with all other applicable City development regulations in effect at the time development is occurring.

(4) Assuming 25% in retail on 80 percent net acreage and a .22 FAR.
(5) Assuming 50% in office on 80 percent net acreage at a .22 FAR.

Uses in Mixed Use Parcel

- Permitted uses as listed in the Land Use Matrix (see **Table** 4).
- Conditionally permitted uses as listed in Land Use Matrix (see **Table 4**).
- Auto Mall or new vehicle dealerships and ancillary support facilities.
- Conference Center.
- Motion picture, art or photo studio (indoors only).
- Radio or Television studio (not including transmitters or towers).
- Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan (not to exceed 24 months per project).

RESIDENTIAL LAND USES

Approximately 435.5-acres or 68 percent of the developable site area is planned with a mixture of residential densities and unit types, not inclusive of the mixed-use parcel, which will assign additional residential uses to the mix. All residential parcels on the western half of the Site will have access to a network of primary and secondary pedestrian trail improvements or sidewalks along public right-of-way that will promote non-vehicular multi-modal transportation within the Site. The residential component of the master plan contemplates a range of residential product options including, but not limited to, detached single-family, attached single-family, attached and detached build-for-rent units, condominiums and apartment multi-family housing types. This variety of housing types and densities creates diversity of backgrounds and life stages among residents, a sustainable housing supply, and housing options for residents.

High Density Residential

High-density residential uses are intended to be more intense than other residential use categories with densities up to 43 units per acre and allowed building heights up to four stories. These HDR units are intended to include, for example, owner-occupied condominiums, renter- occupied apartment units, and fractional ownership timeshares. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units. These residential parcels shall include on-site open space, recreation amenities, and pedestrian trail connections (see Typical High-Density Residential Project, **Exhibit L**). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Buildings shall incorporate the use of open space amenities and pedestrian connections between buildings. No physical barriers, such as solid walls or other similar barriers that block views are permitted between buildings. View fencing is permitted as needed for security purposes only. All buildings shall provide four-sided architecture so there is no perceived rear of buildings. Physical barriers between adjacent land use parcels shall be minimized as much as practical depending on the adjacent land use. Parking lots or covered parking spaces shall not be located along collector or arterial street frontages unless setback a minimum of 30 feet from edge of right-of-way. The high-density parcels shall be developed under the HDR district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Medium High Density Residential

Medium-high density residential uses are intended to be more intense with densities up to 20 dwelling units per acre, not to exceed permitted unit counts beyond that which is provided by **Table 3**, and building heights up to four stories. These residential units are intended to include, but are not limited to, owner-occupied condominiums, renter-occupied apartment units, and fractional ownership timeshares. Condominiums will be operated and maintained by a Homeowners Association. Professional property management companies will operate apartment or time share units.

Proposed uses on the MHDR parcels shall adhere to the Residential Development Standards (**Table 1**) which dictates perimeter setbacks and a maximum of four stories. The allowed distance between buildings in the MHDR use varies depending on the product type.

MHDR parcels shall incorporate the use of open space amenities and pedestrian connections between the buildings. View fencing and partial view fencing are encouraged next to open spaces; and, all fencing will be subject to review and approval via the site plan process. All buildings shall provide four-sided architecture. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The MHDR parcels shall be developed under the MHDR district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Bicycle parking and storage within the MHDR district will be generally accommodated through private yard storage associated with each dwelling unit. A single bike parking rack, accommodating up to 8 bicycles, will be provided at the central amenity. If private yards are not provided, then bicycle parking will be provided at a ratio of 1 space per 20 vehicle parking spaces or fewer if determined by staff.

MHDR parcels on the west portion of the Site will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage, as applicable. This corridor will also serve as a linear open Space Park and will combine with similar reservations on parcels to the south to create a 1-mile linear open space corridor with trail and landscape improvements. This trail will serve as a backbone segment that will stretch from Cactus Road to Peoria Avenue and will extend secondary connections to residential and non-residential uses project wide. The MHDR parcels shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail or sidewalk connections to the open space amenity (see Typical Medium-High Density Residential Project, **Exhibit M**), unless physical direct access is otherwise precluded. Exhibit M is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium High Density Residential-2

The MHDR-2 use category is intended for an emerging residential product type commonly known as single-family for rent or build-to-rent horizontal units which are limited to 1 or 2-stories and commonly include unique features such as private backyard open space. This product type provides for a maintenance-free and lock-and-leave lifestyle more like a single-family home than apartment community, while maintaining professional management.

MHDR-2 parcels shall incorporate the use of open space amenities and pedestrian connections between the buildings, where possible. View fencing and partial view fencing are encouraged next to open spaces; and, all fencing will be subject to review and approval via the site plan process. All buildings shall provide four-sided architecture. Parking lots or covered parking spaces shall not be located along street frontages unless setback a minimum of 30 feet from edge of right-of-way. The MHDR-2 parcels shall be developed under the MHDR-2 district based on the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**), and in accordance with the Residential Development Standards (**Table 1**) listed in this PAD narrative. However, residential density shall not exceed the units allocated per **Table 3**. Development shall also comply with all applicable City development regulations in effect at the time development is occurring.

Bicycle parking and storage within the MHDR-2 district will be generally accommodated through private yard storage associated with each dwelling unit. A single bike parking rack, accommodating up to 8 bicycles, will be provided at the central amenity. If private yards are not provided, then bicycle parking will be provided at a ratio of 1 space per 20 vehicle parking spaces or fewer if determined by staff.

MHDR-2 parcels on the west portion of the Site will be required to provide a 100' powerline easement reservation adjacent to the freeway frontage, as applicable. The MHDR parcels shall include private on-site open space, recreation amenities, and a minimum of two secondary pedestrian trail connections to the open space amenity (see Typical Medium-High Density Residential Project, **Exhibit M**), unless physical direct access is otherwise precluded. This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

Medium Density Residential

MDR uses will predominantly be single family development with flexibility for attached product types and build-for-rent product types (or similar). Minimum lot size for MDR uses is 2,600 square feet, and a maximum building height of 36 feet.

The MDR parcels are generally located proximate to the Loop 303 corridor on both the east and west halves of the Site, with Parcel 16 being located at the northwest corner of the Peoria Avenue and Sarival Road intersection. Parcel 12 on the east side of the Site has been previously developed and includes a mixture of single family and detached auto-court cluster product. Access to the MDR parcels is provided via the established and proposed collector roadway network, with no proposed direct access connections to adjacent arterial roadways. MDR parcels along the west half of the Site that are adjacent to the Loop 303 Freeway will include a 100-foot powerline corridor easement reservation that will also include open space and trail improvements. These improvements combine to establish a public trail corridor (8-foot pathway) that will link to adjacent residential parcels and non-residential parcels between Cactus Road and Peoria Avenue. This linear open space corridor and the MDR development will be buffered from the adjacent freeway by a planned sound wall that will extend along the property line. Similar sound attenuation measures will be implemented for Parcel 14 on the east half of the Site. The medium density residential uses provide the most compatible land uses next to trails, commercial, mixed-use, high-density residential and lower density residential uses (see Conceptual Medium Density Residential Project, **Exhibit N**). This concept plan is for illustrative purposes only and does not reflect a particular project or design for a specific user but does reflect intended quality.

The medium density parcels are intended to be platted subdivisions with common open spaces, recreation amenities, connections to the pedestrian trail system and pedestrian linkages via common open spaces to adjacent land uses if practical depending on the adjacent land use. However, horizontal build-to-rent is also contemplated as an emerging product type and is permitted within this use category. Variations in lot configuration and unique house products are encouraged. All development of MDR parcels shall be per the Residential Development Standards (**Table 1**) and site specific permitted density standards (**Table 3**). All common areas shall be owned and maintained by a homeowners' association or professional property management company. The medium-density parcels shall be developed under the permitted use list in the MDR district with the intention to allow detached single-family homes on cluster lots, Z lots, shared driveway lots or other equivalent lot configurations that may be introduced into the future residential market, including horizontal build-to-rent units. Residential density shall not exceed the units allocated in **Table 3**.

Low Density Residential

The Low Density Residential (LDR) component of the Sycamore Farms PAD is comprised of four parcels that are intended for single family residential development accounting for approximately 182.1 acres or 29% of the overall project area. Lots developed in LDR designated parcels shall be a minimum of 58 feet in width with a maximum density of 5.0 dwelling units per acre. These parcels are located in both the east and west halves of the community and are strategically offset from the immediate freeway corridor and therefore buffered by higher density residential and non-residential uses. Access to the LDR parcels is gained primarily from the established and proposed collector roadway network, with limited direct access connections to adjacent arterial roadways. Homes will be limited to one and two story homes and 30 feet in height, and a minimum lot area of 6,000 square feet. All LDR development is subject to the Residential Development Standards (**Table 1**) provided in this PAD and all current development City of Surprise development regulations. Residential density shall not exceed the units allocated in **Table 3**.

Parcel 18 has been previously developed with single family homes, with Parcels 2, 3 and 17 planned for near-term residential development. Parcel 3 will provide for a community amenity area that will include such items as a clubhouse, pool and other passive and active amenities that will be presented in conjunction with the landscape plans for each parcel. This improvement will serve as a centralized recreational facility for a majority of the residential uses on the west half of the Sycamore Farms site, and pedestrian trail connections are proposed that extend to adjacent parcels and the broader community trail network. These connections will ultimately extend to connect with the commercial and mixed use parcels, where feasible, to promote a walkable community and reduce reliance on vehicular travel to access nearby employment, goods & services.

Single Family Design Guidelines

The Single-Family Design Guidelines have been removed from this document and are no longer applicable to the single family uses as described.

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PARKS AND OPEN SPACES

The major open space feature in Sycamore Farms is a centrally located linear open space corridor (the "Park") that runs vertically adjacent to the Loop 303, which includes a primary pedestrian trail system. The linear open space corridor (**Exhibit O**) adjacent to the Loop 303 freeway is a private open space but the trail is accessible for public use. These areas shall be maintained by respective HOA's and property management companies.

Open space amenities may be provided within residential areas and shall be privately maintained. These active amenity areas may incorporate all or some of the following: paved trails, multi-use recreation fields, swimming pool, ball courts, playgrounds, benches, workout stations, amphitheater, picnic tables, Ramada, BBQ grills and parking lots.

A community-wide trail system will connect public and private open spaces, courtyards, plazas or recreational amenities within the mixed-use and residential parcels. All parcels shall have appropriate perimeter landscape tracts with connections to other open spaces and the trail system as depicted on the Conceptual Trails Plan. Exact open space uses, sizes and locations within each parcel will be determined at the site plan or subdivision plat approval. Specific locations for trail connections and trail crossings over collector streets are identified in the Conceptual Trails Plan illustrated in **Exhibit P**.

The Park may accommodate regional storm water retention and/or retention for land uses in the PAD. The trail system throughout the Site shall be designed in a manner to ensure that connections to the trail system can be accommodated by adjacent land uses. The Linear Open Space Corridor exhibit is intended to show how the linear Park and open space may be developed with a variety of community recreational uses, and how trail connections to adjacent land uses may be provided.

Pedestrian trails within the Park are designed to allow connection to residential and non-residential parcels throughout Sycamore Farms (see Conceptual Trails Plan, **Exhibit P**). Additionally, this trail system encourages multi-modal activity including walking, jogging, skateboarding or biking between planned residential and non-residential uses. There may be an opportunity for the provision of a pedestrian bridge under or over the 303 Freeway in the southern half of the community or the half-mile collector street alignment in the future. Due to the expense of this bridge or underpass, it will need to be publicly financed.

By submittal of the PAD, landowner agrees and approves to the approximate open space delineations designated in the approved PAD plan.

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ECONOMIC IMPACTS

Sycamore Farms could have substantial financial impact on the City of Surprise. The combination of retail uses could potentially generate hundreds of new jobs for residents and the potential retail sales tax that could be generated by the retail uses in Sycamore Farms may be in the millions per year. Additionally, new residents will be added to the area which will work, dine, shop and seek entertainment within the larger area, including Prasada, furthering the opportunity of success for the area.

The regional access and balance of residential and non-residential uses creates a formula that will engender economic success for this area.

DEVELOPMENT STANDARDS & USES

Each parcel in Sycamore Farms is designated with a land use which corresponds to the Zoning Use Matrix (**Table 4**). All land uses identified in the PAD Land Use Plan for Sycamore Farms extend to the existing ownership property lines. All agricultural land uses on each parcel within the Sycamore Farms PAD Land Use Plan are permitted to continue and expand as exempted uses until each parcel is developed with the land uses identified in the PAD Land Use Plan and this narrative.

The land uses identified in the Sycamore Farms PAD Land Use Plan shall be developed under the permitted use list identified under each land use category discussed in this PAD narrative, and any additional permitted principal uses, conditional uses, and accessory uses identified in the Zoning Use Matrix (see Zoning Use Matrix, **Table 4**). Where the PAD is silent on a permitted use, the Zoning Administrator may determine analogous uses.

The land uses shall be developed under development standards identified in the Development Standards Table listed on the next page of this PAD and all applicable City development regulations in effect at the time development is occurring, however residential density for each parcel within Sycamore Farms shall be limited to the allocations per **Table 3**.

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TABLE 1 Sycamore Farms Development Standards - Residential Uses					
Parcel	**2, 3, 17, 18**	**4, 7, 8, 9, 12, 14**	**1B, 10, 11B***	**6, 11B*, 16**	**11B*, 13**
Description	**LDR Single Family**	**MDR Single Family**	**MHDR Multi Family**	**MHDR- 2 SFR**	**HDR Multi Family**
Min Area	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres
Max Density (Gross)	5 du/ac and per Table 3*	6 du/ac and per Table 3*	20 du/ac and per Table 3*	13.5 du/ac and per Table 3*	43 du/ac and per Table 3*
Min Lot Width	58'	30'	N/A	N/A	N/A
Min Lot Depth	110'	80'	N/A	N/A	N/A
Min Lot Area/Unit	6,000 sq/ft	2,600 sq/ft	N/A	N/A	N/A
Front (Ind. Lot)	12' /20' (8)	12' /20' (8)	N/A	N/A	N/A
Side (Ind. Lot)	5' and 8'	0' attached, 5' and 5' detached	N/A	N/A	N/A
Street Side (Ind. Lot)	13' single story, 15' multi story (2)	10' (2)	N/A	N/A	N/A
Rear (Ind. Lot)	15' Living, 5' for garage or unenclosed patio (1)	10' Living, 5' for garage or unenclosed patio (1)	N/A	N/A	N/A
Perimeter Building Setback (10)	N/A	N/A	20 Feet	10 Feet (8)	20 Feet
Interior Building Setbacks per Project (11)	N/A	N/A	N/A	0’	N/A
Landscape Setback Adjacent to Collector 1	20 Feet (8)	20 Feet (8)	20 Feet (8)	20 Feet (8)	20 Feet (8)

Rear or Side Adjacent to Residential	N/A	N/A	N/A	N/A	N/A
Rear Adjacent to Arterial Street	20 Feet	20 Feet	N/A	N/A	N/A
Outdoor Living Area/Unit	N/A	Per Site Plan	Per Site Plan	Per Site Plan	Per Site Plan
Distance Between Adjacent Building or Home	10 Feet	0' Attached, 10' Detached	8' for single story buildings; 20' for 2+ story buildings	0' Attached, 8' for 1 and 2-story buildings	20 Feet
Lot Coverage	N/A	N/A	N/A	N/A	N/A
Minimum Open Space	20% (7)	20% (7)	20% (7)	20% (9)	20% (7)
Max Building Height	30'	36'	4 Stories	2 Stories	4 Stories

*Parcel 11B may develop under the MHDR, MHDR-2, or HDR options, subject to the maximum density permitted by Table 3.

In the event of a conflict between this table and **Table 3 pertaining to residential density, **Table 3** shall apply.

(1) Fireplaces, bay windows, or entertainment pop outs may encroach 3 feet into the front and rear setback.
(2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
(3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
(4) Refer to High Density Residential setbacks when developed with residential uses.
(5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
(6) For single family development, in no case shall the face of the garage be less than 20 feet from back of sidewalk.
(7) Open space shall be calculated as a percentage of the net developable area for each parcel.
(8) May overlap with required building or other setbacks; 12’ for side facing garages or forward living areas; 20’ to front facing garages
(9) Minimum Open Space calculation may include private backyards for MHDR-2 parcels
(10)Perimeter setbacks are measured per project from the boundary of a lot, tract, or parcel of land.
(11) Only applies to Parcel 5E and 6

TABLE 2

Sycamore Farms Development Standards Non-Residential Uses

Parcel	1A, 11A, 15,	5
Description	**Commercial**	**Mixed Use**
Min Area	1 Acre	1 Acre
Max Density	N/A	Per **Table 3.B**
Max House Width	N/A	Per Base Standards of Applicable Use
Min Lot Width	100'	
Min Lot Depth	N/A	
Min Lot Area/Unit		
Front (4)	35'	
Side (4)	15; Interior; 25' Corner	
Street Side (4)	25'	
Rear (4)	15'	
Rear or Side Adjacent to Residential(4)	45'	
Rear Adjacent to Arterial Street (4)	20'	
Outdoor Living Area/Unit	N/A	
Distance Between Adjacent Building or Home	N/A	
Lot Coverage	0.30 FAR	
Minimum Open Space	10% (7)	
Max Building Height	40'	

(1) Fireplaces, bay windows, or entertainment pop outs may encroach 3 feet into the front and rear setback.
(2) Setback includes adjacent common area landscape tract, but in no case shall be less than 5 feet from property line.
(3) Dormitories permitted as part of College, University, or Trade School at HDR max density.
(4) Refer to High Density Residential setbacks when developed with residential uses.
(5) Front setbacks may be 10 feet to property line if units have rear loaded garages and rear entry drives.
(6) In no case shall the face of the garage be less than 20 feet from back of sidewalk.
(7) Open space shall be calculated as a percentage of the net developable area for each parcel.

LANDSCAPE & DESIGN THEME

Landscape Theme

There is an integrated landscaping and wall theme for Sycamore Farms. Plant materials shall be selected from the Arizona Department of Water Resources low water user plant list. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the perimeter landscape tract. The primary pedestrian trail system through the linear park and along the Freeway open spaces shall be a minimum of 8-feet wide, surfaced with concrete or other equivalent materials approved by the City. The landscape plan has been designed in conjunction with the conceptual drainage flow plan for the site. All landscaping shall either meet or exceed the specifications of the City of Surprise.

Theme Walls and Entry Features

The PAD provides: 1) a decorative theme wall design that may be developed along arterial and collector street frontages next to the planned low-density residential parcels; 2) a decorative view wall design that may be developed along open spaces next to planned low density residential parcels; and 3) a low decorative screen wall and/or landscaped berm that may be developed along street frontages next to parking spaces in non-residential projects. The perimeter theme wall and the view wall are to be located along arterial or collector street frontages when the single-family lots or open spaces in the planned low-density parcels back or side to these streets (see Wall Design Elevations, **Exhibit V**). The perimeter theme wall or view wall are not intended to be implemented on other planned parcels. Any theme wall, view wall or screen wall in locations other than those mentioned above shall require the review and approval of the City at the time of preliminary plat or the development plan review.

Sycamore Farms incorporates a theme wall design where different non-residential projects may create variations of the theme wall design if for some reason the theme wall is needed. Variations of the theme wall are permitted as long as they share some of the theme wall design elements, colors and materials. This gives non-residential of mixed-use parcel users some flexibility in design that ties to the theme of the PAD. The theme wall design incorporates single-scored smooth face block with repeating cultured stone veneer columns, and occasional stucco or trellis bar accents that match the entry feature designs. Cultured stone veneer columns repeat approximately every 250-feet. View walls include a single- scored smooth block base with a wrought iron top and repeating cultured stone veneer columns. The 3-foot high accent walls will provide single-scored smooth block with repeating cultured stone veneer columns. The Loop 303 Freeway sound attenuation design and timing will be based on ADOT policy. The sound attenuation shall be consistent with the PAD theme wall in colors and materials as much as is practical.

The Sycamore Farms entry features incorporate stone panels and cultured stone veneer columns with a beam laid horizontally across the top of the panels. Trellis bars provide accents at either end of the entry feature with one set of trellis bars supporting the Sycamore Farms sign. The entry feature incorporates vent louvers that are typically found on top of barns and other large farm buildings to vent hot air from the top of the roof. The vent louvers are repeated at different entry features to provide an agricultural historical context to the overall master plan.

Smaller entry features are designed to provide an entry feature theme for residential subdivisions, retail

centers, institutional uses, and office centers. All of the smaller entry features use common materials and design elements found in the main Sycamore Farms entry features (see Conceptual Entry Features & Monumentation Plan, **Exhibit R**).

LANDSCAPE CONCEPT STATEMENT & PLANT PALETTE

Enhanced landscaping that creates continuity throughout the project area utilizing both arid and lush plant materials shall be provided. Select project theme trees and colorful ground covers within streetscapes that create a continuous landscape character for the project. Use turf is recreation open space areas, retention basins and at select project entries. Establish a project plant list that is sensitive to the environmental concerns and adheres to City and ADWR approved plant lists.

A street tree program will be required for all single-family residential development within the Sycamore Farms PAD area. Tree plantings will be in conformance with City of Surprise size and spacing requirements. Timing of street tree installation will be concurrent with the completion of horizontal and vertical construction on a per-block basis to ensure that plant materials do not incur damage as a result of construction activity, and simultaneous installation will ensure for a consistent appearance.

ARCHITECTURE

Sycamore Farms will incorporate a variety of architectural styles for commercial/office and residential. The architectural styles will vary, but the quality will be consistent throughout the PAD. All residential and non-residential architectural designs must comply with City adopted Planning and Design Guidelines. Exact architectural elevations, floor plans and color schemes for single-family residential development will be submitted for approval during the Home Product Review process. The intent of the Sycamore Farms PAD is to provide diversity in the residential architecture and floor plans offered throughout the project area.

FLOOD CONTROL & DRAINAGE

The historical terrain of the surrounding area to Sycamore Farms generally slopes from the northwest to the southeast from the White Tank Mountains to the Agua Fria River. The McMicken Dam, which was constructed in the 1950's, intercepts immediate runoff departing the White Tank Mountains and disposes the stormwater through a series of channels that ultimately discharge to the Agua Fria River. The upper limits of the overarching drainage area, therefore, are defined by the McMicken Dam. Over the years, several developments have been constructed along with several regional drainage infrastructure improvements, most of which have been corresponding to the installation of the Loop 303. In 2009, the Maricopa County Flood Control District prepared a drainage master plan titled the Loop 303 Corridor/White Tanks Area Drainage Master Plan Update (ADMPU) Area Hydrology Analysis (AHA) to document the improvements and model the drainage patterns for the area. The study was updated in 2015 with the report titled Phase I – Updating the CIP in Hydrology Model. This study was used by recent adjacent developments to develop drainage plans and propose adequate improvements to satisfy the

proposed regional drainage concept for the area.

Per the ADMPU and review of the adjacent developments, there are two primary locations where offsite stormwater impacts the Sycamore Farms project site. The first location is the intersection of Cactus Road and Cotton Lane. The second location is along Sarival Avenue, where an existing channel along the eastern frontage of Sycamore Farms – Parcel 13 terminates at the northern boundary of the subject project.

At Cactus and Cotton, stormwater currently ponds at the northwest corner of the intersection and then overtops in a sheet flow condition and continues southeasterly across the Sycamore Farms project site, west of the Loop 303. According to the ADMPU, the ultimate condition for Cactus Road features a regional drainage channel along the north side of the right-of-way that incepts and conveys stormwater to the Loop 303 channel. Portions of this channel have been constructed with neighboring developments including from Citrus Road to 175th Avenue and from Cotton Lane to the Loop 303, leaving just the portion from 175th Avenue to Cotton Lane to be completed. Per correspondence with the City of Surprise, the adjacent development to the west, Toll at Prasada, includes plans to complete this portion of the channel with Phase 2 of the development. Offsite storm water impacts at Cactus and Cotton will be mitigate with the completion of this portion of the channel.

According to Final Drainage Report for Sycamore Farms – Parcel 13, the development was impacted by offsite flows from the north and east. The proposed drainage concept for this development included intercepting and conveying offsite flow in a channel along the frontage of Sarival Avenue. In the current condition, the channel terminates at the southern boundary of Sycamore Farms – Parcel 13 where offsite stormwater overtops and continues south along the west side of Sarival Avenue where it ultimately reaches Peoria avenue and splits flow to the south, southeast and east. Upon investigation of historical imagery, further development has occurred upstream of Sycamore Farms – Parcel 13 and it is likely offsite flows in the Sarival Avenue channel have been significantly reduced. The proposed development intends to accommodate this offsite flow with improvements to Sarival Avenue and will maintain the historical discharge condition.

Offsite runoff produced west of the Project, north of Peoria Avenue proceeds under the Future 169th Avenue via a culvert system. The runoff continues east in a proposed earthen channel (Garcia Farms Channel) located along the southern boundary of the site. On site retention for Garcia Farms will remain separate from channel and will not contribute to the offsite flow. Offsite flow through the Garcia Farms Channel will be conveyed through a box culvert to allow access to the APS easement and into another cast in place concrete wing wall structure to discharge into the ADOT drainage channel, similar to the Waddell and Cactus Road structure.

According to the Flood Insurance Rate Map 04013C1660L, revised October 16, 2013, the project site is located within Flood Zone "X":

> *Areas of 0.2% annual chance of 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.*

Per City of Surprise requirements, all storm water runoff generated onsite and within the adjacent offsite half-street will be retained onsite and disposed of within 36 hours. The required retention on this site is the 100-year, 2-hour storm event.

PUBLIC UTILITIES & SERVICES

Sewer

The estimated average daily flows and peak daily flows for this PAD are approximately 0.8 MGD and 2.4 MGD respectively. The Sycamore Farms PAD (project) is surrounded by existing wastewater infrastructure to serve the demands and land uses proposed. Peoria Road includes a 27-inch sewer line from Cotton Lane to Sarival Avenue and increases to a 36-inch main that continues east. Cactus Road includes a gravity sewer system that varies in size from 8-inches to 15-inches at the intersection of Auto show Avenue along the project frontage. An existing 21-inch sewer increasing to 24-inches exists in Cotton Lane from Cactus Road to Peoria Avenue. A 15-inch sewer main exists in Sarival Avenue along the project frontage, connecting to the Peoria Avenue 36-inch line at the intersection. Refer to **Exhibit Z** for the Conceptual Wastewater System Exhibit.

Sycamore Farms will ultimately connect sewer lines via collector streets to the gravity sewer mains in the surrounding arterial roadways. The existing City of Surprise Wastewater Treatment Plant located 3.5 miles east of Sycamore Farms has the capacity to serve the project demands. The City plans to expand the plant to increase capacity to a range of 24 to 28 MGD.

Water

The estimated average daily flows, maximum daily flows and peak daily flows for this PAD are approximately 1.2 MGD, 2.5 MGD and 3.7 MGD respectively. An existing 16-inch water main in Cactus Road and Cotton Lane exists along the project frontage. Sarival Avenue includes a 12- inch water main along the project frontage. Sycamore Farms will construct water lines in the collector streets and individual projects will connect to the collector roadway system and directly into the arterial roadway water system surrounding the property where applicable. The applicant has received a “Will Serve” letter from EPCOR Water Arizona, Inc. to serve water to the site. Refer to **Exhibit AA** for the Water System Exhibit.

Streets

All adjacent arterials (Cactus Road, Sarival Avenue, Peoria Avenue and Cotton Lane) will be constructed with paving, curb, gutter, sidewalk, street lighting and landscaping with half- width rights-of-way in accordance with City of Surprise arterial street cross-sections. Collector and local streets will be constructed in accordance with approved City cross section standards. Analysis of the one-quarter mile access points to the arterial streets will be conducted at the time of platting and/or site plan reviews to determine their exact locations and design configurations. Sycamore Farms will be required to construct, at a minimum, half of the raised landscaped median along all arterial frontages, with median break where appropriate. At arterial intersections, additional right-of-way may be required per Surprise EDS Detail 3-14.

Open Space / School

The Sycamore Farms PAD area will not be providing public park or school sites. The public park use originally designated on the subject property was removed by the City of Surprise during a 2019 amendment to the PAD. School uses are allowed by right as indicated in the Land Use Matrix on any of the PAD parcels. The Dysart Unified School District has not requested the reservation of a school site within the PAD area.

Utility Providers

Below is a list of the main utility providers for the Sycamore Farms PAD area:

Sewer	City of Surprise
Water	EPCOR Water Arizona, Inc.
Electricity	Arizona Public Service
Telephone/Internet	Various
Cable TV	Cox Communications & Century Link
Gas	Southwest Gas Company
Refuse	City of Surprise & private
Fire and Emergency	City of Surprise
Police	City of Surprise
Schools	Dysart Unified District #89

All infrastructure shall be constructed pursuant to the provisions of the current standards of the Surprise Municipal Code or an approved development agreement.

PHASING

Sycamore Farms may be constructed on a parcel-by-parcel basis depending on market demand. The exact phasing of infrastructure improvements shall be determined at the time each project within each parcel is to be constructed within the PAD. The phasing of infrastructure shall comply with all City Codes. All needed off-site and on-site improvements shall be constructed at the time each parcel is developed with a specific user, and in accordance with the City's adopted timing chart for arterial streets construction. When a parcel is developed it shall include needed sewer connections to the City system, water connections to the EPCOR water system, on-site storm water retention, and street improvements as required by the City. Water distribution system and water line connections shall be made per agreements with the EPCOR Water Company and comply with the fire- flow needs of the Surprise Fire Department. Entry features shall be constructed when development occurs on a parcel that is contiguous to a street improvement where an entry feature is identified in the PAD.

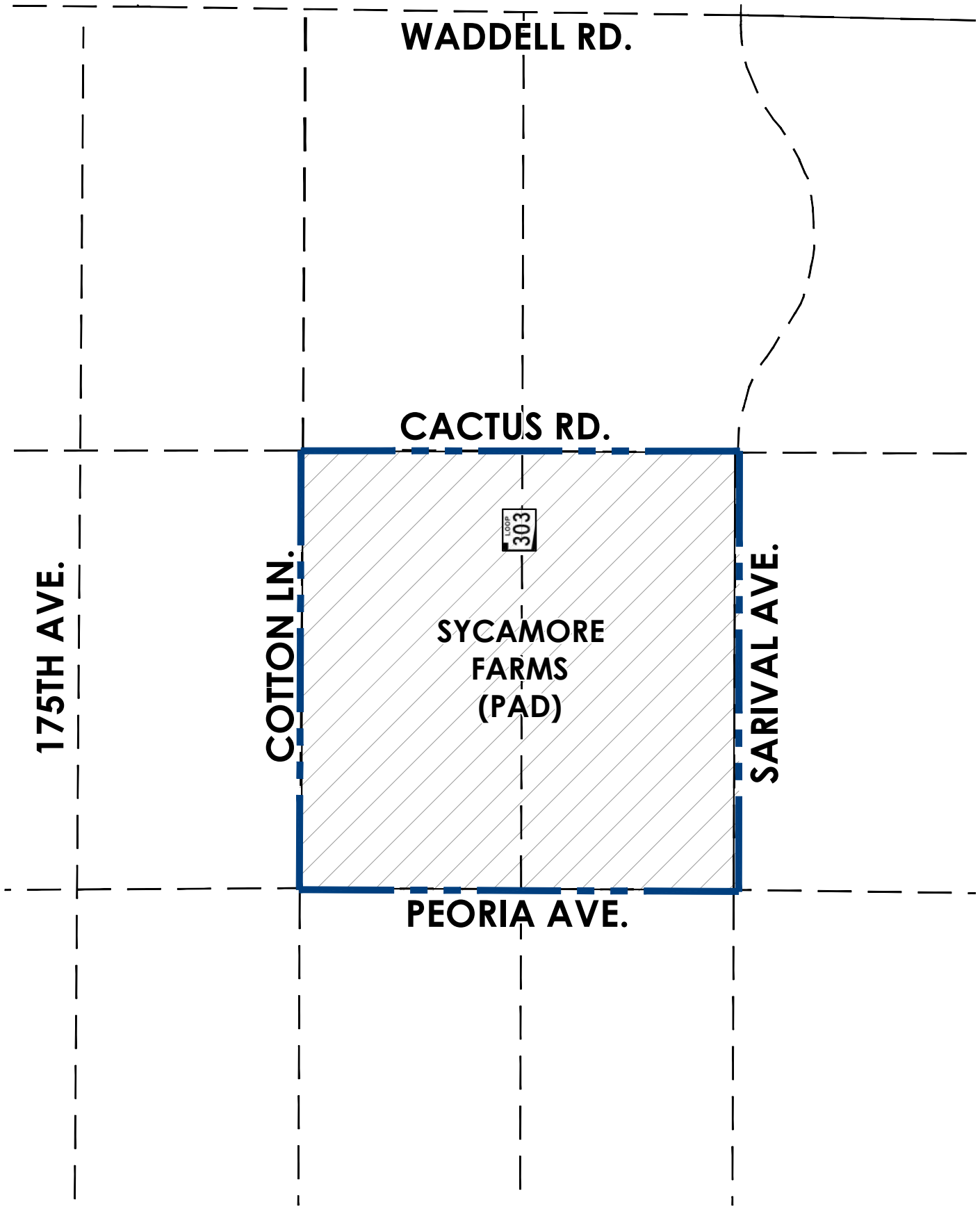


EXHIBIT A: VICINITY MAP

N.T.S.

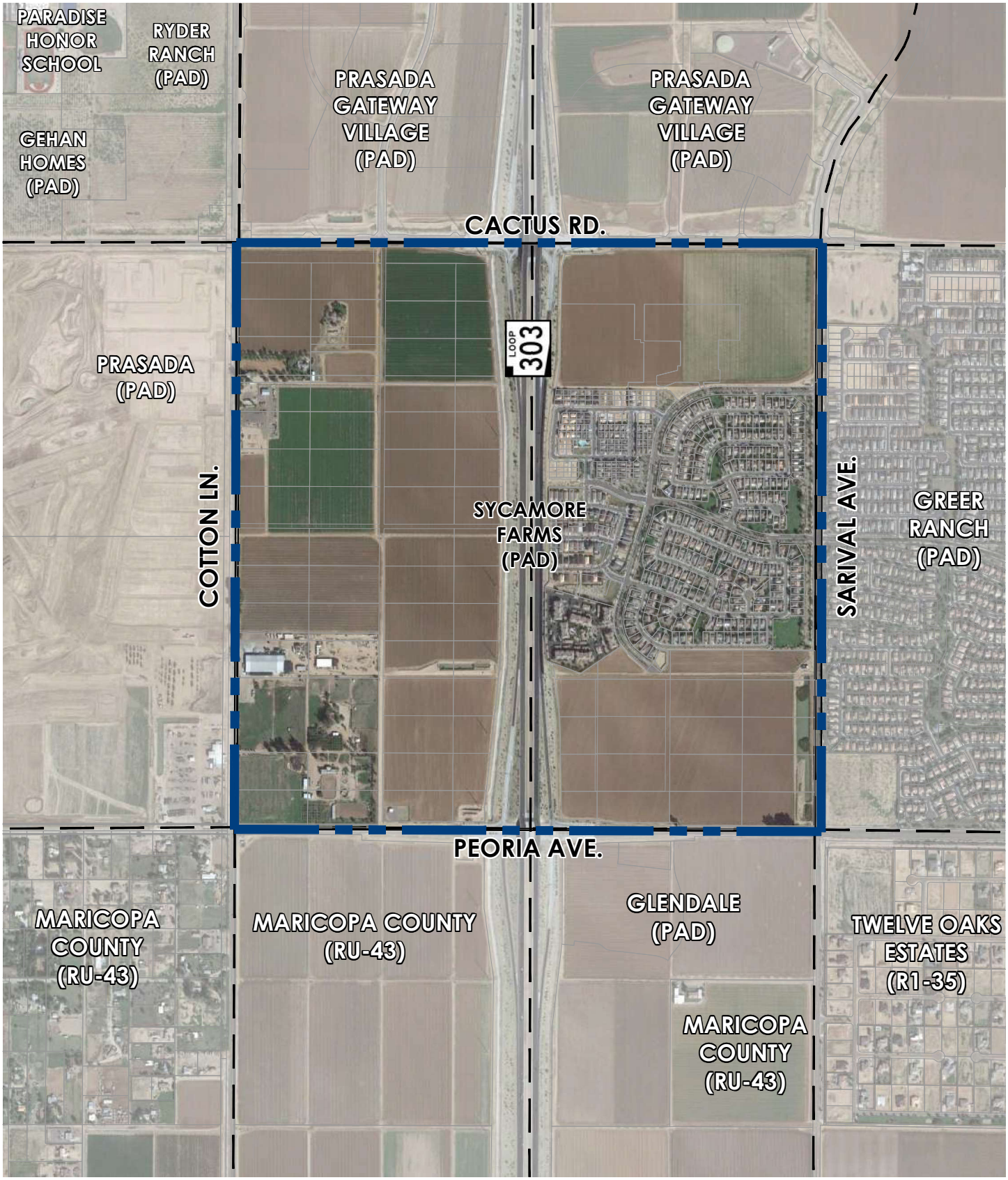


EXHIBIT B: SURROUNDING PROPERTY & ADJACENT OWNERSHIP

N.T.S.

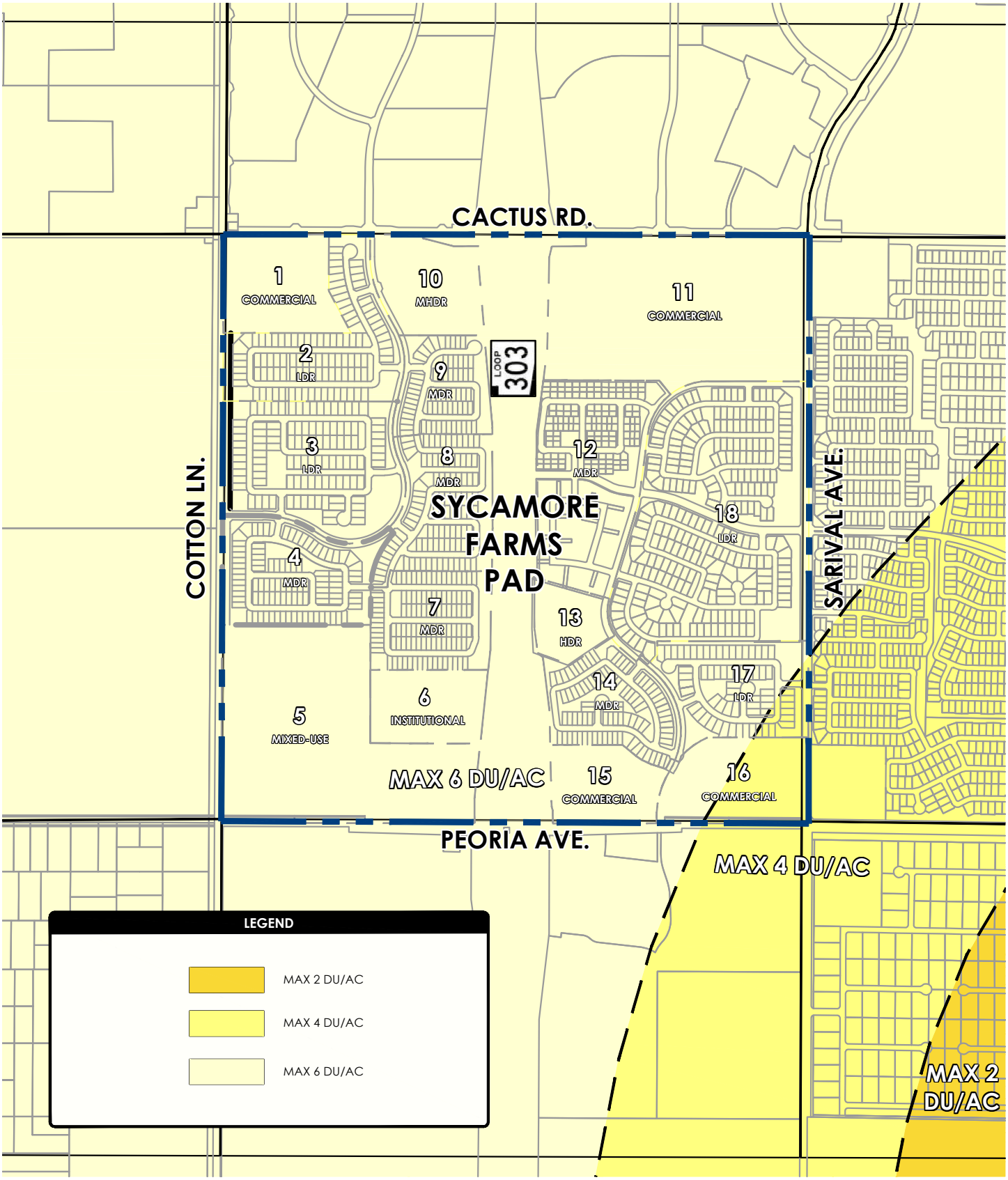


EXHIBIT C: LUKE A.F.B. GRADUATED DENSITY ANALYSIS

N.T.S.

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

5 July 2022

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

Ms. Nichole Flores
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0866; Sycamore Farms PAD Rezone – 5th Amendment (APN: 501-09-004B, 501-09-002A, 501-09-003A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Sycamore Farms PAD Rezone – 5th Amendment. The Sycamore Farms PAD sits on 637.6 acres located on both sides of Loop 303 between Cactus Rd and Peoria Ave in Surprise AZ. The application proposes a rezone for parcels 1,6,11 and 16. The site is located from 1 to 1.75 miles outside Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

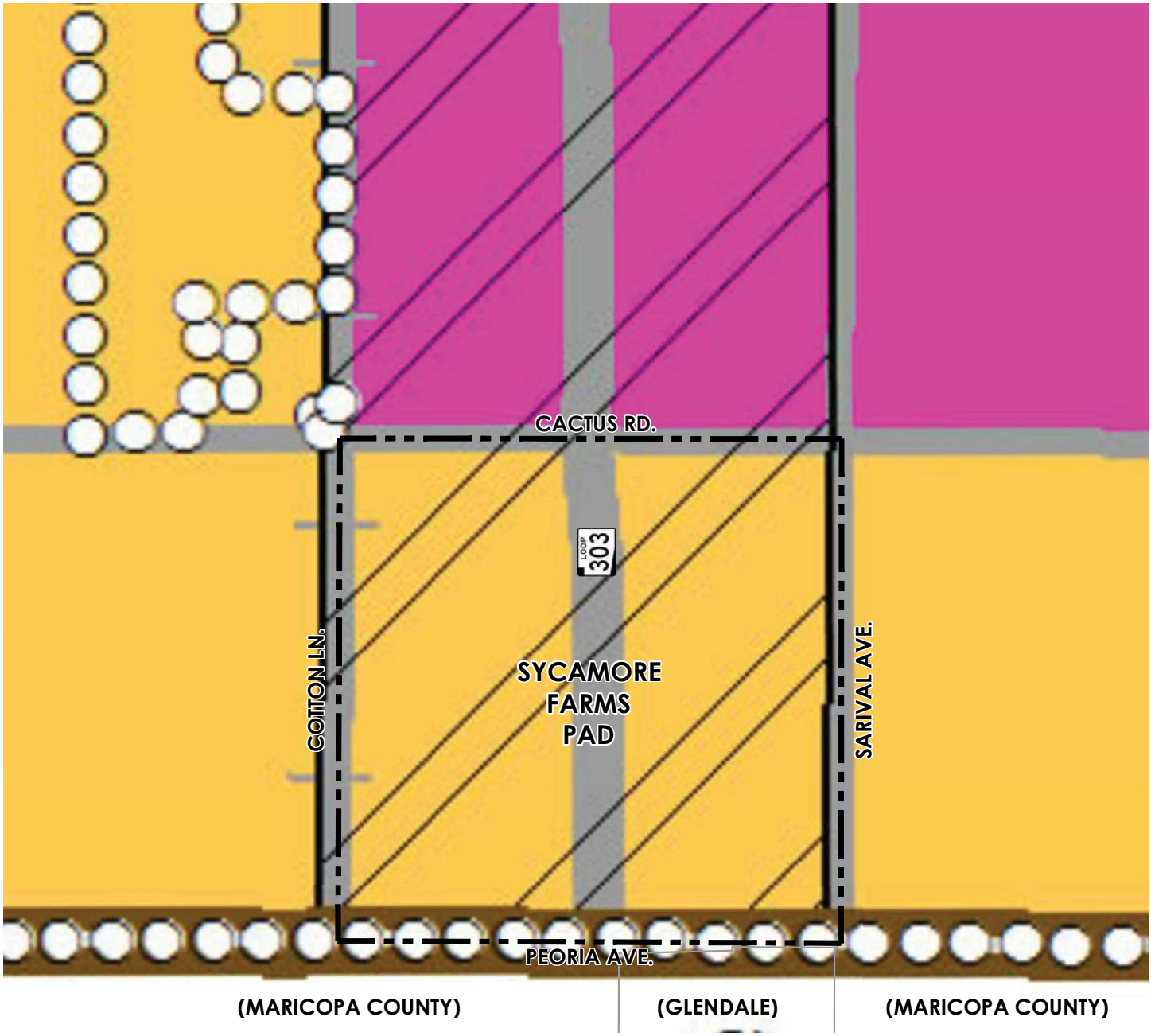
If approved, Sycamore Farms PAD Rezone will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:
Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing



Character Areas

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

Sub Areas

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

Features

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

Circulation

- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- BNSF Rail

N

Michael Baker INTERNATIONAL

SURPRISE ARIZONA

EXHIBIT D: GENERAL PLAN LAND USE

N.T.S.

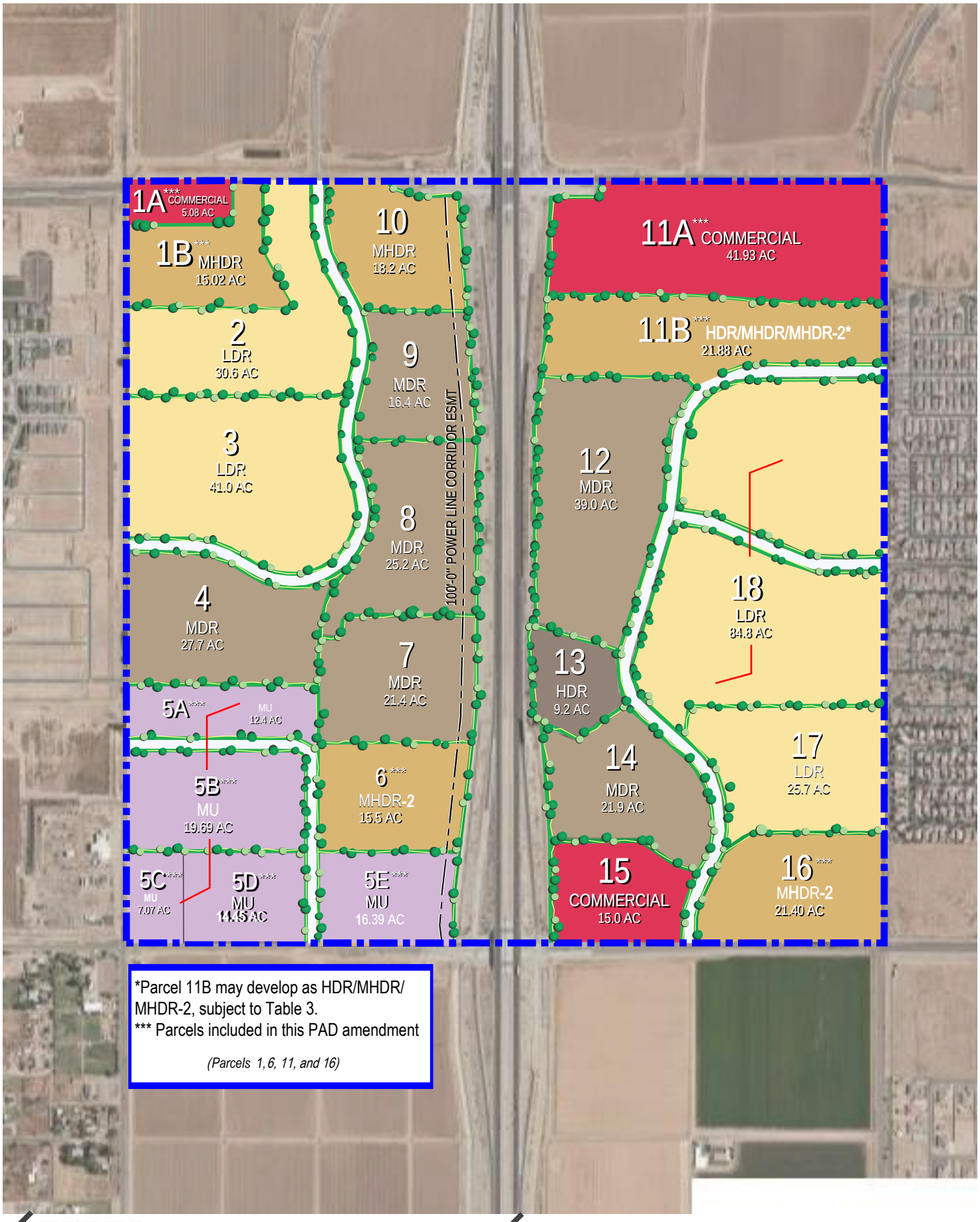


EXHIBIT E: CONCEPTUAL LAND USE PLAN

N.T.S.

TABLE 3-A: Conceptual Plan Data

Parcel	Sub-Parcel	Gross Acres	Proposed Use	Approved PAD Units (*2)	Built/Platted/ Site Planned Units (Excluding Parcel 5)	Total Units Accounted for by PAD Parcels (Excluding Parcel 5)	Surplus of Unused Units from Existing PAD (*3)	New Proposed Units	Total Units
1				0	0	0	0	288	See 1B
	A	5.08	Commercial	0	0	0	n/a	n/a	0
	B	15.02	Medium High Density Residential (MHDR)	0	0	0	n/a	288	288
2		30.6	Low Density Residential (LDR)	153	102	102	-51	n/a	102
3		41	Low Density Residential (LDR)	205	106	106	-99	n/a	106
4		27.7	Medium Density Residential (MDR)	166	0	166	n/a	n/a	166
5		70	Mixed-Use (1)	1120	n/a	n/a	n/a	n/a	1120
6		15.5	Medium High Density Residential (MHDR-2)	0	n/a	0	0	128	128
7		21.4	Medium Density Residential (MDR)	128	128	128		n/a	128
8		25.2	Medium Density Residential (MDR)	151	93	93	-58	n/a	93
9		16.4	Medium Density Residential (MDR)	98	61	61	-37	n/a	61
10		18.2	Medium High Density Residential (MHDR)	364	0	364		n/a	364
11								n/a	See 11B
	A	41.93	Commercial					n/a	0
	B	21.88	Medium High Density Residential (MHDR)/Medium High Density Residential-2 (MHDR-2)/High Density Residential (HDR)	0	0	0		400	400
12		39	Medium Density Residential (MDR)	217	147	147	-70	n/a	147
13		9.2	High Density Residential (HDR)	168	0	168		n/a	168
14		21.9	Medium Density Residential (MDR)	131	85	85	-46	n/a	85
15		15	Commercial (C)	0	0	0		n/a	0
16		21.4	Medium Density Residential (MHDR-2)	0	0	0		130	130
17		25.7	Low Density Residential (LDR)	129	65	65	-64	n/a	65
18		84.8	Low Density Residential (LDR)	250	0	250		n/a	250
SR303		63.7	SR303	0	0	0		n/a	0
Total		637.6		1637	579	1361	-275	658	3801

Table 3-A Notes/Assumptions

1. *1,120 mixed-use units are approved for Parcel 5; The Conceptual Plan Data is provided in Table 3.B.*
2. *If a residential parcel has not been site planned and/or platted and/or developed, this matrix assumes the PAD allocation for the respective parcel remains as-is per the PAD matrix*
3. *PAD amendment will utilize surplus of unused units from existing PAD*
4. *Based on the PAD, the GDC should allow 3,791 units (a combination of the PAD's 6 du/ac and its 4 du/ac area) per **Exhibit C***

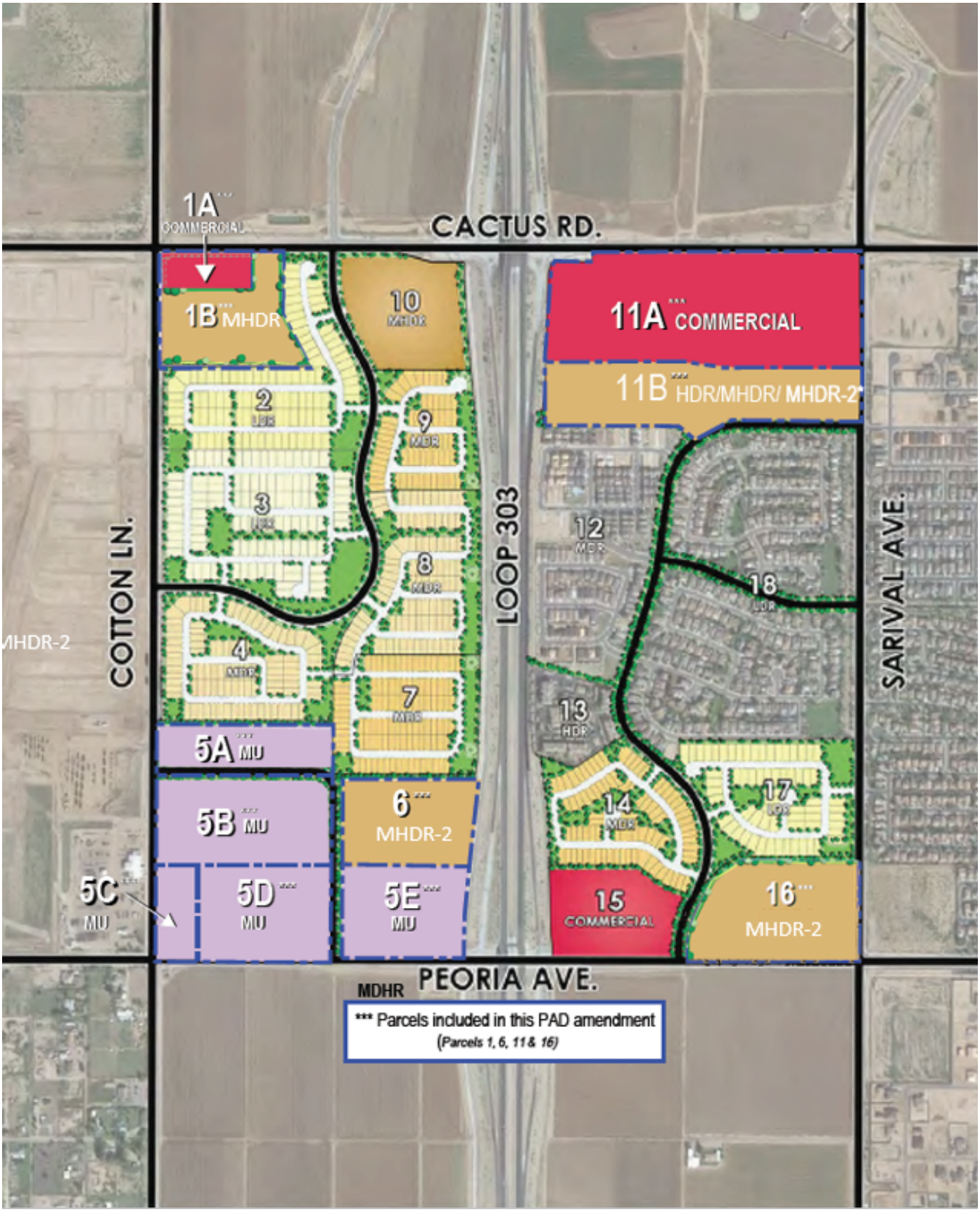
Table 3-B: Parcel 5 Sub-Parcel Conceptual Plan Data

Parcel 5	Sub-Parcel	Gross Acres	Proposed Use	Maximum Approved Density	Built/Platted/ Site Planned Units	Per Project Maximum Density	Remaining Parcel 5 Units (*1)
		70		1120	---	---	861
	A	12.4	Mixed Use (TBD)	---	---	Varies	---
	B	19.69	Mixed Use (TBD)	---	---	Varies	---
	C	7.07	Mixed Use (Residential)	---	---	Varies	---
	D	14.45	Mixed Use (Residential)	---	259	259	---
	E	16.39	Medium High Density Residential (MHDR)	---	---	128	---

Table 3-C: Land Use Summary Table

LAND USE SUMMARY						
Land Use	**Existing PAD**			**Proposed PAD Amendment**		
	Acres	Density	Units	Acres	Density	Units
Low Density Residential (LDR)	182.1	5 Du/Ac	737	182.1	5 Du/Ac	523
Medium Density Residential (MDR)	151.6	6 Du/Ac	893	173.6	4.68 Du/Ac	680
Medium High Density Residential (MHDR)	18.2**	20 Du/Ac	364	33.22	20 Du/Ac	652
Medium High Density Residential-2 (MHDR-2)	N/A	N/A	N/A	15.5	8.26 Du/Ac	258
High Density Residential (HDR)	9.2	43 Du/Ac	168	9.2	43 Du/Ac	168
Medium High Density Residential (MHDR)/Medium High Density Residential-2 (MHDR-2)/High Density Residential (HDR)	N/A	N/A	N/A	21.88	18.28 Du/Ac	400
Institutional (I)	15.5	N/A	-	0	-	-
Mixed Use (MU)	70.0	16 Du/Ac	Varies*	70	16 Du/Ac	Varies*
Commercial (C)	127.3	N/A	-	62.01	N/A	-
SR303	63.7	N/A	-	63.7	N/A	-
Totals	**637.6**	**-**	**2,161**	**637.6**		**2681**

*Depends on Mix of Uses; Max 1,120
**For-Rent Medium High Density Residential product is estimated at 10 to 12 du/ac
***Parcel 11B may develop under the MHDR, MHDR-2 or HDR options, subject to the maximum density permitted by Table 3.
****In the event of a conflict between this table and Table 3 pertaining to residential density, Table 3 shall apply.


