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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. Current Events and Reports

E. Staff Reports

F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

1.	Internal	Consideration and action to approve or disapprove the June 15, 2023 Planning and Zoning Commission Regular Meeting Minutes.	Alyssa Carpenter Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

2.	District 5	Presentation and action pertaining to a Zone Change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS23-0198.	Leslie Carnie Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

3.	District 4	Consideration and action regarding a Site Plan for Crossroads at Surprise generally located north of Bell Road and east of Dysart Road subject to stipulations “a” through “f”. Case FS23-0064	Tanner Wessel Community Development
4.	Internal	Nomination and selection of the Planning and Zoning Commission Chair.	Lloyd Abrams Community Development
5.	Internal	Potential nomination and selection of the Planning and Zoning Commission Vice Chair.	Lloyd Abrams Community Development

G. Other Business and Future Agenda Items

H. Executive Session

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

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

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

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

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Tuesday, June 27, 2023 @ 1:15 PM

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

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 6, 2023

Contact Person: Alyssa Carpenter, Administrative Assistant - Senior

Submitting Department: Community Development

District: Internal

Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the June 15, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the June 15, 2023 Planning and Zoning Commission regular meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 06-15-23 MINS

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

June 15, 2023 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Chair Kevin Sartor called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on June 15, 2023.

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

STAFF PRESENT:
Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Current Planner; Chris Sexton, Current Planner; Seth Dyson; Director of Human Service & Community Vitality, Alyssa Carpenter; Planning and Zoning Secretary and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Lloyd Abrams awarded Chair Sartor a recognition plaque for his service as Chair for 2022 through 2023.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

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

Commissioner Bash made a motion to approve the June 1, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Chapman seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a zone change for approximately 12.9 acres on the northwest corner of Cactus Road and Cotton Lane from Regional Commercial (CR/C-3 and CR/PUD) to Residential High Density (R-3). Case FS22-1472.

Trevor Fleetham, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Paul Gilbert, Phoenix, AZ – Representing current landowner, in support of rezoning to R3 because commercial is not a fit use for this parcel.

Hearing no further requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- Proximity to adjacent school and related traffic
- Ingress/Egress easement ownership
- R3 is a more suitable fit for zoning due to access issues

Vice Chair Holland made a motion to recommend approval to the City Council of a zone change from Regional Commercial to Residential High Density for an approximately 12.9-acre site located on the northwest corner of Cactus Road and Cotton Lane subject to stipulations ‘a’ through ‘c’ as outlined in the staff report. Commissioner Rosenbaum seconded the motion. Motion passed with 7 votes in favor.

Item 3 – District 3 – Consideration and action pertaining to a Conditional Use Permit (CUP) with Site Plan for a vehicle service, minor repair facility, located within the Sierra Montana Planned Area Development (PAD). Case FS22-0587.

Chris Sexton, Current Planner, presented item 3 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests, Chair Sartor closed the public hearing.

The Commission discussed the following:

- Bay doors face other commercial buildings instead of facing residential neighborhoods
- Noise study completed with bay doors open versus closed

Commissioner Rosenbaum made a motion to approve the case FS22-0587, a Conditional Use Permit with Site Plan for SWC Cotton & Greenway Auto Repair located within the Sierra Montana PAD at

Greenway & Cotton subject to stipulations ‘a’ through ‘e’ as outlined in the staff report. Vice Chair Holland seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 4 – Citywide – Presentation and discussion pertaining to the draft of the Surprise General Plan 2040.

Jason Moquin, presented item 4 to the Commission.

The Commission discussed the following:

- Matrix in correlation to public schools and education

Item 5 – Citywide – Presentation and discussion pertaining to the results for the City of Surprise Housing Study.

Zakary Payne, presented item 5 to the Commission.

The Commission discussed the following:

- Interest rate impact on study
- Affordable housing measurements

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Review landscape design guidelines within the city specifically pertaining to trees, bushes and other foliage making contact with individuals on sidewalks and in parking lots

ADJOURNMENT:

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

Meeting adjourned at 7:52 p.m.

Jared Holland
Planning and Zoning Commission Vice Chair

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

ATTEST BY: _____

Alyssa Carpenter, Commission Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 6, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:
Presentation and action pertaining to a Zone Change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density for a site generally located on the southwest corner of Mountain View Blvd. and White Horse Trail. Case FS23-0198.

Motion:
Motion to Recommend Approval of the Zone Change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density (R-3), subject to stipulations 'a' through 'b' as memorialized in the staff report.

Background:
Carolyn Oberholtzer with Bergin, Frakes, Smalley, & Oberholtzer proposes to rezone approximately 13.2 acres to R-3 for a 260-unit multi-family residential development with 19.7 DU/Ac. The site is located on the southwest corner of Mountain View Blvd. and White Horse Trail.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 00-FS23-0198 Prose Mountainview- Staff Report PZ 07.06.23
2. 01 – FS23-0198 Prose Mountianview– Vicinity Map
3. 02 – FS23-0198 Prose Mountainview – Zoning Map

4. 03 – FS23-0198 Prose Mountainview –Proposed Zoning Map
5. 04 – FS23-0198 Prose Mountainview – Zoning Document
6. 05 – FS23-0198 Prose Mountianview – Conceptual Site Plan
7. 06 – FS23-0198 Prose Mountainview – Luke Letter
8. 07– FS23-0198 Prose Mountainview – Public Participation Report & Affidavit of Posting
9. FS23-0198 Prose Mountainview - Presentation

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	FS23-0198
Project Name:	Prose Apartments
Council District:	5 - Palm
Meeting Date:	July 6, 2023
Planner:	Leslie Carnie

Owner:	**E & V Investments LLC**
Applicant:	Carolyn Oberholtzer with Bergin, Frakes, Smalley, & Oberholtzer PLLC (BFSO)
Request:	Zone Change from Community Commercial (C-2) to High Density Residential (R-3) to allow the development of Multi-Family Residential
Site Location:	Generally located on the southwest corner of Mountain View Blvd. and White Horse Trail.
Site Size:	13.2 Gross acres (approx.)
Density:	19.7 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	Citizen Participation Meetings were held April 25, 2023 and April 27, 2023. Refer to attached Citizen Participation Report.
Staff Recommendation:	Staff recommends the Commission approve the proposed Zone Change, subject to stipulations ‘a’ and ‘b’

<u>Project Description:</u>

Carolyn Oberholtzer with BFSO, on behalf of, E & V Investments, LLC requests a zone change of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density (R-3) for the development of a multi-family residential project. The site is generally located on the southwest corner of Mountain View Blvd. and White Horse Trail.

Background

November 9, 1978: The subject parcels were annexed into the City under Ordinance 78-36.

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

April 21, 2022: The applicant filed a request for a Zone Change, Site Plan and Final Plat under case FS21-0588.

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

October 06, 2022: The Planning and Zoning Commission recommended denial of the Zone Change, case FS22-0588, to the City Council.

November 11, 2022: City Council denied the Zone Change, case FS22-0588.

March 07, 2023: The applicant filed a request for a Zone Change, Site Plan and Final Plat under case FS23-0198.

April 25, 2023: The applicant held an In-Person Citizen Outreach Meeting to discuss the project.

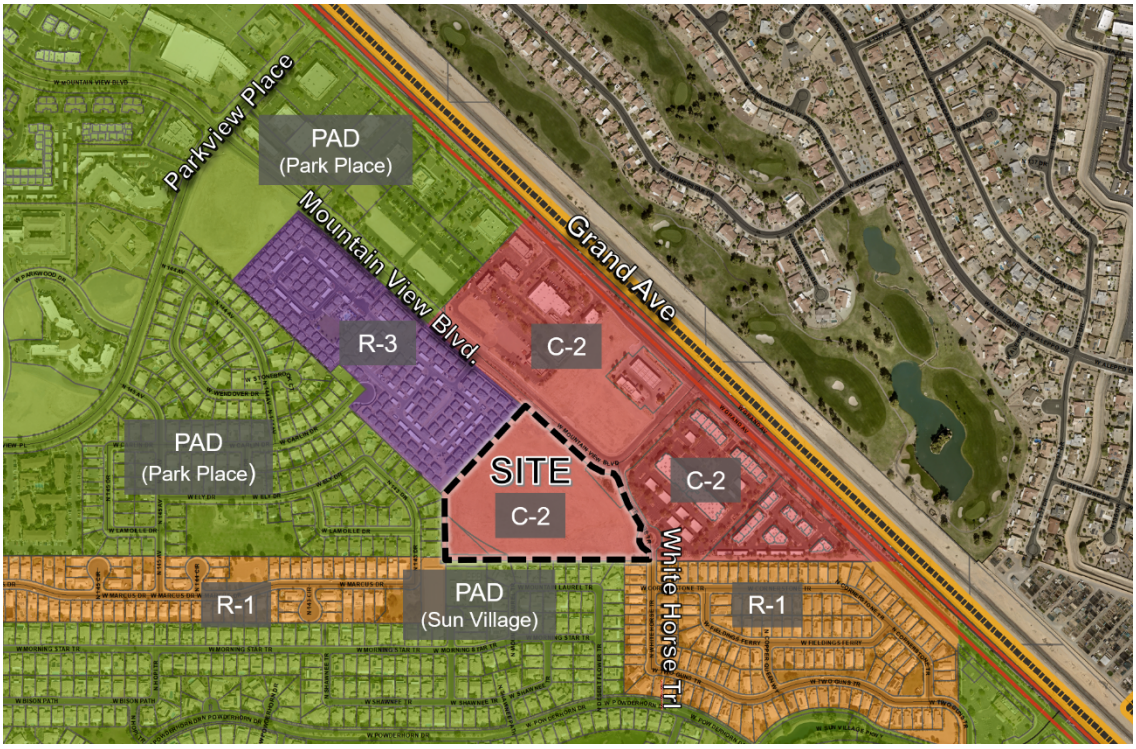
April 27, 2023: The applicant held a Virtual Citizen Outreach Meeting to discuss the project.

Analysis and Discussion:

The applicant requests a rezone of approximately 13.2 acres from Community Commercial (C-2) to Residential High Density (R-3) to accommodate a multi-family residential project composed of both 3 and 2 story buildings. The (10) 3-story buildings have a total of (15) 1-bedroom units and (9) 2-bedroom units. The (1) 2-story building houses (2) 1-bedroom units. The conceptual site provides amenities such as a clubhouse, pool, and dog park. This project was brought before the Commission 10/06/2022 and City Council 11/15/2022. The result was denial of the Zone Change case FS22-0588. Working with the feedback provided at the public hearings, the applicant has since prepared a revised Conceptual Site Plan that is provided for illustrative purposes in support of the proposed re-zone application.

The proposed, for lease, apartment complex will have 260 units and a net density of 19.7 DU/Ac. This is a reduction from the 274 units and 23.4 DU/Ac proposed previously. The 2-story buildings previously situated along the south of the property have been eliminated and replaced with covered and uncovered parking spaces. The 3-story building at the southeast corner of the site has been replaced with a 2-story building. The setback from 3-story buildings to single family residential has been increased from 41'-5" to 98' and the buildings have been orientated at an angle to reduce visibility into neighboring properties. The adjacent MWD remnant parcels at the southwest corner have been incorporated into the site and an access gate has been provided to the currently landlocked easements belonging to the Sun Village property owners to the south.

Access to the site is provided from Mountain View Blvd. via a gated full movement main entrance. A secondary gated driveway will be provided from White Horse Trail for emergency vehicles only. A Site Plan and Final Plat are being reviewed concurrently under the same case number (FS23-0198).



Existing Zoning

Proposed Zoning

The development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the City's LDO requirements and the adopted Planning and Engineering Design Standards (PEDS). The table below reflects the current LDO requirements for the R-3 Zoning District and those being provided in Conceptual Site Plan.

R-3 DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
Setback: Street (Collector or Local)	15'	25'-10"
Setback: To Residential Zoning	20'	24'-4"
Setback: 3 Story to Single Family *	28'*	98'
Maximum Building Height	60'	38'
Open Space/Amenities (260 Units)	39,000 sq. ft.**	145,754 sq. ft.
* 20' plus 1' for every 1' of height over 30' ** 150 sq. ft. Per Unit		

Utility and Services Table:

Electric:	APS
Water:	EPCOR
School District	DYSART UNIFIED

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area (CO) and is within the Transit Oriented Development District (TODD), which supports the development of high-density residential projects. The CO Character Area permits both medium and high-density residential projects with no limit on density. The proposed 19.7 DU/Ac is in conformance with the higher density housing that is encouraged in the CO Character Area and the TODD. The proposed Zone Change will allow for a high-density residential development in close proximity to existing and future commercial development creating the desired large scale horizontal mixture of uses in the General Plan CO Character Area.

Reviewing Agencies:

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

Citizen Outreach:

Two outreach meetings were held, an in-person meeting on April 25, 2023 and a virtual meeting on April 27, 2023. A summary of these meetings can be found in the attached Citizen Outreach Report.

Summary:

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

Findings:

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

Staff's Recommendation:

Based on the findings noted above, Staff recommends the Planning and Zoning Commission recommend **Approval** of the subject Zone Change to City Council subject to stipulations a. and b.

a. Development and use of the site shall be consistent with the narrative entitled Prose Mountain View Surprise Rezone" dated May 05, 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.

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

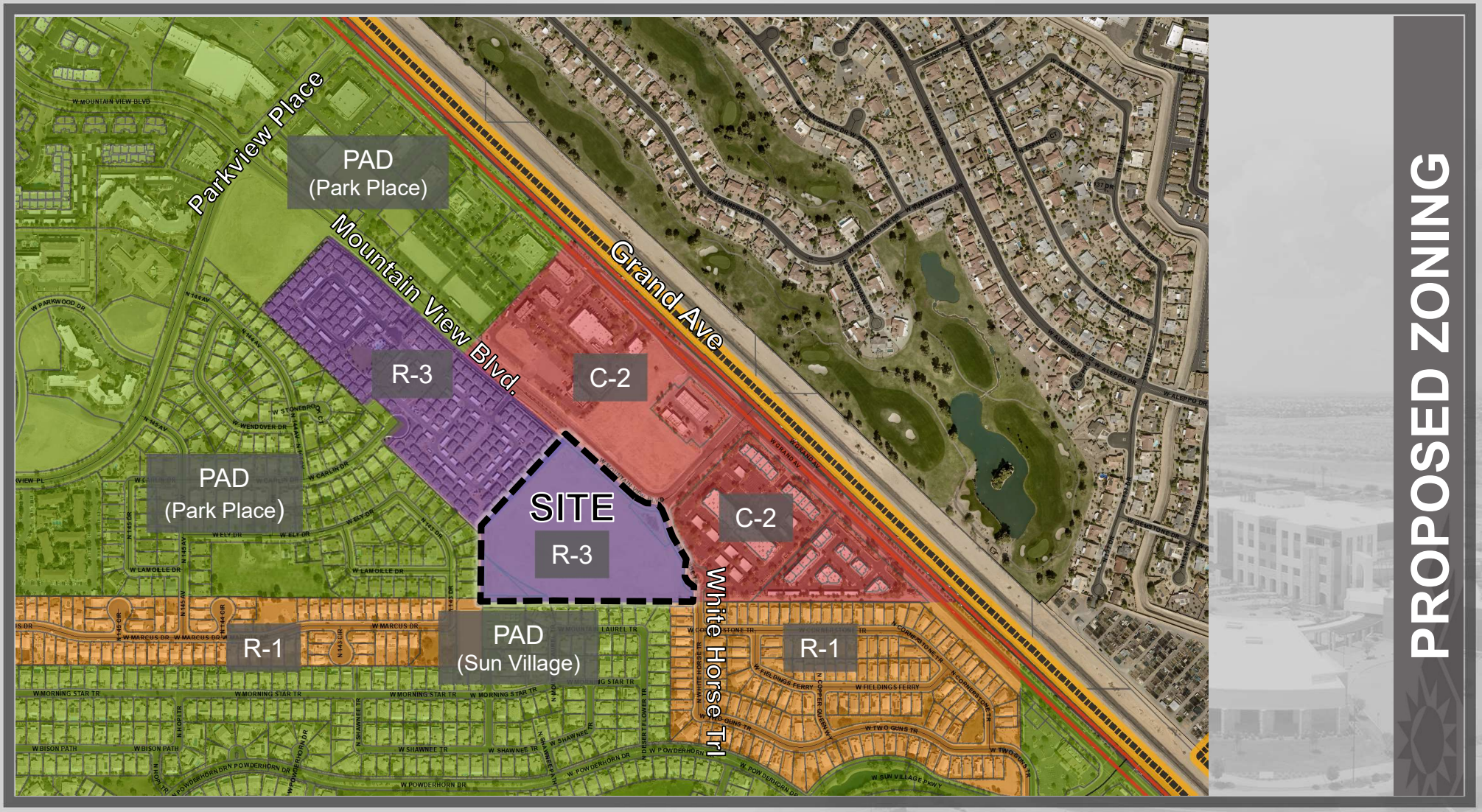
Attachments:

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

PPT

VICINITY MAP

EXISTING ZONING


PROPOSED ZONING
Parkview Place
Mountain View Blvd.
Grand Ave
White Horse Trl
PAD
(Park Place)
R-3
C-2
PAD
(Park Place)
SITE
R-3
C-2
R-1
PAD
(Sun Village)
R-1

PROSE MOUNTAIN VIEW

SURPRISE

Rezone

Case File: FS23-0198

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

13.2 Gross Acres

Southwest corner of West Mountain View Boulevard and North White Horse Trail

Surprise, Arizona

Prepare by: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Submitted to: City of Surprise, Arizona

1st Submittal: March 6, 2023

2nd Submittal: May 5, 2023

Prose Mountain View Team

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Table of Contents:

1. Introduction and Location
2. Vicinity Map
3. Description of Request
4. Development Standards
5. Conformance with the adopted Surprise General Plan 2035
6. Transportation/Access/Utilities
7. Results of the Rezone
8. *Exhibits*
    a. *Aerial Map of Project Site related to the Surrounding Area*
    b. *Existing Zoning Map and Proposed Zoning Map*
    c. *Conceptual Site Plan*
    d. *General Plan 2035 Land Use Map*
    e. *Legal Description*

Introduction and Location

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

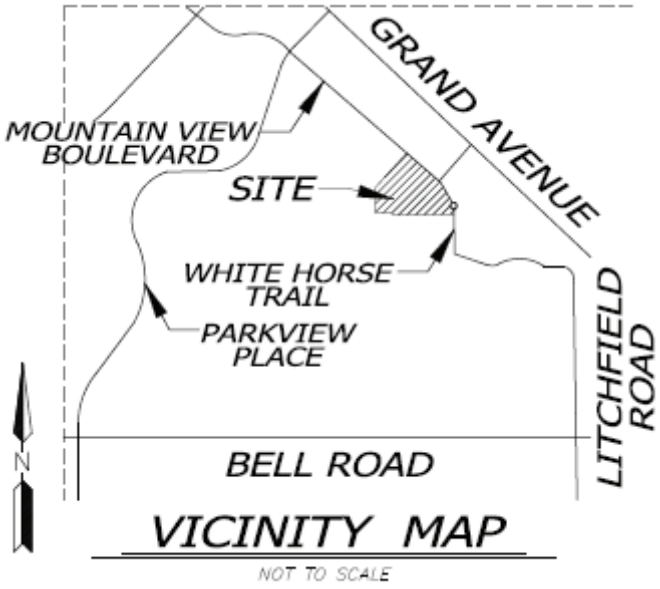
The planned Prose Mountain View Project ("Project") in Surprise seeks to bring a high-end apartment housing community to the Grand Avenue corridor that will provide multi-family options for residents in line with the vision of the Surprise General Plan.

The Vicinity Map identifies the Project generally located at the southwest corner of West Mountainview Boulevard and North White Horse Trail, Surprise, AZ 85374 which encompasses the Maricopa County Parcel Numbers 503-98-917, 503-98-923, 503-59-031K, 503-59-031B, 503-59-033F, and 503-59-033H (collectively, the "Property"). The Property is approximately 13.2 gross acres located at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail within the City of Surprise, Arizona (the "City"). An aerial map is provided in **Exhibit A**.

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

Surrounding Land Use Table		
Direction	**Current Zoning**	**Current Land Use**
Project Site	C-2	Vacant Land
Northwest	R-3 with PUD Overlay	Detached Single-story Apartments: Christopher Todd Communities
North	C-2	Commercial
East	C-2	Commercial / Business Park
South	PAD	Single Family Residential
West	PAD	Single Family Residential

Vicinity Map:



Description of Request

The applicant is requesting a zone change of 13.2 gross acres from Community Commercial (C-2) to High Density Residential (R-3). See **Exhibit B** for Existing and Proposed Zoning Maps. The Project will comply with the development standards of the Land Development Ordinance (LDO) as shown in the **Exhibit C** Conceptual Site Plan, will exceed many of the applicable setbacks to ensure compatibility of land uses.

The proposed community consists of 260 residential units in a combination of 2 and 3 story residential buildings, and single-story garages. The community is built around a central amenity area that includes a clubhouse with fitness room, pool, and play area. Additionally, a dog park with a shade ramada will be included on the northeast edge of the Project.

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

Development Standards

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

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft)[2]	20	20	20
Min. Setback to Collector and Local ROW (ft)[2]	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height[1] (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family*, *Two-family*, *Three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* equal to the *zoning*
2. *Setback* may be reduced to 10' along Collector or Local *right-of-way* for units that open to the *street* and exclude a perimeter wall

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

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

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

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

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

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

Conformance with the adopted Surprise General Plan 2035

The 2035 Surprise General Plan ("General Plan") includes the Property in the "Commerce and Office Character Area" ("CO"), and it is within the Transit Oriented Development District ("TODD"). See **Exhibit D**. The TODD includes sub-areas of the General Plan to "promote a higher intensification of residential and non-residential uses near existing and planned transit stops." General Plan, page 63. Throughout the CO Character Area "stand alone multi-family residential development" and "higher density housing" are permitted and "multi-family residential uses – such as condominiums and apartments" are typical. The CO Character Area allows the greatest diversity and intensity of land uses." General Plan, pages 44-47. The intended use of the Property should qualify as a "Mixed Use-Residential" [1] development within the General Plan CO Character Area because the Property is adjacent to commercial and as a result, will include a "horizontal mixture of residential and non-residential land uses." General Plan, page 46. With 260 units on 13.2 gross acres, the density of the Project will be 19.7 dwelling units per acre.

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

Housing Element:

Goal 1: Housing Stock

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

Growth Element:

Goal 1: Sustainable Growth

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

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

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

<u>Land Use Element:</u>

Goal 1: Unique Community

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

The Project will bring multi-family housing to an area in Surprise that will support housing diversity and living options for various lifestyles. In addition, the Project will include an array of amenities including a clubhouse with fitness room, pool, play area, and dog park that will provide opportunities for residents to interact and socialize within the community. In addition, the adjacency of the Project to myriad commercial uses within the freeway corridor will allow for a horizonal integration of the residents into the larger community. The Project is located within walking distance of numerous grocery store, retail, restaurant, and entertainment uses with the Grand Village Center.