CACTUS RD.
1A*** COMMERCIAL
1B*** MHDR
10 MHDR
11A*** COMMERCIAL
11B*** HDR/MHDR/ MHDR-2
2 LDR
9 MDR
3 LDR
12 MDR
8 MDR
18 LDR
COTTON LN.
LOOP 303
SARIVAL AVE.
MHDR-2
4 MDR
7 MDR
13 HDR
5A*** MU
5B*** MU
6*** MHDR-2
14 MDR
17 LDR
5C*** MU
5D*** MU
5E*** MU
15 COMMERCIAL
16*** MHDR-2
MDHR
PEORIA AVE.
*** Parcels included in this PAD amendment
(Parcels 1, 6, 11 & 16)

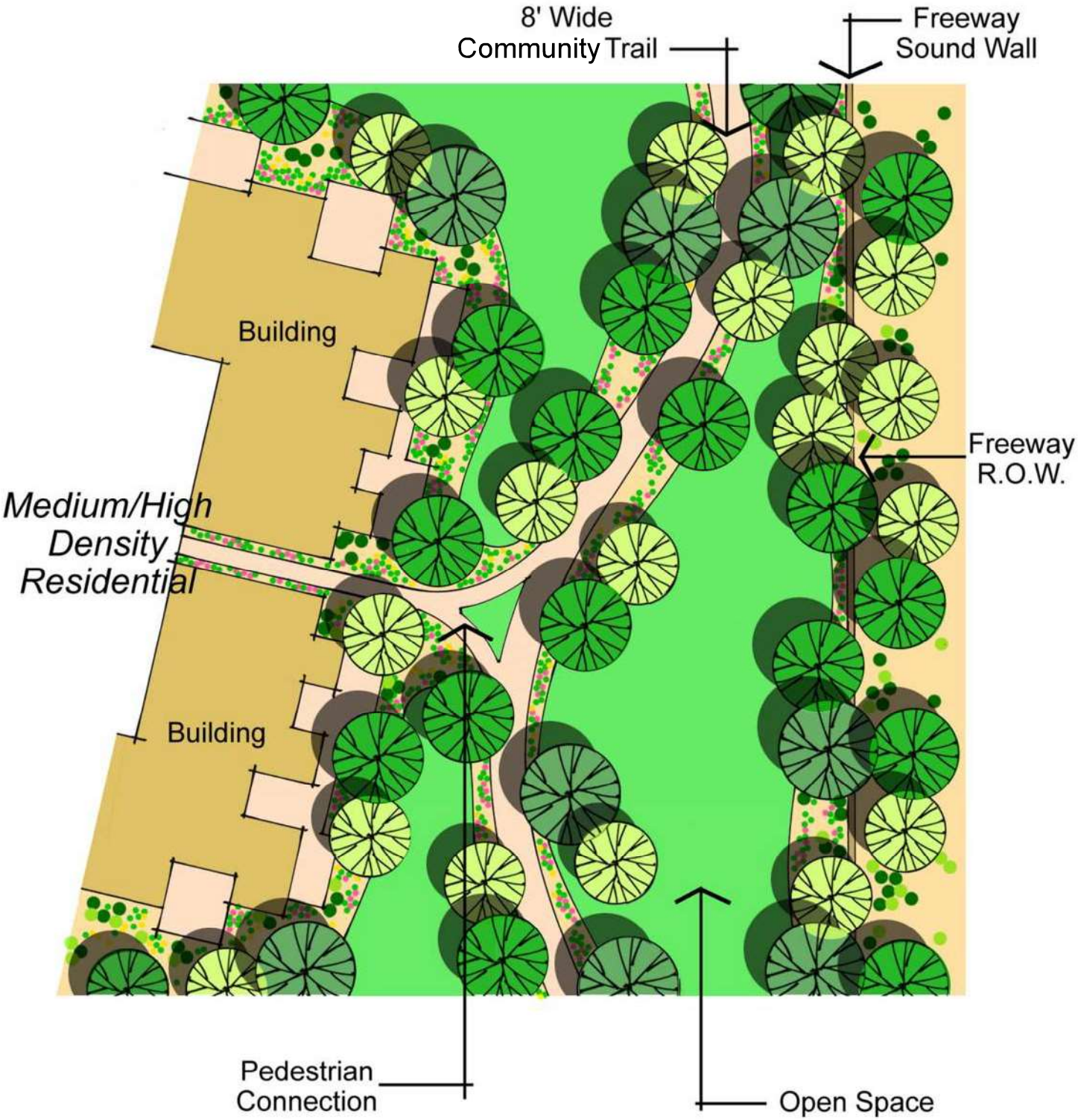


EXHIBIT G: TYPICAL PEDESTRIAN CONNECTION BETWEEN RESIDENTIAL PARCEL AND LINEAR OPEN SPACE

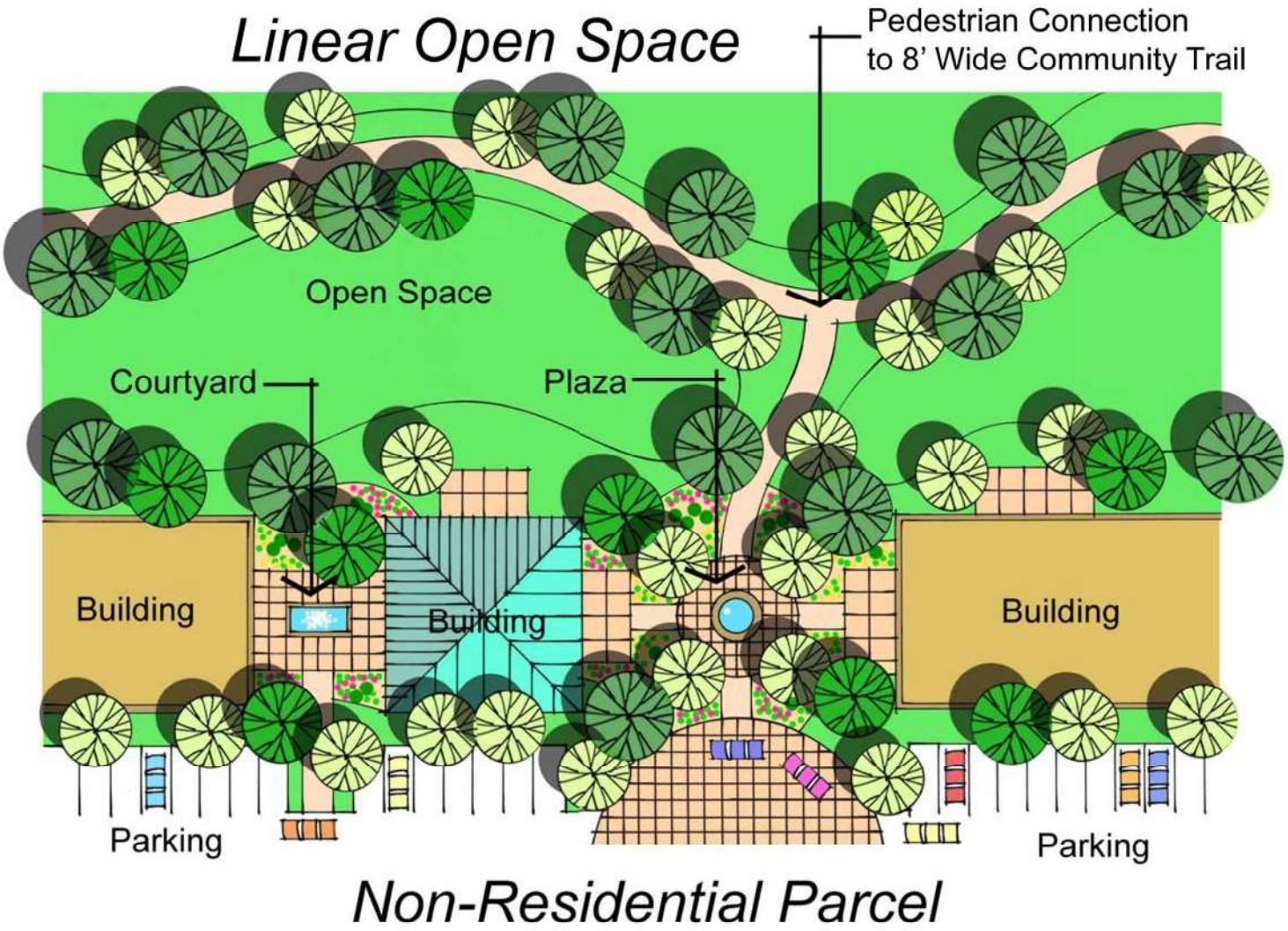


EXHIBIT H: TYPICAL NON-RESIDENTIAL PARCEL CONNECTION TO LINEAR OPEN SPACE

EXHIBIT I LEFT INTENTIONALLY BLANK

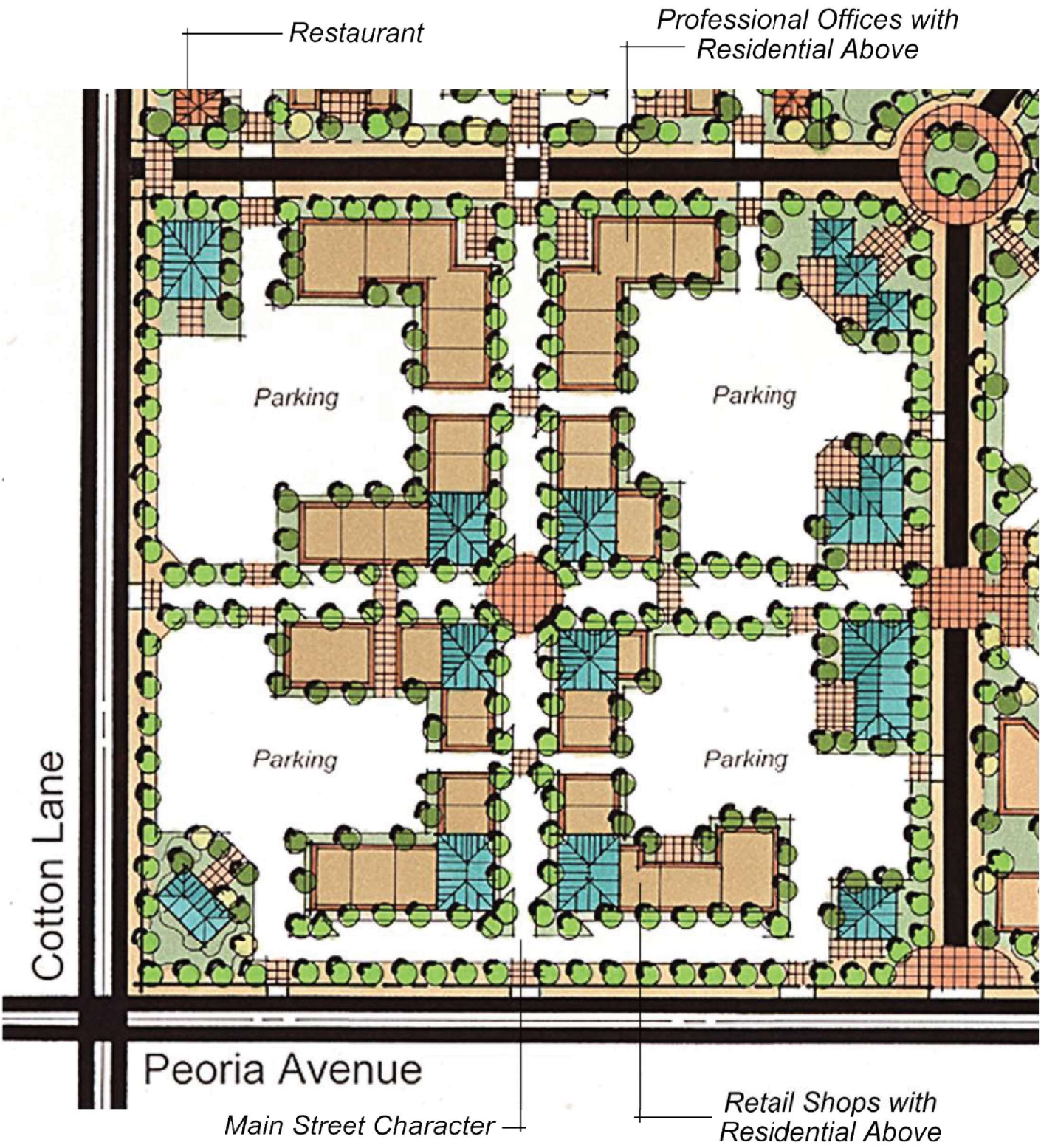
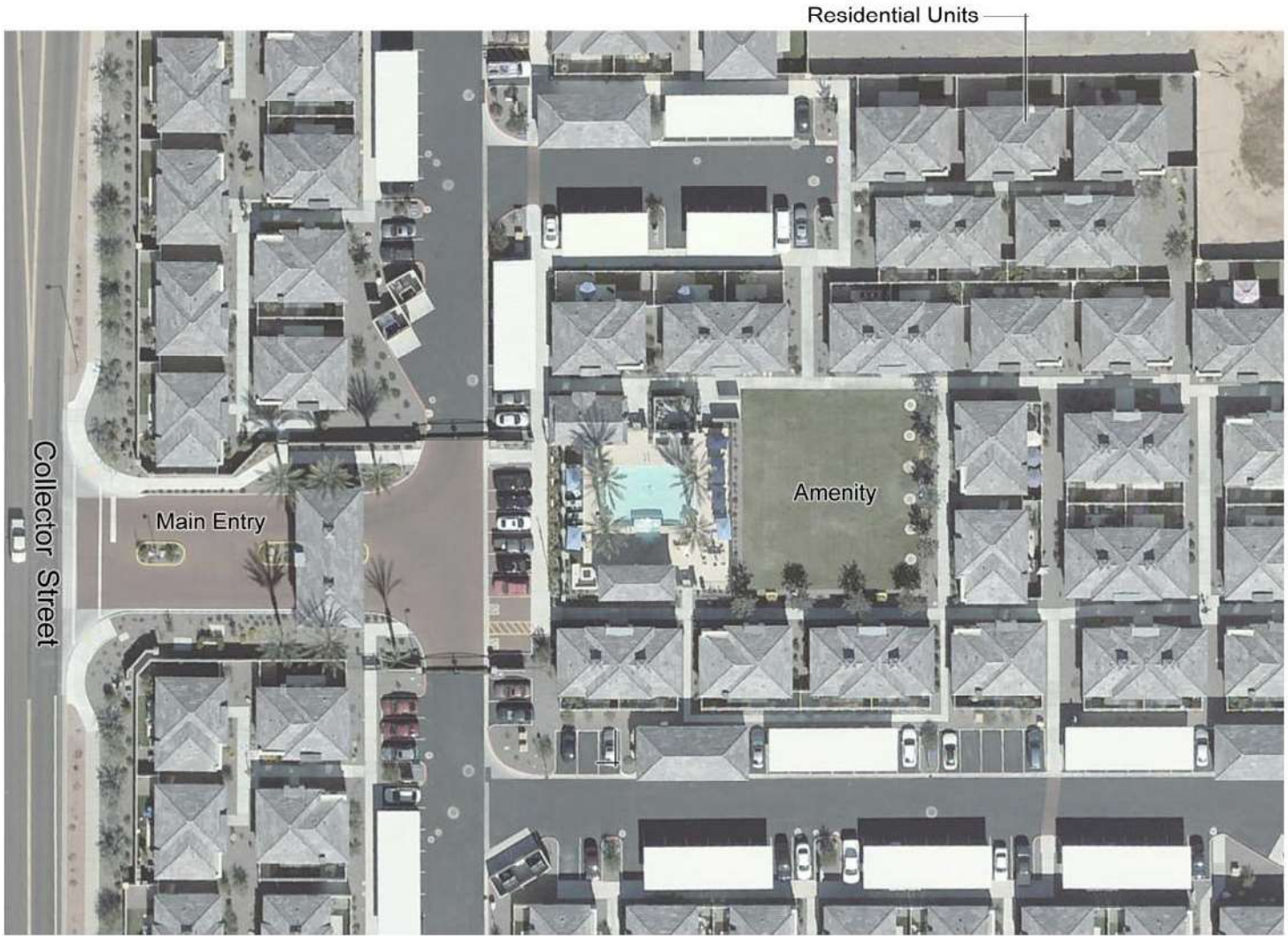


EXHIBIT J: CONCEPTUAL MIXED-USE PROJECT

EXHIBIT K LEFT
INTENTIONALLY BLANK



Parcel 13: Wyngate Apartments



Example shown is single-story for rent product type.

EXHIBIT M: TYPICAL MEDIUM-HIGH DENSITY RESIDENTIAL PROJECT



EXHIBIT N: CONCEPTUAL MEDIUM DENSITY RESIDENTIAL PROJECT

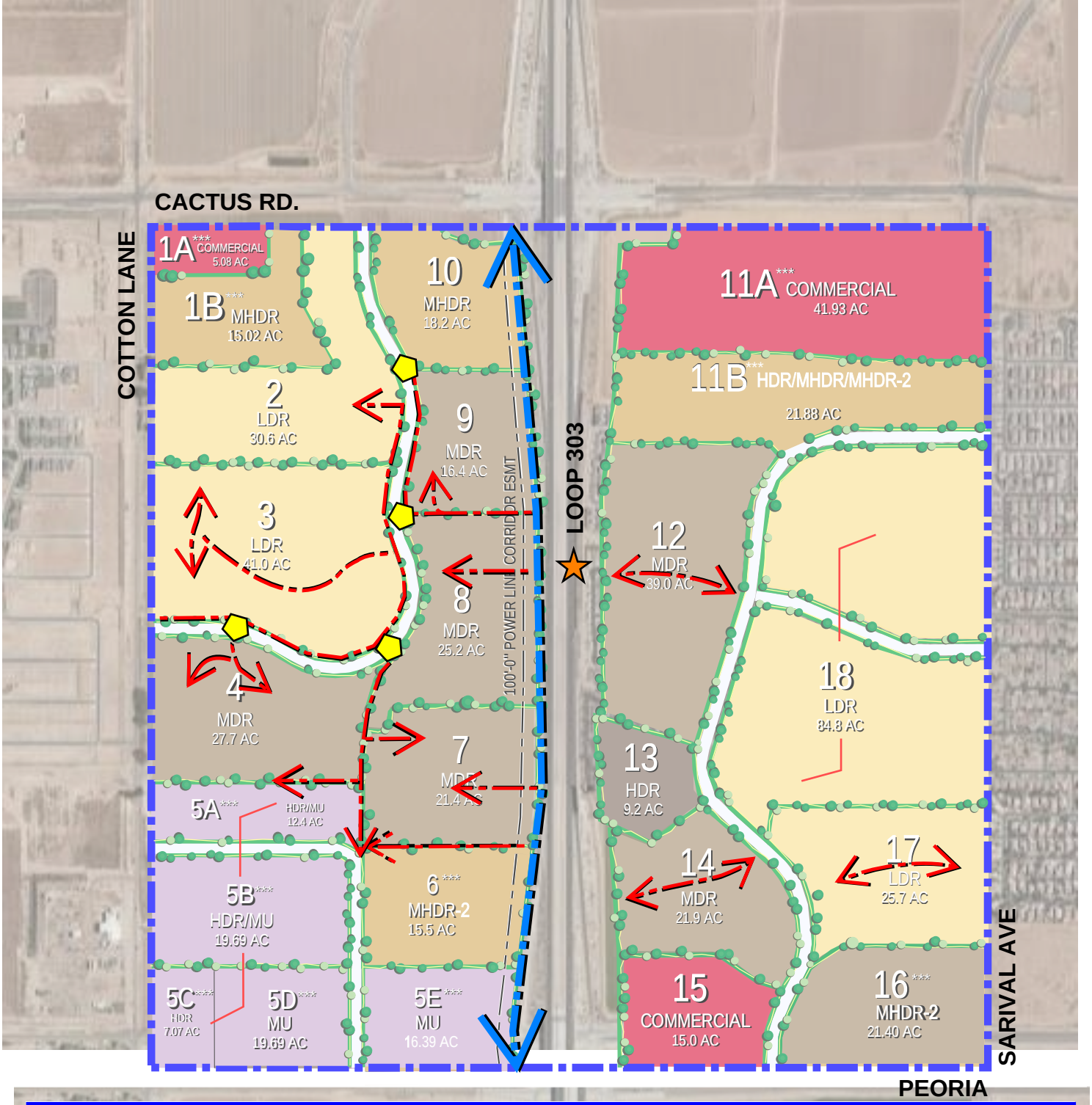


LEGEND

1. 8' COMMUNITY TRAIL
2. EDUCATIONAL NODES
3. INTERPRETIVE SIGNAGE
4. NEIGHBORHOOD TRAIL CONNECTION
5. TRAIL ENTRY PLAZA

EXHIBIT O: LINEAR OPEN SPACE CORRIDOR

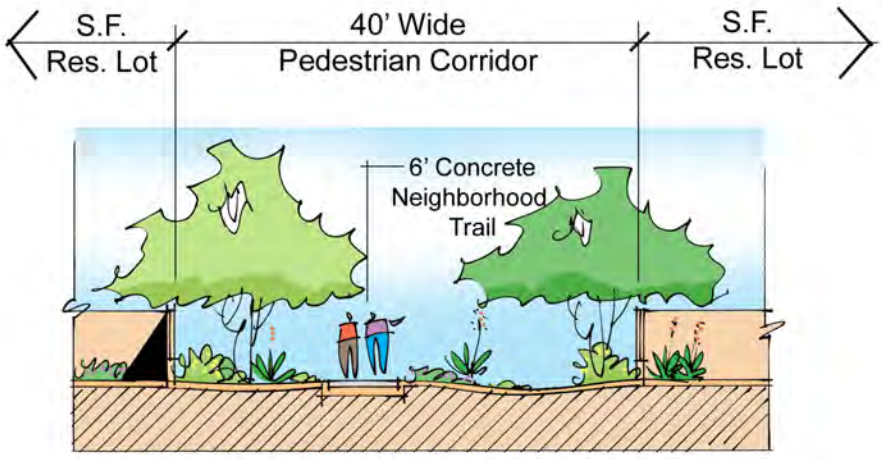
N.T.S.



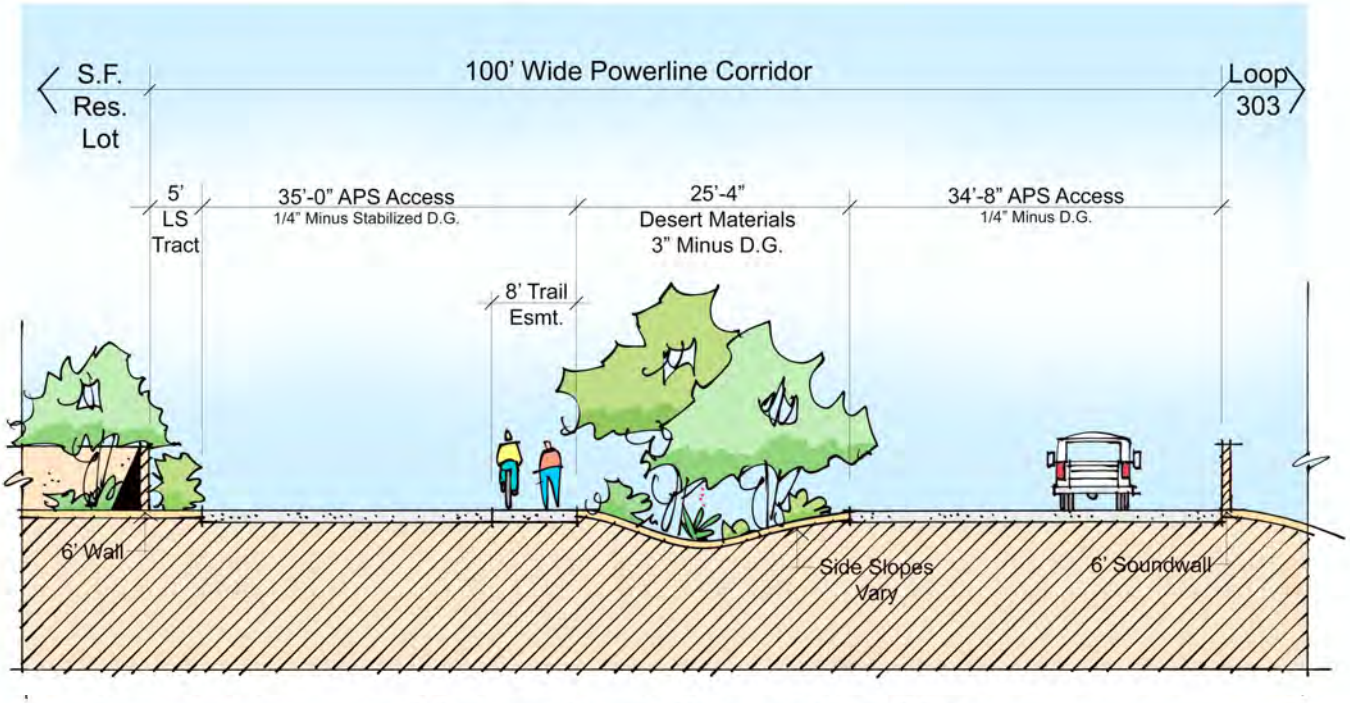
LEGEND

- MIN. 8' CONCRETE COMMUNITY TRAIL
- MIN. 6' NEIGHBORHOOD TRAIL
- PEDESTRIAN CROSSING
- OPTIONAL PEDESTRIAN BRIDGE

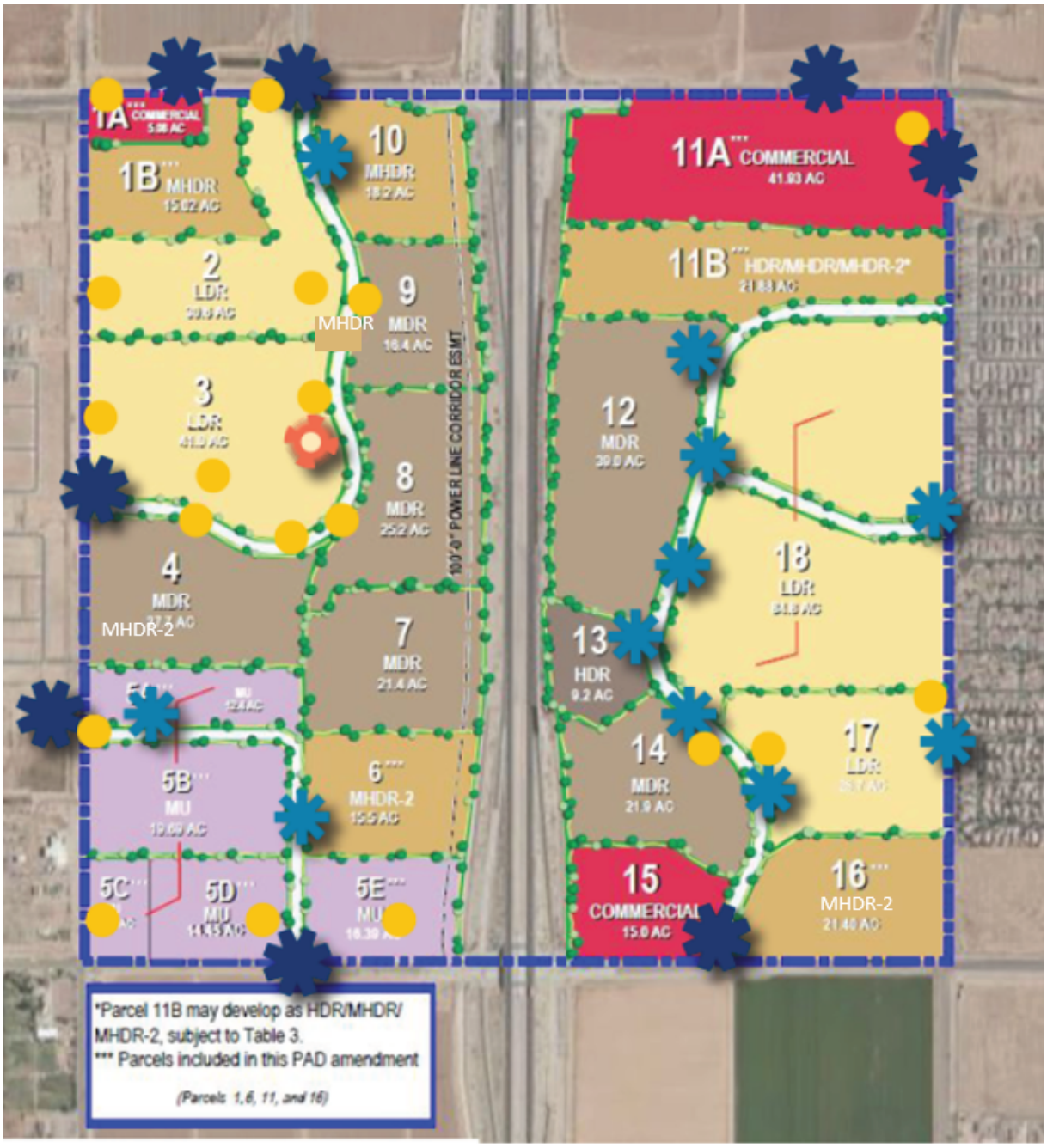
NOTE: Community trail alignments are conceptual and may be subject to change.



Neighborhood Open Space Corridor
Cross-Section



Linear Open Space Corridor
Cross-Section



LEGEND

- PRIMARY MONUMENTATION
- SECONDARY MONUMENTATION
- AMENITY SIGNAGE
- TEMPORARY DIRECTIONAL SIGNAGE

NOTES:

1. All sign locations are conceptual

EXHIBIT R: CONCEPTUAL ENTRY FEATURES & MONUMENTATION PLAN

N.T.S.

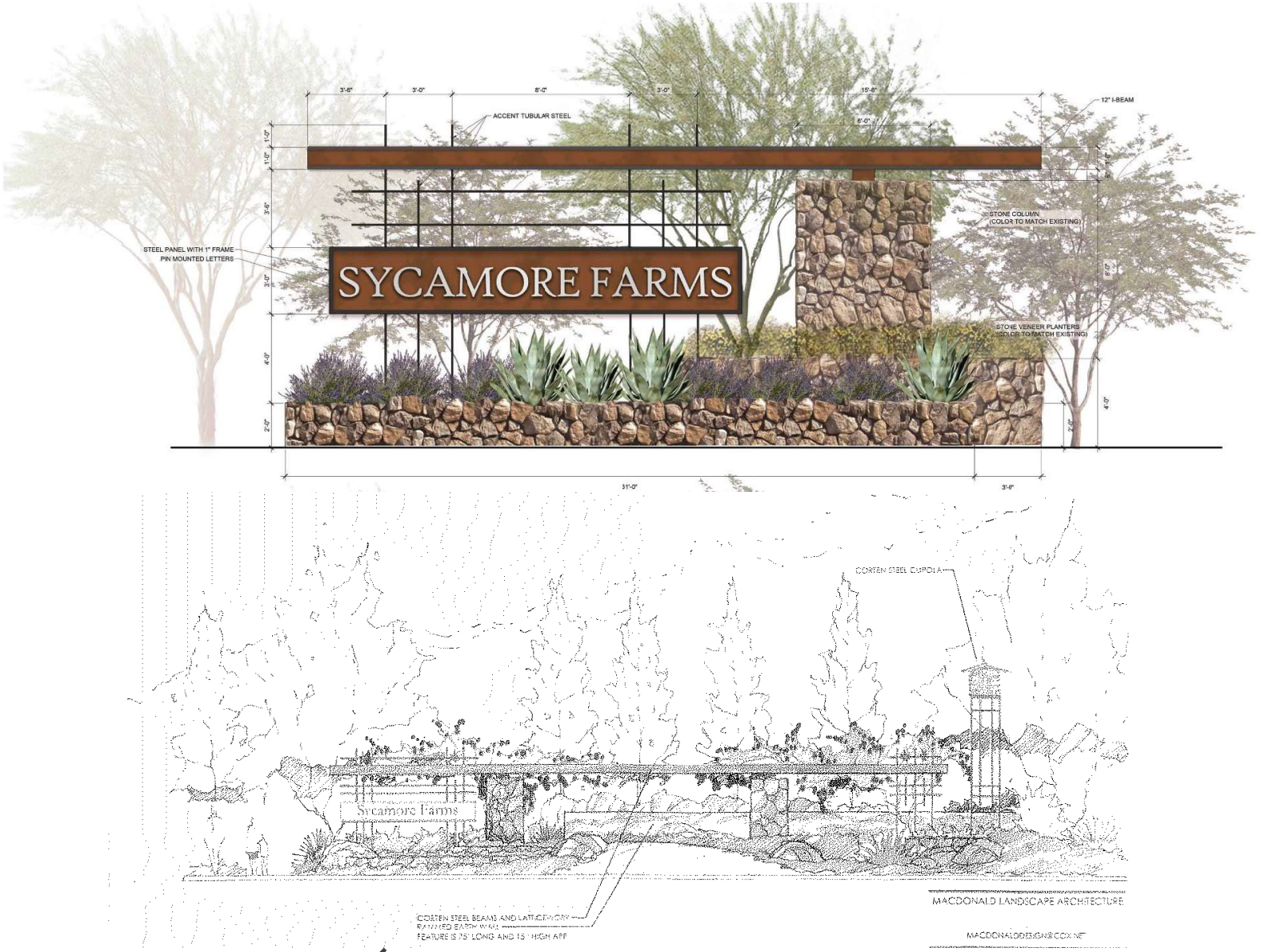
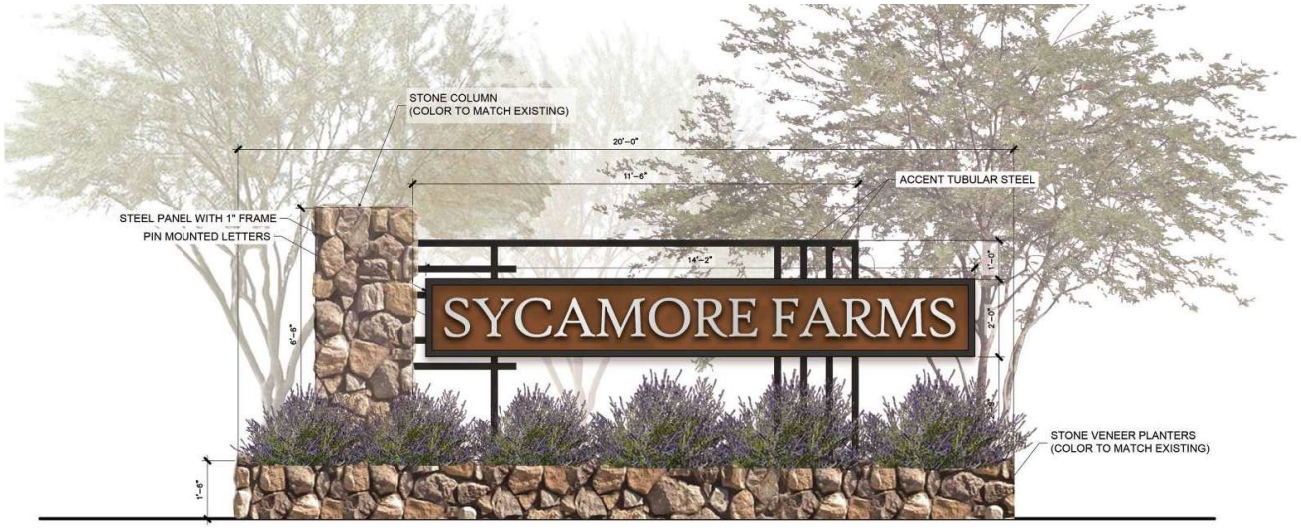
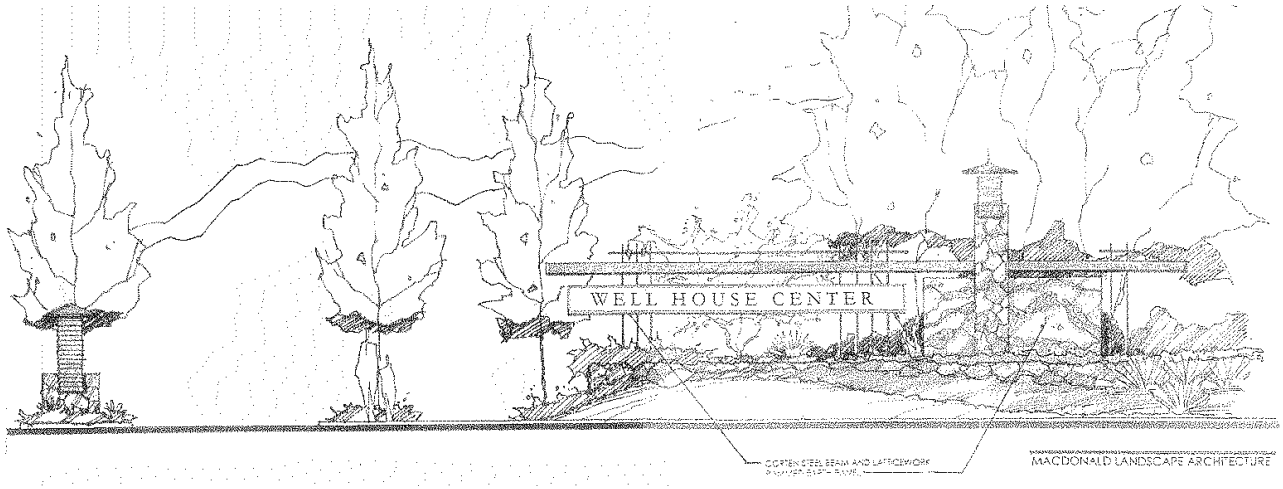
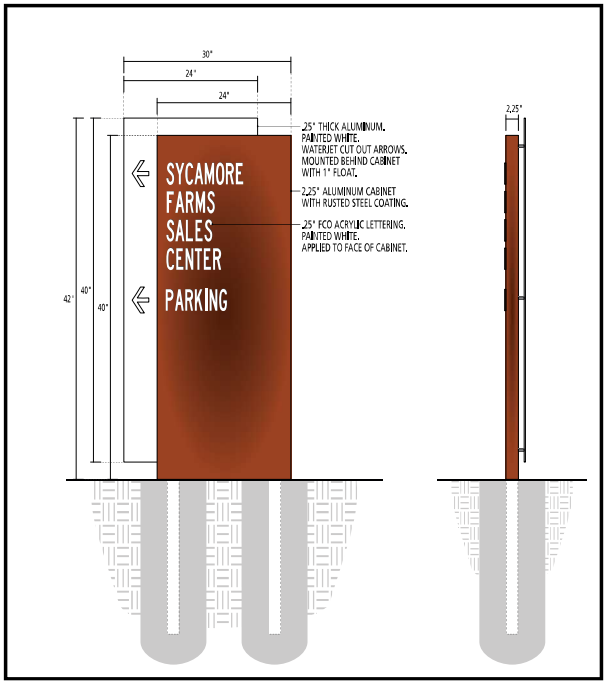


EXHIBIT S: PRIMARY ENTRY FEATURE ELEVATION

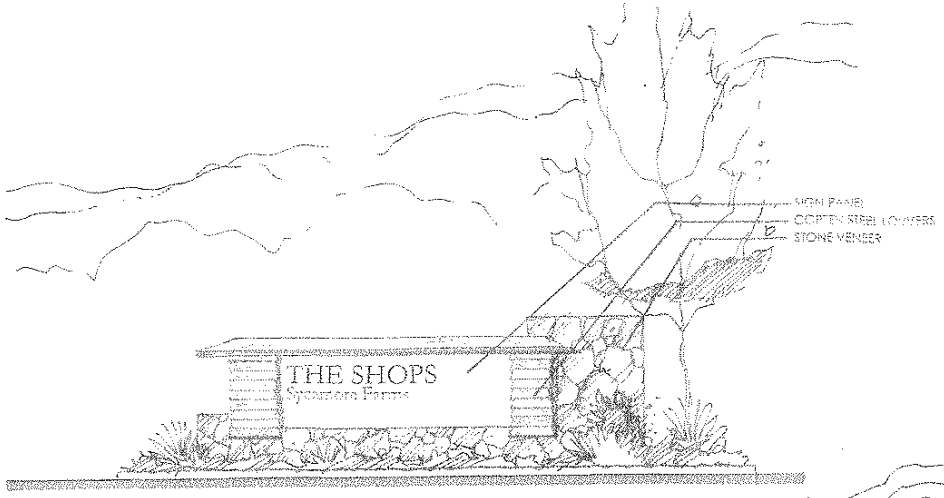




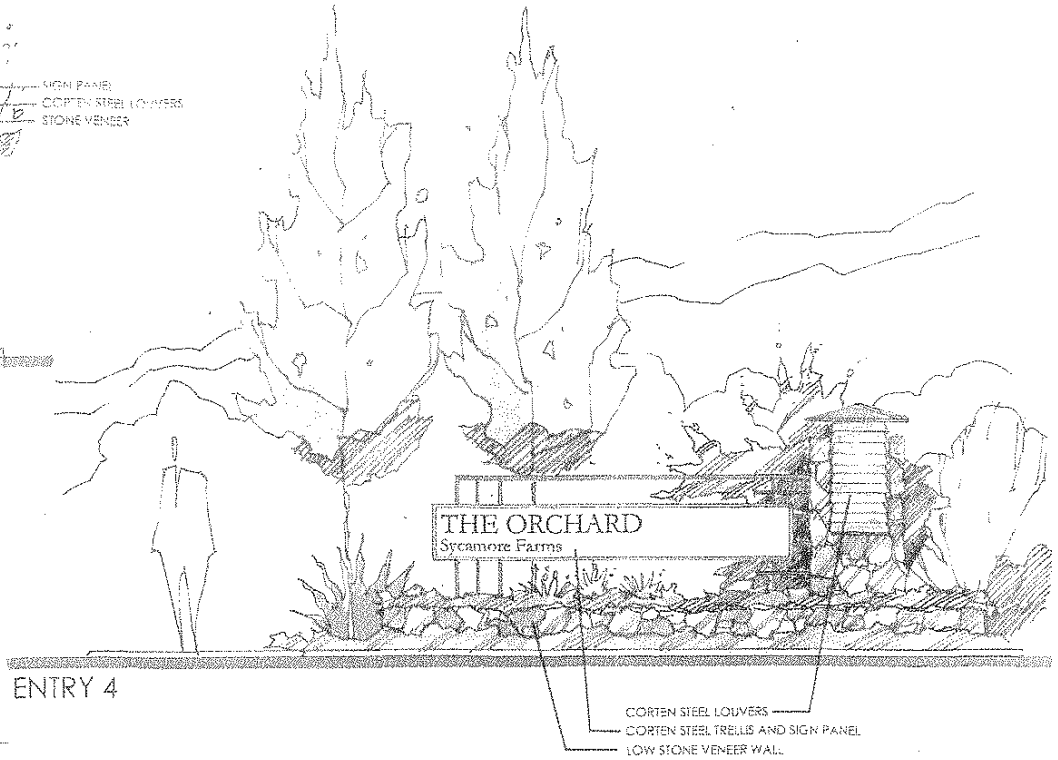


FREESTANDING DIRECTIONAL SIGN

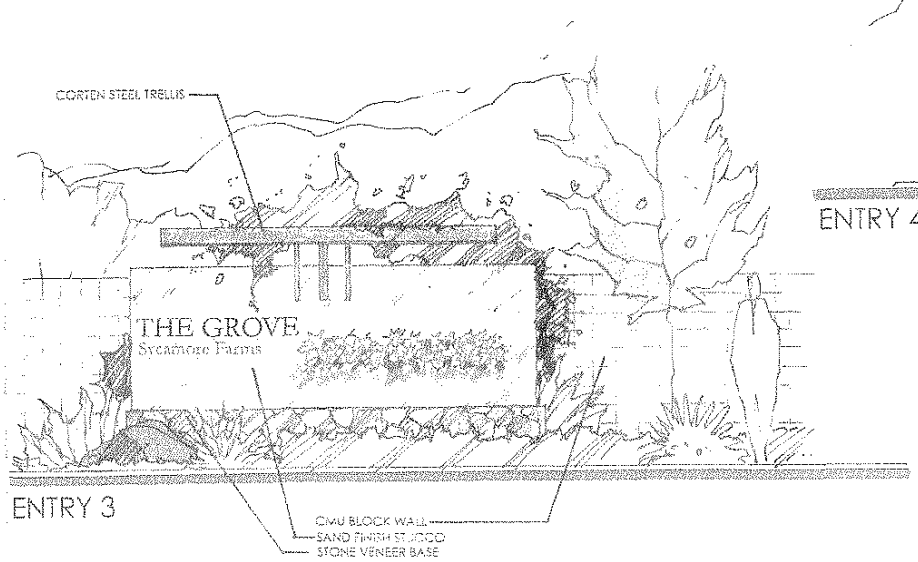
EXHIBIT T: SECONDARY ENTRY FEATURE ELEVATION & FREESTANDING DIRECTIONAL SIGN



ENTRY 5



ENTRY 4



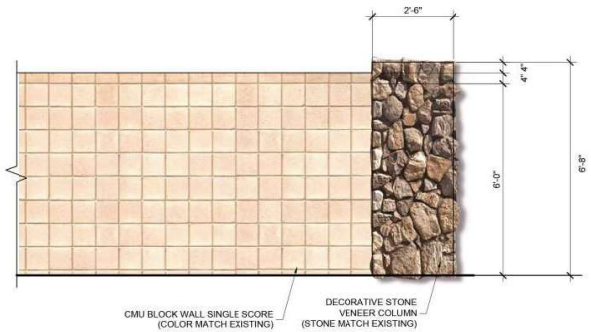
ENTRY 3

MACDONALD LANDSCAPE ARCHITECTURE

MACDONALDDESIGN@COX.NET

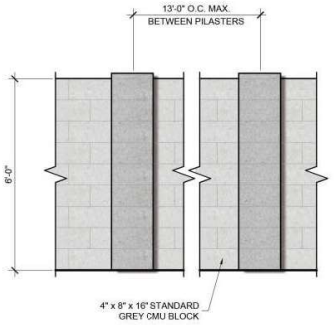
ENTRY FEATURES

5.12.03



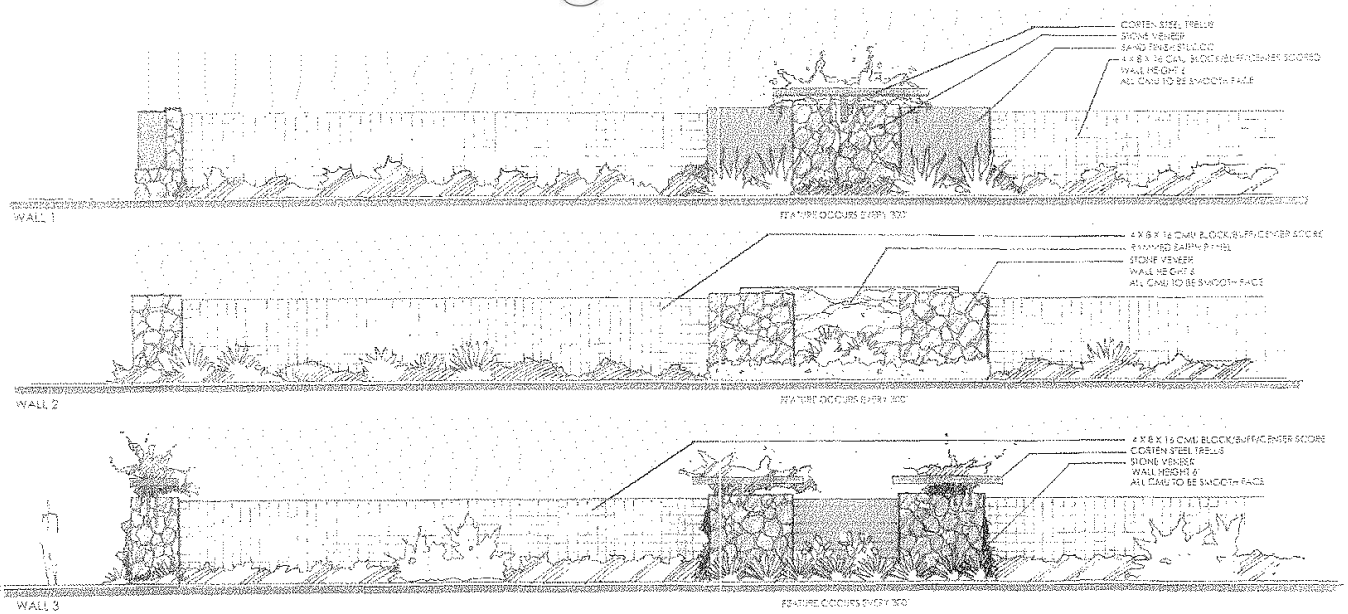
THEME WALL

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



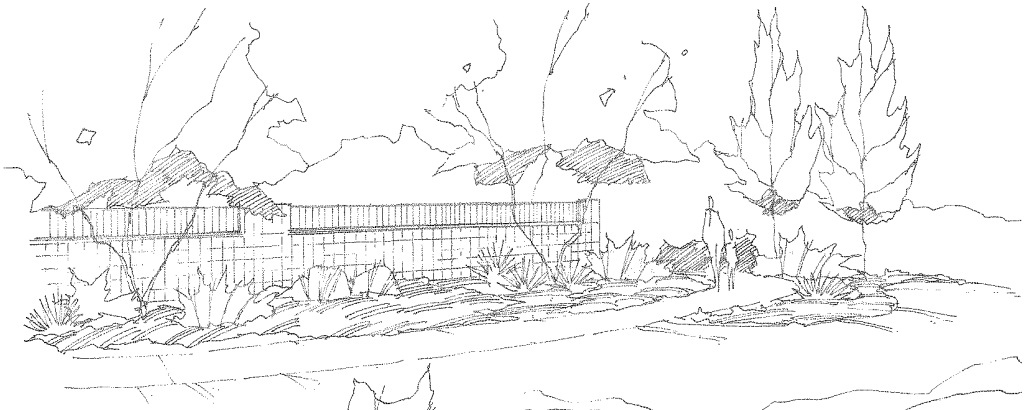
BUILDER WALL

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

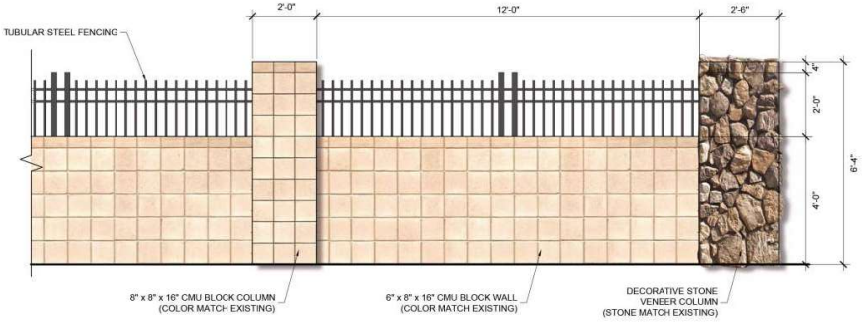


THEME WALL

MACDONALD LANDSCAPE ARCHITECTURE

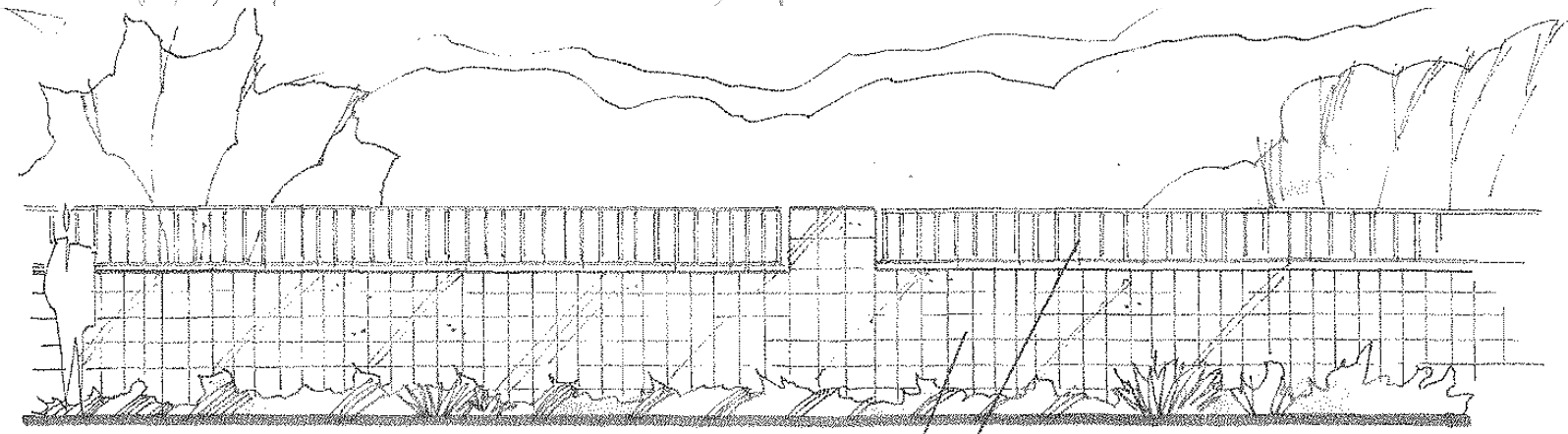


PERSPECTIVE



PARTIAL VIEW WALL

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

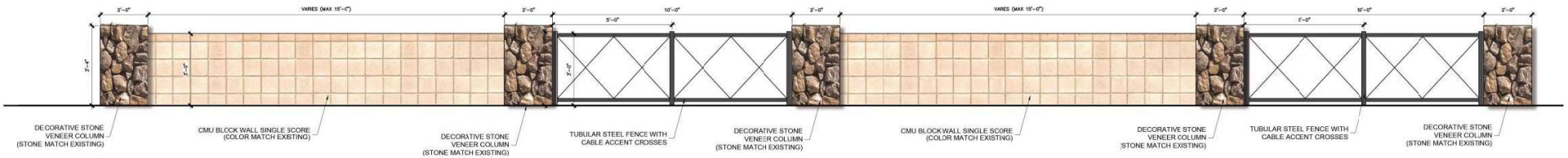


ELEVATION

4 X 8 X 16 SINGLE SCORE CMU BLOCK/SMOOTH/COLOR BUFF
2' VIEW FENCE/ALL VIEW WALLS TO BE POOL CODE COMPLIANT

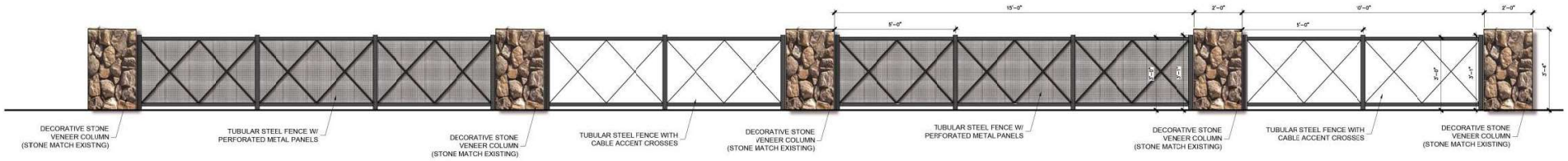
MACDONALD LANDSCAPE ARCHITECTURE

PARTIAL VIEW WALL



LOW ACCENT WALL AND ACCENT FENCE

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



LOW ACCENT WALL AND ACCENT FENCE - ALTERNATIVE A

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

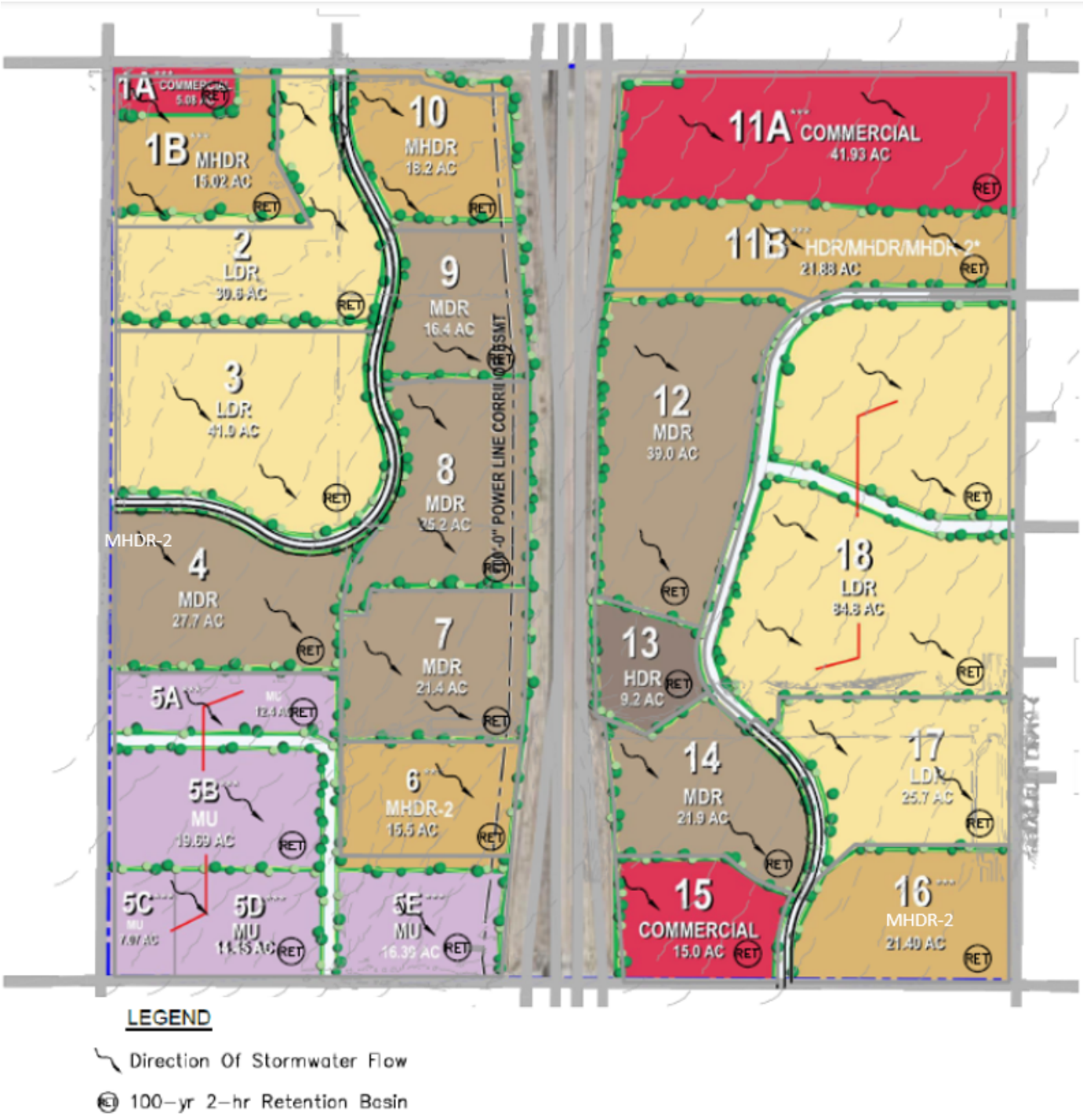


EXHIBIT Y: PROPOSED ON-SITE DRAINAGE PATTERNS

N.T.S.