Goal 4: Luke Air Force Base

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

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

Goal 6: Variety of Housing

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

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

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

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

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

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

Character Area Approach:

The Project is located within the Commerce and Office Character Area (CO) of the General Plan. The General Plan acknowledges the broad development potential of these areas and created this character area designation to encourage flexible land use. Higher density housing is noted specifically as an opportune use within these areas, and multi-family residential uses such as apartments and condominiums are typical. At 19.7 units per acre, the Project is explicitly compatible with the vision of the general plan as it applies to this location within the city of Surprise.

Compatibility and Transition Measures:

The Project will consider compatibility and transition measures as laid out in the General Plan. Garage buildings and a parking lane will be used to buffer the Project from the single-family homes to the south – providing an increased setback to the 3 story units within the interior of the Project. Building placement along the southern boundary will be limited to non-habitable, single-story garages or carports. Two-story residential buildings will be limited to 28 feet in height and be located a minimum of 60 feet from the southern property boundary (where the R-3 district would otherwise allow a 60-foot building height). The maximum building height of 39 feet will ensure that no building on the property is 40 feet or greater in height (in comparison to the existing C-2 Zoning which permits up to 40 feet in height within 40 feet for the property line). The three-story buildings will be located a minimum of 90 feet from the southern property boundary.

A dog park is planned just west of a retention area on the Mountain View and White Horse Trail which combined will provide additional transition space between the higher density residential and neighboring commercial parcel. Furthermore, landscaped perimeter sidewalks will create a sense of transition between the neighboring land uses.

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

Building Setbacks			
	Required – C2	**Required – R3**	**Provided**
Street (Collector or Local)	20’-0”	15’-0”	25’-10”
To Single Family Residential Zoning	30’-0”	20‘-0”	66’-6”
To Multi-Family Residential Zoning	30’-0”	20’-0”	24’-4”
3-Story to Single Family **	39’-0”*	29’-0”**	98’-0”

* 30’ +1’ for every 1’ of building height
** 20’ + 1’ for every 1’ of building height

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

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

1. *Respect the context of adjacent building form and architectural style;*
    - The Prose buildings incorporate design elements reminiscent of the modern farmhouse style, such as prominent gable roofs with exposed beam ends, centered windows, and metal window shade awnings. The pitched roofs feature flat asphalt shingles with gable ends that accentuate vertical massing elements and provide varied roof lines.
2. *Adjust densities to provide a gradual transition to surrounding uses;*
3. *Step buildings (via building massing, footprint size, and height) to reduce the visual impact to surrounding uses;*
    - Building setbacks are provided to ensure that no building over one-story is within 60' of the adjacent residential community to the south. The layout includes small buildings rather than several large ones to provide both visual interest and also provide for broken up facades set far from the nearby residential to reduce visual impact.
4. *Provide similar streetscape and landscape design to surrounding uses;*
    - The included Landscape plans will include perimeter planting of Live Oaks and Chinese Pistache that will create a cohesive landscape with the surrounding development.
5. *Utilize appropriate setbacks to blend and transition between surrounding uses; and/or*
    - As noted above, the provided building setbacks will exceed the R-3 standards in each category.
6. *Place enhanced landscape/open space buffers between uses; additional measures should be taken to emphasize transition through integration and encourage connectivity between new development and surrounding uses.*
    - For the 3-story buildings, the pedestrian scale is enhanced by elements such as recessed patios with low walls, textured stone veneer, and window awnings. Mechanical equipment will be roof mounted and fully screened from view, allowing for patios and landscaping around the building.

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

Transportation/Access/Utilities

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

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

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

The site is serviced with 3 private sewer lines. One connects to the sewer main in White Horse Trail near the emergency entrance to the site. The other two connect to the sewer main along the south border of the site. The 8-inch sewer mains run at a minimum slope of 0.55%. The 6-inch sewer services run at a minimum of 1.1% and the 4-inch sewer services run at a minimum of 2.2%.

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

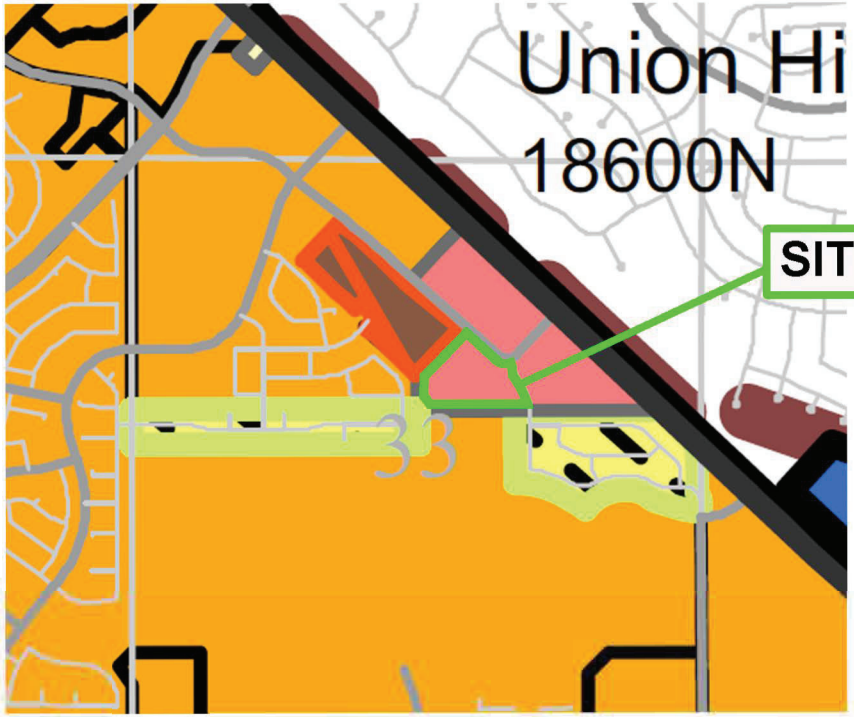
Results of the Rezone

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

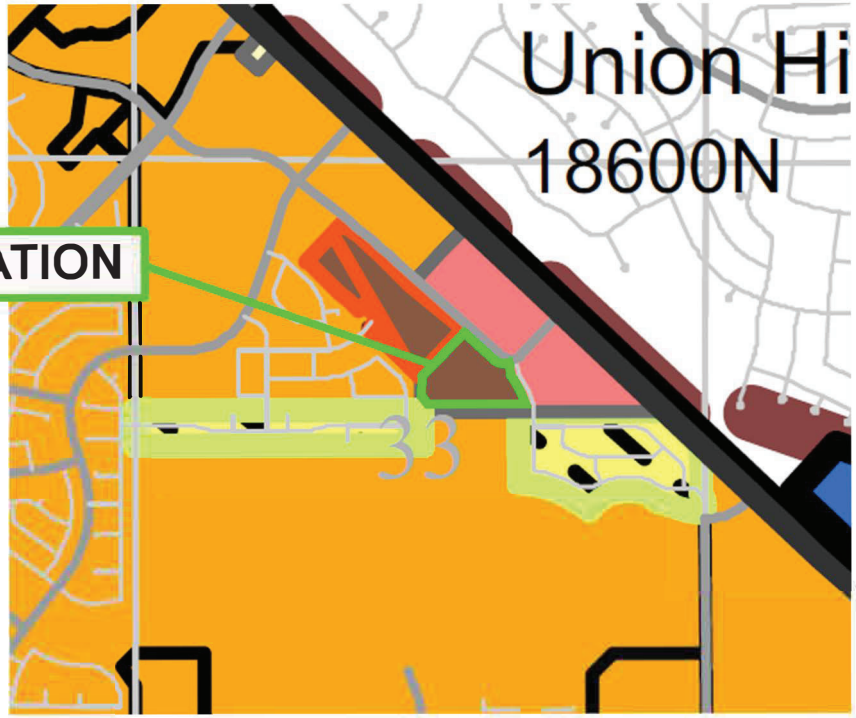
Exhibit A: Aerial Map

Exhibit B

Existing Zoning



Proposed Zoning



Zoning Districts

SURPRISE ARIZONA

- BP
- C-1
- C-2
- C-3
- I-1
- I-2
- I-3
- MU-1
- OS-2
- PF
- PAD
- PUD
- RR
- R-1
- R-2
- R-3
- SHD-C-2
- SHD-C-3
- SHD-CO
- SHD-R-1
- SHD-RO
- PUD OVERLAY
- COUNTY
- LUKE AFB 1992
- AUX 1 F-16
- SECTION LINES
- SURPRISE CORPORATE LIMITS
- SURPRISE PLANNING AREA

0 0.5 1 2 Miles

Zoning Districts

SURPRISE ARIZONA

- BP
- C-1
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- SHD-RO
- PUD OVERLAY
- COUNTY
- LUKE AFB 1992
- AUX 1 F-16
- SECTION LINES
- SURPRISE CORPORATE LIMITS
- SURPRISE PLANNING AREA

0 0.5 1 2 Miles

Exhibit C: Conceptual Site Plan

ALLIANCE RESIDENTIAL COMPANY

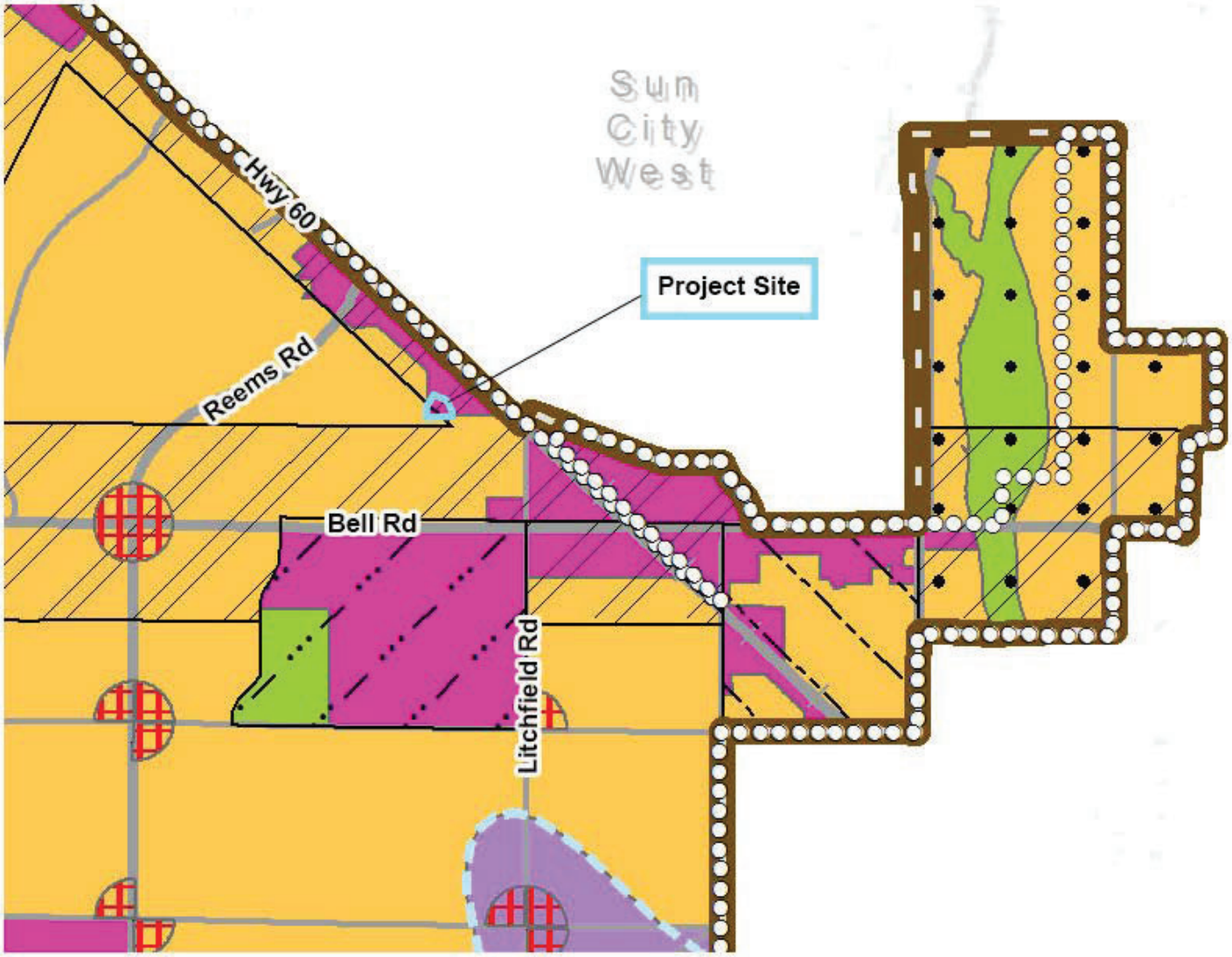
Overall Site Plan

Prose Mountain View

0' 50' 100' 150'
scale: 1:50 date: 05.05.23

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

Exhibit D: General Plan Map



Character Areas

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

Sub Areas

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

Features

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

Circulation

- Freeway
- Parkway
- Major Arterial
- Minor Arterial
- BNSF Rail

N

0 1 2 Miles

Michael Baker INTERNATIONAL

SURPRISE ARIZONA

PROSE MOUNTAIN VIEW – RESULTANT LEGAL DESCRIPTION

THAT PORTION OF LOT 3, TRACT C AND THE EXCEPTED PORTION AT THE SOUTHWEST CORNER OF GRAND AVENUE PROFESSIONAL PLAZA, AMENDED, RECORDED IN BOOK 652 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 33 BEARS NORTH 00 DEGREES 15 MINUTES 22 SECONDS EAST 2,637.58 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 15 MINUTES 22 SECONDS EAST 315.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 22 SECONDS EAST 334.67 FEET ALONG SAID 'MEST LINE TO A GLUED WASHER IN TOP OF A WALL STAMPED "45378":

THENCE NORTH 43 DEGREES 45 MINUTES 56 SECONDS EAST 599.13 FEET TO A 1/2-INCH REBAR ON THE SOUTH RIGHT OF WAY LINE OF MOUNTAIN VIEW BOULEVARD;

THENCE SOUTH 47 DEGREES 50 MINUTES 51 SECONDS EAST 443.29 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE BEGINNING OF A NON- TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 172.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 50 MINUTES 44 SECONDS EAST 123.27 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES59 MINUTES 50 SECONDS AN ARC LENGTH OF 126.07 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 26 MINUTES 43 SECONDS AN ARC LENGTH OF 26.68 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE 'MEST RIGHT OF WAY LINE OF WHITE HORSE TRAIL; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLO'MNG SEVEN COURSES AND DISTANCES:

THENCE SOUTH 13 DEGREES 24 MINUTES 13 SECONDS EAST 44.51 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 337.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 54 MINUTES 51 SECONDS EAST 100.51 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 09 MINUTES 10 SECONDS AN ARC LENGTH OF 100.89 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137";

THENCE SOUTH 30 DEGREES 32 MINUTES 08 SECONDS EAST 118.99 FEET TO A 1/2-INCH REBAR WITH RIGHT HAVING A RADIUS OF45.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 15 MINUTES 01 SECONDS EAST 42.62 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 32 MINUTES 04 SECONDS AN ARC LENGTH OF 44.40 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 64.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 56 MINUTES 25 SECONDS EAST 90.89 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 29 MINUTES 01 SECONDS AN ARC LENGTH OF 101.07 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32 DEGREES 18 MINUTES 27 SECONDS EAST 21.75 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65 DEGREES 51 MINUTES 50 SECONDS AN ARC LENGTH OF 22.99 FEET TO A 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137";

THENCE SOUTH 00 DEGREES 39 MINUTES 49 SECONDS 'MEST 35.14 FEET TO A NAIL IN WASHER STAMPED "KLEIN 42137" ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST 1031.15 FEET ALONG SAID SOUTH LINE TO A 1 /2-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE POINT OF BEGINNING;

ALLIANCE RESIDENTIAL COMPANY

Overall Site Plan

Prose Mountain View

0' 50' 100' 150'

scale: 1:50

date: 03.03.23

anderson

815 n. 1st avenue, suite 3
phoenix, az 85003

Leslie Carnie

From: JAMES, MARK C CIV USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, March 13, 2023 1:13 PM
To: Tierney Farago
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-0198 Prose Mountain View New Digital Submittal 03.07.23
Attachments: Prose Apartments (FS22-0588).pdf; smime.p7s; ATT00001.txt; ATT00002.htm

Importance: High

Tierney,

Thank you for the opportunity to provide comments on the rezone application for the Prose Mountain View Multi-Family Project. The site sits on approximately 13.2 gross acres and is located at the intersection of Mountain View Boulevard and White Horse Trail within the City of Surprise. It is 2 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The intent is to develop 260 residential units over the 13.2 acres.

This project was previously commented on via Prose Apartments (FS22-0588)" (attached) and the minor changes listed in this rezone request will not affect our previous input. As described, this project will not negatively impact the flying operations at Luke AFB. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential tenants about Luke AFB operations.

Respectfully,

Mark James
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, March 7, 2023 2:27 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>; Darren Gerard <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.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] FS23-0198 Prose Mountain View New Digital Submittal 03.07.23

Good afternoon,

Attached please find the **application(s)**, **narrative, and site plan** 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

Prose Mountain View

Citizen Participation Report

Case Number: FS23-0198

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

(623) 222-1000

Citizen Participation Report Submittal: June 2, 2023

Citizen Participation Report

Prose Mountain View
Case # FS23-0198

Introduction

Alliance Residential ("Applicant") is seeking a rezone from Community Commercial (C-2) to Residential High Density (R-3) for 13.2 acres on the southwest corner of W. Mountain View Boulevard and N. White Horse Trail in Surprise, AZ to develop a multi-family apartment project to be known as Prose Mountain View ("Project"). The Project encompasses the Maricopa County Parcel Numbers 503-98-917, 503-98-923, 503-59-031K, 503-59-031B, 503-59-033F, and 503-59-033H (collectively, the "Property"). This report describes the public outreach completed by the Applicant for this Project.

Techniques Used to Involve the Public:

Website:

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

Correspondence:

Prior to the official neighborhood meetings, the Applicant received and responded to 5 responses from citizens through the project website voicing various concerns or asking for additional details on the application. After the meetings, the Applicant did not receive opposition to the project from the community. The Applicant did receive an email from a neighboring resident in support of the project who had attended the in-person neighborhood meeting. That email correspondence is included as **Exhibit B.**

Meetings:

The Applicant was closely engaged in conversations with the Sun Village homeowners closest to the Project who live on Mountain Laurel Trail prior to the rezone application being submitted to the City. Multiple meetings were held at "Chef Peters" with these residents to discuss the various design considerations that were taken into account to address compatibility concerns between the Project and their directly adjacent homes.

A neighborhood meeting was held at "The Kachina Ballroom" at Sun Village (17300 North Sun Village Parkway, surprise, AZ 85374) on Tuesday, April 25m 2023 at 6:00 pm. A second neighborhood meeting was held virtually on Thursday, April 27, 2023, through Zoom. A summary of the presentation given to attendees for both meetings as well as the questions and concerns of the citizens is documented in **Exhibit C**. Included in this report is a redacted list of attendees as well as a copy of the presentation materials.

On May 18, 2023, the Project team attended the Sun Village HOA Board Meeting to present the project once again to the community. This meeting additionally focused on the proposed easement that would allow the community to access the HOA owned parcel in the southwest of the project through a gated driveway within the Project.

Notifications:

Notification letters and legal advertisements were arranged by the City of Surprise. The Applicant posted the site on April 4, 2023, with information about the neighborhood meeting. An affidavit of the site posting, and photos of the signs are included as **Exhibit D**. The site postings were updated on June 1, 2023, to add the upcoming dates for the Planning and Zoning Commission and City Council hearing dates. An affidavit of the site posting, and photos of the signs are included as **Exhibit E**.

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

Through the public participation process, the Applicant has communicated with the vocal community regarding their concerns and has addressed their problems. The Applicant is continuing to work with the Sun Village Community Association to create an easement for access to their parcel on the southwest corner of the project.

Exhibits

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

Exhibit A

PROSE MOUNTAIN VIEW

ALLIANCE RESIDENTIAL COMPANY

Surprise, AZ

Application

Exhibit B

[redacted]

[redacted]

From: Carolyn Oberholtzer
Sent: Thursday, April 27, 2023 2:48 PM
To: 'Rebecca Keefe' [redacted]
Subject: RE: Neighborhood meeting

Becky- thanks so much for participating! And I really appreciate the positive feedback from you.

Were you able to find out more about your property in terms of that northern corner?

As to the signage, that's something we are talking to the City about (because they are public streets) and Jeannie's involvement would certainly help. With your permission, may I share your email with staff so that they know it is something at least you would like to see? Or would you like me to not?

Carolyn Oberholtzer
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018
Direct: 602.888.7860
[redacted]
Fax: 602.888.7856

B | F | S | O

Visit us at www.bfsolaw.com

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From: Rebecca Keefe [redacted]
Sent: Thursday, April 27, 2023 2:42 PM
To: Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Subject: Neighborhood meeting

Carolyn-
My name is Becky Keefe and I attended the "in-person" meeting held at Sun Village Tuesday night. It was very informative and I feel much better about what is going on after having heard your presentation.
Thank you for the professionalism you showed in dealing with some of the members of the audience. It is obvious you are trying to work with the neighborhood and address our concerns. But what some don't seem to understand is that your proposal is a much better scenario than keeping the property zoned for commercial use.
I spoke with you briefly afterwards regarding my property on N. WhiteHorse Trail next to the roundabout and REALLY like your idea about providing signage leading into the Summerfield neighborhood...something to the effect of "Local Traffic Only", or "No Cut-throughs", etc. I noticed, too, that there was no speed limit sign entering the neighborhood. Is this a conversation that needs to take place with Jeannie and the Summerfield HOA Board???
Thanks for your efforts in dealing with the concerns of the neighborhood.

Becky Keefe

Exhibit C

Neighborhood Meeting Summary for

Prose Mountain View

FS23-0198

April 25th at 6:00 p.m.

and

April 27th at 6:00 p.m.

A neighborhood meeting for a rezoning request for 13.2 acres located on the southwest corner of West Mountain View Boulevard and North White Horse Trail in Surprise, AZ was held at 6:00 p.m. on Tuesday April 25, 2023. The meeting was held in the "Kachina Ballroom" at Sun Village (17300 North Sun Village Parkway, Surprise, AZ 85374). 29 citizens attended this meeting. A copy of the sign in sheet is included as **Attachment A**.

A second neighborhood meeting was held virtually on Thursday, April 27th, 2023, through Zoom. Two citizens attended this meeting. A copy of the Zoom attendee list is included as **Attachment B**.

The public feedback and questions and answers have been combined within this report to give a clear picture of the public feedback on the Project.

Members of the development team present included:

Carolyn Oberholtzer – BFSO *(both meetings)*

Jon Garshick – Alliance *(both meetings)*

Lauren Trobaugh – BFSO *(in-person only)*

Brett Anderson – Anderson Design *(both meetings)*

Shelby – Anderson Design *(virtual only)*

Jon Hanna – TriArc *(virtual only)*

Jaqueline – TriArc *(in-person only)*

Tom Bilsten – Bilsten Consulting *(both meetings)*

Zach McCarthy – Alliance *(in-person only)*

Chip Getz – Alliance *(both meetings)*

City officials and staff present:

Leslie Carnie – City of Surprise *(both meetings)*

Chris Sexton – City of Surprise *(virtual only)*

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

Ms. Oberholtzer gave an overview of the project site – which was originally part of the "Grand Avenue Professional Plaza" that is currently zoned C-2 for an array of Community Commercial uses. She reviewed a context map of the parcel reviewing the surrounding neighborhood to the project location. Ms. Oberholtzer discussed the changes present in the new application (the project had previously been presented to the community in 2022 under a different, but similar application). She discussed the addition of two Maricopa Water District parcels to the project site on the southwest corner of the property. Ms. Oberholtzer discussed the largest changes to the site plan including the removal of two-story carriage units along the southern property boundary, the 60-foot setback on 2 story buildings within the community, and the 90-foot setback for the 3 story buildings within the community. Additionally, she reviewed the setbacks of the project and how they exceed the standards of R3 required by the city.