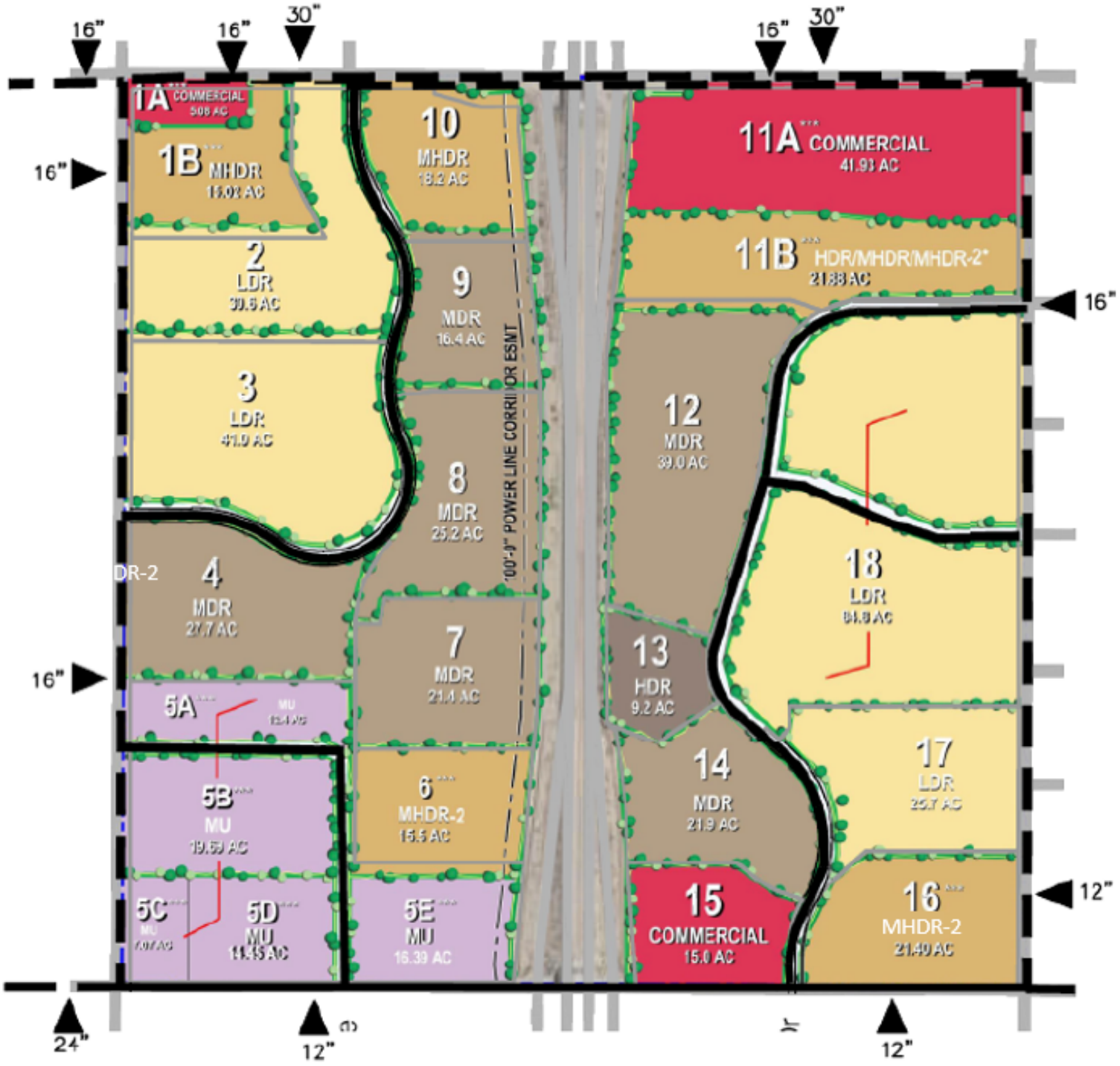
LEGEND

SEWER BY SYCAMORE FARMS

EXISTING SEWER (SIZE AS SHOWN)

EXHIBIT Z: CONCEPTUAL WASTEWATER SYSTEM

N.T.S.



LEGEND

WATER BY SYCAMORE FARMS

EXISTING WATER (SIZE AS SHOWN)

EXHIBIT AA: CONCEPTUAL WATER SYSTEM

N.T.S.

Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Agricultural, Ranching & Open Space Uses		
Animal Hospitals, Clinic, and Boarding Facilities	Commercial (“C”)	
Equestrian Center, Stables, and Riding Academies	C	Low Density Residential "LDR"
Parks, Recreation, and Open Lands	All Districts	
Residential Uses		
Assisted Living Facility	Medium Density Residential (“MDR”), Medium-High Density Residential ("MHDR" / MHDR-2), High Density Residential (“HDR”), Institutional (“I”)	
Bed And Breakfast Establishments		LDR
Congregate Care Facility	MDR, MHDR/ MHDR-2, HDR, I	
Group Home	LDR, MDR, MHDR/MHDR-2 HDR	
High Density Dwellings	MHDR/MHDR-2, HDR, Mixed Use (“MU”)	
Hotels, Timeshares	C	
Low Density Dwellings	LDR	
Medium Density Dwellings	MLD	
Model Home Complex	LDR, MDR, MHDR/MHDR-2, HDR	
Residential Setting Care Facility	LDR, MDR, MHDR/MHDR-2, HDR	
Retail & Service Uses		
Alcohol - Bar and/or Tavern, Microbrewery	C, MU	
Alcohol - Beverage Retail Sales	C, MU	
Ambulance Service	C, MU	
Ammunition and Firearms Sales	C, MU	
Auto Mall or New Vehicle Dealership (and ancillary uses)	MU	C
Cemetery - Pets *(limited to small animals)*		C
Cemetery or Mausoleum		LDR, MDR, MHDR/MHDR-2, HDR, C

Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Day Care Center - Child and/or Adult Care		LDR, MDR, MHDR/MHDR-2, HDR, C
Drive-Through Facilities		C
Funeral Home, Mortuary	C	
Home Improvement Center, with or without outdoor ancillary uses	C (Parcel 11a)**	C
Massage - Therapeutic	C, MU	
Medical Clinic or Laboratory	C, Institutional ("I")	
Medical Hospital or Outpatient Facility	I	
Medical Office	C, MU, I	
Mobile Vending	C, MU, I	
Motion picture, art or phot studio (indoors only)	MU	
Nursery *(Growing, display, or sale of plant stock, seeds, or other horticultural items)*	C	
Pawn Shop	C, MU	
Personal Services Establishment *(A facility for the sale of personal services. Typical personal service uses include arts and craft studios, banks, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, laundry, cleaning pickup and receiving station, safe deposit boxes, travel* agencies, printing or copy shops, savings and loan, appliance repair)	C, MU	
Radio or Television studio *(not including transmitters or towers)*	MU	
Retail Shopping Establishment over 50,000 sq. ft. *(Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food, floor covering, home decor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and specialty foods stores. The retail shopping establishment use does not include other uses in this article that are specifically listed)*	C	

Land Use Matrix

Use Group	Land Use District	
	Permitted Use	Conditional Use
Temporary construction offices, sheds or storage incidental to construction on a parcel within the Sycamore Farms Master Plan *(not to exceed 24 months per project)*	MU	
Vehicle Fueling Stations	C	
Vehicle Service - Minor Repair		C
Vehicle Washing Facilities		C
Wholesale Shopping Establishment *(Uses Listed Above in Retail Shopping Establishment)*		C
Wireless Facilities	All Districts	
Office Uses		
Office	C, I	
Public & Quasi-Public Facility Uses		
Animal Shelter		C
Clubhouse, Private including Lodges	C	
Community Facilities, Conference Center or Public Meeting Hall	LDR, MDR, MHDR/MHDR-2, HDR, C, I, MU	
Hospital, Out-Patient Care, Medical Offices	I	
Library	LDR, MDR, MHDR/MHDR-2, HDR, C, I	
Medial Research and Laboratories	I	
Post Office	C	
Public Facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings	I	
Public or Private Museums	I	
Utility Equipment Infrastructure	All Districts	
Education, Religious & Assembly Uses		
Places of Worship	All Districts	
Quasi-public facilities for use by civic or non-profit organizations	I	
School – University, College, Specialty, or Trade	I	C
School - Pre-K - 12	LDR, MDR, MHDR/MHDR-2, HDR	

TABLE 4: ZONING USE MATRIX, CONTINUED

Land Use Matrix		
Use Group	Land Use District	
	Permitted Use	Conditional Use
Recreational & Amusement Uses		
Athletic or Fitness Club, Commercial Recreation Facilities	HDR, C,I	
Athletic or Fitness Club, Commercial Recreation Facilities *(Less than 5,000 GFA and Indoor* Activities Only)	LDR, MDR, HDR, C, I	
Athletic Fields - Non-commercial	LDR, MDR, MHDR/MHDR-2, HDR, C	
Bowling Alley. Dance Hall, Pool Hall	C	
Galleries, Auditoriums, Museums	C	
Golf Course. Driving Range, & Miniature Golf Facilities	C	
Public or Private Theatre or Concert Hall (*with live entertainment or other similar uses as approved by the City of Surprise)*	I	
Skating Rink - Ice or Roller Skating	C	
Theater - Indoor including Dinner Theatres	C	

Performance Standards and Requirements for all Permitted and Conditionally Permitted uses shall comply with the current adopted version of the Surprise Municipal Code.

**Home Improvement Center, with or without outdoor ancillary uses, is permitted by right in parcel 11a, with outdoor ancillary uses being subject to the performance standards listed below. A Home Improvement Center, with or without outdoor ancillary uses, shall require a conditional use permit in all other commercial parcels.

Home Improvement Center –Outdoor Ancillary Uses and Associated Performance Standards

The following uses shall be permitted as outdoor ancillary uses to a Home Improvement Center in Parcel 11A, subject to the performance standards listed under each outdoor ancillary use:

SHED DISPLAY AREA - An area to display various for-sale shed products:

- Shed Display Area shall be located within the 25’ Side Setback area adjacent to Loop 303 Freeway property line.
- Shed display area will be pervious/gravel rock surface.
- Shed display area is permitted to have rotating inventory, as sales occur.
- Shed display area is permitted to be in-use all-year (24 hr / 7 days per wk).

- Shed display area shall not exceed 3,500 SF.

SEASONAL SALES AREA - An area to display seasonal products, such as live goods (plants), rugs, and other "holiday goods" (Christmas trees, etc.).

- Seasonal Sales Area shall be located in front parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Seasonal sales area is permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Seasonal sales area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Seasonable Sales Area shall not exceed 12,000 SF.

PLANT TABLES AREA – Area for display of live goods/plants for sale.

- Plant Tables Area shall be located in front of a garden center, within front concrete apron.
- Tables shall be spaced such that pedestrian traffic is unimpeded to store entrances/exits and pedestrians remain on concrete apron and not within vehicle travel way.
- Plant Tables Area is permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Plant tables is permitted to be in-use all-year (24 hr / 7 days per wk).
- Plant Table Area shall not exceed 4,500 SF

OUTDOOR STORAGE & DISPLAY AREAS – Areas to display various live goods/plants, and outdoor equipment for sale, such as grills, mowers, patio furniture, etc.

- Outdoor Storage & Display Areas permitted to be located across the store frontage, within the concrete apron.
- Outdoor Storage & Display Areas shall be spaced such that pedestrian traffic is unimpeded to store entrances/exits and pedestrians remain on apron and not within vehicle travel way.
- Outdoor Storage & Display Areas are permitted to have rotating inventory, as sales occur, depending upon season and customer demand.
- Outdoor Storage & Display Areas are permitted to be in-use all-year (24 hr / 7 days per wk).
- Outdoor Storage & Display Area shall not exceed 6,000 SF.

OUTDOOR PICK-UP LOCKERS AREA – Area provided to customers for on-line purchases that do not require entry into the retail store.

- Outdoor Pick-Up Lockers Area shall be located along building frontage, within the concrete apron.
- Outdoor Pick-Up Lockers Area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Outdoor Pick-Up Lockers Area shall not exceed 200 SF.

PROPANE SALE AREA – Propane cage provided to customers for 20-lb propane tank exchange.

- Propane Sale Area shall be located along building frontage, within concrete apron.
- Propane sale area is permitted to be in-use all-year (24 hr / 7 days per wk).
- Propane Sales Area shall not exceed 150 SF.

TEMPORARY TOOL RENTAL OVERFLOW AREA – Area designated for temporary storage of large tools/equipment that has been returned to store, temporarily stored

outside a tool rental center, awaiting pick-up for service/maintenance (including such tools/equipment as scissor lifts, log splitters, etc).

- Temporary Tool Rental Overflow Area shall be located within concrete apron area directly outside of a tool rental center.
- Temporary Tool Rental Overflow Area is permitted to be used all-year, with tools/equipment being rotated out for service/maintenance.
- Temporary Tool Rental Overflow Area shall not exceed 4,500 SF.

EQUIPMENT RENTAL AREA (LARGE EQUIPMENT) – Area designated for large equipment for rent, such as scissor lifts, concrete mixer, ditch excavators, etc.

- Equipment Rental Area (Large Equpment) shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Equipment Rental Area (Large Equpment) is permitted to be used all-year, with tools/equipment being rotated in/out as rental sales occur.
- Equipment Rental Area (Large Equipment) shall be limited to 1,700 SF.

RENTAL BOX TRUCK PICK-UP & RETURN AREA - Area designated for parking of rentable box trucks.

- Rental Box Truck Pick-Up & Return Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Rental Box Truck Pick-Up & Return Area is permitted to be use all-year, with trucks being rotated in/out as rental sales occur.
- Rental Box Truck Pick-Up & Return Area shall be limited to 2,100 SF.
- Rental trucks may be those of the Home Improvement Center or a third-party commercial rental company.

FLATBED TRUCKS PICK-UP AND RETURN AREA – Area designated for parking of rentable flatbed trucks.

- Flatbed Trucks Pick-Up and Return Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Flatbed Trucks Pick-Up and Return Area shall be permitted to be used all-year, with trucks being rotated in/out as rental sales occur.
- Flatbed Trucks Pick-Up and Return Area shall not exceed 700 SF.

TRAILER FOR SALE / TRAILER DISPLAY AREA – Area designated for permanent parking of tow-behind trailers for sale.

- Trailer For Sale / Trailer Display Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Trailer For Sale / Trailer Display Area is permitted to be used all-year, with trucks being rotated in/out as sales occur.
- Trailer For Sale / Trailer Display Area shall be limited to 1,400 SF.

TEMPORARY RENTAL TRUCK AREA – Area designated for temporary parking of rentable box trucks, awaiting pick-up by third-party commercial rental company representatives for off-site relocation.

- Temporary Rental Truck Area shall be located in parking stalls on east parking area. Parking stalls within area are not to be included in parking count to meet code requirements.
- Temporary Rental Truck Area shall be permitted to be used all-year, with trucks being parked on a temporary basis, awaiting pick-up for off-site relocation.
- Temporary Rental Truck Area shall be limited to 1,400 SF.

REAR STORAGE/CANTILEVER STORAGE AREA – Area designated for "palletized" storage of store inventory, where delivery pallets are unloaded, awaiting breakdown and distribution of product in-store during off-peak business hours.

- Rear Storage/Cantilever Storage Area shall be located behind building.
- Rear Storage/Cantilever Storage Area shall be permitted to be used all-year (24 hr / 7 days per wk).
- Rear Storage/Cantilever Storage Area shall be limited to 7,500 SF.

TEMPORARY GARDEN CENTER STORAGE AREA – Area designated for palletized seasonable garden center storage items such as pavers, landscaping items, decorative stone, etc.

- Temporary Garden Center Storage Area shall be located along the side of a garden center, utilizing no more than 13 parking stalls next to the garden center and no more than 30 parking stalls across the drive.
- Temporary Garden Center Storage Area is permitted to have rotating inventory, as sales occur.
- Temporary Garden Center Storage Area is permitted to be used for a cumulative duration of six months out of the year (24 hr / 7 days per wk).
- Temporary Garden Center Storage Area shall be limited to 7,353 SF.

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

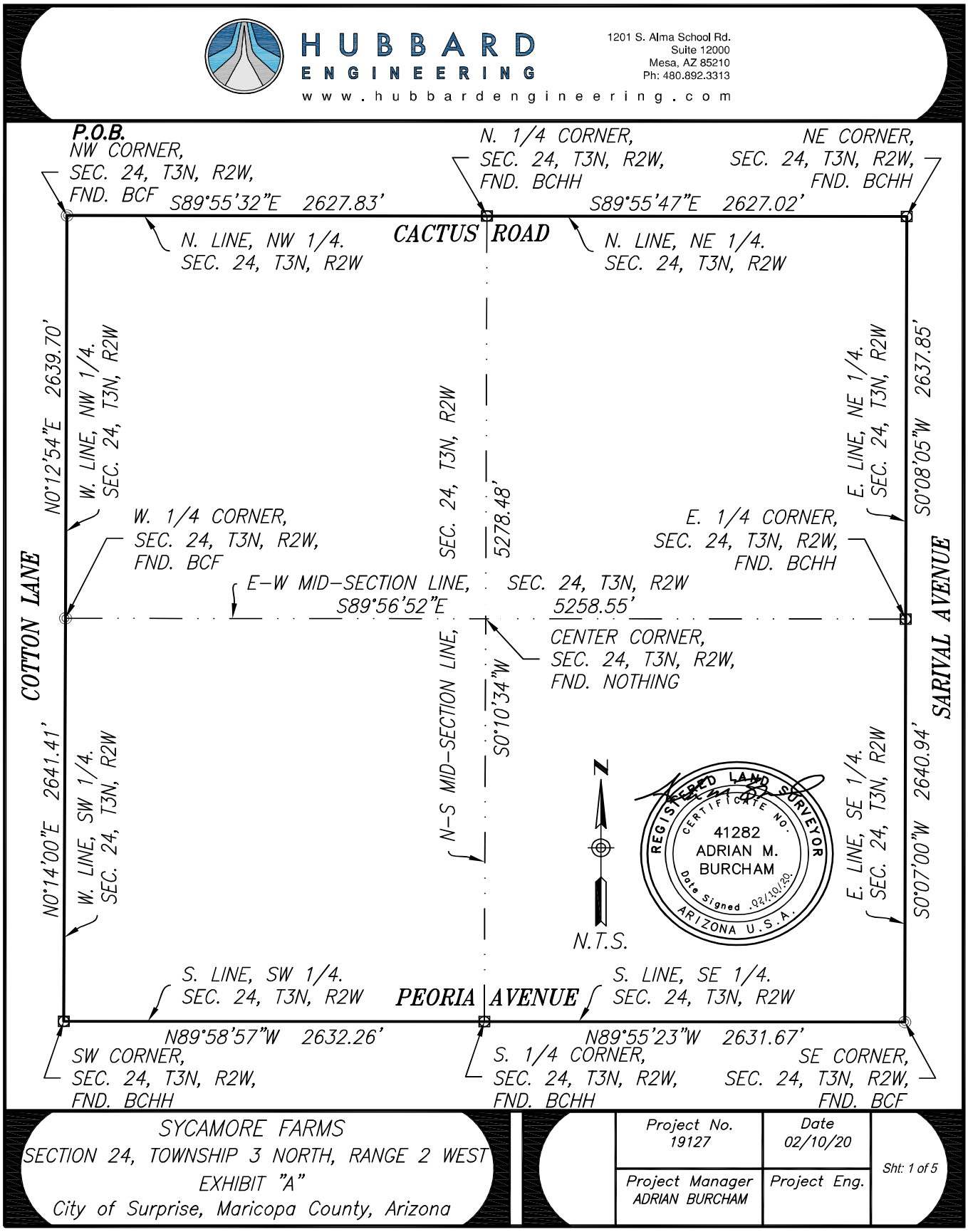
THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES, MORE OR LESS.




HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com
P.O.B.
NW CORNER,
SEC. 24, T3N, R2W,
FND. BCF
S89°55'32"E 2627.83'
N. 1/4 CORNER,
SEC. 24, T3N, R2W,
FND. BCHH
S89°55'47"E 2627.02'
NE CORNER,
SEC. 24, T3N, R2W,
FND. BCHH
CACTUS ROAD
N. LINE, NW 1/4.
SEC. 24, T3N, R2W
N. LINE, NE 1/4.
SEC. 24, T3N, R2W
COTTON LANE
SARIVAL AVENUE
N0°12'54"E 2639.70'
W. LINE, NW 1/4.
SEC. 24, T3N, R2W
S0°08'05"W 2637.85'
E. LINE, NE 1/4.
SEC. 24, T3N, R2W
W. 1/4 CORNER,
SEC. 24, T3N, R2W,
FND. BCF
SEC. 24, T3N, R2W
5278.48'
E. 1/4 CORNER,
SEC. 24, T3N, R2W,
FND. BCHH
E-W MID-SECTION LINE,
S89°56'52"E
SEC. 24, T3N, R2W
5258.55'
CENTER CORNER,
SEC. 24, T3N, R2W,
FND. NOTHING
N-S MID-SECTION LINE,
S0°10'34"W
N0°14'00"E 2641.41'
W. LINE, SW 1/4.
SEC. 24, T3N, R2W
E. LINE, SE 1/4.
SEC. 24, T3N, R2W
S0°07'00"W 2640.94'
N
N.T.S.
REGISTERED LAND SURVEYOR
CERTIFICATE No.
41282
ADRIAN M.
BURCHAM
Date Signed 02/10/20
ARIZONA U.S.A.
S. LINE, SW 1/4.
SEC. 24, T3N, R2W
PEORIA AVENUE
S. LINE, SE 1/4.
SEC. 24, T3N, R2W
N89°58'57"W 2632.26'
N89°55'23"W 2631.67'
SW CORNER,
SEC. 24, T3N, R2W,
FND. BCHH
S. 1/4 CORNER,
SEC. 24, T3N, R2W,
FND. BCHH
SE CORNER,
SEC. 24, T3N, R2W,
FND. BCF
SYCAMORE FARMS
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST
EXHIBIT "A"
City of Surprise, Maricopa County, Arizona
Project No. 19127
Date 02/10/20
Project Manager ADRIAN BURCHAM
Project Eng.
Sht: 1 of 5

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

5 July 2022

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

Ms. Nichole Flores
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS22-0866; Sycamore Farms PAD Rezone – 5th Amendment (APN: 501-09-004B, 501-09-002A, 501-09-003A)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Sycamore Farms PAD Rezone – 5th Amendment. The Sycamore Farms PAD sits on 637.6 acres located on both sides of Loop 303 between Cactus Rd and Peoria Ave in Surprise AZ. The application proposes a rezone for parcels 1,6,11 and 16. The site is located from 1 to 1.75 miles outside Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The overall density for this updated PAD including these amendments will be 5.96 du/ac, which falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2022.07.05 10:33:47 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

1. CITIZEN PARTICIPATION REPORT FOR SYCAMORE FARMS PAD AMENDMENT (CASE NO. FS22-0866)

Submitted:
March 2023

WITHEY MORRIS PLC
ATTORNEYS AT LAW

2. Project Description/Request

Sycamore Farms (the "Site") is a 637.6-acre Planned Area Development (PAD) master plan located on both sides of the Loop 303 Freeway between Cactus Road and Peoria Avenue in the City of Surprise. The Sycamore Farms PAD was originally approved by the Surprise City Council in 2004. The Sycamore Farms PAD has been amended a number of times over the years. Yet, since approval of the PAD in 2004, only a few of the development parcels within Sycamore Farms have developed. Additionally, several important changes have occurred since the PAD was first approved, which has led to a re-envisioning of the PAD, including: (i) the construction and completion of the Loop 303 Freeway, which has created vast opportunities for employment and retail to be provided along a more expansive extent of the freeway corridor; and (ii) a shift away from the prior General Plan vision of the Site as a "Gateway" to a designation of "Neighborhood" instead, which has created an opportunity for new residences to develop that support existing and future employment and retail/services within the larger area, including Prasada an expansive master planned community proximate to the Site. Based on these changes in the area, this proposed amendment seeks to provide a framework to reposition certain development parcels within the Sycamore Farms PAD toward implementing the General Plan 2035 vision of the area for residential growth. Specifically, this PAD amendment ("Sycamore Farms PAD, as amended") proposes amending the conceptual land use plan for Parcels 1, 6, 11, and 16 to allow multi-family residential uses for those parcels, or portions thereof, as more thoroughly discussed in the PAD narrative.

The requested PAD amendment will provide a more realistic balance of commercial uses to the overall master plan concept with high-quality living options for all types of families.

3. Outreach/Notification Timeline

- **November 2022:** Initial neighborhood meeting notice letters were mailed by the City to all property owners within 300 feet of the Property and all applicable registered neighborhood associations.

- **November 17, 2022:** The subject site was posted with eight (8) neighborhood meeting signs.

- **December 5, 2022:** A Virtual neighborhood meeting for the proposed project was held via Zoom software, in accordance with the City's requirements.

- **January 11, 2023:** An in-person neighborhood meeting was held at 6:00 p.m. at the Sonoran Heights Middle School Media Center located at 11405 N. Greer Ranch Pkwy.

- **February 21, 2023:** Neighborhood meeting notice letters were mailed for a third (voluntary) neighborhood meeting by the applicant to all property owners within 300 feet of the Property and all applicable registered neighborhood associations. Additionally, individual outreach (door knocking and phone calls) was conducted by Bilsten Consulting for

attendees which attended the initial neighborhood meetings and provided their contact information.

- **March 6, 2023:** A third, voluntary, in-person neighborhood meeting was held in-person neighborhood meeting was held at 6:00 p.m. at the Sonoran Heights Middle School Media Center located at 11405 N. Greer Ranch Pkwy.

4. Notification Affidavits, Letters & Mailing Lists

- See **Tab 1.**

5. Neighborhood Meeting Summaries

A. Initial (Required) Virtual Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff attended the virtual neighborhood meeting. In addition, approximately 31 interested individuals attended the virtual neighborhood meeting. The attendee list for the virtual neighborhood meeting is enclosed at **Tab 2.**

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees, which provided: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes, including the emerging core of Prasada; an overview of the proposed amendment and further specifics regarding each amendment parcel.

Attendees had general questions regarding: nature of residential development, HOA presentations, roadway improvement requirements, and timing for development. The applicant responded to attendee comments as outlined below:

Nature of residential development
It was confirmed by the applicant that all residential proposals are proposed as market rate communities, not affordable or subsidized housing.

Request for Presentation to HOAs
The applicant confirmed that outreach to individual HOA's would be conducted. As follow up to the neighborhood meeting, Bilsten Consulting conducted outreach to applicable area HOA's. The applicant also discussed that direct contact could be made to the applicant for further meeting coordination to HOAs

Roadway Improvements

It was confirmed by the applicant that half-street improvements would be completed by the respective developments along their respective frontages. It was also noted that a city CIP is planned along Cactus Road. Further, it was discussed that signalization may occur in several locations depending on the project's traffic impact analysis and signal warrant analysis, but that all four (4) major intersections would be signalized as a minimum.

Timing for Development
The applicant responded with a summary of the public hearing process, further city review processes and indicated that opening for Parcel 11B is targeted for late 2025 and Parcel 11A would be mid-2024.

B. Initial (Required) In-Person Neighborhood Meeting

Summary of Presentation, Questions and Applicant Responses

The applicant, along with the project development team and members of city staff, attended the initial in-person neighborhood meeting. In addition, approximately 40 interested individuals attended the neighborhood meeting. See the sign-in sheets enclosed at **Tab 3.**

The applicant commenced the neighborhood meeting by providing an introduction of the development team. The applicant then shared a presentation with neighborhood meeting attendees to provide an overview of the overall PAD request, including: an overview of the site history and context; a discussion regarding the land use pattern in the area and area changes; and an overview of the amendment parcels. Following the presentation, an opportunity for questions was provided, which together with the applicant presentation lasted approximately 40 minutes. Following the presentation-style portion of the meeting, attendees were encouraged to visit project "stations" where further information would be provided by the respective developer teams about each respective project.

Attendees had general questions regarding: school and bus stop impacts, city park and amenity concerns for Sycamore Farms, police and fire facilities, crime, nature of multi-family uses, traffic, nature of commercial uses, and privacy. The applicant responded to attendee comments as outlined below:

1. School Impacts and Bus Stop Impacts

   The applicant confirmed that, per the School District, there is sufficient capacity including with additional children generated by the PAD amendment. It was also discussed that typically, multi-family residential communities produce less school aged kids than single-family residential. It was discussed that the applicant would study the bus stop location with the school district to ensure there are no safety concerns with traffic.

2. City park and lacking amenities for the Sycamore Farms PAD

   Several attendees expressed concerns that the Sycamore Farms PAD and the individual subdivisions within it do not provide adequate open space and parks amenities. The applicant acknowledged that there were changes over time to the PAD by others, however with this amendment there is a 100' wide linear open space corridor that would be retained, which is provided on the west side of the Loop 303.

**The respective development teams have further studied this concern, and they have since revised site plans to provide a public benefit on Parcels 11B and 16, including public open space. Additionally, it has been confirmed that there is a planned city park to the west of Sycamore Farms, at Perryville Road and Cactus Road.*

3. Police and Fire Facilities

Residents discussed that there are few emergency protection facilities within the area, and that adding additional uses to the area would further impact those facilities. The applicant advised that additional research would be performed to better understand emergency service locations.

**It has since been confirmed that a Fire Station is planned at the intersection of Cactus Road and Perryville Road.*

4. Crime

Several attendees expressed concerns regarding existing multi-family in the area and crime. The applicant discussed the general tenant profiles and application parameters for future residents.

5. Nature of Multi-Family Uses

   It was confirmed by the applicant that all residential proposals are proposed as market rate communities, not affordable or subsidized housing.

6. Traffic

It was confirmed by the applicant that typical half-street improvements would be completed by the respective developments along their respective frontages, which would improve traffic conditions. It was also noted that a city CIP is planned along Cactus Road.

7. Nature of Commercial Uses for Parcel 11A

The applicant discussed that Parcel 11A is under contract with several key commercial anchors including Home Depot, a fitness anchor and grocery anchor. It was discussed that there are several other pad buildings that will be available as well.

8. Building Height and Privacy (Parcel 11B)

Attendees expressed concerns with privacy due to the height of Parcel 11B. The applicant discussed the significance of the buffer between land uses, and indicated that further review of the buffer would be performed to address privacy concerns.

In response to neighbor input for Parcel 11B, the applicant made several site plan changes for that parcel and scheduled a voluntary follow-up neighborhood meeting to share the updated plan with interested neighbors, as summarized in* ***Section C* *below.*

C. Voluntary Follow-Up In-Person Neighborhood Meeting

Number of Participants

The applicant, along with the project development team, attended the voluntary follow up in-person neighborhood meeting. In addition, approximately 44 interested individuals attended the neighborhood meeting.

Summary of Presentation, Questions and Applicant Responses

The applicant commenced the neighborhood meeting by providing an overview of: the PAD amendment process and where the application stands, site and general plan history; retail trends and context; and an overview of the amendment parcels. The applicant discussed modifications to the Parcel 11B conceptual site plan which were made in response to neighbor feedback from prior neighborhood meetings; and, an update regarding Parcel 16 and the conceptual site plan for that site. The proposed changes for Parcel 11B were noted as including park open space, introduction of carriage style homes for buffering, unit adjustments and more. The applicant also offered that, for interested parties, tours of existing communities by IDM could be arranged so that attendees could get a sense of quality and management.

The attendees had general questions regarding: density for Parcel 11B; commercial trends for the area; school impacts; school bus safety; traffic; crime; pedestrian connectivity and possibility of HOA subsidies to support open spaces; rezoning stipulations; and, overall PAD density. The applicant responded to attendee comments as outlined below:

1. Density of Parcel 11B
   Attendees questioned why Parcel 11B could not mirror Parcels 6 and 16 with single-story rental casistas. The applicant discussed that Parcel 11B serves as a buffer between an arterial street and commercial retail center, which traditionally incorporates some denser product that single-family residential.

2. Commercial trends for area
   The applicant discussed that Parcel 11A is under contract with several key commercial anchors including Home Depot, a fitness anchor and grocery anchor. It was discussed that there are several other pad buildings that will be available as well. The applicant advised that there are some retail limitations and considerations for Parcel 11A and the remainder of Sycamore Farms commercial areas given non-compete requirements of the anchors for the site, as well as trends emerging at Prasada.

   It was further discussed that, if traffic is a concern, the proposal would generate less traffic than additional commercial uses.

3. School impacts and bus safety
   The applicant confirmed that, per the School District, there are no capacity concerns, and that we would continue to work with the School District on appropriate bus stop modifications, if necessary.

4. Traffic

It was discussed that 165th Avenue currently experiences unsafe traffic conditions and concerns were raised regarding the addition of additional vehicles on that road. The applicant discussed that the City is reviewing the project's TIA and that the development would need to conform to the city's requirements for traffic mitigation.

5. Pedestrian connectivity and possibility of HOA subsidies from developers

   Attendees discussed that the trails provided throughout the community are maintained by the HOA's and that additional users would create more wear and tear. A question arose of whether the developers would contribute to the HOA maintenance and the applicant advised that this is something that could be considered. The applicant also mentioned that a pocket park concept was added to Parcel 11B for the community's benefit. There was mixed feedback about the need for such an amenity.

6. Rezoning stipulations

   Attendees questioned the ability for the City to stipulate to specific site plans, which would guarantee a certain development layout. The applicant advised that there would be a willingness to work with city staff on language to provide more certainty for development.

7. Overall PAD density

   There were questions about the overall density for Sycamore Farms. The applicant provided background that the subject site is subject to the Luke Graduated Density Concept, which limits the total number of residential dwellings within the Sycamore Farms PAD to approximately 3,800. This number is inclusive of Parcel 5 and all of the subject amendment sites.

There were two (2) nearby residents from outside of Sycamore Farms which requested additional information and/or a presentation to their respective HOA's. Members of the applicant team provided contact information to these attendees for further coordination.

Overall, the follow up neighborhood meeting was productive and the applicant will further review opportunities to address resident concerns pertaining to streets improvements and other concerns.

Sign-in sheets for the voluntary follow-up in-person neighborhood meetings is enclosed at **Tab 4.**

6. Individual Outreach and Summary

In addition to the neighborhood meetings, the applicant's consultant team has also conducted individual outreach to neighbors via door-to-door knocking and phone calls, which has led to productive dialogue and understanding. This outreach will continue throughout the application process.

The applicant will continue to be available to neighbors to answer questions throughout the rezoning process. The applicant will also continue to review opportunities to address specific neighbor inputs including regarding traffic access and more.

Tab 1

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0866

Applicant Name: Withey Morris

Location: SEC Cactus & Cotton

Date Site Posted: 11/17/22

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

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

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

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

Meghan Liggett — 11/17/22

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 11/17/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Marybeth Conrad
Notary Public

10-25-24
My commission expires

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


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
In Person: January 11, 2023
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408
Case number: FS22-0866
Request: A Major Planned Area Development (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 Ave,Peoria Ave, and Cotton Lane.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Waddell Rd
Cactus Rd
Project Location
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W PEORIA
Maps
Nov 17, 2022 11:27AM
16700–16836 W Peoria Ave
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
In Person: January 11, 2023
Date: TBD
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Waddell Rd
Cactus Rd
Project Location
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W PEORIA AVE
Maps
Nov 17, 2022 11:26AM
16700–16836 W Peoria Ave
Maricopa County


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City Council
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Time: 6:00 P.M.
Location: Sonoran Heights Middle School
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11405 N Greer Ranch Pkwy, Surprise, AZ 85379
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W PEORIA AVE
Maps
Nov 17, 2022 10:56AM
16700–16836 W Peoria Ave
Maricopa County


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Waddell Rd
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Project Location
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W PEORIA AVE
Maps
Nov 17, 2022 10:55AM
16700–16836 W Peoria Ave
Maricopa County


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City Council
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Time: 6:00 P.M.
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Project Location
Waddell Rd
Cactus Rd
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
Maps
Nov 17, 2022 10:20AM
16358–16504 W Peoria Ave
Maricopa County


Notice of Public Hearing
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Neighborhood Meeting
In Person: January 11, 2023
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
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Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
Maps
Nov 17, 2022 10:20AM
16358–16504 W Peoria Ave
Maricopa County


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Project Location
Waddell Rd
Cactus Rd
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W HOPE DR
N SARIVAL AVE
W CLINTON ST
W PEORIA AVE
W CAMDEN
Maps
Nov 17, 2022 09:48AM
N Sarival Ave
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
In Person: January 11, 2023
Date: TBD
Date: TBD
Time: 6:00 P.M.
Time: 6:00 P.M.
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379
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Surprise, AZ 85374
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Virtual Meeting:
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Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W HOPE DR
N SARIVAL AVE
W CLINTON ST
W PEORIA AVE
W DEANNE
W CAMDEN
Maps
Nov 17, 2022 09:48AM
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Maricopa County


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Waddell Rd
Cactus Rd
Project Location
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W CACTUS RD
N SARIVAL AVE
Maps
Nov 17, 2022 09:21AM
11812–12114 N Sarival Ave
Maricopa County


Notice of Public Hearing
City of Surprise
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Neighborhood Meeting
In Person: January 11, 2023
Time: 6:00 P.M.
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11405 N Greer Ranch Pkwy, Surprise, AZ 85379
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W CACTUS RD
N SARIVAL AVE
Maps
Nov 17, 2022 09:21AM
11812–12114 N Sarival Ave
Maricopa County


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City of Surprise
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Maps
Nov 17, 2022 08:01AM
W Cactus Rd
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
In Person: January 11, 2023
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11405 N Greer Ranch Pkwy, Surprise, AZ 85379
Planning & Zoning
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Waddell Rd
Cactus Rd
Project Location
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
Maps
Nov 17, 2022 08:25AM
11887–11889 N Cotton Ln
Maricopa County


Notice of Public Hearing
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Waddell Rd
Cactus Rd
Project Location
Peoria Ave
Cotton Ln
Loop 303
Sarival Ave
W CACTUS RD
Maps
Nov 17, 2022 08:54AM
16501–16641 W Cactus Rd
Maricopa County


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Sarival Ave
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Maps
Nov 17, 2022 08:54AM
16501–16641 W Cactus Rd
Maricopa County

NOTICE OF UPCOMING NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that Neighborhood Meetings are scheduled to review and solicit public input on Case FS22-0866, a request by Withey Morris, PLC, for a Major Amendment to the Sycamore Farms Planned Area Development (PAD) generally located between Cactus Road and Peoria Avenue, and Cotton Lane and Sarival Avenue. The proposed amendment will revise the land use plan, development standards, and dwelling unit counts.

One meeting will be conducted virtually and a second meeting will be conducted in-person.

At both meetings, the applicant and/or representative will be available to answer any questions and solicit comments on this request.

You are welcome to attend the following meetings:

Virtual

December 5, 2022 | 6:00 PM

https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSEpsQT09

CALL IN: +1 253 215 8782
MEETING ID: 818 0897 9175
PASSCODE: 941408

In-Person

January 11, 2023 | 6:00 PM

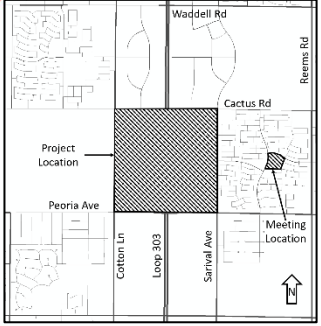
Location: Sonoran Heights Middle School Media Center

11405 N. Greer Ranch Pkwy.
Surprise, AZ 85379

To learn more or provide input, please contact:
***Trever Fleetham** at 623.222.3156 or trever.fleetham@surpriseaz.gov*

SURPRISE
ARIZONA

PROJECT LOCATION:



DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

DEAR PROPERTY OWNER: The purpose of this mailing is to inform you that a voluntary follow-up Neighborhood Meeting is scheduled to review and solicit public input regarding Case FS22-0866, a request by Withey Morris, PLC, for a Major Amendment to the Sycamore Farms Planned Area Development (PAD) generally located between Cactus Road and Peoria Avenue, and Cotton Lane and Sarival Avenue. The proposed amendment will revise the land use plan, development standards, and dwelling unit counts.

Please note that the City of Surprise is not the host of this meeting, however, the assigned City Planner may be contacted to provide information as needed in response to inquiries received from residents.

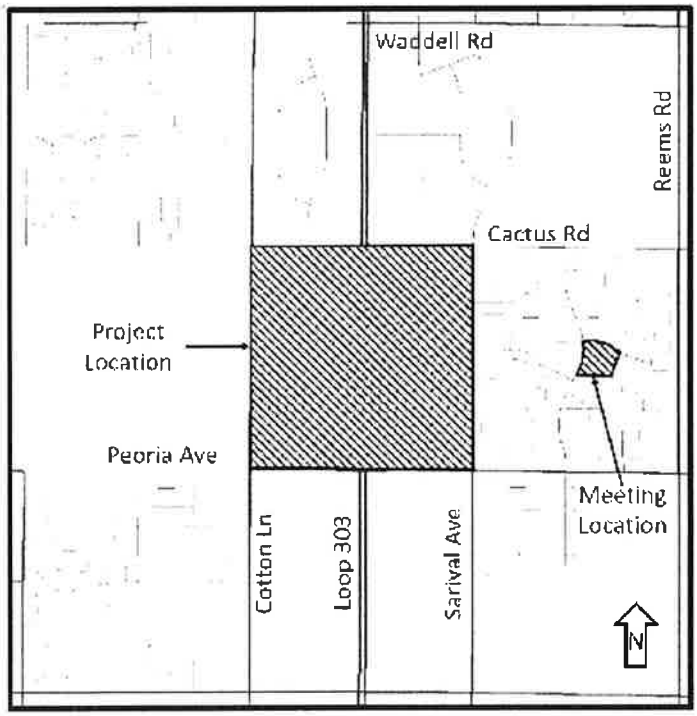
Applicant: Withey Morris, PLC, 602.230.0600, stephanie@witheymorris.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

In-Person Meeting

DATE:	Monday, March 6, 2023
TIME:	6:00 PM
LOCATION:	Sonoran Heights Middle School Media Center 11405 N. Greer Ranch Pkwy. Surprise, AZ 85379

PROJECT & MEETING LOCATION



Tab 2

Name (Original Name)	User Email	Total Duration (Minutes)
Withey Morris	public@witheymorris.com	60
terryclark		60
JC and Tammy Schnurr		56
MIKE		59
Terry Carawan		59
Laurie Johnson		39
iPhone		125
Catalina Ramirez		51
1623[redacted]		56
Andrew		55
chuck.wright		55
Dwayne P		54
bob.myers		54
pedroolea		54
Daniel G Perez		53
Brett.Anderson		53
Trever.Fleetham		52
Colby Fincham		52
Ashley Hannah		51
16413302066		45
Craig H Lintner -Pedcor		50
Tom Crowe		57
Scott's iPhone		50
1480[redacted]		49
ChuckMackie		49
Lawson (Lawson Fannéy w/ Kimley-Horn)		49
krys		49
Dave.Leyvas		48
Jordan		38
Jonathan Heilman		44
1603[redacted]		3
jeffreygordon		43
Brlat		42
Mary Gomez		41
1623[redacted]		7
1602[redacted]		17
1515[redacted]		34
1712[redacted]		34
Kim's iPhone		2
Danielle’s iPad		31
kcn01		31
pgs		27
Jeanine Jerkovic		21
Jordan Gaither		2

Tab 3

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
85. Jim Sullivan	[redacted]		
86.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
63. Danielle Fredette	[redacted]		[redacted]
64. Sue Clark	[redacted]		
65. TERRY CLARK	[redacted]		[redacted]
66.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
52. Jerad Buglione	[redacted]		
53. Debra Zayas-Buglione	[redacted]		com
54. Janice Biondi	[redacted]		
55. Susan Draper	[redacted]		
56. Susan VonDerAhe	[redacted]		m
57. Jesse VonDerAhe	[redacted]		
58. Kyle VonDerAhe	[redacted]		
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. DAVE LEYVAS	[redacted]		
12. Helena Kulikowski	[redacted]		
13. Józef Kulikowski	[redacted]		
14. ANDREW NAVARRO	[redacted]		
15. Elizabeth Richardson	[redacted]		
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
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SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
1. Jean V Schmidt	[redacted]		
2. Jacqueline Jimenez	[redacted]		
3. Jennifer Ragan	[redacted]		
4. Eric Ragan	[redacted]		
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
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WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
74. Mike Sauerbrei	[redacted]		
75. Bobby Parks	[redacted]		
76. Chanthall Cabrera	[redacted]		
77.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
21. J.C. SCHNUR + TAMMY	[redacted]		
22. Joe Judy Turchany	[redacted]		
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
32. Brittney Muldrow	[redacted]		
33. Mary Sherwood	[redacted]		
34. MARCY COPELAND	[redacted]		
35. Donna Williams	[redacted]		
36. Tiffany Gagne / Tony Reed	[redacted]		
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT
NEIGHBORHOOD OPEN HOUSE MEETING
WEDNESDAY, JANUARY 11, 2022 - 6:00 PM
SONORAN HEIGHTS MIDDLE SCHOOL, MEDIA CENTER; 11405 N GREER RANCH PKWY, SURPRISE, AZ 85379

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
42. Nick Nelson	[redacted]		
43. Rochell Montelongo	[redacted]		
44. Vince Montelongo	[redacted]		
45. Esperanza Vargas	[redacted]		
46.			
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Tab 4

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
43. Patton Family	[redacted]		[redacted]
44. Jeremy & Kinden Cooper	[redacted]		[redacted]
45. Nick Nelson	[redacted]		[redacted]
46. Helena & Jozef Kulikowski	[redacted]		[redacted]
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
101. Daniel Betthauser	[redacted]		
102. Andrew Schoonover	[redacted]		
103. Jenn Bodie	[redacted]		
104.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
32. Paul + Danielle Frie	[redacted]		
33. Susan Draper	[redacted]		
34. Kelly & Mike Sauerbrei	[redacted]		
35. Leon V Schmidt	[redacted]		
36. ANDREW NAVARRO	[redacted]		
37. Pedro Olea	[redacted]		
38. Brian Cathers	[redacted]		
39. Susan VanDerAlu	[redacted]		
40. Ryan/Jama Haggard	[redacted]		
41. Penny Maxwell	[redacted]		
42. Lori Styles	[redacted]		

SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
91. Will Randolph	[redacted]		
92. Mark Ferrell	[redacted]		
93. Michelle Ferrell	"	"	" com
94. Stephanie & John Yasar	[redacted]		
95. Debra Zayas-Buglione	[redacted]		
96. Janice Biondi	[redacted]		
97.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
112. Briana Stivers	[redacted]		
Tiffany Gagne	[redacted]		
113. Tony Reed	[redacted]		
114. Judy Turchany	[redacted]		
115.			
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SIGN-IN

INVESTMENT DEVELOPMENT MANAGEMENT

SYCAMORE FARMS, SURPRISE, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

MARCH 6TH, 2023 - SONORAN HEIGHTS MIDDLE SCHOOL; MEDIA CENTER; 11405 N. GREER RANCH PKWY.; SURPRISE, AZ 85379

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Terry & Sue Clark	[redacted]		
2. Marcy Copeland	[redacted]		
3. Richard Mowzer	[redacted]		
4. Josh Waldvogel	[redacted]		
5. Val Waldvogel	[redacted]		
6. ERIC LAUFER	[redacted]		
7. Rochell Montelongo	[redacted]		
8. Vince Montelongo	[redacted]		
9. Donna Williams	[redacted]		
10.			

From: brandy harris
To: Trever Fleetham
Subject: Case FS22-0866
Date: Friday, December 2, 2022 8:06:06 PM

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

Hi Trever,

I am reaching out regarding some information that was brought to our attention today in regards to the open field next to Sycamore Farms. We were informed that multi-family homes would be going into the open location. The development would include 2-3 story buildings which, what was explained, would not be able to see into our home or yards.
I am completely against this plan.
When purchasing our home we informed that the plan would be more single family homes…now we are informed it's multiple which could be up to 3 floors high.
This is extremely frustrating and concerning. We already have people walking the path next to the fields in which they are able to view into our homes during their walks.
Again, this is not okay and is concerning for our safety of privacy.

Thank you
Brandy

Sent from my iPhone

From: Tanner Wessel
To: Trever Fleetham
Subject: FW: Cactus & Cotton
Date: Tuesday, January 17, 2023 8:43:42 AM

Tanner Wessel
Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Phone: (623) 222-3137 | **Fax**: (623) 222-3001

-----Original Message-----
From: Robin Lederman [redacted]
Sent: Saturday, January 14, 2023 11:00 AM
To: Planning <Planning@surpriseaz.gov>
Subject: Cactus & Cotton

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

I am very concerned about the proposed building at Cactus & Cotton. I am a resident of Sterling Grove. There is a tremendous amount of building here right now in addition to what has already been approved.

Sterling Grove will have over 2000 homes. Traffic will be a major concern in the surrounding area as well as lack of schools and police.

I am very opposed to the high density building that is proposed.

Thank you,

Robin Lederman

From: Tanner Wessel
To: Trever Fleetham
Subject: FW: High Density Housing
Date: Tuesday, January 17, 2023 8:43:09 AM
Attachments: image001.png

City of Surprise Logo

Tanner Wessel
Planner II
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Phone: (623) 222-3137 | **Fax**: (623) 222-3001

From: Matthew Moore[redacted]
Sent: Thursday, January 12, 2023 11:48 AM
To: Development Services <DevelopmentServices@surpriseaz.gov>; Planning <Planning@surpriseaz.gov>
Subject: High Density Housing

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

Hello,

I'm writing in regards to all the high density housing that is being proposed along Cotton and Reems. It is outrages that you are considering taking so many residential communities and surrounding them with exorbitant amounts of apartment buildings. We moved to this community to avoid the crime and violence that comes with large amounts of apartment buildings and now we find that you are trying to increase those same issues here. If the commercially zoned properties along cactus and cotton are rezone for high density housing, I will ensure the community holds you accountable and encourage everyone we speak to to leave Surprise. You have a responsibility to honor the wishes of the residents of this community, not just rubber stamp any request that brings in more money.

Matthew Moore

Trever Fleetham

City of Surprise/Community Development

16000 N Civic Center Plaza

Surprise, AZ 85374

Hello Mr. Fleetham,

My name is Andrew (Andy) Navarro, and I'm a resident of the Villas at Sycamore Farms. Our property adjoins the Sycamore Farms planned area development (PAD), with our backyard wall forming the northern property line of the Villas. I and 13 of our neighbors have this wall as our yard boundary. The builders of our community, KB Homes, ensured that the one-story homes such as ours were built on the far edge of our shared driveways, so that the two-story homes did not block our views, sunlight, air, or compromise our privacy.

I attended the community meeting hosted by the developers, and the attorney for the developers of the Sycamore Farms PAD on January 11, 2023.

We knew when we moved here in April of 2019 that the radish farm to our north would soon be zoned commercial. But one of the reasons we moved to Surprise was the building regulations that prevented a commercial property putting a loading dock or commercial dumpster right on the other side of someone's backyard wall. In researching the Planning and Development rules for the City, we saw that there were mandated buffers and setbacks that would be employed to mitigate negative effects, as well as a City-wide trail system to prevent vehicle traffic from being the width of a wall away from a house.

Several months ago, one of our Facebook members on the Villas FB page posted a map of a proposed commercial development including a Fry's, an EOS gym, and other properties that would be in the lot to our north, adjoining our property. While we certainly welcome a much-needed grocery store to serve the sheer thousands of homes going into Surprise District 3, the plan did seem like the backs of these buildings would be uncomfortably close to our back yard. That plan seemed to disappear with the advent of this new subdivided PAD.

At the meeting, when I looked at the PAD, I was extremely alarmed. Many of the other residents were too, and they were mainly taking issue with the apartment complex. I don't necessarily take issue with an apartment complex, and I'm aware of the need for housing here in Surprise. But the sheer number of high and medium density residential developments going into just this 1 mile square (Cactus/Sarival/Peoria/Cotton) is bordering on extreme. We already have an apartment complex not 1/2 mile from our driveway, with a casita complex on Cotton, another going in near Peoria, and who knows where else. In talking to the HOA President from our neighbors at Sycamore Farms, she stated there were no less that four high- and medium-density complexes going into this 1 mile square, and without a lick of City owned green space.

But on to the specifics of the proposed plan, which is causing me the most alarm. The plan divides the commercially zoned space of roughly 42 acres into 2 separate spaces, roughly in half, 20 zoned commerical and 20 zoned high-density residential.

The commercial space looks fine, but the apartments proposed look disastrous to me. They are proposing shoe-horning in 16 buildings, some 2 story and some 3 story, into that space. This complex will have all the amenities: gym, pool, dog park, multimodal trail, landscaping, parking, playgrounds, and *gated* access.

There will be 3 two-story buildings, situated east-west, labeled 5, 6, and 7. They will be 60 feet from my backyard wall. They will destroy whatever view I have of the Bradshaw Range, White Tank Mountain, and hills around Lake Pleasant. But it gets much, much worse.

The parking lot for those buildings, according to the plans, extends right up to my wall itself, with the direction of parking going towards my wall. In talking to one of the designers, they will attach an 8 foot wall directly to my 6 foot wall, and the parking lot will extend right up to it. This will mean we will have idling cars, exhaust, stereos, engine noise, and car doors slamming approximately the width of a 4" (yes, inch) wall from my Adirondack chairs and gas grill. Then, to top it all off (no pun intended), there will be a parking ramada over this apartment parking, which will rise anywhere from 10-12 high, right above my wall. Naturally, I'm assuming the roofing for this will be angled towards my property, so that we will get all the debris, thrown garbage, and water runoff cascading down into our yard.

Whatever view, sunlight, air, or privacy we have will disappear, not to mention the added danger of someone's vehicle crashing through my wall into my living room.

The plans call for no buffer, no setback, no multimodal trail that ties into the City's trail system, which itself could work as a buffer. In fact, the current farm has a raised dirt roadway which extends around all four sides of the lot, which would be a perfect location and direction as a future multimodal trail leading directly to a crosswalk near the 303/Cactus Road traffic lights, and on to the Prasada entertainment district we look forward to going to.

Is this one of the reasons that they want to zone a piece of this property as residential? To get them out of the necessity of putting any of these things in place? Why does it have to be an apartment complex? Can it be single-story homes, whose backyards face ours?

This whole plan looks like the developer is trying to wring every available cent of value out of this space with no thought to the impact it will have on neighboring property.

The developer's lawyer asked me what would make it more palatable to me as a neighboring resident, and he warned me not to suggest a park, 'because that's not gonna happen.'

I told him to scrap the high density apartment complex, and that was a NO as well. I suggested at least getting rid of buildings 5, 6, and 7, and he stated his reluctance to suggest that, as it would mean about a 20% reduction in their available housing square footage.

So here we are. If this proposed property development goes through as planned, it will destroy whatever health, safety, comfort, and repose we now enjoy, and will make our neighborhood look

cramped, overcrowded, and overdeveloped.

Please do not let this property go through as planned.

Respectfully,

Andy Navarro

[redacted]

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:27 AM
To: Trever Fleetham
Subject: FW: Sycamore Farms PAD

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 8:53 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: Sycamore Farms PAD

From: Susan [redacted]
Sent: Thursday, February 9, 2023 3:59 PM
To: Mayor <Mayor@surpriseaz.gov>; Nick Haney <Nick.Haney@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>
Subject:

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

Several developers are proposing changes to the Sycamore Farms PAD. Most of the changes I oppose. Let me outline the changes for you and explain my opposition.

First though a little history of Sycamore Farms PAD. Originally created in 2004, this pad proposed a typical primarily single-family housing development with commercial corners, a 50-acre park, some high density housing and some institutional parcels. I bought my home in Sycamore Estates in 2008. The park was one of the selling points due to lack of other amenities in the neighborhood. I knew when I purchased my home that the 303 would run through the middle of the development and this park split between the two halves of community was a welcome feature. Besides the typical water retention open spaces the only amenity in Sycamore Estates is a tot lot.

The first amendment to the PAD in 2017 removed the park completely from the east side of the development (where I am), downsized it to 25 acres and relocated it on the west side closer to Cactus Road.

The 2nd amendment in 2019 removed the entire park.

The 3rd amendment developed the area between Sycamore estates and the 303 creating 2 additional communities called The Villas at Sycamore Farms and The Retreat each with their own HOA. The Villas has a community pool and tot lot. The Retreat has a grassy area with a BBQ and ramada.

The 4th amendment created the remaining areas for "Paradisi". On the east side of the 303, two developers are currently building houses which will each have their own HOA, and each has a tot lot for amenities. Another developer is building on the west side. The amenities are more extensive in that portion of the PAD. The west side will also have a separate HOA. That's **5 HOAs** on the east side and 1 on the west side.

This 5th amendment will downsize the commercial areas adding several multi story multifamily high density housing projects and turning the institutional parcel into apartment homes for rent.

On the east side of the 303 the changes include:

- A 400 unit apartment complex is proposed fronting Jenan Drive which is a 2-lane minor arterial along the north side of Sycamore Estates. This road is currently only one of two ways in and out of the area on the east side of the 303 (the other is Cholla which is also a 2 lane minor arterial). Jenan becomes 163rd Drive and currently dead ends at the Wyngate apartments (168 units in several multi story buildings). Eventually, this road will go through to Peoria for a 3rd way out of our community (been waiting 15 years for that). Sycamore Estates has 250 homes. The Villas has 142 and The Retreat has 69. Paradisi by Gehan Homes will have 65 and Paradisi by Starlight Homes will have 86. This is a total of 612 single family homes on the east side of the PAD and 168 multifamily units. If a 400 unit complex is built it will **almost double** the residents and overwhelm the roads on the east side (adding approximately 700 cars per day to our roads). This complex is proposing 2 entrance/exits on to Jenan with full turning left and right in a 2 block expanse of Jenan. One of those is very close to where our pedestrian trail crosses Jenan. To illustrate how close these entrances and exits are together and how close to Sarival they are, there are only 4 lots from the corner of Jenan and Sarival to the first street (164th Ave) where they plan to have an entrance/exit. There is currently a school bus stop at that corner. From that street to the next exit they are proposing is only 5 lots. In addition, close to the second entrance/exit, Jenan takes an almost 90 degree turn where it becomes 165th Drive. Jenan actually turns right into Sycamore Farms. It is difficult now to see cars exiting The Villas.
  In lieu of this portion of the changes, residents at the community meeting expressed the view that medium density housing would be preferable. Personally, I would like to see a city park there. This would give our residents additional recreational opportunities, especially the youth that are too big to play at the tot lots. There is nothing else for them to do within a safe walking distance. I feel like the removal of the park with no addition of amenities is a "bait and switch" on the part of the developers over the years. Each development of the east side has been evaluated separately over the last 15 years for amenities without a view of the bigger picture. A park would be a great addition to not only Sycamore Farms but would also be an asset to the surrounding communities. There are currently no city parks in the southwest area of Surprise.
- The commercial area to the south of the PAD is being split in two. One parcel will remain commercial and the other will be housing of some sort. We were told it probably would be those small apartment homes that have been built in other areas. This would add to the traffic issues but would not significantly impact us depending on what they build. My opposition to this change is that it increases the density on the PAD, especially the rental units.

In addition, this reduction in the commercial areas on the east side ("right sizing" as the developers like to spin it) reduces the commercial opportunities and ultimately the potential sales tax revenue. Beside the lack of parks in the southwest quadrant of the city, the lack of places to shop sends people outside of Surprise depriving it of much needed revenue to fund the growing needs of the city.

On the west side of the 303 the changes include:

- Rezoning the institutional parcel to medium high density housing (138 units). This guarantees that our children will NEVER have an elementary school that they could walk to. They will always be bussed elsewhere to attend

school. There used to be an elementary school in Greer Ranch but it is now a middle school. The closest elementary school is in Rancho Gabriella about 2 miles away. Another use for this parcel could be a city park. Again much needed in the southwest quadrant of the city.

- Splitting the commercial parcel on the corner of Cotton Lane and Cactus. One small part will remain commercial and the remainder will be a multistory, multi building 288 unit complex. More rentals! Less commercial!
- Paradisi on the west side being developed by Taylor Morrison consists of 191 Low density homes, 249 medium density homes, 194 medium high rental units (at 303 and cactus). Approximately 28 acres are undeveloped but proposed as medium density homes. In addition, the SW quadrant of the PAD is being developed by LIV as mixed use with up to 1120 rental units (already approved). If these changes are approved, the west side will have 440 single family homes and 1740 rental units. The concentration of rental units for a residential neighborhood seems out of whack. While I am not opposed to rental housing in the neighborhood (having lived just blocks from Wyngate for 15 years), I am opposed to this much density in one PAD. There are large apartment complexes being proposed behind Costco and on the north side of the future Prasada North. There are rentals being built now on Waddell just east of Costco and 2 apartment complexes approved for Waddell and Cotton. We all know apartment dwellers rarely truly become part of the community they are built in. Over the years they deteriorate and problems increase. We are seeing the effects of this with Wyngate which is about 15 years old now. Must we concentrate rentals in one area of the city? An area that is underserved by roads, parks and commercial.

I would urge you to vote NO on these proposed changes.

Trever Fleetham

From: Alyssa Carpenter
Sent: Friday, February 24, 2023 9:11 AM
To: Trever Fleetham
Subject: FW: Sycamore farms

Follow Up Flag: Follow up
Flag Status: Flagged

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Jackie Moucheron <Jackie.Moucheron@surpriseaz.gov> **On Behalf Of** Ken Remley
Sent: Friday, February 24, 2023 9:09 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: Sycamore farms

From: atlantissus[redacted]
Sent: Thursday, February 9, 2023 10:15 PM
To: Ken Remley <Ken.Remley@surpriseaz.gov>
Subject:

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

Dear Councilman Remley,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning

because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and the risk and safety concerns and will increase the chance of a child being struck by a vehicle as there is an elementary bus stop located where they are looking to create the entrance to the high density and with a parking lot slated for 735 vehicles that is a drastic increase and an unnecessary risk I ask for you to consider...would you want to put your child or grandchild at the same risk we are being asked to except for our children?

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms. Please do not allow this rezoning to proceed. The balance of single family to high density will cause the eventual exodus of families and Surprise will deteriorate as we have seen happen countless times across countless suburban areas.

Thank you for your time and consideration.

Sincerely,

Marcy Copeland
Sycamore Farms Resident

Trever Fleetham

From: Alyssa Carpenter
Sent: Tuesday, January 31, 2023 3:03 PM
To: Trever Fleetham
Subject: FW: Sycamore PAD
Attachments: Letter to P&D.rtf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Mayor <Mayor@surpriseaz.gov>
Sent: Tuesday, January 31, 2023 2:58 PM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Sycamore PAD

Hi Alyssa,

Please see the attached letter.

Regards,

Jackie Moucheron
Assistant to the Council Sr.
City of Surprise | Mayor and Council
16000 N. Civic Center Plaza | Surprise, AZ 85374
Direct: 623.222.1332 | **Office**: 623.222.1300
Web: www.surpriseaz.gov
Proclamation Request: Proclamation Request Form

From: andrew navarro [redacted]
Sent: Tuesday, January 31, 2023 12:46 PM
To: Nick Haney <Nick.Haney@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: Sycamore PAD

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

Hello All,

Attached is a letter explaining my opposition to the Sycamore Farms PAD, so that members of the Planning & Zoning Commission and City Council are aware. I've already shared this with Patrick Duffy and Trever Fleetham.

I want to ensure that all members involved in the decision making are aware of my feelings on the project; feelings that are shared with many residents of our square mile.

Thank you for listening,

Andy Navarro
16616 W Jenan Drive
Surprise, AZ 85388
(607) 425-5507

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:28 AM
To: Trever Fleetham
Subject: FW: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS
Attachments: 324942331_1129851444395884_8050845594031835957_n (1).jpg; 325367442_725348415554095_3749048935859830275_n (1).jpg

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 9:05 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Subject: FW: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS

From: Michelle Sussman [redacted]
Sent: Friday, February 10, 2023 2:07 PM
To: Mayor <Mayor@surpriseaz.gov>
Subject: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS

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

Hi Mayor,

Thank you for taking your time to read this email.

I have attached the plans for this apartment complex. They will be located south of Cactus and west of Sarival.

We already have issues with parking and traffic in the area. If the apartments are built, they will have no buffer against the houses that are boarding the wall. The apartments are high enough that you would be able to look into people's living rooms. (From the apartments into the single housing) Also, please, note that there is only one way in and one way out. (Which would be a safety issue. Because how will you get 800 people out of there if there is a fire, without another way to escape.) Even public buildings have at least two ways out. (Please, refer to the chart.)

Yes, we all knew that there was a field when we bought houses here. But we also knew that it was zoned for commercial use and not for apartment use. The quality of life here would go down, because there would be just too many people in a small amount of space.

Please, consider voting no on this project.

Thank you for your help in this matter,

Michelle Sussman
[redacted]
HTTPS://ASCENDATSYCAMOREFARMS.COM/HOME/ABOUT?FBCLID=IWAR2XCR1W-ET_GWSE3J1QFAEZXLYWZZPMMQYHHUGSLJTZ-FJN7CHHL7QJAYS

Trever Fleetham

From: Michelle Sussman [redacted]
Sent: Tuesday, February 28, 2023 10:32 AM
To: Trever Fleetham; Patrick Duffy
Subject: Fwd: Vote No on Apartments as Sarival and Catcus-South Side-ASCEND AT SYCAMORE FARMS
Attachments: 324942331_1129851444395884_8050845594031835957_n (1).jpg; 325367442_725348415554095_3749048935859830275_n (1).jpg

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

Hi Trever,

Please, consider not allowing the zoning of this land to be change from commercial to housing.

I have attached the plans for this apartment complex. They will be located south of Cactus and west of Sarival.

We already have issues with parking and traffic in the area. If the apartments are built, they will have no buffer against the houses that are boarding the wall. The apartments are high enough that you would be able to look into people's living rooms. (From the apartments into the single housing)
Also, please, note that there is only one way in and one way out. (Which would be a safety issue. Because how will you get 800 people out of there if there is a fire, without another way to escape.) Even public buildings have at least two ways out. (Please, refer to the chart.)
Yes, we all knew that there was a field when we bought houses here. But we also knew that it was zoned for commercial use and not for apartment use. The quality of life here would go down, because there would be just too many people in a small amount of space.
We moved here, because Surprise was beautiful and functional. Not alot of traffic. And not like Phoenix. Please, keep our city beautiful and functional.

I would urge you to vote no on these changes.

Thank you for your help in this matter,

Michelle Sussman

HTTPS://ASCENDATSYCAMOREFARMS.COM/HOME/ABOUT?FBCLID=IWAR2XCR1W-ET_GWSE3J1QFAEZXLYWZZPMMQYHHUGSLJTZ-FJN7CHHL7QJAYS

Trever Fleetham

From: kimberly navarro [redacted]
Sent: Monday, January 16, 2023 2:57 PM
To: Trever Fleetham
Subject: Surprise Farms PAD

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

Kimberly A. Navarro

[redacted]

[redacted]

I am writing in regards to the proposed development for the lot of land on the corner of Sarival Ave & Cactus Road, adjacent to my home in the Villas at Sycamore Farms. I listened to what was discussed at the community meeting on January 11th and I have several concerns about the proposal that was presented, especially about the high density residential complex.

We understood that this acreage would eventually be developed when we bought our home in the Villas at Sycamore Farms five years ago. We were told at the time it would be zoned for commercial use only, not high density residential housing.

I am most concerned about the part of the development that would be directly behind the wall of the homes in the Villas. During the meeting it sounded like the developer was unaware that those homes have their backyard areas facing north, directly where they propose parking to be put up against that wall. To have parking basically touching our yards with no buffer whatsoever seems like very poor planning on the developer's part. It will leave us zero privacy, potential for dangerous situations (trash, exhaust, fire, excessive noise, etc.) occurring right behind the wall of our private outdoor space, highly impacting our quality of life. I have looked at other apartment complexes in our area and have not seen one that does not have a large space between their residential homes and that parking area of the complex. As I understand, there is supposed to be a walking path or fire lane between the two.

Another concern is having 2-3 story homes looking down into our private space. The reason our one story homes in the Villas were put on the inside end of our shared driveways was so to prevent the two story homes looking down into our backyards and bedrooms, blocking views and sunlight. This plan in development to our north would take that privacy away from us.

A major concern is the traffic pattern problems that will occur with this development, with an entrance/exit proposed for West Jenan Drive. That street is a two-way street divided by a median, and all the traffic exiting this proposed complex will have to turn right, away from Sarival Ave. They will be doing U-turns right in the next intersection, which is our residential street. I feel this traffic plan was not well thought out for all residents in the area.

I know developers need to make money but there have to be other options available, such as one story small homes that are currently being built everywhere in Surprise. Perhaps small houses, or just a better design plan for the apartments, where they sit, how they're oriented, or the number put in that will not negatively affect the small strip of homes that are already here.

As far as retail is concerned, I feel that there is not enough consideration being made for the number of homes going in, in such a short time, for necessities like grocery stores and gas. (That you don't have to join a club to use, like Costco or Sam's Club). A Fry's or other grocery store with a gas station would be beneficial.

I plan on being at future meetings and hope we can come up with a better solution than the current proposal.

Thank you for listening to my concerns,

Kimberly Navarro

Trever Fleetham

From: Susan <[redacted]>
Sent: Thursday, February 9, 2023 4:09 PM
To: Trever Fleetham
Subject: FW:

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

This is the email I sent to the mayor and council. Please include this in the info that the planning and zoning commission see on the Sycamore Farms PAD changes.

Thank you!

From: Susan[redacted]
Sent: Thursday, February 9, 2023 3:59 PM
To: 'mayor@surpriseaz.gov' <mayor@surpriseaz.gov>; 'Nick.Haney@surpriseaz.gov' <Nick.Haney@surpriseaz.gov>; Patrick Duffy <patrick.duffy@surpriseaz.gov>; 'aly.cline@surpriseaz.gov' <aly.cline@surpriseaz.gov>; 'ken.remley@surpriseaz.gov' <ken.remley@surpriseaz.gov>; 'Jack.Hastings@surpriseaz.gov' <Jack.Hastings@surpriseaz.gov>; 'chris.judd@surpriseaz.gov' <chris.judd@surpriseaz.gov>
Subject:

Several developers are proposing changes to the Sycamore Farms PAD. Most of the changes I oppose. Let me outline the changes for you and explain my opposition.

First though a little history of Sycamore Farms PAD. Originally created in 2004, this pad proposed a typical primarily single-family housing development with commercial corners, a 50-acre park, some high density housing and some institutional parcels. I bought my home in Sycamore Estates in 2008. The park was one of the selling points due to lack of other amenities in the neighborhood. I knew when I purchased my home that the 303 would run through the middle of the development and this park split between the two halves of community was a welcome feature. Besides the typical water retention open spaces the only amenity in Sycamore Estates is a tot lot.

The first amendment to the PAD in 2017 removed the park completely from the east side of the development (where I am), downsized it to 25 acres and relocated it on the west side closer to Cactus Road.

The 2nd amendment in 2019 removed the entire park.

The 3rd amendment developed the area between Sycamore estates and the 303 creating 2 additional communities called The Villas at Sycamore Farms and The Retreat each with their own HOA. The Villas has a community pool and tot lot. The Retreat has a grassy area with a BBQ and ramada.

The 4th amendment created the remaining areas for “Paradisi”. On the east side of the 303, two developers are currently building houses which will each have their own HOA, and each has a tot lot for amenities. Another developer is building on the west side. The amenities are more extensive in that portion of the PAD. The west side will also have a separate HOA. That’s **5 HOAs** on the east side and 1 on the west side.

This 5th amendment will downsize the commercial areas adding several multi story multifamily high density housing projects and turning the institutional parcel into apartment homes for rent.

On the east side of the 303 the changes include:

- A 400 unit apartment complex is proposed fronting Jenan Drive which is a 2-lane minor arterial along the north side of Sycamore Estates. This road is currently only one of two ways in and out of the area on the east side of the 303 (the other is Cholla which is also a 2 lane minor arterial). Jenan becomes 163rd Drive and currently dead ends at the Wyngate apartments (168 units in several multi story buildings). Eventually, this road will go through to Peoria for a 3rd way out of our community (been waiting 15 years for that). Sycamore Estates has 250 homes. The Villas has 142 and The Retreat has 69. Paradisi by Gehan Homes will have 65 and Paradisi by Starlight Homes will have 86. This is a total of 612 single family homes on the east side of the PAD and 168 multifamily units. If a 400 unit complex is built it will **almost double** the residents and overwhelm the roads on the east side (adding approximately 700 cars per day to our roads). This complex is proposing 2 entrance/exits on to Jenan with full turning left and right in a 2 block expanse of Jenan. One of those is very close to where our pedestrian trail crosses Jenan. To illustrate how close these entrances and exits are together and how close to Sarival they are, there are only 4 lots from the corner of Jenan and Sarival to the first street (164th Ave) where they plan to have an entrance/exit. There is currently a school bus stop at that corner. From that street to the next exit they are proposing is only 5 lots. In addition, close to the second entrance/exit, Jenan takes an almost 90 degree turn where it becomes 165th Drive. Jenan actually turns right into Sycamore Farms. It is difficult now to see cars exiting The Villas.
  In lieu of this portion of the changes, residents at the community meeting expressed the view that medium density housing would be preferable. Personally, I would like to see a city park there. This would give our residents additional recreational opportunities, especially the youth that are too big to play at the tot lots. There is nothing else for them to do within a safe walking distance. I feel like the removal of the park with no addition of amenities is a "bait and switch" on the part of the developers over the years. Each development of the east side has been evaluated separately over the last 15 years for amenities without a view of the bigger picture. A park would be a great addition to not only Sycamore Farms but would also be an asset to the surrounding communities. There are currently no city parks in the southwest area of Surprise.
- The commercial area to the south of the PAD is being split in two. One parcel will remain commercial and the other will be housing of some sort. We were told it probably would be those small apartment homes that have been built in other areas. This would add to the traffic issues but would not significantly impact us depending on what they build. My opposition to this change is that it increases the density on the PAD, especially the rental units.

In addition, this reduction in the commercial areas on the east side ("right sizing" as the developers like to spin it) reduces the commercial opportunities and ultimately the potential sales tax revenue. Beside the lack of parks in the southwest quadrant of the city, the lack of places to shop sends people outside of Surprise depriving it of much needed revenue to fund the growing needs of the city.

On the west side of the 303 the changes include:

- Rezoning the institutional parcel to medium high density housing (138 units). This guarantees that our children will NEVER have an elementary school that they could walk to. They will always be bussed elsewhere to attend school. There used to be an elementary school in Greer Ranch but it is now a middle school. The closest elementary school is in Rancho Gabriella about 2 miles away. Another use for this parcel could be a city park. Again much needed in the southwest quadrant of the city.
- Splitting the commercial parcel on the corner of Cotton Lane and Cactus. One small part will remain commercial and the remainder will be a multistory, multi building 288 unit complex. More rentals! Less commercial!
- Paradisi on the west side being developed by Taylor Morrison consists of 191 Low density homes, 249 medium density homes, 194 medium high rental units (at 303 and cactus). Approximately 28 acres are undeveloped but proposed as medium density homes. In addition, the SW quadrant of the PAD is being developed by LIV as mixed use with up to 1120 rental units (already approved). If these changes are approved, the west side will have 440 single family homes and 1740 rental units. The concentration of rental units for a residential neighborhood seems out of whack. While I am not opposed to rental housing in the neighborhood (having lived just blocks from Wyngate for 15 years), I am opposed to this much density in one PAD. There are large

apartment complexes being proposed behind Costco and on the north side of the future Prasada North. There are rentals being built now on Waddell just east of Costco and 2 apartment complexes approved for Waddell and Cotton. We all know apartment dwellers rarely truly become part of the community they are built in. Over the years they deteriorate and problems increase. We are seeing the effects of this with Wyngate which is about 15 years old now. Must we concentrate rentals in one area of the city? An area that is underserved by roads, parks and commercial.

I would urge you to vote NO on these proposed changes.

Trever Fleetham

From: Alyssa Carpenter
Sent: Monday, February 13, 2023 9:28 AM
To: Trever Fleetham
Subject: FW: Sycamore Farms PAD - Proposed Changes Opposition Letter
Attachments: Sycamore Estates - Opposition Letter Final.pdf

Alyssa Carpenter
Administrative Specialist Senior
Community Development Department
City of Surprise | (623) 222-3022

From: Mayor <Mayor@surpriseaz.gov>
Sent: Monday, February 13, 2023 8:58 AM
To: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Genevieve MartinDelCampo <Gen.MartinDelCampo@surpriseaz.gov>
Subject: FW: Sycamore Farms PAD - Proposed Changes Opposition Letter

From: Daniel Betthauser[redacted]
Sent: Thursday, February 9, 2023 8:07 PM
To: Mayor <Mayor@surpriseaz.gov>; Nick Haney <Nick.Haney@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Trever Fleetham <Trever.Fleetham@surpriseaz.gov>
Subject: Sycamore Farms PAD - Proposed Changes Opposition Letter

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

Dear Mayor Hall and City Council Members,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density

housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and safety.

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms.

Thank you for your time and consideration.

Sincerely,

Daniel Betthauser
[redacted]

Dear Mayor Hall and City Council Members,

I am writing to express my concerns regarding the proposed changes to the Sycamore Farms PAD by several developers. I have lived in Sycamore Estates since 2018 and have been informed by community members of the several changes to the PAD over the years. However, the latest proposal is a cause for concern as it not only reduces the commercial areas but also adds high-density housing projects on the east side of the PAD.

To provide some context, the Sycamore Farms PAD was created in 2004 with a plan for a primarily single-family housing development with commercial corners, a 50-acre park, some high-density housing, and institutional parcels. However, over the years, there have been amendments made to the PAD, reducing the park to 25 acres in 2017 and then eventually removing it altogether in 2019. Furthermore, the area between Sycamore Estates and the 303 was developed into two additional communities with their own HOAs, and the remaining areas were earmarked for development as well.

The proposed 5th amendment will further downsize the commercial areas, adding several multi-story multifamily high-density housing projects and converting the institutional parcel into apartment homes for rent. This is concerning because Sycamore Estates already has 250 homes, while The Villas and The Retreat have 142 and 69 homes, respectively. The proposed 400-unit apartment complex on the east side of the 303 will almost double the number of residents, adding approximately 700 cars per day to the roads, which are already overwhelmed. This complex is proposing two entrances/exits onto Jenan Drive, a 2-lane minor arterial along the north side of Sycamore Estates, which is one of only two ways in and out of the area. The close proximity of these entrances/exits and the nearly 90-degree turn on Jenan Drive raises concerns about visibility and safety.

Additionally, residents at a recent community meeting expressed their preference for medium-density housing instead of the proposed high-density housing. A city park would be a great addition to Sycamore Farms and the surrounding communities, providing residents with additional recreational opportunities, especially for the youth who are too big to play at the tot lots and have nothing else to do within a safe walking distance. The lack of a park and other amenities in the east side of the PAD feels like a "bait and switch" by the developers over the years. Each development has been evaluated separately for amenities, but there has been no consideration for the bigger picture.

The proposed changes to the commercial areas to the south of the PAD will further add to the density of the area. This reduction in the commercial areas on the east side reduces the commercial opportunities and potential sales tax revenue. Moreover, the proposed small apartment homes will add to the already existing traffic issues. There are currently no city parks in the southwest area of Surprise, and this reduction in commercial areas will only make the situation worse.

In conclusion, I urge the City Council to consider the impact of these proposed changes on the residents of Sycamore Farms and the surrounding communities. The addition of high-density housing and the reduction of commercial areas will significantly impact the quality of life for residents. I would like to see a more holistic approach to the development of Sycamore Farms, taking into consideration the needs and preferences of the residents and ensuring that the development provides not just housing but also amenities that enhance the community. I appreciate your attention to this matter and look forward to a resolution that is in the best interests of the residents of Sycamore Farms.

Thank you for your time and consideration.

Sincerely,

Daniel Betthauser

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS22-0866

Applicant Name: Withey Morris

Location: SEC Cactus & Cotton

Date Site Posted: 05/10/23

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

5/10/23
Date

This instrument was acknowledged before me on 05/10/23, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

Notary Public

10-25-24
My commission expires

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

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

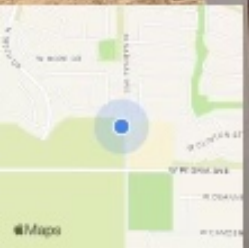
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkoSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (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 Ave, Peoria Ave, and Cotton Lane.

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



May 10, 2023 10:00AM
N Sarival Ave
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
In Person: January 11, 2023
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379
Date: April 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza, Surprise, AZ 85374
Date: June 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza, Surprise, AZ 85374
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808791757?pwd=dUp5dlhQdkxSNEVudVA5aGxFSEptQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408
Case number: FS22-0866
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 10, 2023 09:56AM
11812–12114 N Sarival Ave
Maricopa County

Notice of Public Hearing
City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

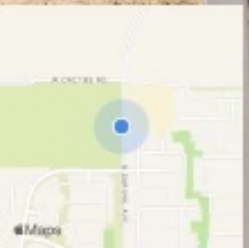
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dJp5dhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (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 Ave, Peoria Ave, and Cotton Lane.

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May 10, 2023 09:56AM
11812-12114 N Sarival Ave
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
Planning & Zoning
City Council
In Person: January 11, 2023
Date: April 6, 2023
Date: June 6, 2023
Time: 6:00 P.M.
Time: 6:00 P.M.
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379
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Surprise, AZ 85374
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
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CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408
Case number: FS22-0866
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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
Project Location
Maps
May 10, 2023 10:00AM
N Sarival Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: January 11, 2023
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379

Planning & Zoning

Date: April 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

City Council

Date: June 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374

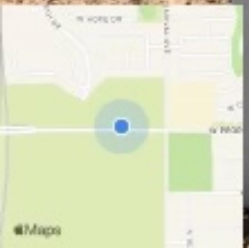
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
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CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



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



May 10, 2023 10:03AM
16358-16504 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

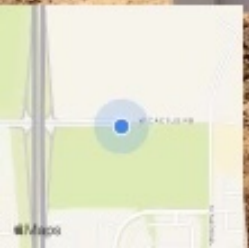
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVud3A5aGdrSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (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 Ave, Peoria Ave, and Cotton Lane.

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



May 10, 2023 09:51AM
16501–16641 W Cactus Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

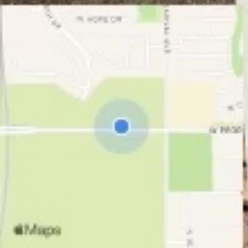
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941406

Case number: FS22-0866



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



May 10, 2023 10:04AM
16358–16504 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dUp5dhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



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



May 10, 2023 10:08AM
16806 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

Virtual Meeting:
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https://us02web.zoom.us/j/81808979175?pwd=dUp5dlhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



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



May 10, 2023 10:12AM
16700–16836 W Peoria Ave
Maricopa County


Notice of Public Hearing
City of Surprise
In-Person and Virtual
Neighborhood Meeting
In Person: January 11, 2023
Time: 6:00 P.M.
Location: Sonoran Heights Middle School
Media Center
11405 N Greer Ranch Pkwy, Surprise, AZ 85379
Planning & Zoning
Date: April 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374
City Council
Date: June 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza,
Surprise, AZ 85374
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dJp5dhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408
Case number: FS22-0866
Request: A Major Planned Area Development (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 Ave,Peoria Ave, and Cotton Lane.
Please call to confirm dates: 623- 222-3011 Surpriseaz.gov
May 10, 2023 10:12AM
16700–16836 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
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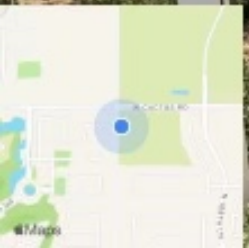
Virtual Meeting:
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CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



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



May 10, 2023 10:23AM
11949 11963 N Cotton Ln
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

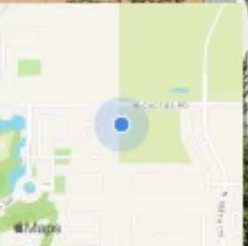
Virtual Meeting:
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CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (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 Ave,Peoria Ave, and Cotton Lane.

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May 10, 2023 10:23AM
11949–11963 N Cotton Ln
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
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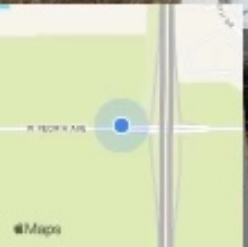
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May 10, 2023 10:09AM
16806 W Peoria Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
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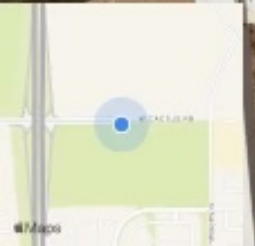
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May 10, 2023 09:51AM
16501–16641 W Cactus Rd
Maricopa County

Notice of Public Hearing

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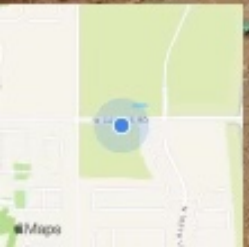
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MEETING ID: 818 0897 9175 PASSCODE: 941408

Case number: FS22-0866



Request: A Major Planned Area Development (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 Ave,Peoria Ave, and Cotton Lane.

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



May 10, 2023 09:22AM
W Cactus Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting	Planning & Zoning	City Council
In Person: January 11, 2023	Date: April 6, 2023	Date: June 6, 2023
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Sonoran Heights Middle School Media Center 11405 N Greer Ranch Pkwy, Surprise, AZ 85379	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374	Location: 16000 N Civic Center Plaza, Surprise, AZ 85374

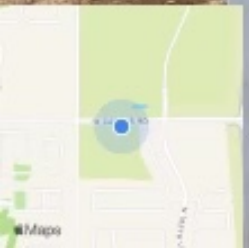
Virtual Meeting:
Date: December 5, 2022 Time: 6:00 p.m.
https://us02web.zoom.us/j/81808979175?pwd=dUp5dhQdkxSNEVudVA5aGxFSEpsQT09
CALL IN: +1-253-215-8782
MEETING ID: 818 0897 9175 PASSCODE: 941408

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Sycamore Farms: Economic and Market Demand Study

Winter 2022-2023

Prepared by: Rounds Consulting Group, Inc.

4450 S Rural Road, Suite C-220, Tempe, AZ 85282 | Phone: 480-508-4911 | www.roundsconsulting.com

Table of Contents

Executive Summary ***1***

Key Considerations – General Economic Conditions 2

Key Findings – Project Specific Advantages 3

Additional Considerations – Commercial Demand vs. Supply 4

Additional Considerations – Construction Pipeline 5

Recommendations 6

Introduction ***7***

Economic and Demographic Summary ***11***

Market Analysis Summary ***15***

Residential Housing Market Conditions 15

Commercial Real Estate Market Conditions 18

Current Zoning & Benefits of Rezoning ***20***

Conclusions & Recommendations ***23***

Appendix: Detailed Market Statistics ***24***

Appendix: Impact Model Methodology ***28***

Economic Impact Methodology 28

Fiscal Impact Methodology 29

Executive Summary

The proposed Sycamore Farms development consists of approximately 640 acres. The site is bordered by Cactus Road to the north, Peoria Avenue to the south and straddles the State Route 303 ("SR-303") between Cotton Lane and Sarival Avenue in Surprise, Arizona. The proposed land use map for the site is later displayed in Figure 1 and described in Table 1.

The plan for the residential and commercial mixed-use project includes:

- 182 acres of low density residential ("LDR") land for the development of single-family homes.
- 253 acres of medium density residential ("MDR"), medium high density residential ("MHDR or MHDR-2"), and high density residential ("HDR") land for the development of multi-family homes.
- 70 acres of mixed-use commercial and residential.
- 62 acres of commercial land for retail and business development.

When evaluating the market demand for specific land uses and product types within a city, there is a broad-based approach that should be considered. A broad-based review of the current and future citywide demand for varying product types (i.e., retail, office, industrial, etc.) that incorporates population and employment forecasts can provide useful information in forming a planning guide for a city as a whole.

However, caution should be used when forecasting future demand, especially when long-term forecasts are being considered. Long-term forecasts are highly assumption based, meaning that changes in factors like consumer behavior, development trends, growth trends, technological advances, etc. could have a large impact on the reliability of the projections.

When assessing zoning changes, a more focused analysis of the individual site/project and smaller market area should be studied. The analysis should evaluate any features that may affect the property's use such as the site's physical characteristics, location, access, demand, and restrictions. The information gathered will provide insight in determining the highest and best use of the specific site and help address any immediate gaps such as housing availability and affordability issues.

A broader-based study of citywide demand was commissioned by Surprise. The following summarizes the key market conditions and project-specific findings of a more focused economic and market demand study (as described above) conducted for the Sycamore Farms project.

The general demographic profile, economic trends, housing demand in the region, and market area dynamics indicate that the proposed developments will help with local and regional economic development in a number of ways. ***The proposed project will address the lack of housing options and diversity in the area, will support commercial growth, and will strengthen the economic and population opportunities in the market area and in Surprise for the next decade and beyond.***

Key Considerations – General Economic Conditions

- The topic of housing supply and affordability has shifted from being considered a health and welfare policy topic into a critical economic development concern.

- Current population and employment forecasts will prove to be overstated if workforce supply and housing shortages are not aggressively addressed across the state.

- Advances in the Greater Phoenix region's ability to attract high value-added businesses at the rate experienced during the past decade is at significant risk, primarily due to shortages in workforce supply and a lack of workforce housing.

- Previous reviews community development plans have identified an overly optimistic commercial development forecast among ALL communities, with little weight placed on attracting the workers and facilitating reasonable housing opportunities.

- The City of Surprise is similarly overweighted in commercial development land planning and underweighted in more affordable workforce housing considerations.

- If a shift in the balance between excessive commercial development planning and into focusing on the significant shortages of housing does not occur, the commercial development opportunities in the City will become even less likely. In other words, the imbalance between commercial and residential planning will result in lower rates of economic growth in the City, not more.

- For fiscal perspective, the state as a whole has an accumulated shortage of housing units between 40,000 and 80,000 units. The majority of the shortage is in the larger Greater Phoenix region of the state. Without intervention from all levels of government, it is calculated that the rate of forecasted job growth in Arizona will decline by between 0.1 and 0.2 percentage points over the next decade.

- A 0.2% decline in forecasted job growth is a very small percent change in economic progress, but it translates into $1.5B in foregone tax collections at the state, county, and individual community levels over the next ten years.

- If these same opportunity cost percentages were applied to the City of Surprise, local government tax revenues would decline by a cumulative $1.9M from 2023 to 2032. Note: This is not an issue unique to the City; it is a common issue among all communities.

- Recommendation: The City needs to consider making a major (but strategic) shift in how it reviews the balance between housing and business development. From this more macroeconomic perspective, the City doesn't need one project like Sycamore Farms, it needs dozens more if leaders desire long-term fiscal stability.

- ***Note: Many of these considerations are applicable for most of the communities across the Greater Phoenix area. Approval of workforce/attainable housing on a project-by-project basis***

needs to be examined (as in the case of Sycamore Farms) but the approach also misses the larger issue. The region needs scores of these kinds of projects moving forward to maintain its economic momentum.

Key Findings – Project Specific Advantages

- In the City of Surprise, the median sale price for a home increased by 12.9% over the previous 12 months and as of August 2022, was $453,100. The median price for a home in the market area increased 11.5% from the year prior to $446,000.

- As the population in the market area continues to grow, the City will need to increase the supply of single-family homes, diversify the housing products in the area, and enhance the availability of multi-family housing in order to meet the growing demand.

- If the City does not address the lack of housing options, population growth in the City may be limited and affordability issues will persist. Potential residents may choose to locate outside the City if other regional communities are more aggressive in addressing the housing concerns.

- Those living in the market area represent an excellent foundation upon which the City of Surprise can continue to grow. The prospective residents will be relatively young and have a large earning potential. The City of Surprise would benefit from more of these types of residents as well as high income individuals locating to the City. However, a lack of housing supply, rising housing costs, and a lack of diverse housing products may hinder the City's ability to attract new residents and, therefore, limit future growth.

- The proposed project will add residents and increase household spending in the area which will increase the demand for the local businesses that currently exist and attract new businesses to the area. Additionally, the new residents will enhance local business development by providing businesses with a durable workforce.

- It is estimated that there this a sufficient amount of vacant and undeveloped commercially zoned land within a 2-mile radius of the Sycamore Farms project to meet the projected growth needs for the market area.

- The supply of commercial land becomes even greater as the "market area" definition expands. Therefore, the proposed project will not limit future commercial growth potential, despite the rezoning of approximately 16 acres of institutionally zoned land (land zoned for use by government agencies, public/private colleges, hospitals, or non-profit organizations) and approximately 59 acres of commercially zoned land for MDR and MHDR use.

- Land that is not developed yields no additional economic and fiscal support to help the City push forward with its broader economic development agenda. The issue is not just the type of development, but also the timing.

- The construction of the proposed project will generate $28.7M in tax revenues for the City of Surprise. After construction, the economic activity generated by the residents living at the site as

well as the activity at the commercial sites will produce nearly $5.2M in tax revenues for Surprise each year.

Additional Considerations – Commercial Demand vs. Supply

- The broader market area includes portions of Glendale and Surprise. The calculations below are for what we will call Surprise proper, which is essentially the main part of the City.

- At the present time there appears to be approximately 15.7M square feet of potential retail space within in the vicinity of the proposed project within Surprise proper.

- According to CoStar, Surprise is currently underweighted in terms of retail space at 42.4 square feet per person. If we utilize the Phoenix metro's average of 48.1 square feet per person, then the City would need roughly an additional 1.0M square feet of retail to be developed to match its peer cities.

- Subtracting 1.0M from the undeveloped commercial designated land leaves in excess of 14.7M square feet of land designed for retail use within Surprise.

- On average, the City has developed approximately 200,000 square feet of retail space each year. Therefore, there currently exists roughly 70+ years' worth of retail designated land in the immediate area.

- This figure excludes the fact that as development progresses northwest, additional retail will follow the new population. This would increase the number of years' worth of the aforementioned commercial land volume.

- This calculation also excludes the fact that a significant number of acres is designated for commercial use just south of Surprise. This would further reduce the quantity of retail that is demand in the southern part of Surprise.

- The calculation also excludes the fact that some commercial space is already included in the current development proposal.

- ***If the proposed development proceeds as designed, there would still exist 45+ years of retail development potential in the immediate area.***

- ***The City's current land use plan appears to have the flexibility to accommodate several additional housing projects. An emphasis on the inclusion of additional multifamily workforce housing is also recommended.***

Additional Considerations – Construction Pipeline

Caution should be taken when estimating what is currently in the construction pipeline when considering approval of workforce housing plans. Consider the following: According to the Maricopa Association of Governments ("MAG"), housing units in the general planning process within the City have recently summed to between 65,000 and 75,000 units in any given year. However, only 1,000 or fewer homes are typically built each year. Even if the much more conservative "platted" units are used for the comparison (defined below), the ratio of planned units vs. deliveries is still approximately 5 to 1. Therefore, there is a distinct disconnect between what is in some form of the planning process and what is being delivered.

As a residential project moves along the planning process it is first identified as "pre-submittal/pre-approval" upon preliminary application materials, eventually being classified as an "approved" project once authorized for development by a city council or planning commission. When the project has been separated into parcels and recorded with the County Assessor's Office, the partitioned housing units are categorized as "platted." Finally, the platted units are categorized as "active" once construction begins within master planned communities, subdivisions, neighborhoods, etc. The "active" status will continue until all proposed units are constructed.

As of 2020, there were approximately 66,000 approved housing units (i.e., single family and multi-family approved units for development), 4,800 single family and multi-family platted housing units (i.e., units separated into parcels and officially recorded), and 46,000 active housing units (i.e., units ready for construction) within Surprise according to MAG.

Since 2017 (oldest available data points), these estimates decreased from 74,900 approved housing units, 7,300 platted units, and 47,600 active units. However, over the 3-year period (2017 to 2020), only approximately 700 net housing units were delivered in Surprise, according to estimates from the U.S. Census Bureau.

The disconnect between the number of housing units moving along the planning process (i.e., approved, platted and active) and the number of housing units that are built is significant. Even though there are units ready to be constructed, the timing of when those units will be built is influenced by a variety of market factors.

For example, some of the platted and active units could be located in isolated areas that are still underdeveloped or unreachable – meaning that full construction will only happen once other areas reach capacity, or the proper infrastructure and access to the site is constructed. This could take decades.

Therefore, a near-term construction pipeline should only take into consideration housing units that are currently under construction or will begin construction within the next year or two. The longer-term construction pipeline is relevant for planning for the next ten to twenty years, but projects that are being proposed and will be built as soon as possible will address the current housing issues and should be considered.

Recommendations

***Based on a detailed review of the sites and immediate market area,RCG recommends that the proposed sites be rezoned to address the limited housing options in Surprise and the market area, and for the City to more actively address the balance between creating jobs and homes for the workers*.** Increasing the diversity and supply of housing in the area will address the most pressing needs of the area.

The proposed developments will not only provide housing options for those living and working in the area, but also attract new residents and businesses to the area. Furthermore, ***increasing the area's housing and commercial supply will generate additional tax revenues that can be used to enhance public services, infrastructure, and economic development efforts.***

If the proposed development proceeds as designed, there exists sufficient commercial land within Surprise for retail development over the next 45+ years.

The City should also consider establishing a working group that coordinates ideas and case studies with entities such as the League of Arizona Cities and Towns, among others, to help with moving the full metro area forward on this critical issue.

Introduction

Rounds Consulting Group, Inc. ("RCG") has conducted an economic and market demand study on behalf of IDM Companies, BB Living and KCI Cactus 303 LLC ("The Group"). The purpose of which is to determine the viability and economic impact of various residential and commercial developments which are expected to be built at the Sycamore Farms Planned Area Development site ("PAD" or "site") in Surprise, Arizona ("City" or "Surprise").

The Sycamore Farms PAD consists of approximately 640 acres. The Site is bordered by Cactus Road to the north, Peoria Avenue to the south and straddles the State Route 303 ("SR-303") between Cotton Lane and Sarival Avenue in Surprise. The proposed land use map for the PAD is displayed in Figure 1 and described in Table 1.

The plan for the residential and commercial mixed-use project includes:

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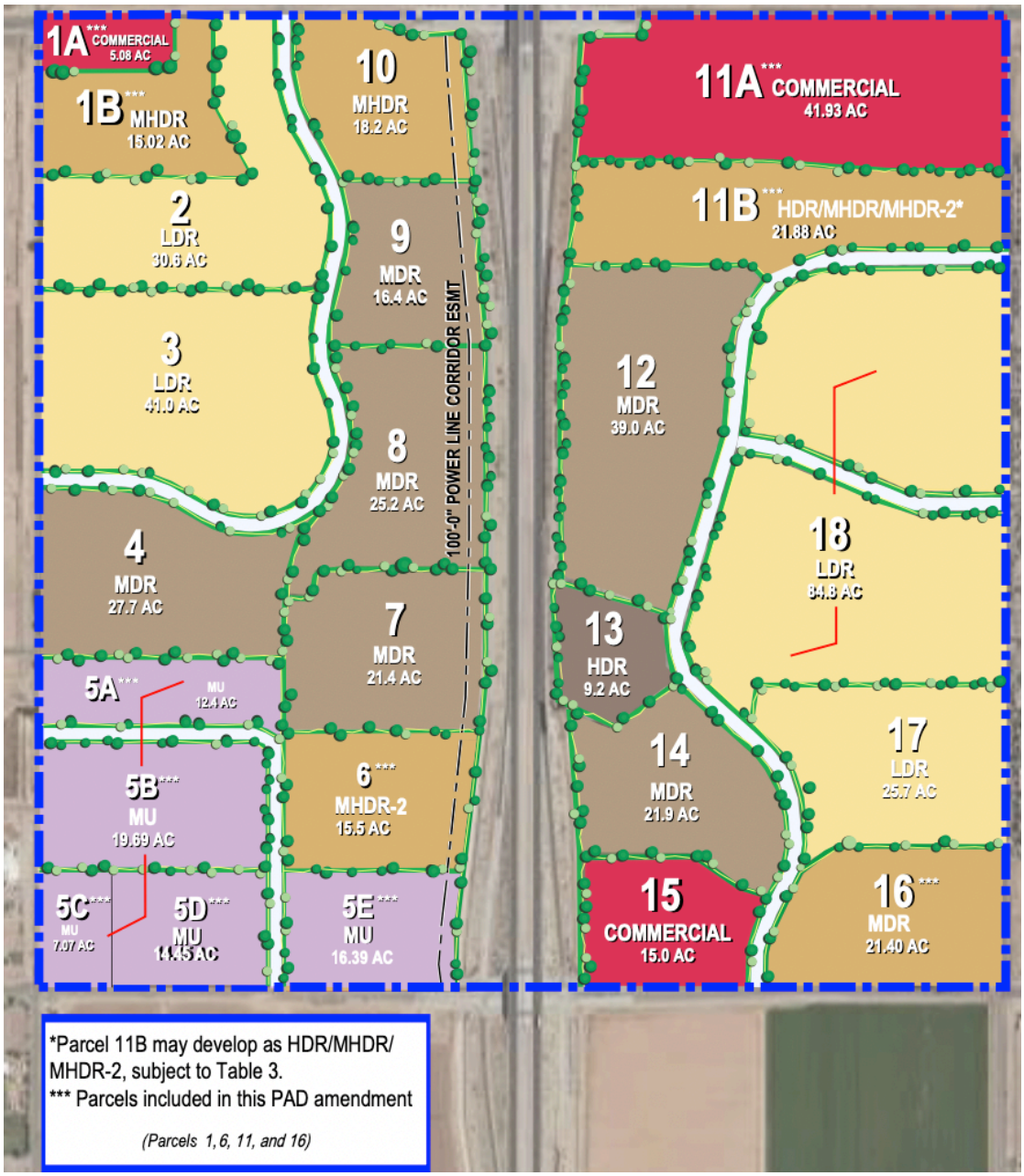
The Group has proposed that the parcels highlighted in yellow in Table 1 be considered for rezoning. The details of the proposed rezoning are below.

- Parcels 1A and 1B from approximately 20 acres of commercial use to approximately 5 acres of commercial use and 15 acres of MHDR.
- Parcel 6 from approximately 16 acres of institutional to 16 acres of MHDR-2 land.
- Parcel 11A and 11B from 64 acres of commercial use land to 42 acres of commercial land and nearly 22 acres of MHDR/MHDR-2/HDR land.
- Parcel 16 from 22 acres of commercial land to 22 acres of MDR land.

Table 1: Proposed Land Use Plan at the Sycamore Farms PAD				
Parcel	Gross Acres	Proposed Use	Total Units	Commercial Floor Sq. Ft.*
1A	5.1	Commercial	-	66,000
1B	15.0	Medium High Density Residential	288	
2	30.6	Low Density Residential	102	
3	41.0	Low Density Residential	106	
4	27.7	Medium Density Residential	166	
5	70.0	Mixed Use	1,120	
6	15.5	Medium High Density Residential-2	128	
7	21.4	Medium Density Residential	128	
8	25.2	Medium Density Residential	93	
9	16.4	Medium Density Residential	61	
10	18.2	Medium High Density Residential	364	
11A	41.9	Commercial	-	542,600
11B	21.9	Medium High Density Residential/ Medium High Density Residential-2/ High Density Residential	400	
12	39.0	Medium Density Residential	147	
13	9.2	High Density Residential	168	
14	21.9	Medium Density Residential	85	
15	15.0	Commercial	-	194,200
16	22.0	Medium Density Residential	130	
17	25.7	Low Density Residential	65	
18	84.8	Low Density Residential	250	
Total	637.6	-	3,801*	802,800

*Sq. ft. estimated based on the average floor to area ratio of commercial land provided by the Maricopa Association of Governments.
Source: IDM Companies; BB Living; KCI Cactus 303; City of Surprise; Maricopa Association of Governments; Rounds Consulting Group, Inc.

Figure 1: Sycamore Farms PAD Boundary and Proposed Development Sites



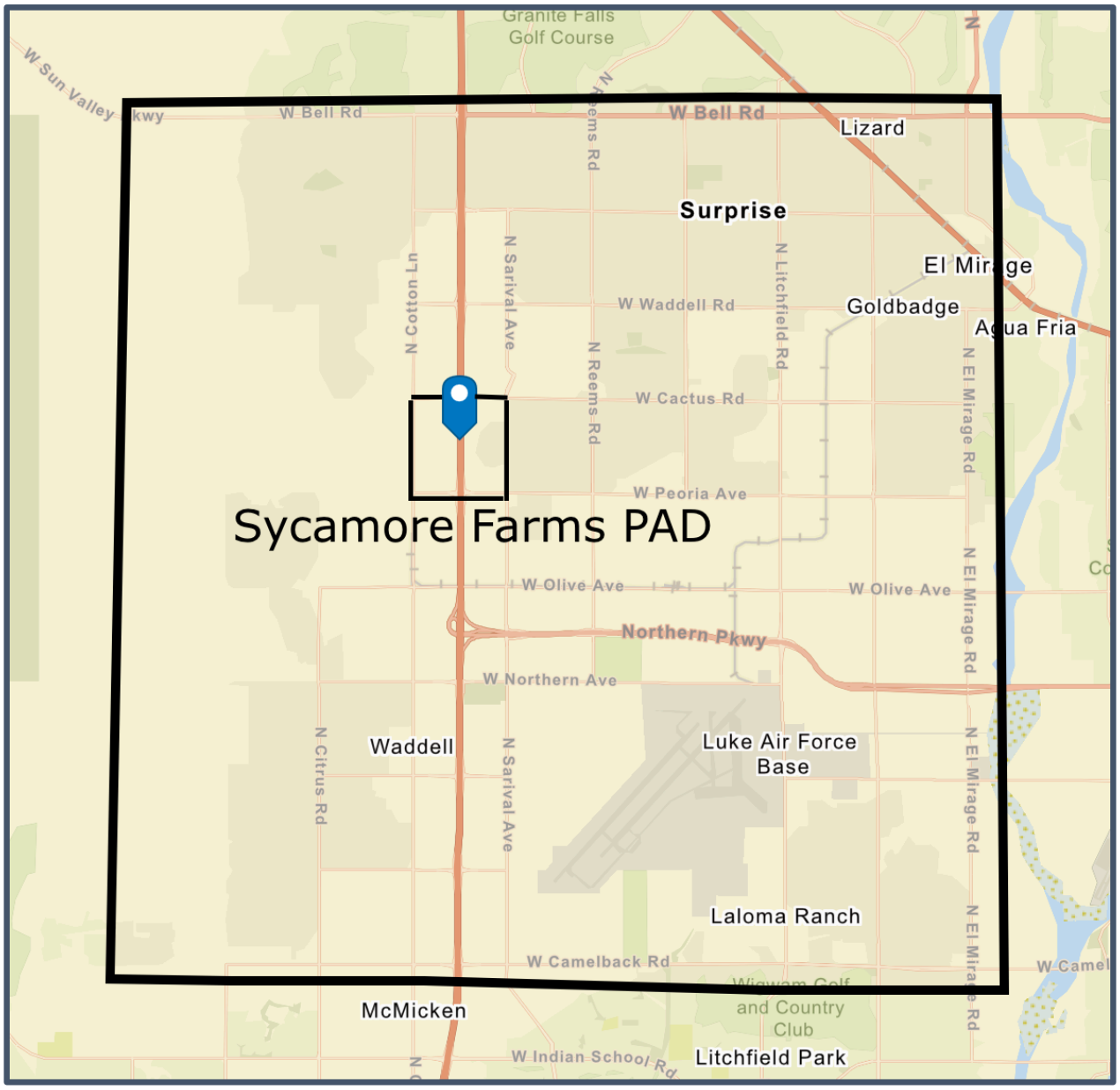
Source: IDM Companies; BB Living; KCI Cactus 303 LLC

A review of economic, demographic and housing conditions in the Phoenix-Mesa-Chandler Metropolitan Statistical Area ("Phoenix MSA"), City of Surprise and the market area immediately surrounding the site will provide insight into current trends and how these trends will impact the area's demand for residential and commercial land. The market area is defined in **Figure 2**. This area was identified as the area from which a large share of demand for the proposed developments will originate.

An analysis of the residential and commercial market's performance in the market area will help identify the needs in the market area related to the proposed residential and commercial developments. The forecasted growth projections will be utilized to determine the viability of the proposed developments

based on 1) if these developments directly address the residential housing needs of the market area and the surrounding region and 2) if the rezoning of commercial land within the PAD will affect the City's commercial land availability and growth potential.

Figure 2: Sycamore Farms PAD and Market Area Boundaries



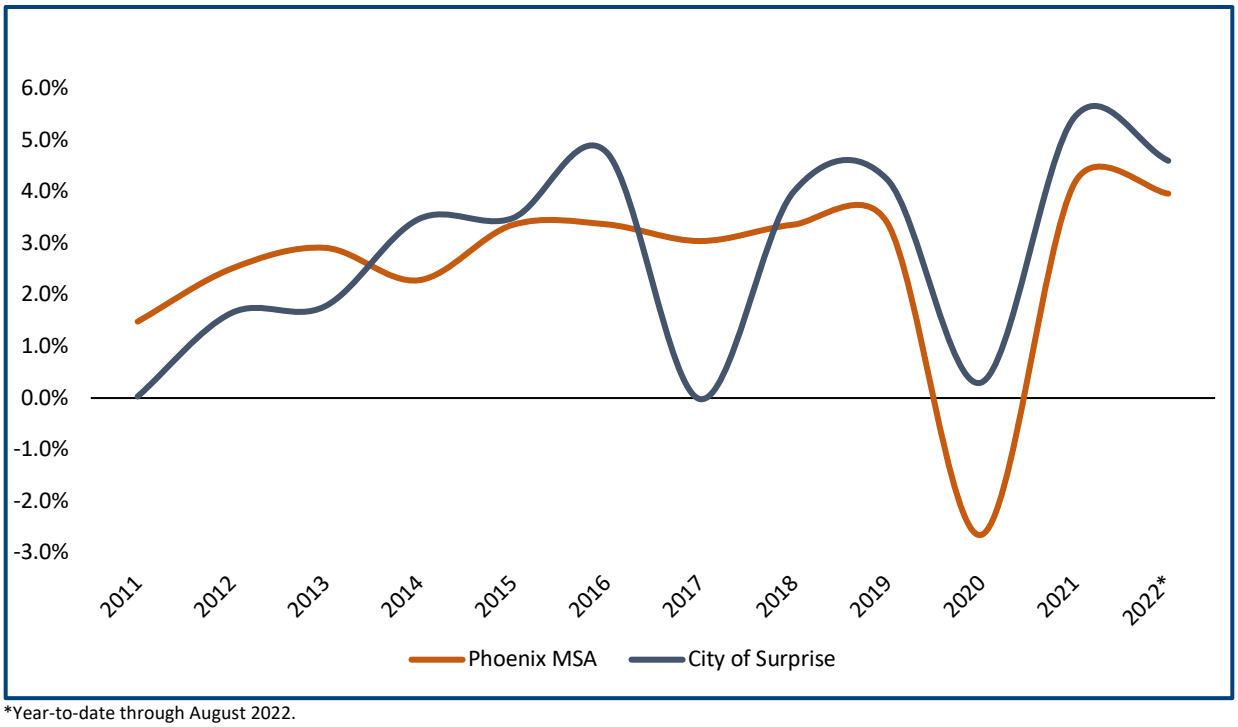
Source: Esri; Rounds Consulting Group, Inc.

Economic and Demographic Summary

The Phoenix MSA has been among the fastest-growing regions in the U.S. for over a decade in terms of both employment and population growth. The Arizona Office of Economic Opportunity ("OEO") estimates that as of August 2022, there were 2.3M people employed in the Phoenix MSA. This represents a 4.0% increase over the previous year. Over the last decade, employment has grown at an average rate of 2.6% per year.

Employment in Surprise has grown by 3.9% over the last year and, as of August 2022, the U.S. Bureau of Labor Statistics ("BLS") estimated that there were 61,500 people employed in the City. Over the past decade, employment has grown at an average annual rate of 3.1% in the City, exceeding the growth of the Phoenix MSA.

Figure 3: Annual Employment Growth in the Phoenix MSA and City of Surprise

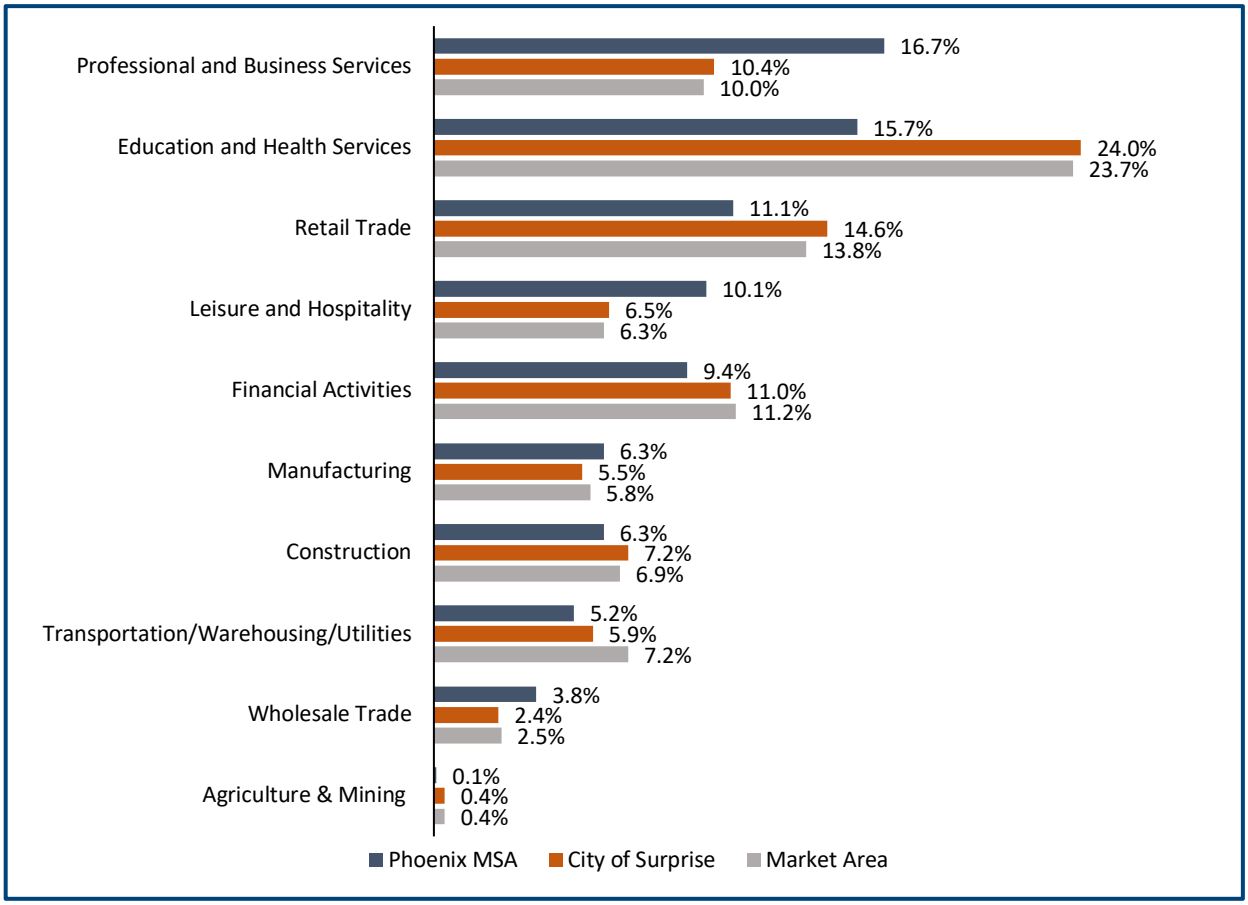


*Year-to-date through August 2022.
Source: Arizona Office of Economic Opportunity; U.S. Bureau of Labor Statistics

As of August 2022, the professional and business services industry was the largest industry in the Phoenix MSA and accounted for 16.7% of the workforce. The largest share of those employed in Surprise and the market area were employed in the education and health services industry. The industry employed 24.0% of the workforce in Surprise and 23.7% of the workforce in the market area (as of 2021; the latest available data).

The transportation, warehousing and utilities industry is also an important industry for the workforce in the market area. The industry employed 7.2% of the workforce in the market area. This was a higher concentration of workers in the industry than in Surprise or the Phoenix MSA.

Figure 4: Share of Employment in the Phoenix MSA, City of Surprise and Market Area by Industry



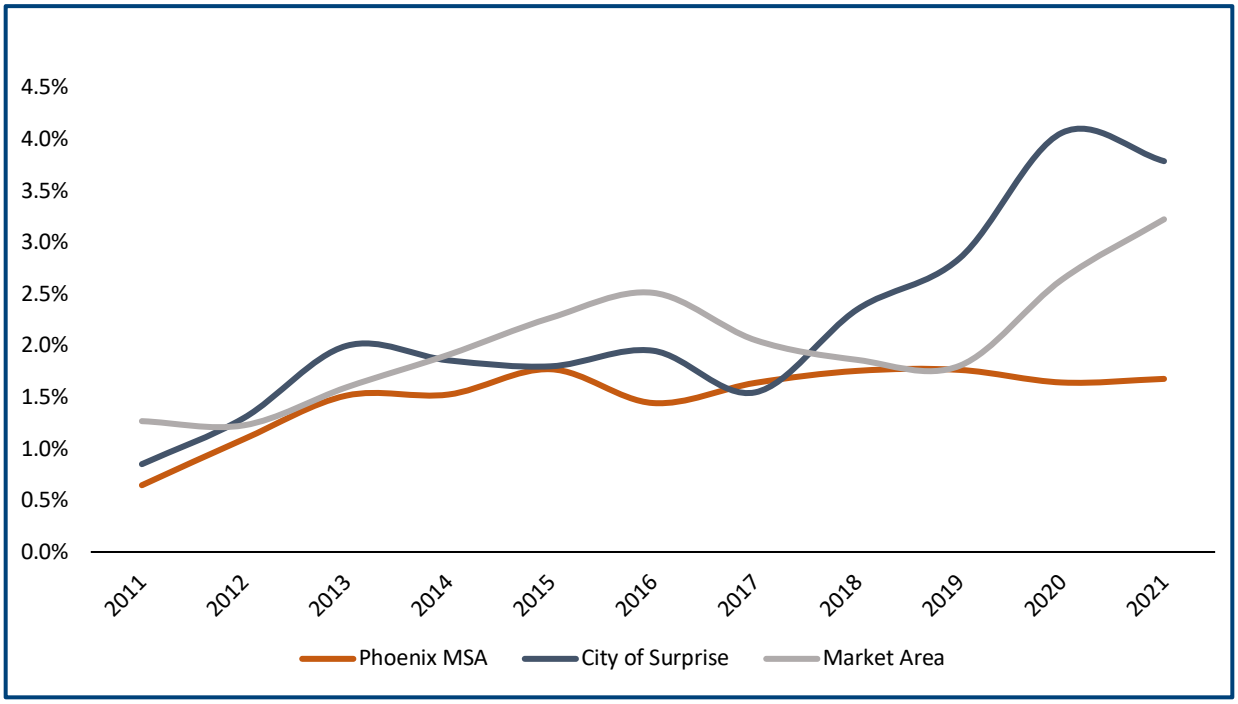
Note: Phoenix MSA data as of August 2022. City of Surprise and Market Area composition as of 2021 (latest available data).
Source: Arizona Office of Economic Opportunity

Strong employment growth has resulted in the Phoenix MSA being one of the fastest growing regions in the nation. The numerous businesses that have located and expanded operations throughout the Phoenix MSA have attracted tens of thousands of people to locate to the region seeking job opportunities.

In 2021, there were 4.9M residents living in the Phoenix MSA, according to the OEO. Since 2011, the Phoenix MSA grew at an average rate of 1.6% per year. This compares to the national population which grew at an average annual rate of 0.6% over the same time period.

The overall regional growth has spread to both Surprise and the market area. In 2021, there were 149,700 residents living in the City, a 3.8% increase since 2020. Over the last 10 years the City's population grew at an average annual rate of 2.3% per year (Figure 5). Approximately 174,200 people were living in the market area, as of 2021. This was a 3.2% increase from 2020. The population of the market area has grown at an average rate of 2.1% per year since 2010.