Ms. Oberholtzer reviewed the conceptual site plan and discussed the amenities and entrance and egress points of the property. She then reviewed a slide that overlayed the new site plan and building orientations compared to the 2022 application. Of note, she discussed that the previously closest 3 story building to the southern property was reduced to 2 stories and moved further back from the southern property line than in the previous application.

After this, Ms. Oberholtzer reviewed some other sites within Surprise and the greater valley that showed 3-story multi-family homes adjacent to single-family developments. These examples included Park Place Condominiums, and Orchard Estates in Surprise as well as Dobson Ranch in Mesa. The Dobson Ranch community was noted as it is a current Alliance project and is located adjacent to a well-established HOA.

Ms. Oberholtzer reviewed the onsite management standards of Alliance within its communities. She reviewed the tenant profile that the development would likely attract and spoke to the many desirable employment uses for such tenants in the area. Ms. Oberholtzer concluded the presentation with a discussion on traffic, noting that in all scenarios of the traffic study, the proposed use generated less traffic than any of the commercial uses that were studied.

Ms. Oberholzer's presentation concluded, and the meeting was opened for a question-and-answer session. A summary of the questions and answers is below. *The questions and answers from the in-person and virtual meetings have been combined for this report.*

A citizen asked how many 55+ single-family communities are next to multi-family developments in Surprise. The citizens were concerned about noise from the multi-family communities coming from young people and families.

Ms. Oberholtzer pointed out that the development being composed of 1 and 2 bedrooms and wasn't catering to families necessarily. She explained that the community amenities were located in the middle and northern end of the community which would push the noise away from the community to the south.

A citizen asked about the noise from people driving from the site.

Ms. Oberholtzer explained that yes there would be traffic, and could be people driving early in the morning, but this could also happen under the property's current commercial zoning. She discussed the fewer trips that would be generated from this multifamily use and that they would be more regular and consistent than that of the variety of commercial uses that could happen by rite on the property.

A citizen asked why the buildings weren't made taller (4 stories) but further from the southern boundary.

Ms. Oberholtzer discussed that the 3-story buildings were a product that was part of Alliance's multi-family product portfolio and that their designs allowed them to control costs. She discussed that 4 story buildings would be a different construction type and would typically be larger buildings that would be elevator served and have air-conditioned hallways. The 2 and 3-story buildings allow Alliance to have more smaller buildings and break up the massing of the buildings within the project.

A citizen asked questions about lighting intrusion into the single-family homes on the southern boundary of the site.

The development team referred to the attendee to the lighting plan and discussed the nature of the site lighting – specifically referencing that the lighting design would comply with the standards from the city, and that the lighting would be directed downwards onto the site to minimize potential intrusion into the neighboring residences. Additionally, the development team referenced the landscaping and wall plans which proposed dense landscaping and a 6 ft. CMU wall between the development and the existing residential uses to the south of the site which would further decrease potential light intrusion from the proposed project.

A citizen asked if there were restrictions on how many people could live in each apartment – with a concern that 4 adults could live in a two-bedroom apartment. The citizens expressed concerns that there may not be enough parking within the community.

Ms. Oberholtzer explained that Alliance only allows one person on a lease but allows for multiple roommates within a unit. Specifically, the rule for the apartments is a maximum of "two per bedroom plus one." Thus, the maximum residents would be three in a single bedroom and five in a two-bedroom unit. She discussed the parking restrictions within the community that would limit the number of cars present.

Citizens had questions regarding the expected rental prices on the units. Additionally, there were questions on the square footage of the units as well as the number of bathrooms within the units.

The development team explained that the market rate was roughly $1,600 for a single bedroom and $2,000 for a 2-bedroom unit. It was noted that the single bedroom units are roughly 780 SF with one bathroom, and the 2-bedroom units are roughly 1,000 SF with two bathrooms.

A citizen asked a question regarding traffic and voiced concerns over increased traffic with the golf carts and bicycles currently using the streets. The citizen asked if there was a way for the city to widen Mountain View to add an additional lane.

Ms. Oberholtzer discussed that the traffic study didn't identify any deficits in the level of service that would necessitate significant road improvements, such as additional lanes, but confirmed that the applicant was fully willing to work with the City of Surprise on signage or other ideas to best protect the non-car road users within the proximity of the site.

A citizen asked how long it may be until construction if the rezoning was approved.

Mr. Garshick stated that he estimated that construction would begin in spring of 2024, with 18 months until the first units are complete and 24 months to complete construction.

There was concern from some citizens about the application and site design significantly after the rezone approval, specifically if the community would be changed to un-gated.

Ms. Oberholtzer explained that there wasn't a requirement in the zoning that the property would remain gated in perpetuity. She explained that there may be some sort of private agreement that could be developed between the applicant and the neighboring HOA that may be able to add some guarantees to the gated nature of the site. She additionally discussed that while changes could be made to the application after the rezoning, the likelihood of this was very small due to the nature of the application which is moving forward as a rezoning and accompanying site plan.

A citizen asked about the walling on the southern boundary of the project and asked about the landscaping along this border.

Ms. Oberholtzer explained that the current application proposed partial view fencing on the southern property line, but that the application would be updated to include a 6-foot CMU block wall at the request of the neighbors to the south of the property. She explained that the landscape plan included oak trees on the southern perimeter and discussed that their evergreen nature will produce minimal leaf litter.

A citizen asked what other things may be developed on the site under the current zoning.

Ms. Oberholtzer explained that there are many different uses that could be developed under the current commercial zoning, but that the site has several disadvantages due to its location, access, size, and orientation. She noted that the site has been vacant for over 20 years and that the owner has been unsuccessful in developing it as commercial.

A citizen asked about what sort of after hour services and security would be present on the site.

Ms. Oberholtzer explained the various ways in which Alliance and their management partners provide services, including emergency maintenance, to the residents. She reviewed, at a high level, their professional commitments and operational standards with the attendees.

A citizen asked about what access the city may need to get to a manhole that's currently located just south of the southern property line.

Ms. Oberholtzer explained that the city was aware of the issue and had plans to access it from the property to the west of the manhole if necessary.

A citizen asked how long the leases would be.

The development team explained that they are typically one year but could be six months.

A citizen asked if this was transitional housing that would be rented for 1-2 years.

Ms. Oberholtzer explained that while that was not guaranteed, it could be attractive to people at the Luke Air Force Base or within the semiconductor Industry who may be on a work assignment that could typically be 2 or 3 years. She also explained that the housing would be attractive to health care workers, first responders and even people working at the many commercial uses within the area.

A citizen asked if there were windows facing the backyards of the adjacent single family.

Ms. Oberholtzer explained that the orientation, distance, and landscaping plan would all contribute to obscuring the line of sight from the apartment buildings and the back yards of the single-family homes.

There was a question about the finished floor elevation with a citizen wondering if that would affect the building heights.

The development team stated the site would be grated during its development, but that there wasn't a significant elevation change expected due to this.

A citizen stated that she was disappointed that she wouldn't be able to run her dogs on the property anymore but was happy that the proposed community was gated and "upscale."

Attachment A

Neighborhood Meeting Sign-In Sheet

Prose Mountain View – Alliance Surprise
Case No. FS22-0588

Neighborhood Meeting – Tuesday April 25, 2023
City of Surprise
17300 N. Sun Village Pkwy
Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Dorothy C Lazzarini	[redacted]		
Becky Keefe			
Jeannie Endres			
Robin Hughes			
Steve Strasle			
Sheila Rubin			
Jay Rubin			
Donna Hall			
Ron & Nancy Bonnett			

Neighborhood Meeting Sign-In Sheet

Prose Mountain View – Alliance Surprise
Case No. FS22-0588

Neighborhood Meeting – Tuesday April 25, 2023
City of Surprise
17300 N. Sun Village Pkwy
Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Karen LeMay Coggins	[redacted]		
Rachel Smith			
Nanette Stroble			
Leslie Cerni			
Kathy James			
MIKE RYZER			
Marsha Dowen			
Kathy Fry-Martin			

Name	Address	City & Zip Code	Phone/E-Mail
Bonnie Dean	[redacted]		
Rudy Dean			
Dave Dahl			
Barbara Edkins			
Mary Harden			
Mark Harden			

Neighborhood Meeting Sign-In Sheet

Prose Mountain View – Alliance Surprise
Case No. FS22-0588

Neighborhood Meeting – Tuesday April 25, 2023
City of Surprise
17300 N. Sun Village Pkwy
Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Zak Soukup	[redacted]		
Dorothy Fuentes			
Donna Sayat			

Name	Address	City & Zip Code	Phone/E-Mail
Sandra Erickson	[redacted]		
Doug Weeks			
Brian Joynt			

Attachment B: Zoom Participant List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	Recording Consent
Carolyn Oberholtzer	coberholtzer@bfsolaw.com	4/27/2023 17:48	4/27/2023 18:45	58	No	Yes
Caleb - Work		4/27/2023 17:51	4/27/2023 18:45	54	Yes	
Jonathan Garshick		4/27/2023 17:53	4/27/2023 18:45	52	Yes	
Brett		4/27/2023 17:56	4/27/2023 18:45	50	Yes	
Tom		4/27/2023 17:59	4/27/2023 18:45	46	Yes	
[redacted]		4/27/2023 17:59	4/27/2023 18:44	45	Yes	
Chris Sexton		4/27/2023 18:01	4/27/2023 18:44	43	Yes	
[redacted]		4/27/2023 18:02	4/27/2023 18:44	42	Yes	
Leslie		4/27/2023 18:05	4/27/2023 18:45	41	Yes	
Shelby		4/27/2023 18:15	4/27/2023 18:44	29	Yes	
Jon Hanna		4/27/2023 18:17	4/27/2023 18:45	28	Yes	

Prose Mountain View Apartments

Case Number: FS23-0198

Rezone from C-2 (Community Commercial)

to R-3 (High Density Residential)

Neighborhood Meeting – Virtual

April 27, 2023

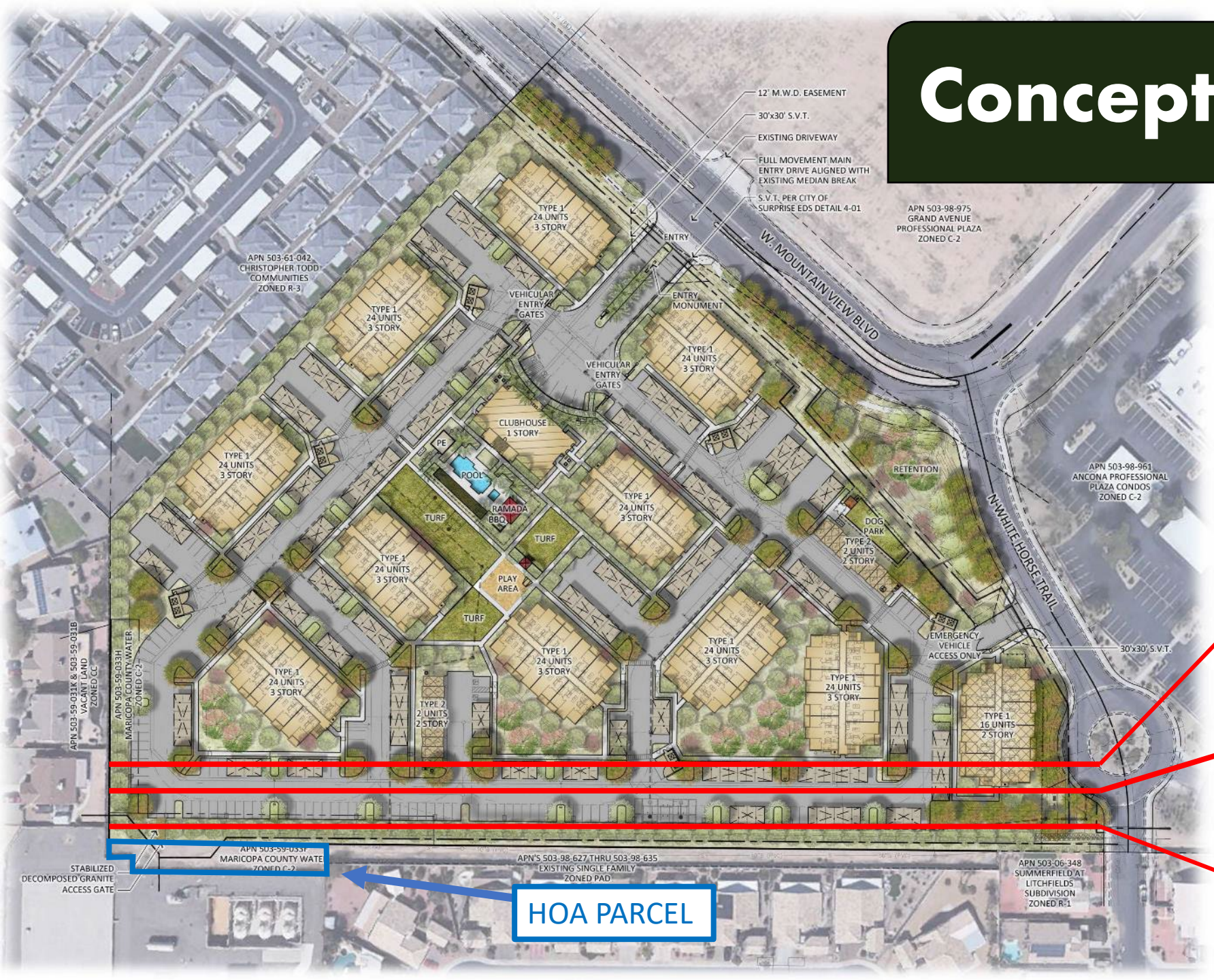
Project Location

- Originally “Grand Avenue Professional Plaza”
- Currently zoned C-2 for Community Commercial Uses

GRAND VILLAGE CENTER
Mountain View Blvd
Grand Ave
CHRISTOPHER TODD COMMUNITIES
ANCONA PROFESSIONAL PLAZA
HILLVIEW BAPTIST CHURCH
STONEBROOK
300 ft. Notification Buffer
SUN VILLAGE
White Horse Dr
Lichfield Rd
Bell Rd

W Mountain View Blvd
Mountain View Blvd
GRAND AVENUE
SHOPS
MCR: 1636-44
503-98-962A
503-98-975
GRAND AVENUE
PROFESSIONAL PLAZA AMD
MCR: 652-29
503-98-923
503-98-917
503-98-948
503-98-946
143Rd Dr
232-28-033
232-28-032
232-28-031
232-28-030
232-28-028
232-28-014
232-28-027
232-28-026
232-28-025
232-28-012
232-28-013
232-28-204
232-28-205
503-59-031B
503-59-031K
503-59-033F
503-98-627
503-98-628
503-98-629
503-98-630
503-98-631
503-98-632
503-98-633
503-98-634
503-98-635
507-06-239
507-06-238
507-06-240
507-06-241
N White Horse Trl
Added MWD Parcels
Sun Village HOA Parcel

Conceptual Site Plan



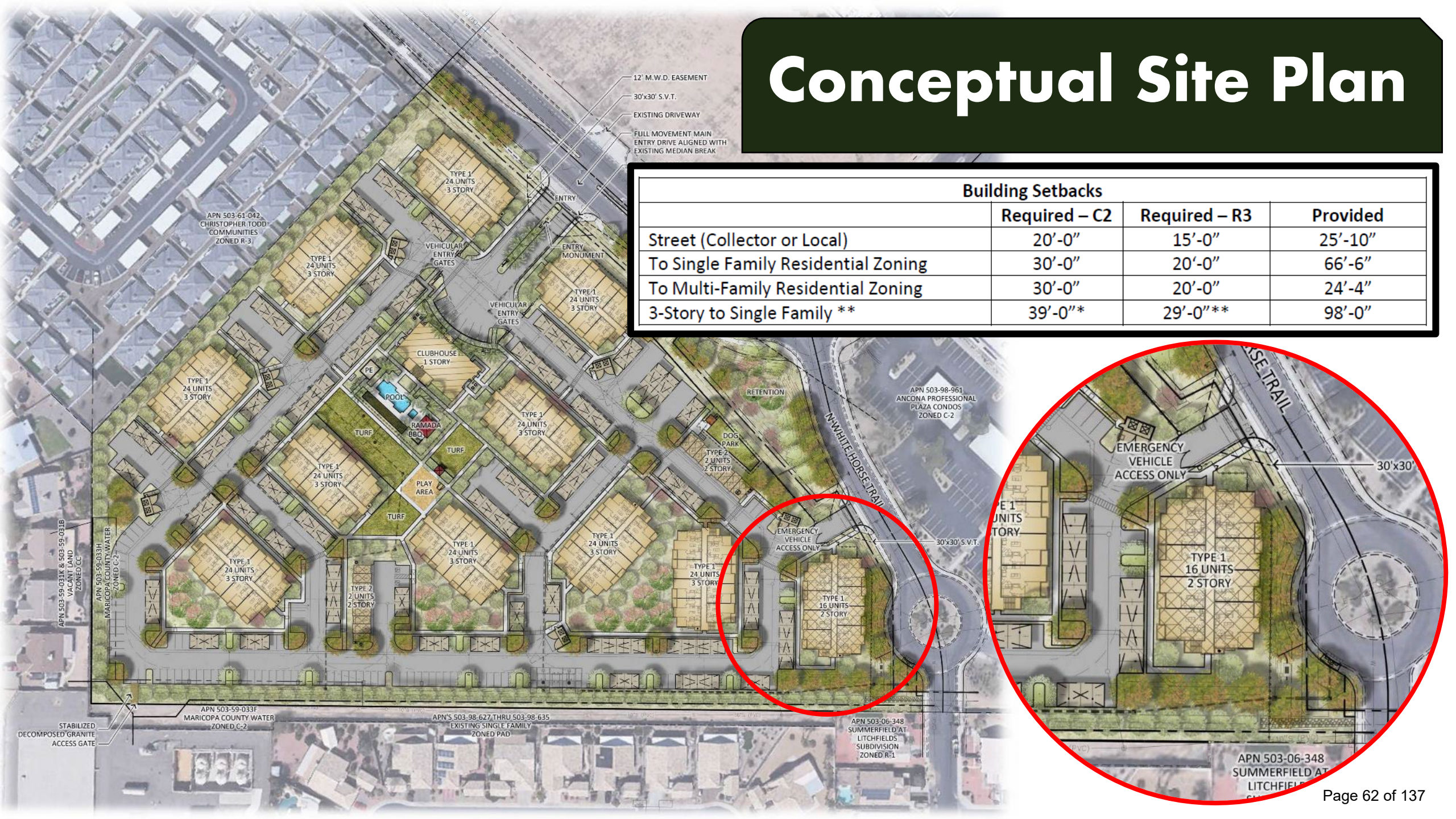
Three-story residential buildings min of 90 ft. from southern property boundary

Two-story residential buildings min of 60 ft. from southern property boundary

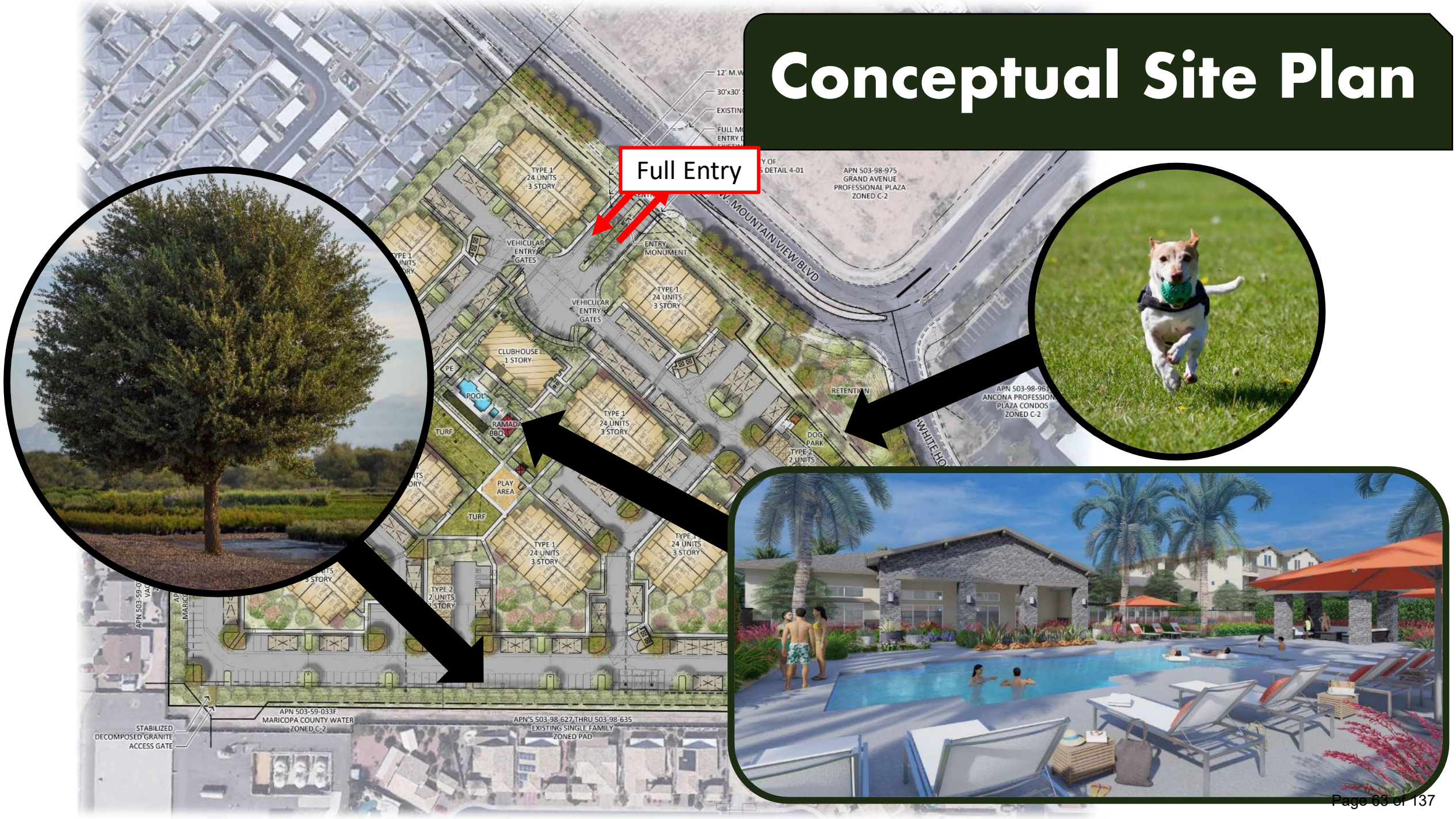
Only non-habitable, carports on southern property boundary

Conceptual Site Plan

Building Setbacks			
	Required – C2	Required – R3	Provided
Street (Collector or Local)	20'-0"	15'-0"	25'-10"
To Single Family Residential Zoning	30'-0"	20'-0"	66'-6"
To Multi-Family Residential Zoning	30'-0"	20'-0"	24'-4"
3-Story to Single Family **	39'-0"*	29'-0"**	98'-0"

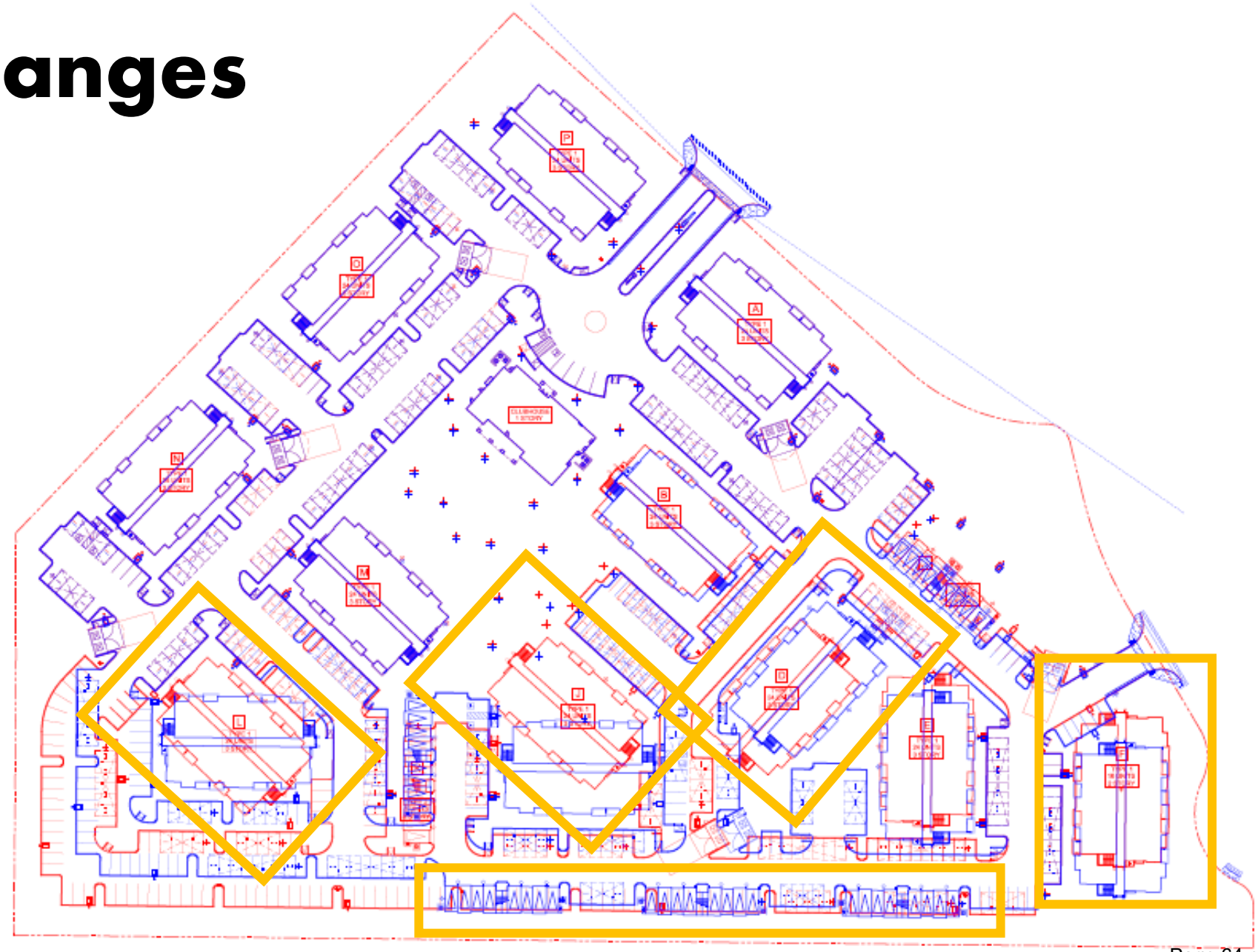


Conceptual Site Plan



Site Plan Changes

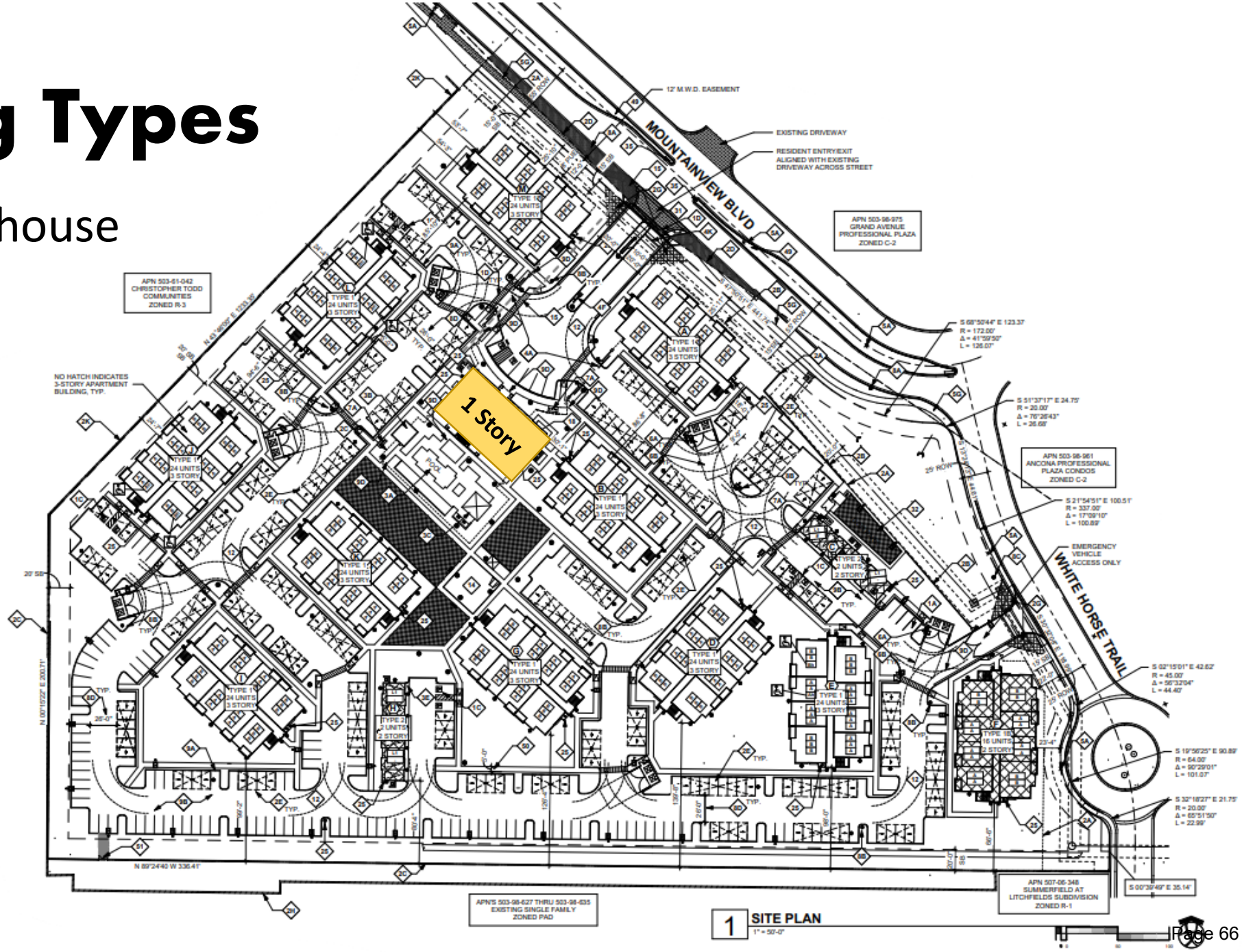
- Southeast 3 Story Building Reduced to 2 Stories and moved north.
- Carriage units along Southern border have been removed.
- 3 story buildings pushed further back and tilted in orientation to increase compatibility and transition between single family residential to the south.



UPDATED APPLICATION

Building Types

(1) Clubhouse



Building Elevations

Building Elevations

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

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

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

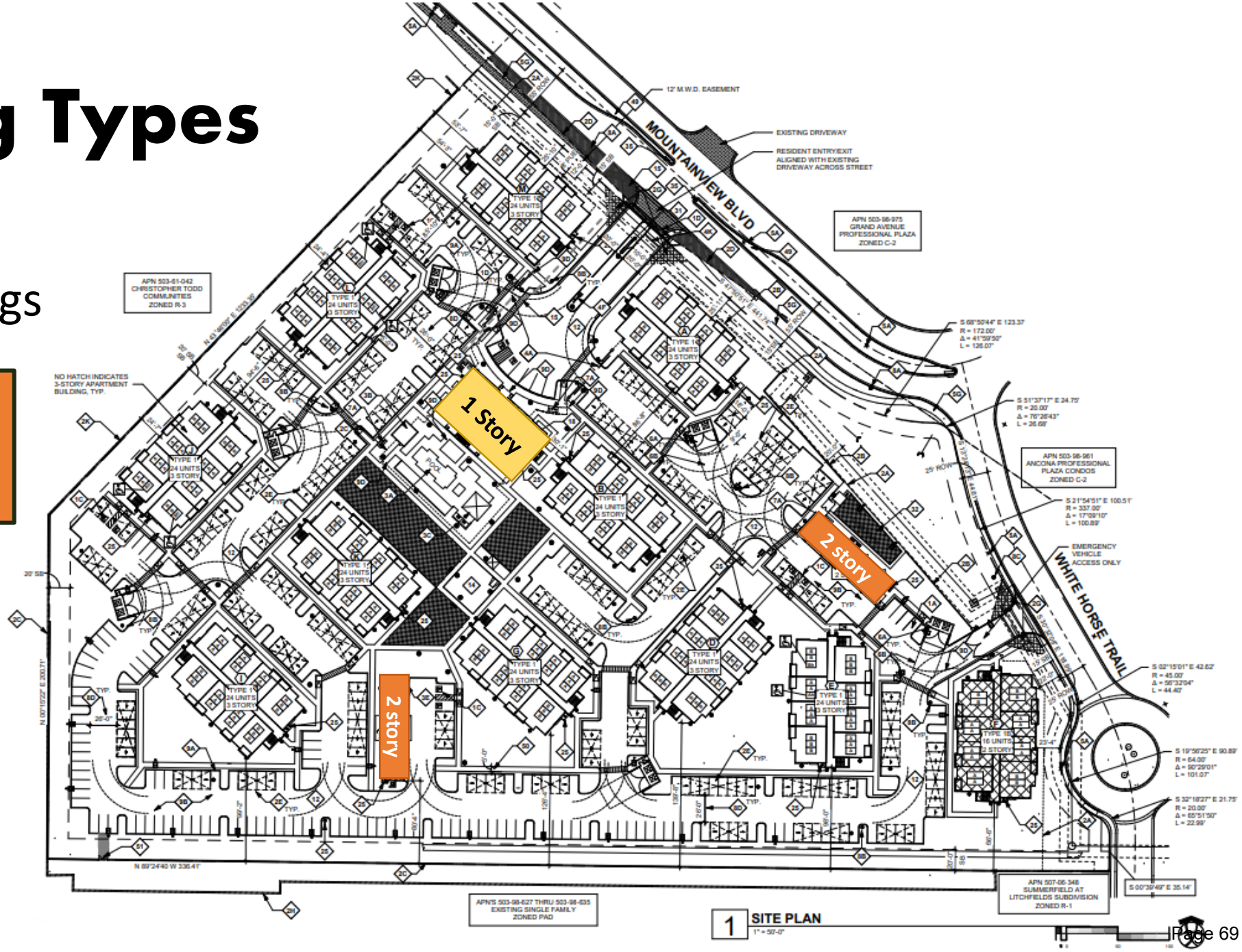
4 ELEVATION CLUBHOUSE LEFT SIDE.
1/8" = 1'-0"

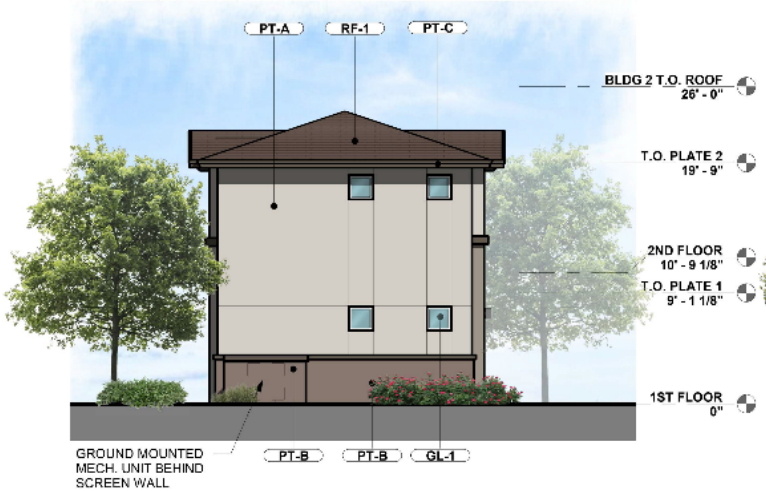
Building Types

(1) Clubhouse

(2) Type 2 Buildings

2 x 1-bedroom units per building



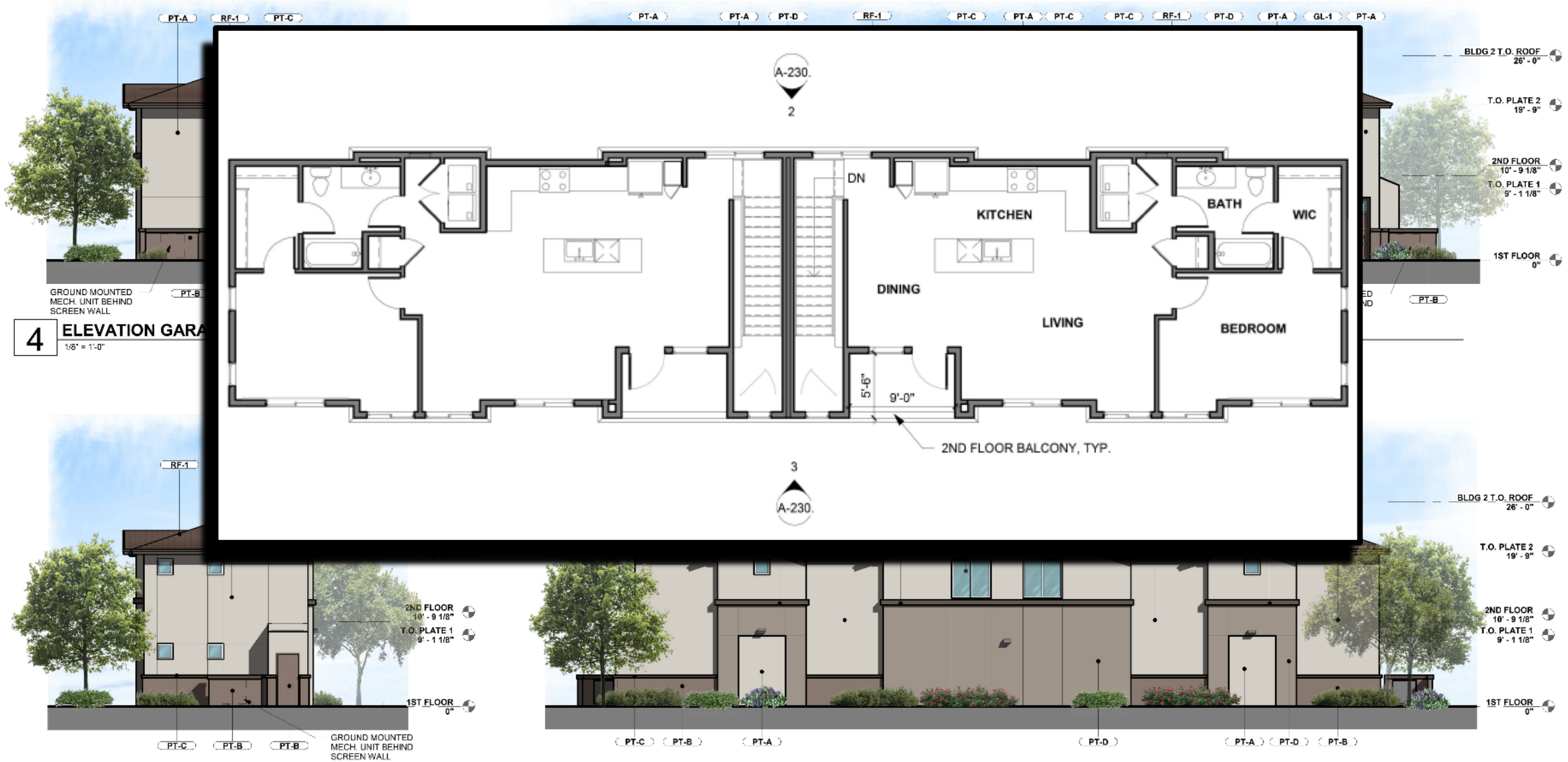


4 **ELEVATION GARAGE BUILDING LEFT.**
1/8" = 1'-0"

3 **ELEVATION GARAGE BUILDING FRONT.**
1/8" = 1'-0"

5 **ELEVATION GARAGE BUILDING RIGHT.**
1/8" = 1'-0"

2 **ELEVATION GARAGE BUILDING REAR.**
1/8" = 1'-0"



4 ELEVATION GARA

1/8" = 1'-0"

5 ELEVATION GARAGE BUILDING RIGHT.

1/8" = 1'-0"

2 ELEVATION GARAGE BUILDING REAR.

1/8" = 1'-0"

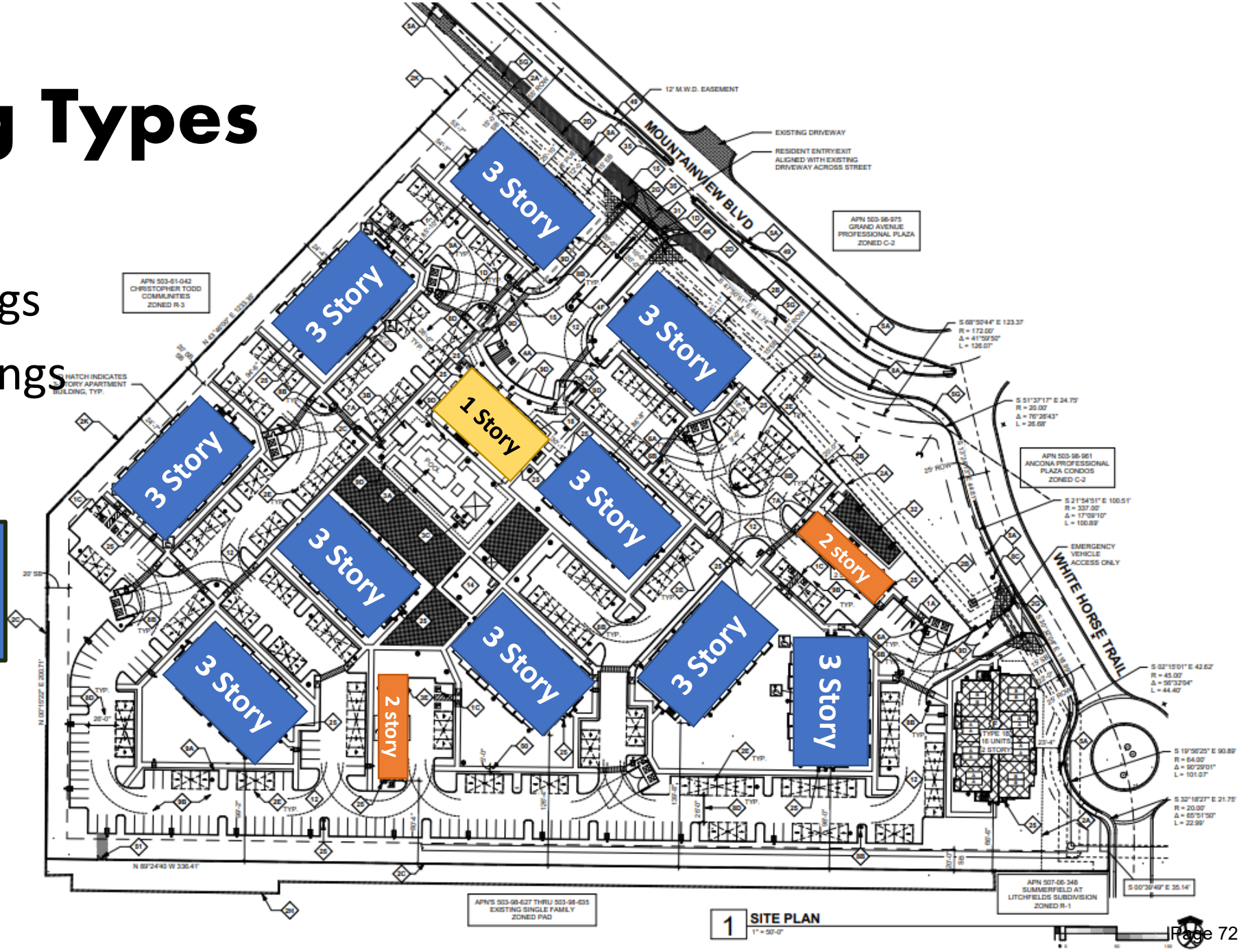
Building Types

(1) Clubhouse

(2) Type 2 Buildings

(10) Type 1 Buildings

Mix of 1 and 2 bedroom units



C
1008 - 1015
2008 - 2015
3008 - 3015

EXTERIOR FINISH LEGEND

- PT-A — STUCCO, DUNN EDWARDS, DEC798 "MINERS DUST"
- PT-B — STUCCO, DUNN EDWARDS, DET620 "BARNWOOD GRAY"
- PT-C — STUCCO, ACCENT, STAIR RAILING, DUNN EDWARDS, DET634 "GROWING TO EARTH"
- GL-1 — WINDOWS: VINYL, DUAL PANE, LOW-E, FRAME COLOR: WHITE
- RF-1 — ROOF: ASPHALT SHINGLE, FLAT, OWENS CORNING, DIMENSIONAL "DRIFTWOOD"
- MTL-1 — AWNINGS, STANDING SEAM, "SILVER"
- MAS-1 — BRICK VENEER, CORONADO STONE "OLD WORLD LEDGE", COLOR: HURON