Figure 5: Annual Population Growth in the Phoenix MSA, City of Surprise and Market Area



Source: Arizona Office of Economic Opportunity

Those living in the market area are relatively younger than those in Surprise and the Phoenix MSA. In 2021, the median age of those living in the market area was 32.4 years old. This compares to the median age of 38.3 years for residents living in Surprise and 36.4 for the Phoenix MSA as a whole.

In 2021, 25.3% of those above the age of 25 and living in the market area reported having earned at least a bachelor's degree. This compares to 29.6% of those in Surprise and 32.7% of those in the Phoenix MSA as a whole.

The market area had a higher labor force participation rate than both the Phoenix MSA and City of Surprise as of 2021 (i.e., 67.7%, 64.8%, and 58.0%, in the market area, Phoenix MSA, and City, respectively). Households in the market area reported earning a median income of nearly $77,500. This was higher than the median household income reported in the Phoenix MSA ($68,700) and slightly under the household income reported in Surprise ($78,800) in 2021.

Those living in the market area represent an excellent foundation for future residents upon which the City of Surprise can continue to grow. They are relatively young, have a high work ethic and have a large earning potential. The City of Surprise would benefit from more of these types of residents as well as high income individuals locating to the City. However, a lack of housing supply, rising housing costs, and a lack of diverse housing products may hinder the City's ability to attract new residents and therefore, limit future growth.

Additional characteristics of the Phoenix MSA, City of Surprise and market area are found in Table 2 below.

Table 2: General Demographics of the Phoenix MSA, City of Surprise, and Market Area - 2021						
	Phoenix MSA		**Surprise**		**Market Area**	
	Est.	Percent	Est.	Percent	Est.	Percent
Total Population	4,946,547	-	149,710	-	174,154	-
Age						
Median Age	36.4	-	38.3	-	32.4	-
Under 5 years	331,419	6.7%	10,929	7.3%	12,887	7.4%
5 to 24 years	1,310,835	26.5%	38,026	25.4%	47,196	27.1%
25 to 59 years	2,225,946	45.0%	61,531	41.1%	77,150	44.3%
60 to 85+ years	1,078,347	21.8%	39,224	26.2%	36,921	21.2%
Educational Attainment						
Population 25 years and over	1,028,882	-	29,343	-	17,929	-
No High School Diploma	120,379	11.7%	2,171	7.4%	1,811	10.1%
High School Graduate (includes equivalency)	232,527	22.6%	7,365	25.1%	4,590	25.6%
Some College, No Degree	248,989	24.2%	8,187	27.9%	5,110	28.5%
Bachelor's Degree	214,007	20.8%	5,751	19.6%	3,012	16.8%
Graduate or Professional Degree	122,437	11.9%	2,934	10.0%	1,524	8.5%
Household Income						
Total Households	1,821,300	-	52,815	-	55,370	-
Median Household Income (dollars)	$68,676	-	$78,829	-	$77,492	-
Less than $10,000 to $49,999	639,276	35.1%	15,158	28.7%	15,061	27.2%
$50,000 to $200,000 +	1,182,024	64.9%	37,657	71.3%	40,309	72.8%
Employment by Industry (of those living in the selected area)						
Civilian employed population 16 years and over*	2,263,600		60,810		81,161	
Agriculture & Mining	2,933	0.1%	220	0.4%	353	0.4%
Construction	140,500	6.2%	4,352	7.2%	5,635	6.9%
Manufacturing	141,000	6.2%	3,370	5.5%	4,676	5.8%
Wholesale Trade	86,500	3.8%	1,478	2.4%	2,034	2.5%
Retail Trade	253,500	11.2%	8,860	14.6%	11,215	13.8%
Transportation/Warehousing/Utilities	118,100	5.2%	3,569	5.9%	5,823	7.2%
Financial Activities	214,200	9.5%	6,705	11.0%	9,122	11.2%
Professional and Business Services	377,333	16.7%	6,349	10.4%	8,141	10.0%
Education and Health Services	350,833	15.5%	14,622	24.0%	19,212	23.7%
Leisure and Hospitality	225,733	10.0%	3,941	6.5%	5,090	6.3%
Labor Force Participation Rate	-	64.8%	-	58.0%		67.7%
Housing and Occupancy						
Total Occupied Housing Units	1,821,300	-	52,815		55,370	
Owner Occupied Housing Units	1,208,219	66.3%	42,822	81.1%	41,986	75.8%
Renter Occupied Housing Units	613,081	33.7%	9,993	18.9%	13,384	24.2%
Units in Structure (2020)						
Single-family	1,454,843	70.4%	53,815	87.6%	54,026	86.8%
Multi-family	476,688	23.1%	4,403	7.2%	4,770	7.7%
Mobile Home	131,418	6.4%	3,016	4.9%	3,276	5.3%

*Percentages may not sum to 100.
Source: U.S. Census Bureau, American Community Survey 2020 5-year estimates; U.S. Bureau of Labor Statistics; Esri; Rounds Consulting Group, Inc.

Market Analysis Summary

Residential Housing Market Conditions

The strong employment and population growth throughout the Phoenix MSA have increased the demand for housing faster than the supply. This imbalance has caused home prices to sharply rise.

As of August 2022, the median sales price for a home in the market area increased by 11.5% from a year ago to $446,000. This compares to the median price of a home in Surprise which grew by 12.9% from a year ago to $453,100. Overall, home prices in the Phoenix MSA grew by 12.9% over the last year, according to The Cromford Report.

Since 2011, home prices in the market area have increased at an average annual rate of 14.6%. This compared to an average annual growth of 13.9% in the Phoenix MSA and 12.9% in Surprise over the same time frame.

The market forces influencing the recent rapid rise in home prices originate back to the Great Recession of 2008 and were exacerbated by the Covid-19 recession. The housing crisis of 2008 resulted in developers nearly halting the construction of new homes for a prolonged period.

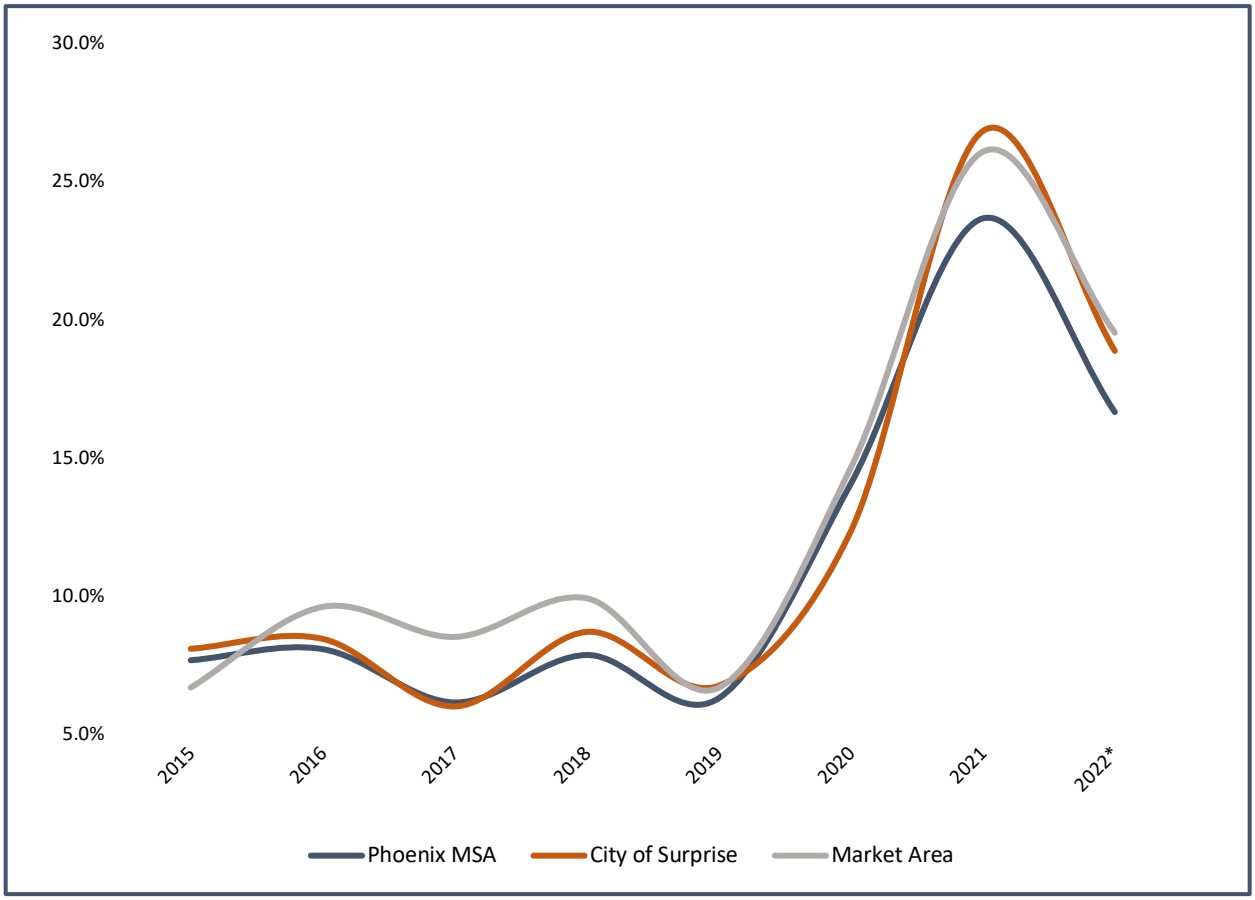
The Phoenix MSA economy was thriving in 2019 and going into 2020, which resulted in an influx of people moving to the area in search of job opportunities and a relatively affordable cost of living. Consequently, housing inventory shortages began to drive home prices up rapidly.

During the Covid-19 recession, lower income households were disproportionately affected. The majority of the job losses were individuals earning less than $60,000 a year. But high-income earners fared well. During this time and post-2020, the federal government overreacted with excessive stimulus programs and kept interest rates at a historically low level for far too long.

The combination of low interest rates and excessive stimulus spending put further pressure on housing prices as high-income individuals and potential homebuyers that were waiting for the right market conditions seized on the opportunity to buy starter homes, trade-up homes, investment properties, and/or second homes.

This unique circumstance has raised the cost of housing to levels that many cannot afford. New housing products of all types (e.g., starter homes, trade-up homes, multi-family, etc.) are necessary to mitigate affordability issues and alleviate housing shortages.

Figure 6: Annual Change in Median Sale Price for the Phoenix MSA, City of Surprise and Market Area



*Through August 2022
Source: The Cromford Report

As mentioned, the sharp increase of home prices in recent years has prevented many would-be homebuyers from entering the market, forcing them to seek alternative housing options. This includes those living in the market area, who, despite their relatively young age, are earning above average incomes.

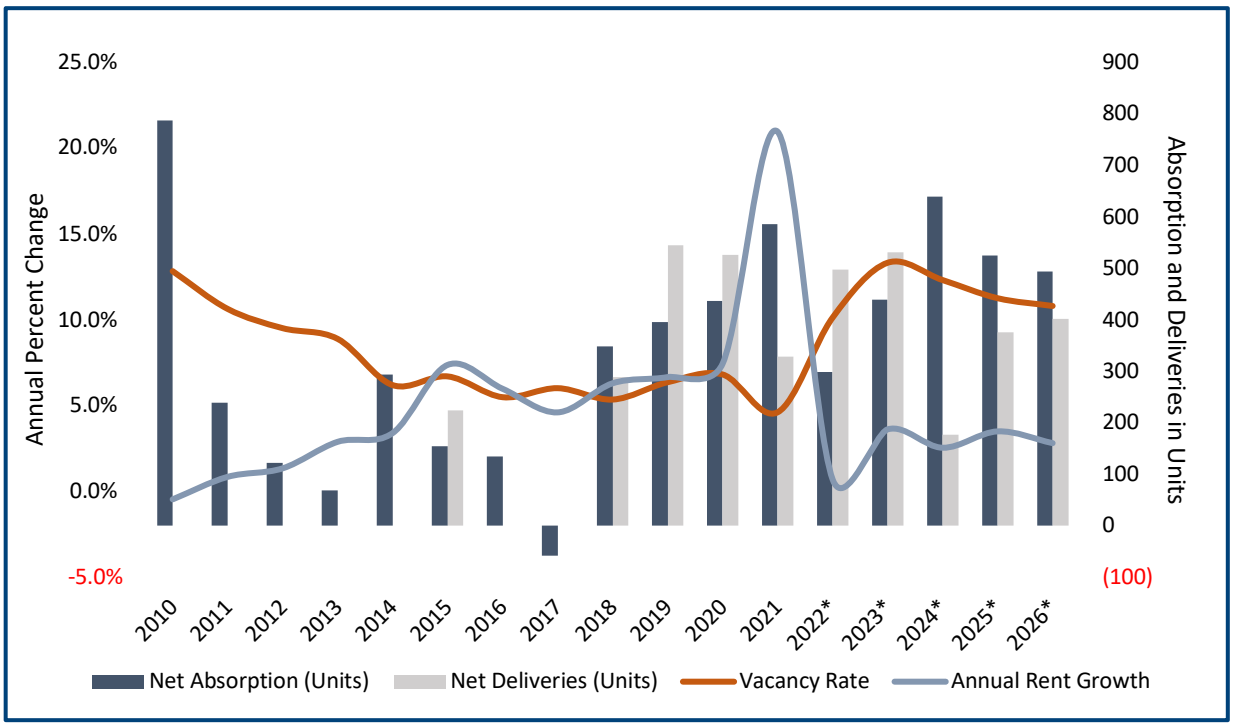
For example, as of August 2022, The Cromford Report estimates that the median sale price for a home in the market area was $446,000 and according to the National Association of Homebuilders (NAHB), a household in the market area would need to be earning in excess of $100,000 annually to afford a home at the median sale price.[1] This was well above the 2021 household income reported in the market area.

As a result, would-be homebuyers have shifted away from homeownership to rental homes, increasing the demand for multi-family housing. Figure 7 displays the supply and demand for multi-family housing in the market area. Demand is indicated by the annual change in rental rates, vacancy rates and net absorption. Supply is indicated by units delivered. Rising rental rates and below average vacancy rates, even as the supply of units increases, is an indication of persistent demand.

[1] Based on the NAHB standard that the total mortgage sum (including principal amount, interest, property tax, homeowners' property insurance, and private mortgage insurance premium) be no more than 28% of gross monthly income. Calculation assumes a 10% down payment, 30-year mortgage rate of 5.29% (the average national rate at the time of calculation).

Over the previous 12 months (as of October 2022), CoStar estimates that approximately 1,100 multi-family units have been delivered to the market area, but 1,900 units were absorbed, meaning that demand outpaced supply. As a result, rental rates increased by 17.0% to nearly $1,500 per month over the since 2021.

Figure 7: Supply and Demand of Multi-Family Housing in the Market Area



*Projected values
Source: CoStar

The robust demand for multi-family housing is expected to continue over the coming years. There are over 1,700 units under construction in the market area, as of October 2022. CoStar estimates that all these units will be delivered in the next 2 years and that even as the supply increases, vacancy rates will remain stable through 2026.

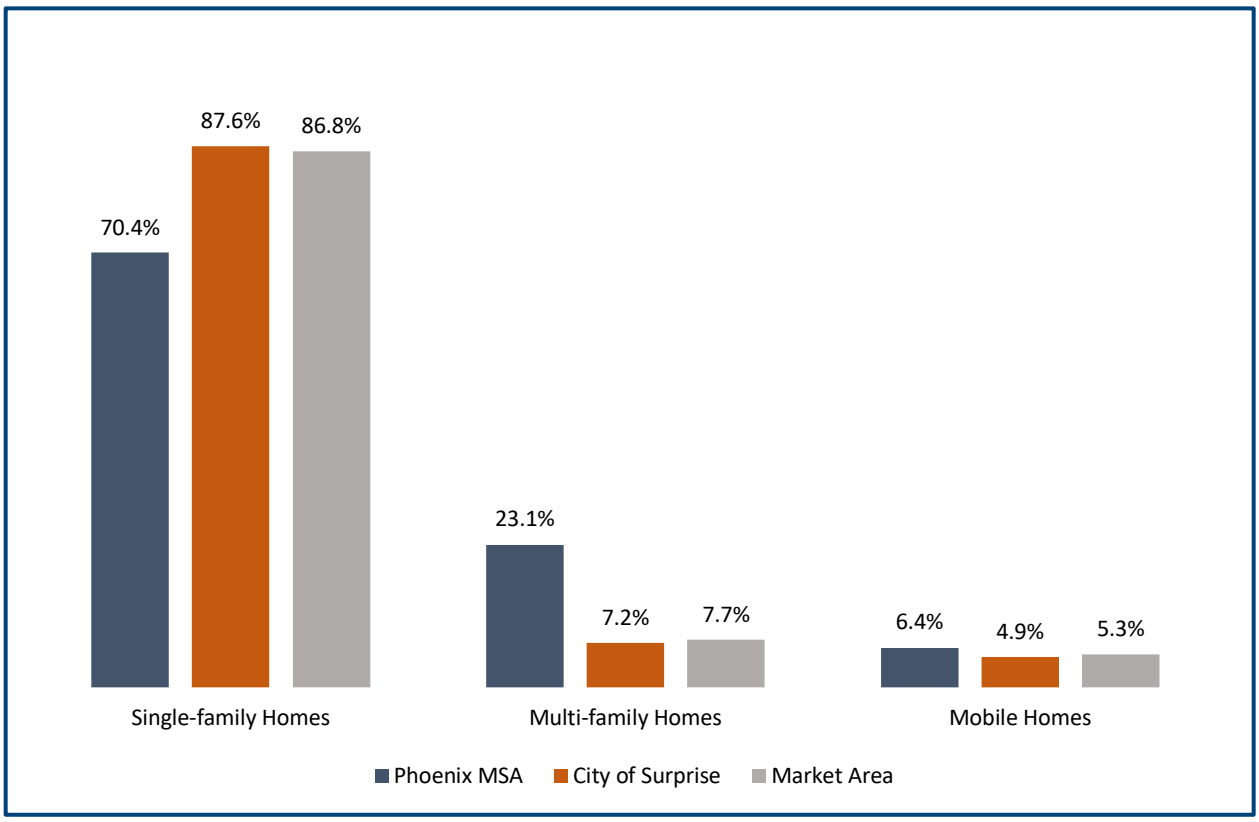
Population projections indicate that in the next 10 years, the population in the market area will increase at an average rate of 2.1% per year and add nearly 41,000 residents to the area. These new residents will generate additional tax revenues, support local development, and generate economic activity. In order to provide housing for these residents, an additional 13,100 housing units will be needed over the next 10 years, or approximately 1,300 units per year.

As the population in the market area continues to grow, the City will need to increase the supply of single-family homes, diversify the housing products in the area, and enhance the availability of multi-family housing in order to meet the growing demand. If the City does not address the housing shortages, population growth in the City may be limited and affordability issues will persist. Potential residents may choose to locate outside the City where there are more housing options.

In 2021, it was estimated that 87.6% of the homes in the City and 86.8% of the homes in the market area were single-family homes. This is a higher concentration than the overall Phoenix MSA, in which 70.4% of

the homes were single-family. However, the rapid escalation of home prices, which is causing housing affordability issues, can be mitigated by adding additional single-family homes and other housing product types like multi-family homes.

Figure 8: 2021 Share of Homes in the Phoenix MSA, City of Surprise and Market Area by Type



Source: U.S. Census Bureau; Esri

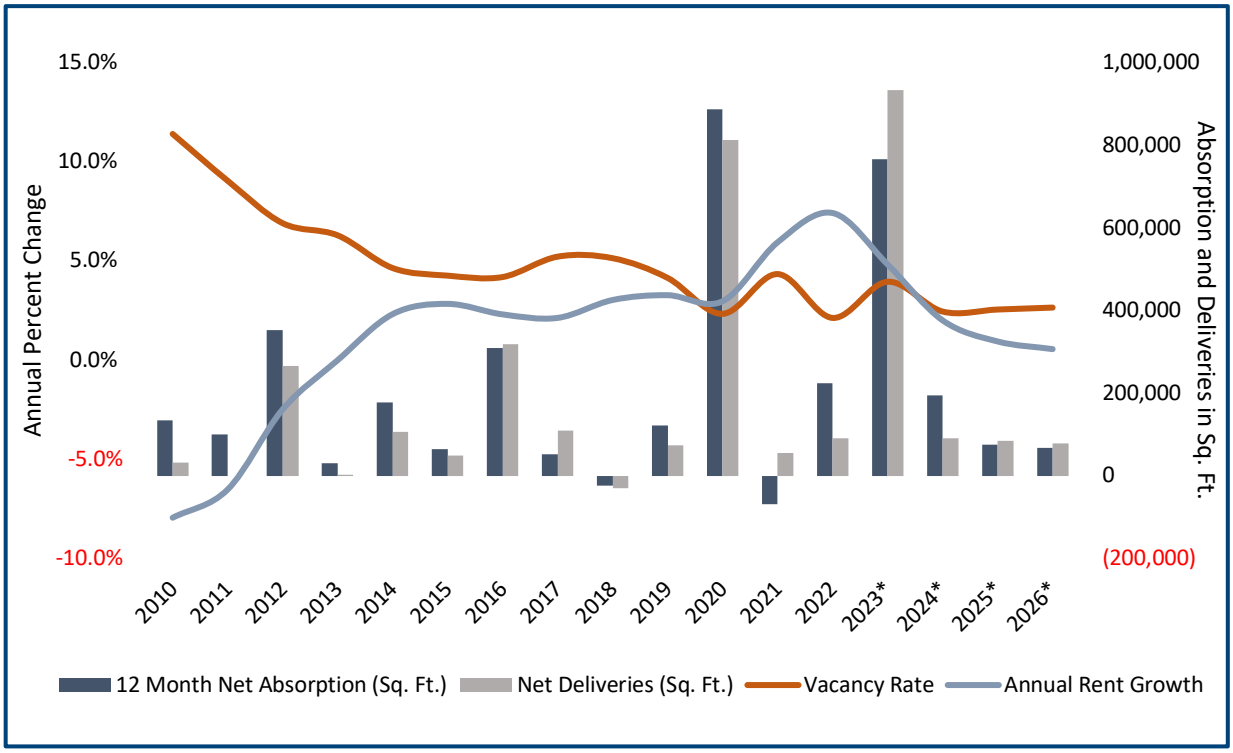
Commercial Real Estate Market Conditions

As of the third quarter of 2022, there was approximately 1.0M square feet of commercial real estate is being built within the market area. As of October 2022, rental rates grew by 7.4% over the last 12 months to $22.72 per sq. ft., which exceeded the average price of the overall Phoenix MSA. Vacancies expected to remain relatively stable through 2026 (Figure 9).

By providing additional housing supply and diverse housing options, the proposed project will add new residents and increase the household spending in the area which will increase the demand for local businesses (e.g., retail, grocery stores, gas stations, shopping centers, restaurants, etc.). This will help the market to absorb the new inventory.

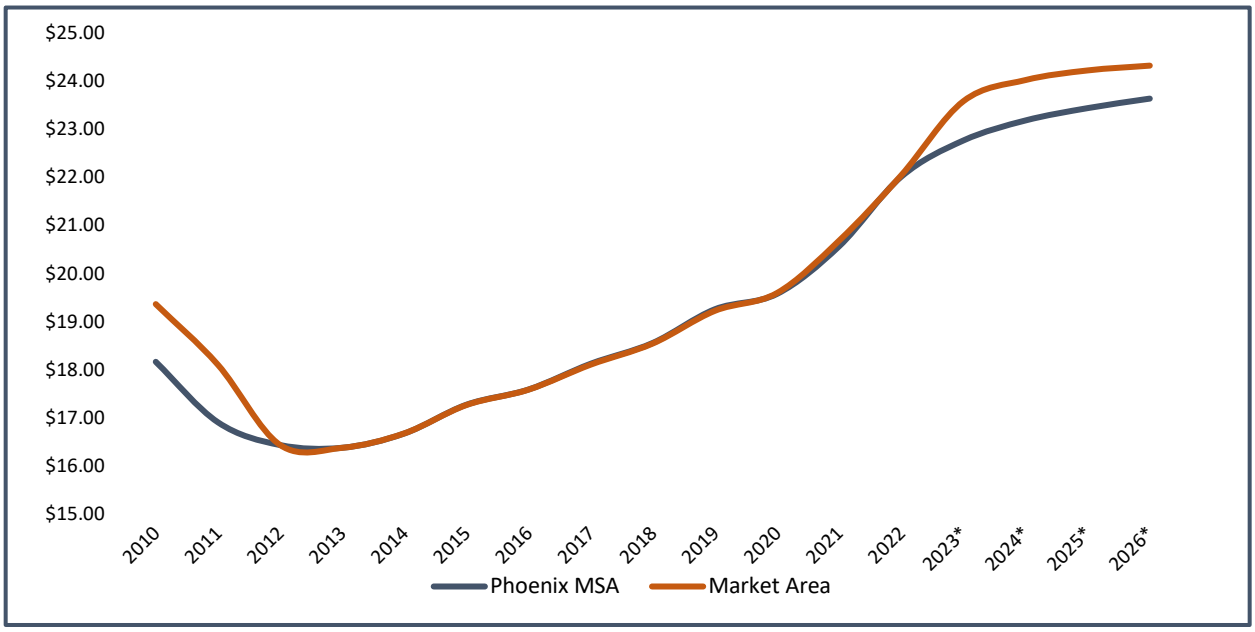
Additionally, the new residents will enhance local business development by providing local businesses with a durable workforce. The additional workforce living in the area will advance economic and business development efforts by attracting new businesses to the area since businesses locate where they can easily recruit new employees.

Figure 9: Supply and Demand of Commercial Real Estate in the Market Area



*Projected values
Source: CoStar

Figure 10: Average Annual Commercial Rental Rate per Sq. Ft. in the Phoenix MSA and Market Area



*Projected Values
Source: CoStar

Current Zoning & Benefits of Rezoning

The proposed project will require the rezoning of approximately 75 acres of land in the Sycamore Farms PAD. Approximately 16 acres of institutionally zoned land and approximately 59 acres of commercially zoned land would be rezoned to residential (MDR/MHDR/MHDR-2/HDR).

In total, the Sycamore Farms PAD will contain approximately 3,800 residential housing units and over 800,000 sq. ft. of commercial space (estimated based on preliminary estimates and the available acreage).

Employment growth throughout the market area will help drive demand for residential and commercial real estate in the coming decade. The Maricopa Association of Governments ("MAG") estimated that employment in the market area will grow by 46.9% and add over 19,000 jobs over the next 10 years. Of these 19,000 additional jobs, over 2,600 will require commercially zoned land similar to what is being proposed for rezoning.

For context on how much land is needed for this growth to occur, consider the following. According to the MAG, a total of 1.7M sq. ft. of commercial building space is required to accommodate 2,600 jobs. In order to properly support the 1.7M sq. ft. of building space with the appropriate amount of parking, infrastructure, utilities, etc., a total of 5.8M sq. ft. (133.2 acres) of land is required.

An analysis of the current and future zoning and land use designations of the market area indicated that there was an excess of 54.3M sq. ft. (1,243.4 acres) of vacant land within a 2-mile radius of the Sycamore Farms PAD that is either currently zoned for commercial use, assigned a future commercial designation, or is currently vacant or undeveloped.

This is enough land to accommodate nearly 24,400 jobs. If it is assumed that employment in the area continues to grow at the same pace (i.e., 2,600 jobs that require commercial and are added every 10 years), there is sufficient land for the next 90+ years of growth. *Note: A similar estimate for the supply of land in the City (instead of the market area) is presented on page 21.*

In other words, under the most extreme circumstances in which all the projected jobs were to locate within a 2-mile radius of the Sycamore Farms PAD, there would still be sufficient land to accommodate these jobs, even with the rezoning.

If rezoned, the entire project will produce significant benefits for Surprise and the surrounding area. An economic and fiscal impact model was developed to quantify these benefits. In the short term, the construction of the proposed projects will support 11,150 jobs, generate $595.8M in labor income, and generate $1.6B in economic activity (Table 3).

Construction will also generate one-time tax revenues for the City. Over the long term, the day-to-day operations of the commercial developments and economic activity generated by the future residents will produce a more lasting impact.

During construction, revenues are generated from sales taxes levied on construction expenditures and as the construction workers purchase local goods and services. One-time construction activities will generate a total of $98.5M in state and local revenues. These include the $28.7M in tax revenues generated for the

City of Surprise from construction sales taxes, other sales taxes, and State Shared Revenues. The construction tax revenue impact is summarized in Table 4.

Once construction is complete and residents have occupied the new homes, ongoing annual revenues related to property taxes, lease taxes, sales taxes on local goods and services, and personal income taxes, among others, will be generated. In total, the annual tax revenue impact is equal to $19.0M in additional state and local tax revenues (Table 6). In total, the City of Surprise will collect $5.2M in additional tax revenues each year.

Table 3: Economic Impacts of Construction Activities			
Category	Economic Output [1)]	Jobs [2)]	Labor Income [3)]
Direct	$899,328,600	6,690	$357,524,400
Indirect	$275,439,300	1,400	$90,623,800
Induced	$457,063,600	3,060	$147,655,700
Total	$1,631,831,500	11,150	$595,804,000

1) Total value of goods and services produced in the region.
2) Number of full-time equivalent jobs (FTE).
3) Total wages received by the jobs generated.
Note: In 2022 dollars. May not sum to total due to rounding.
Source: IMPLAN; Rounds Consulting Group, Inc.

Table 4: Total Construction Tax Revenue Impact by Category				
Category	State of Arizona	Maricopa County	City of Surprise	Total
Construction Sales Tax [1)]	$30,835,100	$4,406,700	$22,618,200	$57,860,000
Sales Taxes [2)]	$7,193,000	$1,021,100	$3,937,900	$12,152,000
State Shared Revenues [3)]	-	$4,135,200	$394,100	$4,529,300
Other Taxes [4)]	$19,984,200	$2,273,900	$1,713,800	$23,971,900
Total	$58,012,300	$11,836,900	$28,664,000	$98,513,200

1) Sales taxes levied on construction expenditures.
2) Sales taxes levied on retail purchases, residential utility use, and food/beverage purchases.
3) State Shared Revenues include the state income taxes, sales taxes, and other tax monies distributed to counties and cities based on their population.
4) The other category includes state personal income taxes, state unemployment insurance taxes, and taxes and fees levied on motor fuel, vehicle registrations, etc.
Note: In 2022 dollars. May not sum to total due to rounding.
Source: IMPLAN; Rounds Consulting Group, Inc.

Table 5: Economic Impacts of Day-to-Day Annual Activity			
Category	Economic Output [1)]	Jobs [2)]	Labor Income [3)]
Direct	$211,940,300	2,533	$98,148,200
Indirect	$80,648,200	505	$24,482,400
Induced	$124,971,200	837	$40,372,700
Total	$417,559,700	3,874	$163,003,200

1) Total value of goods and services produced in the region.
2) Number of full-time equivalent jobs (FTE).
3) Total wages received by the jobs generated.
Note: In 2022 dollars. May not sum to total due to rounding.
Source: IMPLAN; Rounds Consulting Group, Inc.

Table 6: Annual Ongoing Activities Tax Revenue Impact by Category				
Category	State of Arizona	Maricopa County	City of Surprise	Total
Sales Taxes [1)]	$2,447,800	$350,200	$1,337,700	$4,135,700
Lease Taxes [2)]	-	$304,200	$1,338,200	$1,642,400
Property Taxes [3)]	-	$2,904,700	$2,327,000	$5,231,700
State Shared Revenues [4)]	-	$2,259,200	$150,300	$2,409,500
Other Taxes [5)]	$5,573,200	-	-	$5,573,200
Total	$8,021,000	$5,818,300	$5,153,200	$18,992,500

1) Sales taxes levied on retail purchases, residential utility use, and food/beverage purchases.
2) Lease taxes levied on residential monthly leases.
3) Property taxes imposed on real property.
4) State Shared Revenues include the state income taxes, sales taxes, and other tax monies distributed to counties and cities based on their population.
5) The other category includes state personal income taxes, state unemployment insurance taxes, and taxes and fees levied on motor fuel, vehicle registrations, etc.
Note: In 2022 dollars. May not sum to total due to rounding.
Source: IMPLAN; Rounds Consulting Group, Inc.

The potential retail space in Surprise proper, which is essentially the main part of the city, and not the broader market area that includes portions of both Glendale and Surprise should also be considered.

The analysis of the area revealed that there is around 15.7 million square feet of potential retail space in the vicinity of the proposed project within Surprise proper. According to CoStar, Surprise is underweighted in terms of retail space at 42.4 square feet per person, compared to the Phoenix metro's average of 48.1 square feet per person, indicating that the City would need an additional 1.0 million square feet of retail space to match its peer cities. Subtracting this from the undeveloped commercial designated land reveals there is still over 14.7 million square feet of land designed for retail use within Surprise proper.

On average, the City has developed approximately 200,000 square feet of retail space each year, meaning that there is around 70+ years' worth of retail designated land in the immediate area.

Additionally, the calculation excludes the fact that as development progresses northwest, additional retail will follow the new population, increasing the number of years' worth of commercial land volume.

Furthermore, commercial space is included in the current development proposal and a significant number of acres are designated for commercial use just south of Surprise, further reducing the quantity of retail that is in demand in the main part of Surprise.

Overall, if the proposed development proceeds as designed, there would still exist 45+ years of retail development potential in the immediate area.

Conclusions & Recommendations

Supply and demand imbalances in the housing market (as a result of the recent influx of new residents to the state, inflation, and the recent low interest rate levels, among others) have led to rapid increases in the cost of housing at all levels. Affordability issues will be exacerbated, and economic growth will be hindered if housing availability is not improved.

Enhancing residential development at the Sycamore Farms PAD will directly address the most pressing needs of the area, among which is the lack of housing options of all types (i.e., single-family homes, starter homes, trade-up homes, multi-family homes, etc.). The proposed developments will attract new residents that will bring additional economic activity, support business development, and provide a foundation upon which the City can continue to grow.

Conversely, if the issue is not addressed, the housing shortage may limit the population growth of the City as many would-be residents and renters will locate outside the City, in areas with more housing availability.

Additionally, the rezoning of approximately 16 acres of institutionally zoned land and approximately 59 acres of commercially zoned land is not likely to hinder the potential for commercial and retail growth. There is a sufficient amount of vacant and undeveloped commercial land within a 2-mile radius of the Sycamore Farms PAD to accommodate the projected employment growth for next decade and beyond.

Furthermore, the mix of those most likely to locate to the Site will provide the area with a sustained and durable workforce. This is critical for business attraction as companies will not locate to areas where they will face employee recruitment concerns like long commutes due to limited housing options. This means that the proposed developments will support further economic and business development in the area.

RCG recommends that the proposed sites be rezoned to address the limited housing options in Surprise and in the market area. Increasing the diversity and supply of housing in the area will address the most pressing needs of the area. The proposed developments will not only provide housing options for those living and working in the area, but also attract new residents and businesses to the area. Furthermore, increasing the area's housing and commercial supply will also generate additional tax revenues that can be used to enhance public services, infrastructure, and economic development efforts.

Appendix: Detailed Market Statistics

Multi-Family Market – Phoenix MSA					
Quarter	Inventory Units	Vacancy Rate	Unit Asking Rental Rate	Units Under Construction	Units Delivered
2013 Q3	282,443	7.8%	$901	7,076	600
2013 Q4	282,862	7.8%	$905	7,972	419
2014 Q1	284,190	7.4%	$911	7,865	1,328
2014 Q2	286,693	7.8%	$918	8,197	2,503
2014 Q3	288,061	7.5%	$927	8,158	1,325
2014 Q4	289,528	7.7%	$937	8,632	1,510
2015 Q1	290,945	6.9%	$952	8,373	1,417
2015 Q2	292,192	7.2%	$967	8,140	1,247
2015 Q3	293,354	7.1%	$982	7,848	1,162
2015 Q4	295,965	7.4%	$992	6,714	2,611
2016 Q1	296,548	7.2%	$1,010	8,973	583
2016 Q2	297,769	7.4%	$1,020	8,897	1,221
2016 Q3	299,674	7.3%	$1,031	9,470	1,905
2016 Q4	300,848	7.3%	$1,037	10,038	1,174
2017 Q1	301,578	6.6%	$1,053	11,166	730
2017 Q2	303,197	7.0%	$1,064	13,328	1,619
2017 Q3	306,020	7.3%	$1,073	12,904	2,823
2017 Q4	307,240	7.1%	$1,084	14,980	1,220
2018 Q1	310,108	6.8%	$1,102	14,217	2,868
2018 Q2	311,500	6.6%	$1,123	14,158	1,392
2018 Q3	313,520	6.4%	$1,140	14,586	2,020
2018 Q4	315,691	6.5%	$1,154	13,533	2,171
2019 Q1	316,778	6.2%	$1,181	16,192	1,087
2019 Q2	318,852	6.3%	$1,199	17,880	2,074
2019 Q3	320,364	6.2%	$1,214	17,524	1,512
2019 Q4	324,749	6.6%	$1,230	15,286	4,385
2020 Q1	327,322	6.8%	$1,235	17,551	2,573
2020 Q2	329,516	7.0%	$1,244	20,416	2,194
2020 Q3	331,033	6.2%	$1,270	22,368	1,517
2020 Q4	333,238	6.0%	$1,296	23,000	2,205
2021 Q1	335,891	5.3%	$1,349	25,038	2,653
2021 Q2	339,985	5.1%	$1,464	25,093	4,094
2021 Q3	342,131	5.0%	$1,542	29,262	2,146
2021 Q4	344,853	5.8%	$1,568	30,903	2,722
2022 Q1	348,538	6.5%	$1,594	31,011	3,685
2022 Q2	352,614	7.6%	$1,611	30,644	4,076
2022 Q3	355,825	8.1%	$1,586	28,897	3,211

Source: CoStar

Multi-Family Market – Market Area					
Quarter	Inventory Units	Vacancy Rate	Unit Asking Rental Rate	Units Under Construction	Units Delivered
2013 Q1	10,843	8.6%	$794	-	-
2013 Q2	10,843	8.3%	$803	-	-
2013 Q3	10,843	7.8%	$808	-	-
2013 Q4	10,843	8.9%	$812	-	-
2014 Q1	10,843	7.6%	$815	-	-
2014 Q2	10,843	7.1%	$818	-	-
2014 Q3	10,843	6.5%	$828	-	-
2014 Q4	10,843	6.2%	$840	224	-
2015 Q1	10,843	5.6%	$855	224	-
2015 Q2	10,843	5.7%	$872	224	-
2015 Q3	10,843	6.3%	$888	224	-
2015 Q4	11,067	6.7%	$902	-	224
2016 Q1	11,067	6.3%	$922	-	-
2016 Q2	11,067	6.0%	$931	-	-
2016 Q3	11,067	5.5%	$950	-	-
2016 Q4	11,067	5.5%	$955	-	-
2017 Q1	11,067	4.5%	$967	469	-
2017 Q2	11,067	5.0%	$977	622	-
2017 Q3	11,067	5.7%	$991	622	-
2017 Q4	11,067	6.0%	$999	622	-
2018 Q1	11,356	6.7%	$1,016	460	289
2018 Q2	11,356	5.5%	$1,040	460	-
2018 Q3	11,356	5.6%	$1,044	677	-
2018 Q4	11,356	5.3%	$1,062	884	-
2019 Q1	11,356	5.3%	$1,075	884	-
2019 Q2	11,689	6.8%	$1,103	551	333
2019 Q3	11,601	6.0%	$1,119	551	-
2019 Q4	11,901	6.4%	$1,133	646	300
2020 Q1	11,935	6.2%	$1,138	801	34
2020 Q2	11,935	5.2%	$1,159	1,528	-
2020 Q3	11,935	4.4%	$1,197	1,528	-
2020 Q4	12,427	6.8%	$1,217	1,613	492
2021 Q1	12,427	4.1%	$1,268	1,764	-
2021 Q2	12,755	4.5%	$1,372	1,436	328
2021 Q3	12,755	4.4%	$1,447	1,814	-
2021 Q4	12,755	4.6%	$1,473	2,453	-
2022 Q1	13,252	7.8%	$1,507	1,956	497
2022 Q2	13,584	9.8%	$1,530	1,744	332
2022 Q3	13,869	10.3%	$1,483	1,651	285

Source: CoStar

Retail Market – Phoenix MSA					
Quarter	Inventory (Sq. ft.)	Vacancy Rate	Gross Rental Rate	Sq. ft. Under Construction	Sq. ft. Delivered
2013 Q1	225,250,093	10.5%	$13.94	803,293	323,465
2013 Q2	225,693,899	10.4%	$13.90	707,578	526,721
2013 Q3	225,748,332	10.0%	$13.72	955,733	148,915
2013 Q4	226,187,291	10.0%	$13.61	654,125	546,632
2014 Q1	226,100,447	10.1%	$13.60	680,983	236,466
2014 Q2	226,109,236	9.8%	$13.66	1,004,730	268,561
2014 Q3	226,294,266	9.5%	$13.63	1,098,555	205,094
2014 Q4	226,421,020	9.1%	$13.54	931,046	406,580
2015 Q1	226,651,970	9.1%	$13.48	951,949	461,962
2015 Q2	226,822,526	8.8%	$13.60	1,139,159	316,611
2015 Q3	227,117,517	8.5%	$14.04	1,168,519	473,259
2015 Q4	227,373,093	8.3%	$13.89	1,506,006	322,065
2016 Q1	227,509,110	8.1%	$14.06	2,064,291	382,889
2016 Q2	227,920,368	8.1%	$14.27	2,236,856	522,912
2016 Q3	228,745,843	8.1%	$14.31	1,851,989	967,537
2016 Q4	229,123,328	7.8%	$14.20	1,886,081	638,636
2017 Q1	229,977,126	8.0%	$14.29	1,733,958	757,268
2017 Q2	230,724,946	7.9%	$15.03	1,315,725	781,780
2017 Q3	231,019,920	7.7%	$14.77	1,339,717	372,923
2017 Q4	231,670,768	7.2%	$14.75	1,243,408	723,648
2018 Q1	231,973,620	6.9%	$14.76	1,250,560	450,348
2018 Q2	232,331,935	6.8%	$15.12	1,208,167	386,889
2018 Q3	232,794,425	6.6%	$15.21	1,151,176	493,594
2018 Q4	233,129,735	7.0%	$15.37	957,785	384,367
2019 Q1	233,181,182	6.9%	$15.47	1,911,218	339,781
2019 Q2	233,516,901	6.9%	$15.58	1,963,374	372,339
2019 Q3	233,766,502	6.9%	$15.73	2,069,875	341,095
2019 Q4	234,148,919	6.8%	$15.92	2,755,016	479,393
2020 Q1	235,345,040	6.9%	$16.03	1,742,086	1,254,608
2020 Q2	235,447,361	7.1%	$15.71	1,583,515	291,578
2020 Q3	235,886,282	7.4%	$15.68	1,441,664	531,056
2020 Q4	236,600,944	7.5%	$15.80	989,602	717,758
2021 Q1	236,834,422	7.4%	$15.81	1,182,888	395,156
2021 Q2	237,144,277	7.7%	$16.01	1,085,727	418,887
2021 Q3	235,995,205	6.8%	$16.00	1,514,194	247,691
2021 Q4	236,330,947	6.5%	$16.35	1,516,863	367,118
2022 Q1	236,806,764	6.1%	$16.67	1,991,637	512,891
2022 Q2	236,995,030	5.7%	$16.67	1,819,167	436,958
2022 Q3	237,192,388	5.5%	$16.76	2,215,603	197,358

Source: CoStar

Retail Market – Market Area					
Quarter	Inventory (Sq. ft.)	Vacancy Rate	Gross Rental Rate	Sq. ft. Under Construction	Sq. ft. Delivered
2013 Q1	4,587,373	6.4%	$16.45	-	3,309
2013 Q2	4,587,373	6.4%	$16.47	-	-
2013 Q3	4,587,373	6.4%	$16.40	6,300	-
2013 Q4	4,587,373	6.3%	$16.72	6,300	-
2014 Q1	4,593,673	6.4%	$16.37	81,809	6,300
2014 Q2	4,593,673	6.4%	$16.55	94,649	-
2014 Q3	4,598,775	6.1%	$16.40	99,993	5,102
2014 Q4	4,694,181	4.6%	$16.62	19,469	95,406
2015 Q1	4,698,768	4.7%	$16.48	14,882	4,587
2015 Q2	4,713,650	4.3%	$16.83	25,000	14,882
2015 Q3	4,713,650	3.9%	$16.84	80,928	-
2015 Q4	4,743,612	4.3%	$16.44	215,738	29,962
2016 Q1	4,794,578	4.9%	$16.64	265,719	50,966
2016 Q2	4,835,350	5.6%	$16.99	269,790	40,772
2016 Q3	4,975,711	4.6%	$17.73	168,029	140,361
2016 Q4	5,063,347	4.2%	$17.81	90,978	87,636
2017 Q1	5,096,800	4.9%	$18.06	67,408	33,453
2017 Q2	5,154,325	4.5%	$15.77	19,733	57,525
2017 Q3	5,164,208	4.5%	$15.81	15,660	9,883
2017 Q4	5,174,058	5.2%	$12.35	5,810	9,850
2018 Q1	5,130,229	4.6%	$15.64	4,500	5,810
2018 Q2	5,130,229	5.7%	$15.78	19,100	-
2018 Q3	5,130,229	5.4%	$15.94	25,304	-
2018 Q4	5,144,829	5.1%	$15.07	17,641	14,600
2019 Q1	5,162,470	5.2%	$17.89	602,853	17,641
2019 Q2	5,162,470	4.0%	$17.23	635,039	-
2019 Q3	5,178,496	4.1%	$16.97	662,476	16,026
2019 Q4	5,219,222	4.2%	$20.31	804,656	40,726
2020 Q1	5,848,830	4.0%	$21.55	177,048	629,608
2020 Q2	5,869,460	2.8%	$22.01	161,818	20,630
2020 Q3	6,023,878	2.9%	$21.46	50,959	154,418
2020 Q4	6,031,278	2.3%	$23.55	45,857	7,400
2021 Q1	6,070,037	2.1%	$23.39	19,385	38,759
2021 Q2	6,077,135	3.7%	$21.11	29,287	7,098
2021 Q3	6,086,902	4.3%	$20.98	94,625	9,767
2021 Q4	6,086,902	4.3%	$20.48	149,121	-
2022 Q1	6,097,642	3.1%	$21.48	943,503	12,280
2022 Q2	6,152,841	3.2%	$21.41	892,183	55,199
2022 Q3	6,178,322	2.2%	$22.72	929,992	25,481

Source: CoStar

Appendix: Impact Model Methodology

Economic and fiscal impact models are an effective way to demonstrate regional implications of a particular project, policy, business, development, or other activities in a given area. The study area can range from a single neighborhood or city to an entire state or country. Typically, the level of effects resulting from the activity is estimated in terms of output, labor income, employment, and tax revenues.

RCG developed an economic and fiscal impact model to analyze the effects resulting from the residential and commercial development at the Sycamore Farms PAD. The RCG proprietary model employs an input-output model methodology commonly used by economists to determine impacts. This method was used to estimate the "multiplier" or "ripple" effects caused by the activities being analyzed. The activity was then converted into tax revenues in each of the relevant categories.

Economic Impact Methodology

An economic impact model provides a quantifiable method to estimate the economic activity of a particular activity in a given area. Impacts can be used to measure existing activity and to measure potential expansions/contractions of an area's economy resulting from changes in economic activity. Typically, the level of economic effects resulting from the activity is estimated in terms of *output*, *labor income*, and *employment*. These are defined as:

- *Output* captures the broader level of economic activity or the total value of goods and services produced in the region, similar to how statistics like gross domestic product (GDP) capture economic volume in individual states and across the country.

- *Labor income,* a component of output, represents employee-earned income and wages. The labor income component is used to measure the total change in income throughout the economy due to economic or business activity.

- *Employment* is the total number of full-time (or equivalent) jobs created in the economy on an annualized basis.

The economic effects occurring as a direct consequence of the initial activity create additional activity in the regional economy. This relationship is known as the "multiplier" or "ripple" effect. The basis for multiplier effects is the interdependencies between industries, how one industry impacts other sectors, and the cycle of spending and re-spending within the regional economy.

An input-output model is used to generate these multipliers. These multipliers quantify relationships among industries and estimate the extent that the area being analyzed can capture sales, labor income, and the job impacts within the region.

Input-output models measure impacts based on their source. *Direct* effects are the result of the initial activity being analyzed. The multiplier effects, or secondary effects, are measured as either *indirect* or *induced*. These are defined as:

- *Direct effects, or impacts,* measure business activity at an individual site or the initial change in the economy attributed to the development under consideration.

- *Indirect impacts* capture additional output, labor income, and employment changes generated as a result of increased demand in the industries which supply services or products to the direct business or development under consideration.

- *Induced impacts* capture additional output, labor income, and employment changes generated as a result of increased spending in the local economy made by the households of both the direct and indirect employees.

A commonly used input-output model used to generate economic multipliers is IMPLAN (short for "impact analysis for planning"). Originally developed by the U.S. Forest Service in the 1970s, the responsibility for developing IMPLAN data sets shifted to the University of Minnesota as demand grew for regional models. Now, IMPLAN runs as a private organization and is the leading provider of nationwide economic impact data and analytical software.

The RCG custom economic impact model employs this input-output model methodology and uses Arizona-specific IMPLAN multipliers.

Fiscal Impact Methodology

Fiscal impact models provide estimates for the government revenues that are generated by a particular project, policy, business, development, or activity in a given area. Typically, fiscal impacts examine revenues that are likely to result from a project or activity and are determined by the study area's tax structure. In general, the types of government taxes analyzed include sales taxes, excise taxes, lease taxes, income taxes, and property taxes. The type of activities subject to these taxes include payrolls, retail sales, utility use, leases, and construction, to name a few.

Fiscal impacts are categorized similar to economic impacts and are broken down at the direct, indirect, and induced levels in which they are created. In general, direct revenues can be estimated by definable sources such as sales taxes generated by taxable business expenditures and direct employees' retail purchases. Indirect and induced revenues are generated by the wages, residency, and spending of those indirect and induced employees who are supported by the direct economic activity.

The RCG fiscal impact model employs this methodology. The model was designed to produce revenue information for the state and local governments.

The data and assumptions used in this report are subject to marginal uncertainty and variation. Therefore, actual impacts may vary, and some impacts may not materialize due to unanticipated events and changing circumstances. However, RCG has made extensive efforts to confirm the accuracy of the information contained in this analysis.

Dysart Schools

Date: 3/1/2023

Ms. Stephanie Watney
Withey Morris, PLC
2525 E Arizona Biltmore Circle, Ste A-212
Phoenix, AZ 85016

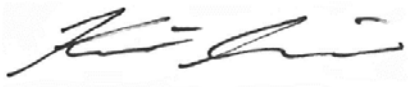
Re: Sycamore Farms 5th PAD Amendment

Ms. Watney - This letter will serve as official comments regarding the 5th PAD Amendment for Sycamore Farms. Regarding the capacity of DUSD schools to serve, we are ready to welcome the new students this amendment and development will bring to the district. The existing developer donation agreement in place applies to parcels 1B and 16; with a $400 per apartment unit voluntary donation. This addresses the cumulative effects of the 5th PAD amendment sufficiently and no other agreement is requested.

The district has discussed the proposal including traffic, access, school capacities, and busing. We have no objections to the PAD amendment. In our discussions you noted citizen comment on access to parcel 11B. This included concerns about bus access and bus stop locations near Jenan Dr. The district doesn't have any concerns about bus access and stop changes from the amendment. Access at parcel 11B looks reasonable. While we cannot make bus stop location decisions before the projects are complete, we don't expect any significant challenges. We do expect that all students can maintain bus service in the area after the projects are complete, consistent with our standard practices and walk to bus stop distances.

Please share this letter with any regulatory body as needed to document DUSD has no objections. Thank you for reaching out and collaborating with the district.

Sincerely,



Kevin Shipman, AICP, GISP
Planning Administrator
Dysart Unified School District
p: 623 876 7976
a: 15802 N Parkview Place, Surprise, AZ 85374

ORDINANCE # 2023-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE SYCAMORE FARMS PAD TO REVISE THE LAND USE PLAN, DEVELOPMENT STANDARDS, AND DWELLING UNIT COUNTS FOR THE AREA GENERALLY BOUNDED BY CACTUS ROAD, SARIVAL AVENUE, PEORIA AVENUE, AND COTTON LANE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane, and is legally described in the attached ***Exhibit A*** and depicted in the attached ***Exhibit B***;

WHEREAS, the subject site is zoned Sycamore Farms PAD pursuant to PAD03-153 approved on July 22, 2004;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD amendment is in harmony with the purposes and intent of the Sycamore Farms PAD, the zoning ordinance, and the Surprise General Plan; and

WHEREAS, on April 6, 2023, the Planning and Zoning Commission recommended approval of the subject Sycamore Farms PAD amendment only as it pertains to Parcels 11A and 11B, as identified in the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

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

Section 1. *Major PAD Amendment.* The "Sycamore Farms PAD" is herewith amended to reflect all of the proposed development changes to Parcels 1, 6, 11A, 11B, and 16, subject to the following stipulations:

a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023, as revised pursuant to stipulation i.

b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:

    i. Minimum 2-inch caliper (50% of required trees)
    ii. Minimum 3-inch caliper (50% of required trees)
    iii. Tree spacing 25-feet on center or in equivalent groupings

c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.

d. Parcel 11B shall be limited to a maximum density of 380 units.

e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the "Pedestrian Trail").

f. The developer shall design and construct a traffic signal at the intersection of Jenan Drive and Sarival Avenue.

g. A right-in/right-out driveway, centered between Jenan and the commercial driveway to the north shall be provided from Parcel 11B to Sarival Avenue, with final placement and design to be approved by the City of Surprise Transportation Department.

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

i. The applicant shall submit a revised PAD amendment document reflecting the approved changes within sixty (60) days of approval. The revised PAD amendment document shall, among other things, modify Table 2 to add a footnote to "Min Area" on the third line of the table after the header that states: "This minimum area requirement applies to entire development parcels and not to individual lots/units, such as commercial pad sites within a shopping center." If the applicant does not submit said revised PAD amendment document within the specified time, this Ordinance shall be deemed null and void.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2023.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2627.02 FEET TO A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2637.85 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2640.94 FEET TO BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 2631.67 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2632.26 FEET TO BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 2641.41 FEET TO A BRASS CAP FLUSH, MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE DEPARTING SAID WEST LINE, NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2639.70 FEET TO SAID NORTHWEST CORNER AND THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 27,763,175 SQUARE FEET OR 637.3548 ACRES, MORE OR LESS.



EXHIBIT B

DEPICTION OF PROPERTY SUBJECT TO THE PAD AMENDMENT

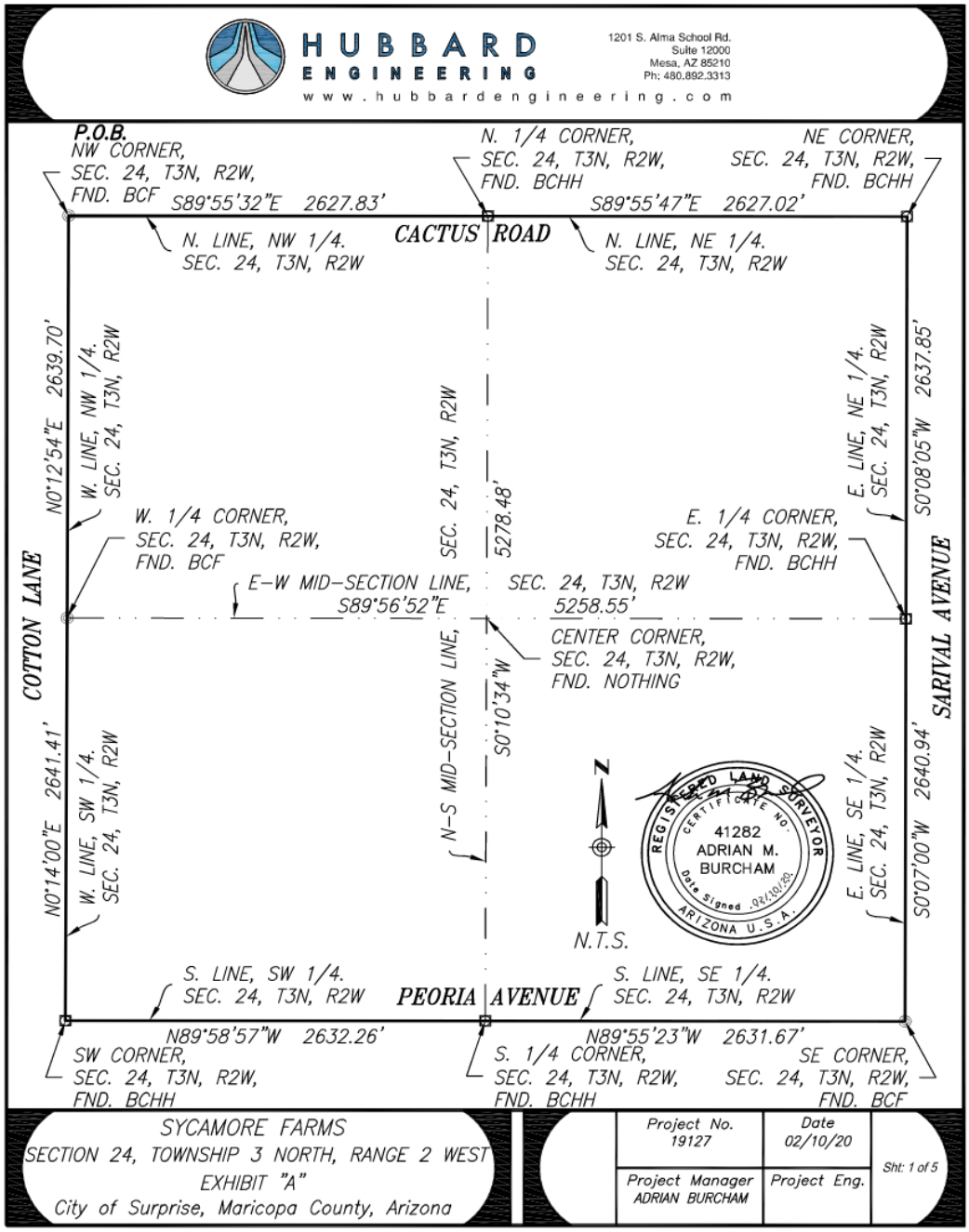
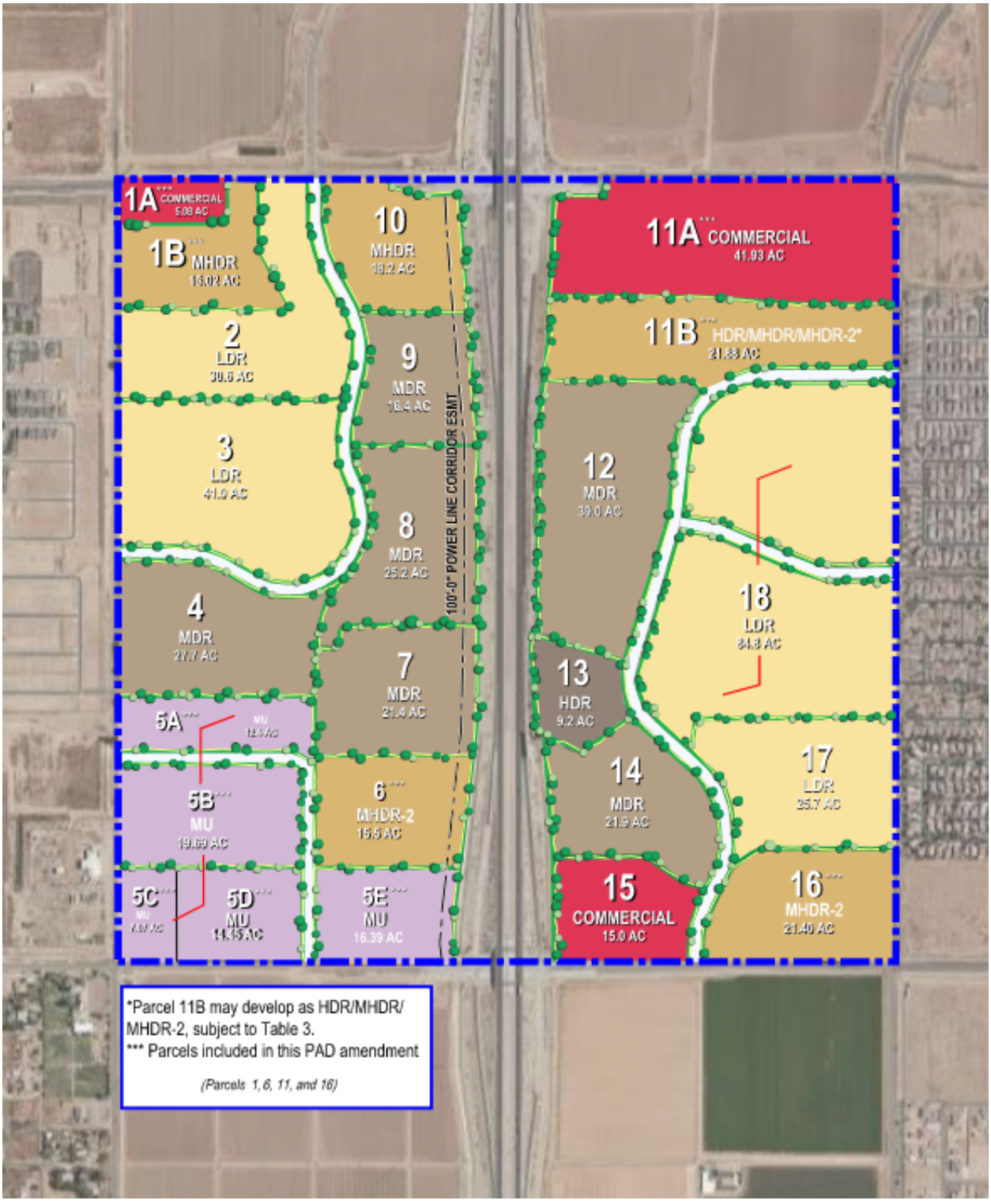


EXHIBIT BB: LEGAL DESCRIPTION, CONTINUED

Ordinance No. 2023-11
RFLS # 8757
Rev 03/23


1A *** COMMERCIAL 5.08 AC
1B *** MHDR 16.02 AC
2 LDR 30.6 AC
3 LDR 41.9 AC
4 MDR 27.7 AC
5A *** MU 12.5 AC
5B *** MU 19.69 AC
5C *** MU 4.97 AC
5D *** MU 14.45 AC
5E *** MU 16.39 AC
6 *** MHDR-2 15.5 AC
7 MDR 21.4 AC
8 MDR 25.2 AC
9 MDR 18.4 AC
10 MHDR 18.2 AC
100'-0" POWER LINE CORRIDOR ESMT
11A *** COMMERCIAL 41.93 AC
11B *** HDR/MHDR/MHDR-2* 21.83 AC
12 MDR 39.0 AC
13 HDR 9.2 AC
14 MDR 21.9 AC
15 COMMERCIAL 15.0 AC
16 *** MHDR-2 21.40 AC
17 LDR 35.7 AC
18 LDR 84.3 AC
*Parcel 11B may develop as HDR/MHDR/ MHDR-2, subject to Table 3.
*** Parcels included in this PAD amendment
(Parcels 1, 6, 11, and 16)

ORDINANCE # 2023-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO THE SYCAMORE FARMS PAD TO REVISE THE LAND USE PLAN, DEVELOPMENT STANDARDS, AND DWELLING UNIT COUNTS FOR THE AREA GENERALLY BOUNDED BY CACTUS ROAD, SARIVAL AVENUE, PEORIA AVENUE, AND COTTON LANE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally bounded by Cactus Road, Sarival Avenue, Peoria Avenue, and Cotton Lane, and is legally described in the attached ***Exhibit A*** and depicted in the attached ***Exhibit B***;

WHEREAS, the subject site is zoned Sycamore Farms PAD pursuant to PAD03-153 approved on July 22, 2004;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this PAD amendment is in harmony with the purposes and intent of the Sycamore Farms PAD, the zoning ordinance, and the Surprise General Plan; and

WHEREAS, on April 6, 2023, the Planning and Zoning Commission recommended approval of the subject Sycamore Farms PAD amendment only as it pertains to Parcels 11A and 11B, as identified in the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023.

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

Section 1. *Major PAD Amendment.* The "Sycamore Farms PAD" is herewith amended to reflect the proposed development changes to only Parcels 11A and 11B, subject to the following stipulations, with Parcels 1, 6, and 16 remaining unchanged and as currently zoned:

a. Development and use of the site shall be consistent with the PAD Amendment document entitled "Sycamore Farms Planned Area Development 5th Amendment," prepared by Withey Morris, PLC and dated March 3, 2023, as revised pursuant to stipulation i.

b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:

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Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2023.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT "A"
SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST DESCRIPTION

SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24, BEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, 2627.83 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 2627.83 FEET TO A BRASS CAP IN HANDHOLE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

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EXHIBIT B

DEPICTION OF PROPERTY SUBJECT TO THE PAD AMENDMENT

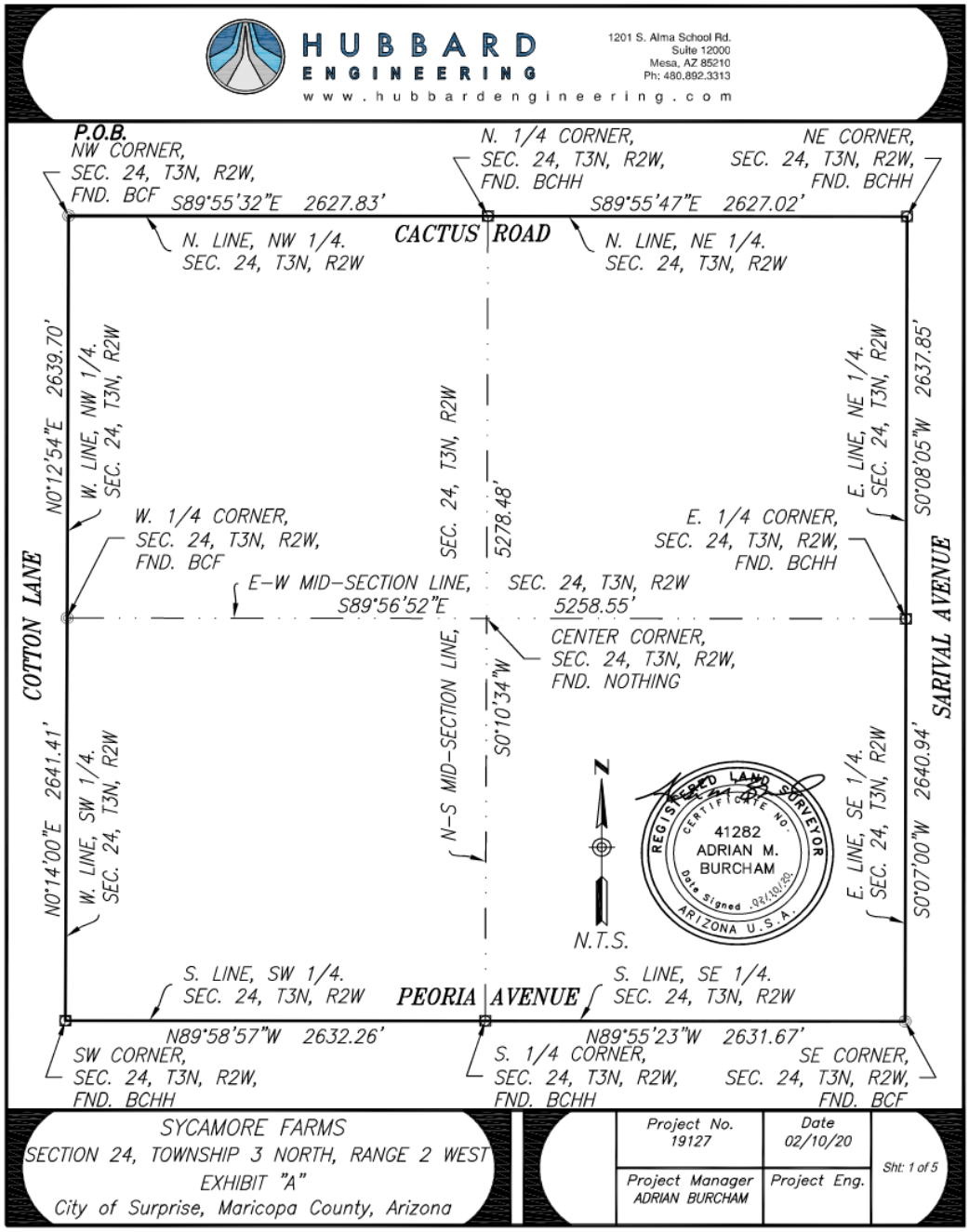


EXHIBIT BB: LEGAL DESCRIPTION, CONTINUED

Ordinance No. 2023-11
RFLS # 8757
Rev 03/23



Ordinance No. 2023-11
RFLS # 8757
Rev 03/23

SURPRISE
ARIZONA

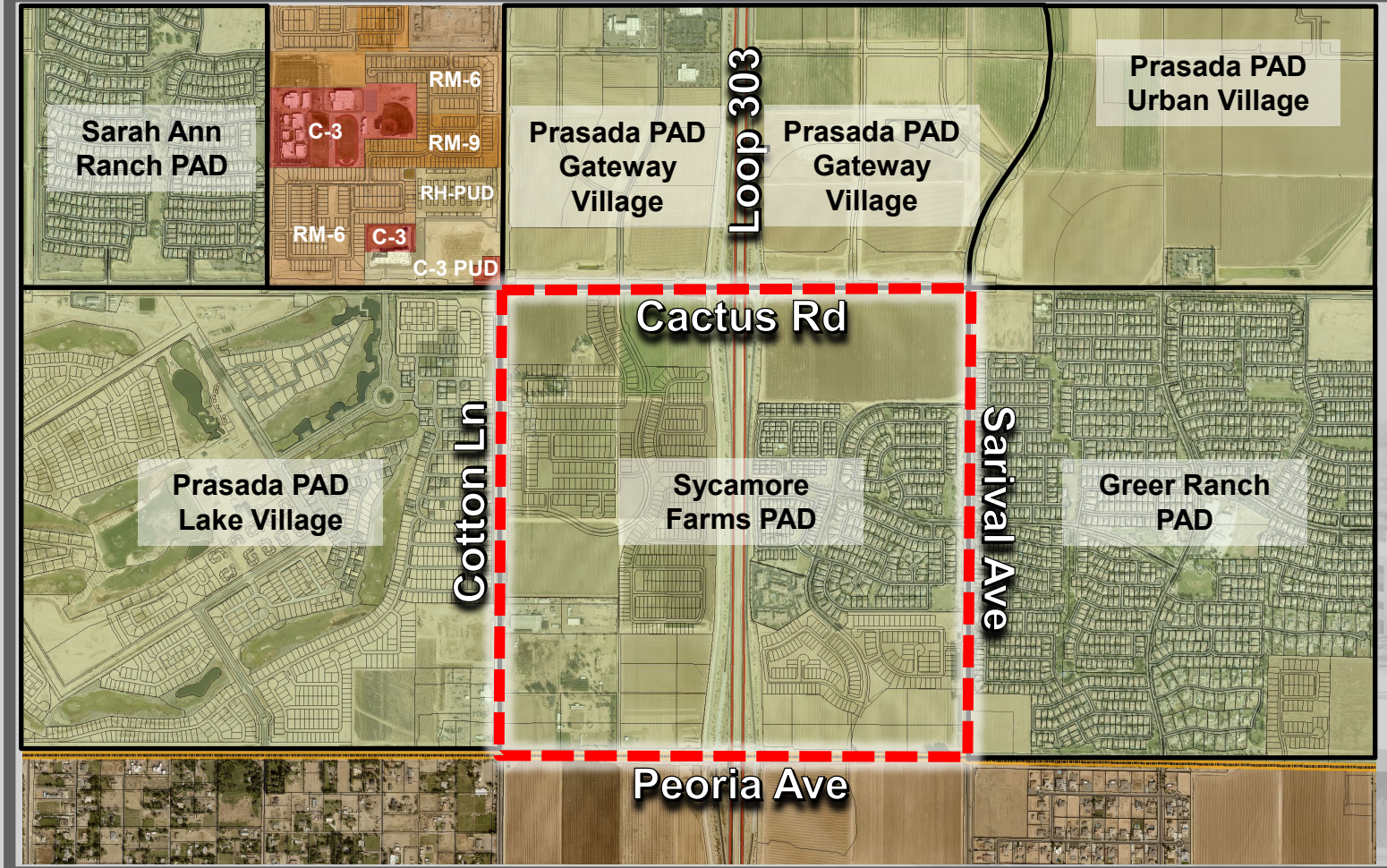
FS22-0866
Sycamore Farms
Major PAD Amendment

City Council

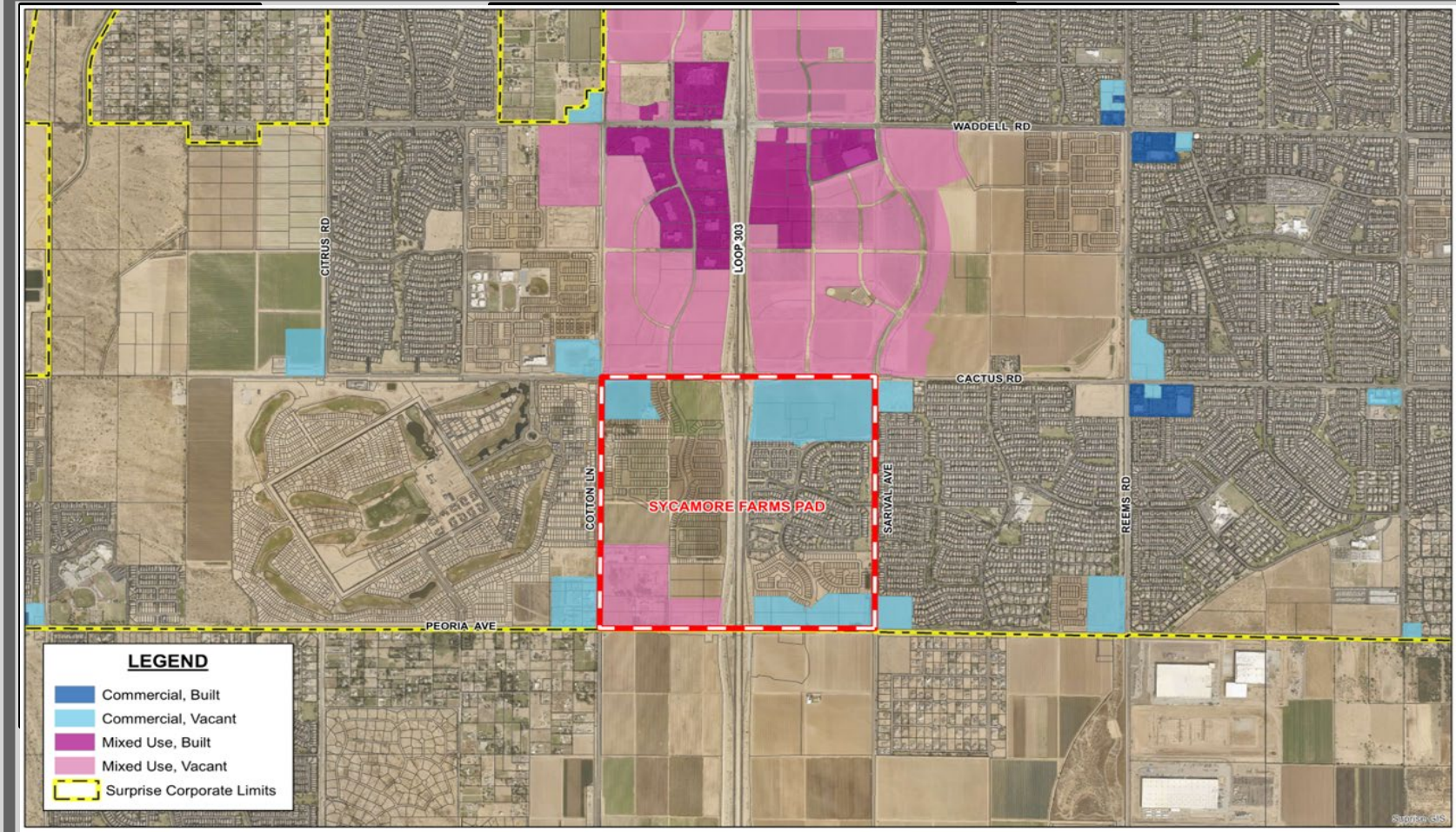
June 6, 2023



FS22-0866 VICINITY MAP

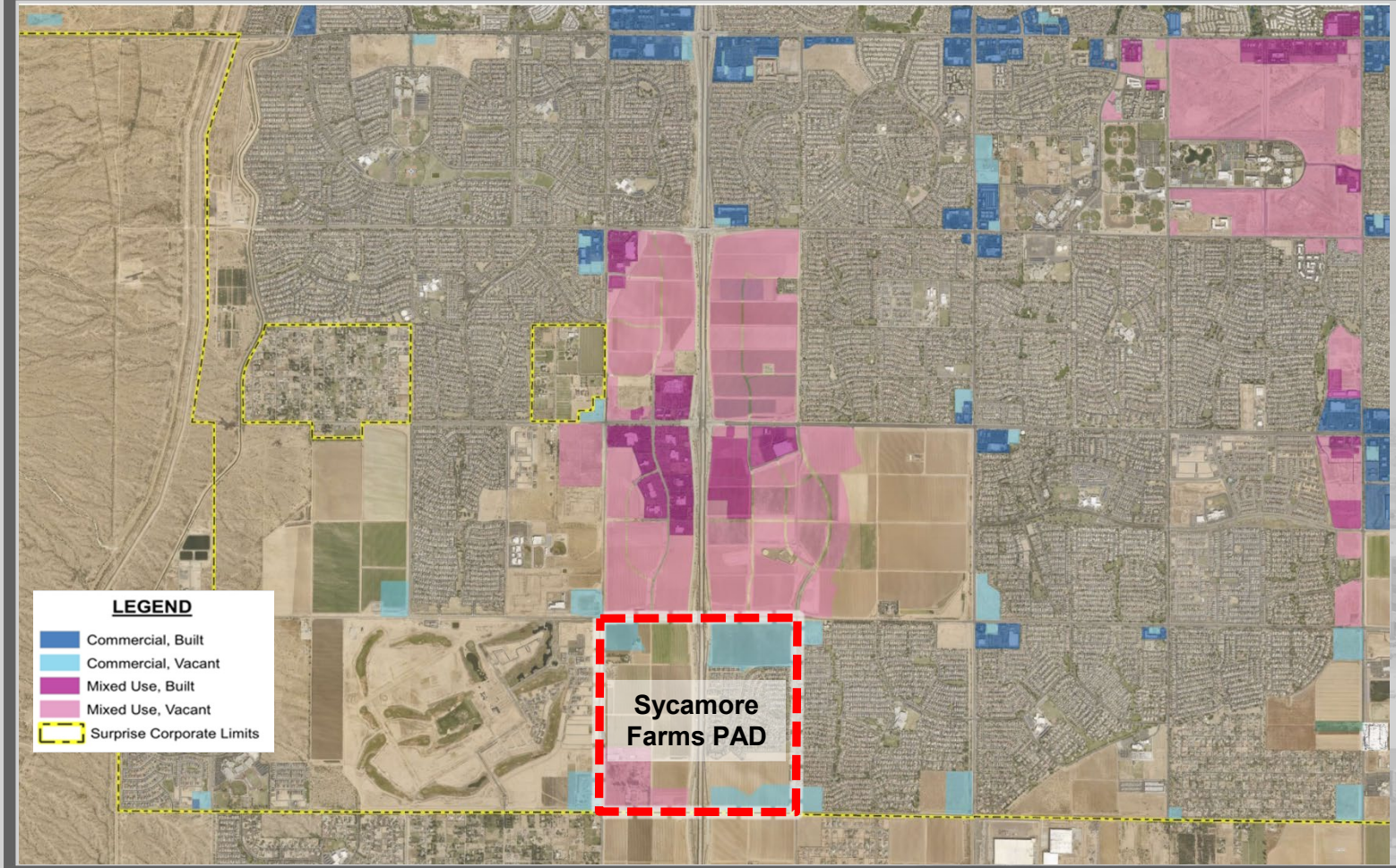


FS22-0866 ZONING MAP

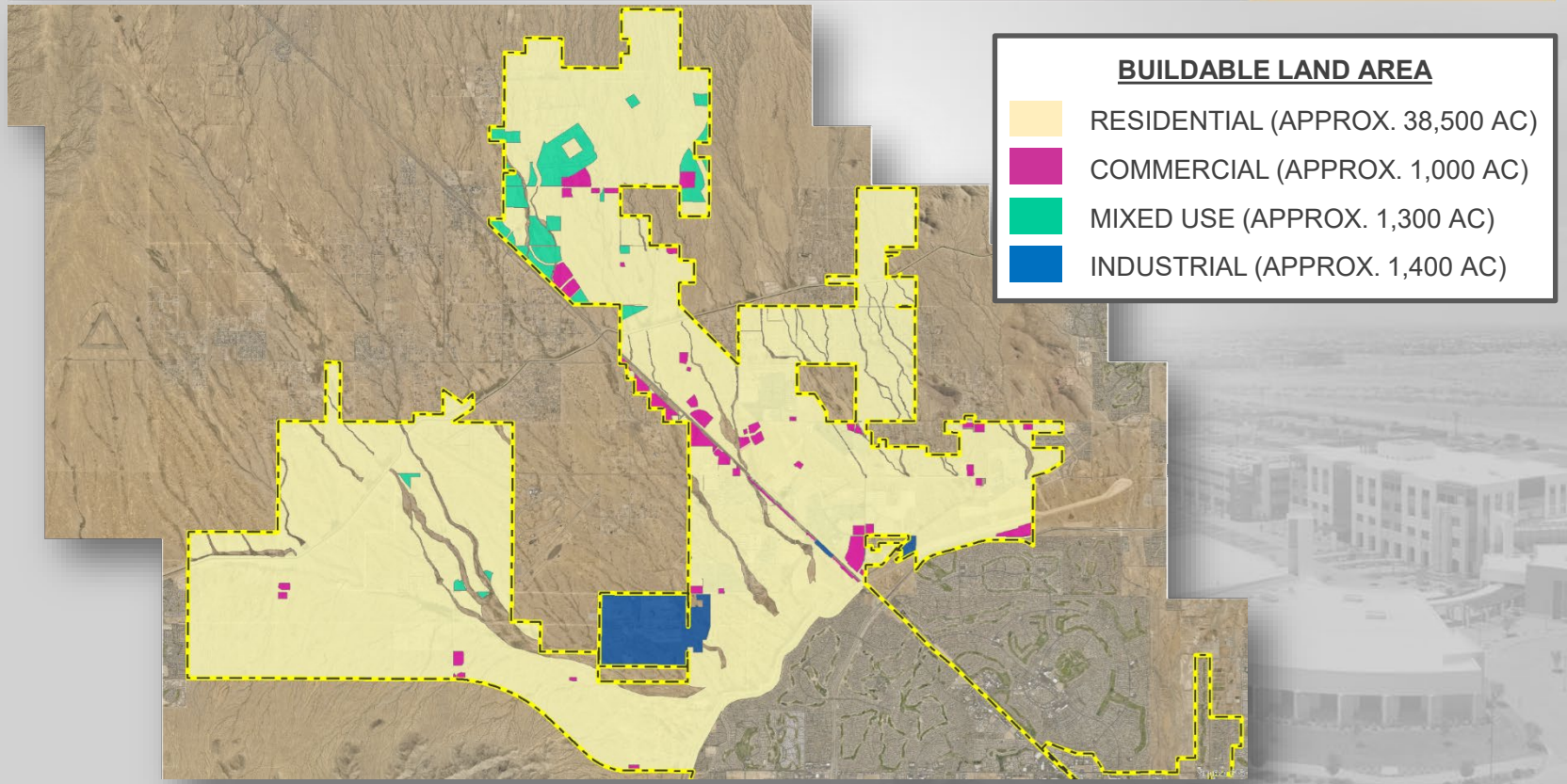


FS22-0866 – COMMERCIAL OVERVIEW

FS22-0866 – COMMERCIAL OVERVIEW



LAND AREA OVERVIEW

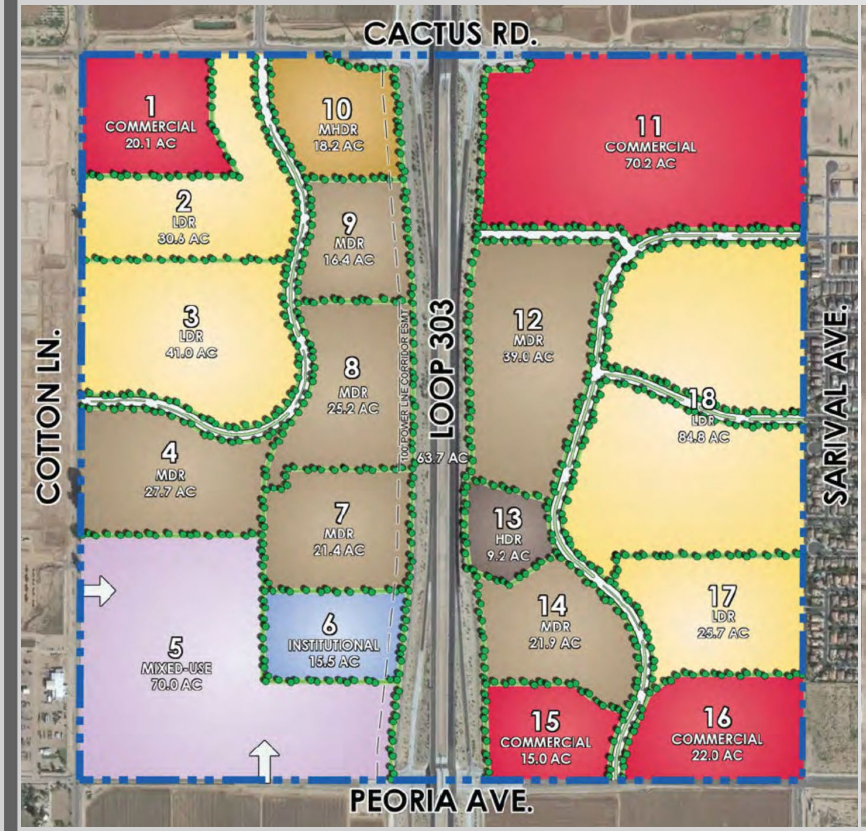


SUMMARY OF CHANGES

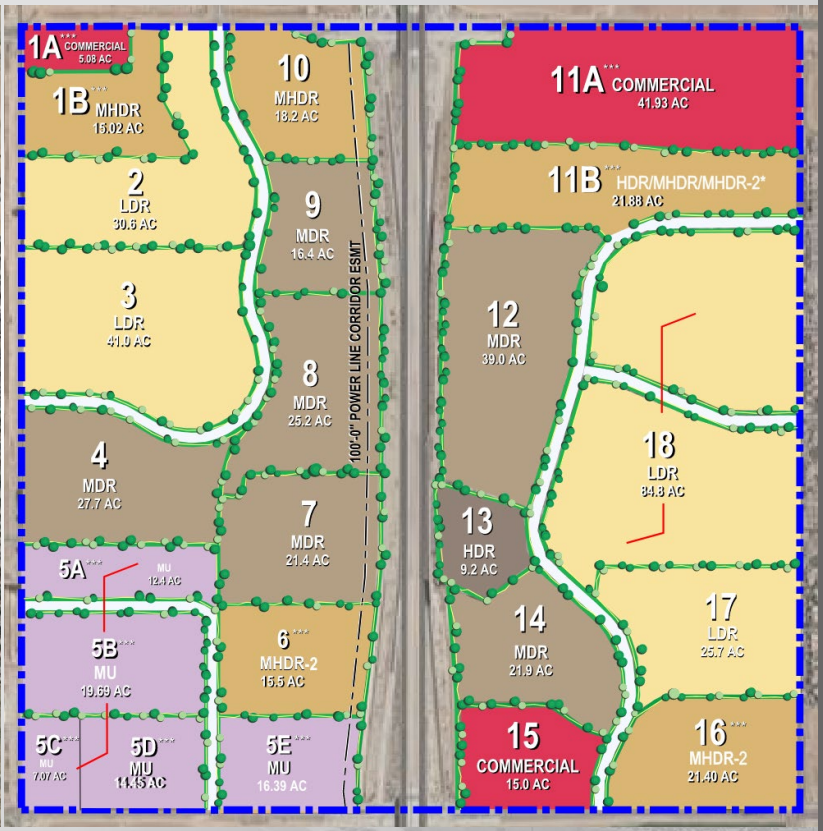
- 73.8 acres of commercial/institutional land to multi-family
  - Parcels 1, 6, 11 and 16
- Creation of MHDR-2
  - Build-for-rent development type
  - Parcels 6, 11B, and 16
  - Parcel 5 (Mixed-Use) will also allow this development type
- Recalculation of dwelling units and density
- Home Improvement Center use allowed by-right on Parcel 11A
  - Creation of associated development standards



LAND USE MAPS



Current

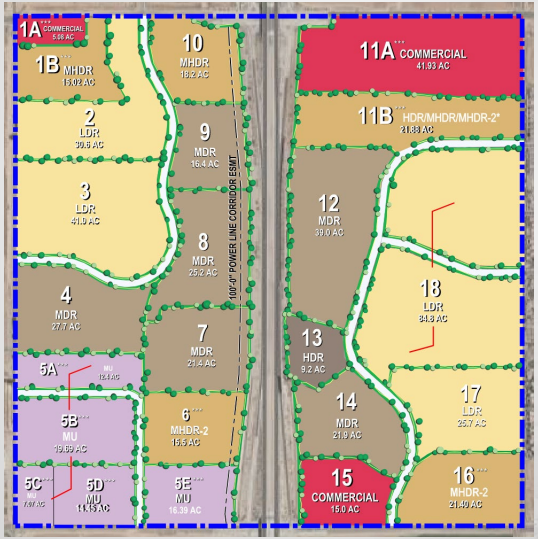


Proposed

LAND USE MAPS



Current



Proposed



P&Z Rec

ACREAGE CHANGES

Parcel	Current	Proposed	
Parcel 1	20.1 ac commercial	5.08 ac commercial	15.02 ac multi-family
Parcel 11	70.2 ac commercial	41.93 ac commercial	21.88 ac multi-family
Parcel 16	22 ac commercial		22 ac multi-family
Parcel 6	15.5 ac institutional		15.5 ac multi-family

DENSITY & UNIT COUNTS

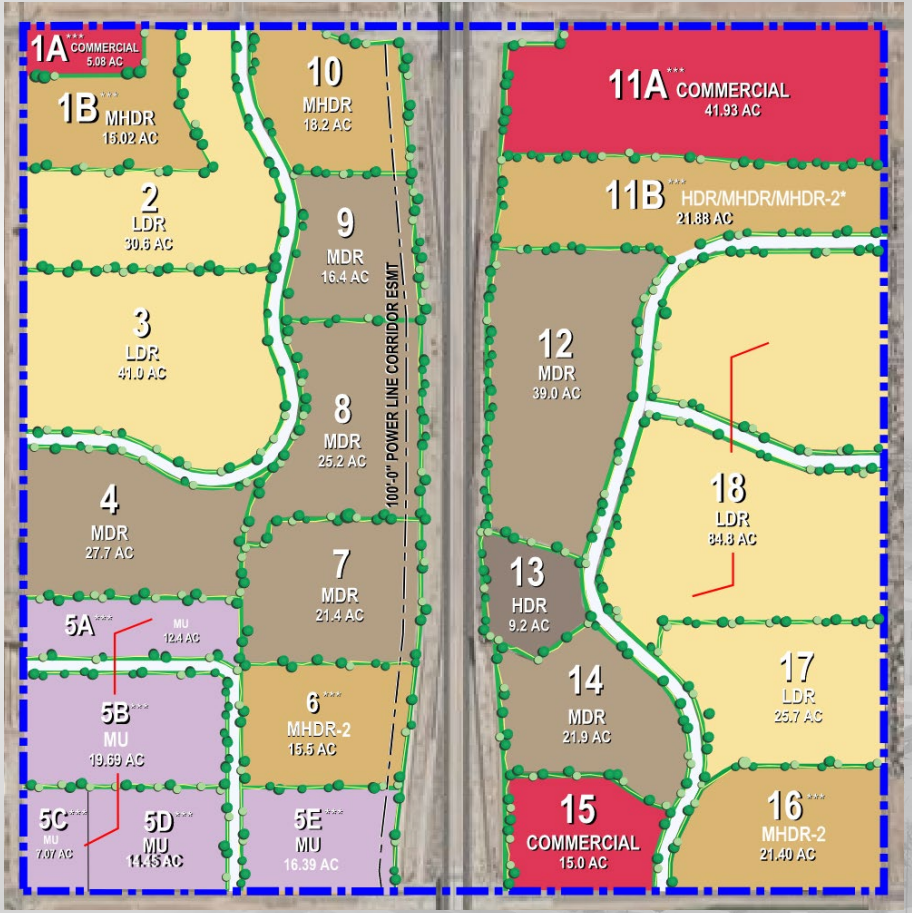
- Currently allowed (without mixed-use):
  - 2,161 dwelling units
- Proposed:
  - 2,681 dwelling units
- Increase of 520 dwelling units
- Mixed-use allowance remains at 1,120
- Total allowed units: 3,801
- 637.6 acres total
- 5.96 du/ac overall density

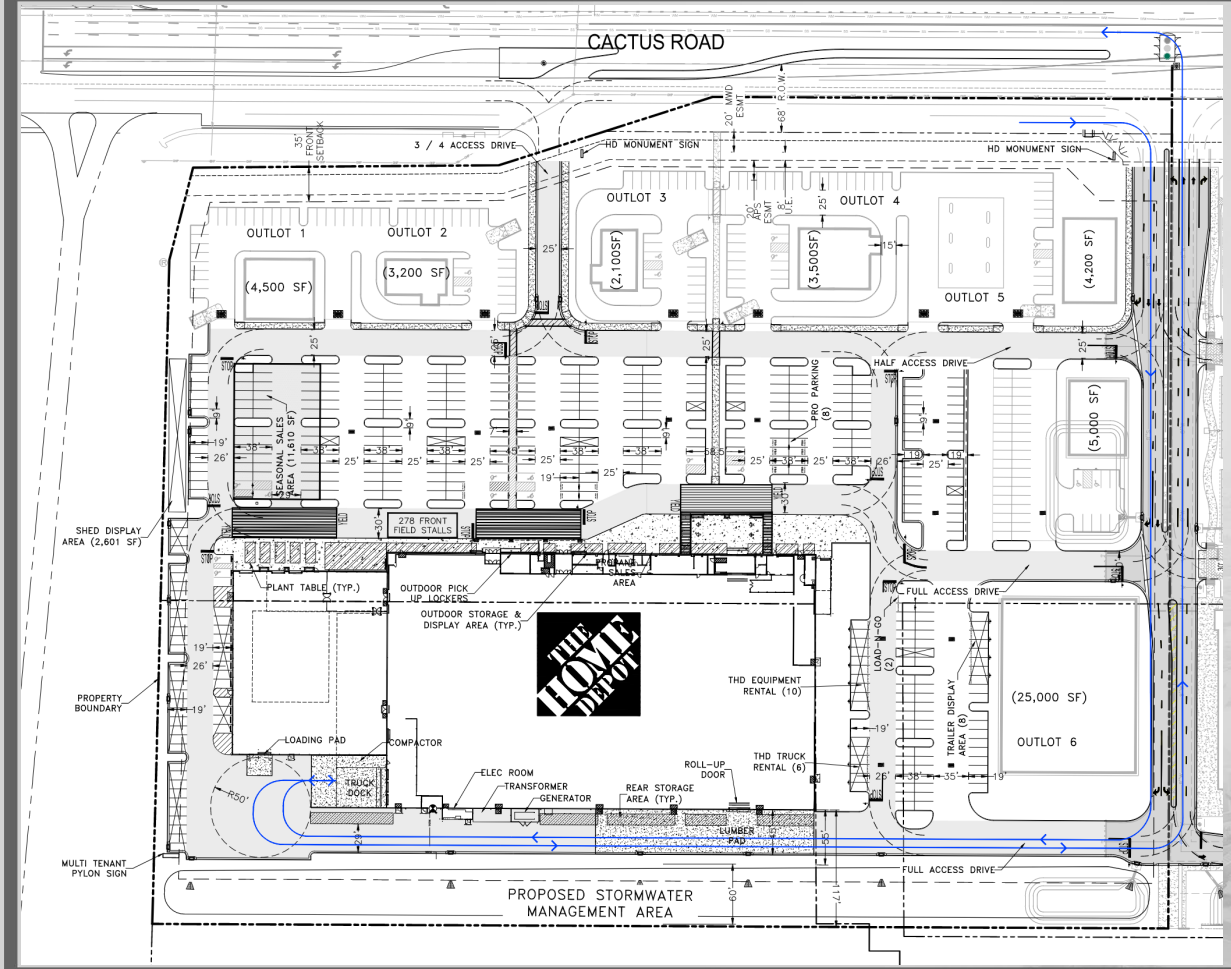


DENSITY & UNIT COUNTS

Per Parcel Breakdown

- Parcel 1B: 288 units
- Parcel 6: 128 units
- Parcel 11B: 400 units
- Parcel 16: 130 units





PARCEL 11A HOME IMPROVEMENT CENTER

OUTREACH

Neighborhood Meetings:

- Virtual: December 5, 2022
  - 31 attendees
- In-Person: January 11, 2023
  - 40 attendees

Additional Outreach:

- Voluntary Follow-Up Meeting
- Door-to-door
- Phone calls

Questions/Comments

- Nature of developments
- Traffic/roadways
- Development timing
- Impacts to schools/bus stops
- Open space/amenities
- Public safety
- Building heights/privacy
- Density

RECOMMENDATION

The Planning & Zoning Commission recommended **approval** subject to stipulations ‘a’ through ‘h’, with exception to Parcels 1, 6 and 16, which shall remain unchanged and remain as they are currently adopted.

Note: Stipulations b-g have been proposed by the applicant to mitigate the concerns heard throughout their community outreach efforts.

RECOMMENDATION



STIPULATIONS

a. Development and use of the site shall be consistent with the PAD Amendment document entitled “Sycamore Farms Planned Area Development 5th Amendment,” prepared by Withey Morris, PLC and dated March 3, 2023.

a. (Revised) Development and use of the site shall be consistent with the PAD Amendment document entitled “Sycamore Farms Planned Area Development 5th Amendment,” prepared by Withey Morris, PLC and dated March 3, 2023. The PAD Amendment document shall be revised and submitted to the Community Development Department within 30 days of City Council approval of this request to modify Table 2 to add a footnote to “Min Area” on the third line of the table after the header that states: “This minimum area requirement applies to entire development parcels and not to individual lots/units, such as commercial pad sites within a shopping center.”

b. The required landscape setback for Parcel 11B, adjacent to Parcel 12, shall be a minimum 45 feet. Within the landscape setback adjacent to Parcel 12, enhanced landscaping shall be provided, including tree plantings as follows:
   1. Minimum 2-inch caliper (50% of required trees)
   2. Minimum 3-inch caliper (50% of required trees)
   3. Tree spacing 25-feet on center or in equivalent groupings

c. Building height for Parcel 11B shall be limited to a maximum of three stories; and, any three story structures shall be set back a minimum of 100 feet from the property line adjacent to Parcel 12.

STIPULATIONS

d. Parcel 11B shall be limited to a maximum density of 380 units.

e. A single, 6-foot-wide concrete pedestrian trail shall be provided within Parcel 11B to provide a north/south connection from the residential subdivisions south of Parcel 11B to the northern property line between Parcel 11B and Parcel 11A (the “Pedestrian Trail”).

f. The developer shall design and construct a traffic signal at the intersection of Jenan Drive and Sarival Avenue.

g. A right-in/right-out driveway, centered between Jenan and the commercial driveway to the north shall be provided from Parcel 11B to Sarival Avenue, with final placement and design to be approved by the City of Surprise Transportation Department.

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

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023
Submitting Department: Legal
Staff Recommendations:

Contact Person: Robert Wingo, CITY ATTORNEY
District: Internal

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

Agenda Wording:
Consideration and action pertaining to an amendment to Chapter 30 of the Surprise Municipal Code as to Judicial Selection Advisory Commission (JSAC) membership requirements; Ordinance # 2023-16.

Motion:
I move to approve Ordinance # 2023-16.

Background:
Earlier this year, the Honorable Brian Y. Furuya, of the Arizona Court of Appeals, Division One, was appointed by City Council to the Judicial Selection Advisory Commission (JSAC) upon recommendation of Chief Justice Robert Brutinel of the Supreme Court of Arizona. This fulfilled the requirement that one member of the Judicial Selection Advisory Commission be an appellate court judge recommended for appointment by the Chief Justice of the Arizona Supreme Court.

Under the current Surprise Municipal Code, all members of the Judicial Selection Advisory Commission must be residents of Maricopa County.
However, Judge Furuya is a resident of Coconino County. Judge Furuya has indicated that he would very much like to continue to serve on and contribute to the Surprise Judicial Selection Advisory Commission. To remedy this conflict, the City Attorneys Office recommends that the Surprise Municipal Code be amended to remove the requirement that all members of the Judicial Selection Advisory Commission be residents of Maricopa County.

Removing subsection (b) from the relevant code provisions will only remove the residency requirement from the appellate court judge as well as the member who is recommended by the state bar board of governors to serve as the state bar of Arizona representative. The other five members will be residents of Maricopa County due to the separate requirements placed on their respective appointments, i.e. a Superior Court Judge of Maricopa County, a member of the Maricopa County Bar Association, and three public members who are residents of the City of Surprise.

Objective Analysis:
This amendment will only impact the residency requirements of the appellate court judge, current and

future, who is appointed to the Judicial Selection Advisory Commission. Additionally, there is a potential for impact on a future member of the state bar of Arizona who is appointed from among three nominees recommended by the state bar board of governors. That member would not necessarily have to be a resident of Maricopa County. However, since that member is selected from three nominees recommended by the state bar [and it is unlikely all three would be residents of other counties], City Council can give preference to and appoint, in the future, the nominee who is a resident of Maricopa County if it so desires.

Policy Compliant:

The qualifications and requirements for membership on the Judicial Selection Advisory Commission are purely within the discretion of the City Council.

Financial Impact:

There is no financial impact related to this item.

Budget Impact:

There is no budget impact related to this item.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. 23.05.23 ORDINANCE 2023-16 Chapter 30-41 JSAC Membership (003)
2. 23.05.023 Proposed JSAC amendments presentation

ORDINANCE # 2023-16

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 30, ARTICLE III, SECTION 30-41 OF THE SURPRISE MUNICIPAL CODE PERTAINING TO RESIDENCY OF THE MEMBERS OF THE JUDICIAL SELECTION ADVISORY COMMISSION; INCLUDING SEVERABLITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, Chapter 30, Article III, Section 30-41 of the Surprise Municipal Code pertaining to membership requirements of the Judicial Selection Advisory Commission was last revised in February of 2011; and

WHEREAS, the Mayor and City Council of the City of Surprise find and determine that it is in the best interest of the city to revise Chapter 30, Article III, Section 30-41 of the Surprise City Code to lessen the residency requirement pertaining to the appellate court judges who are recommended for appointment by the Chief Justice to serve on the Judicial Selection Advisory Commission.

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

Section 1. Chapter 30, Article III, Section 30-41, Subsection (b) of the Surprise Municipal Code is hereby repealed and reserved.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance will become effective at the time and manner prescribed by law.

SIGNATURES ON THE FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

SURPRISE
ARIZONA

Proposed Surprise Municipal Code (“SMC”) Amendments to the Judicial Selection Advisory Commission membership Requirements

City Attorney’s Office

Sec 30-41.-Membership

(a) The judicial selection advisory commission shall be composed of the following:

(1) An appellate court judge to be recommended for appointment by the Chief Justice of the Arizona Supreme Court;

(2) A Superior Court Judge of Maricopa County to be recommended for appointment by the presiding judge of the Maricopa Superior Court;

(3) A member of the State Bar of Arizona who shall be appointed from among three nominees recommended by the state bar board of governors;

(4) A member of the Maricopa County Bar Association who shall be appointed from among three nominees recommended by the county bar board of directors;

(5) And three public members who are residents of the city, who shall be appointed pursuant to section 2-296. None of the public members shall be an employee of the city.

(6) There shall be no ex-officio members of the commission.

(b) All members of the judicial selection advisory commission shall be residents of Maricopa County.

Sec 30-41.-Membership

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(1) An appellate court judge to be recommended for appointment by the Chief Justice of the Arizona Supreme Court;

(2) A Superior Court Judge of Maricopa County to be recommended for appointment by the presiding judge of the Maricopa Superior Court;

(3) A member of the State Bar of Arizona who shall be appointed from among three nominees recommended by the state bar board of governors;

(4) A member of the Maricopa County Bar Association who shall be appointed from among three nominees recommended by the county bar board of directors;

(5) And three public members who are residents of the city, who shall be appointed pursuant to section 2-296. None of the public members shall be an employee of the city.

(6) There shall be no ex-officio members of the commission.

(b) ~~All members of the judicial selection advisory commission shall be residents of Maricopa County~~.

Sec 30-41.-Membership

(a) The judicial selection advisory commission shall be composed of the following:

(1) An appellate court judge to be recommended for appointment by the Chief Justice of the Arizona Supreme Court;

(2) A Superior Court Judge of Maricopa County to be recommended for appointment by the presiding judge of the Maricopa Superior Court;

(3) A member of the State Bar of Arizona who shall be appointed from among three nominees recommended by the state bar board of governors;

(4) A member of the Maricopa County Bar Association who shall be appointed from among three nominees recommended by the county bar board of directors;

(5) And three public members who are residents of the city, who shall be appointed pursuant to section 2-296. None of the public members shall be an employee of the city.

(6) There shall be no ex-officio members of the commission.

(b) [Reserved].

SURPRISE
ARIZONA

Thank you

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023 Contact Person: Tiffany Copp, Assistant Director
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to the adoption of a Short Term Rental Licensing Fee; Resolution #2023-72.

Motion:
I move to approve Resolution #2023-72 adopting a Short Term Rental Licensing Fee of $250.00 and amending the Citywide Fee Schedule accordingly.

Background:
On April 18, 2022 City Council adopted Short Term Rental Ordinance #2023-13, which put several regulations into effect related to short-term rentals, to include requiring short-term rental operators to obtain and maintain a valid city-issued license.

Objective Analysis:
Arizona Revised Statute § 9-500.39(B)(5)(f) sets a statutory fee maximum of $250.00, or the actual cost to issue a short-term rental license, whichever is less. Staff completed a cost analysis related to the processing and issuance of short-term rental licenses and determined that the cost exceeded the statutory maximum. For this reason, staff is seeking adoption of a $250.00 short-term rental licensing fee.

Because the fee amount is set by state statute, the fee is exempt from the procedural requirements of Arizona Revised Statute § 9-499.15, and compliance with all other notices and legal requirements has already been observed. Adoption of Resolution #2023-72 will have the effect of amending the Citywide Fee Schedule, effective immediately, to reflect the $250.00 short-term rental licensing fee.

Policy Compliant:
This item complies with Ordinance #2023-13 and state laws pertaining to licensing of residential short term rentals.

Financial Impact:
Staff estimates there are between 600-1,000 unlicensed short-term rentals in the City, which could result in $150,000 to $250,000 in additional revenue in FY24. Any revenue generated from the adoption of new fees related to this item will be used to offset associated operating costs.

Budget Impact:

There is no immediate budget impact with this item. Initial costs associated with licensing software will be absorbed by the existing operating budget. However, this item will have the impact of requiring additional staff review, processing, and data entry time, The department will bring a budget amendment item to Council in the future if and when additional funds are necessary.

FTE Impact:

At this time there is no change to the full-time equivalent count; however, this item will have the impact of requiring additional staff review, processing, and data entry time, which were factored in to calculating the appropriate licensing fee amount. The Community Development/ Code Enforcement Division anticipates there will be positions added in the FY24 budget to help offset the increased workload.

ATTACHMENTS:

1. Short Term Rental Fee Adoption 6-6-23
2. 23.05.10 Resolution 2023-72 STR License Fee
3. Redline_Comprehensive Surprise Fee Schedule_Res2023-72_06.06.2023_
4. Comprehensive Surprise Fee Schedule_Res2023-72_06.06.2023_

SURPRISE
ARIZONA

Short Term Rental Licensing Fee

Community Development Department

June 06, 2023

Short Term Rental Ordinance

Ordinance 2023-13 was adopted on April 18, 2023:

- Regulating Short Term Rental (STR) properties and establishing various STR requirements
- Identifying prohibited activities within a STR, to include the operation of a Sober Living Home
- Requiring an annual STR application and licensing fee

Short Term Rental Fee

Staff time to intake and process a Short Term Rental license under the new code was calculated using a breakdown of identified new tasks and an average hourly wage per position:

Base City Business License Fee	$168
Program/Software Fees Per Application	$10
CD/ Code Enforcement Staff	$97
Finance/ Revenue Divison Staff	$5
TOTAL	**$280**

Short Term Rental Code Process

Follow the City Business Licensing process model:

- Application to City is made with supporting backup documentation
- Applicable fees paid
- Application routed to Code Enforcement to review
  - ✓ Approvals required within 7 city business days
  - ✓ Approved locations geocoded and emergency contact info added for public safety
  - ✓ Confirm 24-hour emergency contact
- License Issued- valid for one year from date of issuance
- License Denied- property added to investigative list for sustained compliance. Reasons for denial could include:
  - ✓ Failure to provide required application information
  - ✓ Failure to pay fees
  - ✓ Providing false or misleading information on application

Short Term Rental Fee

A.R.S.§ 9-500.39 (B)(5)(f) sets a maximum Short Term Rental fee of $250.00.

Because the City's actual calculated costs for managing the Short Term Rental licensing process exceed the statutory maximum, the City must default to the statutory amount and is excluded from complying with the standard adoption process for new fees.

Staff is therefore requesting approval of a Short Term Rental Fee in the amount of $250.00 to recover a portion of the actual costs related to managing the licensing process and effective immediately.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



RESOLUTION # 2023-72

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE COMPREHENSIVE CITYWIDE FEE SCHEDULE BY ADOPTING NEW FEES FOR SHORT TERM RENTAL LICENSING.

WHEREAS, on April 18, 2023, City Council adopted Ordinance #2023-13, regulating short-term rental properties in accordance with the authority granted by Arizona Revised Statute § 9-500.39;

WHEREAS, pursuant to those newly adopted regulations, operators of short-term rental properties will be required to, among other actions, obtain and maintain a valid license issued annually by the City of Surprise and pay a licensing fee for issuance of same;

WHEREAS, Arizona Revised Statute § 9-500.39(B)(5)(f) provides for a licensing fee not to exceed the actual cost of issuing a license or $250.00, whichever is less;

WHEREAS, an evaluation of the cost of issuing short-term rental licenses has been conducted and that cost exceeds $250.00; consequently, Arizona state law establishes the license fee at $250.00;

WHEREAS, because the license fee is set by state law, the fee is exempt from the procedural requirements of Arizona Revised Statute § 9-499.15, and compliance with all other notices and legal requirements has been observed;

WHEREAS, adoption of the $250.00 statutory licensing fee allows the affected departments to recover a portion of the operational and supply costs associated with issuing short-term rental licenses; and

WHEREAS, updating the Comprehensive Citywide Fee Schedule is therefore necessary.

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

Section 1. The fees, as identified in Exhibit A, are hereby authorized and established and shall become effective immediately upon adoption of this Resolution.