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

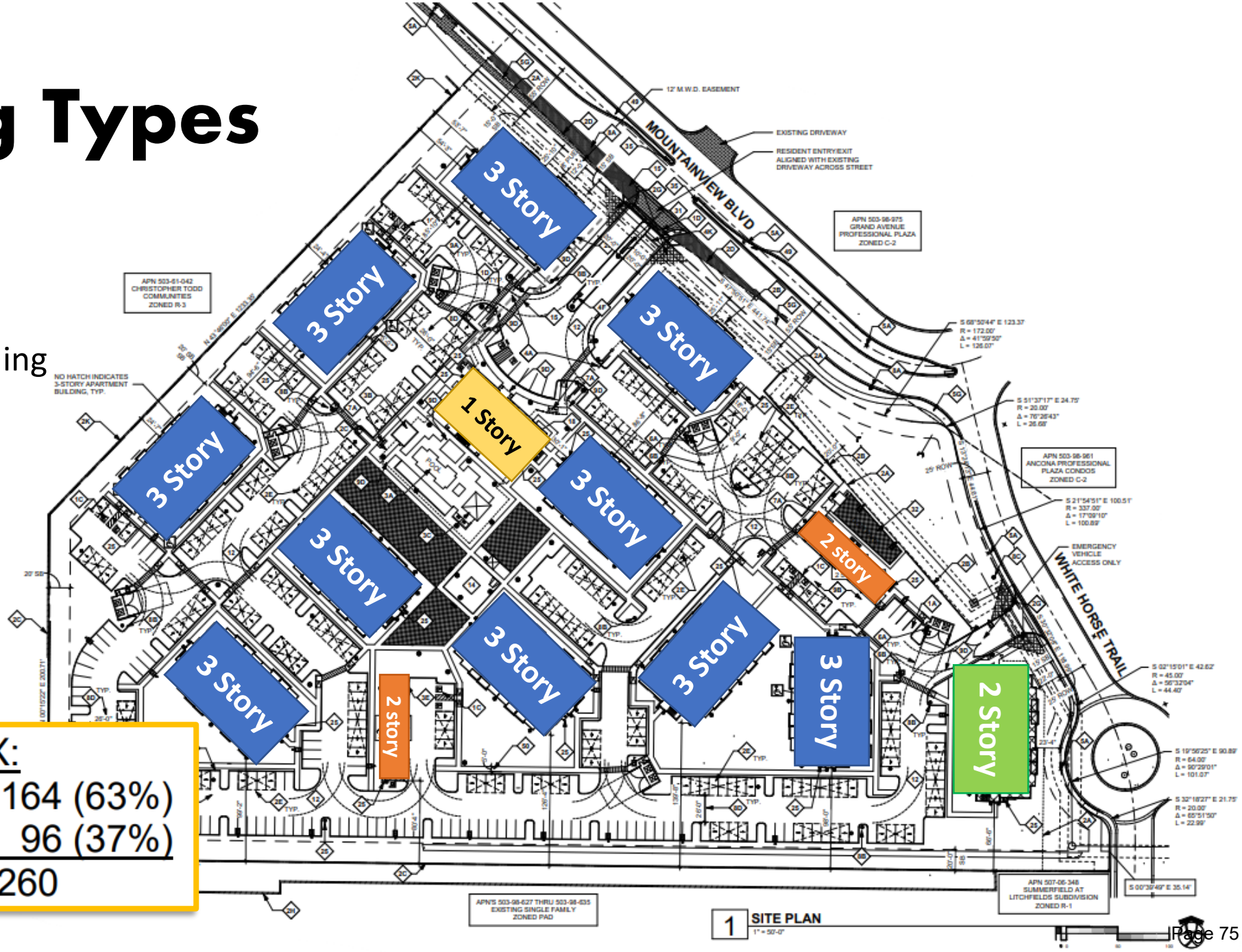
2 ELEVATION BLDG 1 - NON-STREET FACING.
1/8" = 1'-0"

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

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

Building Types

(1) Clubhouse
(2) Type 2 Buildings
(10) Type 1 Buildings
(1) Type 1B 2-Story Building



DWELLING UNIT MIX:

1 BEDROOM = 164 (63%)
2 BEDROOM = 96 (37%)
TOTAL UNITS = 260

1 ELEVATION BUILDING 1B STREET FACING

1/8" = 1'-0"

3 ELEVATION BUILDING 1B SIDE - NON-STREET FACING

1/8" = 1'-0"

Park Place Condominiums

14575 W. Mountain View Blvd., SURPRISE 85374

Park Place Condominiums

14575 W. Mountain View Blvd., SURPRISE 85374

Orchard Estates

15380 W. Young St. 85374

Orchard Estates

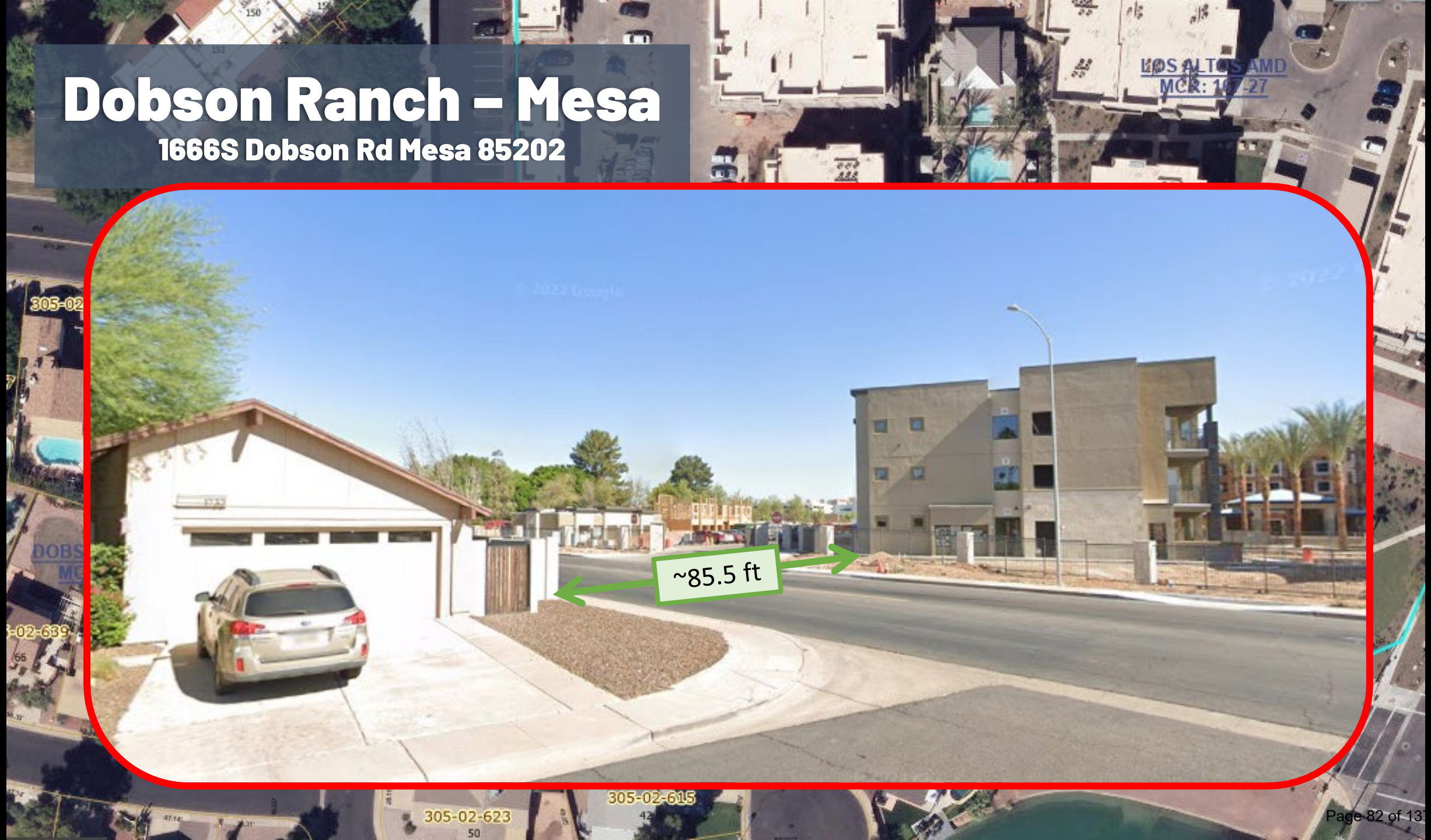
15380 W. Young St. 85374

Dobson Ranch – Mesa

1666S Dobson Rd Mesa 85202

Dobson Ranch – Mesa

1666S Dobson Rd Mesa 85202



Broadstone Dobson Ranch

WELCOME HOME

Here are somethings you will Need to Know;

Your new address is

1666 S Dobson Rd, #2046 Mesa, AZ 85202

o **Mailbox #100** Mailboxes are located to the north side of the leasing office

o **Parking Spot #C93**

o **Key Fob Remote Instructions:**

- Resident Parking - PRESS the top button on the key fob to open the parking gate
- Building and Amenity Door Access - SCAN your key fob on the black key fob reader to enter the amenity spaces or gates

o **Guests at the Community:** Guest parking is limited to the spaces at the front of the community as all parking behind the gate is assigned to residents. Please ask your guests not to park behind the gate or they will be at risk of being towed. Our community does back up to the Dobson Ranch neighborhood where street parking is also easily accessible,

o **Call Boxes:** Each building has a call box on one of the exterior doors that will allow you to let yourself or guests into the building. This code is the last four digits of the phone number you provided us.

o **Rent Due Dates:** Rent is due from 1st through the 3rd of each month. Rent is LATE as of the 4th of each month. Late fees apply. Broadstone Dobson Ranch does not accept cash, money orders or personal checks as a form of payment. Cashier's checks are accepted, or online payment.

o **Paying Rent Online:** Pay rent online at www.broadstonedobsonranch.com, via your renter's portal. You should have received a link to the portal at the time of your application.

o **Package Concierge and Mailroom:** You can access the mailroom just past the drive-in gate, and to your left. It is on the north side of the leasing office. Use your key fob by scanning your fob to the key pad. You will receive a registration email from package concierge to get your log in for the lockers. If you do not receive an email in the first 72 hours of your move in, please contact the leasing office so we can get your registration sent to you.

c **Pest Control:** Please contact the leasing office to schedule your apartment to be sprayed. Pest control is here every other week on Mondays.

c **Submitting a Service Request:** Service requests can be placed online via your renter's portal. Additionally, you can contact the leasing office by phone or email at broadstonedobson@greystar.com or (480) 576-4848.

c **Fire Extinguishers:** Fire extinguishers are located on each floor in the main hallways.

c **Maintenance Emergencies:** A maintenance emergency consists of the following: a flood, leak, no heat, no A/C, a fire, or plumbing concerns within your apartment home. Please call our direct line, **480-576-4848,** for any concerns after office hours and you will be prompted to dial Emergency Maintenance. We do not do lock outs.

o **Disposing of Trash:** Each building has a trash enclosure that is off the side of the building, where you can dispose of your trash in the trash bin. Please do not place any oversized pieces of debris here, including furniture, mattresses, etc.

o **Follow us on social media:** Stay Connected! Follow us on Facebook, Instagram, Twitter and Google+ for pictures, specials, reviews and community events.

We are a *SMOKE-FREE COMMUNITY.* As stated in your Lease Agreement, smoking of any kind is strictly prohibited inside of your apartment home, on your patio/balcony or in any shared community space. This policy applies to all occupants and guests. *For further information, refer to "Smoke Free" Addendum on the lease.

On-Site Management:

- Management is tasked to respond to maintenance issues thoroughly and accurately.
- After hours service requests taken care of no later than the next business day.
- Smoke free community.
- Regular pest control service on-site.
- Welcome letter clearly communicates guest parking areas and responsibilities.
- Clear and simple system for residents to submit service requests by email or phone.
- Direct phone line for maintenance emergencies.

Tenant Profile

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

Health Care Employers in <u>one mile</u> radius from site

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

Traffic Analysis

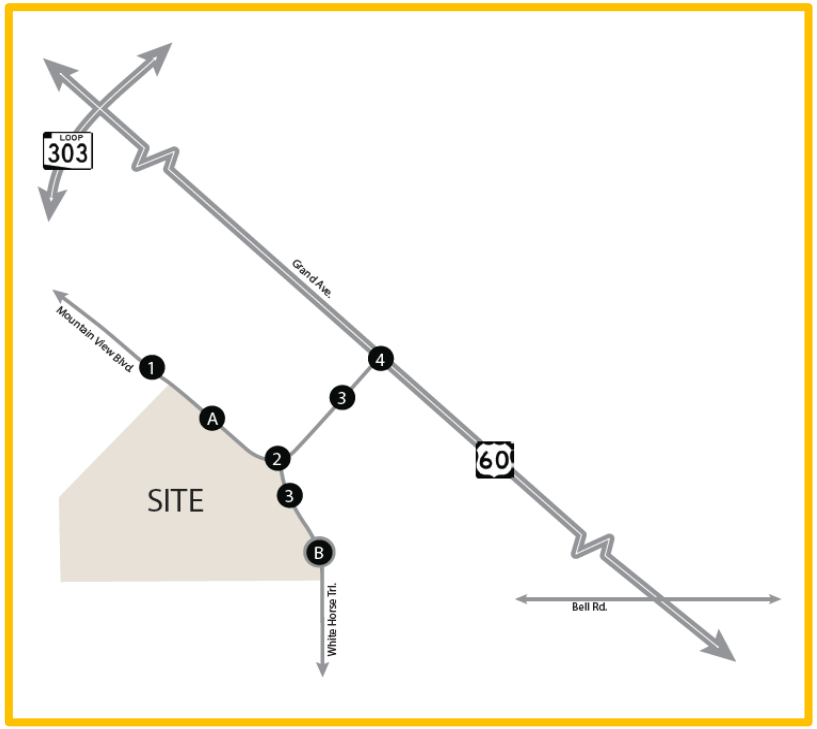


Table 4 – Trip Generation

Land Use	ITE Code	ITE Land Use Name	Quantity	Units+	AM Distribution In	AM Distribution Out	PM Distribution In	PM Distribution Out
Existing Zoning								
Retail	820	Shopping Center	94.087	KSF	62%	38%	48%	52%
General Office	710	General Office Building	188.174	KSF	88%	12%	17%	83%
Medical, Dental or Health Office Buildings and Clinics	720	Medical-Dental Office Building	188.174	KSF	79%	21%	30%	70%
Proposed								
Apartments	220	Multifamily Housing (Low-Rise)	260	DUs	24%	76%	63%	37%

Land Use	ADT Avg. Rate*	ADT Total	AM Peak Hour Avg. Rate*	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour Avg. Rate*	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total
Existing Zoning										
Retail	37.01	3,482	0.84	49	30	79	3.40	154	166	320
Total		**3,482**		**49**	**30**	**79**		**154**	**166**	**320**
General Office	10.69	2,012	1.53	253	35	288	1.49	48	233	281
Total		**2,012**		**253**	**35**	**288**		**48**	**233**	**281**
Medical, Dental or Health Office Buildings and Clinics	36.00	6,774	3.10	461	122	583	3.93	222	518	740
Total		**6,774**		**461**	**122**	**583**		**222**	**518**	**740**
Proposed										
Apartments	6.68	1,832	0.39	26	82	108	0.51	87	51	138
Totals Trips		**1,832**		**26**	**82**	**108**		**87**	**51**	**138**
Difference from Retail (Reduction)		**(-1,650)**		**(-23)**	**52**	**29**		**(-67)**	**(-115)**	**(-182)**
Difference from Offices (Reduction)		**(-180)**		**(-227)**	**47**	**(-180)**		**39**	**(-182)**	**(-143)**
Difference from Medical, Dental or Health Office Buildings and Clinics (Reduction)		**(-4,942)**		**(-435)**	**(-40)**	**(-475)**		**(-135)**	**(-467)**	**(-602)**

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

Next Steps

- **Planning & Zoning Commission Hearing**
  - TBD
  - 6:00 PM
  - 1600 N Civic Center Plaza
- **City Council Hearing**
  - TBD
  - 6:00 PM
  - 1600 N Civic Center Plaza

THANK YOU

Project Website:

www.AllianceMountainView.com

coberholtzer@bfsolaw.com
602-888-7860

Exhibit D

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0198

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

Location: SEC Mountain View Blvd & White Horse Trl

Date Site Posted: 4/07/23

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 — 4/07/23

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 4/07/23, 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

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 Neighborhood Meeting
Date: April 25, 2023
Time: 6:00 P.M.
Location: Sun Village (Kachina Ball Room)
17300 N. Sun Village Parkway
Surprise, AZ 85374
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
Case Number: FS23-0198
Virtual Neighborhood Meeting
Date: April 27, 2023
Time: 6:00 P.M.
Location: Zoom Meeting https://us02web.zoom.us/j/85039783823
Meeting ID: 850 3978 3823 Join by Phone: +12532158782, 85039783823#
PROJECT LOCATION
PROJECT DESCRIPTION: Alliance Residential Company is seeking a rezone from Community Commercial (C-2) to High Density Residential (R-3) for approximately 13.2 acres at the southwest corner of W. Mountain View Boulevard and N. White Horse Trail to accommodate the development of a high-end apartment housing community. The proposed community consists of 260 residential units in a combination of 2 and 3 story buildings built around a central amenity area that includes a clubhouse with fitness room, pool, play area and dog park.
Project Website: www.alliancemountainview.com
For more information, call: 623-222-3011 Surpriseaz.gov
Sun City West
Surprise
Maps
Apr 7, 2023 at 1:00:44 PM
14040–14054 W Mountain View Blvd
Surprise AZ 85374
United States

Notice of Public Hearing
City of Surprise
In-Person Neighborhood Meeting
Date: April 25, 2023
Time: 6:00 P.M.
Location: Sun Village (Kachina Ball Room)
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Surprise, AZ 85374
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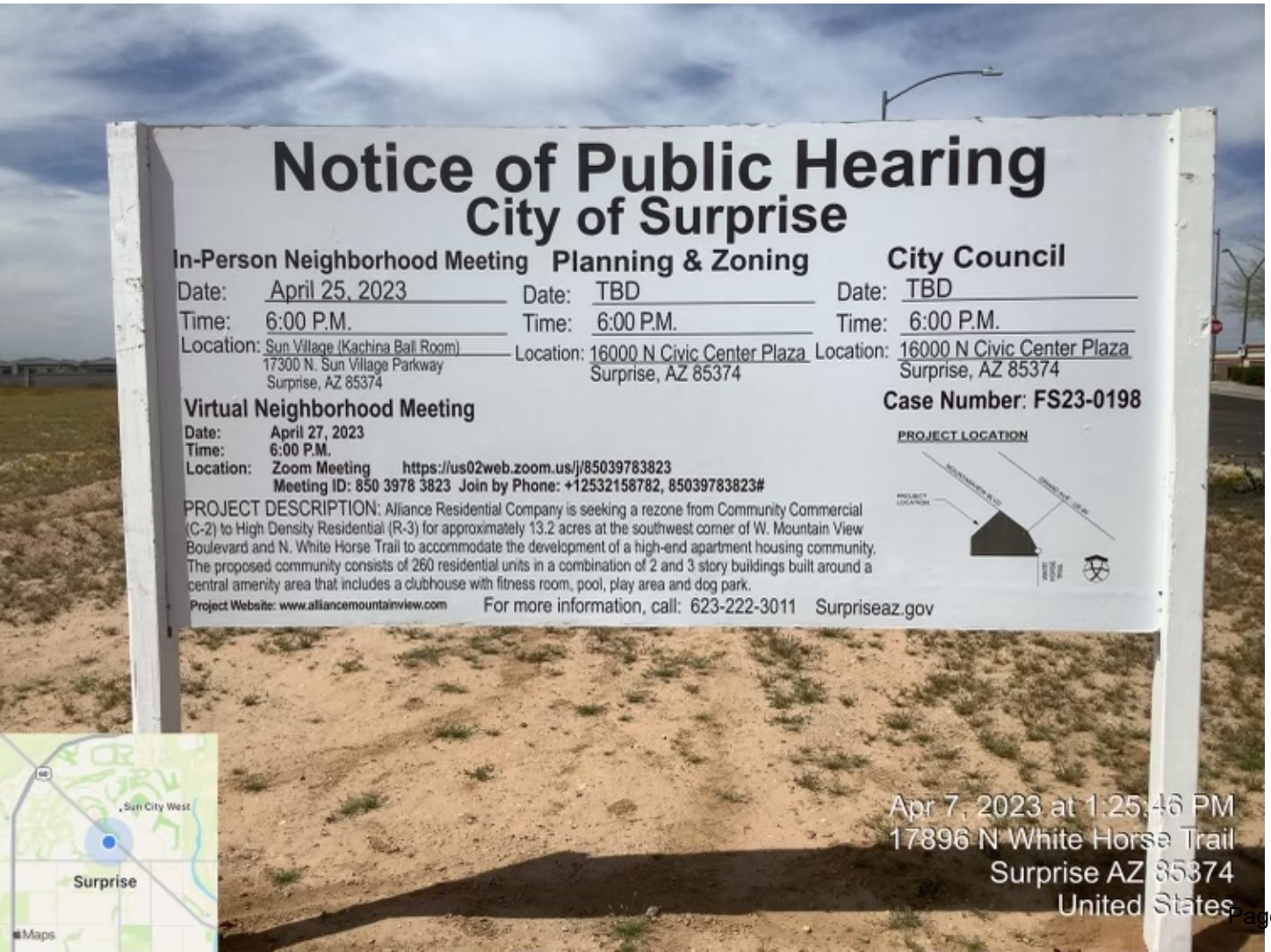
For more information, call: 623-222-3011 Surpriseaz.gov
Sun City West
Surprise
Maps
Apr 7, 2023 at 1:00:57 PM
14040–14054 W Mountain View Blvd
Surprise AZ 85374
United States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For more information, call: 623-222-3011 Surpriseaz.gov
Sun City West
Surprise
Maps
Apr 7, 2023 at 1:25:46 PM
17896 N White Horse Trail
Surprise AZ 85374
United States

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City of Surprise
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Sun City West
Surprise
Maps
Apr 7, 2023 at 1:25:59 PM
17896 N White Horse Trail
Surprise AZ 85374
United States

Exhibit E

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS23-0198

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

Location: SEC Mountain View Blvd & White Horse Trl

Date Site Posted: 06/01/23

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).

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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 — 6/1/23

Applicant/Representative Signature — Date

This instrument was acknowledged before me on 06/01/23, 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).*

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City of Surprise

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Date: April 25, 2023
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Surprise, AZ 85374

Planning & Zoning
Date: July 6, 2023
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council
Date: August 1, 2023
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Location: 16000 N Civic Center Plaza
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Case Number: FS23-0198

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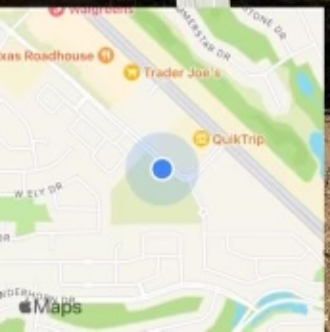

Jun 01, 2023 08:56AM
14000–14038 W Mountain View Blvd
Maricopa County

Notice of Public Hearing
City of Surprise

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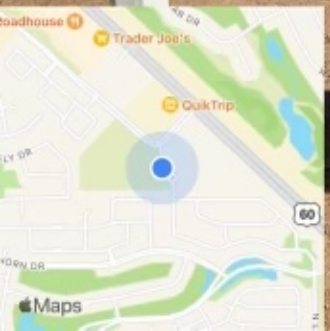

Jun 01, 2023 09:01AM
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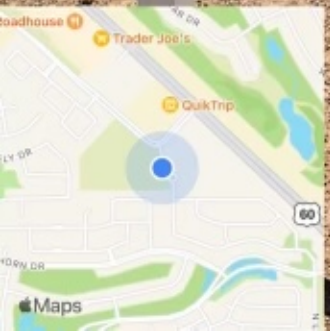

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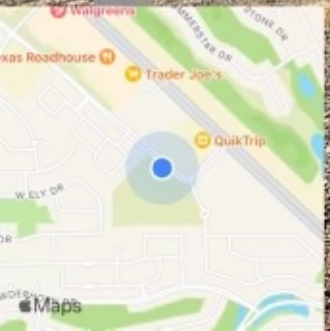


Jun 01 2023 08:56AM
14040-14054 W Mountain View Blvd
Maricopa County

SURPRISE
ARIZONA

FS23-0198
Prose Mountainview Rezone

Planning & Zoning Commission

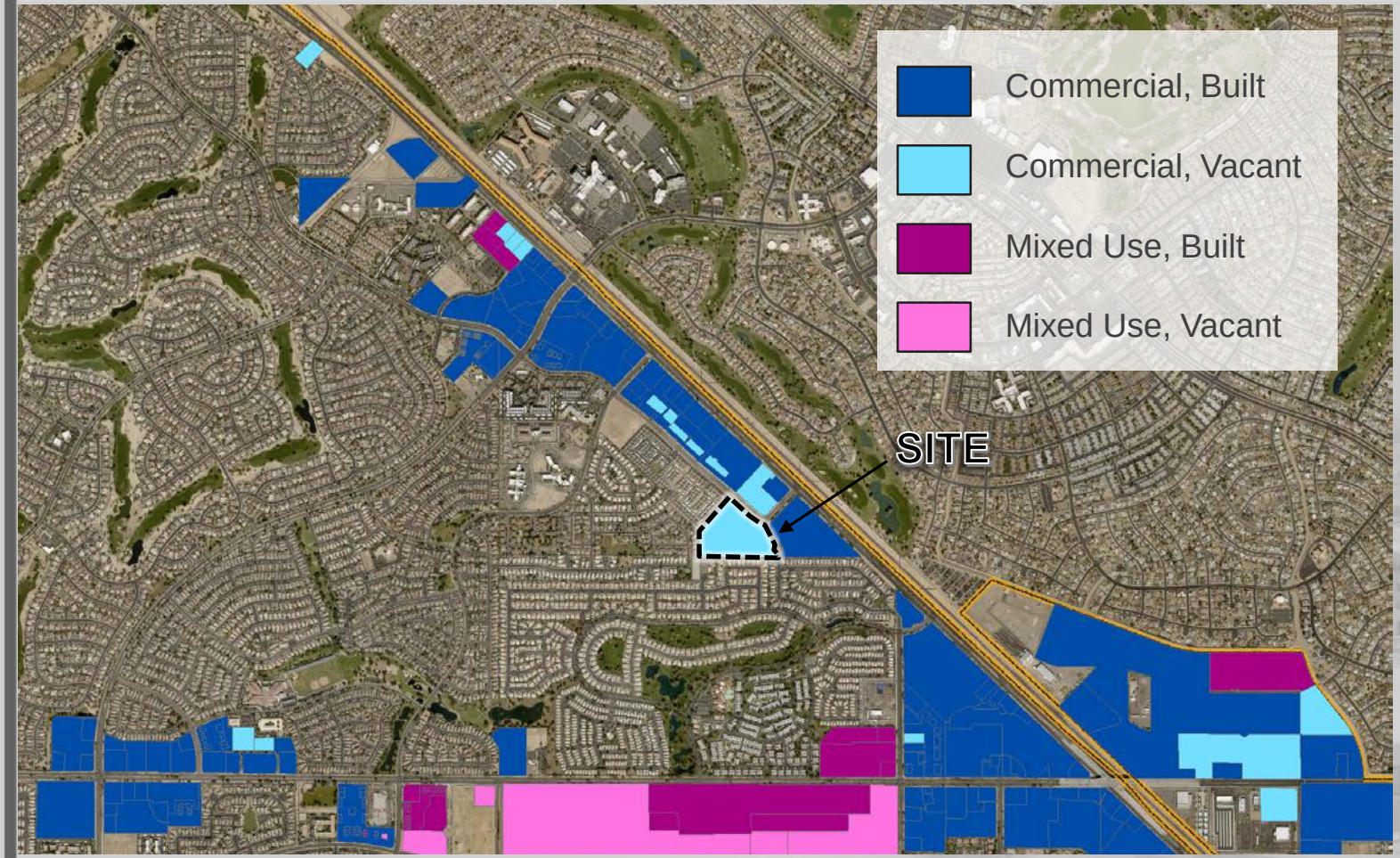
July 06, 2023

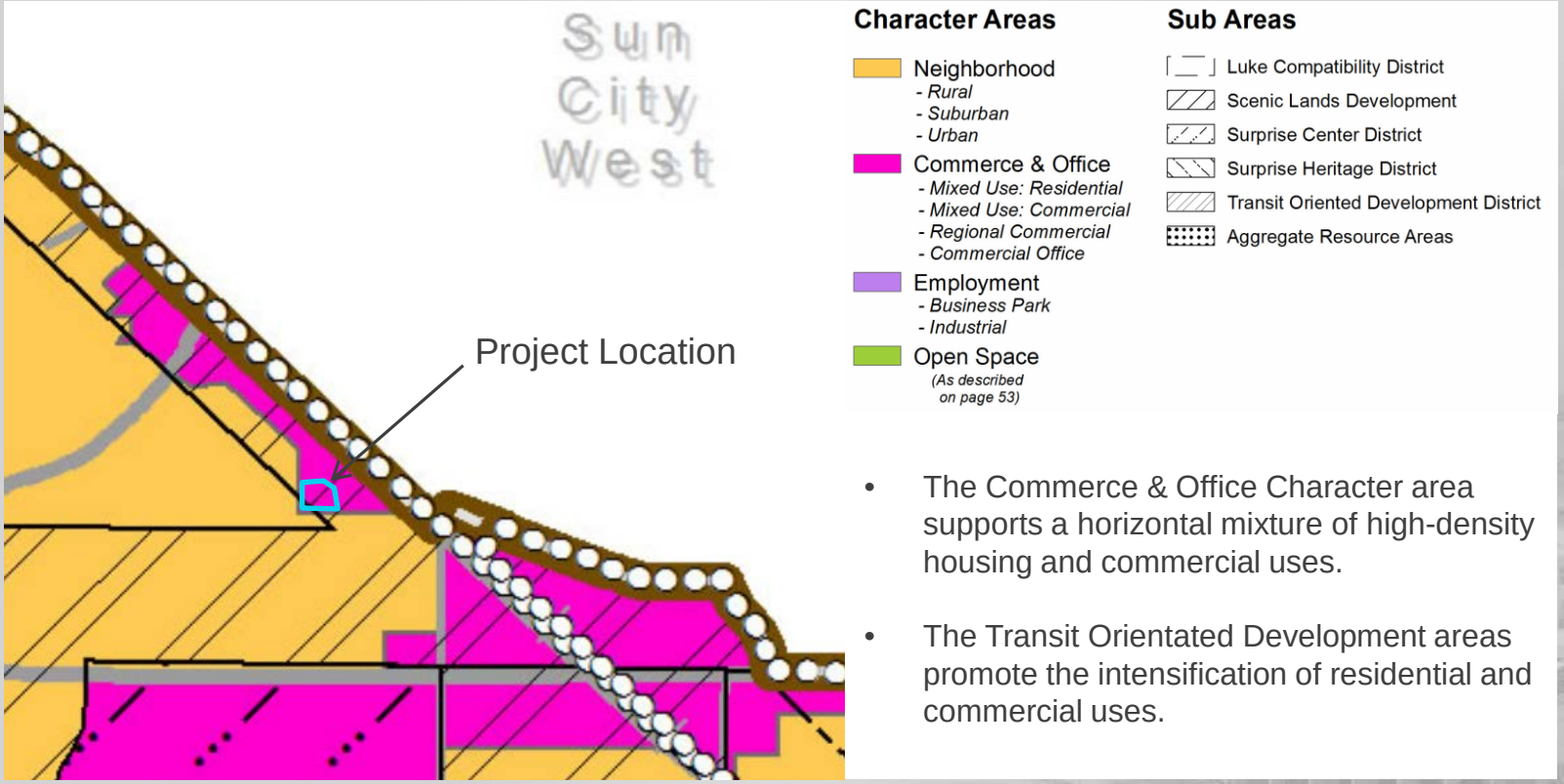
VICINITY MAP

EXISTING ZONING

PROPOSED ZONING

EXISTING COMMERCIAL





- The Commerce & Office Character area supports a horizontal mixture of high-density housing and commercial uses.
- The Transit Orientated Development areas promote the intensification of residential and commercial uses.

GENERAL PLAN

CONCEPTUAL SITE PLAN

ALLIANCE RESIDENTIAL COMPANY | Overall Site Plan

Prose Mountain View

scale: 1:50 | date: 03.03.23

anderson
815 n. 1st avenue, suite 3
phoenix, az 85003

DEVELOPMENT STANDARDS

R-3 DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
Setback: Street (Collector or Local)	15’	25’-10”
Setback: To Residential Zoning	20’	24’-4”
Setback: 3 Story to Single Family *	28’*	98’
Maximum Building Height	60’	38’
Open Space/Amenities (260 Units)	39,000 sq. ft.**	145,754 sq. ft.

* 20’ plus 1’ for every 1’ of height over 30’
** 150 sq. ft. Per Unit

OUTREACH

- Site Posting, 300’ Mailers, Newspaper Publishings, Project Website

- Citizen Participation Meetings:

1. <u>In-Person: April 25, 2023</u>
   - 29 attendees

2. <u>Virtual: April 27, 2023</u>
   - 2 attendees

o Questions and Comments

- Building Height
- Traffic
- Resident Demographics

RECOMMENDATION

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

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

STIPULATIONS

a) Development and use of the site shall be consistent with the narrative entitled “Prose Mountain View Rezone” dated May 05, 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.

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 6, 2023 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:
Consideration and action regarding a Site Plan for Crossroads at Surprise generally located north of Bell Road and east of Dysart Road subject to stipulations "a" through "f". Case FS23-0064

Motion:
Motion to approve the Site Plan for Desert Cove Office Warehouse subject to stipulations 'a' through 'f'.

Background:
Lauren Proper Potter with Huellmantel & Affiliates seeks approval of a Site Plan to allow for a light industrial project in the Crossroads at Surprise PAD. The 114,543 square foot facility will be constructed on an approximately 7.31 acre vacant parcel along Bell Road.

Objective Analysis:

Policy Compliant:

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

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 00-FS23-0064 Crossroads at Surprise - Staff Report
2. 01-FS23-0064 Crossroads at Surprise - Vicinity Map
3. 02-FS23-0064 Crossroads at Surprise - Zoning Map
4. 03-FS23-0064 Crossroads at Surprise - Site Plan
5. 04-FS23-0064 Crossroads at Surprise - Landscape Plan

6. 05-FS23-0064 Crossroads at Surprise - Elevations
7. FS23-0064 Crossroads at Surprise - PZ Presentation

SITE PLAN

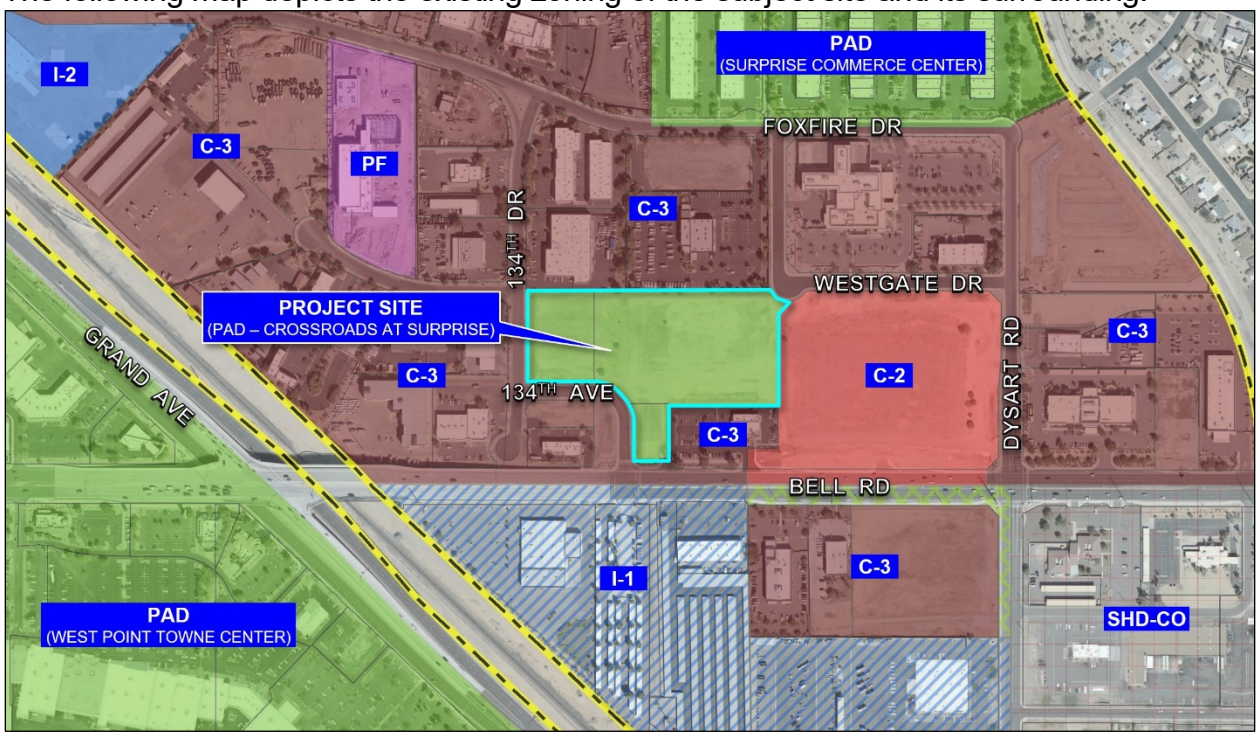
REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS23-0064**
Project Name:	Crossroads at Surprise
Council District:	4 – Mulberry
Meeting Date:	**July 06, 2023**
Planner:	Tanner Wessel, Planner II

Owner:	Widewaters Lowers Burrell Company LLC
Applicant:	Lauren Proper Potter of Huellmantel & Affiliates
Request:	Site Plan approval for a light industrial project within the Crossroads at Surprise Planned Area Development (PAD)
Site Location:	Generally located north of Bell Road and east of Dysart Road
Site Size:	Approximately 7.31 gross acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Staff Recommendation:	Staff recommends the Commission **approve** case FS23-0064 subject to stipulations ‘a’ through ‘f’.

EXISTING ZONING:

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



Regional Commercial (C-3)	Regional Commercial (C-3)	Regional Commercial (C-3)
Regional Commercial (C-3)	**Crossroads at Surprise PAD**	Community Commercial (C-2)
Regional Commercial (C-3)	Light Industrial (I-1)	Regional Commercial (C-3)

BACKGROUND:

May 23, 1996: The City Council approved an annexation for the subject property under Ordinance 96-08.

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

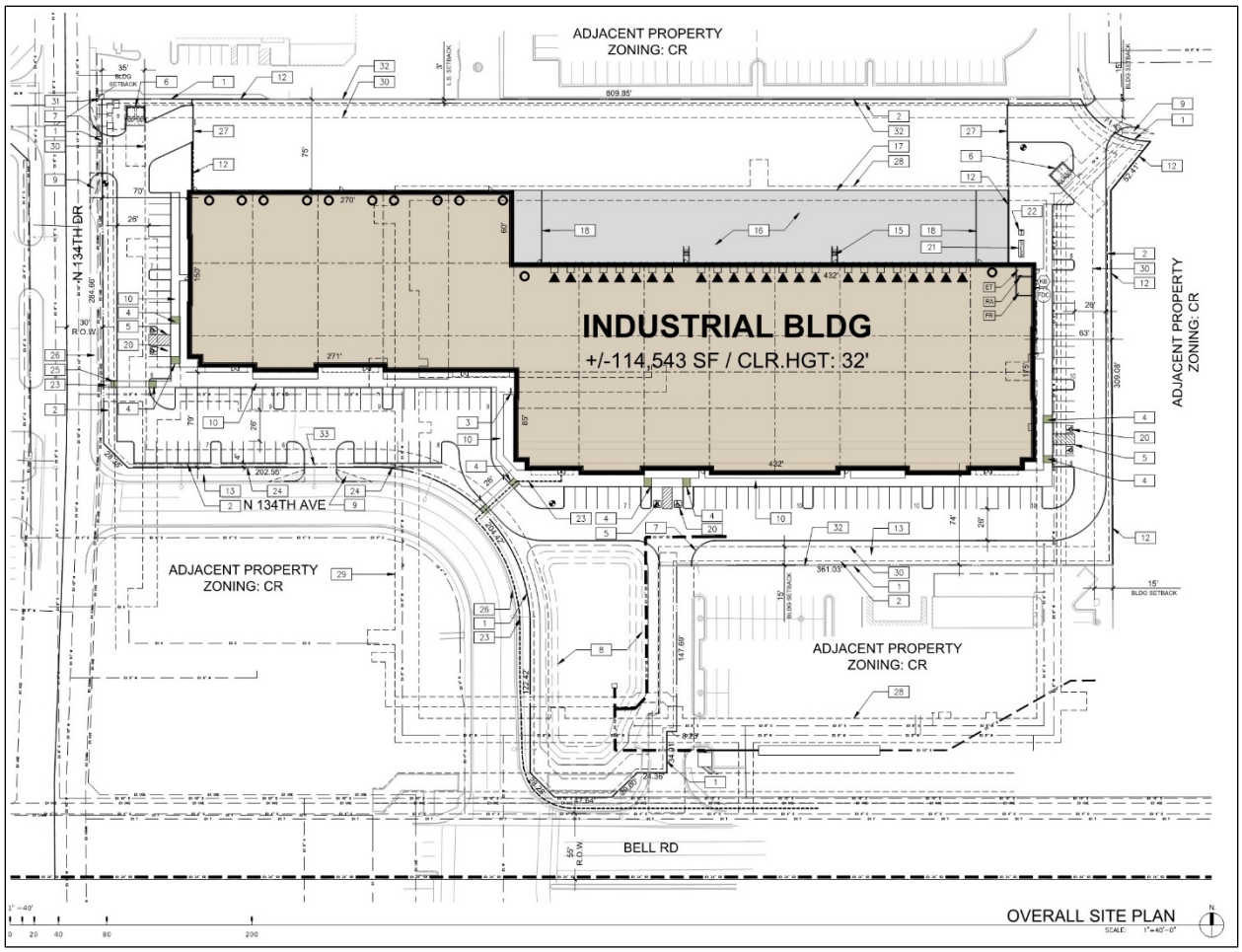
October 18, 2022: The City Council approved a major PAD amendment for Crossroads at Surprise, under case FS22-1014.

November 17, 2022: City staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR22-1398.

January 17, 2023: The applicant filed a request for a Site Plan under Case FS23-0064, the subject case.

PROJECT DESCRIPTION

Lauren Proper Potter with Huellmantel & Affiliates seeks approval of a Site Plan to allow for a light industrial project in the Crossroads at Surprise Planned Area Development (PAD). This project proposes a 114,543 square foot building on an approximately 7.31 acre vacant parcel along Bell Road east of Dysart Road.



The Crossroads at Surprise PAD allows for C-2, C-3, and additional warehouse and manufacturing land use designations permitted under Title 17. Additionally, the PAD refers to Title 17 for all other development standards not specified in the PAD document. Site plans are typically approved administratively; however, Title 17 allows for allows for the height to be increased subject to the approval of the Planning & Zoning Commission.

<u>Section 17.28.110(F)(2):</u> The maximum building height for any building in this zone shall be thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five feet is so constructed that it cannot be used or occupied by humans for any purpose, and if the planning and zoning commission approves the extension above thirty-five feet prior to the commencement of construction. In determining whether to approve a height extension, the planning and zoning commission shall consider whether the proposed extension will pose an unreasonable risk of injury to persons or property in light of the city's fire fighting equipment and capabilities.

The applicant is requesting an extension of the building height at a maximum of 45-feet. The proposed clear height of the building is 32-feet. The entire portion of the building exceeding 35-feet is not designed for habitable purposes. As a part of city staff review, the proposed site plan was reviewed and approved by the Surprise fire-medical department.

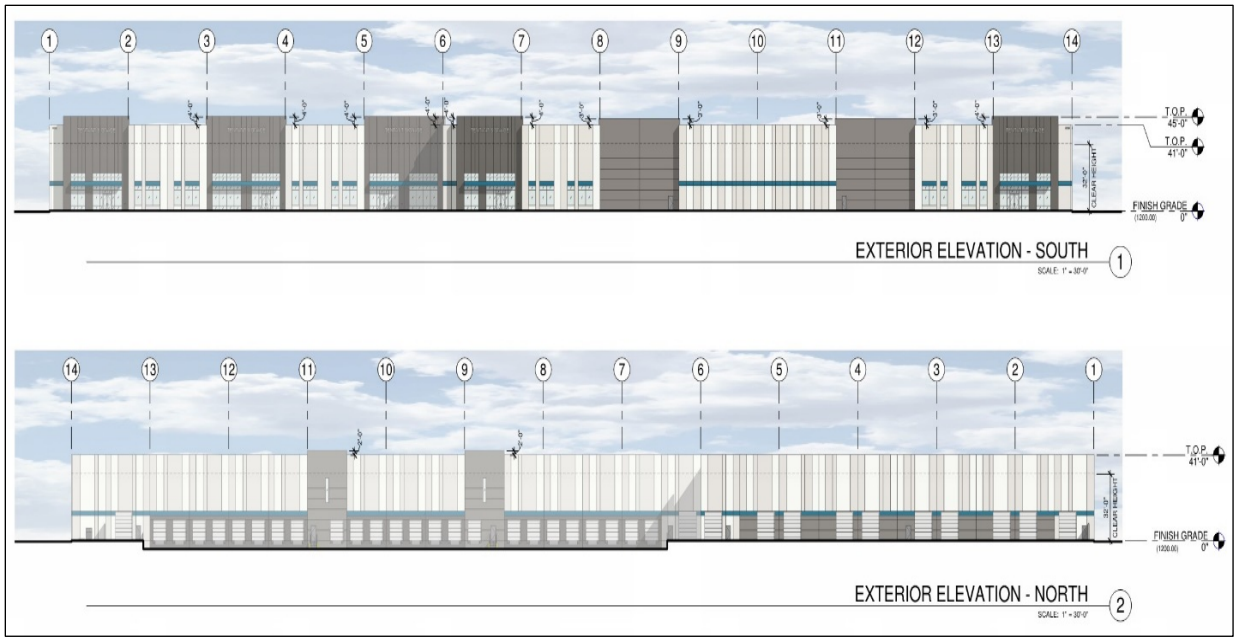
The Crossroads at Surprise PAD defers to the minimum warehouse and distribution parking standards of the Surprise Land Development Ordinance (LDO). The LDO requires the following parking to be provided for warehouse/distribution land uses:

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

The project requires 97 on-site parking spaces be provided. A total of 123 spaces are being provided with this project.

Three (3) full access points are provided from 134th Drive at the northwest corner of the property, 134th Avenue on the south side of the property, and Westgate Drive at the northeast corner of the property.

The proposed building complies with the requirements outlined in the City of Surprise Planning & Engineering Design Standards (PEDS) and provides 360-degree architecture. The building consists of concrete tilt walls and painted steel awnings. Articulation of the building is provided through horizontal and vertical building elements including staggered parapet walls heights.