Section 2. The Comprehensive Citywide Fee Schedule is hereby amended to include the fees and amounts as identified in Exhibit A.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2023.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2023-72
Exhibit A

	Current Amount	Proposed Amount	
Short Term Rental License Fee	$ 0.00	$250.00	Per Application

SURPRISE
ARIZONA

Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

FEE	AMOUNT	UNIT OF MEASURE
CITY CLERK		
Passports		
Execution*	$35.00	Per Card or Book
Photocopies		
8.5" x 11" or 8.5" x 14"	$0.50	Per Page
11" x 17"	$1.00	Per Page
CITY COURT		
Arrest Warrant Processing	$200.00	Per Warrant
Compliance Monitoring	$100.00	Per Case
Deferred Prosecution	$200.00	Per Case
Diversion Program	$300.00	Per Case
Driver's License Suspension	$50.00	Per Case
Indigent Administrative Assessment (Determined by the Judge based on financial affidavit.)	$25.00	Per Charge
Jury Cancellation	$500.00	Per Case
Municipal Court Enhancement	$16.40	Per Case
Probation Program	$100.00	Per Case
Public Defender	$150.00	Per Case (Determined by Judge based on financial affidavit)
PARKS AND RECREATION		
Aquatics Admissions		
Special Event Admissions/Aquatics	$0-$25.00	Per Person/Per Event
Open Swim & Lap Swim		
Youth- Resident	$2.00-$5.00	Per Person/Per Day
Adult- Resident	$3.00-$6.00	Per Person/Per Day
Youth/Adult- Non-Resident	$5.00-$8.00	Per Person/Per Day
Swim Passes (Residents Only)		
Youth Individual	$30.00-$50.00	Per Season
Adult Individual	$50.00-$80.00	Per Season
Family (Up to 5)	$100.00-$160.00	Per Season
Family (Additional persons over 5)	$10.00-$20.00	Per Person/Per Season
Racquet/Paddle Sports Admissions		
Ball Machine Rental		
Resident	$7.00	Per Machine/ Per 1/2 Hour
Resident	$11.00	Per Machine/ Per 1 Hour
Non-Resident	$9.00	Per Machine/ Per 1/2 Hour
Non-Resident	$13.00	Per Machine/ Per 1 Hour

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

FEE	AMOUNT	UNIT OF MEASURE
Tennis Court Fees-Day		
Day 90 min - Resident	$2.00-$4.00	Per Person/Per 90 min
Day 120 min - Resident	$3.00-$5.00	Per Person/Per 120 min
Day 90 min - Non-Resident	$3.00-$5.00	Per Person/Per 90 min
Day 120 min - Non-Resident	$4.00-$6.00	Per Person/Per 120 min
Tennis Court Fees-Night		
After 4pm 90 min - Resident	$3.00-$5.00	Per Person/Per 90 min
After 4pm 120 min - Resident	$4.00-$6.00	Per Person/Per 120 min
After 4pm 90 min - Non-Resident	$4.00-$6.00	Per Person/Per 90 min
After 4pm 120 min - Non-Resident	$5.00-$7.00	Per Person/Per 120 min
Racquetball/Paddleball Court Fees		
Racquetball/Paddleball Court Fees 60 min - Resident	$3.00-$5.00	Per Person/Per 60 min
Racquet Sports Organized Play		
Racquet Sports Organized Play (Drop –In) Day- Resident	$3.00-$5.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) After 4pm- Resident	$4.00-$6.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) Day- Non-Resident	$4.00-$6.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) After 4pm-Non- Resident	$5.00-$7.00	Per Person/Per 120 min
Tennis League Group Rates		
Day 90 min - Resident	$10.00-$12.00	Per Person/Per 90 min
Day 120 min - Resident	$14.00-$16.00	Per Person/Per 120 min
Day 90 min - Non-Resident	$12.00-$14.00	Per Person/Per 90 min
Day 120 min - Non-Resident	$16.00-$18.00	Per Person/Per 120 min
After 4pm 90 min - Resident	$14.00-$16.00	Per Person/Per 90 min
After 4pm 120 min - Resident	$18.00-$20.00	Per Person/Per 120 min
After 4pm 90 min - Non-Resident	$16.00-$18.00	Per Person/Per 90 min
After 4pm 120 min - Non-Resident	$20.00-$22.00	Per Person/Per 120 min
Warm-up Fee	$4.00-$5.00	Per Person/Per 30 min
Basket of Tennis Balls	$2.00	Per Person/ Per Day
Racquet Stringing Services	$15.00 - $35.00	Per Item
Backboard Rental	$1.00	Per Person/ Per 30 Minutes
Special Events Admissions		
Special Event Admissions/Teens	$0-$25.00	Per Person/Per Event
Event & Promotion Activity Tickets (Fees vary depending on event)	$1.00-$50.00	Per Ticket
Aquatics Rentals		
Category** I	No charges apply	
Surprise Aquatic Center/Hollyhock Community Pool		
Category** II (A) (B)	$100.00	Per Day
Category** III	See Aquatic Private Rental Fees	

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

FEE	AMOUNT	UNIT OF MEASURE
Staff (Requirements based on specific event, projected attendance & required number of personnel for safety.)		
Category** II (A) (B)	$25.00	Per Hour
Category** III	Included in Rental Fee	
Utilities (Gas/Electric/Water)	$20.00	Per Hour
Excessive Utilities (To restart heat/utilities when closed for winter/season)	$500.00	Per Day
Aquatic Private Rental Fees (2 Hr. Min.)- Category* III		
Lap Lane Rental	$50.00	Per Hour
Diving Well Rental	$50.00	Per Hour
Surprise Aquatic Center		
≤100	$280.00	Per Hour
101-150	$310.00	Per Hour
151-200	$330.00	Per Hour
201-250	$350.00	Per Hour
251-400	$450.00	Per Hour
Hollyhock Community Pool		
≤100	$210.00	Per Hour
101-150	$240.00	Per Hour
151-200	$260.00	Per Hour
Municipal Pools Birthday Party (Residents only)		
Surprise Aquatic Center (SAC)		
≤15	$120.00	Per 2 Hour Rental
16-20	$140.00	Per 2 Hour Rental
21-25	$160.00	Per 2 Hour Rental
26-30	$180.00	Per 2 Hour Rental
31-50	$240.00	Per 2 Hour Rental
Hollyhock Community Pool		
≤15	$40.00	Per 2 Hour Rental
16-20	$45.00	Per 2 Hour Rental
21-25	$50.00	Per 2 Hour Rental
26-30	$55.00	Per 2 Hour Rental
31-50	$75.00	Per 2 Hour Rental
Facility Rentals		
Category** I	No charges apply	
Dance Room at Countryside Rec Center		
Category** II (A)	$50.00	Per Hour
Category** III	$50.00	Per Hour

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FEE	AMOUNT	UNIT OF MEASURE
Sierra Montana		
Basic Rental Package	$150.00	Every 3 Hours
Basic Rental Package- Additional Time	$50.00	Every 3 Hours
Ultimate Rental Package	$300.00	Every 3 Hours
Ultimate Rental Package- Additional Time	$50.00	Per Hour
Dreamcatcher Park/Recreation Center Gymnasium		
Category** II (A) (B)	$100.00	Per Hour
Category** III	$125.00	Per Hour
Multi-Purpose Room (2 Hr. Min.)		
Category** II (A) (B)	$75.00	Per Hour
Category** III	$100.00	Per Hour
Classroom		
Category** II (A) (B)	$30.00	Per Hour
Category** III	$35.00	Per Hour
Study Room		
Category** II (A) (B)	$25.00	Per Hour
Category** III	$30.00	Per Hour
Field Rentals		
All City Fields (excluding Surprise Recreation Campus fields and the Fields at Countryside)		
Sport Field w/o Lights		
Category** II (A) (B)	$15.00	Per Hour
Category** III	$30.00	Per Hour
Sport Field w/ Lights	$15.00	Per Hour
Field Rentals- Mon-Thurs- Before 3pm	$7.50	Per Hour
Field Prep Fee	$15.00-$150.00	Per Field
Fields at Countryside		
Category II (B) – Before 6pm	$50.00	Per Hour
Category II (B) – After 6pm	$65.00	Per Hour
Category III – Before 6pm	$75.00	Per Hour
Category III – After 6pm	$90.00	Per Hour
Field Prep Fee	$15.00-$150.00	Per Field
Surprise Tennis & Racquet Complex Rentals		
Tennis Courts w/o Lights		
Category** II (A)	$5.00-$8.00	Per Hour
Category** II (B)	$6.00-$11.00	Per Hour
Category** III	$12.00-$18.00	Per Hour

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FEE	AMOUNT	UNIT OF MEASURE
Tennis Courts w/ Lights		
Category** II (A)	$7.00-$11.00	Per Hour
Category** II (B)	$8.00-$12.00	Per Hour
Category** III	$15.00-$21.00	Per Hour
Tennis Classroom		
Category** II (A) (B)	$30.00-$40.00	Per Hour
Category** III	$35.00-$45.00	Per Hour
Tennis Ping Pong Room		
Category** II (A) (B)	$25.00-$35.00	Per Hour
Category** III	$30.00-$40.00	Per Hour
Racquetball Courts/Sand Volleyball Courts/Pickleball Courts Rentals-All Categories		
Category** II (A) (B) & III	$5.00-$9.00	Per Hour
Facility Cleaning/Excessive Utilities (weekends/holidays)		
Category** II (A) (B) & III	$20.00	Per Hour
Staff- See Staffing Fees		
Accessories		
Portable PA System/Water/Ice/Coolers	$30.00	Per Item
Podium/Microphone/Inflatable	$10.00	Per Item
Ramadas		
Category** I	No charges apply	
Ramada Small		
Resident	$20.00	Per 4 Hour Block
Non-Resident	$35.00	Per 4 Hour Block
Ramada Large		
Resident	$30.00	Per 4 Hour Block
Non-Resident	$55.00	Per 4 Hour Block
Ramada Heritage Park Pavillion (Special event premiums may apply.)		
Resident	$65.00	Per 4 Hour Block
Non-Resident	$125.00	Per 4 Hour Block
Group Events (Must use approved vendor list, with insurance on file.)		
Category** I (No charges apply)		
Amplified Sound - Dj (Must reserve all ramada's within 50 ft.)		
Category** II (A)	$50.00	Every 4 Hours
Category** II (B)	$50.00-$100.00	Every 4 Hours
Category** III	$100.00-$250.00	Per Location

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FEE	AMOUNT	UNIT OF MEASURE
Amplified Sound - Live Music (Must reserve all ramada's within 50 ft.)		
Category** II (A)	$100.00	Every 4 Hours
Category** II (B)	$100.00-$200.00	Every 4 Hours
Category** III	$200.00-$400.00	Per Location
Beer Permit		
Resident	$10.00	Per Permit
Non-Resident	$20.00	Per Permit
Admin Fee	$250.00	Per Event
Staff Required- See Staffing Fees		
Staffing (2 Hr. Min. Requirements Based On Specific Event, Attendance, And Required Personnel For Safety.)		
Category** I (No charges apply)		
Recreation/Maintenance/Tennis Pro	$20.00	Per Hour/Per Staff Member
Janitor/Custodian	$15.00	Per Hour/Per Staff Member
Tennis Supervisor	$40.00	Per Hour/Per Staff Member
COMMUNITY DEVELOPMENT		
Community Facilities District (CFD)		
CFD Application (per A.R.S. § 48-708 (E))	$15,000.00	Per CFD
CFD Administrative Expense (per A.R.S. § 48-708 (E))	$50,000.00 (or actual cost, whichever is less)	Per CFD
CFD Administrative Expense Additional Deposits	$25,000.00	Per CFD
Building Permit And Inspections		
Annual Facilities Permit	$275.00	Per Permit
Building/Fire Permit		
Building/Fire Permit Fee - Valuation of $1,000.00 or Less	$75.00	Each Based on Valuation
Building/Fire Permit Fee - Valuation of $1,000.01 to $999,999.99		
Fee 1 of 2	$100.00	Each
Fee 2 of 2	$6.00	Per $1,000.00 Of Valuation

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FEE	AMOUNT	UNIT OF MEASURE
Building/Fire Permit Fee - Valuation of $1,000,000.00+		
Fee 1 of 2	$100.00	Each
Fee 2 of 2	$5.00	Per $1,000.00 Of Valuation
Commercial Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Deferred Permit Submittal	$165.00	Per Deferral
Designated Slum Property Inspection (2 hr. min. outside normal business hours)	$150.00	Per Inspection
Finished Floor Elevation Verification	$415.00	Per Verification
Re-Inspection	$100.00	Per Hour ($200.00 min.)
After Hour Inspection	$100.00	Per Hour ($200.00 min.)
After Hour Ispection - Weekends/Holidays/3rd Shift	$100.00	Per Hour ($300.00 min.)
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement	Each
Residential Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Swimming Pool Signs	Actual Cost to Jurisdiction	Per Sign
Temporary Sales/Construction Trailer Permit		
Fee 1 of 2	$100.00	Each
Fee 2 of 2	$6.00	Per $1,000.00 of Valuation
Temporary Power Permit	$75.00	Based on Valuation Under $1,000.00
Temporary Use Permit/Special Event	$135.00	Per Permit
Self-Certification Meeting	$300.00	Per Meeting
Solar Permit	$250.00	Per Permit
Building And Fire Plan Review		
Building/Fire Plan Review	65% of the Building/Fire Permit Fee	Per Permit
Landscape Plan Review		
Fee 1 of 2	$100.00	Each
Fee 2 of 2	$6.00	Per $1,000.00 of Valuation

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FEE	AMOUNT	UNIT OF MEASURE
Plan Revisions - After Permit is Approved	$25.00	Per 15 mins.
Civil Engineering Permit And Inspections		
Annual Traffic Control Permit	$750.00	Per Permit
City Jurisdiction or Service Area - Civil Construction Permit	3% of Construction Cost	Per Permit
City Jurisdiction or Service Area - Private Utility	1% of Construction Cost	Per Permit
Civil Construction Permit Renewal Or Extension	50% of the original permit fee paid	Per Permit
Inspection And Re-Inspection (2 hr. min. outside normal business hours)	$75.00	Per Hour
Water, Wastewater, And Reclaimed Water Facility Permits (Wells, water supply facilities, lift stations, etc.)	3% of Construction Cost	Per Permit
Excavation In Paved Streets Within 2 Years Of Street Construction		
5 sq. yds. or less	$330.00	Per Square Yard
5 - 100 sq. yds.- Fee 1 of 2	$1,650.00	Per Review
5 - 100 sq. yds.- Fee 2 of 2	$18.00	Per Square Yard
100 sq. yds. or more- Fee 1 of 2	$3,360.00	Per Review
100 sq. yds. or more- Fee 2 of 2	$14.00	Per Square Yard
Facility Plan Review 100%	$190.00	Per Hour
Facility Plan Review 30%/60%/90%	$190.00	Per Sheet
Civil Plan Review		
1st and 2nd Review	$380.00	Per Sheet
3rd and Subsequent Review / Revisions to Approved Plans	$190.00	Per Hour
Dry Utility Plan Review	Per Franchise / License Agreement	Per Hour
Development Fees		
404 Documentation/Phase 1 Environmental Assessment/Title Report	$180.00	Per Report
Administrative Use Permit (AUP)	$400.00	Each
Alta Survey	$95.00	Per Sheet
Appeals	$250.00	Per Appeal
Annexation	$800.00	Per Annexation
Comprehensive Sign Program (CSP)	$1,750.00	Each
Concept Review	$300.00	Per Review
Conditional Use Permit (Use Only)	$1,250.00	Each
Conditional Use Permit with Site Plan		
Fee 1 of 2	$3,600.00	Each
Fee 2 of 2	$30.00	Per Acre

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FEE	AMOUNT	UNIT OF MEASURE
Development Agreement	$5,000.00	Per Agreement
Development Agreement Amendment	$2,500.00	Per Amendment
Design Review Elevation Only (Remodel, Colors)	$50.00	Hourly
Preliminary Grading, Drainage and Utilities	$135.00	Per Sheet
Traffic Impact Analysis/Engineering Report	$180.00	Per Hour/ Per Report
Final Plat		
Fee 1 of 2	$1,200.00	Each
Fee 2 of 2	$17.00	Per Lot/Tract/Parcel
Fire Flow Test Results	$110.00	Per Test
Follow Up Concept Review	$150.00	Per Review
General Plan Amendment Major	$6,000.00	Each
General Plan Amendment Minor	$2,500.00	Each
Home Product Review	$125.00	Per Plan
Landscape Design Review	$300.00	Per Sheet
Lot Line Adjustment	$400.00	Each
Map of Dedication	$750.00	Each
Minor Land Division		
Fee 1 of 2	$400.00	Each
Fee 2 of 2	$17.00	Per Lot/Tract/Parcel
Model Home Complex		
Fee 1 of 2	$600.00	Each
Fee 2 of 2	$30.00	Per Lot/Tract/Parcel
Parcel Assemblage	$400.00	Each
Planned Unit Development Overlay	$3,540.00	Per Overlay
Preliminary Plat		
Fee 1 of 2	$2,500.00	Each
Fee 2 of 2	$30.00	Per Lot/Tract/Parcel
Project Name Change/Site Plan Extension/Continuance Per Applicant Request	$220.00	Per Request
Rezone		
Fee 1 of 2	$3,000.00	Each
Fee 2 of 2	$20.00	Per Acre
Site Plan (Narrative and elevations included in per sheet fee)		
Fee 1 of 2	$3,000.00	Each
Fee 2 of 2	$30.00	Per Acre
Temporary Use Permit/Special Event	$135.00	Per Permit
Text Amendment	$2,000.00	Each

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FEE	AMOUNT	UNIT OF MEASURE
Utility Plan Review	$255.00	Per Sheet
Variance		
Fee 1 of 2	$500.00	Each
Fee 2 of 2	$25.00	Per Item Requested
Zoning Amendment Major	$2,500.00	Each
Zoning Amendment Minor	$885.00	Per Amendment
Water, Wastewater, Or Reclaimed Water Master Plan	$180.00	Per Review
Address Assignment From Dedicated Access (At time of Permit/Development Review)	$10.00	Per Address
Address Assignment On Vacant Property Or From Easement (At time of Permit/Development Review)	$25.00	Per Address
Address Change At Time Of Permit	$50.00	Per Address
Document Handling	Actual Cost to Jurisdiction	Per Document
Native Plant Inventory – 1st And 2nd Review	$160.00	Per Sheet
Native Plant Inventory – 3rd And Subsequent Review	$100.00	Per Sheet
Miscellaneous 4th and subsequent reviews (any plan type)	20% of Initial Base Fee	Each
Plan Revisions - After Permit is Approved	$100.00	Per Hour
Plan Revision Requested by Applicant	50% of Initial Base Fee	Each
Public Meeting Notice/Advertising	Actual Cost to Jurisdiction	Per Advertisement
Recordation Fee	Actual Cost to Jurisdiction	Per Recording
General Services		
Civil Permit and Design Review Administrative Processing	$140.00	Per Permit/Review
Building Permit Administrative Processing Fee - Valuation of $1.00 - $999,999.99	0.50% of Valuation	Valuation
Building Permit Administrative Processing Fee - Valuation of $1,000,000.00+	0.052% of Valuation	Valuation
Archived Document Retrieval (Copies are additional)	$80.00	Per Request
Asbuilts		
12" x 18"	$2.50	Per Page
24” x 36”	$5.00	Per Page
CD’s Containing Documents	$5.00	Per CD
Custom Maps ($150 min.)	$80.00	Per Hour
Digital Data		
Boundary Shapes	$25.00	Per Shape
Centerlines	$250.00	Per Centerline
Land Use or Zoning	$100.00	Per Request
Parcels	$500.00	Per Parcel

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FEE	AMOUNT	UNIT OF MEASURE
Maps		
8.5" x 11"	$2.50	Per Page
11" x 17"	$5.00	Per Map
24" x 36"	$20.00	Per Map
36" x 48" or 40" x 60"	$30.00	Per Map
Zoning Verification, Compliance Letter	$100.00	Each
Right-Of-Way Facilities Fees		
Annual Use Fees		
Right-Of-Way Use Fee	$50.00	Per year x number of Small Wireless Facilities
Right-Of-Way Use Fee for Monopoles and Associated Wireless Facilities	$100.00	Per year x number of Small Wireless Facilities
Application for collocating Small Wireless Facilities (Existing with no modifications)		
One (1) to five (5) applications	$100.00	Each
Six (6) through 25 applications	$50.00	Each
Application for Utility Pole and Monopole (New or existing with modifications)		
New, replacement, or modified utility poles not subject to zoning review	$400.00	Each
New, replacement, or modified monopoles, utility poles, collocations, or wireless facilities subject to zoning review	$400.00	Each
Miscellaneous		
Outside Consultant	Actual Cost to Jurisdiction	Per Consultant
Abatement Administrative Fee ($150 min.)	10% of Actual Cost	Per Abatement
ECONOMIC DEVELOPMENT		
TechCelerator		
The Economic Development Director has the authority to reduce or waive the program fee based on business evaluation criteria.		
Program Fee		
Tier 1	$0.35	Per Square Foot/Per Month
Tier 2	$0.51	Per Square Foot/Per Month
Tier 3	$0.68	Per Square Foot/Per Month
Tier 4	$0.85	Per Square Foot/Per Month
Tier 5	$1.01	Per Square Foot/Per Month
Tier 6	$1.18	Per Square Foot/Per Month
Tier 7	$1.34	Per Square Foot/Per Month
FINANCE		
Business Licensing		
~~All~~ Business~~es~~ - Initial ~~Business~~ License	$168.00	Per License
~~All~~ Business~~es~~ - Annual Renewal Fee	$84.00	Per License
Short Term Rental License Fee	$250.00	Per License/Application

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FEE	AMOUNT	UNIT OF MEASURE
Pro-Rated Initial Business License		
Start date 1st Quarter (Jan, Feb, & Mar)	$168.00	Per License
Start date 2nd Quarter (Apr, May, & Jun)	$126.00	Per License
Start date 3rd Quarter (Jul, Aug, & Sept)	$84.00	Per License
Start date 4th Quarter (Oct, Nov, & Dec)	$42.00	Per License
Late Payment (Failure to pay by a specified due date.)	25% of Base Rate	Per License
Miscellaneous		
Returned Payment Fee	$15.00	Per Transaction
City Sales and Use Tax Application Fee	$10.00	Per License
Department of Public Safety Background Check*	$22.00	Per Check
In-Person Development Services Payment Processing Fee for Credit Card Transactions	2.0%	Per Transaction Amount
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	2.8% or $1.25 minimum	Per Transaction Amount
FIRE-MEDICAL		
Fire Suppression		
Engine Company/Ladder Tender	$427.00	Per Hour
Ladder Company	$514.00	Per Hour
Command Vehicle	$244.00	Per Hour
Brush Truck/Support Truck	$228.00	Per Hour
Water Tender	$184.00	Per Hour
Staff Vehicle	$148.00	Per Hour
Fire Code Compliance		
Annual Fire Inspections- 3rd, 4th, and 5th Re-Inspection	$150.00	Per Inspection
Electronic Filing- Fire Code Compliance	$12.00	Per Inspection
License Inspection		
Adult/Child Day Care Facility	$100.00	Per Inspection
Residental Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	$150.00	Per Inspection
Inspection		
Pyrotechnics Display	$300.00	Per Inspection
90 day Firework Vendor- Store	$150.00	Per Inspection
90 day Firework Vendor- Tent	$350.00	Per Inspection
Lock Box		
Device and Installation	$65.00	Per Box
Records Request		
Compact Disc	$20.00	Per Disc
Less than 10 pages	$5.00	Per Request

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FEE	AMOUNT	UNIT OF MEASURE
10 to 19 pages	$10.00	Per Request
20 - 29 pages	$15.00	Per Request
30 - 49 pages	$25.00	Per Request
50 - 100 pages	$35.00	Per Request
Remote Alarm		
Installation Fee 1 Of 2	$100.00	Per Installation
Fee 2 Of 2	$150.00	Per Day
Alarm System Non-Compliance	$75.00	Per Call
Incident Investigation – Car 3099	$75.00	Per Hour
Tactical Premise	$75.00	Per Call
Annual Tomar Gate Inspection	$50.00	Per Inspection
Resuscitation Training		
Instructor Fee (required for all classes/training)	Per HR Compensation Plan	Per Hour
CPR/AED Digital Certification Card with Access to Digital Book (6 Student Minimum)	$20.00	Materials Per Student
CPR/AED First Aid Digital Certification Card with Access to Digital Book (6 Student Minimum)	$30.00	Materials Per Student
Fire-Medical Staffing	Per HR Compensation Plan (see COS website)	Per Hour
HUMAN SERVICE & COMMUNITY VITALITY		
Senior Center Rentals		
Classroom	$30.00	Per Hour
Dining Hall	$80.00	Per Hour
Game Room	$60.00	Per Hour
Dining Hall and Kitchen	$100.00	Per Hour
Entire Building	$125.00	Per Hour
Senior Center Staff (required for all rentals)	$20.00	Per Hour / Per Staff
Fitness Center		
Resident	$30.00	Per Person/ Per Month
Non-Resident	$35.00	Per Person/ Per Month

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FEE	AMOUNT	UNIT OF MEASURE
Holiday Parties		
Member	$0.00 - $50.00	Per Person/Per Party
Non-Member	$0.00 - $60.00	Per Person/ Per Party
Special Interest Classes	$1.00 - $150.00	Per Person/Per Session
Senior Center Annual Membership		
Resident	$12.00	Per Person/ Per Year
Non-Resident	$15.00	Per Person/ Per Year
Crafts	$1.00 - $25.00	Per Person/ Per Session
POLICE		
Reports		
Less Than 10 Pages	$5.00	Per Request
10 - 19 Pages	$10.00	Per Request
20 - 29 Pages	$15.00	Per Request
30 - 49 Pages	$25.00	Per Request
50 - 100 Pages	$35.00	Per Request
Per Page Over 100 Pages	$0.15	Per Request
Photos		
Photos	$20.00	Per CD
Fingerprint Cards		
2 Or Less	$15.00	Per Request
Per Card Over 2	$5.00	Per Card
Miscellaneous		
Letter Of Clearance	$10.00	Per Letter
Recording 911/Phone/Video- VHS/Cassette/Macro-Cassette/CD	$20.00	Per Recording
Tow Fee 28-3511*	$150.00	Per Tow
Transaction- Pawnshop/Secondhand Dealer	$3.00	Per Transaction
PUBLIC WORKS		
Sanitation Hauler's License		
Application	$500.00	Per Application
License	$1,000.00	Per Vehicle

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FEE	AMOUNT	UNIT OF MEASURE
Water Meter Installation		
3/4"	$275.00	Per Permit
1”	$310.00	Per Permit
1.5”	$565.00	Per Permit
2”	$750.00	Per Permit
3” Hydrant	$95.00	Per Permit
3”	$2,005.00	Per Permit
4”	$2,480.00	Per Permit
6”	$3,910.00	Per Permit
8”	$5,635.00	Per Permit
2" Electromagnetic Meter or Compound	$2,255.00	Per Permit
3" Electromagnetic Meter or Compound	$3,020.00	Per Permit
4" Electromagnetic Meter or Compound	$3,700.00	Per Permit
6" Electromagnetic Meter or Compound	$5,460.00	Per Permit
8" Electromagnetic Meter or Compound	$7,585.00	Per Permit
5/8" Displacement	$255.00	Per Permit
1.5" Turbine	$1,125.00	Per Permit
2" Turbine	$1,385.00	Per Permit
Stormwater Utility Services		
Monthly Rate		
FY2017	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2018	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2019	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2020	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2021	$2.75	Per Equivalent Dwelling Unit (EDU)
Classifications	**Number of EDU's**	**Unit of Measure**
Residential		
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area	1	Per 3,420 Square Feet of Farmed Area
(Fee applied only to 10% of total farmed area)		

Undeveloped Land is exempt from Stormwater Utility Fee.
Improved Land Stormwater Utility Fee is based on land use classification rates above.
Non-residential classifications may qualify for the commercial credit program detailed below.
Non-residential EDU calculations are rounded to the nearest one-hundredth and subject to a minimum of 1 EDU per parcel.

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FEE	AMOUNT	UNIT OF MEASURE
Commercial Credit Programs		
Infrastructure Program (Up to 25% Credit)		
1. > 10% Above Standard Requirements	5% Credit	
2. > 25% Above Standard Requirements	10% Credit	
3. > 35% Above Standard Requirements	15% Credit	
4. > 50% Above Standard Requirements	20% Credit	
5. Creative means to achieve Above Standard Requirements	5% Credit	
Regulatory Credit Program (Up to 13% Credit)		
School Education Credit (participate in County Program)	8% Credit	
Public Participation	5% Credit	
Partnership Donations	5% Credit	
Industrial AZPDES Credit	5% Credit	
Bonus: Participate in any 2	3% Credit	

*This fee is established by a federal, state, or county agency and is subject to change.

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Category I: City of Surprise, Official City Sponsored Events or Programs, Texas Rangers, Kansas City Royals per Lease Agreement.
Rental Fee- No, Direct Expenses- No

Category II (A): Partnerships with City of Surprise, Dysart Unified School District IGA, Ottawa University Agreement

Rental Fee- Yes, Direct Expenses- Yes
Category II (B): Surprise Youth Sports Organizations with 90% Residency Requirements
Rental Fee- No, Direct Expenses- Yes
Category III: Individuals, Companies, Organizations, Commercial Entertainment, Consumer Events, Concerts, Trade Shows.
Rental Fee- Yes, Direct Expenses - Yes

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FEE	AMOUNT	UNIT OF MEASURE
CITY CLERK		
Passports		
Execution*	$35.00	Per Card or Book
Photocopies		
8.5" x 11" or 8.5" x 14"	$0.50	Per Page
11" x 17"	$1.00	Per Page
CITY COURT		
Arrest Warrant Processing	$200.00	Per Warrant
Compliance Monitoring	$100.00	Per Case
Deferred Prosecution	$200.00	Per Case
Diversion Program	$300.00	Per Case
Driver's License Suspension	$50.00	Per Case
Indigent Administrative Assessment (Determined by the Judge based on financial affidavit.)	$25.00	Per Charge
Jury Cancellation	$500.00	Per Case
Municipal Court Enhancement	$16.40	Per Case
Probation Program	$100.00	Per Case
Public Defender	$150.00	Per Case (Determined by Judge based on financial affidavit)
PARKS AND RECREATION		
Aquatics Admissions		
Special Event Admissions/Aquatics	$0-$25.00	Per Person/Per Event
Open Swim & Lap Swim		
Youth- Resident	$2.00-$5.00	Per Person/Per Day
Adult- Resident	$3.00-$6.00	Per Person/Per Day
Youth/Adult- Non-Resident	$5.00-$8.00	Per Person/Per Day
Swim Passes (Residents Only)		
Youth Individual	$30.00-$50.00	Per Season
Adult Individual	$50.00-$80.00	Per Season
Family (Up to 5)	$100.00-$160.00	Per Season
Family (Additional persons over 5)	$10.00-$20.00	Per Person/Per Season
Racquet/Paddle Sports Admissions		
Ball Machine Rental		
Resident	$7.00	Per Machine/ Per 1/2 Hour
Resident	$11.00	Per Machine/ Per 1 Hour
Non-Resident	$9.00	Per Machine/ Per 1/2 Hour
Non-Resident	$13.00	Per Machine/ Per 1 Hour

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FEE	AMOUNT	UNIT OF MEASURE
Tennis Court Fees-Day		
Day 90 min - Resident	$2.00-$4.00	Per Person/Per 90 min
Day 120 min - Resident	$3.00-$5.00	Per Person/Per 120 min
Day 90 min - Non-Resident	$3.00-$5.00	Per Person/Per 90 min
Day 120 min - Non-Resident	$4.00-$6.00	Per Person/Per 120 min
Tennis Court Fees-Night		
After 4pm 90 min - Resident	$3.00-$5.00	Per Person/Per 90 min
After 4pm 120 min - Resident	$4.00-$6.00	Per Person/Per 120 min
After 4pm 90 min - Non-Resident	$4.00-$6.00	Per Person/Per 90 min
After 4pm 120 min - Non-Resident	$5.00-$7.00	Per Person/Per 120 min
Racquetball/Paddleball Court Fees		
Racquetball/Paddleball Court Fees 60 min - Resident	$3.00-$5.00	Per Person/Per 60 min
Racquet Sports Organized Play		
Racquet Sports Organized Play (Drop –In) Day- Resident	$3.00-$5.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) After 4pm- Resident	$4.00-$6.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) Day- Non-Resident	$4.00-$6.00	Per Person/Per 120 min
Racquet Sports Organized Play (Drop –In) After 4pm-Non- Resident	$5.00-$7.00	Per Person/Per 120 min
Tennis League Group Rates		
Day 90 min - Resident	$10.00-$12.00	Per Person/Per 90 min
Day 120 min - Resident	$14.00-$16.00	Per Person/Per 120 min
Day 90 min - Non-Resident	$12.00-$14.00	Per Person/Per 90 min
Day 120 min - Non-Resident	$16.00-$18.00	Per Person/Per 120 min
After 4pm 90 min - Resident	$14.00-$16.00	Per Person/Per 90 min
After 4pm 120 min - Resident	$18.00-$20.00	Per Person/Per 120 min
After 4pm 90 min - Non-Resident	$16.00-$18.00	Per Person/Per 90 min
After 4pm 120 min - Non-Resident	$20.00-$22.00	Per Person/Per 120 min
Warm-up Fee	$4.00-$5.00	Per Person/Per 30 min
Basket of Tennis Balls	$2.00	Per Person/ Per Day
Racquet Stringing Services	$15.00 - $35.00	Per Item
Backboard Rental	$1.00	Per Person/ Per 30 Minutes
Special Events Admissions		
Special Event Admissions/Teens	$0-$25.00	Per Person/Per Event
Event & Promotion Activity Tickets (Fees vary depending on event)	$1.00-$50.00	Per Ticket
Aquatics Rentals		
Category** I	No charges apply	
Surprise Aquatic Center/Hollyhock Community Pool		
Category** II (A) (B)	$100.00	Per Day
Category** III	See Aquatic Private Rental Fees	

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FEE	AMOUNT	UNIT OF MEASURE
Staff (Requirements based on specific event, projected attendance & required number of personnel for safety.)		
Category** II (A) (B)	$25.00	Per Hour
Category** III	Included in Rental Fee	
Utilities (Gas/Electric/Water)	$20.00	Per Hour
Excessive Utilities (To restart heat/utilities when closed for winter/season)	$500.00	Per Day
Aquatic Private Rental Fees (2 Hr. Min.)- Category* III		
Lap Lane Rental	$50.00	Per Hour
Diving Well Rental	$50.00	Per Hour
Surprise Aquatic Center		
≤100	$280.00	Per Hour
101-150	$310.00	Per Hour
151-200	$330.00	Per Hour
201-250	$350.00	Per Hour
251-400	$450.00	Per Hour
Hollyhock Community Pool		
≤100	$210.00	Per Hour
101-150	$240.00	Per Hour
151-200	$260.00	Per Hour
Municipal Pools Birthday Party (Residents only)		
Surprise Aquatic Center (SAC)		
≤15	$120.00	Per 2 Hour Rental
16-20	$140.00	Per 2 Hour Rental
21-25	$160.00	Per 2 Hour Rental
26-30	$180.00	Per 2 Hour Rental
31-50	$240.00	Per 2 Hour Rental
Hollyhock Community Pool		
≤15	$40.00	Per 2 Hour Rental
16-20	$45.00	Per 2 Hour Rental
21-25	$50.00	Per 2 Hour Rental
26-30	$55.00	Per 2 Hour Rental
31-50	$75.00	Per 2 Hour Rental
Facility Rentals		
Category** I	No charges apply	
Dance Room at Countryside Rec Center		
Category** II (A)	$50.00	Per Hour
Category** III	$50.00	Per Hour

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FEE	AMOUNT	UNIT OF MEASURE
Sierra Montana		
Basic Rental Package	$150.00	Every 3 Hours
Basic Rental Package- Additional Time	$50.00	Every 3 Hours
Ultimate Rental Package	$300.00	Every 3 Hours
Ultimate Rental Package- Additional Time	$50.00	Per Hour
Dreamcatcher Park/Recreation Center Gymnasium		
Category** II (A) (B)	$100.00	Per Hour
Category** III	$125.00	Per Hour
Multi-Purpose Room (2 Hr. Min.)		
Category** II (A) (B)	$75.00	Per Hour
Category** III	$100.00	Per Hour
Classroom		
Category** II (A) (B)	$30.00	Per Hour
Category** III	$35.00	Per Hour
Study Room		
Category** II (A) (B)	$25.00	Per Hour
Category** III	$30.00	Per Hour
Field Rentals		
All City Fields (excluding Surprise Recreation Campus fields and the Fields at Countryside)		
Sport Field w/o Lights		
Category** II (A) (B)	$15.00	Per Hour
Category** III	$30.00	Per Hour
Sport Field w/ Lights	$15.00	Per Hour
Field Rentals- Mon-Thurs- Before 3pm	$7.50	Per Hour
Field Prep Fee	$15.00-$150.00	Per Field
Fields at Countryside		
Category II (B) – Before 6pm	$50.00	Per Hour
Category II (B) – After 6pm	$65.00	Per Hour
Category III – Before 6pm	$75.00	Per Hour
Category III – After 6pm	$90.00	Per Hour
Field Prep Fee	$15.00-$150.00	Per Field
Surprise Tennis & Racquet Complex Rentals		
Tennis Courts w/o Lights		
Category** II (A)	$5.00-$8.00	Per Hour
Category** II (B)	$6.00-$11.00	Per Hour
Category** III	$12.00-$18.00	Per Hour

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FEE	AMOUNT	UNIT OF MEASURE
Tennis Courts w/ Lights		
Category** II (A)	$7.00-$11.00	Per Hour
Category** II (B)	$8.00-$12.00	Per Hour
Category** III	$15.00-$21.00	Per Hour
Tennis Classroom		
Category** II (A) (B)	$30.00-$40.00	Per Hour
Category** III	$35.00-$45.00	Per Hour
Tennis Ping Pong Room		
Category** II (A) (B)	$25.00-$35.00	Per Hour
Category** III	$30.00-$40.00	Per Hour
Racquetball Courts/Sand Volleyball Courts/Pickleball Courts Rentals-All Categories		
Category** II (A) (B) & III	$5.00-$9.00	Per Hour
Facility Cleaning/Excessive Utilities (weekends/holidays)		
Category** II (A) (B) & III	$20.00	Per Hour
Staff- See Staffing Fees		
Accessories		
Portable PA System/Water/Ice/Coolers	$30.00	Per Item
Podium/Microphone/Inflatable	$10.00	Per Item
Ramadas		
Category** I	No charges apply	
Ramada Small		
Resident	$20.00	Per 4 Hour Block
Non-Resident	$35.00	Per 4 Hour Block
Ramada Large		
Resident	$30.00	Per 4 Hour Block
Non-Resident	$55.00	Per 4 Hour Block
Ramada Heritage Park Pavillion (Special event premiums may apply.)		
Resident	$65.00	Per 4 Hour Block
Non-Resident	$125.00	Per 4 Hour Block
Group Events (Must use approved vendor list, with insurance on file.)		
Category** I (No charges apply)		
Amplified Sound - Dj (Must reserve all ramada's within 50 ft.)		
Category** II (A)	$50.00	Every 4 Hours
Category** II (B)	$50.00-$100.00	Every 4 Hours
Category** III	$100.00-$250.00	Per Location

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FEE	AMOUNT	UNIT OF MEASURE
Amplified Sound - Live Music (Must reserve all ramada's within 50 ft.)		
Category** II (A)	$100.00	Every 4 Hours
Category** II (B)	$100.00-$200.00	Every 4 Hours
Category** III	$200.00-$400.00	Per Location
Beer Permit		
Resident	$10.00	Per Permit
Non-Resident	$20.00	Per Permit
Admin Fee	$250.00	Per Event
Staff Required- See Staffing Fees		
Staffing (2 Hr. Min. Requirements Based On Specific Event, Attendance, And Required Personnel For Safety.)		
Category** I (No charges apply)		
Recreation/Maintenance/Tennis Pro	$20.00	Per Hour/Per Staff Member
Janitor/Custodian	$15.00	Per Hour/Per Staff Member
Tennis Supervisor	$40.00	Per Hour/Per Staff Member
COMMUNITY DEVELOPMENT		
Community Facilities District (CFD)		
CFD Application (per A.R.S. § 48-708 (E))	$15,000.00	Per CFD
CFD Administrative Expense (per A.R.S. § 48-708 (E))	$50,000.00 (or actual cost, whichever is less)	Per CFD
CFD Administrative Expense Additional Deposits	$25,000.00	Per CFD
Building Permit And Inspections		
Annual Facilities Permit	$275.00	Per Permit
Building/Fire Permit		
Building/Fire Permit Fee - Valuation of $1,000.00 or Less	$75.00	Each Based on Valuation
Building/Fire Permit Fee - Valuation of $1,000.01 to $999,999.99		
Fee 1 of 2	$100.00	Each
Fee 2 of 2	$6.00	Per $1,000.00 Of Valuation

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FEE	AMOUNT	UNIT OF MEASURE
Building/Fire Permit Fee - Valuation of $1,000,000.00+ Fee 1 of 2	$100.00	Each
Fee 2 of 2	$5.00	Per $1,000.00 Of Valuation
Commercial Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Deferred Permit Submittal	$165.00	Per Deferral
Designated Slum Property Inspection (2 hr. min. outside normal business hours)	$150.00	Per Inspection
Finished Floor Elevation Verification	$415.00	Per Verification
Re-Inspection	$100.00	Per Hour ($200.00 min.)
After Hour Inspection	$100.00	Per Hour ($200.00 min.)
After Hour Ispection - Weekends/Holidays/3rd Shift	$100.00	Per Hour ($300.00 min.)
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement	Each
Residential Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Swimming Pool Signs	Actual Cost to Jurisdiction	Per Sign
Temporary Sales/Construction Trailer Permit Fee 1 of 2	$100.00	Each
Fee 2 of 2	$6.00	Per $1,000.00 of Valuation
Temporary Power Permit	$75.00	Based on Valuation Under $1,000.00
Temporary Use Permit/Special Event	$135.00	Per Permit
Self-Certification Meeting	$300.00	Per Meeting
Solar Permit	$250.00	Per Permit
Building And Fire Plan Review		
Building/Fire Plan Review	65% of the Building/Fire Permit Fee	Per Permit
Landscape Plan Review Fee 1 of 2	$100.00	Each
Fee 2 of 2	$6.00	Per $1,000.00 of Valuation

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FEE	AMOUNT	UNIT OF MEASURE
Plan Revisions - After Permit is Approved	$25.00	Per 15 mins.
Civil Engineering Permit And Inspections		
Annual Traffic Control Permit	$750.00	Per Permit
City Jurisdiction or Service Area - Civil Construction Permit	3% of Construction Cost	Per Permit
City Jurisdiction or Service Area - Private Utility	1% of Construction Cost	Per Permit
Civil Construction Permit Renewal Or Extension	50% of the original permit fee paid	Per Permit
Inspection And Re-Inspection (2 hr. min. outside normal business hours)	$75.00	Per Hour
Water, Wastewater, And Reclaimed Water Facility Permits (Wells, water supply facilities, lift stations, etc.)	3% of Construction Cost	Per Permit
Excavation In Paved Streets Within 2 Years Of Street Construction		
5 sq. yds. or less	$330.00	Per Square Yard
5 - 100 sq. yds.- Fee 1 of 2	$1,650.00	Per Review
5 - 100 sq. yds.- Fee 2 of 2	$18.00	Per Square Yard
100 sq. yds. or more- Fee 1 of 2	$3,360.00	Per Review
100 sq. yds. or more- Fee 2 of 2	$14.00	Per Square Yard
Facility Plan Review 100%	$190.00	Per Hour
Facility Plan Review 30%/60%/90%	$190.00	Per Sheet
Civil Plan Review		
1st and 2nd Review	$380.00	Per Sheet
3rd and Subsequent Review / Revisions to Approved Plans	$190.00	Per Hour
Dry Utility Plan Review	Per Franchise / License Agreement	Per Hour
Development Fees		
404 Documentation/Phase 1 Environmental Assessment/Title Report	$180.00	Per Report
Administrative Use Permit (AUP)	$400.00	Each
Alta Survey	$95.00	Per Sheet
Appeals	$250.00	Per Appeal
Annexation	$800.00	Per Annexation
Comprehensive Sign Program (CSP)	$1,750.00	Each
Concept Review	$300.00	Per Review
Conditional Use Permit (Use Only)	$1,250.00	Each
Conditional Use Permit with Site Plan		
Fee 1 of 2	$3,600.00	Each
Fee 2 of 2	$30.00	Per Acre

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FEE	AMOUNT	UNIT OF MEASURE
Development Agreement	$5,000.00	Per Agreement
Development Agreement Amendment	$2,500.00	Per Amendment
Design Review Elevation Only (Remodel, Colors)	$50.00	Hourly
Preliminary Grading, Drainage and Utilities	$135.00	Per Sheet
Traffic Impact Analysis/Engineering Report	$180.00	Per Hour/ Per Report
Final Plat		
Fee 1 of 2	$1,200.00	Each
Fee 2 of 2	$17.00	Per Lot/Tract/Parcel
Fire Flow Test Results	$110.00	Per Test
Follow Up Concept Review	$150.00	Per Review
General Plan Amendment Major	$6,000.00	Each
General Plan Amendment Minor	$2,500.00	Each
Home Product Review	$125.00	Per Plan
Landscape Design Review	$300.00	Per Sheet
Lot Line Adjustment	$400.00	Each
Map of Dedication	$750.00	Each
Minor Land Division		
Fee 1 of 2	$400.00	Each
Fee 2 of 2	$17.00	Per Lot/Tract/Parcel
Model Home Complex		
Fee 1 of 2	$600.00	Each
Fee 2 of 2	$30.00	Per Lot/Tract/Parcel
Parcel Assemblage	$400.00	Each
Planned Unit Development Overlay	$3,540.00	Per Overlay
Preliminary Plat		
Fee 1 of 2	$2,500.00	Each
Fee 2 of 2	$30.00	Per Lot/Tract/Parcel
Project Name Change/Site Plan Extension/Continuance Per Applicant Request	$220.00	Per Request
Rezone		
Fee 1 of 2	$3,000.00	Each
Fee 2 of 2	$20.00	Per Acre
Site Plan (Narrative and elevations included in per sheet fee)		
Fee 1 of 2	$3,000.00	Each
Fee 2 of 2	$30.00	Per Acre
Temporary Use Permit/Special Event	$135.00	Per Permit
Text Amendment	$2,000.00	Each

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FEE	AMOUNT	UNIT OF MEASURE
Utility Plan Review	$255.00	Per Sheet
Variance		
Fee 1 of 2	$500.00	Each
Fee 2 of 2	$25.00	Per Item Requested
Zoning Amendment Major	$2,500.00	Each
Zoning Amendment Minor	$885.00	Per Amendment
Water, Wastewater, Or Reclaimed Water Master Plan	$180.00	Per Review
Address Assignment From Dedicated Access (At time of Permit/Development Review)	$10.00	Per Address
Address Assignment On Vacant Property Or From Easement (At time of Permit/Development Review)	$25.00	Per Address
Address Change At Time Of Permit	$50.00	Per Address
Document Handling	Actual Cost to Jurisdiction	Per Document
Native Plant Inventory – 1st And 2nd Review	$160.00	Per Sheet
Native Plant Inventory – 3rd And Subsequent Review	$100.00	Per Sheet
Miscellaneous 4th and subsequent reviews (any plan type)	20% of Initial Base Fee	Each
Plan Revisions - After Permit is Approved	$100.00	Per Hour
Plan Revision Requested by Applicant	50% of Initial Base Fee	Each
Public Meeting Notice/Advertising	Actual Cost to Jurisdiction	Per Advertisement
Recordation Fee	Actual Cost to Jurisdiction	Per Recording
General Services		
Civil Permit and Design Review Administrative Processing	$140.00	Per Permit/Review
Building Permit Administrative Processing Fee - Valuation of $1.00 - $999,999.99	0.50% of Valuation	Valuation
Building Permit Administrative Processing Fee - Valuation of $1,000,000.00+	0.052% of Valuation	Valuation
Archived Document Retrieval (Copies are additional)	$80.00	Per Request
Asbuilts		
12" x 18"	$2.50	Per Page
24” x 36”	$5.00	Per Page
CD’s Containing Documents	$5.00	Per CD
Custom Maps ($150 min.)	$80.00	Per Hour
Digital Data		
Boundary Shapes	$25.00	Per Shape
Centerlines	$250.00	Per Centerline
Land Use or Zoning	$100.00	Per Request
Parcels	$500.00	Per Parcel

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FEE	AMOUNT	UNIT OF MEASURE
Maps		
8.5" x 11"	$2.50	Per Page
11" x 17"	$5.00	Per Map
24" x 36"	$20.00	Per Map
36" x 48" or 40" x 60"	$30.00	Per Map
Zoning Verification, Compliance Letter	$100.00	Each
Right-Of-Way Facilities Fees		
Annual Use Fees		
Right-Of-Way Use Fee	$50.00	Per year x number of Small Wireless Facilities
Right-Of-Way Use Fee for Monopoles and Associated Wireless Facilities	$100.00	Per year x number of Small Wireless Facilities
Application for collocating Small Wireless Facilities (Existing with no modifications)		
One (1) to five (5) applications	$100.00	Each
Six (6) through 25 applications	$50.00	Each
Application for Utility Pole and Monopole (New or existing with modifications)		
New, replacement, or modified utility poles not subject to zoning review	$400.00	Each
New, replacement, or modified monopoles, utility poles, collocations, or wireless facilities subject to zoning review	$400.00	Each
Miscellaneous		
Outside Consultant	Actual Cost to Jurisdiction	Per Consultant
Abatement Administrative Fee ($150 min.)	10% of Actual Cost	Per Abatement
ECONOMIC DEVELOPMENT		
TechCelerator		
The Economic Development Director has the authority to reduce or waive the program fee based on business evaluation criteria.		
Program Fee		
Tier 1	$0.35	Per Square Foot/Per Month
Tier 2	$0.51	Per Square Foot/Per Month
Tier 3	$0.68	Per Square Foot/Per Month
Tier 4	$0.85	Per Square Foot/Per Month
Tier 5	$1.01	Per Square Foot/Per Month
Tier 6	$1.18	Per Square Foot/Per Month
Tier 7	$1.34	Per Square Foot/Per Month
FINANCE		
Business Licensing		
Business - Initial License	$168.00	Per License
Business - Annual Renewal Fee	$84.00	Per License
Short Term Rental License Fee	$250.00	Per License/Application

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FEE	AMOUNT	UNIT OF MEASURE
Pro-Rated Initial Business License		
Start date 1st Quarter (Jan, Feb, & Mar)	$168.00	Per License
Start date 2nd Quarter (Apr, May, & Jun)	$126.00	Per License
Start date 3rd Quarter (Jul, Aug, & Sept)	$84.00	Per License
Start date 4th Quarter (Oct, Nov, & Dec)	$42.00	Per License
Late Payment (Failure to pay by a specified due date.)	25% of Base Rate	Per License
Miscellaneous		
Returned Payment Fee	$15.00	Per Transaction
City Sales and Use Tax Application Fee	$10.00	Per License
Department of Public Safety Background Check*	$22.00	Per Check
In-Person Development Services Payment Processing Fee for Credit Card Transactions	2.0%	Per Transaction Amount
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	2.8% or $1.25 minimum	Per Transaction Amount
FIRE-MEDICAL		
Fire Suppression		
Engine Company/Ladder Tender	$427.00	Per Hour
Ladder Company	$514.00	Per Hour
Command Vehicle	$244.00	Per Hour
Brush Truck/Support Truck	$228.00	Per Hour
Water Tender	$184.00	Per Hour
Staff Vehicle	$148.00	Per Hour
Fire Code Compliance		
Annual Fire Inspections- 3rd, 4th, and 5th Re-Inspection	$150.00	Per Inspection
Electronic Filing- Fire Code Compliance	$12.00	Per Inspection
License Inspection		
Adult/Child Day Care Facility	$100.00	Per Inspection
Residental Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	$150.00	Per Inspection
Inspection		
Pyrotechnics Display	$300.00	Per Inspection
90 day Firework Vendor- Store	$150.00	Per Inspection
90 day Firework Vendor- Tent	$350.00	Per Inspection
Lock Box		
Device and Installation	$65.00	Per Box
Records Request		
Compact Disc	$20.00	Per Disc
Less than 10 pages	$5.00	Per Request

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FEE	AMOUNT	UNIT OF MEASURE
10 to 19 pages	$10.00	Per Request
20 - 29 pages	$15.00	Per Request
30 - 49 pages	$25.00	Per Request
50 - 100 pages	$35.00	Per Request
Remote Alarm		
Installation Fee 1 Of 2	$100.00	Per Installation
Fee 2 Of 2	$150.00	Per Day
Alarm System Non-Compliance	$75.00	Per Call
Incident Investigation – Car 3099	$75.00	Per Hour
Tactical Premise	$75.00	Per Call
Annual Tomar Gate Inspection	$50.00	Per Inspection
Resuscitation Training		
Instructor Fee (required for all classes/training)	Per HR Compensation Plan	Per Hour
CPR/AED Digital Certification Card with Access to Digital Book (6 Student Minimum)	$20.00	Materials Per Student
CPR/AED First Aid Digital Certification Card with Access to Digital Book (6 Student Minimum)	$30.00	Materials Per Student
Fire-Medical Staffing	Per HR Compensation Plan (see COS website)	Per Hour
HUMAN SERVICE & COMMUNITY VITALITY		
Senior Center Rentals		
Classroom	$30.00	Per Hour
Dining Hall	$80.00	Per Hour
Game Room	$60.00	Per Hour
Dining Hall and Kitchen	$100.00	Per Hour
Entire Building	$125.00	Per Hour
Senior Center Staff (required for all rentals)	$20.00	Per Hour / Per Staff
Fitness Center		
Resident	$30.00	Per Person/ Per Month
Non-Resident	$35.00	Per Person/ Per Month

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FEE	AMOUNT	UNIT OF MEASURE
Holiday Parties		
Member	$0.00 - $50.00	Per Person/Per Party
Non-Member	$0.00 - $60.00	Per Person/ Per Party
Special Interest Classes	$1.00 - $150.00	Per Person/Per Session
Senior Center Annual Membership		
Resident	$12.00	Per Person/ Per Year
Non-Resident	$15.00	Per Person/ Per Year
Crafts	$1.00 - $25.00	Per Person/ Per Session
POLICE		
Reports		
Less Than 10 Pages	$5.00	Per Request
10 - 19 Pages	$10.00	Per Request
20 - 29 Pages	$15.00	Per Request
30 - 49 Pages	$25.00	Per Request
50 - 100 Pages	$35.00	Per Request
Per Page Over 100 Pages	$0.15	Per Request
Photos		
Photos	$20.00	Per CD
Fingerprint Cards		
2 Or Less	$15.00	Per Request
Per Card Over 2	$5.00	Per Card
Miscellaneous		
Letter Of Clearance	$10.00	Per Letter
Recording 911/Phone/Video- VHS/Cassette/Macro-Cassette/CD	$20.00	Per Recording
Tow Fee 28-3511*	$150.00	Per Tow
Transaction- Pawnshop/Secondhand Dealer	$3.00	Per Transaction
PUBLIC WORKS		
Sanitation Hauler's License		
Application	$500.00	Per Application
License	$1,000.00	Per Vehicle

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FEE	AMOUNT	UNIT OF MEASURE
Water Meter Installation		
3/4"	$275.00	Per Permit
1”	$310.00	Per Permit
1.5”	$565.00	Per Permit
2”	$750.00	Per Permit
3” Hydrant	$95.00	Per Permit
3”	$2,005.00	Per Permit
4”	$2,480.00	Per Permit
6”	$3,910.00	Per Permit
8”	$5,635.00	Per Permit
2" Electromagnetic Meter or Compound	$2,255.00	Per Permit
3" Electromagnetic Meter or Compound	$3,020.00	Per Permit
4" Electromagnetic Meter or Compound	$3,700.00	Per Permit
6" Electromagnetic Meter or Compound	$5,460.00	Per Permit
8" Electromagnetic Meter or Compound	$7,585.00	Per Permit
5/8" Displacement	$255.00	Per Permit
1.5" Turbine	$1,125.00	Per Permit
2" Turbine	$1,385.00	Per Permit
Stormwater Utility Services		
Monthly Rate		
FY2017	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2018	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2019	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2020	$2.00	Per Equivalent Dwelling Unit (EDU)
FY2021	$2.75	Per Equivalent Dwelling Unit (EDU)
Classifications	**Number of EDU's**	**Unit of Measure**
Residential		
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area	1	Per 3,420 Square Feet of Farmed Area
(Fee applied only to 10% of total farmed area)		

Undeveloped Land is exempt from Stormwater Utility Fee.
Improved Land Stormwater Utility Fee is based on land use classification rates above.
Non-residential classifications may qualify for the commercial credit program detailed below.
Non-residential EDU calculations are rounded to the nearest one-hundredth and subject to a minimum of 1 EDU per parcel.

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

FEE	AMOUNT	UNIT OF MEASURE
Commercial Credit Programs		
Infrastructure Program (Up to 25% Credit)		
1. > 10% Above Standard Requirements	5% Credit	
2. > 25% Above Standard Requirements	10% Credit	
3. > 35% Above Standard Requirements	15% Credit	
4. > 50% Above Standard Requirements	20% Credit	
5. Creative means to achieve Above Standard Requirements	5% Credit	
Regulatory Credit Program (Up to 13% Credit)		
School Education Credit (participate in County Program)	8% Credit	
Public Participation	5% Credit	
Partnership Donations	5% Credit	
Industrial AZPDES Credit	5% Credit	
Bonus: Participate in any 2	3% Credit	

*This fee is established by a federal, state, or county agency and is subject to change.

**

Category I: City of Surprise, Official City Sponsored Events or Programs, Texas Rangers, Kansas City Royals per Lease Agreement.
Rental Fee- No, Direct Expenses- No

Category II (A): Partnerships with City of Surprise, Dysart Unified School District IGA, Ottawa University Agreement

Rental Fee- Yes, Direct Expenses- Yes
Category II (B): Surprise Youth Sports Organizations with 90% Residency Requirements
Rental Fee- No, Direct Expenses- Yes
Category III: Individuals, Companies, Organizations, Commercial Entertainment, Consumer Events, Concerts, Trade Shows.
Rental Fee- Yes, Direct Expenses - Yes

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: June 6, 2023

Contact Person: Andrea Davis, DIRECTOR - FINANCE, Bob Wingenroth, City Manager

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action to update the City Council Strategic Plan.

Motion:

I move to approve the updated Council Strategic Plan.

Background:

The City Council Strategic Plan was first adopted by the City Council in February 2011. During the February 21, 2023 work session, staff provided an overview of the recommended updates to the City Council Strategic Plan.

Objective Analysis:

This item has been placed on the agenda for review and approval of the recommended amendments to the City Council Strategic Plan.

Policy Compliant:

This item is compliant with City Council policies and the City of Surprise Municipal Code.

Financial Impact:

There is no financial impact associated with this item.

Budget Impact:

There is no budget impact associated with this item.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. City Council Strategic Plan
2. City Council Strategic Plan with Revisions
3. Council Strategic Plan_update May 2023(Revised)

SURPRISE
ARIZONA

Revised City Council Strategic Plan

June 06, 2023

City Council Strategic Plan

Mission: Develop a high standard of community life through shared vision, superior service, and sustainable practices.



City Council Strategic Plan - Focus

1. Transportation

- Develop an efficient, cost-effective, multi-modal transportation system that provides connectivity to the region; ease of movement into, within, and out of Surprise; and supports a high standard of community life.

2. Economic & Cultural Vitality

- Promote a healthy economy through strategies that add employment, attract new businesses and capital investment; support opportunities for veterans and people of all abilities and income levels to thrive; and provide tourism and cultural opportunities.

3. Community Livability & Life-Long Learning

- Provide a high-quality residential and business-built environment; revitalize at-risk communities and assist vulnerable populations; collaborate with K-8 schools, skill centers, and higher educational institutions to support innovative services/programs and learning opportunities for all ages

4. Stewardship

- Foster a culture of transparency and fiscal responsibility in providing excellent municipal services.

5. Safe and Environmentally Healthy Community

- Maintain a safe community amid growth; foster innovation to sustain the natural environment and resources.

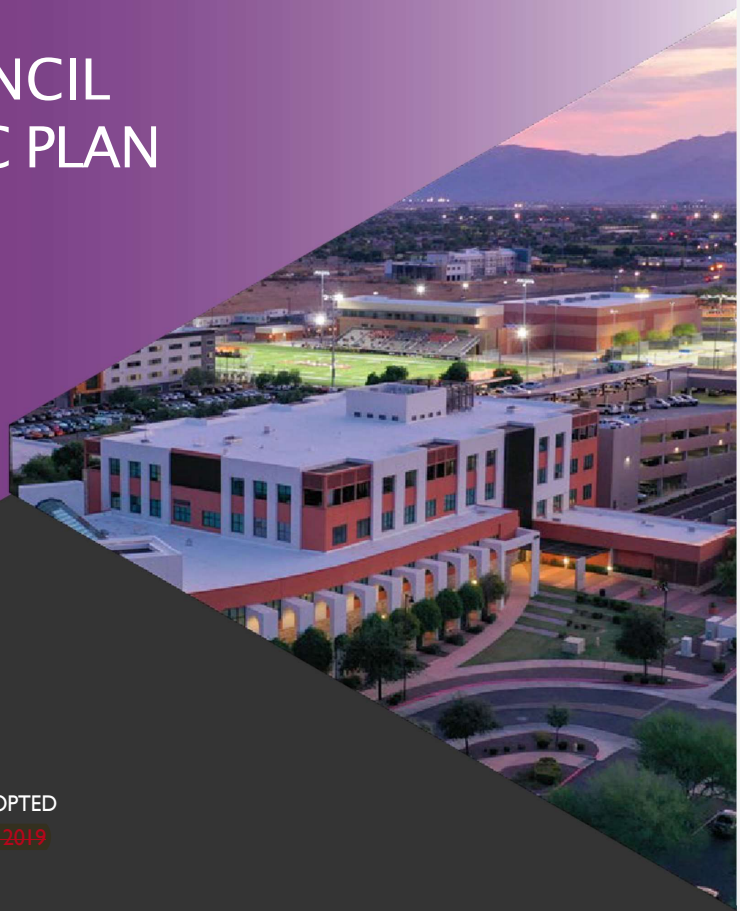
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QUESTIONS OR COMMENTS?

Thank You

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ARIZONA

CITY COUNCIL STRATEGIC PLAN



UPDATE ADOPTED
~~December 3, 2019~~

SURPRISE
ARIZONA

The City of Surprise delivers exemplary and innovative public service with integrity and professionalism; in a fiscally responsible manner; creating a safe and attractive community where residents and businesses can thrive.

CITY COUNCIL - 623.222.1300

MAYOR **Skip Hall**

DISTRICT 1 **Nick Haney**

DISTRICT 2 **Aly Cline**

DISTRICT 3 **Patrick Duffy**

DISTRICT 4 **Ken Remley**

DISTRICT 5 **Jack Hastings**

DISTRICT 6 **Chris Judd**

CITY MANAGER'S OFFICE - 623.222.1100

CITY MANAGER **Bob Wingenroth**

~~DEPUTY CITY MANAGER~~ Assistant City Manager **Tracy Montgomery**

Chief Financial Officer/DEPUTY CITY MANAGER **~~Mike Gent~~ Andrea Davis**

- Council & Management Updated ~~January~~ June 2023 -

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INTRODUCTION

The **City Council Strategic Plan** provides a framework for establishing community priorities and focuses resources in achieving shared goals and outcomes that make Surprise a vibrant place for residents, businesses, and visitors - today and in the future.

~~Following visioning sessions and other public engagement opportunities, the Surprise City Council first adopted the Strategic Plan in 2011.~~

To stay current with changing dynamics over time, Council may review and adjust the Strategic Plan~~. In 2013, Council added new elements and specific goals to the plan. Council also adopted new revisions to the plan in 2019 to provide high-level initiatives to better support the vision of our growing community.~~ as necessary to better support our growing community.

To make this vision become a reality, the City Council Strategic Plan identifies the following strategic priorities:



TRANSPORTATION

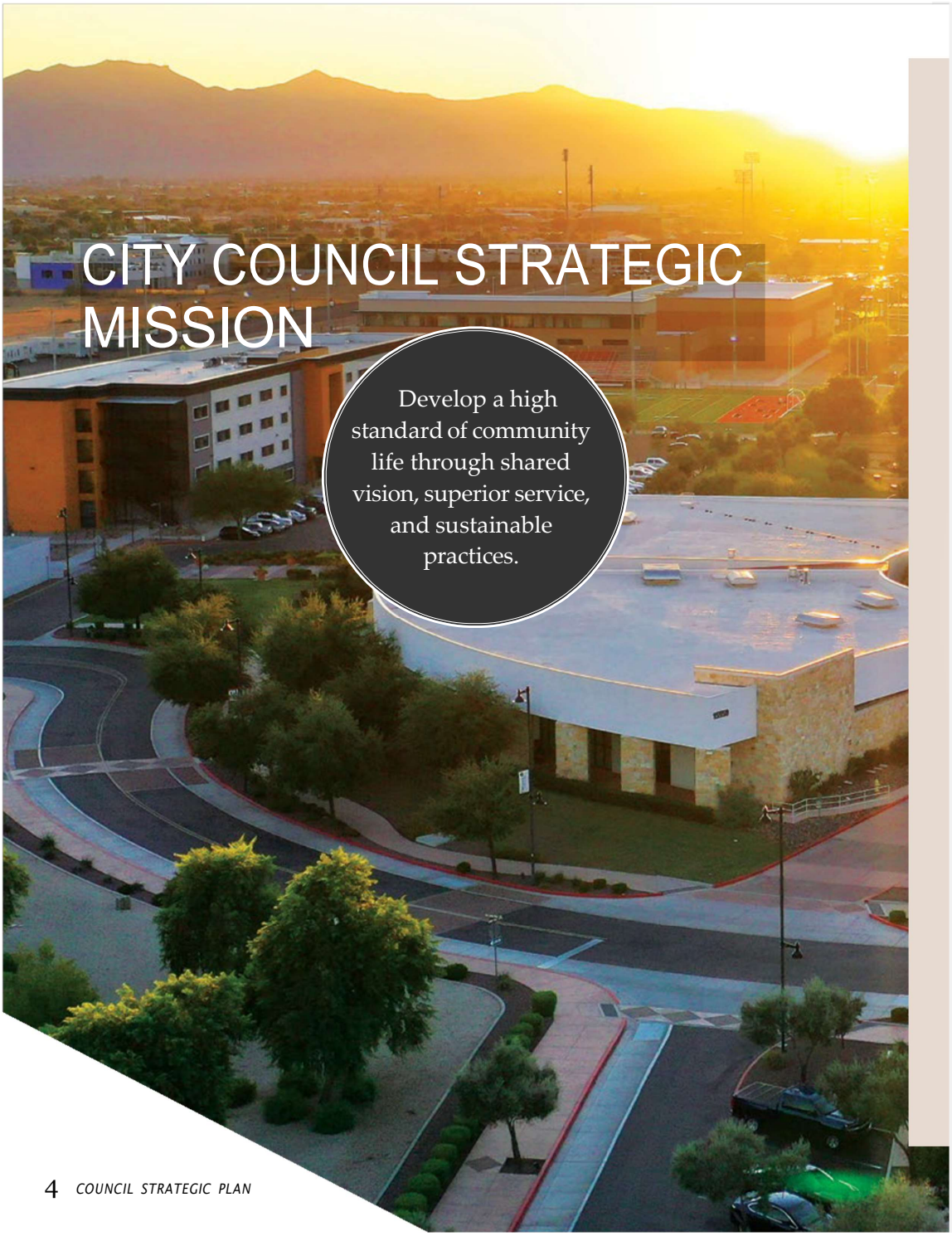
ECONOMIC AND CUTURAL VITALITY

COMMUNITY LIVABILITY & LIFE-LONG LEARNING

STEWARDSHIP

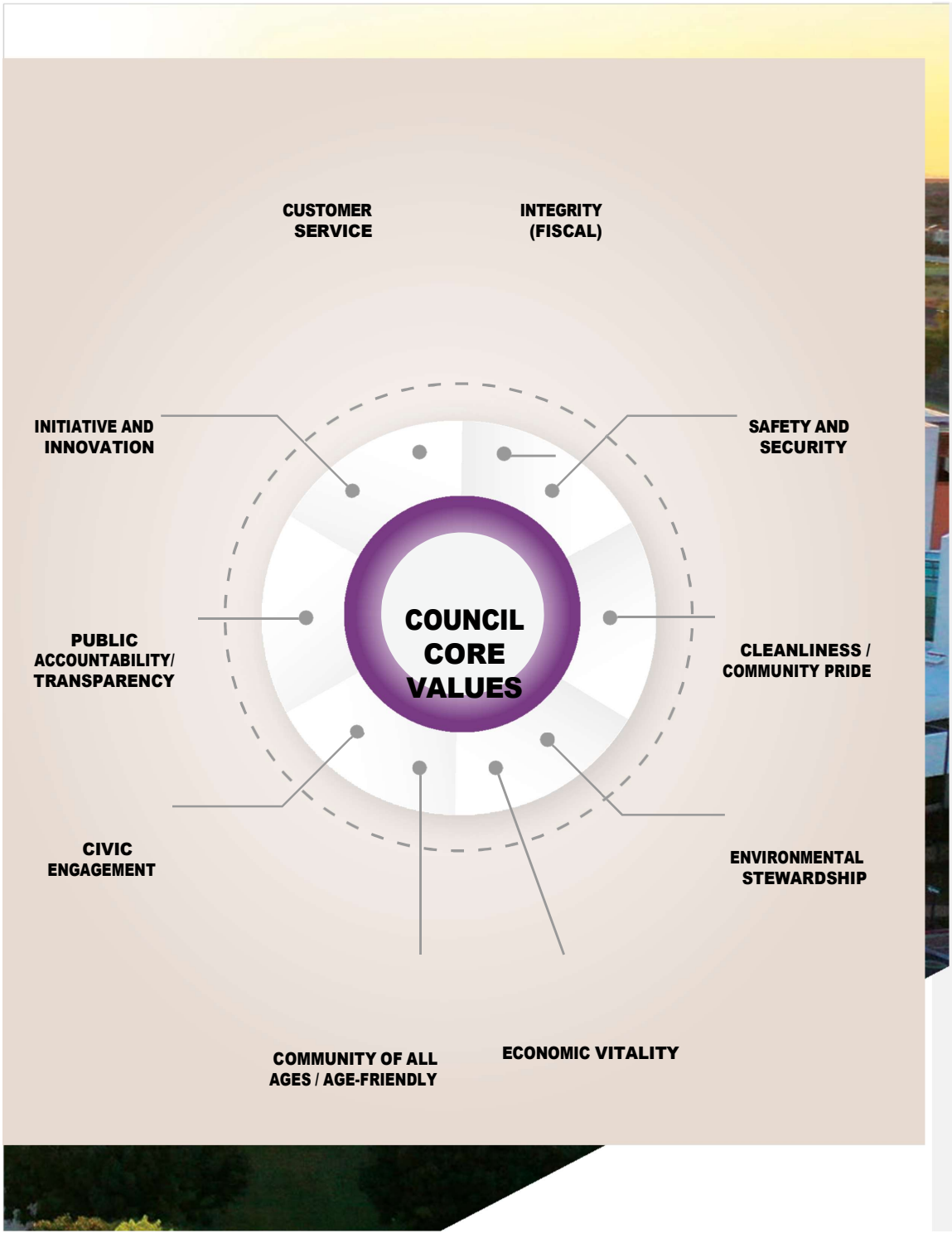
SAFE AND ENVIRONMENTALLY HEALTHY COMMUNITY

These priorities, with their accompanying strategies, will guide City Council policy and budgetary decision making, shape partnerships locally and regionally, and involve the residents of Surprise in building the future of our community. In concert with other planning and policy documents, including the long-range General Plan, the Strategic Plan will provide the guidance and tools to achieve our community's shared vision.



CITY COUNCIL STRATEGIC MISSION

Develop a high standard of community life through shared vision, superior service, and sustainable practices.


CUSTOMER SERVICE
INTEGRITY (FISCAL)
INITIATIVE AND INNOVATION
SAFETY AND SECURITY
COUNCIL CORE VALUES
PUBLIC ACCOUNTABILITY/ TRANSPARENCY
CLEANLINESS / COMMUNITY PRIDE
CIVIC ENGAGEMENT
ENVIRONMENTAL STEWARDSHIP
COMMUNITY OF ALL AGES / AGE-FRIENDLY
ECONOMIC VITALITY



TRANSPORTATION

Develop an efficient, cost effective, multi-modal transportation system that provides connectivity to the region, ease of movement into, within, and out of Surprise, and supports a high standard of community life.

Strategy 1.1:
IMPROVE ACCESS TO AND FROM SURPRISE, SPECIFICALLY EAST/WEST CONNECTIONS.

- Work with neighboring jurisdictions and regional partners to plan for and develop seamless arterial connections.
- Facilitate planning for connections to major existing and future transportation corridors, e.g. SR303, I-10, I-11, and Maricopa County.
- Support regional partnerships tied to the Intelligent Transportation System that connect city streets and signal timing to the region. Coordinate with all partners on regional transportation corridor studies as they develop.

Strategy 1.2:
IMPROVE INTERNAL CIRCULATION BY COMPLETING MISSING AND INCOMPLETE LINKS IN THE ARTERIAL CITY NETWORK.

- Complete scalloped city streets (streets not built to their full planned width).
- Maintain an updated Long Range Master Street Plan to guide the successful development for arterials in the Surprise planning area.

Strategy 1.3:
DEVELOP AND IMPLEMENT A ROBUST MULTIMODAL TRANSIT SYSTEM THAT PROVIDES FOR TRANSIT CONNECTIVITY TO THE REGION.

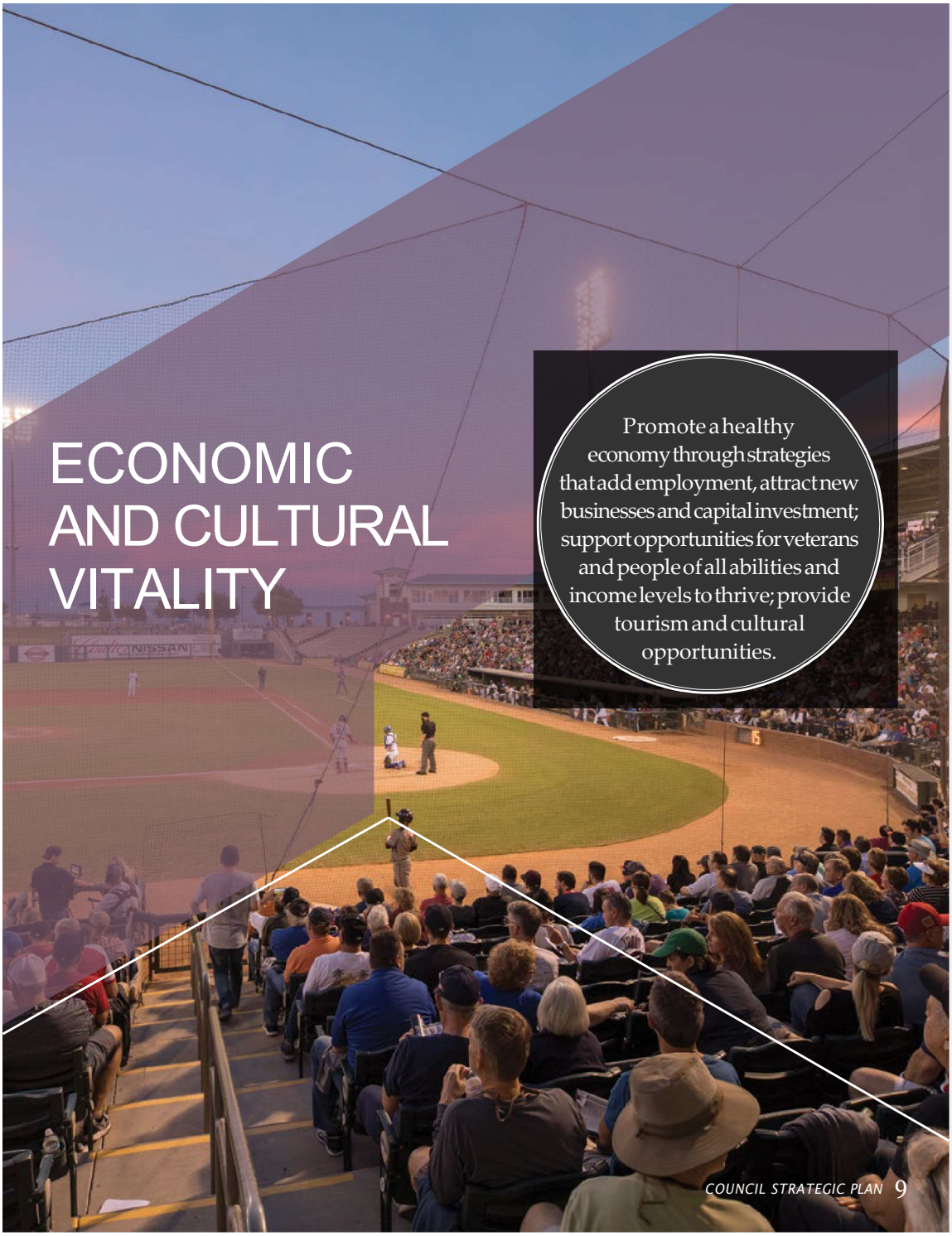
- Coordinate with all regional partners and West Valley communities for provision of public transit services provided to Surprise residents.
- Pursue grants and explore fund options for transit-oriented development, and develop public transit services, such as local circulator.
- Identify transit connections for Bell Road, SR303, and the arterials connecting to the freeway.
- Identify local multi-modular linkages~~.~~ Such as microtransit
- Seek partnerships with the private sector on attracting transportation options within the City.

Strategy 1.4:
IDENTIFY FUNDING SOURCES FOR TRANSPORTATION SYSTEM.

- Commit to an annual CIP allocation for local transportation improvement projects.
- Routinely conduct community outreach to gauge resident interest in additional local tax with revenue dedicated to local transportation projects.
- Develop new transportation impact fee ordinance to comply with state law.
- Review federal programs to identify potential federal funding opportunities for the City's transportation system projects.
- Actively participate in public and private regional organizations that address transportation.
- Consider developing "shovel-ready" plans for local transportation priority projects to put the city in a positon to secure funds that may become available.

Strategy 1.5:
DEVELOP AND MAINTAIN A BALANCED TRANSPORTATION SYSTEM FOR NON-VEHICULAR MODES OF TRAVEL, INCLUDING BICYCLING AND WALKING.

- Identify missing links to enable non-vehicular travel throughout the City of Surprise.
- Develop and implement a complete streets policy to accommodate multimodal transportation needs on city streets (share-the-road models to accommodate vehicles, bikes, pedestrians).
- Encourage alternate transportation modes throughout the city, focusing on those that produce little-to-no harmful emissions.
- Support robust carpooling and park-'n'-ride initiatives.



ECONOMIC AND CULTURAL VITALITY

Promote a healthy economy through strategies that add employment, attract new businesses and capital investment; support opportunities for veterans and people of all abilities and income levels to thrive; provide tourism and cultural opportunities.

Strategy 2.1:
PROMOTE SURPRISE AS A LOCATION FOR QUALITY ADVANCED MANUFACTURING OR LOGISTICS BUSINESSES THAT USE INNOVATIVE TECHNOLOGIES TO IMPROVE THEIR PRODUCTS OR PROCESSES.

- Continue to proactively market "shovel-ready" sites and available real estate within the City.
- Deliver economic development business retention and expansion principles to facilitate an advantageous growth environment for advanced manufacturing and logistics businesses.
- Maintain workforce development, marketing, and business retention partnerships that support the goal of growing and retaining advanced manufacturing and logistics industries.

Strategy 2.2:
PROVIDE HANDS-ON APPROACH TO SUPPORTING INNOVATION, ENTREPRENEURSHIP AND SMALL BUSINESSES.

- Promote and market the AZ TechCelerator facility and programming to help small businesses in the City of Surprise.
- ~~Continuously engage with the Surprise Regional Chamber of Commerce to identify needs within the Surprise small business community.~~
- Foster entrepreneurship and small business education and partnerships.
- Leverage local, regional, statewide, national, and global partnerships that facilitate entrepreneurial growth in Surprise and the Greater Phoenix West Valley.

Strategy 2.3:
IDENTIFY LOCAL, REGIONAL, STATEWIDE, NATIONAL, AND GLOBAL PARTNERSHIP WHICH SERVE TO PROMOTE LOCAL JOB GROWTH, LOCAL BUSINESS ENVIRONMENT ENHANCEMENT, AND BUSINESS-TO-BUSINESS COMMUNITY ENGAGEMENT OPPORTUNITIES IN SURPRISE.

- Advance partnerships that promote initiatives to market and encourage new business growth, existing business retention, and other business engagement opportunities.
- Utilize the credibility, contacts, and resources of partnerships to add value to recruitment and retention efforts.
- Continue to cross-market local employment opportunities and job fairs with partners in order to enhance Surprise workforce development initiatives.
- Market Foreign Trade Zone.



Strategy 2.4:
PURSUE OPPORTUNITIES TO ATTRACT DESIRABLE RETAIL SERVICES OR PRODUCTS TO THE CITY OF SURPRISE WHICH ARE DESTINATION-ORIENTED AND/OR FAMILY-ORIENTED ENTERTAINMENT VENUES.

- Actively market and promote premiere retail sites in the City of Surprise, such as City Center and the Loop 303, to include entertainment and venues for community youth.
- Continue to promote opportunities to build and expand upon relationships with existing retail businesses, brokers, industry experts, and developers in pursuit of additional quality retail growth.
- Maintain strong support for retail promotional initiatives with ongoing workforce development support, research analytics, and local, regional, statewide, and national partnerships.
- Promote Surprise as a tourism and meeting destination through innovative marketing initiatives and shared promotions with local hotel, hospitality, and retail partners.

Strategy 2.5:
ATTRACT AND ENCOURAGE THE GROWTH OF SPECIALTY, WORLD-CLASS MEDICAL SERVICES AND TREATMENTS AIMED AT SERVING THE NEEDS OF RESIDENTS AND VISITORS.

- Advance efforts to distinguish, market, and promote the City of Surprise as a premiere medical location at the center of local, regional, and statewide healthcare excellence and talent.
- Strengthen partnerships with existing regional medical corporations to promote Surprise sites as future growth locations.
- Remain vigilant to identify opportunities to engage with industry and workforce experts to identify development potential.
- Promote the sharing of research analytics and marketing collateral with industry opportunities.

Strategy 2.6:
FOSTER THE DEVELOPMENT OF SURPRISE CITY CENTER.

- In cooperation with the developer, work to brand private/public collateral.
- Identify land options and outline potential city support to prospective end-users.
- Continue to communicate the vision of the Surprise Center to potential projects.
- Promote the vision of a dynamic, high-density commercial future with a special sense of character and place within Surprise City Center in marketing strategies.
- Identify parking solutions for recreation, tourism, education, and shopping.

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Strategy 2.7:
IDENTIFY, PROMOTE AND LEVERAGE NEW AND EXISTING OPPORTUNITIES FOR NARROWING COMPETITIVENESS ISSUES TO FOSTER ECONOMIC DEVELOPMENT PROJECTS.

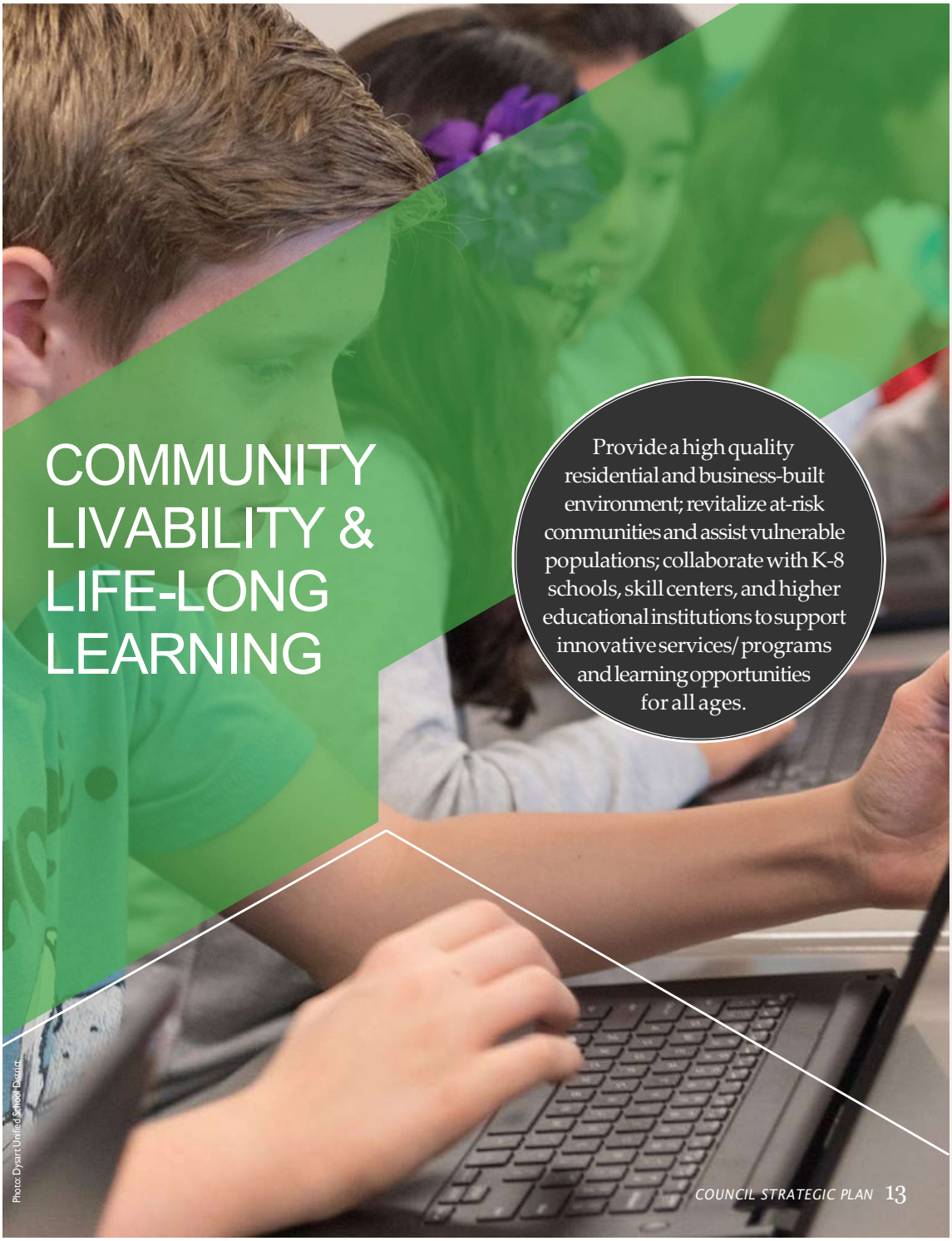
- Continuously research, categorize and communicate local/regional, statewide, and national competitive incentives offered that may facilitate projects in the City of Surprise.
- Promote the use of creative and in-kind value-added incentives within the City of Surprise to help corporations advance their hiring, growth, and time-to-market goals.
- Encourage the use of reasonable, legal, post-performance incentives, especially for projects that will offer the City of Surprise substantial, measurable public benefit.

Strategy 2.8:
LEVERAGE NEW OPPORTUNITIES TO ATTRACT VISITORS WITH ENHANCED EVENT AND ENTERTAINMENT OPPORTUNITIES.

- Create and update infrastructure to streamline the process for third party events in order to build and promote year-round tourism activity.
- Develop local and regional partnerships that will increase tourism-related room nights, exploring the marketing of tourism package opportunities.
- Collaborate with land owners and developers to support tourism and entertainment development in Surprise.
- Create multi-beneficial partnerships with hotels, restaurants, and regional tourism groups to strategically attract tourism events and development that will create revenue opportunities for all parties involved.

Strategy 2.9:
STRATEGICALLY MARKET SURPRISE AS AN INTENTIONAL SPORTS AND TOURIST DESTINATION

- Develop a comprehensive tourism advertising and communications plan to promote sports and tourism-based events and initiatives.
- Increase strategic collaboration with key partners to expand our ability to identify and target demographics for tourism.
- Market Tourism Fund opportunities to attract professional event and entertainment groups.
- Research and initiate other possible sources for creating Tourism revenue in Surprise.



COMMUNITY LIVABILITY & LIFE-LONG LEARNING

Provide a high quality residential and business-built environment; revitalize at-risk communities and assist vulnerable populations; collaborate with K-8 schools, skill centers, and higher educational institutions to support innovative services/ programs and learning opportunities for all ages.

Photo: Dysart Unified School District

Strategy 3.1:
MAINTAIN HIGH STANDARDS OF DESIGN FOR NEW AND REVITALIZED HOUSING DEVELOPMENTS WHILE PROVIDING AN EFFICIENT AND TIMELY REVIEW PROCESS.

- Ensure Surprise Unified Code maintains current design standards for neighborhoods and buildings.
- Seek the inclusion of parks, trails, and community facilities when planning for new housing development, as detailed in the Parks & Recreation Master Plan.
- Focus on quality housing in future development for all income levels and abilities.
- Emphasize neighborhood preservation and rehabilitation.
- Continue in neighborhood and building design which focuses and utilizes principles of Crime Prevention Through Environmental Design (CPTED) that emphasize design of the physical environment.
- Ensure the development review process is customer focused, responsive, and timely.

Strategy 3.2:
SUPPORT OUR EDUCATIONAL PARTNERS TO ADDRESS LIFE-LONG LEARNING INITIATIVES.

- Work with all educational partners to identify innovative learning opportunities for all ages, workforce development programs for all ages, and shared-facility agreements.
- Support city and school/college initiatives and partnerships to engage with our youth population, while promoting Career and Technical Education (CTE) opportunities in Surprise to enhance vocational and technical training opportunities for Surprise residents.
- Maintain a direct connection between the city and schools through the Surprise Youth Council and other youth initiatives, promoting educational enrichment programs.

Strategy 3.3:
RESPECT NATURE BY PROTECTING CRITICAL WILDLIFE CORRIDORS.

- Implement code and design guidelines for wildlife corridors.
- Follow the identified wildlife corridors listed in the Parks and Recreation Master Plan as new development occurs.

Strategy 3.4:
COLLABORATE WITH PARTNERS TO MANAGE THE NEEDS OF OUR SENIOR POPULATION, ADDRESS POVERTY ISSUES, AND MAKE HOMELESSNESS RARE, SHORT-LIVED, AND NON-RECURRING.

- Collaboration with the Veterans, Disability, and Human Services Commission.
- Coordination with local and regional agencies to address homelessness issues.
- Expansion of programming through the Human Service & Community Vitality department to specifically address senior citizen/aging issues.
- Collaborate on programs to support veteran employment, housing, and mental health.

STEWARDSHIP

Foster a culture of transparency and fiscal responsibility in providing excellent municipal services.



Strategy 4.1:
REDUCE TOTAL ENERGY USAGE IN CITY-OWNED FACILITIES AND EQUIPMENT.

- Develop an energy savings plan for city-owned facilities.
- Continue to seek grants that will provide for more sustainable choices at city facilities.
- Incorporate energy-savings methods into the budget for new city facilities.
- Seek out cleaner technologies for city fleet vehicles.

Strategy 4.2:
MAKE GOOD USE OF OUR PHYSICAL RESOURCES AND ENSURE PROPER DISPOSAL OF THOSE RESOURCES.

- ~~Enhance recycling program and educate citizens about residential recycling.~~Adjust and adapt the City recycling program to the ever changing recycling market to ensure the city is doing everything it can to reduce the negative impact on the environment, conserve materials, and reduce the amount of reusable waste in landfills in a fiscally viable manner.
- Promote city's household hazardous waste disposal program to allow for proper disposal of electronics, paint and other hazardous household waste.
- Develop an anti-litter program in partnership with local businesses and organizations.

Strategy 4.3:
ENSURE SUFFICIENT WATER RESOURCES FOR CURRENT AND FUTURE NEEDS.

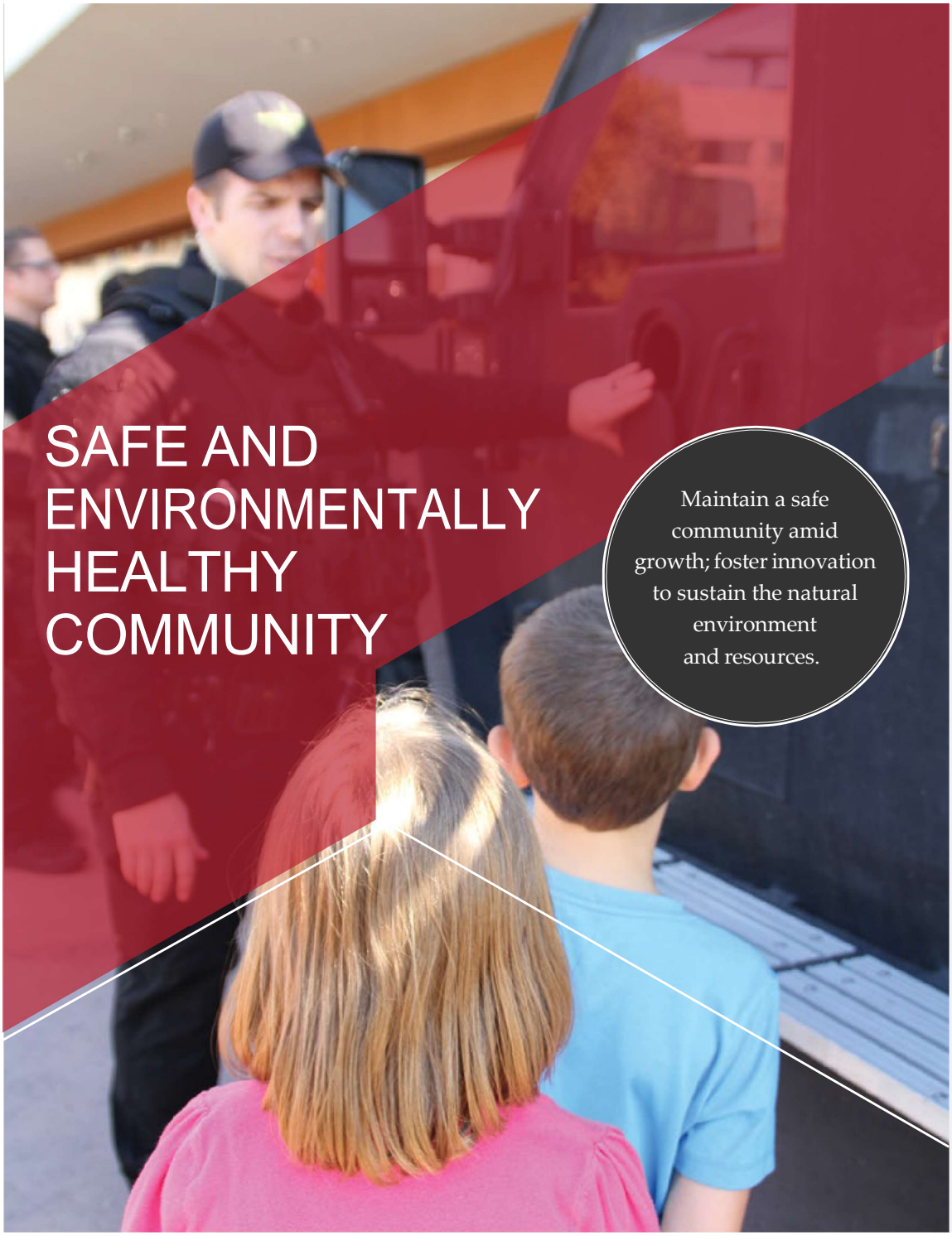
- ~~Continue water conservation initiatives to the public and those carried out by the city at our parks (non-potable water use on turf; reduce over seeding at appropriate locations).~~Continue water conservation initiatives to the public and those carried out by the city.
- Expand the city's water portfolio and infrastructure to meet projected growth needs.
- Manage growth to achieve a proper balance of land and water resources.

Strategy 4.4:
MAINTAIN THE CITY'S STREETS AND ROADS AT A HIGH LEVEL OF SERVICE.

- Explore and review alternative funding methods for transportation operations and maintenance.
- Assess and maintain pavement of the city's total roadway network at an acceptable level.
- Develop infrastructure maintenance cycles to extend useful life of all assets.

Strategy 4.5:
MAINTAIN THE CITY'S INFRASTRUCTURE AND FISCAL RESOURCES, IN PREPARATION OF ECONOMIC FLUCTUATIONS.

- Routinely research and update utility rates, impact fees, and other user fees (such as recreation classes) to best recover service costs.
- Secure grant funding to support city programs and services where possible.
- Optimize and protect the use of technology to assist in the city's critical built infrastructure and cybersecurity.



SAFE AND ENVIRONMENTALLY HEALTHY COMMUNITY

Maintain a safe community amid growth; foster innovation to sustain the natural environment and resources.

Strategy 5.1:
MITIGATE CRIMES AND ACCIDENTS BY ENHANCING COMMUNITY AWARENESS OF PUBLIC SAFETY SYSTEMS AND PARTNERING WITH OTHER FIRE AND CRIME PREVENTION PROGRAMS.

- Maintain a partnership with area schools to provide fire and law enforcement safety awareness education to the student population.
- Increase awareness of residents and visitors by providing information that enhances their knowledge of how public safety agencies deliver service to the community through police department community events, fire department open houses, and the effective use of media and social media.
- Maintain the priority of community education opportunities in traffic and fire safety, crime prevention, personal safety, and the prevention of accidents in the home and workplace.
- Continue community outreach to high risk populations through Community Risk Reduction based on quantitative data analysis.

Strategy 5.2:
PROVIDE PUBLIC SAFETY WORKERS WITH THE TOOLS AND TRAINING NECESSARY TO MEET COMMUNITY PUBLIC SAFETY NEEDS.

- Deploy a Fire training division to fully manage, administer, and oversee the daily operations of the training division.
- Provide appropriate training (including scenario-based opportunities), education, and certifications to effectively serve the community.
- Strategically plan for the necessary resources including personnel, equipment, vehicles, and facilities for public safety service providers.
- Explore and utilize innovative technology to enhance operational support for public safety service providers.

Strategy 5.3:
ENSURE TIMELY AND APPROPRIATE RESPONSE.

- Deploy fire department resources to meet ideal suburban response time goals and deploy police department resources to reduce or maintain emergency (priority 1) response times.
- Continue to work in concert with other public safety, governmental and non-governmental agencies, and seek additional opportunities to work cooperatively to enhance customer service and efficiency.
- Work internally and externally to ensure that qualifying post incident recovery of public and private resources occurs.
- Expand citywide emergency management capabilities through further development of program planning, city-wide training, and exercise opportunities.

Strategy 5.4:
PROVIDE EXTRAORDINARY INTERNAL AND EXTERNAL CUSTOMER SERVICE.

- Maintain and build upon relationships with communities and the public that encourage collaboration, communication, trust, and understanding.
- Provide customers with a venue to openly discuss issues of concern.
- Maintain relationships with other City of Surprise departments to ensure that public safety is incorporated into the plans and goals of non-public safety departments.
- Further enhance volunteer opportunities for community members including the crisis management response teams by recruiting qualified staff that will develop, train, and manage volunteers.

Strategy 5.5:
ENSURE FISCAL RESPONSIBILITY IN ALL PUBLIC SAFETY EFFORTS.

- Be receptive to discuss and implement change in service provision methods and change in the needs of the community to include the support of innovation, efficiency, and continual improvement.
- Continuously evaluate the effectiveness and efficiency of the ground ambulance service delivery system.
- Promote efficiencies in public safety while enhancing service delivery, leveraging technology to maximize resources.
- Aggressively pursue grant funding from appropriate sources to assist in providing public safety services.





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surpriseaz.gov

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ARIZONA

CITY COUNCIL STRATEGIC PLAN



UPDATE
Upon Council approval

SURPRISE
ARIZONA

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CITY COUNCIL - 623.222.1300

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CITY MANAGER'S OFFICE - 623.222.1100

CITY MANAGER **Bob Wingenroth**

ASSISTANT CITY MANAGER **Tracy Montgomery**

CHIEF FINANCIAL OFFICER/DEPUTY CITY MANAGER **Andrea Davis**

- Council & Management Updated May 2023 -

INTRODUCTION

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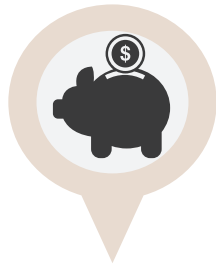
TRANSPORTATION



ECONOMIC AND CUTURAL VITALITY



COMMUNITY LIVABILITY & LIFE-LONG LEARNING

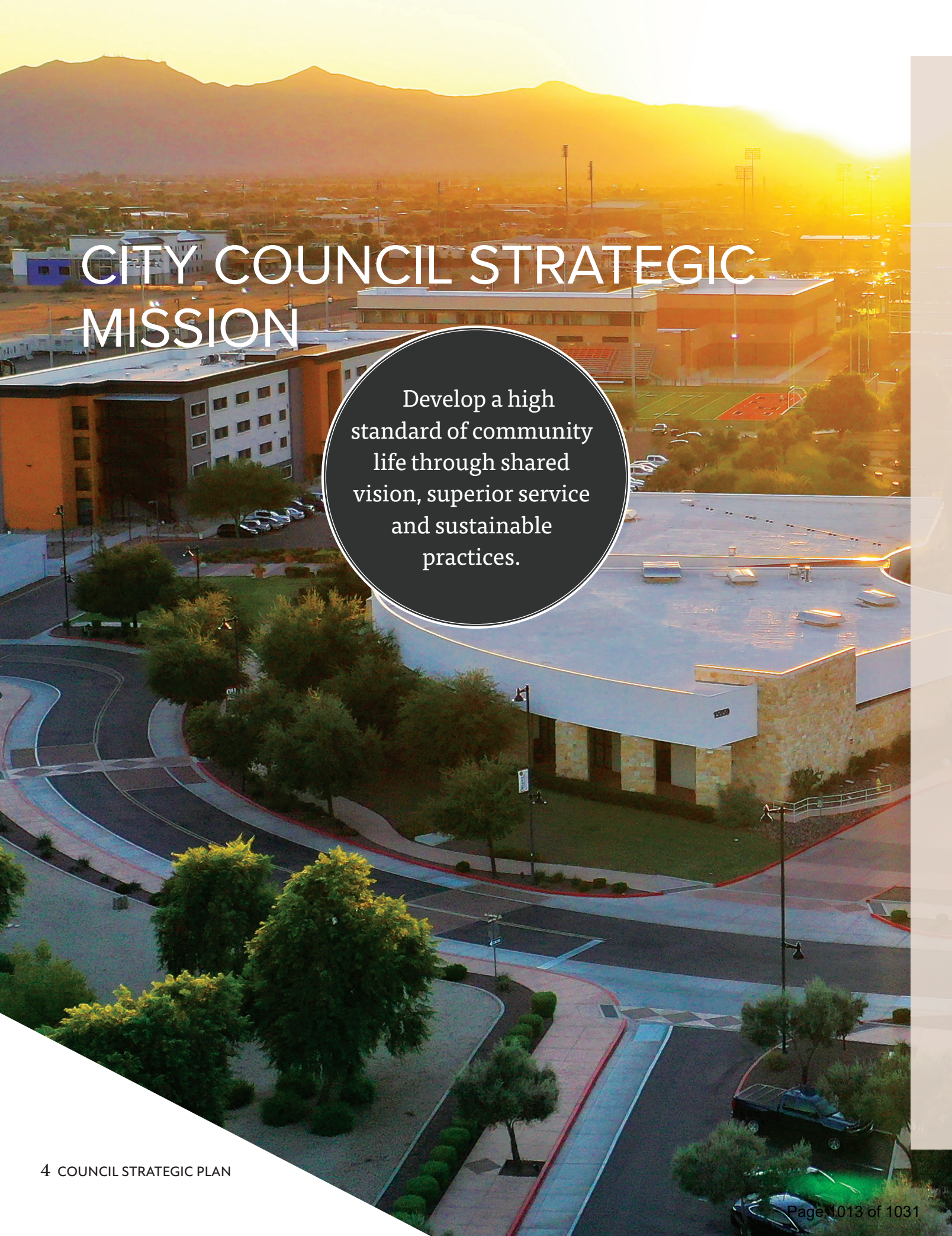


STEWARDSHIP



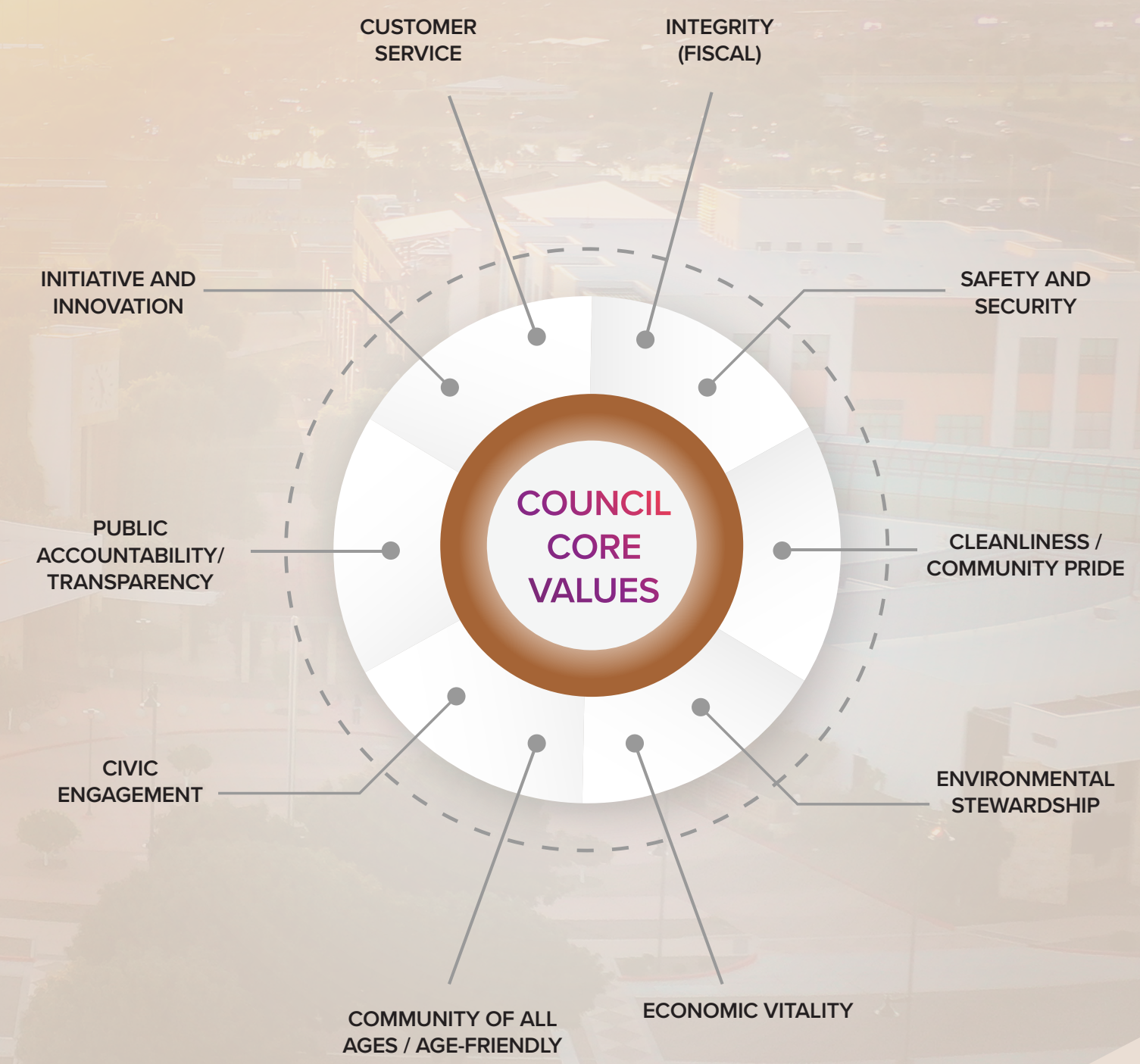
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Develop a high standard of community life through shared vision, superior service and sustainable practices.


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ECONOMIC VITALITY



TRANSPORTATION

Develop an efficient, cost effective, multi-modal transportation system that provides connectivity to the region; ease of movement into, within and out of Surprise; and supports a high standard of community life.

Strategy 1.1:
IMPROVE ACCESS TO AND FROM SURPRISE, SPECIFICALLY EAST/WEST CONNECTIONS.

- Work with neighboring jurisdictions and regional partners to plan for and develop seamless arterial connections.
- Facilitate planning for connections to major existing and future transportation corridors, e.g. SR303, I-10, I-11 and Maricopa County.
- Support regional partnerships tied to the Intelligent Transportation System that connect city streets and signal timing to the region. Coordinate with all partners on regional transportation corridor studies as they develop.

Strategy 1.2:
IMPROVE INTERNAL CIRCULATION BY COMPLETING MISSING AND INCOMPLETE LINKS IN THE ARTERIAL CITY NETWORK.

- Complete scalloped city streets (streets not built to their full planned width).
- Maintain an updated Long Range Master Street Plan to guide the successful development for arterials in the Surprise planning area.

Strategy 1.3:
DEVELOP AND IMPLEMENT A ROBUST MULTIMODAL TRANSIT SYSTEM THAT PROVIDES FOR TRANSIT CONNECTIVITY TO THE REGION.

- Coordinate with all regional partners and West Valley communities for provision of public transit services provided to Surprise residents.
- Pursue grants and explore funding options for transit-oriented development, and develop public transit services, such as local circulator.
- Identify transit connections for Bell Road, SR303 and the arterials connecting to the freeway.
- Identify local multi-modular linkages such as microtransit.
- Seek partnerships with the private sector on attracting transportation options within the city.

Strategy 1.4:
IDENTIFY FUNDING SOURCES FOR TRANSPORTATION SYSTEM.

- Commit to an annual CIP allocation for local transportation improvement projects.
- Routinely conduct community outreach to gauge resident interest in additional local tax with revenue dedicated to local transportation projects.
- Develop new transportation impact fee ordinance to comply with state law.
- Review federal programs to identify potential federal funding opportunities for the City's transportation system projects.
- Actively participate in public and private regional organizations that address transportation.
- Consider developing "shovel-ready" plans for local transportation priority projects to put the City in a positon to secure funds that may become available.

Strategy 1.5:
DEVELOP AND MAINTAIN A BALANCED TRANSPORTATION SYSTEM FOR NON-VEHICULAR MODES OF TRAVEL, INCLUDING BICYCLING AND WALKING.

- Identify missing links to enable non-vehicular travel throughout the city of Surprise.
- Develop and implement a complete streets policy to accommodate multimodal transportation needs on city streets (share-the-road models to accommodate vehicles, bikes, pedestrians).
- Encourage alternate transportation modes throughout the city, focusing on those that produce little to no harmful emissions.
- Support robust carpooling and park-'n'-ride initiatives.



ECONOMIC AND CULTURAL VITALITY

Promote a healthy economy through strategies that add employment, attract new businesses and capital investment; support opportunities for veterans and people of all abilities and income levels to thrive; and provide tourism and cultural opportunities.

Strategy 2.1:
PROMOTE SURPRISE AS A LOCATION FOR QUALITY ADVANCED MANUFACTURING OR LOGISTICS BUSINESSES THAT USE INNOVATIVE TECHNOLOGIES TO IMPROVE THEIR PRODUCTS OR PROCESSES.

- Continue to proactively market "shovel-ready" sites and available real estate within the city.
- Deliver economic development business retention and expansion principles to facilitate an advantageous growth environment for advanced manufacturing and logistics businesses.
- Maintain workforce development, marketing and business retention partnerships that support the goal of growing and retaining advanced manufacturing and logistics industries.

Strategy 2.2:
PROVIDE HANDS-ON APPROACH TO SUPPORTING INNOVATION, ENTREPRENEURSHIP AND SMALL BUSINESSES.

- Promote and market the AZ TechCelerator facility and programming to help small businesses in Surprise.
- Foster entrepreneurship and small business education and partnerships.
- Leverage local, regional, statewide, national and global partnerships that facilitate entrepreneurial growth in Surprise and the Greater Phoenix West Valley.

Strategy 2.3:
IDENTIFY LOCAL, REGIONAL, STATEWIDE, NATIONAL AND GLOBAL PARTNERSHIPS WHICH SERVE TO PROMOTE LOCAL JOB GROWTH, LOCAL BUSINESS ENVIRONMENT ENHANCEMENT AND BUSINESS-TO-BUSINESS COMMUNITY ENGAGEMENT OPPORTUNITIES IN SURPRISE.

- Advance partnerships that promote initiatives to market and encourage new business growth, existing business retention and other business engagement opportunities.
- Utilize the credibility, contacts and resources of partnerships to add value to recruitment and retention efforts.
- Continue to cross-market local employment opportunities and job fairs with partners in order to enhance Surprise workforce development initiatives.
- Market Foreign Trade Zone.



Strategy 2.4:
PURSUE OPPORTUNITIES TO ATTRACT DESIRABLE RETAIL SERVICES OR PRODUCTS TO THE CITY OF SURPRISE WHICH ARE DESTINATION-ORIENTED AND/OR FAMILY-ORIENTED ENTERTAINMENT VENUES.

- Actively market and promote premiere retail sites in the city of Surprise, such as City Center and the Loop 303, to include entertainment and venues for community youth.
- Continue to promote opportunities to build and expand upon relationships with existing retail businesses, brokers, industry experts and developers in pursuit of additional quality retail growth.
- Maintain strong support for retail promotional initiatives with ongoing workforce development support, research analytics and local, regional, statewide and national partnerships.
- Promote Surprise as a tourism and meeting destination through innovative marketing initiatives and shared promotions with local hotel, hospitality and retail partners.

Strategy 2.5:
ATTRACT AND ENCOURAGE THE GROWTH OF SPECIALTY, WORLD-CLASS MEDICAL SERVICES AND TREATMENTS AIMED AT SERVING THE NEEDS OF RESIDENTS AND VISITORS.

- Advance efforts to distinguish, market and promote Surprise as a premiere medical location at the center of local, regional and statewide healthcare excellence and talent.
- Strengthen partnerships with existing regional medical corporations to promote Surprise sites as future growth locations.
- Remain vigilant to identify opportunities to engage with industry and workforce experts to identify development potential.
- Promote the sharing of research analytics and marketing collateral with industry opportunities.

Strategy 2.6:
FOSTER THE DEVELOPMENT OF SURPRISE CITY CENTER.

- In cooperation with the developer, work to brand private/public collateral.
- Identify land options and outline potential City support to prospective end-users.
- Continue to communicate the vision of the Surprise Center to potential projects.
- Promote the vision of a dynamic, high-density commercial future with a special sense of character and place within Surprise City Center in marketing strategies.
- Identify parking solutions for recreation, tourism, education and shopping.

Strategy 2.7:
IDENTIFY, PROMOTE AND LEVERAGE NEW AND EXISTING OPPORTUNITIES FOR NARROWING COMPETITIVENESS ISSUES TO FOSTER ECONOMIC DEVELOPMENT PROJECTS.

- Continuously research, categorize and communicate local/regional, statewide and national competitive incentives offered that may facilitate projects in the city of Surprise.
- Promote the use of creative and in-kind value-added incentives within the City of Surprise to help corporations advance their hiring, growth and time-to-market goals.
- Encourage the use of reasonable, legal, post-performance incentives, especially for projects that will offer the city of Surprise substantial, measurable public benefit.

Strategy 2.8:
LEVERAGE NEW OPPORTUNITIES TO ATTRACT VISITORS WITH ENHANCED EVENT AND ENTERTAINMENT OPPORTUNITIES.

- Create and update infrastructure to streamline the process for third party events in order to build and promote year-round tourism activity.
- Develop local and regional partnerships that will increase tourism-related room nights, exploring the marketing of tourism package opportunities.
- Collaborate with land owners and developers to support tourism and entertainment development in Surprise.
- Create multi-beneficial partnerships with hotels, restaurants and regional tourism groups to strategically attract tourism events and development that will create revenue opportunities for all parties involved.

Strategy 2.9:
STRATEGICALLY MARKET SURPRISE AS AN INTENTIONAL SPORTS AND TOURIST DESTINATION

- Develop a comprehensive tourism advertising and communications plan to promote sports and tourism-based events and initiatives.
- Increase strategic collaboration with key partners to expand our ability to identify and target demographics for tourism.
- Market Tourism Fund opportunities to attract professional event and entertainment groups.
- Research and initiate other possible sources for creating Tourism revenue in Surprise.



COMMUNITY LIVABILITY & LIFE-LONG LEARNING

Provide a high quality residential and business-built environment; revitalize at-risk communities and assist vulnerable populations; collaborate with K-8 schools, skill centers and higher educational institutions to support innovative services/programs and learning opportunities for all ages.

Strategy 3.1:
MAINTAIN HIGH STANDARDS OF DESIGN FOR NEW AND REVITALIZED HOUSING DEVELOPMENTS WHILE PROVIDING AN EFFICIENT AND TIMELY REVIEW PROCESS.

- Ensure Surprise Unified Code maintains current design standards for neighborhoods and buildings.
- Seek the inclusion of parks, trails and community facilities when planning for new housing development, as detailed in the Parks & Recreation Master Plan.
- Focus on quality housing in future development for all income levels and abilities.
- Emphasize neighborhood preservation and rehabilitation.
- Continue in neighborhood and building design which focuses and utilizes principles of Crime Prevention Through Environmental Design (CPTED) that emphasize design of the physical environment.
- Ensure the development review process is customer focused, responsive and timely.

Strategy 3.2:
SUPPORT OUR EDUCATIONAL PARTNERS TO ADDRESS LIFE-LONG LEARNING INITIATIVES.

- Work with all educational partners to identify innovative learning opportunities for all ages, workforce development programs for all ages, and shared-facility agreements.
- Support City and school/college initiatives and partnerships to engage with our youth population, while promoting Career and Technical Education (CTE) opportunities in Surprise to enhance vocational and technical training opportunities for Surprise residents.
- Maintain a direct connection between the City and schools through the Surprise Youth Council and other youth initiatives, promoting educational enrichment programs.

Strategy 3.3:
RESPECT NATURE BY PROTECTING CRITICAL WILDLIFE CORRIDORS.

- Implement code and design guidelines for wildlife corridors.
- Follow the identified wildlife corridors listed in the Parks and Recreation Master Plan as new development occurs.

Strategy 3.4:
COLLABORATE WITH PARTNERS TO MANAGE THE NEEDS OF OUR SENIOR POPULATION, ADDRESS POVERTY ISSUES AND MAKE HOMELESSNESS RARE, SHORT-LIVED AND NON-RECURRING.

- Collaboration with the Veterans, Disability & Human Services Commission.
- Coordination with local and regional agencies to address homelessness issues.
- Expansion of programming through the Human Service & Community Vitality department to specifically address senior citizen/aging issues.
- Collaborate on programs to support veteran employment, housing, and mental health.

Strategy 3.5:
IMPROVE RESIDENT'S QUALITY OF LIFE BY REINVESTING IN OUR EXISTING PARKS.

- All residents will be able to enjoy outstanding parks that fulfill a diversity of activities.

- Design for beauty, function and longevity.

Strategy 3.6:
PROMOTE ACTIVE RECREATION, SPORTS AND TOURISM.

- Continue to build and support active recreational programs and facilities.

- Surprise will continue to be recognized for world class facilities in supporting recreational, amateur and professional sports.

Strategy 3.7:
PROVIDE A CONNECTED PARK EXPERIENCE THROUGH THE DEVELOPMENT OF AN OVERALL PARK SYSTEM FRAMEWORK.

- Capitalize on the linear nature of our natural wash corridors and man-made features.

- Create a city-wide framework of connected parks, greenways and open spaces that define the city of Surprise.

Strategy 3.8:
PURSUE OPPORTUNITIES TO CREATE NEW PARKS AND OPEN SPACE.

- Pursue opportunities to acquire and create new public parks, open space and conservation areas that support the needs of our residents and visitors.

- Protect our natural environment.

Strategy 3.9:
PROVIDE CITY OPERATED LIBRARY SERVICES.

- Provide innovative library services utilizing a collaborative approach to support community engagement.

- Increase the quality of life for residents and visitors.

STEWARDSHIP

Foster a culture of transparency and fiscal responsibility in providing excellent municipal services.



Strategy 4.1:
REDUCE TOTAL ENERGY USAGE IN CITY-OWNED FACILITIES AND EQUIPMENT.

- Develop an energy savings plan for City-owned facilities.
- Continue to seek grants that will provide for more sustainable choices at City facilities.
- Incorporate energy-savings methods into the budget for new City facilities.
- Seek out cleaner technologies for City fleet vehicles.

Strategy 4.2:
MAKE GOOD USE OF OUR PHYSICAL RESOURCES AND ENSURE PROPER DISPOSAL OF THOSE RESOURCES.

- Adjust and adapt the City recycling program to the ever changing recycling market to ensure the City is doing everything it can to reduce the negative impact on the environment, conserve materials and reduce the amount of reusable waste in landfills in a fiscally viable manner.
- Promote City's Household Hazardous Waste disposal program to allow for proper disposal of electronics, paint and other hazardous household waste.
- Develop an anti-litter program in partnership with local businesses and organizations.

Strategy 4.3:
ENSURE SUFFICIENT WATER RESOURCES FOR CURRENT AND FUTURE NEEDS.

- Continue water conservation initiatives to the public and those carried out by the City.
- Expand the City's water portfolio and infrastructure to meet projected growth needs.
- Manage growth to achieve a proper balance of land and water resources.

Strategy 4.4:
MAINTAIN THE CITY'S STREETS AND ROADS AT A HIGH LEVEL OF SERVICE.

- Explore and review alternative funding methods for transportation operations and maintenance.
- Assess and maintain pavement of the city's total roadway network at an acceptable level.
- Develop infrastructure maintenance cycles to extend useful life of all assets.

Strategy 4.5:
MAINTAIN THE CITY'S INFRASTRUCTURE AND FISCAL RESOURCES, IN PREPARATION OF ECONOMIC FLUCTUATIONS.

- Routinely research and update utility rates, impact fees and other user fees (such as recreation classes) to best recover service costs.
- Secure grant funding to support City programs and services where possible.
- Optimize and protect the use of technology to assist in the City's critical built infrastructure and cybersecurity.



SAFE AND ENVIRONMENTALLY HEALTHY COMMUNITY

Maintain a safe community amid growth; foster innovation to sustain the natural environment and resources.

Strategy 5.1:
MITIGATE CRIMES AND ACCIDENTS BY ENHANCING COMMUNITY AWARENESS OF PUBLIC SAFETY SYSTEMS AND PARTNERING WITH OTHER FIRE AND CRIME PREVENTION PROGRAMS.

- Maintain a partnership with area schools to provide fire and law enforcement safety awareness education to the student population.
- Increase awareness of residents and visitors by providing information that enhances their knowledge of how public safety agencies deliver service to the community through police department community events, fire department open houses and the effective use of media and social media.
- Maintain the priority of community education opportunities in traffic and fire safety, crime prevention, personal safety and the prevention of accidents in the home and workplace.
- Continue community outreach to high risk populations through Community Risk Reduction based on quantitative data analysis.

Strategy 5.2:
PROVIDE PUBLIC SAFETY WORKERS WITH THE TOOLS AND TRAINING NECESSARY TO MEET COMMUNITY PUBLIC SAFETY NEEDS.

- Deploy a fire training division to fully manage, administer and oversee the daily operations of the training division.
- Provide appropriate training (including scenario-based opportunities), education,and certifications to effectively serve the community.
- Strategically plan for the necessary resources including personnel, equipment, vehicles and facilities for public safety service providers.
- Explore and utilize innovative technology to enhance operational support for public safety service providers.

Strategy 5.3:
ENSURE TIMELY AND APPROPRIATE RESPONSE.

- Deploy fire department resources to meet ideal suburban response time goals and deploy police department resources to reduce or maintain emergency (priority 1) response times.
- Continue to work in concert with other public safety, governmental and non-governmental agencies, and seek additional opportunities to work cooperatively to enhance customer service and efficiency.
- Work internally and externally to ensure that qualifying post incident recovery of public and private resources occurs.
- Expand city-wide emergency management capabilities through further development of program planning, city-wide training and exercise opportunities.

Strategy 5.4:
PROVIDE EXTRAORDINARY INTERNAL AND EXTERNAL CUSTOMER SERVICE.

- Maintain and build upon relationships with communities and the public that encourage collaboration, communication, trust and understanding.
- Provide customers with a venue to openly discuss issues of concern.
- Maintain relationships with other City of Surprise departments to ensure that public safety is incorporated into the plans and goals of non-public safety departments.
- Further enhance volunteer opportunities for community members including the crisis management response teams by recruiting qualified staff that will develop, train and manage volunteers.

Strategy 5.5:
ENSURE FISCAL RESPONSIBILITY IN ALL PUBLIC SAFETY EFFORTS.

- Be receptive to discuss and implement change in service provision methods and change in the needs of the community to include the support of innovation, efficiency and continual improvement.
- Continuously evaluate the effectiveness and efficiency of the ground ambulance service delivery system.
- Promote efficiencies in public safety while enhancing service delivery, leveraging technology to maximize resources.
- Aggressively pursue grant funding from appropriate sources to assist in providing public safety services.





SURPRISE
ARIZONA

surpriseaz.gov/StrategicPlan