Landscaping for the site is comprised entirely of low water use desert landscape. Per Title 17, a minimum of 5% of any industrial site shall be shall be landscape. This project exceeds the minimum landscape standards of Title 17 by landscaping 17% of the net site. All walls and vehicle screening will consist of both smooth and split-face CMU block that is painted to match the primary building.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart USD

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 supports commercial office and light industrial development.

REVIEWING AGENCIES:

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

SUMMARY:

Staff believes by accepting and incorporating stipulations “a” – “f”, the proposed Site Plan will meet the requirements of the General Plan and the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the Surprise General Plan 2035.
- The proposed Site Plan demonstrates compliance with the Crossroads at Surprise PAD.
- The proposed Site Plan demonstrates compliance with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Preliminary Plat request, subject to stipulations ‘a’ through ‘f’ as outlined below.

a. Development and use of the site shall be consistent with the Site Plan entitled “Shell Industrial Building Crossroads at Surprise” consisting of three (3) sheets prepared by Ware Malcomb and received March 27, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Widewater Industrial Crossroads @ Surprise" consisting of one (1) sheet prepared by Studio DPA and received March 27, 2023.

c. Building elevations shall be consistent with the Elevations entitled "Shell Industrial Building Crossroads at Surprise" consisting of two (2) sheets prepared by Ware Malcomb dated March 27, 2023, including allowing a maximum height of 45-feet subject to Section 17.28.090 of Title 17.

d. The subject site plan shall not become effective until the related parcel assemblage is administratively approved.

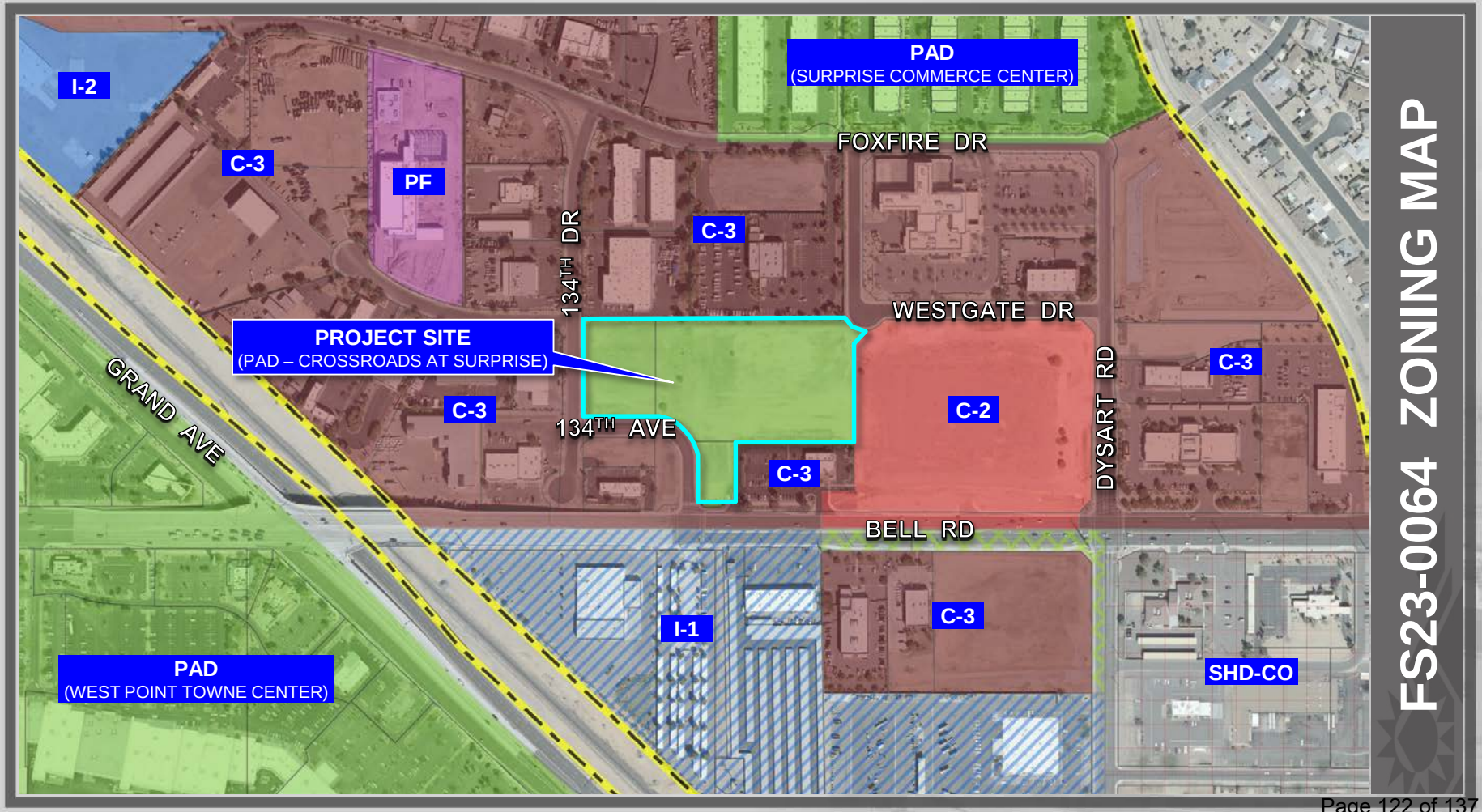
e. This Site Plan is valid for two (2) years after approval by the Planning and Zoning Commission. This Site Plan shall expire on the two (2) year anniversary of approval, unless construction commences prior to that date.

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

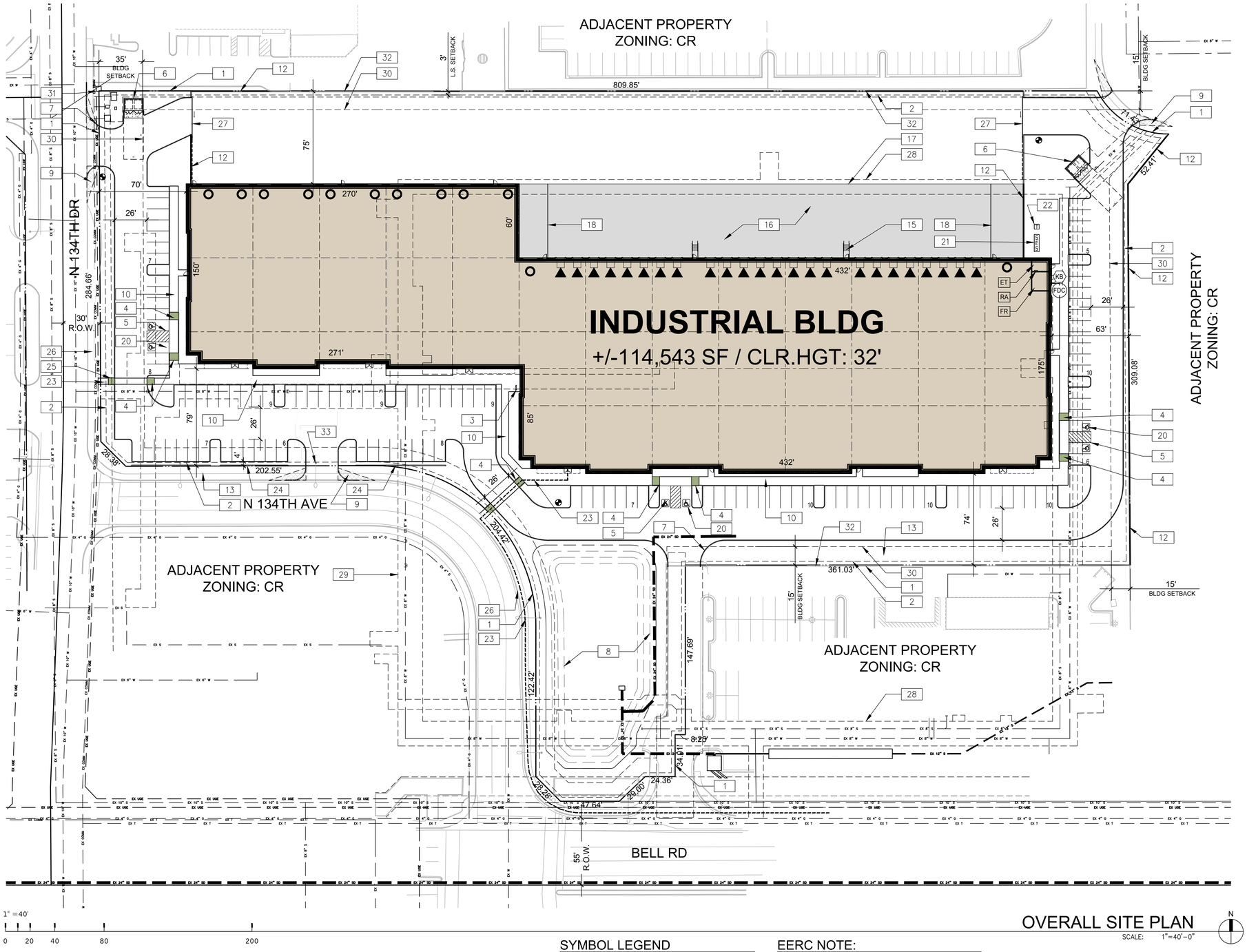
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:
01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
PowerPoint

FS23-0064 VICINITY MAP


PAD
(SURPRISE COMMERCE CENTER)
I-2
C-3
PF
FOXFIRE DR
C-3
134TH DR
WESTGATE DR
PROJECT SITE
(PAD – CROSSROADS AT SURPRISE)
GRAND AVE
C-3
134TH AVE
C-2
DYSART RD
C-3
C-3
BELL RD
I-1
C-3
SHD-CO
PAD
(WEST POINT TOWNE CENTER)
FS23-0064 ZONING MAP

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



OVERALL SITE PLAN

SCALE: 1"=40'-0"

N

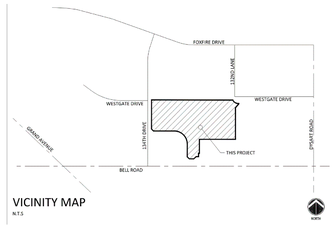
SYMBOL LEGEND

- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FDC — FIRE DEPARTMENT CONNECTION
- RV — SPRINKLER RISER VALVE
- ET — ELECTRICAL SERVICE ROOM
- RA — ROOF ACCESS LADDER
- FR — FIRE RISER ROOM
- KB — KNOX BOX IN FIRE RISER ROOM

EERC NOTE:

AN ERRC RADIO SURVEY TEST WILL BE CONDUCTED PRIOR TO C OF O FOR ENCLOSED BUILDINGS OVER 10,000 SQ. FT. IF THE TEST FAILS AN ERRC RADIO SYSTEM SHALL BE INSTALLED.– IFC 510

PERVIOUS TO IMPERVIOUS AREAS TABLE	
TOTAL AREA OF THE SITE	318,508 SF
TOTAL IMPERVIOUS AREA OF THE SITE	53,560 SF
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE	264,948 SF
PERCENTAGE ON IMPERVIOUS AREA OF THE SITE	17%



VICINITY MAP
N.T.S.

BUILDING AND SITE INFORMATION

PROJECT DESCRIPTION:
THIS PROJECT IS THE CONSTRUCTION OF A NEW GRAY SHELL INDUSTRIAL/DISTRIBUTION WAREHOUSE BUILDING, INCLUDING ALL REQUIRED STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND REQUIRED SITE IMPROVEMENTS INCLUDING GRADING, DRAINAGE, UTILITIES.

ADDRESS	NEC BELL RD. AND 134TH DR. SURPRISE, AZ
APN	503-66-777A 503-66-784A 503-66-782A
GROSS SITE AREA	318,508 S.F. (7.31 ACRES)
CURRENT ZONING	P.A.D.
PROPOSED USE	LIGHT INDUSTRIAL

SETBACK PROVIDED:

	SIDE	REAR	SIDE	FRONT
BUILDING	15'	15'	15'	35'
LANDSCAPE	3'	3'	3'	4'

INTERIOR CLEAR HEIGHT	32'
MAX. PARAPET HEIGHT	45'
CONSTRUCTION TYPE:	III–B
OCCUPANCY:	S–1 STORAGE

CITY OF SURPRISE APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE
ORDINANCE 2019–031 (LOCAL CODE AMENDMENTS)

PROJECT DATA:

SITE AREA:		
GROSS:		7.31 AC 318,508 SF
BUILDING FOOTPRINT:		114,543 SF
BUILDING USE:		
WAREHOUSE		97,362 SF
OFFICE	@ 15.00%	17,181 SF
COVERAGE:		
NET:		36%
PARKING REQUIRED:		
WAREHOUSE/DISTRIBUTION:		
1/10,000 SF (FOR 1ST 10,000 SF)		10 STALLS
PLUS 1/5,000 SF (GROSS)		18 STALLS
PLUS 1/250 SF (OFFICE AT 15%)		69 STALLS
TOTAL		97 STALLS
ADA PARKING PROVIDED:		
1/25 OF PARKING REQUIRED:		5 STALLS
PROVIDED		6 STALLS
TOTAL PARKING PROVIDED:		123 STALLS (INCLUDES 3 ADA & 3 VAN)
BIKE PARKING PROVIDED:		
1/20 OF PARKING REQUIRED:		5
PROVIDED		5
TRUCK DOCKS:		
DOCK-HIGH DOORS		24
GRADE-LEVEL DOORS		12

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. LANDSCAPE SETBACK LINE
3. BICYCLE RACK & CONCRETE SLAB. SEE DETAIL 13/A8.1
4. ADA SIDEWALK ACCESS RAMP (TYP)
5. ADA PARKING STALL W/CROSS HATCH LOADING. SEE DETAIL 1/A8.1
6. TRASH ENCLOSURE PER CITY OF SURPRISE STANDARDS. SEE DETAIL 5/A8.1
7. NEW 6" CURB(TYP). REFER TO CIVIL.
8. RETENTION BASIN. REFER TO CIVIL.
9. SIGHT VISIBILITY TRIANGLE
10. 7'–0" WIDE SIDEWALK @ PARKING STALLS; 5'–0" OTHERWISE.
11. BASE FOUNDATION AND COMMON OPEN SPACE AT ENTRY
12. 8'–0" CMU SCREEN WALL. SEE DETAIL 9/A8.1
13. NOT USED
14. PROPOSED MONUMENT SIGN LOCATION.
15. DOCK–HIGH STEEL STAIRS & PLATFORM (TYP.)
16. PAVED TRUCK COURT
17. EDGE OF CONCRETE TRUCK APRON
18. TRUCK YARD SERVICE RAMP (TYP.)
19. FIRE HYDRANT. REFER TO CIVIL.
20. ADA VAN PARKING STALL PER CITY OF SURPRISE STANDARDS. SEE DETAIL 1/A8.1
21. EXTERIOR GRADE S.E.S. ON CONC. PAD W/BOLLARD PROTECTION
22. ELECTRICAL TRANSFORMER ON CONC. PAD W/BOLLARD PROTECTION
23. PATH OF TRAVEL TO R.O.W.
24. 3'–0" HIGH CMU PARKING SCREEN WALL; SEE DETAIL 10/A8.1
25. R.O.W. SIDEWALK RAMP PER CITY OF SURPRISE STANDARDS.
26. R.O.W. CONCRETE SIDEWALK PER CITY OF SURPRISE STANDARDS.
27. SLIDING GATE W/EMERGENCY ACCESS KNOX BOX (TYP) SEE DETAIL 2/A8.2
28. EXISTING WATERLINE EASEMENT
29. EXISTING WATER AND SEWER EASEMENT
30. BUILDING SETBACK
31. EXISTING COMMUNICATIONS CABINET
32. EXISTING CMU WALL ALONG PROPERTY LINE TO REMAIN
33. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED.

CASE FILE: **FS23-0064**

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
interiors
graphics
civil engineering
2777 E. Camelback Rd. Suite 325
Phoenix, AZ 85016
p 480.967.1001
f 480.967.2288

REGISTERED ARCHITECT CERTIFICATE NO. 59947 ERIC R. ZITNY Date Signed 03/15/2023 ARIZONA, U.S.A.

SHELL INDUSTRIAL BUILDING
CROSSROADS AT SURPRISE
NEC BELL RD. AND 134th DR.
SURPRISE, ARIZONA

SITE PLAN

DATE	REMARKS
1.13.2023	D.R.B. – 1ST SUBMITTAL
3.15.2023	D.R.B. – 2ND SUBMITTAL

PA / PM:	R.ARRIETA
DRAWN BY:	RA
JOB NO.:	PHX22–0121

SHEET
A1.0

Tue, 14 Mar 2023

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\\Wma-arch.com\wm\PHX\22\0121\00\Architectural\Cad\SD\0121_A1.0_ARCHITECTURAL SITE PLAN.dwg

CITY OF SUPRISE ROOT BARRIER DETAIL

PROJECT DATA:

SITE AREA: 7.25 AC
GROSS: 315,683 SF

LANDSCAPE AREA: 53,640 SF

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.

A. Tree root barriers are required per City of Surprise EDS detail 8-14 when trees are within three feet of sidewalks, curbs, pavement or walls.
B. The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.
C. All irrigation systems will be installed with purple pipe.

SITE DATA

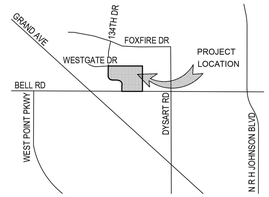
SITE SQUARE FOOTAGE	315,683 S.F.
TURF PERCENTAGE COVERAGE	0%
AREA OF TURF LANDSCAPE	0 SF
LANDSCAPE PERCENT COVERAGE	17%
AREA OF NON-TURF LANDSCAPE	53,640 SF

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" box	16	MULTI-TRUNK
	Chitalpa tashkentensis Chitalpa	24" box 36" box	17 3	STANDARD
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box 48" box	3 3	STANDARD
	Quercus virginiana Southern Live Oak	36" box 48" box	10 2	STANDARD
	Prosopis chilensis Chilean "Thornless" Mesquite	36" box 48" box	4 8	MULTI-TRUNK
	TOTAL TREES	66		
	24" BOX TREES 36" BOX TREES 48" BOX TREES	33 20 13	50% 30% 20%	
Accent Trees:				
	Caesalpinia cacalaco Cascalote	15 gal	5	STANDARD
	Sophora secundiflora Texas Mountain Laurel	15 gal	3	STANDARD
ACCENTS, GRASSES AND CACTI				
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon	38	
	Agave parryi Parry's Agave	5 gallon	5	
	Asclepias subulata Desert Milkweed	5 gallon	20	
	Bouteloua gracilis Blue Grama	5 gallon	20	
	Hesperaloe parviflora Red Yucca	5 gallon	58	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist	5 gallon	54	
SHRUBS				
	Calliandra californica Red Fairy Duster	5 gallon	32	
	Caesalpinia pulcherima Red Bird of Paradise	5 gallon	28	
	Dodonea viscosa Hop Bush	5 gallon	20	
	Leucophyllum laevigatum Chihuahuan Rain Sage	5 gallon	23	
	Myrtus communis 'Compacta' Compact Roman Myrtle	5 gallon	35	
	Nerium Oleander 'Petite Pink' Petite Pink Oleander	5 gallon	61	
	Tecoma stans "Yellow Bells" Yellow Bells Tecoma	5 gallon	17	
GROUNDCOVERS:				
	Acacia redolens 'Desert Carpet' Desert Carpet Acacia	1 gallon	49	
	Lantana camara 'radiation' Radiation lantana	1 gallon	109	
	Rosmarinus officinalis 'prostratus' Prostrate Rosemary	1 gallon	59	
	Callistemon viminalis 'Little John' Little John Brittle Bush	1 gallon	24	
ROCK MULCH:				
DG	*1/2" Screened - Mahogany* *2" Deep in all Landscape Areas*		53,640 SF	

VICINITY MAP



FS23-0064

studio DPA
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.568.6606
www.studioDPA.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 38386
TIM J. DAUGHERTY
Expires 12/31/23
ARIZONA U.S.A.

DATE:
4.19.23

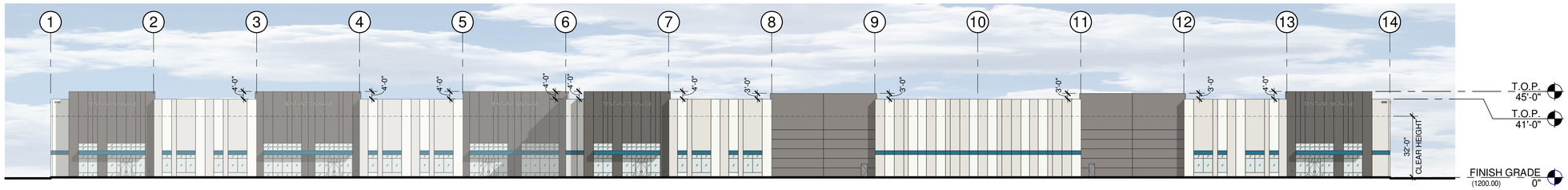
PRELIMINARY LANDSCAPE PLAN
WIDEWATER INDUSTRIAL CROSSROADS @ SURPRISE
SURPRISE, AZ
PREPARED FOR: WARE MALCOMB ARCHITECTS

DATE: REVISION:
1 2 3 4 5 6 7 8 9

PRELIMINARY LANDSCAPE

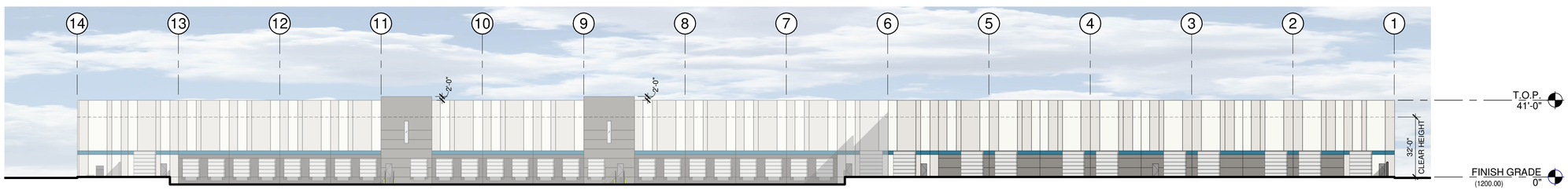
SHEET 01 OF 01
L-1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



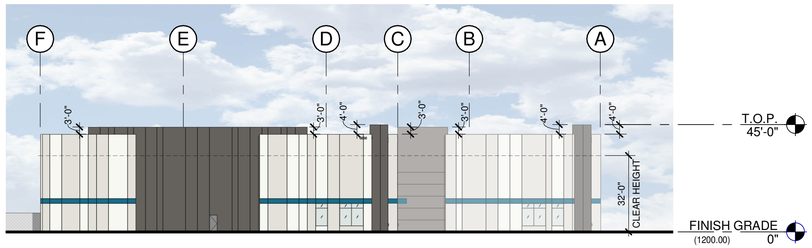
EXTERIOR ELEVATION - SOUTH (1)

SCALE: 1" = 30'-0"



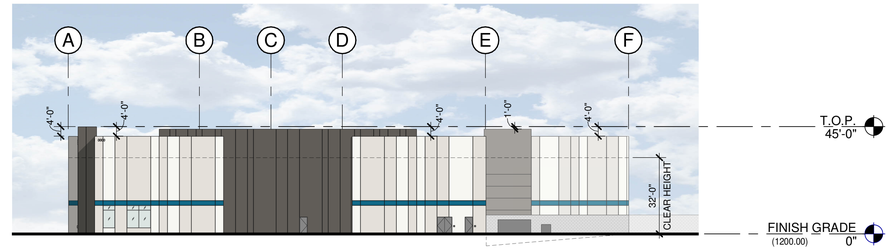
EXTERIOR ELEVATION - NORTH (2)

SCALE: 1" = 30'-0"



EXTERIOR ELEVATION - WEST (3)

SCALE: 1" = 30'-0"



EXTERIOR ELEVATION - EAST (4)

SCALE: 1" = 30'-0"

PAINT LEGEND

WALL MATERIALS:

BASE MATERIAL:
PAINTED CONCRETE TILT-UP PANELS WITH 1 1/2" x 3/4" "V" GROOVE REVEALS; PAINT TO TRANSITION AT VERTEX OF REVEAL GROOVE.

PAINT COLORS:

BASE COLOR: SHERWIN WILLIAMS SW 7757 - "HIGH REFLECTIVE WHITE"

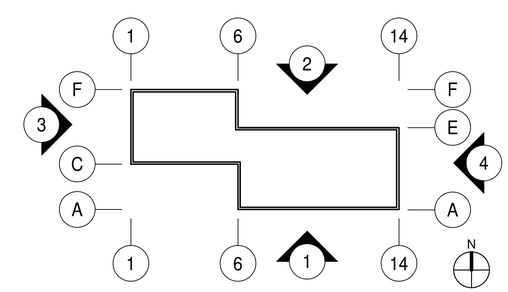
BASE COLOR: SHERWIN WILLIAMS SW 7014 - "EIDER WHITE"

BASE COLOR: SHERWIN WILLIAMS SW 7019 - "GAUNTLET GRAY"

BASE COLOR: SHERWIN WILLIAMS SW 9610 - "STONY CREEK"

ACCENT COLOR: SHERWIN WILLIAMS SW 6790 - "ADRIATIC SEA"

KEY PLAN



KEY PLAN
NOT TO SCALE

CITY OF SURPRISE CASE #: FS23-0064

WARE MALCOMB
2777 E. Camelback Rd. Suite #325
Phoenix, AZ. 85016
P 480.767.1001
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

REGISTERED ARCHITECT
CERTIFICATE NO.
59947
ERIC R.
ZITNY
Date Signed 03/15/2023
ARIZONA, U.S.A.

SHELL INDUSTRIAL BUILDING
CROSSROADS @ SURPRISE
NEC OF W BELL RD & N 134TH AVE
SURPRISE, ARIZONA

COLOR EXTERIOR ELEVATIONS

DATE	REMARKS
12.23.2022	DRB - 1ST SUBMITTAL
03.13.2023	DRB - 2ND SUBMITTAL

PA/PM:	R.ARRIETA
DRAWN BY.:	Z.FOPPE
JOB NO.:	PHX22-0121-00

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3/6/2023 3:53:52 PM

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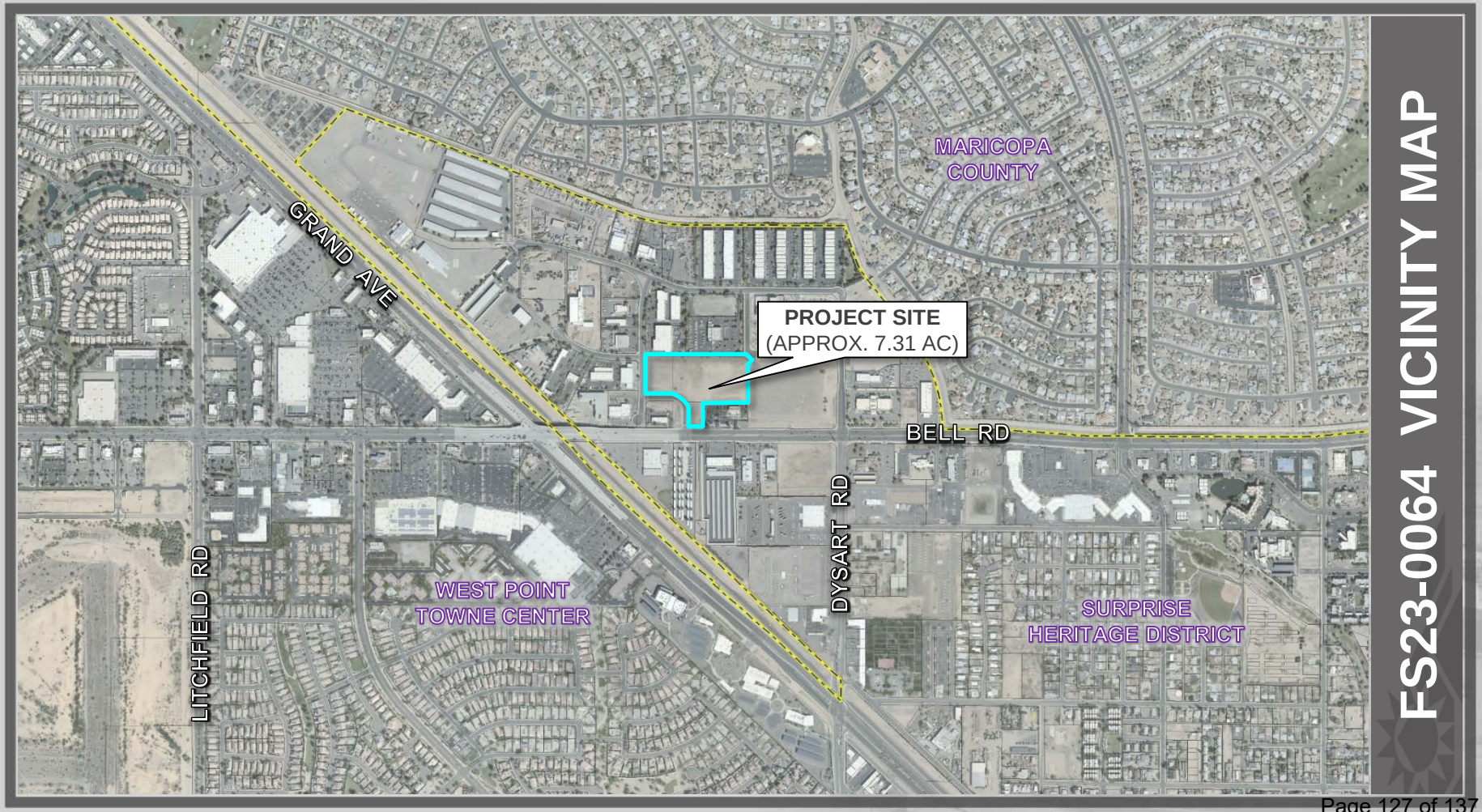
SURPRISE
ARIZONA

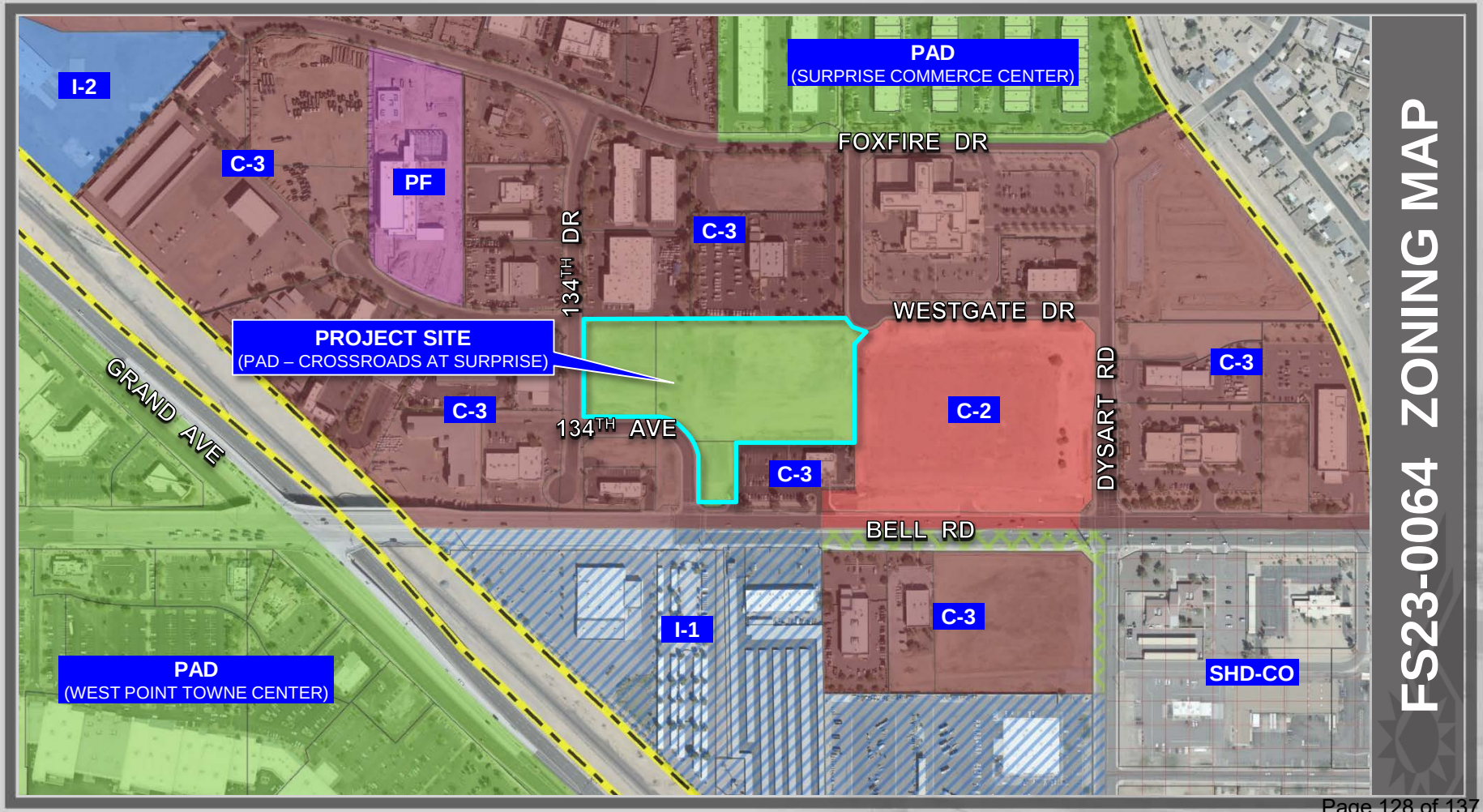
FS23-0064
Crossroads at Surprise
Site Plan

Planning & Zoning Commission

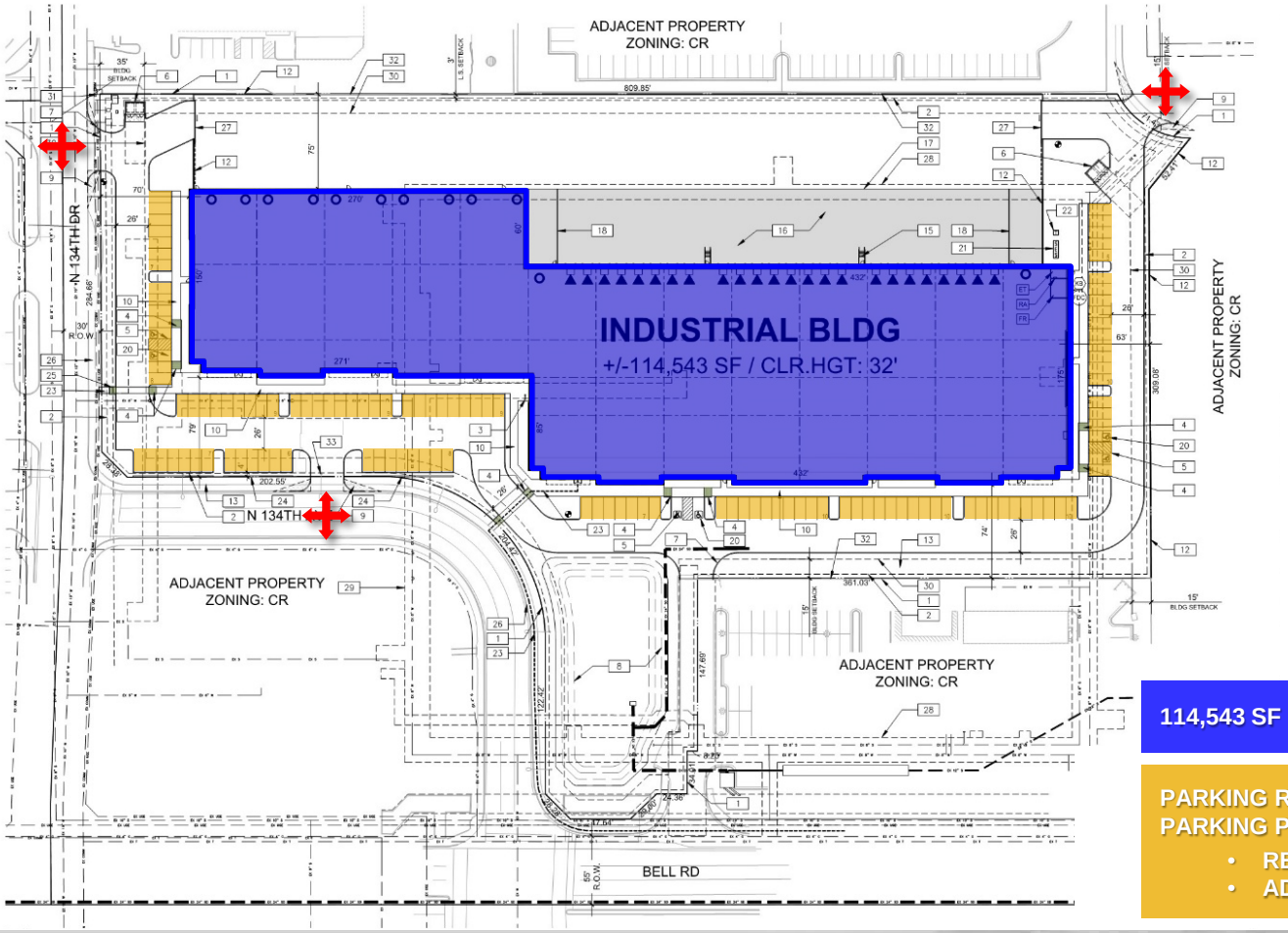
July 06, 2023



FS23-0064 VICINITY MAP


FS23-0064 ZONING MAP
PAD
(SURPRISE COMMERCE CENTER)
I-2
C-3
PF
FOXFIRE DR
134TH DR
C-3
WESTGATE DR
PROJECT SITE
(PAD – CROSSROADS AT SURPRISE)
GRAND AVE
C-3
134TH AVE
C-2
DYSART RD
C-3
C-3
BELL RD
I-1
C-3
SHD-CO
PAD
(WEST POINT TOWNE CENTER)

FS23-0064 SITE PLAN



114,543 SF (SHELL BUILDING)

PARKING REQUIRED: 97 SPACES
PARKING PROVIDED: 123 SPACES

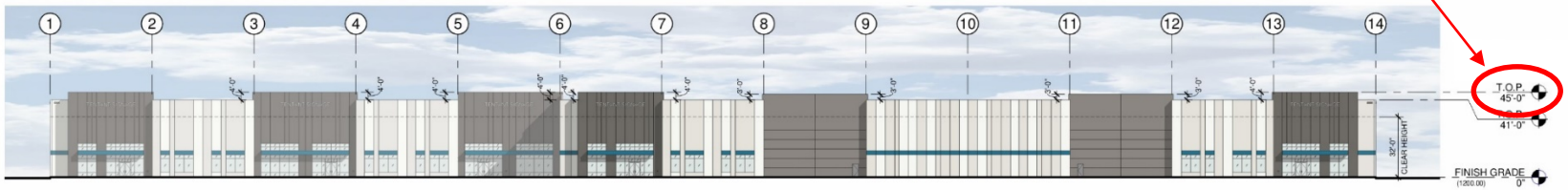
- **REGULAR SPACES = 117**
- **ADA SPACES = 6**

DEVELOPMENT STANDARDS

	APPLICABLE STANDARDS	PROVIDED
Front Building Setback (Front, Side, Rear)	35 feet	79 feet
Side Building Setback	15 feet	63 feet
Rear Building Setback	15 feet	75 feet
Front and Side Parking Setback	4 feet	4 feet
Maximum Building Height	**35 feet, subject to request for extension**	**Applicant is requesting a maximum height of 45-feet**

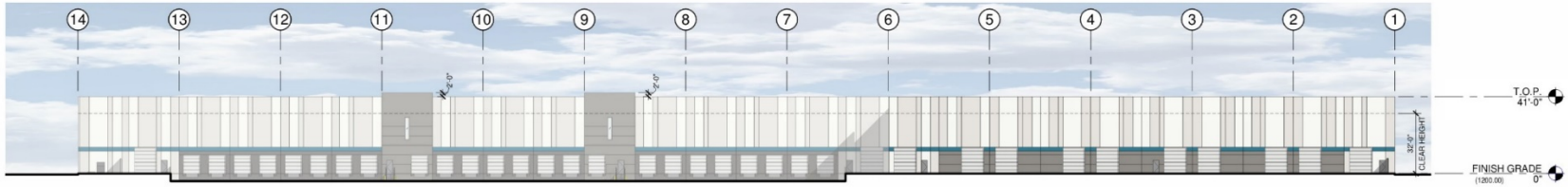
FS23-0064 ELEVATIONS

BULIDING HEIGHT
45-FEET



EXTERIOR ELEVATION - SOUTH (1)

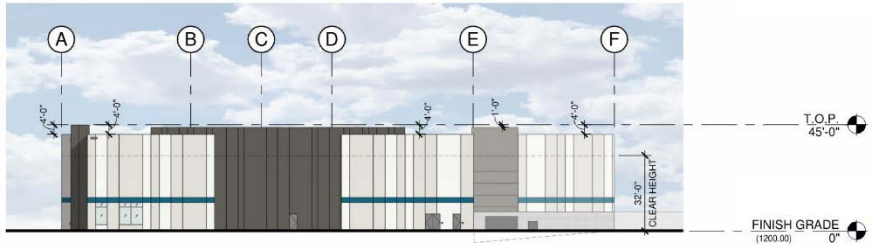
SCALE: 1" = 30'-0"



EXTERIOR ELEVATION - NORTH (2)

SCALE: 1" = 30'-0"

FS23-0064 ELEVATIONS



EXTERIOR ELEVATION - EAST (4)

SCALE: 1" = 30'-0"

PAINT LEGEND

WALL MATERIALS:

BASE MATERIAL:
PAINTED CONCRETE TILT-UP PANELS WITH 1 1/2" x 3/4" "V" GROOVE REVEALS; PAINT TO TRANSITION AT VERTEX OF REVEAL GROOVE.

PAINT COLORS:

BASE COLOR: SHERWIN WILLIAMS SW 7757 - "HIGH REFLECTIVE WHITE"

BASE COLOR: SHERWIN WILLIAMS SW 7014 - "EIDER WHITE"

BASE COLOR: SHERWIN WILLIAMS SW 7019 - "GAUNTLET GRAY"

BASE COLOR: SHERWIN WILLIAMS SW 9610 - "STONY CREEK"

ACCENT COLOR: SHERWIN WILLIAMS SW 6790 - "ADRIATIC SEA"

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
TREES:			
	Cercidium x Desert Museum' Desert Museum Palo Verde	24" box	16
	Chitalpa tashkentensis Chitalpa	24" box	17
		36" box	3
	Pistachia chinensis 'Red Push' Red Push Pistache	36" box	3
		48" box	3
	Quercus virginiana Southern Live Oak	36" box	10
		48" box	2
	Prosopis chilensis Chilean "Thornless" Mesquite	36" box	4
		48" box	8
	TOTAL TREES	66	
	24" BOX TREES	33	50%
	36" BOX TREES	20	30%
	48" BOX TREES	13	20%
Accent Trees:			
	Caesalpinia cacaleco Cascalote	15 gal	5
	Sophora secundiflora Texas Mountain Laurel	15 gal	3
ACCENTS, GRASSES AND CACTI			
	Aloe barbadensis / Aloe Vera Aloe (Yellow Blooming Variety)	5 gallon	38
	Agave parryi Parry's Agave	5 gallon	5
	Asclepias subulata Desert Milkweed	5 gallon	20
	Bouteloua gracilis Blue Grama	5 gallon	20
	Hesperaloe parviflora Red Yucca	5 gallon	58
	Muhlenbergia capillaris 'Regal Mist' Regal Mist	5 gallon	54
SHRUBS			
	Calliandra californica Red Fairy Duster	5 gallon	32
	Caesalpinia pulcherrima Red Bird of Paradise	5 gallon	28
	Dodonaea viscosa Hop Bush	5 gallon	20
	Leucophyllum laevigatum Chihuahuan Rain Sage	5 gallon	23
	Myrtus communis 'Compacta' Compact Roman Myrtle	5 gallon	35
	Nerium Oleander 'Petite Pink' Petite Pink Oleander	5 gallon	61
	Tecoma stans "Yellow Bells" Yellow Bells Tecoma	5 gallon	17
GROUNDCOVERS:			
	Acacia redolens 'Desert Carpet' Desert Carpet Acacia	1 gallon	49
	Lantana camara 'radiation' Radiation lantana	1 gallon	109
	Rosmarinus officinalis 'prostratus' Prostrate Rosemary	1 gallon	59
	Calliandrea virginalis 'Little John' Little John Brittle Bush	1 gallon	24
ROCK MULCH:			
DG	1/2" Screened - Mahogany 2" Deep in all Landscape Areas		53,640 SF

TITLE 17 – SECTION 17.32.030(D)(3)

- **MINIMUM REQUIRED: 5%**
- **PROVIDED: 17%** ✓

FS23-0064 LANDSCAPE

Staff Recommendation

Approval subject to stipulations ‘a’ through ‘f’

a. Development and use of the site shall be consistent with the Site Plan entitled “Shell Industrial Building Crossroads at Surprise” consisting of three (3) sheets prepared by Ware Malcomb and received March 27, 2023.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Widewater Industrial Crossroads @ Surprise” consisting of one (1) sheet prepared by Studio DPA and received March 27, 2023.

c. Building elevations shall be consistent with the Elevations entitled “Shell Industrial Building Crossroads at Surprise” consisting of two (2) sheets prepared by Ware Malcomb dated March 27, 2023, including allowing a maximum height of 45-feet subject to Section 17.28.090 of Title 17.

d. The subject site plan shall not become effective until the related parcel assemblage is administratively approved.

e. This Site Plan is valid for two (2) years after approval by the Planning and Zoning Commission. This Site Plan shall expire on the two (2) year anniversary of approval, unless construction commences prior to that date.

f. 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
Planning and Zoning Commission Meeting

Council Meeting Date: July 6, 2023 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:
Nomination and selection of the Planning and Zoning Commission Chair.

Motion:
I move to nominate (nominees name here) for the position of Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: July 6, 2023 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:
Potential nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:
I nominate (nominee name here) for the position of Vice Chair for the Planning and Zoning Commission.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS: